

**RESPONSE TO A REQUEST FOR FURTHER INFORMATION ON
PROPOSED ADDITIONS TO AN EXISTING DWELLING AT 6 PERRINS ROAD,
MARGATE. DA-2026-189, 10/6/2026.
Prepared by Philip Cullen
7/8/2026.**

Background

The Kingborough Council has requested further information with regards to a development application at 6 Perrins Road, Margate, DA-2026-189, dated 10 June 2026.

The proposed development has been redesigned by the owner to ensure that all aspects of the proposal fall within the existing garden area.

The following information addresses sections 2 and 4 of the Council RFI. In particular:

An initial assessment has been undertaken, and I advise that the following additional information is needed.

2. Council's records indicate that there are trees on the subject site and it would appear that some of these trees may be impacted upon as a result of the proposed development.

To verify the potential impact of the development on trees, determine whether any of these trees are of high conservation value or a priority species and demonstrate compliance with Clause 14.4.3 A1/P1, E10 Biodiversity Code, and E14 Scenic Landscape Code, please provide the following further information:

an amended site plan including an accurate tree plan and accompanying table of trees as per Section 1 of the attached guidelines for all trees within 15m of the proposed development, including the trees within the required hazard management area, and the proposed subsurface irrigation area (for wastewater); sufficient justification for impacts on or the removal of trees as per Section 2 and 4 of the attached guidelines; and an arborist assessment where required as per Section 3 of the attached guidelines.

Response

A tree table and tree plan is presented below. The proposed development, including the waste water disposal system and the bushfire hazard management area, is located within the boundary of an established garden.

There are a considerable number of native trees within this garden area, 4 of which are of high or very high conservation value (see tree table and plan). Only 3 trees will be impacted by the proposal and only to a small degree (<6% of their respective TPZs). One of these trees (No 1) is of very high conservation value but only 1.4% of its TPZ will be impacted. The existing access to the dwelling will not be upgraded.

Establishment of the bushfire hazard management area (see Bushfire Hazard Report) will not require the removal of any trees. It will not be necessary to remove any trees to complete the other aspects of the proposed development. Therefore an arborists report will not be required.

4. Under Clause 14.4.5 of the Environmental Living Zone, an application for development must be accompanied by an environmental management plan (EMP) for the site. The EMP must set out measures to be put in place to protect any waterways, plant and animal habitats, and any environmental values identified as part of a site assessment. The plan must also identify measures to be used to avoid and mitigate negative environmental impacts resulting from the development.

In order to meet these requirements, please provide an environmental management plan (EMP) using the attached report addressing the Scheme requirements. At a minimum, measures should include tree protection and vehicle hygiene during construction, weed management, bushfire hazard management measures which minimise impacts on native vegetation and ongoing retention and maintenance of existing native vegetation outside the area of the proposed works and garden area around the house.

