



## **DEVELOPMENT APPLICATION**

**PDPLANPMTD-2023/040880**

**PROPOSAL:** Dwelling

**LOCATION:** 286 Mount Rumney Road, Mount Rumney (with access over 270 Mount Rumney Road, Mount Rumney)

**RELEVANT PLANNING SCHEME:** Tasmanian Planning Scheme - Clarence

**ADVERTISING EXPIRY DATE:** 22 April 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 22 April 2024. In addition to legislative requirements, plans and documents can also be viewed at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to [clarence@ccc.tas.gov.au](mailto:clarence@ccc.tas.gov.au). Representations must be received by Council on or before 22 April 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at the Council offices.

# Clarence City Council



## APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our **Privacy Policy**, which is available at [www.ccc.tas.gov.au](http://www.ccc.tas.gov.au) or at Council offices.

Proposal:

Single dwelling & outbuilding.

Location:

Address 286 Mount Rumney Road

Suburb/Town Mount Rumney Postcode 7170

Current Owners/s:

Applicant:

**Personal Information Removed**

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$ 800,000

Is the property on the Tasmanian Heritage Register?

Yes

No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site: vacant lot

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No


**Declaration:**

- *I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.*
- *I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application*
- *I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.*
- *I declare that the information in this declaration is true and correct.*

**Acknowledgement:**

- *I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.*

Applicant's Signature:

Signature...  Date 06/12/2023

**PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.**

SEARCH OF TORRENS TITLE

VOLUME 183759	FOLIO 2
EDITION 2	DATE OF ISSUE 03-Feb-2023

SEARCH DATE : 14-Sep-2023

SEARCH TIME : 04.23 PM

DESCRIPTION OF LAND

City of CLARENCE  
 Lot 2 on Sealed Plan 183759  
 Derivation : Part of 1956 Acres Gtd to George Stokell  
 Prior CT 129985/2

SCHEDULE 1

N108864 TRANSFER to MATTHEW THOMAS MCINTYRE and BRYANNA KATE  
 MCINTYRE Registered 03-Feb-2023 at 12.01 PM

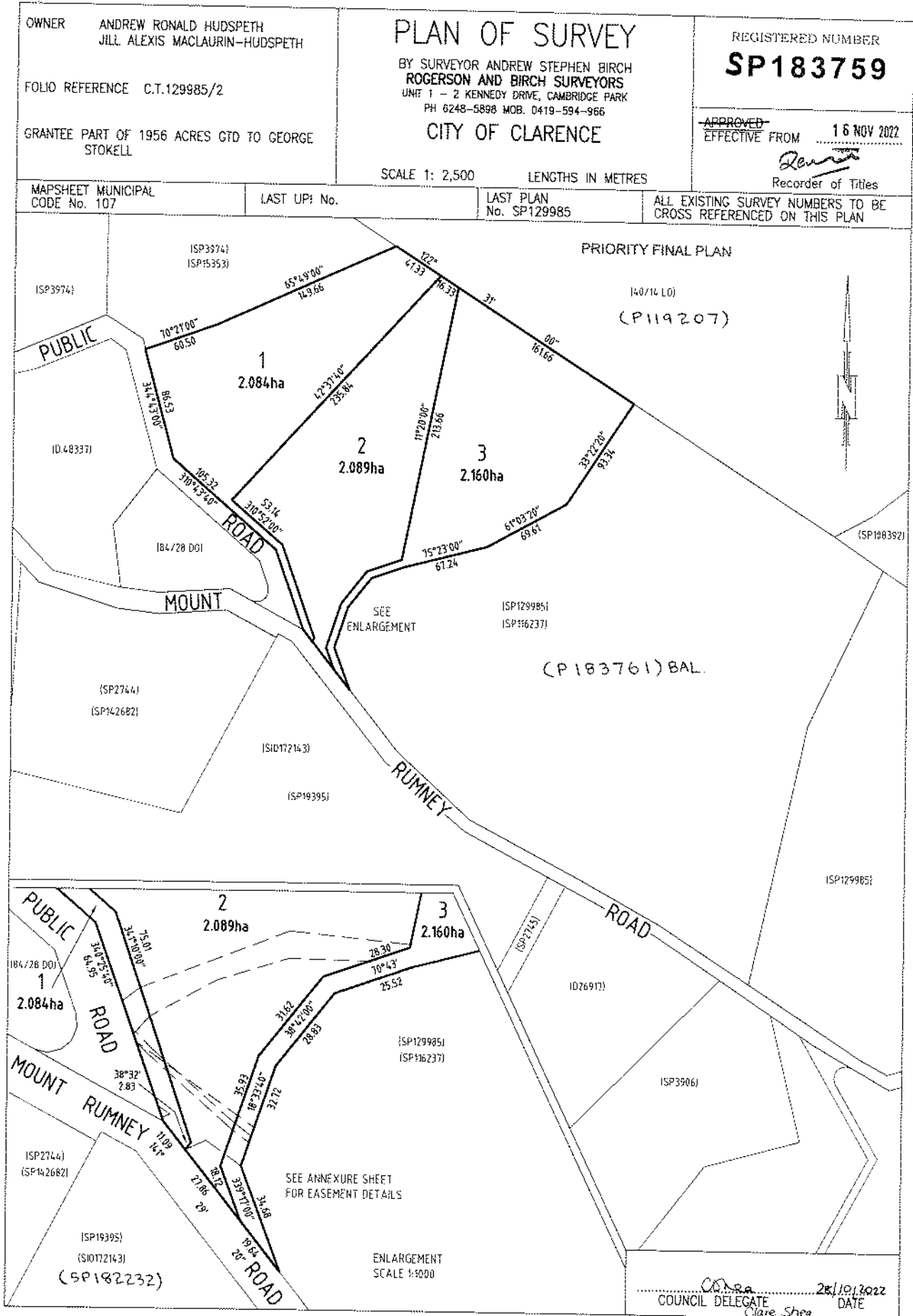
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
 SP183759 EASEMENTS in Schedule of Easements  
 SP183759 FENCING PROVISION in Schedule of Easements  
 33/5598 CONVEYANCE Made Subject to Boundary Fences Condition  
 SP116237 & SP129985 FENCING PROVISION in Schedule of Easements  
 SP116237 & SP129985 COUNCIL NOTIFICATION under Section 83(5)  
 of the Local Government (Building and Miscellaneous  
 Provisions) Act 1993.  
 E311379 AGREEMENT pursuant to Section 78 of the Land Use  
 Planning and Approvals Act 1993 Registered  
 16-Nov-2022 at noon  
 E332521 MORTGAGE to Commonwealth Bank of Australia  
 Registered 03-Feb-2023 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

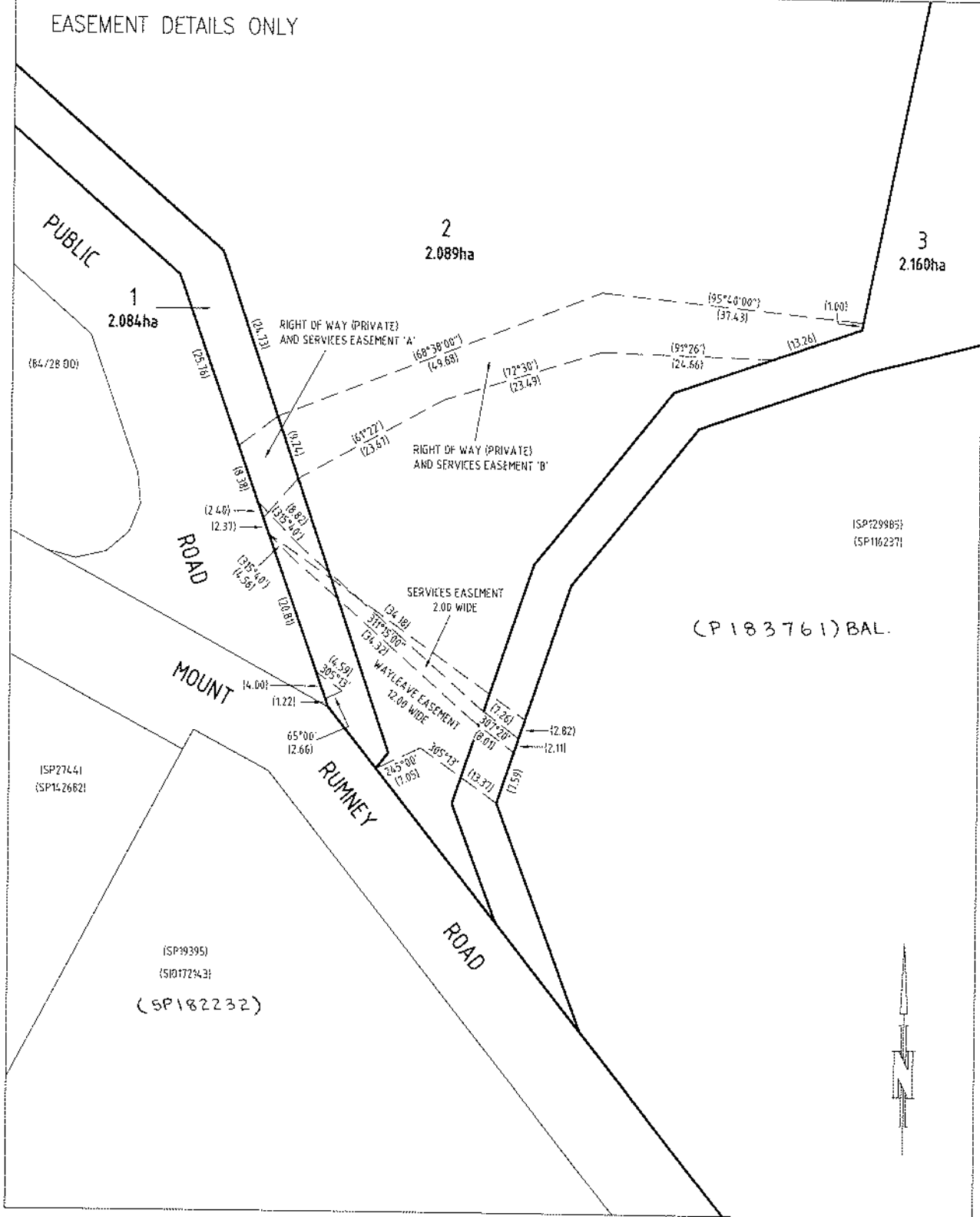
No unregistered dealings or other notations





<p><b>PLAN OF SURVEY</b> ANNEXURE SHEET SHEET 1 OF 1 SHEETS</p>	<p>OWNER ANDREW RONALD HUDSPETH JILL ALEXIS MACLAURIN-HUDSPETH</p> <p>FOLIO REFERENCE G.T.129985/2</p> <p>SCALE 1: 500 LENGTHS IN METRES</p>	<p>Registered Number <b>SP 183759</b></p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>C. O'neil</i> Council Delegate</p> <p>28/10/2022 Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET</p> <p><i>[Signature]</i> Registered Land Surveyor</p> <p>11-8-2022 Date</p>	<p>APPROVED EFFECTIVE FROM .....</p> <p>Recorder of Titles</p>

EASEMENT DETAILS ONLY



<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP 18 37 59</b>

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with: -

- 1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- 2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to: -

- 1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- 2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

**Easements**

Lots 1, 2 and 3 on the plan are subject to an Electricity Infrastructure Easement (as defined) in gross in favour of TasNetworks over the land marked "WAYLEAVE EASEMENT 12.00 WIDE" on the plan.

Lot 1 on the plan is subject to a Right of Carriageway (appurtenant to Lots 2 and 3 on the plan) over that part of Lot 1 marked "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT "A"" on the plan.

Lot 2 on the plan is together with a Right of Carriageway over that part of Lot 1 marked "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT "A"" on the plan.

Lot 3 on the plan is together with a Right of Carriageway over that part of Lot 1 marked "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT "A"" on the plan.

Lot 2 on the plan is subject to a Right of Carriageway (appurtenant to Lot 3 on the plan) over that part of Lot 2 marked "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT "B"" on the plan.

Lot 3 on the plan is together with a Right of Carriageway over that part of Lot 2 marked "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT "B"" on the plan.

Lot 1 on the plan is subject to a Services Easement (as defined) (appurtenant to Lots 2 and 3 on the plan) over that part of Lot 1 marked "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT "A"" on the plan.

Lot 2 on the plan is together with a Services Easement (as defined) over that part of Lot 1 marked "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT "A"" on the plan.

Lot 3 on the plan is together with a Services Easement (as defined) over that part of Lot 1 marked "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT "A"" on the plan.

Lot 2 on the plan is subject to a Services Easement (as defined) (appurtenant to Lot 3 on the plan) over that part of Lot 2 marked "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT "B"" on the plan.

Lot 3 on the plan is together with a Services Easement (as defined) over that part of Lot 2 marked "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT "B"" on the plan.

Lots 1, 2 and 3 on the plan are subject to a Services Easement (as defined) in gross in favour of Mount Rumney Water Scheme over that part of Lots 1, 2 and 3 and marked "SERVICES EASEMENT 2.00 WIDE" on the plan.

T:72367767-1 (USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Andrew Ronald Hudspeth and Jill Alexis Maclaurin-Hudspeth  
 FOLIO REF: 129985/2  
 SOLICITOR & REFERENCE: Dobson Mitchell Allport Craig Bowman 2002353

PLAN SEALED BY: Clarence City Council  
 DATE: 28<sup>th</sup> October 2022  
 SD-2015/34  
 REF NO. *Clare Shep* Council Delegate

**NOTE:** The Council Delegate must sign the Certificate for the purposes of identification.



<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 3 PAGE/S	Registered Number <b>SP 183759</b>
SUBDIVIDER: Andrew Ronald Hudspeth and Jill Alexis Maclaurin-Hudspeth FOLIO REFERENCE: 129985/2	

PAGE 2 OF 3 PAGE/S

**Fencing Provision**

In respect of each lot shown on the plan the Vendor (Andrew Ronald Hudspeth and Jill Alexis Maclaurin-Hudspeth) shall not be required to fence.

**Interpretation**

**Electricity Infrastructure Easement** means:

Firstly, the full and free right and liberty for TasNetworks its servants, agents and contractors at all times:

- 1) to clear the lands marked "WAYLEAVE EASEMENT 12.00 WIDE" (**Servient Land**); and
- 2) to lay, erect, construct, place, replace, inspect, operate, alter, add to, install, remove, repair, renew, maintain, modify and/or use, upon, over, under and/or along the Servient Land towers, poles, wires, cables, apparatus, appliances and/or other ancillary work (all of which are collectively referred to as the Electricity Infrastructure) for the transmission and distribution of electrical energy and for purposes incidental to that;
- 3) to cause or permit electrical energy to flow or be transmitted through and along the Electricity Infrastructure;
- 4) to cut away, remove and/or keep clear of the Electricity Infrastructure all trees and other obstructions or erections of any nature which may at any time overhang, encroach and/or be in or on the Servient Land and which may in any way endanger or interfere with the proper operation of the Electricity Infrastructure and making good all damage occasioned thereby; and
- 5) to enter into and upon the Servient Land for all or any of the above purposes with or without all necessary plant, equipment, machinery and/or vehicles of any kind and if necessary to cross over the remainder of the land contained in the servient tenement, and where practical in consultation with the registered proprietor of the servient tenement, for access to and egress from the Servient Land and making good all damage occasioned thereby.

Secondly, the benefit of a covenant for TasNetworks with the registered proprietor of the servient tenement, for themselves and their successors in title to the Servient Land, not to erect any buildings or place any structures or objects that could interfere with the proper and safe operation of the Electricity Infrastructure, to the intent that the burden of this covenant may run with and bind the Servient Land and every part of it and that the benefit of this covenant is to be annexed to the wayleave easement mentioned above.

**Mount Rumney Water Scheme** means Mount Rumney Water Scheme Pty Ltd (ACN 009 492 424) and its successors and assigns.

**Services Easement** means the full and free right of every person who is entitled to an estate or interest in possession in the land indicated as the dominant tenement or any part of that land, and those persons' employees, agents and contractors, with which such right being capable of enjoyment in common with the owner of the servient tenement and the relevant Council, the relevant Water Authority, Aurora Energy Pty Ltd or any other relevant electrical supply entity and Telstra Corporation Ltd or any other telecommunication supply entity (and their successors from time to time), to lay services and to have the right of free and uninterrupted passage and running of water, electricity, telephone or other services or supplies (including electronic or other information transfer services) through, under, over and along the easement by pipes, wires, cables, poles, and all other conducting media which are now or at any time laid under or over the easement provided that pipes,

*[Handwritten signatures and dates: 4/8/22]*

**NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

*[Handwritten mark]*

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 3 OF 3 PAGE/S	Registered Number <b>SP 183759</b>
SUBDIVIDER: Andrew Ronald Hudspeth and Jill Alexis Maclaurin-Hudspeth FOLIO REFERENCE: 129985/2	

PAGE 3 OF 3 PAGE/S

wires, cables and all other conducting media under the natural surface of the land are safe and protected in accordance with all relevant Acts, Regulations or By-laws, together with a right for them and their surveyors and workmen to enter on the easement with or without machinery, materials and specialist service providers for the purposes of inspecting, laying, installing, cleaning, repairing, maintaining, renewing, re-laying or removing any such pipes, wires, cables, poles or other conducting media, with every person exercising such right causing as little damage and inconvenience as reasonably practicable in so doing and making good any damage caused to the servient tenement.

**TasNetworks** means Tasmanian Networks Pty Ltd (ACN 167 357 299) or its legal successors from time to time.

Signed by the said **Andrew Ronald Hudspeth** and **Jill Alexis Maclaurin-Hudspeth** being the registered proprietors of the land comprised in Folio of the Register Volume 129985 Folio 2

)  
)  
)  
)  
.....  
Andrew Ronald Hudspeth

  
.....  
Witness signature

.....  
Witness full name  
**SHANE JAMES GORRINGE**  
.....  
Witness address  
**20 LEWIS AVENUE  
SEVEN MILE BEACH  
TAS 7170**

.....  
  
.....  
Jill Alexis Maclaurin-Hudspeth

T-72357767-1 **NOTE:** Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing. d

SITE NOTES	
Property Address:	286 Mount Rumney Road Mount Rumney, 7170
Location:	GDA94 MGA55 : 536137E, 5255077N
Property ID:	9208289
Title Reference:	183759/2
Site Area:	2.089 ha
Municipality:	Clarence City Council
Zone:	11 Rural Living

THESE DRAWINGS HAVE BEEN CONSTRUCTED USING SURVEY INFORMATION FROM: 'ROGERSON & BIRCH SURVEYORS'.  
 File No.: MCINM-01 14.744-01  
 (28 FEBRUARY 2023).  
 Contour Interval: 0.5m (or as shown).

**NOTES:**

This plan and associated digital model is prepared for Matthew McIntyre from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.

The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. No measurements or offsets are to be derived between the features on this plan and the boundary layer. The relationship between the features in this model and the boundary layers cannot be used for any set out purposes or to confirm the position of the title boundaries on site.

Services shown have been located where visible by field survey. Services denoted as being "Per DBYD only" are approximate and for illustrative purposes only. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

This note forms an integral part of the Plan/Data. Any reproduction of this plan/model without this note attached will render the information shown invalid.

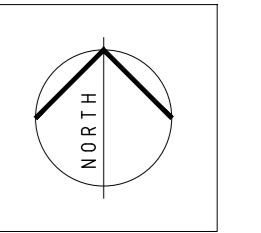
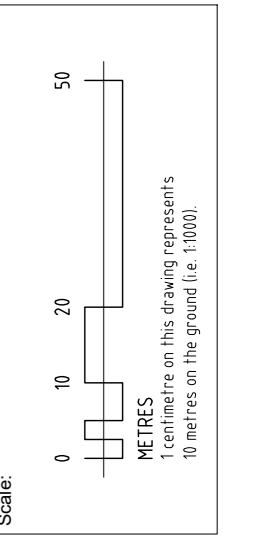
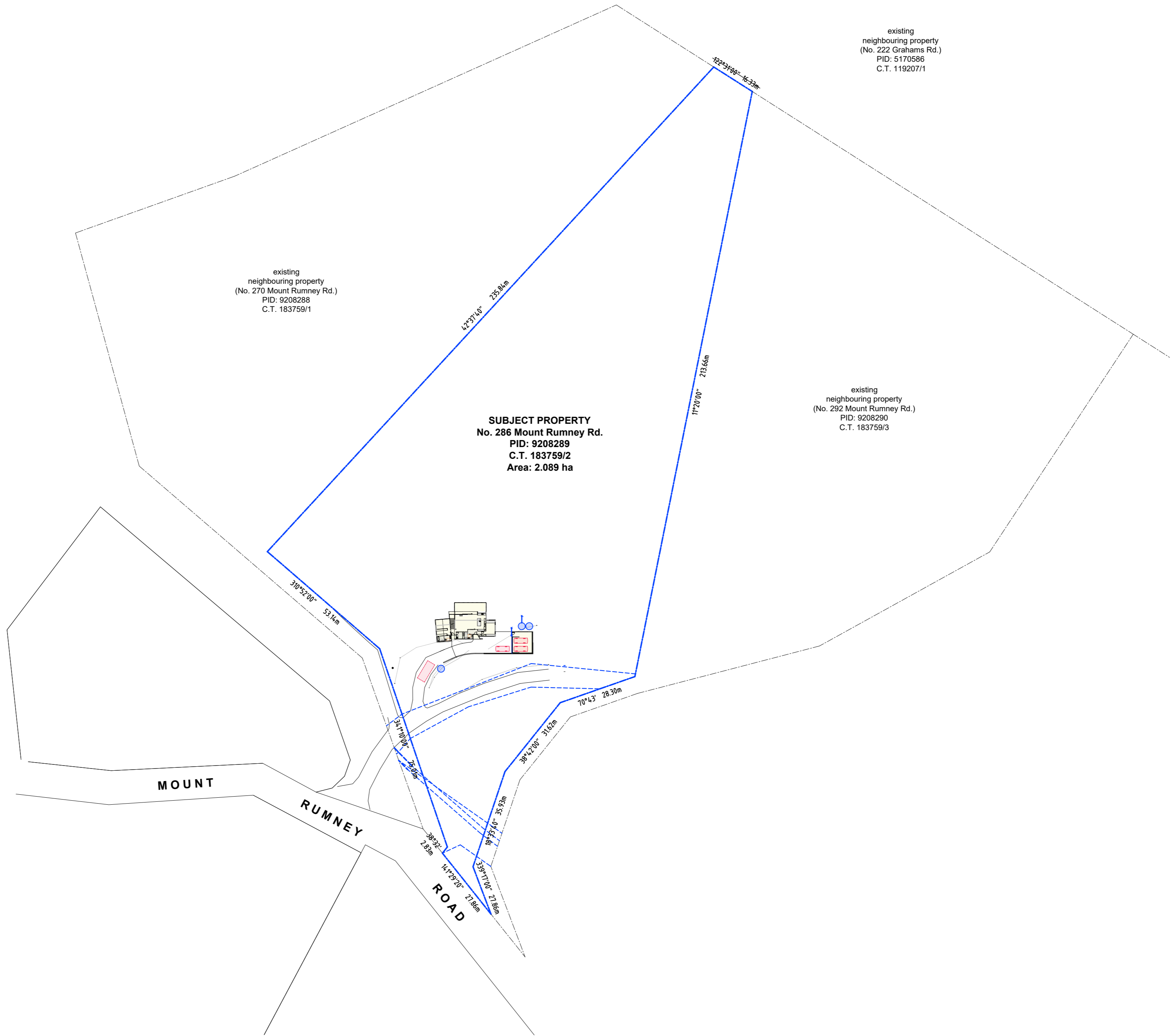
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 Coordinates are Plane Coordinate Origin: ST76 RM6  
 E 537063.139 N 5254584.977 PER SURCOM

Bearing Datum: MGA2020  
 Vertical Datum: AHD83  
 C.T. Reference: 183759/2

**BUSHFIRE NOTES**

REFER TO BUSHFIRE HAZARD MANAGEMENT PLAN BY:  
 ROGER FENWICK BUSH FIRE CONSULTANT  
 FOR CLEARANCES, NOTES ON ROAD & MAINTENANCE SCHEDULES.  
 BUSHFIRE ATTACK LEVEL (BAL) = BAL-29.  
 NOTE: BAL-29 ACCEPTABLE WHERE NOTED ON BUSHFIRE HAZARD MANAGEMENT PLAN (BHMP).

