

## NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

<b>NUMBER:</b>	DA 110 / 2025
<b>ADDRESS:</b>	5651 Arthur Hwy, Taranna (CT: 64428/2)
<b>DESCRIPTION:</b>	Residential – Construction of a Dwelling and Outbuilding

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

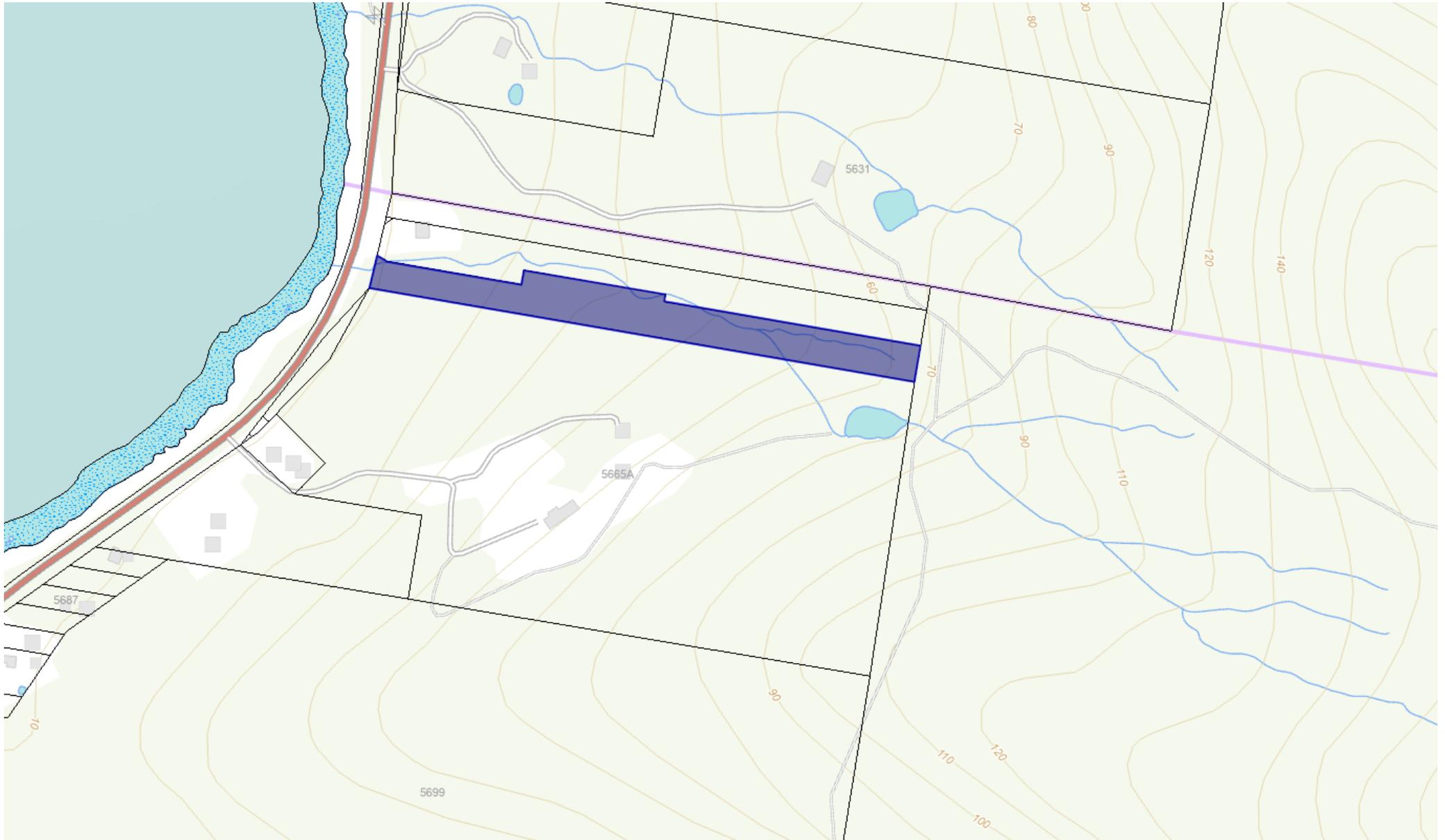
<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email [tasman@tasman.tas.gov.au](mailto:tasman@tasman.tas.gov.au) during the period for which representations may be made, until **12 March 2026**.

Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to [tasman@tasman.tas.gov.au](mailto:tasman@tasman.tas.gov.au) and will be received no later than **12 March 2026**. Late representations will not be considered.



**Blake Repine**  
**General Manager**  
**Date: 26 February 2026**

DA 110 / 2025, 5651 Arthur Hwy, Taranna (CT 64428/2) – The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council’s website at [www.tasman.tas.gov.au](http://www.tasman.tas.gov.au) until the date representations close 12 March 2026. The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



# TASMAN COUNCIL

A Natural Escape

## Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representatives, referral authorities and any other persons/bodies interested in the proposal. Requests for access or correction should be made to Tasman Council's Customer Service Officer.

### APPLICANT DETAILS\*

FULL NAME	Bruce Michael Burk		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

### OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)\*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

### DESCRIPTION OF PROPOSED DEVELOPMENT\*

<input checked="" type="checkbox"/> New Dwelling	<input type="checkbox"/> Extension/ Addition
<input type="checkbox"/> New Shed/ Outbuilding	<input type="checkbox"/> Demolition
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Visitor Accommodation
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Other (please specify – right)
<input type="checkbox"/> Commercial/ Industrial Building	

Are any of the components in this application seeking retrospective approval? E.g. Use and/or development that has commenced without a planning permit. (If yes, please specify the relevant components)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

PRESENT USE OF LAND/ BUILDING(S)
None.

**LOCATION OF PROPOSED DEVELOPMENT\***

ADDRESS	5651 ARTHUR HWY TARANNA 7180		
CERTIFICATE OF TITLE	189491	LOT NUMBER	2
<b>FLOOR AREA</b>			
Existing floor area (square metres):	0	Proposed floor area (square metres):	300
<b>CAR PARKING</b>			
Number existing	0	Number proposed	4.

<b>SITE CONTAMINATION*</b>	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*</b>	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>VEGETATION REMOVAL*</b>	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>VALUE (mandatory field)</b>	
Value of work (inc. GST)	\$700,000

**DECLARATION BY APPLICANT\***

<p>I/ we declare that the information given is a true and accurate representation of the proposed development; and          I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and          I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.</p>	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	BRUCE MICHAEL BURK.
DATE	

**DECLARATION IF APPLICANT IS NOT THE OWNER**

<p>I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i>.</p>	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	
DATE	
NAME/S OF OWNER/S NOTIFIED	
DATE	

**DECLARATION IF LAND IS COUNCIL OR CROWN LAND**

If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the *Land Use Planning and Approvals Act 1993*).

<b>DECLARATION</b>	I, _____ being responsible for the administration of land at _____ declare that I have given permission for the making of this application.
<b>SIGNATURE OF MINISTER/ GENERAL MANAGER</b>	
<b>DATE</b>	

**NON-RESIDENTIAL DEVELOPMENTS**

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

<b>HOURS OF BUSINESS</b>			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
<b>NUMBER OF EMPLOYEES</b>			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
<b>PLANT/ MACHINERY</b>			
Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS</b>			
Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?		Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.	
If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?		Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.	
<b>GOODS DELIVERIES</b>			
Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
Type and Size of Vehicle		Number of Vehicles on Site	
Trip Frequency per Month			

## PLANNING PERMIT – APPLICATION CHECKLIST

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application. If you are unclear on any aspect of your application, please phone (03) 6250 9200 to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

Please complete the below checklist

- Completed Application Form**
  - All sections and filled out correctly and owner details match those listed on the title documents
  - Application form includes a detailed cost estimate of the proposal
- Written Submission**
  - Description of the proposed development
  - Justification addressing the Performance Criteria (if applicable)
- Title Documents**
  - Current copy of the Certificate of Title (Folio Plan and Text Page)
  - Copies of any restrictive covenants, easements, or other relevant documents.
- Site Plan**
  - Drawn to scale
  - Shows the location of the proposed development
  - Includes existing structures, property boundaries, access points and any natural features (vegetation and waterways)
- Floor Plan and Elevations**
  - Detailed floor plans of the proposed development
  - Elevations showing the height and external appearance
- Stormwater and Servicing Plan**
  - Details on how stormwater will be managed on-site
  - Information about connections to utilities (water, sewer, electricity)
  - Elevations showing the height and external appearance
- Landscaping Plan (if applicable)**
  - Details of existing vegetation to be retained or removed
- Supporting Reports and Assessments (if applicable)**
  - Bushfire Hazard Management Plan and Report
  - Traffic Impact Assessment
  - Natural Values Assessment
  - Onsite Wastewater Assessment

Dated: 24 11 25

Signed: JR

Please note that application fees will be invoiced upon initial assessment.  
Planning application assessment fees excluding subdivision assessment:

SEARCH OF TORRENS TITLE

VOLUME 189491	FOLIO 2
EDITION 1	DATE OF ISSUE 07-Nov-2025

SEARCH DATE : 24-Nov-2025

SEARCH TIME : 01.48 PM

DESCRIPTION OF LAND

Parish of TARANNA Land District of PEMBROKE

Lot 2 on Sealed Plan [189491](#)

Derivation : Part of Lot 32265, 40A-1R-39P Gtd. to C.M. Skabo

Prior CTs [64428/2](#) and [64428/1](#)

SCHEDULE 1

[N234268](#) & [N281654](#) TRANSFER to BRUCE MICHAEL BURK Registered  
07-Nov-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
SP [64428](#) FENCING PROVISION in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER JULIE PATRICIA WICKS &  
PHILIP MORRIS WICKS,  
BRUCE MICHAEL BURK

# PLAN OF SURVEY

BY SURVEYOR SAMUEL FRANKLIN HARVEY  
ROGERSON AND BIRCH SURVEYORS  
UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK  
PH 6248-5898 MOB. 0402-476-360

REGISTERED NUMBER  
**SP189491**

FOLIO REFERENCE 64428/1 & 2

LAND DISTRICT OF PEMBROKE  
PARISH OF TARANNA

APPROVED EFFECTIVE FROM **-7 NOV 2025**

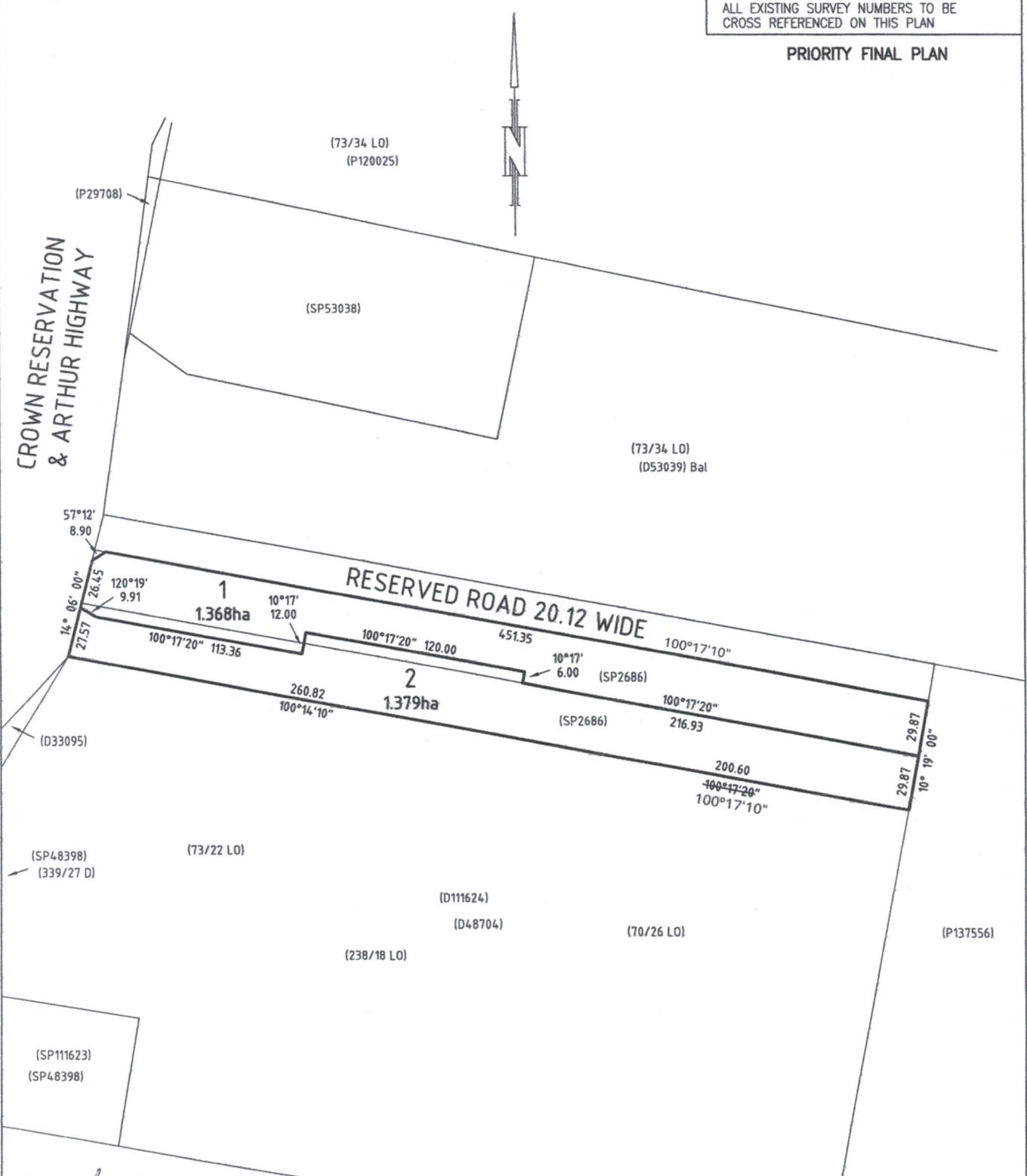
GRANTEE PART OF LOT 32265, 40A-1R-39P's  
GRANTED TO CHRISTINA MARY SKABO

SCALE 1:2,000 LENGTHS IN METRES

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE  
CROSS REFERENCED ON THIS PLAN

**PRIORITY FINAL PLAN**



*Samuel Franklin Harvey*  
Registered Land Surveyor  
Date **01/08/2025**

*Blaine Rogers*  
Council Delegate  
Date **9/10/25**

Registered Number

SP189491

# COUNCIL APPROVAL

(Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993)

The subdivision shown in this plan is approved

UNDER SECTION 111 TO ENABLE THE PORTIONS OF LOT 1 TO FORM A SINGLE PARCEL AND THE PORTIONS OF LOT 2 TO FORM A SINGLE PARCEL



In witness whereof the common seal of

has been affixed, pursuant to a resolution of the Council of the said municipality

passed the 06 day of October 2025, in the presence of us

Member .....

Member .....

Council Delegate [Signature]

Council Reference SA 06/2025

# NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993

the owner has nominated

WALLACE WILKINSON & WEBSTER

Solicitor to act for the owner

ROGERSON & BIRCH SURVEYORS

Surveyor to act for the owner

OFFICE EXAMINATION:

Indexed ✓

Computed ✓

Examined MG 09/10/25

## AUSTRALIAN STANDARDS

THIS DEVELOPEMENT TO COMPLY WITH THE FOLLOWING STANDARDS: –

AS/NZS 4600: 2018 COLD FORMED STRUCTURES  
 AS/NZS 1170.0:2002 STRUCTURAL DESIGN ACTIONS PART 0  
 AS/NZS 1170.1:2002 STRUCTURAL DESIGN ACTIONS PART 1  
 AS/NZS 1170.2:2021 STRUCTURAL DESIGN ACTIONS–WIND ACTION  
 AS 4100:2020 STEEL STRUCTURES  
 BCA 2022 BUILDING CODE OF AUSTRALIA  
 AS 2870, AS 3600:2018 CONCRETE CODE  
 AS 1170.4:2007 EARTHQUAKE DESIGN CODE  
 AS/NZS 3000:2000 ELECTRICAL STANDARD  
 AS/NZS 3500:2000 PLUMBING STANDARD  
 AS 2870:2011 SOIL CONDITION STANDARD  
 AS 1562.1:2018 DESIGN AND INSTALLATION OF METAL CLADDING  
 AS 1684.2–2021 LIGHT TIMBER FRAMING CODE  
 AS 2047 AND AS 1288 GLAZING AND WINDOWS  
 AS 3740 WET AREAS TO BCA PART 3.8.1  
 AS 3700 MASONRY BRICKWORK

NOTE;

WINDOWS TO FRONT ELEVATION (WEST) TO HAVE LOW REFLECTIVE GLAZING

## B.C.A. ENERGY EFFICIENCY REQUIRMENTS

1. R4.0 BATTS OVER CEILINGS WITH REFLECTIVE SARKING.
2. SEALING DEVICE TO EXHAUST FAN.
3. WEATHER SEALS FITTED TO ALL EXTERNAL DOORS AND WINDOWS.
4. ALL GLAZING IS CLEAR FLOAT.
5. ALL EXTERNAL WALLS FILLED WITH R3.5 BATTS
6. EXTERNAL STUDWORK LINED WITH REFLECTIVE SIZALATION SHEETING AND THERMAL CLADDING
7. ALL INSULATION REQUIREMENTS TO BE IN ACCORDANCE WITH PART 3.12 OF THE B.C.A.

## GENERAL NOTES

1. ALL DIMENSIONS, LEVELS AND MATERIALS TO BE CHECKED BY BUILDER PRIOR TO WORK COMMENCING.
2. ALL CONSTRUCTION WORK TO CONFORM TO LOCAL AUTHORITIES BYLAWS AND THE BUILDING CODE OF AUSTRALIA.
3. ALL FINISHES TO BE AS SELECTED BY OWNER.
4. AN APPROVED METHOD OF TERMITE PROTECTION (BIFENTHRIN OR SIMILAR) TO BE USED BELOW ALL NEW CONCRETE.
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHERS IN THE SET.
6. ENGINEERS DETAILS ARE TO TAKE PRECEDENCE OVER THE ARCHITECTURAL DETAILS

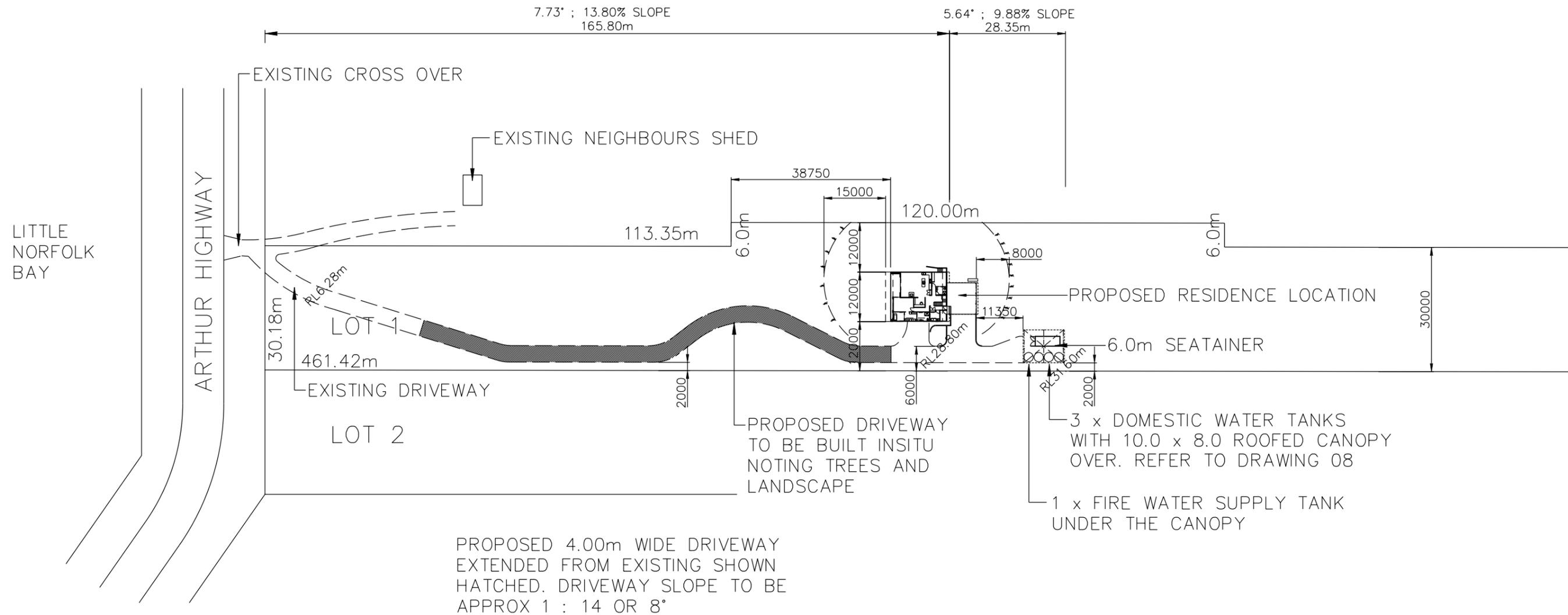
## EARTHWORKS

1. ALL VEGETATION AND DELETERIOUS MATTER IS TO BE REMOVED FROM THE BUILDING AREA.
2. FOUNDATION MATERIAL TO BE GRAVEL, OR CLEAN COMPACTED COURSE SAND  
 NATURAL GROUND THAT RESISTS A 6mm DIA. POINTED ROD BEING INSERTED INTO THE GROUND LESS THAN 200mm IS DEEMED TO COMPLY WITH THIS CRITERIA. IN THESE CIRCUMSTANCES NO PROOFING CERTIFICATE IS REQUIRED.
3. PREPARE SITE SUCH THAT SURFACE RUNOFF CANNOT DRAIN OVER OR POND ADJACENT TO FOUNDATIONS.
4. NATURAL GROUND AND SAND BACKFILL TO BE COMPACTED TO 8 BLOWS PER 300mm USING A STANDARD PERTH PENETROMETER

