Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	
	Assess No:	
	PID No:	

Applicant Name:	Design To Live					
Postal Address:						
Contact Phone:	**Home**		**Work**		**Mobile**	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements ☐
2. A completed application form including a detailed description of the proposal ☐
3. A complete plan set: ☐
   - a) **Floor plans** ☐
   - b) **Elevations** (from all orientations/sides and showing natural ground level and finished surface level) ☐
   - c) **Site Plan** showing: ☐
     - Orientation
     - All title boundaries
     - Location of buildings and structure (both existing and proposed)
     - Setbacks from all boundaries
     - Native vegetation to be removed
     - Onsite services, connections and drainage details (including sewer, water and stormwater)
     - Cut and/or Fill
     - Car parking and access details (including construction material of all trafficable areas)
     - Fence details
     - Contours
4. Other:

If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DETAILS

Applicant Name:	Design To Live Sandon Brown

Note: *Full name(s) of person(s) or company making the application and postal address for correspondence.*

LAND DETAILS

Owner/Authority Name: *(as per certificate of title)*	AARON & RICHELLE BROOKS

Location / Address:	COLLINS LANE, SIDMOUTH
Title Reference:	227862/1
Zone(s):	RURAL

Existing Development/Use:	VACANT

Existing Developed Area:	Area 9.61 m^2

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: ☑	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: RESIDENTIAL			

Development Type:	Building work: ☑	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: PROPOSED DWELLING			

New or Additional Area:	Area 330.00 m^2	
Estimated construction cost of the proposed development:	$ 150,000.00	
Building Materials:	Wall Type: STEEL	Colour: TBC
	Roof Type: STEEL	Colour: TBC

WEST TAMAR COUNCIL

Application Number: «Application_Number»

SUBDIVISION ☐ N/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :		**Number of Lots (proposed) :**	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE ☐ N/A

Hours of Operation:	Monday / Friday:		To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: ***(Existing)***	
Number of Employees: **(*Proposed*)**	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

WEST TAMAR COUNCIL

Application Number: «Application_Number»

APPLICANT DECLARATION

Owner: *As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,*

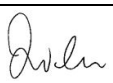
Name (print)	*Signed*	*Date*

Applicant: *(if not the owner)* *As the applicant, I declare that I have notified the owner of my intention to make this application* and that *the information contained in this application is a true and accurate representation of the proposal,*

Sandon Brown		20/04/2026
Name (print)	*Signed*	*Date*

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

Crown Consent *(if required)*

Jesse Walker - Unit Manager (Assessments)		31/07/2026
Name (print)	*Signed*	*Date*

General Manager *(if required)*

Name (print)	*Signed*	*Date*

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner: 

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Sandon Brown		20/04/2026
Name (print)	*Signed*	*Date*

05 D 435

ANNEXURE TO CERTIFICATE OF TITLE / FOLIO OF REGISTER

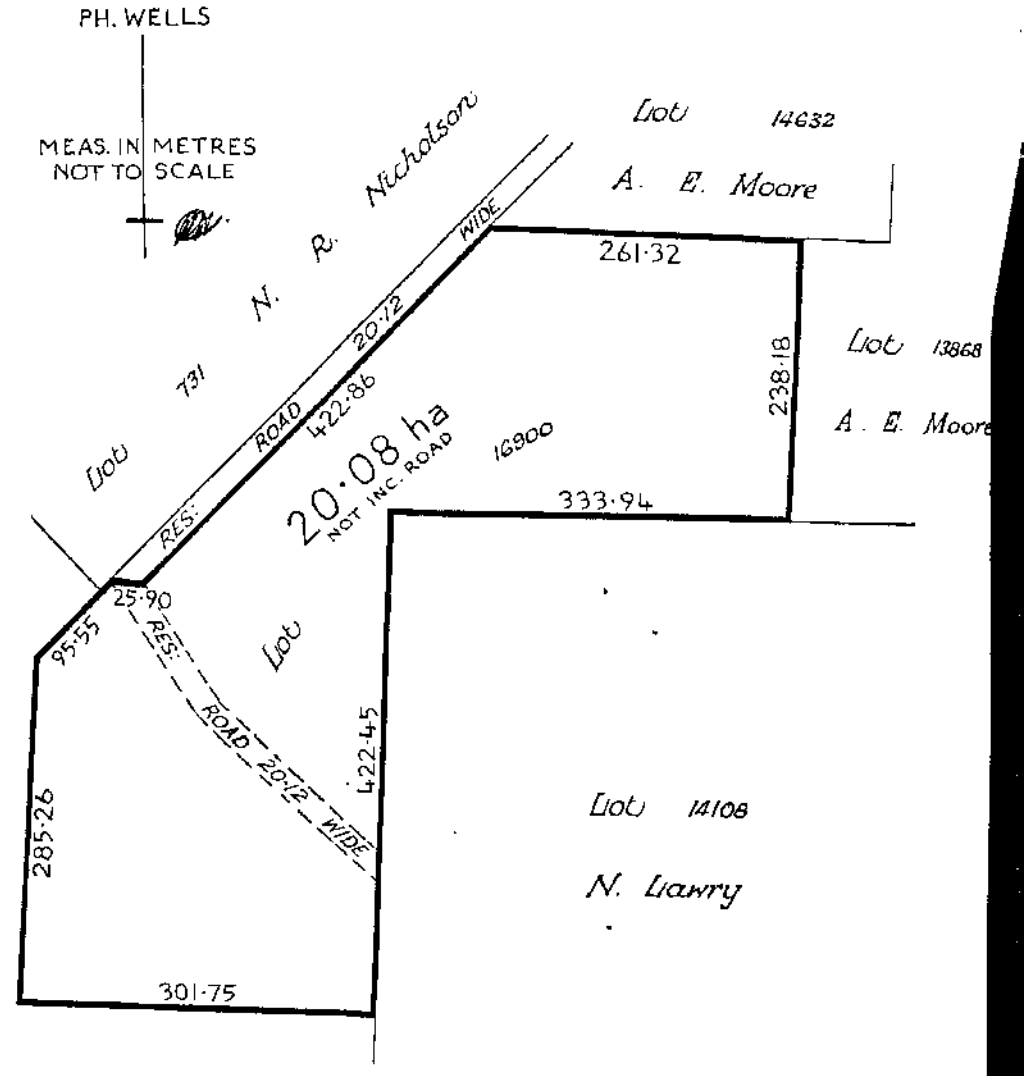
VOL. 2670 FOL. 54

ACTING DEPUTY Recorder of Titles

REGISTERED NUMBER

218695

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



ORIGINAL -- NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE: REGISTERED AT THE OFFICE FOR CONVENIENCE ONLY

Cert. of Title Vol. 365 Fol. 101

CERTIFICATE OF TITLE

Register Book Vol. 2962 Fol. 71

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

Recorder of Titles.

DESCRIPTION OF LAND

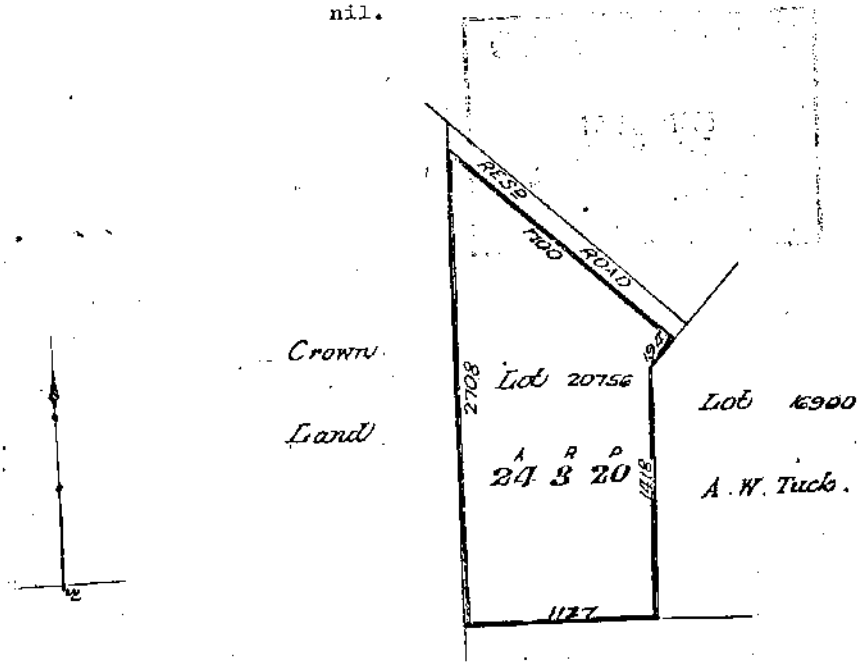
PARISH OF WELLS LAND DISTRICT OF DEVON
TWENTY FOUR ACRES THREE ROODS TWENTY PERCHES ON the Plan hereon

FIRST SCHEDULE (continued overleaf)

GEOFFREY WILLIAM MARTIN of Launceston, Merchant

SECOND SCHEDULE (continued overleaf)

nil.



REGISTERED NUMBER 227862

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register

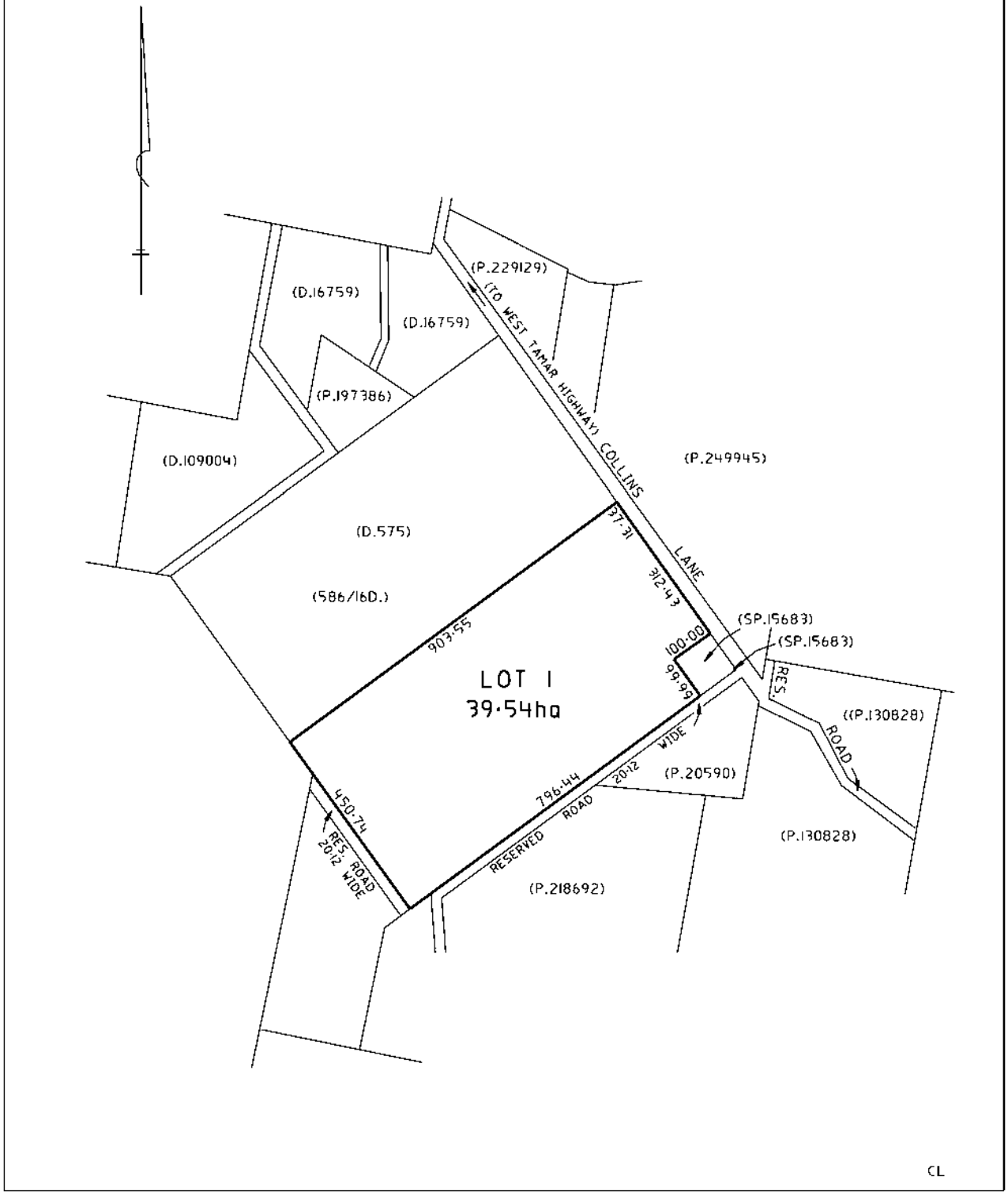
Lot 20756 Gtd.to C.E.Martin.Meas.are in links.

FIRST Edition. Registered - 1971

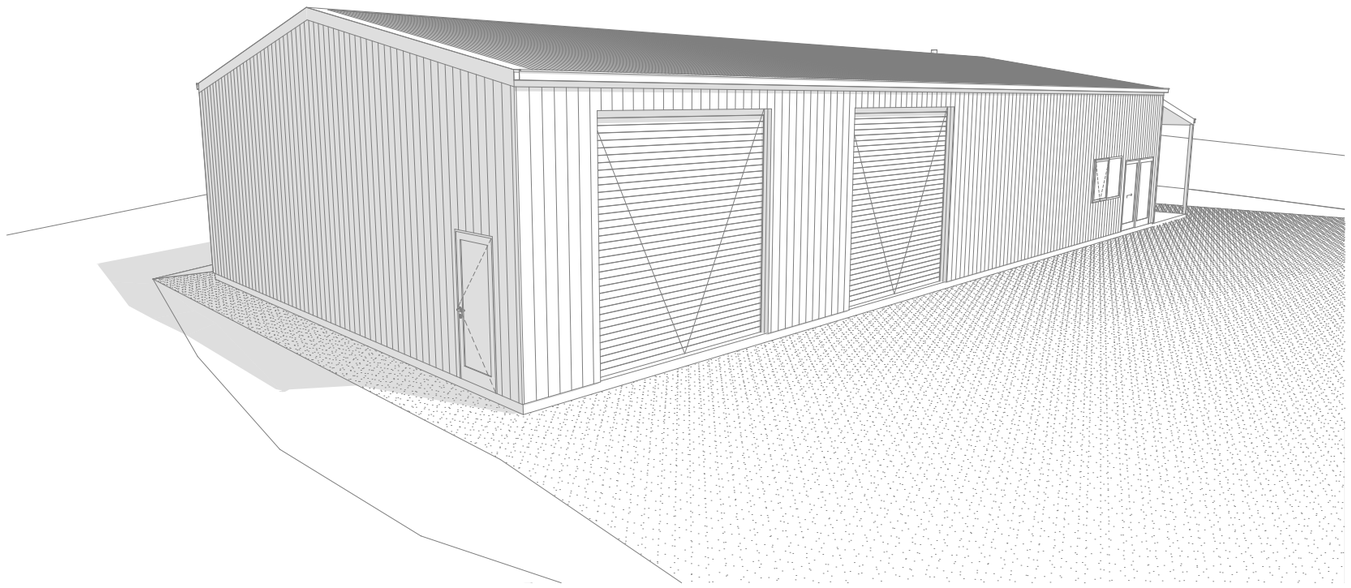
Derived from C.T.Vol. 365 Fol.101 - Transfer 74749 Bank of N.S.W.

OWNER FOLIO REFERENCE 3889-11 CT. GRANTEE	**PLAN OF TITLE** LOCATION DEVON - WELLS FIRST SURVEY PLAN No. 8/37N.S. COMPILED BY LDRB SCALE 1: 8000 LENGTHS IN METRES	Registered Number **P.241391** APPROVED 16 MAY 2003 Alice Kawa Recorder of Titles

MAPSHEET MUNICIPAL (129) CODE No. 4843-32.33.42.43	LAST UPI No 4100243	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



PROPOSED DWELLING,
152 COLLINS LANE,
SIDMOUTH, 7270.



DRAWING #	DRAWING
CLLN01-1	COVER PAGE
CLLN01-2	SITE SURVEY PLAN
CLLN01-3	SITE PLAN 1:5000
CLLN01-4	SITE PLAN 1:2500
CLLN01-5	SITE PLAN 1:200 - PART A
CLLN01-6	SITE PLAN 1:200 - PART B
CLLN01-7	FLOOR PLAN
CLLN01-8	EXTERNAL SERVICES
CLLN01-9	ELEVATIONS NTH-STH
CLLN01-10	ELEVATIONS EST-WST

CLASSIFICATION OF BUILDING		COUNCIL		ZONE	
CLASS 1a		WEST TAMAR		RURAL	
AREAS	(m²)	LAND TITLE REFERENCE	227862/1	ENERGY STAR RATING	TBC
EXISTING OUTBUILDING	9.61	PROPERTY ID	6097456	CLIMATE ZONE	7
PROPOSED DWELLING	288.00	LOT SIZE (M²)	108996	ALPINE AREA	N/A
PROPOSED ALFRESCO	42.00	BAL RATING	12.5	CORROSION ENV'	LOW
		DESIGN WIND CLASS	N3	SITE HAZARDS	BUSHFIRE LANDSLIP
		SOIL CLASSIFICATION	P (M)		
		PLANNING OVERLAY	BUSHFIRE-PRONE AREAS, LOW LANDSLIP HAZARD BAND, PRIORITY VEGETATION AREA AND WATERWAY AND COASTAL PROTECTION AREA		

ATTACHMENTS

ECOTAS	NATURAL VALUES ASSESSMENT
SR06601	ONSITE WASTEWATER REPORT
NL02326	BUSHFIRE HAZARD MANAGEMENT PLAN

DESIGN TO LIVE
ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT:
AARON & RICHELLE BROOKS

SITE ADDRESS:
152 COLLINS LANE,
SIDMOUTH, 7270.

DRAWING
COVER PAGE

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

SIGNATURE: **DATE:**

SIGNATURE: **DATE:**

REV.	DATE	DESCRIPTION
R1	12/01/2026	FOR PLANNING
R2	20/04/2026	PLANNING MIR
R3	01/05/2026	PLANNING MIR

DESIGNER	M.L.	**JOB NUMBER**	CLLN01
DRAWN	S.B.	**DRAWING**	**1/10**
CHECKED	M.L.	**SCALE (@A3)**	1:2 TO 14

SURVEYOR: LWB/NJK DATE: 09/12/25

1. THIS PLAN HAS BEEN PREPARED BY NOVA LAND CONSULTING FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSES OF SHOWING THE PHYSICAL FEATURES OF THE LAND AND SHOULD NOT USED FOR ANY OTHER PURPOSE.

2. TITLE BOUNDARIES SHOWN WERE NOT MARKED AT THE TIME OF THIS SURVEY.

3. SERVICES SHOWN ON THIS PLAN WERE LOCATED WHERE POSSIBLE BY FIELD SURVEY. THEY ARE NOT A COMPLETE PICTURE OF SERVICES ON SITE. ALL SERVICE LOCATIONS ARE TO BE VERIFIED BEFORE COMMENCMENT OF ANY WORK ON SITE, IN PARTICULAR THOSE SERVICES NOT PREVIOUSLY LOCATED THROUGH FIELD SURVEY.

4. NOVA LAND CONSULTING CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE WHETHER SHOWN BY OUR SURVEY OR NOT.

5. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF NOVA LAND CONSULTING.

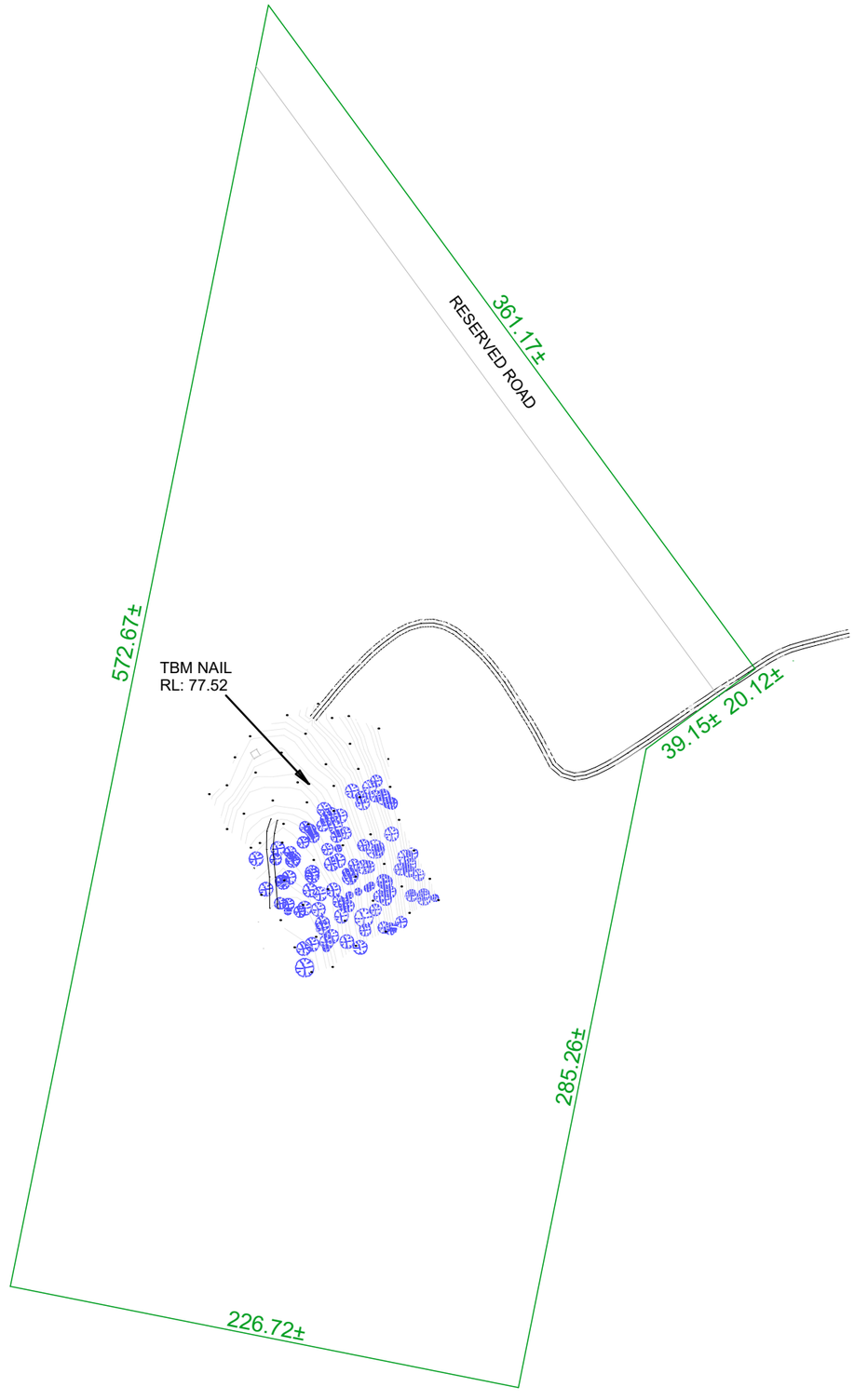
6. HORIZONTAL BEARING DATUM IS PLANE BASED ON MGA2020 PER RTK GNSS.

7. VERTICAL DATUM IS AHD83 PER SPM9844.

8. CONTOUR INTERVAL IS 0.20m INDEX IS 1.00m.

9. BOUNDARIES AND ROAD RESERVE ARE COMPILED FROM 135/27D AND 586/16D REMARK; AND ARE APPROXIMATE AND SUBJECT TO SURVEY.

10. COORDINATES ARE PLANE AND BASED ON MGA2020 SCALE AROUND SPM9844.



0 25 50 75 100 125m

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E. info@designtolive.com.au
W. designtolive.com.au

CLIENT:
AARON & RICHELLE BROOKS

SITE ADDRESS:
152 COLLINS LANE,
SIDMOUTH, 7270.

DRAWING
SITE SURVEY PLAN

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

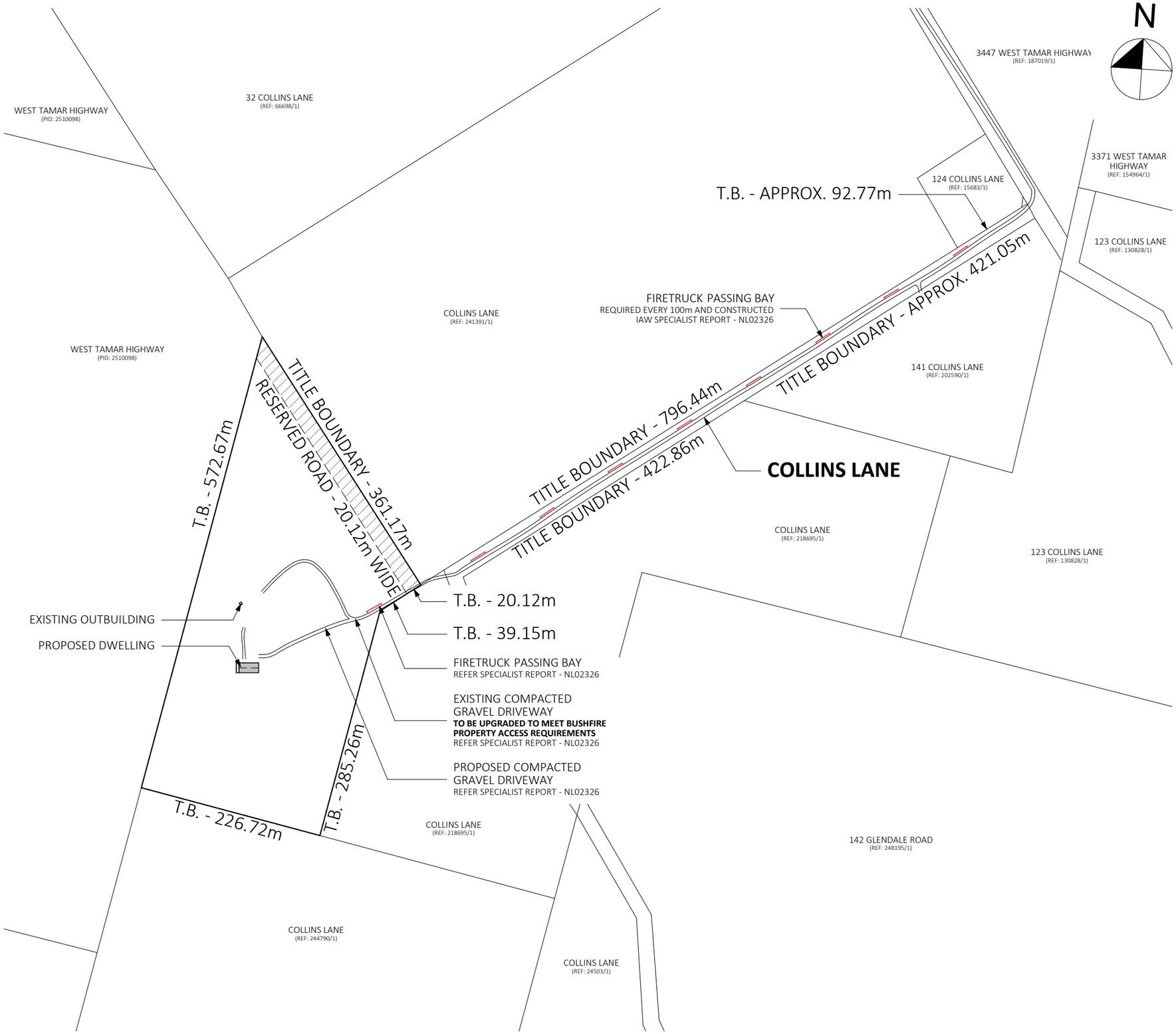
SIGNATURE: **DATE:**

SIGNATURE: **DATE:**

REV.	DATE	DESCRIPTION
R1	12/01/2026	FOR PLANNING
R2	20/04/2026	PLANNING MIR
R3	01/05/2026	PLANNING MIR

DESIGNER	M.L.	**JOB NUMBER**	CLLN01
DRAWN	S.B.	**DRAWING**	**2/10**
CHECKED	M.L.	**SCALE (@A3)**	1:2500

LOCALITY PLAN
NOT TO SCALE



AREA	m²
EXISTING OUTBUILDING	9.61
PROPOSED DWELLING	288.00
PROPOSED ALFRESCO	42.00

0 25 50 75 100 125m

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SITE ADDRESS:
152 COLLINS LANE,
SIDMOUTH, 7270.

DRAWING
SITE PLAN
1:5000

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

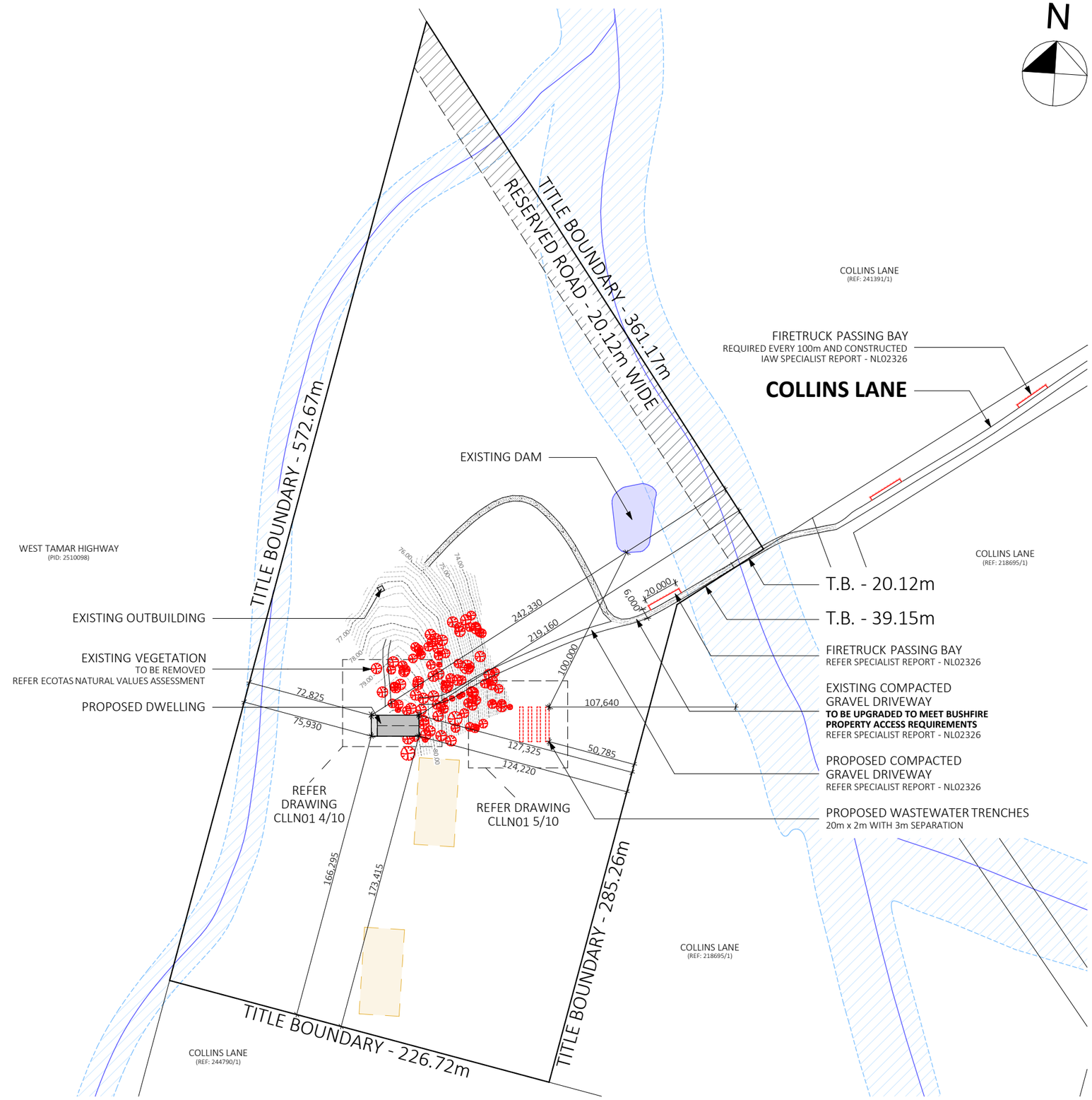
SIGNATURE: **DATE:**

SIGNATURE: **DATE:**

REV.	DATE	DESCRIPTION
R1	12/01/2026	FOR PLANNING
R2	20/04/2026	PLANNING MIR
R3	01/05/2026	PLANNING MIR

DESIGNER	M.L.	**JOB NUMBER**	CLLN01
DRAWN	S.B.	**DRAWING**	**3/10**
CHECKED	M.L.	**SCALE (@A3)**	1:5000

LOCALITY PLAN
NOT TO SCALE



KEY:

- LOW LANDSLIP HAZARD BAND
- WATERWAY AND COASTAL PROTECTION AREA

AREA	m²
EXISTING OUTBUILDING	9.61
PROPOSED DWELLING	288.00
PROPOSED ALFRESCO	42.00

0 25 50 75 100 125m

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CLIENT:
AARON & RICHELLE BROOKS

SITE ADDRESS:
152 COLLINS LANE,
SIDMOUTH, 7270.

DRAWING
SITE PLAN
1:2500

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

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SIGNATURE: **DATE:**

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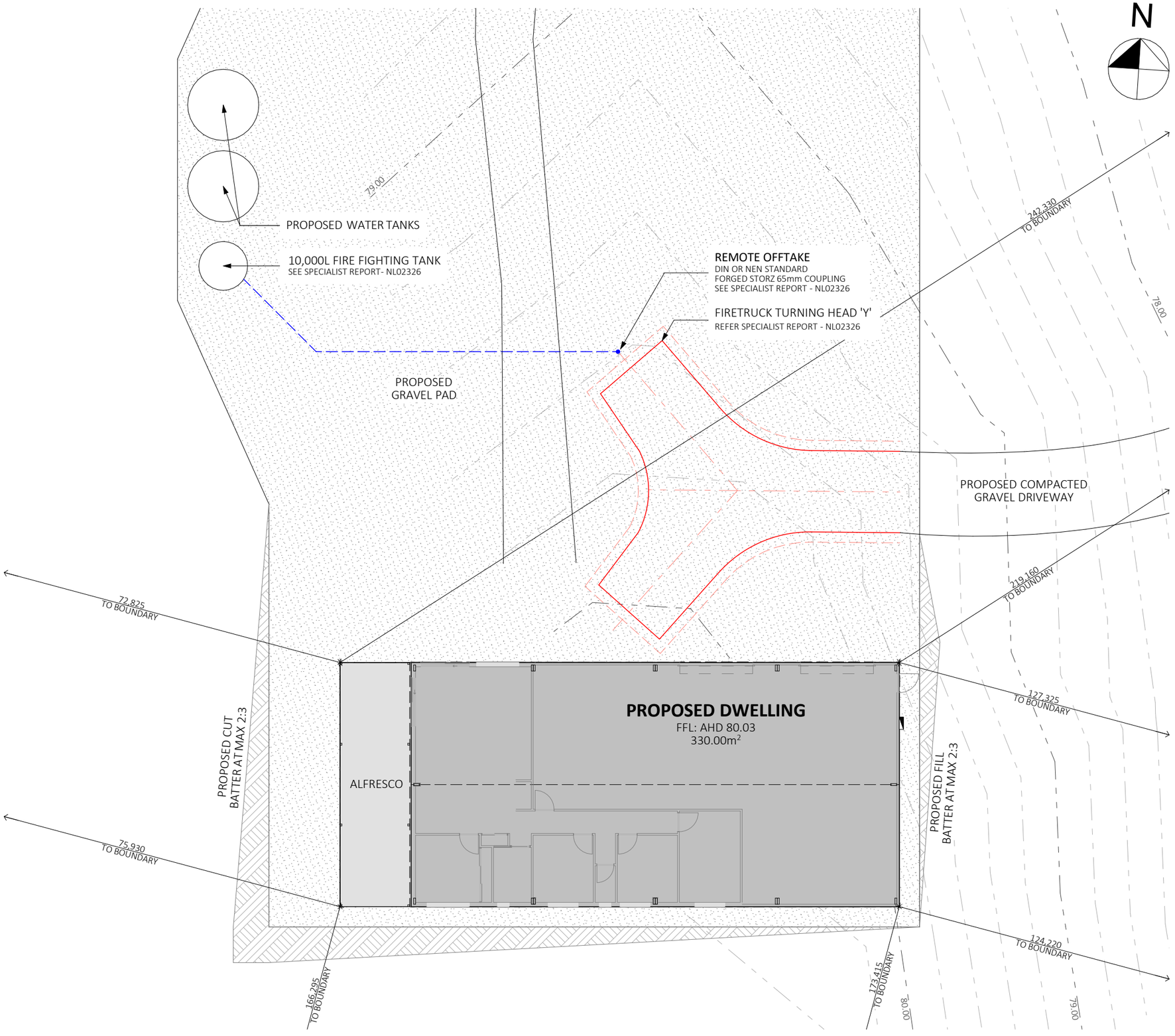
DESIGNER	M.L.	**JOB NUMBER**	CLLN01
DRAWN	S.B.	**DRAWING**	**4/10**
CHECKED	M.L.	**SCALE (@A3)**	1:2500

LOCALITY PLAN
NOT TO SCALE



AREA	m²
EXISTING OUTBUILDING	9.61
PROPOSED DWELLING	288.00
PROPOSED ALFRESCO	42.00

0 1 2 3 4 5 6 7 8 9 10m

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CLIENT:
AARON & RICHELLE BROOKS

SITE ADDRESS:
152 COLLINS LANE,
SIDMOUTH, 7270.

