

15. Existing Environment

15.1 Land Use and Planning

15.1.1 Locality of the Site

The accommodation facility will be located on the southeastern fringe of George Town, adjacent to Main Road. The proposed development site is bounded by:

- ▶ Main Road to the north;
- ▶ Pembroke Street to the east (road to be constructed);
- ▶ South Street to the south (to be constructed); and
- ▶ Agnes Street to the west (to be constructed).

A new lot of approximately 14 ha will be subdivided from the existing 17.58 ha existing lot to create the development site. The existing lot is described as Lot 1 on Plan 128887 (PID: 1882295, Volume 128887, Folio 1). Waterfrontages Real Estate Pty Ltd currently own the site. Figure 15-1 shows the existing lot.

The former landfill in the southwest corner of the site and a portion of the northeastern corner of the site (occupied by SVP Industries) will be allotted separate titles to be retained by the present owner.

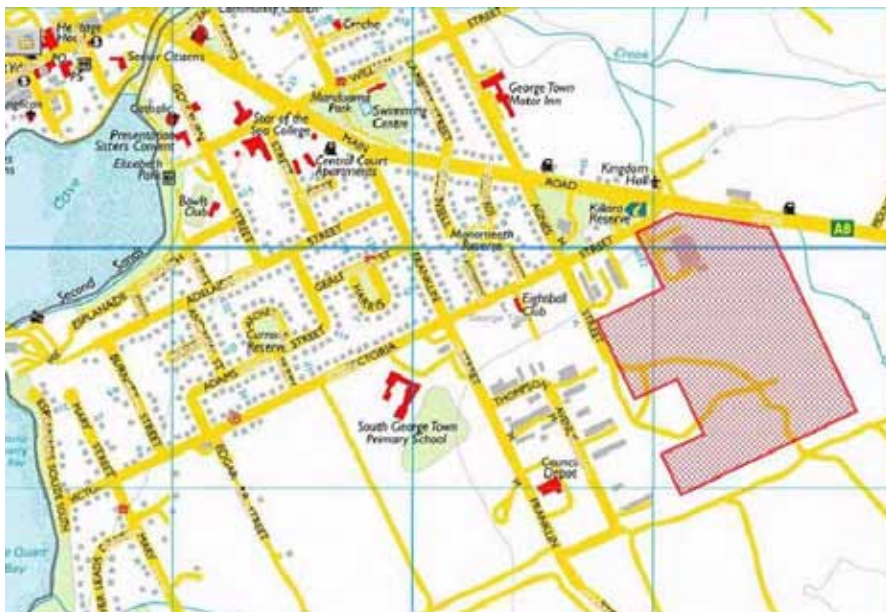


Figure 15-1 Existing lot (PID 1882295) from which the accommodation camp lot will be subdivided

Maps(Source: www.thelist.tas.gov.au 15/11/05)

The site is located within a General Industrial Zone of the *George Town Planning Scheme 1991*. The purpose of the zone is:

- ▶ To provide land for service and industrial development which have no adverse affects on the environmental quality standards of the neighbouring zones; and
- ▶ To apply standards to development which assist in maintaining or improving the amenity of the zone.

15.1.2 Land Use

The development site consists of a level lot, which is predominately cleared of vegetation apart from some light scrub. The northeast corner of the property is occupied by Supa Vinyl Products (SVP) Industries (plastic products manufacturing). A former landfill is located in the southwestern corner of the property. This landfill ceased operation in the early 1960s.

The site is presently zoned General Industrial under the *George Town Planning Scheme 1991* (refer to Figure 15-3). Zonings are developed General Industrial to the west, developed Residential to the northwest (on the northern side of Victoria Street), vacant Rural to the south, and vacant General Industrial to the east. On the opposite side of Main Road there is a safety equipment distributor and a service station.