## DESIGN CRITERIA

1. REGION ; A1 TO AS 1170.2–2021
2. TERRAIN CATEGORY ; 2.5
3. TOPOGRAPHIC EFFECT ; TO
4. SHIELDING FACTOR ; NS
5. WIND CLASSIFICATION ; N2
6. SOIL CLASSIFICATION ; M TO AS 2870–2011
7. ACCELERATION COEFFICIENT ; 0.14 TO AS 1170.4–2007

				PINEFIELD'S OF YORK GARY W. BYFIELD PO BOX 326 YORK W.A. 6302 MOBILE 0414 885 338 EMAIL gwb151@gmail.com	NEW BUILD CLIENT : B. BURK LOT 2 (#5651) ARTHUR HIGHWAY TARANNA TAS 7180	NORTH	GENERAL NOTES		
							DRAWN      GWB DATE      MAR 2025 JOB No BW-34-24/25	SCALE REVISION SHEET    01	A A3
A	ISSUED FOR REVIEW	MAR 25							
	REVISION	DATE							

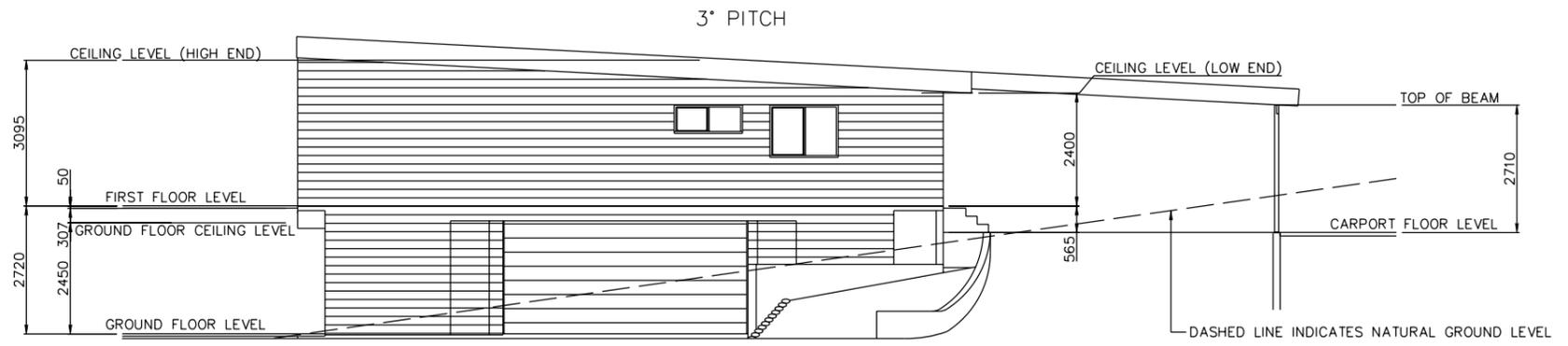


SITE PLAN  
1 : 1000

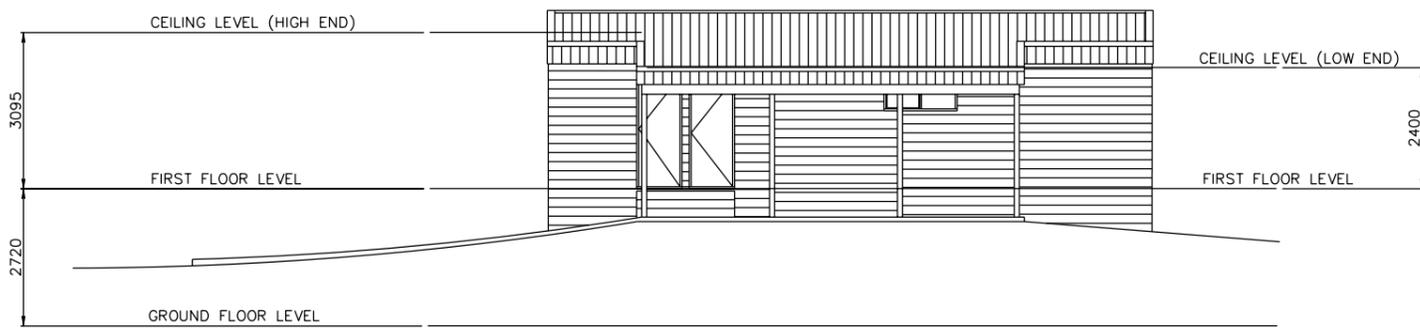
NOTE  
BUILDING TO CONFORM TO BAL 40 STANDARDS

		 <b>PINEFIELD'S OF YORK</b>		<b>NEW BUILD</b>		<b>SITE PLAN</b>	
		GARY W. BYFIELD PO BOX 326 YORK W.A. 6302 MOBILE 0414 885 338 EMAIL gwb151@gmail.com		CLIENT : B. BURK LOT 2 (#5651) ARTHUR HIGHWAY TARANNA TAS 7180		NORTH 	
						DRAWN      GWB	SCALE     1 : 100
A   ISSUED FOR REVIEW   MAR 25						DATE     MAR 2025	REVISION    A
REVISION                    DATE						JOB No BW-34-24/25	SHEET    02    A3

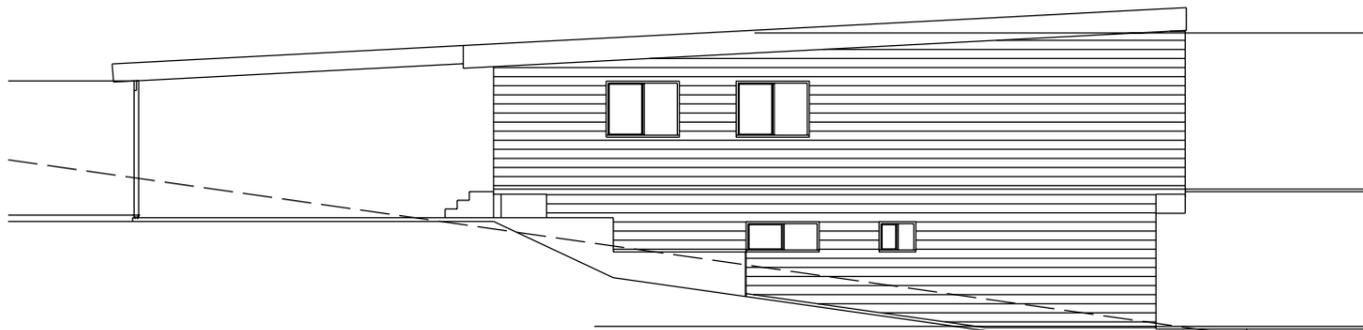




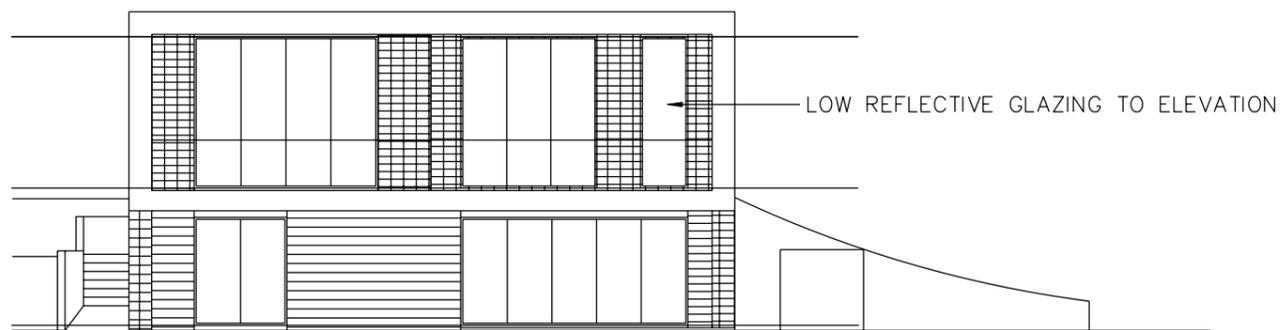
ELEVATION 1  
1 : 100



ELEVATION 2  
1 : 100

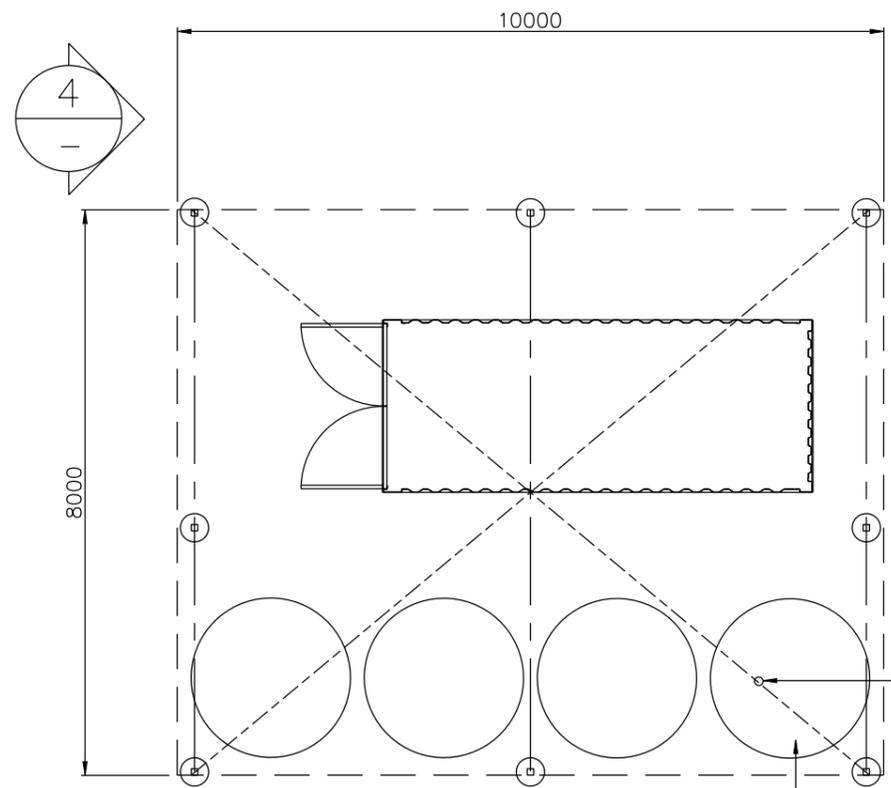


ELEVATION 3  
1 : 100



ELEVATION 4  
1 : 100

		 <b>PINEFIELD'S OF YORK</b>		<b>NEW BUILD</b>		<b>ELEVATIONS</b>	
		GARY W. BYFIELD PO BOX 326 YORK W.A. 6302 MOBILE 0414 885 338 EMAIL gwb151@gmail.com		CLIENT : B. BURK LOT 2 (#5651) ARTHUR HIGHWAY TARANNA TAS 7180		NORTH	
						DRAWN    GWB	SCALE    1 : 100
A   ISSUED FOR REVIEW    MAR 25						DATE     MAR 2025	REVISION    A
REVISION                    DATE						JOB No    BW-34-24/25	SHEET    04    A3

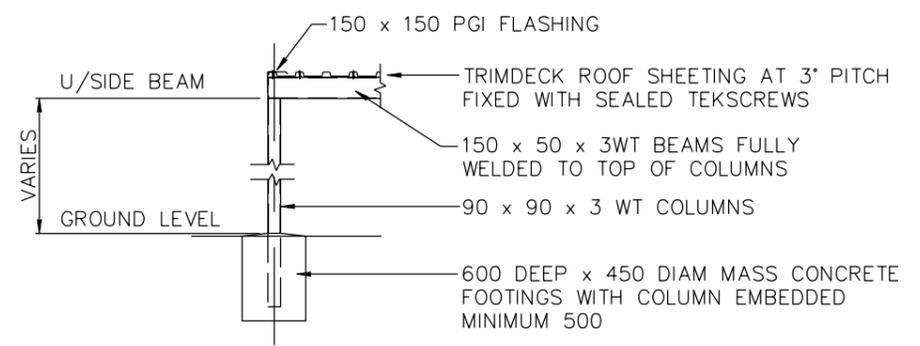


32 x 1.6 PGI ROOF BRACING FIXED WITH 2 x TEKS AT EACH CROSSING

4 x 10,000 ltr WATER TANKS

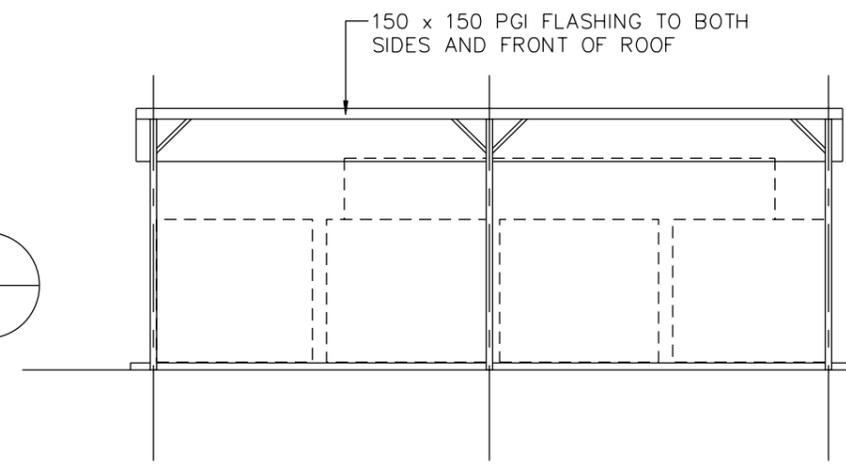
**FIRE TANKS CANOPY**

1 : 100



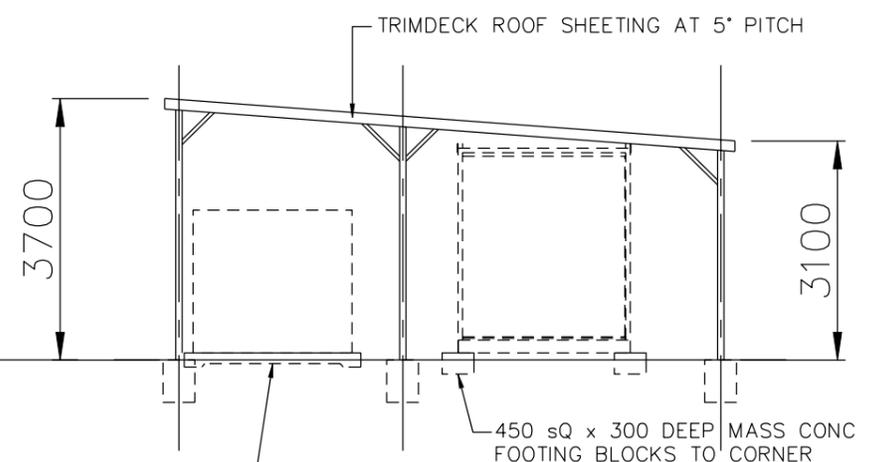
**TYPICAL COLUMN/BEAM DETAIL**

1 : 50



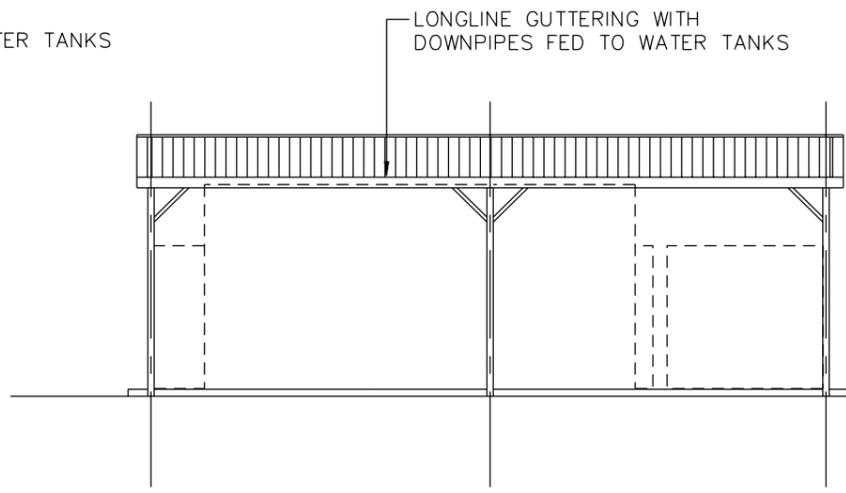
**ELEVATION 1**

1 : 100



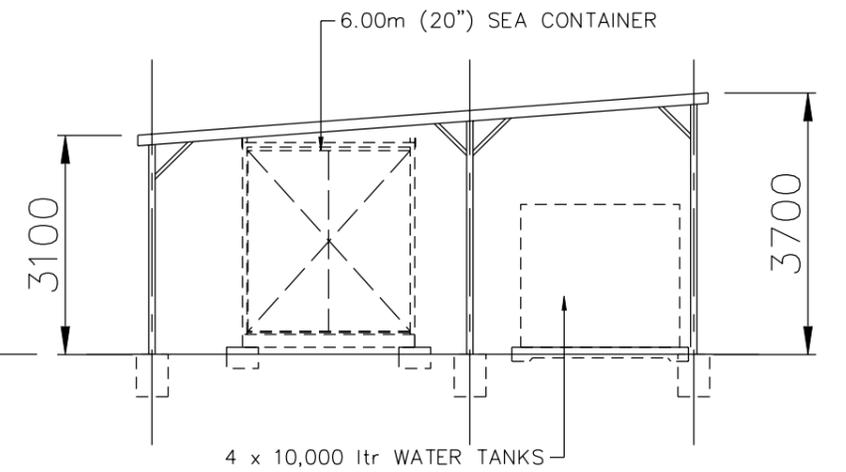
**ELEVATION 2**

1 : 100



**ELEVATION 3**

1 : 100

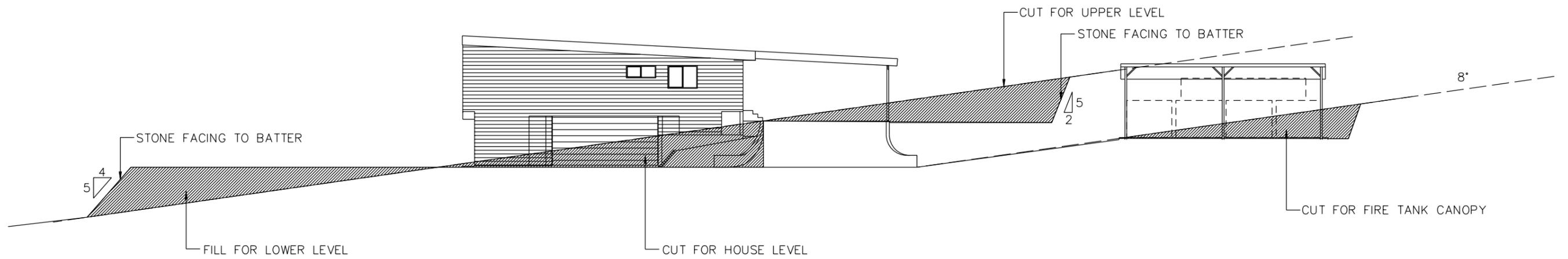


**ELEVATION 4**

1 : 100

NOTE REFER TO STEELINE DETAILS FOR STRUCTURAL DETAILS FOR CANOPY

		<b>PINEFIELD'S OF YORK</b>		<b>NEW BUILD</b>		<b>FIRE TANKS CANOPY</b>	
		GARY W. BYFIELD PO BOX 326 YORK W.A. 6302 MOBILE 0414 885 338 EMAIL gwb151@gmail.com		CLIENT : B. BURK LOT 2 (#5651) ARTHUR HIGHWAY TARANNA TAS 7180		NORTH 	
						DRAWN      GWB	SCALE      1 : 100
A      ISSUED FOR REVIEW		MAR 25				DATE      MAR 2025	REVISION      A
REVISION		DATE				JOB No    BW-34-24/25	SHEET      05      A3



PART EARTHWORKS SECTION

1 : 200

GROUND LEVEL AT RESIDENCE LOCATION IS 1 : 14 OR 8.0°

				PINEFIELD'S OF YORK		NEW BUILD		EARTHWORKS				
				GARY W. BYFIELD PO BOX 326 YORK W.A. 6302 MOBILE 0414 885 338 EMAIL gwb151@gmail.com		CLIENT : B. BURK LOT 2 (#5651) ARTHUR HIGHWAY TARANNA TAS 7180		NORTH		DRAWN    GWB    SCALE    1 : 200		
A	ISSUED FOR REVIEW	MAR 25							DATE	MAR 2025	REVISION	A
	REVISION	DATE							JOB No	BW-34-24/25	SHEET	06 A3

14/10/2025

## **Proposed Development of 5651 Arthur Hwy Taranna Tas 7180**

We are proposing to build a modest three-bedroom house on the above site.

A two-story dwelling with the main living areas on the top level, a self-contained flat and garage underneath, with a two-bay carport to the rear of the dwelling.

The house will be a steel framed, masonry sheeted build, with a colour bond roof and flashings. The colours will be dark grey with the house blending into the hillside.

The house will be built to meet the BAL 40 construction code.

We have positioned the house on the block approximately 150mt up the hill from Arthur Hwy facing west. The location was chosen to keep the dwellings fire protection clearance zone as far from the water course that runs down the middle of the neighbour's block to the north, 5649 Arthur Hwy, as possible. By placing the house in this location, we have exceeded 10mt clearance from the water course in most of the north facing fire protection zone.