**SITE BUSHFIRE ATTACK LEVEL: BAL-29**

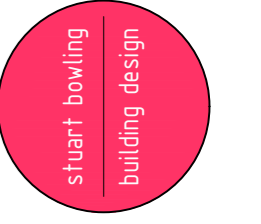


REV.	DESCRIPTION	DATE
B.	ADDITIONAL INFORMATION	14.12.2023
A.	DEVELOPMENT APPLICATION.	22.11.2023

Project: **PROPOSED DWELLING & OUTBUILDING at No. 286 Mount Rumney Road MOUNT RUMNEY, 7170 for Matthew & Bree McIntyre**  
 Drawing: **OVERALL SITE PLAN**

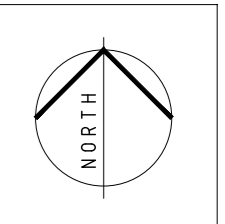
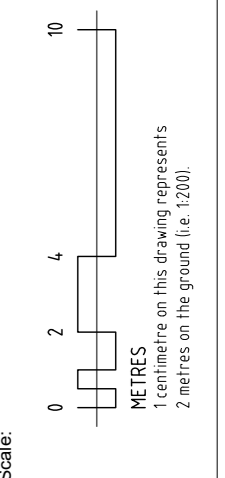
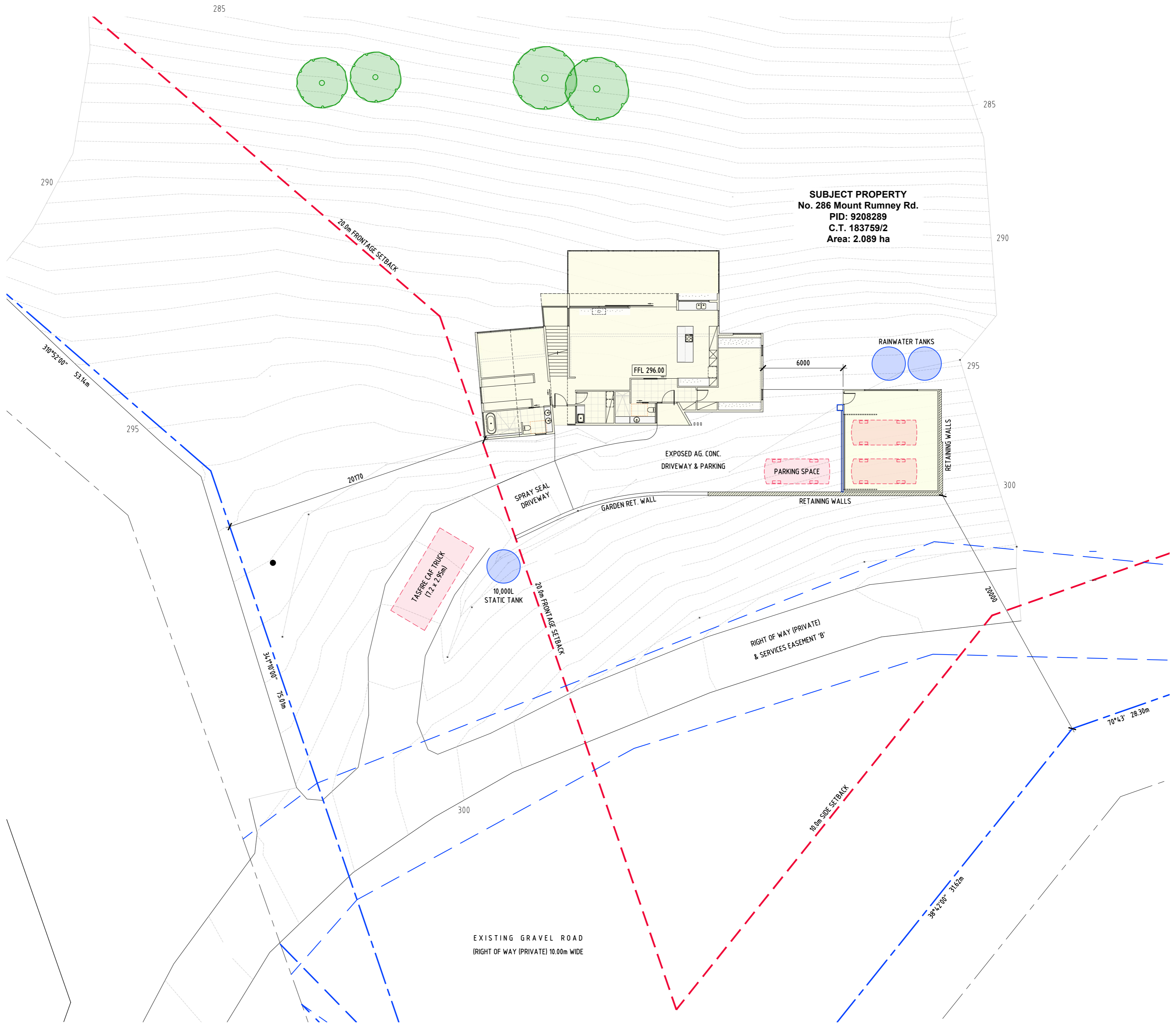
DWG. No.: **0174 DA01**  
 Scale: **1:1000 @ A2**  
 Date: **14.12.23**  
 Drawn: **S. Bowling**

Stuart Bowling | Building Design  
 B. Environmental Design  
 Phone: 0418 380 391  
 Email: stuart.bowling@outlook.com  
 Licence: CC 7560  
 ABN: 34-531 066 735





PROPOSED AREAS	
PROPOSED DWELLING FLOOR AREA	= 274.8 sqm. (29.1 SQUARES).
(N.B.: INCLUDES GARAGE FLOOR AREA @ 52.5 sqm.).	
PROPOSED TOTAL DWELLING DECK AREA	= 482.9 sqm.
PROPOSED GARAGE FLOOR AREA	= 52.5 sqm.
PROPOSED DWELLING FOOTPRINT AREA	= 221.6 sqm.
PROPOSED GARAGE FOOTPRINT AREA	= 59.1 sqm.
PROPOSED TOTAL FOOTPRINT AREA	= 280.7 sqm.
SITE AREA = 2.089 ha.	
PROPOSED TOTAL SITE COVERAGE (ROOFED AREA)	= 1.34 %.

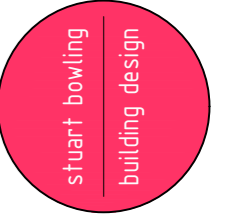


REV.	DESCRIPTION	DATE
B.	ADDITIONAL INFORMATION	14.12.2023
A.	DEVELOPMENT APPLICATION	22.11.2023

Project: PROPOSED DWELLING & OUTBUILDING at No. 286 Mount Rumney Road MOUNT RUMNEY, 7170 for Matthew & Bree McIntyre  
 Drawing: SITE DETAIL PLAN

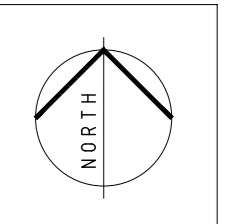
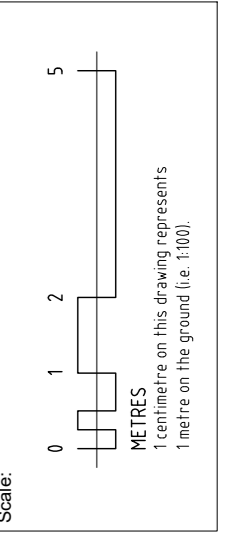
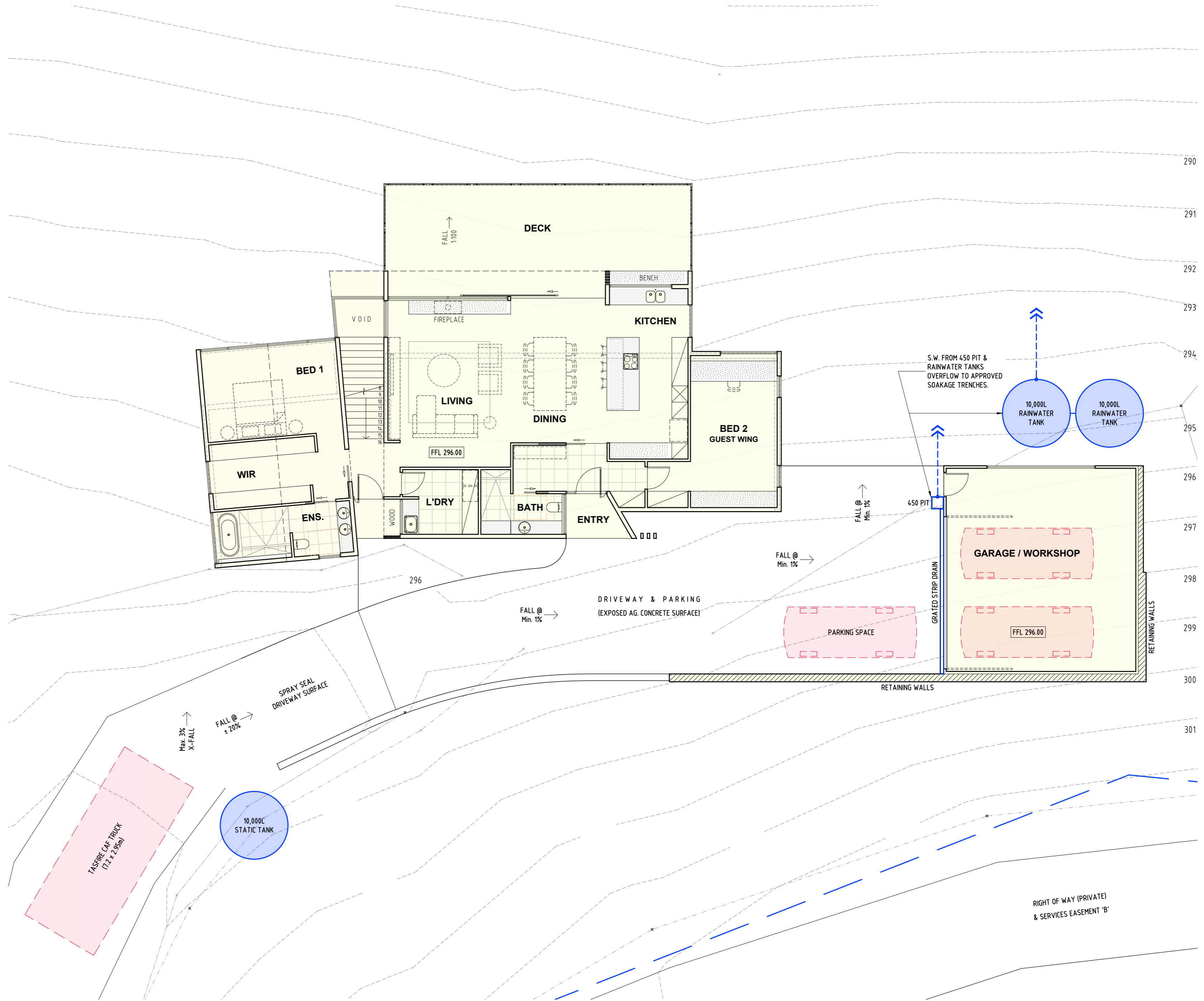
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 Scale: 1:200 @ A2  
 Date: 14.12.23  
 Drawn: S. Bowling

Stuart Bowling | Building Design  
 B. Environmental Design  
 Phone: 0418 380 391  
 Email: stuart.bowling@outlook.com  
 Licence: CC 7560  
 ABN: 34-531 066 735



DA02. SITE DETAIL PLAN 1:200

WALL LEGEND	
MARK	DESCRIPTION
	90mm STUDWORK WALL (internal wall).
	NOM. 150mm CLAD STUDWORK WALL (external wall). -90mm STUDWORK WALL (internal wall). -Min. R2.5 (90mm) 'PINK' H.D. WALL INSULATION BATTES & VAPOUR-PERMEABLE WALL WRAP. -35mm BATTENS & CLADDING (external wall).
	NOM. 330mm FACE BRICK VENEER WALL. -90mm STUDWORK WALL (internal wall). -Min. R2.5 (90mm) 'PINK' H.D. WALL INSULATION BATTES & VAPOUR-PERMEABLE WALL WRAP. -NOM. 40mm (Min. 25) MASONRY VENEER CAVITY. -200mm 'RISE WALL WATER RESISTANT' (permanent formwork concrete external wall).
PROPOSED AREAS	
PROPOSED UPPER FLOOR AREA	= 157.1 sqm.
PROPOSED GARAGE AREA	= 52.5 sqm.
PROPOSED DECK AREA	= 44.6 sqm.

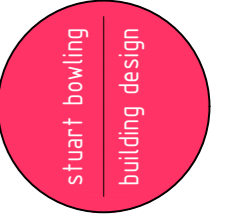


REV.	DESCRIPTION	DATE
B.	ADDITIONAL INFORMATION	14.12.2023
A.	DEVELOPMENT APPLICATION	22.11.2023

Project: PROPOSED DWELLING & OUTBUILDING at No. 286 Mount Rumney Road MOUNT RUMNEY, 7170 for Matthew & Bree McIntyre  
 Drawing: GROUND FLOOR PLAN

DWG. No.: 0174 DA03  
 Scale: 1:100 @ A2  
 Date: 14.12.23  
 Drawn: S. Bowling

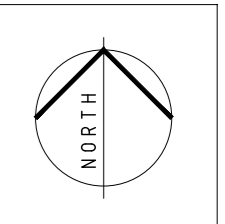
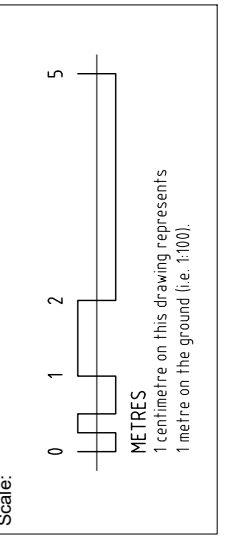
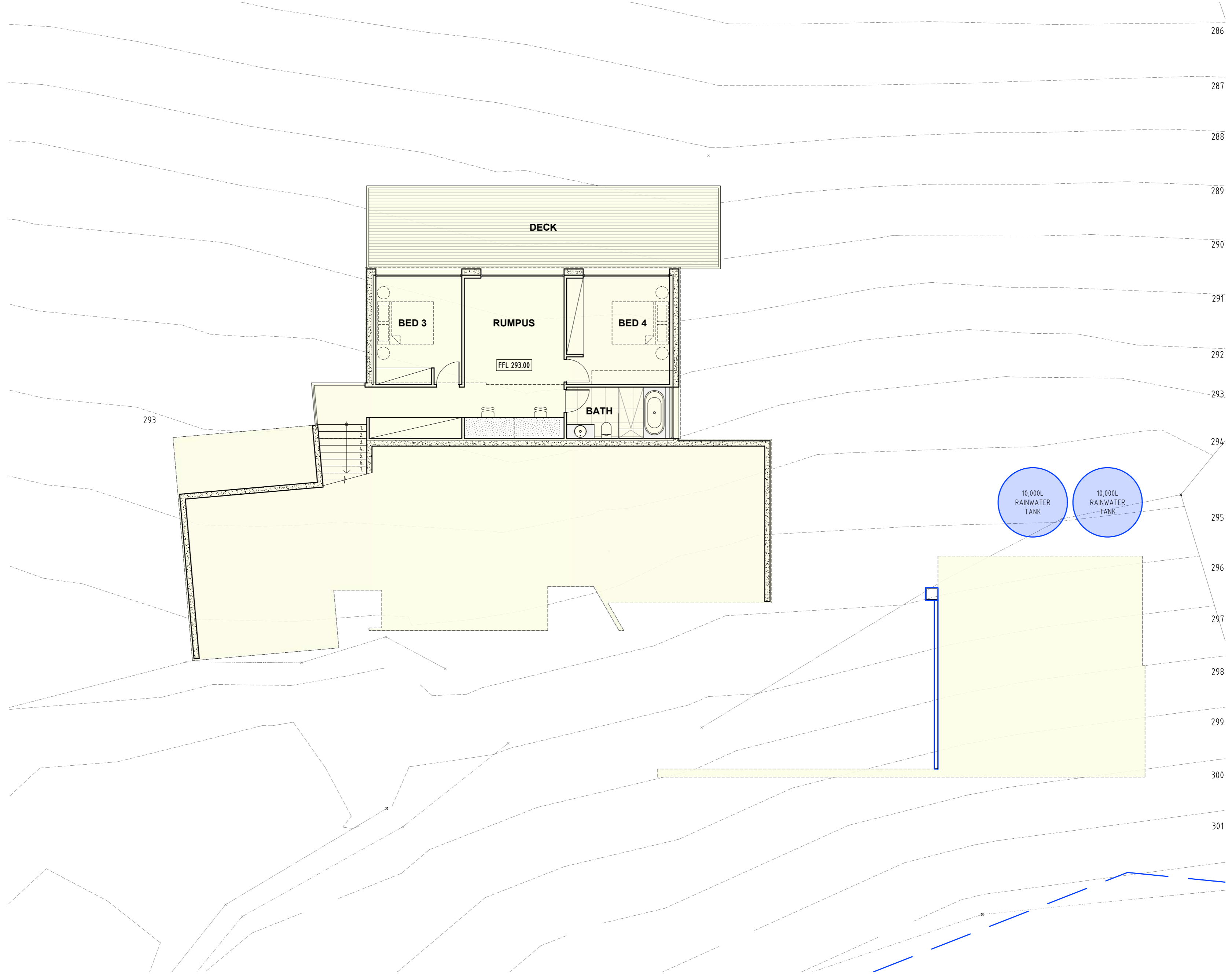
Stuart Bowling | Building Design  
 B. Environmental Design  
 Phone: 0418 380 391  
 Email: stuart.bowling@outlook.com  
 Licence: CC 7560  
 ABN: 34-531 066 735



DA03. GROUND FLOOR PLAN 1:100



WALL LEGEND	
MARK	DESCRIPTION
	90mm STUDWORK WALL (internal wall).
	NOM. 150mm CLAD STUDWORK WALL (external wall). -90mm STUDWORK WALL (internal wall). -Min. R2.5 (90mm) 'PINK' H.D. WALL INSULATION BATTES & VAPOUR-PERMEABLE WALL WRAP. -35mm BATTENS & CLADDING (external wall).
	NOM. 330mm FACE BRICK VENEER WALL. -90mm STUDWORK WALL (internal wall). -Min. R2.5 (90mm) 'PINK' H.D. WALL INSULATION BATTES & VAPOUR-PERMEABLE WALL WRAP. -NOM. 40mm (Min. 25) MASONRY VENEER CAVITY. -200mm 'RISE WALL WATER RESISTANT' (permanent formwork concrete external wall).
PROPOSED AREAS	
PROPOSED LOWER FLOOR AREA	= 65.2 sqm.
LOWER FLOOR DECK AREA	= 38.3 sqm.