Surrounding land uses include:

- ▶ Broxburn Contractors – earthmoving and plant hire;
- ▶ Temtrol Technologies – temperature sensing equipment manufacture;
- ▶ ITS Home Timber and Hardware – timber and hardware;
- ▶ Tasmanian Visitor Information Network – Information Centre;
- ▶ CPT Engineering;
- ▶ Glass suppliers;
- ▶ Grant Mawer Engineering – Metal Products Fabrication;
- ▶ Bush land; and
- ▶ Residences.

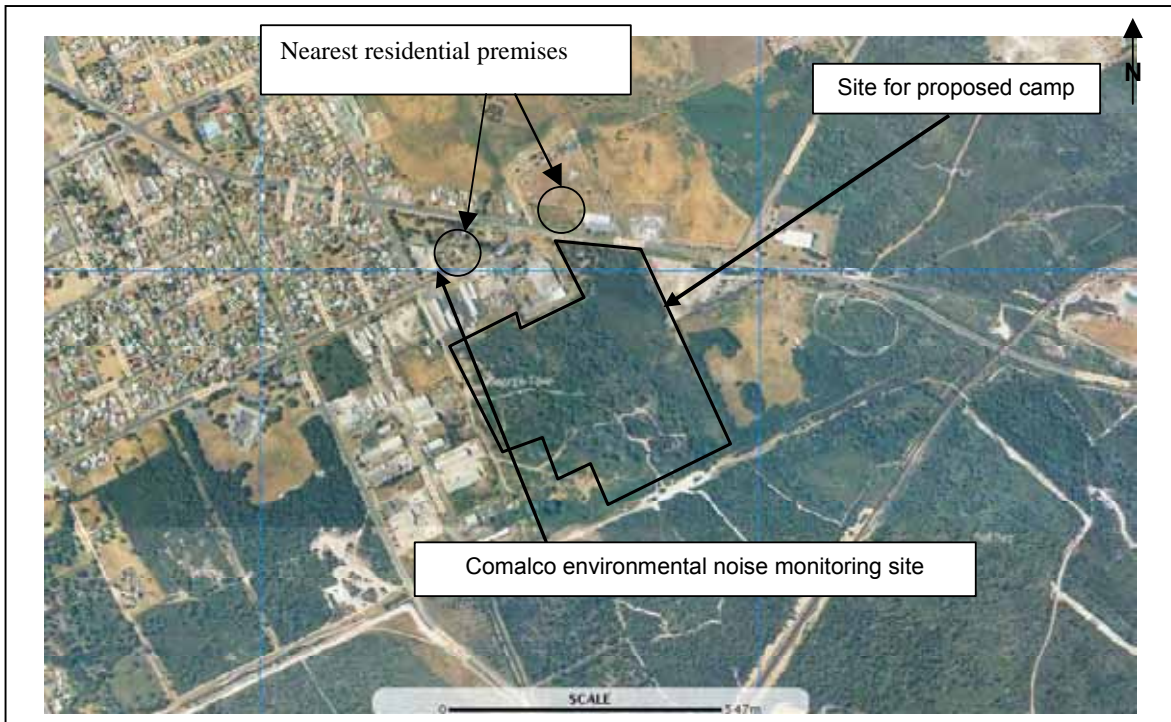


Figure 15-2 Land uses around proposed site

(2003 aerial photograph; source: www.thelist.tas.gov (Image source: The LIST www.thelist.tas.gov.au))

15.2 Infrastructure and Services

15.2.1 Buildings

There are no buildings on the proposed workers accommodation facility site.