***Please see supplementary notes regarding this water course.***

The driveway from Arthur Hwy to the house location will run up and along the southern boundary going around major trees negating the need for unnecessary tree removal, this will also keep the centre of the block clear of development in part for the discharge of the waste water from the septic system.

*Note, we have engaged Richard Mason from onsite assessments Tasmania to design the waste water treatment system, however until we have access to the house location this cannot be finalised due to not being able to get machinery to the required locations for soil sampling purposes.*

*A preliminary design is that the discharge from the waste water treatment system be discharged above ground through small perforated pipes covered with leaf litter.*

As part of the development, we will be building a 10mt x 8mt carport style awning on a concrete slab designed to hold 4 x 10,000lt water tanks, three for domestic water consumption and one for firefighting.

On this slab there will also be a modified shipping container to be used for the dual purposes as a garden shed and with back section of the container being the storage of the battery and a stand-alone power system.

The design of this *carport*, has considered the extra engineering required to hold up to 32 solar panels.

*Note, there will be no cables run from Arthur Hwy to the dwelling. Internet will be via satellite.*

The slab and carport will hold the water and electricity supply for the development.

Storm water from the house will be pumped to the storage tanks along with what is captured from the tank awning, any excess rain water will be discharged on the block via above ground aggie pipe.

Before we could start designing the house we needed to know what clearing would be required to meet a BAL 40 on the block. We have attached the Fire Protection Plan to this submission.

Due to a natural values overlay on the block; we have engaged a consultant to carry out a natural assets survey to guide us on our development and this is also attached to this submission.

*Note, there will be no major tree removal for this development, (trees over 300mm in diameter). Scrub, and smaller trees only.*

The three major constraints of the block, Fire protection overlay, Natural Assets overlay and the physical dimensions of the block, ie long and narrow, played a major role of what and how we could build on the block.

## **Summary of the Bushfire assessment**

*6 CONCLUSION & RECOMMENDATIONS The site has been assessed as required and the proposed dwelling to conform to minimum BAL rating of BAL-40 requirements based on AS3959:2018 Construction of Buildings in Bushfire Prone Areas. The proposed dwelling must comply with the Director's Determination – Bushfire Hazard Areas (v1.2). A Bushfire Hazard Management Plan (BHMP) has been prepared that specifies minimum standards for building construction, hazard management areas, private access and firefighting water supplies. Subject to implementing the BHMP the proposed building work will achieve compliance with the Director's Determination. All aspects of the BHMP must be maintained for the life of the building to be effective. Recommendation's*

- That the Hazard Management Areas within the development be implemented in accordance with section 4.1 of the report and the Bushfire Hazard Management Plan (Attachment B) prior to the occupancy of the dwelling.*
- Access upgrades, new portion of access, turning head to be constructed and static water tank installed prior to occupancy of the dwelling.*

**Please see the full report attached to this application**

# Natural Values Assessment

## Summary of key findings

### *Threatened flora*

- *No plant 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) are known from database information, or were detected as consequence of site assessment, from the study area.*

- *The absence of populations of threatened flora means that the site is not “a threatened flora species” [sic] such that it cannot be “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) are known from database information, or were detected as a consequence of site assessment, from the study area.*

- *No fauna species listed as threatened on the Tasmanian Threatened Species Protection Act 1995 (TSPA) or the TSPA and Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBCA) were detected as a consequence of site assessment from the study area.*

- *The study area supports potential habitat (to varying degrees) for the following species: – Sarcophilus harrisii (Tasmanian devil); – Dasyurus maculatus subsp. maculatus (spotted-tailed quoll); – Dasyurus viverrinus (eastern quoll); – Perameles gunnii subsp. gunnii (eastern barred bandicoot); – Aquila audax subsp. fleayi (wedge-tailed eagle); – Haliaeetus [syn. Ichthyophaga] leucogaster (white-bellied sea-eagle); – Accipiter [syn. Tachyspiza] novaehollandiae (grey goshawk); – Lathamus discolor (swift parrot); – Myiagra cyanoleuca (satin flycatcher); – Neophema chrysostoma (blue-winged parrot); and – Tyto novaehollandiae subsp. castanops (masked owl);*

- *The absence of “significant habitat for a threatened fauna species” within the study area means that no part of the site is reasonably interpreted as “priority vegetation” (in relation to this value) pursuant to C7.3.1(c) of the State Planning Provisions.*

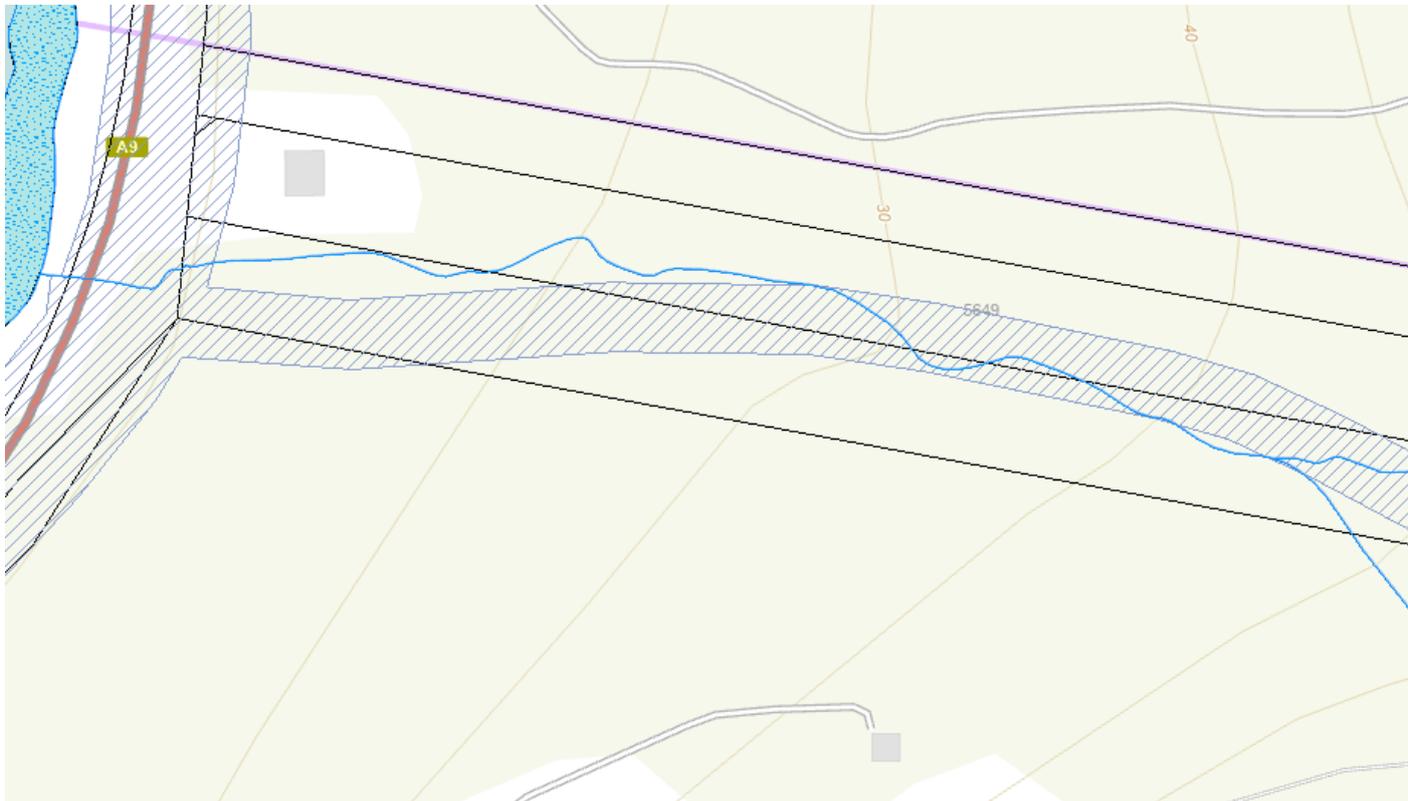
**Note, please see the full report attached to this application**

## Supplementary information regarding impact of our development on the watercourse that flows down the hill on our neighbouring property to the north of our proposed dwelling.

As a starting point, examining LIST map (Hydrographic Lines), this shows a watercourse with a small catchment that starts off your title to the southeast, “fed” on to your title via a small dam on the title to the south. This dam appears to hold water and presumably reduces actual flows through your title by way of retention and evaporation. The “blue lines” as per LIST map appear to be reasonably precise in regards to their eastern locations, although they are very poorly-defined on the ground with no obvious bed or banks or shift in vegetation to indicate a definitive “riparian” zone. At some point, this watercourse exits your title across the northern boundary, roughly parallels it (in some form of “wibbly-wobbly” arc, and then re-enters the title further to the west. At this point, I do not think the “blue line” is particularly precise because the location of the watercourse is better-defined by the actual crossing point into your and the title to the north where a culvert crossing is existing.

It is understood that your surveyor has better-defined the location of the watercourse within and adjacent to your title, specifically as part of your boundary adjustment. The purpose of this was to find a location where a dwelling could be positioned and achieve a performance-based BAL solution wholly within title, while still effectively avoiding the watercourse. It is further understood that the actual watercourse is no less than 10 m from the revised title boundary.

Of note is that the Waterway and Coastal Protection Area (WCPA) overlay does not match the actual location of the “blue line” – see map below.



Based on the map, where you place your dwelling and its associated HMA will impinge on the WCPA overlay. It is noted that irrespective of where the actual watercourse is, there are no works proposed within it (e.g. construction, etc.). As it stands, however, with the watercourse ca. 10-12 m north of your boundary, there can be no physical impact to the actual watercourse. Further to this, the access will not impact in any material sense on the watercourse because there is an existing functioning culvert crossing in place with no works proposed to this. With your boundary changes and revised location of the watercourse, it is likely that the HMA will no longer need to extend into what will be the WCPA overlay.

The current WCPA overlay is 20 m wide, which sets the watercourse as a Class 4 as per Table C7.3. Examination of topographic maps indicates that this status is correct as per the definition of the spatial extent in Table C7.3 (viz "Class 4: All other watercourses carrying running water for part or all of the year for most years").

Under the Natural Assets Code, the WCPA means land: "(a) shown on an overlay map in the relevant Local Provisions Schedule as within a waterway and coastal protection area; or (b) within the relevant distance from a watercourse, wetland, lake or the coast shown in the Table C7.3 below, but does not include a piped watercourse or piped drainage line".

On this basis, I believe if you can demonstrate that the current WCPA overlay is inaccurate by way of both the actual location (as per surveyed line) and/or LIST map, still applying the 10 m each side extent, under the Code, you should be able to use the (b) sub-clause. This would demonstrate that the construction is outside the WCPA overlay and that any HMA is also outside it (or at least 95+% outside it – I haven't done the overlays myself). This being the case, my report provides a conservative approach to addressing the Natural Assets Code on the assumption that some hazard management will occur in the WCPA overlay. I have no issue with this from a natural values perspective because any impact will be minor and I acknowledge the considerable effort undertaken to almost totally (perhaps totally) avoid this impact.

I believe that the planning authority (Tasman Council) can change the location of the WCPA, although I'm not sure of the administrative process. Certainly, they would have enough information to do so based on your newly surveyed line of the watercourse. Whether this is worth doing or not is up to them and you – it hardly impacts on anything in particular, if all of the above is accepted as part of your planning application.

I trust this clarifies matters.

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**Bruce Burk**

**Owner 5651 Arthur HWY Taranna Tas 7180**

**NATURAL VALUES ASSESSMENT OF 5651 ARTHUR HIGHWAY  
(PID 5993478; C.T. 64428/2; LPI 3200161), TARANNA,  
TASMANIA**



**Environmental Consulting Options Tasmania (ECOtas) for  
Bruce Burk**

**5 August 2025**

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## **CITATION**

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## **AUTHORSHIP**

Field assessment: Mark Wapstra, James Wapstra

Report production: Mark Wapstra, James Wapstra

Habitat and vegetation mapping: Mark Wapstra

Base data for mapping: LISTmap

Digital and aerial photography: Mark Wapstra, Google Earth, LISTmap, ESRI World Imagery

## **ACKNOWLEDGEMENTS**

Bruce Burk provided information on the proposed land use.

## **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**

View upslope into title along existing informal access.

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



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## SUMMARY

### **General**

Bruce Burk (owner) engaged Environmental Consulting Options Tasmania (ECOtas) to undertake a natural values assessment of 5651 Arthur Highway (PID 5993478; C.T. 64428/2; LPI 3200161), Taranna, Tasmania, primarily to ensure that the requirements of the identified natural values are appropriately considered during any further project planning under local, State and Commonwealth government approval protocols.

### **Site assessment**

A natural values assessment of the study area was undertaken by Mark Wapstra & James Wapstra (ECOtas) on 29 Jul. 2025.

### **Summary of key findings**

#### Threatened flora

- No plant 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) are known from database information, or were detected as consequence of site assessment, from the study area.
- The absence of populations of threatened flora means that the site is not “a threatened flora species” [sic] such that it cannot be “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) are known from database information, or were detected as a consequence of site assessment, from the study area.
- No fauna species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* (TSPA) or the TSPA and Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) were detected as a consequence of site assessment from the study area.
- The study area supports potential habitat (to varying degrees) for the following species:
  - *Sarcophilus harrisii* (Tasmanian devil);
  - *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll);
  - *Dasyurus viverrinus* (eastern quoll);
  - *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot);
  - *Aquila audax* subsp. *fleayi* (wedge-tailed eagle);
  - *Haliaeetus* [syn. *Ichthyophaga*] *leucogaster* (white-bellied sea-eagle);
  - *Accipiter* [syn. *Tachyspiza*] *novaehollandiae* (grey goshawk);

- *Lathamus discolor* (swift parrot);
- *Myiagra cyanoleuca* (satin flycatcher);
- *Neophema chrysostoma* (blue-winged parrot); and
- *Tyto novaehollandiae* subsp. *castanops* (masked owl);
- The absence of “significant habitat for a threatened fauna species” within the study area means that no part of the site is reasonably interpreted 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 obliqua* dry forest (TASVEG code: DOB);
  - *Eucalyptus tenuiramis* forest and woodland on dolerite (TASVEG code: DTD); and
  - *Eucalyptus amygdalina* forest and woodland on dolerite (TASVEG code: DAD).
- Occurrences of DOB, DTD & DAD do not equate to native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- Occurrences of DOB, DTD & DAD do not equate to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*.
- The absence 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 the site cannot be “priority vegetation” (in relation to this value) pursuant to C7.3.1(a) of the *State Planning Provisions*.

#### Weeds

- One plant species classified as a declared weed within the meaning of the Tasmanian *Biosecurity Act 2019 (Biosecurity Regulations 2022)* was detected from the existing informal access (marginally outside the title), as follows:
  - *Erica lusitanica* (spanish heath).
- Four plant species considered to be potential environmental weeds (authors’ opinion) were detected from the study area (and just outside the title), as follows:
  - *Billardiera heterophylla* (bluebell creeper);
  - *Hakea salicifolia* (willow-leaved hakea);
  - *Kunzea ericoides* (white tea-tree); and
  - *Pinus radiata* (radiata pine).

#### Plant disease

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

#### Animal disease (chytrid)

- The study area does not support particular habitats conducive to frog chytrid disease, except in the most general of senses.

## **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 single residential dwelling being an acceptable use and acknowledging this will include access (partly existing) and establishment of a hazard management area (and associated elements).

### Threatened flora

None identified – no special management required.

### Threatened fauna

None identified – no special management required.

### Weed and disease management

Owner-occupation is considered the most appropriate long-term management option, where vigilance and immediate control are practical, with reference to the *General Biosecurity Duty* under the *Tasmanian Biosecurity Act 2019* ([https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-\(gbd\)](https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-(gbd))).

### Legislative and policy implications

A permit under Section 51 of the *Tasmanian Threatened Species Protection Act 1995* (TSPA) should not be needed.

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

Development will require a planning permit pursuant to the provisions of the applicable planning scheme. Satisfaction of P1.1 & P1.2 of C7.6.1 & C7.6.2 of the Natural Assets Code of the *Tasmanian Planning Scheme – Tasman* appears to be achievable without the need for specific conditions.



## INTRODUCTION

### **Purpose**

Bruce Burk (owner) engaged Environmental Consulting Options Tasmania (ECOtas) to undertake a natural values assessment of 5651 Arthur Highway (PID 5993478; C.T. 64428/2; LPI 3200161), Taranna, Tasmania, primarily to ensure that the requirements of the identified natural values are appropriately considered during any further project planning 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 – Tasman Local Provisions Schedule*, with particular reference to the provisions within the Natural Assets Code.

### **Limitations**

The natural values assessment was undertaken on 29 Jul. 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. In this case, the survey was appropriately timed to detect the species with a highest priority for conservation management in this part of the State, after site assessment indicated the range of potential habitats present.

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.

### **Permit**

Any plant material was collected under DNRET permit TFL 24238 (in the name of Mark Wapstra). Relevant data will be entered into DNRET’s *Natural Values Atlas* database by the authors (point locations of weeds). 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.

## **LAND USE PROPOSAL**

The land use proposal is for a single residential dwelling located in the approximate centre of the title with a partially new access (Plates 1 & 2) and establishment/maintenance of a hazard management area (Plates 3-6).

## **STUDY AREA**

### **Overview – cadastral details**

The study area comprises the title of 5651 Arthur Highway, Taranna (Figures 1-3), with the following cadastral details:

- PID: 5993478;
- C.T.: 64428/2; and
- LPI: 3200161.

LISTmap data indicates a computed area of 13,461.9 m<sup>2</sup> (i.e. ca. 1.34 ha).

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

- private freehold;
- Tasman municipality, zoned as Rural Living pursuant to the *Tasmanian Planning Scheme – Tasman Local Provisions Schedule* (Figure 4), almost wholly subject to the Priority Vegetation Area overlay (Figure 5a) and partly subject to the Waterway and Coastal Protection Area overlay (Figure 5b); and
- South East bioregion, according to the IBRA 7 bioregions used by most government agencies.

The title is bound to the north and south by private titles and to the east by State forest (Sustainable Timber Tasmania). The site is accessed directly off the Arthur highway to the west.



