Public Notice Details

Application Details

Application No	DA2600047

Property Details

Property Location	1380 Bluff Road Elderslie

Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling
Advertising Commencement Date	8/7/26
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	22/7/26

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.

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2/07/2026

Changes List			
Issue	Description of change	Date	Designer
Ch - 01	House siting revision 6m away from existing 10a structure	03/07/26	SH

Note: The images provided are artistic representations only and should not be used as references for final colours, finishes, or external/internal features.

1380 Bluff Road, Elderslie 7030

Owner(s) or Clients	Tim & Tegan Cranfield	Title Reference	41443/3
Building Classification	1a	Zoning	Rural
Designer	Jason Nickerson CC6073Y	Land Size	40177m^2
Total Floor Area (Combined)	624.11m^2 Deck 88.51m^2	Design Wind Speed	TBA
Alpine Area	N/A	Soil Classification	TBA
Other Hazards (e.g., High wind, earthquake, flooding, landslip, dispersive soils, sand dunes, mine subsidence, landfill, snow & ice, or other relevant factors)	Priority vegetation area, Waterway and coastal protection area, Bushfire-prone areas, Medium landslip hazard band, Inner protection area, Electricity transmission corridor, Low landslip hazard band	Climate Zone	7
		Corrosion Environment	Low
		Bushfire Attack Level (BAL)	TBA

ID	Sheet Name	Issue
A.01	Location Plan	DA-01
A.02	Site Plan	DA-01
A.03	Floor Plan	DA-01
A.04	Elevations	DA-01
A.05	Elevations	DA-01
A.06	Shed - Floor Plan & Elevations	DA-01
A.07	Roof Plan	DA-01
A.08	Electrical Plan - Power	DA-01
A.09	Electrical Plan - Light / Reflected Ceiling	DA-01

Legend

- Electrical Connection
- Electrical Turret
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor

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3/07/2026

- Waterway and Coastal Protection Area Overlay - Identified from Listmap
- Electricity Transmission Corridor Overlay - Identified from Listmap
- Low Landslip Hazard Area Overlay - Identified from Listmap
- Medium Landslip Hazard Area Overlay - Identified from Listmap

Survey Notes from Surveyor

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

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

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

If subsequent design is intended for construction setout, future surveying setout costs are increased if the digital data provided is rotated, scaled or moved.

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

Site Areas

Site Area 40177 m²
Building Footprint 624.11 m²
Total Site Coverage 1.55%

NOT FOR CONSTRUCTION

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www.pinnacledrafting.com.au
Licence: CC6073Y

Location Plan

Revision: DA-01
Approved by: XX

Scale: 1:2000 @ A2
Pg. No: A.01

Proposal: New Dwelling
Client: Tim & Tegan Cranfield
Address: 1380 Bluff Road, Elderslie 7030

Date: 07/04/26
Drawn by: SH
Job No: 002-2026
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.

N

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Legend

- Electrical Connection
- Electrical Conduit
- Sewer Connection
- Stormwater Connection
- Telstra Connection
- Telstra Pit
- Water Meter
- Water Stop Valve
- Fire Hydrant
- Solar Bollard Light
- Spotlight with sensor

Surface Water Drainage

Ground to fall away from building in all directions in compliance with AS2870 & N.C.C 2022 3.3.3.

Surface water must be diverted away from a Class 1 building as follows:

(a) Slab-on-ground - finished ground level adjacent to a building: the external finished surface surrounding the slab must be drained to move surface water away from the building and graded to give a slope of not less than
  (i) 25mm over the first 1m from the building
    (A) in low rainfall intensity areas for surfaces that are reasonably impermeable (such as concrete or claypaving); or
    (B) for any reasonably impermeable surface that forms part of an access path or ramp provided for the purposes of Clauses 1.1 (2) or (4)(c) of the ABCB Standard for Livable Housing Design; or
  (ii) 50 mm over the first 1 m from the building in any other case.

(b) Slab-on-ground - finished slab heights: the height of the slab-on-ground above external finished surfaces mustbe not less than
  (i) 100 mm above the finished ground level in low rainfall intensity areas or sandy, well-drained areas; or
  (ii) 50 mm above impermeable (paved or concrete) areas that slope away from the building in accordance with(a); or
  (iii) 150 mm in any other case.

(c) The ground beneath suspended floors must be graded so that the area beneath the building is above the adjacent external finished ground level and surface water is prevented from ponding under the building.

Subsoil Drainage

is to comply with AS2870, AS3500 & N.C.C 2022 3.3.4.

Where a subsoil drainage system is installed to divert subsurface water away from the area beneath a building, the subsoil drain must-

(a) be graded with a uniform fall of not less than 1:300; and
(b) discharge into an external silt pit or sump with-
  (i) the level of discharge from the silt pit or sump into an impervious drainage line not less than 50 mm below the invert level of the inlet; and provision for cleaning and maintenance.

Note

All driveway pits and grate drains to be **Class B**.

Stormwater pits are indicative. Location may vary depending on site conditions.

Survey Notes from Surveyor

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

Site Areas

Site Area	40177 m²
Building Footprint	624.11 m²
Total Site Coverage	1.55%

- Low Landslip Hazard Area Overlay - Identified from Listmap

STORMWATER OVERFLOW FROM TANKSLINE @ 1:100 TO SITE DISPERSAL, WORKS BY REGISTERED PLUMBER

2X 14,100LTR RAINWATER TANKS CONNECTED IN SERIES, OVERFLOW TO RUN TO SITE DISPERSAL

R.W TANK 14,100L

R.W TANK 14,100L

STORMWATER TO BE DIRECTED AWAY FROM DWELLING AND DISPERSED ACROSS GROUND VIA SPREADER TO NOT CAUSE NUISANCE TO STRUCTURES OR FOOTINGS

PROPOSED CARPORT BY OTHERS 72.00 m²

PROPOSED SHED BY OTHERS 240.00 m² FFL +394,600

140.521

136.392

113.708

122.630

103.435

Survey Control TBM Spike @ RL 394.79

APPROXIMATE LOCATUION OF EXISTING GRAVEL DRIVEWAY - EXTRAPOLATED FROM LISTMAP - NOT TO FORM PART OF SURVEY

EXISTING GRAVEL DRIVEWAY

PROPOSED GRAVEL DRIVEWAY 145.05 m²

Survey Control TBM Spike @ RL 393.23

3
401790m² (calc)
40177m² (title)
CT: 41443/3

BATTER TO COMPLY WITH NCC 2022 3.2.1 & TABLE 3.2.1

2X 24,000LTR RAINWATER TANKS CONNECTED IN SERIES, OVERFLOW TO RUN TO SITE DISPERSAL

R.W TANK 24,000L

R.W TANK 24,000L

PROPOSED NEW DWELLING 284.11 m² FFL +394,600

TIMBER LANDING 3.85 m²

TIMBER PORCH 17.08 m²

PROPOSED TIMBER DECK / ALFRESCO 145.29 m²

100.945

102.208

387.575

386.777

391.117

194.157

276.790

Ch - 01

FRAME 4,508

EAVE 6,058

LANDING 6,000

GH 395.76

FFL (slab) = 393.37

GH 395.77

RH 399.57

RH 399.56

Existing Class 10a Structure To Remain

STORMWATER OVERFLOW FROM TANKSLINE @ 1:100 TO SITE DISPERSAL, WORKS BY REGISTERED PLUMBER

STORMWATER TO BE DIRECTED AWAY FROM DWELLING AND DISPERSED ACROSS GROUND VIA SPREADER TO NOT CAUSE NUISANCE TO DWELLINGS OR WASH OUT ROADS

NBN PIT

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Site Plan

Revision: DA-01
Approved by: XX

Scale: 1:200 @ A2
Pg. No: A.02

Proposal: New Dwelling
Client: Tim & Tegan Cranfield
Address: 1380 Bluff Road, Elderslie 7030

Date: 07/04/26
Drawn by: SH
Job No: 002-2026
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer
Ch - 01	03/07/26	SH

NOTE: Refer to cover page for further details on changes.

N

Access Panel

Articulation Joint

Smoke Alarm

- BATTS TO WALL

Construction of sanitary compartments 10.4.2 of NCC 2022

The door to a fully enclosed sanitary compartment must -

- open outwards; or
- slide; or
- be readily removable from the outside of the compartment.

unless there is a clear space of at least 1.2 m, measured in accordance with Figure 10.4.2 of NCC 2022 Vol II, between the closet pan within the *sanitary compartment* and the doorway.

Note: Safe Movement & Egress

Openable windows greater than 4m above the surface below are to be fitted with a device to limit opening or a suitable screen so a 125mm sphere cannot pass through. Except for Bedrooms, where the requirement is for heights above 2m. Refer to clauses 11.3.7 and 11.3.8 of NCC 2022 for further information on suitable protective devices.

Note: Paved Areas

All paths and patios to fall away from dwelling.

Note: Stair Construction

All stairs to be constructed in accordance with NCC Vol II 2022 Part 11.2.2:
Riser: Min 115mm - Max 190mm
Going: Min 240mm - Max 355mm
Slope (2R+G): Max 550 - Min 700
For stairways serving non-habitable room used infrequently, refer to table 11.2.2(b).

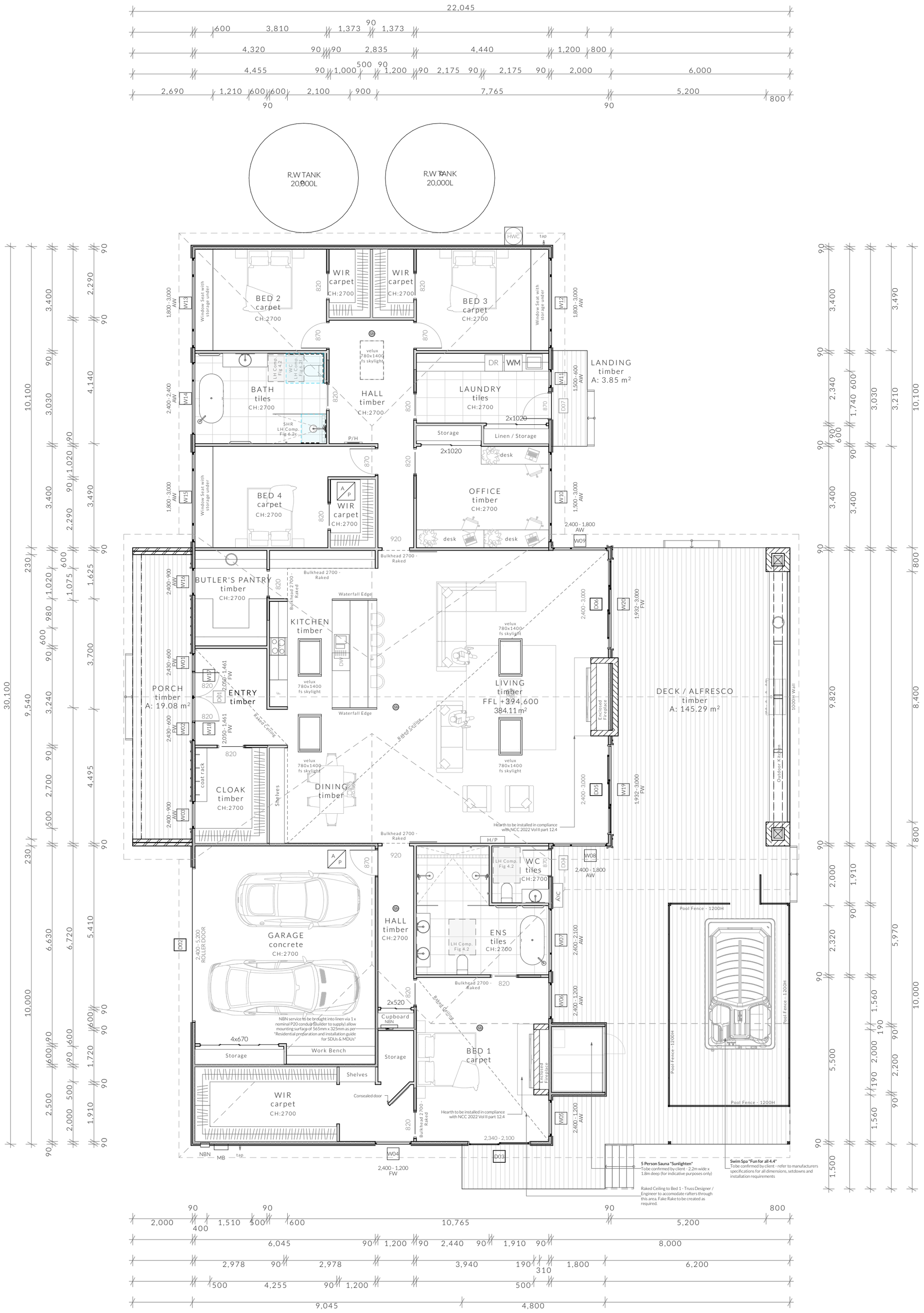
Landings to comply with Clause 11.2.5 and be a minimum of 750mm deep measured 500mm from the inside edge of the landing.

Slip resistance of treads, nosings and ramps to comply with Clause 11.2.4.

Heights of rooms & other spaces 10.3.1 of NCC 2022

Heights of rooms and other spaces must not be less than;
(a)in a *habitable room* excluding a kitchen - 2.4 m; and
(b)in a kitchen - 2.1 m; and
(c)in a corridor, passageway or the like - 2.1 m; and
(d)in a bathroom, shower room, laundry, *sanitary compartment*, airlock, pantry, storeroom, garage, car parking area or the like - 2.1 m; and
(e)in a room or space with a sloping ceiling or projections below the ceiling line within- See NCC directly for these items
(f)in a stairway, ramp, *landing*, or the like - 2.0 m measured vertically above the nosing line of stairway treads or the floor surface of a ramp, *landing* or the like.

If required onsite, the builder may work within the tolerances of the above as specified within the NCC 2022 Vol II. Builder to contact *Pinnacle* before undertaking works.



Floor Areas

Floor Area	384.11m²
Deck	145.29m²
Porch	19.08m²
Landing	3.85m²

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Floor Plan

Revision: DA-01
Approved by: XX

Scale: 1:100 @ A2
Pg. No: A.03

Proposal: New Dwelling
Client: Tim & Tegan Cranfield
Address: 1380 Bluff Road, Elderslie 7030

Date: 07/04/26
Drawn by: SH
Job No: 002-2026
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.

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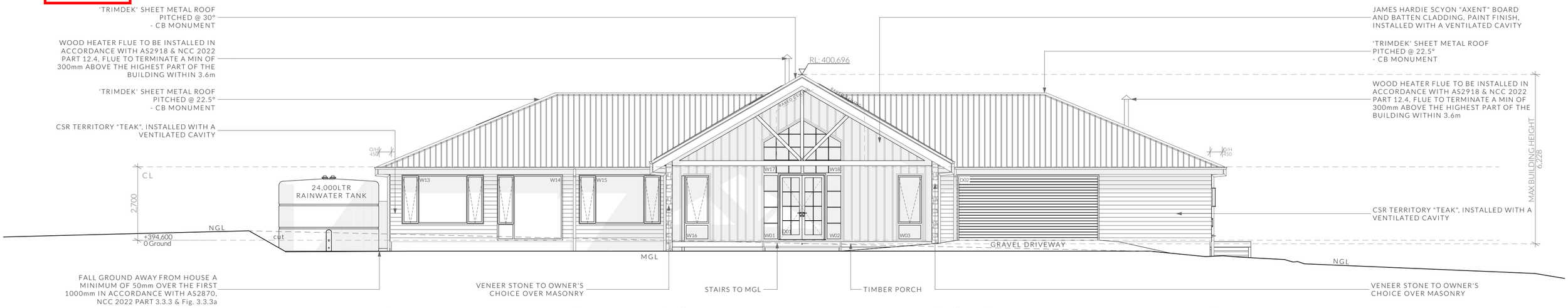
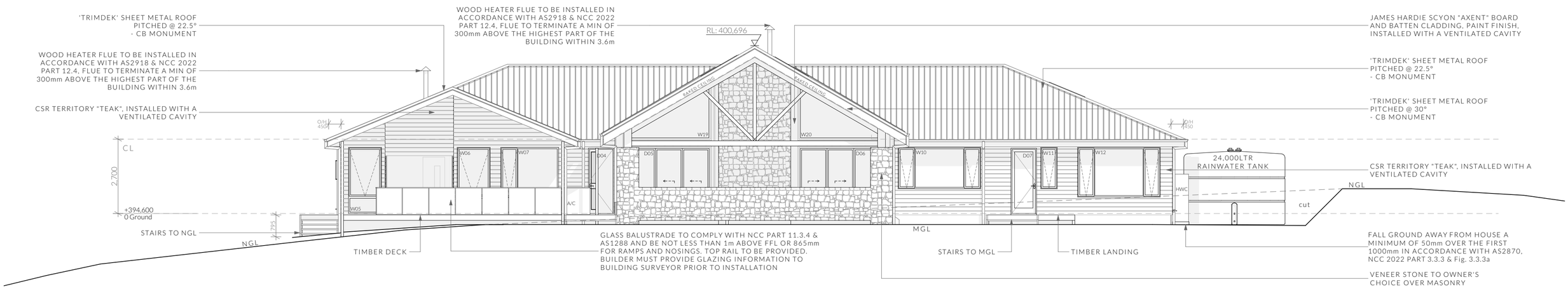
3/07/2026



West Elevation 1:100



East Elevation 1:100

NOTE
Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

U.N.O in builders specifications or located in saline environments or if using a glazed finish brick, brickwork is to be installed in stretcher bond pattern with raked joints.

As per NCC parts 11.3.7 and 11.3.8,
Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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Elevations

Revision: DA-01
Approved by: XX

Scale: 1:100 @ A2
Pg. No: A.04

Proposal: New Dwelling
Client: Tim & Tegan Cranfield
Address: 1380 Bluff Road, Elderslie 7030

Date: 07/04/26
Drawn by: SH
Job No: 002-2026
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.

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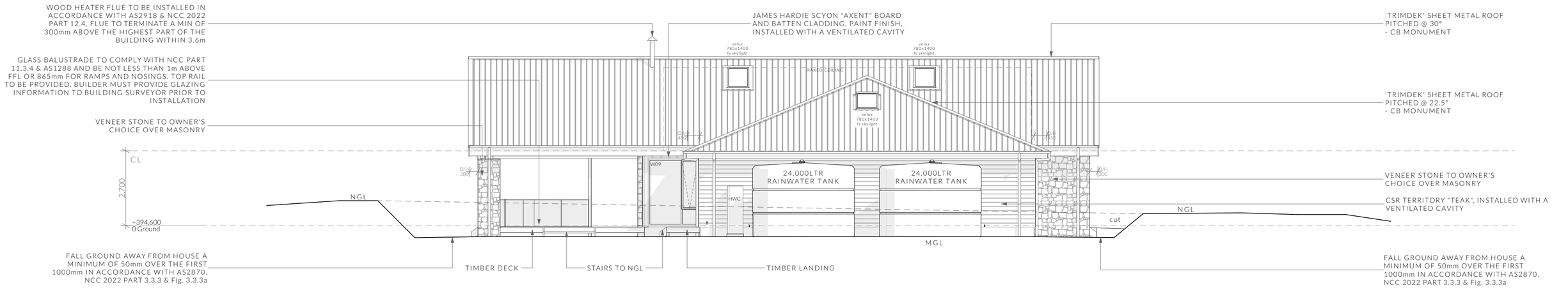

North Elevation

1:100

South Elevation

1:100

NOTE

Clearances between cladding and ground shall comply with Clause 7.5.7 of the NCC 2022 and shall be a minimum clearance of:
100mm in low rainfall intensity areas or sandy, well-drained areas; or 50mm above impermeable areas that slope away from the building; or 150mm in any other case.

Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.

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Openable windows greater than 4m above ground level are to be fitted with a device to limit the opening or a suitable screen so a 125mm sphere cannot pass through, and withstand a force of 250N. Except for bedrooms, where the requirement is for heights above 2m.

All stairs to be constructed in accordance with NCC 2022 Vol II Part 11.2.2
Riser: Min 115mm - Max 190mm Going: Min 240mm - Max 355mm Slope (2R+G): Max 550 - Min 700

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Elevations

Revision: DA-01
Approved by: XX

Scale: 1:100 @ A2
Pg. No: A.05

Proposal: New Dwelling
Client: Tim & Tegan Cranfield
Address: 1380 Bluff Road, Elderslie 7030

Date: 07/04/26
Drawn by: SH
Job No: 002-2026
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.

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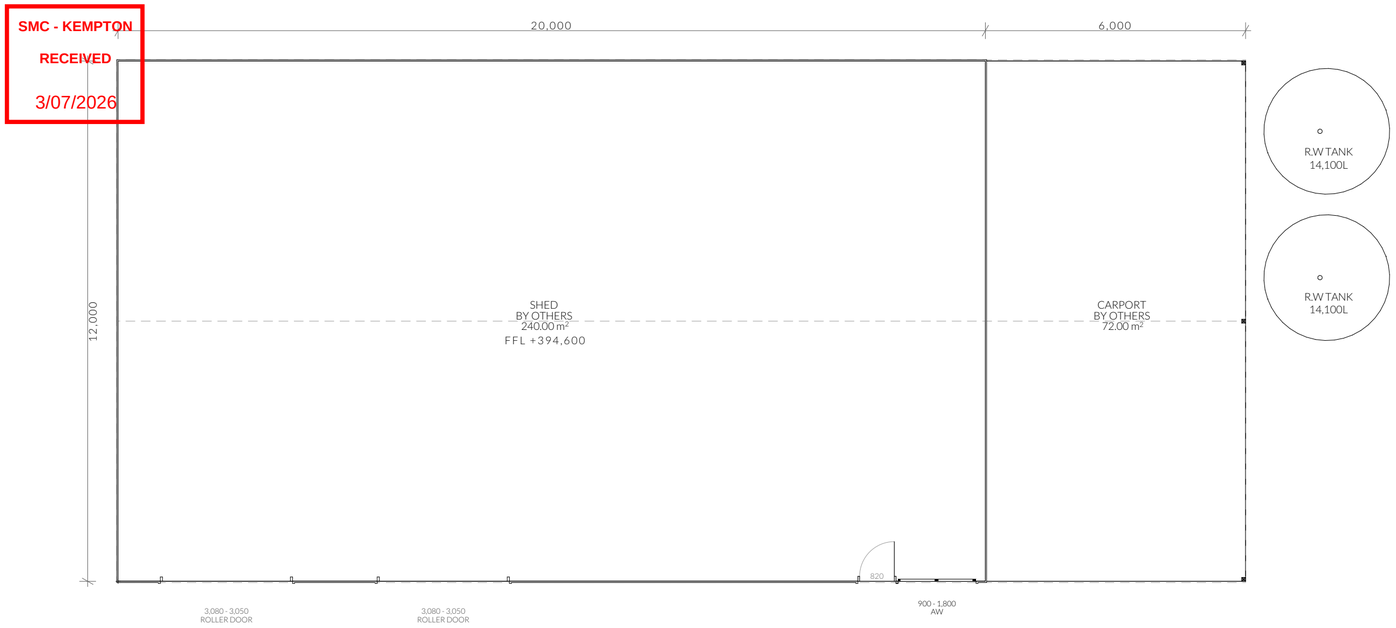
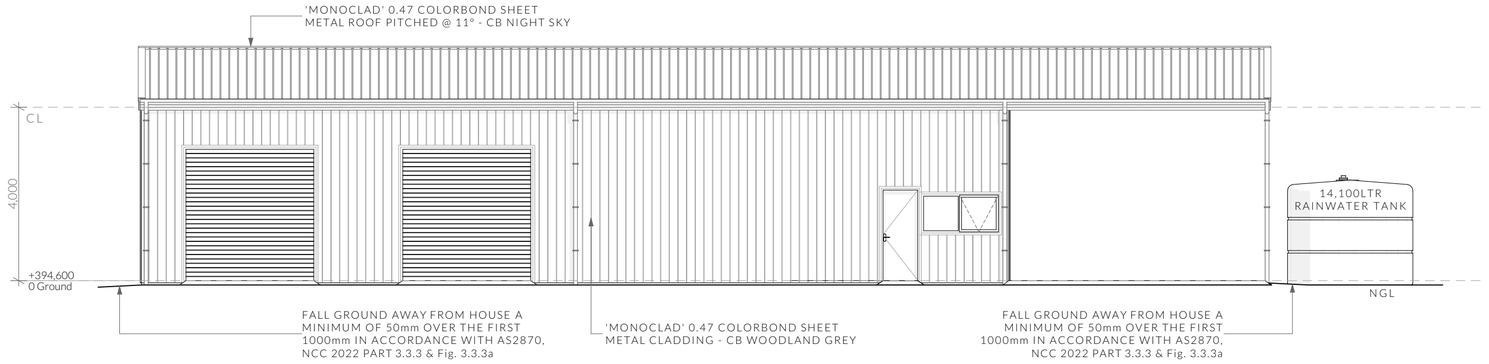
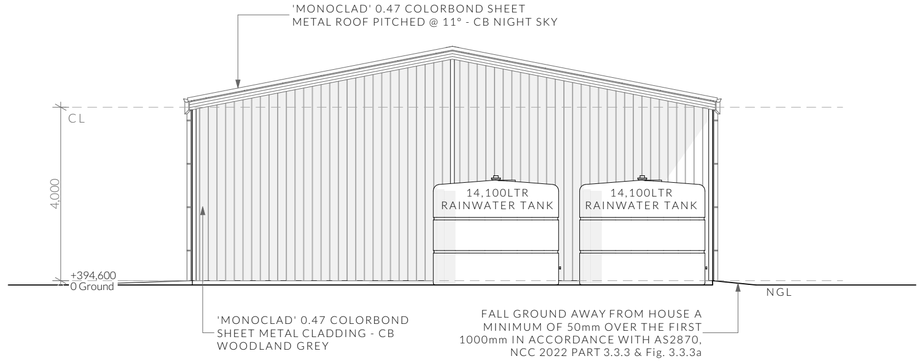
3/07/2026



