Public Notice Details

Application Details

Application No	DA2600021

Property Details

Property Location	570 Huntingdon Tier Road Bagdad

Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	26/3/26
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	14/4/26

If you need any further information, you're welcome to contact the Planning Department. A planner in the Development and Environmental Services section can be reached on 6254 5050 or at planningenquiries@southernmidlands.tas.gov.au.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120
Email: mail@southernmidlands.tas.gov.au
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.

PLANNING NEW DWELLING

CLASS 1A

SNH26-007

CONTENTS

CLIENT	TROY AND CHERYLLYN THOMPSON
PROPERTY ADDRESS	LOT 3 / 570 HUNTINGDON TIER ROAD, BAGDAD
PROPERTY TITLE REFERENCE	163955/3
PROPERTY IDENTIFICATION NUMBER	3247834
LOCAL AUTHORITY	Southern Midlands
PLANNING ZONE	Tasmanian Planning Scheme
OVERLAYS	Low Landslip Hazard Band, Priority Vegetation, Bushfire Prone
BUSHFIRE ATTACK LEVEL	29
CORROSION ENVIRONMENT	
SOIL CLASSIFICATION	P Class
WIND CLASSIFICATION	N3
PROPERTY LOT SIZE	22000m2
PROPOSED FOOTPRINT	189m2

CERTIFICATES & ASSESSMENT REPORTS BY OTHERS

SOIL & WIND ASSESSMENT	ENVIRO-TECH CONSULTANTS
ON-SITE WASTE WATER ASSESSMENT	FYSH DESIGN
BUSHFIRE ATTACK LEVEL ASSESSMENT (BAL)	TAS BUSHFIRE CONSULTING
NATURAL VALUES ASSESSMENT	ENVIRONMENTAL CONSULTING OPTIONS TASMANIA

DIMENSION NOTE:
Use written diemtnions only. Do no scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed onsite by the builder, Surveyor or Sub Contractor prior to the commencement of work, manufacture or installaion; and the Builder, Sub Contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes

SHEDS & HOMES
SHEDS. MADE. TOUGH.

57 Cove Hill Road
Bridgewater TAS 7030
(03) 6263 6545

BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME: TROY AND CHERYLLYN THOMPSON			DRAWING TITLE: COVER PAGE	
PROJECT ADDRESS: LOT 3 / 570 HUNTINGDON TIER ROAD, BAGDAD	DATE: 25/02/2026	SCALE:		DRAWN BY: SH
PROJECT: NEW DWELLING	REVISION No:	SHEET SIZE: A3	JOB No: SNH26-007	SHEET No: A1.0

SMC - KEMPTON

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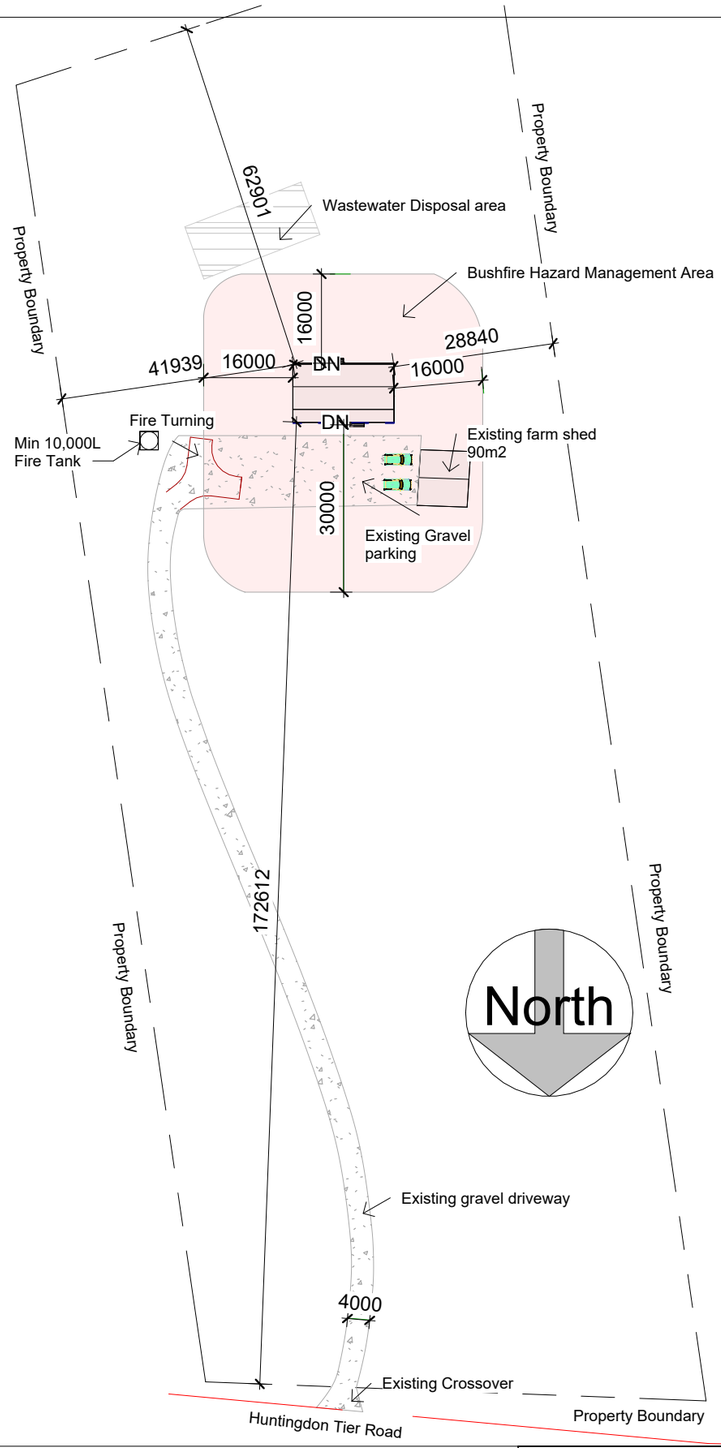
4/03/2026



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DRAWING NOTE:

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ABN 52 660 422 159

CLIENT NAME: TROY AND CHERYLLYN THOMPSON			DRAWING TITLE: SITEPLAN WHOLE SITE		
PROJECT ADDRESS: LOT 3 / 570 HUNTINGDON TIER ROAD, BAGDAD		DATE: 25/02/2026	SCALE: 1 : 1000		DRAWN BY: SH
PROJECT: NEW DWELLING	REVISION No:	SHEET SIZE: A3	JOB No: SNH26-007	SHEET No: A2.0	

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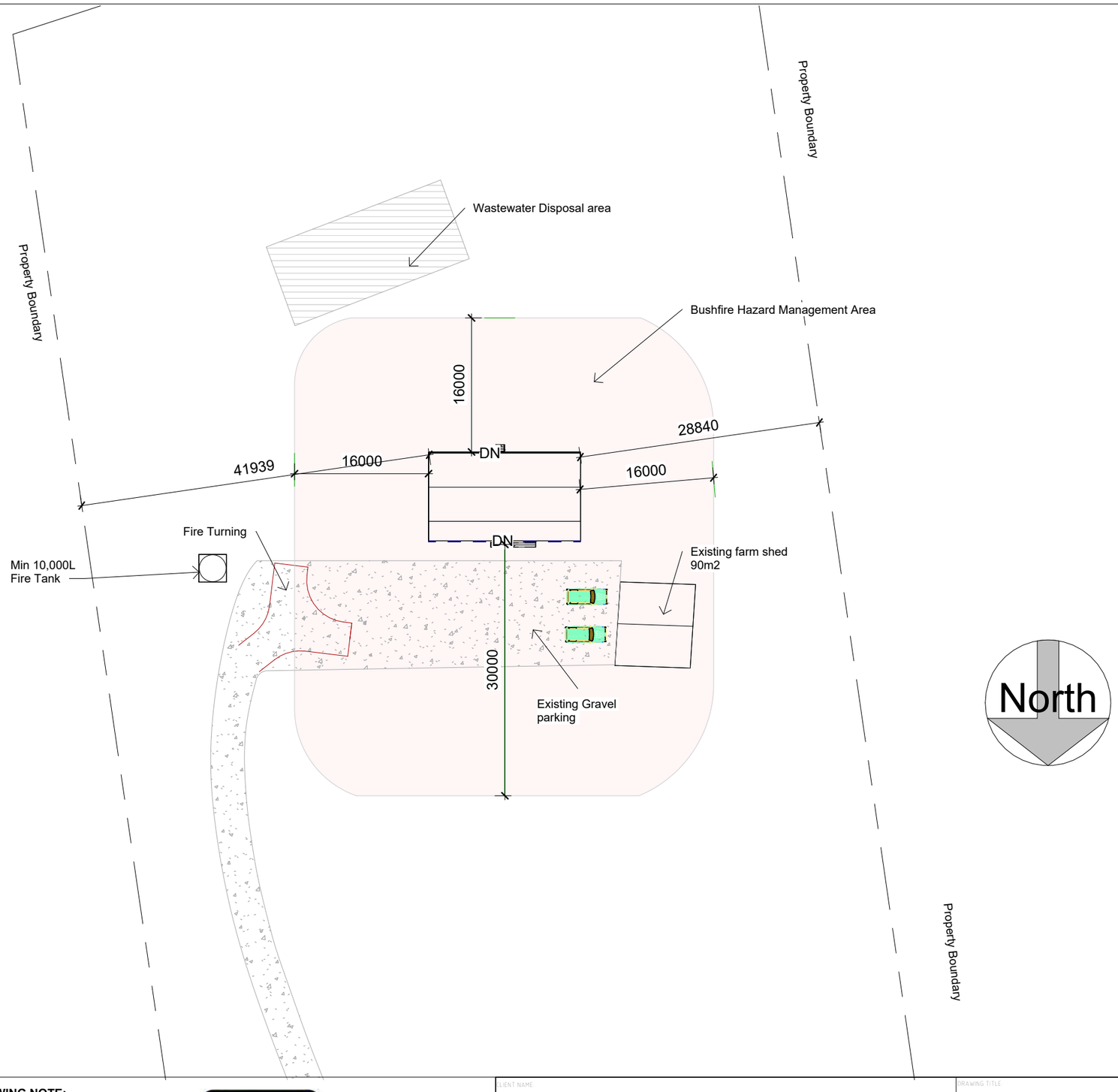

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Bridgewater TAS 7030
(03) 6263 6545

BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME: TROY AND CHERYLLYN THOMPSON			DRAWING TITLE: SITEPLAN		
PROJECT ADDRESS: LOT 3 / 570 HUNTINGDON TIER ROAD, BAGDAD		DATE: 25/02/2026	SCALE: 1 : 500		DRAWN BY: SH
PROJECT: NEW DWELLING	REVISION No:	SHEET SIZE: A3	JOB No: SNH26-007	SHEET No: A2.1	

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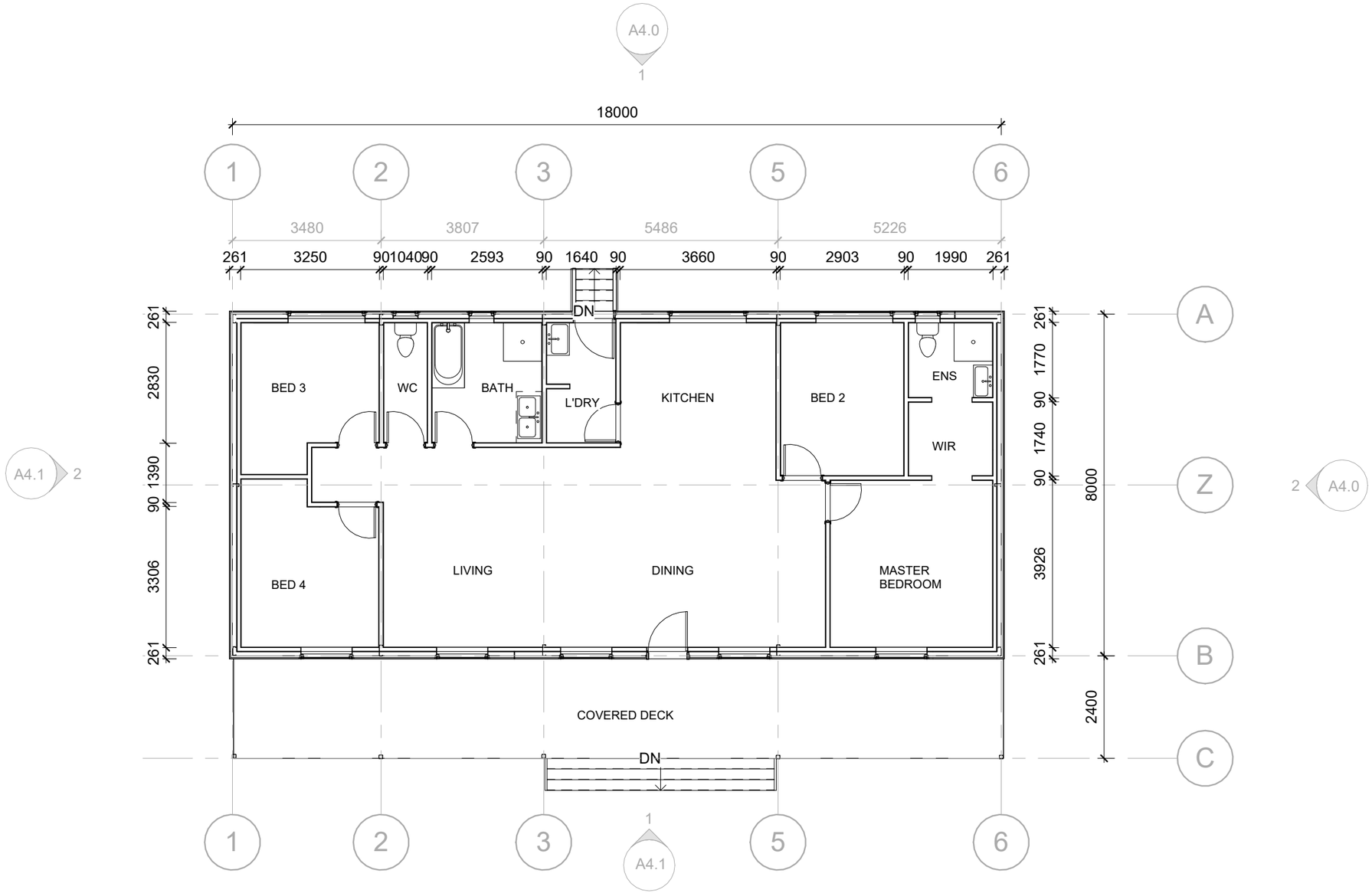

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BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME: TROY AND CHERYLLYN THOMPSON			DRAWING TITLE: FLOORPLAN		
PROJECT ADDRESS: LOT 3 / 570 HUNTINGDON TIER ROAD, BAGDAD		DATE: 25/02/2026	SCALE: 1 : 100		DRAWN BY: SH
PROJECT: NEW DWELLING	REVISION No:	SHEET SIZE: A3	JOB No: SNH26-007		SHEET No: A3.0

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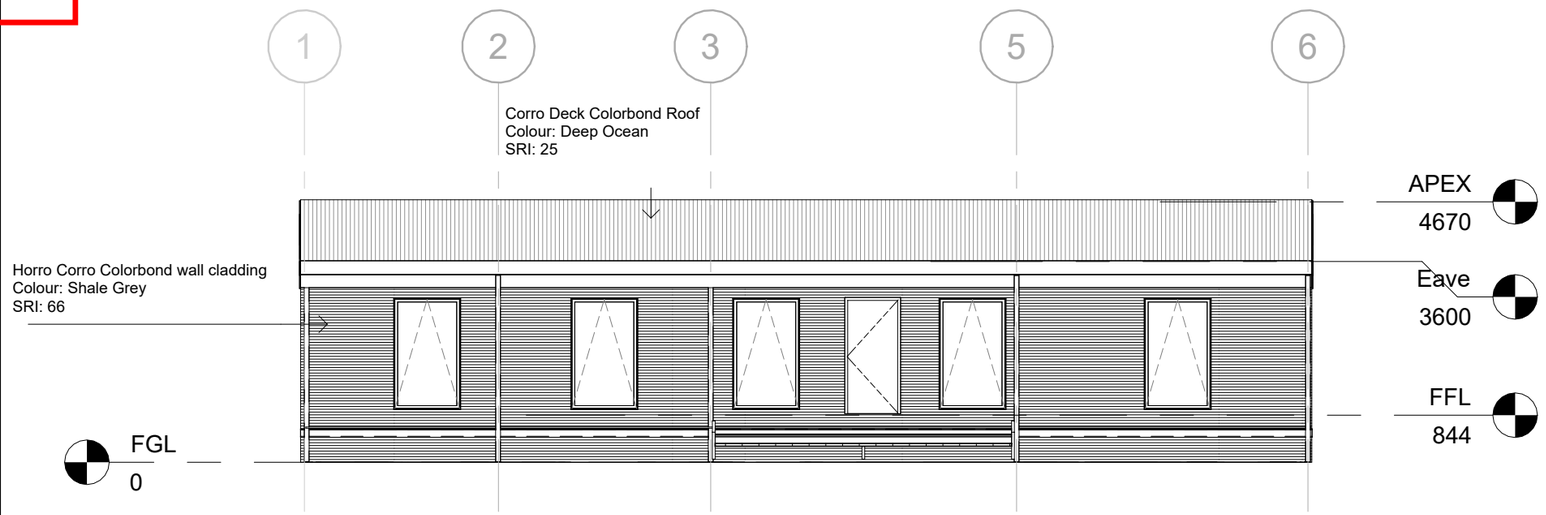
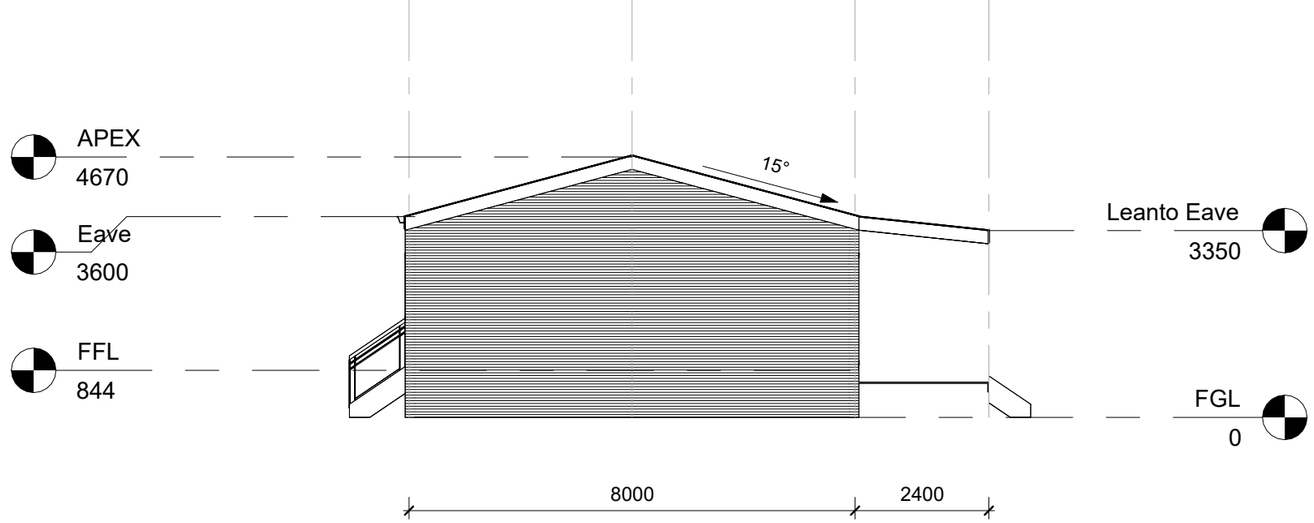


1 NORTH
1 : 100



2 EAST
1 : 100

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BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME: TROY AND CHERYLLYN THOMPSON		DRAWING TITLE: ELEVATIONS		
PROJECT ADDRESS: LOT 3 / 570 HUNTINGDON TIER ROAD, BAGDAD	DATE: 25/02/2026	SCALE: 1 : 100		DRAWN BY: SH
PROJECT: NEW DWELLING	REVISION No:	SHEET SIZE: A3	JOB No: SNH26-007	SHEET No: A4.1