**Plates 1 & 2.** Existing partially formed access just outside (LHS) and within title (RHS)



**Plates 3-6.** Views of proposed dwelling location: clockwise from top left looking north, east, south and west

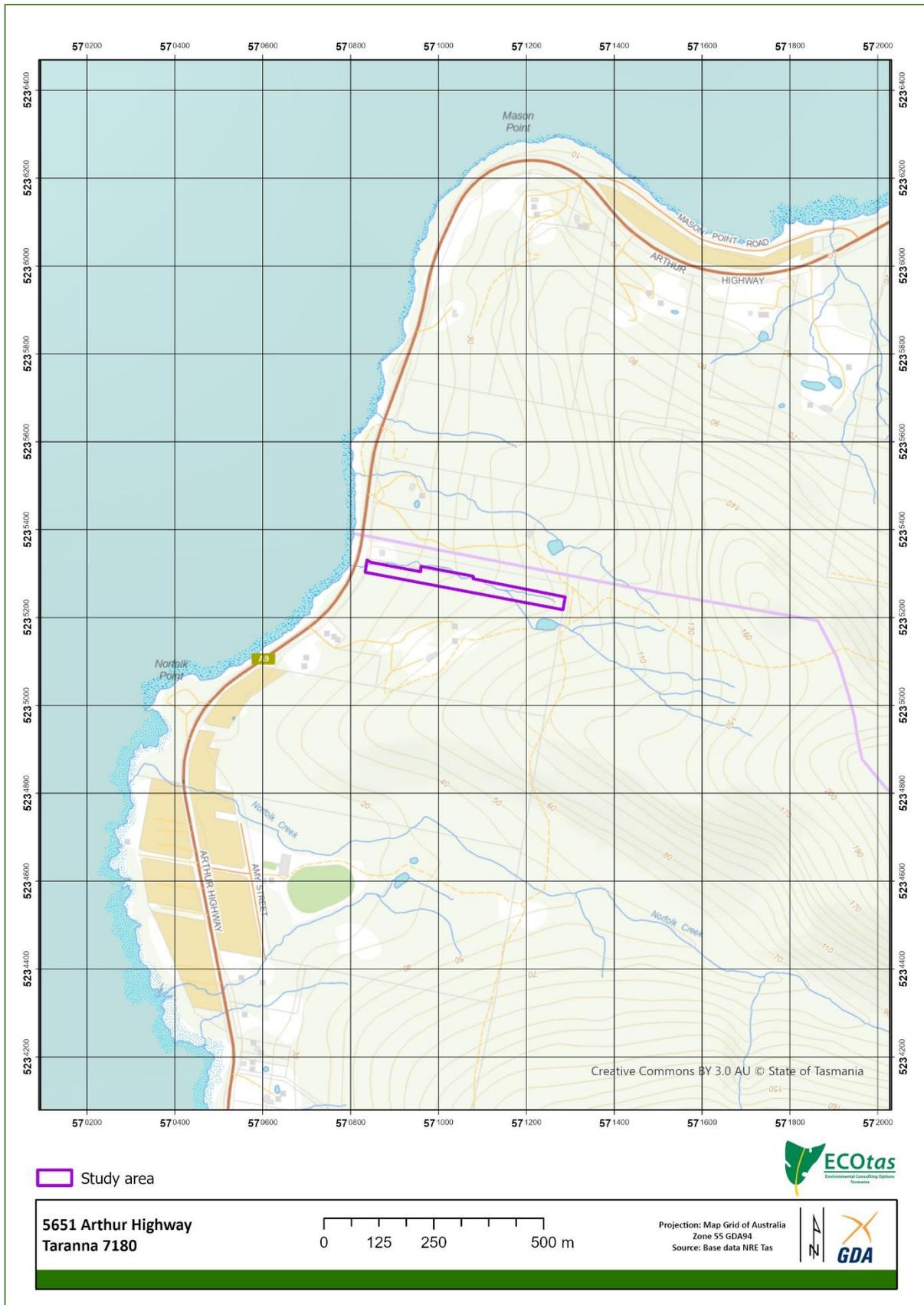
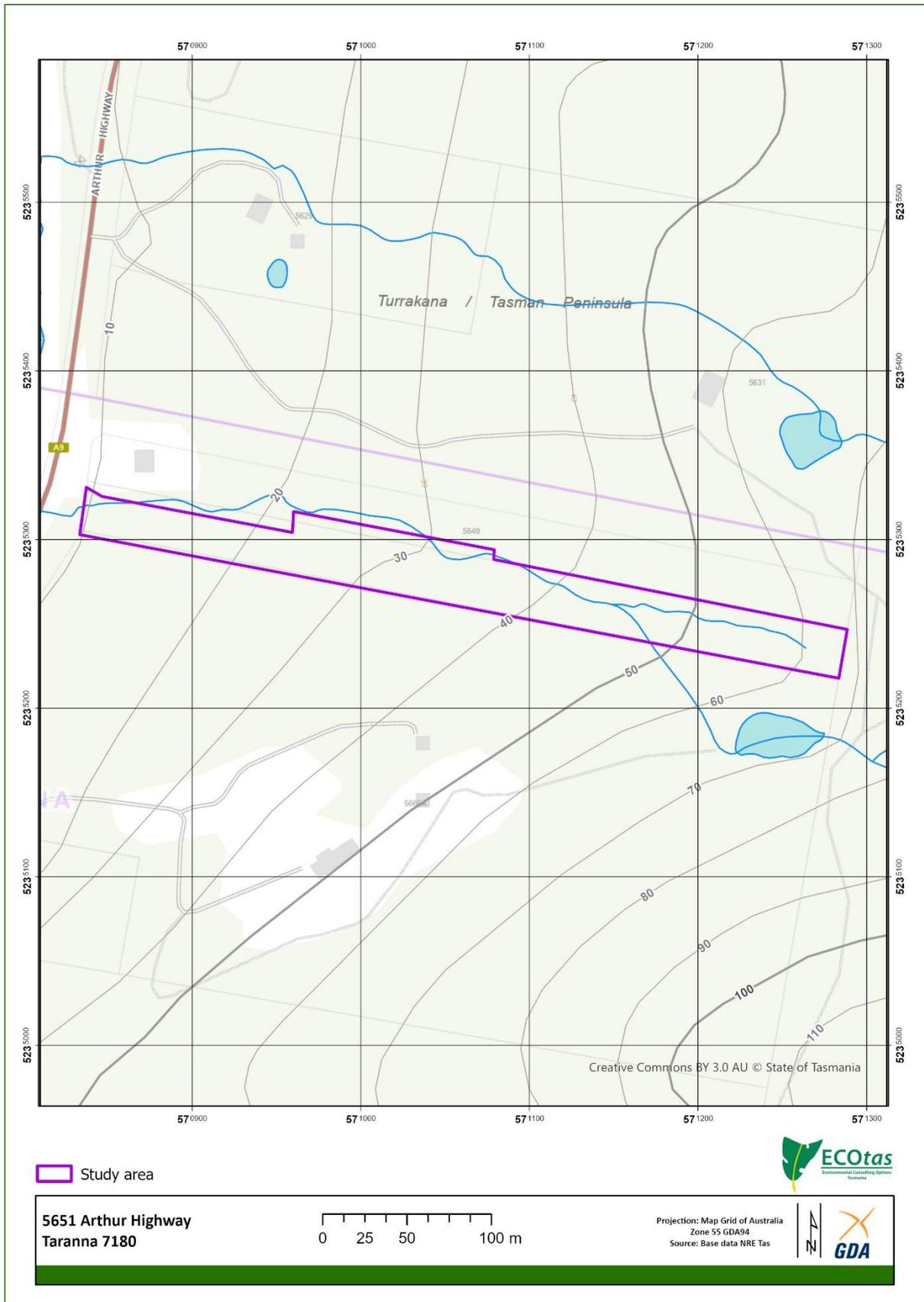


Figure 1. General location of study area



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

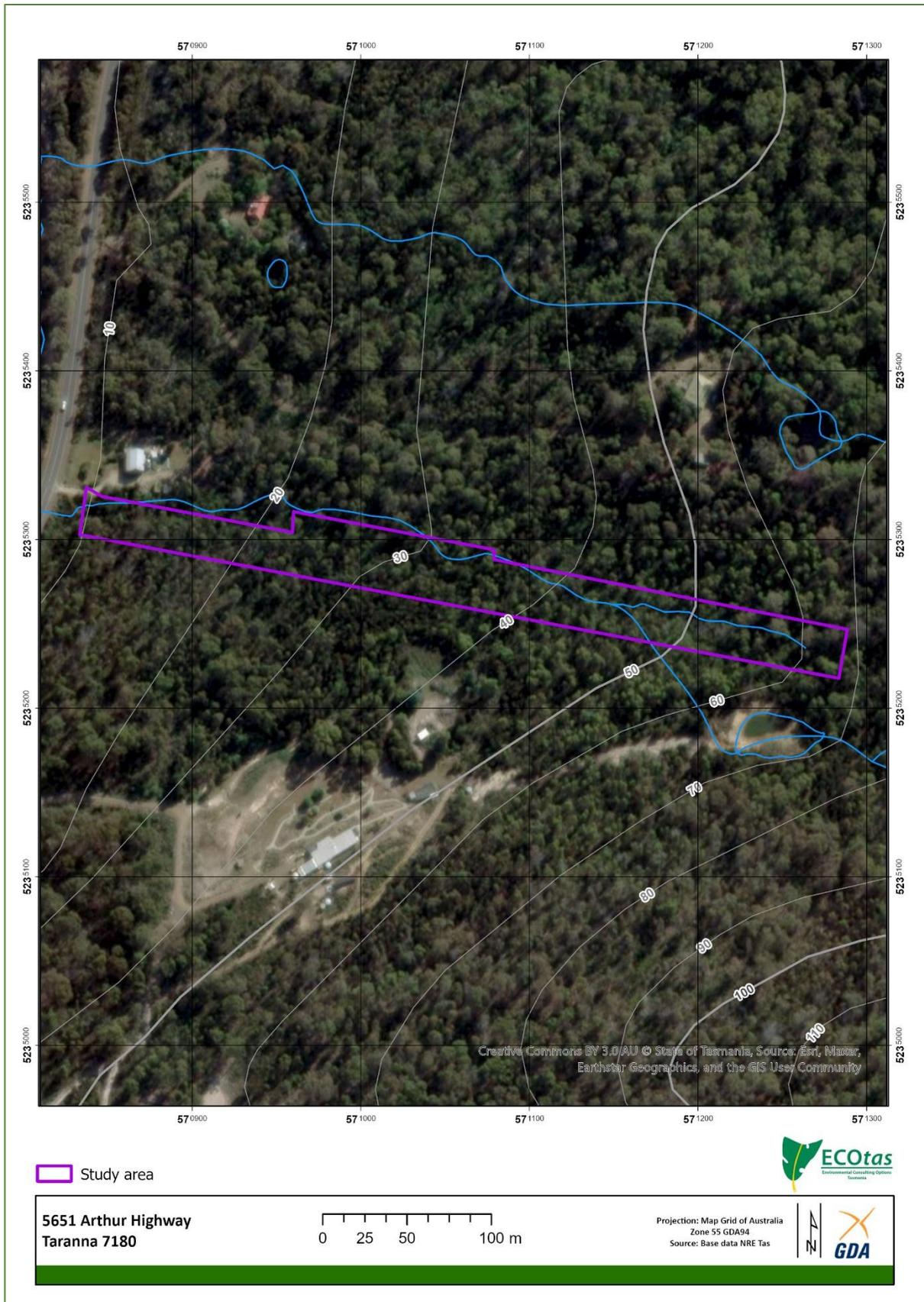
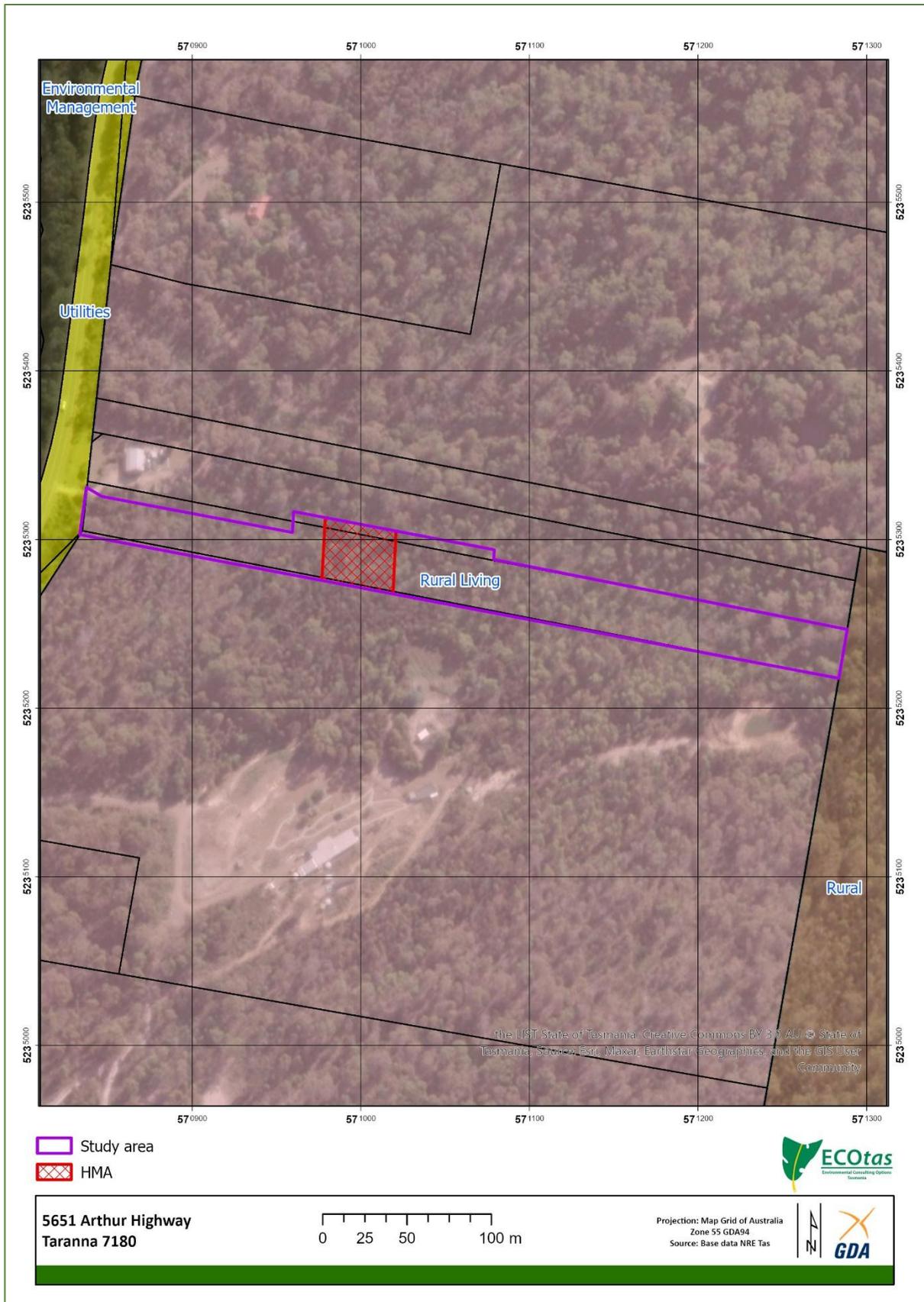
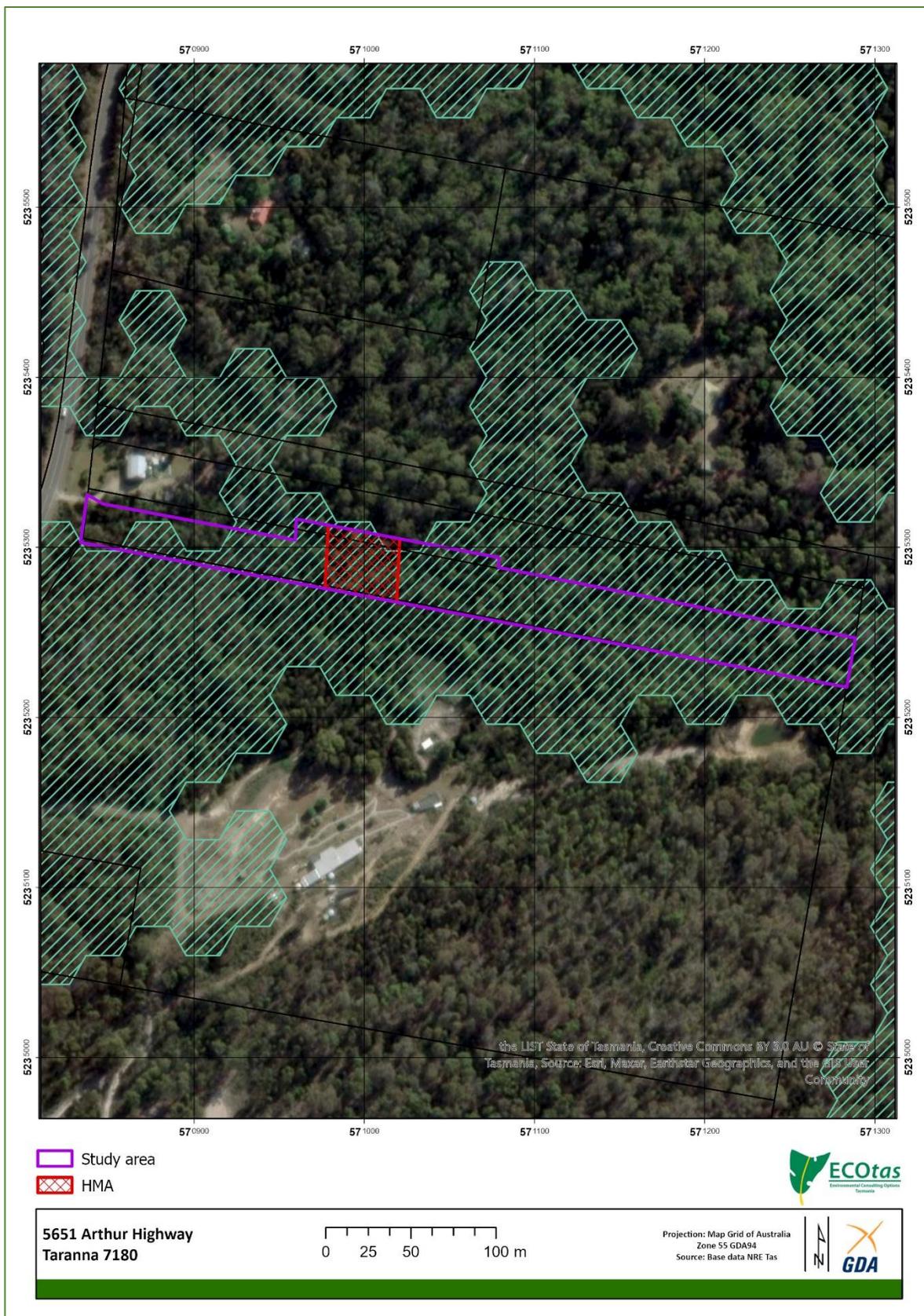


Figure 3. Detailed location of study area showing recent aerial imagery and cadastral boundaries



**Figure 4.** Zoning of study area and surrounds pursuant to the *Tasmanian Planning Scheme – Tasman*



**Figure 5a.** Extent of Priority Vegetation Area overlay within and adjacent to study area pursuant to the *Tasmanian Planning Scheme – Tasman*



**Figure 5b.** Extent of Waterway and Coastal Protection Area overlay within and adjacent to study area pursuant to the *Tasmanian Planning Scheme – Tasman*

**Other site features**

Topographically, the title comprises generally gentle sloping mainly westerly-facing slopes at an elevation of between ca. 10-65 m a.s.l. There is a marked drainage line on the title, which was observed on site as a minor dip in the topography with ill-defined bed and banks.

Apart from the partially-formed access, the whole title supports native forest with a regrowth-dominated canopy structure and limited mature elements, as indicated by mature habitat modelling (Figure 6) and tree canopy modelling (Figure 7).

LISTmap’s Fire History layer indicates several recorded fire events, which accords with the site assessment that indicated a regrowth-dominated canopy formed post-fire and several burnt trees (Plates 7 & 8).



**Plates 7 & 8.** Examples of regrowth-dominated forest with burnt bark on stringybarks

The geology of the title is mapped (Figure 8) as Quaternary “coastal sand and gravel” (geocode: Qps), and Jurassic age “dolerite (tholeiitic) with locally developed granophyre” (geocode: Jd), which was informally confirmed by site assessment (Plates 9 & 10). While dolerite is the definitive underlying substrate (and outcrops extensively), there are also parts that are covered by a layer of windblown sand. Dolerite, however, remains the primary “driver” of the vegetation composition. The geology is mentioned because of its strong influence on vegetation classification, association with threatened flora, and to a lesser extent, threatened fauna.



**Plates 9 & 10.** Example of geology with dolerite outcropping but with a sandy overtopping layer in places

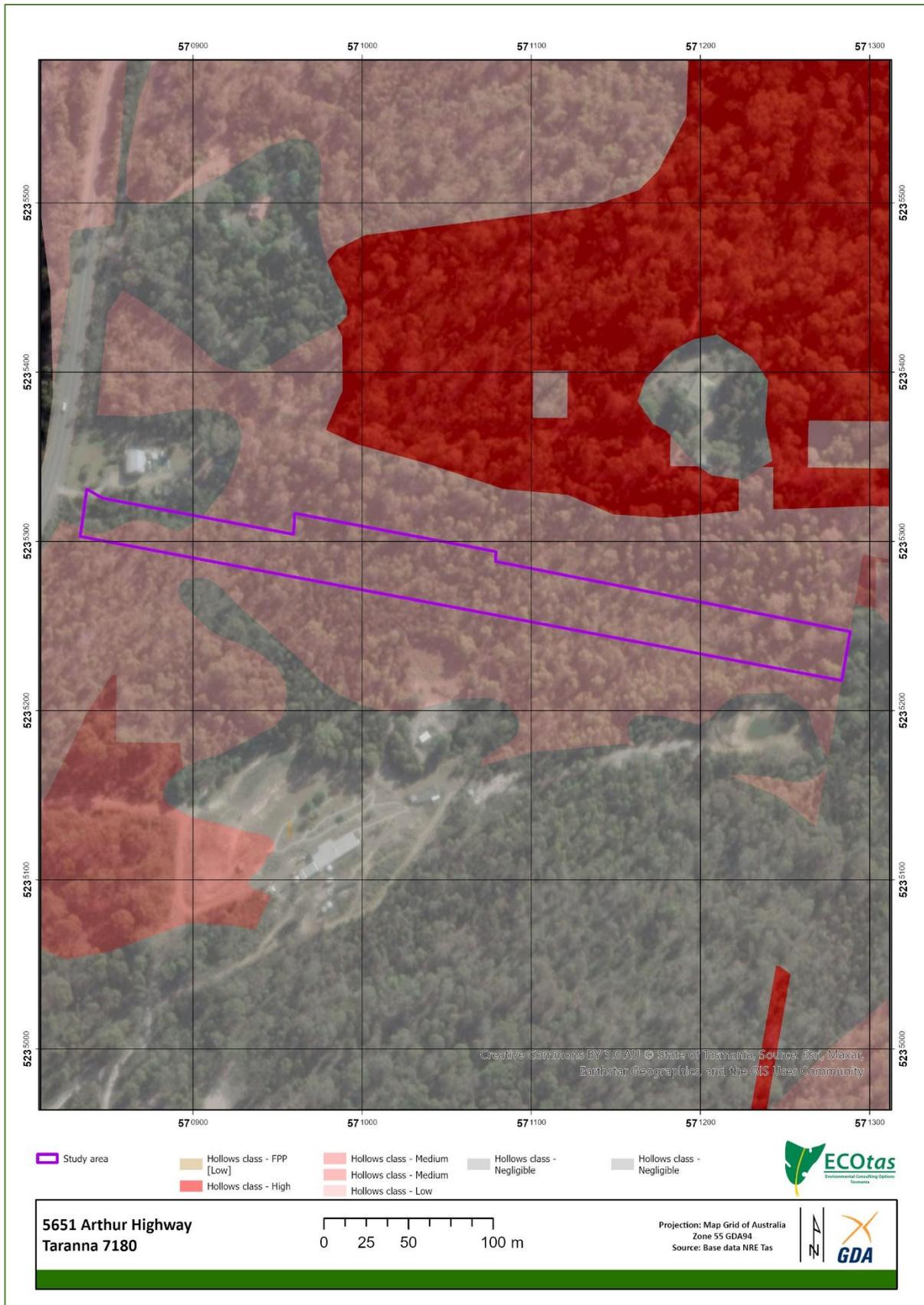
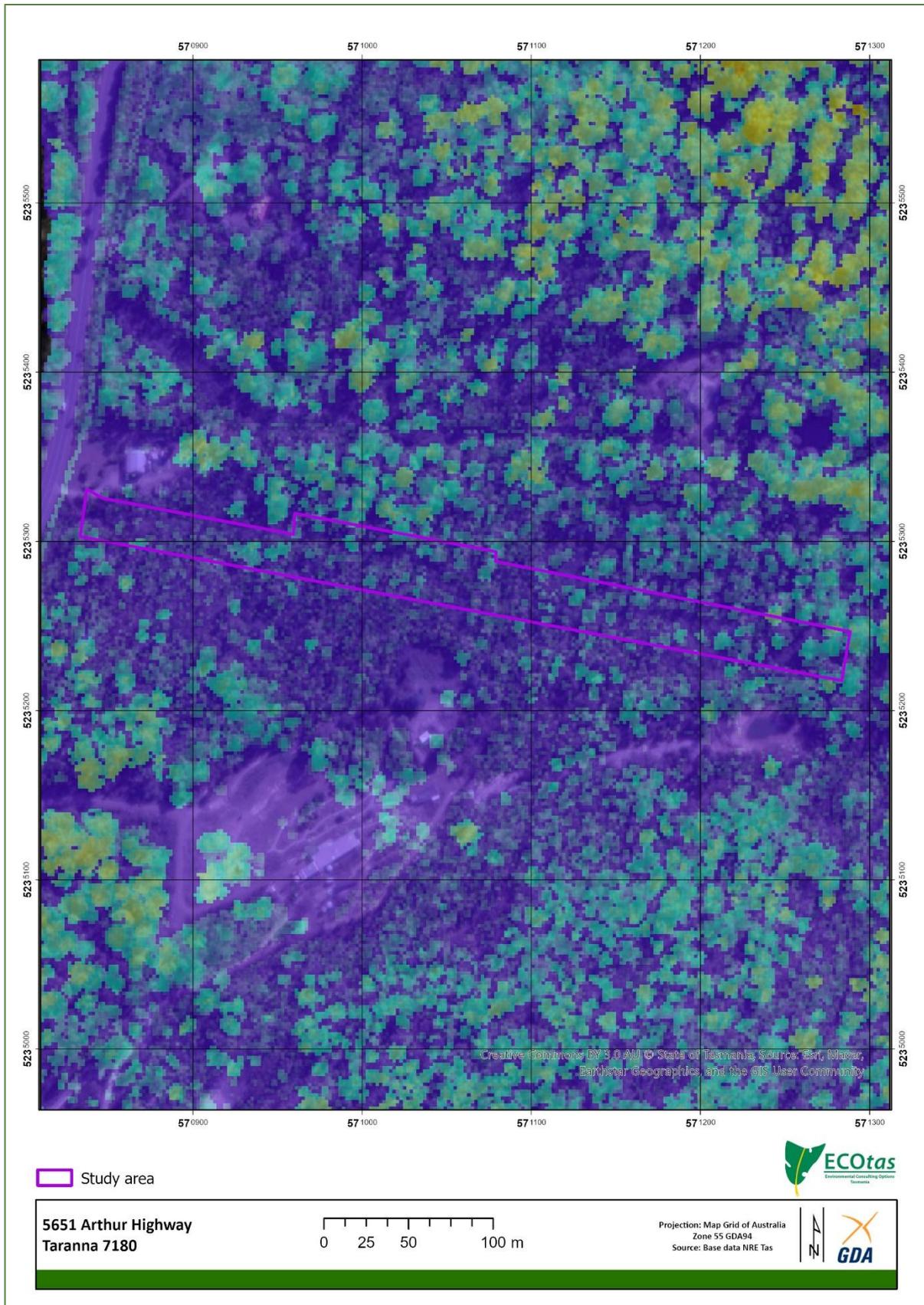