DRAWING
SITE PLAN 1:200
- PART A

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

SIGNATURE: **DATE:**

SIGNATURE: **DATE:**

REV.	DATE	DESCRIPTION
R1	12/01/2026	FOR PLANNING
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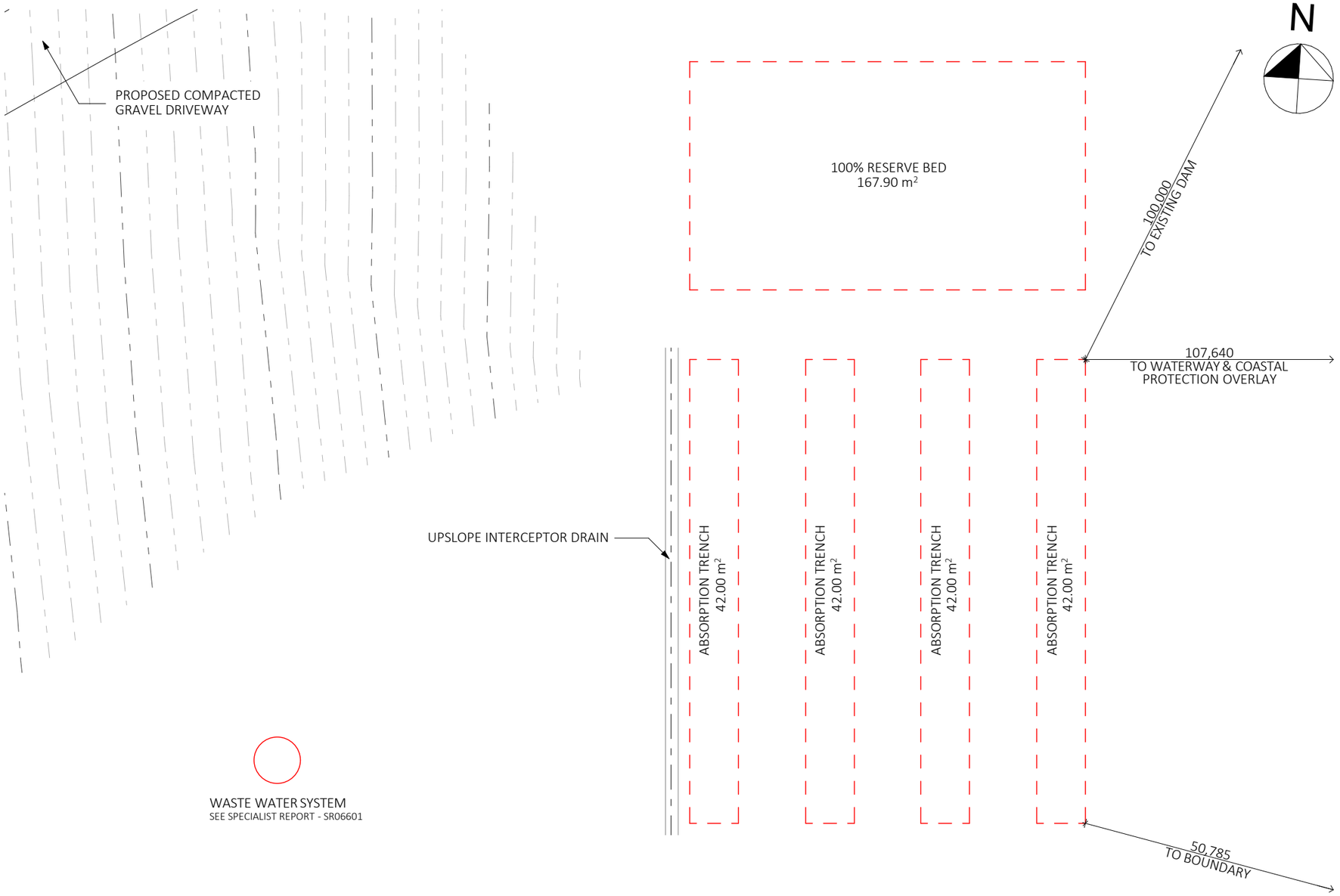
R3	01/05/2026	PLANNING MIR

DESIGNER	M.L.	**JOB NUMBER**	CLLN01
DRAWN	S.B.	**DRAWING**	**5/10**
CHECKED	M.L.	**SCALE (@A3)**	1:200

LOCALITY PLAN
NOT TO SCALE



AREA	m²
EXISTING OUTBUILDING	9.61
PROPOSED DWELLING	288.00
PROPOSED ALFRESCO	42.00

0 1 2 3 4 5 6 7 8 9 10m

DESIGN TO LIVE
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PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT:
AARON & RICHELLE BROOKS

SITE ADDRESS:
152 COLLINS LANE,
SIDMOUTH, 7270.

DRAWING
SITE PLAN 1:200
- PART B

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

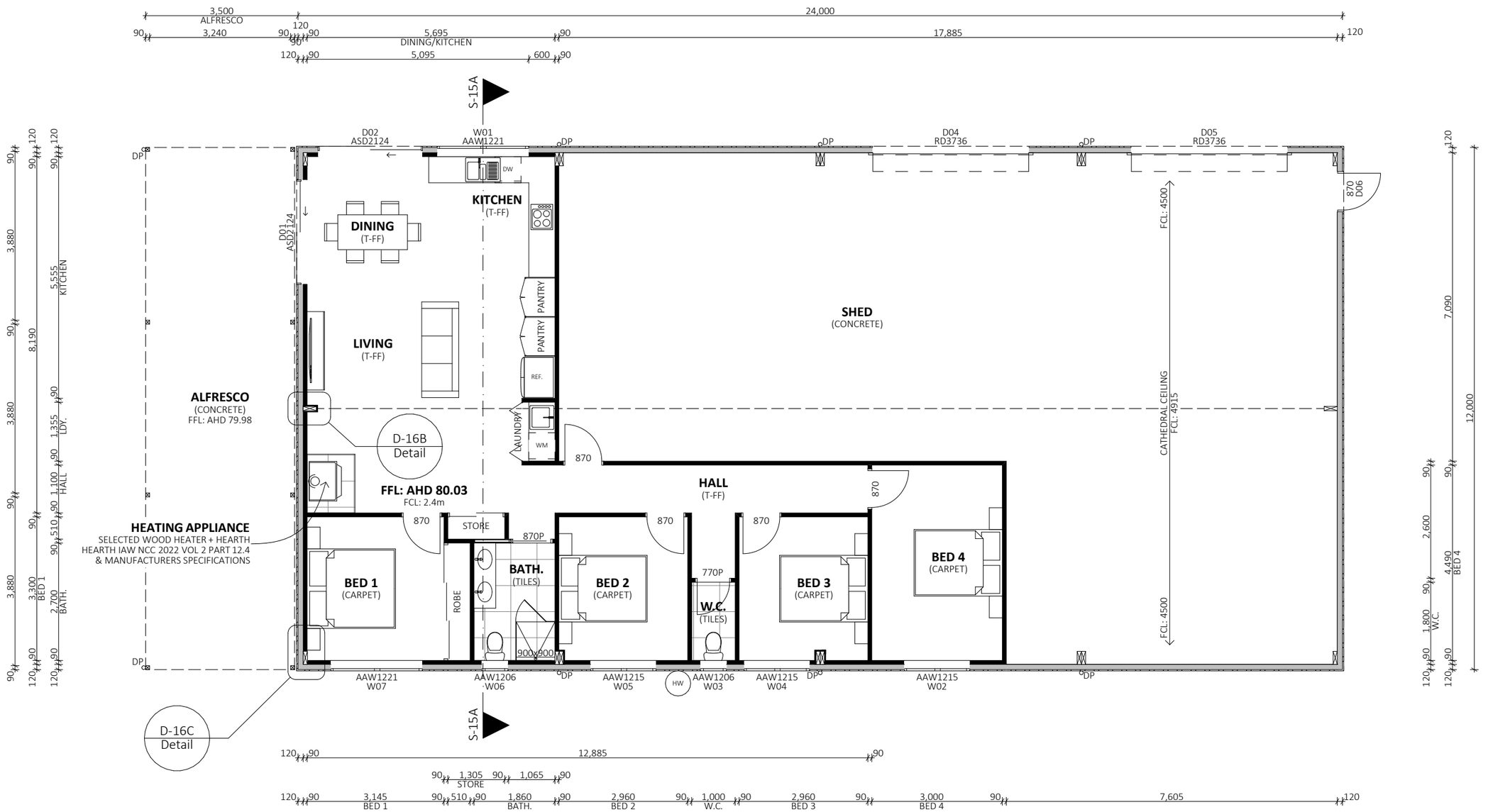
SIGNATURE: **DATE:**

SIGNATURE: **DATE:**

REV.	DATE	DESCRIPTION
R1	12/01/2026	FOR PLANNING
R2	20/04/2026	PLANNING MIR
R3	01/05/2026	PLANNING MIR

DESIGNER	M.L.	**JOB NUMBER**	CLLN01
DRAWN	S.B.	**DRAWING**	**6/10**
CHECKED	M.L.	**SCALE (@A3)**	1:200

N



0 1 2 3 4 5m

DESIGN TO LIVE

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W. designtolive.com.au

CLIENT:
AARON & RICHELLE BROOKS

SITE ADDRESS:
152 COLLINS LANE,
SIDMOUTH, 7270.

DRAWING
FLOOR PLAN

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

SIGNATURE: **DATE:**

SIGNATURE: **DATE:**

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R3	01/05/2026	PLANNING MIR

DESIGNER	M.L.	**JOB NUMBER**	CLLN01
DRAWN	S.B.	**DRAWING**	**7/10**
CHECKED	M.L.	**SCALE (@A3)**	1:100

LEGEND	
B	BASIN
Ba	BATH
S	SINK (65Ø)
T	LAUNDRY TUB (65Ø)
SH	SHOWER
WC	WATER CLOSET
FW	FLOOR WASTE
EV	VENT (THROUGH TO ROOF)
IO	INSPECTION OPENING
ORG	O/FLOW RELIEF GULLY
X	EXTERNAL TAP
P	DRAINAGE PIT (450 x 450mm)
DP	DOWNPIPE (90Ø)
	WET AREAS
	CHARGED S/W LINE (100mm PVC)
	STORMWATER LINE (100mm PVC)
	SEWER LINE (100mm PVC)
	WATER LINE

THIS PAGE IS TO BE PRINTED AND READ IN COLOUR.

NOTES:

ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH AS-3500 AND LOCAL PLUMBING CODE AND SHOULD BE CARRIED OUT BY A LICENSED PLUMBER.

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 03-2011-3.1 VERSION 3.1 MRWA VERSION 2.0) AND THE SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES INTERGRATED CODE (WSA 02-2014-3.1 MRWA VERSION 2.0) AND TASWATER'S SUPPLEMENTS TO THESE CODES.

INSTALL INSPECTION OPENINGS AT MAJOR BENDS FOR STORMWATER AND ALL LOW POINTS OF DOWNPIPES.

PROVIDE SURFACE DRAIN TO BACK OF BULK EXCAVATION TO DRAIN LEVELLED PAD PRIOR TO COMMENCING FOOTING EXCAVATION.

SERVICES

THE HEATED WATER SYSTEM MUST BE DESIGNED AND INSTALLED WITH PART B2 OF THE NCC VOLUME THREE- PLUMBING CODE OF AUSTRALIA.

THERMAL INSULATION FOR HEATED WATER PIPING MUST:
A) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT; AND
B) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING ; AND
C) USE THERMAL INSULATION IN ACCORDANCE WITH AS/NZS 4859.1

HEATED WATER PIPING THAT IS NOT WITHIN A CONDITIONED SPACE MUST BE THERMALLY INSULATED AS FOLLOWS:

1. INTERNAL PIPING

a) ALL FLOW AND RETURN INTERNAL PIPING THAT IS-
i)WITHIN AN UNVENTILATED WALL SPACE
ii)WITHIN AN INTERNAL FLOOR BETWEEN STOREYS: OR
iii) BETWEEN CEILING INSULATION AND A CEILING
MUST HAVE A MINIMUM R-VALUE OF 0.2

2.PIPING LOCATED WITHIN A VENTILATED WALL SPACE, AN ENCLOSED BUILDING SUBFLOOR OR A ROOF SPACE

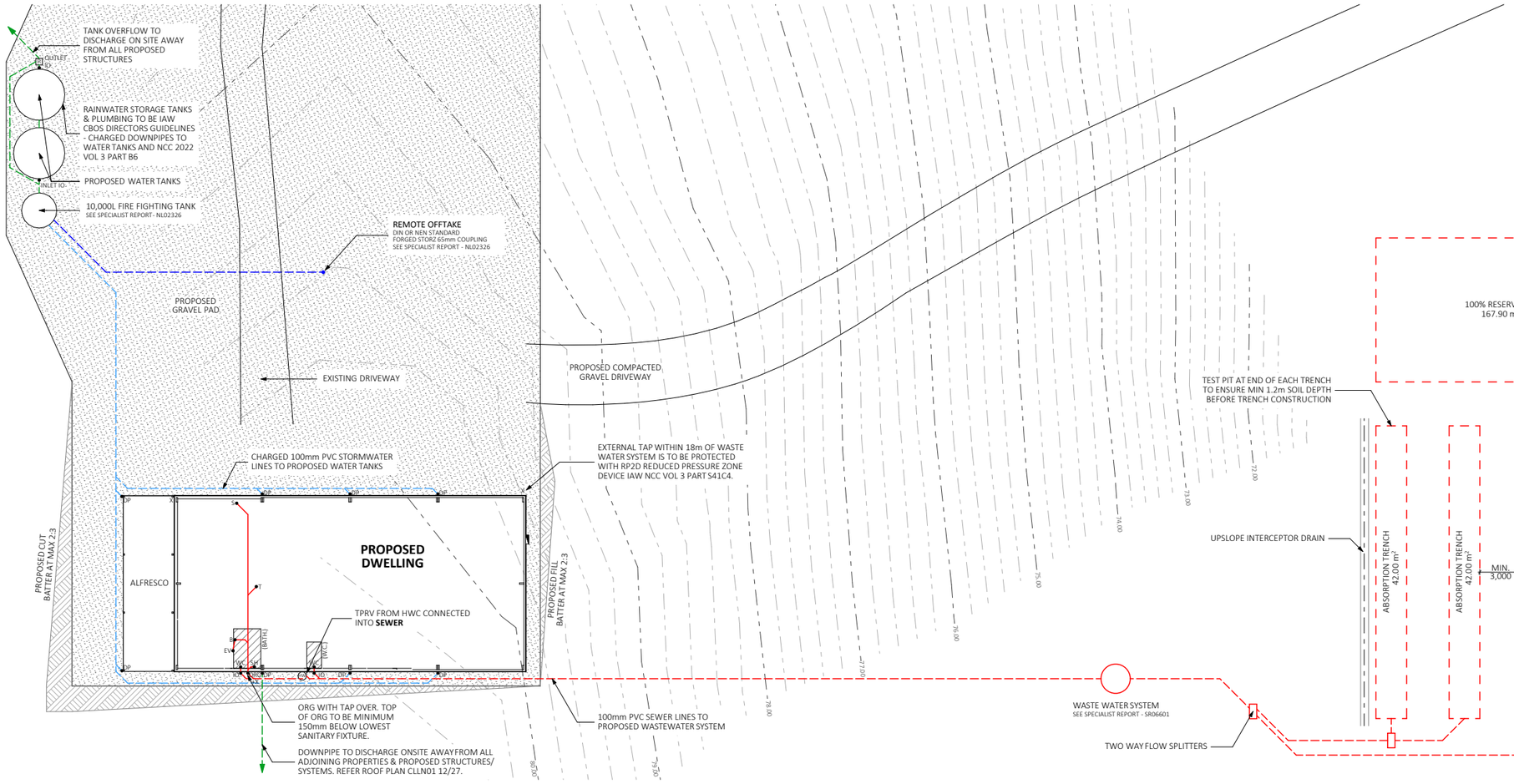
a) ALL FLOW AND RETURN PIPING
b)COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM,
MUST HAVE A MINIMUM R-VALUE OF 0.45

3. PIPING LOCATED OUTSIDE THE BUILDING OR IN AN UNENCLOSED BUILDING SUB FLOOR OR ROOF SPACE

a)ALL FLOW AND RETURN PIPING
b)COLD WATER SUPPLY PIPING AND RELIEF VALVE PIPING WITHIN 500mm OF THE CONNECTION TO CENTRAL WATER HEATING SYSTEM
MUST HAVE A MINIMUM R-VALUE OF 0.6

PIPING WITHIN AN INSULATED TIMBER FRAMED WALL, SUCH AS THAT PASSING THROUGH A WALL STUD, IS CONSIDERED TO COMPLY WITH THE ABOVE INSULATION REQUIREMENTS.

N



0 2.5 5.0 7.5 10.0 12.5m

DESIGN TO LIVE
ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
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W. designtolive.com.au

CLIENT:
AARON & RICHELLE BROOKS

SITE ADDRESS:
152 COLLINS LANE,
SIDMOUTH, 7270.

DRAWING
EXTERNAL SERVICES

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

SIGNATURE: **DATE:**

SIGNATURE: **DATE:**

REV.	DATE	DESCRIPTION
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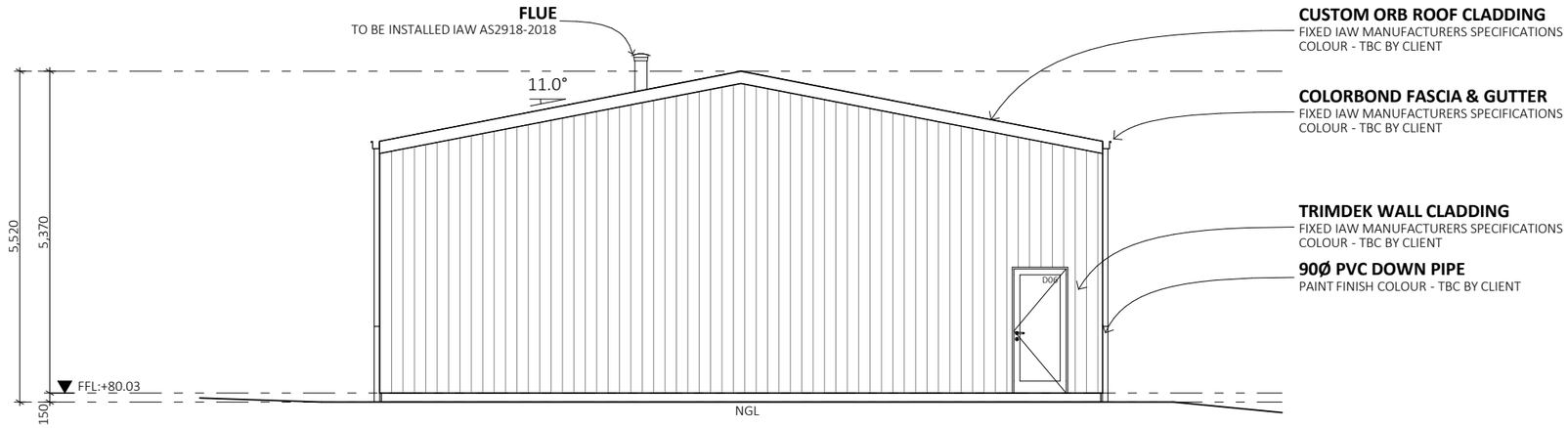
R2	20/04/2026	PLANNING MIR
R3	01/05/2026	PLANNING MIR

DESIGNER	M.L.	**JOB NUMBER**	CLLN01
DRAWN	S.B.	**DRAWING**	**8/10**
CHECKED	M.L.	**SCALE (@A3)**	1:350



NORTH EASTERN ELEVATION

SOUTH WESTERN ELEVATION

0 1 2 3 4 5m

DESIGN TO LIVE
ACC # 371799313
ABN. 71 615 812 747
PH. 6344 7319
E. info@designtolive.com.au
W. designtolive.com.au

CLIENT:
AARON & RICHELLE BROOKS

SITE ADDRESS:
152 COLLINS LANE,
SIDMOUTH, 7270.

DRAWING
ELEVATIONS
NTH-STH

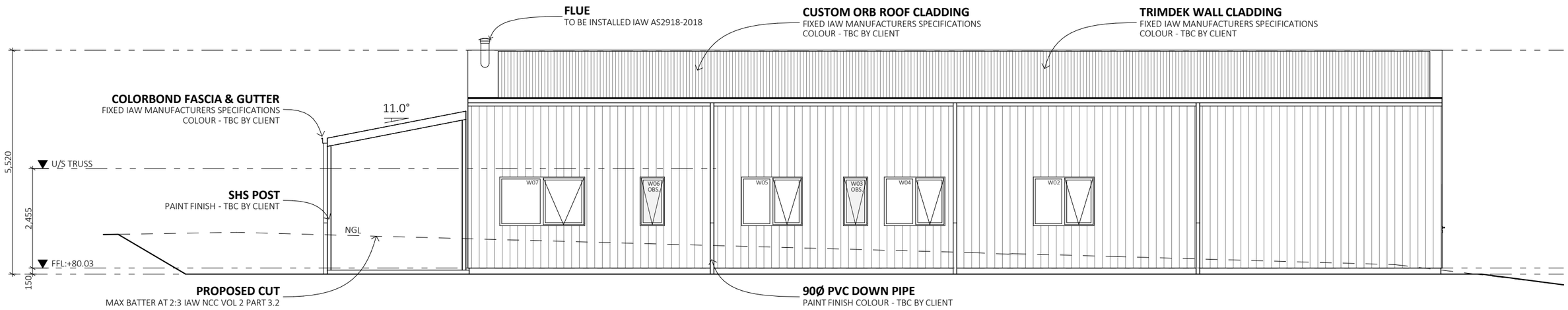
I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

SIGNATURE: **DATE:**

SIGNATURE: **DATE:**

REV.	DATE	DESCRIPTION
R1	12/01/2026	FOR PLANNING
R2	20/04/2026	PLANNING MIR
R3	01/05/2026	PLANNING MIR

DESIGNER	M.L.	**JOB NUMBER**	CLLN01
DRAWN	S.B.	**DRAWING**	**9/10**
CHECKED	M.L.	**SCALE (@A3)**	1:100



SOUTH EASTERN ELEVATION

NORTH WESTERN ELEVATION

0 1 2 3 4 5m

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SIDMOUTH, 7270.

DRAWING
ELEVATIONS
EST-WST

I/WE APPROVE THESE DRAWING TO BE CORRECT PER CONTRACT.

SIGNATURE: **DATE:**

SIGNATURE: **DATE:**

REV.	DATE	DESCRIPTION
R1	12/01/2026	FOR PLANNING
R2	20/04/2026	PLANNING MIR
R3	01/05/2026	PLANNING MIR

DESIGNER	M.L.	**JOB NUMBER**	CLLN01
DRAWN	S.B.	**DRAWING**	**10/10**
CHECKED	M.L.	**SCALE (@A3)**	1:100

BUSHFIRE HAZARD REPORT

Single Dwelling – Class 1a
Collins Lane, Sidmouth

April 2026

Job number: L250722
NL02326

Prepared by: James Stewart
Senior Town Planner / Accredited Bushfire Practitioner
BFP-157

Rev. no	Description	Date
1	FINAL	14/04/2026

Disclaimer

This report deals with the potential bushfire risk only, all other statutory assessments sit outside of this report. This report is not to be used for future or further development on the site, other then what has been specifically provided for in the certified plans attached. Nova Land Consulting Pty Ltd accepts no responsibility to any purchaser, prospective purchaser or mortgagee of the property who in any way rely on this report. This report sets out the owner's requirements and responsibilities and does not guarantee that buildings will survive in the event of a bushfire event. If characteristics of the property change or are altered from those which have been identified, the BAL classification may be different to that which has been identified as part of this report. In this event the report is considered to be void.

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Executive Summary

Application is made for Single dwelling. The property is located at Collins Lane, Sidmouth. The block is mapped as being within a bushfire prone area, as shown on a bushfire prone area overlay under C13.0 of the Bushfire Prone Areas Code under the Tasmanian Planning Scheme – West Tamar. A bushfire event at this site or within the immediate area is likely to impact on buildings at this location and subject development to considerable radiant heat and ember attack.

Access to the site is via a Crown reserve, and then onto Collins Lane which is maintained by the West Tamar Council.

A hazard management plan has been prepared and is provided as an appendix to this report. The hazard management plan sets out the owner's responsibilities to maintain a managed area around the existing building, whilst also assessing access and water supply requirements.

Conclusions and recommendations

a) This site has been assessed as requiring the Single Dwelling to construct to **BAL 12.5** requirements based on AS3959-2018 Construction of Buildings in Bushfire Prone Areas.
b) The proposed Single Dwelling must maintain a Bushfire Hazard Management area as shown on the plan, and follow recommendations as outlined in section 5.8 and section 6.1 of this report. This area is to be maintained in perpetuity.
c) The proposed Single Dwelling must provide compliant property access in accordance with Section 5.6 of this report.
    i. This includes provision of an all-weather accessway, minimum 4m carriageway width with additional clearance of 0.5m either side, and a compliant turning area/hardstand suitable for fire appliances, ensuring all elements are designed and constructed in accordance with the requirements of this section.
    ii. Compliant access must be provided from the end of Collins Lane, through to the static fire fighting water point on CT227862/1.
    iii. Passing bays with dimensions of 2m x 20m are required every 100m from Collins Lane, through to the title boundary for CT227862/1. 2m x 20m passing bays are required every 200m for that portion of the private access track within CT227862/1.
d) The proposed Single Dwelling must provide a dedicated firefighting onsite water supply of 10,000L. Water supply, remote offtake hardstand and signage must be in compliance with section 5.7 of this report, ensuring tank and fittings are compliant with this section of the report.

Signed:

James Stewart
Senior Town Planner / Accredited Bushfire Practitioner
BFP-157

Contents

Part 1 – Bushfire Report

1. Introduction

The following is a summary of the application information:

Property Address	152 Collins Lane, Sidmouth
Certificate of title	CT227862/1
Property ID (PID)	6097456
Existing Use and Development	Residential
Zoning	Rural Zone (20.0)
Effective Planning Scheme	Tasmanian Planning Scheme – West Tamar
Proposed Works	Single Dwelling
Use Class	Residential
BCA Class	Class 1a
Title Size	10ha
Identified on a Bushfire Overlay Map	Yes
Priority Vegetation Overlay Map	Yes
Existing Water Supply	Onsite water supply.
Vehicular Access	Collins Lane & Crown Road Reserve

2. Bushfire Assessment

A bushfire assessment is required to determine the potential impacts a development may experience in a bushfire event and provide advice on how to mitigate and reduce these impacts.

An assessment is required where the subject site is located within a bushfire-prone area, and the nature of the development requires consideration and assessment of any risk.

A bushfire-prone area, is an area where a bushfire event has the potential to occur, based on its proximity and separation to vegetation which may be considered as a threat.

In Tasmania, most local Councils have a planning scheme overlay map that identifies bushfire-prone areas. The assessment will determine a Bushfire Attack Level (BAL) rating for development. The BAL is assessed in accordance with Australian Standard *AS 3959-2018 construction of buildings in bushfire-prone areas.*

Development needs to be constructed in accordance with the assessed BAL rating, whilst recommendations relating to water, access and hazard management areas (HMA) need to be followed and implemented

3. Site Description

The subject property is located at 152 Collins Lane, Sidmouth and comprises an internal allotment with a total area of approximately 10.9 hectares. Access to the site is provided via a Crown road reservation, which connects to the Council-maintained section of Collins Lane.

The site is predominantly vegetated, with the majority of the land covered by established native forest vegetation, primarily consisting of eucalypts and associated understory species. Two relatively clear areas are present within the title, however the balance of the site remains heavily vegetated. Existing vehicle tracks currently transect the site, providing internal access through portions of the land.

In terms of topography, the land generally rises toward the south and south-west, with slopes becoming steeper in these directions. The site has a low point of approximately 58 metres AHD within the northern portion of the title and rises to a high point of approximately 80 metres AHD toward the southern and south-western extents.

An existing dam is located within the north-eastern corner of the property.

Overall, the site is characterised as a large, predominantly forested internal allotment within a rural setting, with established vegetation and varying topography that are relevant considerations in the bushfire hazard assessment.

Figure 1 - Location of subject site (Highlighted).

4. The Proposal

The proposal relates to the development of a single dwelling located centrally within the subject site.

The dwelling is to be established within part of a proposed Colorbond shed structure, which comprises three bays with a concrete floor slab. Along the southern side of the building, the structure will incorporate the residential component, consisting of four bedrooms, together with an open-plan living, dining, and kitchen area. An alfresco area is proposed on the western side of the dwelling.

The building has an overall footprint of approximately 24 metres by 12 metres and is positioned centrally within the allotment, with a minimum boundary setback of approximately 79 metres, providing substantial separation from adjoining land.

Access to the building is provided via an existing compacted gravel driveway, which will require upgrading to achieve compliance with the applicable bushfire access standards, including all-weather construction, width, gradient, and passing bay requirements where necessary.

The proposed development will be serviced by on-site wastewater disposal infrastructure and an on-site water supply, including water storage requirements necessary to satisfy bushfire firefighting provisions.

5. Bushfire Site and BAL Assessment

5.1 Vegetation Analysis

The subject site and surrounding land are characterised by predominantly forest vegetation, which extends for in excess of 100–200 metres in all directions of the dwelling, including to the north, south, east, and west of the building area.

The vegetation is best described as established native eucalypt forest, comprising mature trees with a dense and continuous understory layer. The understory is generally thick and contributes to a substantial fuel load across the site and surrounding land.

Access to the property is provided via an existing Crown road reservation. For approximately the first 300 metres of the access route, the adjoining vegetation is classified as grassland, after which the access corridor becomes surrounded by forest vegetation on both the northern and southern sides.

Overall, the site is located within a heavily vegetated bushland setting, with extensive continuous forest fuels surrounding the proposed development area and along portions of the access route.

Figure 2 – Class building site with 120m vegetation.

5.2 Slope Analysis

The slope under the assessed vegetation is shown below. The dwelling was located on a high point of the block. While the site generally gained in elevation to the north, and fell away to the south, the location of the dwelling was essentially on a ridgeline, and resulted in downslope vegetation on all sides. The slopes were all classified between 0-5° downslope.

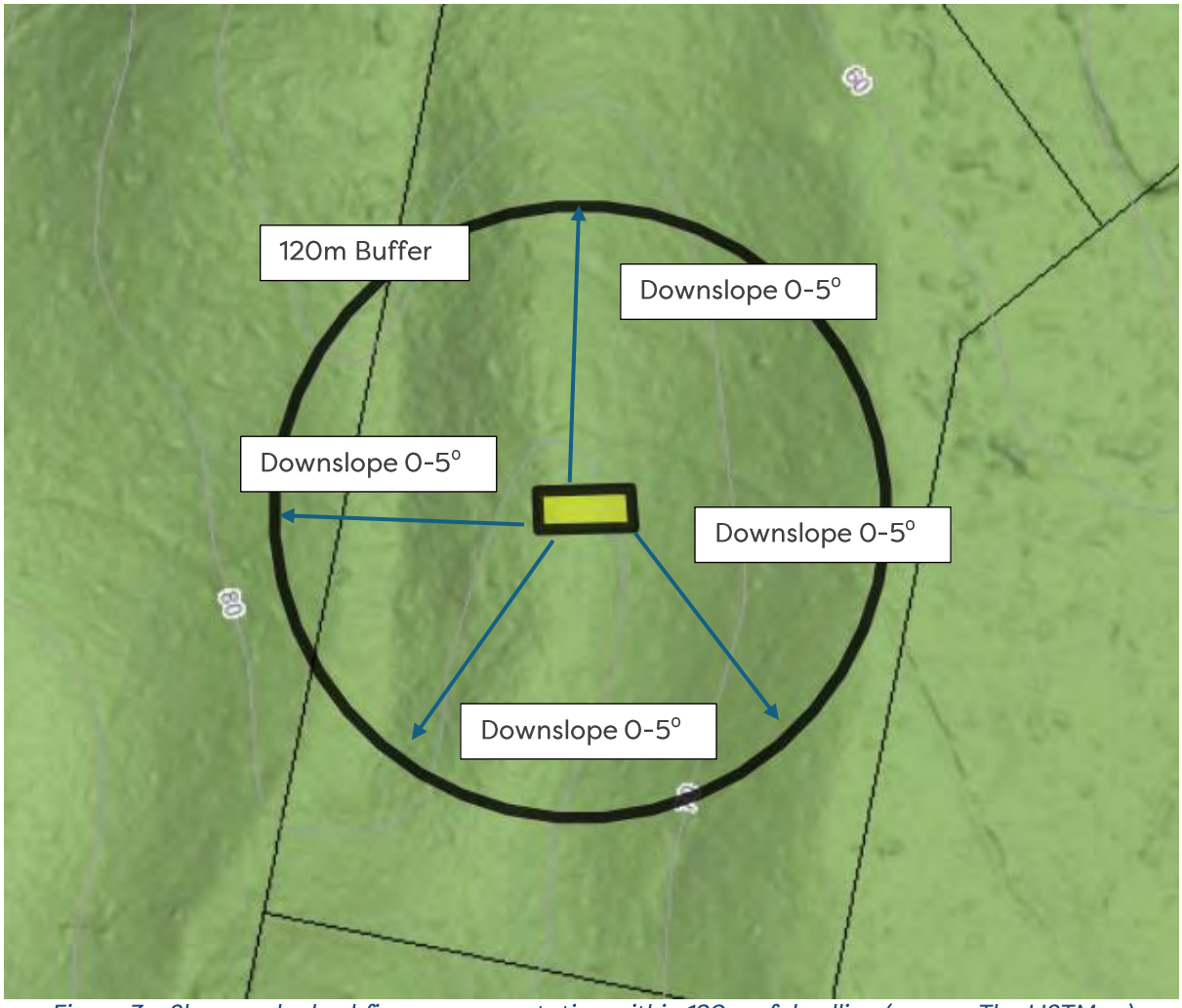

Figure 3 – Slope under bushfire prone vegetation within 120m of dwelling (source: The LISTMap)

5.3 Photos

Figure 4 –Looking north west from dwelling location.

Figure 5 – Looking east from dwelling location.

Figure 6 – Looking south from dwelling location.

Figure 7 – Looking west from dwelling location.

Figure 8 – Proposed dwelling location.

Figure 9 – Access track within Crown Land.

5.5 BAL Assessment

Fire Danger Index (FDI) for Tasmania is 50

Note 1: Refer to Table 2.3 under AS3959:2018 for description and classification of vegetation. Note 2: If there is no classified vegetation within 100m of the site then the BAL is LOW for that part of the site.				
Vegetation classification (See Table 2.3)	North ☒ North-East ☐	South ☒ South-West ☐	East ☒ South-East ☐	West ☒ North-West ☐
Group A Forest	50m-100m+	50m-100m+	50m-100m+	50m-100m+
Group B Woodland				
Group C Shrub-land				
Group D Scrub				
Group E Mallee/Mulga				
Group F Rainforest				
Group G (FDI 50) Grassland Tussock Moorland				
Group H Managed Land	0m-50m	0m-50m	0m-50m	0m-50m
Exclusions (where applicable)	Strikeout relevant paragraph descriptor from clause 2.2.3.2.			

Step 3: Distance of the site from classified vegetation (see clause 2.2.4)

Distance to classified vegetation	Show distanced in metres			
	50m	50m	50m	50m

Step 4: Determine the effective slope of land under the classified vegetation

Effective slope	Upslope			
Slope under the classified vegetation	Upslope/0° ☐	Upslope/0° ☐	Upslope/0° ☐	Upslope/0° ☐
	Downslope			
	>0 to 5° ☒	>0 to 5° ☒	>0 to 5° ☒	>0 to 5° ☒
	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐	>5 to 10° ☐
	>10 to 15° ☐	>10 to 15° ☐	>10 to 15° ☐	>10 to 15° ☐
	>15 to 20° ☐	>15 to 20° ☐	>15 to 20° ☐	>15 to 20° ☐
BAL value for each side of the site providing hazard management areas are achieved	BAL 12.5	BAL 12.5	BAL 12.5	BAL 12.5
ASSESSED BAL LEVEL	The BAL level for the proposed Single Dwelling is **BAL 12.5**			

5.6 Vehicular Access

The following standards are taken from section 2.3.2 of the *Directors Determination – Bushfire Hazard Areas (version 1.2).* All vehicular access from the carriageway to the fire fighting water point must comply with the relevant requirements.

Requirements for Property Access
Property access length is 30 metres of greater; or access is for a fire appliance to a fire fighting water point
The following design and construction requirements apply to property access: a) All-weather construction b) Load capacity of at least 20 tonnes, including for bridges and culverts; c) Minimum carriageway width of 4 metres; d) Minimum vertical clearance of 4metres; e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; f) Cross falls of less than 3^{o} (1:20 or 5%) g) Dips less than 7^{o} (1:8 or 12.5%) entry and exit angle; h) Curves with a minimum inner radius of 10 metres; i) Maximum gradient of 15^{o} (1:3.5 or 28%) for sealed roads, and 10^{o} (1:5.5 or 18%) for unsealed roads; and j) Terminate with a turning area for fire appliances provided by one of the following: i. A turning circle with a minimum outer radius of 10 metres; ii. A property access encircling the building; or iii. A hammerhead "T" or "Y" turning head 4 metres wide and 8 metres long.
Property access length is 200 metres or greater.
The following design and construction requirements apply to property access: a) The requirements for above section; and b) Passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.
Property access length is greater than 30 metres, and access is provided to 3 or more properties
The following design and construction requirements apply to property access: a) The requirements for above section; and b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

Assessment:

Complies. The property access is approximately 1100m in length. A compliant access and turning area can be provided adjacent the water point.

There is an existing access track in place within the Crown Road Reservation. This access track will need to ensure a minimum width of 4m, with 0.5m clear of vegetation on either side. Passing bays are required to be provided every 100m within the Crown Road Reservation. This is due to the fact that the access serves three or more properties.

The portion of track within the title boundaries is only required to provide passing bays every 200m. Subject to the track being upgraded to the above standards, and providing passing bays appropriately, the access provisions are considered compliant with element 'C' of Table 2 of the Directors Determination - Bushfire Hazard Areas version 1.2.

5.7 Water Supply

The following standards are taken from section 2.3.3 of the *Directors Determination – Bushfire Hazard Areas (version 1.2)*. A new building or extension constructed within a bushfire prone area, must be provided with a water supply for fire fighting purposes.

Static Firefighting Water Supply

A. Distance between building area to be protected and water supply

The following requirements apply:

(a) the building to be protected must be located within 90 metres of the firefighting water point of a static water supply; and

(b) the distance must be measured as a hose lay between the firefighting water point and the furthest part of the building.

B. Static Water Supplies

A static water supply:

(a) may have a remotely located offtake connected to the static water supply;

(b) may be a supply for combined use (firefighting and other uses) but the specified minimum quantity of firefighting water must be available at all times;

(c) must be a minimum of 10,000 litres per building including associated Class 10 Building or deck to be protected. This volume of water must not be used for any other purpose, including firefighting sprinkler or spray systems;

(d) must be metal, concrete or lagged by non-combustible materials if above ground; and

(e) if a tank can be located, so it is shielded in all directions in compliance with Section 3.5 of AS 3959, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by:

(i) metal;

(ii) non-combustible material; or

(iii) fibre-cement a minimum of 6 mm thickness.