15.2.2 Services

There are no services, such as power, water and sewerage, on the site. Services in close proximity to the site are discussed in Volume 1, Chapter 4 and are summarised below:

- ▶ Water supply – supplied by George Town Council.
- ▶ Sewerage - A sewerage scheme is provided in George Town/Low Head and trade waste is catered for at the George Town WWTP.
- ▶ Stormwater Drainage – There is adequate fall across the site for stormwater to be gravity fed to George Town Council's street stormwater system.
- ▶ Electricity – powerlines and power poles are located near the site.
- ▶ Natural Gas – an Alinta underground gas pipeline is located approximately 750 metres north in Gee Avenue.
- ▶ Telecommunications - The site is serviced by mobile phone coverage. Discussions with Telstra Countrywide confirm that there is adequate capacity in the local communication network to deliver landline telephone services (to central facilities and payphones for general use). ADSL broadband services are available in the George Town area.
- ▶ Waste - a single contractor presently collects the majority of waste from the George Town area. Waste is transported to either the Mt George Landfill (George Town) or alternatively Remount Road (Launceston). George Town Council has indicated that it is their intention to close the Mt George landfill in the next 12 months and construct a waste transfer station. Waste from the transfer station will then be transported to the Remount Road Landfill, Launceston.

15.3 Topography, Climate and Meteorology

15.3.1 Topography

The site is generally flat with elevation fluctuating between 20.5 to 26.0 m ASL. See Appendix 37, Volume 14 for a detailed topographic survey of the site. There are no significant features on the site.

15.3.2 Climate and Meteorology

The climate and meteorology of the George Town area has been described in Volume 2 of the Draft IIS.

15.4 Air Quality

The air quality of the George Town area has been described in Volume 2 of the Draft IIS.

15.5 Geology and Soils

15.5.1 Geology

The majority of the site is located on tertiary deposits of sand, clay and gravel and there is a small area of river alluvium and marsh deposits along the eastern boundary. Geotechnical investigations in November 2005 augured 24 x 100 mm diameter boreholes to maximum depths of 3 m. These investigations confirmed that very loose to loose grey sands overlay medium dense to very dense cemented sands across the site.

15.5.2 Landslip

The proposed site is classed by Mineral Resources Tasmania (2002) as Land class II, 'generally stable ground on "soft" rocks, including very gentle slopes. Deep soil overlying hard rock on gently sloping ground'.

15.5.3 Geoconservation Areas

No geoconservation areas are present on the site.

15.5.4 Soil Types

Soils on the site are typically sandy loams, characteristic of land system 484121 Badger Head Road (Department of Agriculture 1980).

15.5.5 Land Capability

The majority of the proposed workers accommodation facility site is located in Class 5 of the Land Capability Classes of Tasmania (Noble et al 1992).

Class 5 is: "Land with slight to moderate limitation to pastoral use. This land is unsuitable for cropping although some areas on less severe slopes may be cultivated for pasture establishment or renewal. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices."

A very small portion of the site (south west corner) is classified as an Exclusion Area "*Land other than Private Freehold and Leased Crown land e.g. State Forests, State Reserves, Conservation Areas, etc.*"

15.5.6 Contaminated Soils

The site is adjacent to a former municipal landfill that ceased operation in the early 1960s. Due to the potential for contaminants to migrate from the former landfill area into the site, a site investigation was undertaken to identify any risks to human health or the environment arising from the development, see Appendix 37, Volume 14.

The investigation was performed throughout November and December 2005 and was conducted in two stages. The first stage involved delineation of the landfill burial area through a series of

boreholes and trenches. The second stage involved sampling and analysis of 18 soil and 14 groundwater samples, for the following contaminants:

Soils – metals, heavy metals, organochlorine and organophosphate pesticides, polyaromatic hydrocarbons, PCB, phenols, total petroleum hydrocarbons, and BTEX.

Groundwater – metals, heavy metals, polyaromatic hydrocarbons, organochlorine and organophosphate pesticides, phenols, total petroleum hydrocarbons, and BTEX.

The investigation did not reveal any contamination on the site that would present a risk to human health or the environment during the construction, operation or decommissioning of the workers accommodation facility. The site is also considered suitable for industrial use. Full details of the assessment is provided in Appendix 37, Volume 14.