SMC - KEMPTON

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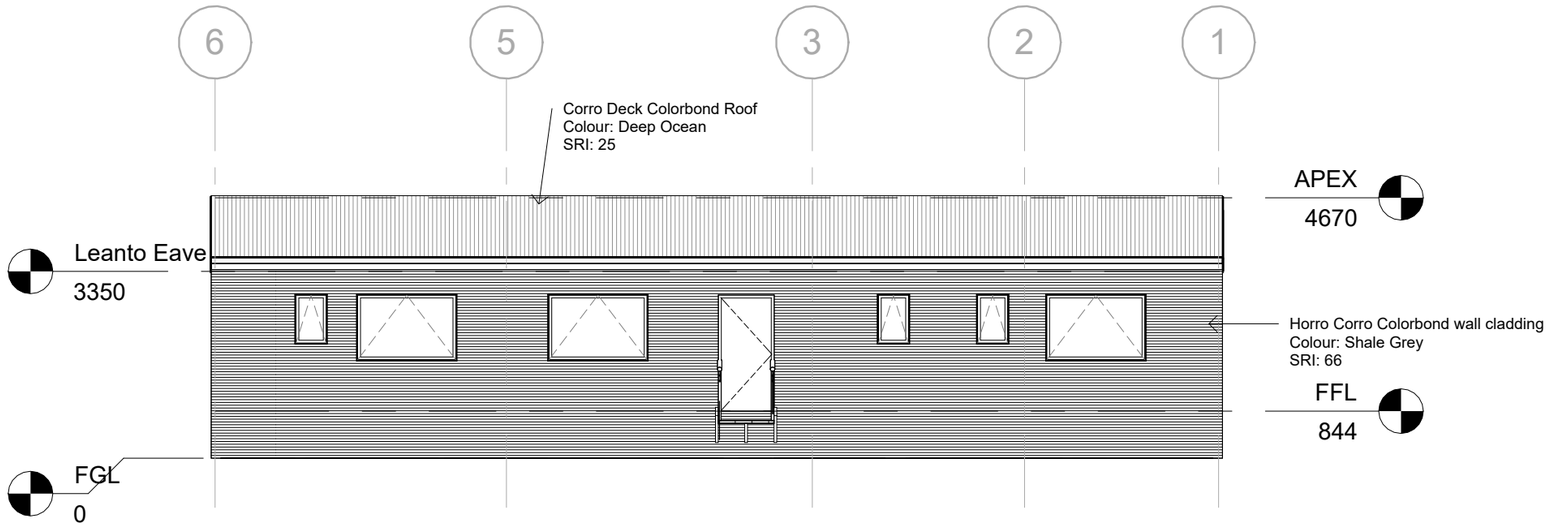
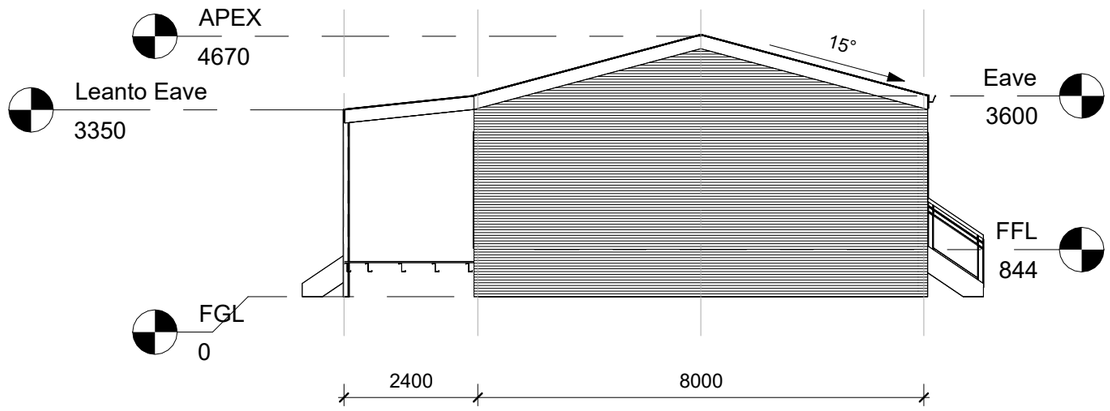


1 SOUTH
1 : 100



2 WEST
1 : 100

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BLST Pty Ltd
ABN 52 660 422 159

CLIENT NAME: TROY AND CHERYLLYN THOMPSON		DRAWING TITLE: ELEVATIONS		
PROJECT ADDRESS: LOT 3 / 570 HUNTINGDON TIER ROAD, BAGDAD	DATE: 25/02/2026	SCALE: 1 : 100		DRAWN BY: SH
PROJECT: NEW DWELLING	REVISION No:	SHEET SIZE: A3	JOB No: SNH26-007	SHEET No: A4.0

ON-SITE WASTEWATER REPORT

CKD-HYD-330

Date:26/08/2025

For Approval – Rev 0

TABLE OF CONTENTS

1. INTRODUCTION AND SCOPE OF ENGAGEMENT

Fysh Design has been engaged to provide a design for a new wastewater system for the proposed shed and future 3-bedroom dwelling 570 Huntingdon Tier Road, Bagdad

The proposed dwelling will have **Three bedrooms.**

The following report outlines the methodology and assumptions used for the proposed AWTS secondary treatment system.

2. WASTEWATER DESIGN

Site Conditions

Client: Toy and Cheryllyn Thompson

Address: 570 Huntingdon Tier Road Bagdad

Site Area – Approx 2.21ha

Building Type – Proposed residential dwelling

Drainage lines & Water Courses – Free drainage with overland flow run off directly from the southwest, no groundwater encountered.

Vegetation – Mixed native grass species, native trees, bushland

Rainfall in the previous 7 days – 57mm (Campania Weather Station)

Average slope approx. Moderate slope of 14% (8 Deg) to the Northeast

Domestic water supply – Rainwater Tank Supply

Background Information

Mapped Geology – Mineral Resources Tasmania 1:25,000

Rock Type – Quartz Sandstone and Black shale layers

Soil Depth – 0.5m refusal found. (Rock refusal)

Landslide Zoning Low Hazard

Flood Prone Zoning - None

Local Rainfall Data – Annual rainfall approx. 480mm (Campania Weather Station)

Local Services – Onsite wastewater disposal, Rainwater Tank Supply

A site and soil report and site inspection were conducted by Fysh Design and Enviro-Tech Soil Consultants on the 26th of August (see attached with compiled documents) Figure 1 below displays the soil profile and properties analysed by Enviro-Tech Soil Consultants.

Five auger holes were completed to identify the profile and variation in soil materials on site. Test Hole BH02 was drilled within the approximate location where the proposed wastewater irrigation is to be located, in accordance with AS1547.2012 (refer to figure 04)

enviro·tech CONSULTANTS
Positioning: GDA94 & mAHD

ASSESSMENT: Geotechnical Site Investigation
STRUCTURE: Dwelling And Shed
EASTING: 515128
NORTHING: 5283707
ACCURACY **HORIZ:** 0.6m **VERT:** ~0.1m

Borehole : BH02
DATE TESTED: 26/08/2025
LOGGED BY: M. Scalisi
ELEVATION: 399.6

LOCATION: 570 Huntingdon Tier Road - Bagdad
CLIENT: Sheds n Homes
EQUIPMENT: AMS Powerprobe 9120 RAP
ESTIMATED GROUND m (m AHD):

DEPTH (m)	GRAPHIC	DESCRIPTION	DENSITY CONSIST STRENGTH	LAYER	ELEVATION (mAHD)	MOISTURE Index	MOISTURE %	MOISTURE Well	SAMPLE	TEST	Cu (kPa)	UCS (kg/cm²)	(Is50 MPa) (CBR) N_{SPT}	N_{DCP}/100mm
0.0	SM	SOIL & COBBLES/BOULDERS: SAND, dark grey, well sorted, fine to medium grained sand, with silt, trace roots, trace clay, 5 % roots and fine mulch	very loose	2	399.5	Dry	10						(1) (1)	0.4 0.4
	SC	SOIL & COBBLES/BOULDERS: Clayey SAND, yellowish brown, well sorted, fine grained sand, with gravel, trace roots, trace silt, 5 % roots and charcoal		5	399.3				DS				(1) (1)	0.5 0.5
0.5		Distinctly Weathered SANDSTONE Bedrock brownish yellow	extremely low	6	399.1				PL	IS 50			0.02 MPa (REF) (REF)	REF

Direct Push Sample: Refusal on Distinctly Weathered SANDSTONE Bedrock

End of borehole at 0.5m depth

GROUNDWATER: Not Encountered
TESTING: Penetrometer: AS 1289.6.3.2

PAGE 1 of 1

BH02

Wastewater Loading Certificate for system design (As per Clause 7.4.2(d) of AS1547/2012) (Proposed)

Proposed System Capacity – 6 people @ 120 L/Person/Day **(As per Table 1 of Tasmanian directors' determination for wastewater, for a 3-bedroom dwelling**

Summary of Design Criteria (Proposed) – DIR

Q = Design Flow = 720L/Day

Q/ (DIRxLine) separation (1m)

720 / (4.0x1.0) = 180m sqm area / (Minimum rounded required)

This calculation is based on the existing soil most limiting layer as Loams

(Category 3)

Water Supply – Rainwater Tank

Reserve area use - (unused backyard area)

Consequences of changes in loading capacity – A proposed Taylex ABS 1500L Poly or Concrete system (or approved equivalent) the Taylex ABS 1500L Poly or Concrete system Secondary treatment system has an additional peak load capacity of 780L per day with demands only requiring 720L per day, with an overall capacity of 1500L per day. Irrigation area has some redundancy and has been sized conservatively with slope etc.

Consequences of overloading the system – A proposed Taylex ABS 1500L Poly or Concrete system (or approved equivalent) the Taylex ABS 1500L Poly or Concrete system Secondary treatment system has an additional peak load capacity of 780L per day with demands only requiring 720L per day, with an overall capacity of 1500L per day. Irrigation area has some redundancy and has been sized conservatively with slope etc.

Consequences of underloading the system – No odour should occur due to 2 stage solid break down of the proposed system utilizing secondary treatment, so long as the proposed system is maintained by qualified contractor on a quarterly basis.

Consequences poor maintenance or attention – Refer to maintenance section of report.

Other Design considerations

- Use water saving fixtures.
- Remove excess fats and grease from kitchen dishes.
- Ensure no solids are put into the system.
- Food disposal system not to be used.
- Do not dispose of sanitary nappies or napkins to the system.
- Use biodegradable detergents.
- Do not dispose of powerful chemicals, bleaches, or whiteners etc down drain system.
- Spread load of washing machine and dishwasher routines throughout the day

Wastewater Classification and Recommendations

According to AS1547.2012 for on-site wastewater management the natural site soil in the property is classified as Loams (**Category 3).**

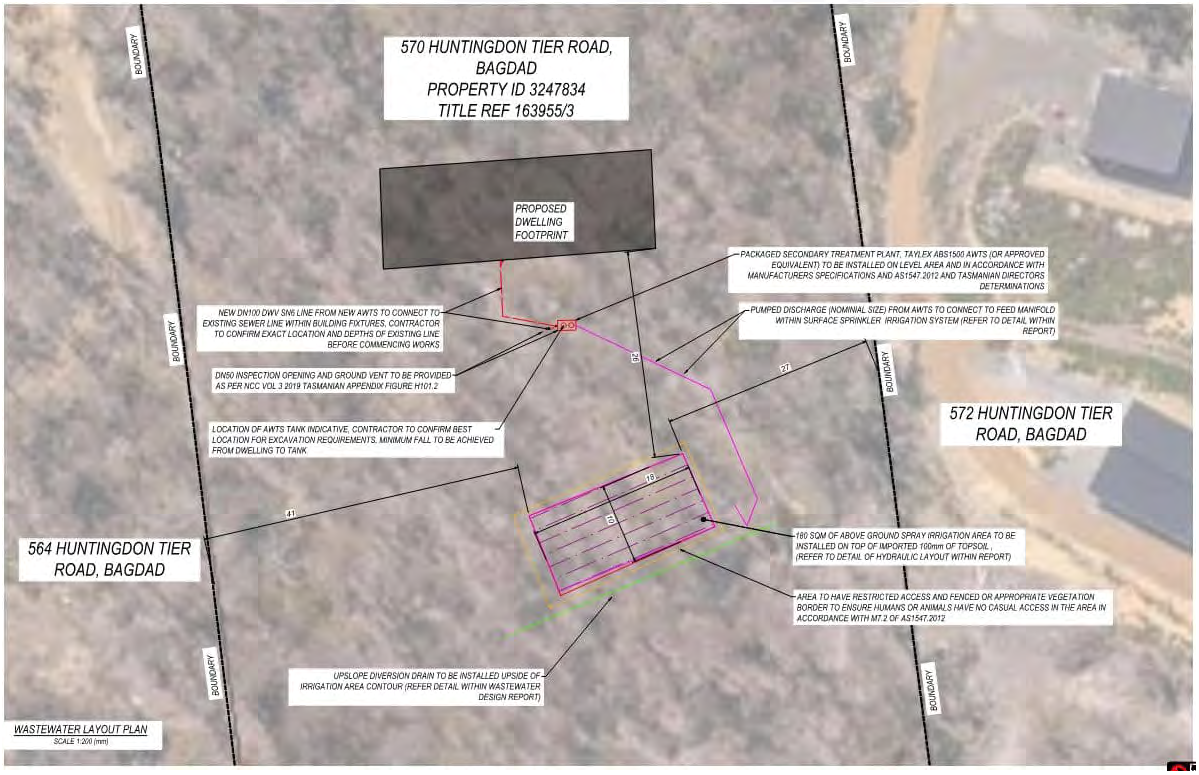
Table J1 of AS1547.2012 indicates based on 4 bedroom in the proposed dwelling a conservative population of up to 6 people loading has been adopted. It is proposed all outflow from the proposed building is connected via a DN100 Gravity line to a proposed Taylex ABS 1500L AWTS system (or approved equivalent) then outflows via pumped discharged to adequately sized surface spray irrigation system

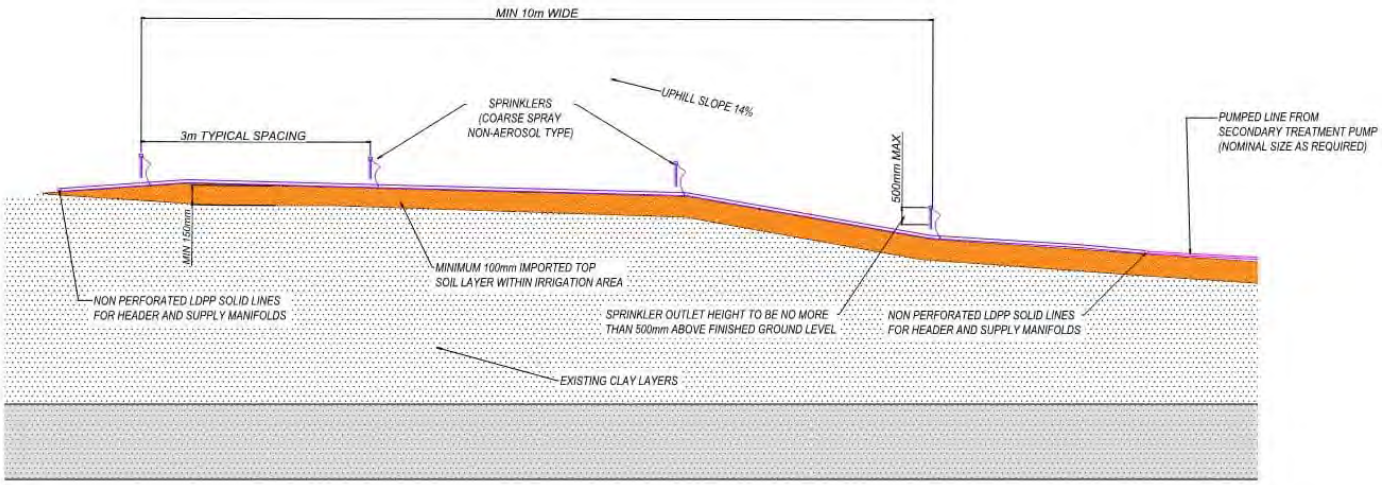
An upslope cut off drain table drain is recommended upslope for the irrigation area for peak rainfall events, to prevent water egress into the irrigation area (as per detail)

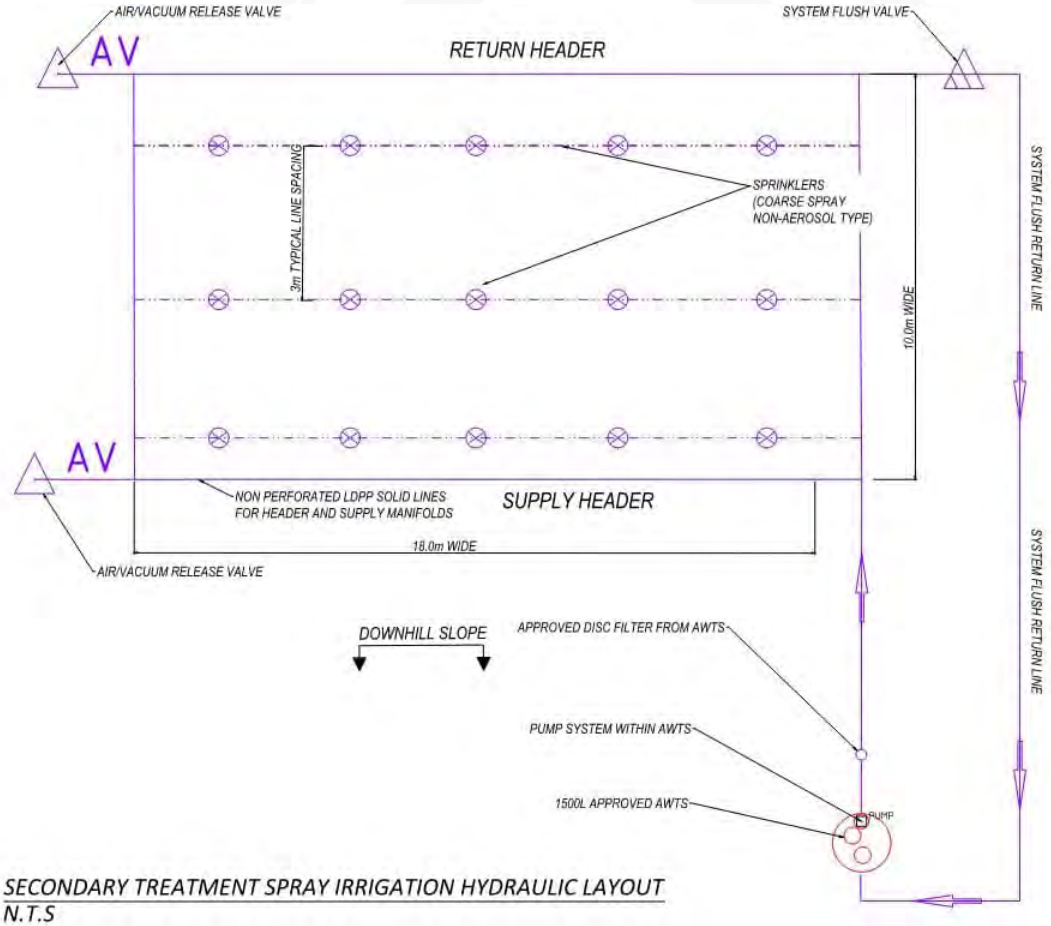
A DIR of 4.0/mm/day, **Category 3** rating has been applied to this rating due to the presence of Sandy Loams with minor traces of clay, 100mm of sandy loam or topsoil will need to be imported for the surface of the irrigation area to promote absorption and soakage and to ensure **500mm vertical separation from bedrock**. For calculations, please refer to the trench summary reports.