C. Fittings, pipework and accessories (including stands and tank supports)

Fittings and pipework associated with a firefighting water point for a static water supply must:

(a) have a minimum nominal internal diameter of 50mm;

(b) be fitted with a valve with a minimum nominal internal diameter of 50mm;

(c) be metal or lagged by non-combustible materials if above ground;

(d) if buried, have a minimum depth of 300mm;

(e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to firefighting equipment;

(f) ensure the coupling is accessible and available for connection at all times;

(g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length);

(h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and

(i) where a remote offtake is installed, ensure the offtake is in a position that is:

(i) visible;

(ii) accessible to allow connection by firefighting equipment;

(iii) at a working height of 450mm – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
D. Signage for static water connections
The firefighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must: (a) comply with water tank signage requirements within AS 2304; or (b) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E. Hardstand
A hardstand area for fire appliances must be provided: (a) no more than three metres from the firefighting water point measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than six metres from the building to be protected; (c) with a minimum width of three metres and a minimum length of six metres constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.
F. Additional requirements for Certain Class 9 Buildings
Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43.

Assessment

The Bushfire Hazard Management Plan (BHMP) identifies an indicative location for a static firefighting water supply within the site that is capable of meeting the requirements of the applicable standard.

The nominated location ensures the building to be protected is within 90 metres of the firefighting water point, measured as a hose lay to the furthest part of the building, satisfying the required separation distance.

The BHMP demonstrates that the development can accommodate the minimum 10,000 litre static water supply required for firefighting purposes.

Provision is also made for a dedicated hardstand area adjacent to the firefighting water point, located within the required distance and connected to the property access in a manner that enables access by firefighting appliances.

Based on the indicative layout shown within the BHMP, the static firefighting water supply, associated fittings, signage, and hardstand area can be provided in accordance with the requirements of this table, and the proposal is therefore considered capable of achieving compliance with the relevant static water supply provisions.

A remote offtake is proposed, which is required to comply with the above standards.

5.8 Requirements for Hazard Management

The following standards are taken from section 2.3.4 of the *Directors Determination – Bushfire Hazard Areas (version 1.2)*. A new building must provide an appropriate hazard management area.

Requirements for Hazard Management Area
A. New buildings on lots provided with a BAL at the time of subdivision.

A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL-19, except where a higher BAL was approved as part of the subdivision bushfire hazard management plan; and (b) have a HMA established in accordance with a certified bushfire hazard management plan
B. New buildings on lots not provided with a BAL at the time of subdivision.
A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL-29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
C. Alterations or additions to buildings.
An alteration or addition to a building must: (a) be located on the lot so as to be provided with a HMA which: (i) has the separation distances required for the BAL assessed for the construction of the existing building; or (ii) in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL-29; and (iii) have a HMA established in accordance with a certified bushfire hazard management plan.
D. New buildings and additions and alterations to buildings classified as an accommodation building Class 1b, Class 2, or Class 3, other than communal residence for persons with a disability, a respite centre or a residential aged care facility or similar
A new building or an alteration or addition must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL-12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.

Assessment

The HMA must be established and maintained in accordance with a certified Bushfire Hazard Management Plan (BHMP) and the *Director's Determination – Bushfire Hazard Areas (v1.2).* Vegetation within this area is to be modified and maintained to:

- Reduce windborne sparks and embers reaching the building;
- Reduce radiant heat at the building; and
- Halt or slow direct flame attack.

The HMA will also provide access for firefighting purposes and must be kept in a minimal fuel condition, free from other hazards that could contribute to bushfire spread.

Requirements for Establishing and Maintaining the HMA

Fuel Management

The property owner must maintain the HMA in accordance with the certified BHMP. This includes:

- Keeping grass to a maximum height of 100 mm and fuel loads below 2 t/ha.
- Ensuring trees and undergrowth are cleared from the immediate vicinity of the building.
- Removing all undergrowth and understorey vegetation (up to 2 m) within the BHMA.
- Using only non-combustible materials (e.g., stone, pebbles) for pathways within 1 m of the building.
- Limiting total shrub cover to no more than 20% of the HMA.
- Maintaining a clear space from the dwelling of at least four times the mature height of any shrubs planted.
- Avoiding planting shrubs in clumps to prevent debris build-up.

Landscaping Guidelines

- Select non-flammable ground covers or succulent-style plants for pathways and landscaped areas. Avoid vegetation that produces fine, easily ignitable fuel, excessive debris, long bark strips, fibrous bark, or overhanging canopies.
- Do not use timber woodchips or other flammable mulches.
- Avoid brush and timber fencing where possible.
- Locate woodpiles, sheds, and other combustible items upslope and well clear of the building.

The HMA is required to be established prior to use of the structure. Once the HMA is implemented, this will ensure compliance with this provision.

5.9 Construction Standards

Section 2.3.1 of the *Director's Determination - Bushfire Hazard Areas (version 1.2)* determines that building work within a Bushfire Prone Area must be designed and constructed in accordance with Australian Standard 3959:2018 and as determined by an appropriate Bushfire Attack Level (BAL) for the site.

BAL 12.5 focuses on protecting the building from ember attack and radiant heat levels exceeding the BAL LOW threshold. The proposed development must comply with the construction requirements for a BAL 12.5 rating in accordance with section 3 & 5 of *Australian Standard 3959:2018*. In accordance with Section 3.4 of Australian Standard 3959:2018, construction to a higher BAL level is also permitted.

6. Bushfire Protection Measures

6.1 Hazard Management Areas

As outlined in section 2.3.4 of the *Directors Determination – Bushfire Hazard Areas (version 1.2)*, a Bushfire Hazard Management Area will be managed in accordance with the provided plan. Existing vegetation needs to be strategically modified and then maintained within this area in accordance with the Bushfire Hazard Management Plan to achieve the following outcomes:

- to reduce the quantity of windborne sparks and embers reaching buildings;
- to reduce radiant heat at the building; and
- to halt or check direct flame attack.

The Bushfire Hazard Management Area (BHMA) will be developed up to property boundaries to provide access to a fire front for firefighting. The area must be maintained in a minimal fuel condition, and must ensure no other hazards are present that will significantly contribute to the spread of a bushfire.
The BHMA will be achieved by adoption of the following strategies:

Maintenance of Fuel Management Areas

It is the responsibility of the property owner to maintain and manage the landscaping in accordance with the Bushfire Hazard Management Plan.

This area is to be regularly managed and maintained. Landscaping in this area will be minimised as follows:

- Grass maintained to a maximum height of 100mm, with fuel loads kept to less than 2 tonnes per hectare which will be maintained at this level.
- Trees and any undergrowth will be clear of the structure on all sides.
- All undergrowth and understorey of trees (up to 2m) will be removed within the bushfire hazard management area.
- Pathways to 1 metre surrounding the structure, and landscaping material, will be non-combustible (stone, pebbles etc.).
- The total shrub cover will be a maximum of 20% of the available area.
- There will be a clear space from the structure of at least four (4) times the mature height of any shrubs planted.
- Shrubs will not be planted in clumps, this is to avoid build-up of debris and dead vegetation materials.

Landscaping

- vegetation along the pathways to comprise non-flammable style succulent ground cover or plants (avoid plants that produce fine fuel which is easily ignited, plants that produce a lot of
  debris, trees and shrubs which retain dead material in branches or which shed long strips of bark, rough fibrous bark or drop large quantities of leaves in the spring and summer, vines on walls or tree canopies which overhang roofs)
- timber woodchip and flammable mulches cannot be used and brush and timber fencing should be avoided where possible
- woodpiles, garden sheds and other combustible materials should be located upslope and well away from the house

7. Conclusions and Recommendations

This report has been prepared to inform the owner and relevant building service providers of the bushfire protection requirements applicable to the proposed development on the subject site. The land is located within a bushfire-prone area and is therefore subject to the provisions of *AS3959:2018 – Construction of Buildings in Bushfire-Prone Areas* and the *Director's Determination – Bushfire Hazard Areas (v1.2).*

The attached Bushfire Hazard Management Plan (BHMP) outlines the measures required to mitigate bushfire risk and achieve compliance with the *Director's Determination – Bushfire Hazard Areas (v1.2)* and *AS3959:2018.* These measures provide a structured approach to reducing the potential impacts of bushfire on life and property. While they cannot guarantee survival of the development during a bushfire event, they are designed to give the development the best possible chance of withstanding bushfire conditions when correctly implemented.

The following requirements detailed in this report must be adhered to and maintained in perpetuity to ensure ongoing protection of life and property, including:

a) This site has been assessed as requiring the Single Dwelling to construct to **BAL 12.5** requirements based on AS3959-2018 Construction of Buildings in Bushfire Prone Areas.
b) The proposed Single Dwelling must maintain a Bushfire Hazard Management area as shown on the plan, and follow recommendations as outlined in section 5.8 and section 6.1 of this report. This area is to be maintained in perpetuity.
c) The proposed Single Dwelling must provide compliant property access in accordance with Section 5.6 of this report.
    i. This includes provision of an all-weather accessway, minimum 4m carriageway width with additional clearance of 0.5m either side, and a compliant turning area/hardstand suitable for fire appliances, ensuring all elements are designed and constructed in accordance with the requirements of this section.
    ii. Compliant access must be provided from the end of Collins Lane, through to the static fire fighting water point on CT227862/1.
    iii. Passing bays with dimensions of 2m x 20m are required every 100m from Collins Lane, through to the title boundary for CT227862/1. 2m x 20m passing bays are required every 200m for that portion of the private access track within CT227862/1.
d) The proposed Single Dwelling must provide a dedicated firefighting onsite water supply of 10,000L. Water supply, remote offtake hardstand and signage must be in compliance with section 5.7 of this report, ensuring tank and fittings are compliant with this section of the report.

Beyond these mandatory requirements, the landowner is strongly encouraged to prepare and maintain a ***Bushfire Survival Plan***, and to familiarise themselves with their ***Community Protection Plan*** and ***Nearby Safer Place*** as advised by the Tasmanian Fire Service.
A **properly prepared and maintained property is far more likely to survive a bushfire** than one that is not. The measures outlined in this report represent the minimum standard of preparedness expected under the current regulations and must be implemented without exception.

Part 2 – Bushfire Hazard Management Plan

Annexure 1 – Proposed Dwelling Plans

Annexure 2 – Form 55

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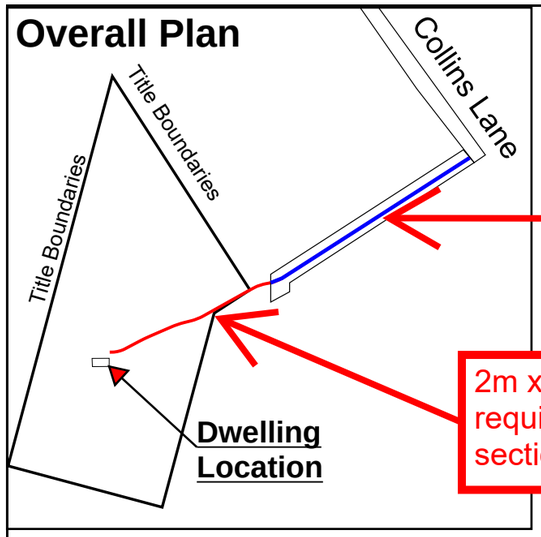
Hobart
Rear studio, 132 Davey Street
Hobart 7000
p (03) 6227 7968

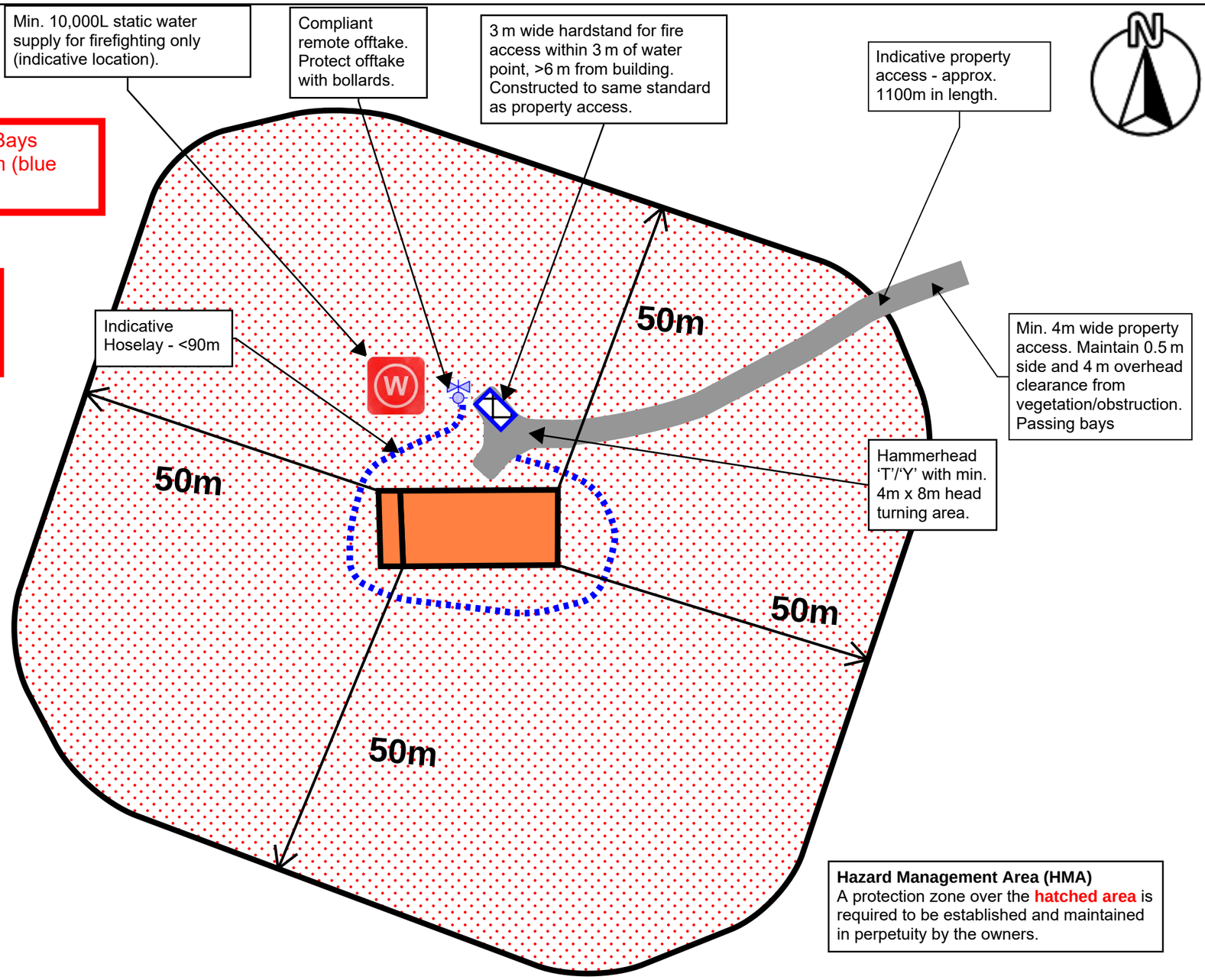
Overall Plan



2m x 20m Passing Bays required every 100m (blue section)

2m x 20m Passing Bays required every 200m (red section)

Bushfire Hazard Management Plan



<90m Hose Lay

BAL 12.5 Hazard Management Area

Compliant Property Access

Hardstand 3m x 6m

Proposed Dwelling & Alresco

Remote Off Take

Static Water Supply - 10,000L Tank

Hazard Management Area (HMA)
A protection zone over the **hatched area** is required to be established and maintained in perpetuity by the owners.

BAL 12.5

Bushfire Assessment Based on Stamped Plans
James Stewart – BFP 157. Scope of Work: 1, 2, 3B, 3C
NOVA LAND CONSULTING

NOVA LAND CONSULTING
156 George Street,
Launceston 7250
132 Davey Street,
Hobart 7000

Phone (03) 6709 8116
Email: info@novaland.com.au

Bushfire Hazard Management Plan
Residential Single Dwelling - Class 1a
Collins Lane, Sidmouth
CT: CT227862/1
PID: 6098456

Certificate Number NL02326	Job Number L250722
Notes: - This BHMP should be read in conjunction with the report undertaken by Nova Land Consulting in relation to this development.	Drawn Scale Date 14-Apr-26 Edition Sheet

GENERAL NOTES

- Plan to be read in conjunction with Bushfire Hazard Report By Nova Land Consulting – Single Dwelling – Collins Lane, Sidmouth, Ref No. L250722, Version 1, Dated 14/04/2026.

- Site is currently vacant.

- Proposal is for a Residential Class 1a Single Dwelling.

- Ensure that all relevant consultants and contractors are provided with a full copy of this plan and supporting report.

1. Building Design and Construction

- Specified separation distances shown on this plan provide for a BAL-12.5 solution.

- Habitable building and associated outbuildings must be designed and constructed to comply with AS3959:2018 section 3 for General Requirements and Section 5 for BAL-12.5 Requirements.

- Higher levels of construction are acceptable.

2. Property Access

- Construct all weather property access with 4m wide carriageway from the public road to the hardstand located within <3m of the water connection point.

- Load capacity greater than 20 tonnes (inc. bridges and culverts). Cross fall less than 3°, dips less than 7°, curves min.10m inner radius. 10° max. Gradient for unsealed roads and 15° max. Gradient for sealed roads.

- Terminate in a turning circle with a 10m min. Outer radius or alternatively in a hammerhead 't' or 'y' turning area for fire appliances with turing heads 4m wide x 8m long.

- Keep clear of vegetation and other obstructions 0.5m either side of the and 4m above carriageway.

- 2m x 20m Passing Bays must be provided every 100m within the Crown Road Reserve, and every 200m within the subject site.

3. Static Water Supply For Firefighting

- Install a metal or concrete firefighting water tank with a minimum of 10,000 litres of stored water dedicated solely to firefighting purposes. The tank must be fitted with a compliant Storz water connection point located within 90 metres of the furthest element of the habitable building, measured as a hoselay, and accessible within 3 metres of a constructed hardstand. Remote offtakes connected to the static water supply are permitted. Refer to the bushfire report for details of compliant fittings.

- The firefighting water point must be identified with permanently fixed signage compliant with Tasmania Fire Service (TFS) guidelines. Keep the area immediately above and around the connection point free of vegetation.

- Construct hardstand area for fire appliance access to the firefighting water point. Minimum 3m wide, constructed to the same standard as the property access and located <3m from the firefighting water point and >6m from the building to be protected.

- Where a remote off take is installed, ensure the off take is in a position that is visible, accessible to allow connection by fire fighting equipment, at a working height of 4500-600mm above ground level; and protected from possible damage, including damage by vehicles

4. Hazard Management Area (HMA)

Please note: The bushfire hazard management area is to be regularly maintained by the owners or occupiers. Within the Bushfire HMA, the following is required to ensure a minimal fuel condition is achieved for the development and is required to be maintained in perpetuity.

Lawn, Ground Cover & Garden Maintenance

- Maintain lawn and grassed areas to a height of less than 100 mm.
- Use non-combustible landscaping materials (e.g. stone, pebbles) within 1 metre of the dwelling and along paths.
- Pine bark, timber woodchip and other flammable mulches must not be used.
- Vegetation along paths to consist of low-flammability, non-combustible ground cover or succulents; avoid fine fuel or debris-producing species.

Shrub & Planting Management

- Total shrub cover limited to no more than 20% of the available area.
- Maintain a clear space from the dwelling equal to four times the mature height of any shrub planted.
- Avoid clumping of shrubs to prevent build-up of debris.
- Low-flammability plants are acceptable in the Hazard Management Area (HMA), including ornamental and vegetable gardens, ground covers, and maintained lawns.
- Do not plant adjacent to walls, decks, or beneath glazed elements.

Tree & Understorey Management

- Remove all undergrowth and understorey vegetation (up to 2 m high) within the HMA.
- Prune trees to remove low-hanging branches and maintain horizontal canopy separation.
- Maintain trees and undergrowth clear of the dwelling on all sides.
- Selectively position trees and shrubs in discontinuous rows or clumps to reduce fuel continuity.

Fuel Load Reduction & Debris Management

- Regularly remove ground fuels, including fallen branches, sticks, leaves.
- Clear accumulated debris from roof gutters.
- Maintain the entire HMA in a minimal fuel condition in perpetuity, ensuring vegetation and hazards do not significantly contribute to bushfire attack.

Combustible Materials & Structures

- Avoid use of brush and timber fencing where possible.
- Store firewood, garden sheds, and other combustible materials upslope and away from the dwelling to reduce bushfire exposure.

Bushfire Assessment Based on Stamped Plans
James Stewart – BFP 157. Scope of Work: 1, 2, 3B, 3C
NOVA LAND CONSULTING

BAL 12.5

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Bushfire Hazard Management Plan
Residential Single Dwelling - Class 1a
Collins Lane, Sidmouth
CT: CT227862/1
PID: 6098456

Certificate Number
NL02326

Notes:
- This BHMP should be read in conjunction with the report undertaken by Nova Land Consulting in relation to this development.

Job Number	L250722
Drawn	
Scale	
Date	14-Apr-26
Edition	
Sheet	

Environmental Consulting Options Tasmania

NATURAL VALUES ASSESSMENT OF COLLINS LANE (PID 6097456; C.T. 227862/1; LPI KLH55), SIDMOUTH, TASMANIA

Environmental Consulting Options Tasmania (ECO*tas*) for Aaron & Richelle Brooks

23 October 2025

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CITATION

This report can be cited as:

Natural Values Assessment of Collins Lane (PID 6097456; C.T. 227862/1; LPI KLH55), Sidmouth, Tasmania. Report by Environmental Consulting Options Tasmania (ECO*tas*) for Aaron & Richelle Brooks, 23 October 2025.

AUTHORSHIP

Field assessment: Brian French

Report production: Mark Wapstra & Brian French

Habitat and vegetation mapping: Brian French

Base data for mapping: LISTmap

Digital and aerial photography: Brian French, LISTmap, ESRI World Imagery

ACKNOWLEDGEMENTS

Aaron Brooks (owner) facilitated access and provided a history of the title.

QUALIFICATIONS

Except where otherwise stated, the opinions and interpretations of legislation and policy expressed in this report are made by the authors and do not necessarily reflect those of the relevant agency. The client should confirm management prescriptions with the relevant agency before acting on the content of this report. This report and associated documents do not constitute legal advice.

Note that any reference to the Department of Primary Industries, Parks, Water & Environment (DPIPWE) now refers to the Department of Natural Resources and Environment Tasmania.

COVER ILLUSTRATION

Nodding greenhood (*Pterostylis nutans*), a common orchid species on the title.

Please note: the blank pages in this document are deliberate to facilitate double-sided printing.

CONTENTS

SUMMARY

General

Aaron & Richelle Brooks (owners) engaged Environmental Consulting Options Tasmania (ECO*tas*) to undertake a natural values assessment of Collins Lane (PID 6097456; C.T. 227862/1; LPI KLH55), Sidmouth, Tasmania, primarily to ensure that the requirements of the identified natural values are appropriately considered for the proposed subdivision under local, State and Commonwealth government approval protocols.

Site assessment

A natural values assessment of the study area was undertaken by Brian French (ECO*tas*) on 3 Oct. 2025.

Summary of key findings

Threatened flora

- No plant species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) were detected, or are known from database information, from the study area.
- One plant species listed as threatened [rare] on the Tasmanian *Threatened Species Protection Act 1995* (TSPA) was recorded as a consequence of the field assessment from the study area, as follows:
  - *Acacia ulicifolia* (juniper wattle).
- The presence of a threatened flora species from the title means that part of the site can be interpreted as "priority vegetation" (in relation to this value) pursuant to C7.3.1(b) of the *State Planning Provisions.*

Threatened fauna

- No fauna species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) were detected, or are known from database information, from the study area.
- The study area supports potential habitat (to some extent) of several species including:
  - *Sarcophilus harrisii* (Tasmanian devil);
  - *Dasyurus maculatus* subsp*. maculatus* (spotted-tailed quoll);
  - *Dasyurus viverrinus* (eastern quoll);
  - *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot);
  - *Accipiter* [syn. *Tachyspiza*] *novaehollandiae* (grey goshawk);
  - *Neophema chrysogaster* (blue-winged parrot);
  - *Tyto novaehollandiae* subsp. *castanops* (Tasmanian masked owl); and
  - *Aquila audax* subsp. *fleayi* (Tasmanian wedge-tailed eagle).

- The parts of the title proposed for eventual occupation do not support "significant habitat for a threatened fauna species", at any reasonable scale or interpretation of the concept, such that these should not be construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(c) of the *State Planning Provisions*.

Vegetation types

- The study area supports the following TASVEG mapping units:
  - *Eucalyptus amygdalina* coastal forest and woodland (TASVEG code: DAC);
  - *Eucalyptus obliqua* dry forest (TASVEG code: DOB);
  - *Eucalyptus ovata* forest and woodland (TASVEG code: DOV);
  - regenerating cleared land (TASVEG code: FRG);
  - extra-urban miscellaneous (TASVEG code: FUM); and
  - water, sea.
- Occurrences of *Eucalyptus ovata* forest and woodland (TASVEG code: DOV) equate to native vegetation community (with the same name) listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- Occurrences of *Eucalyptus ovata* forest and woodland (TASVEG code: DOV) can equate to Tasmanian Forests and Woodlands dominated by Black Gum or Brookers Gum (*Eucalyptus ovata / Eucalyptus brookeriana*), which is a threatened ecological community listed on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, where certain condition thresholds are met (the patch meets the criteria).
- Occurrences of DAC, & DOB do not equate to native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002* or to threatened ecological communities listed on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.
- The presence of "native vegetation...[that]...forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*" means that some parts of the site can be reasonably construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(a) of the *State Planning Provisions*.

Weeds

- No plant species classified as declared weeds within the meaning of the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*) were detected from the study area.

Plant disease

- No evidence of *Phytophthora cinnamomi* (PC, rootrot) was recorded within the study area.
- No evidence of myrtle wilt was recorded within the study area.
- No evidence of myrtle rust was recorded within the study area.

Animal disease (chytrid)

- The study area does support some habitats conducive to frog chytrid disease.

Recommendations

The recommendations provided below are a summary of those provided in relation to each of the natural values described in the main report. The main text of the report provides the relevant context for the recommendations.

Vegetation types

In general terms, minimising the extent of "clearance and conversion" and/or "disturbance" to native vegetation is recommended, within the context of a future residential dwelling being an acceptable use and acknowledging this will include access, establishment of a hazard management area (and associated elements) and in the longer-term possibly infrastructure such as boundary fences.

It is noted that the location of building site (to satisfy minimum BAL-19 hazard management requirements) and associated access have been positioned to effectively avoid the higher priority native vegetation community (specifically the area mapped as *Eucalyptus ovata* forest and woodland along Salisbury Creek/northeastern boundary). Recommendations are made to avoid further disturbance to the mapped area of *Eucalyptus ovata* forest and woodland (DOV).

Threatened flora

The located site of the threatened flora species *Acacia ulicifolia* (juniper wattle) has been marked (flagging tape). The plant's location is outside the proposal area such that no special management should be required if this site is avoided.

Threatened fauna

Apart from the generic recommendation to minimise the extent of "clearance and conversion" and/or "disturbance" to native vegetation (with acknowledged constraints), the following is also recommended (see also notes on fencing under Vegetation types):

- avoid, wherever practical, removal of hollow-bearing trees.

Weed and disease management

Longer-term special management (e.g. a complex weed management plan) is not considered warranted because eventual owner occupation is considered the most appropriate (and realistic) means of achieving control of any declared species (should they be detected and become established), where vigilance and immediate control are practical.

Legislative and policy implications

A permit under Section 51 of the Tasmanian *Threatened Species Protection Act 1995* (TSPA) should not be required as IF the site of *Acacia ulicifolia* is avoided.

A formal referral to the relevant Commonwealth agency under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) is not considered required.

Development will require a planning permit pursuant to the provisions of the applicable planning scheme but P1.1 & P1.2 of C7.6.2 of the Natural Assets Code of the *Tasmanian Planning Scheme – West Tamar* are considered satisfied (but see recommendations above).

INTRODUCTION

Purpose

Aaron & Richelle Brooks (owners) engaged Environmental Consulting Options Tasmania (ECO*tas*) to undertake a natural values assessment of Collins Lane (PID 6097456; C.T. 227862/1; LPI KLH55), Sidmouth, Tasmania, primarily to ensure that the requirements of the identified natural values are appropriately considered for the proposed subdivision under local, State and Commonwealth government approval protocols.

Scope

This report relates to:

- flora and fauna species of conservation significance, including a discussion of listed threatened species (under the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*) potentially present, and other species of conservation significance/interest;
- vegetation types (forest and non-forest, native and exotic) present, including a discussion of the distribution, condition, extent, composition and conservation significance of each community;
- plant and animal disease management issues;
- weed management issues; and
- a discussion of some of the policy and legislative implications of the identified natural values.

This report follows the government-produced *Guidelines for Natural Values Surveys – Terrestrial Development Proposals* (DPIPWE 2015, updated by NRE Tas 2023) in anticipation that the report (or extracts of it) may be required as part of various approval processes.

The report format should also be applicable to other assessment protocols as required by the relevant Commonwealth agency (for any referral/approval that may be required under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*), which is unlikely to be required in this case.

More specifically, this assessment and report have been prepared to address specific provisions of the *Tasmanian Planning Scheme – West Tamar Local Provisions Schedule*, with particular reference to the provisions of the Natural Assets Code.

Limitations

The natural values assessment was undertaken on 3 Oct. 2025. Many plant species have ephemeral or seasonal growth or flowering habits, or patchy distributions (at varying scales), and it is possible that some species were not recorded for this reason. However, every effort was made to sample the range of habitats present in the survey area to maximise the opportunity of recording most species present (particularly those of conservation significance). Late spring and into summer are usually regarded as the most suitable period to undertake most botanical assessments. While some species have more restricted flowering periods, a discussion of the potential for the site to support these is presented. This said, the survey was deliberately timed to be within the growth period of

target species such as *Brunonia australis* (blue pincushion), by reference to its presence at sites in the greater Launceston area (B. French pers. obs.).

The survey was also limited to vascular species: species of mosses, lichens and liverworts were not recorded. However, a consideration is made of threatened species (vascular and non-vascular) likely to be present (based on habitat information and database records) and reasons presented for their apparent absence.

Surveys for threatened fauna were largely limited to an examination of "potential habitat" (i.e. comparison of on-site habitat features to habitat descriptions for threatened fauna), and detection of tracks, scats and other signs, except as indicated in FINDINGS *Threatened fauna*.

Permit

Any plant material was collected under DNRET permit TFL 24238 (under the names of Mark Wapstra & Brian French) Relevant data will be entered into DNRET's *Natural Values Atlas* database by the authors (point location of *Acacia ulicifolia*). Some plant material may be lodged at the Tasmanian Herbarium by the authors.

No vertebrate or invertebrate material was collected. A permit is not required to undertake the type of habitat-level assessment described herein.

STUDY AREA

Land use proposal

The proposal is for a single dwelling, outbuilding (shed) and associated bushfire hazard management zone (Figure 4). As part of the assessment process, an indicative layout was provided – this was used to guide targeted assessments of these sites but the whole title was assessed for context.

Overview – cadastral details

The study area comprises of a single title at Collins Lane, Sidmouth (Figures 1-3), with the following cadastral details:

- PID: 6097456;
- C.T.: 227862/1; and
- LPI: KLH55.

[computed area: 108,996.419 m^2; i.e. ca. 10.98 ha]

Current land tenure and other categorisations of the study area are as follows:

- private freehold title; and
- West Tamar municipality, zoned as Rural pursuant to the *Tasmanian Planning Scheme – West Tamar Local Provisions Schedule* (Figure 5), and wholly subject to the Priority Vegetation Area overlay with the Waterway and Coastal Protection Area overlay present along Salisbury Creek in the east and the drainage feature along the western boundary

(Figure 6) – other overlays are present but are not subject to assessment under the present report.

The subject title is bound by private freehold titles on the northern, eastern and southern boundaries and Sustainable Timber Tasmania (STT) managed State forest (Crown land) along the western boundary. The title and surrounds consist entirely of native forest with no boundary fences present. The boundary is currently defined by recent clearing with pegs and tape indicating approximate position.

Other site features

The title is dominantly dry *Eucalyptus* native forest (Plates 1 & 2). The title is accessed directly off Collins Lane with a formed gravel road present to the proposal area (Plate 3). The proposal site consists of a historically cleared area that has been presumably used for camping with a caravan and materials present (Plates 4 & 5). Historical disturbance was noted with tracks and firewood collecting and a dam present (Plates 6 & 7).

Topographically, the title is characterised by a broad north-south ridge with an ephemeral drainage line along the western boundary and Salisbury Creek and associated floodplain in the east. The title has a generally northerly aspect with altitude varying from between ca. 60 m a.s.l. associated with Salisbury Creek to ca. 85 m a.s.l. on the broad ridge in the south.

LISTmap's Fire History layer indicates that the south of the subject title was subject to an accidental bushfire event in March 2006 (Salisbury Hill Road, incident number: 120417, 41 ha). No other recorded fire events are noted within or surrounding the title area. Fire scars were noted in the south of the title associated with this event.

The geology of the study area is mapped entirely at a 1:250,000 scale (Figure 7) as Ordovician period "shallow marine sandstone- mudstone +/- conglomerate +/- limestone sequences, typically grey, trace fossils and tubicular burrows in places. Ordovician fossils in places. Includes Moina Sandstone, Pioneer beds, Butler Island Formation" (geocode: Os) and Quaternary-period "sand gravel and mud of alluvial, lacustrine and littoral origin" (geocode: Qh). The geology is mentioned because it has a strong influence on the classification of vegetation and the potential occurrence of threatened flora (and to a lesser extent, threatened fauna). The geology was confirmed informally by reference to the upper soil horizon exposed at several locations.