15.5.7 Potential Acid Sulphate Soils

Gurung 2001, indicates the distribution of coastal sediments that may host potential acid sulphate soils. The workers accommodation facility site falls within this general area of potential distribution. However, the elevation of the site (> 20 m ASL) means that acid sulphate soils are unlikely to occur on the site.

15.6 Groundwater and Hydrology

15.6.1 Groundwater

As part of the geotechnical investigation (Appendix 37, Volume 14) groundwater was encountered 0.3 – 1.1 m below natural surface level.

Latinovic (2002) indicates that the accommodation facility is located over a porous aquifer that is generally high yielding, with groundwater suitable for most purposes. Vulnerability to pollution would be high unless a layer of low permeability material, such as clay, overlies the aquifer.

15.6.2 Drainage and Catchments

With the exception of the northeast corner, drainage from the majority of the site is uncontrolled and leaves the site as overland flow. Surface water from the northeast corner flows towards a storm water pipe running adjacent to SVP Industries and then through that into the town storm water system, which flows towards York Creek and then into York Bay.

There are no streams or creeks running through the site. Surface water pools near the northeast corner.

15.7 Terrestrial Flora

15.7.1 Species

A total of 159 plant taxa (109 indigenous, 50 introduced) were identified from the general George Town and Bell Bay area (Appendix B of Appendix 29, Volume 12).

15.7.2 Ecological Vegetation Communities

TASVEG mapping

Three Ecological Vegetation Communities (EVCs) have been previously mapped within the George Town and Bell Bay area according to the TASVEG database. These communities are *Eucalyptus amygdalina* coastal forest and woodland (DAC), Urban areas (FUR) and Coastal heathland (SCH).

Current assessment

The current assessment indicated that a total of eight Ecological Vegetation Communities were present, based on the TASVEG classification system.

Boundaries between communities were usually readily identifiable; however, in some instances it was difficult to determine actual boundaries for mapping purposes because of the ecotonal nature of the boundary between some communities. In addition, a large proportion of the site had been recently (i.e. within two months of the site assessment) cleared and/or slashed in an attempt to eradicate *Ulex europaeus* from the site. This made mapping difficult in these areas.

Areas that were slashed or disturbed by machinery but are likely to regenerate to their original community were mapped with a 'slashed' suffix. Areas dominated by bracken regrowth after clearing were mapped as '*Pteridium esculentum* fernland' (FPF), while areas that were previously used as a rubbish tip and are regenerating with a suite of weed species are mapped as 'Agricultural land' (FAG).

The location of all Ecological Vegetation Communities within the Workers Accommodation Facility is shown in Figure 15-4. A list of EVCs recorded during the site assessment is given in Table 15-1. General EVC descriptions are provided in Appendix 29, Volume 12

Table 15-1 State conservation status and bioregional conservation priorities of vegetation communities, Workers Accommodation Facility

TASVEG code	TASVEG Ecological Vegetation Community	Floristic community	RFA community	Bioregional Conservation priority		State Conservation status
				Floristic	RFA	
DAC	<i>Eucalyptus amygdalina</i> coastal forest and woodland	DRY-hAM (Heathy <i>E. amygdalina</i> forest)	AC (Coastal <i>E. amygdalina</i> forest)	np [#]	N	-
FAG	Agricultural land	NA	NA	NA	NA	-
FPF	<i>Pteridium esculentum</i> fernland	NA	NA	NA	NA	-
FWU	Weed invasion	NA	NA	NA	NA	-
FUM	Extra-urban miscellaneous	NA	NA	NA	NA	-
NME	<i>Melaleuca ericifolia</i> swamp forest	SWAMP-C3 (Coastal Paperbark/ <i>Carex</i> swamp forest)	ME (<i>Melaleuca ericifolia</i> coastal swamp forest)	A	Y	r,e
SHW	Wet Heathland	NA	NA	NA	NA	-
SMR	<i>Melaleuca squarrosa</i> scrub	NA	NA	NA	NA	-