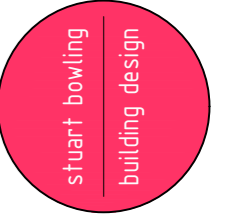


REV.	DESCRIPTION	DATE
B.	ADDITIONAL INFORMATION	14.12.2023
A.	DEVELOPMENT APPLICATION	22.11.2023

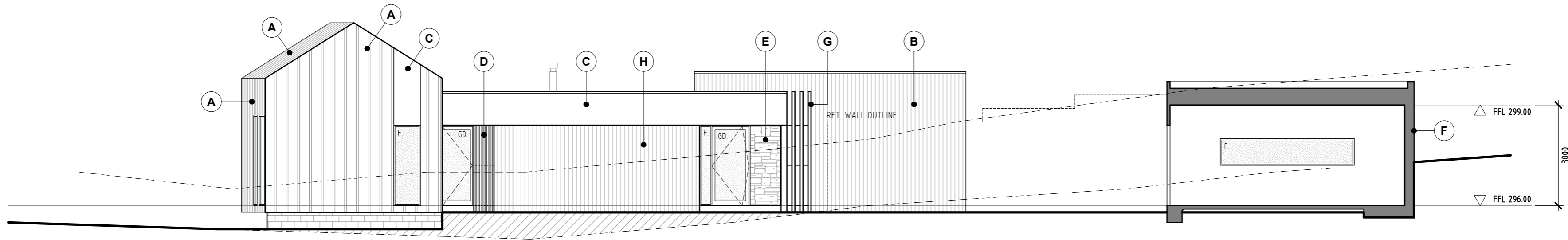
Project: **PROPOSED DWELLING & OUTBUILDING at No. 286 Mount Rumney Road MOUNT RUMNEY, 7170 for Matthew & Bree McIntyre**  
 Drawing: **LOWER GROUND FLOOR PLAN**

DWG. No.: **0174 DA04**  
 Scale: **1:100 @ A2**  
 Date: **14.12.23**  
 Drawn: **S. Bowling**

Stuart Bowling | Building Design  
 B. Environmental Design  
 Phone: 0418 380 391  
 Email: stuart.bowling@outlook.com  
 Licence: CC 7560  
 ABN: 34 531 066 735



DA04. LOWER GROUND FLOOR PLAN 1:100



**SOUTH ELEVATION**

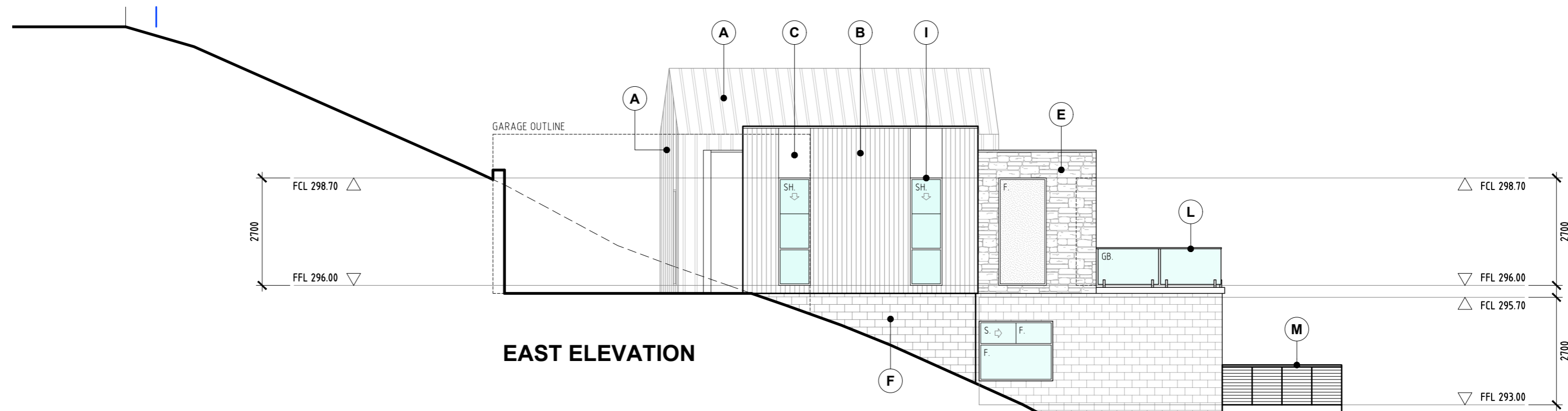
**EXTERNAL FINISHES SCHEDULE**

MARK	DESCRIPTION
<b>A</b>	'LYSAGHT ENSEAM®' WALL CLADDING / ROOF SHEETING. Rib Ht: 38mm. Pan: 265mm. Colour: COLORBOND® 'Night Sky®'.
<b>B</b>	VERTICAL TIMBER CLADDING BOARDS Profile: NOM. 120 x 19mm T & G. Species: SPOTTED GUM (up to BAL-29). Finish: SHOU SUGI BAN (charred). OILED FINISH (to manufacturers spec's).
<b>C</b>	NOM. 7.5mm FIBRE CEMENT SHEET WALL CLADDING. (Installation to manufacturers spec's). Finish: PAINT FINISHED 'Night Sky®'.
<b>D</b>	TIMBER BATTENS / SCREENING. Species: SPOTTED GUM (up to BAL-29). Finish: OILED FINISH (to manufacturers spec's).
<b>E</b>	'VENEER STONE' DRY STACKED COLLECTION WALL CLADDING (NOM. 35mm THICKNESS). Colour: TO FUTURE SELECTION.
<b>F</b>	BLOCKWORK WALLS. Finish: BLOCKWORK FINISH TO FUTURE SELECTION.
<b>G</b>	TIMBER SLEEPERS. Species: SPOTTED GUM (up to BAL-29). Finish: OILED FINISH (to manufacturers spec's).
<b>H</b>	VERTICAL TIMBER CLADDING BOARDS Profile: NOM. 120 x 19mm T & G. Species: SPOTTED GUM (up to BAL-29). Finish: OILED FINISH (to manufacturers spec's).
<b>I</b>	ALUMINIUM WINDOW & DOOR FRAMES. Finish: POWDER COATED. Colour: COLORBOND® 'Night Sky®' BAL Rating = 29.
<b>J</b>	0.6mm MACHINE FOLDED COLORBOND® CAPPINGS, FLASHINGS & FASCIA (where indicated). Colour: COLORBOND® 'Night Sky®'
<b>K</b>	'B & D' COLORBOND® PANELIFT GARAGE DOOR. Colour: COLORBOND® 'Night Sky®'
<b>L</b>	12mm TOUGHENED SAFETY GLASS BALUSTRADE. S.S.T. MINI POST (SPIGOTS) AS SELECTED. Finish: HANDRAIL / SPIGOTS POWDER COATED. Colour: BLACK. (Installation to manufacturers spec's).
<b>M</b>	STEEL DECK MAIN STRUCTURE, BALUSTRADE POSTS & HANDRAILS AS SELECTED. Finish: PAINT FINISHED 'Night Sky®'. 316 STAINLESS STEEL WIRE BALUSTRADE SYSTEM (horizontal) MUST COMPLY WITH BCA 2022 PART HSV1 & ABC B HOUSING PROVISIONS 2022 PART 11.3.6, TYPICALLY: - WIRE Ø 3.0mm - 7 x 7 LAY (can be hand swaged); - STEEL POSTS @ Max. 1800 cts / DROPPERS @ 900 cts. - Max. 80mm WIRE SPACINGS.

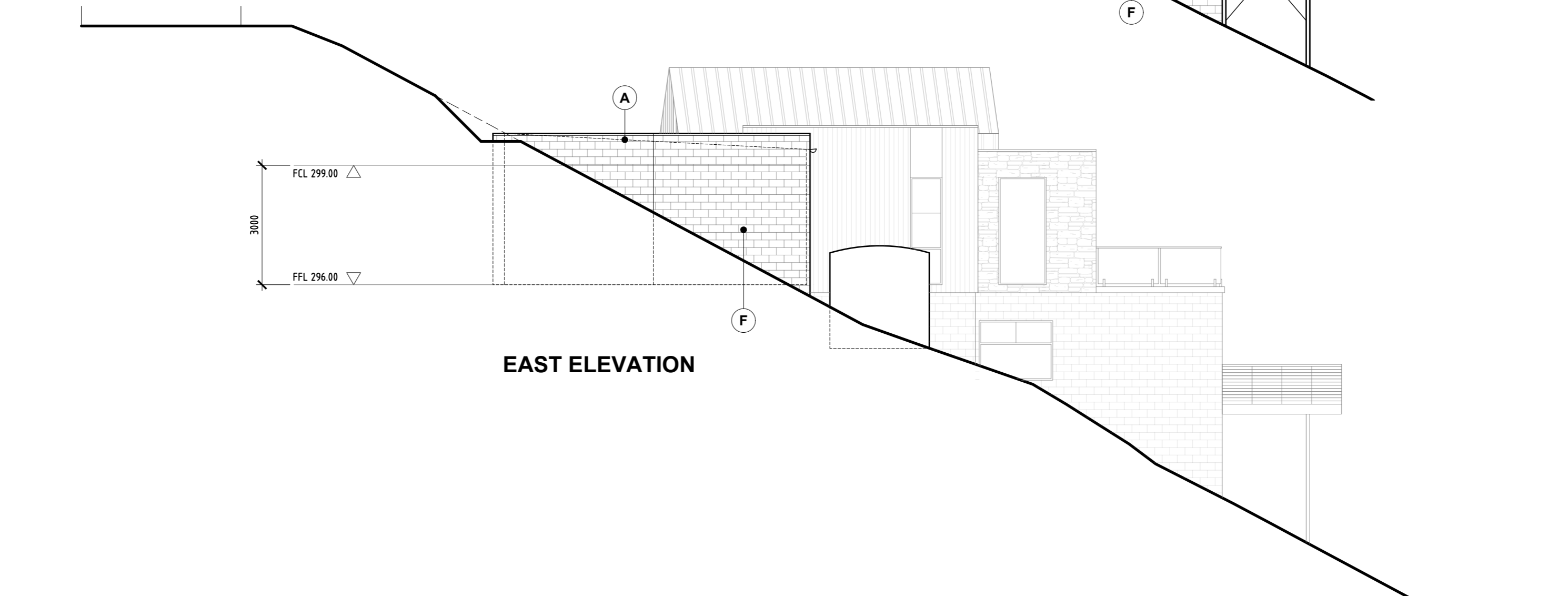
**GENERAL LEGEND**

AG	- AWNING GAS STRUT WINDOW.
F	- FIXED WINDOW.
GD	- GLAZED DOOR (direction as indicated).
SD	- SLIDING DOOR (direction as indicated).
SH	- SINGLE HUNG WINDOW (direction as indicated).

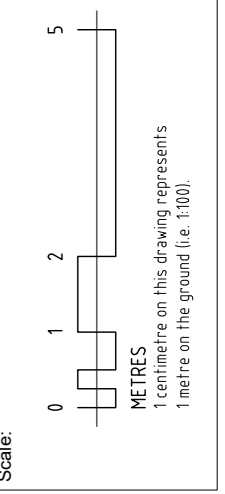
**DA05. ELEVATIONS 01 1:100**



**EAST ELEVATION**



**EAST ELEVATION**

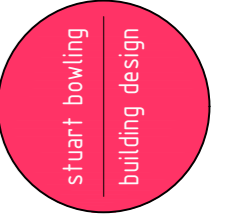


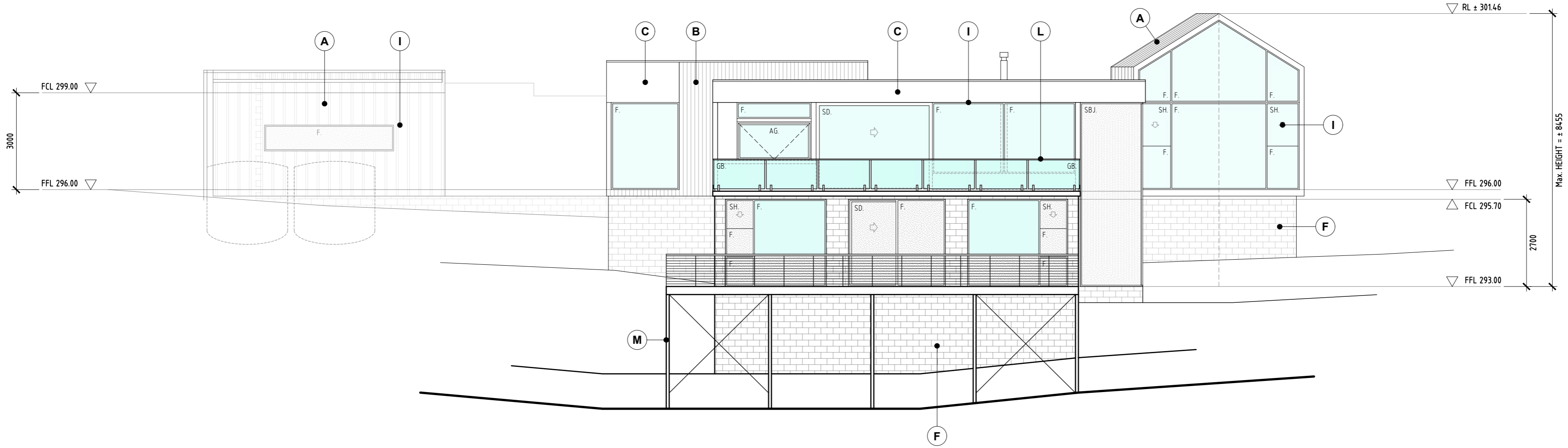
REV.	DESCRIPTION	DATE
B.	ADDITIONAL INFORMATION	14.12.2023
A.	DEVELOPMENT APPLICATION.	22.11.2023

Project: **PROPOSED DWELLING & OUTBUILDING**  
at No. 286 Mount Rumney Road  
**MOUNT RUMNEY, 7170**  
for **Matthew & Bree McIntyre**  
Drawing: **ELEVATIONS 01**

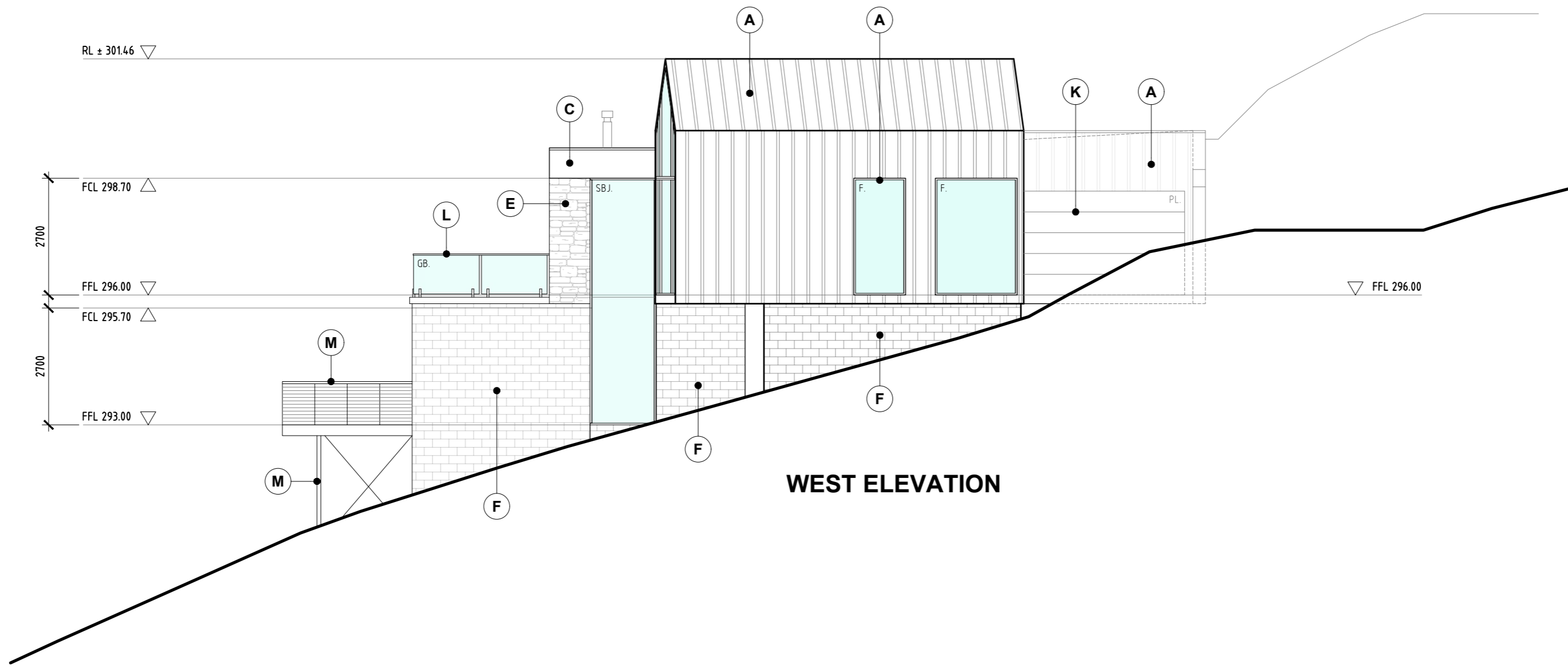
DWG. No.: **0174**  
**DA05**  
Scale: **1:100**  
**@A2**  
Date: **14.12.23**  
Drawn: **S.Bowling**

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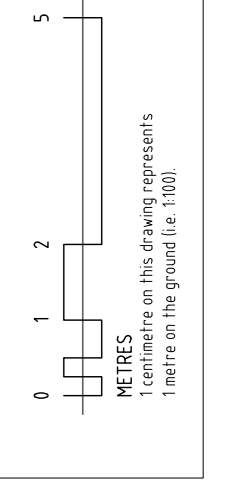




NORTH ELEVATION



WEST ELEVATION

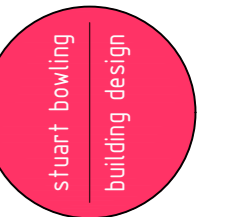


REV.	DESCRIPTION	DATE
B.	ADDITIONAL INFORMATION	14.12.2023
A.	DEVELOPMENT APPLICATION	22.11.2023

Project: **PROPOSED DWELLING & OUTBUILDING**  
 at No. 286 Mount Rumney Road  
**MOUNT RUMNEY, 7170**  
 for Matthew & Bree McIntyre  
 Drawing: **ELEVATIONS 03**

DWG. No.: **0174**  
**DA06**  
 Scale: **1:100**  
**@A2**  
 Date: **14.12.23**  
 Drawn: **S.Bowling**

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**NATURAL VALUES ASSESSMENT OF 286 MOUNT RUMNEY ROAD (PID 9208289; C.T. 183759/2; LPI FSA37), MOUNT RUMNEY, TASMANIA**



**Environmental Consulting Options Tasmania (ECOtas) for  
Matthew & Bryanna McIntyre**

**9 October 2023**

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## **CITATION**

This report can be cited as:

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## **AUTHORSHIP**

Field assessment: Mark Wapstra

Report production: Mark Wapstra

Habitat and vegetation mapping: Mark Wapstra

Base data for mapping: LISTmap

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

## **ACKNOWLEDGEMENTS**

Matthew McIntyre (owner) 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 author 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 from top of title northwards.

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



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## SUMMARY

### **General**

Matthew & Bryanna McIntyre (owners) engaged Environmental Consulting Options Tasmania (ECOtas) to undertake a natural values assessment of 286 Mount Rumney Road (PID 9208289; C.T. 183759/2; LPI FSA37), Mount Rumney, 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 (ECOtas) on 23 Sep. 2023.

### **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 a consequence of field 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) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) were detected, or are known from database information, from the study area.
- The study area supports potential habitat of several species (to different degrees), as follows:
  - *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* (Tasmanian wedge-tailed eagle);
  - *Lathamus discolor* (swift parrot); and
  - *Tyto novaehollandiae* subsp. *castanops* (Tasmanian masked owl).
- The absence of “significant habitat for a threatened fauna species”, at any reasonable scale or interpretation of the concept, means that the site cannot be “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 viminalis* grassy forest and woodland (TASVEG code: DVG);
  - *Eucalyptus pulchella* forest and woodland (DPU);
  - *Bursaria – Acacia* woodland (TASVEG code: NBA); and
  - urban areas (TASVEG code: FUR).
- DVG, DPU, NBA & NAV do not equate to native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- DVG, DPU, NBA & NAV 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

- No plant species classified as declared weeds within the meaning of the Tasmanian *Weed Management Act 1999* were detected from the study area.

### Plant disease

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

### Animal disease (chytrid)

- The study area does not support particular habitats conducive to frog chytrid disease.

## **Recommendations**

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

### Vegetation types

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

### Threatened flora

None present, such that species management is not required.

### Threatened fauna

Apart from the generic recommendation to minimise the extent of “clearance and conversion” and/or “disturbance” to native vegetation (with acknowledged constraints), specific management in relation to threatened fauna is not recommended.

### Weed and disease management

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

### Legislative and policy implications

There are no formal requirements for a permit under Section 51 of the Tasmanian *Threatened Species Protection Act 1995* (TSPA).

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

Development will require a planning permit pursuant to the provisions of the applicable planning scheme but specific permit conditions in relation to natural values to satisfy P1.1 & P1.2 of C7.6.2 of the Natural Assets Code of the *Tasmanian Planning Scheme – Clarence* are not recommended.



## INTRODUCTION

### **Purpose**

Matthew & Bryanna McIntyre (owners) engaged Environmental Consulting Options Tasmania (ECOtas) to undertake a natural values assessment of 286 Mount Rumney Road (PID 9208289; C.T. 183759/2; LPI FSA37), Mount Rumney, 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) 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 – Clarence*, with particular reference to the provisions within the Natural Assets Code.

### **Limitations**

The natural values assessment was undertaken on 23 Sep. 2023. 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 is 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 22382 (in the name of Mark Wapstra). Relevant data will be entered into DNRET’s *Natural Values Atlas* database by the author. Some plant material may be lodged at the Tasmanian Herbarium by the author.

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

## **STUDY AREA**

### **Overview – cadastral details**

The study area comprises the title of 286 Mount Rumney Road (Figures 1-3), with the following cadastral details:

- PID: 9208289; C.T.: 183759/2; LPI: FSA37.

LISTmap data indicates a computed area of 20,874.614 m<sup>2</sup> and a measured area of 20,890 m<sup>2</sup> (i.e. ca. 2.8 ha).

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

- private freehold; and
- Clarence City Council municipality, with the subject title zoned as Rural Living pursuant to the *Tasmanian Planning Scheme – Clarence* (Figure 4), and wholly subject to the Priority Vegetation Area overlay (Figure 5).

The study area is bound on all sides by private freehold titles developed to different degrees. The title is one of several that have been relatively recently created, presumably this being subject to an appropriate natural values assessment and due consideration of such values under the then *Clarence Interim Planning Scheme 2015*, at which time the Biodiversity Protection Area (class: High), made by the planning authority recognising that the proposed development (i.e. residential dwelling and associated hazard management area) would be indicated.