Plates 1 & 2. Dry *Eucalyptus* forest dominates the title

Plate 3. Title access in east directly off Collins Lane (right) with boundary clearing in centre and gravel access road to the left

Plates 4 & 5. Existing cleared area in vicinity of proposal area with existing temporary infrastructure

Plates 6 & 7. Constructed dam in east of title

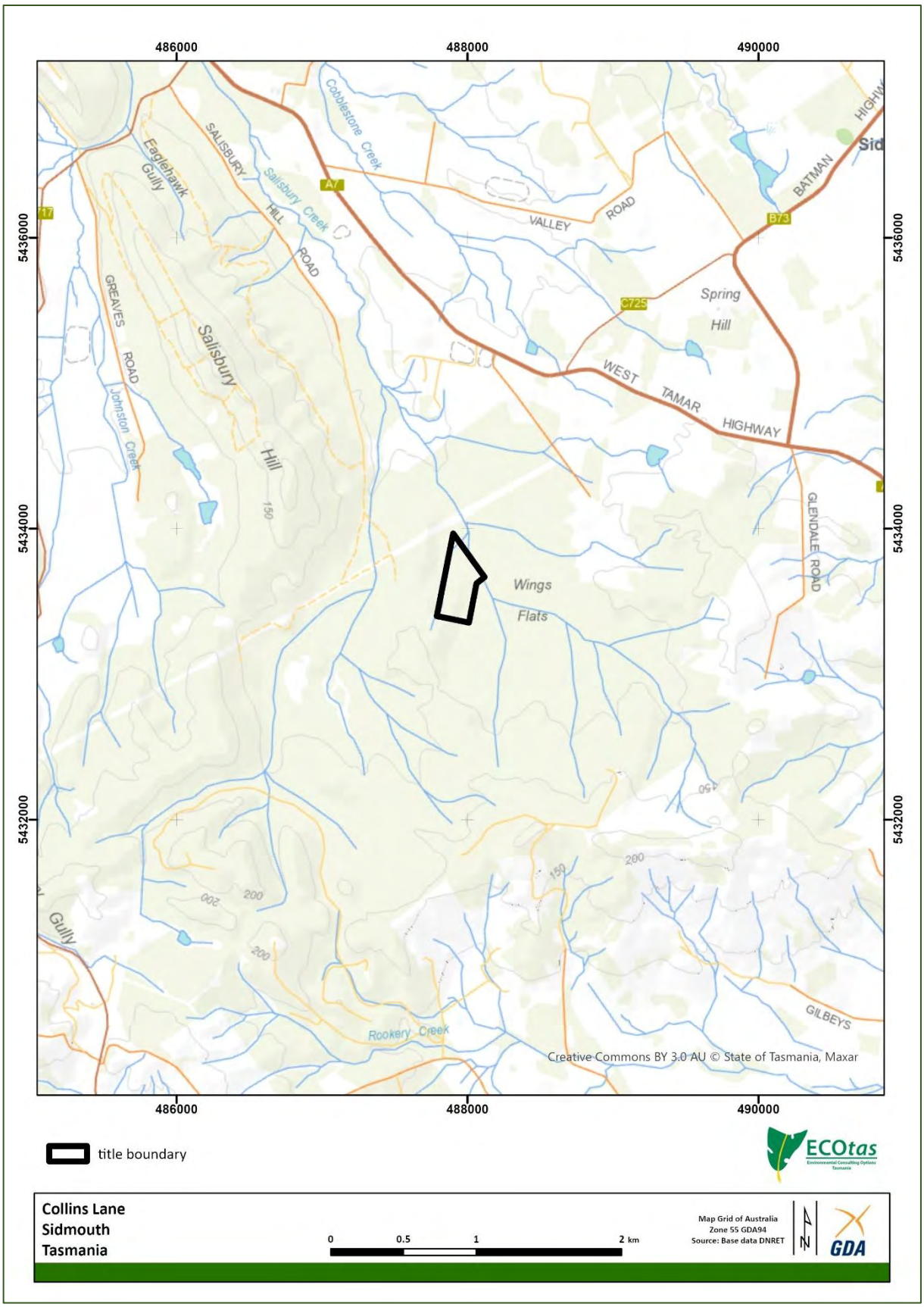

Figure 1. General location of study area

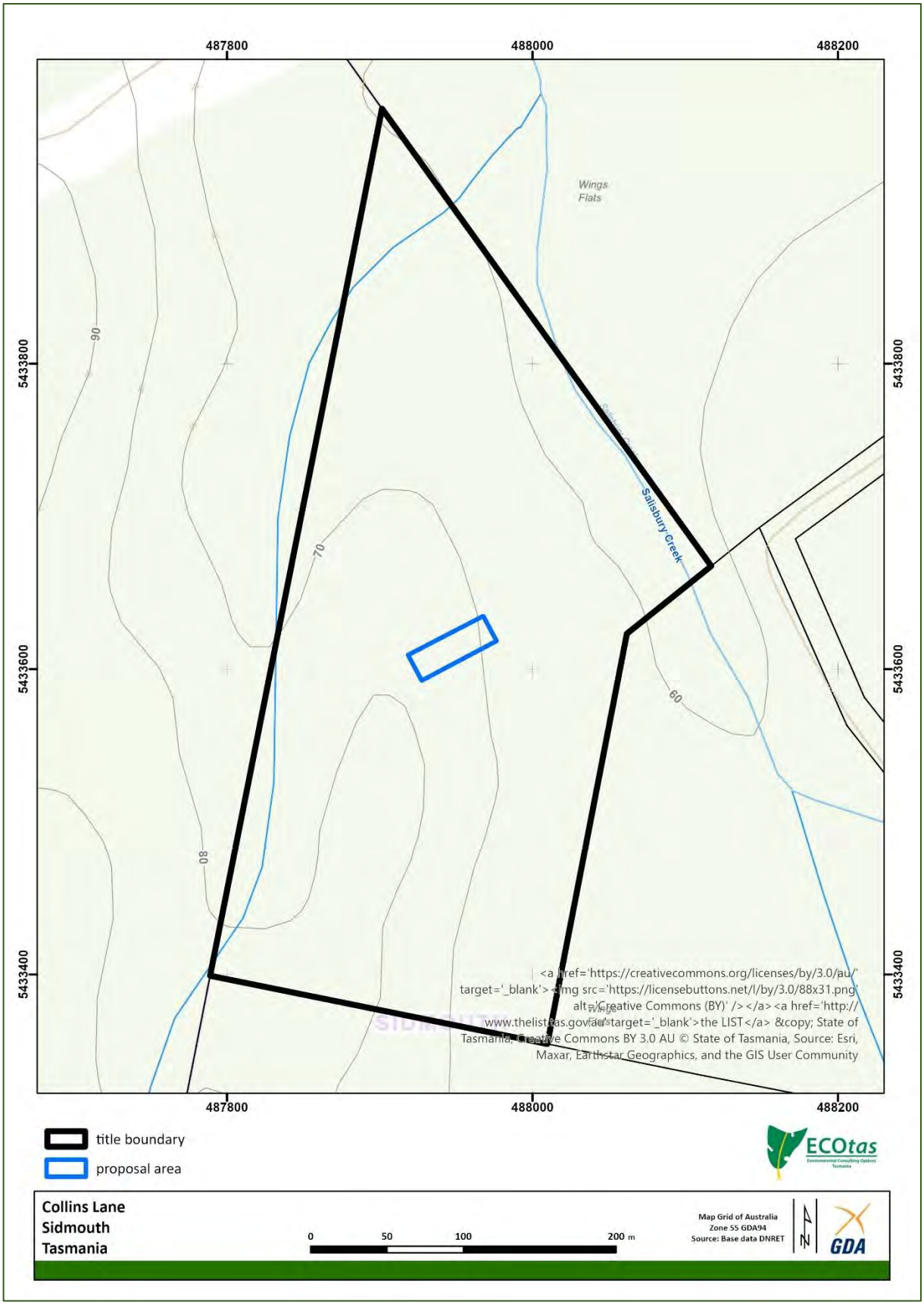

Figure 2. Detailed location of study area showing general topographic and cadastral features

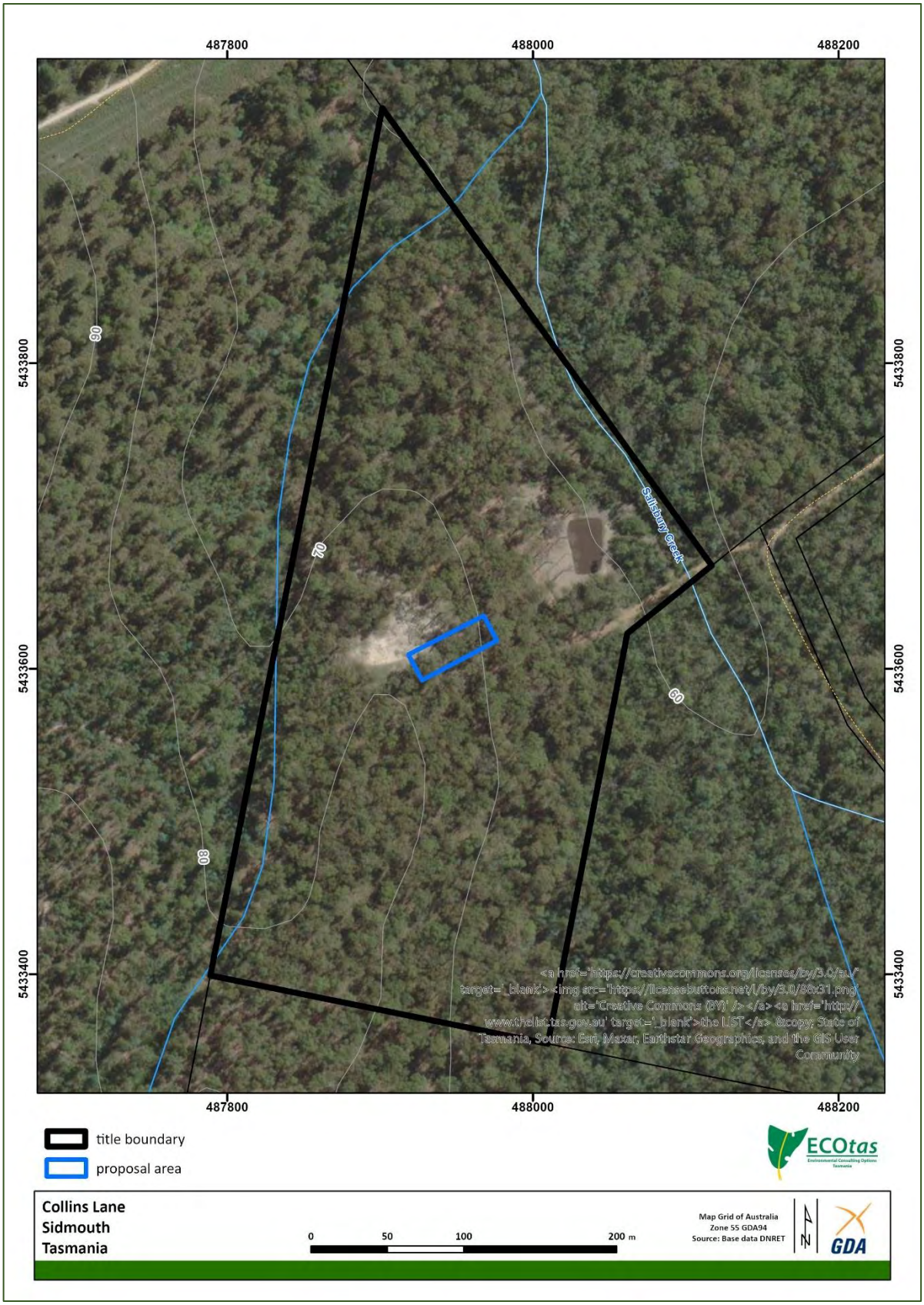

Figure 3. Detailed location of study area showing recent aerial imagery, general topographic and cadastral features

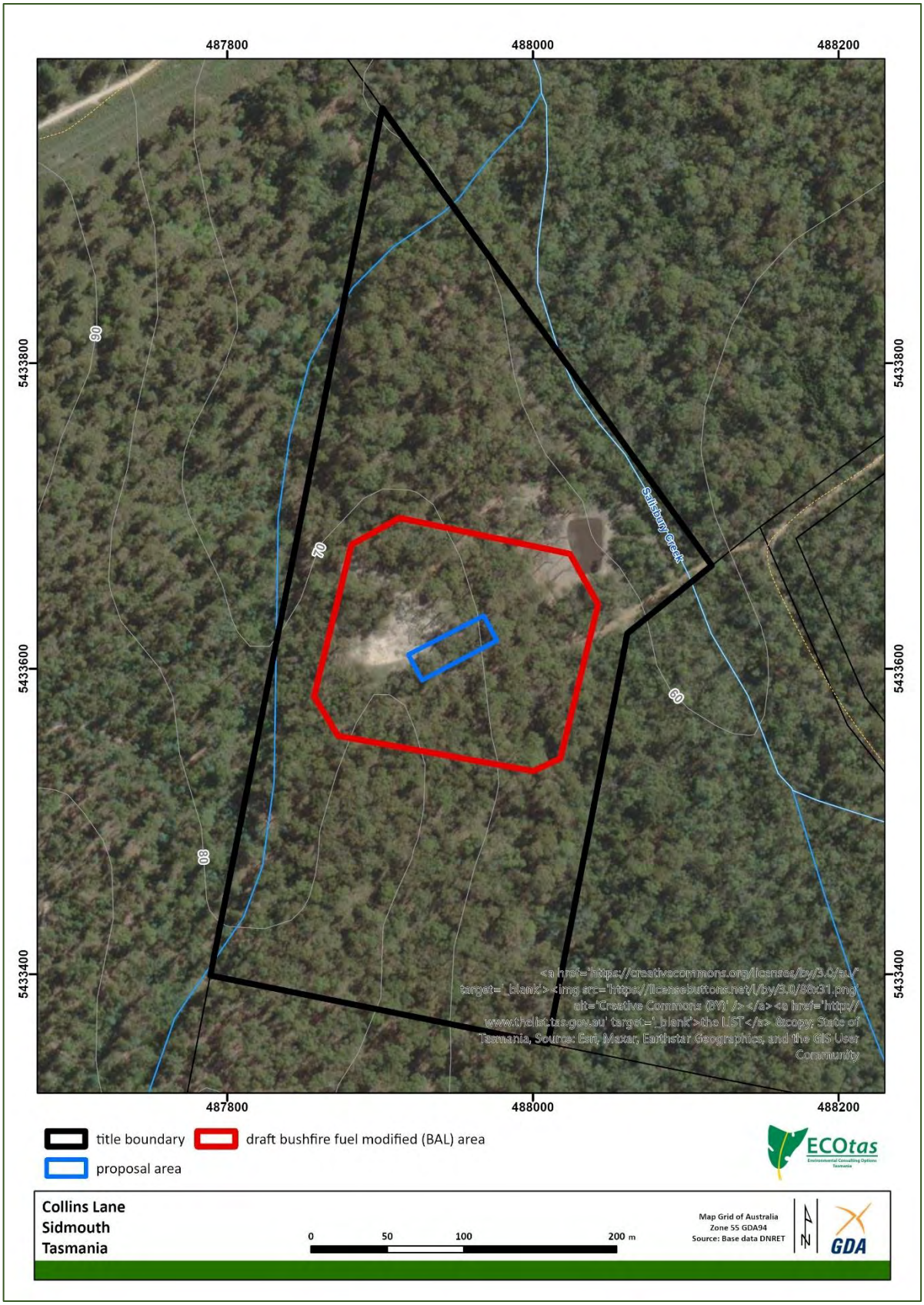

Figure 4. Draft hazard management area for the proposed project site [source: Nova Land Consulting]

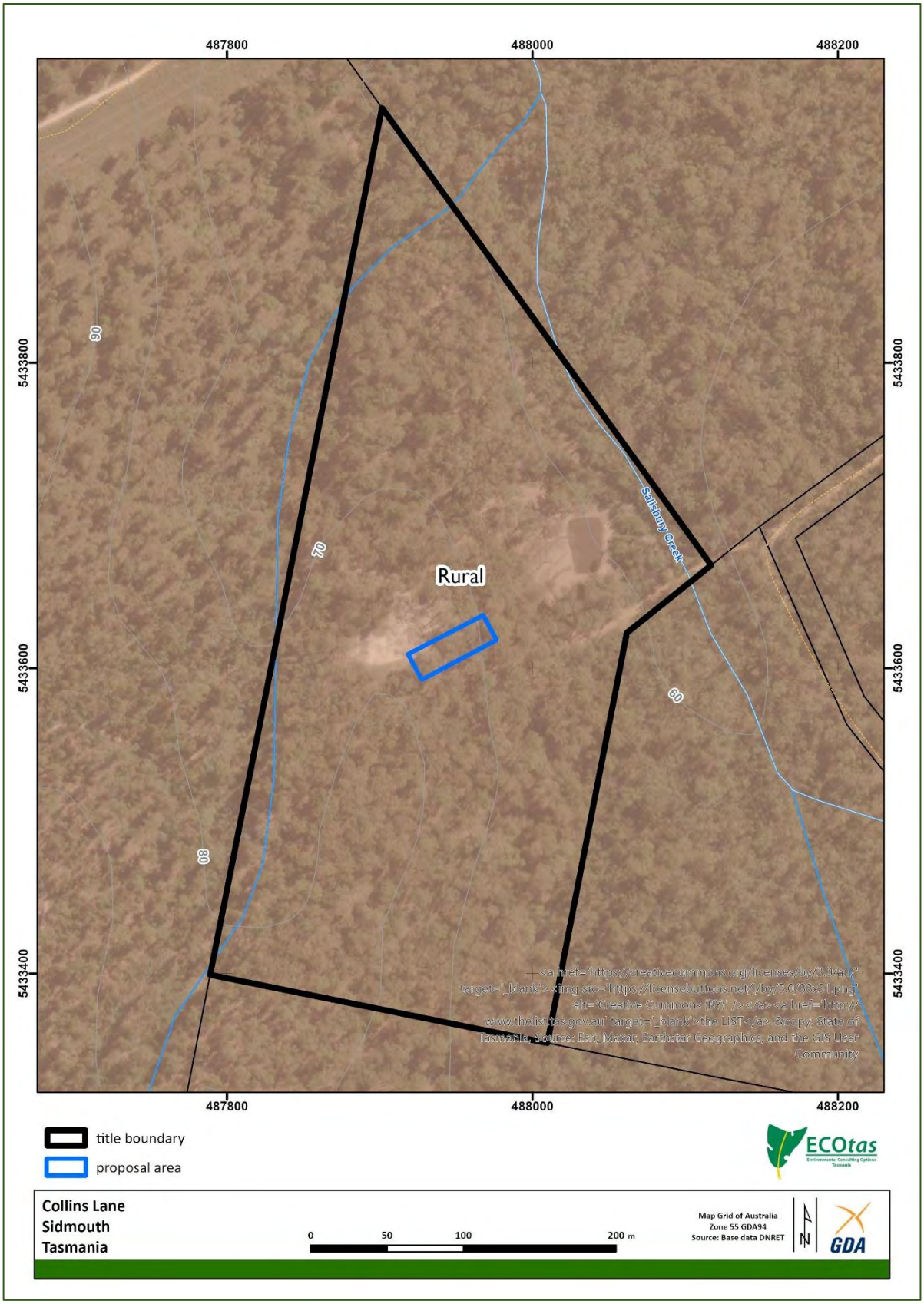

Figure 5. Zoning of study area and surrounds pursuant to *Tasmanian Planning Scheme – West Tamar Local Provisions Schedule*

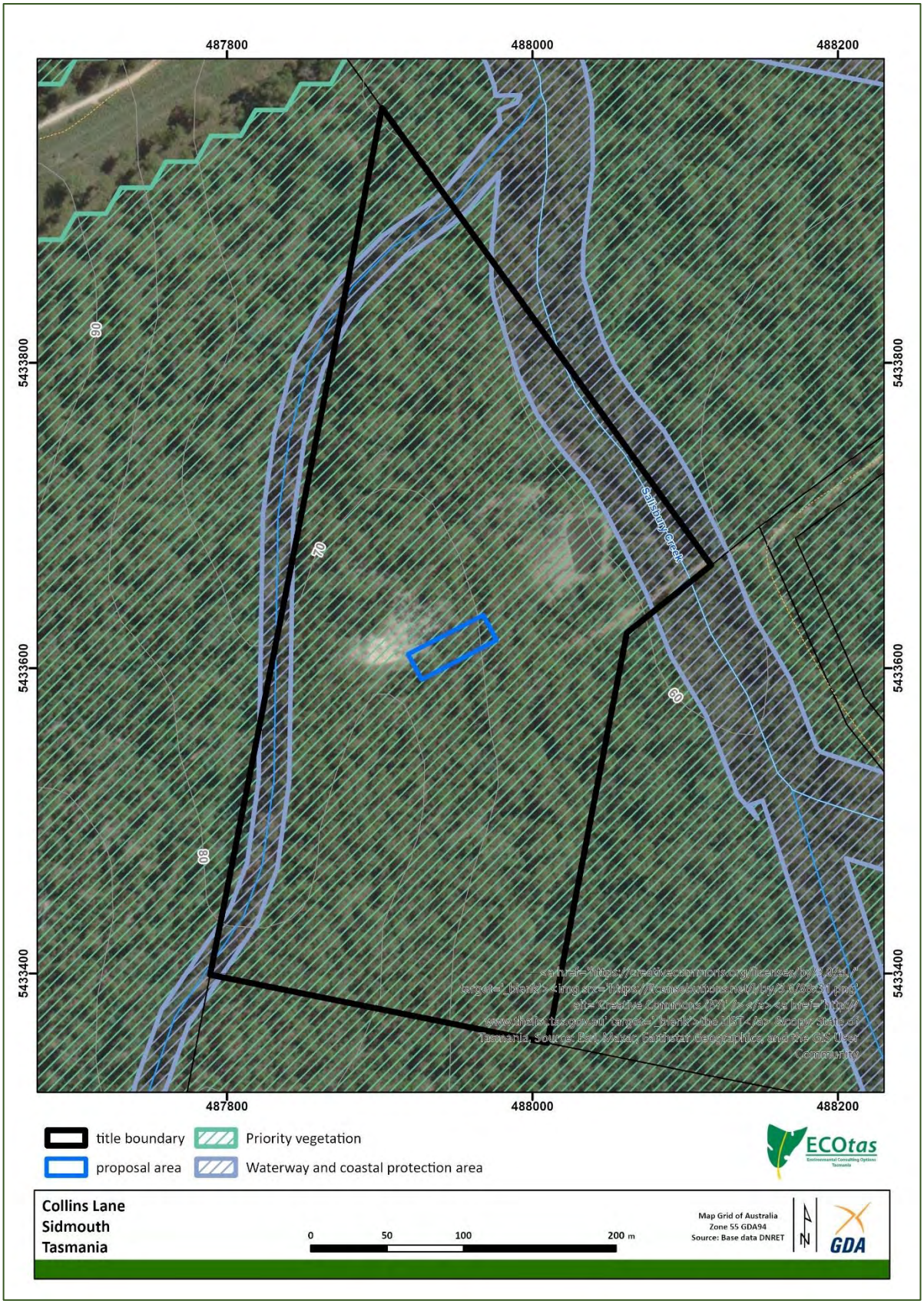

Figure 6. Extent of Priority Vegetation Area and Waterway and Coastal Protection Area overlays within and adjacent to study area pursuant to *Tasmanian Planning Scheme – West Tamar Local Provisions Schedule*

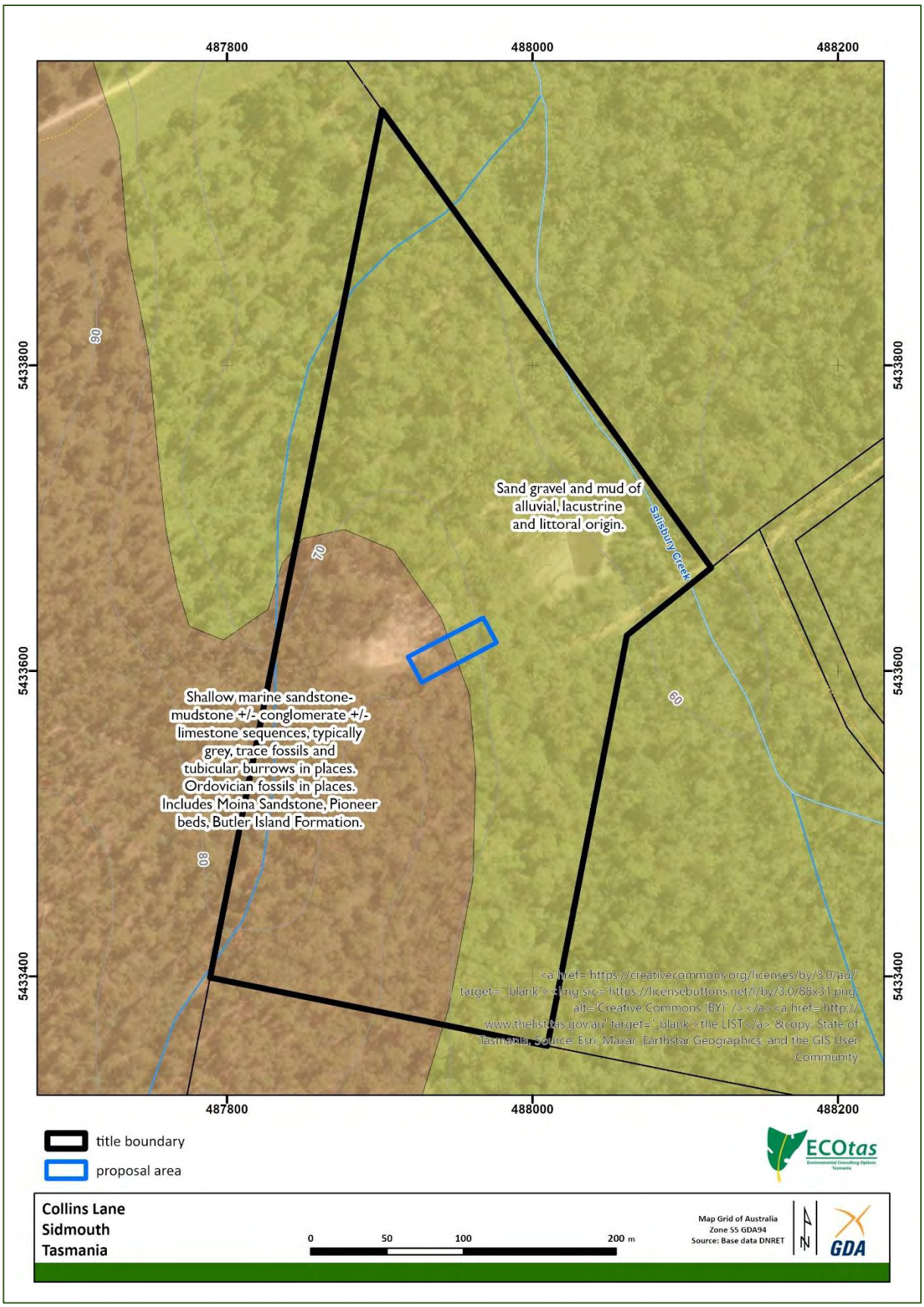

Figure 7. Geology (1:250,000 scale) of study area and surrounds

METHODS

Nomenclature

All grid references in this report are in GDA94, except where otherwise stated.

Vascular species nomenclature follows de Salas & Baker (2025) for scientific names and Wapstra et al. (2005+) for common names. Fauna species scientific and common names follow the listings in the cited *Natural Values Atlas* report (DNRET 2025a).

Vegetation classification follows TASVEG 4.0, as described in *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation (*Kitchener & Harris 2013+).

Preliminary investigation

Available sources of previous reports, threatened flora records, vegetation mapping and other potential environmental values were interrogated. These sources include:

- Tasmanian Department of Natural Resources & Environment Tasmania's *Natural Values Atlas* records for threatened flora and fauna (GIS coverage maintained by the authors current as at date of report);
- Tasmanian Department of Natural Resources & Environment Tasmania's *Natural Values Atlas* report ECOtas_CollinsLane_Sidmouth for a polygon defining the study area (centred on 487941mE 5433616mN), buffered by 5 km, dated 14 Oct. 2025 (DNRET 2025a) – Appendix E;
- Forest Practices Authority's *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 487941mE 5433616mN (i.e. a point defining the approximate centre of the study area), buffered by 5 km and 2 km for threatened fauna and flora records, respectively, hyperlinked species' profiles and predicted range boundary maps, dated 14 Oct. 2025 (FPA 2025) – Appendix F;
- Commonwealth *Protected Matters Report* for a polygon defining the study area, buffered by 5 km, dated 14 Oct. 2025 (CofA 2025) – Appendix G;
- TASVEG vegetation coverages (as available through GIS coverage and via LISTmap);
- Google Earth, LISTmap orthoimagery and ESRI World Imagery; and
- other sources listed in tables and text as indicated.

Field assessment

The assessment was undertaken by Brian French (ECO*tas*) on 3 Oct. 2025. Cadastral data uploaded to the iGIS application guided the in-field assessment. Hand-held GPS was used to waypoint natural values features for future mapping purposes.

The survey was not limited by access due to the relatively simple configuration of the study area with existing access and easily traversed vegetation.

Vegetation classification

Vegetation was classified by waypointing vegetation transitions for later comparison to aerial imagery. The structure and composition of the vegetation types was described using a nominal 30 m radius plot at a representative site within the vegetation types and compiling a "running" species list for the balance of the title.

Threatened flora

With reference to the threatened flora, the survey included consideration of the most likely habitats for such species. Hand-held GPS was used to waypoint point locations/patches of threatened flora.

Threatened fauna

Surveys for threatened fauna were largely limited to an examination of "potential habitat" (i.e. comparison of on-site habitat features to habitat descriptions for threatened fauna), and detection of tracks, scats and other signs, signs.

Refer to FINDINGS *Threatened fauna* for more details on methods associated with various species.

Weed and hygiene issues

The study area was assessed with respect to plant species classified as declared weeds under the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*), Weeds of National Significance (WoNS) or "environmental weeds" (author opinion and as included in *A Guide to Environmental and Agricultural Weeds of Southern Tasmania*, NRM South 2017).

The study area was assessed with respect to potential impacts of plant and animal pathogens, by reference to habitat types and field symptoms.

FINDINGS

Vegetation types

Comments on TASVEG mapping

This section, which comments on the existing TASVEG mapping for the study area, is included to highlight the differences between existing mapping and the more recent mapping from the present study to ensure that any parties assessing land use proposals (via this report) do not rely on existing mapping. Note that TASVEG mapping, which was mainly a desktop mapping exercise based on aerial photography, is often substantially different to ground-truthed vegetation mapping, especially at a local scale. An examination of existing vegetation mapping is usually a useful pre-

assessment exercise to gain an understanding of the range of habitat types likely to be present and the level of previous botanical surveys.

In this case, it is useful to examine TASVEG 3.0, 4.0 & Live mapping because while the latter two should be the most up-to-date, the former has been used to inform the *Tasmanian Planning Scheme* and specifically the Regional Ecosystem Model's mapping of the Priority Vegetation Area overlay developed as part of the *Tasmanian Planning Scheme*. In this case, all versions of TASVEG are identical.

All versions of TASVEG (Figure 8) map the title identically as:

- *Eucalyptus amygdalina* forest and woodland on sandstone (TASVEG code: DAS)

  Most of the south and east of the title is mapped as DAS. DAS is entirely absent.

- *Eucalyptus amygdalina* forest and woodland on Cainozoic deposits (TASVEG code: DAZ)

  Most of the north of the title is mapped as DAZ. DAZ is entirely absent.

As noted above, the vegetation mapping is entirely derived from modelling based on known site attributes such as geology and assumption of the dominant *Eucalyptus* species present. No ground-truthing to confirm the vegetation types present has occurred, with the modelling entirely erroneous with neither DAS nor DAZ occurring in the area. This is a very important consideration as both DAS and DAS both equate to native vegetation communities (with the same names) listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act* 2002, which have been mapped based purely by assumption but are in fact absent.

Vegetation types recorded as part of the present study

The vegetation types have been classified according to TASVEG 4.0, as described in *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation* (Kitchener & Harris 2013+). Table 1 provides information on the mapping units identified from the study area. Figure 9 indicates the revised vegetation mapping of the study area. Refer to Appendix A for more detailed description of the native vegetation mapping units identified from the study area.

Conservation significance of identified vegetation types

Occurrences of *Eucalyptus ovata* forest and woodland (TASVEG code: DOV) equate to a native vegetation community (with the same name) listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.

Occurrences of *Eucalyptus ovata* forest and woodland (TASVEG code: DOV) can equate to Tasmanian Forests and Woodlands dominated by Black Gum or Brookers Gum (*Eucalyptus ovata / Eucalyptus brookeriana*), which is a threatened ecological community listed on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999.* To meet the intent of the EPBCA-listed entity, certain condition thresholds must be met of which are considered for the community below.

For occurrences of DOV to equate to the EPBCA-listed entity, an interaction of the following criteria is used to determine if a minimum condition threshold is met (CofA 2019):

- size of the patch (≥0.5 or ≥2.0 ha);
- contiguity of the patch with a native vegetation remnant ≥2.0 ha;
- proportion of the understorey that is native (≥70% or ≥50%);

- quantity of large or hollow-bearing trees; and
- understorey species diversity in 0.5 ha area.

The mapped eastern area of DOV associated with Salisbury Creek does meet these nominal thresholds due to extent (mapped patch within the title area 0.6 ha; however, this community extends for many hectares on adjacent titles to the east with the understorey being entirely native (≥70% native plant species). Hollow-bearing trees were noted. The patch meets the criteria for Category A1 - large patch with few weeds and habitat trees (CofA 2019).

While the mapped area of DOV is excluded from the proposal a vegetation buffer between the proposal and the mapped area of DOV should be maintained to minimise "edge effects" that potentially impact this threatened ecological community. This includes any further clearing within the mapped area of DOV and the dam area. CofA (2019) considers potential "edge effects" (i.e. the potential impact of adjacent clearing or land use on patches of a threatened ecological community) and a buffer of 30 m is usually suggested. CofA (2019) makes specific recommendations in relation to the concept of buffers, as follows:

> 2.4.4. Additional buffer zone around a patch
>
> In addition to the patch itself, a minimum buffer zone that extends 30 m beyond the canopy of the outermost trees in the patch is essential to assist in the conservation of the patch. Its purpose is not specifically to extend the patch through regeneration, although this would be beneficial. A larger buffer zone should be applied, where practical, to protect patches that are of high conservation value, or if patches are located near drainage lines or a source of nutrient enrichment, or groundwater drawdown. Judgement should be exercised to determine an appropriate buffer distance depending on circumstances of how a patch may be impacted.
>
> A buffer zone is an area immediately adjacent to a patch of the ecological community (but not part of the community) that is important for protecting it from likely negative impacts. Because the risk of damaging an ecological community is usually greater where actions occur close to a patch, a buffer zone helps shield the patch from nearby activity. The 30 m buffer zone encompasses an area large enough to protect the root zone of edge trees and other components of the ecological community from fertiliser, pesticide or herbicide applied or sprayed in adjacent land (e.g. spray drift), weed invasion, water runoff, soil erosion and some other damage and edge effects.
>
> The buffer zone is not part of the patch of the ecological community, but should ideally consist of other native vegetation that is retained wherever possible. Practical application of a buffer zone is strongly recommended. For instance, it is recommended that care be exercised in the buffer zone to minimise the risk of any significant adverse impacts extending into the ecological community, irrespective of the nature of the buffer zone.
>
> To get approval under national environment law, actions/changes in land use in the buffer zone must not have a significant impact on the ecological community; but there are exemptions for continuing use (e.g. existing cropping, grazing or maintaining fire breaks). If the use of an area next to a patch of the ecological community will be intensified and this is likely to adversely impact the patch, approval under national environment law is also likely to be required to ensure adverse impacts are avoided.
>
> The buffer zone may also be a suitable focus for revegetation or other restoration initiatives to extend the patch.

Occurrences of DAC & DOB do not equate to native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.

Occurrences of DAC & DOB do not equate to a threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*.

The presence of "native vegetation…[that]…forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002"* means that part of the site can be "priority vegetation" (in relation to this value) pursuant to C7.3.1(a) of the *State Planning Provisions*, which is defined as follows:

C7.3 Definition of Terms

C7.3.1 In this code, unless the contrary intention appears:

means native vegetation where any of the following apply:

(a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;

(b) is a threatened flora species;

(c) it forms a significant habitat for a threatened fauna species; or

(d) it has been identified as native vegetation of local importance.

That is, C7.3.1(a) has application to the part of the title mapped as DOV. Refer to DISCUSSION *Legislative and policy implications* for a more detailed analysis of this concept.

Table 1. Vegetation mapping units present in the study area

[conservation status: NCA – as per Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, using units described by Kitchener & Harris (2013+), relating to TASVEG mapping units (DNRET 2025b); EPBCA – as per the listing of ecological communities on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, relating to communities as described under that Act, but with equivalencies to TASVEG units]

TASVEG equivalent (Kitchener & Harris 2013+)	Conservation priority TASVEG *EPBCA*	Comments
Dry eucalypt forest and woodland		
Eucalyptus amygdalina coastal forest and woodland (DAC)	not threatened *not threatened*	DAC is localised to a small 0.31 ha area in the north associated with well-drained and sandy soils. DAC forms a shrubby woodland structure dominated by *Eucalyptus amygdalina* with the occasional *E. obliqua* present. The above species form a secondary tree layer. A variably dense tree layer dominated by *Allocasuarina littoralis* and occasional *Exocarpos cupressiformis* over a moderately shrub layer of *Leptospermum scoparium* is present. The fern *Pteridium esculentum* is common mixed with the graminoids *Lepidosperma concavum* and *Lomandra longifolia*. DAC is gradational with DOB. DAC is in very good floristic condition with no weeds or symptoms of plant disease noted.
Eucalyptus obliqua dry forest (DOB)	not threatened *not threatened*	DOB dominates the forest across the title, occurring on well-drained and generally fertile soils associated with the broad north-south ridge. DOB is characterised by a tree layer dominated by *Eucalyptus obliqua* with *E. amygdalina* occurring as a co-dominant canopy species in the north and as a subdominant in the south. These species form a multiple-aged canopy with *Acacia dealbata* in the understorey over a variable tall shrub layer depending on insolation and aspect. The lower stratum/ground cover is dominated by the fern *Pteridium esculentum* mixed with the graminoids *Lepidosperma concavum* and *Lomandra longifolia*. Herbs and low shrubs are common. DOB is gradational with DAC in the north. DOB is in good condition with disturbance limited to old vehicle tracks. No weeds or symptoms of plant disease were noted.
Eucalyptus ovata forest and woodland (DOV)	threatened *threatened*	DOV is localised to the poorly-drained areas associated with the broad poorly-drained flats associated with Salisbury Creek. Structurally, DOV is characterised by a moderately tall tree layer of *Eucalyptus ovata* over a secondary canopy of *Acacia melanoxylon.* A dense shrub layer dominated by a mixture of *Melaleuca squarrosa, M. ericifolia* and *Acacia verticillata* is present. A dense sedge layer dominated by *Lepidosperma elatius* with scattered *Gahnia grandis* is present.

TASVEG equivalent (Kitchener & Harris 2013+)	Conservation priority TASVEG *EPBCA*	Comments
		DOV forms a sharp ecological boundary with DOB as drainage improves on the broad ridge. DOV is in good floristic condition with no weed species or symptoms of plant disease noted.
Modified land		
regenerating cleared land (FRG)	not threatened *not threatened*	FRG occurs in areas previously disturbed surrounding the dam area where adventitious native and introduced grass, shrub and sedge species are 'invading'. Historically, this area would have been mapped as DOV. No weed species were noted.
extra-urban miscellaneous (FUM)	not threatened *not threatened*	FUM is the mapping unit used for miscellaneously disturbed areas associated with human activities. FUM is mapped associated with the former camping area, existing roads, vehicle tracks, around the dam and boundary clearing. Generally, vegetation is absent in these areas or if present, consists of only opportunistic introduced and native species 'invading'.
Other natural environments		
water, sea (OAQ)	not threatened *not threatened*	OAQ is the mapping unit used to describe generally unvegetated waterbodies including dams, lakes, sea. Within the title area, OAQ is used to map the small dam in the east of the title.

Plant species

General information

A total of 72 vascular plant species were recorded from the study area (Appendix B), comprising 45 dicotyledons (including 3 endemic and 2 naturalised species), 1 magnoliid (native), 23 monocotyledons (including 1 endemic and 1 naturalised species) and 3 pteridophytes (native).

Additional surveys at different times of the year may detect additional short-lived herbs and grasses but a follow-up survey is not considered warranted because of the relatively low likelihood of species with a high priority for conservation management being present. See also Appendix C for a consideration of threatened flora species.

Threatened flora

Figure 10 indicates threatened flora species near the study area and Table C1 (Appendix C) provides a listing of threatened flora from within 5,000 m of the study area (nominal buffer width usually used to discuss the potential of a particular study area to support various species listed in databases), with comments on whether potential habitat is present for the species, and possible reasons why a species was not recorded.

Database information indicates that the subject title does not support known populations of flora listed as threatened on the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*, and no such species were detected as a consequence of field assessment (Figure 10).