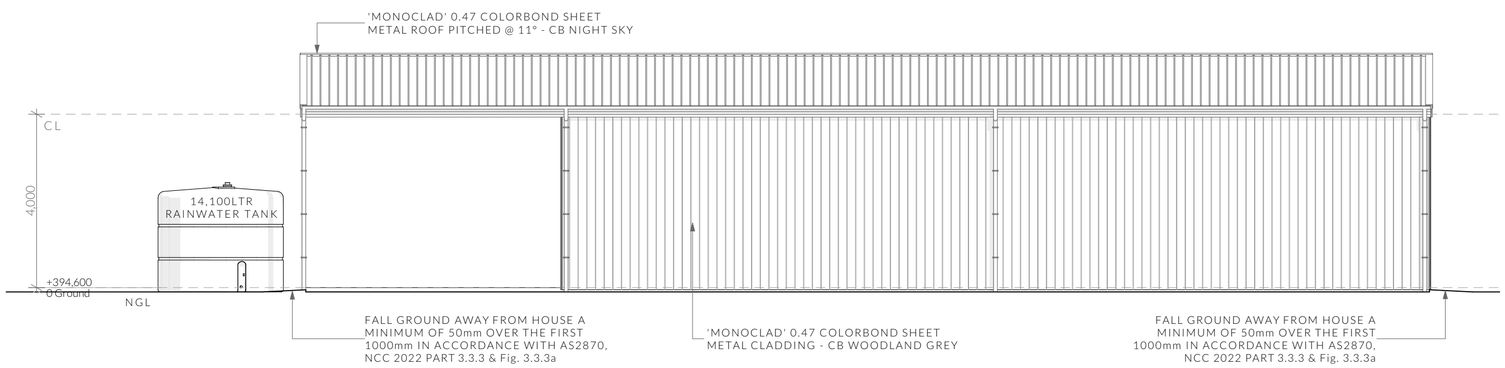
Floor Plan 1:100



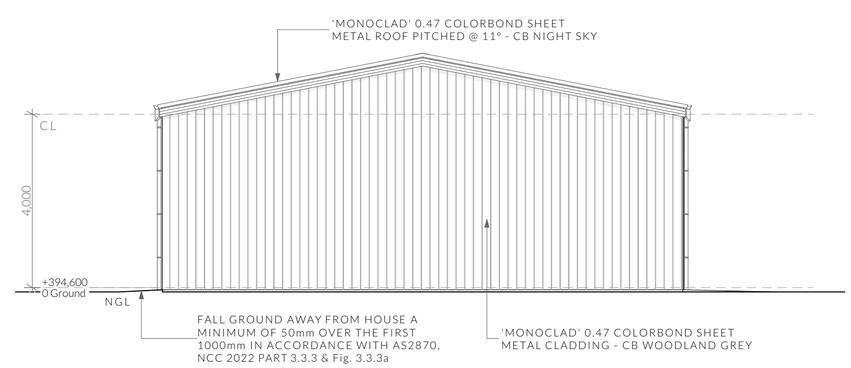
South East Elevation 1:100



North East Elevation 1:100



North West Elevation 1:100



South West Elevation 1:100

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Shed - Floor Plan & Elevations

Revision: DA-01
Approved by: XX

Scale: 1:100 @A2
Pg. No: A.06

Proposal: New Dwelling
Client: Tim & Tegan Cranfield
Address: 1380 Bluff Road, Elderslie 7030

Date: 07/04/26
Drawn by: SH
Job No: 002-2026
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

NOTE: Refer to cover page for further details on changes.

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Ventilation of roof spaces NCC 2022 Part 10.8.3

A roof must have a roof space that-

(a)is located-

(i)immediately above the primary insulation layer; or

(ii)immediately above sarking with a vapour permeance of not more than 1.0 ng/N.s which is immediately above the primary insulation layer; or

(iii)immediately above roof insulation; and

(b)has a height of not less than 20 mm; and

(c)is either-

(i)ventilated to outdoor air through evenly distributed openings in accordance with Table 10.8.3; or

(ii)located immediately underneath the roof tiles of an unsarked tiled roof.

Stormwater Notes

All gutters, downpipes and rain heads to be designed and installed in compliance with AS3500.3 & NCC 2022 Volume II Part 7.4.

Roofing Cladding

Roof cladding, flashings, cappings, roof sheeting and fixings are to be installed in accordance with NCC 2022 Volume II Part 7.2 for sheet roofing and Part 7.3 for tiled and shingle roofing.

Eaves & Soffit Linings

To comply with NCC 2022 Vol II Part 7.5.5 and where provided, external fibre-cement sheets and linings used as eaves and soffit linings must-

(a)comply with AS/NZS 2908.2 or ISO 8336; and

(b)be fixed in accordance with Table 7.5.5 and Figure 7.5.5 using-

(i) 2.8 × 30 mm fibre-cement nails; or

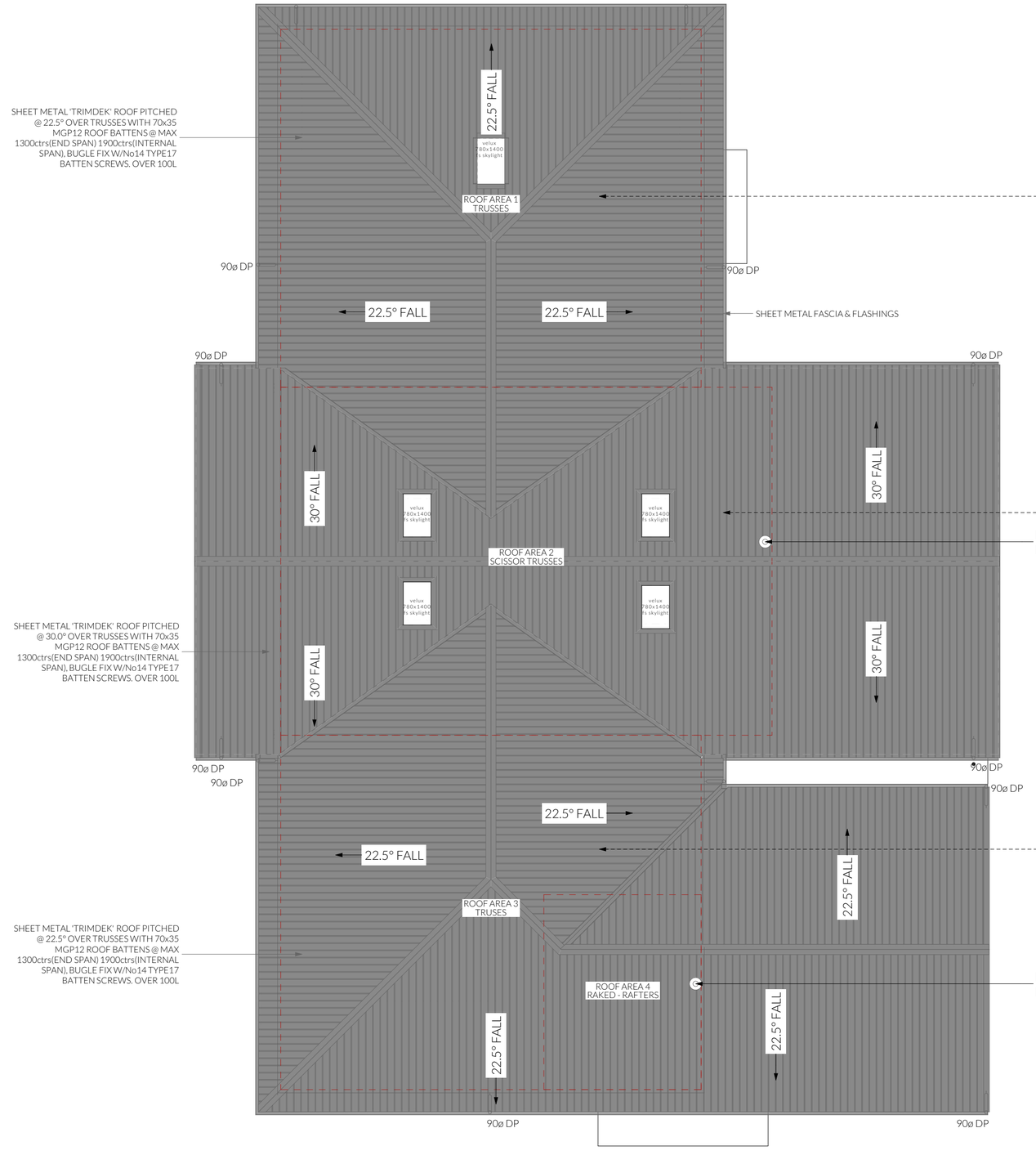
(ii) No. 8 wafer head screws (for 4.5 mm and 6 mm sheets only); or

(iii) No. 8 self embedding head screws (for 6 mm sheets only).

Refer to table 7.5.5 for trimmer and fastener spacings.

ROOF PITCH	VENTILATION OF OPENINGS (TABLE 10.8.3)
>15° AND <75°	7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling

(1)Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.
(2)For the purposes of this Table, high level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.



REQUIRED NUMBER OF ROOF VENTS:

ROOF PITCH >15° and <75°
HIP/GABLE ROOF

REQUIRED VENT AREA
Low Vents = 0.30m² (43.93m x 7,000mm2)
High Vents = 0.04m² (7.84m x 5,000mm2)

EAVE VENTS
BUILDERS EDGE EAVE VENT (EV4020) FITTED WITH STAINLESS STEEL BUSHFIRE MESH
9x 400X200mm(0.035m²) VENTS EVENLY SPACED
OR
25mm CONTINUOUS VENT FITTED WITH STAINLESS STEEL BUSHFIRE MESH

RIDGE VENT SYSTEM
RIDGE CAP (Continuous 5mm gap in sarking)

REQUIRED NUMBER OF ROOF VENTS:

ROOF PITCH >15° and <75°
HIP/GABLE ROOF(CATHEDRAL CEILING)

REQUIRED VENT AREA
Low Vents = 0.05m² (2.00m x 25,000mm2)
High Vents = 0.69m² (13.8m x 5,000mm2)

EAVE VENTS
25mm CONTINUOUS VENT FITTED WITH STAINLESS STEEL BUSHFIRE MESH

RIDGE VENT SYSTEM
RIDGE CAP (Continuous 5mm gap in sarking)

REQUIRED NUMBER OF ROOF VENTS:

ROOF PITCH >15° and <75°
HIP/GABLE ROOF

REQUIRED VENT AREA
Low Vents = 0.30m² (43.93m x 7,000mm2)
High Vents = 0.04m² (7.84m x 5,000mm2)

EAVE VENTS
BUILDERS EDGE EAVE VENT (EV4020) FITTED WITH STAINLESS STEEL BUSHFIRE MESH
9x 400X200mm(0.035m²) VENTS EVENLY SPACED
OR
25mm CONTINUOUS VENT FITTED WITH STAINLESS STEEL BUSHFIRE MESH

RIDGE VENT SYSTEM
RIDGE CAP (Continuous 5mm gap in sarking)

NOT FOR CONSTRUCTION

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Licence: CC6073Y

Roof Plan

Revision: DA-01
Approved by: XX

Scale: 1:100 @ A2
Pg. No: A.07

Proposal: New Dwelling
Client: Tim & Tegan Cranfield
Address: 1380 Bluff Road, Elderslie 7030

Date: 07/04/26
Drawn by: SH
Job No: 002-2026
Engineer: TBA
Building Surveyor: TBA

Issue	Date	Designer

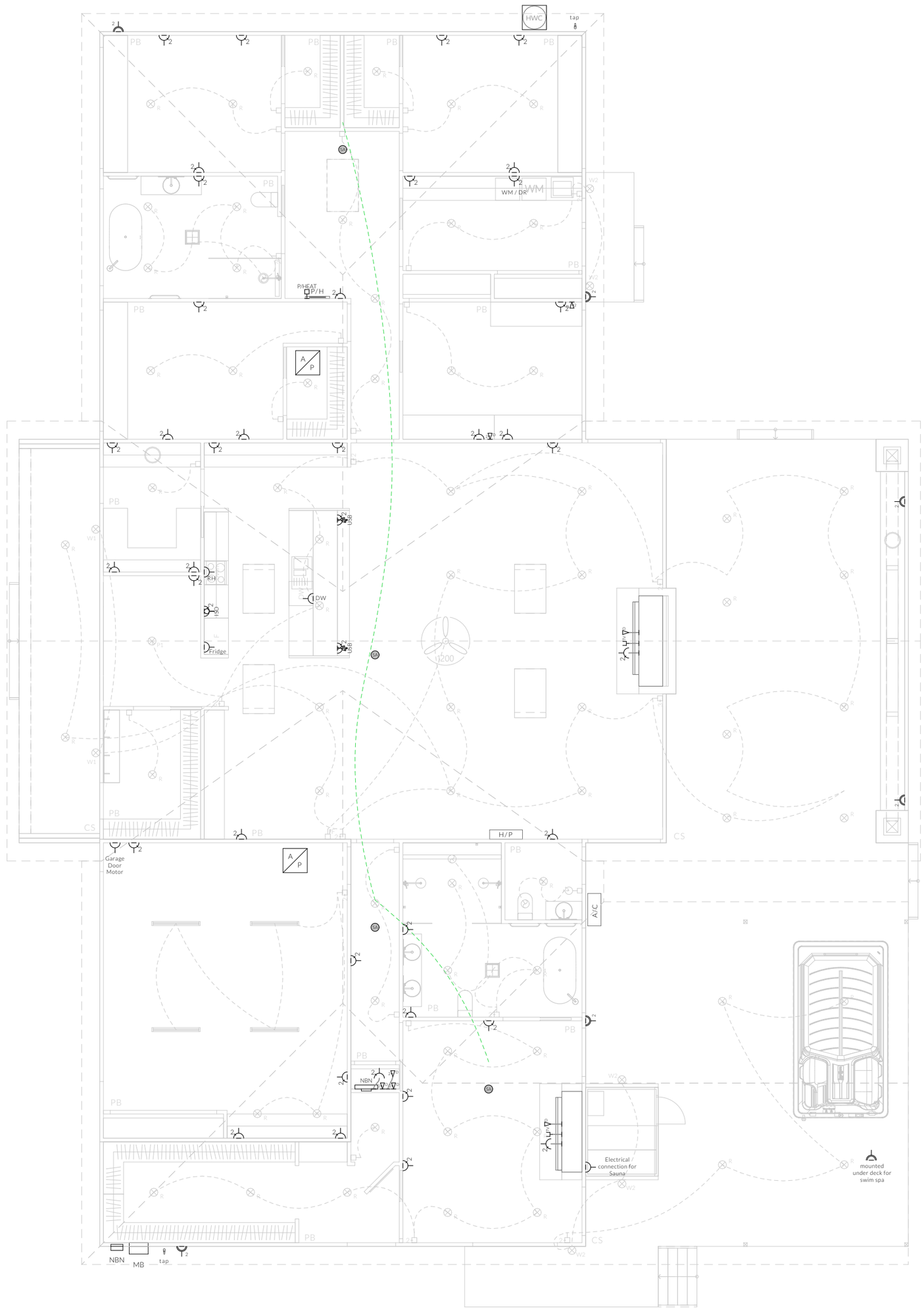
NOTE: Refer to cover page for further details on changes.

N

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ELECTRICAL LEGEND - Lower Floor

Symbol	Description	Allowance	Quantity
D	DATA - CAT 6 (RJ45) - 1 GANG		2
2D	DATA - CAT 6 (RJ45) - 2 GANG		5
TV	DATA - TV CONNECTION		2
	FAN - 3 IN1 (4 LAMP)	10W (LIGHT)	2
	FAN - CEILING - EXHAUST		3
	FAN - CEILING FAN 1200		1
	GPO - (1) SINGLE		5
2	GPO - (2) DOUBLE		38
ISO 2	GPO - (2) DOUBLE (WITH COOKTOP ISOLATOR SWITCH)		1
USB 2	GPO - (2) DOUBLE (WITH USB CHARGER)		2
P/HEAT	GPO - PERMANENT CONNECTION (PANEL HEATER)		1
2	GPO - WEATHER PROOF DOUBLE		7
R	LIGHT - CEILING - DOWNLIGHT RECESSED	10W	67
	LIGHT - CEILING - LED BATTEN	20W	4
P1	LIGHT - CEILING - PENDANT - TYPE 1	10W	1
W1	LIGHT - WALL MOUNTED - TYPE 1	10W	2
W2	LIGHT - WALL MOUNTED - TYPE 2	10W	5
	SERVICE - SMOKE ALARM		4
F	SWITCH - FAN CONTROL		1
	SWITCH - LIGHT 1 GANG		16
2	SWITCH - LIGHT 2 GANG		9
3	SWITCH - LIGHT 3 GANG		1
6	SWITCH - LIGHT 6 GANG		1
	SWITCH - WITH TIMER		1



Smoke Alarms Part 9.5 of NCC 2022

Smoke alarms must-
(a)be located in-
(i)a Class 1a building in accordance with 9.5.2 and 9.5.4; and
(ii)a Class 1b building in accordance with 9.5.3 and 9.5.4;
and

(b)comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
(c)be powered from the consumer mains source where a consumer mains source is supplied to the building; and be interconnected where there is more than one alarm.

In a Class 1a building, smoke alarms must be located in-
(a)any storey containing bedrooms, every corridor or hallway associated with a bedroom, or if there is no corridor or hallway, in an area between the bedrooms and the remainder of the building; and
(b) each other storey not containing bedrooms.

Smoke alarms required by 9.5.2 and 9.5.3 must be installed on or near the ceiling, in accordance with the following:
(a)Where a smoke alarm is located on the ceiling it must be-
(i)a minimum of 300 mm away from the corner junction of the wall and ceiling; and
(ii)between 500 mm and 1500 mm away from the high point and apexes of the ceiling, if the room has a sloping ceiling.
(b)Where (a) is not possible, the smoke alarm may be installed on the wall, and located a minimum of 300 mm and a maximum of 500 mm off the ceiling at the junction with the wall.

Note: Exhaust Fans

Exhaust fans to comply with NCC 2022 Vol 2 Part 10.8.2 and have;
-An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
(a)25 L/s for a bathroom or sanitary compartment; and
(b)40 L/s for a kitchen or laundry.
-Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.
-Where a venting clothes dryer is installed, it must discharge directly or via a shaft or duct to outdoor air.
-An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with 10.6.2(a) must-
(a)be interlocked with the room's light switch; and
(b)include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Note: Lighting

Lighting layout may change, owner to confirm with builder prior to purchase/installation of exact quantity and location of electrical services provided that installation is compliant with AS3000 and artificial lighting allowances do not exceed:
5W/m² in class 1a dwellings
4W/m² to veranda, balcony or the like
3W/m² in a class 10a dwelling associated with the class 1a dwelling

U.N.O - All downlights are to be Insulation Contact (IC) rated.

Preparation for future Solar Installation:

Should the solar design be required for future installation, 2/25mm solarflex (or similar) conduits marked "solar" are to be installed from the meter box to the roof space.

Notes

U.N.O ceilings are to be plasterboard.

--D----D Dimmable Circuit

--T----T Timer Circuit(as fan note)

PB - Plasterboard
CS - Cement Sheet Eaves
PW - Plywood Ceiling
TB -Timber Batten Ceiling

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Electrical Plan - Power
Revision: DA-01
Approved by: XX
Scale: 1:100 @A2
Pg. No: A.08

Proposal: New Dwelling
Client: Tim & Tegan Cranfield
Address: 1380 Bluff Road, Elderslie 7030

Date: 07/04/26
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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

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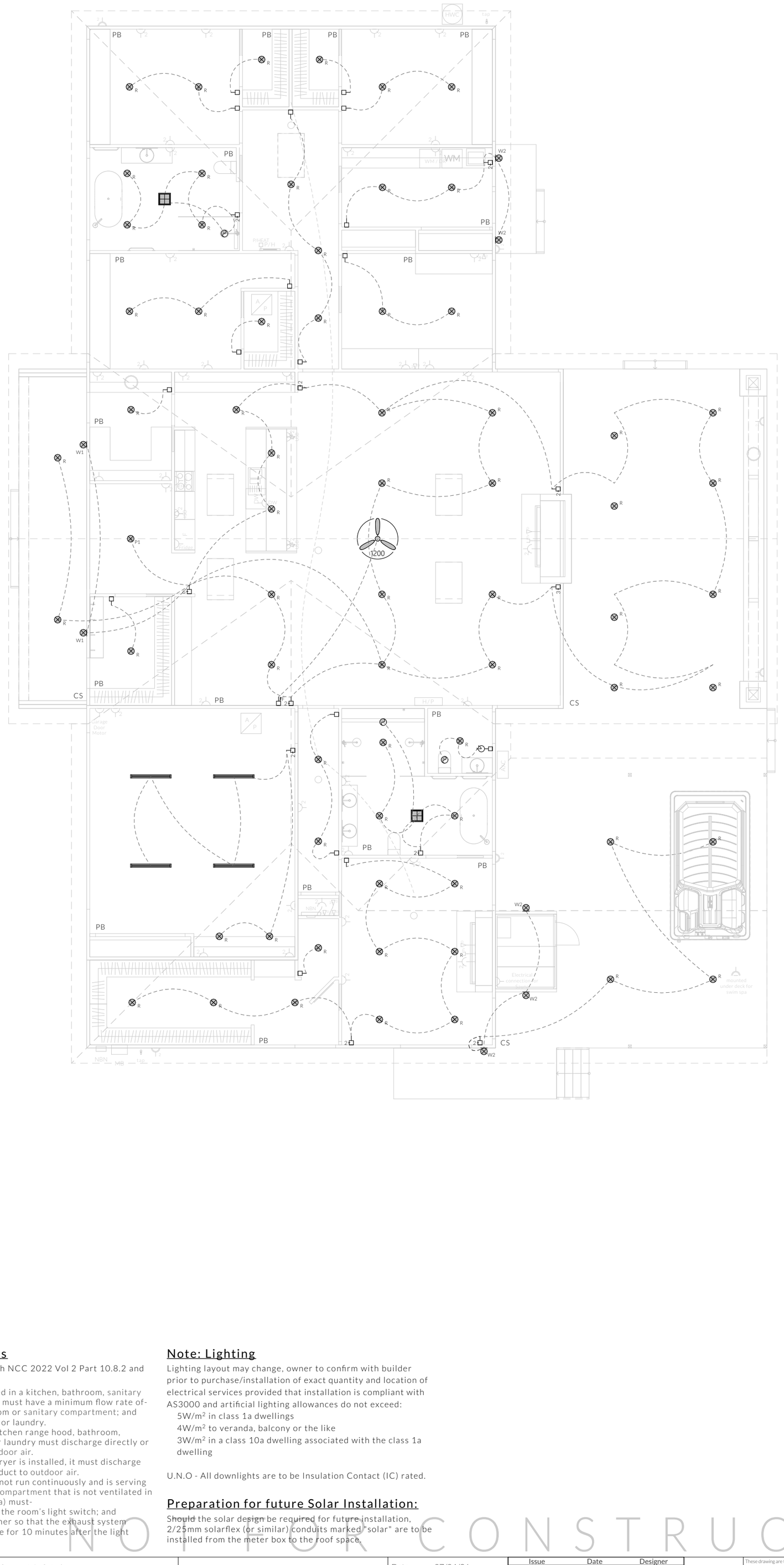

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Electrical Plan - Light / Reflected Ceiling
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NOTE: Refer to cover page for further details on changes.

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

NATURAL VALUES ASSESSMENT OF 1380 BLUFF ROAD (PID 7905208; C.T. 41443/3; LPI GVH88), ELDERSLIE, TASMANIA

Environmental Consulting Options Tasmania (ECO*tas*) for Tim Cranfield & Tegan Wheatley

23 June 2026

Mark Wapstra
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CITATION

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AUTHORSHIP

Field assessment: Mark Wapstra, James Wapstra

Report production: Mark Wapstra, James Wapstra

Habitat and vegetation mapping: Mark Wapstra, James Wapstra

Base data for mapping: LISTmap

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

ACKNOWLEDGEMENTS

Steve Haas (Pinnacle Drafting & Design) 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 native forest adjacent to proposed development site.

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

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SUMMARY

General

Tim Cranfield & Tegan Wheatley (owners) through Pinnacle Drafting & Design engaged Environmental Consulting Options Tasmania (ECOtas) to undertake a natural values assessment of 1380 Bluff Road (PID 7905208; C.T. 41443/3; LPI GVH88), Elderslie, 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 & James Wapstra (ECO*tas*) on 16 Jun. 2026.