Conservation priorities for floristic communities

- A Community may be inadequately reserved in Tasmania, and/or may have a very high conservation priority in the region
- np (non-priority) Community is adequately reserved in Tasmania and in the region
- NA Not applicable
- # Community highly susceptible to *Phytophthora cinnamomi*

Conservation priorities for RFA communities

- Y The RFA has identified that additional Statewide conservation is required for the community (oldgrowth and non-oldgrowth)
- N (non-priority) The RFA has not identified that additional Statewide conservation is required for the community
- NA Not applicable

State conservation status

- e endangered in Tasmania
- r rare in Tasmania

15.7.3 Vegetation Condition

Vegetation condition within the workers accommodation facility varies considerably according to past land use practices and disturbance history. Approximately 1/3 of the site was formerly used as a rubbish tip, which has since been filled. Over time, this area had become overrun by *Ulex europaeus* (gorse), which was recently cleared by bulldozers. Gorse had also heavily invaded areas of 'Eucalyptus amygdalina coastal forest and woodland' (DAC), which were also recently cleared, apart from scattered remnant trees, some of which are hollow-bearing. It appears as if the gorse removal program has encroached into sections of remnant 'Wet heathland' (SHW) and 'Melaleuca squarrosa scrub' (SMR), where there is no evidence of the presence of gorse. In these areas, a strip of vegetation 10-30 m wide has been highly disturbed by heavy machinery. However, these vegetation types are resilient to disturbances such as these and should successfully regenerate over time.

Remnant EVCs occupy approximately 25% of the site, most of which is situated in the north and north-eastern section (Figure 15-4). Heath and scrub communities are generally in good condition, with a very low (<1%) cover of weeds. However, the remnant DAC appears to be long unburnt and contains populations of *Rubus fruticosus* (blackberry) and gorse.

It appears as if a strip of vegetation near the north-west boundary of the site is regularly slashed, most likely to maintain a firebreak to protect industrial businesses on the northern side of the fence line. This slashing has substantially reduced shrub cover and promoted the growth of a diverse range of herbaceous species. Although no threatened species were recorded on the workers accommodation facility site, this area would most likely provide the best habitat on site for threatened species that occur in open, seasonally damp environments.

Native vegetation within the workers accommodation facility is fragmented in terms of its connectivity with the surrounding landscape, although there are still linkages to remnant vegetation to the east and the south (across a 20 m wide easement).

15.7.4 Conservation Significance

The current site assessment suggests that the workers accommodation facility has **local** conservation significance, owing to the presence of:

- ▶ Potential habitat for one species of National significance;
- ▶ Potential habitat for five species of State significance; and
- ▶ One Ecological Vegetation Community of State significance, 'Melaleuca ericifolia swamp scrub' (NME) (endangered) (<1 ha).

Species of National Significance

Species recorded within the study area

No nationally significant species have been recorded within the workers accommodation facility during this study or any previous study (according to the authors knowledge).

Species recorded within 5 kilometres of the study area or with habitat predicted to occur in the local area

The GTSpot database contains records of five nationally significant species from within 5 km of the workers accommodation facility (Table 6.2). There is potentially suitable habitat for one of these species within the workers accommodation facility.

***Caladenia caudata* (National Vulnerable, State rare)**

This species occurs in heathy and grassy open eucalypt forest and woodland, often with *Allocasuarina* spp., and in heath on sandy and loamy soils (Jones *et al.* 1999). There is potentially suitable habitat for this species, particularly within the '*Eucalyptus amygdalina* coastal forest and woodland' (DAC) in the northern section of the site. However, despite intensive searches during the flowering time for this species (September to October), no individuals were recorded. It should be noted that no unidentified *Caladenia* species were detected at the site.

The EPBC Act Protected Matters Search Tool predicts the occurrence of, or suitable habitat for, an additional four species of National significance in the 5 km radius search area that encompasses the workers accommodation facility. None of these species are likely to occur within the study area.