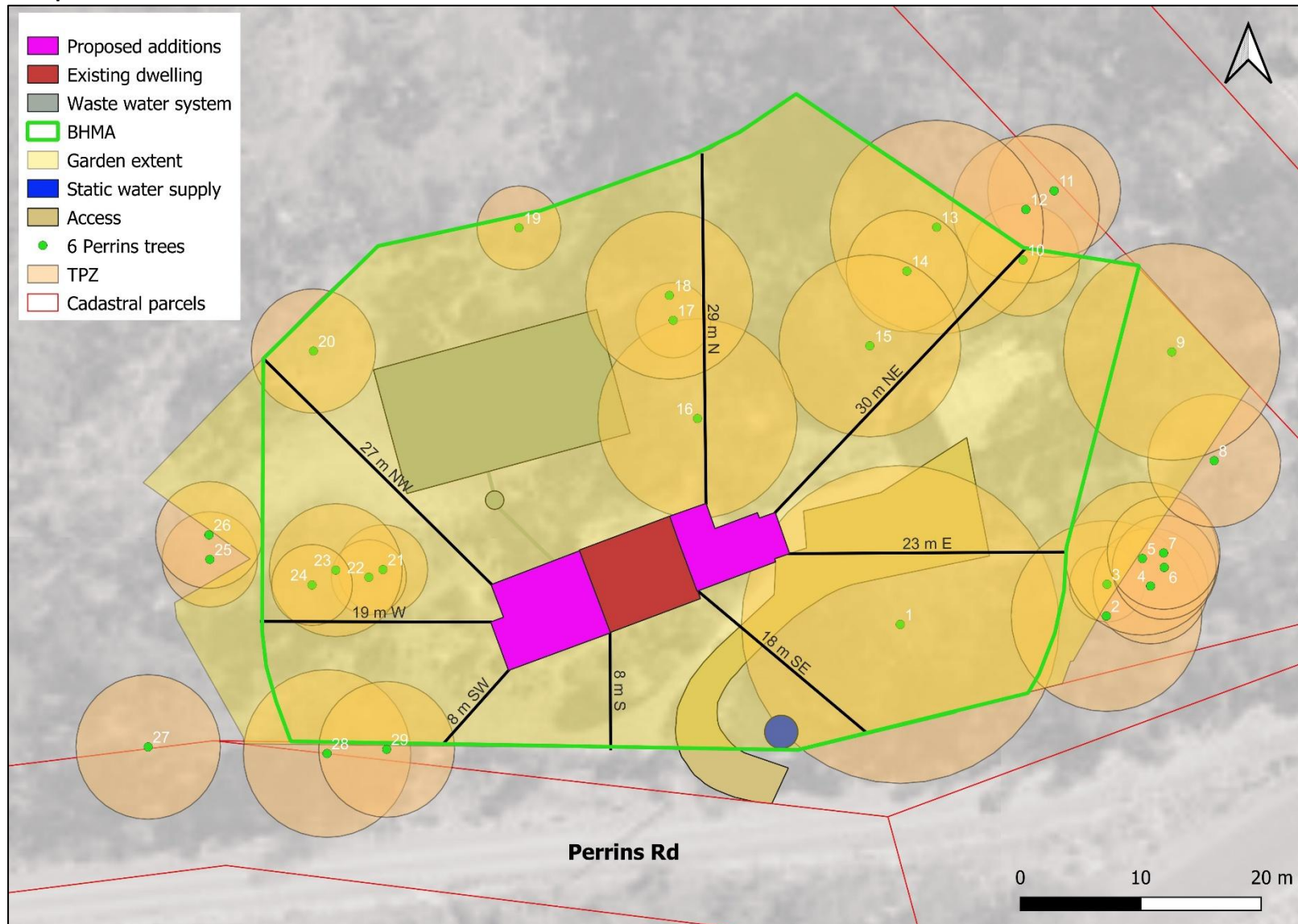
Response

An Environmental Management Plan is appended below.

Tree table. Species *Ep-Eucalyptus pulchella*, *Eo-Eucalyptus ovata*, *Ad-Acacia dealbata*