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 part of the title proposed for development means that this part of the site not "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.*

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, or were detected as a consequence of site assessment, 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);
  - *Neophema chrysostoma* (blue-winged parrot); and
  - *Tyto novaehollandiae* subsp. *castanops* (Tasmanian masked owl).
- No part of the title proposed for development 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 units:
  - *Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO); and
  - *Eucalyptus obliqua* dry forest (TASVEG code: DOB).
- Occurrences of *Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO) equate to a native vegetation community (with same name) listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- Occurrences of DTO & DOB do not equate to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*.
- The presence of "native vegetation [that] forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*" means that part of the site 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

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), and a single residential dwelling and outbuilding (already present) 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

Tim Cranfield & Tegan Wheatley (owners) through Pinnacle Drafting & Design engaged Environmental Consulting Options Tasmania (ECOtas) to undertake a natural values assessment of 1380 Bluff Road (PID 7905208; C.T. 41443/3; LPI GVH88), Elderslie, 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 16 Jun. 2026. 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

The proposal is for a single residential dwelling (Plates 1-4) and associated outbuilding, with upgrade to an existing access (Plates 5 & 6) and provision and maintenance of a hazard management area (refer to submitted site plans).

Overview – cadastral details

The study area (Figures 1-3) comprises of a single title at 1380 Bluff Road, Elderslie, with the following cadastral details:

- PID: 7905208;
- C.T.: 41443/3; and
- LPI: GVH88.

[computed area: 397,025.157 m^2 i.e. ca. 39.7 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 pursuant to the *Tasmanian Planning Scheme – Southern Midlands Council Local Provisions Schedule* (Figure 4), and wholly subject to the Priority Vegetation Area overlay (Figure 5a) and partly by the Waterway and Coastal Protection Area overly (Figure 5b – not relevant to proposed development).

Other site features

The subject title is one of many similar "bush lots" with different levels of historical and contemporary land use including "rural living" style occupation on several neighbouring titles, with multiple entrances off Bluff Road and different levels of fencing between properties.

Plates 1-4. Views from approximate centre of proposed development location looking north, east, south, west (clockwise from top left)

Plates 5 & 6. Views of the existing well-formed access

The balance of the title is relatively undisturbed native vegetation, with a right-of-way track dissected it to reach a neighbouring property.

Topographically, the title is at ca. 250-380 m a.s.l. Land forms are variable, with the proposed development site on relatively flat ground with adjacent gentle to moderate slopes. Bluff Creek

dissects the title, creating southeast- and northwest-facing slopes. Slopes southeast of Bluff Creek were not assessed.

LISTmap's Fire History layer indicates that the title and surrounds have been impacted by several formally recorded fires. Site assessment indicated some level of recent events (burnt out tree bases and scorched bark on *Eucalyptus obliqua*, Plates 7 & 8)).

Site assessment and tree canopy modelling (Figure 6) indicates a typical low regrowth-dominated structure for the areas of silver peppermint open forest, and a taller and slightly more complex structure for the stringybark forest on the moister southeast-facing slopes. These latter slopes include scattered hollow-bearing trees, all over a hundred metres away from any proposed development.

The geology of the study area is mapped at a 1:250,000 scale (Figure 7) as Triassic-age "dominantly quartz sandstone" (geocode: Rq) across the north of title, Triassic-age "undifferentiated Parmeener Supergroup rocks" (geocode: PR) across the centre of title and Permian-age "upper glaciomarine sequences of pebbly mudstone, pebbly sandstone and limestone" (geocode: Pu) across the southeast of title. 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 sedimentary substrate (Plates 9 & 10).

Plates 7 & 8. Old burnt log (LHS) and recent scorch (RHS): both in DOB forest

Plates 9 & 10. Examples of outcropping sandstone and sandy quartz-derived soils

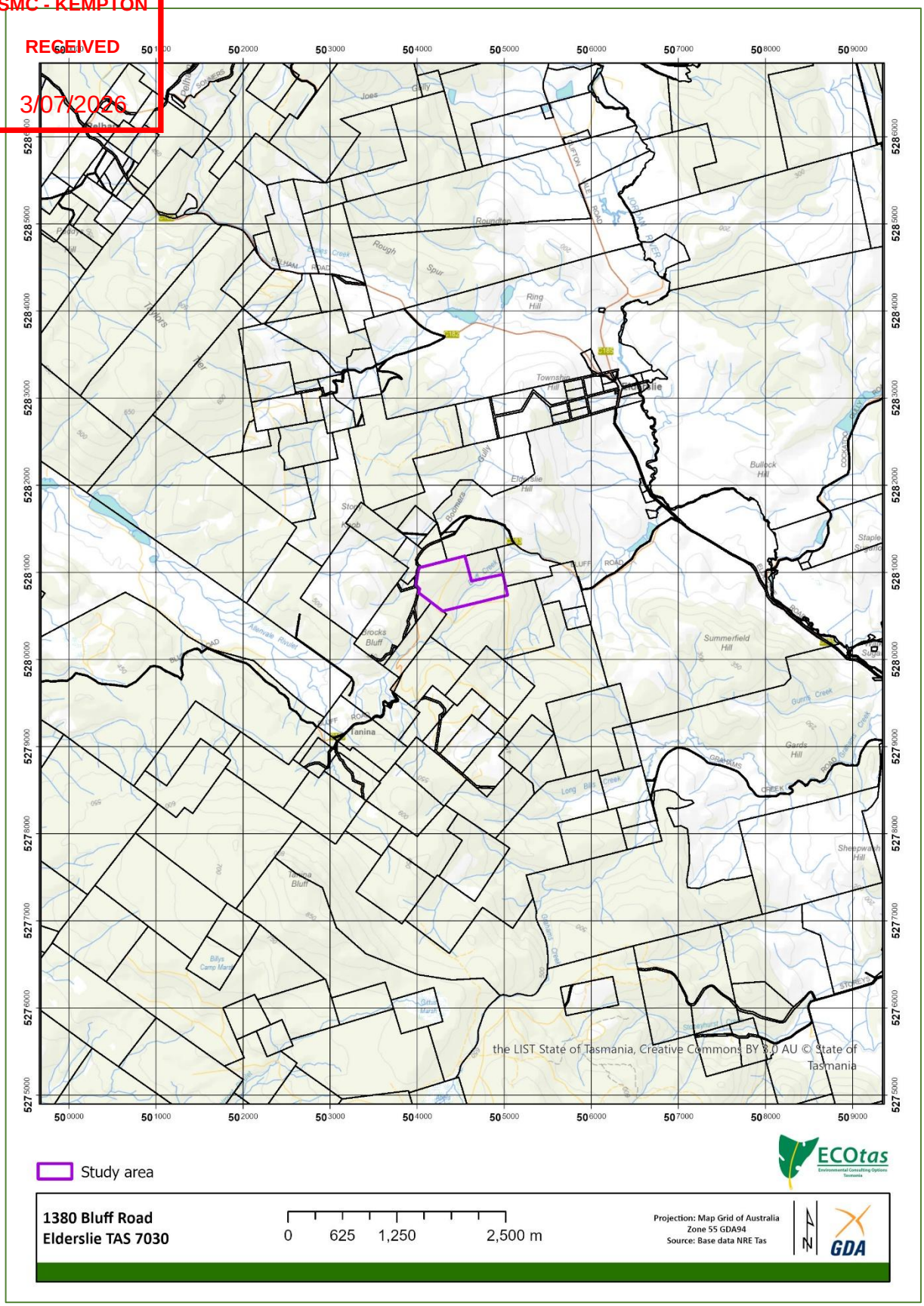

Figure 1. General location of study area

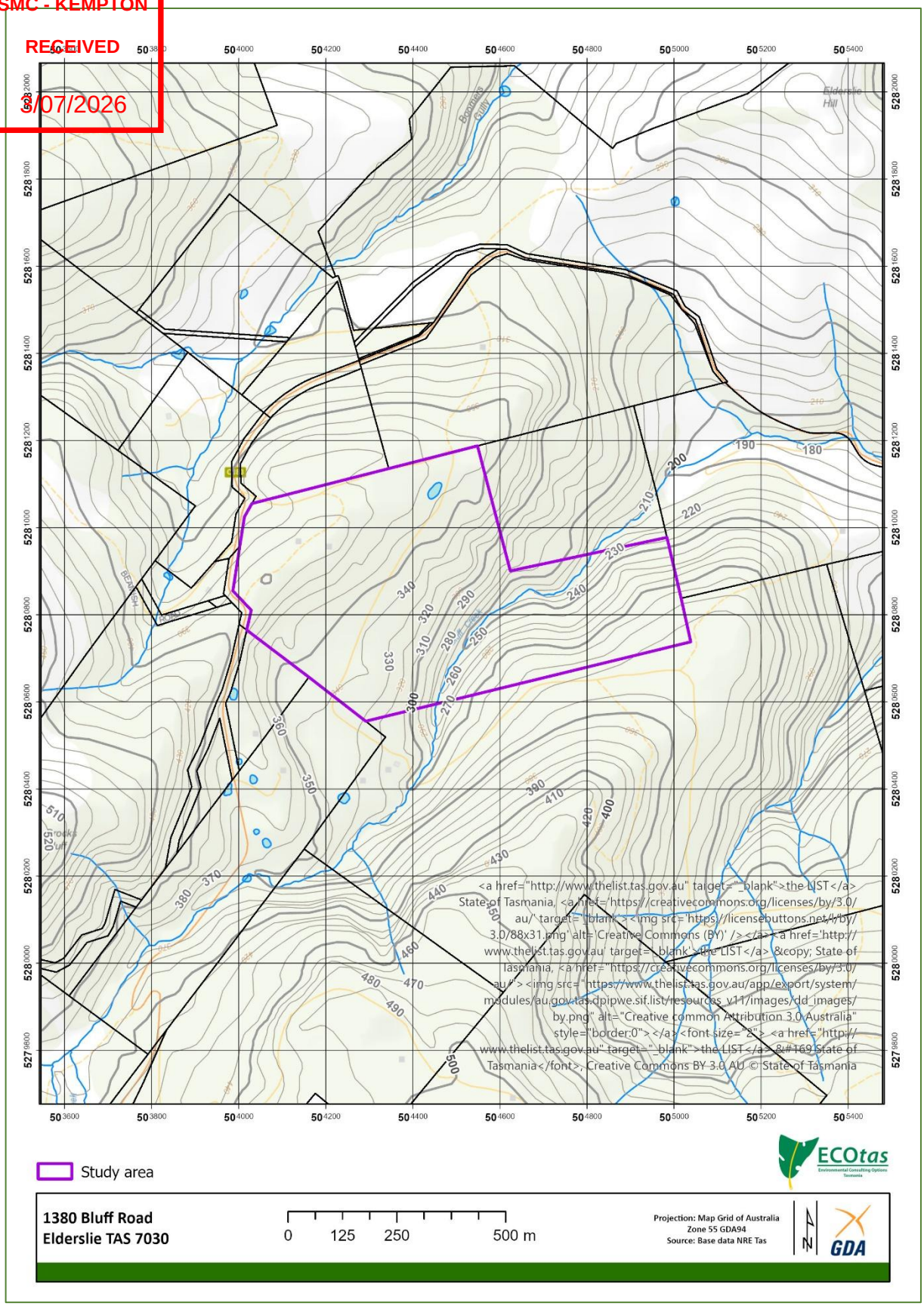

Figure 2. Detailed location of study area showing general topographic and cadastral features

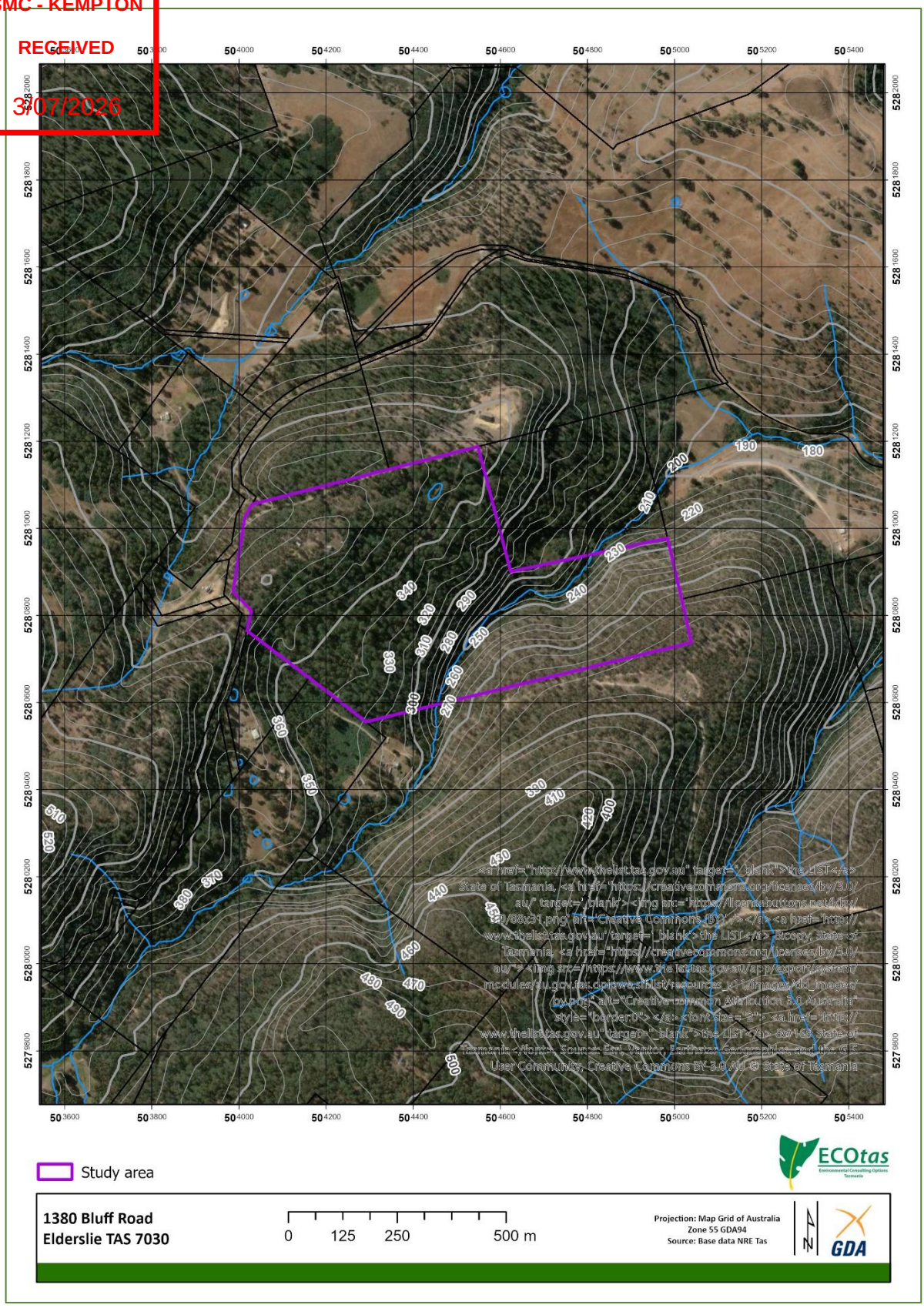

Figure 3. Detailed location of study area showing recent aerial imagery, cadastral boundaries, contours and watercourses

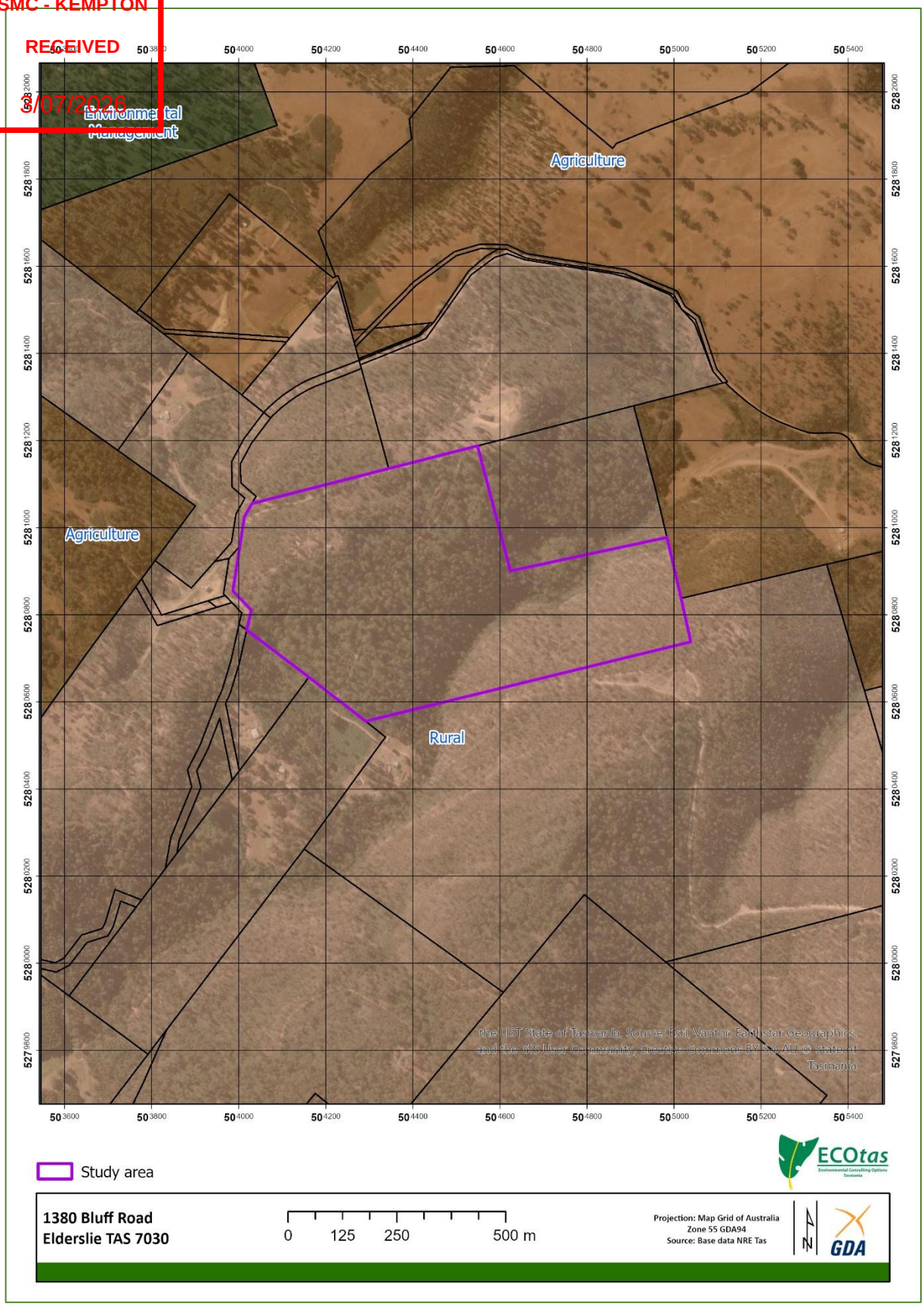

Figure 4. Zoning of study area and surrounds pursuant to the *Tasmanian Planning Scheme*

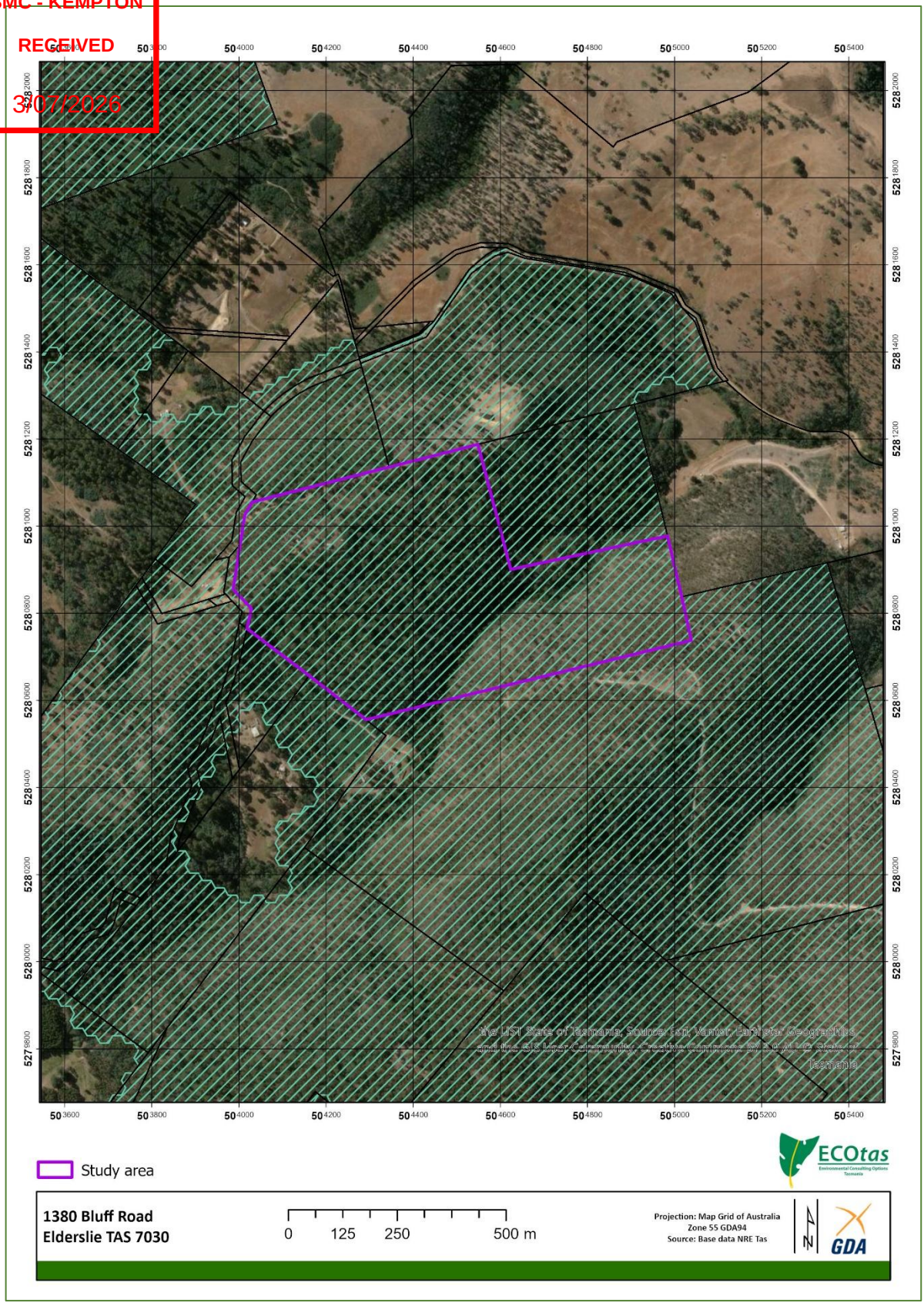

Figure 5a. Extent of Priority Vegetation Area overlay (green hatching) within and adjacent to study area pursuant to *Tasmanian Planning Scheme*

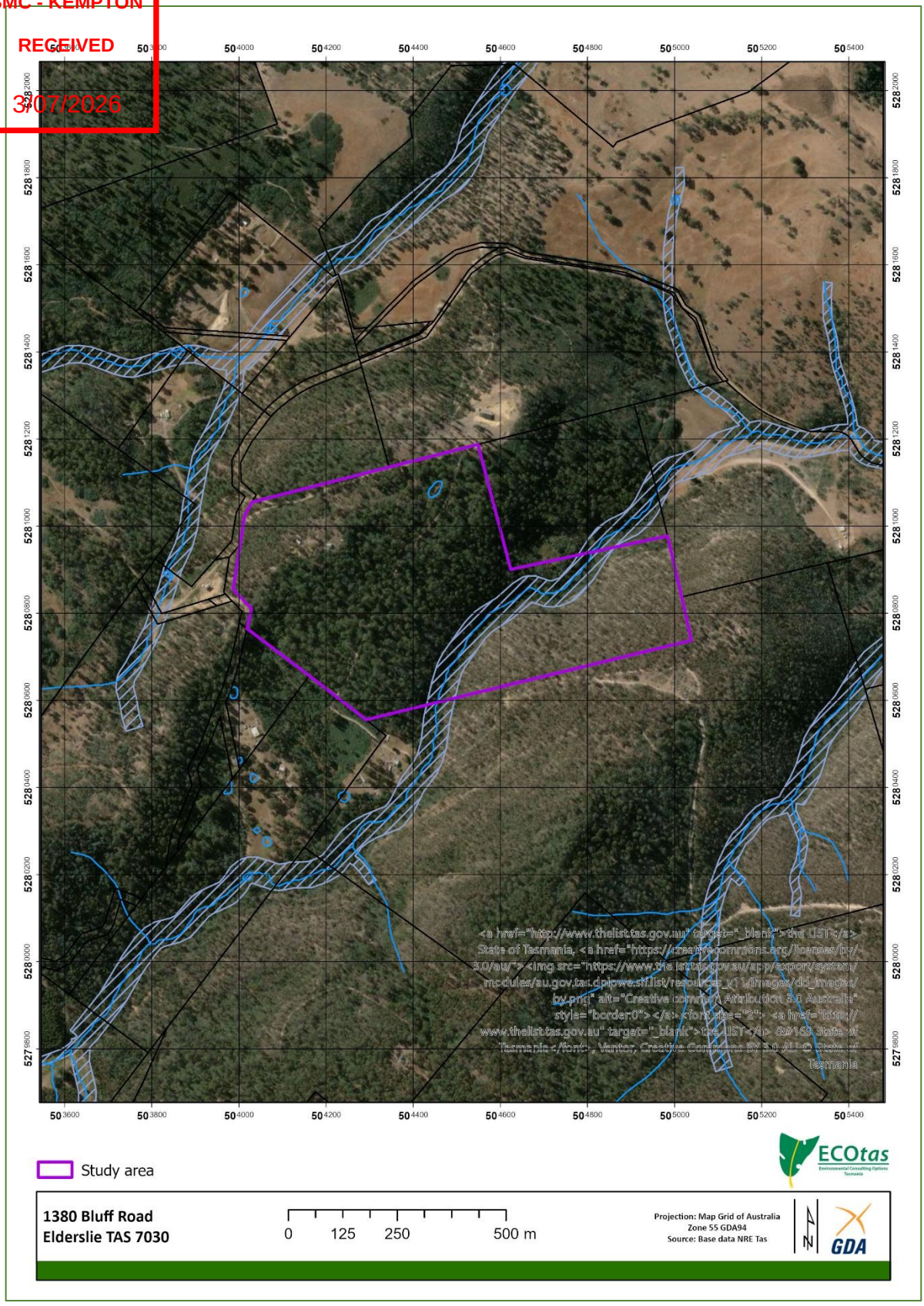

Figure 5b. Extent of Waterway and Coastal Protection Area overlay (blue hatching) within and adjacent to study area pursuant to *Tasmanian Planning Scheme*