Please see design / construction details at the end of the report for further details on the sub surface area

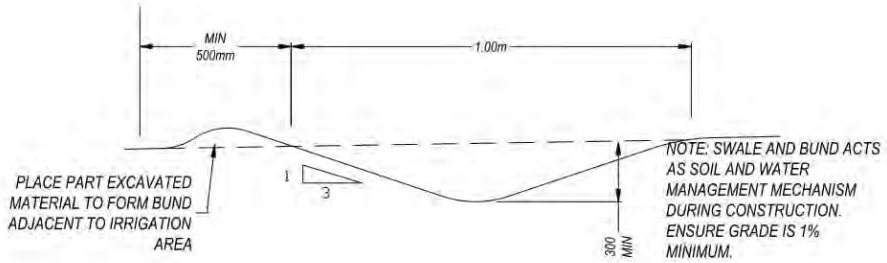
Wastewater Site Layout







SECONDARY TREATMENT SPRAY IRRIGATION HYDRAULIC LAYOUT
N.T.S



UPSLOPE CUT OFF DRAIN
NTS

- Treatment Sub surface irrigation area dimensions of up to 1 x 18m Long x 10.0m wide x 0.3m deep (180m2 Total)
- Surface Irrigation area to be excavated to a max grade of 10% across the entire footprint where possible, topsoil battered at min 1 in 4 to existing surface where required.
- Base of irrigation area to be excavated level and spearing and compaction MUST be avoided.
- All works onsite to comply with AS3500.2, NCC2022, AS1547.2012 and all council regulations.

- **Spray irrigation area should not be used casually where contact with humans or animals may occur, area should be fenced off, or a vegetation boundary should be formed to prevent accidental traffic by humans or animals may occur in accordance with Table 5.2.2 and M7.2 of AS1547.2012 and General arrangement plan shown on page 7 or appendix A of this report**

- A2 acceptable solution has been satisfied due to a new treatment system within the existing site (New Dwelling)

- A1 acceptable solution has been satisfied as no downstream building present
- A2 acceptable solution has been satisfied with over **250m** distance to a downslope waterway. **Satisfied**
  A3 acceptable solution has been satisfied with **180m** distance to a downslope boundary.
  A4 acceptable solution has been as no water bore detected on site. (Ref Enviro-tech Report)
- A5 acceptable solution has been satisfied as site is free draining and no ponding groundwater on site due to soil properties.
- A6 acceptable solution has been satisfied as due to secondary treatment sub surface irrigation achieving **500mm** distance from bedrock with surface irrigation

3. TRENCH 3 LOADING

Fysh Design

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report
Wastewater Design

Assessment for	Troy and Cheryllyn Thompson 570 Huntingdon Tier Road - Bagdad	Assess. Date Ref. No.	26-Aug-25 CKD-HYD-330
Assessed site(s)	570 Huntingdon Tier Road - Bagdad	Site(s) inspected	26-Aug-25
Local authority	Southern Midlands council	Assessed by	Chris Fysh

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 720 (using the 'No. of bedrooms in a dwelling' method)
Septic tank wastewater volume (L/day) = 240
Sullage volume (L/day) = 480
Total nitrogen (kg/year) generated by wastewater = 2.6
Total phosphorus (kg/year) generated by wastewater = 0.8

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	36	29	32	32	37	43	36	50	44	47	44	45
Adopted rainfall (R, mm)	36	29	32	32	37	43	36	50	44	47	44	45
Retained rain (Rr, mm)	31	25	27	27	31	37	31	43	37	40	37	38
Max. daily temp. (deg. C)	24	24	22	19	15	13	13	14	16	18	20	22
Evapotrans (ET, mm)	153	135	124	66	32	16	23	36	55	91	99	133
Evapotr. less rain (mm)	**122**	**110**	**97**	**39**	**1**	**-20**	**-7**	**-7**	**18**	**51**	**62**	**95**

Annual evapotranspiration less retained rain (mm) = 560

Soil characterisitics

Texture = Loams Category = 3 Thick. (m) = 0.5
Adopted permeability (m/day) = 1.5 Adopted LTAR (L/sq m/day) = 4 Min depth (m) to water = 15

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	Above-ground
The preferred type of in-ground secondary treatment:	None
The preferred type of above-ground secondary treatment:	Surface irrigation
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	18
Width (m) =	10
Depth (m) =	0.25
Total disposal area (sq m) required =	180
comprising a Primary Area (sq m) of:	180
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments
LTAR is based on secondary treatment effluent (4.0DIR) Surface Spray Irrigatoin Rate Based on a 4 bedrooms with a conservative rate of 6 people at 120 L per day on Rainwater Tank supply (Category 3 soil)

Fysh Design

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Wastewater Design

Assessment for	Troy and Cheryllyn Thompson	Assess. Date	26-Aug-25
	570 Huntingdon Tier Road - Bagdad	Ref. No.	CKD-HYD-330
Assessed site(s)	570 Huntingdon Tier Road - Bagdad	Site(s) inspected	26-Aug-25
Local authority	Southern Midlands council	Assessed by	Chris Fysh

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
AA	Expected design area	sq m	180		Very high		
	Density of disposal systems	/sq km	1		Very low		
	Slope angle	degrees	8		Low		
	Slope form	Convex spreading			Very low		
	Surface drainage	Mod. good			Low		
	Flood potential	Site floods <1:100 yrs			Very low		
	Heavy rain events	Rare			Low		
	Aspect (Southern hemi.)	Faces NE or NW			Low		
	Frequency of strong winds	Infrequent			Moderate		
	Wastewater volume	L/day	720		Moderate		
	SAR of septic tank effluent		0.8		Very low		
	SAR of sullage		1.9		Low		
	Soil thickness	m	0.5		Moderate		
AA	Depth to bedrock	m	0.5		Very high		
A	Surface rock outcrop	%	5		High		
	Cobbles in soil	%	5		Low		
	Soil pH		4.5		Moderate		
	Soil bulk density	gm/cub. cm	1.2		Very low		
A	Soil dispersion	Emerson No.	3		High		
	Adopted permeability	m/day	1.5		Very low		
	Long Term Accept. Rate	L/day/sq m	4				

Fysh Design

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Wastewater Design

Assessment for	Troy and Cheryllyn Thompson	Assess. Date	26-Aug-25
	570 Huntingdon Tier Road - Bagdad	Ref. No.	CKD-HYD-330
Assessed site(s)	570 Huntingdon Tier Road - Bagdad	Site(s) inspected	26-Aug-25
Local authority	Southern Midlands council	Assessed by	Chris Fysh

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
A	Cation exchange capacity	mmol/100g	30		High		
	Phos. adsorp. capacity	kg/cub m	1		Moderate		
	Annual rainfall excess	mm	-560		Very low		
	Min. depth to water table	m	15		Very low		
	Annual nutrient load	kg	3.4		Very low		
	G'water environ. value	Indust non-sensit			Very low		
	Min. separation dist. required	m	1		Very low		
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value	Indust non-sensit			Very low		
	Dist. to nearest surface water	m	200		Moderate		
	Dist. to nearest other feature	m	40		Moderate		
	Risk of slope instability	Low			Low		
	Distance to landslip	m	100		Moderate		

4.

- 4.1 Each installation must be serviced and monitored at not less than 3 monthly intervals in accordance with the conditions of accreditation, the conditions of permit / maintenance specified in a Schedule of Maintenance and manufacturer's requirements.
- Notes:
- (1) Only a licensed plumber and or his or her qualified technician can carry out the maintenance and required monitoring of the system other than electrical work unless licensed to do so.
- (2) The licensed plumber and his or her technician may need to complete training by the supplier before carrying out any maintenance on the system. The licensed plumber and their technician must comply with the applicable Directors Determination with regard to the training, reporting requirements and qualifications required to carry out servicing on the STS.
- (3) The maintenance and monitoring intervals may be combined provided the monitoring frequency remains at 3-month intervals.
- 4.2 The owner of the system must enter into and maintain a maintenance contract with a suitable licenced plumbing contractor.
- 4.3 The owner must notify the council that a maintenance contract is in place for the maintenance of the STS.
- 4.4 The system must be operated and maintained to ensure it performs continuously and without any intervention between inspections carried out by the plumber.
- 4.5 A service report is to be prepared by the plumber who carried out the work detailing the inspection of the installation and the results of all servicing tests and conditions at the completion of all scheduled or unscheduled services or inspections.
- 4.6 The service report is to be accompanied by a signed document certifying that the system is operating and performing adequately.
- 4.7 A copy of the service report and certifying document is to be provided to the occupant and council. Each service report is to contain a statement reminding the user about items and products that must not be placed in the system.
- 4.8 Each service must include monitoring the operation of the system and associated land application system.
- 4.9 Maintenance must be carried out on all mechanical, electrical and functioning components of the system including the associated land application system as appropriate.
- 4.10 The monitoring, servicing and reporting of the installation must include but not be restricted to the following matters, as appropriate:
- 4.10.1 Reporting on weather conditions, ambient temperature, effluent temperature
- 4.10.2 Odour
- 4.10.3 Check and test pump
- 4.10.4 Check and test air blower, fan or air venturi and clean/replace air filters
- 4.10.5 Check and test alarm system
- 4.10.6 Check slime growth on membranes and report the on condition of membranes
- 4.10.7 Check and report operation of sludge return, sludge level and de-sludging
- 4.10.8 Check and record water meter reading (if fitted)
- 4.10.9 Check and record operation of irrigation area, irrigation fittings Department of Justice – Certificate of Accreditation Doc/20/66067 Date of Issue: 14/08/20 Director of Building Control Page 13 of 20 Delegate of Minister for Building and Construction

4.10.10 Check and clean/replace irrigation filters.

4.10.11 Check and report on water quality (testing for pH, Turbidity, EC and dissolved oxygen)
4.10.12 Check, and replenish chlorine disinfection system.

4.10.13 Cleaning of the following items at above the waterline – I. clarifier II. pipework III. valves IV. walls of chambers.

Maintenance requirements for wastewater tanks

Visual inspection is to be performed annually, and pumped out regularly, once scum and sludge occupy two thirds of the tank volume and reduces settling volume below 24 hours retention, at no less than 2.5 - 3-year intervals.
Any visible wet spots or uneven grass colour can show signs of pipe blockage, blocked or damage irrigation lines shall be replaced if required.

5. CONCLUSION

This report has demonstrated that the proposed development at 570 Huntingdon Tier Road Bagdad, complies with the onsite wastewater quality conditions of Southern Midlands Council plumbing and environmental requirements.

Please contact cfysh@fyshdesign.com.au if you require any additional information.

cfysh@fyshdesign.com.au

FYSH DESIGN
CIVIL HYDRAULIC

FYSH DESIGN

NORTH

DIAL BEFORE YOU DIG

SMC - KEMPTON

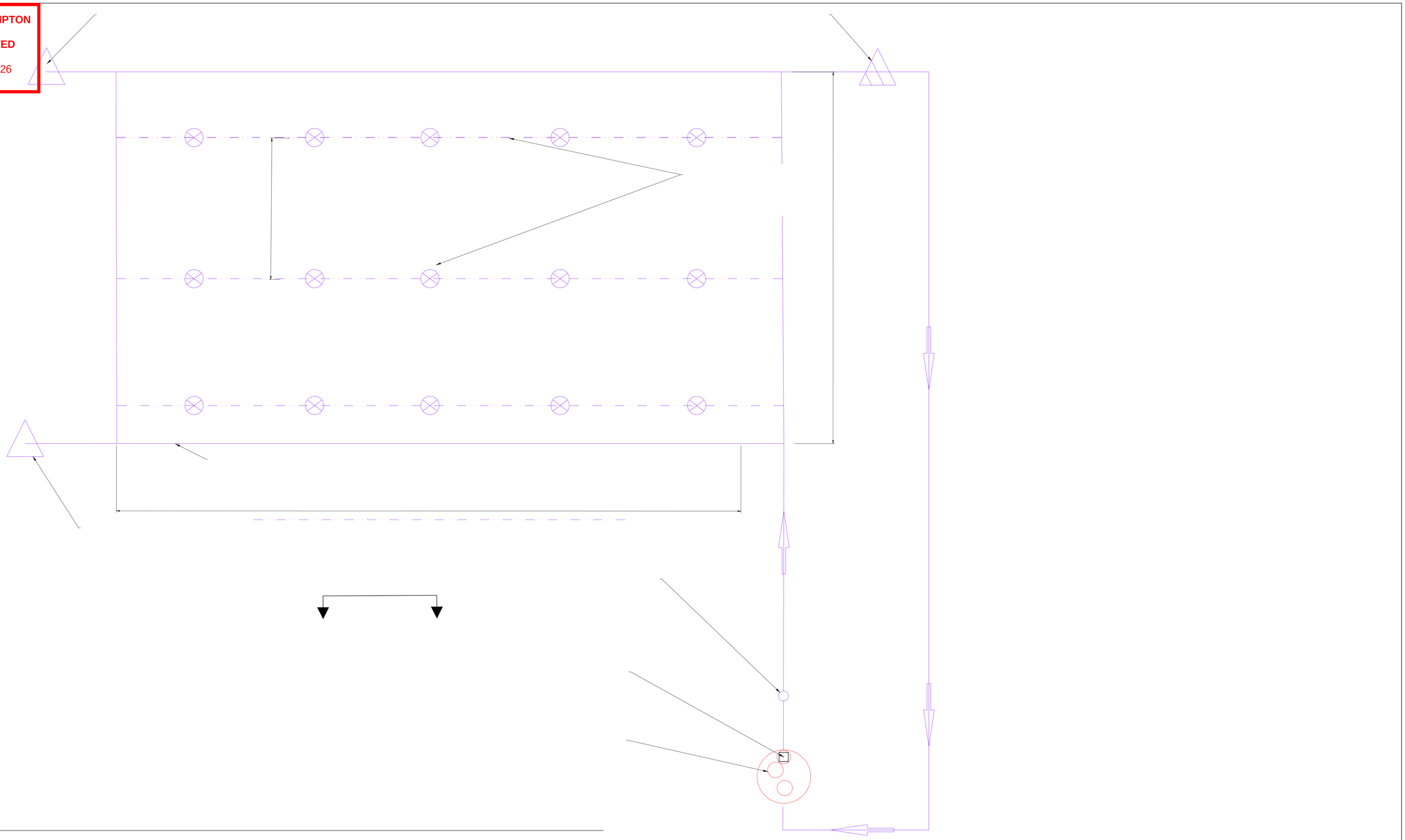
RECEIVED

4/03/2026

DIAL BEFORE YOU DIG

FYSH DESIGN

NORTH



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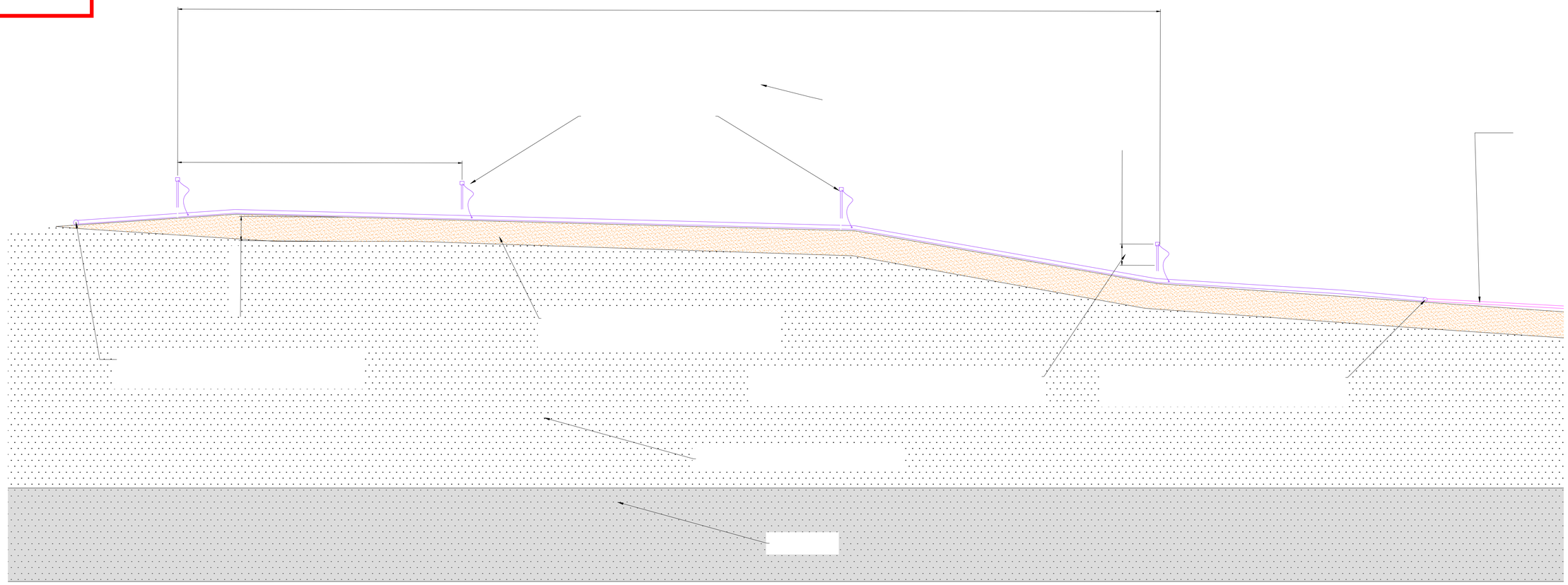

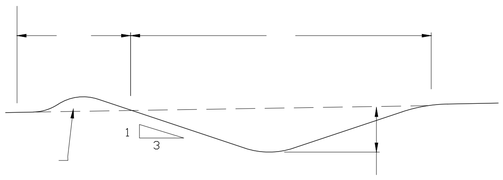

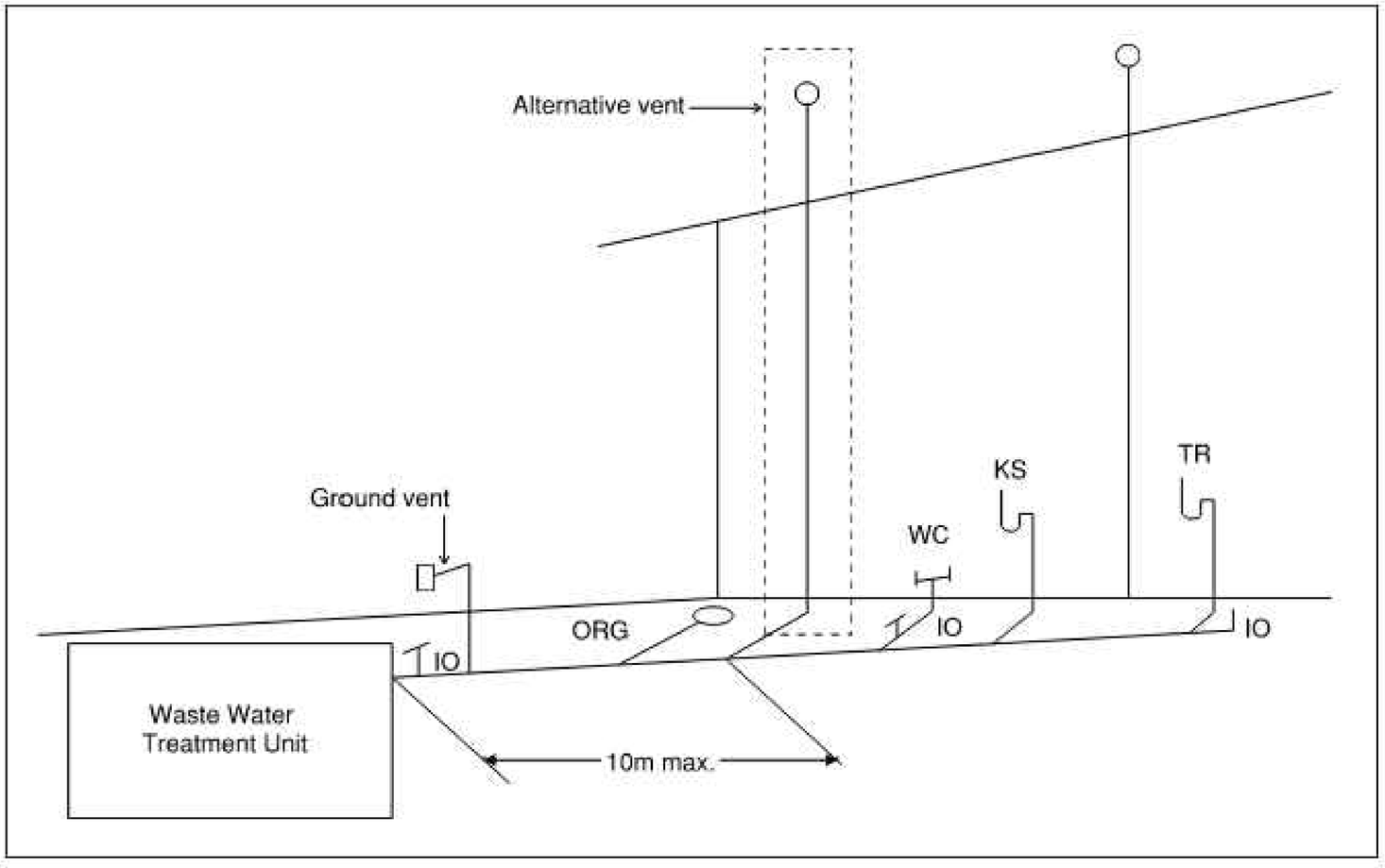

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4/03/2026

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: Troy and Cheryllyn Thompson
570 Huntingdon Tier Road
Bagdad

Form **35**

Designer details:

Name:	Christopher Fysh	Category:	Building Services Designer – Civil / Hydraulic
Business name:	Fysh Design	Phone No:	0414149394
Business address:	Unit 4, 160 Bungana Way		
	Cambridge Tas	Fax No:	
Licence No:	479819732	Email address:	cfysh@fyshdesign.com.au

Details of the proposed work:

Owner/Applicant Troy and Cheryllyn Thompson — CKD-HYD-330

Address: 570 Huntingdon Tier Road
Bagdad

Type of work: Building work ☐ Plumbing work ☒

Description of work:

Wastewater Design

Description of the Design Work (Scope, limitations or exclusions):

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☑ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☑ Performance Solution: ☐ ( )

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Drawing-numbers: Wastewater Design Report Rev 0	Prepared by: Fysh Design	Date:26/08/2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by:	Date:
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS1547.2012, AS3500.2, NCC 2022, Council EHO regulations and requirements

Any other relevant documentation:

Insurance details:
CGU Civil / Hydraulic Liability Professional Indemnity CGU PI 05-21 $5,000,000
CGU General and Product Public Liability $20,000,000

Attribution as designer:

I Christopher Fysh ..... am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

Designer:	Christopher Fysh		26/08/2025
Licence No:	479819732		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

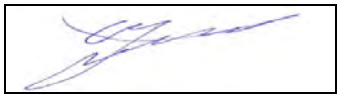
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..Christopher Fysh..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

Designer:	Christopher Fysh		26/08/2025

NATURAL VALUES ASSESSMENT OF 570 HUNTINGDON TIER ROAD (PID 3247834; C.T. 163955/3; LPI 1902997), BAGDAD, TASMANIA

Environmental Consulting Options Tasmania (ECO*tas*) for Troy Thompson

27 August 2025

Mark Wapstra
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CITATION

This report can be cited as:

ECO*tas* (2024). *Natural Values Assessment of 570 Huntingdon Tier Road (PID 3247834; C.T. 163955/3; LPI 1902997), Bagdad, Tasmania.* Report by Environmental Consulting Options Tasmania (ECO*tas*) for Troy Thompson, 27 August 2025.