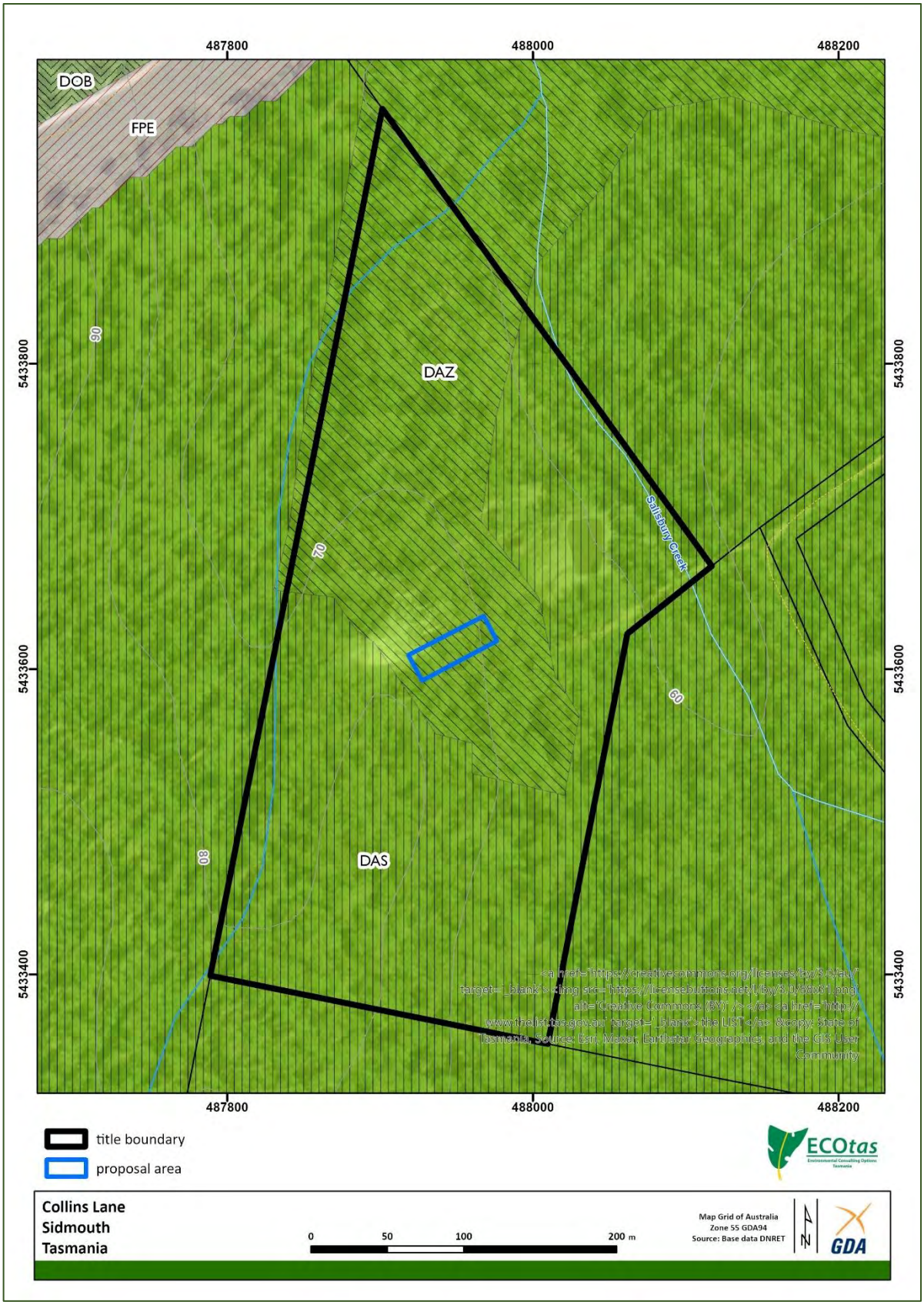

Figure 8. Existing TASVEG 3.0, TASVEG 4.0 & TASVEG Live vegetation mapping for study area and surrounds (see text for codes)

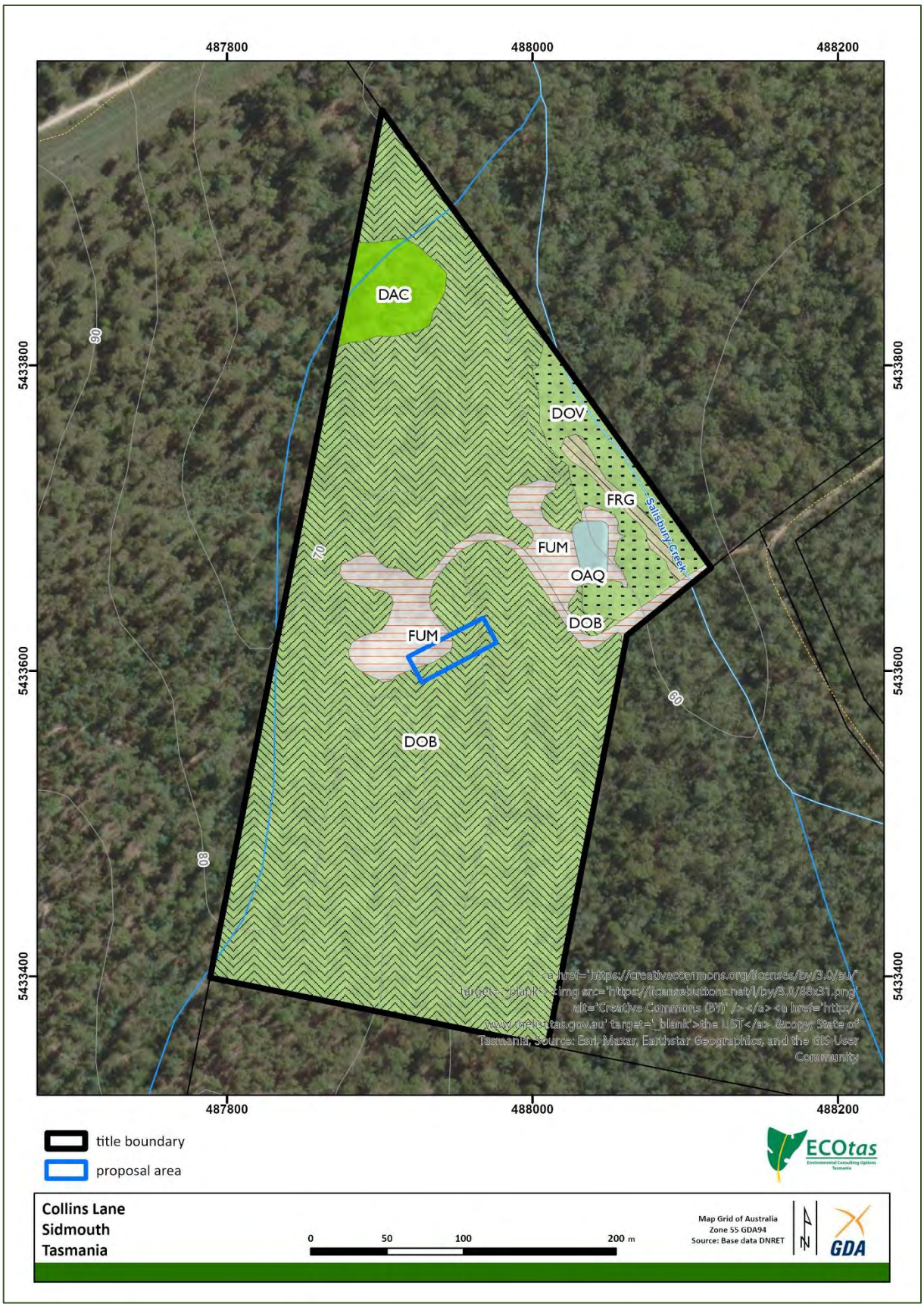

Figure 9. Revised vegetation mapping for study area (see text for codes)

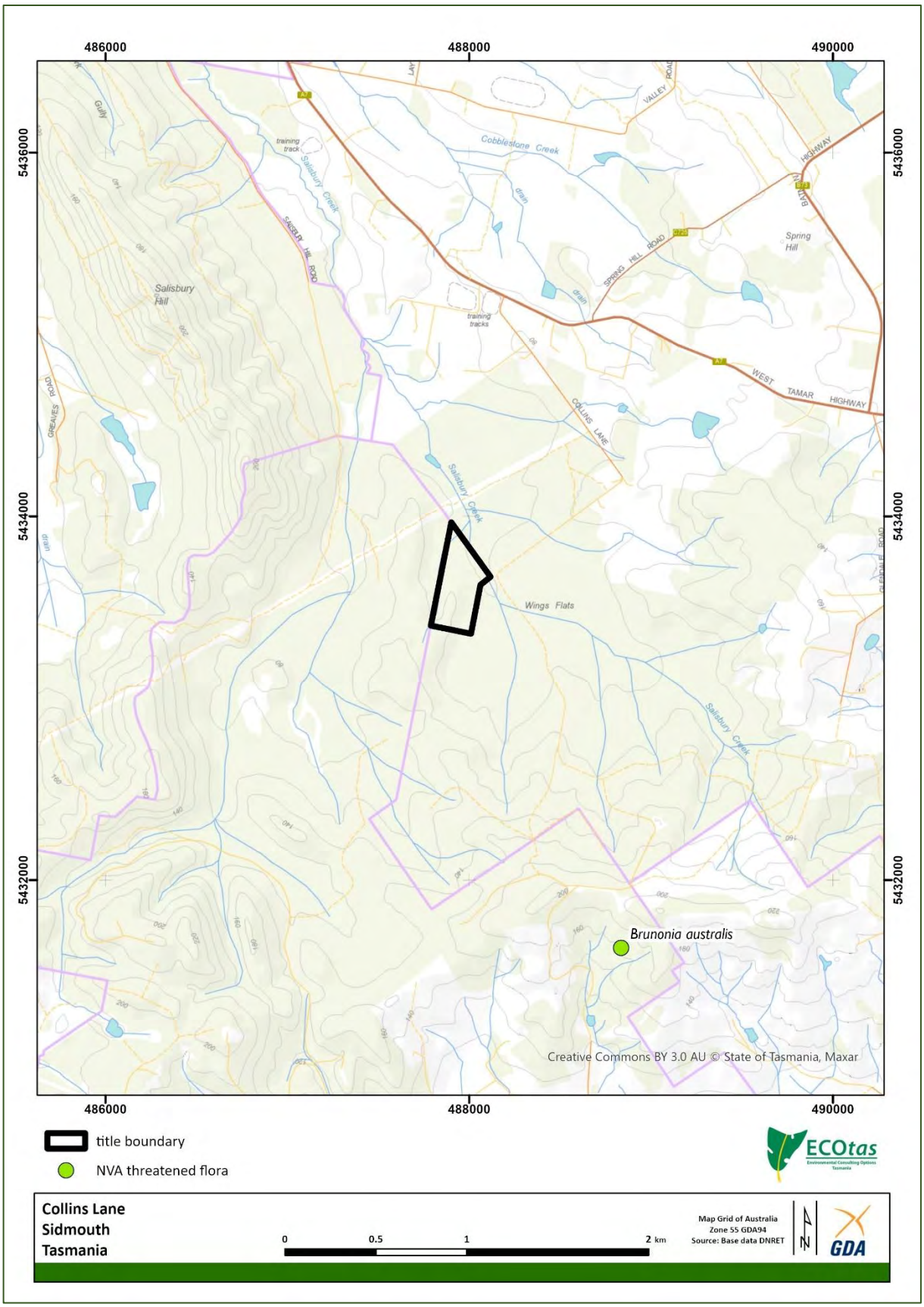

Figure 10. Distribution of threatened flora close to study area

FINDINGS *Plant species* Threatened flora continued…

One plant species, *Acacia ulicifolia* (juniper wattle), listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* (TSPA) was recorded from the study area (see below).

- *Acacia ulicifolia* (juniper wattle) [TSPA: rare]

Acacia ulicifolia (juniper wattle) is found in sandy coastal heaths and open heathy forest and woodland in the north and east of Tasmania. Populations are often sparsely distributed and most sites are near-coastal but it can occasionally extend inland (up to 30 km) (FPA 2022).

Acacia ulicifolia was localised to a single shrub located in the northwest of the title (Figure 11). The plant was detected on the margin of a vehicle track in *Eucalyptus amygdalina* woodland on sandy well-drained soils. Plates 8 & 9 show the habit of the plant in the study area. Currently, there is no proposal in the vicinity of the site of *Acacia ulicifolia.* Any future proposals that would result in this plant being "knowingly taken" will require a permit under Section 51 of the Tasmanian *Threatened Species Protection Act 1995* (TSPA). See DISCUSSION *Legislative and policy implications* for further details.

The presence of threatened flora from the title means that part of the site is "a threatened flora species" [sic] such that it can be interpreted as "priority vegetation" (in relation to this value) pursuant to C7.3.1(b) of the *State Planning Provisions* (see previous citation of definition of "priority vegetation" at FINDINGS *Vegetation types* Conservation significance of identified vegetation types). While there is a point location of a threatened flora species, exclusion of this site would mean that C7.3.1(b) should not have application.

Plate 8. (LHS) Small shrub habit of *Acacia ulicifolia* with distinctive ball-shaped yellow flowers

Plate 9. (inset) Detail of *Acacia ulicifolia* (juniper wattle)

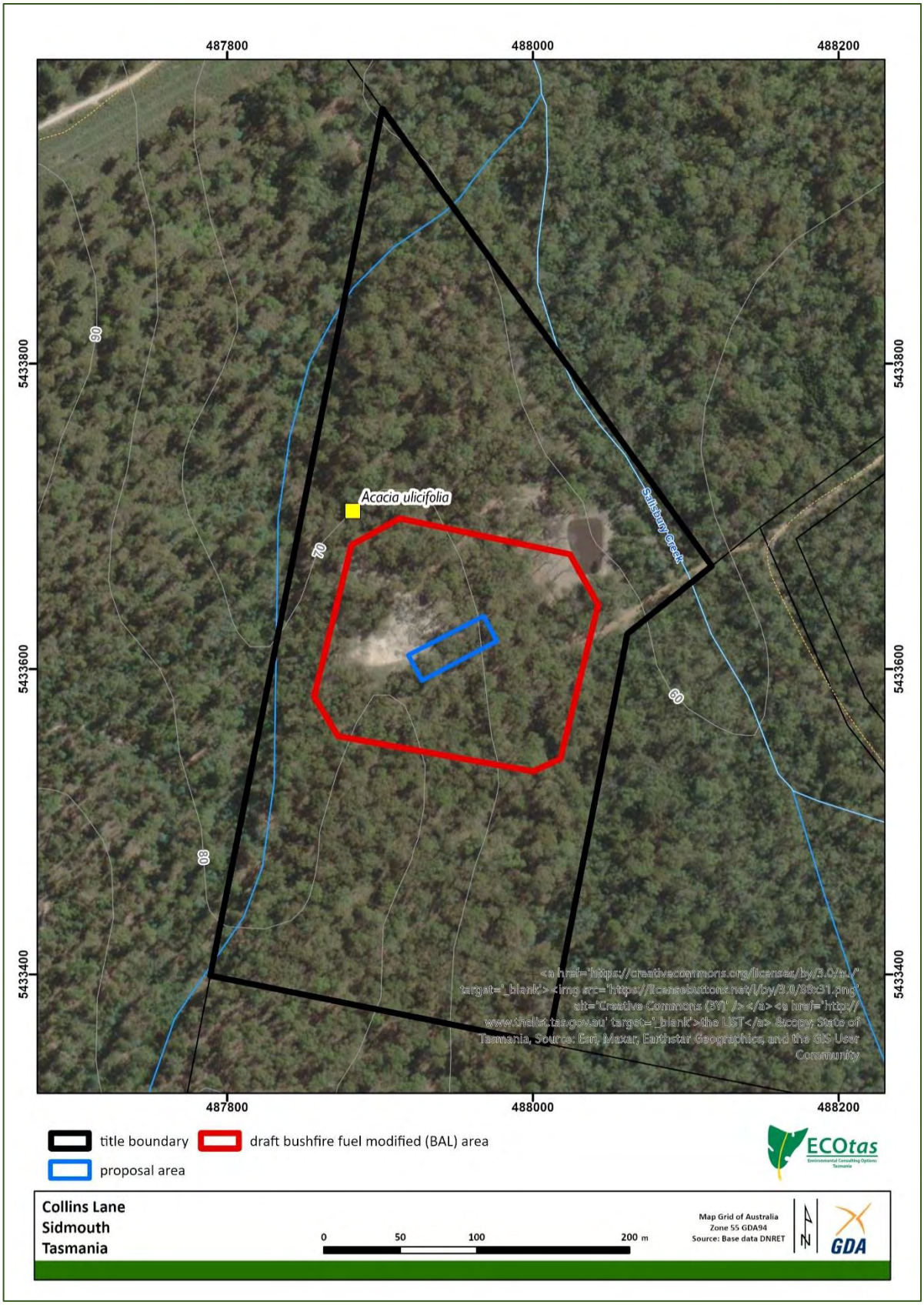

Figure 11. Location of *Acacia ulicifolia* (juniper wattle) within the title area: the proposal site and BAL fuel modified area are indicated in relation to the location of the plant

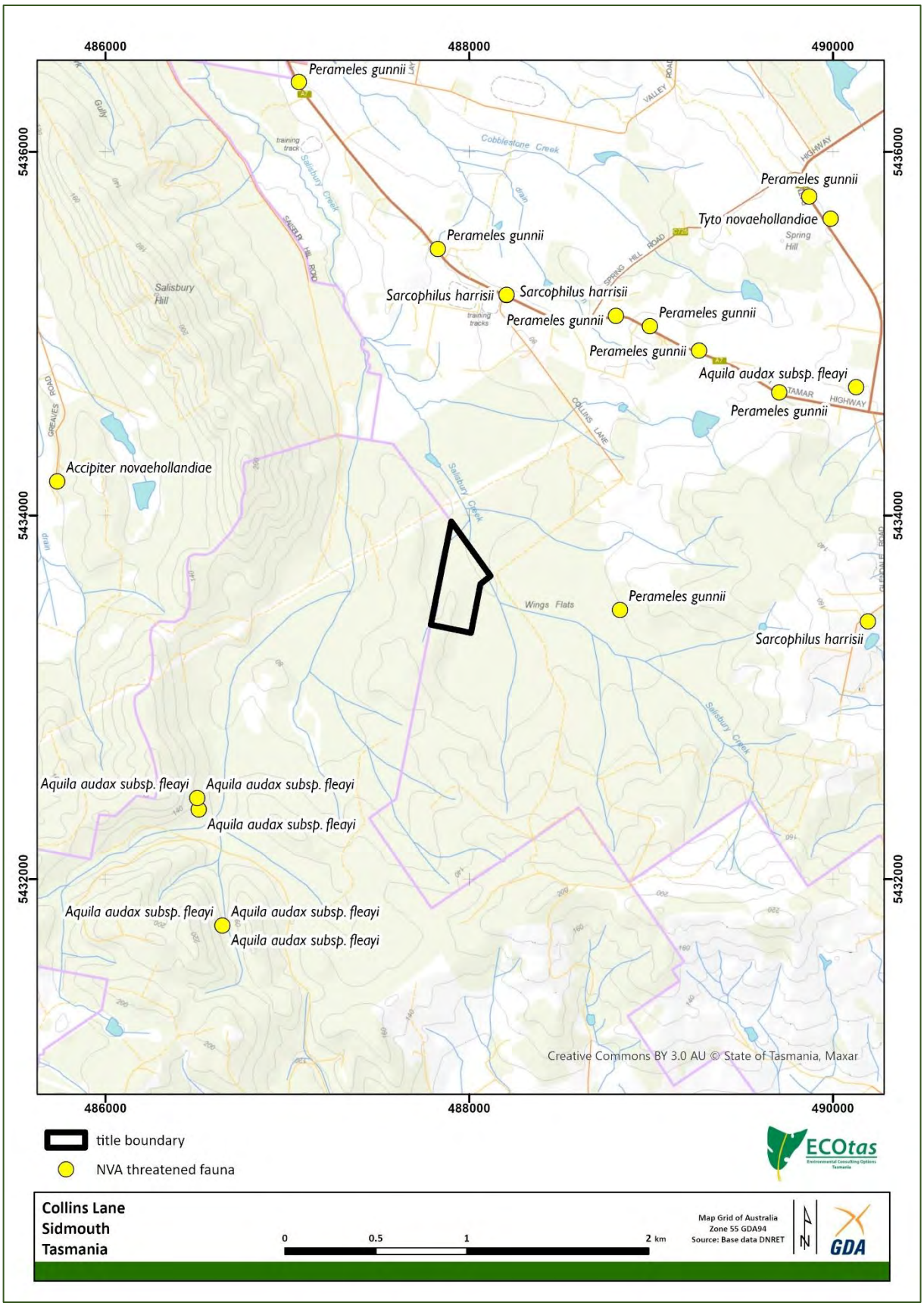

Figure 12. Distribution of threatened fauna close to study area

Threatened fauna

Database information indicates that the study area does not support known populations of fauna listed as threatened on either the Tasmanian *Threatened Species Protection Act 1995* or the Commonwealth *Environment Protection and Biodiversity Protection Act 1999* (Figure 12). The survey did not observe or detect evidence (e.g. scats or nests) of any other species.

The site assessment indicated that the study area supports ubiquitous potential habitat for a suite of threatened fauna species. This includes potential habitat of species such as *Sarcophilus harrisii* (Tasmanian devil), *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll), *Dasyurus viverrinus* (eastern quoll), *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot), *Tyto novaehollandiae* subsp. *castanops* (Tasmanian masked owl), *Accipiter* [syn. *Tachyspiza*] *novaehollandiae* (grey goshawk), *Neophema chrysogaster* (blue-winged parrot) and *Aquila audax* (wedge-tailed eagle). The small-scale development proposal is not anticipated to have a significant deleterious impact on these species.

Under the *Tasmanian Planning Scheme*, priority vegetation can include the concept of "it forms a significant habitat for a threatened fauna species" (see previous citation of definition of "priority vegetation" at FINDINGS *Vegetation types* Conservation significance of identified vegetation types), where "significant habitat" is defined under the *Scheme* as follows:

> "the habitat within the known or core range of a threatened fauna species, where any of the following applies:
>
> (a) is known to be of high priority for the maintenance of breeding populations throughout the species' range; or
>
> (b) the conversion of it to non-priority vegetation is considered to result in a long-term negative impact on breeding populations of the threatened fauna species".

Problematically, the *Scheme* does not define the terms "known" or "core" range, which means this could rely on those used by other agencies such as the Forest Practices Authority and/or the Department of Natural Resources and Environment Tasmania, which are effectively presented in the relevant database reports (DNRET 2025a; FPA 2025). While the subject site is within the so-called "known or core range" of some listed fauna species, it is challenging to assign any part of the site as being of "high priority for the maintenance of breeding populations throughout the species' range" at any reasonable scale (see Appendix D for a more detailed analysis of this) or be in any way construed as meeting the intent of a scenario in which "the conversion of it [i.e. "significant habitat"] to non-priority vegetation [could be] considered to result in a long-term negative impact on breeding populations of the threatened fauna species" (see also Appendix D for a more detailed analysis of this), such that no part of the site should be construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(c) of the *State Planning Provisions*.

Other natural values

Weed species

No plant species classified as declared weeds within the meaning of the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*) were detected from the title area.

In this case, owner-occupation is considered the most appropriate means of achieving effective longer-term weed management where vigilance and immediate control of any species present or further detected species should be practical. This is critical considering the weed free status of the title and surrounding forest areas.

Several planning manuals provide further guidance on appropriate management actions, which can be referred to develop site-specific prescriptions for any proposed works in the title area. These manuals include:

- Allan, K. & Gartenstein, S. (2010). *Keeping It Clean: A Tasmanian Field Hygiene Manual to Prevent the Spread of Freshwater Pests and Pathogens*. NRM South, Hobart;
- Rudman, T. (2005). *Interim* Phytophthora cinnamomi *Management Guidelines*. Nature Conservation Report 05/7, Biodiversity Conservation Branch, Department of Primary Industries, Water & Environment, Hobart;
- Rudman, T., Tucker, D. & French, D. (2004). *Washdown Procedures for Weed and Disease Control*. Edition 1. Department of Primary Industries, Water & Environment, Hobart; and
- DPIPWE (2015). *Weed and Disease Planning and Hygiene Guidelines – Preventing the Spread of Weeds and Diseases in Tasmania*. Department of Primary Industries, Parks, Water & Environment, Hobart.

Myrtle wilt

Myrtle wilt, caused by a wind-borne fungus (*Davidsoniella* syn. *Chalara australis*), occurs naturally in rainforest where myrtle beech (*Nothofagus cunninghamii*) is present. The fungus enters wounds in the tree, usually caused by damage from wood-boring insects, wind damage and forest clearing. The incidence of myrtle wilt often increases forest clearing events such as windthrow and wildfire.

The study area does not support *Nothofagus cunninghamii*. No special management is required.

Myrtle rust

Myrtle rust is a fungal disease limited to plants in the Myrtaceae family. Myrtle rust has been listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) as a part of the 'Novel biota and their impact on biodiversity' Key Threatening Process.

The fungus is a member of the guava rust complex caused by *Austropuccinia psidii*, a known significant pathogen of Myrtaceae plants outside Australia. Infestations are currently limited to NSW, Victoria, Queensland and Tasmania (Biosecurity Tasmania 2021). Importantly, Tasmanian infestations appear to be limited to nursery plant hosts (predominately *Lophomyrtus* species) in residential gardens i.e. it has not been found in native vegetation (Biosecurity Tasmania 2021). There are still some significant gaps in the scientific knowledge about myrtle rust – including whether it could establish and spread in Tasmania's cooler climate (Biosecurity Tasmania 2021): this does not limit, however, the priority for management that aims to minimise the risk of its introduction.

No evidence of myrtle rust was noted (possible indicator species present). The longer-term management issue for the site is to ensure that any ornamental plantings source plants from a reputable nursery free from the pathogen (such businesses are already subject to strict biosecurity conditions).

Rootrot pathogen, *Phytophthora cinnamomi*

Phytophthora cinnamomi (PC) is widespread in lowland areas of Tasmania, across all land tenures. However, disease tends not to develop when soils are too cold or too dry. For these reasons, PC is not usually considered a threat to susceptible plant species that grow at elevations higher than

about 700 m or where annual rainfall is less than about 600 mm (e.g. Midlands and Derwent Valley). Furthermore, disease is less likely to develop beneath a dense canopy of vegetation because shading cools the soils to below the optimum temperature for the pathogen. A continuous canopy of vegetation taller than about 2 m is usually sufficient to suppress disease. Hence PC is not usually considered a threat to susceptible plant species growing in wet sclerophyll forests, rainforests (except disturbed rainforests on infertile soils) and scrub e.g. teatree scrub (Rudman 2005; FPA 2009).

The vegetation types identified from the study area are recognised as being susceptible to PC. However, site assessment did not record any field symptoms (dead and/or dying susceptible plant species, with several indicator species present from the Ericaceae, Fabaceae, Myrtaceae and Proteaceae families. No special management should be required in relation to PC, particularly given that the title access is from a well-formed gravel road.

Chytrid fungus and other freshwater pathogens

Native freshwater species and habitat are under threat from freshwater pests and pathogens including *Batrachochytrium dendrobatidis* (chytrid frog disease), *Mucor amphibiorum* (platypus mucor disease) and the freshwater algal pest *Didymosphenia geminata* (didymo) (Allan & Gartenstein 2010). Freshwater pests and pathogens are spread to new areas when contaminated water, mud, gravel, soil and plant material or infected animals are moved between sites. Contaminated materials and animals are commonly transported on boots, equipment, vehicles tyres and during road construction and maintenance activities. Once a pest pathogen is present in a water system it is usually impossible to eradicate. The manual *Keeping it Clean: A Tasmanian Field Hygiene Manual to Prevent the Spread of Freshwater Pests and Pathogens* (Allan & Gartenstein 2010) provides information on how to prevent the spread of freshwater pests and pathogens in Tasmanian waterways wetlands, swamps and boggy areas.

The title does have permanent freshwater features in the form of the dam and Salisbury Creek. No amphibian species were observed within these feature; however, it is likely that amphibian species are present. It is recommended that the guidelines outlined within Allan & Gartenstein (2010) be implemented for any works near the identified water features.

Additional "Matters of National Environmental Significance" – Threatened Ecological Communities

CofA (2025) indicates that the following threatened ecological communities listed on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) are likely to occur within the area:

- Lowland Native Grasslands of Tasmania [Critically Endangered];
- Tasmanian Forests and Woodlands dominated by Black Gum or Brookers Gum (*Eucalyptus ovata* / *E. brookeriana*) [Critically Endangered]; and
- Tasmanian White Gum (*Eucalyptus viminalis*) Wet Forest [Critically Endangered].

Revised vegetation mapping (Figure 9) indicates that Tasmanian Forests and Woodlands dominated by Black Gum or Brookers Gum (*Eucalyptus ovata* / *E. brookeriana*) (indicated as DOV) is present within the title area such that there are potentially implications under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. See DISCUSSION *Legislative and policy implications* for further details.

DISCUSSION

Summary of key findings

Threatened flora

- No plant species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) were detected, or are known from database information, from the study area.
- One plant species listed as threatened [rare] on the Tasmanian *Threatened Species Protection Act 1995* (TSPA) was recorded as a consequence of the field assessment from the study area, as follows:
  - *Acacia ulicifolia* (juniper wattle).
- The presence of a threatened flora species from the title means that part of the site can be interpreted as "priority vegetation" (in relation to this value) pursuant to C7.3.1(b) of the *State Planning Provisions.*

Threatened fauna

- No fauna species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) were detected, or are known from database information, from the study area.
- The study area supports potential habitat (to some extent) of several species including:
  - *Sarcophilus harrisii* (Tasmanian devil);
  - *Dasyurus maculatus* subsp*. maculatus* (spotted-tailed quoll);
  - *Dasyurus viverrinus* (eastern quoll);
  - *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot);
  - *Accipiter* [syn. *Tachyspiza*] *novaehollandiae* (grey goshawk);
  - *Neophema chrysogaster* (blue-winged parrot);
  - *Tyto novaehollandiae* subsp. *castanops* (Tasmanian masked owl); and
  - *Aquila audax* subsp. *fleayi* (Tasmanian wedge-tailed eagle).
- The parts of the title proposed for eventual occupation do not support "significant habitat for a threatened fauna species", at any reasonable scale or interpretation of the concept, such that these should not be construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(c) of the *State Planning Provisions*.

Vegetation types

- The study area supports the following TASVEG mapping units:
  - *Eucalyptus amygdalina* coastal forest and woodland (TASVEG code: DAC);
  - *Eucalyptus obliqua* dry forest (TASVEG code: DOB);
  - *Eucalyptus ovata* forest and woodland (TASVEG code: DOV);
  - regenerating cleared land (TASVEG code: FRG);
  - extra-urban miscellaneous (TASVEG code: FUM); and
  - water, sea.

- Occurrences of *Eucalyptus ovata* forest and woodland (TASVEG code: DOV) equate to native vegetation community (with the same name) listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- Occurrences of *Eucalyptus ovata* forest and woodland (TASVEG code: DOV) can equate to Tasmanian Forests and Woodlands dominated by Black Gum or Brookers Gum (*Eucalyptus ovata / Eucalyptus brookeriana*), which is a threatened ecological community listed on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, where certain condition thresholds are met (the patch meets the criteria).
- Occurrences of DAC, & DOB do not equate to native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002* or to threatened ecological communities listed on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.
- The presence of "native vegetation…[that]…forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002"* means that some parts of the site can be reasonably construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(a) of the *State Planning Provisions*.

Weeds

- No plant species classified as declared weeds within the meaning of the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*) were detected from the study area.

Plant disease

- No evidence of *Phytophthora cinnamomi* (PC, rootrot) was recorded within the study area.
- No evidence of myrtle wilt was recorded within the study area.
- No evidence of myrtle rust was recorded within the study area.

Animal disease (chytrid)

- The study area does support some habitats conducive to frog chytrid disease.

Legislative and policy implications

Some commentary is provided below with respect to the key threatened species, vegetation management and other relevant legislation. Note that there may be other relevant policy instruments in addition to those discussed. The following information does not constitute legal advice and it is recommended that independent advice is sought from the relevant agency/authority.

Tasmanian *Threatened Species Protection Act 1995*

Threatened flora and fauna on this Act are managed under Section 51, as follows:

> 51. Offences relating to listed taxa
>
> (1) Subject to subsections (2) and (3), a person must not knowingly, without a permit –
>
> (a) take, keep, trade in or process any specimen of a listed taxon of flora or fauna; or
>
> (b) disturb any specimen of a listed taxon of flora or fauna found on land subject to an interim protection order; or
>
> (c) disturb any specimen of a listed taxon of flora or fauna contrary to a land management agreement; or

(d) disturb any specimen of a listed taxon of flora or fauna that is subject to a conservation covenant entered into under Part 5 of the *Nature Conservation Act 2002*; or

(e) abandon or release any specimen of a listed taxon of flora or fauna into the wild.

(2) A person may take, keep or process, without a permit, a specimen of a listed taxon of flora in a domestic garden.

(3) A person acting in accordance with a certified forest practices plan or a public authority management agreement may take, without a permit, a specimen of a listed taxon of flora or fauna, unless the Secretary, by notice in writing, requires the person to obtain a permit.

(4) A person undertaking dam works in accordance with a Division 3 permit issued under the *Water Management Act 1999* may take, without a permit, a specimen of a listed taxon of flora or fauna.

The simplest interpretation of this is that any activity that results in a specimen (i.e. individual) of listed flora or fauna being "knowingly taken" would require a permit to be issued through Conservation Assessments Section (Department of Natural Resources and Environment Tasmania), through a formal application process. Note that the Act does not make reference to "potential habitat" such that activities that result in loss of/disturbance to potential habitat (but not known sites) – which mainly refers to threatened fauna – would not require a permit.

Acacia ulicifolia (juniper wattle) a flora species listed on the Act was detected as a consequence of the survey. A permit will be required to "knowingly take" IF any future development results in the loss of *Acacia ulicifolia* (juniper wattle).

Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

Under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* an action will require approval from the minister if the action has, will have, or is likely to have, a significant impact on a matter of national environmental significance.

Matters of national environmental significance considered under the EPBCA include:

- listed threatened species and communities
- listed migratory species;
- Ramsar wetlands of international importance;
- Commonwealth marine environment;
- world heritage properties;
- national heritage places;
- the Great Barrier Reef Marine Park;
- nuclear actions; and
- a water resource, in relation to coal seam gas development and large coal mining development.

The relevant Commonwealth agency provides a policy statement titled *Matters of National Environmental Significance: Significant Impact Guidelines 1.1* (CofA 2013, herein the *Guidelines*), which provides overarching guidance on determining whether an action is likely to have a significant impact on a matter protected under the EPBCA.

The *Guidelines* define a significant impact as:

> *"…an impact which is important, notable, or of consequence, having regard to its context or intensity. Whether or not an action is likely to have a significant impact depends upon the sensitivity, value, and quality of the environment which is impacted, and upon the intensity, duration, magnitude and geographic extent of the impacts"*

and note that:

> *"…all of these factors [need to be considered] when determining whether an action is likely to have a significant impact on matters of national environmental significance".*

The *Guidelines* provide advice on when a significant impact may be likely:

> *"To be 'likely', it is not necessary for a significant impact to have a greater than 50% chance of happening; it is sufficient if a significant impact on the environment is a real or not remote chance or possibility.*
>
> *If there is scientific uncertainty about the impacts of your action and potential impacts are serious or irreversible, the precautionary principle is applicable. Accordingly, a lack of scientific certainty about the potential impacts of an action will not itself justify a decision that the action is not likely to have a significant impact on the environment".*

The *Guidelines* provide a set of Significant Impact Criteria (CofA 2013), which are "intended to assist…in determining whether the impacts of [the] proposed action on any matter of national environmental significance are likely to be significant impacts". It is noted that the criteria are "intended to provide general guidance on the types of actions that will require approval and the types of actions that will not require approval…[and]…not intended to be exhaustive or definitive".

When considering whether or not an action is likely to have a significant impact on a matter of national environmental significance it is relevant to consider all adverse impacts which result from the action, including indirect and offsite impacts. Indirect and offsite impacts include:

a. 'downstream' or 'downwind' impacts, such as impacts on wetlands or ocean reefs from sediment, fertilisers or chemicals which are washed or discharged into river systems;

b. 'upstream impacts' such as impacts associated with the extraction of raw materials and other inputs which are used to undertake the action; and

c. 'facilitated impacts' which result from further actions (including actions by third parties) which are made possible or facilitated by the action.

For example, the construction of a dam for irrigation water facilitates the use of that water by irrigators with associated impacts. Likewise, the construction of basic infrastructure in a previously undeveloped area may, in certain circumstances, facilitate the urban or commercial development of that area.

Consideration should be given to all adverse impacts that could reasonably be predicted to follow from the action, whether these impacts are within the control of the person proposing to take the action or not. Indirect impacts will be relevant where they are sufficiently close to the proposed action to be said to be a consequence of the action, and they can reasonably be imputed to be within the contemplation of the person proposing to take the action.

Listed ecological communities

The study area supports an area of *Eucalyptus ovata* forest and woodland (TASVEG code: DOV,) which equates to Tasmanian Forests and Woodlands dominated by Black Gum or Brookers Gum (*Eucalyptus ovata / Eucalyptus brookeriana*), listed as Critically Endangered (and therefore a Matter of National Environmental Significance) where certain threshold conditions are met such as extent, composition and condition (CofA 2019). In this case, the patch meets the criteria – refer to FINDINGS *Vegetation types* Conservation status of identified vegetation types for more details including recommended management.

Threatened flora

The study area does not support populations of EPBCA-listed flora, nor significant potential habitat of such species.

Threatened fauna

The study area may support populations of threatened fauna listed on the Act, most notably the Tasmanian devil, spotted-tailed quoll, eastern quoll and eastern barred bandicoot. Note that the study area is within the range of several other species listed on the Act but it is unlikely that any proposal will result in a significant impact on these species (this includes widely-distributed species such as the swift parrot, blue-winged parrot, wedge-tailed eagle and masked owl) – refer to Appendix D for a more detailed consideration of these

The relevant Commonwealth agency provides a *Significant Impact Guidelines* policy statement (CofA 2013) to determine if referral to the department is required. The *Guidelines* consider a "significant impact" to comprise loss that is likely to lead to a long-term decrease in the size of an important population of a species (unlikely to be the case); reduce the area of occupancy of an important population (also unlikely at any reasonable scale); fragment an existing important population into two or more populations (minor habitat loss will occur but not such that fragmentation will result); adversely affect habitat critical to the survival of a species ("critical habitat" has not been defined per se); disrupt the breeding cycle of an important population (unlikely); modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline (this seems unlikely – see previous commentary); result in invasive species that are harmful to a threatened species becoming established in the threatened species' habitat (unlikely); introduce disease that may cause the species to decline (unlikely to introduce and/or exacerbate Devil Facial Tumour Disease); or interfere substantially with the recovery of the species (unlikely at any reasonable scale).

It is highly unusual for small-scale development, even within the range of the aforementioned species where potential habitat has been identified, to trigger a formal referral to the relevant Commonwealth agency. In this case, in our opinion, the scale of the works within potential habitat of the species relative to the wider extent of such habitat means that the anticipated impact is not regarded as "significant".

Tasmanian *Forest Practices Act 1985* and associated *Forest Practices Regulations 2017*

The *Regulations* provide the following relevant circumstances in which a Forest Practices Plan is not required.