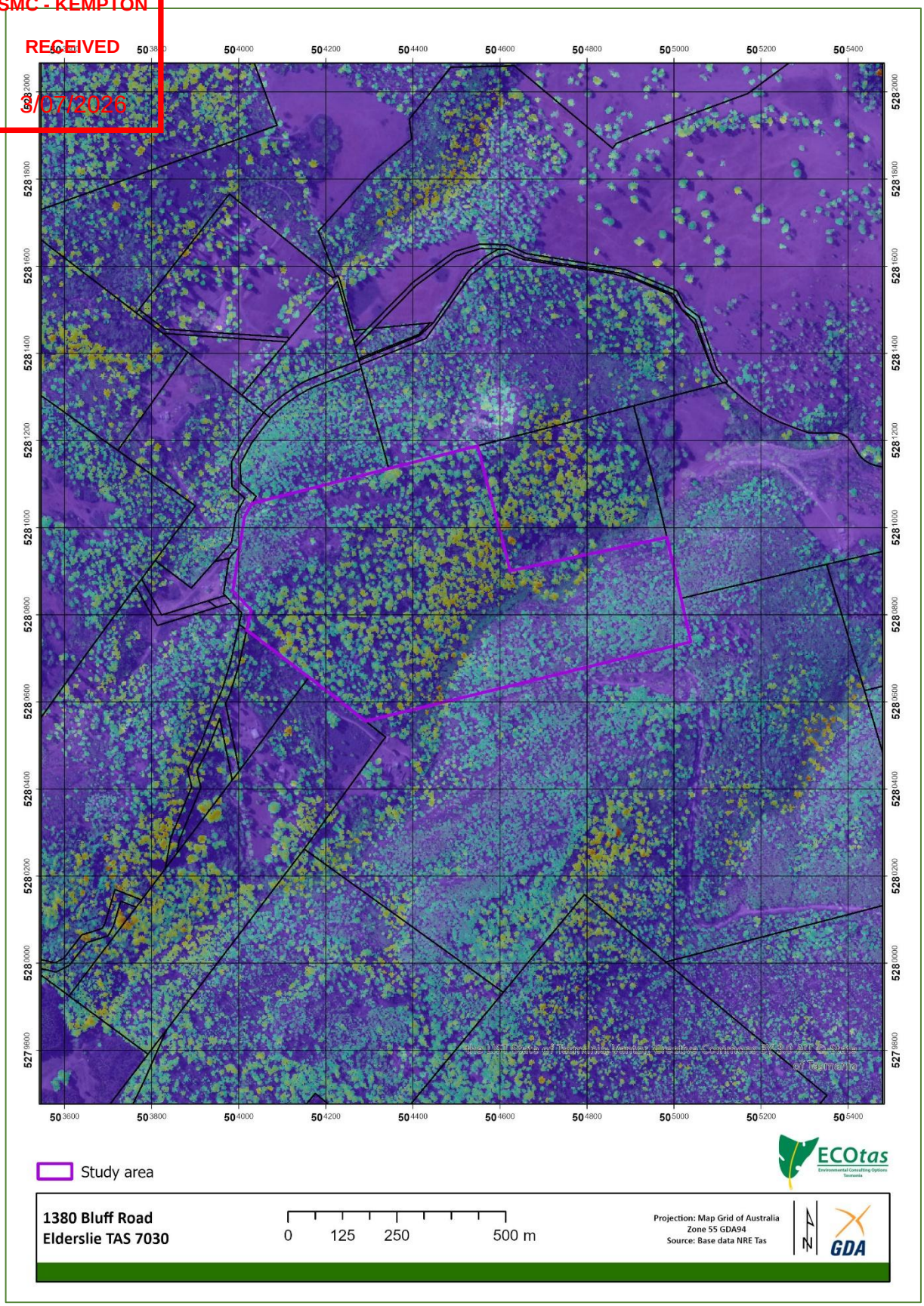

Figure 6. Tree canopy modelling for study area and surrounds

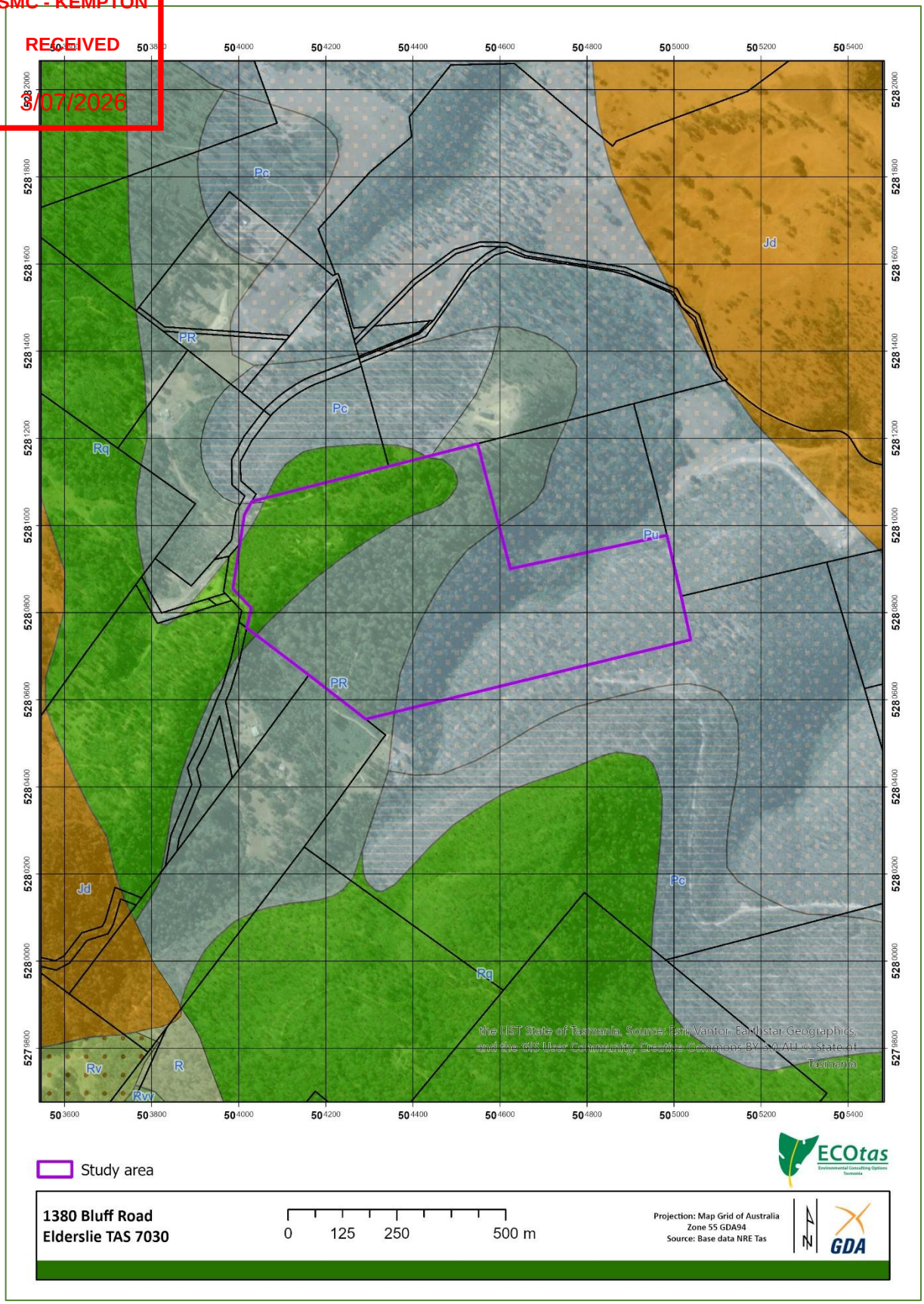

Figure 7. Geology (1:250,000 scale) of study area and surrounds (refer to text for codes)

METHODS

Nomenclature

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

Vascular species nomenclature follows de Salas & Baker (2025) for scientific names and Wapstra (2026) for common names. Fauna species scientific and common names follow the listings in the cited *Natural Values Atlas* report (DNRET 2026a).

Vegetation classification follows TASVEG 5.0, as described in *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation (*Kitchener & Harris 2013+, updated Nov. 2025).

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_1380BluffRoad for a polygon defining the study area (centred on 504456mE 5280854mN), buffered by 5 km, dated 5 Jun. 2026 (DNRET 2026a) – Appendix E;
- Forest Practices Authority's *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 504456mE 5280854mN (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 5 Jun. 2026 (FPA 2026) – Appendix F;
- Commonwealth *Protected Matters Report* for a polygon defining the study area, buffered by 5 km, dated 5 Jun. 2026 (CofA 2026) – 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 & James Wapstra (ECO*tas*) on 16 Jun. 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. The survey focussed on the proposed development site (viz. access, house and outbuilding site, predicted hazard management area) but also assessed a wider area (down to Bluff Creek) for context).

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. No such species were detected so further methods are not provided.

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, 5.0 & 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, 5.0 and Live are close to identical, with TASVEG 5.0 & LIVE adding a relatively small polygon of FAL on the northern part of the subject title.

TASVEG maps the title as (Figure 8 = TASVEG 3.0 & 4.0; Figure 9 = TASVEG 5.0 & Live):

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

  DTO is mapped across the northwest and southeast of title, reasonably reflecting the typical aerial photography "signature" of silver peppermint forest.

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

  DOB is mapped across the centre of title, effectively capturing the moister southeast-facing slopes with a darker "signature".

- agricultural land [TASVEG 5.0 & LIVE] (TASVEG code: FAL)

  FAL accounts for a small section in the north of the subject title, reflecting the most recent clearing event in the previously disturbed (partially cleared) part of the title, now proposed for occupation. Coding as FAL is not in line with most "bush lots" where the residentially-developed parts of titles are usually mapped as extra-urban miscellaneous (TASVEG code: FUM), sometimes as urban areas (TASVEG code: FUR)< although the latter is usually reserved for urban and peri-urban areas. This site has never been (and will never be) used for any form of agriculture so classification as FUM is more appropriate.

- *Bursaria – Acacia* woodland and scrub (TASVEG code: NBA)

  A small tongue of NBA juts into the northeast part of the title, probably reflecting a local area of disturbance noted on a particular aerial image but no longer discernible from adjacent DTO & DOB.

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 10 that indicates the revised mapping for the study area. Refer to Appendix A for more detailed descriptions of the native vegetation mapping units identified from the study area.

Conservation significance of identified vegetation types

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

Occurrences of DTO & DOB do not equate to threatened ecological communities 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) may be applicable. The whole of the proposed development site (including access, structures and hazard management) is within vegetation mapped as "DTO" (Figure 10). However, the area proposed for development (Plates 1-4) has been recently re-cleared, this area previously approved for development as part of the existing structure and associated works. Historical aerial imagery indicates a long history of disturbance in this general area. That is, this area could be excised from surrounding DTO and mapped as FUM (see previous discussion). For the purposes of addressing the Natural Assets Code, the area proposed for development no longer effectively supports "native vegetation" and therefore is not considered to be "priority vegetation" (in relation to native vegetation communities).

Table 1. Vegetation mapping units present in study area

[conservation status: NCA – as per Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, using units described by Kitchener & Harris (2013+, updated Nov. 2025), relating to TASVEG mapping units (DNRET 2025b); table headings are as per modules in Kitchener & Harris (2013+, updated Nov. 2025); 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 northwest and southeast parts of the title flanking the relatively large patch of DOB. The transition zone between DTO and DOB is of variable width with a well-defined narrow shift between dominance of *E. tenuiramis* and *E. obliqua* in places but a wider band of transition in others. However, the shift is well-defined by topography and aspect (Bluff Creek, slopes, etc.). 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 sparse sub-canopy of *Exocarpos cupressiformis and Acacia dealbata*, in turn over a generally very open understorey of low shrubs, sparse graminoids, very sparse grass, occasional climbers and variably dense 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 effectively absent, also quite typical for DTO. The site has been burnt, albeit probably only infrequently and lightly. Apart from the most recent disturbance, DTO is in good ecological condition with no naturalised plant species or symptoms of plant disease recorded. At present, it is possible to excise the area proposed for development as FUM (see previous discussion). However, this has not been done because this re-coding is best done as part of an iterative update of TASVEG by NRE Tas: after development is complete, this area will get coded as FUM or FUR, and accurately reflect the limits of development.

TASVEG equivalent (Kitchener & Harris 2013+)	Conservation priority TASVEG *EPBCA*	Comments
Eucalyptus obliqua dry forest (DOB)	not threatened *not threatened*	DOB dominates the centre of title on the southeast-facing slopes of the title, the transition between DOB and, DTO of variable width based on the slope but well-defined based on Bluff Creek. The extent of DOB & DTO within the title relative to TASVEG mapping has only been adjusted marginally. DOB has a generally regrowth-structured canopy dominated by *E. obliqua* with some *E. tenuiramis*. The canopy has a some degree of senescence but very few mature elements. The secondary canopy of shrubs is relatively sparse, over a dense fern layer understorey with variable herbs, graminoids and low shrubs. The fern-dominated understorey is a result of a recent fire events. DOB is in good ecological condition with no naturalised plant species or symptoms of plant disease recorded.

Plant species

General information

A total of 32 vascular plant species were recorded from the study area (Appendix B), comprising 23 dicotyledons (including 2 endemic species), 7 monocotyledons (including 1 endemic species) and 2 pteridophytes (both native). The absence of naturalised species is notable.

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 11 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 11).

The absence of threatened flora species from the part of the title proposed for development means that this part of the site not "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).

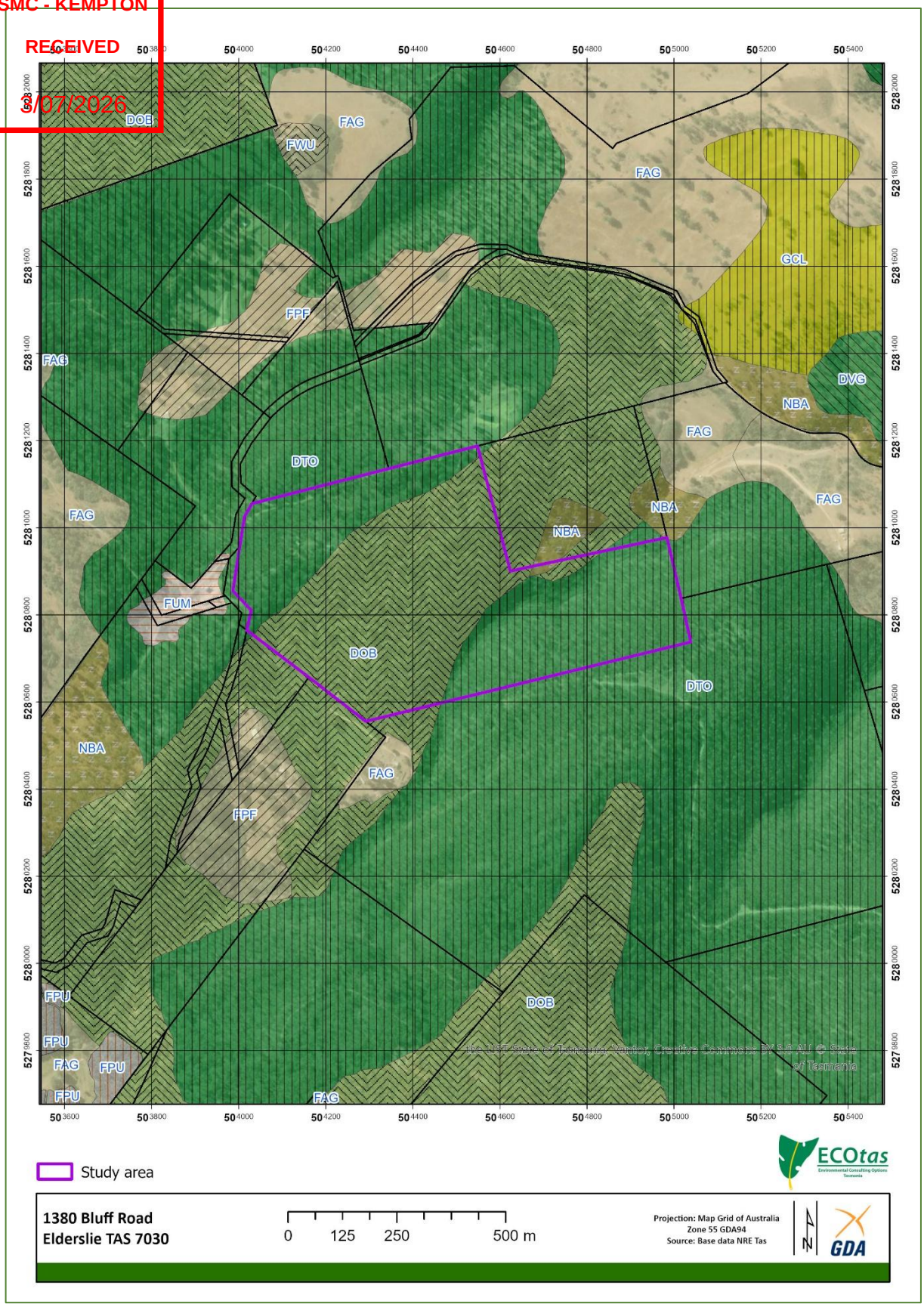

Figure 8. TASVEG 3.0 & 4.0 vegetation mapping for study area and surrounds (see text for codes)

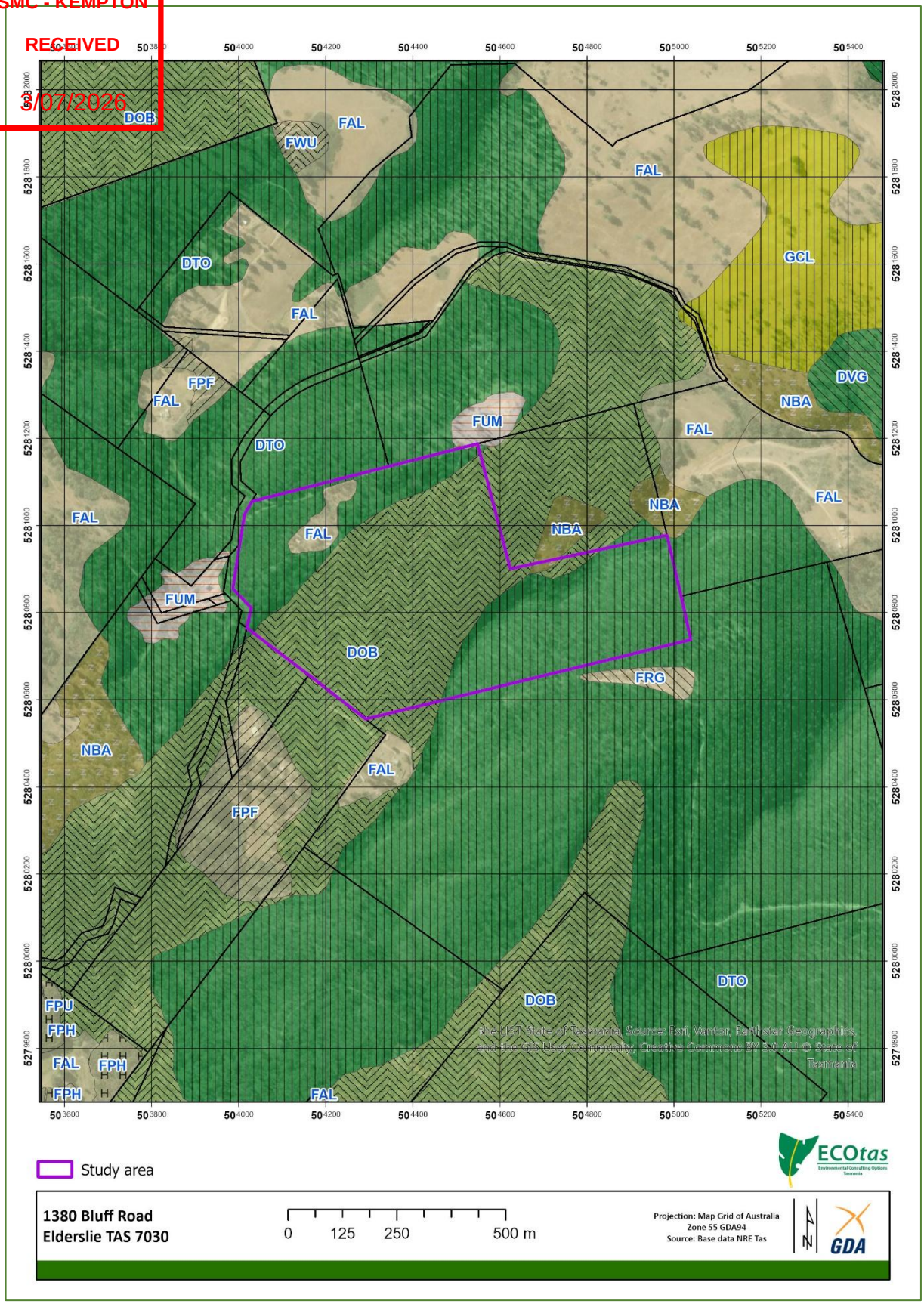

Figure 9. Existing TASVEG 5.0 & Live vegetation mapping for study area and surrounds (see text for codes)

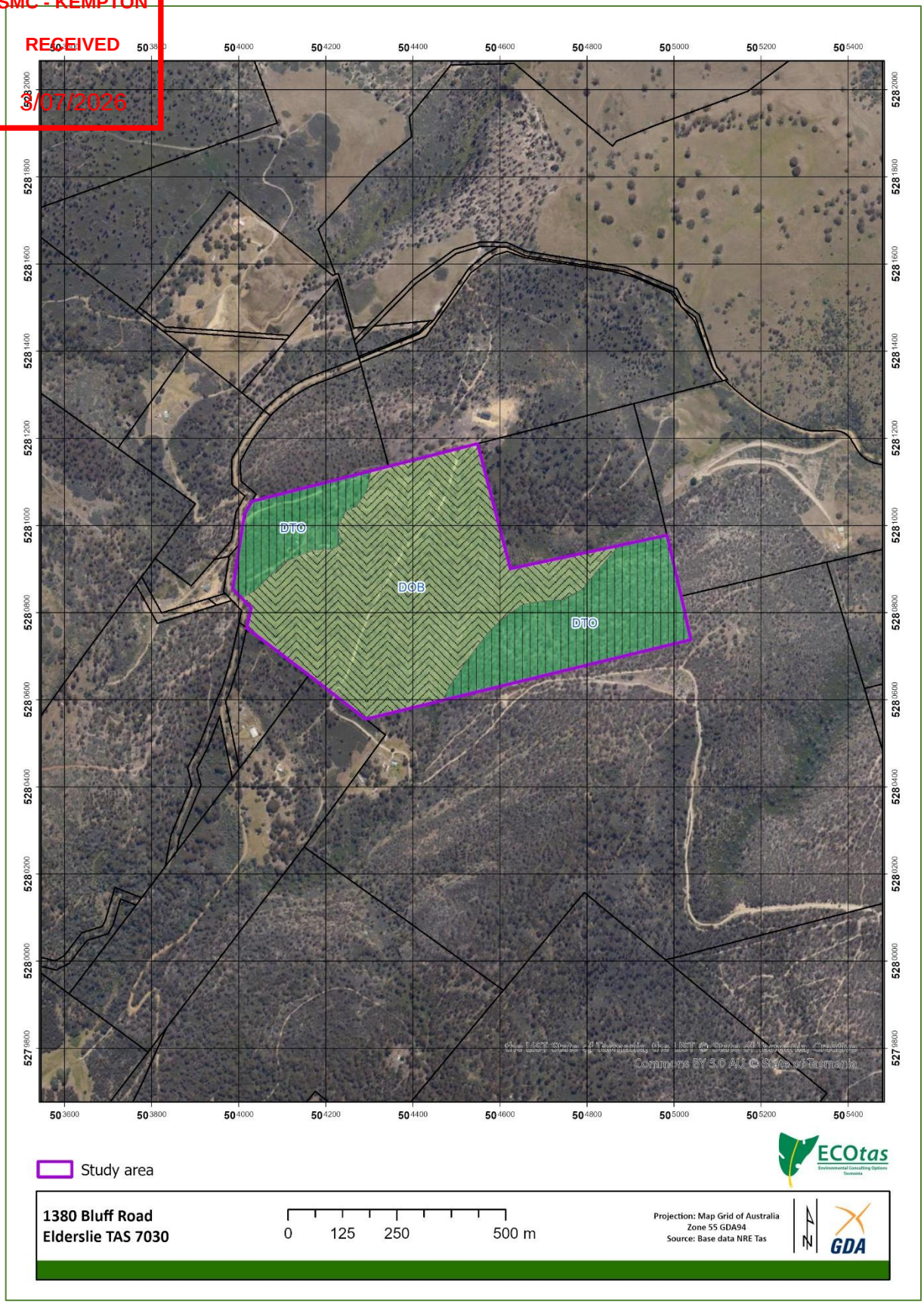

Figure 10a. Revised vegetation mapping for study area (see text for codes)