AUTHORSHIP

Field assessment: Mark Wapstra, James Wapstra

Report production: Mark Wapstra, James Wapstra

Habitat and vegetation mapping: Mark Wapstra, James Wapstra

Base data for mapping: LISTmap

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

ACKNOWLEDGEMENTS

Troy Thompson (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 authors and do not necessarily reflect those of the relevant agency. The client should confirm management prescriptions with the relevant agency before acting on the content of this report. This report and associated documents do not constitute legal advice.

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

COVER ILLUSTRATION

View of across cleared area of title into DTO.

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

CONTENTS

SUMMARY

General

Troy Thompson (owner) engaged Environmental Consulting Options Tasmania (ECO*tas*) to undertake a natural values assessment of 570 Huntingdon Tier Road (PID 3247834; C.T. 163955/3; LPI 1902997), Bagdad, 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 and James Wapstra (ECO*tas*) on 22 Aug. 2025.

Summary of key findings

Threatened flora

- No plant species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) are known from database information, or were detected as a consequence of site assessment, from the study area.
- The absence of threatened flora species from the title means that no part of the site is "a threatened flora species" [sic] such that these areas cannot be interpreted as "priority vegetation" (in relation to this value), pursuant to C7.3.1(b) of the *State Planning Provisions.*

Threatened fauna

- No fauna species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) 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);
  - *Myiagra cyanoleuca (*satin flycatcher);
  - *Neophema chrysostoma* (blue-winged parrot);
  - *Tyto novaehollandiae* subsp. *castanops* (masked owl); and
  - *Antipodia chaostola* tax. *leucophaea* (chaostola skipper).

- No part of the title supports "significant habitat for a threatened fauna species" at any reasonable scale, such that it cannot be construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(c) of the *State Planning Provisions*.

Vegetation types

- The study area supports the following TASVEG mapping unit:
  - *Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO).
- Occurrences of DTO equates to a native vegetation community listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- Occurrences of DTO do not equate to a threatened ecological community listed under the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*.
- The presence of "native vegetation [that] forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*" means that the site is "priority vegetation" (in relation to this value) pursuant to C7.3.1(a) of the *State Planning Provisions*.

Weeds

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

Plant disease

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

Animal disease (chytrid)

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

Recommendations

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 the proposed development being an acceptable use and acknowledging this will include access (largely already established), shed, boundary fencing, and a single residential dwelling with associated hazard management area (and associated elements such as a firefighting water tank).

Threatened flora

None identified – no special management 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

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

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 – Southern Midlands Council* are not recommended.

INTRODUCTION

Purpose

Troy Thompson (owner) engaged Environmental Consulting Options Tasmania (ECO*tas*) to undertake a natural values assessment of 570 Huntingdon Tier Road (PID 3247834; C.T. 163955/3; LPI 1902997), Bagdad, 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 – Southern Midlands Council Local Provisions Schedule*, with particular reference to the provisions within the Natural Assets Code.

Limitations

The natural values assessment was undertaken on 22 Aug. 2025. Many plant species have ephemeral or seasonal growth or flowering habits, or patchy distributions (at varying scales), and it is possible that some species were not recorded for this reason. However, every effort was made to sample the range of habitats present in the survey area to maximise the opportunity of recording most species present (particularly those of conservation significance). Late spring and into summer are usually regarded as the most suitable period to undertake most botanical assessments. While some species have more restricted flowering periods, a discussion of the potential for the site to support these is presented.

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

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

Permit

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

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

STUDY AREA

Land use proposal

At the time of assessment, a specific land use proposal was not provided such that the whole of the title was assessed to facilitate further land use planning that can take appropriate account of natural values.

Overview – cadastral details

The study area (Figures 1-3) comprises of a single title at 570 Huntingdon Tier Road, Bagdad, with the following cadastral details:

- PID: 3247834;
- C.T.: 163955/3; and
- LPI: 1902997.

[computed area: 21,979.901 m^2, measured area: 22.000 m^2 i.e. ca. 2.2 ha]

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

- private freehold title; and
- Southern Midlands Council municipality, zoned as Rural Living pursuant to the *Tasmanian Planning Scheme – Southern Midlands Council Local Provisions Schedule* (Figure 4), and almost wholly subject to the Priority Vegetation Area overlay (Figure 5).

The subject title is bound to the east, west and south by private titles (residentially occupied to the east and west), and to the north by Huntingdon Tier Road.

Other site features

The title is part of a more extensive area of native forest that is now part of typical developed and partially-developed "bush blocks", with entrances off the main road (Plates 1 & 2).

Plates 1 & 2. Views of the existing well-formed access

Plates 3 & 4. Views of the existing cleared area

The balance of the title is relatively undisturbed native vegetation, mainly comprising of an open, low diversity woodland (Plates 5 & 6). The boundaries are partly furnished with a post-and-wire fence with an electric fence on part of the western boundary.

Topographically, the title is at ca. 365-405 m a.s.l., with a generally northerly aspect, with no drainage features within ort immediately adjacent to the title.

LISTmap's Fire History layer indicates that the title and surrounds have not been impacted by any formally recorded figures. However, typical for this part of the State and the vegetation present, it is expected that there has been a reasonably frequent fire history. Site assessment indicated some level of recent events (some minor burnt-out tree bases).


Plates 5 & 6. Typical open woodland structure that dominates most of title

While mature habitat modelling indicates a the possible presence of mature elements (Figure 6), site assessment and tree canopy modelling (Figure 7) indicate a regrowth-dominated structure typical of the vegetation type on low nutrient soils. The ground layer is non-complex, generally lacking in coarse woody debris, dense undergrowth, wombat/rabbit burrows or rock outcrops of any note.

The geology of the study area is mapped at a 1:250,000 scale (Figure 8) as Triassic-age "dominantly quartz sandstone" (geocode: Rq) The geology is mentioned because it has a strong influence on the classification of vegetation and the potential occurrence of threatened flora (and to a lesser extent, threatened fauna). The geology was confirmed informally by reference to outcropping rocks and soil types, with the whole site clearly on some form of granitic substrate (Plates 7 & 8).


Plates 7 & 8. Examples of sandy quartz-derived soils

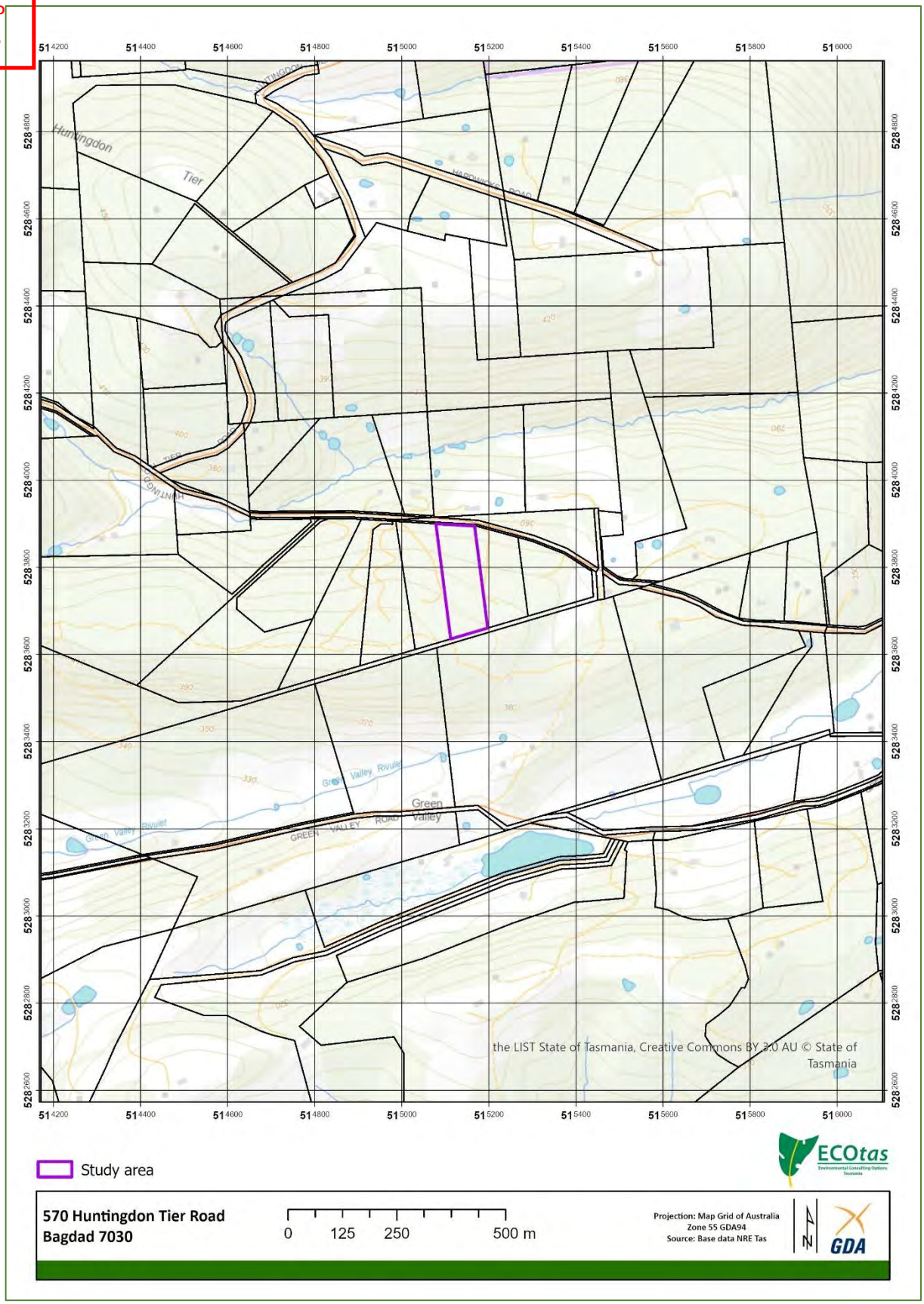

Figure 1. General location of study area

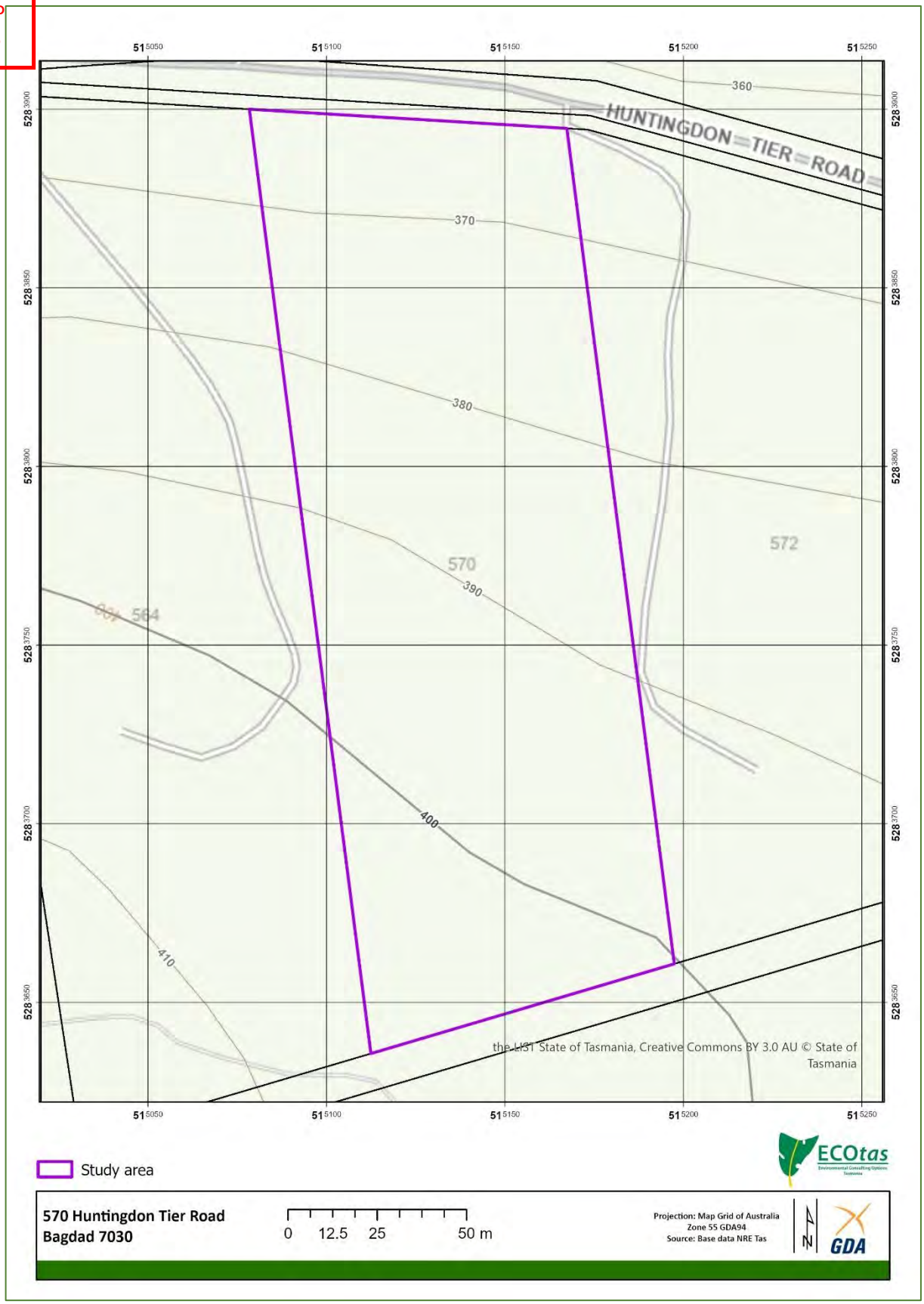

Figure 2. Detailed location of study area showing general topographic and cadastral features

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

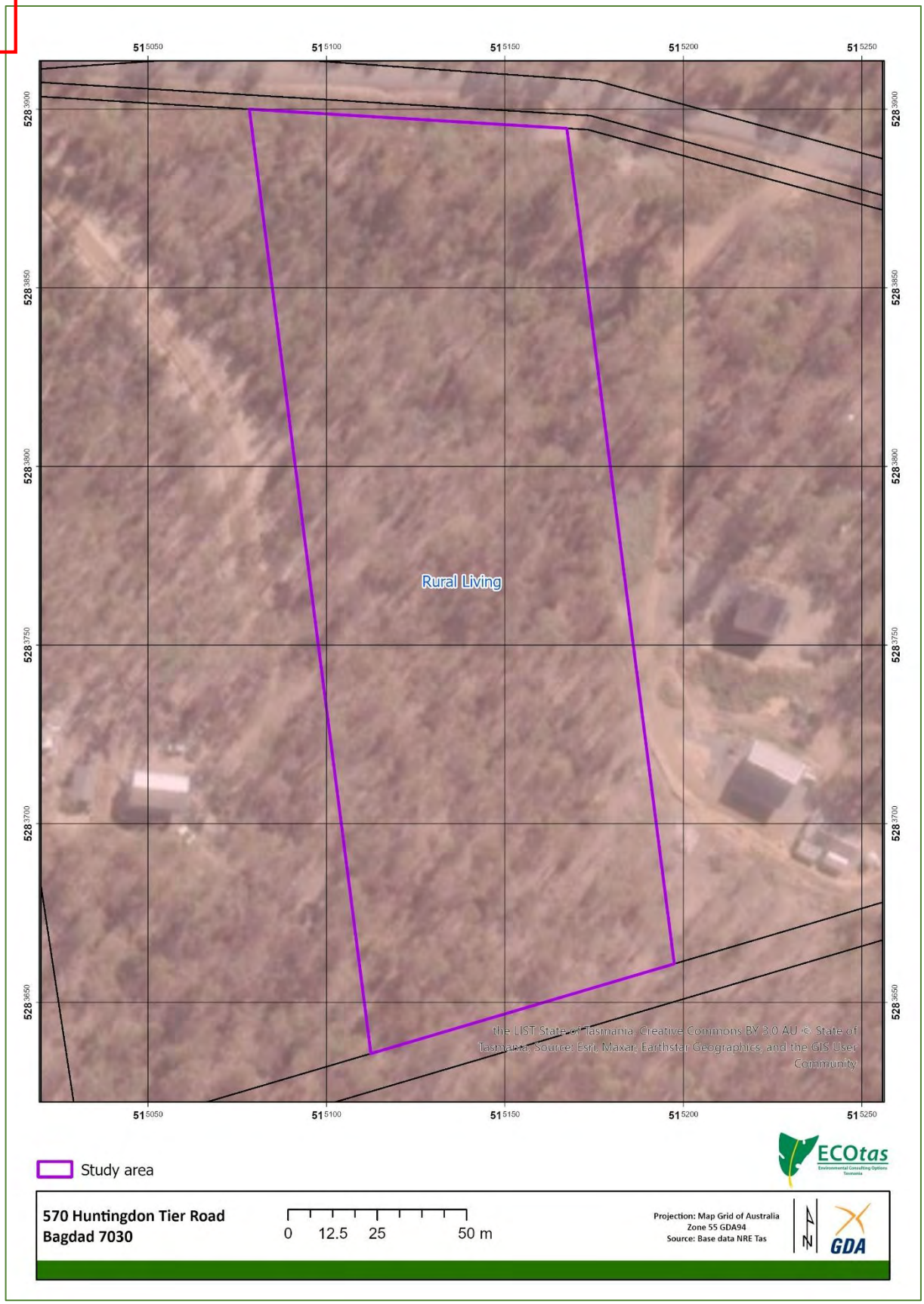

Figure 4. Zoning of study area and surrounds pursuant to the *Tasmanian Planning Scheme*