> 4. Circumstances in which forest practices plan, &c., not required
>
> For the purpose of section 17(6) of the Act, the following circumstances are prescribed:
>
> (a) the harvesting of timber or the clearing of trees, with the consent of the owner of the land, if the land is not vulnerable land and –
>
> (i) the volume of timber harvested or trees cleared is less than 100 tonnes for each area of applicable land per year; or
>
> (ii) the total area of land on which the harvesting or clearing occurs is less than one hectare for each area of applicable land per year –
>
> whichever is the lesser;
>
> (j) the harvesting of timber or the clearing of trees on any land, or the clearance and conversion of a threatened native vegetation community on any land, for the purpose of enabling –

(i) the construction of a building within the meaning of the *Land Use Planning and Approvals Act 1993* or of a group of such buildings; or

(ii) the carrying out of any associated development −

if the construction of the buildings or carrying out of the associated development is authorised by a permit issued under that Act.

On this basis, a proposal subject to a planning permit issued pursuant to the Tasmanian *Land Use Planning and Approvals Act 1993* (i.e. under the relevant planning scheme) should not require a Forest Practices Plan.

Tasmanian *Nature Conservation Act 2002*

Schedule 3A of the Act lists vegetation types classified as threatened within Tasmania. The subject title supports *Eucalyptus ovata* forest and woodland (TASVEG code: DOV), which equates to a listed community (with the same name). The administrative/regulatory mechanism managing threatened communities is through either the Tasmanian *Forest Practices Act 1985* (and associated *Forest Practices Regulations 2017*) or the local planning scheme, depending on the zone and code provisions.

Tasmanian *Biosecurity Act 1999* (*Biosecurity Regulations 2022*)

No plant species classified as declared weeds within the meaning of the Tasmanian *Biosecurity Act 1999 (Biosecurity Regulations 2022* were detected from the study area, such that the Act has no direct application, except by reference to the *General Biosecurity Duty* under the Tasmanian *Biosecurity Act 2019* (https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-(gbd).

In this case, future owner-occupation is considered the most appropriate means of achieving effective longer-term weed management where vigilance and immediate control of any detected species should be practical.

Tasmanian *Land Use Planning and Approvals Act 1993*

The applicable planning scheme for the study area is the *Tasmanian Planning Scheme − West Tamar*. Note that the following is our interpretation of the provisions of the *Scheme* and may not necessarily represent the views West Tamar Council. The following does not constitute legal advice. It is recommended that formal advice be sought from the relevant agency prior to acting on any aspect of this statement.

The subject title is wholly subject to the Priority Vegetation Area overlay (Figure 6).

Below the various relevant provisions of the *Scheme* that relate to the management of values considered in the preceding report are addressed, with the emphasis on addressing the intent and specifics of the Natural Assets Code.

NATURAL ASSETS CODE

The purpose of the Natural Assets Code is stated below:

C7.1 The purpose of the Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4 To minimise impacts on identified priority vegetation.

C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The above purpose statements are essentially addressed through the relevant development standards. However, as a general statement, dwelling and associated outbuildings and eventual occupation of lots should not compromise the intent of the purpose statements.

C7.1.2 or C7.1.3 are not relevant to the present proposal.

C7.1.1 may have relevance as a watercourse (Salisbury Creek) is present that has intact native riparian vegetation; however, the current proposal does further impact this overlay.

C7.1.4 has relevance to part of the title reasonably construed as supporting "priority vegetation", which in this regard is the site of the threatened vegetation community mapped as *Eucalyptus ovata* forest and woodland (TASVEG code: DOV) and the location of the plant species *Acacia ulicifolia* (juniper wattle). It is recommended that any further disturbance to these sites be avoided, which includes any further boundary clearing through the mapped area of DOV. No disturbance to "priority vegetation" is likely within or surrounding the proposed dwelling and associated bushfire hazard management area.

C7.1.5 is not relevant at any reasonable scale (see previous consideration of the concept of "significant habitat").

The application of the Natural Assets Code is stated below:

C7.2 Application of this Code:

C7.2.1 This code applies to development on land within the following areas:

(a) a waterway and coastal protection area; [and]

(c) a priority vegetation area only if within the following zone:

(ii) Rural Zone

C7.2.2 This code does not apply to use.

The proposal area is zoned as Rural and is subject to the Priority Vegetation Area and Waterway and Coastal Protection Area overlays under the *Scheme* such that C7.2.1(a) and C7.2.1(c)(ii) may have application. However, C7.2.1(a) is not considered further as the current proposal does not include any works or further impact within the indicated Waterway and Coastal Protection Area overlays.

At this point, however, it is worth discussing the classification of the site with respect to the intention of the *Scheme*'s definition of "priority vegetation", which is:

> C7.3 Definition of Terms
>
> C7.3.1 In this code, unless the contrary intention appears:
>
> means native vegetation where any of the following apply:
>
> (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;
>
> (b) is a threatened flora species;
>
> (c) it forms a significant habitat for a threatened fauna species; or
>
> (d) it has been identified as native vegetation of local importance.

Under the Code, a "priority vegetation area" is defined to mean:

> land shown on an overlay map in the relevant Local Provisions Schedule, as within a priority vegetation area.

Site assessment indicates that part of the title supports a native vegetation community listed as threatened under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, such that C7.3.1(a) has application.

The site does support threatened flora, which means that at least a part of the site is "a threatened flora species" [sic] such that it could be construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(b).

The title does not support "significant habitat for threatened fauna" such that C7.3.1(c) is not considered applicable (see previous discussion of the concept of "significant habitat").

There is no evidence that any part of the site has been "identified as native vegetation of local importance", noting that this cannot simply refer to a site subject to the overlay as that would be a circular argument based on false logic (given that the basis for the overlay through the Regional Ecosystem Model acknowledges the need to ground-truth all modelling). It is acknowledged that the Tasmanian Planning Commission produced Information Sheet 2-2024 that clarifies assessment of this component of "priority vegetation". The vegetation within the title does not meet any of the criteria listed in that sheet, except as already classified under C7.3.1(a), (b) and (c), such that C7.3.1(d) is not considered applicable.

On the basis of the above review, the parts of the title proposed for actual development (i.e. access, house site, hazard management area) do not support "priority vegetation".

The relevant development standards of the Natural Assets Code are C7.6.2 (Clearance within a priority vegetation area), and have the following objective:

> C7.6 Development Standards for Buildings and Works
>
> C7.6.2 Clearance within a priority vegetation area
>
> Objective:
>
> That clearance of native vegetation within a priority vegetation area:
>
> (a) does not result in unreasonable loss of priority vegetation;
>
> (b) is appropriately managed to adequately protect identified priority vegetation; and
>
> (c) minimises and appropriately manages impacts from construction and development activities.

The above objective statements are essentially addressed through the relevant acceptable solutions or performance criteria. However, as a general statement, we do not believe that a small-scale

proposal will compromise the intent of the objective statements as no "priority vegetation" will be impacted by the current proposal.

The acceptable solution for C7.6.2 is stated as:

A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.

Solution A1 is presumed to not be applicable because the project site is not subject to a "sealed plan approved under this planning scheme" to our knowledge.

The performance criteria P1.1 are stated as:

P1.1

Clearance of native vegetation within a priority vegetation area must be for:

(a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;

(b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;

(c) subdivision in the General Residential Zone or Low Density Residential Zone;

(d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;

(e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or

(f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

The fact that P1.1 (a) through (f) are linked by the disjunctive "or" means that only one of these provisions needs to be satisfied. The project is for a dwelling and associated outbuilding such that P1.1(b) is satisfied, meaning that P1.1 is satisfied.

The performance criteria P1.2 are stated as:

P1.2

Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

(a) the design and location of buildings and works and any constraints such as topography or land hazards;

(b) any particular requirements for the buildings and works;

(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;

(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;

(e) any on-site biodiversity offsets; and

(f) any existing cleared areas on the site.

To address this provision, it must be assumed that the proposed development site supports "priority vegetation", which has been identified as absent (see previous discussion). As such, it becomes a logical impossibility to "minimise adverse impacts on priority vegetation".

With respect to the phrase "…having regard to…", this is considered in the manner referred to in *S and S McElwaine and A Hamilton v West Tamar Council and Growth Developments Pty Ltd [2021] TASCAT 4 (17 November 2021)*, where TASCAT stated: "the requirement to 'have regard to' does not elevate P2.1(a) to (f) to mandatory requirements that the proposal must satisfy. The tribunal need only consider those subparagraphs in ascertaining whether the proposal complies with clause E8.6.1 P2.1".

Below the sub-criteria of P1.2 are addressed in turn.

(a) the design and location of buildings and works and any constraints such as topography or land hazards;

We accept that the selected development site is a reasonable balance between site constraints and environmental values. It is noted that the proposed development site is "better" in terms of "minimising adverse impacts" because the proposal avoids unnecessary vegetation clearing and avoids the watercourse and associated higher priority vegetation.

(b) any particular requirements for the buildings and works;

Uncertain application in relation to the identified natural values, except perhaps to indicate machinery and vehicle hygiene protocols in relation to weed and hygiene management to minimise the risk of introducing such to the site (but even these should not be necessary given access will be from the formed well-maintained Collins Lane, and then via the well-formed and drained internal gravel access road (weed-free), such that the risk of construction vehicles introducing weeds and disease to the area is considered very low.

(c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;

Subsection P1.2(c) is satisfied as the proposal is sited mostly within a previously cleared area, which "minimises" impacts on the native vegetation at the site. A bushfire hazard management plan from an accredited bushfire practitioner should satisfy this sub-clause.

(d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;

It has been demonstrated that the proposal site does not support "priority vegetation". Priority vegetation is present within the title; however, these areas will not be impacted by the current proposal. That is, there will be no "residual impacts".

(e) any on-site biodiversity offsets; and

No such offsets have been identified as necessary.

(f) any existing cleared areas on the site.

While there are some parts of the title area mapped as modified land (i.e. TASVEG codes FUM & FRG) and these could be construed as "existing cleared areas on the site", we accept that the selected development site is a reasonable balance between site constraints and environmental values. It is noted that the proposal site is "better" in terms of "minimising adverse impacts" because of the previously cleared area, which avoids "priority vegetation".

On the basis of the above review, in our opinion, the relevant performance criteria of C7.6.2 are satisfied without the need for specific permit conditions.

Recommendations

The recommendations provided below are a summary of those provided in relation to each of the natural values described in the main report. The main text of the report provides the relevant context for the recommendations.

Vegetation types

In general terms, minimising the extent of "clearance and conversion" and/or "disturbance" to native vegetation is recommended, within the context of a future residential dwelling being an acceptable use and acknowledging this will include access, establishment of a hazard management area (and associated elements) and in the longer-term possibly infrastructure such as boundary fences.

It is noted that the location of building site (to satisfy minimum BAL-19 hazard management requirements) and associated access have been positioned to effectively avoid the higher priority native vegetation community (specifically the area mapped as *Eucalyptus ovata* forest and woodland along Salisbury Creek/northeastern boundary). Recommendations are made to avoid further disturbance to the mapped area of *Eucalyptus ovata* forest and woodland (DOV).

Threatened flora

The located site of the threatened flora species *Acacia ulicifolia* (juniper wattle) has been marked (flagging tape). The plant's location is outside the proposal area such that no special management should be required if this site is avoided.

Threatened fauna

Apart from the generic recommendation to minimise the extent of "clearance and conversion" and/or "disturbance" to native vegetation (with acknowledged constraints), the following is also recommended (see also notes on fencing under Vegetation types):

- avoid, wherever practical, removal of hollow-bearing trees.

Weed and disease management

Longer-term special management (e.g. a complex weed management plan) is not considered warranted because eventual owner occupation is considered the most appropriate (and realistic) means of achieving control of any declared species (should they be detected and become established), where vigilance and immediate control are practical.

Legislative and policy implications

A permit under Section 51 of the Tasmanian *Threatened Species Protection Act 1995* (TSPA) should not be required as IF the site of *Acacia ulicifolia* is avoided.

A formal referral to the relevant Commonwealth agency under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) is not considered required.

Development will require a planning permit pursuant to the provisions of the applicable planning scheme but P1.1 & P1.2 of C7.6.2 of the Natural Assets Code of the *Tasmanian Planning Scheme – West Tamar* are considered satisfied (but see recommendations above).

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APPENDIX A. Vegetation community structure and composition

Eucalyptus amygdalina coastal forest and woodland (TASVEG code: DAC)
DAC is localised to a small 0.31 ha area in the north associated with well drained and sandy soils. DAC forms a 'shrubby' woodland structure dominated by *Eucalyptus amygdalina* with the occasional *E. obliqua* present. The above species form a secondary tree layer. A variably dense tree layer dominated by *Allocasuarina littoralis* and occasional *Exocarpos cupressiformis* over a moderately shrub layer of *Leptospermum scoparium*. The fern *Pteridium esculentum* is common mixed with the sedges *Lepidosperma concavum* and *Lomandra longifolia*. DAC is gradational with DOB. DAC is in very good floristic condition with no weeds, no plant disease or symptoms of PC were noted.


DAC in north of study area

Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse; + = present)
Trees	25-35 m 20-25%	*Eucalyptus amygdalina, (E. obliqua)*
Trees	12-18 m 10-15%	*Eucalyptus amygdalina, (E. obliqua)*
Tall shrubs	6-10 m 20%	*Allocasuarina littoralis, Acacia dealbata, (Exocarpos cupressiformis), (Eucalyptus amygdalina), (E. viminalis)*
Shrubs	1-2 m 25%	*Leptospermum scoparium, Leucopogon australis, Acacia terminalis, Leptomeria drupacea, Epacris impressa, Banksia marginata, Amperea xiphoclada*
Graminoids	<1 m 50-80%	*Lomandra longifolia, Lepidosperma concavum, (Lepidosperma laterale)*
Herbs	+	*Gonocarpus tetragynus, Acaena novae zelandiae, Hydrocotyle hirta, Stackhousia monogyna*
Grass	+	*Tetrarrhena distichophylla, Microlaena stipoides*
Ferns	<1 m Variable to 40%	*Pteridium esculentum*

Eucalyptus obliqua dry forest (TASVEG code: DOB)

DOB dominates the forest across the title, occurring on well drained and generally fertile soils associated with the broad north-south ridge. DOB is characterised by a tree layer dominated by *Eucalyptus obliqua* with *E. amygdalina* occurring as a co-dominant canopy species in the north and as a subdominant in the south. These species form a multiple-aged canopy with *Acacia dealbata* in the understory over a variable tall shrub layer depending on insolation and aspect. The lower stratum/groundcover is dominated by the fern *Pteridium esculentum* mixed with the sedges *Lepidosperma concavum* and *Lomandra longifolia*. Herbs and low shrubs are common.

DOB is gradational with DAC in the north.

DOB is in good condition with disturbance limited to old vehicle tracks. No weeds, symptoms of PC or plant disease were noted.

DOB in the west of the study area along the drainage feature (left) and well drained lower slopes (right)

Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse; + = present only)
Trees	25-45 m 25%	*Eucalyptus obliqua*, *E. amygdalina*
Trees	10-15 (<20) m 10%	*Eucalyptus obliqua*, *Acacia dealbata*, *E. amygdalina*
Tall shrubs	2-6 m 15-20%	*Allocasuarina littoralis*, *E. obliqua*, *Exocarpos cupressiformis*, *Acacia dealbata*, *E. amygdalina*
Shrubs	<1 m +	*Epacris impressa*, *Pultenaea juniperina*, *Amperea xiphoclada*, *Acacia myrtifolia*
Graminoids	<1.5 m 50-70%	*Lomandra longifolia*, *Lepidosperma laterale*, *(Gahnia grandis & L. elatius* present along drainage feature*)*
Herbs	+	*Gonocarpus tetragynus*, *Lagenophora stipitata*, *Acaena novae zelandiae*
Ferns	<1 m 40-60%	*Pteridium esculentum*

Eucalyptus ovata forest and woodland (TASVEG code: DOV)

DOV is localised to the poorly-drained areas associated with the broad poorly drained flats associated with Salisbury Creek. Structurally, DOV is characterised by a moderately tall tree layer of *Eucalyptus ovata* over a secondary canopy of *Acacia melanoxylon.* A dense shrub layer dominated by a mixture of *Melaleuca squarrosa, M. ericifolia* and *Acacia verticillata*. A dense sedge layer dominated by *Lepidosperma elatius* with scattered *Gahnia grandis.*

DOV forms a sharp ecological boundary with DOB as drainage improves on the broad ridge.

DOV is in good floristic condition with no weed species or symptoms of plant disease or PC noted.

(left) DOV to the north of the title access with established boundary clearing through the centre of images and (right) DOV to the eastern side of the dam

Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse or occasional)
Trees	20-30 m 15-20%	*Eucalyptus ovata*
Tall shrubs	6-8 (<10) m 25%	*E. ovata, Acacia melanoxylon, (Acacia verticillata), (A. dealbata)*
Tall shrubs	4-5 m 50%	*Melaleuca ericifolia, M. squarrosa, A. verticillata*
Grasses	+	*Hookerochloa hookeriana, Microlaena stipoides*
Graminoids	<1 m 40 to 60%	*Lepidosperma elatius, Gahnia grandis, Carex appressa*
Ferns	<2 m +	*Gleichenia dicarpa, (Pteridium esculentum)*

APPENDIX B. Vascular plant species recorded from study area

Botanical nomenclature follows *A Census of the Vascular Plants of Tasmania* (de Salas & Baker 2025), with family placement updated to reflect the nomenclatural changes recognised in the *Flora of Tasmania Online* (de Salas 2025+) and APG (2016); common nomenclature follows *The Little Book of Common Names of Tasmanian Plants* (Wapstra et al. 2005+, updated online at www.nre.tas.gov.au).

e = endemic to Tasmania

i = naturalised in Tasmania

Table B1. Summary of vascular species recorded from study area

	ORDER			
STATUS	DICOTYLEDONAE	MONOCOTYLEDONAE	PTERIDOPHYTA	MAGNOLIIDS
	40	21	3	1
e	3	1	-	
i	2	1	-	
Sum	45	23	3	1
TOTAL	72			

DICOTYLEDONAE		
	ARALIACEAE	
	Hydrocotyle hirta	hairy pennywort
	Hydrocotyle sibthorpioides	shining pennywort
	ASTERACEAE	
	Coronidium scorpioides	curling everlasting
i	*Hypochaeris radicata*	rough catsear
	Lagenophora stipitata	blue bottledaisy
	Senecio biserratus	jagged fireweed
	CASUARINACEAE	
e	*Allocasuarina monilifera*	necklace sheoak
	DROSERACEAE	
	Drosera peltata	pale sundew
	ERICACEAE	
	Acrotriche serrulata	ants delight
	Epacris impressa	common heath
	Leucopogon australis	spike beardheath
	Leucopogon collinus	white beardheath
	Styphelia adscendens	golden heath
	EUPHORBIACEAE	
	Amperea xiphoclada var. *xiphoclada*	broom spurge
	FABACEAE	
	Acacia dealbata subsp. *dealbata*	silver wattle
	Acacia melanoxylon	blackwood
	Acacia myrtifolia	redstem wattle
	Acacia terminalis	sunshine wattle
	Acacia ulicifolia	juniper wattle
	Acacia verticillata subsp. *verticillata*	prickly moses
	Glycine clandestina	twining glycine
	Goodia lotifolia	smooth goldentip
	Pultenaea juniperina	prickly beauty
	GOODENIACEAE	
	Goodenia lanata	trailing native-primrose
	HALORAGACEAE	
	Gonocarpus micranthus subsp. *micranthus*	creeping raspwort
	Gonocarpus tetragynus	common raspwort
	Gonocarpus teucrioides	forest raspwort
	MYRTACEAE	
e	*Eucalyptus amygdalina*	black peppermint

	Eucalyptus obliqua	stringybark
	Eucalyptus ovata var. *ovata*	black gum
	Eucalyptus viminalis subsp. *viminalis*	white gum
	Leptospermum scoparium	common teatree
	OXALIDACEAE	
	Oxalis perennans	grassland woodsorrel
	PICRODENDRACEAE	
	Poranthera microphylla	small poranthera
	PITTOSPORACEAE	
	Billardiera macrantha	forest appleberry
	POLYGALACEAE	
	Comesperma volubile	blue lovecreeper
	POLYGONACEAE	
i	*Acetosella vulgaris*	sheep sorrel
	PROTEACEAE	
	Banksia marginata	silver banksia
e	*Lomatia tinctoria*	guitarplant
	Persoonia juniperina	prickly geebung
	ROSACEAE	
	Acaena novae-zelandiae	common buzzy
	RUBIACEAE	
	Galium australe	coast bedstraw
	SANTALACEAE	
	Leptomeria drupacea	erect currantbush
	STYLIDIACEAE	
	Stylidium graminifolium	narrowleaf triggerplant
	VIOLACEAE	
	Viola hederacea	ivyleaf violet
	MAGNOLIIDS	
	LAURACEAE	
	Cassytha melantha	large dodderlaurel
	MONOCOTYLEDONAE	
	ASPARAGACEAE	
	Lomandra longifolia	sagg
	CYPERACEAE	
	Carex appressa	tall sedge
	Gahnia grandis	cutting grass
	Lepidosperma concavum	sand swordsedge
	Lepidosperma elatius	tall swordsedge
	Lepidosperma ensiforme	arching swordsedge
	Lepidosperma filiforme	common rapiersedge
	Lepidosperma laterale	variable swordsedge
	Schoenus apogon	common bogsedge
	Schoenus lepidosperma subsp. *lepidosperma*	slender bogsedge
	IRIDACEAE	
	Patersonia fragilis	short purpleflag
	ORCHIDACEAE	
	Acianthus caudatus	mayfly orchid
	Calochilus sp.	beard-orchid
e	*Chiloglottis triceratops*	threehorned bird-orchid
	Glossodia major	waxlip orchid
	Pterostylis nutans	nodding greenhood
	Pterostylis pedunculata	maroonhood
	POACEAE	
	Microlaena stipoides var. *stipoides*	weeping grass
i	*Poa annua*	winter grass
	Poa sieberiana var. *sieberiana*	grey tussockgrass
	Poa tenera	scrambling tussockgrass
	Tetrarrhena distichophylla	hairy ricegrass
	RESTIONACEAE	
	Baloskion australe	southern cordrush
	PTERIDOPHYTA	
	DENNSTAEDTIACEAE	
	Pteridium esculentum subsp. *esculentum*	bracken
	GLEICHENIACEAE	
	Gleichenia dicarpa	pouched coralfern
	LYCOPODIACEAE	
	Lycopodiella lateralis	slender clubmoss

APPENDIX C. Analysis of database records of threatened flora

Table C1 provides a listing of threatened flora from within 5,000 m of the study area (nominal buffer width usually used to discuss the potential of a particular study area to support various species listed in databases), with comments on whether potential habitat is present for the species, and possible reasons why a species was not recorded.

Table C1. Threatened flora records from within 5,000 m of boundary of study area

Species listed below are listed as rare (r), vulnerable (v), endangered (e), or extinct (x) on the Tasmanian *Threatened Species Protection Act 1995* (TSPA); vulnerable (VU), endangered (EN), critically endangered (CR) or extinct (EX) on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA). Information below is sourced from DNRET's *Natural Values Atlas* (DNRET 2025a) and other sources where indicated. Habitat descriptions are taken from FPA (2022) and TSS (2003+), except where otherwise indicated. Species marked with # are listed in CofA (2025).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on project area and database records
Acacia ulicifolia juniper wattle	r -	*Acacia ulicifolia* is found in sandy coastal heaths and open heathy forest and woodland in the north and east of Tasmania. Populations are often sparsely distributed and most sites are near-coastal but it can occasionally extend inland (up to 30 km).	Species detected. Refer to FINDINGS *Plant species* Threatened flora for more details.
Amphibromus neesii southern swampgrass	r -	*Amphibromus neesii* is found in damp ground around marshes, lagoons, river flats, pools and streams.	Potential habitat present in the mapped area of DOV in the east including the access road and around the dam. Species not detected (no significant seasonal constraint on detection and/or identification).
Barbarea australis riverbed wintercress	e EN # only	*Barbarea australis* is a riparian species found near river margins, creek beds and along flood channels adjacent to the river. It tends to favour the slower reaches, and has not been found on steeper sections of rivers. It predominantly occurs in flood deposits of silt and gravel deposited as point bars and at the margins of base flows, or more occasionally or between large cobbles on sites frequently disturbed by fluvial processes. Some of the sites are a considerable distance from the river, in flood channels scoured by previous flood action, exposing river pebbles. Most populations are in the Central Highlands, but other populations occur in the northeast and upland areas in the central north.	Potential habitat absent.
Brunonia australis blue pincushion	r -	*Brunonia australis* typically occurs in grassy woodlands and dry sclerophyll forests dominated by *Eucalyptus amygdalina* or less commonly *E. viminalis* or *E. obliqua*. Some smaller populations are found in heathy and shrubby dry forests. The species occurs on well-drained flats and gentle slopes between 10-350 metres a.s.l. It is most commonly found on sandy and gravelly	Potential habitat marginally present in the mapped area of DOB and DAC; however, the title area is generally atypical of the known sites in the greater area. Species not detected (no significant seasonal constraint on detection and/or identification).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on project area and database records
		alluvial soils, with a particular preference for ironstone gravels. Populations found on dolerite are usually small.	
Caladenia caudata tailed spider-orchid	v VU #	*Caladenia caudata* has highly variable habitat, which includes the central north: *Eucalyptus obliqua* heathy forest on low undulating hills; the northeast: *E. globulus* grassy/heathy coastal forest, *E. amygdalina* heathy woodland and forest, *Allocasuarina* woodland; and the southeast: *E. amygdalina* forest and woodland on sandstone, coastal *E. viminalis* forest on deep sands. Substrates vary from dolerite to sandstone to granite, with soils ranging from deep windblown sands, sands derived from sandstone and well-developed clay loams developed from dolerite. A high degree of insolation is typical of many sites.	Potential habitat is marginally present; however, the habitats within the study area are atypical of known sites. The October survey was undertaken within the peak flowering time (Wapstra 2018). Species not detected.
Epacris exserta south esk heath	e EN # only	*Epacris exserta* occurs along the lower reaches of the South Esk, North Esk and Supply rivers. It is a strictly riparian species that grows in areas subject to periodic inundation, mainly on alluvium amongst dolerite boulders within dense riparian scrub, and occasionally in open rocky sites. It has been recorded from 10-310 m a.s.l.	Potential habitat absent.
Epacris virgata pretty heath	v EN # only	*Epacris virgata* (Beaconsfield) is restricted to a small area of undulating terrain in the foothills of the Dazzler Range near Beaconsfield, where it occurs on serpentinite-derived soils in dry sclerophyll forest at an elevation of 40-80 m a.s.l.	Potential habitat absent – serpentinite-derived soils are not present within or adjacent to the study area.
Glycine latrobeana clover glycine	v VU #	*Glycine latrobeana* occurs in a range of habitats, geologies and vegetation types. Soils are usually fertile but can be sandy when adjacent to or overlaying fertile soils. The species mainly occurs on flats and undulating terrain over a wide geographical range, including near-coastal environments, the Midlands, and the Central Plateau. It mainly occurs in grassy/heathy forests and woodlands and native grasslands.	Potential habitat absent.
Paraprasophyllum [syn. *Prasophyllum*] *apoxychilum* tapered leek-orchid	v EN # only	*Paraprasophyllum apoxychilum* is restricted to eastern and northeastern Tasmania where it occurs in coastal heathland or grassy and scrubby open eucalypt forest on sandy and clay loams, often among rocks. It occurs at a range of elevations and seems to be strongly associated with dolerite in the east and southeast of its range.	Potential habitat is superficially present, although there are no database records within at least 10 km of the study area and the general area is atypical of known sites. The survey was undertaken within the flowering time (Wapstra 2018). Species not detected.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on project area and database records
Pterostylis ziegeleri grassland greenhood	v VU #	*Pterostylis ziegeleri* occurs in the State's south, east and north, with an outlying occurrence in the northwest. In coastal areas, the species occurs on the slopes of low stabilised sand dunes and in grassy dune swales, while in the Midlands it grows in native grassland or grassy woodland on well-drained clay loams derived from basalt.	Potential habitat absent.
Senecio psilocarpus swamp fireweed	e VU # only	*Senecio psilocarpus* is known from six widely scattered sites in the northern half of the State, including King and Flinders islands. It occurs in swampy habitats including broad valley floors associated with rivers, edges of farm dams amongst low-lying grazing/cropping ground, herb-rich native grassland in a broad swale between stable sand dunes, adjacent to wetlands in native grassland, herbaceous marshland and low-lying lagoon systems.	Potential habitat present in the mapped area of DOV in the east including the access road and around the dam. Species not detected (no significant seasonal constraint on detection and/or identification).
Spyridium obcordatum creeping dustymiller	v VU #	*Spyridium obcordatum* is restricted to the Central North Coast. In hills to the east of the Dazzler Range near Beaconsfield, it primarily occurs amongst serpentine outcrops in dry open forest or woodland dominated by *Eucalyptus amygdalina.* In coastal areas from Greens Beach to Hawley Beach at Port Sorell, it occurs on sandstone and dolerite in *Allocasuarina verticillata* woodland and *Allocasuarina monilifera-Leptospermum scoparium* heath. The species is often associated with outcropping rocks, exposed rock plates and rocky ground. It occurs at altitudes less than 180 m a.s.l. It is most abundant in disturbed areas, as it can proliferate from soil-stored seed after disturbance.	Potential habitat is effectively absent as there are no rocky outcrops of igneous-derived geology (highly atypical of known sites). Species not detected (no seasonal constraint on detection and/or identification).
Veronica plebeia trailing speedwell	r -	*Veronica plebeia* typically occurs in dry to damp sclerophyll forest dominated by *Eucalyptus amygdalina* on dolerite or Tertiary sediments, but can also occur in *Eucalyptus ovata* grassy woodland/forest and *Melaleuca ericifolia* swamp forest.	Potential habitat present. Species not detected (no significant seasonal constraint on detection and/or identification).
Xanthorrhoea arenaria sand grasstree	v VU #	*Xanthorrhoea arenaria* is restricted to coastal areas from Bridport in the northeast to Coles Bay on the East Coast, where it occurs in coastal sandy heathland, extending into heathy woodland and forest, mainly dominated by *Eucalyptus amygdalina.*	The study area is well outside the recognised range of this species with the study area highly atypical of the known sites. Species not detected (no significant seasonal constraint on detection and/or identification).
Xanthorrhoea bracteata shiny grasstree	v EN #	*Xanthorrhoea bracteata* (and *X.* aff. *bracteata*) is restricted to coastal areas from the Asbestos Range to Waterhouse Point in the northeast, where it occurs	Potential habitat very marginally present in the area mapped as DAC.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on project area and database records
		in sandy soils, often acid and waterlogged, in coastal heathland, extending into heathy woodland and forest, mainly dominated by *Eucalyptus amygdalina*.	Species not detected (no seasonal constraint on detection and/or identification).
Xerochrysum palustre swamp everlasting	v VU # only	*Xerochrysum palustre* has a scattered distribution with populations in the northeast, east coast, Central Highlands and Midlands, all below about 700 m elevation. It occurs in wetlands, grassy to sedgy wet heathlands and extends to associated heathy *Eucalyptus ovata* woodlands. Sites are usually inundated for part of the year.	Potential habitat present in the mapped area of DOV in the east including the access road and around the dam. Species not detected (no significant seasonal constraint on detection and/or identification).

APPENDIX D. Analysis of database records of threatened fauna

Table D1 provides a listing of threatened fauna from within 5,000 m of the study area (nominal buffer width usually used to discuss the potential of a particular study area to support various species listed in databases), with comments on whether potential habitat is present for the species, and possible reasons why a species was not recorded.

Table D1. Threatened fauna records from 5,000 m of boundary of the study area

Species listed below are listed as rare (r), vulnerable (v), endangered (e), or extinct (x) on the Tasmanian *Threatened Species Protection Act 1995* (TSPA); vulnerable (VU), endangered (EN), critically endangered (CR) or extinct (EX) on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA). Information below is sourced from the DNRET's *Natural Values Atlas* (DNRET 2025a), Bryant & Jackson (1999) and FPA (2025); marine, wholly pelagic and littoral species such as marine mammals, fish and offshore seabirds are excluded. Species marked with # are listed in CofA (2025). Note that the use of the descriptions of "potential habitat" and "significant habitat" as provided in FPA (2025) does not imply a direct relationship between these concepts and the concept of "significant habitat" as per C7.3.1 of the *State Planning Provisions*.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Accipiter [syn. *Tachyspiza*] *novaehollandiae* grey goshawk	e -	*Potential habitat* is native forest with mature elements below 600 m altitude, particularly along watercourses. *Significant habitat* may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.).	*Potential habitat* present adjacent to the proposal area. *Significant habitat* absent within proposal area. This species should not require further consideration.
Antipodia chaostola tax. *leucophaea* chaostola skipper	e EN	*Potential habitat* is dry forest and woodland supporting *Gahnia radula* (usually on sandstone and other sedimentary rock types) or *Gahnia microstachya* (usually on granite-based substrates). *Significant habitat* is all potential habitat within 5 km of a known record.	*Potential habitat* absent *Gahnia radula* or *G. microstachya* not detected. This species should not require further consideration.
Apus pacificus fork-tailed swift	- - # only	Seasonal migrant (December through March) with habitat open skies over any habitat, more commonly associated with forested hills and mountains (McNab 2022).	*Potential habitat* widespread but this is a species that flies at high altitude, very fast and highly mobile, feeding on the wing and virtually never perches (McNab 2022). This species should not require further consideration.
Aquila audax subsp. *fleayi* wedge-tailed eagle	e EN #	*Potential habitat* comprises *potential nesting habitat* and *potential foraging habitat*. *Potential foraging habitat* is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. *Potential nesting habitat* is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on	*Potential foraging habitat* widespread. *Potential nesting habitat* marginal (regrowth-structured forest). *Significant habitat* absent. This species should not require further consideration.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. *Significant habitat* is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where the nest tree is still present).	
Botaurus poiciloptilus australasian bittern	- EN #	*Potential habitat* is comprised of wetlands with tall dense vegetation, where it forages in still, shallow water up to 0.3 m deep, often at the edges of pools or waterways, or from platforms or mats of vegetation over deep water. It favours permanent and seasonal freshwater habitats, particularly those dominated by sedges, rushes and reeds (e.g. *Phragmites*, *Cyperus*, *Eleocharis*, *Juncus*, *Typha*, *Baumea*, *Bolboschoenus*) or cutting grass (*Gahnia*) growing over a muddy or peaty substrate (TSSC 2011).	*Potential habitat* absent (no suitable vegetated wetlands within or immediately adjacent to the title). This species should not require further consideration.
Bubulcus coromandus [syn. *B. ibis*, *Ardea ibis*] cattle egret	- - # only	Seasonal migrant (April through October) with habitat agricultural lands, crops, dams, pastures, particularly those with cattle, mudflats and wetlands (McNab 2022).	*Potential habitat* absent, except in a general sense. This species should not require further consideration.
Ceyx azureus subsp. *diemenensis* [syn. *Alcedo azurea* subsp. *diemenensis*] Tasmanian azure kingfisher	e EN #	*Potential habitat* comprises potential foraging habitat and potential breeding habitat. *Potential foraging habitat* is primarily freshwater (occasionally estuarine) waterbodies such as large rivers and streams with well-developed overhanging vegetation suitable for perching and water deep enough for dive-feeding. *Potential breeding habitat* is usually steep banks of large rivers (a breeding site is a hole (burrow) drilled in the bank).	*Potential foraging habitat* absent (no suitable ephemeral or permanent watercourses present). *Potential breeding habitat* absent (as above). This species should not require further consideration.
Dasyurus maculatus subsp. *maculatus* spotted-tailed quoll	r VU #	*Potential habitat* is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex and steep rocky areas are present, and includes remnant patches in cleared agricultural land. *Significant habitat* is all potential denning habitat within the core range of the species. *Potential denning*	*Potential habitat* present, albeit atypical for denning because of lack of suitable hollow logs, large tree bases, rock piles, overhangs, etc. No evidence of the species was noted (e.g. scats, etc.). *Significant habitat* possibly (within core range). The species may utilise the greater title area as part of a home range and for