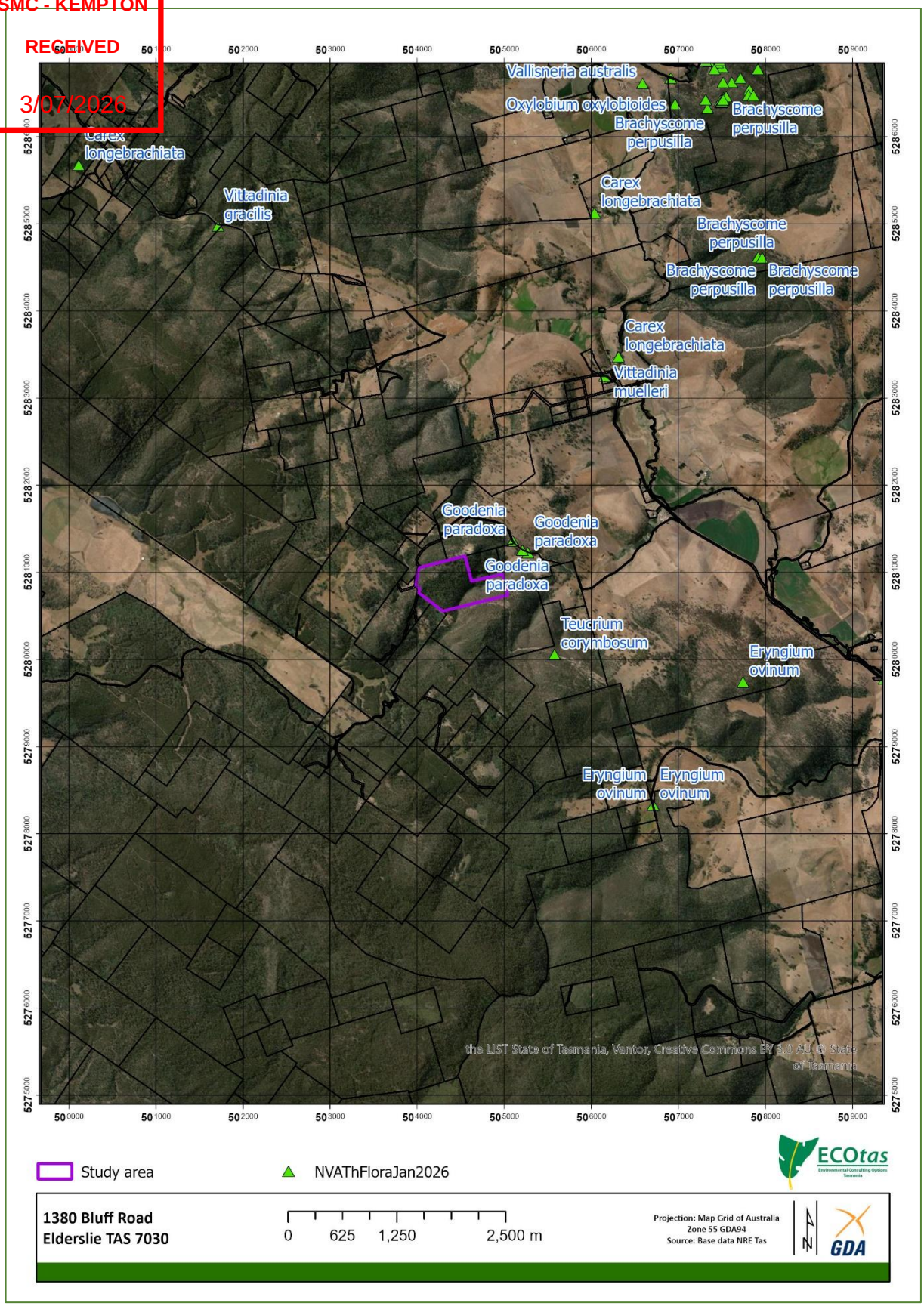

Figure 11a. Distribution of threatened flora close to study area (overview)

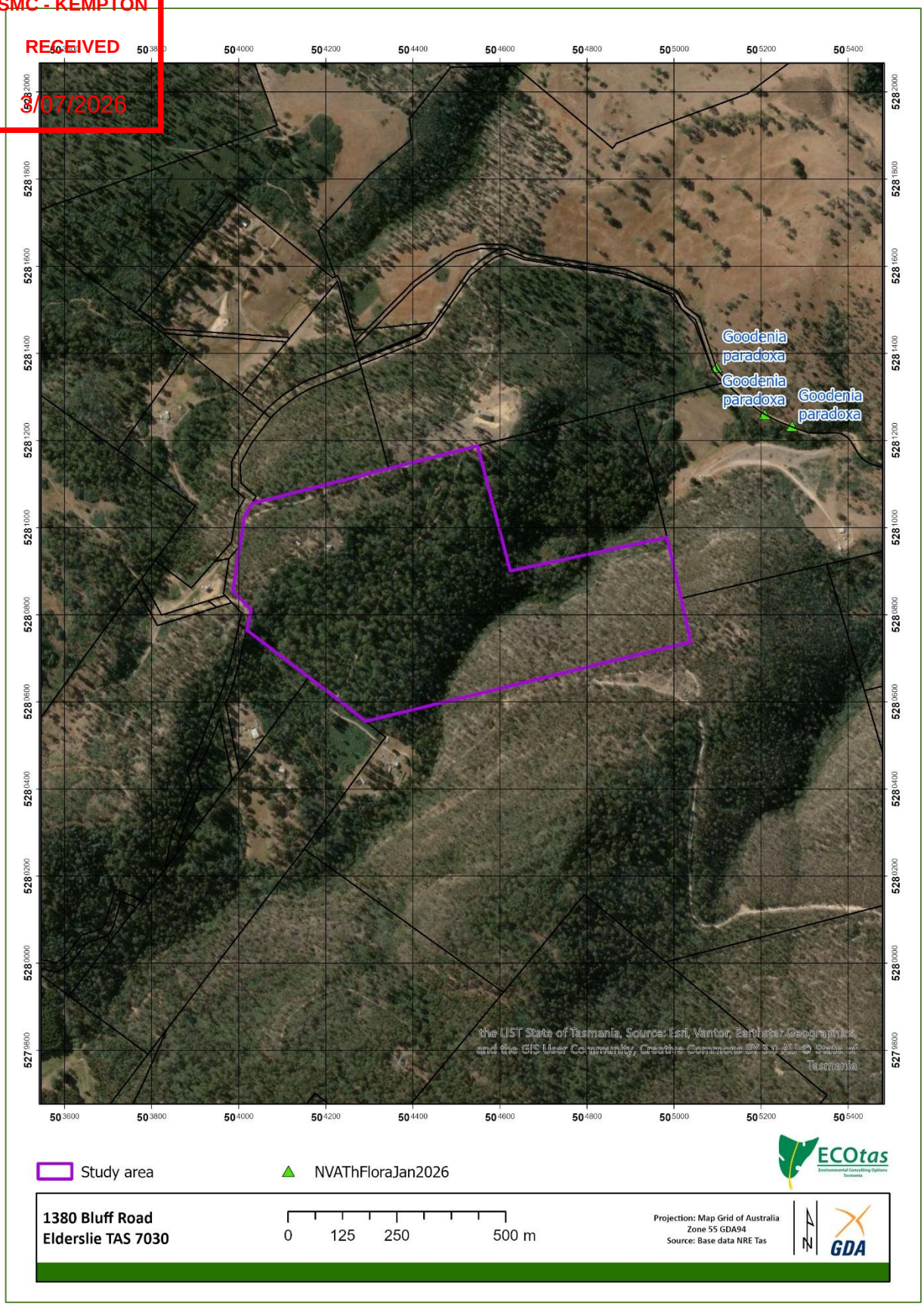

Figure 11b. Distribution of threatened flora close to study area (detail)

FINDINGS continued...

Threatened fauna

Figure 12 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 12).

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), *Tachyspiza 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 2026a; FPA 2026). 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 part of the title proposed for development means that the site cannot 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).

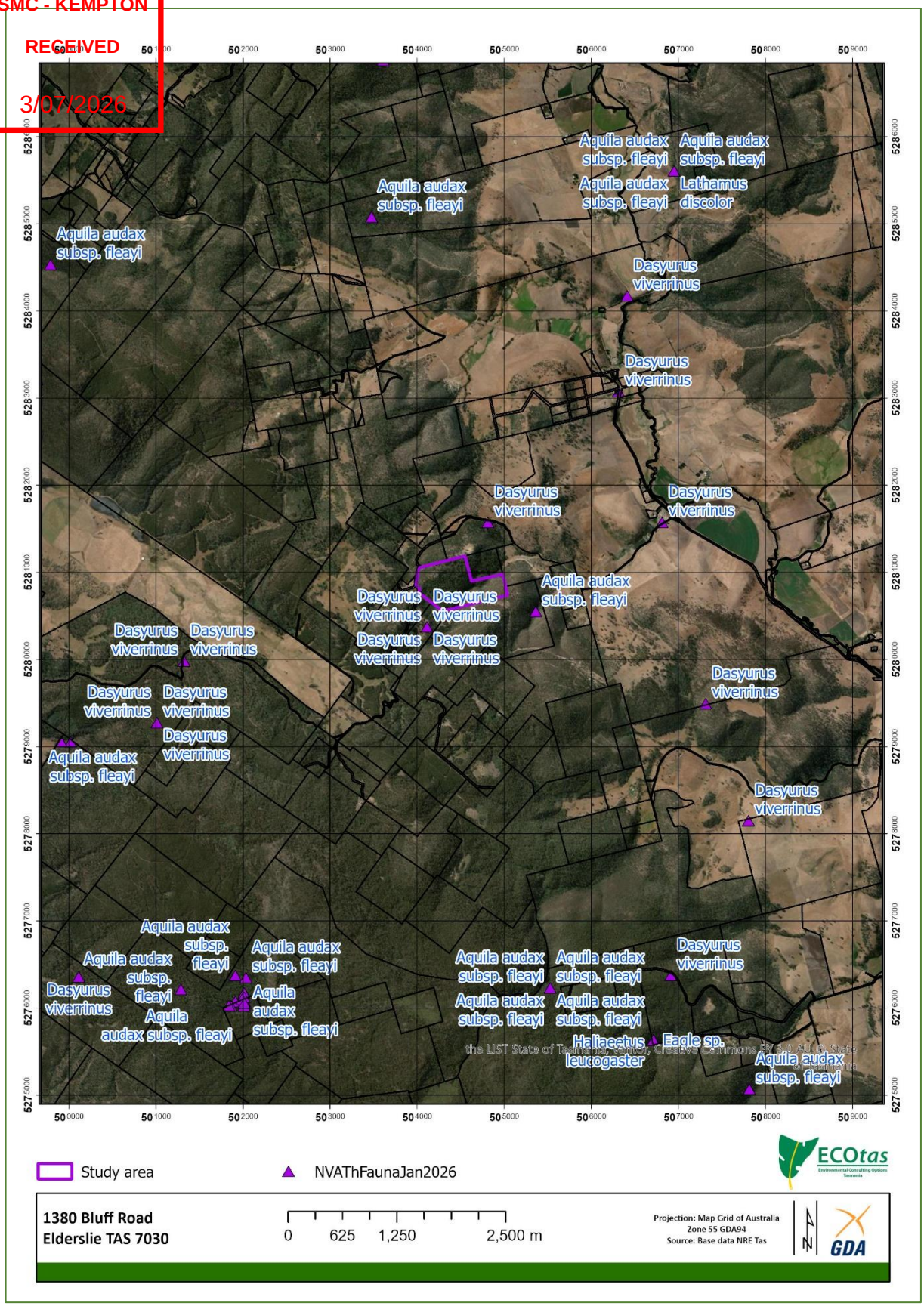

Figure 12a. Distribution of threatened fauna close to study area (overview)

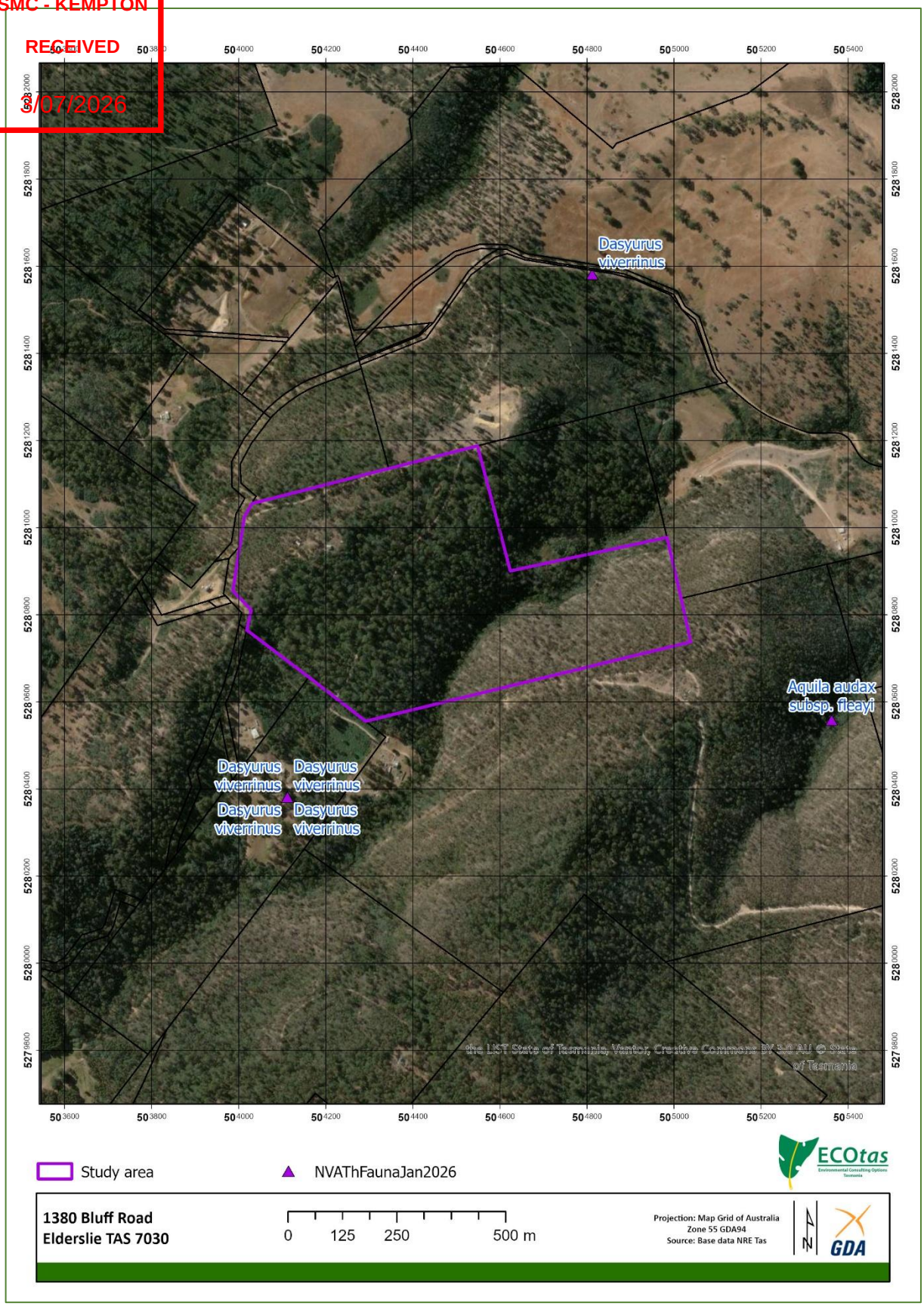

Figure 12b. Distribution of threatened fauna close to study area (detail)

Other natural values

Weed species

No plant species classified as declared weeds within the meaning of the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*) were detected from the 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 fungal disease limited to plants in the Myrtaceae family. Myrtle rust has been listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) as a part of the 'Novel biota and their impact on biodiversity' Key Threatening Process.

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

this does not limit, however, the priority for management that aims to minimise the risk of its introduction.

No evidence of myrtle rust was noted. The longer-term management for the site is to ensure that any plantings of Myrtaceae species uses plants sourced from a registered nursery that will be subject to all relevant biosecurity/quarantine protocols or from material (e.g. seeds/cuttings) gathered and propagated from plants on site that are healthy.

Rootrot pathogen, *Phytophthora cinnamomi*

Phytophthora cinnamomi (PC) is widespread in lowland areas of Tasmania, across all land tenures. However, disease tends not to develop when soils are too cold or too dry. For these reasons, PC is not usually considered a threat to susceptible plant species that grow at elevations higher than about 700 m or where annual rainfall is less than about 600 mm (e.g. Midlands and Derwent Valley). Furthermore, disease is less likely to develop beneath a dense canopy of vegetation because shading cools the soils to below the optimum temperature for the pathogen. A continuous canopy of vegetation taller than about 2 m is usually sufficient to suppress disease. Hence PC is not usually considered a threat to susceptible plant species growing in wet sclerophyll forests, rainforests (except disturbed rainforests on infertile soils) and scrub e.g. teatree scrub (Rudman 2005; FPA 2009).

The vegetation types identified from the study area can be susceptible to PC. No evidence of PC was observed, with all potentially susceptible plant species appearing very healthy, acknowledging not all infected sites are symptomatic. 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 (2026) 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 8 & 9) and revised vegetation mapping (Figure 10) 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 part of the title proposed for development means that this part of the site not "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.*

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, or were detected as a consequence of site assessment, 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);
  - *Neophema chrysostoma* (blue-winged parrot); and
  - *Tyto novaehollandiae* subsp. *castanops* (Tasmanian masked owl).
- No part of the title proposed for development 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 units:

  - *Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO); and
  - *Eucalyptus obliqua* dry forest (TASVEG code: DOB).
- Occurrences of *Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO) equate to a native vegetation community (with same name) listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- Occurrences of DTO & DOB do not equate to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Protection Act 1999*.
- The presence of "native vegetation [that] forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*" means that part of the site 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, such that the Act does not have application.

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 (DoEE 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 small development, even within the range of the aforementioned species where potential habitat has been identified, to trigger a formal referral to the relevant Commonwealth agency. In this case, in our opinion, the scale of the works within potential habitat of the species relative to the wider extent of such habitat means that the 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 *Biosecurity Act 2019*

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 wholly subject to the Priority Vegetation Area overlay (Figure 5) and site assessment confirmed that this status is mostly 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 Zone

C7.2.2 This code does not apply to use.

The proposed development area is zoned as Rural and is 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 support a native vegetation community listed as threatened under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, such that C7.3.1(a) is possibly applicable. However, apart from perhaps some minor impacts to fringing vegetation for the purposes of hazard management, impact to proper threatened native vegetation is not anticipated. This is because the proposed development site is effectively cleared (subject to a previous planning permit) and is now best classified as a modified land TASVEG mapping unit (viz. extra-urban miscellaneous, FUM). For the purposes of this review, some impact to DTO ("priority vegetation") is possible so the review is completed with respect to the development standards.

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 somewhat relevant as "priority vegetation" may be marginally impacted, but the extent of impact can be minimised to a great 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 meaning that P1(b) is satisfied.

The performance criteria P1.2 are stated as:

> P1.2
>
> Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:
>
> (a) the design and location of buildings and works and any constraints such as topography or land hazards;
>
> (b) any particular requirements for the buildings and works;
>
> (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;
>
> (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
>
> (e) any on-site biodiversity offsets; and
>
> (f) any existing cleared areas on the site.

Reference is made in the opening phrase of P1.2 to the concept of "minimise adverse impacts". First, the use of the term "minimise" 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*". The impact to "priority vegetation" will be marginal, at most. Noting that P1.2 only refers to "clearance of native vegetation", which is undefined in the *State Planning Provisions*, it is unlikely there will be significant direct "clearance" for the purposes of fire management (beyond what is already cleared). 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 the proposed development (access, residential dwelling, outbuilding, hazard management area).

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

With respect to the title, there are constraints presented by features such as slope, soil type, landslip risks, watercourse and the steep southeast-facing slopes. Given that access is long-established, and the proposal is to position the dwelling in the most logical part of the title (where previous clearing has been maintained), sub-clause (a) is considered satisfied.

> (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 road, such that the risk of construction machinery and vehicles introducing weeds and disease to the subject title is considered very low). It is noted that the title is already weed-free.

(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.

(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.

The site selected has a long history of disturbance and is reasonably considered to satisfy this sub-clause.

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), and a single residential dwelling and outbuilding (already present) 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 tables below provide information on the structure and composition of the native vegetation mapping units identified from the study area.

***Eucalyptus tenuiramis* forest and woodland on sediments (TASVEG code: DTO)**
DTO is confirmed as occupying the northwest and southeast parts of the title flanking the relatively large patch of DOB. The transition zone between DTO and DOB is of variable width with a well-defined narrow shift between dominance of *E. tenuiramis* and *E. obliqua* in places but a wider band of transition in others. However, the shift is well-defined by topography and aspect (Bluff Creek, slopes, etc.). 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 sparse sub-canopy of *Exocarpos cupressiformis and Acacia dealbata*, in turn over a generally very open understorey of low shrubs, sparse graminoids, very sparse grass, occasional climbers and variably dense 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 effectively absent, also quite typical for DTO. The site has been burnt, albeit probably only infrequently and lightly. Apart from the most recent disturbance, DTO is in good ecological condition with no naturalised plant species or symptoms of plant disease recorded. At present, it is possible to excise the area proposed for development as FUM (see previous discussion). However, this has not been done because this re-coding is best done as part of an iterative update of TASVEG by NRE Tas: after development is complete, this area will get coded as FUM or FUR, and accurately reflect the limits of development.

Example of DTO adjacent to development area

Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse; + = present)
Trees	15-25 m 30%	*Eucalyptus tenuiramis, (Eucalyptus obliqua)*
Tall shrubs	2-7 m 10%	*Acacia dealbata, Exocarpos cupressiformis, Banksia marginata, Eucalyptus tenuiramis*
Low shrubs	<1 m 10%	*Aotus ericoides, Acacia dealbata, Tetratheca labillardierei, Bossiaea cinerea, Epacris impressa, Styphelia ericoides, Leucopogon virgatus, Styphelia humifusa*
Graminoids	10-25%	*Lomandra longifolia, Luzula flaccida, Dianella tasmanica, (Juncus pallidus)*
Grasses	5-10%	*Poa sieberiana*
Herbs	+	*Chiloglottis reflexa, Gonocarpus tetragynus, Euchiton japonicus, Oxalis perennans, Dichondra repens*
Ferns	10-40%	*Pteridium esculentum, (Asplenium flabellifolium)*
Climbers	+	*Cassytha pubescens*

Eucalyptus obliqua dry forest (TASVEG code: DOB)

DOB dominates the centre of title on the southeast-facing slopes of the title, the transition between DOB and, DTO of variable width based on the slope but well-defined based on Bluff Creek. The extent of DOB & DTO within the title relative to TASVEG mapping has only been adjusted marginally.

DOB has a generally regrowth-structured canopy dominated by *E. obliqua* with some *E. tenuiramis*. The canopy has a some degree of senescence but very few mature elements. The secondary canopy of shrubs is relatively sparse, over a dense fern layer understorey with variable herbs, graminoids and low shrubs. The fern-dominated understorey is a result of a recent fire events.

DOB is in good ecological condition with no naturalised plant species or symptoms of plant disease recorded.