Figure 5. Extent of Priority Vegetation Area overlay (green hatching) within and adjacent to study area pursuant to *Tasmanian Planning Scheme*

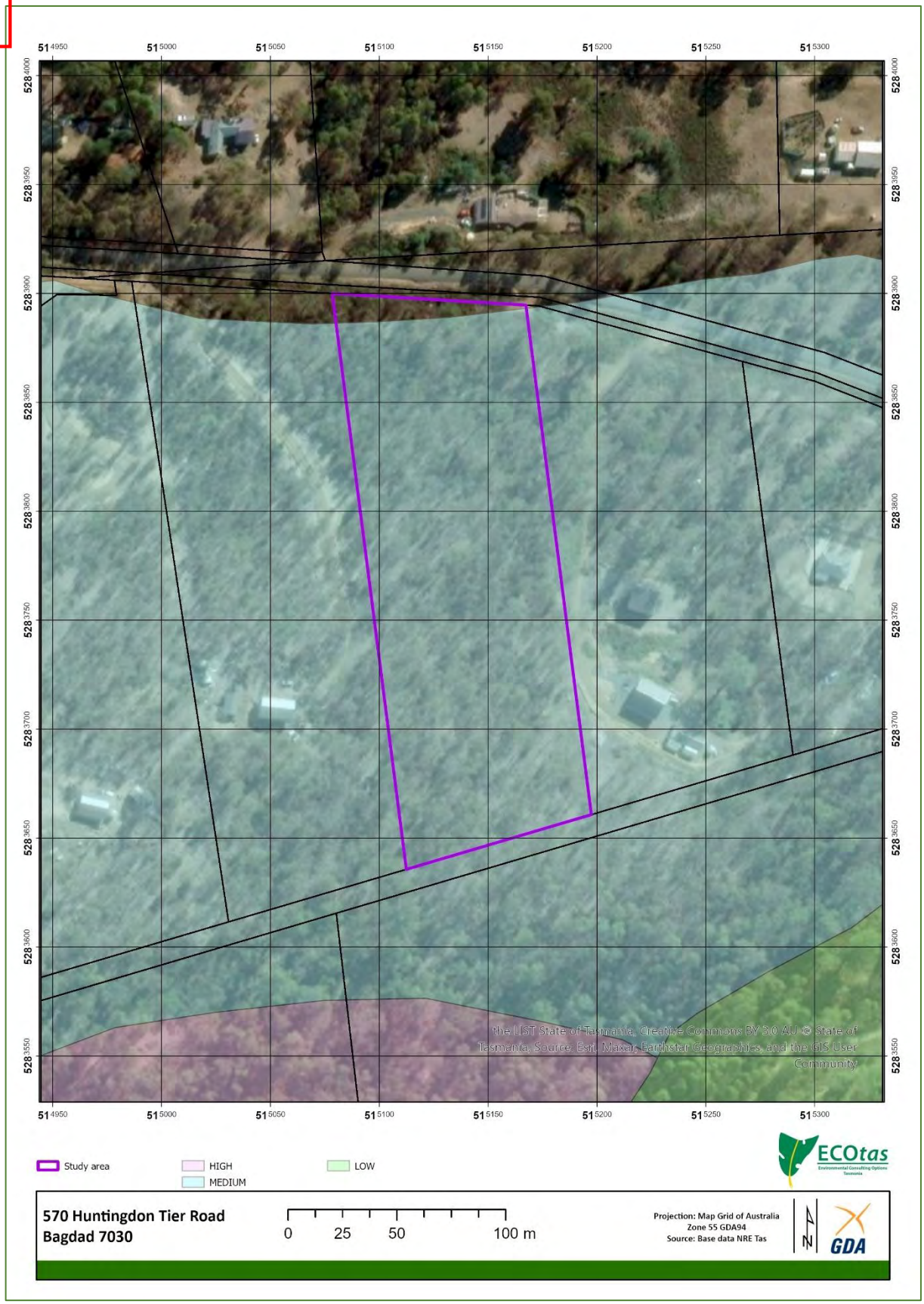

Figure 6. Mature habitat modelling for study area and surrounds

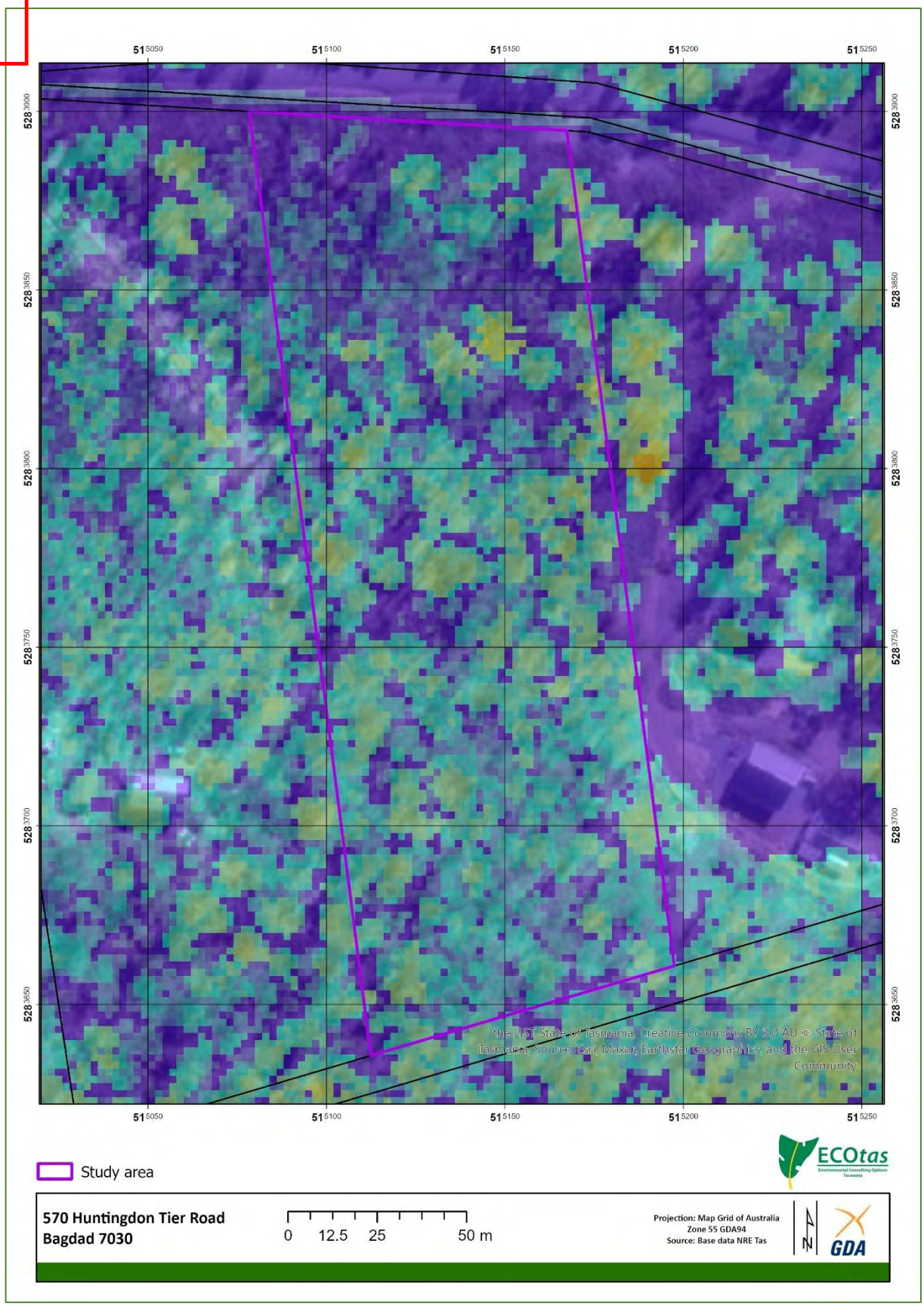

Figure 7. Tree canopy modelling for study area and surrounds

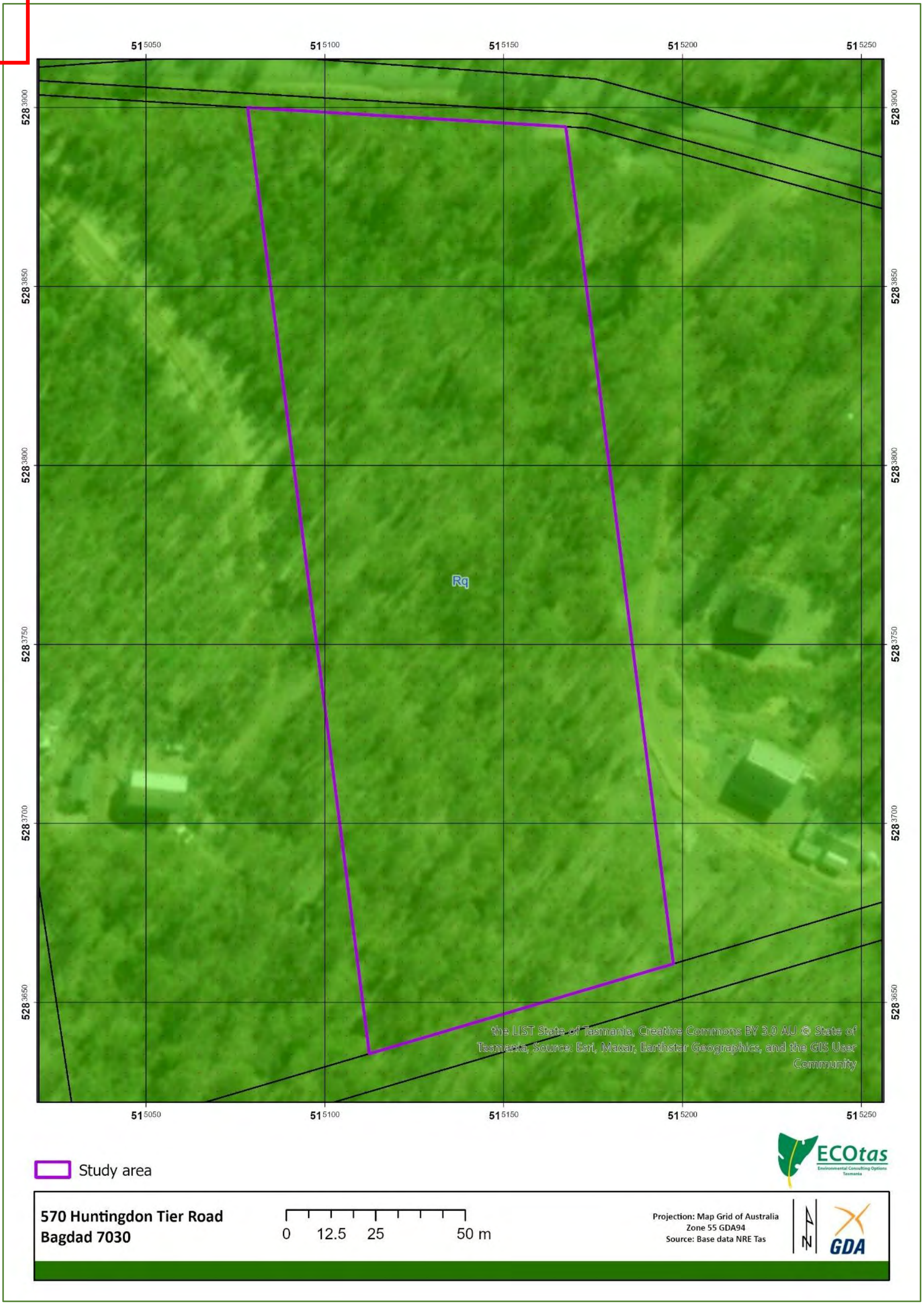

Figure 8. Geology (1:250,000 scale) of study area and surrounds (refer to text for code)

METHODS

Nomenclature

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

Vascular species nomenclature follows de Salas & Baker (2024) for scientific names and Wapstra et al. (2005+) for common names. Fauna species scientific and common names follow the listings in the cited *Natural Values Atlas* report (DNRET 2024a).

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_570HuntingdonRoad for a polygon defining the study area (centred on 515138mE 5283773mN), buffered by 5 km, dated 18 Aug. 2025 (DNRET 2024a) – Appendix E;
- Forest Practices Authority's *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 515138mE 5283773mN (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 18 Aug. 2025 (FPA 2024) – Appendix F;
- Commonwealth *Protected Matters Report* for a polygon defining the study area, buffered by 5 km, dated 18 Aug. 2025 (CofA 2024) – Appendix G;
- TASVEG vegetation coverages (as available through GIS coverage and via LISTmap);
- Google Earth, LISTmap orthoimagery and ESRI World Imagery; and
- other sources listed in tables and text as indicated.

Field assessment

The assessment was undertaken by Mark Wapstra & James Wapstra (ECO*tas*) on 22 Aug. 2025. Cadastral data uploaded to the iGIS application guided the in-field assessment (boundaries partially indicated by fences and 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 simple configuration of the study area with existing access and open vegetation.

Vegetation classification

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

Threatened (and priority) flora

With reference to the threatened flora, the survey included consideration of the most likely habitats for such species. Hand-held GPS (Garmin GPSMAP 66sr) was used to waypoint the location of any species located.

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 *Biosecurity Act 2019* (*Biosecurity Regulations 2022*) Weeds of National Significance (WoNS) or "environmental weeds" (authors' opinion and as included in *A Guide to Environmental and Agricultural Weeds of Southern Tasmania*, NRM South 2017).

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

FINDINGS

Vegetation types

Comments on TASVEG mapping

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

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

TASVEG maps the title as (Figure 9 = TASVEG 3.0 & 4.0; Figure 10 = TASVEG Live):

- *Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO)

  DTO is mapped across most of the title, except for northern area close to Huntingdon Tier Road;
- agricultural land [TASVEG 3.0 & 4.0] (TASVEG code: FAG)

  FAG accounts for a small section in the north of the subject title.
- regenerating cleared land [TASVEG Live] (TASVEG code: FRG)

  The polygon of FRG marginally extends into the northern part of the title.
- extra-urban miscellaneous [TASVEG Live] (TASVEG code: FUM)

  FUM accounts for a tiny section in the southeast of the subject title.

Vegetation types recorded as part of the present study

Vegetation types have been classified according to TASVEG 4.0, as described in *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation* (Kitchener & Harris 2013+). Table 1 provides information on the mapping units identified from the study area. Refer to Figure 11 that indicates the revised mapping for the study area. Refer to Appendix A for more detailed description of the native vegetation mapping unit identified from the study area.

Conservation significance of identified vegetation types

Occurrences of DTO equates to a native vegetation community listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.

Occurrences of DTO do not equate to a threatened ecological community listed under the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*.

Occurrences of DTO 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 applicable.

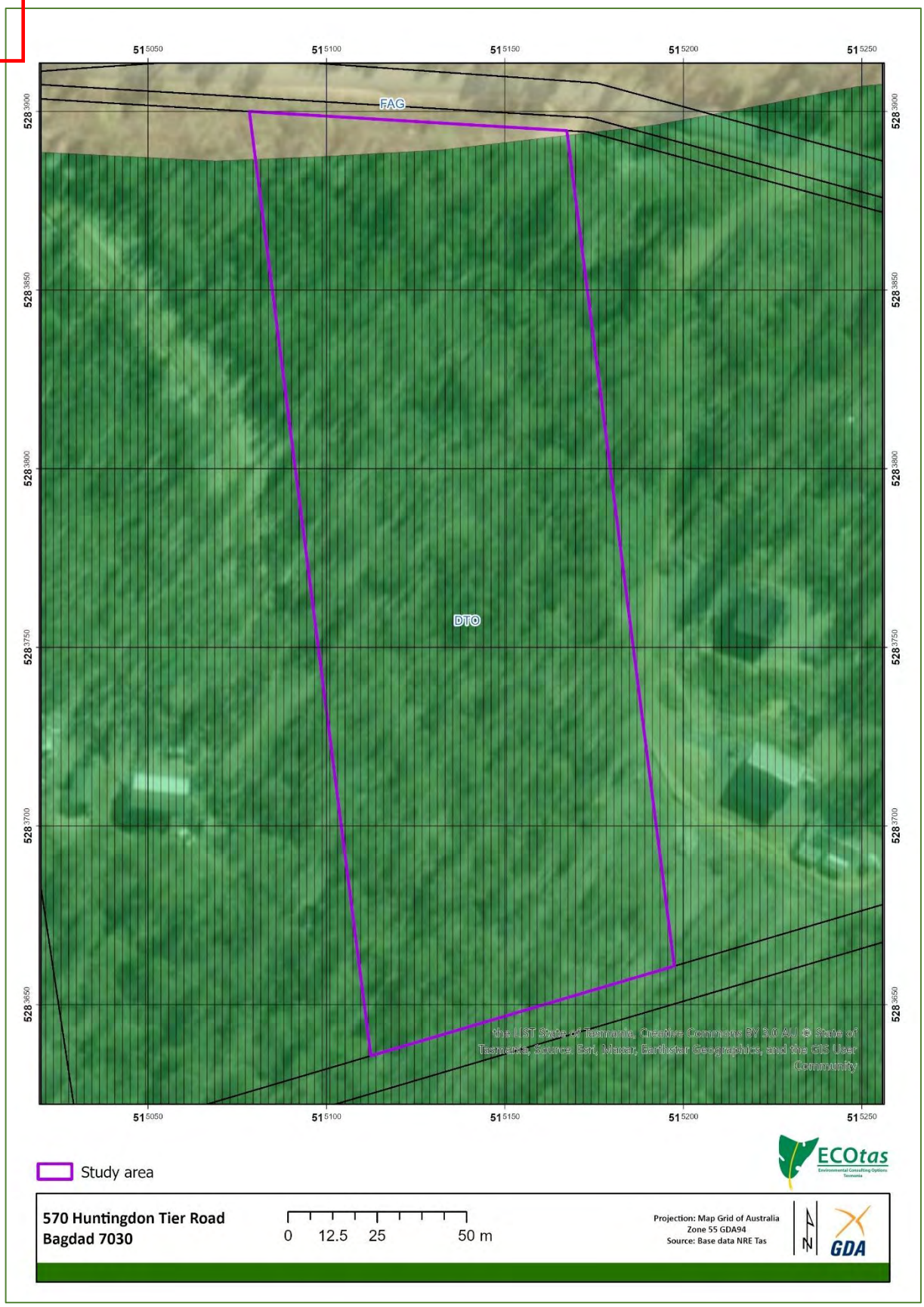

Figure 9. TASVEG 3.0 & 4.0 vegetation mapping for study area and surrounds (see text for codes)

Figure 10. Existing TASVEG Live vegetation mapping for study area and surrounds (see text for codes)

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

Table 1. Vegetation mapping unit 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 2025b); 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
Dry eucalypt forest and woodland		
Eucalyptus tenuiramis forest and woodland on sediments (DTO)	threatened *not threatened*	DTO is confirmed as occupying the whole of the subject title, effectively as per existing TASVEG mapping, noting that areas mapped as FAG, FRG & FUM under TASVEG are now re-coded as DTO (at least within the subject title). DTO is expressed as quite typical for the community with a relatively even-aged canopy dominated by *Eucalyptus tenuiramis* (with only very occasional *Eucalyptus obliqua*) over a variably dense (but generally sparse) sub-canopy of *Exocarpos cupressiformis* and *Allocasuarina littoralis*, in turn over a generally very open understorey of low shrubs, sparse graminoids, very sparse grass, occasional climbers and variably dense (but very low diversity) herbs. Typical for DTO (in this case over sandstone) is quite extensive areas of bare soil and exposed surface rock. Mature elements such as hollow-bearing trees and large coarse woody debris are wholly absent, also quite typical for DTO. The site has been burnt, albeit probably only infrequently and lightly. Apart from the most recent disturbance (fenceline clearing, access drive, pre-prepared excavation for shed and future house site), DTO is in excellent ecological condition with no naturalised plant species or symptoms of plant disease recorded.

Plant species

General information

A total of 25 vascular plant species were recorded from the study area (Appendix B), comprising 18 dicotyledons (including 1 endemic species), 5 monocotyledons, 1 magnoliid (native) and 1 pteridophyte. The absence of naturalised species is notable. The very low diversity is highly typical of low-nutrient sites supporting open *Eucalyptus tenuiramis* forest.

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 very low likelihood of species with a high priority for conservation management being present.