### **Other site features**

The title is a generally steep north- to northeast-facing slope between ca. 215 m a.s.l. (northeastern end of title) to ca. 145 m a.s.l. (far northeastern corner) to ca. 310 m a.s.l. (close to Mount Rumney Road), where the topography is a saddle between two rises. There are no marked or observed drainage features within the title.



Apart from the existing modified parts of the title (Plates 1 & 2) with existing access to 270 Mount Rumney Road adjacent to the southwest boundary of the title (Plate 3) and access to both the title itself (Plate 4) and to 292 Mount Rumney Road (east of subject title) through the title (Figure 3), effectively, the whole title supports native dry forest and woodland (Plates 5 & 6 but see also Plates 1-4 and Appendix B).



**Plates 1 & 2.** Existing slightly modified upper part of title (appearing to be largely undertaken as part of subdivision of titles and development of access to this set of three new titles)



**Plate 3.** (LHS) Existing access to 270 Mount Rumney Road along southern boundary of subject title

**Plate 4.** (RHS) Existing access within subject title

The geology of the study area is mapped at a 1:25,000 scale (Figure 5) as Jurassic-age “dolerite and related rocks” (geocode: Jd). The geology is mentioned because it has a strong influence on the classification of vegetation and the potential occurrence of threatened flora (and to a lesser extent, threatened fauna). In this case, site assessment indicated that the title is wholly underlain by dolerite bedrock and soils derived from this (Plates 7 & 8).

LISTmap’s Fire History layer (Figure 7) indicates the whole of the title was affected by the Feb. 1967 bushfire event, which is evidenced by the overall regrowth structure of the vegetation (Plates 1-6) and several burnt out bases of larger (dead) trees (Plates 9 & 10). The far northeastern portion of the title was apparently impacted by the “Hrb 1984-1990” planned burn of 15 Apr. 1988 – this may have affected more of the title than indicated by mapping (which shows a straight line boundary), as evidenced by the regrowth of drooping sheoak.





**Plate 5.** (LHS) Example of dry eucalypt-dominated forest in far south of title

**Plate 6.** (RHS) Regrowth drooping sheoak forest on main slope



**Plate 7.** (LHS) Examples of surface dolerite

**Plate 8.** (RHS) Deeper dolerite with weathered dolerite above in cutting



**Plates 9 & 10.** Examples of burnt out bases of trees from the most recent planned burn



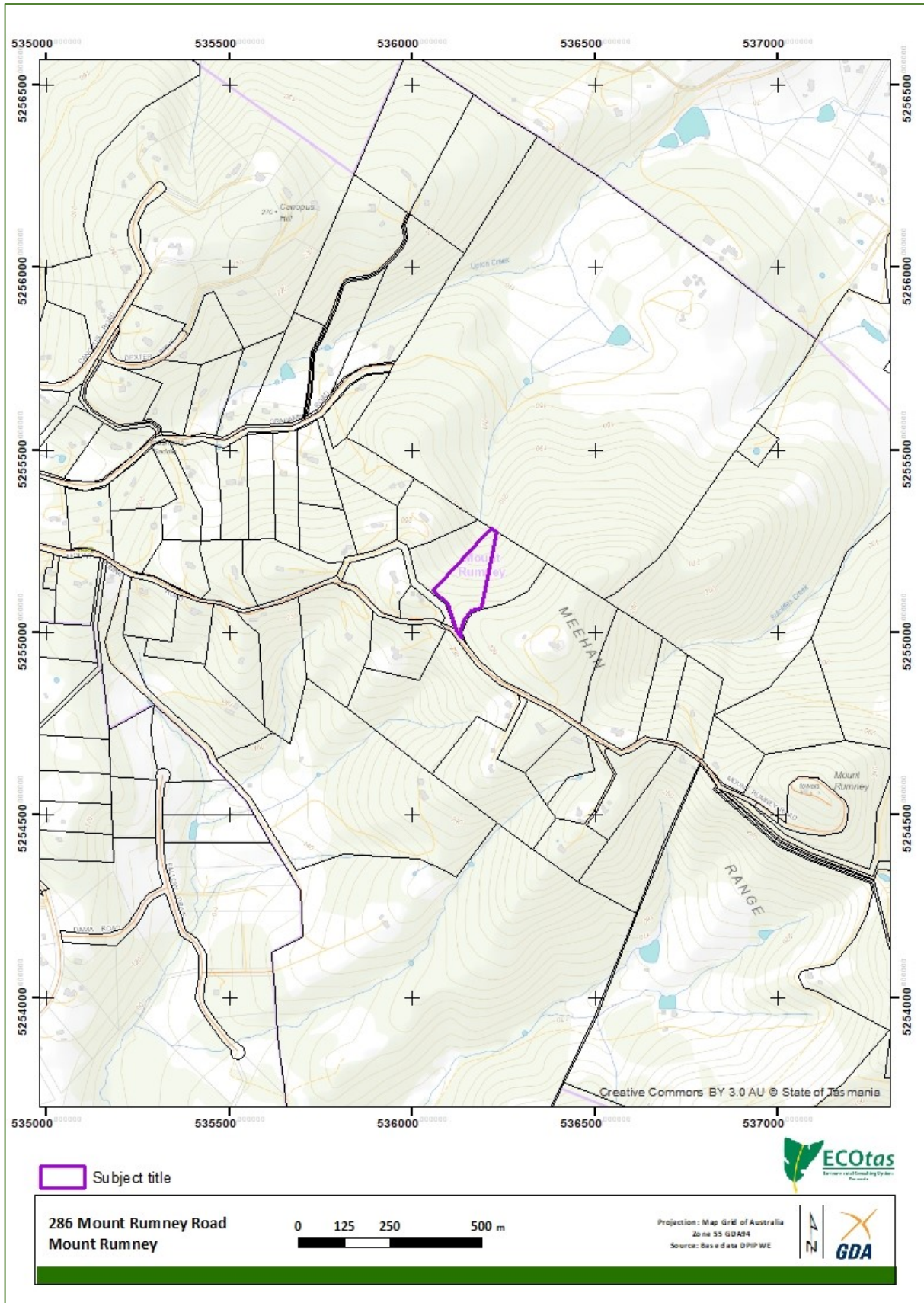
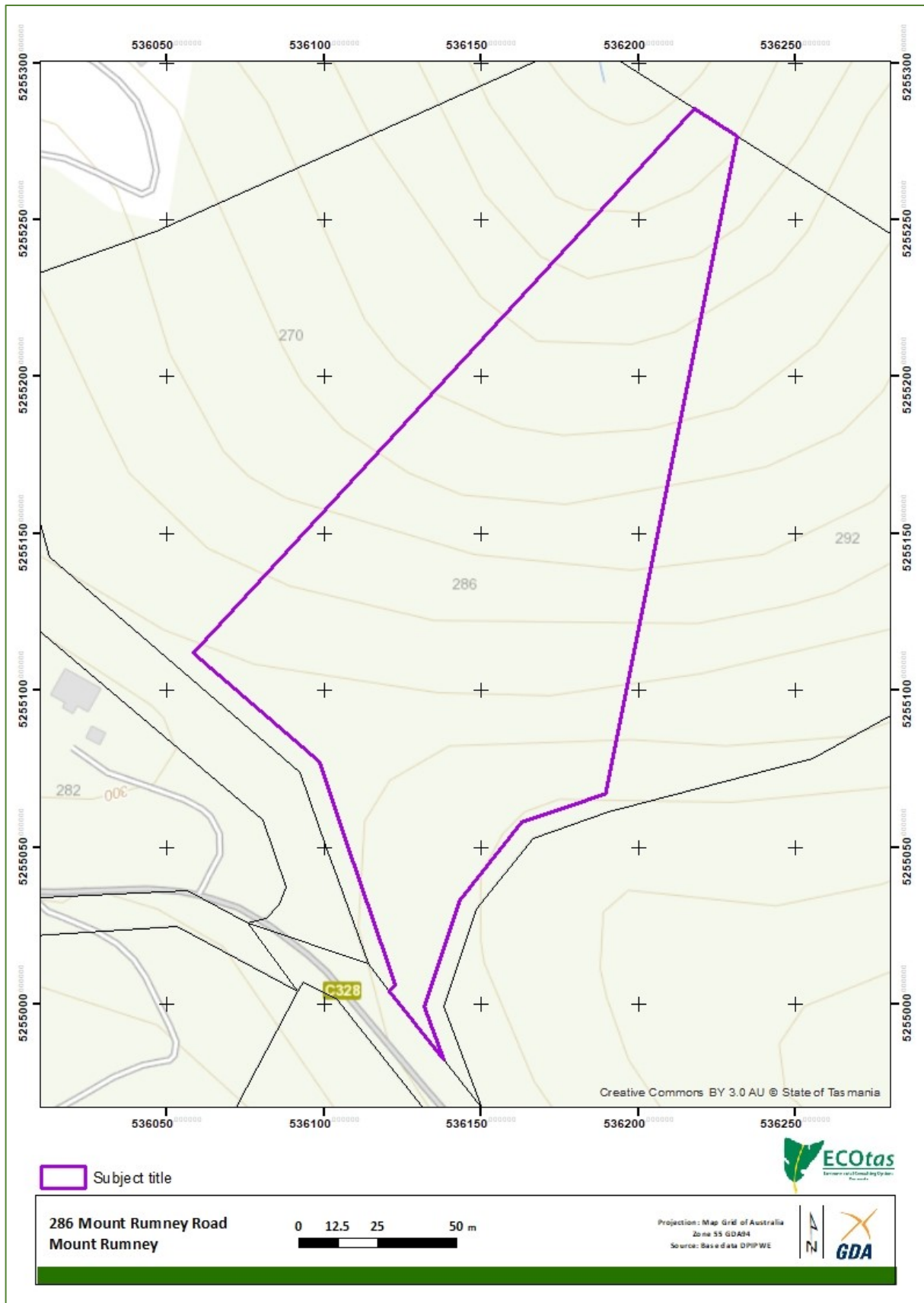
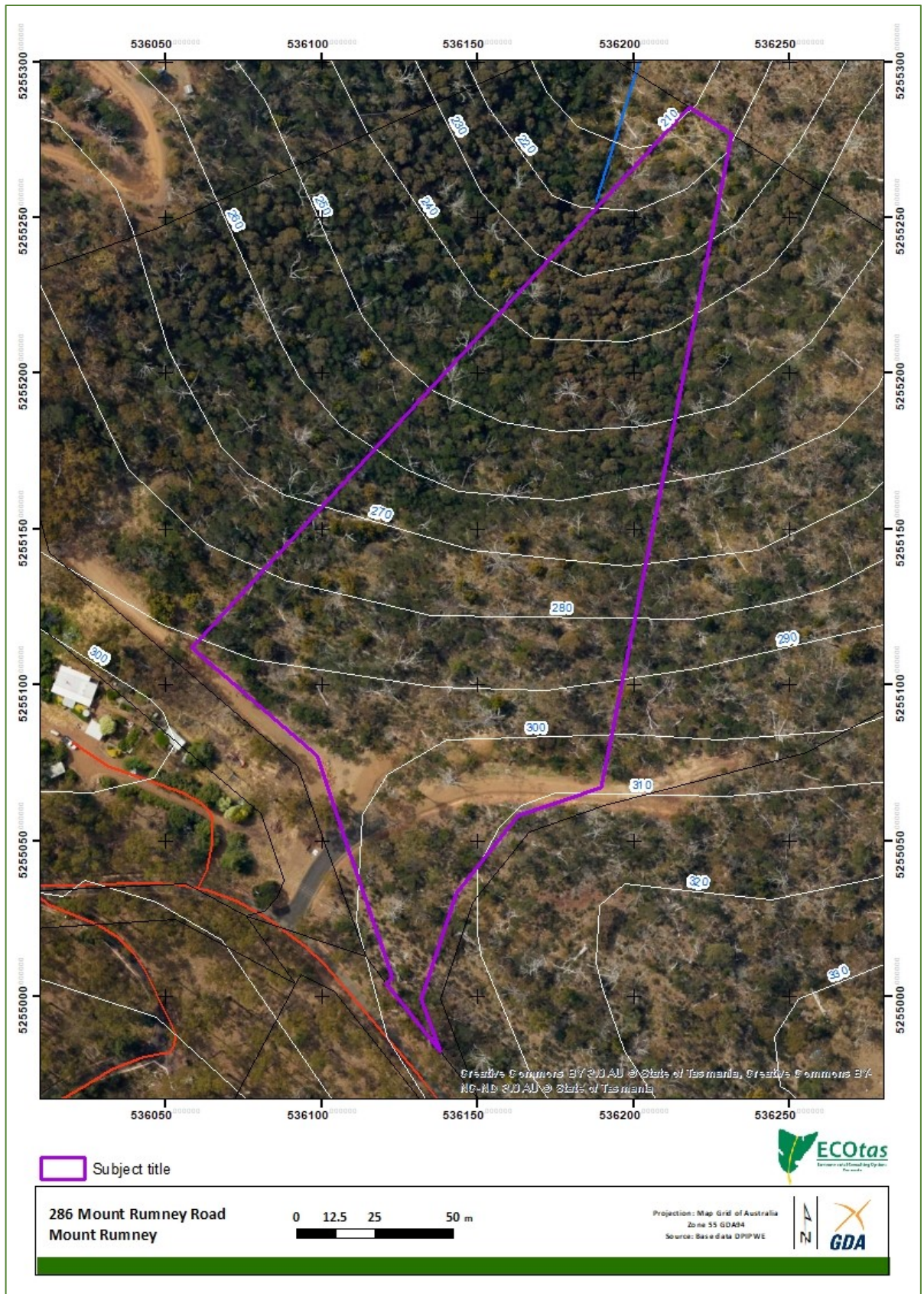


Figure 1. General location of study area

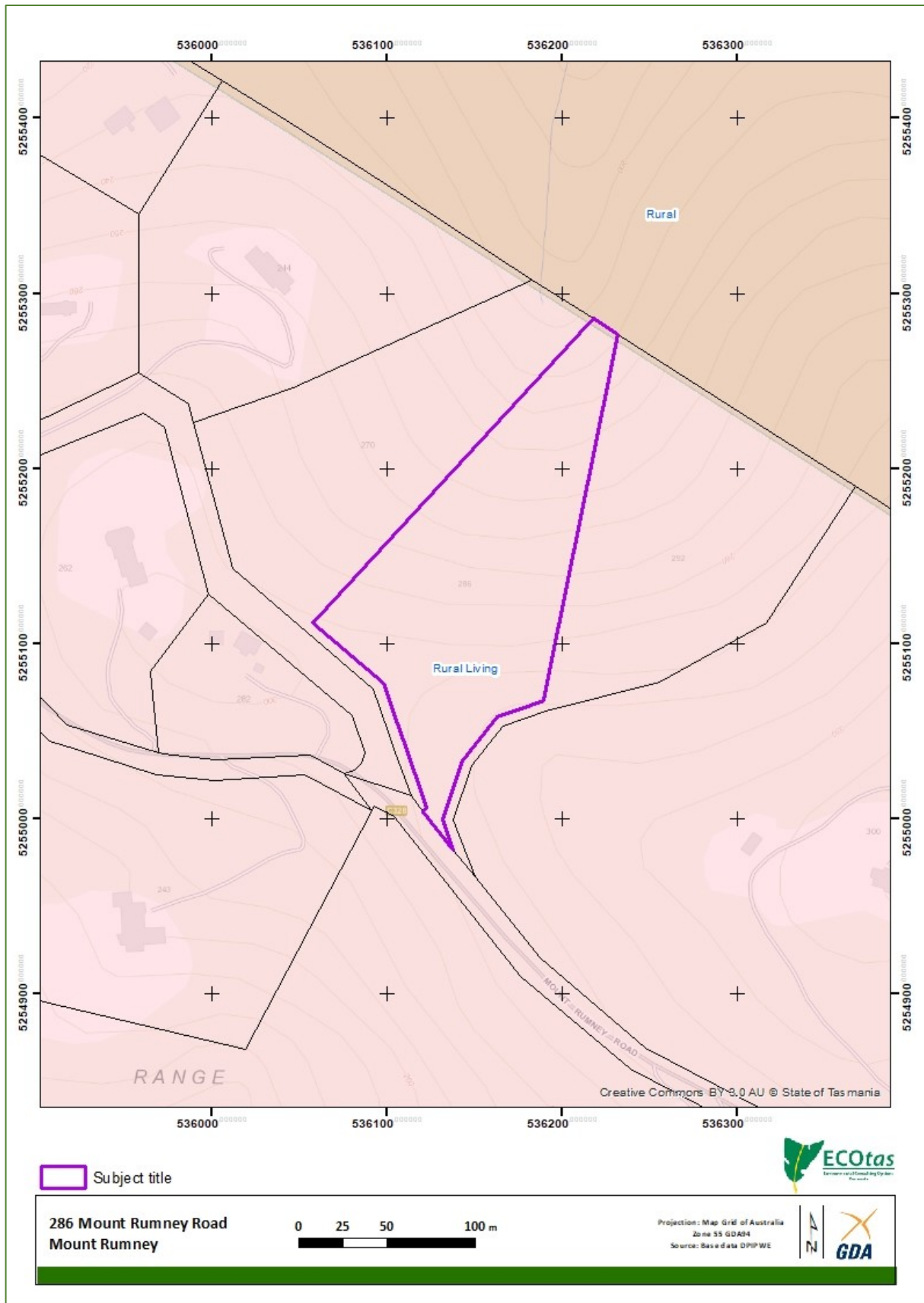


**Figure 2.** Detailed location of study area showing general topographic and cadastral features



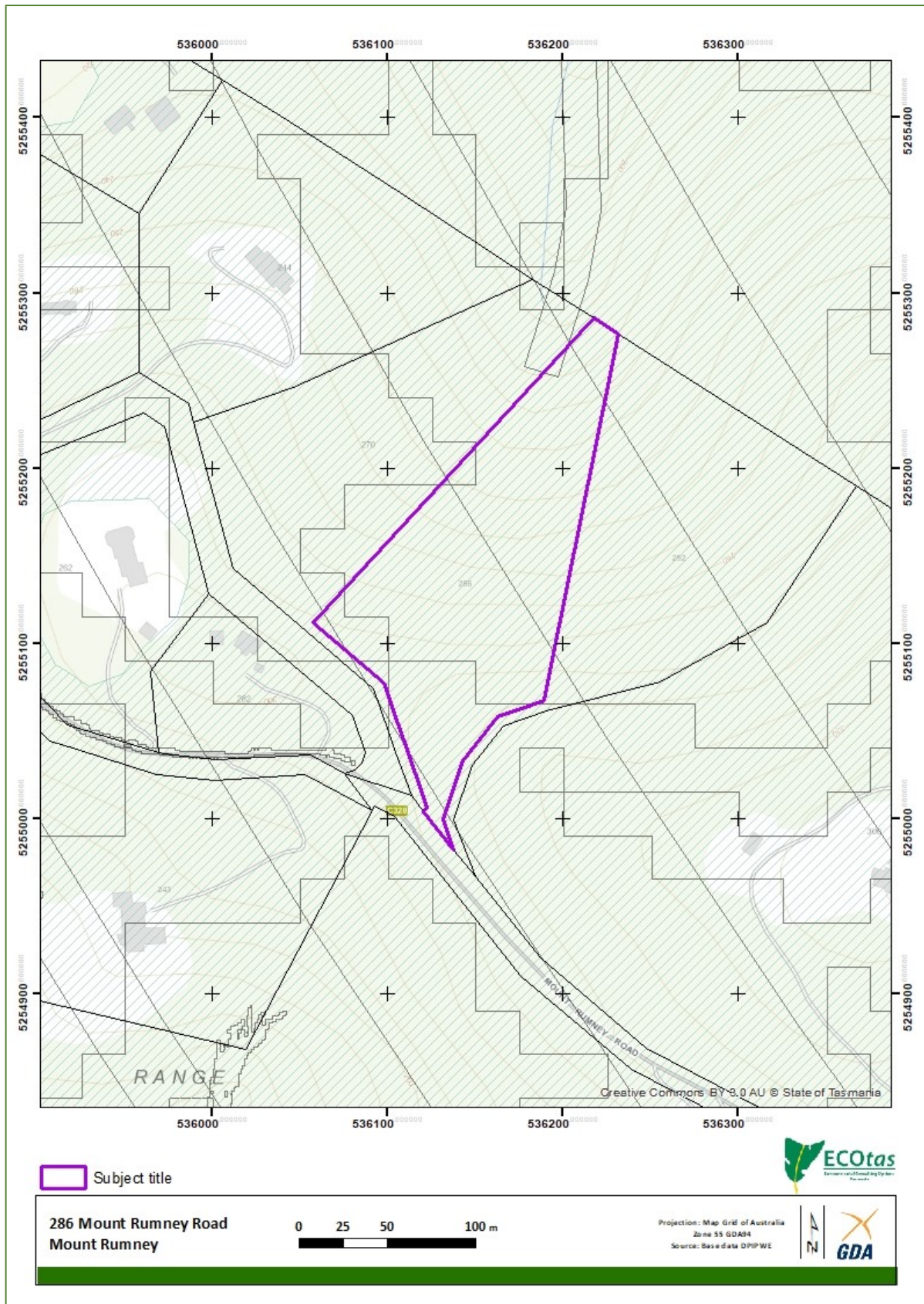


**Figure 3.** Detailed location of study area showing recent aerial imagery, cadastral boundaries, contours, watercourses and roads/tracks