Example of DOB on steeper south-facing slope

Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse; + = present)
Trees	20-30 m 30%	*Eucalyptus obliqua, (Eucalyptus tenuiramis)*
Trees	15-18 m 10%	*Eucalyptus obliqua*
Tall shrubs	1-6 m 30-40%	*Acacia dealbata, (Exocarpos cupressiformis), Acacia melanoxylon, (Eucalyptus tenuiramis), (Eucalyptus obliqua)*
Low shrubs	<1 m 10%	*Acacia dealbata, Lomatia tinctoria, Epacris impressa, Amperea xiphoclada*
Graminoids	15%	*Lomandra longifolia, Stylidium graminifolium, Juncus pallidus, Dianella revoluta*
Grasses	40%	*Poa sieberiana*
Herbs	2%	*Chiloglottis reflexa, Gonocarpus tetragynus, Pterostylis williamsonii, Geranium potentilloides, Hydrocotyle hirta, Viola hederacea, Lagenophora stipitata*
Ferns	40-80%	*Pteridium esculentum*

APPENDIX B. Vascular plant species recorded from study area

Botanical nomenclature follows *A Census of the Vascular Plants of Tasmania* (de Salas & Baker 2025), with family placement updated to reflect the nomenclatural changes recognised in the *Flora of Tasmania Online* (de Salas 2026+) and APG (2016); common nomenclature follows *The Little Book of Common Names of Tasmanian Plants* (Wapstra 2026).

e = endemic to Tasmania

Table B1. Summary of vascular species recorded from study area

	ORDER				
STATUS	**DICOTYLEDONAE**	**MONOCOTYLEDONAE**	**GYMNOSPERMAE**	**PTERIDOPHYTA**	**MAGNOLIIDS**
	21	6	-	2	-
e	2	1	-	-	-
i	-	-			
Sum	**23**	**7**	**0**	**2**	**0**
TOTAL	**32**				

DICOTYLEDONAE		
	ARALIACEAE	
	Hydrocotyle hirta	hairy pennywort
	ASTERACEAE	
	Euchiton japonicus	common cottonleaf
	Lagenophora stipitata	blue bottledaisy
	CONVOLVULACEAE	
	Dichondra repens	kidneyweed
	ERICACEAE	
	Epacris impressa	common heath
	Leucopogon virgatus var. *virgatus*	twiggy beardheath
	Styphelia ericoides	pink beardheath
	Styphelia humifusa	native cranberry
	EUPHORBIACEAE	
	Amperea xiphoclada var. *xiphoclada*	broom spurge
	FABACEAE	
	Acacia dealbata subsp. *dealbata*	silver wattle
	Acacia melanoxylon	blackwood
	Aotus ericoides	golden pea
	Bossiaea cinerea	showy bossia
	GERANIACEAE	
	Geranium potentilloides var. *potentilloides*	mountain cranesbill
	HALORAGACEAE	
	Gonocarpus tetragynus	common raspwort
	MYRTACEAE	
	Eucalyptus obliqua	stringybark
e	*Eucalyptus tenuiramis*	silver peppermint
	OXALIDACEAE	
	Oxalis perennans	grassland woodsorrel
	PROTEACEAE	
	Banksia marginata	silver banksia
e	*Lomatia tinctoria*	guitarplant
	SANTALACEAE	
	Exocarpos cupressiformis	common native-cherry
	STYLIDIACEAE	
	Stylidium graminifolium	narrowleaf triggerplant
	VIOLACEAE	
	Viola hederacea	ivyleaf violet
MONOCOTYLEDONAE		
	ASPARAGACEAE	
	Lomandra longifolia	sagg

	ASPHODELACEAE	
	Dianella tasmanica	forest flaxlily
	JUNCACEAE	
	Juncus pallidus	pale rush
	Luzula flaccida	pale woodrush
	ORCHIDACEAE	
	Chiloglottis reflexa	autumn bird-orchid
e	*Pterostylis williamsonii*	brownlip greenhood
	POACEAE	
	Poa sieberiana var. *sieberiana*	grey tussockgrass
	PTERIDOPHYTA	
	ASPLENIACEAE	
	Asplenium flabellifolium	necklace fern
	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 2026a) 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 (2026).

Scientific name **Common name**	**Status** TSPA EPBCA	**Tasmanian habitat description (and distribution)**	**Comments on study area and database records**
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).
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).
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).
Carex longebrachiata drooping sedge	r -	*Carex longebrachiata* grows along riverbanks, in rough grassland and pastures, in damp drainage depressions and on moist slopes amongst forest, often dominated by *Eucalyptus viminalis, E. ovata* or *E. rodwayi*.	Potential habitat absent (wholly atypical of all reported sites).
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	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
		sites such as log landings and snig tracks).	
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).
Epacris virgata pretty heath	e EN	*Epacris virgata* is restricted to a small area of undulating terrain in the foothills of the Dazzler Range near Beaconsfield, where it occurs on serpentinite-derived soils in dry sclerophyll forest at an elevation of 40-80 m a.s.l.	Potential habitat absent (wholly atypical of all reported sites).
Eryngium ovinum blue devil	v -	*Eryngium ovinum* occurs in a range of lowland vegetation types most often on fertile heavy clay soils derived from dolerite. Vegetation types include open grasslands usually dominated by *Themeda triandra* (kangaroo grass), grassy forests and woodlands on slopes, ridges and broad flats, and also roadside verges (representing remnant populations),	Potential habitat absent (wholly atypical of all reported sites).
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).
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).
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).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
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).
Paraprasophyllum [syn. *Prasophyllum*] *apoxychilum* tapered leek-orchid	v EN	*Paraprasophyllum apoxychilum* is restricted to eastern and northeastern Tasmania where it occurs in coastal heathland or grassy and scrubby open eucalypt forest on sandy and clay loams, often among rocks. It occurs at a range of elevations and seems to be strongly associated with dolerite in the east and southeast of its range.	Potential habitat absent (wholly atypical of all reported sites).
Pseudocephalozia paludicola liverwort	- VU	*Pseudocephalozia paludicola* occurs on wet ground in subalpine grassland in the west of the State and on its central and eastern mountains. Species of *Pseudocephalozia* mostly occur on permanently damp mineral soil or over peat and are frequently found in moorland and sphagnous areas.	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 slopes of low stabilised sand dunes and in grassy dune swales, while in the Midlands it grows in native grassland or grassy woodland on well-drained clay loams derived from basalt.	Potential habitat absent.
Teucrium corymbosum forest germander	r -	*Teucrium corymbosum* occurs in a wide range of habitats from rocky steep slopes in dry sclerophyll forest and *Allocasuarina* (sheoak) woodland, riparian flats and forest.	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.	As above.
Vittadinia muelleri narrowleaf new-holland-daisy	r -	*Vittadinia muelleri* occurs in native grassland and grassy woodland.	As above.
Xerochrysum palustre swamp everlasting	v VU # only	*Xerochrysum palustre* has a scattered distribution, all sites 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 2026a), 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 (2026). Note that the use of the descriptions of "potential habitat" and "significant habitat" as provided in FPA (2026) 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**
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 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.	***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. 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
		Significant habitat is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where the nest tree is still present).	
Botaurus poiciloptilus australasian bittern	- EN # 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 permanent watercourses present). ***Potential breeding habitat*** absent (as above). This species should not require further consideration.
Dasyurus maculatus subsp. *maculatus* spotted-tailed quoll	r VU #	***Potential habitat*** is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex and steep rocky areas are present, and includes remnant patches in cleared agricultural land. ***Significant habitat*** is all potential denning habitat within the core range of the species. ***Potential denning habitat*** for the spotted-tailed quoll includes 1) any forest remnant (>0.5 ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. ***FPA's Fauna Technical Note 10*** can be used as a guide in the identification of potential denning habitat.	***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.). Some minor sandstone outcrops are present but these will not be impacted by development (and did not include caves or overhangs). ***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.
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.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Gallinago hardwickii Lathams snipe	v 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.
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.
Ichthyophaga [syn.*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.
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 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	***Potential foraging habitat*** absent (*Eucalyptus globulus* and *Eucalyptus ovata* not present). ***Potential nesting habitat*** absent (no hollow-bearing trees within part of title proposed for development). ***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
		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).	
Neophema chrysostoma blue-winged parrot	v 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 2026).	***Potential foraging habitat*** present. ***Potential nesting habitat*** limited (outside any part of title proposed fror development). This species should not require further consideration.
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 permanent watercourses present). This species should not require further consideration.
Ranoidea [syn. *Litoria*] *raniformis* subsp. *major* growling grass frog	v VU #	***Potential habitat*** is permanent and temporary waterbodies, usually with vegetation in or around them, including features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water-holding sites such as old quarries, slow-	***Potential habitat*** absent (no permanent watercourses or still waterbodies present). ***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
		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.).	
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 banks, free from risk of inundation and with at least one entrance through which a devil could pass.	***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.). Some minor sandstone outcrops are present but these will not be impacted by development (and did not include caves or overhangs). ***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.
Tachyspiza [syn. *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.
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.

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

Appended as pdf.

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

Appended as pdf.

ATTACHMENT

- .shp/.dwg file of revised vegetation mapping

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: ECOtas_1380BluffRoad
Requested For: MWapstra
Report Type: Summary Report
Timestamp: 04:16:45 PM Friday 05 June 2026

Threatened Flora: buffers Min: 500m Max: 5000m
Threatened Fauna: buffers Min: 500m Max: 5000m
Raptors: buffers Min: 500m Max: 5000m
Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m
Priority Weeds: buffers Min: 500m Max: 5000m
Geoconservation: buffer 1000m
Acid Sulfate Soils: buffer 1000m
TASVEG: buffer 1000m
Threatened Communities: buffer 1000m
Fire History: buffer 1000m
Tasmanian Reserve Estate: buffer 1000m
Biosecurity Risks: buffer 1000m

The centroid for this query GDA94: 504456.0, 5280854.0 falls within:

Property: 7905208

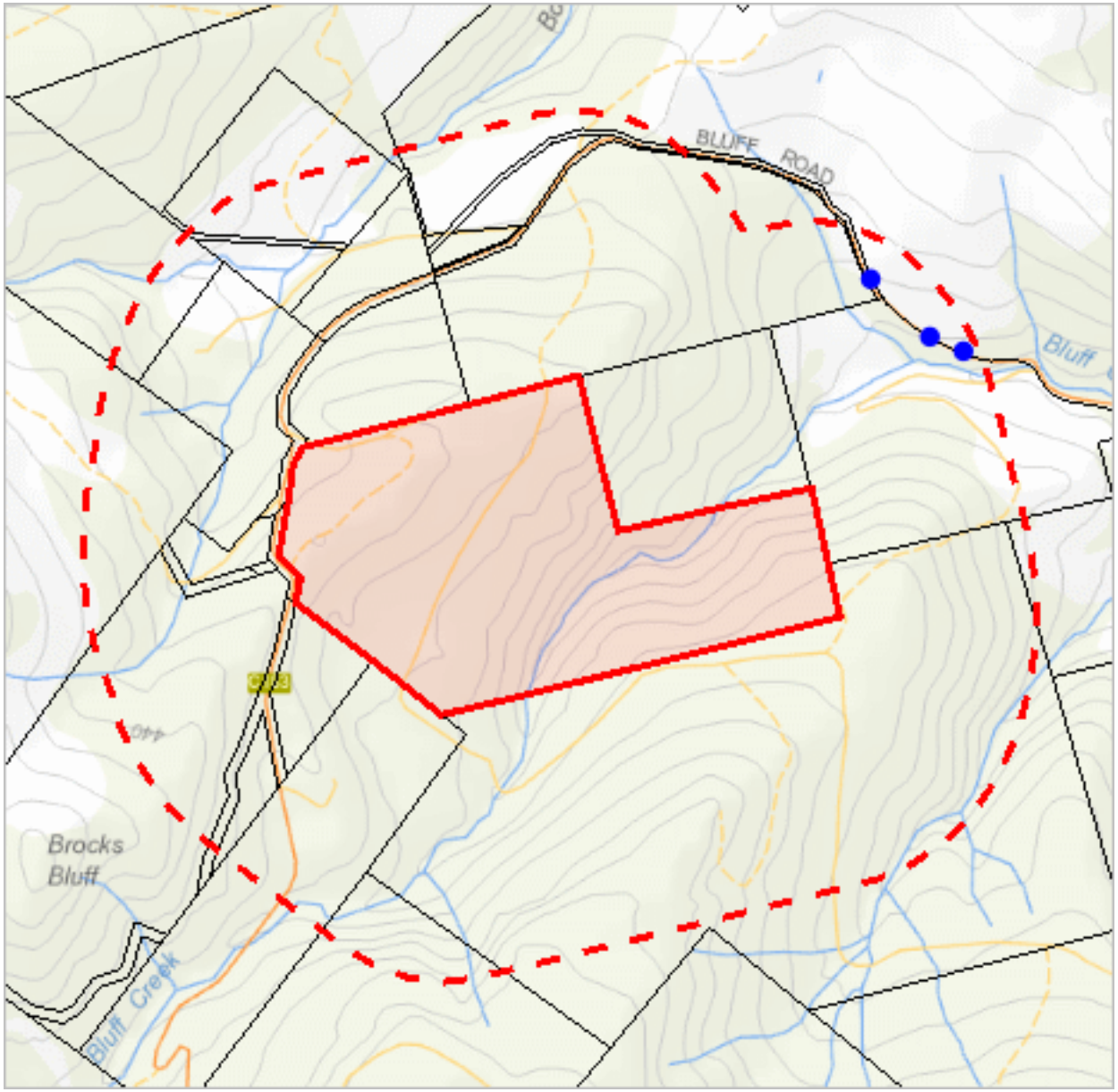
Threatened flora within 500 metres

505555, 5281888

SMC - KEMPTON

RECEIVED

3/07/2026

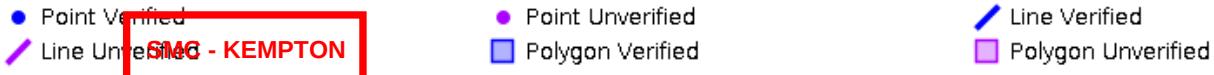


503470, 5279855

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

Threatened flora within 500 metres

Legend: Verified and Unverified observations



Legend: Cadastral Parcels

Threatened flora within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Goodenia paradoxa	spur velleia	v		n	3	14-Dec-2016

Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

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

Threatened flora within 5000 metres

508871, 5286386

SMC - KEMPTON

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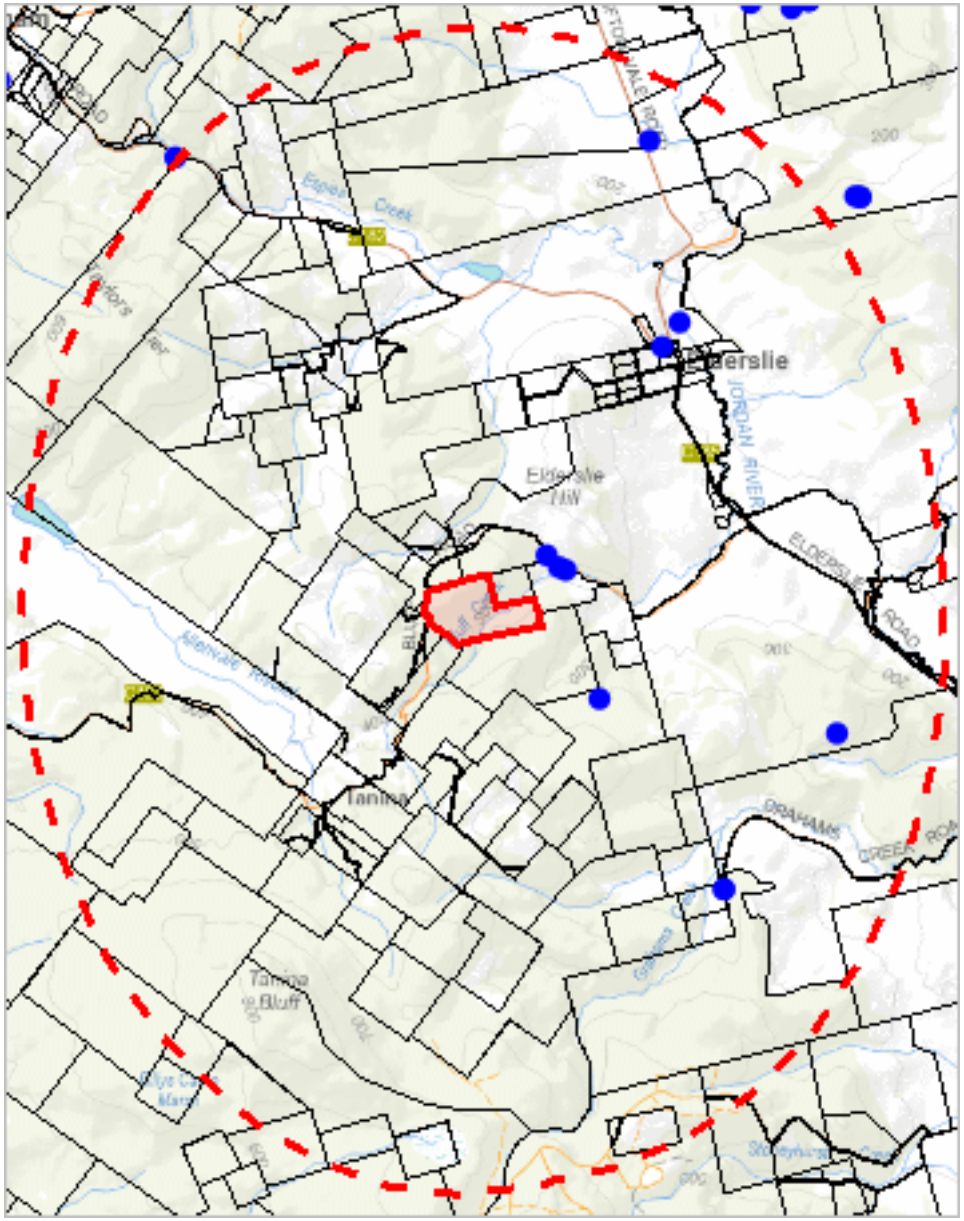
3/07/2026

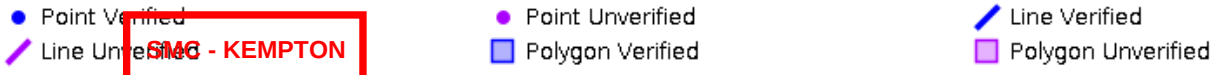


500149, 5275354

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

Threatened flora within 5000 metres

Legend: Verified and Unverified observations



Legend: Cadastral Parcels

Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Brachyscome pe[illegible]	tiny daisy	r		n	3	09-Nov-2013
Carex longebrachiata	drooping sedge	r		n	2	08-Aug-2000
Dianella amoena	grassland flaxlily	r	EN	n	1	23-Apr-2003
Eryngium ovinum	blue devil	v		n	3	05-Dec-2006
Goodenia paradoxa	spur velleia	v		n	3	14-Dec-2016
Teucrium corymbosum	forest germander	r		n	1	28-Mar-1975
Vittadinia gracilis	woolly new-holland-daisy	r		n	1	16-May-1999
Vittadinia muelleri	narrowleaf new-holland-daisy	r		n	1	16-Jan-2023

SMC - KEMPTON
RECEIVED
3/07/2026

Unverified Records

No unverified records were found!

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Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
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Threatened fauna within 500 metres

505555, 5281888

SMC - KEMPTON

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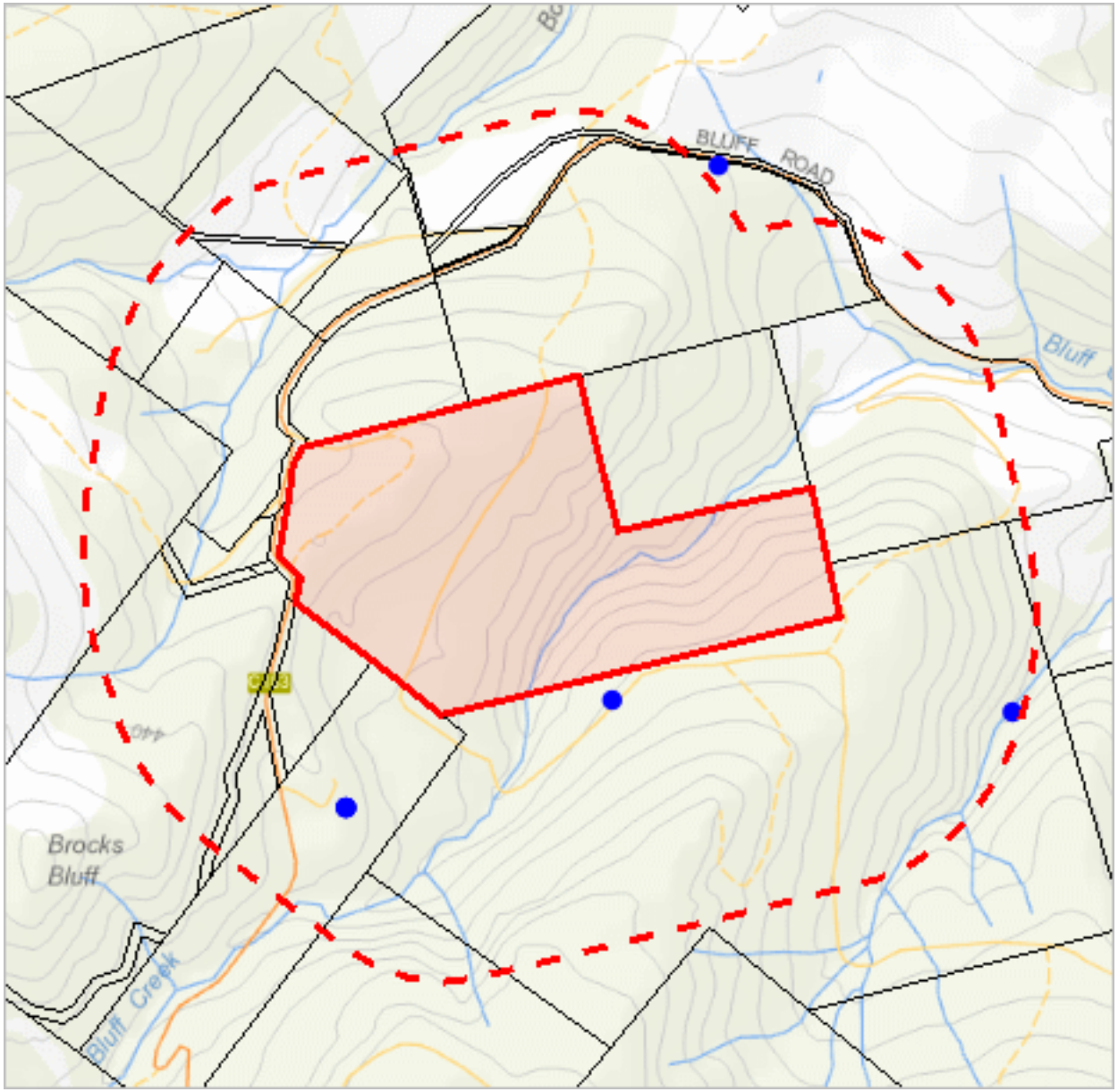
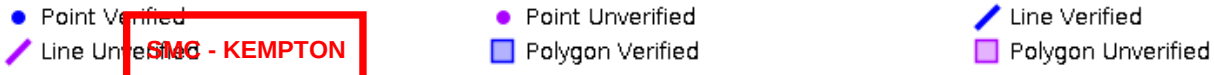


503470, 5279855

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

Threatened fauna within 500 metres

Legend: Verified and Unverified observations



Legend: Cadastral Parcels

Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	19-Feb-2024
Dasyurus viverrinus	eastern quoll		EN	n	5	01-Mar-1994
Tyto novaehollandiae	masked owl	pe	PVU	n	1	01-Jan-1950

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
Tachyspiza novaehollandiae	grey goshawk	e		n	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	1	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	ae	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1
Icthyophaga leucogaster	white-bellied sea-eagle	v		n	1	0	0

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Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 5000 metres

508871, 5286386

SMC - KEMPTON

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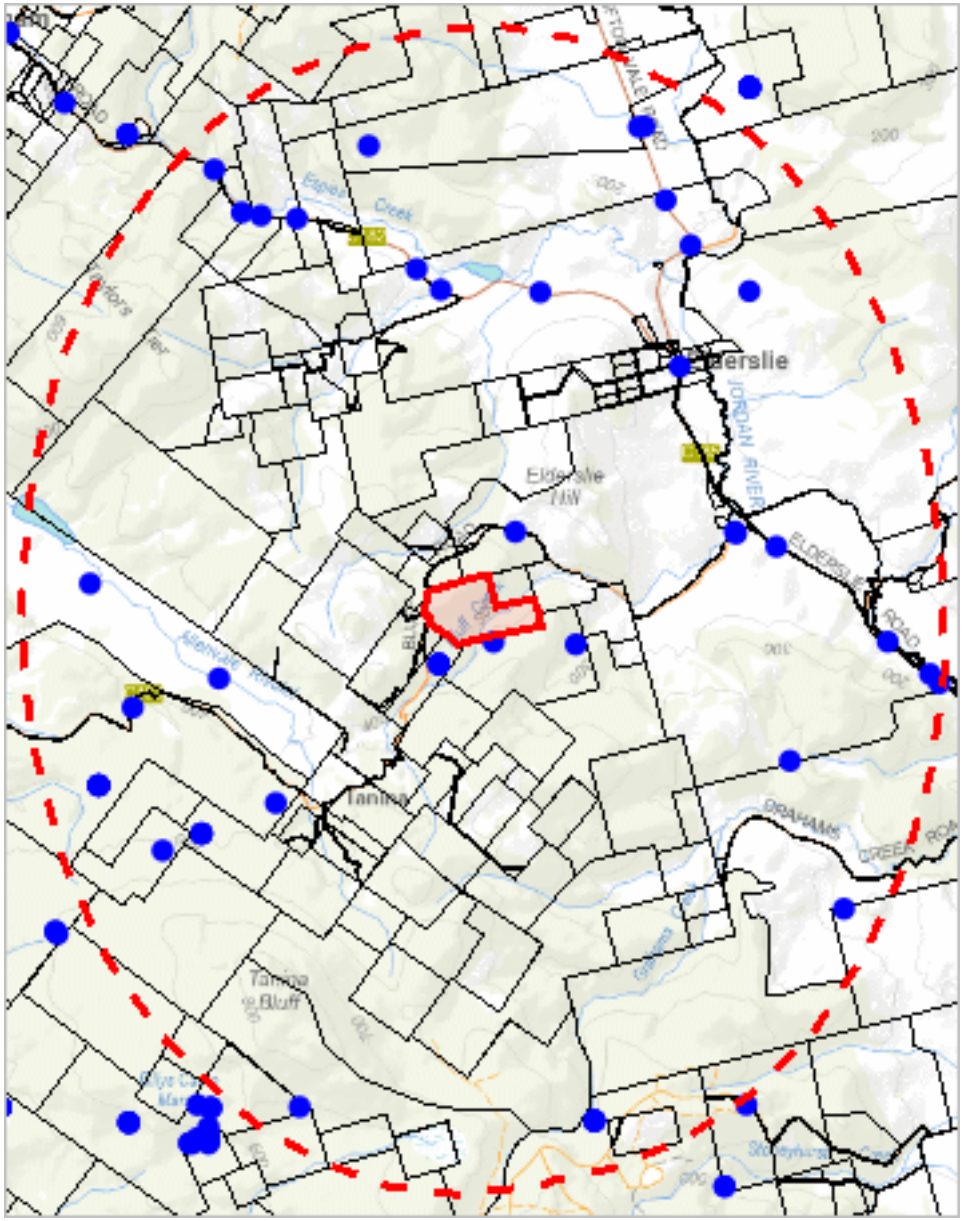
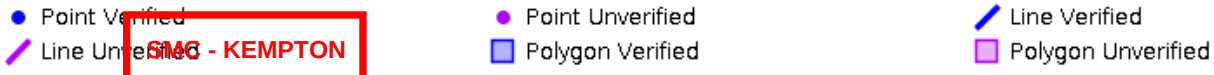