Name	Species	Diameter (m)	TPZ radius (m)	% TPZ impacted	Remove/retain	Cons val	Easting	Northing
1	Ep	1.1	13.2	1.4	Retain	V high	519331.7	5235736
2	Ep	0.66	7.92	0	Retain		519348.8	5235736
3	Ep	0.26	3.12	0	Retain		519348.9	5235739
4	Ep	0.4	4.8	0	Retain		519352.5	5235739
5	Ep	0.53	6.36	0	Retain		519351.8	5235741
6	Ep	0.36	4.32	0	Retain		519353.6	5235740
7	Ep	0.39	4.68	0	Retain		519353.6	5235742
8	Ep	0.46	5.52	0	Retain		519357.8	5235749
9	Ep	0.75	9	0	Retain	V high	519354.3	5235758
10	Ep	0.39	4.68	0	Retain		519341.9	5235766
11	Ep	0.46	5.52	0	Retain		519344.5	5235772
12	Ep	0.51	6.12	0	Retain		519342.1	5235770
13	Ep	0.74	8.88	0	Retain		519334.7	5235769
14	Ep	0.42	5.04	0	Retain		519332.3	5235765
15	Eo	0.63	7.56	0	Retain	High	519329.2	5235759
16	Ep	0.69	8.28	5.5	Retain		519314.9	5235753
17	Eo	0.26	3.12	0	Retain		519312.8	5235761
18	Ep	0.58	6.96	1.8	Retain		519312.5	5235763
19	Ep	0.29	3.48	0	Retain		519300	5235769
20	Ep	0.43	5.16	0	Retain		519283	5235758
21	Ad	0.31	3.72	0	Retain		519288.7	5235740
22	Ad	0.26	3.12	0	Retain		519287.6	5235740
23	Eo	0.46	5.52	0	Retain	High	519284.8	5235740
24	Ep	0.28	3.36	0	Retain		519282.9	5235739
25	Eo	0.33	3.96	0	Retain		519274.4	5235741
26	Ep	0.37	4.44	0	Retain		519274.3	5235743
27	Ep	0.5	6	0	Retain		519269.2	5235726
28	Ep	0.58	6.96	0	Retain		519284.1	5235725
29	Eo	0.47	5.64	0	Retain	High	519289.1	5235725

Tree plan.



Appendix.

Environmental Management Plan: 6 Perrins Road, Margate.

Issue	Strategies	Landowner response
Tree root zones	Identify trees that might be impacted during the construction of additions to an existing dwelling and the upgrade of the waste water management system.	The development is contained within an area of established garden. This garden contains 29 native trees > 25 cm d.b.h. Four of these are of High or Very High Conservation Value. The Tree Protection Zones of only 3 trees will be impacted by the development. In all cases the impacts will be less than 6% of their respective TPZs. It will not be necessary to remove or lop any trees to establish the Bushfire Hazard Management Area. All trees within 15 m of the proposal will be cordoned off with temporary plastic barrier fencing. There is ample room to park vehicles and machinery, and to store building materials on the existing access and car parking area. All of the building construction activity will be located within the garden area.
Weed management	Control existing weed infestations at the site. Source weed free soil and other earth materials are from certified weed free sources. Implement vehicle and equipment hygiene strategy (i.e. wash down)	Currently there are no infestations of Tasmanian Management Act Weeds or Priority Weeds at the construction site. All soil and other earth materials required will be sourced from certified weed free sources. All vehicles and digging equipment that has been used at other locations will be washed down prior to entering the construction site.
Vehicle hygiene	Uncleaned vehicles have the potential of spreading soil pathogens to and from the construction site.	There are no symptoms of soil pathogens such as <i>Phytophthora cinnamomi</i> at the construction site. However all vehicles and digging equipment should be washed down prior to entry. All soil

		and other earth materials required will be sourced from certified disease free sources.
Bushfire Hazard Management	Minimise the impact of establishing the BHMA	The BHMA is contained entirely within an existing area of garden. This garden contains 29 native trees > 25 cm d.b.h. Four of these are of High or Very High Conservation Value. No trees will be removed or lopped for the establishment and maintain of the BHMA. The BHMA will be established and maintained as described in the Bushfire Hazard Management Plan. <i>Eucalyptus pulchella</i> woodland and forest occupies the areas of the lot beyond the garden. This will be left undisturbed.
Vegetation management and habitat for native animals	Minimise the clearing of trees, understory vegetation and forest floor debris (including stumps, logs and standing dead timber to maintain breeding habitat for native birds and animals. Manage any infestations of Tasmanian Management Act Weeds or Priority Weeds	All aspects of the proposed development are located within an area of established garden. All areas of woodland and forest outside of this will be left undisturbed. Currently no infestations of Tasmanian Management Act Weeds or Priority Weeds are evident.
Waterways and coastal areas		n/a