Figure 6. Mature habitat mapping for study area and surrounds



**Figure 7.** Tree canopy height modelling for study area and surrounds



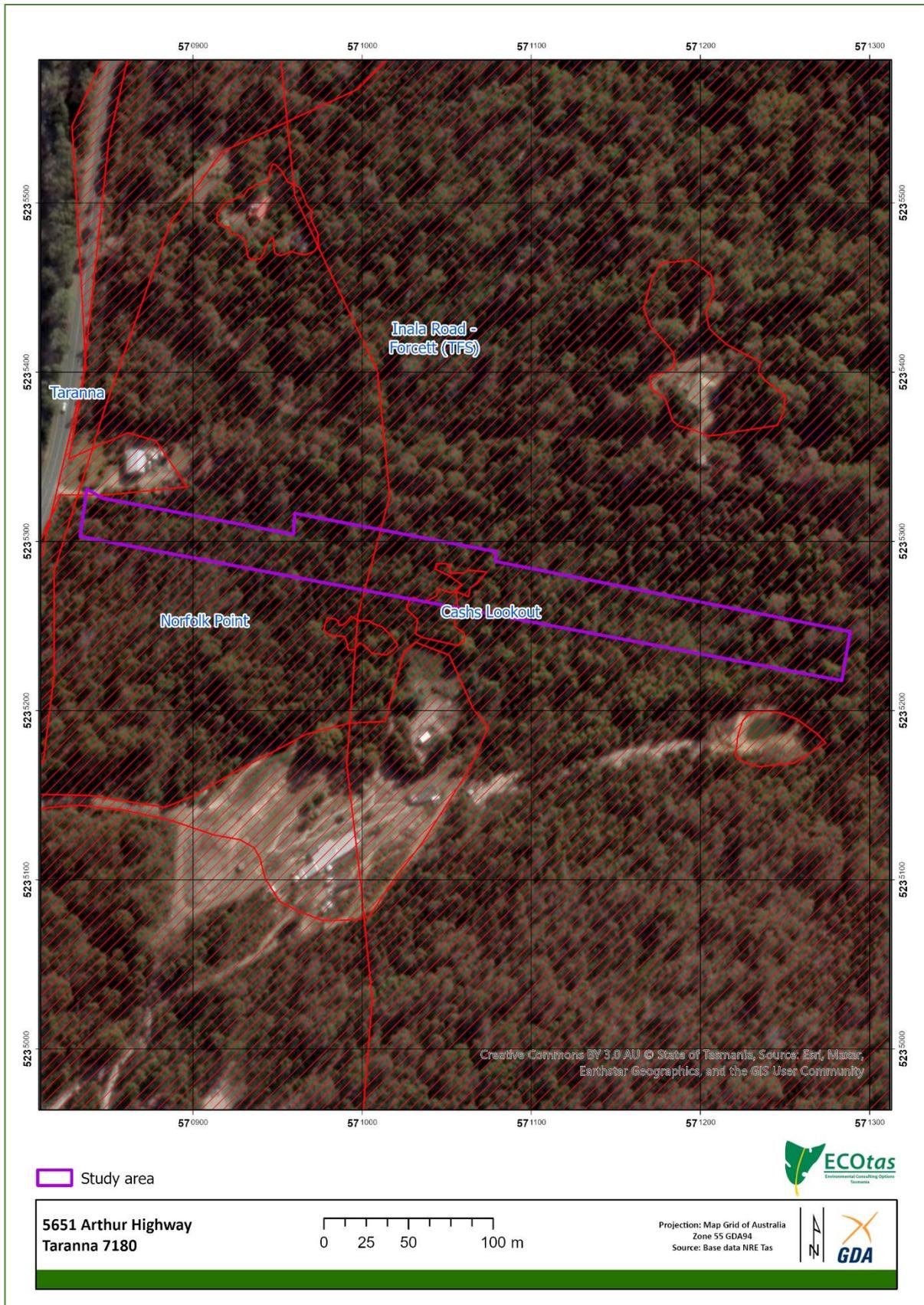


Figure 9. Fire history of subject title (refer to text for codes)

## METHODS

### ***Nomenclature***

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

Vascular species nomenclature follows de Salas & Baker (2024) 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 author current as at date of report);
- Tasmanian Department of Natural Resources & Environment Tasmania's *Natural Values Atlas* report ECOtas\_133PiratesBayDr for a polygon defining the study area (centred on 571064mE 5235275mN), buffered by 5 km, dated 9 Jul. 2025 (DNRET 2025a) – Appendix E;
- Forest Practices Authority's *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 571064mE 5235275mN (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 9 Jul. 2025 (FPA 2025) – Appendix E;
- Commonwealth *Protected Matters Report* for a polygon defining the study area, buffered by 5 km, dated 9 Jul. 2025 (CofA 2025) – Appendix F;
- the TASVEG vegetation coverages (as available through GIS coverage and via LISTmap);
- Google Earth, LISTmap aerial orthoimagery and ESRI World Imagery; and
- other sources listed in tables and text as indicated.

### ***Field assessment***

The assessment was undertaken by Mark Wapstra & James Wapstra (ECOtas) on 29 Jul. 2025. Cadastral data uploaded to the iGIS application guided the in-field assessment (most boundaries not marked by fences or other obvious markers, although the corner pegs were found and part of the boundary had been recently cut for survey purposes). Hand-held GPS (Garmin GPSMAP 66sr) was used to waypoint natural values features for future mapping purposes.

### 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 nominal 30 m radius plots at a representative site within the vegetation types, and compiling “running” species lists between plots and vegetation types.

### Threatened flora

With reference to the threatened flora, the survey included consideration of the most likely habitats for such species. Further details are not provided because no threatened species were recorded.

### 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.

### 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” (authors’ 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 the 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. In this case, all versions of TASVEG are identical for the subject title, and map the title as follows (Figure 10):

- extra-urban miscellaneous (TASVEG code: FUM)  
FUM is only mapped as a relatively small area on the northwest end of the title, associated with the existing residential clearing on the adjacent title and the existing access on the subject title.
- *Eucalyptus tenuiramis* forest and woodland on dolerite (TASVEG code: DTD)  
DTD is mapped across almost the entirety of the site (with the exception of FUM towards the Arthur Highway).

Vegetation types recorded as part of the present study

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 subject title (see also Figure 11). Refer to Appendix A for a more detailed description of the native vegetation mapping units identified from the subject title.

**Table 1.** Vegetation mapping units present in subject title

[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 mapping unit (Kitchener & Harris 2013+)	Conservation priority NCA EPBCA	Comments
<b>Dry eucalypt forest and woodland</b>		
<i>Eucalyptus tenuiramis</i> forest and woodland on dolerite (DTD)	not threatened <i>not threatened</i>	DTD occurs in the west of the title. While this area is not mapped as being specifically on dolerite, this rock type outcrops extensively and is present throughout the upper soil horizon. There is Aeolian windblown sand mixed with the dolerite. <i>E. tenuiramis</i> is the dominant canopy species with <i>E. amygdalina</i> and <i>E. obliqua</i> also present. The understorey is quite long unburnt and becoming densely shrubby. If disturbed, the site would probably revert to a heathy-sedgy understorey but at present is scrubby-shrubby. DTD grades into the adjacent DOB with a broad overlap between the two communities. Pockets of DTD also occur amongst the DAD/DOB but not a scale that is practical to excise. Apart from some localised weeds associated with the informal access, DTD is in good ecological condition with no symptoms of plant disease observed.
<i>Eucalyptus obliqua</i> dry forest (DOB)	not threatened <i>not threatened</i>	DOB occurs in the far east of the title and as a band between DTD and DAD in the centre of the title. Structurally and compositionally, DOB is quite similar to DTD except that <i>E. obliqua</i> is the dominant canopy species. Parts of the area mapped as DOB are more open (far east) where there is marginally better drainage and higher insolation. The central part is shrubbier and has sections with impeded drainage

TASVEG mapping unit (Kitchener & Harris 2013+)	Conservation priority NCA EPBCA	Comments
		where graminoids and tangled shrubs are thicker (see Plates 3-6 that show the hazard management area wholly within this facies of DOB). DOB grades into adjacent DTD and DAD, the transition zone with DTD less marked than that with DAD. DOB is in good ecological condition with no weeds or symptoms of plant disease observed.
<i>Eucalyptus amygdalina</i> forest and woodland on dolerite (DAD)	not threatened <i>not threatened</i>	DDA occurs as a band across the east of the title. This is a somewhat atypical facies of DAD in that sections have impeded drainage and are densely shrubby. However, dolerite is the definitive substrate such that DAD is the appropriate classification. Structurally and compositionally, DAD is most similar to the adjacent DOB, the canopy dominance the main difference. DAD grades into adjacent DOB, the transition zone relatively well-defined by drainage and minor changes in topography. DAD is in good ecological condition with no weeds or symptoms of plant disease observed.

Conservation significance of identified vegetation types

None of the TASVEG mapping units identified from the study area equate to native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002* or to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*.

Occurrences of DOB, DTD & DAD do not meet the intent of “priority vegetation” pursuant to 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.

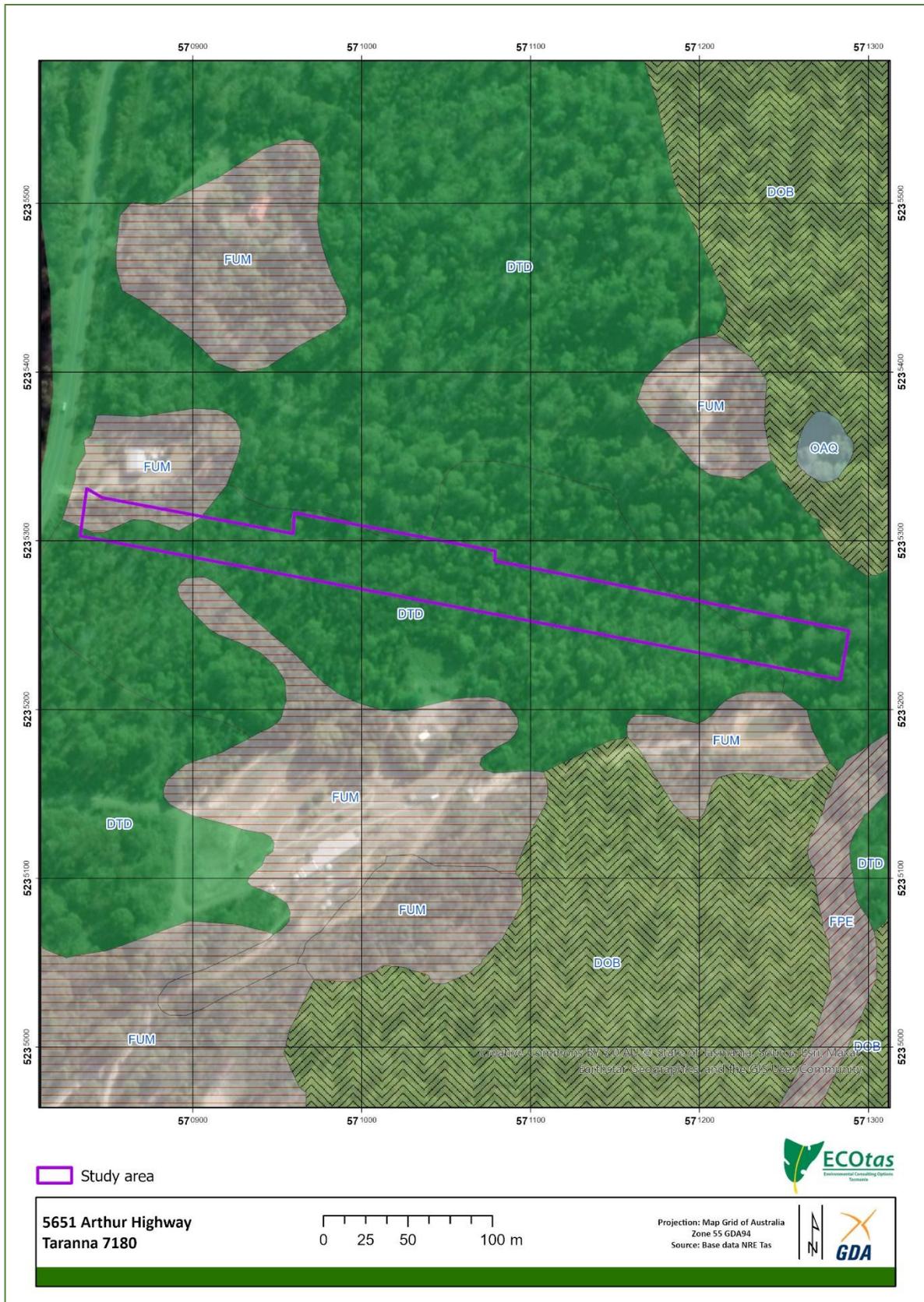
That is, C7.3.1(a) is not applicable to any part of the subject title.

**Plant species**

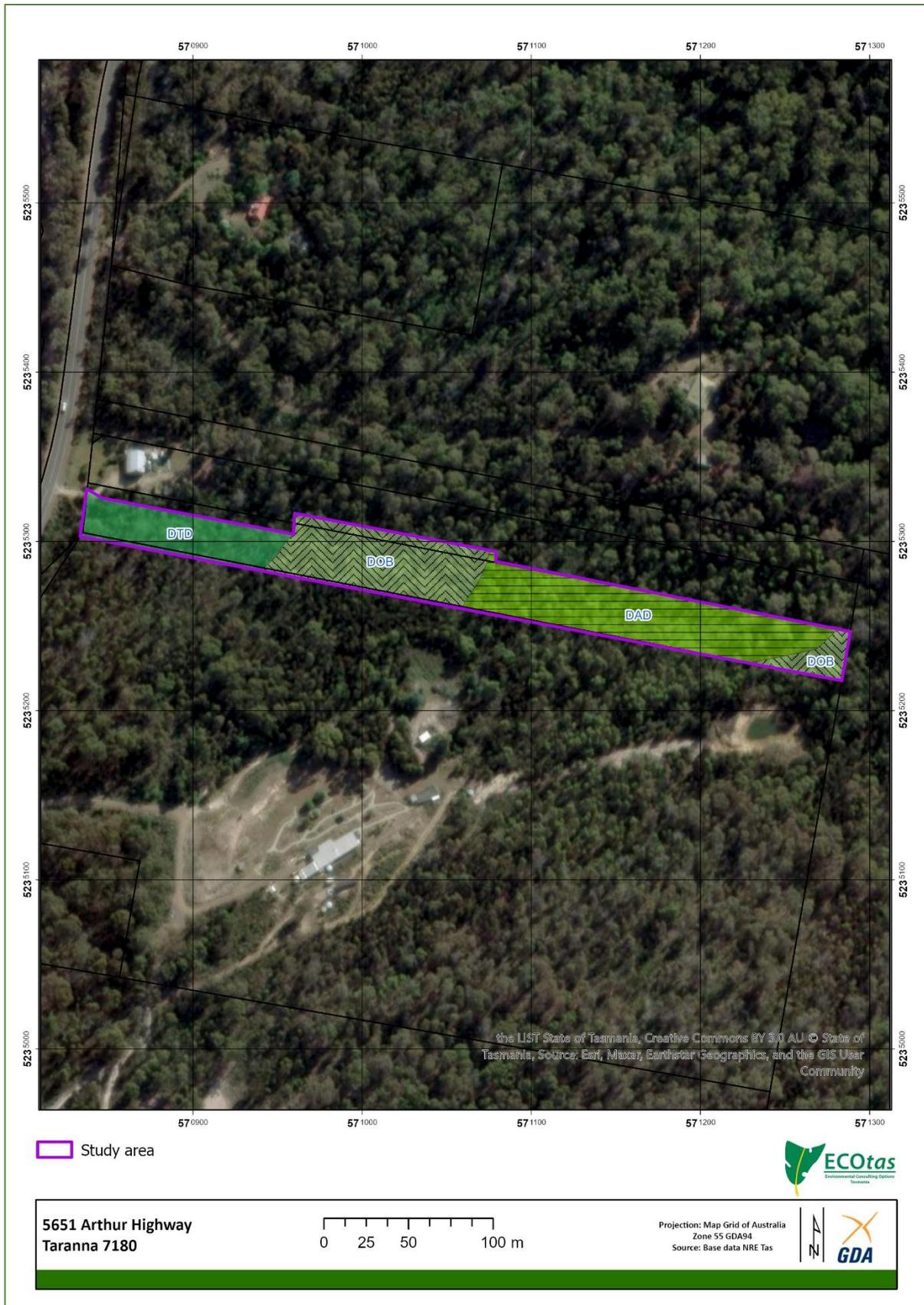
General information

A total of 84 vascular plant species were recorded from the study area (Appendix B), comprising 59 dicotyledons (including 6 endemic and 5 naturalised species), 20 monocotyledons (including 1 endemic species), 1 gymnosperm (naturalised) and 4 pteridophytes (all 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 low likelihood of species with a high priority for conservation management being present.



**Figure 10.** Study area and surrounds showing existing TASVEG 3.0, 4.0 and LIVE vegetation mapping (see text for codes)



**Figure 11a.** Revised vegetation mapping for study area (see text for codes)



## **FINDINGS *Plant species*** continued...

### Threatened flora

Database information indicates that the subject title does not support known populations of flora listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Protection Act 1999* (Figure 12). Site assessment did not detect any such species.

Figure 12 indicates threatened flora species near to 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.

The absence of populations of threatened flora means that the site is not “a threatened flora species” [sic] such that it cannot be “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).

### **Threatened fauna**

Database information indicates that the subject title does not support known populations of fauna listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* (TSPA) and/or the Commonwealth *Environment Protection and Biodiversity Protection Act 1999* (EPBCA) (Figure 13).

Figures 13a & 13b indicates threatened fauna species near to the study area and Table D1 (Appendix D) 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.

Site assessment indicated that the subject title 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). However, these species occur in a range of habitats from untouched wilderness to suburban yards, meaning it is very hard to place a patch of regrowth-structured even-aged forest at a specific position on this continuum and conclude that it is therefore “important” or “significant” at any particular scale. Small-scale development (i.e. a residential dwelling and associated hazard management area) with retention of the balance as native forest should not result in a deleterious impact to potential habitat of these species.

The site does not support potential habitat (except in a very broad sense) for other listed species – refer to Appendix D for a detailed analysis.