500149, 5275354

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

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations



Legend: Cadastral Parcels

Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Aquila audax	wedge-tailed eagle	pe	PEN	n	1	08-Nov-2023
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	19	20-Feb-2024
Dasyurus viverrinus	eastern quoll		EN	n	16	05-Jan-2016
Eagle sp.	Eagle	e	EN	n	1	19-Feb-2024
Perameles gunnii	eastern barred bandicoot		VU	n	2	19-Aug-1973
Sarcophilus harrisii	tasmanian devil	e	EN	e	30	12-Jan-2024
Tyto novaehollandiae	masked owl	pe	PVU	n	1	01-Jan-1950

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
Tachyspiza novaehollandiae	grey goshawk	e		n	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	1	0	1
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	ae	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1
Icthyophaga leucogaster	white-bellied sea-eagle	v		n	1	0	0

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

Raptor nests and sightings within 500 metres

505555, 5281888

SMC - KEMPTON

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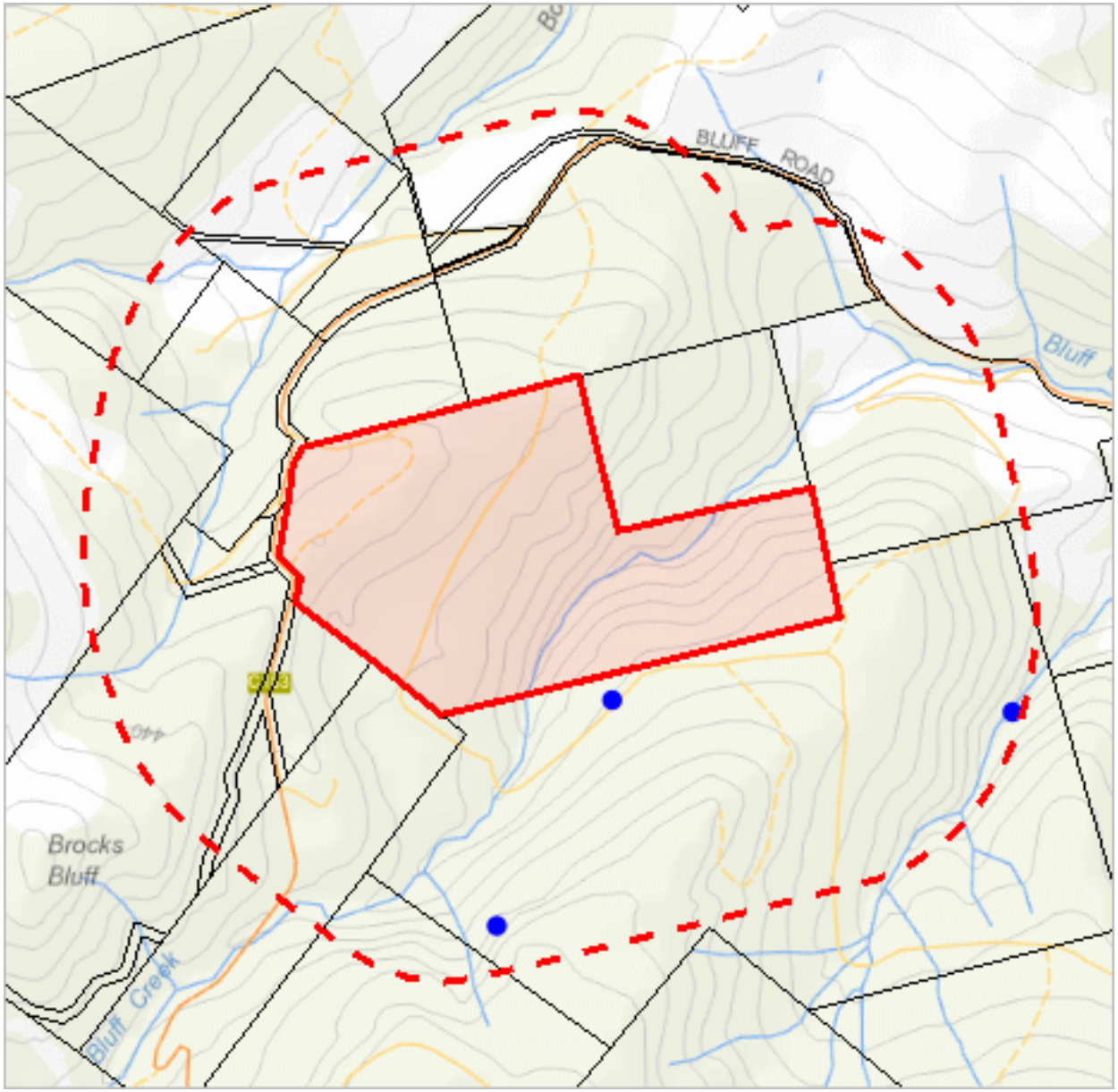

503470, 5279855

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

Raptor nests and sightings within 500 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Raptor nests and sightings within 500 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
3305	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	19-Feb-2024
360	Falco peregrinus	peregrine falcon	Nest	1	01-Jan-1985
	Tyto novaehollandiae	masked owl	Sighting	1	01-Jan-1950

Unverified Records

No unverified records were found!

Raptor nests and sightings within 500 metres

(based on Range Boundaries)

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

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

Raptor nests and sightings within 5000 metres

508871, 5286386

SMC - KEMPTON

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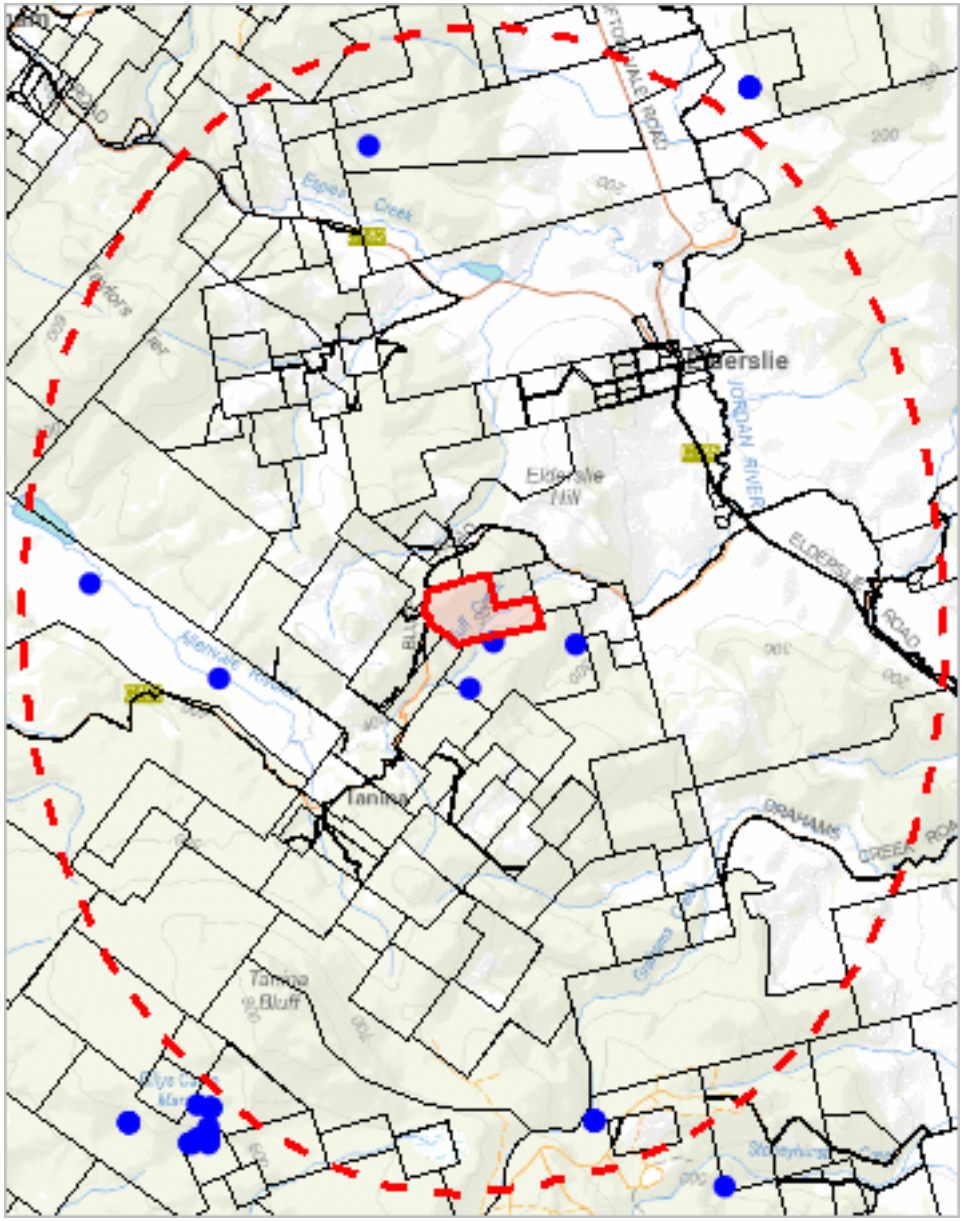

500149, 5275354

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

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
118	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	3	16-Sep-2009
1534	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	4	20-Feb-2024
3299	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	19-Feb-2024
3301	Eagle sp.	Eagle	Nest	1	19-Feb-2024
3303	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	19-Feb-2024
3305	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	19-Feb-2024
360	Falco peregrinus	peregrine falcon	Nest	1	01-Jan-1985
361	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	5	21-Sep-2010
	Aquila audax	wedge-tailed eagle	Sighting	1	08-Nov-2023
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	4	08-Nov-2023
	Tyto novaehollandiae	masked owl	Sighting	1	01-Jan-1950

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres

(based on Range Boundaries)

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

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

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

Tas Management Act Weeds within 5000 m

508871, 5286386

SMC - KEMPTON

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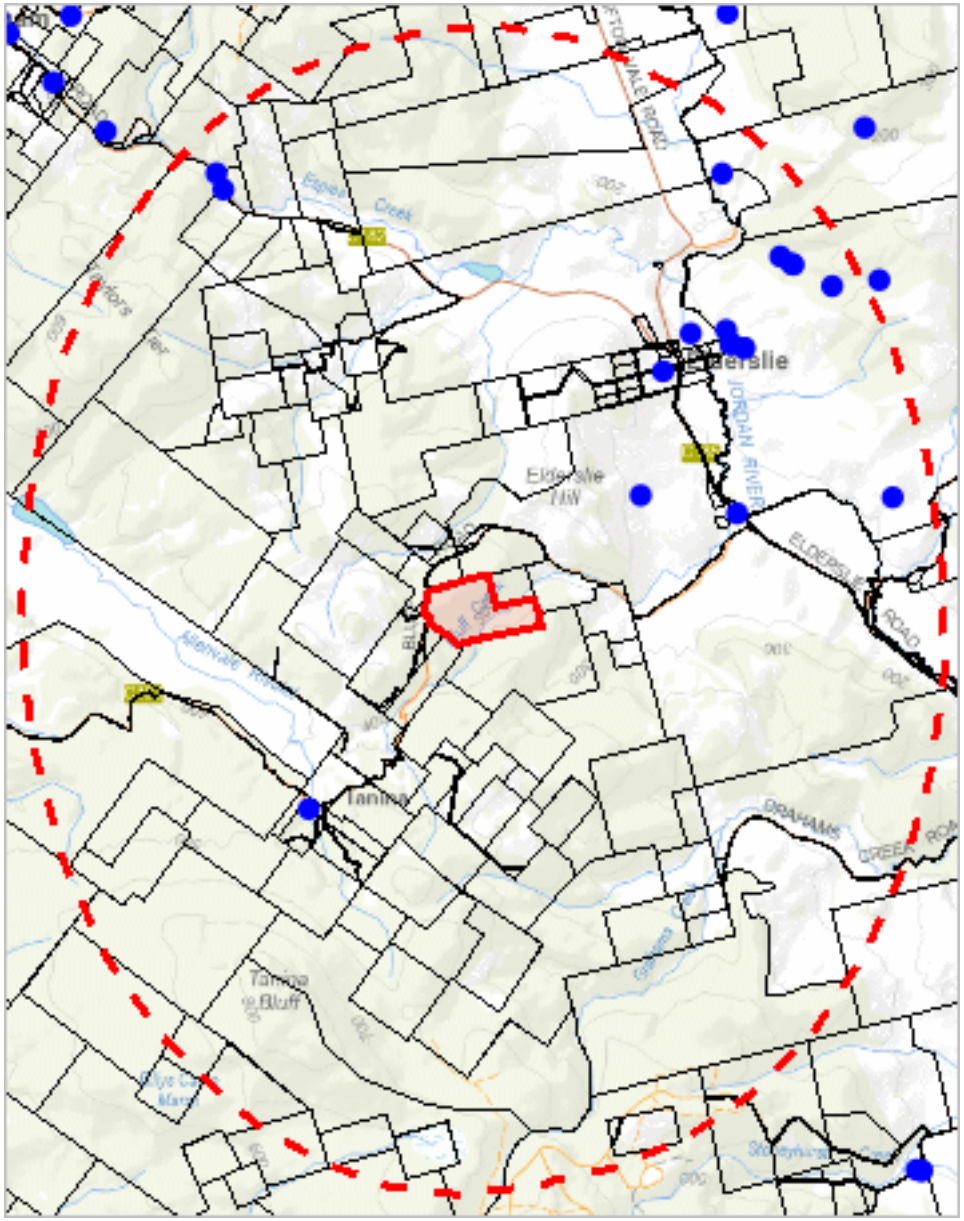
3/07/2026



500149, 5275354

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

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Cirsium arvense var. arvense	creeping thistle	1	31-May-2006
Elodea canadensis	canadian pondweed	1	18-Nov-1967
Rubus fruticosus	blackberry	2	31-May-2006
Ulex europaeus	gorse	17	19-Dec-2006

Unverified Records

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

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

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

Priority Weeds within 5000 m

508871, 5286386

SMC - KEMPTON

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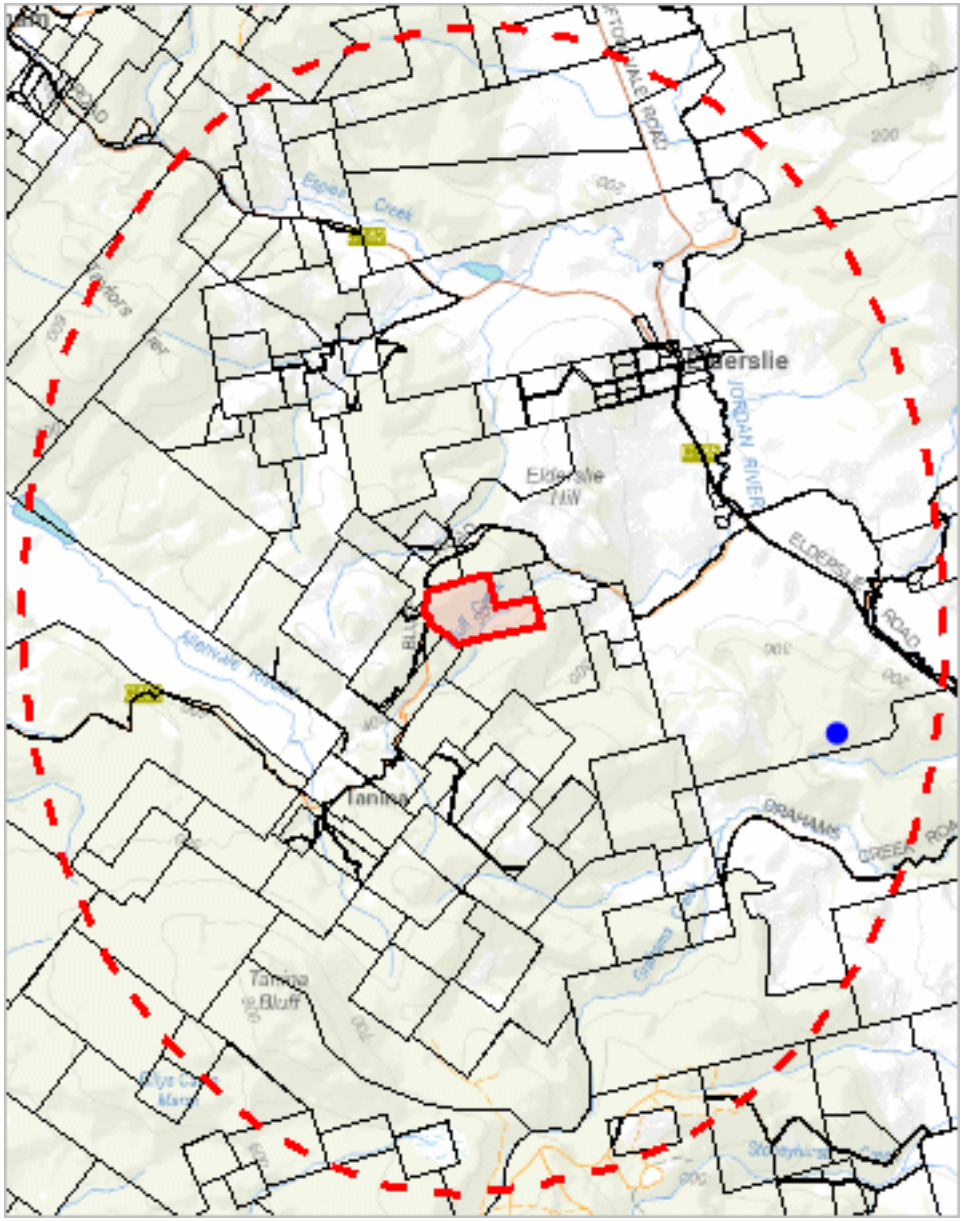
3/07/2026



500149, 5275354

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

Priority Weeds within 5000 m

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Verbascum thapsus	great mullein	1	05-Dec-2006

Unverified Records

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

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

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

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

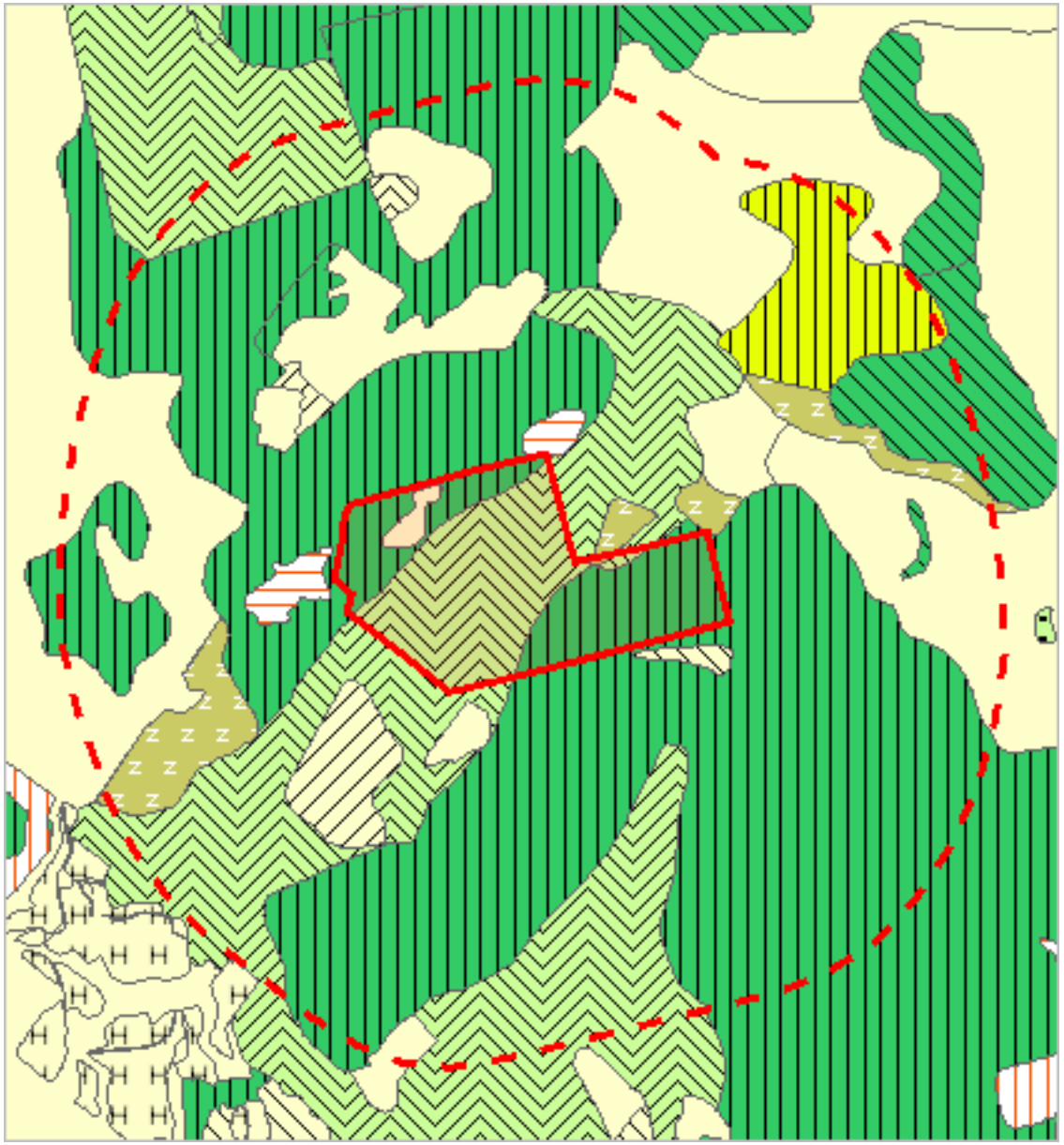
TASVEG 5.0 Communities within 1000 metres