Threatened flora

Figure 12 indicates threatened flora species near the study area and Table C1 (Appendix C) provides a listing of threatened flora from within 5,000 m of the study area (nominal buffer width usually used to discuss the potential of a particular study area to support various species listed in databases), with comments on whether potential habitat is present for the species, and possible reasons why a species was not recorded.

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

The absence of a threatened flora species from the title means that no part of the site is "a threatened flora species" [sic] such that it cannot be interpreted as "priority vegetation" (in relation to this value) pursuant to C7.3.1(b) of the *State Planning Provisions* (see previous citation of definition of "priority vegetation" at FINDINGS *Vegetation types* Conservation significance of identified vegetation types).

Threatened fauna

Figure 13 indicates threatened fauna species near 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.

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

Site assessment indicated that the subject title supports ubiquitous potential habitat for a suite of threatened fauna species. This includes potential habitat of species such as *Sarcophilus harrisii* (Tasmanian devil), *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll), *Dasyurus viverrinus* (eastern quoll), *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot), *Tyto novaehollandiae* (masked owl), *Accipiter novaehollandiae* (grey goshawk) and *Aquila audax* (wedge-tailed eagle). Small-scale development is not anticipated to have a significant deleterious impact on these species at any reasonable scale.

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

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

Problematically, the *Scheme* does not define the terms "known" or "core" range, which means this could rely on those used by other agencies such as the Forest Practices Authority and/or the Department of Natural Resources and Environment Tasmania, which are effectively presented in the relevant database reports (DNRET 2024a; FPA 2024). While the subject site is within the so-called "known or core range" of some listed fauna species, it is challenging to assign any part of the site as being of "high priority for the maintenance of breeding populations throughout the species' range" at any reasonable scale for most species (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).

The absence of a "significant habitat for a threatened fauna species" from the title means that no part of the site can be interpreted as "priority vegetation" (in relation to this value) pursuant to C7.3.1(c) of the *State Planning Provisions* (see previous citation of definition of "priority vegetation" at FINDINGS *Vegetation types* Conservation significance of identified vegetation types).

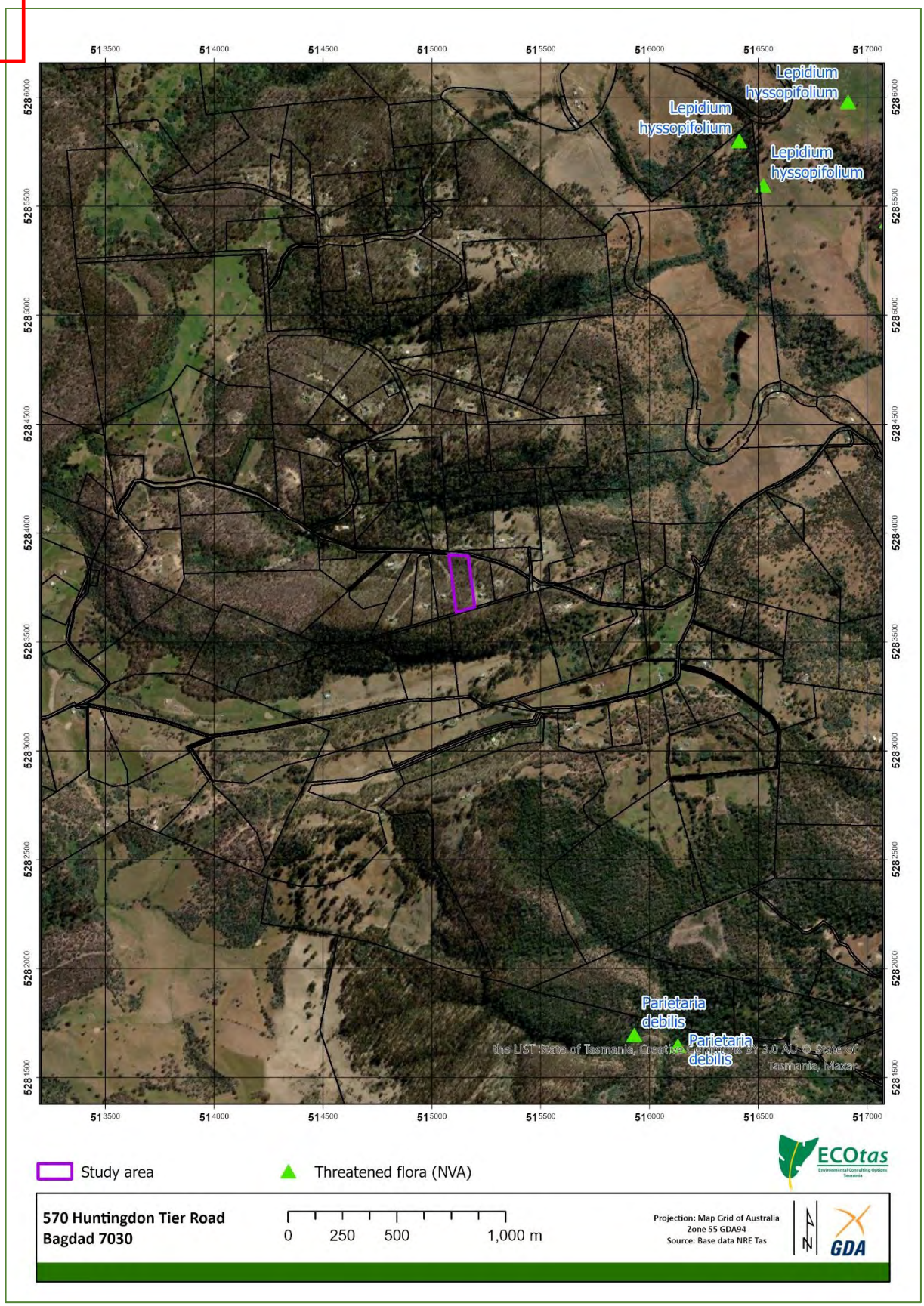

Figure 12. Distribution of threatened flora close to study area (overview)

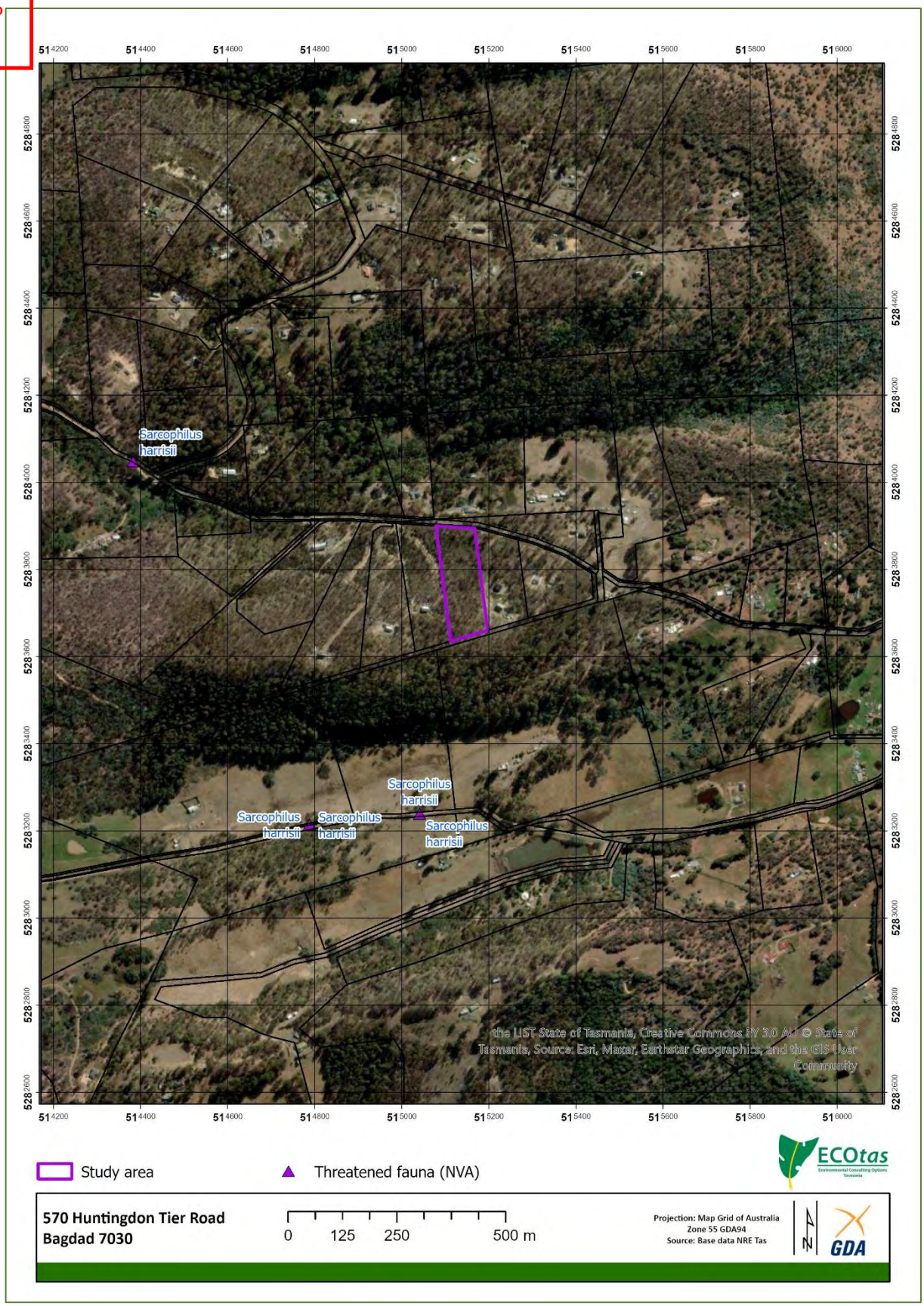

Figure 13a. Distribution of threatened fauna close to study area (overview)

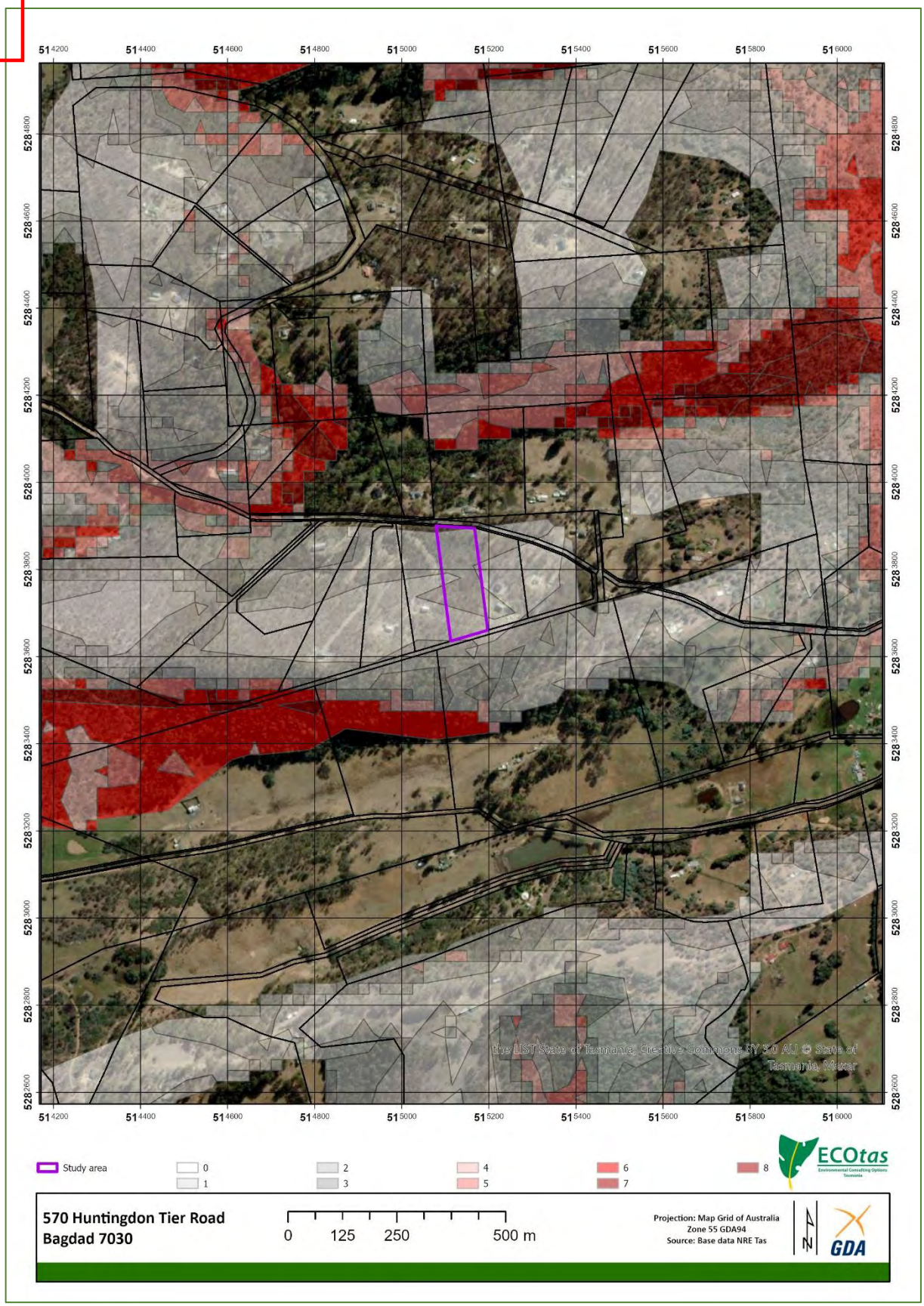

Figure 13b. Potential eagle nesting habitat within title and surrounds (wide)

Other natural values

Weed species

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

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

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

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

Myrtle wilt

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

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

Myrtle rust

Myrtle rust is a 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.

Rootrot pathogen, *Phytophthora cinnamomi*

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

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

The vegetation type identified from the study area can be susceptible to PC. No evidence of PC was observed, with all potentially susceptible plant species appearing very healthy. It is best to assume that the study area is free of the pathogen and that management should be aimed at minimising the risk of introducing it. Refer to the section above (Weed species) for a list of planning manuals that provide appropriate guidelines for managing risks associated with PC.

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 part of the title proposed for development does not have permanent freshwater features. Special management should not be required.

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

CofA (2024) 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:

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

Existing vegetation mapping (Figures 9 & 10 9) and revised vegetation mapping (Figure 11) indicates that these communities are not present within or adjacent to the subject title i.e. there are no implications under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* in relation to threatened ecological communities.

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 site assessment, from the study area.
- The absence of threatened flora species from the title means that no part of the site is "a threatened flora species" [sic] such that these areas cannot be interpreted as "priority vegetation" (in relation to this value), pursuant to C7.3.1(b) of the *State Planning Provisions.*

Threatened fauna

- No fauna species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) 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);
  - *Myiagra cyanoleuca (*satin flycatcher);
  - *Neophema chrysostoma* (blue-winged parrot);
  - *Tyto novaehollandiae* subsp. *castanops* (masked owl); and
  - *Antipodia chaostola* tax. *leucophaea* (chaostola skipper).
- No part of the title supports "significant habitat for a threatened fauna species" at any reasonable scale, such that it cannot be construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(c) of the *State Planning Provisions*.

Vegetation types

- The study area supports the following TASVEG mapping unit:
  - *Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO).
- Occurrences of DTO equates to a native vegetation community listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- Occurrences of DTO do not equate to a threatened ecological community listed under the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*.
- The presence of "native vegetation [that] forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*" means that the site is "priority vegetation" (in relation to this value) pursuant to C7.3.1(a) of the *State Planning Provisions*.

Weeds

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

Plant disease

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

Animal disease (chytrid)

- The study area does 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. Note that the Act does not make reference to "potential habitat" such

that activities that result in loss of/disturbance to potential habitat (but not known sites) – which mainly refers to threatened fauna – would not require a permit.

No listed species were detected as a result of site assessment.

Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

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

Matters of national environmental significance considered under the EPBCA include:

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

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

The *Guidelines* define a significant impact as:

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

and note that:

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

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

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

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

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

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

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

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

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

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

Listed ecological communities

The study area does not support any such communities.

Threatened flora

The study area does not support any such species, and while there is potential habitat for some species listed on the Act, site assessment has not detected any occurrences.

Threatened fauna

The study area may support populations of threatened fauna listed on the Act, most notably the Tasmanian devil, spotted-tailed quoll and eastern quoll although no specific evidence such as scats, diggings, dens, shelters or nesting hollows were noted. Note that the study area is within the range of several other species listed on the Act but it is unlikely that any proposal will result in a significant impact on these species (this includes widely-distributed species such as the swift parrot, wedge-tailed eagle and masked owl – refer to Appendix D for a more detailed consideration of these.

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

It is highly unusual for a development within a relatively 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. In this case, in our opinion, the scale of the works within potential habitat of the species relative to the wider extent of such habitat means that the impact is not regarded as "significant".

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

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

> 4. Circumstances in which forest practices plan, &c., not required
>
> For the purpose of section 17(6) of the Act, the following circumstances are prescribed:
>
> (a) the harvesting of timber or the clearing of trees, with the consent of the owner of the land, if the land is not vulnerable land and –
>
> (i) the volume of timber harvested or trees cleared is less than 100 tonnes for each area of applicable land per year; or
>
> (ii) the total area of land on which the harvesting or clearing occurs is less than one hectare for each area of applicable land per year –
>
> whichever is the lesser;
>
> (j) the harvesting of timber or the clearing of trees on any land, or the clearance and conversion of a threatened native vegetation community on any land, for the purpose of enabling –
>
> (i) the construction of a building within the meaning of the *Land Use Planning and Approvals Act 1993* or of a group of such buildings; or
>
> (ii) the carrying out of any associated development –
>
> if the construction of the buildings or carrying out of the associated development is authorised by a permit issued under that Act.

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

Tasmanian *Nature Conservation Act 2002*

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

Tasmanian *Weed Management Act 1999*

No plant species classified as declared weeds within the meaning of the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*), 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).

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 – Southern Midlands Council*. Note that the following is an interpretation of the provisions of the *Scheme* and may not necessarily represent the views Southern Midlands 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 site is almost wholly subject to the Priority Vegetation Area overlay (Figure 5) and site assessment confirmed that this status is warranted, with particular reference to the presence of Eucalyptus tenuiramis forest and woodland on sediments (TASVEG code: DTO). That is, the Natural Assets Code has application and is considered below.

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, small-scale works should not compromise the intent of the purpose statements. Of the purpose statements, C7.1.4 is of greatest relevance to the present site with respect to the findings of this assessment and report. C7.1.1, C7.1.2 or C7.1.3 do not appear to have direct relevance. The site is not considered to support "significant habitat" of threatened fauna (see FINDINGS *Threatened fauna* for details), such that C7.1.5 should not have application.

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 Zone

C7.2.2 This code does not apply to use.

The proposed development area is zoned as Rural Living and is almost wholly 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.

Site assessment indicated that the title does supports a native vegetation community listed as threatened under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, such that C7.3.1(a) is applicable.

The site does not support threatened flora, such that C7.3.1(b) does not have application.

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

There is no available information to indicate that any part of the title has been otherwise "identified as native vegetation of local importance". It is acknowledged that the Tasmanian Planning Commission produced Information Sheet 2-2024 that clarifies assessment of this component of "priority vegetation". The vegetation within the title does not meet any of the criteria listed in that sheet, except already indicated at C7.3.1(a), such that C7.3.1(d) is not considered applicable.

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, small-scale development should not compromise the intent of the objective statements. C7.6.2(a) is relevant as "priority vegetation" will be directly impacted, but the extent of impact can be minimised to some extent. Retention of the balance of native vegetation should satisfy the intent of C7.6.2(b) in that the site would be "appropriately managed to adequately protect identified priority vegetation" and C7.6.2(c) in that the "impacts from construction and development activities" can be "minimised".

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 will not be subject to a "sealed plan approved under this planning scheme".

The performance criteria P1.1 are stated as:

P1.1

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

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

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

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

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

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

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

The fact that P1.1 (a) through (f) are linked by the disjunctive "or" means that only one of these provisions needs to be satisfied. At this stage, it is understood that the planning application (DA2500095) is for a farm shed that does not require bushfire hazard management such that the mosr relevant sub-clause is P1.1(f), which is discussed below. When a planning application is made for a single residential dwelling, P1.1(b) will become applicable.