Species of State Significance

Species recorded within the study area

No State significant species have been recorded within the workers accommodation facility during this study or any previous study (according to the authors knowledge).

Species recorded within 5 kilometres of the study area or with habitat predicted to occur in the local area

The GTSpot database contains records of 25 State significant species from within 5 km of the workers accommodation facility. Five of these species have the potential to occur within the study site, due to the presence of suitable habitat.

Vegetation Communities

One State significant Ecological Vegetation Community was present within at the workers accommodation facility. This community is described below:

***Melaleuca ericifolia* swamp forest (NME) (rare, endangered)**

'*Melaleuca ericifolia* swamp forest' is restricted to a small area in the north-east corner of the workers accommodation facility. The vegetation is an extremely depauperate form of this community, with only one understorey species present (*Lepidosperma ensiforme*) underneath the tall, dense *M. ericifolia* canopy. It occupies a poorly drained area, where surface water accumulates during the wettest times of year.

15.7.5 Sensitivity

The sensitivity of the workers accommodation facility is generally medium to low, with only a small area of '*Melaleuca ericifolia* swamp forest' (NME) constituting high sensitivity.

15.8 Terrestrial Fauna

Ecologists and zoologists inspected the workers accommodation facility footprint using a combination of vehicle and foot surveys between 21 to 30 September 2005.

15.8.1 Habitat Assessment Criteria

Floristic and structural features of vegetation form a habitat type that provides resources to support communities of fauna. Habitat types correspond broadly to vegetation communities but habitats do not represent rigid boundaries, as many species move between habitats or utilise more than one habitat, according to changing conditions or seasons. An assessment of the habitat value present in a local, regional and national context, when linked with the fauna recorded at the site, provides an integrated and more accurate assessment of the potential for the habitat listed fauna species than field surveys alone. This method also allows the assessment of the magnitude of impacts associated with loss of habitat.

The value of a habitat was determined by a number of features, including:

- ▶ Habitat status;
- ▶ Size/connectivity;
- ▶ Condition;
- ▶ Significant flora species; and
- ▶ Other features such as its value as a habitat corridor, or the presence of remnant communities, or unusual ecology or community structure.

Three categories were used to evaluate habitat value:

High: Ground flora containing a high number of indigenous species; vegetation community structure, ground, log and litter layer intact and undisturbed; a high level of breeding, nesting, feeding and roosting resources available; a high richness and diversity of native fauna species.

Moderate: Ground flora containing a moderate number of indigenous species; vegetation community structure, ground log and litter layer moderately intact and undisturbed; a moderate level of breeding, nesting, feeding and roosting resources available; a moderate richness and diversity of native fauna species.

Low: Ground flora containing a low number of indigenous species, vegetation community structure, ground log and litter layer disturbed and modified; a low level of breeding, nesting, feeding and roosting resources available; a low richness and diversity of native fauna species.

15.8.2 Habitat Assessment

Habitat mapping does not necessarily correspond to the vegetation classifications, as habitat, and not the finer attributes of vegetation communities, are the basis of the assessment. The habitat type in adjacent areas was also a factor in the habitat classification. For example, some sections along road edges that have been classified as easement in the vegetation assessment have been classified as open woodland in the habitat assessment, as they contain the edge of large contiguous patches of woodland. In addition, the names given to the habitat types are reflective of habitat attributes and not the land use. For example, some areas on private land with a grazed understorey, no midstorey and scattered large eucalypts were classified as parkland, as the habitat attributes they contain are most closely aligned to those predominantly found in parkland areas. Due to the large size of the study area, some smaller areas of similar habitats are considered as one (for example, drainage lines, and intermittently waterlogged areas).

15.8.3 Unvegetated areas

Location: An unvegetated area, of bare ground (gravel) occurs within the proposed workers accommodation facility site. There are also scattered constructed habitats (rural houses or sheds) within the study area.