No parts of the site support “significant habitat for a threatened fauna species”, such that no part can be reasonably interpreted as “priority vegetation” (in relation to this value) pursuant to C7.3.1(c) of the *State Planning Provisions* (see previous citation of definition of “priority vegetation” at **FINDINGS *Vegetation types*** Conservation significance of identified vegetation types), where “significant habitat” is defined to mean:

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 several listed fauna species, for several of these (notably species such as the Tasmanian devil, spotted-tailed quoll, eastern quoll, eastern barred bandicoot) in no manner can any part of the site likely to be developed be assigned 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).

That is, C7.3.1(c) is not applicable.

### **Other natural values**

#### Weed species

One plant species classified as a declared weed within the meaning of the Tasmanian *Biosecurity Act 2019 (Biosecurity Regulations 2022)* as well as four species considered potential environmental weeds (authors' opinion) were detected from the study area as follows:

One plant species classified as a declared weed within the meaning of the Tasmanian *Biosecurity Act 2019 (Biosecurity Regulations 2022)* was detected from the existing informal access (marginally outside the title), as follows (Figure 15):

- *Erica lusitanica* (spanish heath).

Four plant species considered to be potential environmental weeds (authors' opinion) were detected from the study area (and just outside the title), as follows (Figure 15):

- *Billardiera heterophylla* (bluebell creeper);
- *Hakea salicifolia* (willow-leaved hakea);
- *Kunzea ericoides* (white tea-tree); and
- *Pinus radiata* (radiata pine).

These species are distributed almost wholly outside the title associated with the verge of the Arthur Highway and existing property accesses and within the title along the informal access. The forested parts of the title are effectively weed-free. Works within the title have the potential to cause all species to spread to disturbed sites.

It is recommended to treat weeds prior to any major works with one "knock-down" herbicide (with or without cutting) treatment and to treat all vegetation debris and topsoil as potentially "contaminated" with weed propagules and to treat accordingly. That is, such material should either be disposed of on-site (e.g. burial or burning) or off-site at a registered facility (depending on regulations).

A stand-alone weed management plan is not considered warranted, where owner-occupation is the preferred long-term management outcome where vigilance and immediate treatment is practical.

Several planning manuals provide 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.

### 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 native vegetation types identified from the study area are not recognised as being particularly susceptible to PC, except in particular circumstances. Site assessment did not record any field symptoms (dead and/or dying susceptible plant species with numerous indicator species present).

It is reasonable to assume that the study area is free of the pathogen and that future management presents a very low risk of introducing it to the site, which is already modified. Special management should not be warranted.

### Myrtle rust

Myrtle rust is a disease limited to plants in the Myrtaceae family. This plant disease 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 (DPIPWE 2015).

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).

#### 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 study area does not support potential habitat of amphibians, except in a very general sense, such that special management should not be warranted.

#### 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:

- Giant Kelp Marine Forests of South East Australia [Endangered];
- 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].

Existing vegetation mapping (Figure 10) and revised vegetation mapping (Figure 11) indicates that these communities are not present within or adjacent to the subject title i.e. there are no implications under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* in relation to threatened ecological communities.

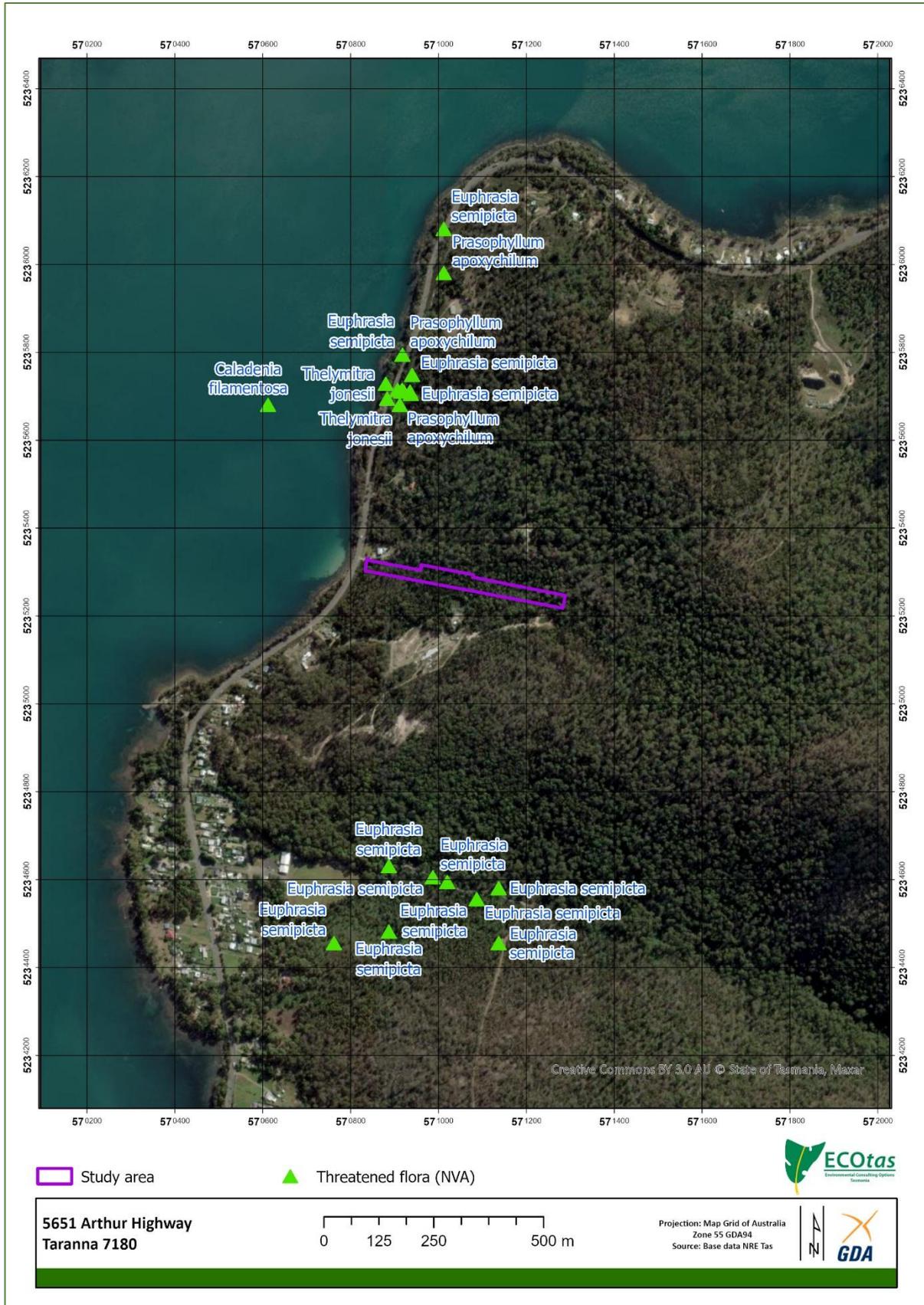


Figure 12. Distribution of threatened flora close to study area (overview)

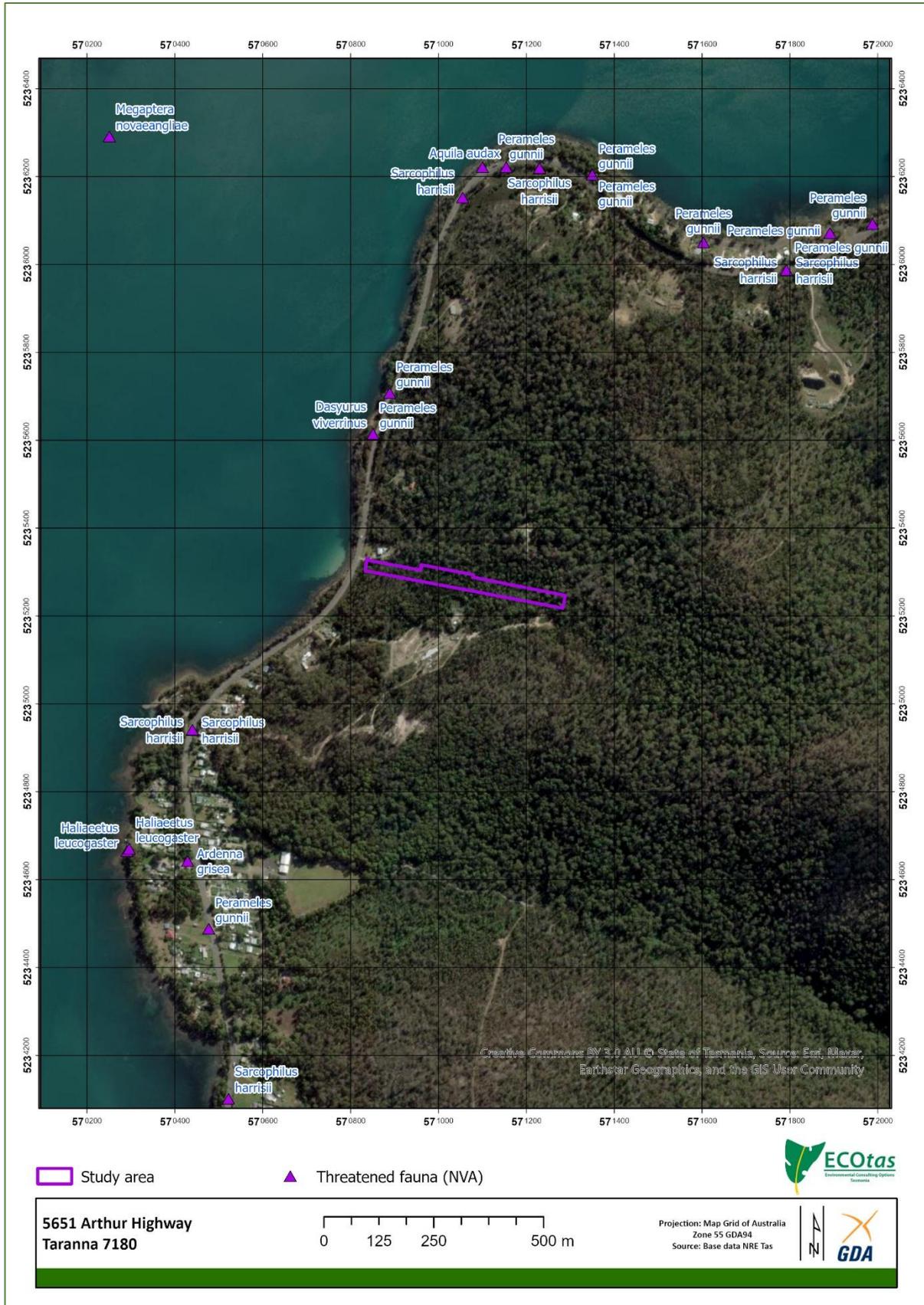


Figure 13. Distribution of threatened fauna close to study area (overview)

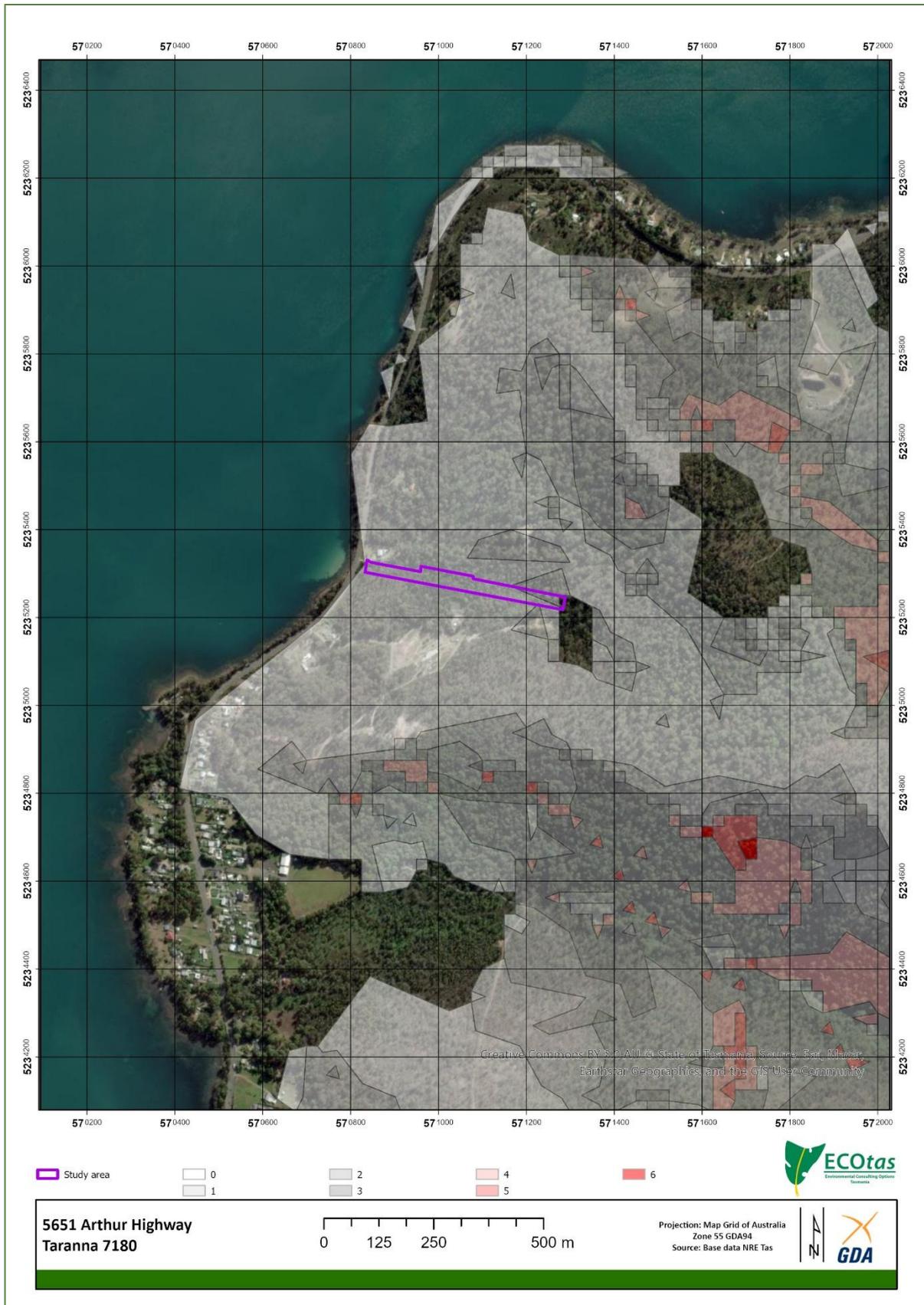


Figure 14. Modelled eagle nest habitat within and close to study area



Figure 15. Distribution of weeds within and close to study area

## DISCUSSION

### Summary of key findings

#### Threatened flora

- No plant 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) are known from database information, or were detected as consequence of site assessment, from the study area.
- The absence of populations of threatened flora means that the site is not “a threatened flora species” [sic] such that it cannot be “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) are known from database information, or were detected as a consequence of site assessment, from the study area.
- No fauna species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* (TSPA) or the TSPA and Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) were detected as a consequence of site assessment from the study area.
- The study area supports potential habitat (to varying degrees) for the following species:
  - *Sarcophilus harrisii* (Tasmanian devil);
  - *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll);
  - *Dasyurus viverrinus* (eastern quoll);
  - *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot);
  - *Aquila audax* subsp. *fleayi* (wedge-tailed eagle);
  - *Haliaeetus* [syn. *Ichthyophaga*] *leucogaster* (white-bellied sea-eagle);
  - *Accipiter* [syn. *Tachyspiza*] *novaehollandiae* (grey goshawk);
  - *Lathamus discolor* (swift parrot);
  - *Myiagra cyanoleuca* (satin flycatcher);
  - *Neophema chrysostoma* (blue-winged parrot); and
  - *Tyto novaehollandiae* subsp. *castanops* (masked owl);
- The absence of “significant habitat for a threatened fauna species” within the study area means that no part of the site is reasonably interpreted 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 obliqua* dry forest (TASVEG code: DOB);
  - *Eucalyptus tenuiramis* forest and woodland on dolerite (TASVEG code: DTD); and
  - *Eucalyptus amygdalina* forest and woodland on dolerite (TASVEG code: DAD).

- Occurrences of DOB, DTD & DAD do not equate to native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- Occurrences of DOB, DTD & DAD do not equate to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*.
- The absence 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 the site cannot be "priority vegetation" (in relation to this value) pursuant to C7.3.1(a) of the *State Planning Provisions*.

#### Weeds

- One plant species classified as a declared weed within the meaning of the Tasmanian *Biosecurity Act 2019 (Biosecurity Regulations 2022)* was detected from the existing informal access (marginally outside the title), as follows:
  - *Erica lusitanica* (spanish heath).
- Four plant species considered to be potential environmental weeds (authors' opinion) were detected from the study area (and just outside the title), as follows:
  - *Billardiera heterophylla* (bluebell creeper);
  - *Hakea salicifolia* (willow-leaved hakea);
  - *Kunzea ericoides* (white tea-tree); and
  - *Pinus radiata* (radiata pine).

#### Plant disease

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

#### Animal disease (chytrid)

- The study area does not support particular habitats conducive to frog chytrid disease, except in the most general of senses.

### ***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 (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.

#### 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 subject title does not support any such communities.

#### *Threatened flora*

The subject title does not support any such species, nor potential habitat of such species (except in a very general sense).

### *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, but no specific habitat elements such as potential den sites were detected. Note that the study area is within the range of several other species listed on the Act but it is unlikely that the proposal will result in a significant impact on these species (this includes wide-ranging species such as the wedge-tailed eagle, blue-winged parrot, swift parrot and masked owl). On an initial review of the *Guidelines*, it seems unlikely that the proposal as indicated will result in the need for a referral in relation to these species.

On this basis, a referral is not considered warranted for a small-scale lot-level development.

### 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 *Tasmanian Planning Scheme – Tasman*) 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 title supports no such vegetation types.

Tasmanian Biosecurity Act 2019 (Biosecurity Regulations 2022)

One plant species classified as declared weed within the meaning of the Tasmanian *Biosecurity Act 2019 (Biosecurity Regulations 2022)* was detected near (outside of title, next to Arthur Highway) the study area, such that the Act has application.

Owner-occupation is considered the most appropriate long-term management option, where vigilance and immediate control are practical, with reference to the *General Biosecurity Duty* under the Tasmanian *Biosecurity Act 2019* ([https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-\(gbd\)](https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-(gbd))).

In this case, provided that the above recommendations are adhered to, a stand-alone weed management plan should not be required.

Tasmanian Land Use Planning and Approvals Act 1993

The applicable planning scheme for the study area is the *Tasmanian Planning Scheme – Tasman*. Note that the following is my interpretation of the provisions of the *Scheme* and may not necessarily represent the views of Tasman 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 zoned as Rural Living pursuant to the *Tasmanian Planning Scheme – Tasman* (Figure 4), and almost wholly subject to the Priority Vegetation Area overlay (Figure 5a) and the Waterway and Coastal Protection Area overlay (Figure 5b)

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.

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, the small-scale works (i.e. a single residential dwelling and associate access and hazard management area) should not compromise the intent of the purpose statements.

C7.1.1 will be applicable to a small part of the hazard management area, which will be marginally within the extent of the Waterway and Coastal Protection Area overlay (although no construction works are proposed within the overlay).

C.7.1.2 & C7.1.3 are not considered to have application to any part of the proposal.

C7.1.4 should not have direct application to any part of the proposal because where development and works are proposed in the area subject to the Priority Vegetation Area overlay, "priority vegetation" has not been identified.

C7.1.5 should also not have direct application because no part of the site where development and works have been found to support "significant habitat of threatened fauna" (refer **FINDINGS Threatened fauna**).

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;
- (b) future coastal refugia area; and
- (c) a priority vegetation area only if within the following zones:
  - (ii) Rural Living Zone;

C7.2.2 This code does not apply to use.

A small part of the site proposed for development is subject to the Waterway and Coastal Protection Area overlay such that C7.2.1(a) will have application to that area. However, it is noted that where the overlay occurs across the western part of the title, there was no evidence of a watercourse. That is, this part of the title where the access will be upgraded is technically within the overlay but no watercourse appears to be present. The part of the title where hazard management will occur will extend into the overlay. The watercourse was observed (hillshade mapping indicates its path) as a very shallow and highly ephemeral feature. No works are proposed directly over or immediately adjacent to the watercourse. Brushcutting for maintaining a low fuel condition will retain most of the supporting native vegetation such that impact to the watercourse is anticipated to be minimal. It is understood that considerable effort has been made to locate the dwelling within the title to minimise impacts to natural values including the watercourse, noting title swaps to create a wide enough area to allow for a performance solution driven BAL rating.

No part of the site proposed for development is subject to the Future Coastal Refugia Area overlay such that C7.2.1(b) will not have application to that area.

Parts of the site proposed for development are subject to the Priority Vegetation Area overlay such that C7.2.1(c) could have application to that area.

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 indicated that no part of the subject 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) is not applicable.

Site assessment indicated that no part of the title supports threatened flora, such that C7.3.1(b) is not applicable.

Site assessment indicated that no part of the title supports “significant habitat for threatened fauna”, such that C7.3.1(c) is not considered applicable (see **FINDINGS Threatened fauna** for details).

We are not aware that any part of the title has been otherwise “identified as native vegetation of local importance”. 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, such that C7.3.1(d) is not considered applicable, at least to the title area.

Below are examined the relevant provisions related to the two overlays.

#### Priority Vegetation Area overlay

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.

As a general statement, the proposal should not compromise the intent of the objective statements. C7.6.2(a) & (b) are not relevant as “priority vegetation” will not be directly impacted (none identified). C7.6.2(c) could have application in that it no longer refers directly to “priority vegetation”. In this case, the intent of the objective is considered satisfied because of the small-scale of the works and the considerable effort made to minimize impacts as far as practical by boundary adjustments and a performance solution driven BAL rating

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 no parts of the proposed development will be subject to a “sealed plan approved under this planning scheme”.