Satisfaction of P1.1(f) requires that "clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site", where the "site" is interpreted as the whole title. "Of limited scale" is open to interpretation, particular with respect to a relatively small lot. In this case, by the end of works (access, fencing, shed, dwelling and associated required elements such as a hazard management area), it is estimated that approximately 50% of the native vegetation within the title will be impacted to some degree. In absolute terms, while this intuitively does not meet the test of "of limited scale", in practical terms, the title is only ca. 2.2 ha in extent meaning that howsoever it is developed, the same area will be impacted. If the title were larger, the proportional impact would be reduced but this is not achievable because all elements are effectively "fixed". Further to this, at some point, the shed will become "ancillary" to the single residential dwelling, and if constructed at the same time as such a dwelling, P1.1(b) probably would have applied.

The performance criteria P1.2 are stated as:

P1.2

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

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

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

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

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

(e) any on-site biodiversity offsets; and

(f) any existing cleared areas on the site.

Reference is made in the opening phrase of P1.2 to the concept of "minimise adverse impacts". First, the use of the term "minimise" anticipates that some level (albeit undefined) of impact is contemplated as being acceptable. Second, the use of the phrase "adverse impact" implies that works must have an "adverse" impact – this being an undefined concept in the *State Planning Provisions*". That there will be impacts to "priority vegetation" is not questioned. The scale of the impact is quantifiable as the area subject to physical clearance (e.g. access, building sites, etc.) and "modification" (e.g. maintained fenceline clearings, hazard management area, etc.), noting that P1.2 only refers to "clearance of native vegetation". The *State Planning Provisions* do not define "clearance", only "clearance and conversion" as "means as defined in the *Forest Practices Act 1985*". That Act defines such an activity in relation to threatened native vegetation communities, which is relevant here. However, the Act (and supporting Regulations) do not have application where a planning permit related to a building and associated development is issued pursuant to the Tasmanian *Land Use Planning and Approvals Act 1993* (i.e. under the relevant planning scheme), rendering this definition somewhat moot.

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. The criteria are considered with respect to both a farm shed and access to this (i.e. the current proposal) and a single residential dwelling (i.e. a future proposal) but also makes notes regarding other logical activities (e.g. boundary fencing).

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

With respect to the title, there do not appear to be particular constraints presented by features such as slope, soil type, landslip risks, etc. That is, no part of the title is "better or worse" in terms of the relative impact of a development on natural values except in so far as development in the "back of the block" requires a longer access. Given that this is now established, and that it only marginally divides adjacent areas of native forest, sub-clause (a) is considered satisfied. The location at the top of the slope (at least within the title itself) may also facilitate energy requirements.

(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 critical given access will be from the fully-formed, sealed and well-maintained Huntingdon Tier Road, such that the risk of construction machinery and vehicles introducing weeds and disease to the subject title is considered low. It is noted that the title is already weed-free.

It is accepted that boundary fencing is an acceptable activity. It is assumed that this must be subject to the relevant provisions of the *Boundary Fences Act 1908*, the relevant provisions of the

State Planning Provisions and the *Forest Practices Regulations 2017*. To that end, establishing and maintaining boundary fences is considered acceptable. However, the width of clearing should be, by intent, "minimised" wherever practical given the status of the native vegetation community. Where fencing can be installed without material disturbance to the structure and composition of the vegetation (e.g. a simple post-and-wire fence), this is preferred. However, it is acknowledged that maintenance of a fence can require some adjacent clearing.

(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), a certified bushfire hazard management plan is usually considered to meet the intent of the provision.

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

The "residual impact on priority vegetation" will be the extent of loss of the threatened native vegetation community. No specific "mitigation measures" are proposed beyond recognising that the balance of the title will remain "as is" and subject to the relevant provisions of the Natural Assets Code.

Where "clearance of native vegetation" has extended beyond that indicated in a planning application and/or where it is desirable to "restore" disturbed areas, it is recommended that this be achieved by passive natural regeneration. The vegetation type and its component species is resilient and robust to disturbance and will recover quickly without intervention.

(e) any on-site biodiversity offsets; and

No such offsets have been identified as necessary (see also above).

(f) any existing cleared areas on the site.

Prior to the most recent activities, there were no parts of the title that could be construed as "existing cleared areas). Now that some "cleared" areas are present, development should logically proceed in such areas.

On the basis of the above review, 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 the proposed development being an acceptable use and acknowledging this will include access (largely already established), shed, boundary fencing, and a single residential dwelling with associated hazard management area (and associated elements such as a firefighting water tank).

Threatened flora

None identified – no special management 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

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

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 – Southern Midlands Council* are not recommended.

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APPENDIX A. Vegetation community structure and composition

The table below provides information on the structure and composition of the native vegetation mapping unit identified from the study area.

Eucalyptus tenuiramis forest and woodland on sediments (TASVEG code: DTO)		
DTO is confirmed as occupying the whole of the subject title, effectively as per existing TASVEG mapping, noting that areas mapped as FAG & FUM under TASVEG are now re-coded as DTO (at least within the subject title). DTO is expressed as quite typical for the community with a relatively even-aged canopy dominated by *Eucalyptus tenuiramis* (with only very occasional *Eucalyptus obliqua*) over a variably dense (but generally sparse) sub-canopy of *Exocarpos cupressiformis* and *Allocasuarina littoralis*, in turn over a generally very open understorey of low shrubs, sparse graminoids, very sparse grass, occasional climbers and variably dense (but very low diversity) herbs. Typical for DTO (in this case over sandstone) is quite extensive areas of bare soil and exposed surface rock. Mature elements such as hollow-bearing trees and large coarse woody debris are wholly absent, also quite typical for DTO. The site has been burnt, albeit probably only infrequently and lightly. Apart from the most recent disturbance (fenceline clearing, access drive, pre-prepared excavation for shed and future house site), DTO is in excellent ecological condition with no naturalised plant species or symptoms of plant disease recorded.		
  LHS. Looking across upper slope; RHS. Looking upslope from near road		
Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse; + = present)
Trees	15-20 m 30%	*Eucalyptus tenuiramis*, *(Eucalyptus obliqua)*
Tall shrubs	4-7 m 5%	*Exocarpos cupressiformis*, *Allocasuarina littoralis, Eucalyptus tenuiramis*
Low shrubs	<1 m 5%	*Lissanthe strigosa, Bossiaea cinerea, Epacris impressa, Acrotriche serrulata, Eucalyptus tenuiramis, Leucopogon collinus, Leucopogon virgatus, Banksia marginata, Ozothamnus obcordatus, Aotus ericoides, Tetratheca labillardierei, Acacia dealbata*
Graminoids	15%	*Lomandra longifolia, Lepidosperma laterale, (Dianella tasmanica), (Stylidium graminifolium)*
Grasses	<5%	*Poa sieberiana*
Herbs	<5%	*Chiloglottis reflexa, Gonocarpus tetragynus, Crassula sieberiana*
Ferns	variable	*Pteridium esculentum*
Climbers	+	*Cassytha pubescens*

APPENDIX B. Vascular plant species recorded from study area

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

e = endemic to Tasmania

Table B1. Summary of vascular species recorded from study area

	ORDER				
STATUS	DICOTYLEDONAE	MONOCOTYLEDONAE	GYMNOSPERMAE	PTERIDOPHYTA	MAGNOLIIDS
	17	5	-	1	1
e	1	-	-	-	-
Sum	18	5	0	1	1
TOTAL	25				

DICOTYLEDONAE	
ASTERACEAE	
Ozothamnus obcordatus	yellow everlastingbush
CASUARINACEAE	
Allocasuarina littoralis	black sheoak
CRASSULACEAE	
Crassula sieberiana	rock stonecrop
ELAEOCARPACEAE	
Tetratheca labillardierei	glandular pinkbells
ERICACEAE	
Acrotriche serrulata	ants delight
Epacris impressa	common heath
Leucopogon collinus	white beardheath
Leucopogon virgatus var. *virgatus*	twiggy beardheath
Lissanthe strigosa subsp. *subulata*	peachberry heath
FABACEAE	
Acacia dealbata subsp. *dealbata*	silver wattle
Aotus ericoides	golden pea
Bossiaea cinerea	showy bossia
HALORAGACEAE	
Gonocarpus tetragynus	common raspwort
MYRTACEAE	
Eucalyptus obliqua	stringybark
e*Eucalyptus tenuiramis*	silver peppermint
PROTEACEAE	
Banksia marginata	silver banksia
SANTALACEAE	
Exocarpos cupressiformis	common native-cherry
STYLIDIACEAE	
Stylidium graminifolium	narrowleaf triggerplant
MAGNOLIIDS	
LAURACEAE	
Cassytha pubescens	downy dodderlaurel
MONOCOTYLEDONAE	
ASPARAGACEAE	
Lomandra longifolia	sagg
ASPHODELACEAE	
Dianella tasmanica	forest flaxlily
CYPERACEAE	
Lepidosperma laterale	variable swordsedge

ORCHIDTOEAE	
Chiloglottis reflexa	autumn bird-orchid
POACEAE	
Poa sieberiana var. *sieberiana*	grey tussockgrass
PTERIDOPHYTA	
DENNSTAEDTIACEAE	
Pteridium esculentum subsp. *esculentum*	bracken

APPENDIX C. Analysis of database records of threatened flora

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

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

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

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Asperula scoparia subsp. *scoparia* prickly woodruff	r -	*Asperula scoparia* subsp. *scoparia* 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 *Eucalyptus globulus* and *E. viminalis* (lower elevations) and *E. tasmaniensis* (higher elevations).	Potential habitat marginally present (albeit atypical). Species not detected (no seasonal constraint on detection and/or identification).
Austromelanelixia [syn. *Melanelia*] *piliferella* lichen	v -	*Austromelanelixia piliferella* is known from one collection from dry sandstone bluffs in degraded dry sclerophyll forest near Kempton. Elsewhere, the species typically grows on bark.	Potential habitat absent – site is on sandstone but there are no notable outcrops of such.
Austrostipa blackii crested speargrass	r -	The habitat of *Austrostipa blackii* is poorly understood because of confusion with other species. In its "pure" form (i.e. long coma), *A. blackii* 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 (albeit atypical). Species not detected (no seasonal constraint on detection and/or identification).
Barbarea australis riverbed wintercress	e EN # only	*Barbarea australis* is a riparian species found near river margins, creek beds and along flood channels adjacent to the river. It tends to favour the slower reaches, and has not been found on steeper sections of rivers. It predominantly occurs in flood deposits of silt and gravel deposited as point bars and at the margins of base flows, or more occasionally or between large cobbles on sites frequently disturbed by fluvial processes. Some of the sites are a considerable distance from the river, in flood channels scoured by previous flood action, exposing river pebbles. Most populations are in the Central Highlands, but other populations occur in the northeast and upland areas in the central north.	Potential habitat absent (wholly atypical of all reported sites).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Brachyscome perpusilla tiny daisy	r -	*Brachyscome perpusilla* is found on rockplates and grassy herbfields, substrates including dolerite, sandstone and granite.	Potential habitat absent (wholly atypical of all reported sites).
Brachyscome rigidula cutleaf daisy	v -	*Brachyscome rigidula* is found in the Midlands, East Coast and in parts of the eastern Central Highlands of Tasmania, where it occurs in rough pasture, grassland and grassy woodland on dry rocky hills and flats.	Potential habitat absent (wholly atypical of all reported sites).
Caladenia anthracina blacktip spider-orchid	e CR # only	*Caladenia anthracina* has a restricted distribution in the Powranna/Campbelltown/Ross area, occurring in grassy woodland with *Acacia dealbata* (silver wattle) and bracken on well-drained sandy soil. Two historical sites from the Derwent Valley are presumed extinct.	Potential habitat absent (wholly atypical of all reported sites).
Caladenia caudata tailed spider-orchid	v VU # only	*Caladenia caudata* has highly variable habitat, which includes the central north: *Eucalyptus obliqua* heathy forest on low undulating hills; the northeast: *E. globulus* grassy/heathy coastal forest, *E. amygdalina* heathy woodland and forest, *Allocasuarina* woodland; and the southeast: *E. amygdalina* forest and woodland on sandstone, coastal *E. viminalis* forest on deep sands. Substrates vary from dolerite to sandstone to granite, with soils ranging from deep windblown sands, sands derived from sandstone and well-developed clay loams developed from dolerite. A high degree of insolation is typical of many sites.	Potential habitat marginally present. The survey was conducted within the flowering period of the species in southern Tasmania (Wapstra 2018). The species was not detected.
Colobanthus curtisiae grassland cupflower	r VU # only	*Colobanthus curtisiae* occurs in lowland grasslands and grassy woodlands but is also prevalent on rocky outcrops and margins of forest on dolerite on the Central Highlands (including disturbed sites such as log landings and snig tracks).	Potential habitat absent (wholly atypical of all reported sites).
Dianella amoena grassland flaxlily	r EN # only	*Dianella amoena* occurs mainly in the northern and southern Midlands, where it grows in native grasslands and grassy woodlands.	Potential habitat marginally present (albeit atypical). Species not detected (no seasonal constraint on detection and/or identification).
Glycine latrobeana clover glycine	v VU # only	*Glycine latrobeana* occurs in a range of habitats, geologies and vegetation types. Soils are usually fertile but can be sandy when adjacent to or overlaying fertile soils. The species mainly occurs on flats and undulating terrain over a wide geographical range, including near-coastal environments, the Midlands, and the Central Plateau. It mainly occurs in grassy/heathy forests and woodlands and native grasslands.	Potential habitat absent (wholly atypical of all reported sites).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Goodenia [syn. *Velleia*] *paradoxa* spur velleia	v -	*Goodenia paradoxa* 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 atypical). Species not detected (no seasonal constraint on detection and/or identification).
Hyalosperma demissum moss sunray	e -	*Hyalosperma demissum* grows on rock pavements or shallow sandy soils in some of Tasmania's driest regions, and also in scalded patches in *Eucalyptus amygdalina* 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 marginally present (albeit atypical). Species not detected (strong seasonal constraint on detection and/or identification but potential habitat very limited and survey timed when annual herbs have started appearing).
Lepidium hyssopifolium soft peppercress	e EN #	The native habitat of *Lepidium hyssopifolium* 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). *Lepidium hyssopifolium* is now found primarily under large exotic trees on roadsides and home yards on farms. It occurs in the eastern part of Tasmania between sea-level to 500 metres a.s.l. in dry, warm and fertile areas on flat ground on weakly acid to alkaline soils derived from a range of rock types. It can also occur on frequently slashed grassy/weedy roadside verges where shade trees are absent.	Potential habitat absent (wholly atypical of all reported sites).
Leucochrysum albicans subsp. *tricolor* grassland paperdaisy	e EN # only	*Leucochrysum albicans* subsp. *tricolor* 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 *Eucalyptus pauciflora* woodland and tussock grassland, though most of this habitat is now converted to improved pasture or cropland.	Potential habitat absent (wholly atypical of all reported sites).
Parietaria debilis shade pellitory	r -	*Parietaria debilis* occurs around muttonbird rookeries, on cliffs/rocks in the salt spray zone, in moist shaded areas in dune scrubs, and under rock overhangs in forested gullies.	Potential habitat absent (wholly atypical of all reported sites).
Pterostylis commutata midlands greenhood	e CR # only	*Pterostylis commutata* is restricted to Tasmania's Midlands, where it occurs in native grassland and *Eucalyptus pauciflora* grassy woodland on well-drained sandy soils and basalt loams.	Potential habitat absent (wholly atypical of all reported sites).
Pterostylis ziegeleri grassland greenhood	v VU # only	*Pterostylis ziegeleri* occurs in the State's south, east and north, with an outlying occurrence in the northwest. In coastal areas, the species occurs on the	Potential habitat absent.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		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.	
Scleranthus fasciculatus spreading knawel	v -	*Scleranthus fasciculatus* is only recorded from a few locations in the Midlands and southeast. The vegetation at most of the sites is *Poa* grassland/grassy woodland. *Scleranthus fasciculatus* 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 and branches.	Potential habitat marginally present (albeit atypical). Species not detected (no seasonal constraint on detection and/or identification).
Senecio squarrosus leafy fireweed	r -	*Senecio squarrosus* 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 marginally present (albeit atypical). Species not detected (no seasonal constraint on detection and/or identification).
Vittadinia burbidgeae smooth new-holland-daisy	r -	*Vittadinia burbidgeae* occurs in native grassland and grassy woodland.	Potential habitat marginally present (albeit atypical). Species not detected (no seasonal constraint on detection and/or identification).
Vittadinia gracilis woolly new-holland-daisy	r -	*Vittadinia gracilis* occurs in native grassland and grassy woodland.	Potential habitat marginally present (albeit atypical). Species not detected (no seasonal constraint on detection and/or identification).
Vittadinia muelleri narrowleaf new-holland-daisy	r -	*Vittadinia muelleri* occurs in native grassland and grassy woodland.	Potential habitat marginally present (albeit atypical). Species not detected (no seasonal constraint on detection and/or identification).
Xerochrysum palustre swamp everlasting	v VU # only	*Xerochrysum palustre* has a scattered distribution with populations in the northeast, east coast, Central Highlands and Midlands, all below about 700 m elevation. It occurs in wetlands, grassy to sedgy wet heathlands and extends to associated heathy *Eucalyptus ovata* woodlands. Sites are usually inundated for part of the year.	Potential habitat absent (wholly 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 2025a), Bryant & Jackson (1999), FPA (2025) & 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 (2025). Note that the use of the descriptions of "potential habitat" and "significant habitat" as provided in FPA (2025) does not imply a direct relationship between these concepts and the concept of "significant habitat" as per C7.3.1 of the *State Planning Provisions*.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Accipiter novaehollandiae grey goshawk	e -	*Potential habitat* is native forest with mature elements below 600 m altitude, particularly along watercourses. *Significant habitat* may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.).	*Potential habitat* absent, except in a general sense. *Significant habitat* absent. The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale. This species should not require further consideration.
Antipodia chaostola tax. *leucophaea* chaostola skipper	e EN #	*Potential habitat* is dry forest and woodland supporting *Gahnia radula* (usually on sandstone and other sedimentary rock types) or *Gahnia microstachya* (usually on granite-based substrates). *Significant habitat* is all potential habitat within 5 km of a known record.	*Potential habitat* absent. *Gahnia radula* absent. *Significant habitat* absent. This species should not require further consideration.
Apus pacificus fork-tailed swift	- - # only	Seasonal migrant (December through March) with habitat open skies over any habitat, more commonly associated with forested hills and mountains (McNab 2022).	*Potential habitat* widespread but this is a species that flies at high altitude, very fast and highly mobile, feeding on the wing and virtually never perches (McNab 2022). This species should not require further consideration.
Aquila audax subsp. *fleayi* tasmanian wedge-tailed eagle	e EN #	*Potential habitat* comprises *potential nesting habitat* and *potential foraging habitat*. *Potential foraging habitat* is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. *Potential nesting habitat* is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on	*Potential foraging habitat* widespread. *Potential nesting habitat* absent within title because of combination of aspect and stature of forest. No nests were detected. *Significant habitat* absent. The species may utilise the greater area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. *Significant habitat* is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where the nest tree is still present).	This species should not require further consideration.
Botaurus poiciloptilus australasian bittern	- EN # only	*Potential habitat* is comprised of wetlands with tall dense vegetation, where it forages in still, shallow water up to 0.3 m deep, often at the edges of pools or waterways, or from platforms or mats of vegetation over deep water. It favours permanent and seasonal freshwater habitats, particularly those dominated by sedges, rushes and reeds or cutting grass growing over a muddy or peaty substrate (TSSC 2011).	*Potential habitat* absent (no wetlands). This species should not require further consideration.
Ceyx azureus subsp. *diemenensis* [syn. *Alcedo azurea* subsp. *diemenensis*] Tasmanian azure kingfisher	v EN # only	*Potential habitat* comprises *potential foraging habitat* and *potential breeding habitat*. *Potential foraging habitat* is primarily freshwater (occasionally estuarine) waterbodies such as large rivers and streams with well-developed overhanging vegetation suitable for perching and water deep enough for dive-feeding. *Potential breeding habitat* is usually steep banks of large rivers (a breeding site is a hole (burrow) drilled in the bank).	*Potential foraging habitat* absent (no watercourses present). *Potential breeding habitat* absent (as above). This species should not require further consideration.
Dasyurus maculatus subsp. *maculatus* spotted-tailed quoll	r VU #	*Potential habitat* is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex and steep rocky areas are present, and includes remnant patches in cleared agricultural land. *Significant habitat* is all potential denning habitat within the core range of the species. *Potential denning habitat* for the spotted-tailed quoll includes 1) any forest remnant (>0.5 ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large	*Potential habitat* present, albeit atypical for denning because of lack of suitable hollow logs, large tree bases, rock piles, overhangs, etc. No evidence of the species was noted (e.g. scats, etc.). *Significant habitat* absent (not within core range). The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale. 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
		piles of coarse woody debris and caves. *FPA's Fauna Technical Note 10* can be used as a guide in the identification of potential denning habitat.	
Dasyurus viverrinus eastern quoll	- EN #	*Potential habitat* is all terrestrial native vegetation types, forestry plantations and pasture. Dry forest and native grassland mosaics that are bounded by agricultural land are likely to support higher population densities of eastern quolls.	*Potential habitat* present. See under spotted-tailed quoll.
Gallinago hardwickii Lathams snipe	- VU #	Seasonal migrant that prefers brackish, fresh and saline habitats including lagoons, lakes, marshes, swamps, wet grasslands and paddocks and wetlands with tussock grasses (McNab 2022).	*Potential habitat* absent, except in the most general of senses. This species should not require further consideration.
Haliaeetus leucogaster white-bellied sea-eagle	v -	*Potential habitat* comprises *potential nesting habitat* and *potential foraging habitat*. *Potential foraging habitat* is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). *Potential nesting habitat* is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. *Significant habitat* is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where nest tree still present).	*Potential foraging habitat* widespread (although this is more likely over open water or farming areas). *Potential nesting habitat* absent within title because of combination of aspect and stature of forest. No nests were detected. *Significant habitat* absent. The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale. This species should not require further consideration.
Hirundapus caudacutus white-throated needletail	- VU # only	Seasonal migrant (December through March) with habitat open skies over any habitat, more commonly associated with forested hills and mountains (McNab 2022).	*Potential habitat* widespread but this is a species that flies at high altitude, very fast and highly mobile, feeding on the wing and virtually never perches (McNab 2022). This species should not require further consideration.
Lathamus discolor swift parrot	e CR #	*Potential breeding habitat* comprises *potential foraging habitat* and *potential nesting habitat*, and is based on definitions of foraging and nesting trees (see Table A in swift parrot habitat assessment Technical Note). *Potential foraging habitat* comprises *E. globulus* or *E. ovata* trees that are old enough to flower. In the Eastern Tiers, potential foraging habitat also includes *E. brookeriana* where it has the potential to contribute a substantial foraging resource. The occurrence of foraging-habitat can be remotely	*Potential foraging habitat* absent (*Eucalyptus globulus* and *Eucalyptus ovata* not present). *Potential nesting habitat* absent (no hollow-bearing trees). *Significant habitat* absent. This species should not require further consideration.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		assessed, although only to a limited extent, by using mapping layers such as GlobMap (DPIPWE 2010). Due to the scale and inadequacies in current foraging-habitat mapping, potential foraging-habitat density within operational areas should be identified by ground-based surveys as per Table B in the swift parrot habitat assessment Technical Note. For management purposes *potential nesting habitat* is considered to comprise eucalypt forests that contain hollow-bearing trees. The FPA mature habitat availability map (see Technical Note 2) predicts the availability of hollow-bearing trees using the relevant definitions of habitat provided in Table C of the swift parrot habitat assessment Technical Note. The mature habitat availability map is designed to be used to make landscape-scale assessments and may not be reliable for stand-level assessments required during the development of a Forest Practices Plan. At the stand-level the availability and distribution of hollow-bearing trees across a coupe or operation area is best determined from a ground-based assessment (see Table C in the swift parrot habitat assessment Technical Note). *Significant habitat* is all potential breeding habitat within the SE potential breeding range and the NW breeding areas. The site is not within a Swift Parrot Important Breeding Area (SPIBA).	
Myiagra cyanoleuca satin flycatcher	- - # only	Seasonal migrant (November through march) with habitat scrub, wet and dry sclerophyll forests, woodlands and creeklines (McNab 2022).	*Potential habitat* present. This is a spring-summer migrant that may utilise the greater study area for foraging and nesting but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale. This species should not require further consideration.
Neophema chrysostoma blue-winged parrot	- VU #	Seasonal migrant (October through April) with habitat agricultural lands, crops, dams, paddocks, coastal scrub, open grassy woodlands, heathland and saltmarshes (McNab 2022). *Potential habitat* includes native eucalypt forest, native eucalypt woodlands, grasslands and wetlands (FPA 2024).	*Potential habitat* present. The species may utilise the greater title area as part of its residency period in Tasmania but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale, noting absence of hollow-bearing trees. 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
Perameles gunnii subsp. *gunnii* eastern barred bandicoot	- VU # only	*Potential habitat* is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. *Significant habitat* is dense tussock grass-sagg-sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.	*Potential habitat* present. *Significant habitat* absent. The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale. This species should not require further consideration.
Prototroctes maraena Australian grayling	v VU #	*Potential habitat* is all streams and rivers in their lower to middle reaches.	*Potential habitat* absent (no watercourses present). This species should not require further consideration.
Pseudemoia pagenstecheri tussock skink	v -	*Potential habitat* is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.	*Potential habitat* absent (no areas with greater than 20% cover of tussock-forming grass species present). This species should not require further consideration.
Ranoidea [syn. *Litoria*] *raniformis* subsp. *major* green and golden frog	v VU #	*Potential habitat* is permanent and temporary waterbodies, usually with vegetation in or around them, including features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water-holding sites such as old quarries, slow-flowing stretches of streams and rivers and drainage features. *Significant habitat* is still or very slow flowing water bodies, with at least some vegetation, and a lack of obvious pollutants (oils, chemicals, etc.).	*Potential habitat* absent (no ephemeral of permanent watercourses or still waterbodies present). *Significant habitat* absent. This species should not require further consideration.
Sarcophilus harrisii tasmanian devil	e EN #	*Potential habitat* all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427 km^2). *Significant habitat* is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100 m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1 km radius, being the approximate area of the smallest recorded devil home range. *Potential denning habitat* is areas of burrowable, well-drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth	*Potential habitat* present, albeit atypical for denning because of lack of suitable hollow logs, large tree bases, rock piles, overhang, etc.). No evidence of the species was noted (e.g. scats, etc.). *Significant habitat* absent (no potential denning habitat present). The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale. 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
		banks, free from risk of inundation and with at least one entrance through which a devil could pass.	
Tyto novaehollandiae subsp. *castanops* masked owl	e VU #	*Potential habitat* is all areas with trees with large hollows (≥15 cm entrance diameter). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may constitute potential habitat. *Significant habitat* is any areas within the core range of native dry forest with trees over 100 cm dbh with large hollows (≥15 cm entrance diameter).	Potential foraging and temporary roosting habitat widespread. *Potential breeding habitat* absent due to the absence of large trees with large tree hollows. *Significant habitat* absent. This species should not require further consideration.