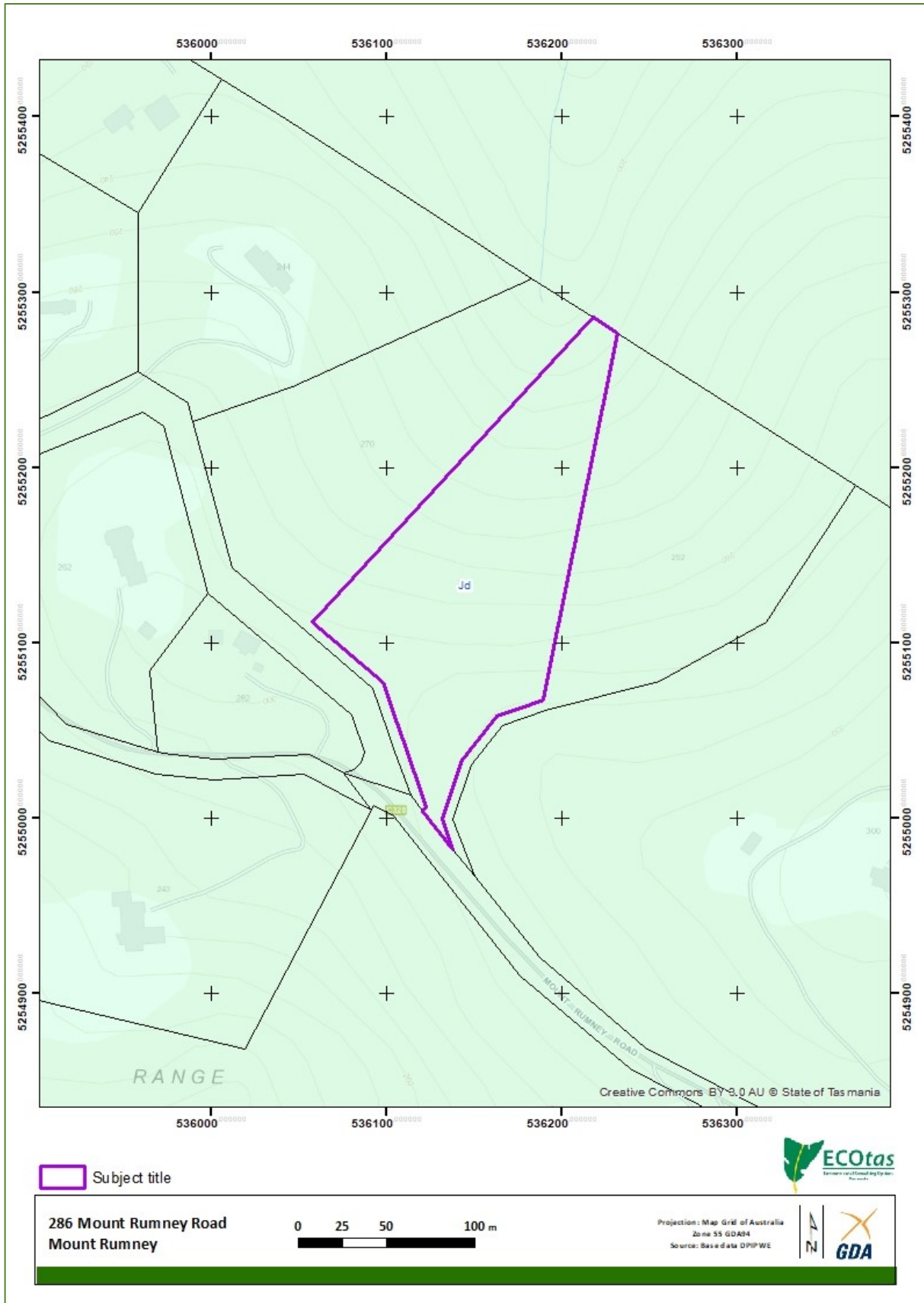


**Figure 4.** Zoning of study area and surrounds pursuant to the *Tasmanian Planning Scheme – Clarence*





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



**Figure 6.** Geology (1:25,000 scale) of study area and surrounds (refer to text for code)



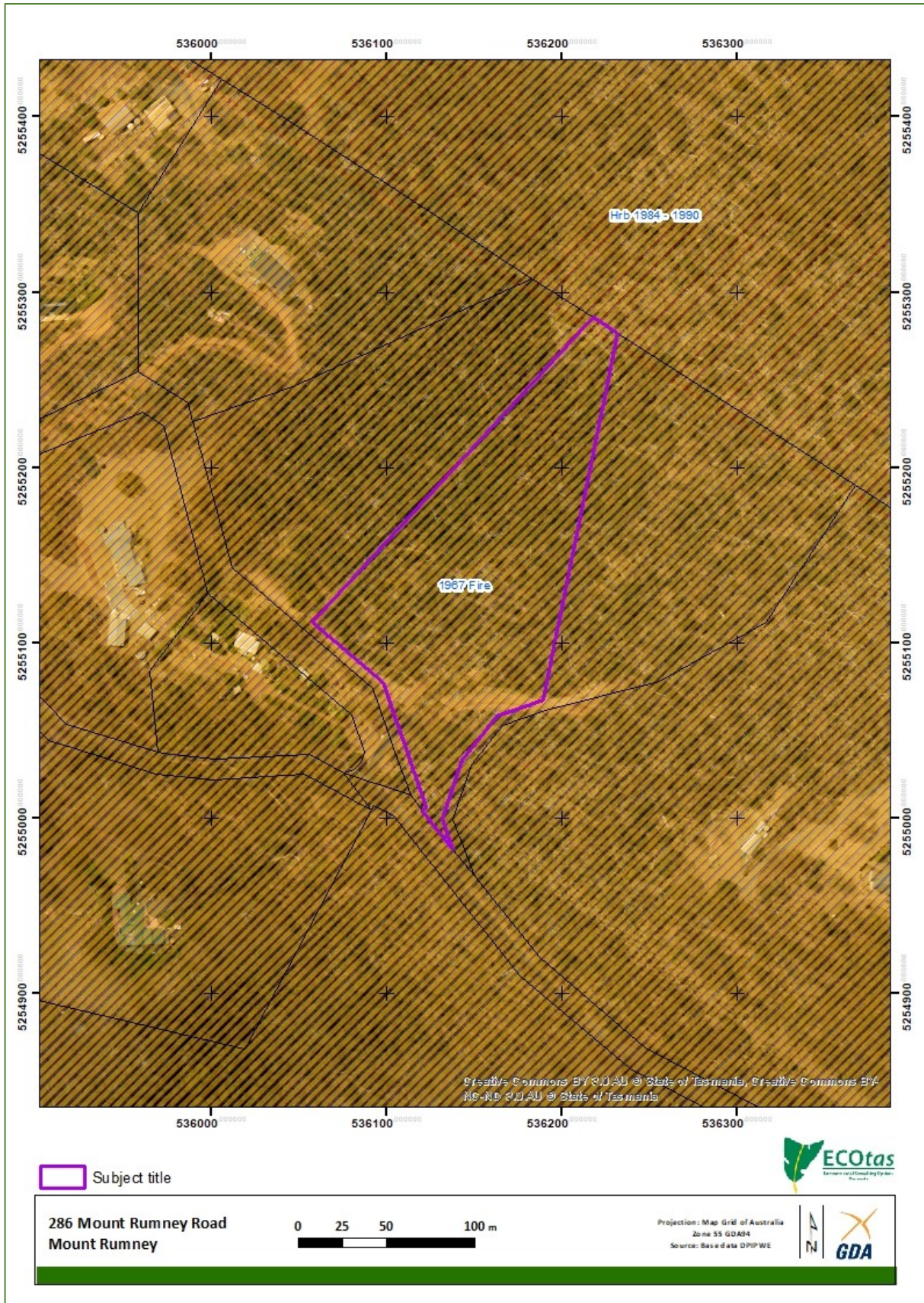


Figure 7. Fire history of study area and surrounds



## **METHODS**

### ***Nomenclature***

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

Vascular species nomenclature follows de Salas & Baker (2023) 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 2023a).

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\_286MountRumneyRoad for a polygon defining the study area (centred on 536154mE 5255140mN), buffered by 5 km, dated 23 Sep. 2023 (DNRET 2023a) – Appendix E;
- Forest Practices Authority's *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 536154mE 5255140mN (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 23 Sep. 2023 (FPA 2023) – Appendix F;
- Commonwealth *Protected Matters Report* for a polygon defining the study area, buffered by 5 km, dated 23 Sep. 2023 (CofA 2023) – Appendix G;
- Tasmanian Department of Natural Resources & Environment Tasmania's *Raptor Database Reports* for RNDs #1910 & #2534 (DNRET 2023c) – Appendix H;
- TASVEG vegetation coverages (as available through GIS coverage and via LISTmap);
- GoogleEarth, LISTmap orthoimagery and ESRI World Imagery; and
- other sources listed in tables and text as indicated.

### ***Field assessment***

The assessment was undertaken by Mark Wapstra (ECOtas) on 23 Sep. 2023. Cadastral data uploaded to the iGIS application guided the in-field assessment (most boundaries not indicated by fences or obvious survey markers). Hand-held GPS was used to waypoint natural values features for future mapping purposes.

The survey was not limited by access due to the relatively simple configuration of the study area with existing access and easily-traversed vegetation. While development will only occur on part of the title, the whole title was assessed to provide context to all findings.

### 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.

### Threatened (and priority) 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 such species were detected.

### Threatened fauna

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

### Weed and hygiene issues

The study area was assessed with respect to plant species classified as declared weeds under the Tasmanian *Weed Management Act 1999 (Biosecurity Act 2019)*, 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 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 (but it is understood that Clarence City Council’s overlay is based on previous strategic assessments).

In this case, all versions of TASVEG are identical with respect to the subject title and immediate surrounds and map the study area as (Figure 8):

- *Eucalyptus pulchella* forest and woodland (TASVEG code: DPU)  
DPU is mapped in the northeastern third or so of the steeper slopes of the title, this polygon extending to the northeast. DPU is also mapped across the saddle part of the title.
- *Eucalyptus viminalis* grassy forest and woodland (TASVEG code: DVG)  
DVG is mapped as a band across the middle of the title between the two polygons of DPU, with topography and aerial imagery not providing any particular hint as to the rationale for separating DPU and DVG.

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 vegetation types identified from the study area. Refer to Figure 9 that indicates the revised vegetation types recorded from the study area. Refer to Appendix A for more detailed description of the native vegetation mapping units identified from the subject title.

**Table 1.** Vegetation mapping units present in study area

[conservation status: NCA – as per Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, using units described by Kitchener & Harris (2013+), relating to TASVEG mapping units (DNRET 2023b); table headings are as per modules in Kitchener & Harris (2013+); EPBCA – as per the listing of ecological communities on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, relating to communities as described under that Act, but with equivalencies to TASVEG units]

TASVEG equivalent (Kitchener & Harris 2013+)	Conservation priority TASVEG EPBCA	Comments
<b><i>Dry eucalypt forest and woodland</i></b>		
<i>Eucalyptus viminalis</i> grassy forest and woodland (DVG)	not threatened <i>not threatened</i>	DVG occurs on the steeper slopes along the eastern portion of the title. It has a sparse canopy of now almost remnant <i>Eucalyptus viminalis</i> (with some <i>Eucalyptus pulchella</i> ) over a variably dense layer dominated by a mix of <i>Bursaria spinosa</i> , <i>Acacia mearnsii</i> and <i>Allocasuarina verticillata</i> in turn over a relatively open understorey dominated by grass and graminoid species. In essence, the area mapped as DVG is only just so mappable, almost better as NBA due to the sparse nature of the canopy.  The boundaries between DVG and NBA are quite obscure (both on the ground and by reference to aerial imagery).  DVG is in somewhat poor ecological condition due to ongoing “before their time” senescence of canopy eucalypts, presumably from drought and/or heat events, although but no weeds or disease symptoms were noted. In relatively few years, it is likely that the area mapped as DVG will be better mapped as NBA or NAV.
<i>Eucalyptus pulchella</i> forest and woodland (DPU)	not threatened <i>not threatened</i>	DPU occurs on the upper portion of the title between the access to 292 Mount Rumney Road (east of subject title) and Mount Rumney Road. This section of forest is largely natural (apart from fire impacts and some edge effects from road verges), dominated by <i>Eucalyptus pulchella</i> (with some <i>Eucalyptus viminalis</i> ) over a shrubby (and

TASVEG equivalent (Kitchener & Harris 2013+)	Conservation priority TASVEG EPBCA	Comments
		somewhat grassy) understorey with extensive areas of exposed dolerite. DPU is in good ecological condition with no weeds or disease symptoms noted.
<b>Non-eucalypt forest and woodland</b>		
<i>Allocasuarina verticillata</i> forest (NAV)	not threatened <i>not threatened</i>	Nav occurs on the northeastern part of the title, where it forms a distinctive even-aged (post-fire) dense layer of almost pure <i>Allocasuarina verticillata</i> over a very sparse and open understorey (created by the dense mat of "pine needles"). NAV is in good ecological condition with no weeds or disease symptoms noted.
<i>Bursaria - Acacia</i> woodland (NBA)	not threatened <i>not threatened</i>	NBA occurs across the upper and middle slopes of the title, where it has effectively replaced DVG (or perhaps DPU) after the death of the canopy of Eucalyptus (presumed to be from drought and/or heat events). The community is now a relatively even-aged but variably dense layer dominated by a mix of <i>Bursaria spinosa</i> , <i>Acacia mearnsii</i> and <i>Allocasuarina verticillata</i> over a relatively open understorey dominated by grass and graminoid species. NBA is in good ecological condition with no weeds or disease symptoms noted.
<b>Modified land</b>		
urban areas (FUR)	not threatened <i>not threatened</i>	The existing modified parts of the title are mapped as FUR – they could be mapped as extra-urban miscellaneous (TASVEG code: FUM) because at present they represent disturbance associated with prospective residential areas only. FUR is characterised by gravelled ground and areas of bare ground, with some pioneer native and naturalised species present.

### Conservation significance of identified vegetation types

None of the identified vegetation types equate to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

None of the identified vegetation types equate to native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.

Occurrences of DVG, DPU, NBA & NAV do not usually meet the intent of "priority vegetation" pursuant to the Natural Assets Code of the *State Planning Provisions*, which is defined as follows:

#### C7.3 Definition of Terms

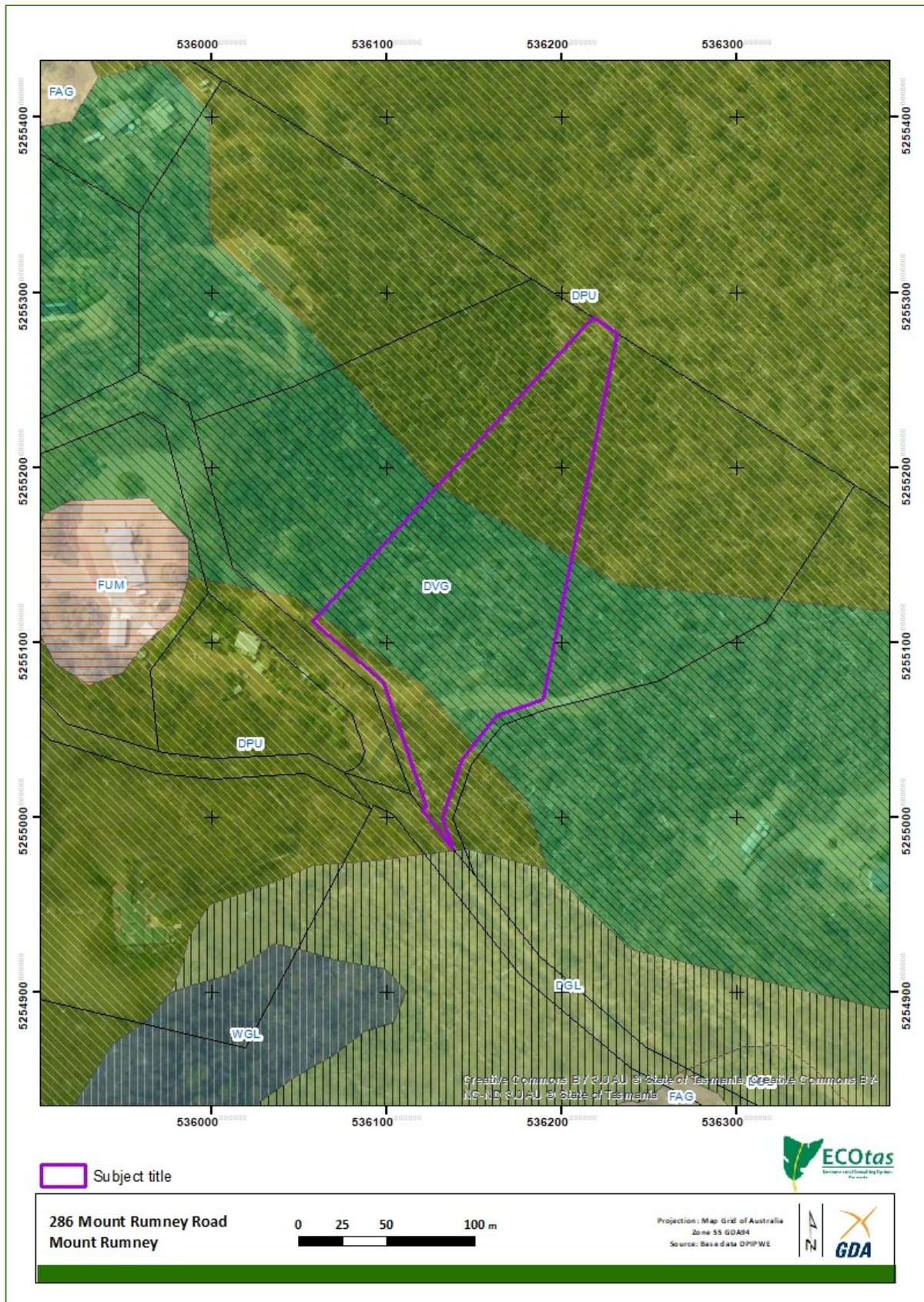
C7.3.1 In this code, unless the contrary intention appears:

means native vegetation where any of the following apply:

- (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;
- (b) is a threatened flora species;
- (c) it forms a significant habitat for a threatened fauna species; or
- (d) it has been identified as native vegetation of local importance.

That is, C7.3.1(a) is not applicable. Refer to **DISCUSSION Legislative and policy implications** for a more detailed analysis of this concept.





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





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

## **Plant species**

### General information

A total of 29 vascular plant species were recorded from the study area (Appendix B), comprising 17 dicotyledons (including 3 endemic species) and 12 monocotyledons (all native). The very low diversity is typical of the highly insolated, fire-affected, regrowth-structured forest on steep dolerite slopes.

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.

### 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* (TSPA) and/or the Commonwealth *Environment Protection and Biodiversity Protection Act 1999* (EPBCA) (Figure 10). Site assessment did not detect any such species from the subject title.

Figure 10 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 11). Site assessment did not detect any such species from the subject title.

Figure 11 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 study area supports ubiquitous potential habitat for a suite of threatened fauna species. This includes potential habitat of species such as *Sarcophilus harrisii* (Tasmanian devil), *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll), *Dasyurus viverrinus* (eastern quoll) and *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot). Small-scale development is not anticipated to have a significant deleterious impact on these species.

Three species warrant further discussion, as follows.