Habitat Features: These constructed areas provide poor quality habitat for native fauna species.

Characteristic Fauna: The possibility that bats or lizards occur within space between the walls or in the roofs of buildings cannot be discounted. Snakes, lizards and other ground-dwelling fauna may occur in association with the buildings or amongst farm or other debris on the ground.

Wire fences and gates may be used as a perching site by native and exotic birds, particularly species using the grassland areas and birds of prey.

Habitat Value: Low.

15.8.4 Drainage lines

Location: A number of drainage lines and poorly drained and/or intermittently waterlogged areas and associated limited riparian vegetation occur throughout the study area. All are characterised by low vegetation (less than 12 meters).

Habitat Features:

Type 1: Drainage Lines

Drainage lines are often highly modified, with no or very limited riparian zone. The vegetation is mostly low (less than three metres high) paper bark, tea-tree and sedges with occasional larger individuals. Some roadside drains also contain these habitat features. Whilst some of these areas are modified natural watercourses, along the both pipeline routes several drains/ditches are man-made as a result of road engineering. There is limited ground cover, vertical structure or woody debris.

Type 2: Waterlogged Areas

The vegetation in this habitat type is most often pure to almost pure stands of *Melaleuca ericifolia* with a dense, uniform canopy. A large patch, (around 30 m x 1.2 km) exists along the water supply pipeline, whilst a triangular shaped patch around 120 m wide occurs in the construction camp footprint. A small stand of *M. squarrosa* also occurs within the workers accommodation facility footprint.

Type 3: Wet Heathland

This habitat type occurs within the workers accommodation facility footprint and is comprised of low wet heathland species with interspersed waterlogged areas.

Characteristic Fauna: The drainage lines and some of the waterlogged areas may be used as a source of drinking water for fauna occurring within the surrounding grassland and woodland habitats. The vegetation provides some protective cover and foraging resources for a variety of ground-dwelling fauna including small mammals, lizards, snakes and some bird species, but, given the wet nature, the often dense vegetation and the lack of structure in the form of tree hollows and woody debris, are unlikely to provide core habitat for species other than semi-aquatic and amphibious species. When wet, some of the more open waterlogged areas may provide resources for waterbirds. Pure stands of *Melaleuca ericifolia* can provide a forage resource for the grey goshawk. Common froglets, banjo frogs and spotted marsh frogs were heard calling from some of these areas. In particular, the wetlands, streams and farm dams on the northern side of George Town, in the vicinity of the effluent pipeline, have the potential to support populations of the green and gold Frog.

These drainage lines may also be potential breeding sites for a variety of aquatic macro-invertebrates (depending on how permanent the water is), thus providing food resources for insectivorous birds, frogs and possibly fish.

Habitat Value: Low to Moderate

15.9 Reserves and Protected Areas

There are no reserves or protected areas within or adjacent to the site.

15.10 Transport Infrastructure, Traffic and Access

There is no existing access to the site.

A traffic volume count survey was undertaken on 28th October 2005 during the morning and evening peak hours in order to establish the peak traffic volumes in proximity to the intersection of Main Road and Pembroke Street, George Town. The results of the survey are outlined in Table 15-2 and Table 15-3.

Table 15-2 Traffic Volume Morning Peak

Date 28/10/05	5am – 6am		6am – 7am		8am – 9am	
Main Road	Total No. Vehicles	Total Heavy Vehicles	Total No. Vehicles	Total Heavy Vehicles	Total No. Vehicles	Total Heavy Vehicles
George Town Bound	61	3	98	3	194	16
Launceston Bound	149	3	255	8	182	7

Table 15-3 Traffic Volume Evening Peak

Date 28/10/05	4pm – 5pm		5pm – 6pm		6pm – 7pm	
Main Road	Total No. Vehicles	Total Heavy Vehicles	Total No. Vehicles	Total Heavy Vehicles	Total No. Vehicles	Total Heavy Vehicles
George Town Bound	281	4	136	1	96	2
Launceston Bound	199	10	163	1	80	1

15.10.1 Posted Speed Limit

The posted speed limit in the vicinity of the development is 80 km/h.