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		habitat for the spotted-tailed quoll includes 1) any forest remnant (>0.5 ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. *FPA's Fauna Technical Note 10* can be used as a guide in the identification of potential denning habitat.	foraging but small-scale development within the context of surrounding land uses should not have a significant impact on potential habitat of the species. This species should not require further consideration.
Dasyurus viverrinus eastern quoll	- EN #	*Potential habitat* is all terrestrial native vegetation types, forestry plantations and pasture. Dry forest and native grassland mosaics that are bounded by agricultural land are likely to support higher population densities of eastern quolls.	*Potential habitat* present. See under spotted-tailed quoll.
Engaeus granulatus Central North burrowing crayfish	e EN #	*Potential habitat* includes any poorly-drained habitats such as streams (of any class and disturbance history), seepages (e.g. springs in forest or pasture, outflows of farm dams), low-lying flat swampy areas and vegetation (e.g. buttongrass and heathy plains, marshy areas, boggy areas of pasture), drainage depressions, ditches (artificial and natural, including roadside ditches, pasture drains, etc.).	No distinctive burrows of any *Engaeus* species were located. This species should not require further consideration.
Gallinago hardwickii Lathams snipe	- VU #	Seasonal migrant that prefers brackish, fresh and saline habitats including lagoons, lakes, marshes, swamps, wet grasslands and paddocks and wetlands with tussock grasses (McNab 2022).	*Potential habitat* absent, except in the most general of senses. This species should not require further consideration.
Haliaeetus [syn. *Ichthyophaga*] *leucogaster* white-bellied sea-eagle	v -	*Potential habitat* comprises *potential nesting habitat* and *potential foraging habitat*. *Potential foraging habitat* is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). *Potential nesting habitat* is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. *Significant habitat* is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where nest tree still present).	Refer to comments under wedge-tailed eagle.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Hirundapus caudacutus white-throated needletail	- VU #	Seasonal migrant (December through March) with habitat open skies over any habitat, more commonly associated with forested hills and mountains (McNab 2022).	*Potential habitat* widespread but this is a species that flies at high altitude, very fast and highly mobile, feeding on the wing and virtually never perches (McNab 2022). This species should not require further consideration.
Lathamus discolor swift parrot	e CR # only	*Potential breeding habitat* comprises *potential foraging habitat* and *potential nesting habitat*, and is based on definitions of foraging and nesting trees (see Table A in swift parrot habitat assessment Technical Note). *Potential foraging habitat* comprises *E. globulus* or *E. ovata* trees that are old enough to flower. In the Eastern Tiers, potential foraging habitat also includes *E. brookeriana* where it has the potential to contribute a substantial foraging resource. The occurrence of foraging-habitat can be remotely assessed, although only to a limited extent, by using mapping layers such as GlobMap (DPIPWE 2010). Due to the scale and inadequacies in current foraging-habitat mapping, potential foraging-habitat density within operational areas should be identified by ground-based surveys as per Table B in the swift parrot habitat assessment Technical Note. For management purposes *potential nesting habitat* is considered to comprise eucalypt forests that contain hollow-bearing trees. The FPA mature habitat availability map (see Technical Note 2) predicts the availability of hollow-bearing trees using the relevant definitions of habitat provided in Table C of the swift parrot habitat assessment Technical Note. The mature habitat availability map is designed to be used to make landscape-scale assessments and may not be reliable for stand-level assessments required during the development of a Forest Practices Plan. At the stand-level the availability and distribution of hollow-bearing trees across a coupe or operation area is best determined from a ground-based assessment (see Table C in the swift parrot habitat assessment Technical Note). *Significant habitat* is all potential breeding habitat within the SE potential breeding range and the NW breeding areas.	*Potential foraging habitat* present with *Eucalyptus ovata* dominated forest in the east of the title. These trees are unlikely to be further disturbed due to being within the Waterway and Coastal Protection Area and outside the current proposal area. *Potential nesting habitat* marginally present. Very limited suitable hollow-bearing trees were observed. The topography and forest types are highly atypical of all known breeding sites, which tend to be in old-growth forests rich in hollow-bearing trees, usually on the higher ridges and upper slopes. We do not believe that the study area presents as potential breeding habitat that needs to be considered further. *Significant habitat* absent. The study area is not within the SE potential breeding range and the NW breeding areas. The site is outside the recognised range (FPA 2025). This species should not require further consideration.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Limnodynastes peroni striped marsh frog	e -	*Potential habitat* is natural and artificial coastal and near-coastal wetlands, lagoons, marshes, swamps and ponds (including dams), with permanent freshwater and abundant marginal, emergent and submerged aquatic vegetation. *Significant habitat* is still or very slow flowing waterbodies, with at least some vegetation, and a lack of obvious pollutants (oils, chemicals, etc).	*Potential habitat* marginally present in the form of the dam in the east and along Salisbury Creek. The dam area lacks aquatic vegetation. *Significant habitat* absent (see above). Any potential habitat will not be disturbed due to being within the Waterway and Coastal Protection Area and outside the current proposal area. This species should not require further consideration.
Myiagra cyanoleuca satin flycatcher	- - # only	Seasonal migrant (November through March) with habitat scrub, wet and dry sclerophyll forests, woodlands and creeklines (McNab 2022).	*Potential habitat* present. This is a spring-summer migrant that may occasionally utilise the greater study area for foraging and possibly nesting. This species should not require further consideration at the scale of proposed impact.
Neophema chrysostoma blue-winged parrot	- VU #	Seasonal migrant (October through April) with habitat including agricultural lands, crops, dams, paddocks, coastal scrub, open grassy woodlands, heathland and saltmarshes (McNab 2022). *Potential habitat* includes native eucalypt forest, native eucalypt woodlands, grasslands and wetlands (FPA 2024).	*Potential foraging habitat* widespread (albeit atypical of preferred foraging sites). *Potential nesting habitat* marginally present (lack of suitable hollow-bearing trees within the proposal area). This species should not require further consideration at the scale of proposed impact.
Perameles gunnii subsp. *gunnii* eastern barred bandicoot	- VU #	*Potential habitat* is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. *Significant habitat* is dense tussock grass-sagg-sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.	*Potential habitat* present. *Significant habitat* absent. This species should not require further consideration at the scale of proposed impact.
Prototroctes maraena australian grayling	v VU #	*Potential habitat* is all streams and rivers in their lower to middle reaches. Areas above permanent barriers (e.g. Prosser River dam, weirs) that prevent fish migration, are not potential habitat.	*Potential habitat* absent (Salisbury Creek is too small for this species with no suitable habitat such as permanent watercourses adjacent to study area). This species should not require further consideration.
Pseudemoia pagenstecheri tussock skink	v -	*Potential habitat* is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.	*Potential habitat* absent (native grassland and open grassy woodland not present). This species should not require further consideration.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Pseudemoia rawlinsoni glossy grass skink	r -	*Potential habitat* is wetlands and swampy sites, including grassy wetlands, teatree swamps and grassy sedgelands, and margins of such habitat.	*Potential habitat* present in the mapped area of DOV in the east. This habitat element is unlikely to be affected by the proposal. This species should not require further consideration.
Pseudomys novaehollandiae New Holland mouse	e VU #	*Potential habitat* is heathlands (mainly dry heathlands but also where dry heathlands form a mosaic with other heathland, moorland and scrub complexes), heathy woodlands (i.e. eucalypt canopy cover 5-20%), *Allocasuarina*-dominated forests on sandy substrates (not dolerite or basalt), and vegetated sand dunes. Key indicator plant species include (but are not restricted to) *Aotus ericoides*, *Lepidosperma concavum*, *Hypolaena fastigiata* and *Xanthorrhoea* species. *Significant habitat* is all potential habitat within the potential range of the species.	*Potential habitat* absent (suitable heathy forests absent and indicator plant species are sparse/absent). *Significant habitat* absent (as above). This species should not require further consideration.
Ranoidea [syn. *Litoria*] *raniformis* subsp. *major* growling grass frog	v VU #	*Potential habitat* is permanent and temporary waterbodies, usually with vegetation in or around them, including features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water-holding sites such as old quarries, slow-flowing stretches of streams and rivers and drainage features. *Significant habitat* is still or very slow flowing waterbodies, with at least some vegetation, and a lack of obvious pollutants (oils, chemicals, etc).	*Potential habitat* marginally present in the form of the dam in the east and along Salisbury Creek. The dam area lacks aquatic vegetation. *Significant habitat* absent (see above). Any potential habitat will not be disturbed due to being within the Waterway and Coastal Protection Area and outside the current proposal area. This species should not require further consideration.
Sarcophilus harrisii tasmanian devil	e EN #	*Potential habitat* is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427 km^2). *Significant habitat* is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100 m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1 km radius, being the approximate area of the smallest recorded devil home range. *Potential denning habitat* is areas of burrowable, well-drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass.	*Potential habitat* present. *Significant habitat* absent. See under spotted-tailed quoll.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Tyto novaehollandiae subsp. *castanops* Tasmanian masked owl	e VU #	*Potential habitat* is all areas with trees with large hollows (≥15 cm entrance diameter). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may constitute potential habitat. *Significant habitat* is any areas within the core range of native dry forest with trees over 100 cm dbh with large hollows (≥15 cm entrance diameter).	*Potential nesting habitat* absent (lack of large trees with suitable large hollows). *Significant nesting habitat* absent (as above). The species may utilise the greater area as part of a home range and for foraging but development at the scale proposed and within the context of surrounding land uses should not have a significant impact on potential habitat of the species. This species should not require further consideration.

APPENDIX E. **DNRET's** *Natural Values Atlas* report for study area

Appended as pdf.

APPENDIX F. Forest Practices Authority's *Biodiversity Values Atlas* report for study area

Appended as pdf.

APPENDIX G. CofA's *Protected Matters* report for study area

Appended as pdf.

ATTACHMENTS

- .shp/.dwg file of revised vegetation mapping

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:	ECOtas_CollinsLane_Sidmouth
Requested For:	Brian French
Report Type:	Summary Report
Timestamp:	09:35:20 AM Tuesday 14 October 2025
Threatened Flora:	buffers Min: 500m Max: 5000m
Threatened Fauna:	buffers Min: 500m Max: 5000m
Raptors:	buffers Min: 500m Max: 5000m
Tasmanian Weed Management Act Weeds:	buffers Min: 500m Max: 5000m
Priority Weeds:	buffers Min: 500m Max: 5000m
Geoconservation:	buffer 1000m
Acid Sulfate Soils:	buffer 1000m
TASVEG:	buffer 1000m
Threatened Communities:	buffer 1000m
Fire History:	buffer 1000m
Tasmanian Reserve Estate:	buffer 1000m
Biosecurity Risks:	buffer 1000m

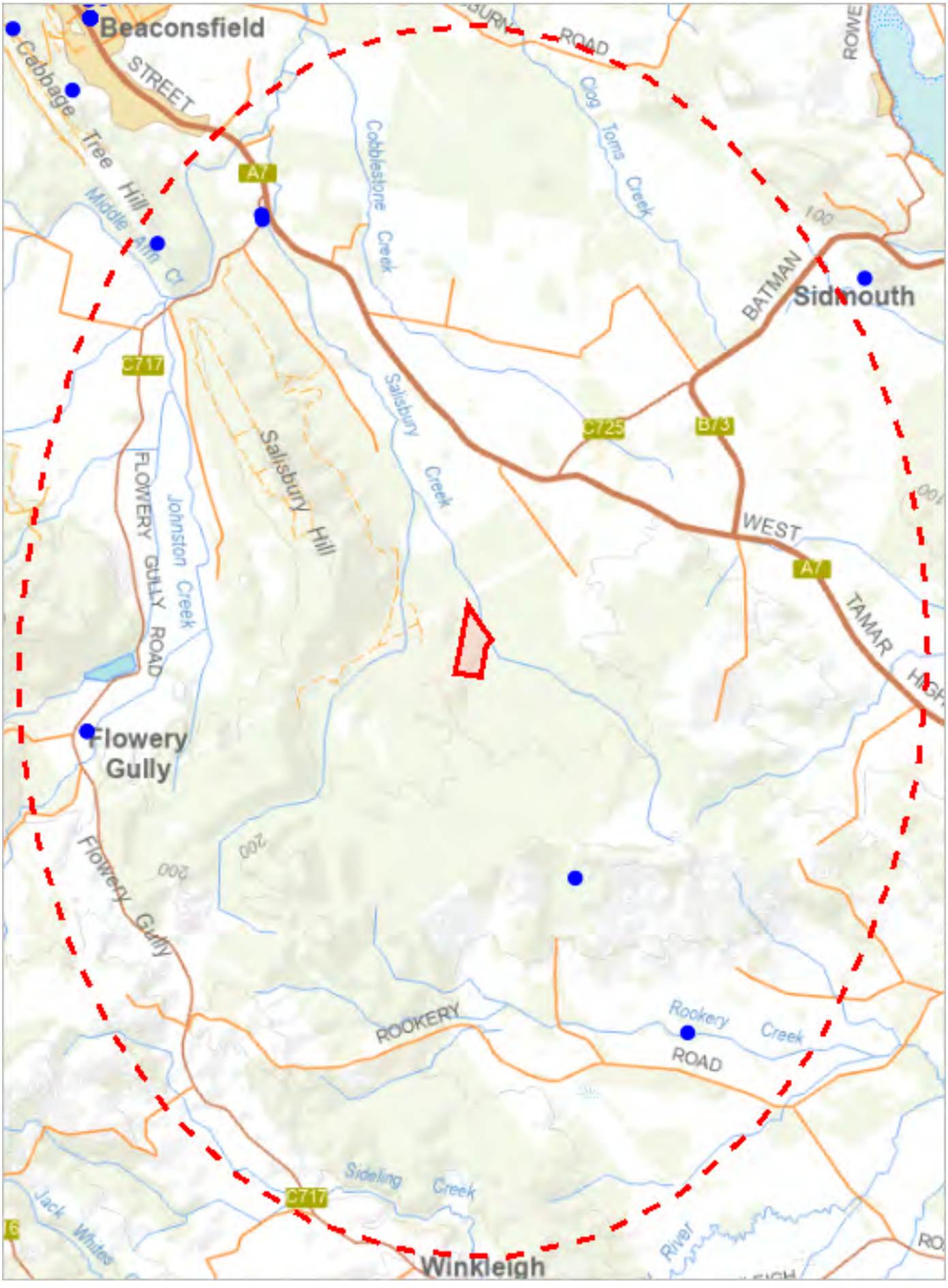
The centroid for this query GDA94: 487941.0, 5433616.0 falls within:

Property: 6097456

*** No threatened flora found within 500 metres ***

Threatened flora within 5000 metres

492043, 5439167



483863, 5428157

Please note that some layers may not display at all requested map scales

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Acacia ulicifolia	juniper wattle	r		n	1	22-Apr-1997
Amphibromus neesii	southern swampgrass	r		n	1	26-Dec-2008
Brunonia australis	blue pincushion	r		n	3	27-Nov-2007
Glycine latrobeana	clover glycine	v	VU	n	1	01-Jan-1990
Veronica plebeia	trailing speedwell	r		n	2	30-Nov-1978

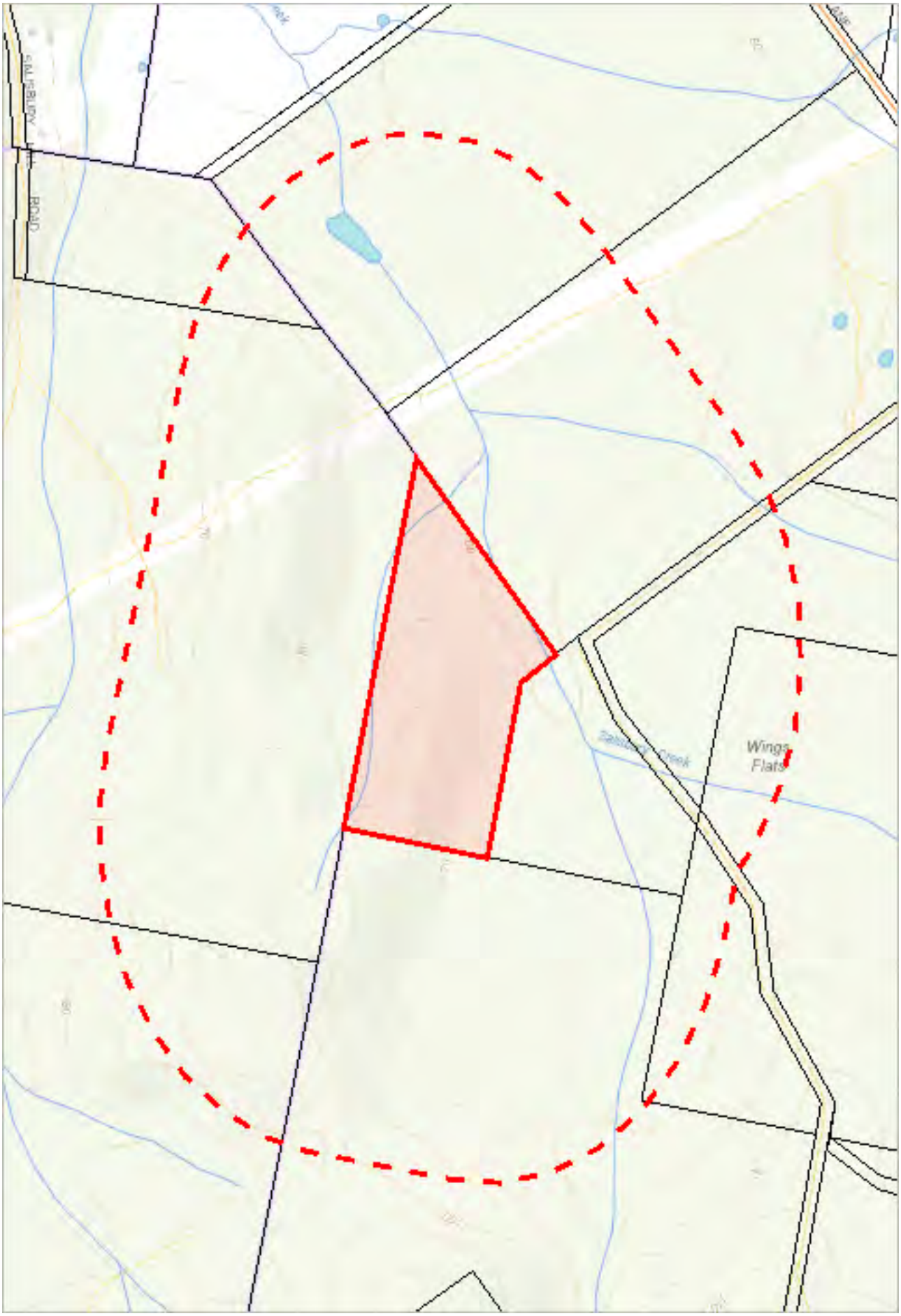
Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 500 metres

488646, 5434668



487259, 5432655

Please note that some layers may not display at all requested map scales

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 500 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Limnodynastes peroni	striped marsh frog	e		n	1	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	1
Litoria raniformis	green and gold frog	v	VU	ae	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Engaeus granulatus	Central North burrowing crayfish	e	EN	e	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Pseudomys novaehollandiae	pookila or new holland mouse	e	VU	n	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

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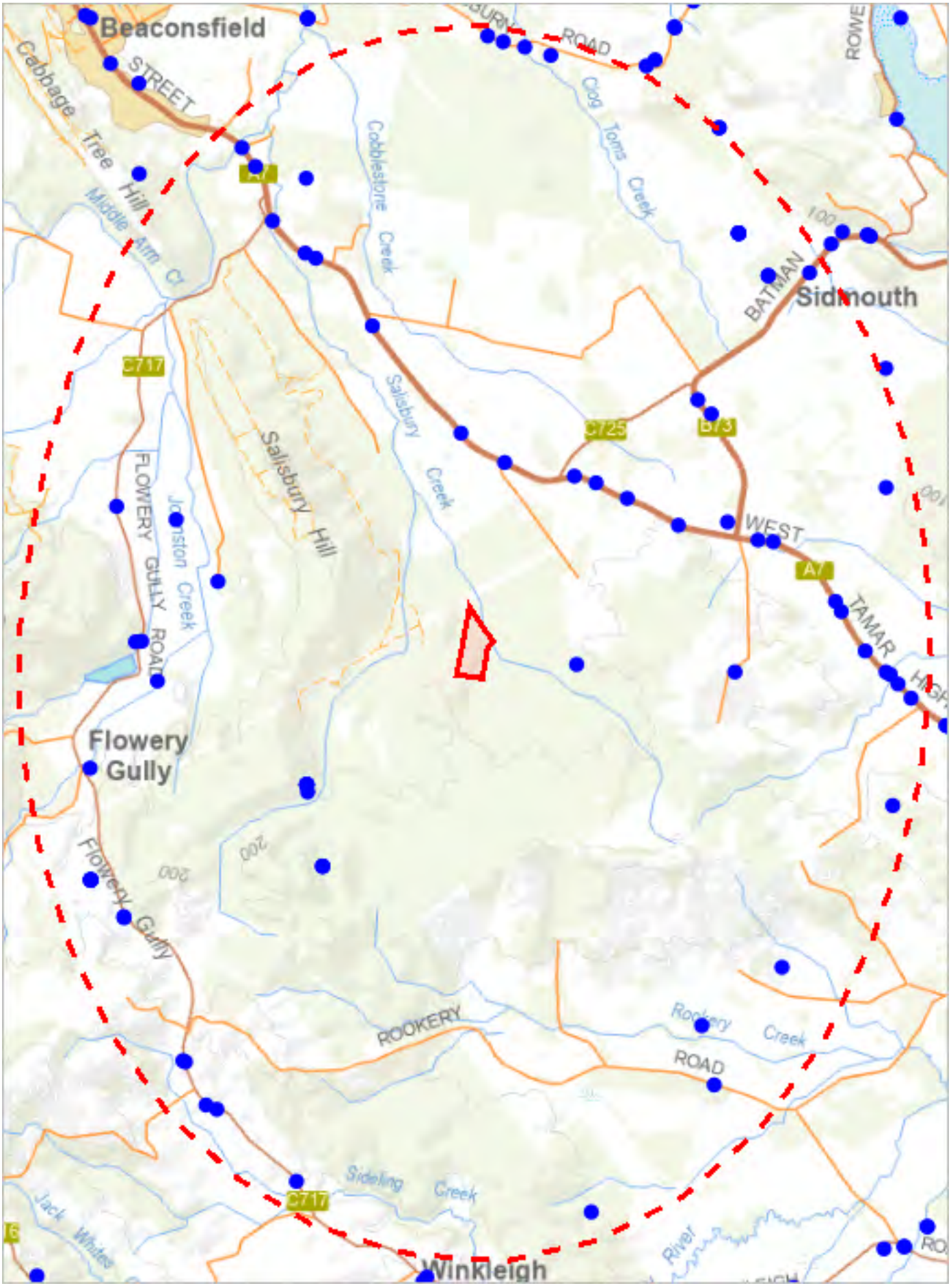
Threatened fauna within 5000 metres

492043, 5439167



483863, 5428157

Please note that some layers may not display at all requested map scales

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Accipiter novaehollandiae	grey goshawk	e		n	1	07-May-1992
Aquila audax	wedge-tailed eagle	pe	PEN	n	1	11-Aug-2010
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	13	25-Jul-2018
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	12	21-May-2023
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	2	04-Nov-1992
Dasyurus viverrinus	eastern quoll		EN	n	1	23-Jun-1996
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	1	26-Jan-2012
Litoria raniformis	green and gold frog	v	VU	ae	2	27-Nov-2023
Neophema chrysostoma	blue-winged parrot		VU	n	3	25-Dec-1998
Perameles gunnii	eastern barred bandicoot		VU	n	23	27-Dec-2020
Pseudomys novaehollandiae	pookila or new holland mouse	e	VU	n	2	01-Jan-1951
Sarcophilus harrisii	tasmanian devil	e	EN	e	22	18-Jan-2025
Thylacinus cynocephalus	thylacine	x	EX	ex	2	12-Nov-1955
Tyto novaehollandiae	masked owl	pe	PVU	n	7	04-Jul-1996
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	15-Aug-2008

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Limnodynastes peroni	striped marsh frog	e		n	1	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	1
Accipiter novaehollandiae	grey goshawk	e		n	1	0	1
Litoria raniformis	green and gold frog	v	VU	ae	1	0	1
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Engaeus granulatus	Central North burrowing crayfish	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Pseudomys novaehollandiae	pookila or new holland mouse	e	VU	n	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

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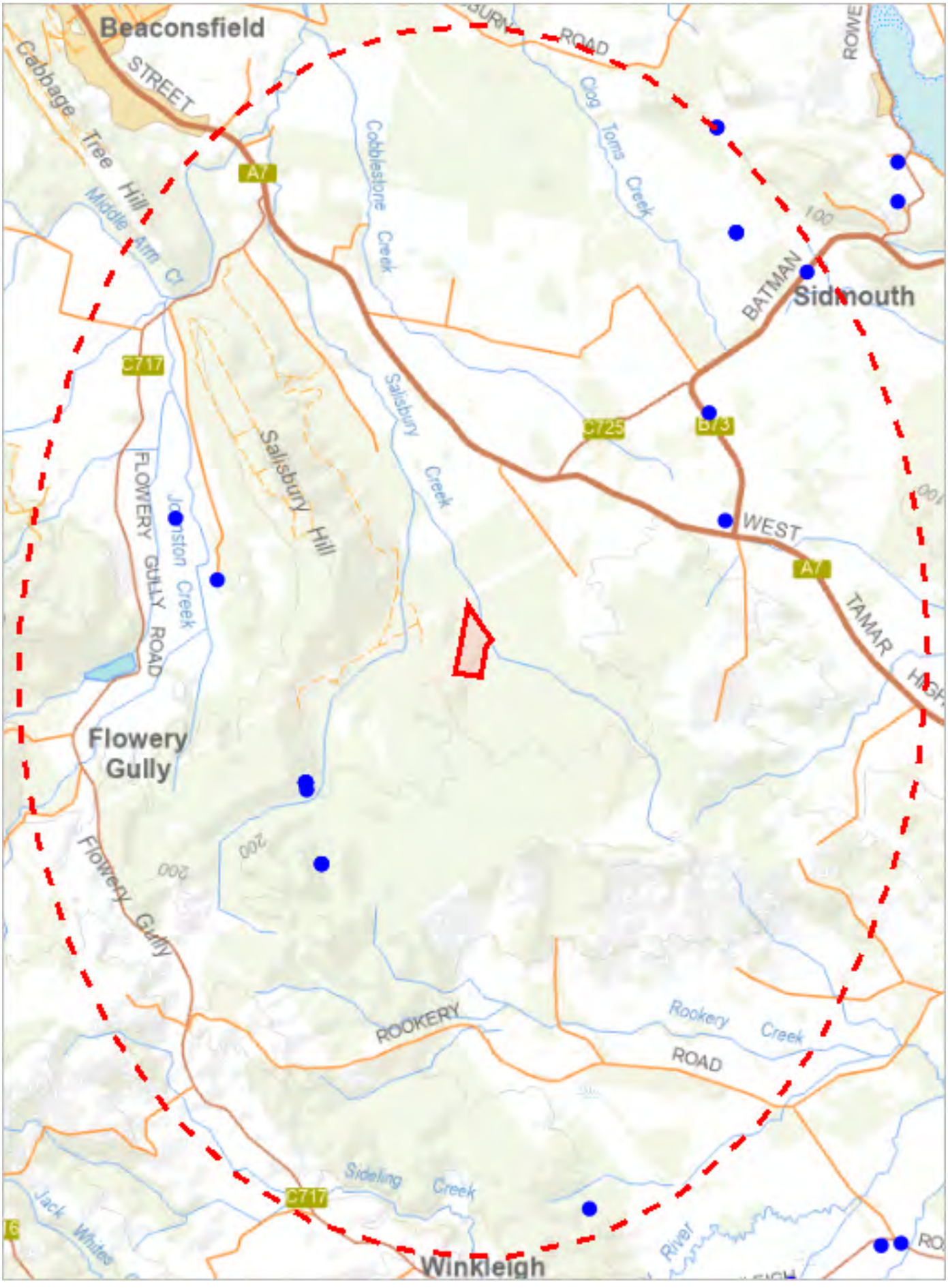
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Raptor nests or sightings found within 500 metres. ***

Raptor nests and sightings within 5000 metres

492043, 5439167



483863, 5428157

Please note that some layers may not display at all requested map scales

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
137	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	7	23-Sep-2008
559	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	3	23-Sep-2008
	Accipiter novaehollandiae	grey goshawk	Not Recorded	1	07-May-1992
	Aquila audax	wedge-tailed eagle	Not Recorded	1	11-Aug-2010
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Carcass	1	25-Jul-2018
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	2	14-Nov-1996
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	1	26-Jan-2012
	Tyto novaehollandiae	masked owl	Not Recorded	3	29-Jul-1986
	Tyto novaehollandiae	masked owl	Sighting	4	04-Jul-1996

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres

(based on Range Boundaries)

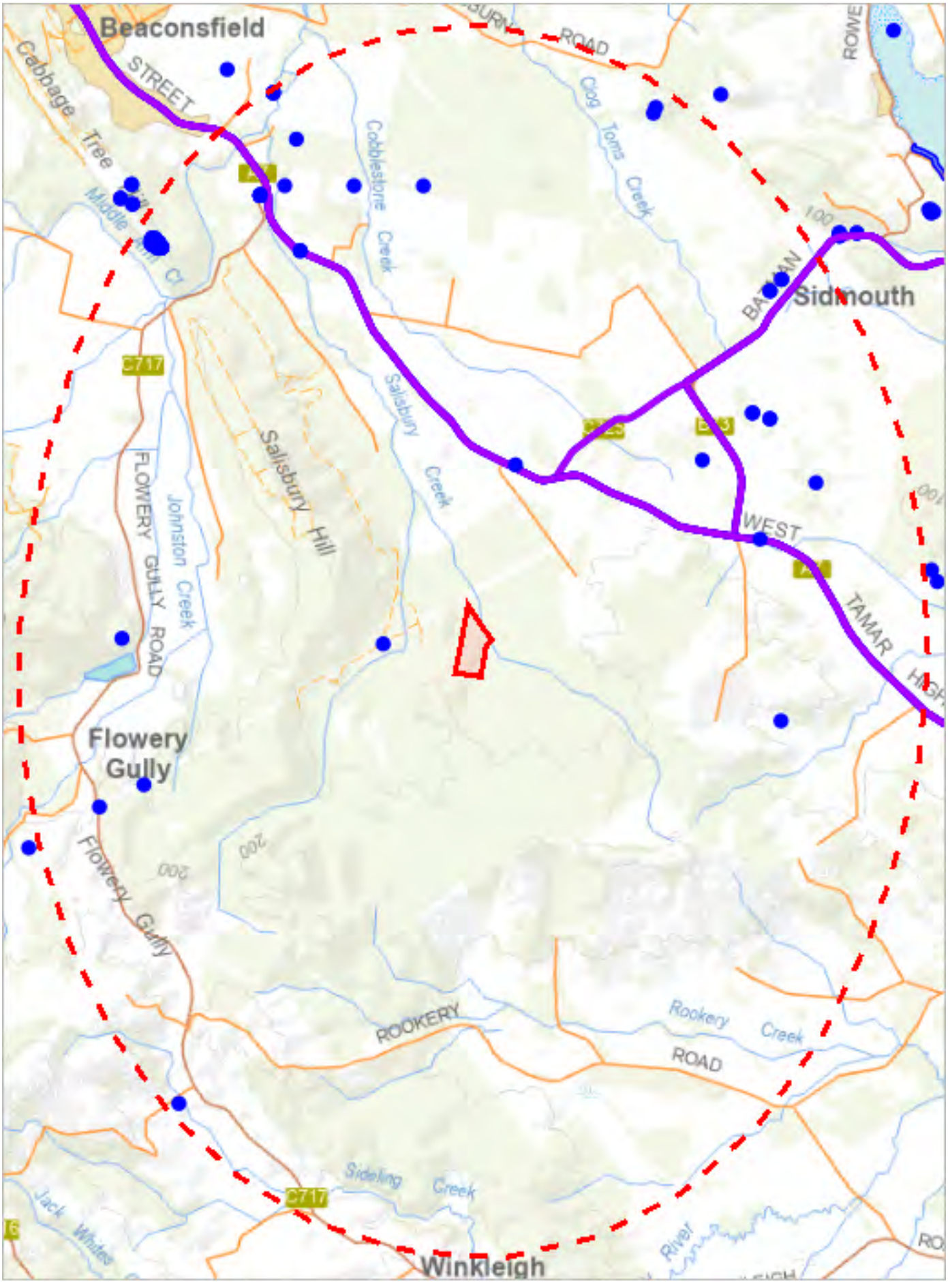
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Tas Management Act Weeds found within 500 metres ***

Tas Management Act Weeds within 5000 m

492043, 5439167



483863, 5428157

Please note that some layers may not display at all requested map scales

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Carduus tenuiflorus	winged thistle	1	05-Feb-2010
Cortaderia selloana	silver pampasgrass	88	06-Nov-2024
Cortaderia sp.	pampas grass	2	10-Feb-2016
Erica lusitanica	spanish heath	10	09-Mar-2012
Foeniculum vulgare	fennel	3	08-Jan-1995
Genista monspessulana	montpellier broom or canary broom	1	05-Feb-2010
Leycesteria formosa	himalayan honeysuckle	1	05-Feb-2010
Rubus fruticosus	blackberry	22	09-Mar-2012
Salix x fragilis nothovar. fragilis	crack willow	2	05-Feb-2010
Senecio jacobaea	ragwort	13	05-Feb-2010
Ulex europaeus	gorse	8	05-Feb-2010

Unverified Records

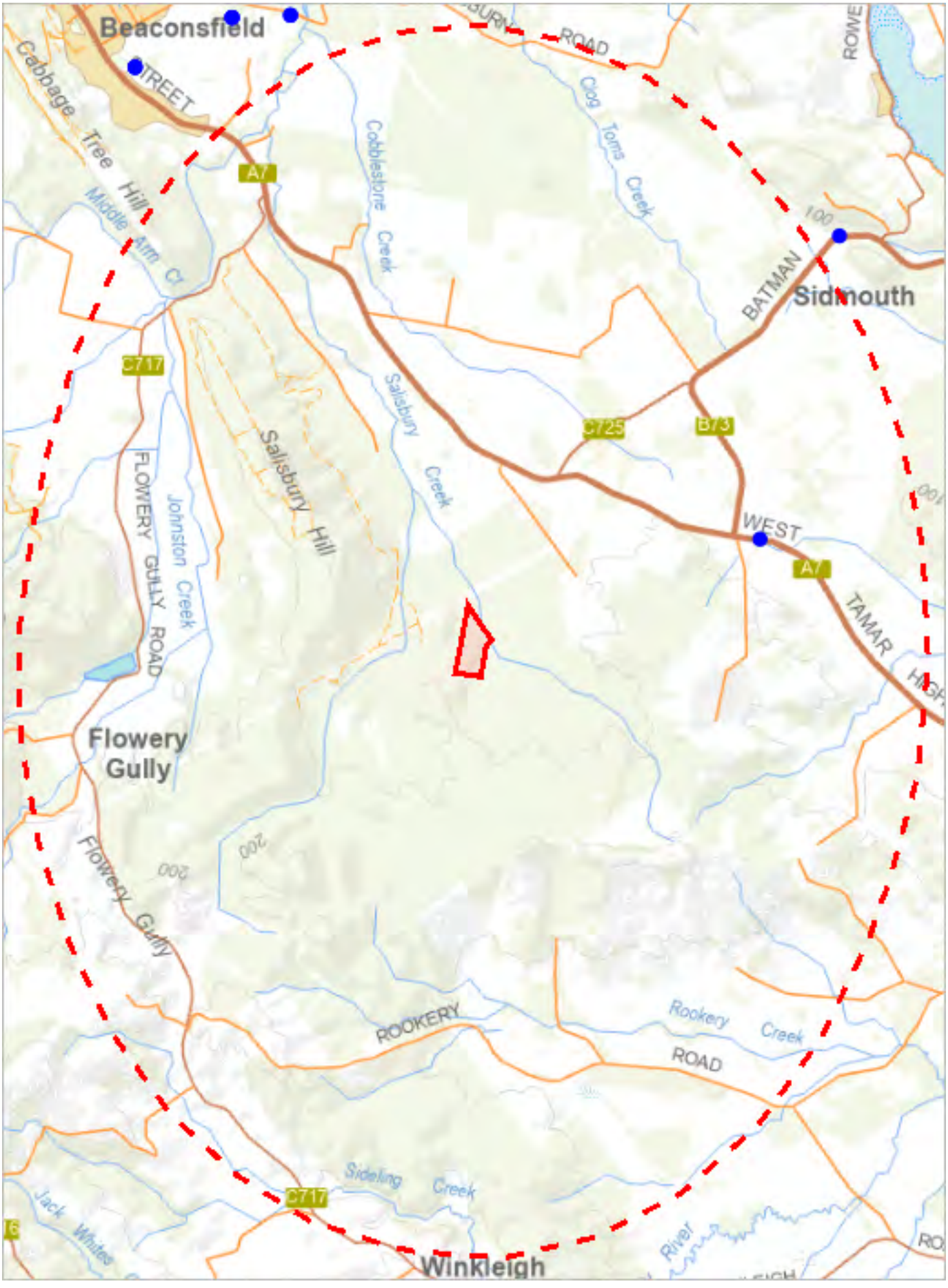
For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

*** No Priority Weeds found within 500 metres ***

Priority Weeds within 5000 m

492043, 5439167



483863, 5428157

Please note that some layers may not display at all requested map scales

Priority Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Watsonia meriana var. bulbillifera	bulbil watsonia	2	01-Dec-2004

Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

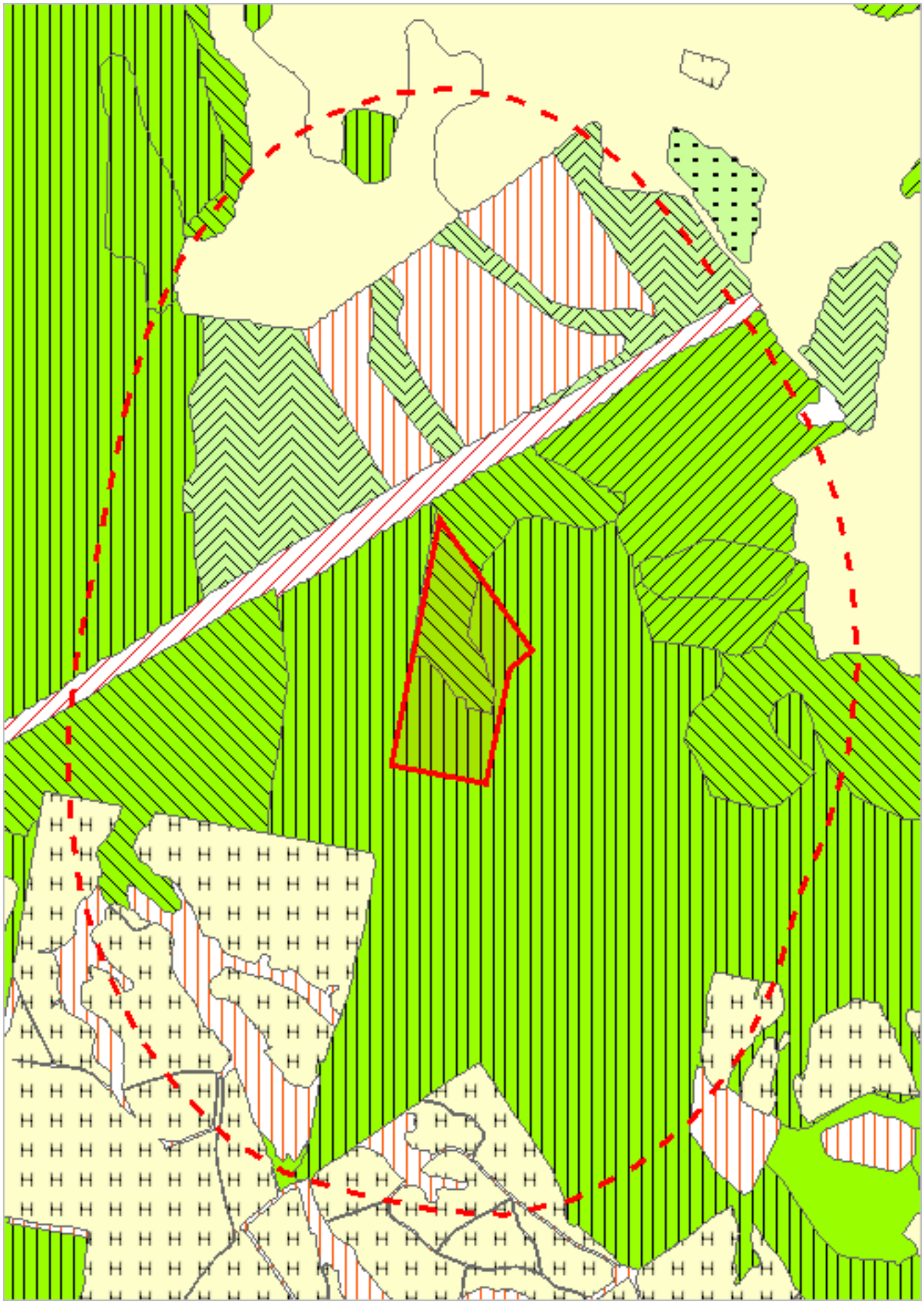
https://www.nre.tas.gov.au/invasive-species/weeds