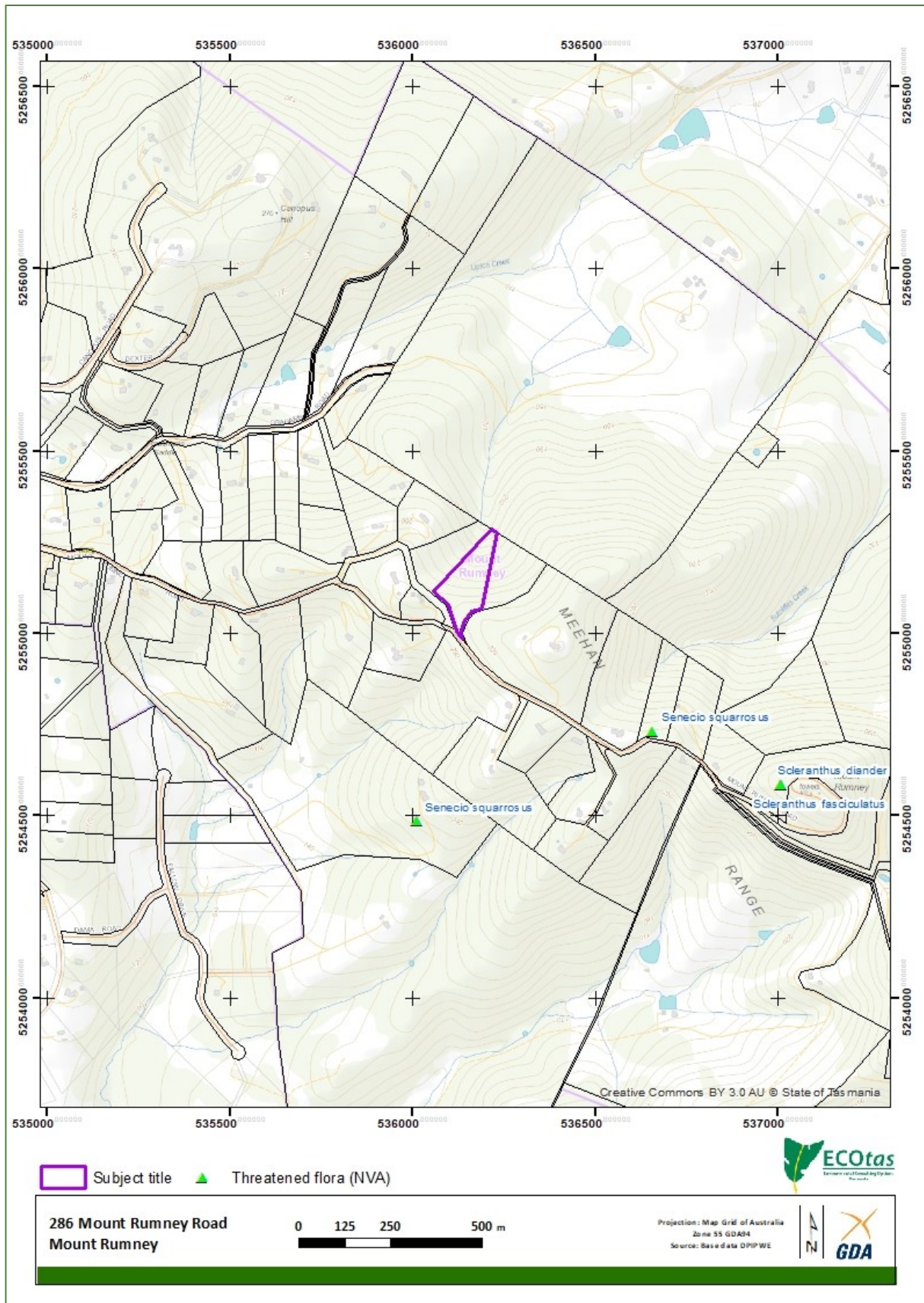
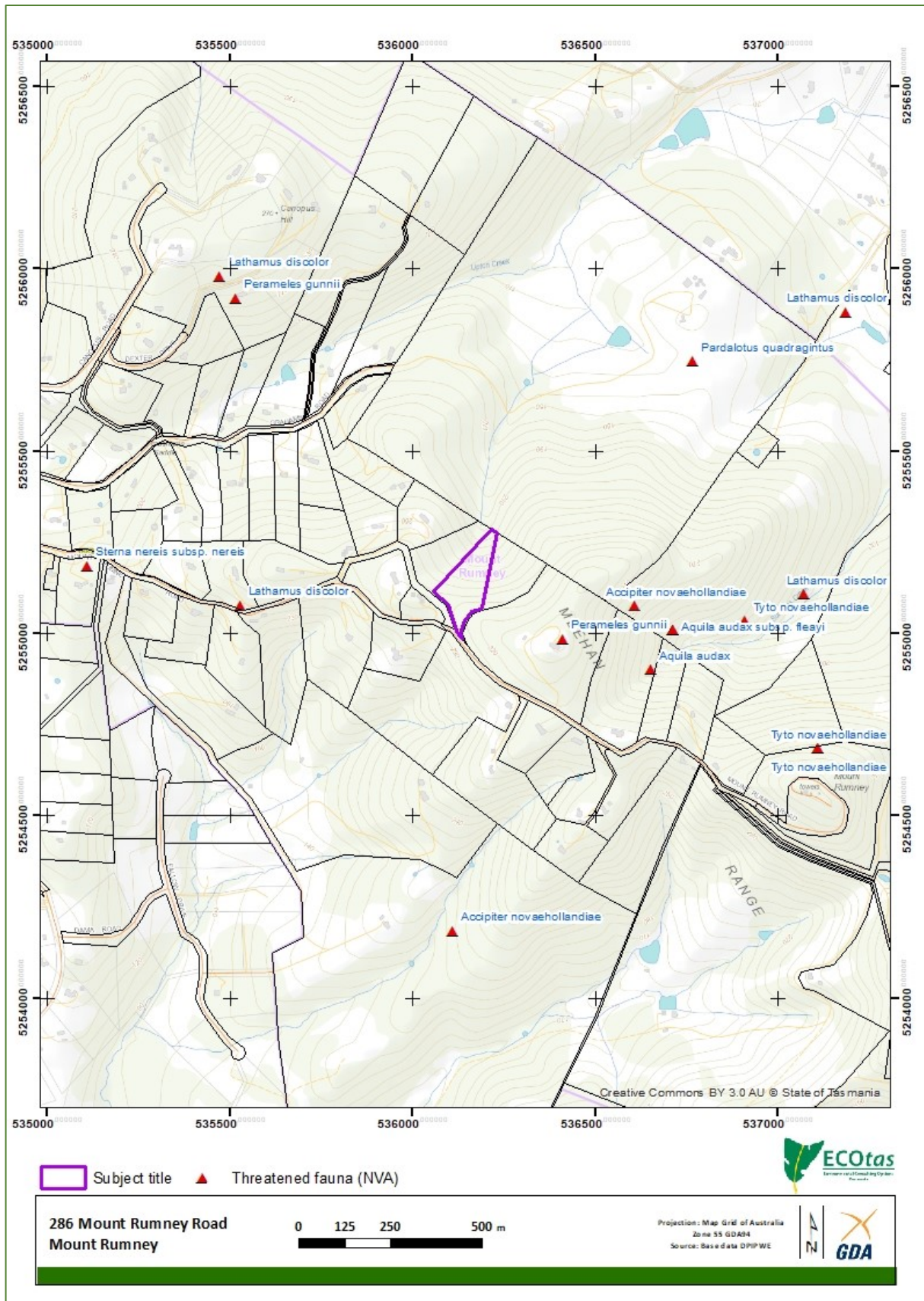


Figure 10. Distribution of threatened flora close to study area (overview)





**Figure 11a.** Distribution of threatened fauna close to study area (overview)

- *Lathamus discolor* (swift parrot)

While potential foraging habitat is considered absent from the part of the title proposed for development (in fact, the whole title) because of the effective absence (apart from some seedlings) of *Eucalyptus globulus* (blue gum) and *Eucalyptus ovata* (black gum), the site is on a ridgeline/upper slope and includes some hollow-bearing trees. That is, a small number of individual trees could be construed as providing potential nesting habitat for the species. That said, I staked out the trees with visible hollows for ca. 2 hours on the day of assessment, well within the peak period of the species' presence in Tasmania, and no evidence of the species was observed. It is acknowledged that nesting sites can vary between years (and some sites with potential nesting habitat may be used infrequently, or indeed never). While in the ideal scenario, all potential nesting trees would be retained, at a lot-level scale of management, retention of scattered trees becomes challenging. In this case, this is exacerbated by the configuration of the title on its southern portion limiting access and house locations, as well as the fact that the trees are dead and, in my opinion, unlikely to remain standing for a long period (due to the steep slopes that are already modified near the trees and where further modification will be necessary). It is further recognised that bushfire hazard management requirements on this steep block with its configuration is challenging.

Under the *Tasmanian Planning Scheme*, priority vegetation can include the concept of "it forms a significant habitat for a threatened fauna species" (see previous citations of clause C7.3.1), where "significant habitat" is defined under the *Scheme* as follows:

"the habitat within the known or core range of a threatened fauna species, where any of the following applies:

- (a) is known to be of high priority for the maintenance of breeding populations throughout the species' range; or
- (b) the conversion of it to non-priority vegetation is considered to result in a long-term negative impact on breeding populations of the threatened fauna species".

Problematically, the *Scheme* does not define the terms "known" or "core" range, which means this could rely on those used by other agencies such as the Forest Practices Authority and/or the Department of Natural Resources and Environment Tasmania, which are effectively presented in the relevant database reports (DNRET 2023; FPA 2023). While the subject site is within the so-called "known or core range" of some listed fauna species, in no manner can any part of the site 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).

This conclusion applies, in my opinion, to the individuals of hollow-bearing trees associated with potential nesting habitat of *Lathamus discolor* because were they to be removed there would almost certainly not be a disruption to the "...maintenance of breeding populations throughout the species' range" or "...result in a long-term negative impact on breeding populations of the threatened fauna species" in any measurable or meaningful sense (because of the broad extent of such habitat features across Mount Rumney). Although I acknowledge the concept of "death by a thousand cuts", in this case, eventually these trees will naturally senesce and not be available for the parrot, and there is little evidence that the site will produce such trees in the future given the proclivity of *Eucalyptus viminalis* to succumb to the impacts of drought and heat stress, already so evident on this site. In my opinion, while small private lots can contribute to the provision of potential habitat for species such as the swift parrot, and the gradual loss of such trees from the urban and peri-urban setting contributes to loss of such habitat, such sites rarely represent "good" sites for long-term conservation.



- *Tyto novaehollandiae* subsp. *castanops* (Tasmanian masked owl)

The above discussion regarding hollow-bearing trees as potential habitat for the swift parrot is also somewhat relevant to the masked owl, although it uses much larger trees with much larger hollows (those two factors obviously related). There are two trees that may meet these criteria near the top of the block. From the ground, they appear to contain some quite large hollows. Whether these are “real” or not is not known. I assessed the base of the trees for any evidence of use by the masked owl in the form of carrion, pellets, whitewash or other objects (e.g. feathers, etc.). No such evidence was present. While I acknowledge that such evidence can be internalised within a decaying tree, as far as practically assessing the trees, I can indicate that there is no evidence of use by the masked owl.

- *Aquila audax* subsp. *fleayi* (Tasmanian wedge-tailed eagle)

Potential foraging habitat is widespread within and surrounding the title. There is some potential nesting habitat modelled within and northwest of the title (Figure 10b). Within the title itself, potential nesting habitat is effectively absent, however, because of the combination of topography (exposed aspect) and stature of trees (now quite low forest with only scattered canopy trees). No nests were found. The area to the west of the title is now largely cleared and/or very close to houses. Examination of aerial imagery and also visual review from along the northwestern boundary of the subject title indicates that this slope is also unlikely to support a nest because of being somewhat exposed but also the obvious loss of canopy trees. In my opinion, a targeted search for nests outside the title is not warranted.

There are two known nest locations southeast of the subject title, both on 376 Mount Rumney Road (Figure 10b&c). The northern nest (RND #1910) was reported as absent on 3 Aug. 2018, although in 2010 & 2011 it was apparently predictive, with two chicks fledged in each of those years. The southern nest (RND #2534) appears to be more recent with database notes indicating “this nest appeared to have been partially started during 2017...given the activity and small size of the stick cluster the nest was not entered when first noted...the eagles have begun frantically refurbishing this nest though on the 3rd of August 2018...”. Both nests are not within line-of-sight of any part of the subject title (Figure 10c), such that the key management issue usually considered is whether any potentially disturbing events will occur within 500 m of the nest (in this case, only relevant to the southern nest, RND #2534, as the northern nest is no longer present). A buffer of 500 m essentially avoids the subject title (Figure 10c). There may be about a 6 m impingement but (a) this occurs where there has already been clearing for the access to 292 Mount Rumney Road (east of subject title); and (b) outside any part of the title proposed for works (i.e. construction will occur outside the 500 m buffer, even taking into account the precision of the nest record). That is, in this case, the proposed development is not anticipated to negatively impact on the wedge-tailed eagle in any measurable sense and satisfies the “rules” routinely applied to this type of scenario (i.e. avoid disturbance during certain times of the year within 500 m of a nest or within 1 km line-of-sight), albeit noting very strongly that these “rules” are in fact better regarded as “guidelines” and specifically designed for use in the commercial wood production sector rather than to nests in a peri-urban setting where case-by-case consideration should be given.

The absence of “significant habitat” of threatened fauna means that the site does not “form[s] a significant habitat for a threatened fauna species” such that it cannot be priority vegetation (in relation to this value) pursuant to the C7.3.1 of the *State Planning Provisions* (see previous citation of definition of “priority vegetation” at **FINDINGS Vegetation types Conservation significance of identified vegetation types**).

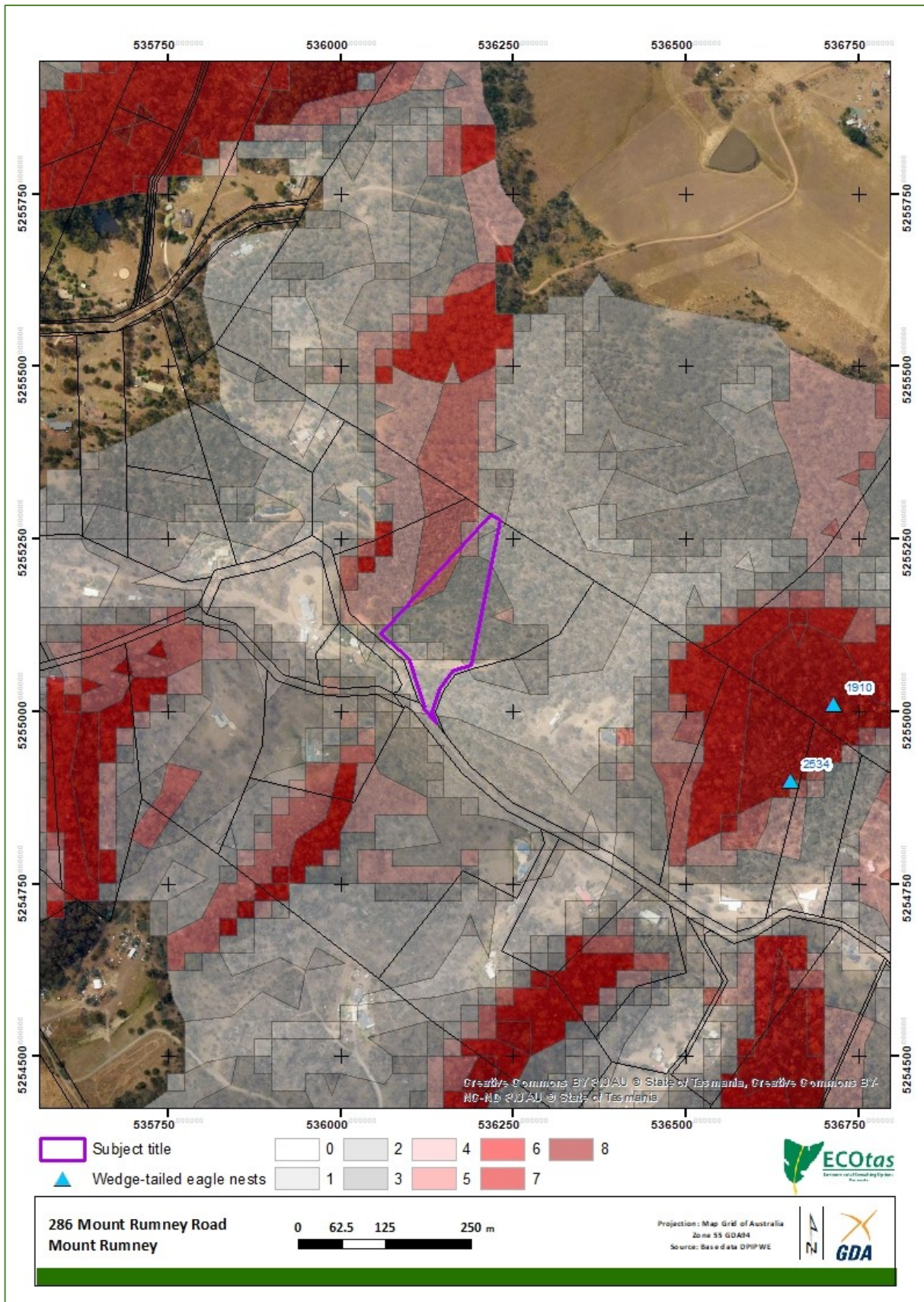
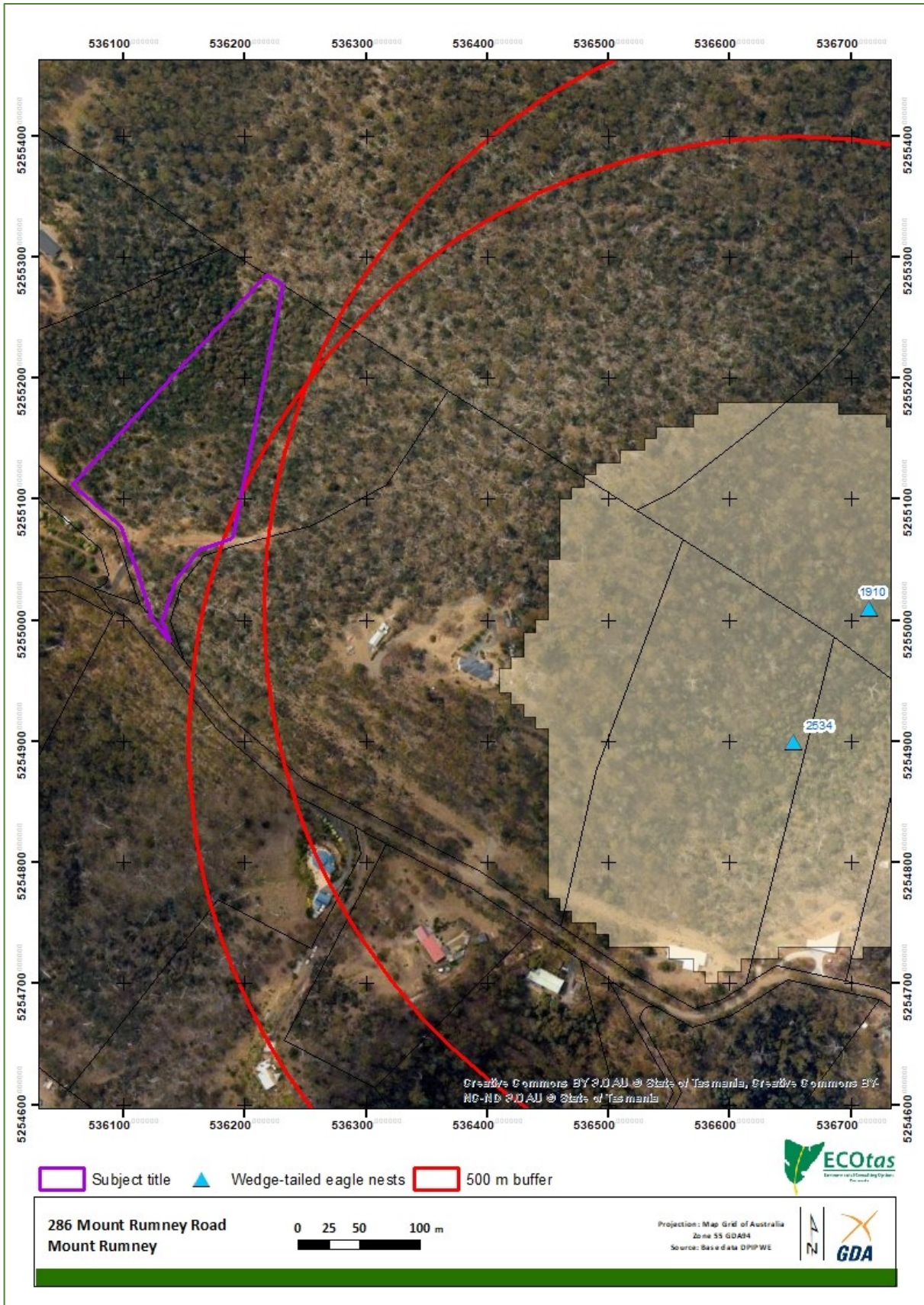


Figure 11b. Modelled habitat for eagle species within and close to title showing known nests





**Figure 11c.** Line-of-sight modelling (as per LISTmap) showing known nests and 500 m notional buffer



## ***Other natural values***

### Weed species

No plant species classified as declared weeds within the meaning of the Tasmanian *Weed Management Act 1999* or considered to be environmental weeds (author opinion) were detected from the study area.

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.

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

### Myrtle wilt

Myrtle wilt, caused by a wind-borne fungus (*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 will not develop when soils are too cold or too dry. For these reasons, PC is not a threat to susceptible plant species that grow at altitudes higher than about 700 m or where annual rainfall is less than about 600 mm (e.g. Midlands and Derwent Valley). Furthermore, disease is unlikely 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 sufficient to suppress disease. Hence PC is not considered a threat to susceptible plant species growing in wet sclerophyll forests, rainforests (except disturbed rainforests on infertile soils) and scrub e.g. teatree scrub (Rudman 2005; FPA 2009).

The vegetation types identified from the study area can be susceptible to PC in some circumstances, although the site is highly insolated and in one of the lower rainfall parts of the State. Site assessment did not record any field symptoms such as dead and/or dying susceptible plant species, noting this site is highly insolated and very dry such that it is not conducive to the mould persisting.

It is reasonable to assume that the study area is free of the pathogen and that management should be aimed at minimising the risk of introducing pathogen. Refer to the section above (Weed species) for a list of planning manuals that provide appropriate guidelines for managing risks associated with PC.

### 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 subject title includes no ephemeral or permanent water features, such that no special management is required.

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

CofA (2023) 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];
- Subtropical and Temperate Coastal Saltmarsh [Vulnerable];

- 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 8) and revised vegetation mapping (Figure 9) 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.

#### Additional "Matters of National Environmental Significance" – Wetlands of International Importance

CofA (2023) indicates that study area is within a Ramsar site, namely:

- Pitt Water – Orielton Lagoon.

The site is within the upper catchment of Upton Creek (Figure 1), which technically has an outflow in the Five Mile Beach rea, which is technically the Pitt Water – Orielton Lagoon Ramsar site, although it is noted that Upton Creek ultimately ends blindly in a series of small farm dams on wholly cleared land between Holliman Avenue and Acton Drive, with no formal connection to the sea i.e. there are no implications under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* in relation to wetlands of international importance.

## **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 a consequence of field 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) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) were detected, or are known from database information, from the study area.
- The study area supports potential habitat of several species (to different degrees), as follows:
  - *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* (Tasmanian wedge-tailed eagle);
  - *Lathamus discolor* (swift parrot); and
  - *Tyto novaehollandiae* subsp. *castanops* (Tasmanian masked owl).
- The absence of “significant habitat for a threatened fauna species”, at any reasonable scale or interpretation of the concept, means that the site cannot be “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 viminalis* grassy forest and woodland (TASVEG code: DVG);
  - *Eucalyptus pulchella* forest and woodland (DPU);
  - *Bursaria – Acacia* woodland (TASVEG code: NBA); and
  - urban areas (TASVEG code: FUR).
- DVG, DPU, NBA & NAV do not equate to native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- DVG, DPU, NBA & NAV 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

- No plant species classified as declared weeds within the meaning of the Tasmanian *Weed Management Act 1999* were detected from the study area.

#### Plant disease

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

#### Animal disease (chytrid)

- The study area does not support particular habitats conducive to frog chytrid disease.

### ***Legislative and policy implications***

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

Tasmanian Threatened Species Protection Act 1995

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

51. Offences relating to listed taxa

- (1) Subject to subsections (2) and (3), a person must not knowingly, without a permit –
  - (a) take, keep, trade in or process any specimen of a listed taxon of flora or fauna; or
  - (b) disturb any specimen of a listed taxon of flora or fauna found on land subject to an interim protection order; or
  - (c) disturb any specimen of a listed taxon of flora or fauna contrary to a land management agreement; or
  - (d) disturb any specimen of a listed taxon of flora or fauna that is subject to a conservation covenant entered into under Part 5 of the *Nature Conservation Act 2002*; or
  - (e) abandon or release any specimen of a listed taxon of flora or fauna into the wild.
- (2) A person may take, keep or process, without a permit, a specimen of a listed taxon of flora in a domestic garden.
- (3) A person acting in accordance with a certified forest practices plan or a public authority management agreement may take, without a permit, a specimen of a listed taxon of flora or fauna, unless the Secretary, by notice in writing, requires the person to obtain a permit.
- (4) A person undertaking dam works in accordance with a Division 3 permit issued under the *Water Management Act 1999* may take, without a permit, a specimen of a listed taxon of flora or fauna.