15.10.2 Road Configuration

Main Road, George Town is a two-lane carriageway (one lane in each direction). The width of the sealed road in the vicinity of the intersection of Main Road and Pembroke Street is 7.8m.

15.10.3 Accident Information

The five-year accident history in the vicinity of the proposed development site has been obtained from the Department of Infrastructure, Energy and Resources.

The accident history has been summarised below:

- ▶ Intersection Victoria St and Main Road - There was a roll on road accident involving a single vehicle.
- ▶ Intersection of Main Road and Agnes Street - There was a head on accident involving two vehicles.

- ▶ On Low Head Road between Victoria St and Agnes St - There have been 2-recorded accidents both of the accidents was angle accident involving two vehicles.

There is no significant accident history in the direct vicinity of the site. It can be concluded that there is no significant accident history at the site.

15.11 Noise and Vibration

Land use around the site is varied, with commercial, light and heavy industrial and residential activities. Land to the north, east and west of the site has small to medium sized industrial and manufacturing premises directly adjoining the northern and western boundaries of the site. Land to the east and south is vacant. There are residential premises on the northern side of Victoria Street.

An indication of the current background noise in the vicinity of the site was gained from noise monitoring undertaken by Comalco in 1998 and 2002. The location of the monitoring site and the nearest residential property is shown in Figure 15-2.

Comalco noise measurements are provided in Table 15-4.

Table 15-4 Environmental Noise Monitoring, Comalco, 1998 and 2002

Date/time	Location	Level (LA ₉₀ , 15mins)
1998 (day time)	Victoria St, George Town	42.0
1998 (night time)	Victoria St, George Town	40.5
12/2/02 @ 1445 hours	Victoria St, George Town	38.5
12/2/02 @ 2245 hours	Victoria St, George Town	37.5
13/2/02 @ 1150 hours	Victoria St, George Town	41.5
13/2/02 @ 2150 hours	Victoria St, George Town	39.0

(Source: pers comm., Jim Taylor, Environmental Scientist, Comalco Aluminium (Bell Bay) 31 October 2005, cited in Pitt and Sherry 2006b).

On the basis of visits to the site and observations taken from the residential premises in Victoria St and Main Road (the nearest noise sensitive receptors), the area is characterised as having low to medium levels of transportation, and intermittent heavy vehicle movements.

15.12 Visual Amenity

The area surrounding the facility is flat, there are no significant vantage points to the site, and the facility will be set back from the East Tamar Highway with vegetation retained to act as a screen and due to significant vegetation values.

The facility is bounded on two sides by industrial estates.

15.13 Aboriginal and Historic Heritage

15.13.1 Aboriginal Heritage

An Aboriginal Site survey by Stone and Stanton (2005) found that no Aboriginal sites were located in the area of the proposed accommodation facility, with exceptionally high (80%) ground surface visibility assisting the survey. Stone and Stanton surmise that Aboriginal sites were never present there:

'In all likelihood, Aboriginal sites were never present in the area because it is not near any significant watercourses or swamps and there is no rock outcrop suitable for stone quarries or rockshelter formations'.

15.13.2 Historic Heritage

A Historic Heritage Assessment was conducted by Archaeological Services Tasmania (2006), which concluded that there are no historic heritage values on the site.

15.14 Natural Hazards Risk Assessment

15.14.1 Seismic Activity

Seismic activity risks for the Bell Bay area have been addressed in Section 5 of Volume 2 of the Draft IIS.

15.14.2 Flooding

The site is not flood prone.

15.14.3 Fire

An existing 20 m firebreak runs along the southern side of South Street separating the site from the only adjacent vegetation. This minimises the likelihood of a potential fire jumping between the site and the adjacent land, which is not cleared.