*** No Geoconservation sites found within 1000 metres. ***

*** No Acid Sulfate Soils found within 1000 metres ***

TASVEG 4.0 Communities within 1000 metres

489024, 5435168



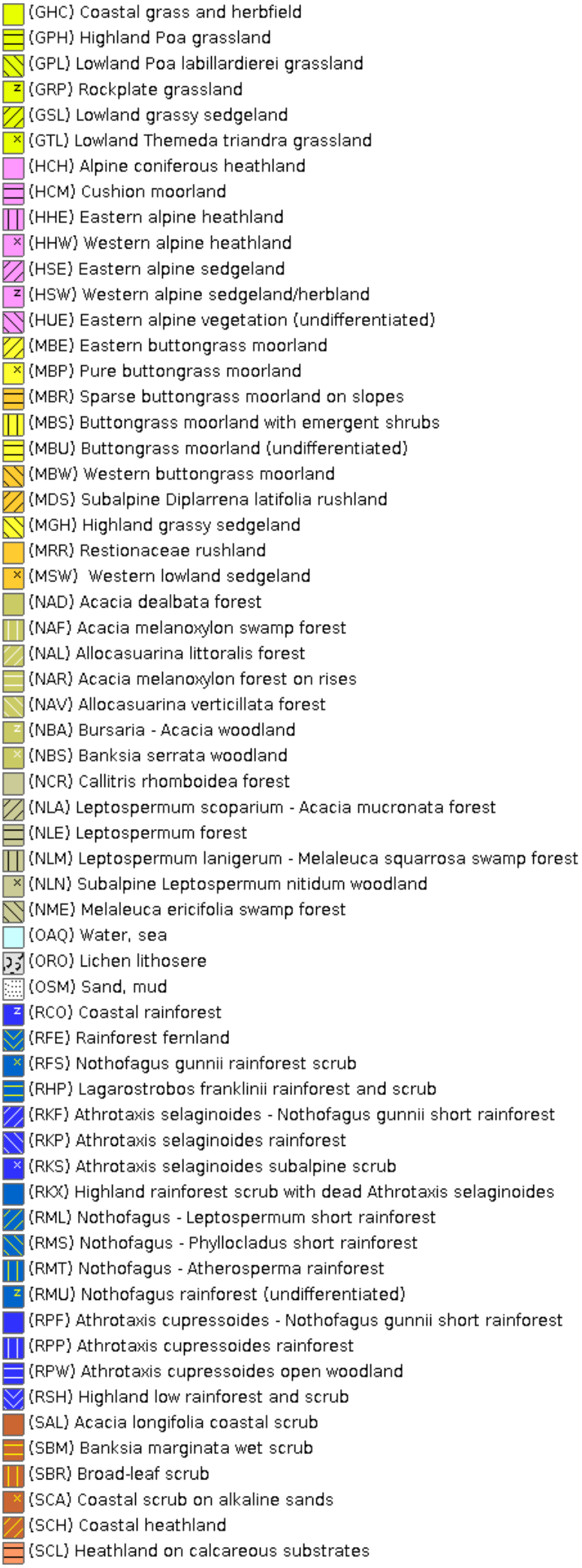
486882, 5432155

Please note that some layers may not display at all requested map scales

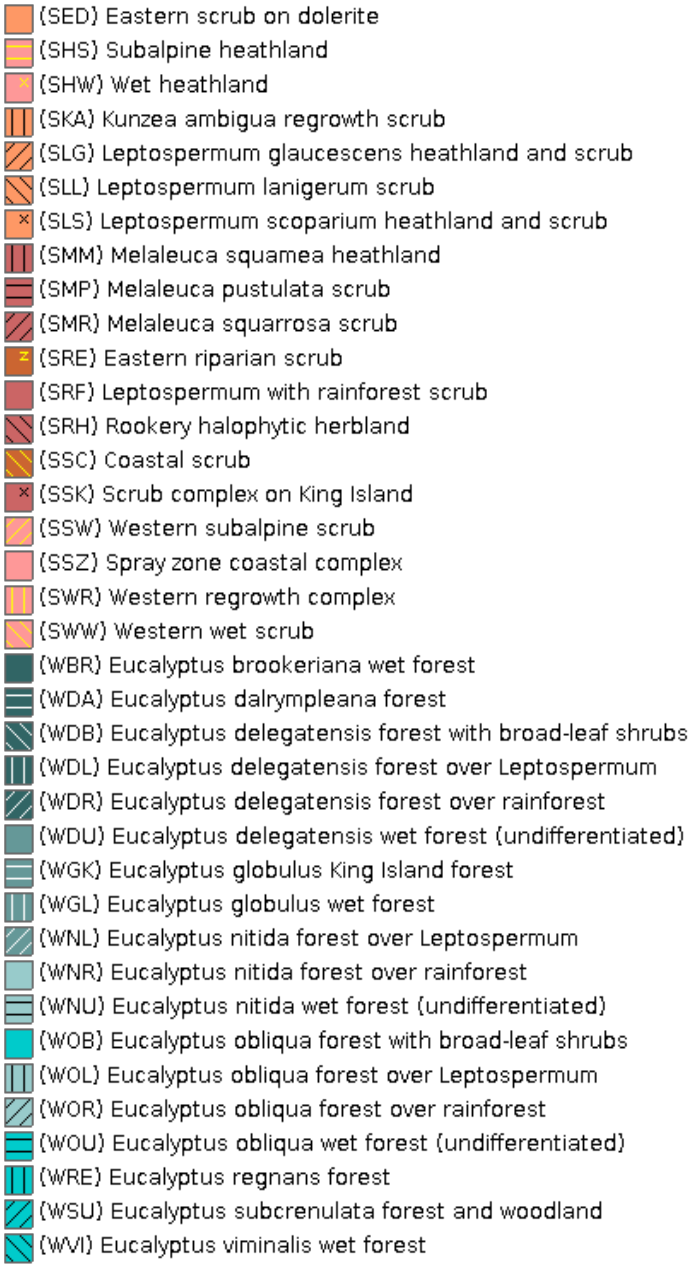
TASVEG 4.0 Communities within 1000 metres

Legend: TASVEG 4.0

TASVEG 4.0 Communities within 1000 metres



TASVEG 4.0 Communities within 1000 metres



Legend: Cadastral Parcels

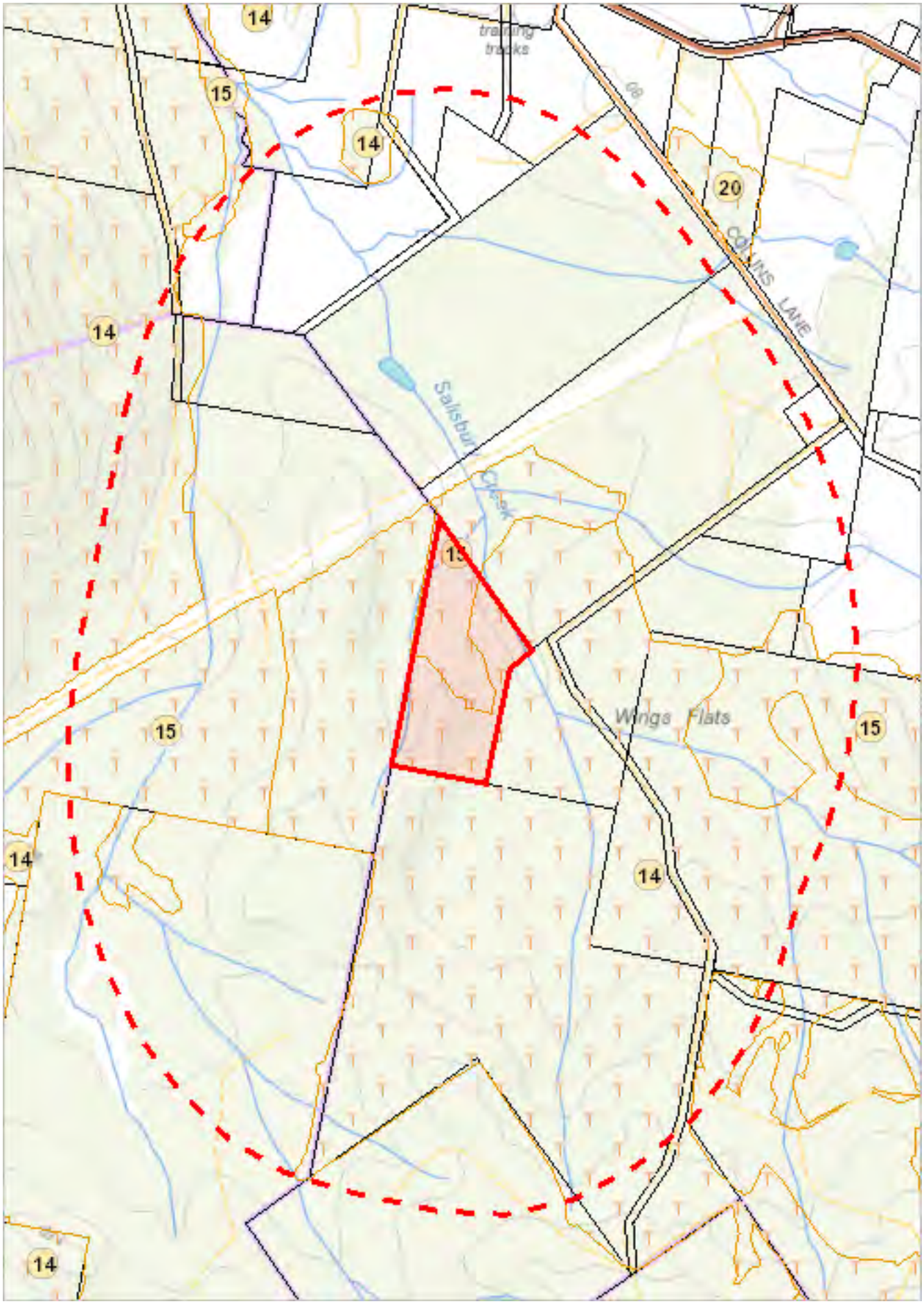
TASVEG 4.0 Communities within 1000 metres

Code	Community	Canopy Tree
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
DAM	(DAM) Eucalyptus amygdalina forest on mudstone	
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	
DAZ	(DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits	
DOB	(DOB) Eucalyptus obliqua dry forest	
FAG	(FAG) Agricultural land	
FPE	(FPE) Permanent easements	
FPH	(FPH) Plantations for silviculture - hardwood	
FPU	(FPU) Unverified plantations for silviculture	
FUR	(FUR) Urban areas	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened Communities (TNVC 2020) within 1000 metres

489024, 5435168



486882, 5432155

Please note that some layers may not display at all requested map scales

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

- 1 - Alkaline pans
- 2 - Allocasuarina littoralis forest
- 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- 4 - Athrotaxis cupressoides open woodland
- 5 - Athrotaxis cupressoides rainforest
- 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- 7 - Athrotaxis selaginoides rainforest
- 8 - Athrotaxis selaginoides subalpine scrub
- 9 - Banksia marginata wet scrub
- 10 - Banksia serrata woodland
- 11 - Callitris rhomboidea forest
- 13 - Cushion moorland
- 14 -Eucalyptus amygdalina forest and woodland on sandstone
- 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- 16 - Eucalyptus brookeriana wet forest
- 17 - Eucalyptus globulus dry forest and woodland
- 18 - Eucalyptus globulus King Island forest
- 19 - Eucalyptus morrisbyi forest and woodland
- 20 - Eucalyptus ovata forest and woodland
- 21 - Eucalyptus risdonii forest and woodland
- 22 - Eucalyptus tenuiramis forest and woodland on sediments
- 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- 24 - Eucalyptus viminalis Furneaux forest and woodland
- 25 - Eucalyptus viminalis wet forest
- 26 - Heathland on calcareous substrates
- 27 - Heathland scrub complex at Wingaroo
- 28 - Highland grassy sedgeland
- 29 - Highland Poa grassland
- 30 - Melaleuca ericifolia swamp forest
- 31 - Melaleuca pustulata scrub
- 32 - Notelaea - Pomaderris - Beyeria forest
- 33 - Rainforest fernland
- 34 - Riparian scrub
- 35 - Seabird rookery complex
- 36 - Sphagnum peatland
- 36A - Spray zone coastal complex
- 37 - Subalpine Diplarrena latifolia rushland
- 38 - Subalpine Leptospermum nitidum woodland
- 39 - Wetlands

Legend: Cadastral Parcels

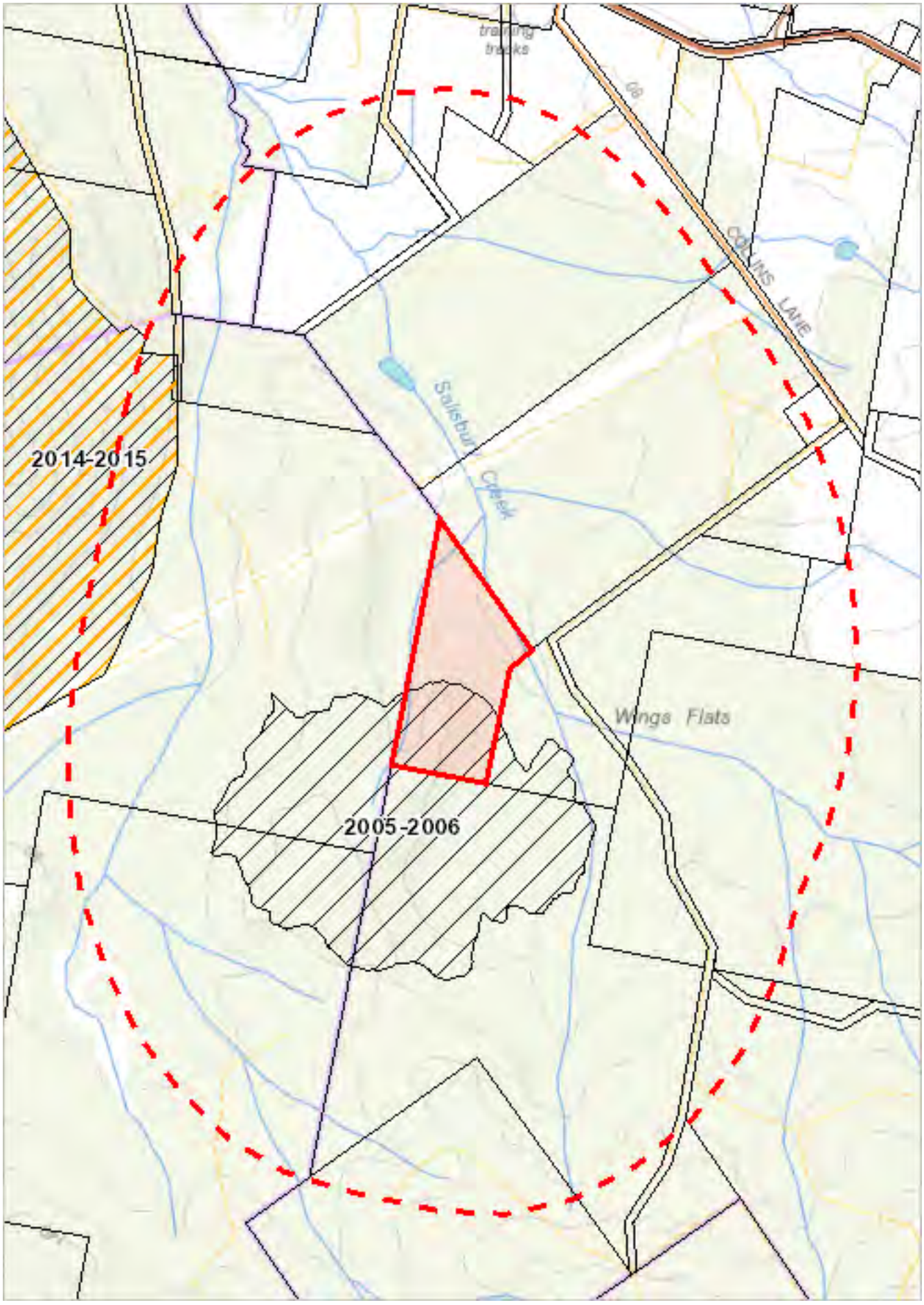
Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
14	Eucalyptus amygdalina forest and woodland on sandstone
15	Eucalyptus amygdalina inland forest and woodland on cainozoic deposits

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Fire History (All) within 1000 metres

489024, 5435168



486882, 5432155

Please note that some layers may not display at all requested map scales

Fire History (All) within 1000 metres

Legend: Fire History All

Bushfire-Unknown Category

Bushfire

Completed Planned Burn

Legend: Cadastral Parcels

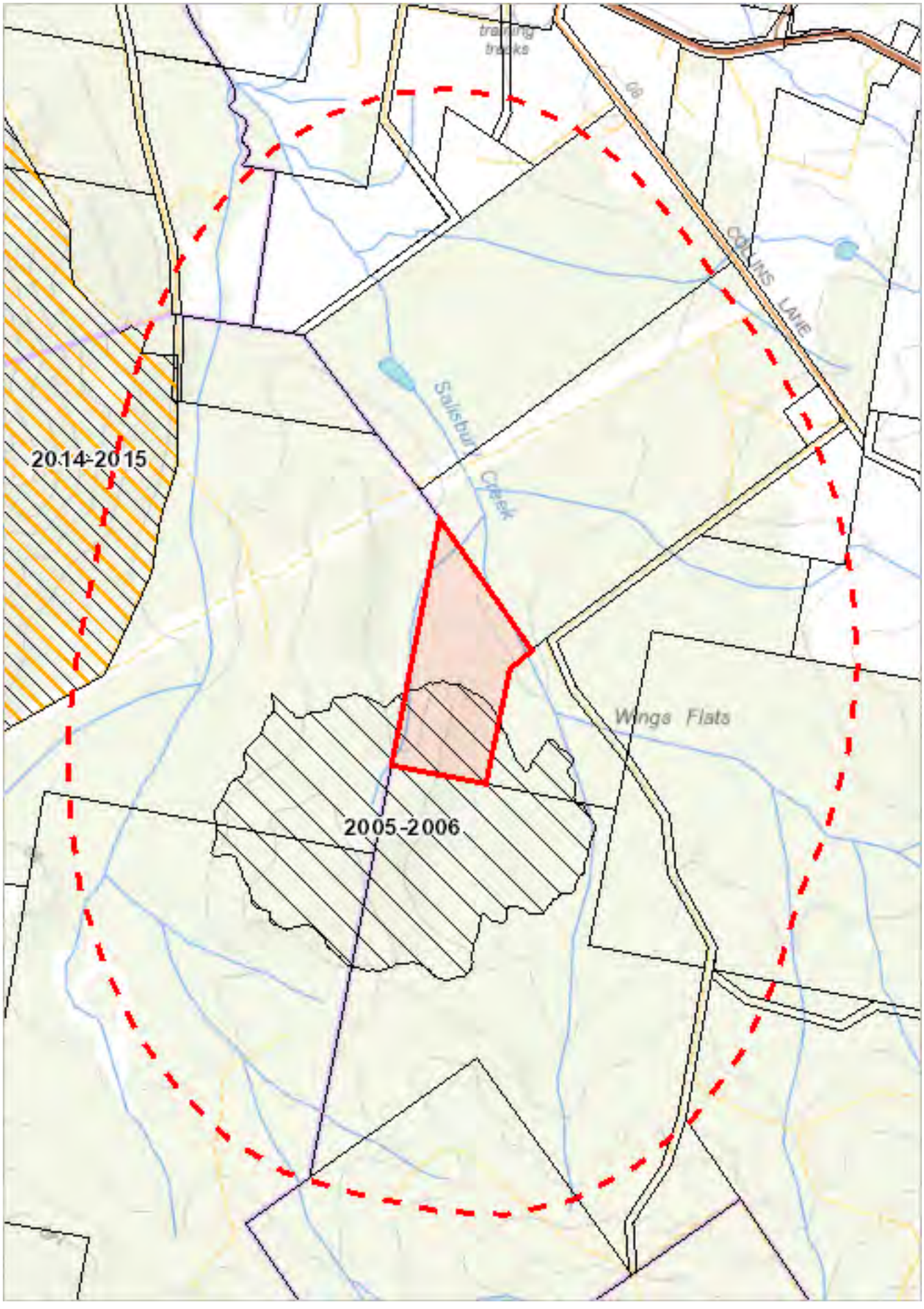
Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
120417	Salisbury Hill Road (FT)	06-Mar-2006	Bushfire	Accidental	41.71996001
460799	North Salisbury Hill	14-Oct-2014	Planned Burn	Planned Burn	199.07851834

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.
Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Fire History (Last Burnt) within 1000 metres

489024, 5435168



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Please note that some layers may not display at all requested map scales

Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

Bushfire-Unknown category

Bushfire

Completed Planned Burn

Legend: Cadastral Parcels

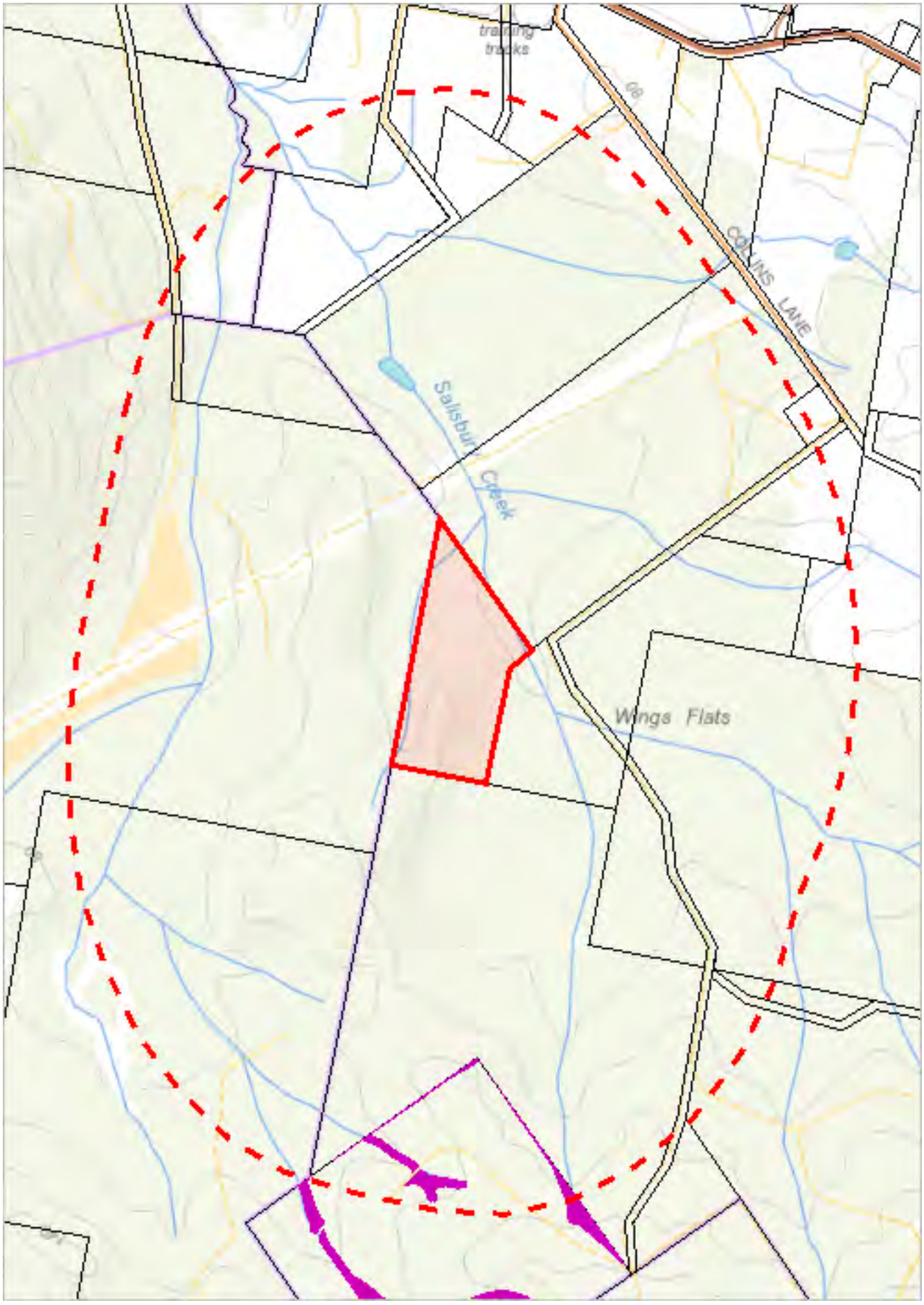
Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
120417	Salisbury Hill Road (FT)	06-Mar-2006	Bushfire	Accidental	41.71996001
460799	North Salisbury Hill	14-Oct-2014	Planned Burn	Planned Burn	199.07851834

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.
Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Reserves within 1000 metres

489024, 5435168



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Please note that some layers may not display at all requested map scales

Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

- Conservation Area
- Conservation Area and Conservation Covenant (NCA)
- Game Reserve
- Historic Site
- Indigenous Protected Area
- National Park
- Nature Reserve
- Nature Recreation Area
- Regional Reserve
- State Reserve
- Wellington Park
- Other Public Authority Land within TWWHA
- Future Potential Production Forest
- Informal Reserve on Permanent Timber Production Zone Land or STT managed land
- Informal Reserve on other public land
- Roadside Conservation Site
- Conservation Covenant (NCA)
- Private Nature Reserve and Conservation Covenant (NCA)
- Private Sanctuary and Conservation Covenant (NCA)
- Private Sanctuary
- Private land within TWWHA
- Private land within other WHA (Convict Sites)
- Management Agreement
- Stewardship Agreement
- Part 5 Agreement (Meander Dam Offset)
- Other Private Reserve

Legend: Cadastral Parcels

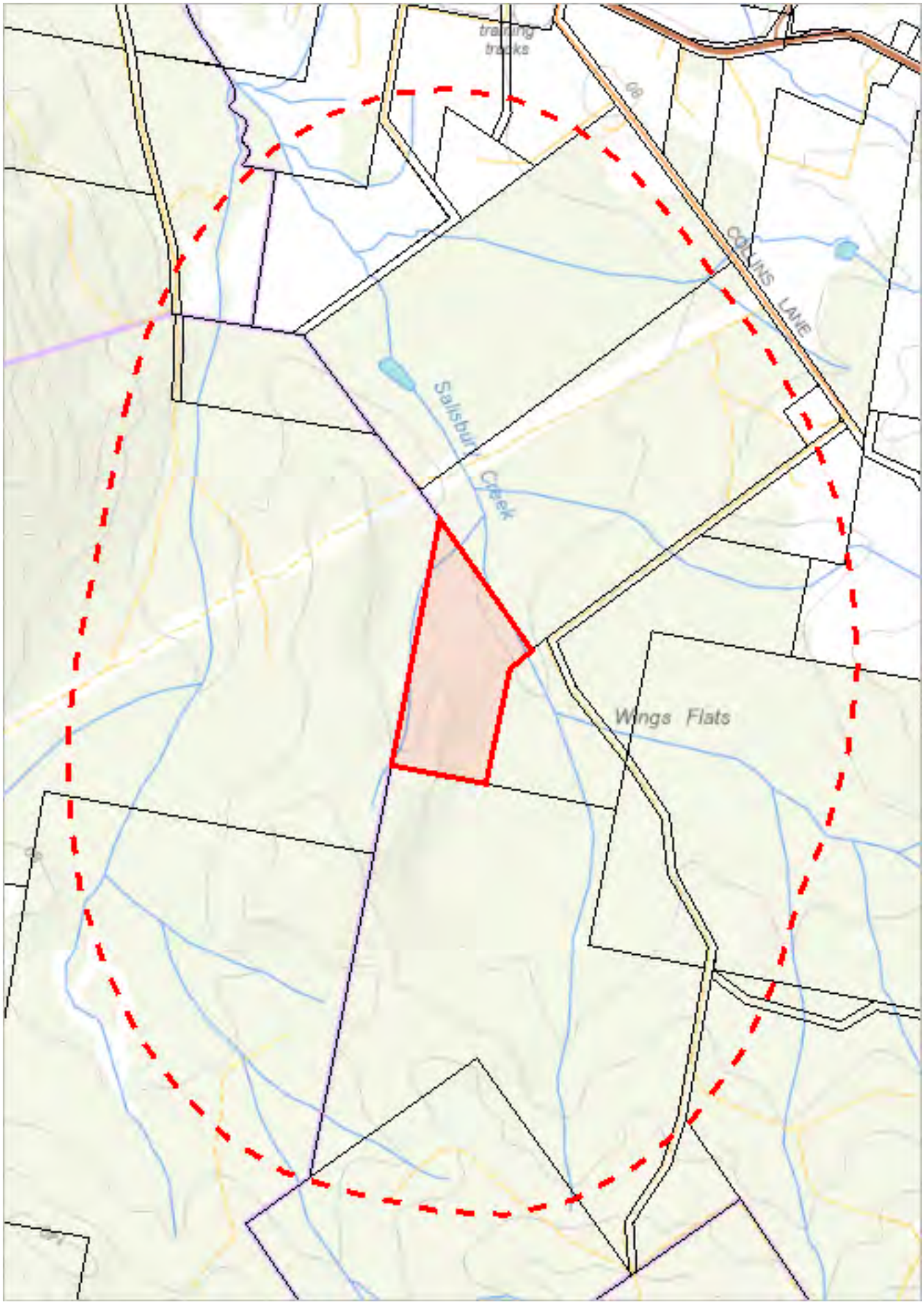
Reserves within 1000 metres

Name	Classification	Status	Area (HA)
	Informal Reserve on Permanent Timber Production Zone Land or STT managed land	Informal Reserve	2.37189956
	Informal Reserve on Permanent Timber Production Zone Land or STT managed land	Informal Reserve	3.96169623
	Other Private Reserve	Private Reserve (Variable Term)	0.3488485
	Other Private Reserve	Private Reserve (Variable Term)	0.44547367
	Other Private Reserve	Private Reserve (Variable Term)	1.27898873

For more information about the Tasmanian Reserve Estate, please contact the Natural Values Science Services Branch.
Email: LandManagement.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Known biosecurity risks within 1000 meters

489024, 5435168



486882, 5432155

Please note that some layers may not display at all requested map scales

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Hygiene infrastructure

- Location Point Verified
- Location Point Unverified
- Location Line Verified
- Location Line Unverified
- Location Polygon Verified
- Location Polygon Unverified

Legend: Cadastral Parcels

Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town though a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres

Australian Government

Department of Climate Change, Energy, the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 14-Oct-2025

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	55
Listed Migratory Species:	30

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at https://www.dcceew.gov.au/parks-heritage/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	1
Commonwealth Heritage Places:	None
Listed Marine Species:	38
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	3
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	3
Key Ecological Features (Marine):	None
Biologically Important Areas:	3
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.
Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Lowland Native Grasslands of Tasmania	Critically Endangered	Community likely to occur within area	In buffer area only
Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana)	Critically Endangered	Community likely to occur within area	In feature area
Tasmanian white gum (Eucalyptus viminalis) wet forest	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Aquila audax fleayi Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area	In feature area
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Ceyx azureus diemenensis Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat likely to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding known to occur within area	In feature area
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In feature area
Sternula albifrons Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Breeding likely to occur within area	In buffer area only
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche bulleri platei Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Tyto novaehollandiae castanops (Tasmanian population)			
Masked Owl (Tasmanian) [67051]	Vulnerable	Species or species habitat known to occur within area	In feature area
FISH			
Prototroctes maraena			
Australian Grayling [26179]	Vulnerable	Species or species habitat known to occur within area	In feature area
FROG			
Litoria raniformis			
Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat known to occur within area	In feature area
MAMMAL			
Dasyurus maculatus maculatus (Tasmanian population)			
Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area	In feature area
Dasyurus viverrinus			
Eastern Quoll, Luaner [333]	Endangered	Species or species habitat may occur within area	In buffer area only
Perameles gunnii gunnii			
Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area	In feature area
Sarcophilus harrisii			
Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			
Barbarea australis			
Native Wintercress, Riverbed Wintercress [12540]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caladenia caudata			
Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Epacris exserta			
South Esk Heath [19879]	Endangered	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Epacris virgata Pretty Heath, Dan Hill Heath [20375]	Endangered	Species or species habitat likely to occur within area	In feature area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat known to occur within area	In feature area
Prasophyllum apoxychilum Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area	In buffer area only
Pterostylis ziegeleri Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat may occur within area	In feature area
Senecio psilocarpus Swamp Fireweed, Smooth-fruited Groundsel [64976]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Spyridium obcordatum Creeping Dusty Miller [17447]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Xanthorrhoea arenaria Sand Grasstree [21603]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Xanthorrhoea bracteata Shiny Grasstree [7950]	Endangered	Species or species habitat likely to occur within area	In feature area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area
REPTILE			
Chelonia mydas Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Listed Migratory Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Sternula albifrons Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche cauta			
Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma			
Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida			
Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris			
Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche salvini			
Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi			
White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Migratory Marine Species			
Chelonia mydas			
Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Lamna nasus			
Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In buffer area only
Migratory Terrestrial Species			
Hirundapus caudacutus			
White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat likely to occur within area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands [Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Unknown		
Commonwealth Land - [60204]	TAS	In buffer area only

Listed Marine Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Ardenna grisea as Puffinus griseus			
Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Arenaria interpres			
Ruddy Turnstone [872]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Bubulcus ibis as Ardea ibis			
Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata			
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris canutus			
Red Knot, Knot [855]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea antipodensis gibsoni as Diomedea gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding known to occur within area overfly marine area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat likely to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat likely to occur within area	In buffer area only
Sterna striata White-fronted Tern [799]		Migration route may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Sternula albifrons as Sterna albifrons](#) Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only
[Thalassarche bulleri](#) Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Species or species habitat may occur within area	In buffer area only
[Thalassarche bulleri platei as Thalassarche sp. nov.](#) Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Species or species habitat may occur within area	In buffer area only
[Thalassarche cauta](#) Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
[Thalassarche chrysostoma](#) Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
[Thalassarche impavida](#) Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
[Thalassarche melanophris](#) Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
[Thalassarche salvini](#) Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
[Thalassarche steadi](#) White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
[Tringa nebularia](#) Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Reptile			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Chelonia mydas Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Middle Arm	Conservation Area	TAS	In buffer area only
Peaked Hill	Regional Reserve	TAS	In buffer area only
Sidmouth	Conservation Area	TAS	In buffer area only

Regional Forest Agreements	[Resource Information]

Note that all areas with completed RFAs have been included. Please see the associated resource information for specific caveats and use limitations associated with RFA boundary information.

RFA Name	State	Buffer Status
Tasmania RFA	Tasmania	In feature area

EPBC Act Referrals				[Resource Information]
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Gunns Bleached Kraft Pulp Mill, Longreach (near Bell Bay)	2005/2262	Controlled Action	Completed	In buffer area only
Tasmania Natural Gas Project - Stage 2	2001/211	Controlled Action	Post-Approval	In feature area
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area

Biologically Important Areas			[Resource Information]
Scientific Name	Behaviour	Presence	Buffer Status
Seabirds			
Ardenna tenuirostris Short-tailed Shearwater [82652]	Foraging	Known to occur	In buffer area only

Scientific Name	Behaviour	Presence	Buffer Status
Pelecanoides urinatrix Common Diving-petrel [1018]	Foraging	Known to occur	In buffer area only
Thalassarche cauta cauta Shy Albatross [82345]	Foraging likely	Likely to occur	In buffer area only

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact us page.

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Threatened Fauna Range Boundaries

Search Point 487941E,5433616N is within the following fauna range boundaries as at Tue Oct 14 2025 09:42:08 GMT+1100 (Australian Eastern Daylight Time)

Common name	Species name	Range Class
grey goshawk	Accipiter novaehollandiae	Core Range
grey goshawk	Accipiter novaehollandiae	Potential Range
chaostola skipper	Antipodia chaostola subsp. leucophaea	Potential Range
wedge-tailed eagle	Aquila audax subsp. fleayi	Potential Range
spotted-tailed quoll	Dasyurus maculatus subsp. maculatus	Potential Range
eastern quoll	Dasyurus viverrinus	Potential Range
eastern quoll	Dasyurus viverrinus	Core Range
white-bellied sea-eagle	Haliaeetus leucogaster	Potential Range
swift parrot	Lathamus discolor	N and W Potential range
green and golden frog	Litoria raniformis	Potential Range
blue wing parrot	Neophema chrysostoma	Potential Range
australian grayling	Prototroctes maraena	Potential Range
glossy grass skink	Pseudemoia rawlinsoni	Potential Range
new holland mouse	Pseudomys novaehollandiae	Potential Range
tasmanian devil	Sarcophilus harrisii	Potential Range
masked owl	Tyto novaehollandiae	Core Range
masked owl	Tyto novaehollandiae	Potential Range

Showing 1 to 17 of 17 entries

Threatened Fauna Records

Fauna Records within 5000m of 487941E,5433616N

NVA Data Currency: 14/10/2025 (7am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Tyto novaehollandiae	masked owl	100	489987	5435633	2873	Sighting	1996-07-04	Present	fos	NVA
Tyto novaehollandiae	masked owl	5000	490051	5438090	4947	Sighting	1986-07-29	Present	qvm-fos	NVA
Tyto novaehollandiae	masked owl	5000	490051	5438090	4947	Sighting	1978-07-09	Present	qvm-fos	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	10	485026	5433669	2915	Sighting	2008-08-15	Present	fpaf	NVA
Tyto novaehollandiae	masked owl	100	488962	5428783	4940	Sighting	1949-12-31	Present	fpaf	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	486642	5431746	2277	Nest	2008-09-23	Present	rnd 559	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	486504	5432446	1853	Nest	2008-09-23	Present	rnd 137	NVA
Litoria raniformis	green and gold frog	100	491494	5435003	3814	Sighting	2023-11-27	Present	dpiw-fauna	NVA

Showing 1 to 8 of 8 entries

Summary of Threatened Flora Species in Search

Species name	Common name
No data available in table	

Showing 0 to 0 of 0 entries

Threatened Flora Records

Flora Records within 2000m of 487941E, 5433616N

NVA Data Currency: No Data

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
No data available in table									

Showing 0 to 0 of 0 entries