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. In this case, P1.1(b) is applicable such 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.

Reference is made in the opening phrase of P1.2 to the concept of “minimise adverse impacts”. First, the use of the term “minimise” expects that some level (albeit undefined) of impact is contemplated as being acceptable. Second, the use of the phrase “adverse impact” implies that works must have an “adverse” impact – this being an undefined concept in the *State Planning Provisions*. Technically, impact to “priority vegetation” will not occur because no such vegetation has been identified within the title. That is, the project will satisfy the concept of “minimis[ing] adverse impacts on priority vegetation” because there will be no impact on such 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;

With respect to the proposed access, this will be constrained by engineering/design standards related to slope, soil types and other factors. With respect to the structures, these have been placed by reference to a boundary adjustment of the already very narrow title constraining any development.

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

Uncertain application except to acknowledge the significant constraints imposed by the title’s configuration and the need to still apply hazard management.

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

It is acknowledged that a performance solution driven BAL rating is sought, which will minimise impacts as far as practical.

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

There will be no “residual impact on priority vegetation” because no such vegetation has been identified from any part of the site where works are proposed.

- (e) any on-site biodiversity offsets; and

No such offsets have been identified as necessary.

- (f) any existing cleared areas on the site.

Not applicable to any part of the title (no existing cleared areas).

### Waterway and Coastal Protection Area overlay

The relevant provisions related to this overlay are considered below

#### C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area.

Objective:

That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.

As stated above, a small-scale proposal that marginally impinges into the overlay should not compromise the intent of this objective (i.e. “an unnecessary or unacceptable impact on natural assets”), noting that the terms “unnecessary” and “unacceptable” are not defined in the *State Planning Provisions* so it falls to professional opinion and a reasonable interpretation of the terms to consider this objective statement.

The Acceptable Solution A1 is stated as:

A1

Buildings and works within a waterway and coastal protection area must:

- (a) be within a building area on a sealed plan approved under this planning scheme;
- (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5 m in width; or
- (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.

These provisions are presumed to not be satisfied.

The Performance Criteria P1.1 are stated as (with responses below each clause in turn).

P1.1

Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:

In this case, the relevant term is "minimise adverse impacts" because completely "avoiding impacts" is not practical, noting that boundary swaps have been undertaken to facilitate achieving a performance solution driven BAL rating and that there are no other practical alternative sites within the title. We accept that the design is a balance between taking into account setback requirements and contemporary bushfire hazard management requirements such that there remains only a minor need to extend the hazard management area into the overlay. Hazard management in the vegetation type present, given the watercourse's highly ephemeral nature should not have a significant impact at any measurable scale. As such, the proposal should satisfy P1.1 but below are addressed each of the sub-clauses in turn (i.e. "have regard to...").

- (a) impacts caused by erosion, siltation, sedimentation and runoff

We do not believe that there is a reasonable risk of erosion, siltation, sedimentation or runoff as a consequence of hazard management works because a buffer of intact vegetation will be retained along the actual watercourse with high filtering capacity (dense scrubby vegetation).

- (b) impacts on riparian or littoral vegetation

There will be no impact to littoral vegetation. Impacts to "riparian vegetation" will only be well back from the actual watercourse.

- (c) maintaining natural streambank and streambed condition, where it exists

We do not believe that this is applicable because the only modification to native vegetation will be back from the actual watercourse such that there will be no impact to the streambank and streambed.

- (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation

We do not believe that this is applicable because the only modification to native vegetation will be back from the actual watercourse such that there will be limited impact to these habitat features (noting these were not recorded, the riparian vegetation being homogeneous throughout).

- (e) the need to avoid significantly impeding natural flow and drainage

We do not believe that the proposal will impede natural flow and drainage in any manner, let alone "significantly".

- (f) the need to maintain fish passage, where known to exist

we do not believe that this is relevant to this watercourse.

- (g) the need to avoid land filling of wetlands

This is not applicable to this proposal.

- (h) the need to group new facilities with existing facilities, where reasonably practical

Uncertain application in relation to this proposal.

- (i) minimising cut and fill

We do not believe that any cut and fill is required within the extent of the overlay.

- (j) building design that responds to the particular size, shape, contours or slope of the land

See response under P1.1 – general information regarding title’s configuration and constraints.

- (k) minimising impacts on coastal processes, including sand movement and wave action

This is not applicable to this proposal.

- (l) minimising the need for future works for the protection of natural assets, infrastructure and property

Uncertain application in relation to this proposal.

- (m) the environmental best practice guidelines in the *Wetlands and Waterways Works Manual*

In this case, the access is across the overlay but there is no defined watercourse such that the guidelines in the manual are moot. Similarly, hazard management will not directly impact on the watercourse such that a site-specific soil and water management plan is not considered warranted.

- (n) the guidelines in the *Tasmanian Coastal Works Manual*.

This is not applicable to this proposal.

## **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 single residential dwelling being an acceptable use and acknowledging this will include access (partly existing) and establishment of a hazard management area (and associated elements).

### Threatened flora

None identified – no special management required.

### Threatened fauna

None identified – no special management required.

### Weed and disease management

Owner-occupation is considered the most appropriate long-term management option, where vigilance and immediate control are practical, with reference to the *General Biosecurity Duty* under

the Tasmanian *Biosecurity Act 2019* ([https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-\(gbd\)](https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-(gbd))).

### Legislative and policy implications

A permit under Section 51 of the Tasmanian *Threatened Species Protection Act 1995* (TSPA) should not be needed.

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

Development will require a planning permit pursuant to the provisions of the applicable planning scheme. Satisfaction of P1.1 & P1.2 of C7.6.1 & C7.6.2 of the Natural Assets Code of the *Tasmanian Planning Scheme – Tasman* appears to be achievable without the need for specific conditions.

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**APPENDIX A. Vegetation community structure and composition**

***Eucalyptus tenuiramis* forest and woodland on dolerite (TASVEG code: DTD)**

DTD occurs in the west of the title. While this area is not mapped as being specifically on dolerite, this rock type outcrops extensively and is present throughout the upper soil horizon. There is Aeolian windblown sand mixed with the dolerite. *E. tenuiramis* is the dominant canopy species with *E. amygdalina* and *E. obliqua* also present. The understorey is quite long unburnt and becoming densely shrubby. If disturbed, the site would probably revert to a heathy-sedgy understorey but at present is scrubby-shrubby.

DTD grades into the adjacent DOB with a broad overlap between the two communities. Pockets of DTD also occur amongst the DAD/DOB but not a scale that is practical to excise.

Apart from some localised weeds associated with the informal access, DTD is in good ecological condition with no symptoms of plant disease observed.



Looking east into DTD

Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse; + = present only)
Trees	25 m 5%	<u><i>Eucalyptus tenuiramis</i></u>
Trees	5-15 m 5-20%	<u><i>Eucalyptus tenuiramis</i></u> , ( <i>Eucalyptus obliqua</i> ), ( <i>Eucalyptus amygdalina</i> ), ( <i>Eucalyptus ovata</i> )
Shrubs	0.5-4 m 20-50%	<i>Hakea epiglottis</i> , <i>Banksia marginata</i> , <i>Leptospermum scoparium</i> , <i>Hibbertia riparia</i> , <i>Allocasuarina monilifera</i> , <i>Epacris impressa</i> , <i>Pultenaea gunnii</i> , <i>Acacia genistifolia</i>
Graminoids	5%	<i>Gahnia grandis</i> , <i>Lepidosperma elatius</i>
Ferns	variable	<i>Pteridium esculentum</i>
Herbs	+	<i>Geranium potentilloides</i> , <i>Pterostylis pedunculata</i>
Climbers	+	<i>Cassytha pubescens</i> , <i>Billardiera heterophylla</i>

***Eucalyptus obliqua* dry forest (TASVEG code: DOB)**

DOB occurs in the far east of the title and as a band between DTD and DAD in the centre of the title. Structurally and compositionally, DOB is quite similar to DTD except that *E. obliqua* is the dominant canopy species. Parts of the area mapped as DOB are more open (far east) where there is marginally better drainage and higher insolation. The central part is shrubbier and has sections with impeded drainage where graminoids and tangled shrubs are thicker (see Plates 3-6 that show the hazard management area wholly within this facies of DOB).

DOB grades into adjacent DTD and DAD, the transition zone with DTD less marked than that with DAD.

DOB is in good ecological condition with no weeds or symptoms of plant disease observed.



Densely shrubby/sedgy facies of DOB in proposed hazard management area (description below from this site)

Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse; + = present only)
Trees	20 m 20%	<i>Eucalyptus obliqua</i>
Tall shrubs/trees	6-12 m 20%	<i>Eucalyptus obliqua</i>
Shrubs	0.5-4 m 50%	<i>Pomaderris elliptica</i> , <i>Banksia marginata</i> , <i>Leptospermum scoparium</i> , <i>Goodenia ovata</i> , <i>Leptospermum lanigerum</i> , <i>Hibbertia appressa</i> , <i>Acacia melanoxylon</i> , <i>Allocasuarina monilifera</i> , <i>Epacris impressa</i> , <i>Melaleuca squarrosa</i> , <i>Pultenaea gunnii</i> , <i>Allocasuarina littoralis</i>
Graminoids	20%	<i>Gahnia grandis</i> , <i>Lepidosperma elatius</i> , <i>Lomandra longifolia</i>
Ferns	5%	<i>Pteridium esculentum</i>
Grasses	+	<i>Microlaena stipoides</i> , <i>Tetrarrhena distichophylla</i>
Herbs	+	<i>Acaena novae-zelandiae</i>
Climbers	+	<i>Cassytha pubescens</i>

***Eucalyptus amygdalina* forest and woodland on dolerite (TASVEG code: DAD)**

DDA occurs as a band across the east of the title. This is a somewhat atypical facies of DAD in that sections have impeded drainage and are densely shrubby. However, dolerite is the definitive substrate such that DAD is the appropriate classification. Structurally and compositionally, DAD is most similar to the adjacent DOB, the canopy dominance the main difference.

DAD grades into adjacent DOB, the transition zone relatively well-defined by drainage and minor changes in topography. DAD is in good ecological condition with no weeds or symptoms of plant disease observed.



Typical DAD

Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse; + = present only)
Trees	20 m 20%	<i>Eucalyptus amygdalina</i> , ( <i>Eucalyptus tenuiramis</i> ), ( <i>Eucalyptus ovata</i> )
Tall shrubs/trees	6-12 m 20%	<i>Eucalyptus amygdalina</i>
Shrubs	0.5-4 m 50%	<i>Hakea epiglottis</i> , <i>Banksia marginata</i> , <i>Leptospermum scoparium</i> , <i>Goodenia ovata</i> , <i>Hibbertia riparia</i> , <i>Allocasuarina monilifera</i> , <i>Epacris impressa</i> , <i>Melaleuca squarrosa</i> , <i>Pultenaea gunnii</i> , <i>Allocasuarina littoralis</i> , <i>Sprengelia incarnata</i> , <i>Boronia pilosa</i> , <i>Sprengelia incarnata</i> , <i>Epacris lanuginosa</i> , <i>Acacia genistifolia</i>
Graminoids	20%	<i>Gahnia grandis</i> , <i>Lepidosperma elatius</i> , <i>Lomandra longifolia</i> , <i>Empodisma minus</i> , ( <i>Gymnoschoenus sphaerocephalus</i> ), <i>Netrostylis capillaris</i> , <i>Lepidosperma filiforme</i>
Ferns	variable	<i>Pteridium esculentum</i> , <i>Gleichenia dicarpa</i> , ( <i>Selaginella uliginosa</i> ), ( <i>Lindsaea linearis</i> )
Grasses	+	<i>Microlaena stipoides</i> , <i>Tetrarrhena distichophylla</i> , <i>Austrostipa aphylla</i>
Herbs	+	<i>Acaena novae-zelandiae</i> , <i>Gonocarpus teucrioides</i> , <i>Drosera auriculata</i>
Climbers	+	<i>Cassytha pubescens</i>

**APPENDIX B. Vascular plant species recorded from study area**

Botanical nomenclature follows *A Census of the Vascular Plants of Tasmania* (de Salas & Baker 2024), with family placement updated to reflect the nomenclatural changes recognised in the *Flora of Tasmania Online* (de Salas 2024+) 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

DW = declared species pursuant to Tasmanian *Biosecurity Regulations 2022*

EW = environmental weed (authors' opinion)

**Table B1.** Summary of vascular species recorded from study area

STATUS	ORDER			
	DICOTYLEDONAE	MONOCOTYLEDONAE	GYMNOSPERMAE	PTERIDOPHYTA
	48	19	-	4
e	6	1	-	-
i	5	-	1	-
<b>Sum</b>	<b>59</b>	<b>20</b>	<b>1</b>	<b>4</b>
<b>TOTAL</b>	<b>84</b>			

DICOTYLEDONAE	
<b>DICOTYLEDONAE</b>	
<b>ASTERACEAE</b>	
e	<i>Bedfordia salicina</i> tasmanian blanketleaf
	<i>Euchiton japonicus</i> common cottonleaf
	<i>Lagenophora stipitata</i> blue bottledaisy
	<i>Olearia floribunda</i> flowery daisybush
<b>CASUARINACEAE</b>	
	<i>Allocasuarina littoralis</i> black sheoak
e	<i>Allocasuarina monilifera</i> necklace sheoak
<b>CUNONIACEAE</b>	
	<i>Bauera rubioides</i> wiry bauera
<b>DILLENIACEAE</b>	
	<i>Hibbertia riparia</i> erect guineaflower
<b>DROSERACEAE</b>	
	<i>Drosera auriculata</i> tall sundew
<b>ELAEOCARPACEAE</b>	
	<i>Tetratheca pilosa</i> subsp. <i>pilosa</i> hairy pinkbells
<b>ERICACEAE</b>	
	<i>Acrotriche serrulata</i> ants delight
	<i>Epacris impressa</i> common heath
	<i>Epacris lanuginosa</i> swamp heath
i	<i>Erica lusitanica</i> spanish heath DW
	<i>Leucopogon collinus</i> white beardheath
	<i>Sprengelia incarnata</i> pink swampheath
	<i>Styphelia humifusa</i> native cranberry
<b>EUPHORBIACEAE</b>	
	<i>Amperea xiphochlada</i> var. <i>xiphochlada</i> broom spurge
<b>FABACEAE</b>	
	<i>Acacia dealbata</i> subsp. <i>dealbata</i> silver wattle
	<i>Acacia genistifolia</i> spreading wattle
	<i>Acacia longifolia</i> subsp. <i>sophorae</i> coast wattle
	<i>Acacia myrtifolia</i> redstem wattle
	<i>Acacia suaveolens</i> sweet wattle
	<i>Acacia verticillata</i> subsp. <i>verticillata</i> prickly moses
	<i>Aotus ericoides</i> golden pea
	<i>Bossiaea cinerea</i> showy bossia

	<i>Bossiaea prostrata</i>	creeping bossia	
	<i>Pultenaea gunnii</i> subsp. <i>gunnii</i>	golden bushpea	
	<i>Pultenaea juniperina</i>	prickly beauty	
	<b>GENTIANACEAE</b>		
i	<i>Centaurium erythraea</i>	common centaury	
	<b>GOODENIACEAE</b>		
	<i>Goodenia lanata</i>	trailing native-primrose	
	<i>Goodenia ovata</i>	hop native-primrose	
	<b>HALORAGACEAE</b>		
	<i>Gonocarpus teucrioides</i>	forest raspwort	
	<b>LAURACEAE</b>		
	<i>Cassytha glabella</i> f. <i>glabella</i>	longfruit slender dodderlaurel	
	<i>Cassytha pubescens</i>	downy dodderlaurel	
	<b>MYRTACEAE</b>		
e	<i>Eucalyptus amygdalina</i>	black peppermint	
	<i>Eucalyptus obliqua</i>	stringybark	
	<i>Eucalyptus ovata</i> var. <i>ovata</i>	black gum	
e	<i>Eucalyptus tenuiramis</i>	silver peppermint	
i	<i>Kunzea ericoides</i>	burgan	EW
	<i>Leptospermum lanigerum</i>	woolly teatree	
	<i>Leptospermum scoparium</i>	common teatree	
	<i>Melaleuca gibbosa</i>	slender honeymyrtle	
	<i>Melaleuca squarrosa</i>	scented paperbark	
	<b>OLEACEAE</b>		
	<i>Notelaea ligustrina</i>	native olive	
	<b>PITTIOSPORACEAE</b>		
i	<i>Billardiera heterophylla</i>	bluebell creeper	EW
	<b>PROTEACEAE</b>		
	<i>Banksia marginata</i>	silver banksia	
i	<i>Hakea salicifolia</i> subsp. <i>salicifolia</i>	willowleaf hakea	EW
	<i>Hakea teretifolia</i> subsp. <i>hirsuta</i>	dagger needlebush	
	<b>RHAMNACEAE</b>		
	<i>Pomaderris elliptica</i> var. <i>elliptica</i>	yellow dogwood	
	<i>Pomaderris pilifera</i> subsp. <i>pilifera</i>	hairy dogwood	
	<b>ROSACEAE</b>		
	<i>Acaena novae-zelandiae</i>	common buzzy	
	<b>RUTACEAE</b>		
e	<i>Boronia pilosa</i> subsp. <i>tasmanensis</i>	tasman hairy boronia	
	<i>Correa reflexa</i> var. <i>reflexa</i>	common correa	
	<b>SANTALACEAE</b>		
	<i>Exocarpos cupressiformis</i>	common native-cherry	
	<i>Leptomeria drupacea</i>	erect currantbush	
	<b>STYLIDIACEAE</b>		
	<i>Stylidium graminifolium</i>	narrowleaf triggerplant	
	<b>THYMELAEACEAE</b>		
	<i>Pimelea linifolia</i>	slender riceflower	
e	<i>Pimelea nivea</i>	bushmans bootlace	
	<b>GYMNOSPERMAE</b>		
	<b>PINACEAE</b>		
i	<i>Pinus radiata</i>	radiata pine	EW
	<b>MONOCOTYLEDONAE</b>		
	<b>ASPARAGACEAE</b>		
	<i>Lomandra longifolia</i>	sagg	
	<b>CYPERACEAE</b>		
	<i>Gahnia grandis</i>	cutting grass	
	<i>Gymnoschoenus sphaerocephalus</i>	buttongrass	
	<i>Lepidosperma concavum</i>	sand swordsgedge	
	<i>Lepidosperma elatius</i>	tall swordsgedge	
	<i>Lepidosperma filiforme</i>	common rapiersedge	
	<i>Lepidosperma laterale</i>	variable swordsgedge	
	<i>Netrostylis capillaris</i>	hair sedge	
	<i>Schoenus apogon</i>	common bogsgedge	
	<b>ORCHIDACEAE</b>		
	<i>Acianthus pusillus</i>	small mosquito-orchid	
	<i>Chiloglottis reflexa</i>	autumn bird-orchid	
	<b>POACEAE</b>		
e	<i>Austrostipa aphylla</i>	leafless speargrass	

*Deyeuxia quadriseta*  
*Microlaena stipoides* var. *stipoides*  
*Poa hookeri*  
*Poa tenera*  
*Tetrarrhena distichophylla*

reed bentgrass  
weeping grass  
hookers tussockgrass  
scrambling tussockgrass  
hairy ricegrass