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

Appended as pdf file.

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

Appended as pdf file.

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

Appended as pdf file.

ATTACHMENT

- .shp/.dwg file of revised vegetation mapping

RESULT OF SEARCH

RECORDER OF TITLES

SMC - KEMPTON

RECEIVED

4/03/2026

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
163955	3
EDITION	DATE OF ISSUE
2	27-Mar-2015

SEARCH DATE : 30-Jul-2025
SEARCH TIME : 11.31 AM

DESCRIPTION OF LAND

Parish of STRANGFORD Land District of MONMOUTH
Lot 3 on Sealed Plan 163955
Derivation : Part of Lot 37092, 106A-3R-29P Gtd. to Robert William Kenner.
Prior CT 162782/102

SCHEDULE 1

C906695, D3452 & D136987 TRANSFER to ELIZABETH MARY BASTICK
Registered 27-Mar-2015 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP163955 FENCING PROVISION in Schedule of Easements
SP163955 WATER SUPPLY RESTRICTION
SP163955 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP162782 FENCING PROVISION in Schedule of Easements
SP157454 & SP162782 WATER SUPPLY RESTRICTION
SP157454 & SP162782 SEWERAGE AND/OR DRAINAGE RESTRICTION
SP157454 FENCING COVENANT in Schedule of Easements
D87378 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 15-Jul-2013 at noon

UNREGISTERED DEALINGS AND NOTATIONS

N272973 PRIORITY NOTICE reserving priority for 90 days
TRANSFER ELIZABETH MARY BASTICK to CHERYLLYN HEATHER THOMPSON and TROY ANTHONY THOMPSON Lodged by JM LEGAL & CONVEYANC on 27-Jun-2025 BP: N272973

OWNER CHERYL ANN SHADBOLT, PAULA ROBERTA STEENHOLDT & ELIZABETH MARY BASTICK

FOLIO REFERENCE FR 162782/102

GRANTEE PART OF LOT 30266, 49A-3R-0Ps GTD TO WILLIAM JOSEPH BEDFORD & PART OF LOT 37092, 106A-3R-29Ps GTD TO ROBERT WILLIAM KENNER

PLAN OF SURVEY

BY SURVEYOR DAVID BRUCE MILLER
BROOKS LARK & CARRICK SURVEYORS
UNIT 1B 120 CAMBRIDGE ROAD ROSNY PARK
PH 6244-6256 FAX 6244-6221 MOB. 0418-120-796

LOCATION
LAND DISTRICT OF MONMOUTH
PARISHES OF HUNTNGDON & STRANGFORD

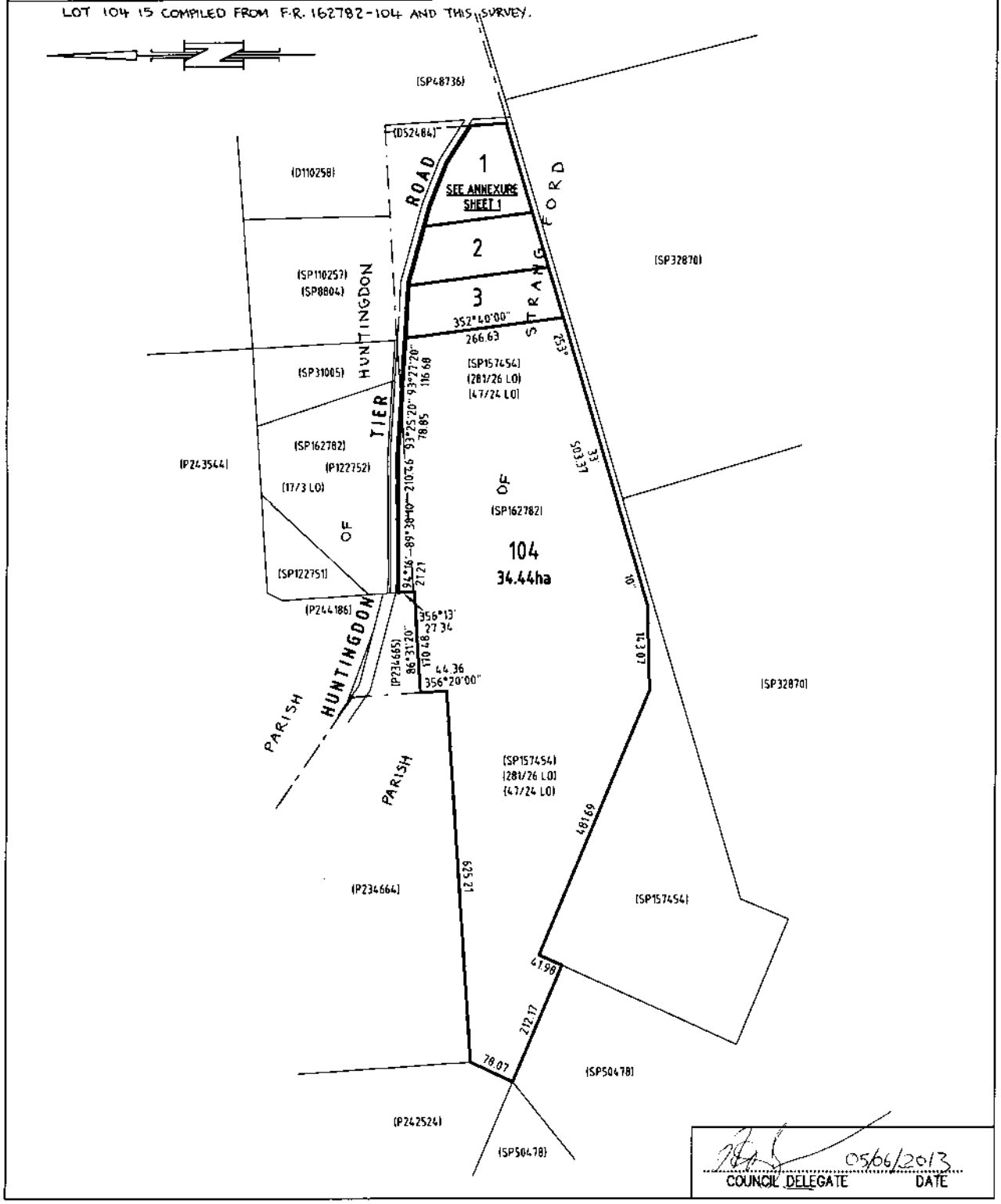
SCALE 1: 6000 LENGTHS IN METRES

REGISTERED NUMBER
SP163955

~~APPROVED~~
EFFECTIVE FROM 15 JUL 2013
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 125 (5028)	LAST UPI No. 1902997	LAST PLAN No. SP162782	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

LOT 104 IS COMPILED FROM F.R. 162782-104 AND THIS SURVEY.



05/06/2013
COUNCIL DELEGATE DATE

PLAN OF SURVEY
ANNEXURE SHEET
SHEET 1 OF 1 SHEETS

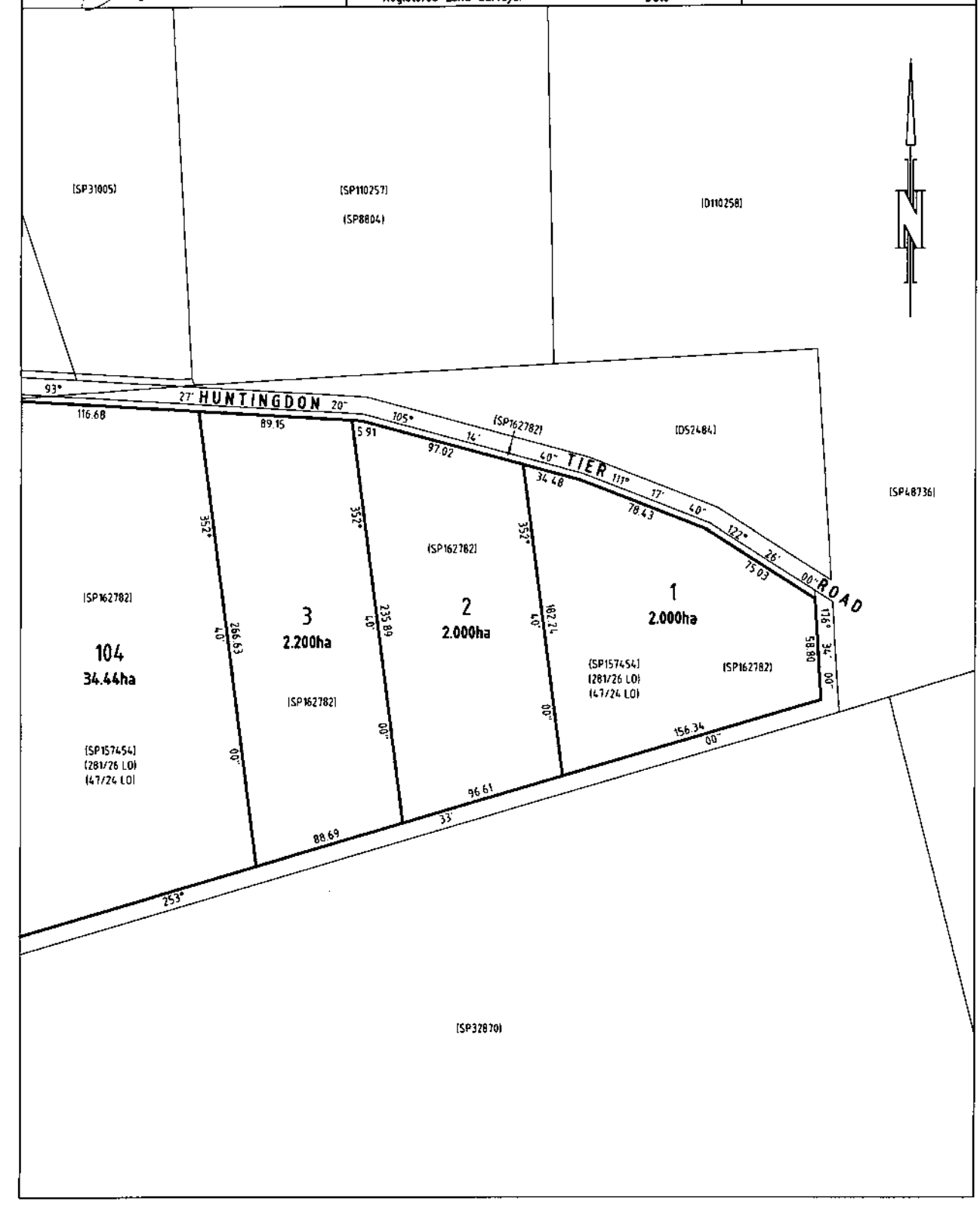
OWNER SEE PLAN OF SURVEY
FOLIO REFERENCE FR 162782/102
SCALE 1: 2000 LENGTHS IN METRES

Registered Number
SP163955

SIGNED FOR IDENTIFICATION PURPOSES
Council Delegate 05/06/13 Date

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET
Registered Land Surveyor 20/3/2012 Date

~~APPROVED~~ EFFECTIVE FROM 15 JUL 2013
Alice Kawa
Recorder of Titles



SCHEDULE OF EASEMENTS

RECORDER OF TITLES

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP163955

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.

FENCING PROVISION

In respect of each lot shown on the plan, the Vendors Elizabeth Mary Bastick, Cheryl Ann Shadbolt and Paula Roberta Steenholdt, ~~and Anthony Robert Kenner~~ shall not be required to fence.

Signed by **Elizabeth Mary Bastick**)
one of the registered proprietors of the land)
comprised in folio of the register)
Volume 162782 Folio 102 in the presence of:)

Witness Signature..... C.W. STEENHOLDT (CHRISTOPHER WILFRED STEENHOLDT)
Witness Name.....
Witness Address..... 270 Cygnet Coast Rd 7109
Witness Occupation..... Manager

Signed by the Registered Proprietors

Cheryl Ann Shadbolt | Paula Roberta Sheenholdt | Elizabeth Mary Bastick

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Elizabeth Mary Bastick, Cheryl Ann Shadbolt and Paula Roberta Steenholdt FOLIO REF: 162782/102 SOLICITOR & REFERENCE: Worrall Lawyers SES:020812	PLAN SEALED BY: Southern Midlands Council DATE: 05/06/2013 3164967 REF NO. Council Delegate

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

SCHEDULE OF EASEMENTS

RECORDER OF TITLES

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 163955
SUBDIVIDER: Elizabeth Mary Bastick, Cheryl Ann Shadbolt and Paula Roberta Steenholdt FOLIO REFERENCE: 162782/102	

Signed by **Cheryl Ann Shadbolt**)
one of the registered proprietors of the land)
comprised in folio of the register)
Volume 162782 Folio 102 in the presence of:)

x [signature]

Witness Signature x [signature]
Witness Name x JOHN BASTICK
Witness Address x 45A CORINTH ST, HOWRAH TAS 7018
Witness Occupation x FINANCIAL PLANNER.

Signed by **Paula Roberta Steenholdt**)
one of the registered proprietors of the land)
comprised in folio of the register)
Volume 162782 Folio 102 in the presence of:)

x [signature]

Witness Signature x [signature]
Witness Name CHRISTOPHER STEENHOLDT (CHRISTOPHER WILFRIED STEENHOLDT)
Witness Address 270 Cygnet Coast Rd, 7109
Witness Occupation Manager

Signed by the Registered Proprietors

[signature]
Cheryl Ann Shadbolt

x [signature]
Paula Roberta Sheenholdt

x [signature]
Elizabeth Mary Bastick

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.