The simplest interpretation of this is that any activity that results in a specimen (i.e. individual) of listed flora or fauna being “knowingly taken” would require a permit to be issued through Conservation Assessments, Department of Natural Resources and Environment Tasmania, through a formal application process.

In the absence of an identifiable known location of a specimen of a threatened fauna or flora species from any area proposed for development, the Act has no application. The Act does not make reference to the clearance or disturbance of “potential habitat”.

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 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 although no specific evidence such as scats, diggings or dens were noted. 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, swift parrot, forty-spotted pardalote and masked owl) – refer to Appendix D for a more detailed consideration of these.

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

It is highly unusual for a development within a small lot, even within the range of the aforementioned species where potential habitat has been identified, to trigger a formal referral to the relevant Commonwealth agency.

*Ramsar wetland*

CofA (2023) indicates that study area is within a Ramsar site, namely, Pitt Water - Orielton Lagoon. The site is technically outside the catchment of this site i.e. there are no implications under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* in relation to wetlands of international importance.

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 – Clarence*) 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 Weed Management Act 1999

No plant species classified as declared weeds within the meaning of the Tasmanian *Weed Management Act 1999* were detected from the subject title, such that the Act has limited direct application, except by reference to the *General Biosecurity Duty* under the Tasmanian *Biosecurity Act 2019* ([https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-\(gbd\)](https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-(gbd))).

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

#### Tasmanian Land Use Planning and Approvals Act 1993

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

The subject title is wholly subject to the Priority Vegetation Area overlay (Figure 5). Below I address the various relevant provisions of the *Scheme* that relate to the management of values considered

in the preceding report, 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, I do not believe that the small-scale project will compromise the intent of the purpose statements. Of the purpose statements, C7.1.4 is of greatest relevance to the present project with respect to the findings of this assessment and report, although it is noted the site does not support "priority vegetation" (see **FINDINGS Vegetation types Conservation significance of identified vegetation types** in relation to vegetation types and **FINDINGS Plant species Threatened flora** in relation to threatened flora). I do not believe that C7.1.1, C7.1.2 or C7.1.3 are relevant. I do not believe that C7.1.5 is relevant at any reasonable scale (see **FINDINGS Threatened fauna** for extensive discussion of this).

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:
    - (c) a priority vegetation area only if within the following zone:
      - (i) Rural Living
  - C7.2.2 This code does not apply to use.

The proposed development area is zoned as Rural Living and is subject to the Priority Vegetation Area overlay under the *Scheme* such that C7.2.1(c)(i) has application.

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.

Refer to **FINDINGS Vegetation types** Conservation significance of identified vegetation types in relation to vegetation types, **FINDINGS Plant species** Threatened flora in relation to threatened flora and FINDINGS Threatened fauna in relation to threatened fauna that demonstrate the site does not qualify under C7.3.1(a), (b) or (c).

I am not aware that any part of the site has been "identified as native vegetation of local importance", noting that this cannot simply refer to a site subject to the overlay as that would be circular argument based on false logic (given that the basis for any such overlay should always be based on the concept of guidance only requiring ground-truthing to verify any such mapping), such that C7.3.1(d) may have limited to no practical application.

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

C7.6 Development Standards for Buildings and Works

C7.6.2 Clearance within a priority vegetation area

Objective:

That clearance of native vegetation within a priority vegetation area:

- (a) does not result in unreasonable loss of priority vegetation;
- (b) is appropriately managed to adequately protect identified priority vegetation; and
- (c) minimises and appropriately manages impacts from construction and development activities.

The above objective statements are essentially addressed through the relevant acceptable solutions or performance criteria. However, as a general statement, I do not believe that the small-scale proposal will compromise the intent of the objective statements. That said, it is difficult to address the objective statement in literal terms because while C7.6.2 refers to "clearance within a priority vegetation area" (which will occur), the sub-clauses then rely on the presence of "priority vegetation", which is not present (see previous discussion), which renders C7.6.2(a) & C7.6.2(b) somewhat moot. There are practical constraints on the placement of the proposed development because of the title's configuration and size, setback requirements, the steep topography, rockiness, access options (with no practical alternatives) and changing bushfire hazard management requirements. To this end, I do not believe that the proposal will "result in unreasonable loss of priority vegetation" (if such were actually present), that there are limited practical options for priority vegetation to be otherwise "managed to adequately protect identified priority vegetation" (noting such is not present) and that the proposal will "minimise and appropriately manage impacts from construction and development activities".

The acceptable solution for C7.6.2 is stated as:

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

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

The performance criteria P1.1 are stated as:

P1.1

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

- (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;
- (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;
- (c) subdivision in the General Residential Zone or Low Density Residential Zone;
- (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
- (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or
- (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

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

The performance criteria P1.2 are stated as:

P1.2

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

- (a) the design and location of buildings and works and any constraints such as topography or land hazards;
- (b) any particular requirements for the buildings and works;
- (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;
- (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
- (e) any on-site biodiversity offsets; and
- (f) any existing cleared areas on the site.

To address this provision, it must be assumed that the proposed development site supports “priority vegetation”, which has not been identified as present because the site does not support threatened native vegetation communities listed under the *Nature Conservation Act 2002*, threatened flora species, or significant habitat for threatened fauna species. On this basis, the over-arching part of P1.2 is considered to be satisfied by default (actually somewhat irrelevant because of the phrasing that relies of the minimising “adverse impacts on priority vegetation”, which is not present).

Further to this opening phrase of P1.2, reference is made to the concept of “minimise adverse impacts”. First, the use of the term “minimise” contemplates 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 *Scheme*. It becomes challenging to suggest that a proposal to construct a single residential dwelling will genuinely result in an “adverse impact” (noting of course that this must be on “priority vegetation”, which is not present) on a lot that was specifically approved under the previous planning scheme for this acceptable purpose.

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;

I accept that the selected development site is a reasonable balance between site constraints and environmental values (no specific values identified from the proposed development site). It is noted that there are no “better” or “worse” parts of the title in terms of “minimising adverse impacts, although shifting it further down the slope would require greater clearing (not desirable) and shifting it upslope is not practical (access issues, ridgeline, etc.).

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

Uncertain application in relation to the identified natural values, except perhaps to indicate machinery and vehicle hygiene protocols in relation to weed and hygiene management to minimise the risk of introducing such to the site (but even these should not be necessary given access will be from the fully-formed, sealed and well-maintained Mount Rumney Road, such that the risk of construction machinery and vehicles introducing weeds to the subject title is considered very low.

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

With respect to subsection P1.2(c), I would usually accept a certified bushfire hazard management plan as meeting the intent of the provision. In this case, the final BAL rating is not considered of particular relevance to the management of natural values, given the non-threatened status of the very low diversity vegetation. In fact, some fire management will almost certainly enhance the diversity of native herbs and grasses on the site. I understand that a performance solution is being sought to satisfy the significant site constraints.

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

Uncertain application in relation to the identified natural values, with the native vegetation from within the proposed development site having been classified as a non-threatened mapping unit and with no reasonable residual impacts on priority vegetation (because none is present within the area proposed for development).

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

No such offsets have been identified as necessary.

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

I would support the use of the proposed site in that there are no “better” or “worse” parts of the title in terms of “minimising adverse impacts, although shifting it further down the slope would require greater clearing (not desirable) and shifting it upslope is not practical (access issues, ridgeline, etc.).

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



## **Recommendations**

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

### Vegetation types

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

### Threatened flora

None present, such that special management is not required.

### Threatened fauna

Apart from the generic recommendation to minimise the extent of “clearance and conversion” and/or “disturbance” to native vegetation (with acknowledged constraints), specific management in relation to threatened fauna is not recommended.

### Weed and disease management

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

### Legislative and policy implications

There are no formal requirements for a permit under Section 51 of the Tasmanian *Threatened Species Protection Act 1995* (TSPA).

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

Development will require a planning permit pursuant to the provisions of the applicable planning scheme but specific permit conditions in relation to natural values to satisfy P1.1 & P1.2 of C7.6.2 of the Natural Assets Code of the *Tasmanian Planning Scheme – Clarence* are not recommended.

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## APPENDIX A. Vegetation community structure and composition

The tables below provide information on the structure and composition of the native vegetation mapping units identified from the study area.

<b><i>Eucalyptus viminalis</i> grassy forest and woodland (TASVEG code: DVG)</b>		
<p>DVG occurs on the steeper slopes along the eastern portion of the title. It has a sparse canopy of now almost remnant <i>Eucalyptus viminalis</i> (with some <i>Eucalyptus pulchella</i>) over a variably dense layer dominated by a mix of <i>Bursaria spinosa</i>, <i>Acacia mearnsii</i> and <i>Allocasuarina verticillata</i> in turn over a relatively open understorey dominated by grass and graminoid species. In essence, the area mapped as DVG is only just so mappable, almost better as NBA due to the sparse nature of the canopy.</p> <p>The boundaries between DVG and NBA are quite obscure (both on the ground and by reference to aerial imagery). DVG is in somewhat poor ecological condition due to ongoing “before their time” senescence of canopy eucalypts, presumably from drought and/or heat events, although but no weeds or disease symptoms were noted. In relatively few years, it is likely that the area mapped as DVG will be better mapped as NBA or NAV.</p>		
		
Examples of DVG		
<b>Stratum</b>	<b>Height (m) Cover (%)</b>	<b>Species</b> (underline = dominant, parentheses = sparse; + = present)
Trees	25 m 5-20%	<u><i>Eucalyptus viminalis</i></u> , <i>Eucalyptus pulchella</i>
Trees	15 m <5%	<u><i>Eucalyptus viminalis</i></u> , <i>Eucalyptus pulchella</i>
Tall shrubs	3-8 m 30%	<i>Allocasuarina verticillata</i> , <u><i>Acacia mearnsii</i></u> , <u><i>Bursaria spinosa</i></u> , ( <i>Exocarpos cupressiformis</i> )
Low shrubs	0.5-2 m <5%	<i>Ozothamnus scutellifolius</i>
Low shrubs	<0.5 m +	<i>Styphelia humifusa</i>
Graminoids	20%	<u><i>Lomandra longifolia</i></u> , <i>Lepidosperma</i> spp.
Grasses	5-30%	<i>Rytidosperma</i> spp., ( <i>Austrostipa stuposa</i> ), <i>Poa</i> spp., ( <i>Themeda triandra</i> )
Herbs	+	<i>Bossiaea prostrata</i>

***Eucalyptus pulchella* forest and woodland (TASVEG code: DPU)**

DPU occurs on the upper portion of the title between the access to 292 Mount Rumney Road (east of subject title) and Mount Rumney Road. This section of forest is largely natural (apart from fire impacts and some edge effects from road verges), dominated by *Eucalyptus pulchella* (with some *Eucalyptus viminalis*) over a shrubby (and somewhat grassy) understorey with extensive areas of exposed dolerite.

DPU is in good ecological condition with no weeds or disease symptoms noted.



DPU above the access to the adjacent property

Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse; + = present)
Trees	25 m 5-20%	<u><i>Eucalyptus pulchella</i></u> , <i>Eucalyptus viminalis</i>
Trees	15 m <5%	<u><i>Eucalyptus pulchella</i></u> , <i>Eucalyptus viminalis</i>
Tall shrubs	3-8 m 5%	<u><i>Acacia mearnsii</i></u> , <u><i>Bursaria spinosa</i></u> , ( <i>Exocarpos cupressiformis</i> )
Low shrubs	0.5-2 m <5%	<i>Ozothamnus scutellifolius</i> , <i>Correa reflexa</i>
Low shrubs	<0.5 m +	<i>Styphelia humifusa</i>
Graminoids	20%	<u><i>Lomandra longifolia</i></u> , <i>Lepidosperma</i> spp.
Grasses	5-30%	<i>Rytidosperma</i> spp., ( <i>Austrostipa stuposa</i> ), <i>Poa</i> spp., ( <i>Themeda triandra</i> )
Herbs	+	<i>Bossiaea prostrata</i>



***Allocasuarina verticillata* forest (TASVEG code: NAV)**

Nav occurs on the northeastern part of the title, where it forms a distinctive even-aged (post-fire) dense layer of almost pure *Allocasuarina verticillata* over a very sparse and open understorey (created by the dense mat of "pine needles"). NAV is in good ecological condition with no weeds or disease symptoms noted.



NAV on the lower part of title

Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse; + = present)
Tall shrubs	6-8 m 60-80%	<u><i>Allocasuarina verticillata</i></u> , ( <i>Bursaria spinosa</i> )
Low shrubs	<0.5 m +	<i>Styphelia humifusa</i>
Graminoids	<5%	<u><i>Lomandra longifolia</i></u> , <i>Lepidosperma</i> spp.
Grasses	+	<i>Poa sieberiana</i>
Herbs	+	<i>Oxalis perennans</i>



**Bursaria – Acacia woodland (TASVEG code: NBA)**

NBA occurs across the upper and middle slopes of the title, where it has effectively replaced DVG (or perhaps DPU) after the death of the canopy of Eucalyptus (presumed to be from drought and/or heat events). The community is now a relatively even-aged but variably dense layer dominated by a mix of *Bursaria spinosa*, *Acacia mearnsii* and *Allocasuarina verticillata* over a relatively open understory dominated by grass and graminoid species.

NBA is in good ecological condition with no weeds or disease symptoms noted.



Examples of NBA on upper slopes of title

Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse; + = present)
Trees	25 m +	<u>Eucalyptus viminalis</u> , <i>Eucalyptus pulchella</i>
Trees	15 m +	<u>Eucalyptus viminalis</u> , <i>Eucalyptus pulchella</i>
Tall shrubs	3-8 m 30%	<i>Allocasuarina verticillata</i> , <u><i>Acacia mearnsii</i></u> , <u><i>Bursaria spinosa</i></u> , ( <i>Exocarpos cupressiformis</i> )
Low shrubs	0.5-2 m <5%	<i>Ozothamnus scutellifolius</i>
Low shrubs	<0.5 m +	<i>Styphelia humifusa</i>
Graminoids	20%	<u><i>Lomandra longifolia</i></u> , <i>Lepidosperma</i> spp.
Grasses	5-30%	<i>Rytidosperma</i> spp., ( <i>Austrostipa stuposa</i> ), <i>Poa</i> spp., ( <i>Themeda triandra</i> )
Herbs	+	<i>Bossiaea prostrata</i>

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

Botanical nomenclature follows *A Census of the Vascular Plants of Tasmania* (de Salas & Baker 2023), with family placement updated to reflect the nomenclatural changes recognised in the *Flora of Tasmania Online* (de Salas 2023+) and APG (2016), except *Eucalyptus* taxonomy that is as per Nicolle (2022); common nomenclature follows *The Little Book of Common Names of Tasmanian Plants* (Wapstra et al. 2005+, updated online at www.nre.tas.gov.au).

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

STATUS	ORDER			
	DICOTYLEDONAE	MONOCOTYLEDONAE	GYMNOSPERMAE	PTERIDOPHYTA
	14	12	-	-
e	3	-	-	-
<b>Sum</b>	<b>17</b>	<b>12</b>	<b>0</b>	<b>0</b>
<b>TOTAL</b>	<b>40</b>			

**DICOTYLEDONAE**

**ASTERACEAE**

- Euchiton japonicus* common cottonleaf
- e *Ozothamnus scutellifolius* scaly everlastingbush

**CASUARINACEAE**

- Allocasuarina verticillata* drooping sheoak

**DILLENACEAE**

- Hibbertia riparia* erect guineaflower

**ERICACEAE**

- Styphelia humifusa* native cranberry

**FABACEAE**

- Acacia mearnsii* black wattle
- Bossiaea prostrata* creeping bossia

**HALORAGACEAE**

- Gonocarpus tetragynus* common raspwort

**MYRTACEAE**

- Eucalyptus globulus* tasmanian blue gum
- e *Eucalyptus pulchella* white peppermint
- Eucalyptus viminalis* subsp. *viminalis* white gum

**OXALIDACEAE**

- Oxalis perennans* grassland woodsorrel

**PITTIOSPORACEAE**

- Bursaria spinosa* subsp. *spinosa* prickly box

**RANUNCULACEAE**

- e *Clematis gentianoides* ground clematis

**RHAMNACEAE**

- Pomaderris apetala* subsp. *apetala* common dogwood

**RUTACEAE**

- Correa reflexa* var. *reflexa* common correa

**SANTALACEAE**

- Exocarpos cupressiformis* common native-cherry

**MONOCOTYLEDONAE**

**ASPARAGACEAE**

- Lomandra longifolia* sagg

**CYPERACEAE**

- Carex breviculmis* shortstem sedge
- Lepidosperma gunnii* narrow swordedge
- Lepidosperma laterale* variable swordedge
- Schoenus apogon* common bogedge

**POACEAE**

- Austrostipa stiposa* corkscrew speargrass
- Microlaena stipoides* var. *stipoides* weeping grass
- Poa labillardierei* var. *labillardierei* silver tussockgrass

*Poa sieberiana* var. *sieberiana*  
*Rytidosperma geniculatum*  
*Rytidosperma penicillatum*  
*Themeda triandra*

grey tussockgrass  
kneed wallabygrass  
slender wallabygrass  
kangaroo grass



**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 2023a) and other sources where indicated. Habitat descriptions are taken from FPA (2016), FPA (2017) and TSS (2003+), except where otherwise indicated. Species marked with # are listed in CofA (2023).

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 absent (atypical of all reported sites). Species not detected (no seasonal constraint on detection and/or identification).
<i>Asperula scoparia</i> subsp. <i>scoparia</i> prickly woodruff	r -	<i>Asperula scoparia</i> subsp. <i>scoparia</i> is widespread in Tasmania, and is mainly found in native grasslands and grassy forests, often on fertile substrates such as dolerite-derived soils. Forested sites are usually dominated by <i>Eucalyptus globulus</i> and <i>E. viminalis</i> (lower elevations) and <i>E. delegatensis</i> (higher elevations).	Potential habitat marginally present (but atypical of known sites being steep and rocky). Species not detected (no seasonal constraint on detection and/or identification).
<i>Austrostipa bigeniculata</i> doublejointed speargrass	r -	<i>Austrostipa bigeniculata</i> is found mainly in the southeast and Midlands in open woodlands and grasslands, where it is often associated with <i>Austrostipa nodosa</i> .	Potential habitat present. Species not detected (no seasonal constraint on detection and/or identification).
<i>Austrostipa blackii</i> crested speargrass	r -	The habitat of <i>Austrostipa blackii</i> is poorly understood because of confusion with other species. In its "pure" form (i.e. long coma), <i>A. blackii</i> is a species of very near-coastal sites such as the margins of saline lagoons, creek outfalls and vegetated dunes. Further inland, where it seems to grade into other species, it occurs in open grassy woodlands.	Potential habitat marginally present (usually occurs on more saline and near-coastal conditions). Species not detected (no seasonal constraint on detection and/or identification).
<i>Bolboschoenus caldwellii</i> sea clubsedge	r -	<i>Bolboschoenus caldwellii</i> is widespread in shallow, standing, sometimes brackish water, rooted in heavy black mud.	Potential habitat absent.
<i>Caladenia caudata</i> tailed spider-orchid	v VU #	<i>Caladenia caudata</i> has highly variable habitat, which includes the central north: <i>Eucalyptus obliqua</i> heathy forest on low undulating hills; the northeast: <i>E. globulus</i> grassy/heathy coastal	Potential habitat very marginally present, albeit quite atypical of known sites. The survey was conducted within the flowering period of the species in

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		forest, <i>E. amygdalina</i> heathy woodland and forest, <i>Allocasuarina</i> woodland; and the southeast: <i>E. amygdalina</i> forest and woodland on sandstone, coastal <i>E. viminalis</i> forest on deep sands. Substrates vary from dolerite to sandstone to granite, with soils ranging from deep windblown sands, sands derived from sandstone and well-developed clay loams developed from dolerite. A high degree of insolation is typical of many sites.	southern Tasmania (Wapstra 2018), confirmed by flowering at nearby Waverly Flora Park. A further timed-targeted survey is not considered warranted because of the statistically low likelihood of occurrence (species has a naturally disjunct and highly localised and often low abundance occurrences) combined with the small disturbance footprint.
<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 (site is on dolerite).
<i>Caladenia patersonii</i> patersons spider-orchid	v -	<i>Caladenia patersonii</i> favours coastal and near-coastal areas in northern Tasmania, growing in low shrubby heathland and heathy forest/woodland in moist to well-drained sandy and clay loam.	DNRET (2023a) lists a database record, which is indicated as "unverified", referring to a set of collections held in mainland herbaria (MEL, NSW, CANB, CBG, AD, etc.) that still refer to southeastern Tasmanian specimens of the <i>Caladenia patersonii</i> species-complex as <i>C. patersonii</i> rather than <i>C. echidnachila</i> , a widespread and non-threatened taxon. Potential habitat marginally present for <i>Caladenia echidnachila</i> , albeit atypical of most reported sites. Species not detected, with survey coinciding with peak flowering time (Wapstra 2018).
<i>Caladenia sylvicola</i> forest fingers	e CR # only	<i>Caladenia sylvicola</i> has only been found in dry forest adjacent to Huon Road, near Hobart. One site is on a highly insolated hillside on well-drained gravelly loam overlying mudstone in heathy/shrubby <i>Eucalyptus tenuiramis</i> forest at about 240 m a.s.l. A second site is at slightly lower elevation (160 m a.s.l.) on a moist, sheltered slope (on a similar substrate), growing among leaf litter and dense shrubs in <i>E. obliqua</i> dry sclerophyll forest.	Potential habitat absent (site is on dolerite).
<i>Calocephalus citreus</i> lemon beautyheads	r -	<i>Calocephalus citreus</i> inhabits disturbed dry grasslands, and is found from a few locations in the southeast of the State.	Potential habitat absent (atypical of all reported sites).
<i>Carex longebrachiata</i> drooping sedge	r -	<i>Carex longebrachiata</i> grows along riverbanks, in rough grassland and pastures, in damp drainage depressions and on moist slopes amongst forest, often dominated by <i>Eucalyptus viminalis</i> , <i>E. ovata</i> or <i>E. rodwayi</i> .	Potential habitat absent (atypical of all reported sites).
<i>Dianella amoena</i> grassland flaxlily	r EN #	<i>Dianella amoena</i> occurs mainly in the northern and southern Midlands, growing in native grasslands and grassy woodlands.	Potential habitat marginally present (but atypical of known sites being steep and rocky). 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
<i>Eryngium ovinum</i> blue devil	v -	<i>Eryngium ovinum</i> occurs in a range of lowland vegetation types most often on fertile heavy clay soils derived from dolerite. Vegetation types include open grasslands usually dominated by <i>Themeda triandra</i> (kangaroo grass), grassy forests and woodlands on slopes, ridges and broad flats, and also roadside verges (representing remnant populations),	Potential habitat marginally present, albeit somewhat atypical in being so steep and rocky. Species not detected (no seasonal constraint on detection and/or identification).
<i>Eucalyptus risdonii</i> risdon peppermint	r -	<i>Eucalyptus risdonii</i> is restricted to the greater Hobart area (particularly the Meehan Range), with an outlying population at Mangalore and on South Arm. It occurs on mudstone, with an altitudinal range from near sea level to 150 m a.s.l. It can occur as a dominant in low open forest with a sparse understorey on dry, insolated ridgelines and slopes (e.g. with a northwest aspect), and individuals can extend into other forest types typically dominated by <i>E. tenuiramis</i> or <i>E. amygdalina</i> (but occasionally by other species) on less exposed sites.	Potential habitat absent (site is on dolerite). This mallee-form tree (detectable and identifiable at any time of the year) was not detected.
<i>Glycine latrobeana</i> clover glycine	v VU # only	<i>Glycine latrobeana</i> occurs in a range of habitats, geologies and vegetation types. Soils are usually fertile but can be sandy when adjacent to or overlaying fertile soils. The species mainly occurs on flats and undulating terrain over a wide geographical range, including near-coastal environments, the Midlands, and the Central Plateau. It mainly occurs in grassy/heathy forests and woodlands and native grasslands.	Potential habitat effectively absent (atypical of known sites and species is not known from this part of southeast Tasmania).
<i>Haloragis heterophylla</i> variable raspwort	r -	<i>Haloragis heterophylla</i> occurs in poorly-drained sites (sometimes only marginally so), which are often associated with grasslands and grassy woodlands with a high component of <i>Themeda triandra</i> (kangaroo grass). It also occurs in grassy/sedgy <i>Eucalyptus ovata</i> forest and woodland, shrubby creek lines, and broad sedgy/grassy flats, wet pasture and margins of farm dams.	Potential habitat absent (atypical of all reported sites).
<i>Hyalosperma demissum</i> moss sunray	e -	<i>Hyalosperma demissum</i> grows on rock pavements or shallow sandy soils in some of Tasmania's driest regions, and also in scalded patches in <i>Eucalyptus amygdalina</i> heathy/grassy woodland. The underlying substrate is mostly Jurassic dolerite, with occasional occurrences on Triassic sandstone and also Cainozoic sediments with a laterite lag. The elevation range of recorded sites in Tasmania is 30-470 m a.s.l., with an annual rainfall range of less than 600 mm.	Potential habitat effectively absent (atypical of known sites). Species not detected (strong seasonal constraint on detection and/or identification: species detected at other sites in following week).



Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<i>Juncus vaginatus</i> clustered rush	r -	<i>Juncus vaginatus</i> is a species of low-lying poorly-drained sites such as the margins of still and slow-flowing waterbodies and areas where water lies for parts of the year such as "wet pasture".	Potential habitat absent (atypical of all reported sites).
<i>Lachnagrostis robusta</i> tall blowgrass	r -	<i>Lachnagrostis robusta</i> occurs in saline situations such as the margins of coastal and inland saline lagoons	Potential habitat absent (atypical of all reported sites).
<i>Lachnagrostis semibarbata</i> var. <i>filifolia</i> narrowleaf blowgrass	r -	<i>Lachnagrostis semibarbata</i> var. <i>filifolia</i> purportedly occurs in moist depressions in grassy woodlands/forests and grasslands, and on the edges of swamps and saline flats. In Tasmania, it is known only from historic records, two near Hobart and one near Ulverstone.	Potential habitat absent (atypical of all reported sites).
<i>Lepidium hyssopifolium</i> soft peppercress	e EN #	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 effectively absent (atypical of known sites). This perennial herb/sub-shrub was not detected (no seasonal constraint on detection and/or identification).
<i>Leucochrysum albicans</i> subsp. <i>tricolor</i> grassland paperdaisy	e EN # only	<i>Leucochrysum albicans</i> subsp. <i>tricolor</i> occurs in the west and on the Central Plateau and the Midlands, mostly on basalt soils in open grassland. This species would have originally occupied <i>Eucalyptus pauciflora</i> woodland and tussock grassland, though most of this habitat is now converted to improved pasture or cropland.	Potential habitat absent (atypical of all reported sites).
<i>Limonium australe</i> var. <i>australe</i> yellow sea-lavender	r -	<i>Limonium australe</i> var. <i>australe</i> occurs in succulent or graminoid saltmarsh close to the high water mark, typically near small brackish streams.	Potential habitat absent (atypical of all reported sites).
<i>Lobelia pratioides</i> poison lobelia	v -	<i>Lobelia pratioides</i> occurs in seasonally inundated to waterlogged soils at the margins of swamps, wetlands and drainage lines, and also in damp depressions within grassland and grassy woodland.	Potential habitat absent (atypical of all reported sites).
<i>Myriophyllum integrifolium</i> tiny watermilfoil	v -	<i>Myriophyllum integrifolium</i> occurs mostly in the Northern Midlands, with isolated populations in the State's north, northeast and south. It grows at the margins of wetlands and in seasonally wet places, including depressions associated with small	Potential habitat absent (atypical of all reported sites).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		ephemeral lakes. It can occur in coastal heathland and in forest in the Midlands, where it is often associated with old muddy tracks.	
<i>Olearia hookeri</i> crimsontip daisybush	r -	<i>Olearia hookeri</i> is found on dry hills around Hobart in the State's south and also along the central east coast. It grows within eucalypt woodlands with a mixed grassy-shrubby understorey, favouring north to northwesterly slopes on mudstone (except for an atypical occurrence on dolerite at Templestowe flats near Seymour). In the south of the State the habitat is dominated by <i>Eucalyptus amygdalina</i> , <i>Eucalyptus risdonii</i> or <i>Eucalyptus tenuiramis</i> ; in the central east near Mt Peter the habitat is dominated by <i>Eucalyptus sieberi</i> over a very sparse understorey.	Potential habitat present. Species not detected (no seasonal constraint on detection and/or identification).
<i>Prasophyllum apoxychilum</i> tapered leek-orchid	v EN # only	<i>Prasophyllum 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).
<i>Prasophyllum milfordense</i> milford leek-orchid	e CR # only	<i>Prasophyllum milfordense</i> is known only from a single subpopulation close to the Hobart Airport where it occurs amongst <i>Lomandra longifolia</i> (sagg) tussocks in <i>Eucalyptus viminalis</i> woodland on well-drained, grey sandy loam.	Potential habitat absent (site is on dolerite not coastal sands).
<i>Pterostylis commutata</i> midlands greenhood	e CR # only	<i>Pterostylis commutata</i> is restricted to Tasmania's Midlands, where it occurs in native grassland and <i>Eucalyptus pauciflora</i> grassy woodland on well-drained sandy soils and basalt loams.	Potential habitat absent (atypical of all reported sites).
<i>Pterostylis wapstrarum</i> fleshy greenhood	e CR	<i>Pterostylis wapstrarum</i> is restricted to the Midlands and southeast of Tasmania where it occurs in native grassland and possibly grassy woodland. It has been reported from basalt soils.	Potential habitat absent (atypical of all reported sites).
<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 (atypical of all reported sites).
<i>Ranunculus pumilio</i> var. <i>pumilio</i> ferry buttercup	r -	<i>Ranunculus pumilio</i> var. <i>pumilio</i> occurs mostly in wet places (e.g. broad floodplains of permanent creeks, "wet pastures") from sea level to altitudes of 800-900 m a.s.l.	Potential habitat absent (atypical of all reported sites).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<i>Scleranthus diander</i> tufted knawel	v -	<i>Scleranthus diander</i> is found from the Central Midlands area to Hobart with most of the records from the Ross and Tunbridge areas. This species inhabits grassy woodland and is associated with dolerite and basalt substrates.	Potential habitat absent (atypical of all reported sites).
<i>Scleranthus fasciculatus</i> spreading knawel	v -	<i>Scleranthus fasciculatus</i> is only recorded from a few locations in the Midlands and southeast. The vegetation at most of the sites is <i>Poa</i> grassland/grassy woodland. <i>Scleranthus fasciculatus</i> appears to need gaps between the tussock spaces for its survival and both fire and stock grazing maintain the openness it requires. Often found in areas protected from grazing such as fallen trees.	Potential habitat marginally present, albeit somewhat atypical in being so steep and rocky. Species not detected (no seasonal constraint on detection and/or identification).
<i>Senecio squarrosus</i> leafy fireweed	r -	<i>Senecio squarrosus</i> occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types.	Potential habitat present. Species not detected (no significant seasonal constraint on detection and/or identification).
<i>Stylidium despectum</i> small triggerplant	r -	<i>Stylidium despectum</i> has mainly been recorded from wet sandy heaths, moist depressions, soaks and hollows in near-coastal areas. It extends to similar habitat amongst forest and woodland in the Midlands.	Potential habitat absent (atypical of all reported sites).
<i>Teucrium corymbosum</i> forest germander	r -	<i>Teucrium corymbosum</i> occurs in a wide range of habitats from rocky steep slopes in dry sclerophyll forest and <i>Allocasuarina</i> (sheoak) woodland, riparian flats and forest.	Potential habitat present. Species not detected (no seasonal constraint on detection and/or identification).
<i>Triglochin minutissima</i> tiny arrowgrass	r -	<i>Triglochin minutissima</i> inhabits fresh or brackish mudflats or margins of swamps in lowland, mostly coastal areas.	Potential habitat absent (atypical of all reported sites).
<i>Velleia</i> [syn. <i>Goodenia</i> ] <i>paradoxa</i> spur velleia	v -	<i>Velleia paradoxa</i> is known from the Hobart and Launceston areas, and the Midlands and the Derwent Valley, where it occurs in grassy woodlands or grasslands on dry sites. It has been recorded up to 550 m a.s.l. at sites with an annual rainfall range of 450-750 mm.	Potential habitat marginally present, albeit somewhat atypical in being so steep and rocky. Species not detected (no significant seasonal constraint on detection and/or identification: species easily detected in nearby Waverley Flora Park on day of assessment).
<i>Vittadinia gracilis</i> woolly new-holland-daisy	r -	<i>Vittadinia gracilis</i> occurs in native grassland and grassy woodland.	Potential habitat marginally present, albeit somewhat atypical in being so steep and rocky. Species not detected (no seasonal constraint on detection and/or identification).
<i>Vittadinia muelleri</i> narrowleaf new-holland-daisy	r -	<i>Vittadinia muelleri</i> occurs in native grassland and grassy woodland.	As above.



<b>Scientific name</b> <b>Common name</b>	<b>Status</b> TSPA EPBCA	<b>Tasmanian habitat description</b> <b>(and distribution)</b>	<b>Comments on study area and</b> <b>database records</b>
<i>Wilsonia rotundifolia</i> roundleaf wilsonia	r -	<i>Wilsonia rotundifolia</i> is found in coastal and inland saltmarshes in the eastern part of the State.	Potential habitat absent (atypical of all reported sites).
<i>Xerochrysum palustre</i> swamp everlasting	v VU #	<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 associated heathy <i>Eucalyptus ovata</i> woodlands. Sites are usually inundated for part of the year.	Potential habitat absent (atypical of all reported sites).

**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 2023a), Bryant & Jackson (1999), FPA (2023) & McNab (2022); marine, wholly pelagic and littoral species such as marine mammals, fish and offshore seabirds are excluded. Species marked with # are listed in CofA (2023). Note that the use of the descriptions of "potential habitat" and "significant habitat" as provided in FPA (2023) does not imply a direct relationship between these concepts and the concept of "significant habitat" as per C7.3.1 of the *State Planning Provisions*.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<i>Accipiter 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. <b>Significant habitat</b> absent. The species may very 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. This species should not require further consideration.
<i>Amelora acontistica</i> chevron looper moth	v -	<b>Potential habitat</b> is saltmarshes, salt pans, and adjacent grasslands and grassy forest/woodland (within the same catchment as and adjacent to saline habitats).	<b>Potential habitat</b> absent (site is dry eucalypt forest).
<i>Ammoniropa vigens</i> [syn. <i>Discocharopa vigens</i> ] ammonite pinwheel snail	e CR # only	<b>Potential habitat</b> is dry and wet eucalypt forests on dolerite in the Hobart lowlands (all below 400 m a.s.l).	<b>Potential habitat</b> absent. While the site is on dolerite, it is wholly atypical of all reported sites (very steep and only very fine leaf litter, with litter <i>Eucalyptus</i> litter). This species should not require further consideration.
<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>Apus pacificus</i> fork-tailed swift	- - # only	Seasonal migrant (December through March) with habitat open skies over any habitat, more commonly associated with forested hills and mountains (McNab 2022).	<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.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<i>Aquila audax</i> subsp. <i>fleayi</i> tasmanian wedge-tailed eagle	e EN #	<p><b>Potential habitat</b> comprises <b>potential nesting habitat</b> and <b>potential foraging habitat</b>.</p> <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><b>Potential nesting habitat</b> absent within title because of combination of aspect and state of forest but there is modelled habitat northwest of the site but this is now largely cleared (see Figure 10b that shows modelled habitat in vicinity of subject title).</p> <p><b>Significant habitat</b> technically present because there is a known nest within 500 m of the subject title (Figure 10c). Refer to <b>FINDINGS Threatened fauna</b> for more details.</p>
<i>Botaurus poiciloptilus</i> australasian bittern	- EN # only	<p><b>Potential habitat</b> is comprised of wetlands with tall dense vegetation, where it forages in still, shallow water up to 0.3 m deep, often at the edges of pools or waterways, or from platforms or mats of vegetation over deep water. It favours permanent and seasonal freshwater habitats, particularly those dominated by sedges, rushes and reeds (e.g. <i>Phragmites</i>, <i>Cyperus</i>, <i>Eleocharis</i>, <i>Juncus</i>, <i>Typha</i>, <i>Baumea</i>, <i>Bolboschoenus</i>) or cutting grass (<i>Gahnia</i>) growing over a muddy or peaty substrate (TSSC 2011).</p>	<p><b>Potential habitat</b> absent.</p> <p>This species should not require further consideration.</p>
<i>Bubulcus coromandus</i> [syn. <i>B. ibis</i> , <i>Ardea ibis</i> ] cattle egret	- - # only	<p>Seasonal migrant (April through October) with habitat agricultural lands, crops, dams, pastures, particularly those with cattle, mudflats and wetlands (McNab 2022).</p>	<p><b>Potential habitat</b> absent.</p> <p>This species should not require further consideration.</p>
<i>Ceyx azureus</i> subsp. <i>diemenensis</i> [syn. <i>Alcedo azurea</i> subsp. <i>diemenensis</i> ] Tasmanian azure kingfisher	v EN # only	<p><b>Potential habitat</b> comprises <b>potential foraging habitat</b> and <b>potential breeding habitat</b>.</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 foraging habitat</b> absent (no suitable watercourses).</p> <p><b>Potential breeding habitat</b> absent (no suitable watercourses).</p> <p>This species should not require further consideration.</p>



Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		<b>Potential breeding habitat</b> is usually steep banks of large rivers (a breeding site is a hole (burrow) drilled in the bank).	
<i>Chrysolarentia decisaria</i> tunbridge looper moth	e -	<b>Potential habitat</b> is saltmarshes, salt pans, and adjacent grasslands and grassy forest/woodland (within the same catchment as and adjacent to saline habitats).	<b>Potential habitat</b> absent (site is dry eucalypt forest).
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i> spotted-tailed quoll	r VU #	<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. <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 (>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. <b>FPA's Fauna Technical Note 10</b> can be used as a guide in the identification of potential denning habitat.	<b>Potential habitat</b> present, albeit atypical for denning because of lack of suitable hollow logs, large tree bases, rock piles, overhangs or dense shrubby vegetation). No evidence of the species was noted (e.g. scats, etc.). <b>Significant habitat</b> absent (no potential habitat present and not within core range). Any proposal should not deleteriously affect potential habitat at any reasonable scale. 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.
<i>Gallinago hardwickii</i> Latham's snipe	- - # 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. This species should not require further consideration.
<i>Haliaeetus 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.	<b>Potential nesting habitat</b> absent within title because of combination of aspect and state of forest but there is modelled habitat northwest of the site but this is now largely cleared (see Figure 10b that shows modelled habitat in vicinity of subject title). <b>Significant habitat</b> absent. This species should not require further consideration.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		<p>Scattered trees along river banks or pasture land may also be used.</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 nest tree still present).</p>	
<p><i>Hirundapus caudacutus</i> white-throated needletail</p>	<p>- VU #</p>	<p>Seasonal migrant (December through March) with habitat open skies over any habitat, more commonly associated with forested hills and mountains (McNab 2022).</p>	<p><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).</p> <p>This species should not require further consideration.</p>
<p><i>Lathamus discolor</i> swift parrot</p>	<p>e CR #</p>	<p><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).</p> <p><b>Potential foraging habitat</b> comprises <i>E. 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.</p> <p>For management purposes <b>potential nesting habitat</b> 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</p>	<p><b>Potential foraging habitat</b> absent as <i>Eucalyptus globulus</i> (blue gum) and <i>Eucalyptus ovata</i> (black gum) are absent from the title, although the former is widespread in the greater area (and is present as occasional seedlings).</p> <p><b>Potential nesting habitat</b> present in the form of scattered dead and near-dead trees on the upper slope. Site is also typical of reported nest sites that tend to be on upper slopes and ridgelines in mature forest rich in hollow-bearing trees.</p> <p><b>Significant habitat</b> present.</p> <p>Refer to <b>FINDINGS Threatened fauna</b> for more details.</p>

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		<p>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>The site is within the <b>Meehan Range SPIBA</b> (Swift Parrot Important Breeding Area).</p>	
<p><i>Litoria raniformis</i> green and golden frog</p>	<p>v VU #</p>	<p><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.</p> <p><b>Significant habitat</b> is high quality potential habitat.</p>	<p><b>Potential habitat</b> absent (no suitable waterbodies).</p> <p><b>Significant habitat</b> absent.</p> <p>This species should not require further consideration.</p>
<p><i>Myiagra cyanoleuca</i> satin flycatcher</p>	<p>- - # only</p>	<p>Seasonal migrant (November through march) with habitat scrub, wet and dry sclerophyll forests, woodlands and creeklines (McNab 2022).</p>	<p><b>Potential habitat</b> present.</p> <p>This is a spring-summer migrant that may utilise the greater study area for foraging and nesting. No sightings were made on the assessment day in September, which was undertaken outside the species' resident period in Tasmania.</p> <p>Any proposal should not deleteriously affect potential habitat at any reasonable scale.</p> <p>This species should not require further consideration.</p>
<p><i>Neophema chrysostoma</i> blue-winged parrot</p>	<p>- VU # only</p>	<p>Seasonal migrant (October through April) with habitat agricultural lands, crops, dams, paddocks, coastal scrub, open grassy woodlands, heathland and saltmarshes (McNab 2022).</p>	<p><b>Potential habitat</b> present, albeit only in a general sense.</p> <p>Any proposal should not deleteriously affect potential habitat at any reasonable scale.</p> <p>This species should not require further consideration.</p>
<p><i>Pardalotus quadragintus</i> forty-spotted pardalote</p>	<p>e EN #</p>	<p><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.</p> <p><b>Significant habitat</b> is all potential habitat associated with known colonies and such habitat within 500 m of known colonies.</p>	<p><b>Potential habitat</b> marginally present with <i>Eucalyptus viminalis</i> present, albeit now mainly as dead or near-dead trees, with the balance not expected to persist through the next drought and/or heat wave.</p> <p><b>Significant habitat</b> absent (site is many kilometres from nearest "colony").</p> <p>This species should not require further consideration.</p>



Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<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> present, albeit atypical in that it is steep and rocky. <b>Significant habitat</b> absent. The species may utilise the greater title area as part of a home range and for foraging but development at the scale proposed and within the context of surrounding land uses should not have a significant impact on potential habitat of the species. This species should not require further consideration.
<i>Prototroctes maraena</i> Australian grayling	v VU #	<b>Potential habitat</b> is all streams and rivers in their lower to middle reaches.	<b>Potential habitat</b> absent (no suitable waterbodies). 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.
<i>Sarcophilus harrisi</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> present, albeit atypical for denning because of lack of suitable hollow logs, large tree bases, rock piles, overhangs or dense shrubby vegetation). No evidence of the species was noted (e.g. scats, etc.). <b>Significant habitat</b> absent (no potential denning habitat present). Any proposal should not deleteriously affect potential habitat at any reasonable scale. This species should not require further consideration.
<i>Theclinesthes serpentata</i> subsp. <i>lavara</i> chequered blue	r	<b>Potential habitat</b> is saltmarshes, and beach and coastal habitats, supporting food plants including <i>Rhagodia candolleana</i> (coastal saltbush) and species of <i>Atriplex</i> .	<b>Potential habitat</b> absent (site is not saltmarsh and key halophytic species are not present). 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	<b>Potential habitat</b> present in the form of potential foraging habitat and localised potential temporary roosting habitat but potential nesting habitat is

<b>Scientific name</b> <b>Common name</b>	<b>Status</b> TSPA EPBCA	<b>Tasmanian habitat description</b> <b>(and distribution)</b>	<b>Comments on study area and</b> <b>database records</b>
		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 (≥15 cm entrance diameter).	absent because of the lack of large trees with large hollows. <b>Significant habitat</b> marginally present as the forest is dry and supports some dead and near-dead trees with hollows (perhaps marginally large enough to support nesting). Refer to <b>FINDINGS Threatened fauna</b> for more details.

**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.

**APPENDIX H. DNRET's *Raptor Database Reports***

Appended as pdf files.

**ATTACHMENT**

- .shp/.dwg file of revised vegetation mapping