**RESTIONACEAE**

*Empodisma minus*  
*Hypolaena fastigiata*  
*Leptocarpus tenax*

spreading roperush  
tassel roperush  
slender twinerush

**PTERIDOPHYTA**

**DENNSTAEDTIACEAE**

*Pteridium esculentum* subsp. *esculentum*

bracken

**GLEICHENIACEAE**

*Gleichenia dicarpa*

pouched coralfern

**LINDSAEACEAE**

*Lindsaea linearis*

screw fern

**SELAGINELLACEAE**

*Selaginella uliginosa*

swamp spikemoss

**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 study area and database records
<i>Acacia ulicifolia</i> juniper wattle	r -	<i>Acacia ulicifolia</i> 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).	Potential habitat very marginally present (but atypical of reported sites). Species not detected (no seasonal constraint on detection and/or identification).
<i>Caladenia filamentosa</i> daddy longlegs	r -	<i>Caladenia filamentosa</i> occurs in lowland heathy and sedgy eucalypt forest and woodland on sandy soils.	Potential habitat absent (atypical of all reported sites). The site is not far too long unburnt and densely shrubby with limited opportunity for ephemeral herbs.
<i>Caladenia caudata</i> tailed spider orchid	r v	<i>Caladenia filamentosa</i> occurs in lowland heathy and sedgy eucalypt forest and woodland on sandy soils.	As above.
<i>Carex gunniana</i> mountain sedge	r -	The habitat of <i>Carex gunniana</i> is poorly understood and highly variable. It includes wet eucalypt forest, sandy heathlands, margins of streams, littoral sands, shingle with seepage, damp grasslands within dry forest and rough pasture.	Potential habitat absent (wholly atypical of all recently reported sites).
<i>Comesperma defoliatum</i> leafless milkwort	r -	<i>Comesperma defoliatum</i> occurs in wet heathland/sedgeland, buttongrass moorland, coastal low scrub and on the crests of dunes. It has also been recorded from flat alkaline pans. The predominant substrates include peat, quartzite and sand.	Potential habitat absent (wholly atypical of all reported sites)
<i>Corunastylis nuda</i> tiny midge-orchid	r -	<i>Corunastylis nuda</i> occurs in a wide range of habitats from near sea level to 1,000 m a.s.l., on a range of different soil types and geologies. Vegetation types include scrub, subalpine grassland, open rock plates, heathy open forest, shrubby dry sclerophyll forest and wet sclerophyll forest.	Potential habitat absent (wholly atypical of all reported sites)
<i>Cryptandra exilis</i> slender pearlflower	e -	<i>Cryptandra exilis</i> is known from four locations within Tasmania; the Tasman Peninsula, the Greater Freycinet area, The Gardens around the Bay of Fires and on Cape Barren Island. <i>C. exilis</i> is	Potential habitat present. Species not detected (no seasonal constraint on detection and/or identification).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		typically found in coastal and near-coastal heaths, as well as damp, heathy, or shrubby forests. The species grows in open, rocky areas at elevations of up to 340 m above sea level. The species persists in locations that are kept open due to disturbances, such as roadside verges and tracks.	
<i>Cyathodes platystoma</i> tall cheeseberry	r -	<i>Cyathodes platystoma</i> occurs on dolerite, mainly in wet eucalypt forests dominated by <i>Eucalyptus obliqua</i> , <i>E. delegatensis</i> and <i>E. regnans</i> , but extends into drier shrubby forests. It is restricted to higher rainfall, coastal environments in southeast Tasmania (South Bruny Island, parts of the Southern Forests, and its stronghold on Tasman and Forestier peninsulas). The species has not been recorded from some areas of superficially suitable habitat (e.g. Wielangta area), but occurrence in such sites should not be discounted. It is capable of regenerating after disturbance.	Potential habitat present (species tends to occur in wetter forests). Species not detected (no seasonal constraint on detection and/or identification).
<i>Cyrtostylis robusta</i> large gnat-orchid	r -	<i>Cyrtostylis robusta</i> is known from coastal or near-coastal sites in forest and heathland on well-drained soils. There is sometimes a strong correlation with <i>Allocasuarina verticillata</i> (drooping sheoak) on coastal dolerite cliffs.	Potential habitat absent (atypical of all reported sites). The site is not far too long unburnt and densely shrubby with limited opportunity for ephemeral herbs.
<i>Diuris palustris</i> swamp doubletail	e -	<i>Diuris palustris</i> occurs in coastal areas in grassy open eucalypt forest, sedgy grassland and heathland with <i>Leptospermum</i> (teatree) and <i>Melaleuca</i> (paperbark) on poorly- to moderately-drained sandy peat and loams, usually in sites that are wet in winter.	Potential habitat absent (wholly atypical of all reported sites).
<i>Epacris virgata</i> twiggy heath	v EN # only	<i>Epacris virgata</i> 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.	The taxon formally referred to by DNRET as <i>Epacris virgata</i> Kettering has recently been removed from the <i>Natural Values Atlas</i> because all specimens of what was previously referred to as <i>Epacris virgata</i> outside the Beaconsfield area have been re-determined as <i>Epacris tasmanica</i> , a widespread, well-reserved and non-threatened species (M. de Salas – Tasmanian Herbarium & J. Quarmby – DNRET pers. comm.). On this basis, the study area does not support potential habitat of <i>Epacris virgata</i> , which is restricted to soils derived from ultramafic substrates in the Beaconsfield area. Technically, the study area does support potential habitat of the taxon erroneously referred to as “ <i>Epacris virgata</i> Kettering” (because the site is largely on dolerite). <i>Epacris tasmanica</i> (the correct name for “ <i>Epacris virgata</i> Kettering”) was not detected.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<i>Euphrasia collina</i> subsp. <i>deflexifolia</i> eastern eyebright	r -	<i>Euphrasia collina</i> subsp. <i>deflexifolia</i> occurs in open woodland or heath (sometimes extending to forest), often associated with road edges, tracks and depressions near the headwaters of creeks. Its habitat is associated with the availability of open patches of ground maintained by fire or other disturbance, the proximity of low vegetation and relatively high soil moisture in spring.	Potential habitat absent (wholly atypical of all reported sites).
<i>Euphrasia semipicta</i> peninsula eyebright	e EN #	<i>Euphrasia semipicta</i> is restricted to the Tasman Peninsula, occurring in coastal heathy woodland and heath, particularly along animal, walking and vehicular tracks. Habitat is associated with the availability of open patches of ground maintained by fire or other disturbance, the proximity of low vegetation and relatively high soil moisture in spring.	Potential habitat absent (atypical of all reported sites). The site is not far too long unburnt and densely shrubby with limited opportunity for ephemeral herbs.
<i>Lepidium hyssopifolium</i> soft peppergrass	e EN # only	The native habitat of <i>Lepidium hyssopifolium</i> is the growth suppression zone beneath large trees in grassy woodlands and grasslands (e.g. over-mature black wattles and isolated eucalypts in rough pasture). <i>Lepidium hyssopifolium</i> is now found primarily under large exotic trees on roadsides and home yards on farms. It occurs in the eastern part of Tasmania between sea-level to 500 metres a.s.l. in dry, warm and fertile areas on flat ground on weakly acid to alkaline soils derived from a range of rock types. It can also occur on frequently slashed grassy/weedy roadside verges where shade trees are absent.	Potential habitat absent (wholly atypical of all reported sites).
<i>Paraprasophyllum</i> [syn. <i>Prasophyllum</i> ] <i>apoxychilum</i> tapered leek-orchid	v EN #	<i>Paraprasophyllum apoxychilum</i> 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 absent (atypical of all reported sites). The site is not far too long unburnt and densely shrubby with limited opportunity for ephemeral herbs.
<i>Paraprasophyllum</i> [syn. <i>Prasophyllum</i> ] <i>castaneum</i> chestnut leek-orchid	e CR # only	<i>Paraprasophyllum castaneum</i> has been recorded from coastal areas on Bruny Island in damp shrubby and sedgy heath on sandy loam, on Mt Brown on the Tasman Peninsula in damp skeletal soil under the protection of rocks and <i>Leptospermum</i> (teatree) and <i>Banksia</i> scrub dwarfed by continual exposure to strong sea winds, and in the Ellarwey Valley near Cape Pillar in recently burnt windswept coastal heath/scrub on skeletal rocky soils.	Potential habitat absent (atypical of all reported sites). The site is not far too long unburnt and densely shrubby with limited opportunity for ephemeral herbs.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<i>Phyllangium divergens</i> wiry mitrewort	v -	<i>Phyllangium divergens</i> occurs in a wide variety of near-coastal habitats on a range of substrates, a common feature usually being bare ground (e.g. tracks) and rock exposures (e.g. outcrops, coastal cliffs, etc.).	Potential habitat absent (atypical of all reported sites). The site is not far too long unburnt and densely shrubby with limited opportunity for ephemeral herbs.
<i>Pomaderris intermedia</i> lemon dogwood	r -	<i>Pomaderris intermedia</i> occurs in heathland and heathy woodland on eastern Bass Strait islands but extends to mainly dry sclerophyll forest on mainland Tasmania, most often associated with rock outcrops (dolerite), riparian areas and open forest.	Potential habitat present. Species not detected (no seasonal constraint on detection and/or identification). Two other non-threatened <i>Pomaderris</i> species were recorded.
<i>Pterostylis ziegeleri</i> grassland greenhood	v VU # only	<i>Pterostylis ziegeleri</i> 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 (wholly atypical of all reported sites).
<i>Senecio psilocarpus</i> swamp fireweed	e VU # only	<i>Senecio psilocarpus</i> 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 absent (wholly atypical of all reported sites).
<i>Thelymitra atronitida</i> blackhood sun-orchid	r -	<i>Thelymitra holmesii</i> occurs in moist areas of grassland, heathy open forest and heathland in water-retentive soils such as clay loam and peaty loam, in soaks, beside streams and around swamp margins, usually below about 200 m a.s.l.	Potential habitat absent (atypical of all reported sites). The site is not far too long unburnt and densely shrubby with limited opportunity for ephemeral herbs.
<i>Thelymitra holmesii</i> bluestar sun-orchid	r -	<i>Thelymitra holmesii</i> occurs in moist areas of grassland, heathy open forest and heathland in water-retentive soils such as clay loam and peaty loam, in soaks, beside streams and around swamp margins, usually below about 200 m a.s.l.	As above.
<i>Thelymitra jonesii</i> skyblue sun-orchid	e EN #	<i>Thelymitra jonesii</i> occurs in moist coastal heath on sandy to peaty soils and in <i>Eucalyptus obliqua</i> forest in deep loam soil over dolerite.	As above
<i>Xerochrysum palustre</i> swamp everlasting	v VU # only	<i>Xerochrysum palustre</i> 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	Potential habitat absent (wholly atypical of all reported sites).

<b>Scientific name Common name</b>	<b>Status</b> TSPA EPBCA	<b>Tasmanian habitat description (and distribution)</b>	<b>Comments on study area and database records</b>
		associated heathy <i>Eucalyptus ovata</i> woodlands. Sites are usually inundated for part of the year.	

**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 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 project area and database records
<i>Accipiter</i> [syn. <i>Tachyspiza</i> ] <i>novaehollandiae</i> grey goshawk	e -	<b>Potential habitat</b> is native forest with mature elements below 600 m altitude, particularly along watercourses. <b>Significant habitat</b> 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.).	<b>Potential habitat</b> effectively absent (lack of mature elements). <b>Significant habitat</b> absent. The species may occasionally utilise the greater title area as part of a home range and for foraging but small-scale development should not have a significant impact on this aspect of the life history of the species in the context of most of the title remaining as unmodified forest. This species should not require further consideration.
<i>Antechinus vandycki</i> Tasman Peninsula antechinus	v -	<b>Potential habitat</b> includes damp forest, wet forest, rainforest and wet scrub vegetation communities, as well as plantation forests with understorey species typical of damp or wet forest, or with no understorey but adjacent to wet forest. It does not include dry forest or heathland, or plantation forests with an understorey comprised of typical dry forest understorey species.	<b>Potential habitat</b> absent. There are no reported sites on the Forestier Peninsula, although FPA (2025) indicates that the title is within the core range. Detection would require a relatively intensive physical trapping (under permit) and/or specialist camera survey, which is not considered warranted given the part of the potential range the site is within. This species should not require further consideration at the scale of the proposed development.
<i>Antipodia chaostola</i> tax. <i>leucophaea</i> chaostola skipper	e EN #	<b>Potential habitat</b> is dry forest and woodland supporting <i>Gahnia radula</i> (usually on sandstone and other sedimentary rock types) or <i>Gahnia microstachya</i> (usually on granite-based substrates).	<b>Potential habitat</b> absent (neither <i>Gahnia radula</i> or <i>G. microstachya</i> were recorded). This species should not require further consideration.
<i>Aquila audax</i> subsp. <i>fleayi</i> wedge-tailed eagle	e EN #	<b>Potential habitat</b> comprises <b>potential nesting habitat</b> and <b>potential foraging habitat</b> .	<b>Potential foraging habitat</b> widespread. <b>Potential nesting habitat</b> present albeit marginal, most of the forest

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on project area and database records
		<p><b>Potential foraging habitat</b> is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats.</p> <p><b>Potential nesting habitat</b> 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 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.</p> <p><b>Significant habitat</b> 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).</p>	<p>structure is homogenous even-aged regrowth with only occasional slightly more mature trees (but unsuitable for nesting). No nests were detected.</p> <p><b>Significant habitat</b> absent.</p> <p>The species may utilise the greater title area as part of a home range and for foraging but small-scale development should not have a significant impact on this aspect of the life history of the species.</p> <p>This species should not require further consideration.</p>
<p><i>Attenborougharion rubicundus</i> [syn. <i>Helicarion rubicunda</i>] burgundy snail</p>	<p>r -</p>	<p><b>Potential habitat</b> is all wet forest, including regrowth, regardless of age, topography or management history within the potential range.</p> <p><b>Significant habitat</b> is all potential habitat within the core range.</p>	<p><b>Potential habitat</b> absent (not wet forest).</p> <p><b>Significant habitat</b> absent (as above).</p> <p>This species should not require further consideration.</p>
<p><i>Ceyx azureus</i> subsp. <i>diemenensis</i> [syn. <i>Alcedo azurea</i> subsp. <i>diemenensis</i>] Tasmanian azure kingfisher</p>	<p>e EN # only</p>	<p><b>Potential habitat</b> comprises potential foraging habitat and potential breeding habitat.</p> <p><b>Potential foraging habitat</b> 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.</p> <p><b>Potential breeding habitat</b> is usually steep banks of large rivers (a breeding site is a hole (burrow) drilled in the bank).</p>	<p><b>Potential foraging habitat</b> absent (no ephemeral or permanent watercourses present).</p> <p><b>Potential breeding habitat</b> absent (as above).</p> <p>This species should not require further consideration.</p>
<p><i>Dasyurus maculatus</i> subsp. <i>maculatus</i> spotted-tailed quoll</p>	<p>r VU #</p>	<p><b>Potential habitat</b> 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.</p> <p><b>Significant habitat</b> is all potential denning habitat within the core range of the species. <b>Potential denning habitat</b> for the spotted-tailed quoll includes 1) any forest remnant</p>	<p><b>Potential habitat</b> widespread. No evidence (e.g. scats) of the species was observed. The site provides limited potential denning habitat due to lack of complexity of the forest floor (except where densely shrubby but these areas with impeded drainage so unsuitable for denning) with virtually no coarse woody debris, lack of well-developed leaf/bark layer and no notable rock outcrops. No suspected den sites were noted.</p> <p><b>Significant habitat</b> absent (not within core range).</p>

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on project area and database records
		(>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.	The species may occasionally utilise the greater title area as part of a home range and for foraging but small-scale development should not have a significant impact on this aspect of the life history of the species in the context of most of the title remaining as unmodified forest. This species should not require further consideration.
<i>Dasyurus viverrinus</i> eastern quoll	- EN #	<b>Potential habitat</b> is a variety of habitats including rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land.	<b>Potential habitat</b> present. See under spotted-tailed quoll. This species should not require further consideration.
<i>Gallinago hardwickii</i> Latham's snipe	- VU # only	Seasonal migrant that prefers brackish, fresh and saline habitats including lagoons, lakes, marshes, swamps, wet grasslands and paddocks and wetlands with tussockgrasses (McNab 2022).	<b>Potential habitat</b> absent, except in the most general of senses. This species should not require further consideration.
<i>Haliaeetus</i> [syn. <i>Ichthyophaga</i> ] <i>leucogaster</i> white-bellied sea-eagle	v -	<b>Potential habitat</b> comprises <b>potential nesting habitat</b> and <b>potential foraging habitat</b> . <b>Potential foraging habitat</b> is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). <b>Potential nesting habitat</b> 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. <b>Significant habitat</b> 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).	<b>Potential foraging habitat</b> widespread (although this would be mainly over nearby open water). <b>Potential nesting habitat</b> present albeit marginal, most of the forest structure is homogenous even-aged regrowth with only occasional slightly more mature trees (but unsuitable for nesting). No nests were detected. <b>Significant habitat</b> absent. The species may utilise the greater title area as part of a home range and for foraging but small-scale development should not have a significant impact on this aspect of the life history of the species. This species should not require further consideration.
<i>Hirundapus caudacutus</i> white-throated needletail	- VU # only	Seasonal migrant (December through March) with habitat open skies over any habitat, more commonly associated with forested hills and mountains (McNab 2022).	<b>Potential habitat</b> 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.
<i>Lathamus discolor</i> swift parrot	e CR #	<b>Potential breeding habitat</b> comprises <b>potential foraging habitat</b> and <b>potential nesting habitat</b> , and is based on definitions of foraging and nesting trees (see Table A in swift parrot habitat assessment Technical Note).	<b>Potential foraging habitat</b> absent with no <i>E. globulus</i> present and <i>E. ovata</i> limited to a scattering of low woodland form trees along the drainage feature (which will not be impacted). <b>Potential nesting habitat</b> absent due to lack of hollow-bearing trees (none present).

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		<p><b>Potential foraging habitat</b> comprises <i>Eucalyptus globulus</i> or <i>E. ovata</i> trees that are old enough to flower. In the Eastern Tiers, potential foraging habitat also includes <i>E. brookeriana</i> 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).</p> <p><b>Significant habitat</b> is all potential breeding habitat within the SE potential breeding range and the NW breeding areas.</p> <p>This site is within the Forestier Peninsula Swift Parrot Important Breeding Area (SPIBA).</p>	<p><b>Significant habitat</b> absent.</p> <p>This species should not require further consideration.</p>
<p><i>Lissotes menalcas</i> Mount Mangana stag beetle</p>	<p>r -</p>	<p><b>Potential habitat</b> is any eucalypt forest that contains rotting logs (often numerous, and usually greater than about 40 cm diameter at mid-log length) below about 650 m elevation (generally moist habitats that have not been subject to high intensity or frequent fires in about the last 20 years). The species has a patchy distribution within areas of potential habitat. Some rainforest will support the species, although in low densities as the species has an apparent preference for eucalypt logs. In terms of using mapping layers, potential habitat is all areas mapped as wet forest under</p>	<p><b>Potential habitat</b> absent (site is dry forest and lacks coarse woody debris).</p> <p><b>Significant habitat</b> absent (as above).</p> <p>This species should not require further consideration.</p>

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		TASVEG or another forest type that is within 50 m of a freshwater source (e.g. stream or wetland) and either high, medium or low mature habitat availability OR PI-type mature crown density class a, b, c, d and f. <b>Significant habitat</b> is all potential habitat within the known range.	
<i>Neophema chrysostoma</i> blue-winged parrot	- VU #	Seasonal migrant (October through April) with habitat agricultural lands, crops, dams, paddocks, coastal scrub, open grassy woodlands, heathland and saltmarshes (McNab 2022). <b>Potential habitat</b> includes native eucalypt forest, native eucalypt woodlands, grasslands and wetlands (FPA 2024).	<b>Potential foraging habitat</b> widespread (at least in a general sense). <b>Potential nesting habitat</b> absent (no hollow-bearing trees). This species should not require further consideration.
<i>Pardalotus quadragintus</i> forty-spotted pardalote	e EN #	<b>Potential habitat</b> is any forest and woodland supporting <i>Eucalyptus viminalis</i> (white gum) where the canopy cover of <i>E. viminalis</i> is greater than or equal to 10% or where <i>E. viminalis</i> occurs as a localised canopy dominant or codominant in patches exceeding 0.25 ha. <b>Significant habitat</b> is all potential habitat associated with known colonies and such habitat within 500 m of known colonies.	<b>Potential habitat</b> absent ( <i>Eucalyptus viminalis</i> absent). <b>Significant habitat</b> absent. This species should not require further consideration.
<i>Perameles gunnii</i> subsp. <i>gunnii</i> eastern barred bandicoot	- VU #	<b>Potential habitat</b> 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. <b>Significant habitat</b> 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.	<b>Potential habitat</b> absent, except in a very general sense (site is densely shrubby and quite rocky). <b>Significant habitat</b> absent. The species may occasionally utilise the greater title area as part of a home range and for foraging but small-scale development should not have a significant impact on this aspect of the life history of the species in the context of most of the title remaining as unmodified forest. This species should not require further consideration.
<i>Pseudalmenus chlorinda</i> tax. <i>myrsilus</i> Tasmanian hairstreak butterfly	r -	Potential habitat is dry forest and woodland with <i>Eucalyptus viminalis</i> (white gum) present (any amount) in close association (usually within 50 m) with <i>Acacia</i> species, including <i>A. dealbata</i> (silver wattle), <i>A. mearnsii</i> (black wattle) or <i>A. melanoxylon</i> (blackwood).	<b>Potential habitat</b> absent ( <i>Eucalyptus viminalis</i> absent and gum-barked species not present in association with <i>Acacia</i> species as indicated). This species should not require further consideration.
<i>Pseudemoia pagenstecheri</i> tussock skink	v -	<b>Potential habitat</b> 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.	<b>Potential habitat</b> absent (no areas with greater than 20% cover of tussock-forming grass species present). This species should not require further consideration.

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<i>Ranoidea</i> [syn. <i>Litoria</i> ] <i>raniformis</i> subsp. <i>major</i> green and golden frog	v VU #	<b>Potential habitat</b> 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. <b>Significant habitat</b> is high quality potential habitat.	<b>Potential habitat</b> absent (no wetlands, lagoons, marshes, swamps and ponds are present). <b>Significant habitat</b> absent. This species should not require further consideration.
<i>Sarcophilus harrisii</i> Tasmanian devil	e EN #	<b>Potential habitat</b> 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 <sup>2</sup> ). <b>Significant habitat</b> 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. <b>Potential denning habitat</b> 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.	<b>Potential habitat</b> widespread. No evidence (e.g. scats) of the species was observed. The site provides limited potential denning habitat due to lack of complexity of the forest floor (except where densely shrubby but these areas with impeded drainage so unsuitable for denning) with virtually no coarse woody debris, lack of well-developed leaf/bark layer and no notable rock outcrops. No suspected den sites were noted. <b>Significant habitat</b> absent (no den sites). See under spotted-tailed quoll. This species should not require further consideration.
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i> masked owl	e VU #	<b>Potential habitat</b> is all areas with trees with large hollows ( $\geq 15$ cm entrance diameter). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may constitute potential habitat. <b>Significant habitat</b> is any areas within the core range of native dry forest with trees over 100 cm dbh with large hollows ( $\geq 15$ cm entrance diameter).	<b>Potential habitat</b> absent (no large trees with large hollows). <b>Significant habitat</b> absent (as above). The species may occasionally utilise the greater title area as part of a home range and for foraging but small-scale development should not have a significant impact on this aspect of the life history of the species in the context of most of the title remaining as unmodified forest. This species should not require further consideration.

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

Appended as pdf file.

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

Appended as pdf file.

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

Appended as pdf file.

**ATTACHMENT**

- .shp file of revised vegetation mapping