505923, 5282388

SMC - KEMPTON

RECEIVED

3/07/2026

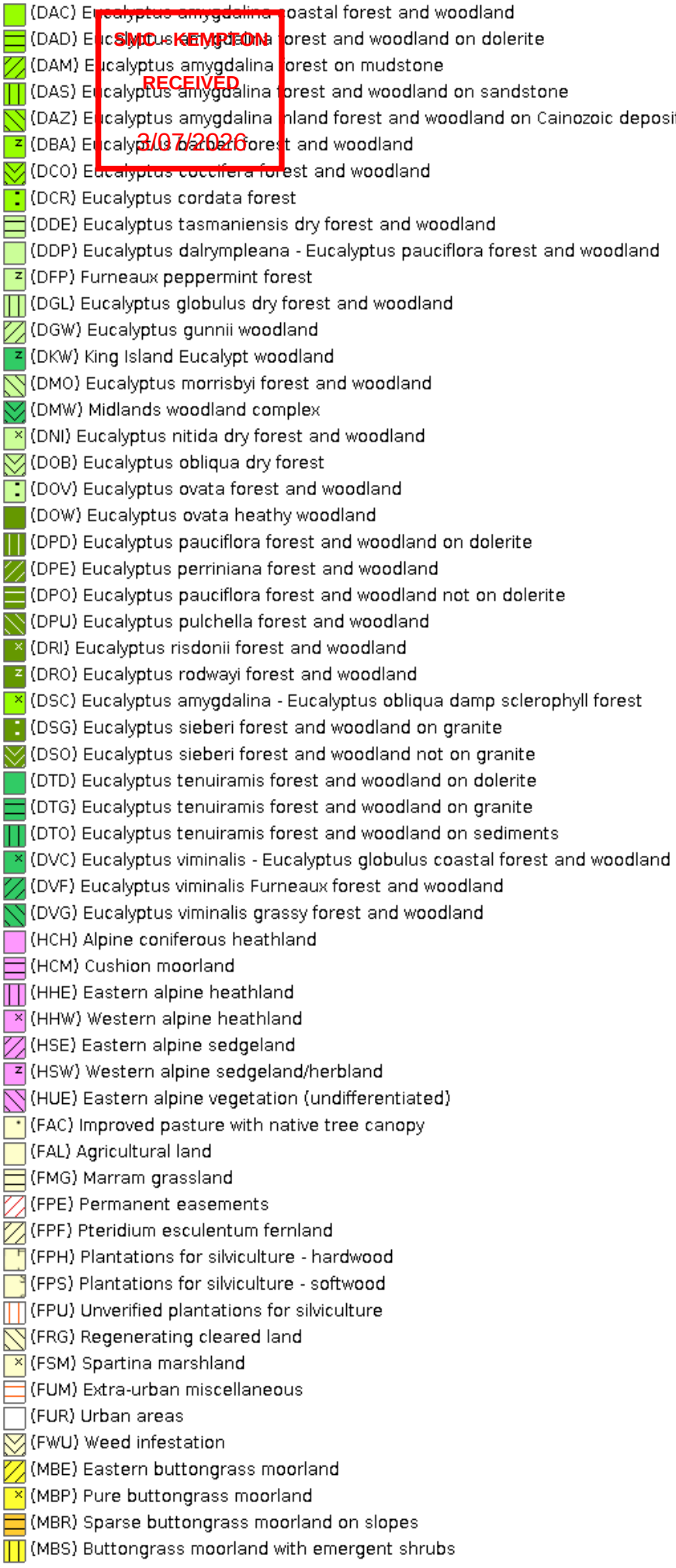


503101, 5279355

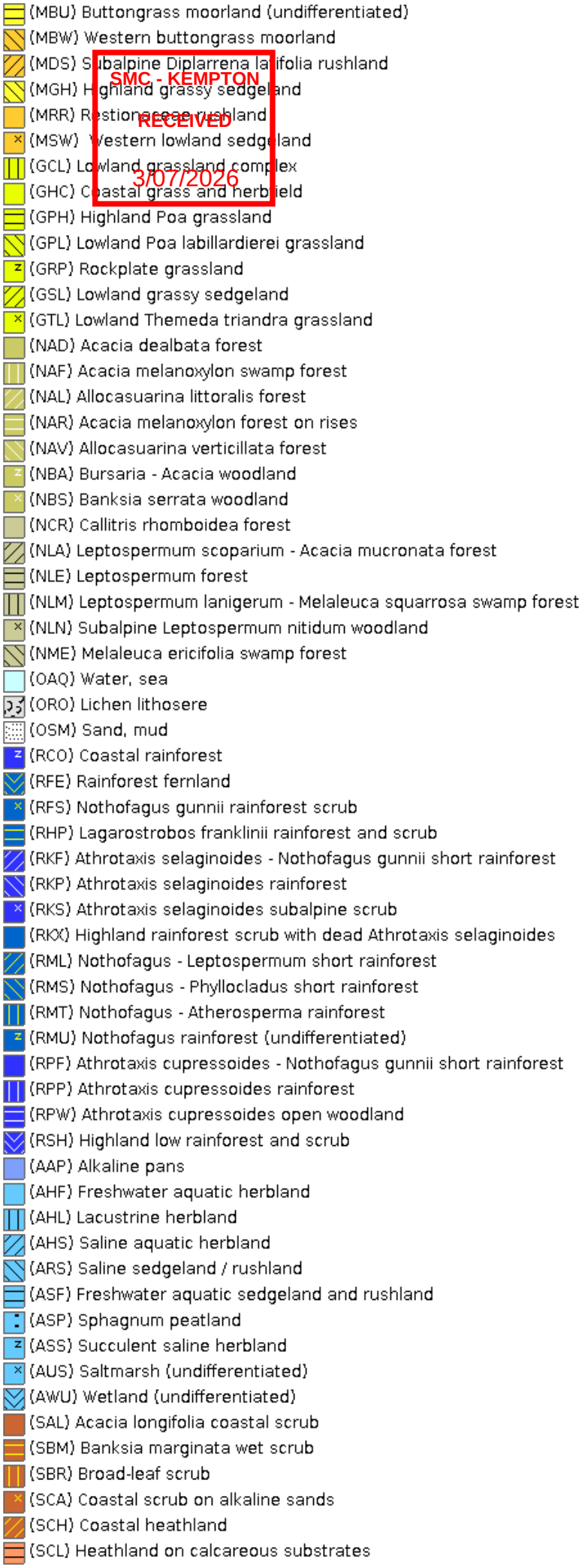
Please note that some layers may not display at all requested map scales

TASVEG 5.0 Communities within 1000 metres

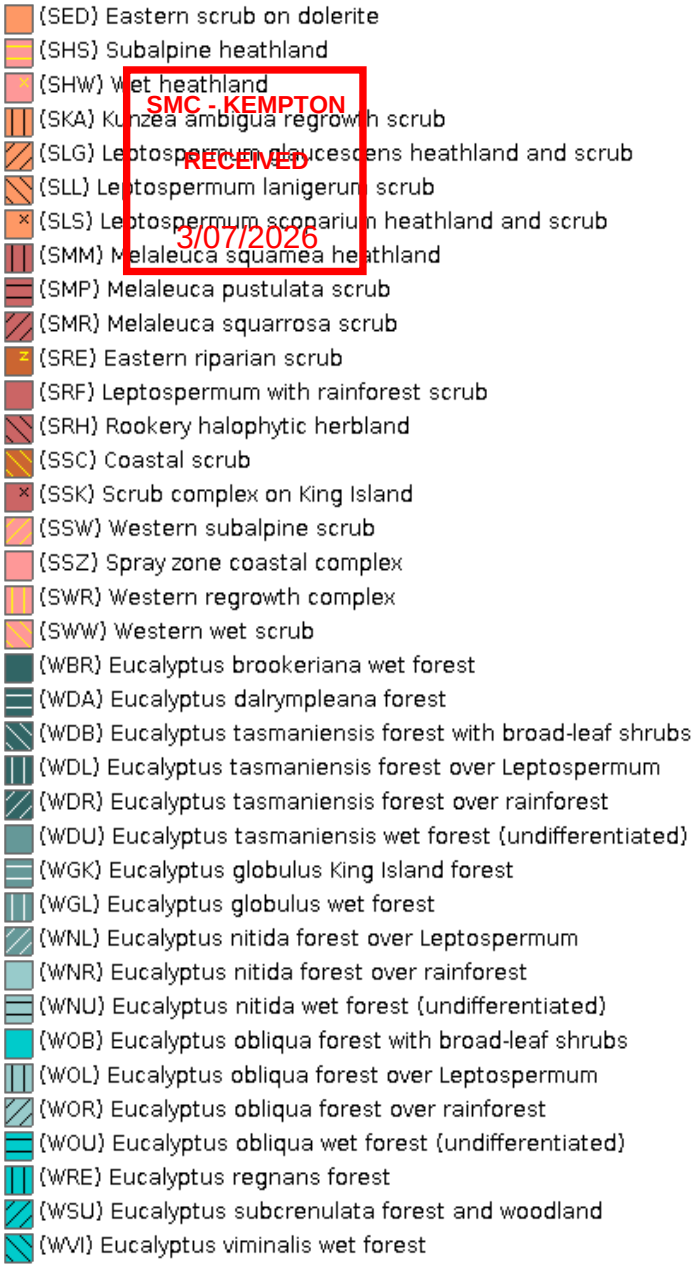
Legend: TASVEG 5.0



TASVEG 5.0 Communities within 1000 metres



TASVEG 5.0 Communities within 1000 metres



Legend: Cadastral Parcels

TASVEG 5.0 Communities within 1000 metres

Code	Community	Notable Tree
DOB	(DOB) Eucalyptus obliqua dry forest	
DTO	(DTO) Eucalyptus tenuiramis forest and woodland on sediments	
DVG	(DVG) Eucalyptus viminalis grassy forest and woodland	
FAL	(FAL) Agricultural land	(EV) E. viminalis
FAL	(FAL) Agricultural land	
FPF	(FPF) Pteridium esculentum fernland	(EL) E. obliqua
FPF	(FPF) Pteridium esculentum fernland	
FRG	(FRG) Regenerating cleared land	(ET) E. tenuiramis
FUM	(FUM) Extra-urban miscellaneous	
FWU	(FWU) Weed infestation	
GCL	(GCL) Lowland grassland complex	
NBA	(NBA) Bursaria - Acacia woodland	(EV) E. viminalis
NBA	(NBA) Bursaria - Acacia woodland	

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

Threatened Communities (TNVC 2020) within 1000 metres

505923, 5282388

SMC - KEMPTON

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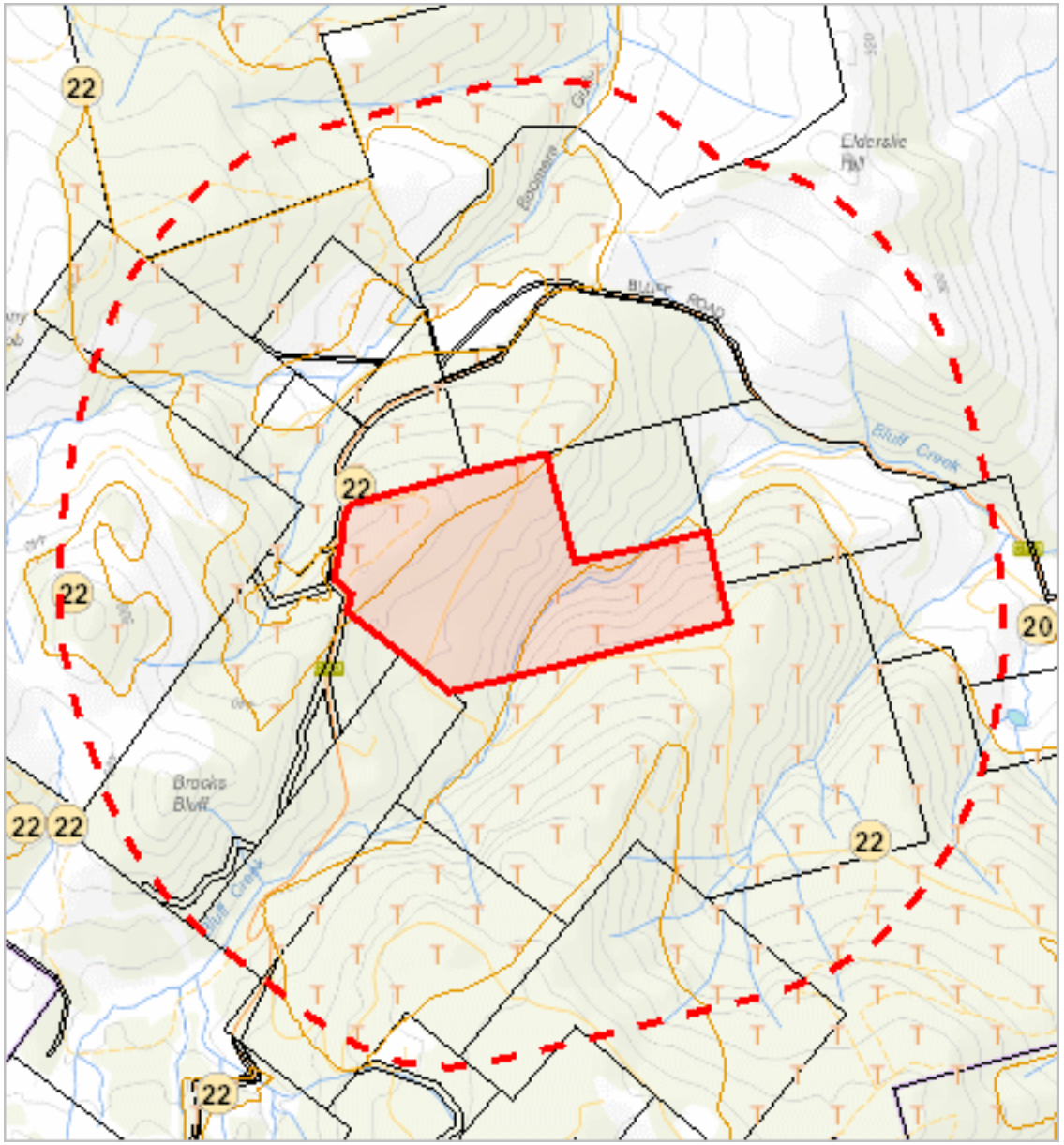


503101, 5279355

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

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

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

Legend: Cadastral Parcels

Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
22	Eucalyptus tenuiramis forest and woodland on sediments

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

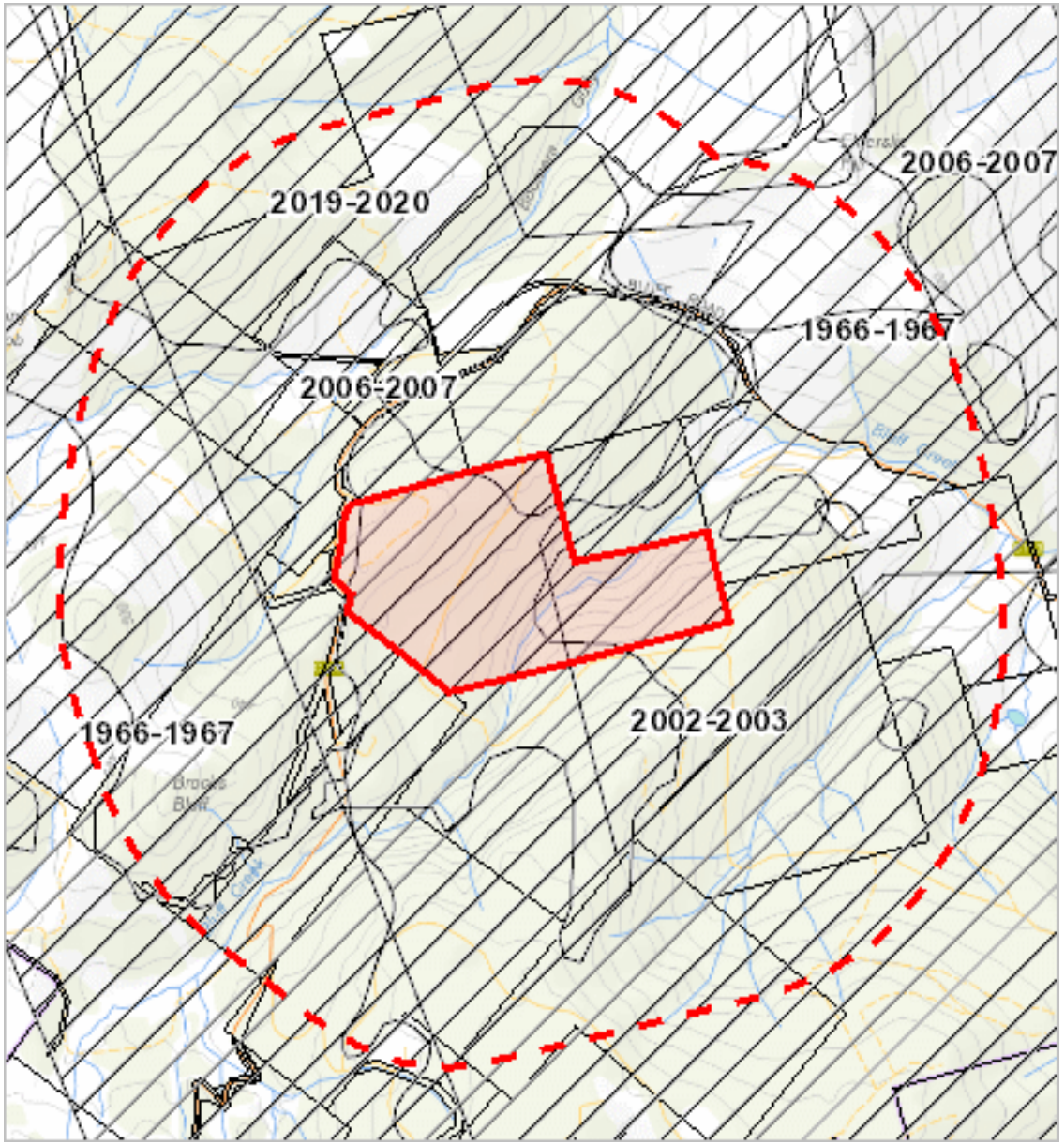
Fire History (All) within 1000 metres

505923, 5282388

SMC - KEMPTON

RECEIVED

3/07/2026



503101, 5279355

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

Fire History (All) within 1000 metres

Legend: Fire History All

Bushfire Unknown Category

Bushfire

Completed Planned Burn

Legend: Cadastral Parcels

Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
128694	Horners Rd Elderslie	05-Dec-2006	Bushfire	Undetermined	1087.90003441
19039680	Pelham Road	31-Dec-2019	Bushfire	Natural	2114.87123293
213	Broadmarsh-Bluff rd (TFS)	21-Jan-2003	Bushfire	Deliberate	14345.8624222
214015	BLUFF ROAD	05-Feb-2014	Bushfire	Undetermined	0.81207131
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

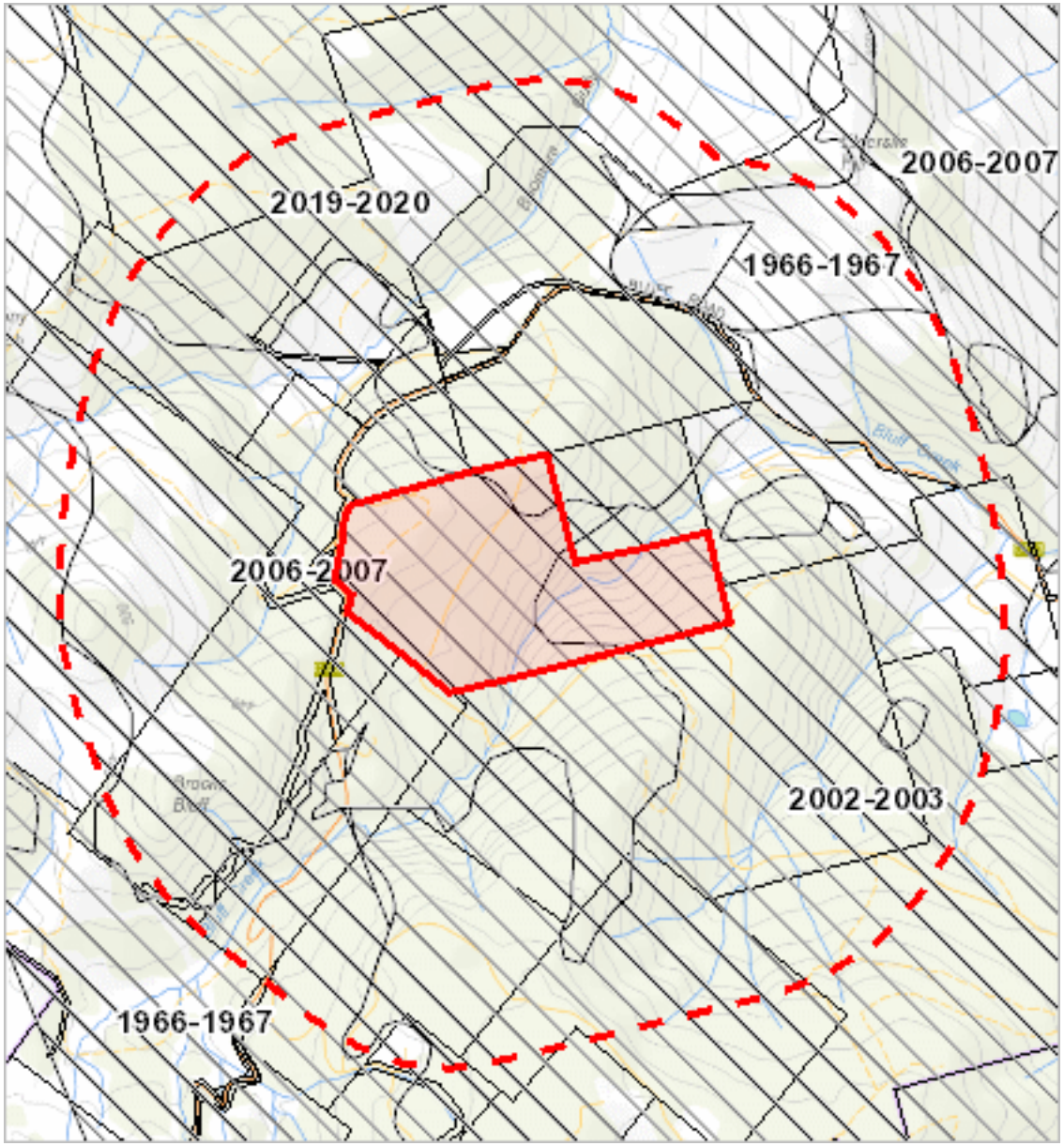
Fire History (Last Burnt) within 1000 metres

505923, 5282388

SMC - KEMPTON

RECEIVED

3/07/2026



503101, 5279355

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

Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

Bushfire Unknown category

Bushfire

Completed Fuel Reduction

Legend: Cadastral Parcels

Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
128694	Horners Rd Elderslie	05-Dec-2006	Bushfire	Undetermined	1087.90003441
19039680	Pelham Road	31-Dec-2019	Bushfire	Natural	2114.87123293
213	Broadmarsh-Bluff rd (TFS)	21-Jan-2003	Bushfire	Deliberate	14345.8624222
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For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Reserves within 1000 metres

505923, 5282388

SMC - KEMPTON

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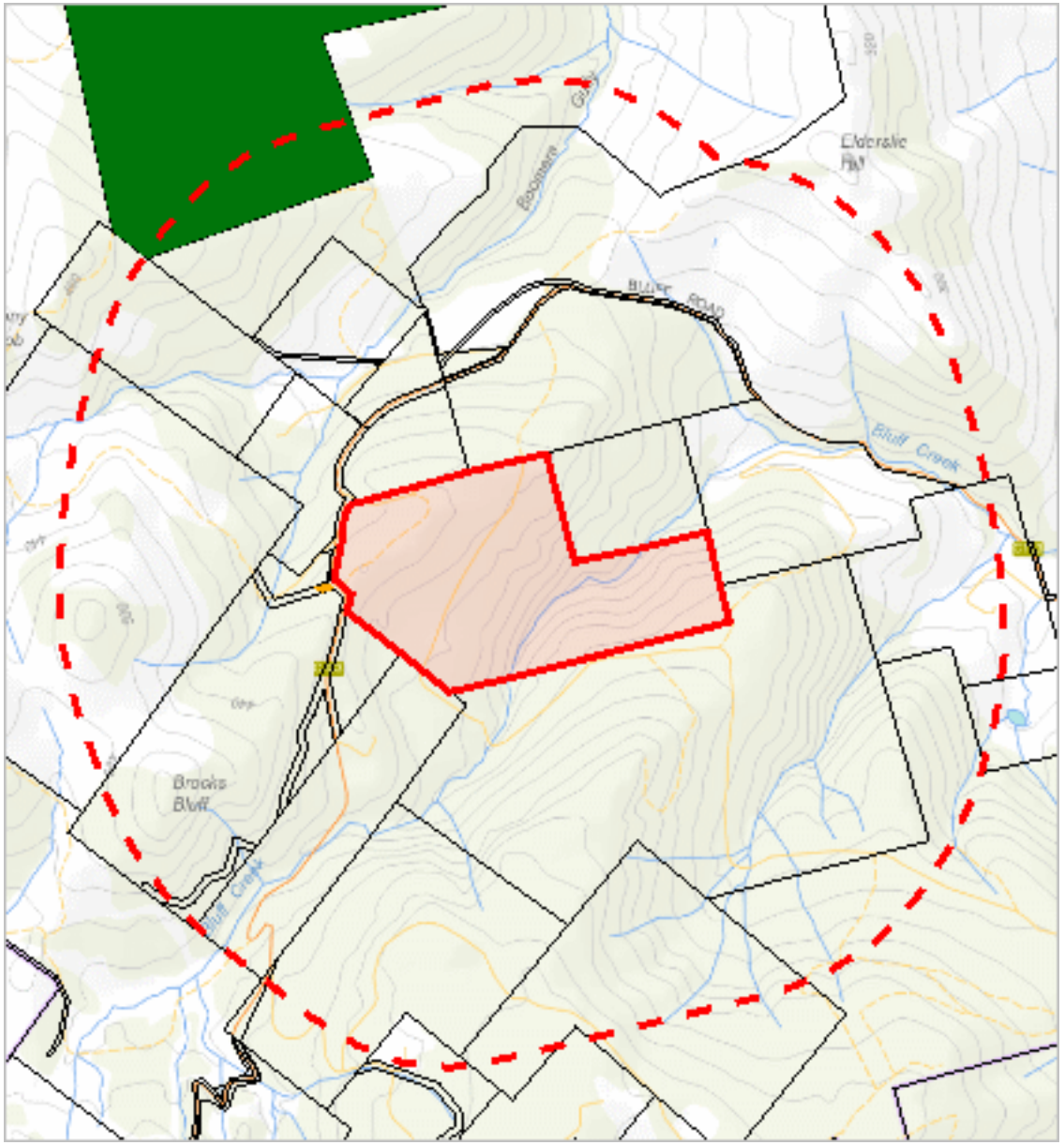


503101, 5279355

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

Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

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

Legend: Cadastral Parcels

Reserves within 1000 metres

Name	Classification	Status	Area (HA)
Elderslie Nature Reserve	Nature Reserve	Dedicated Formal Reserve	101.38845735
	Informal Reserve on other public land	Informal Reserve	0.07825685

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

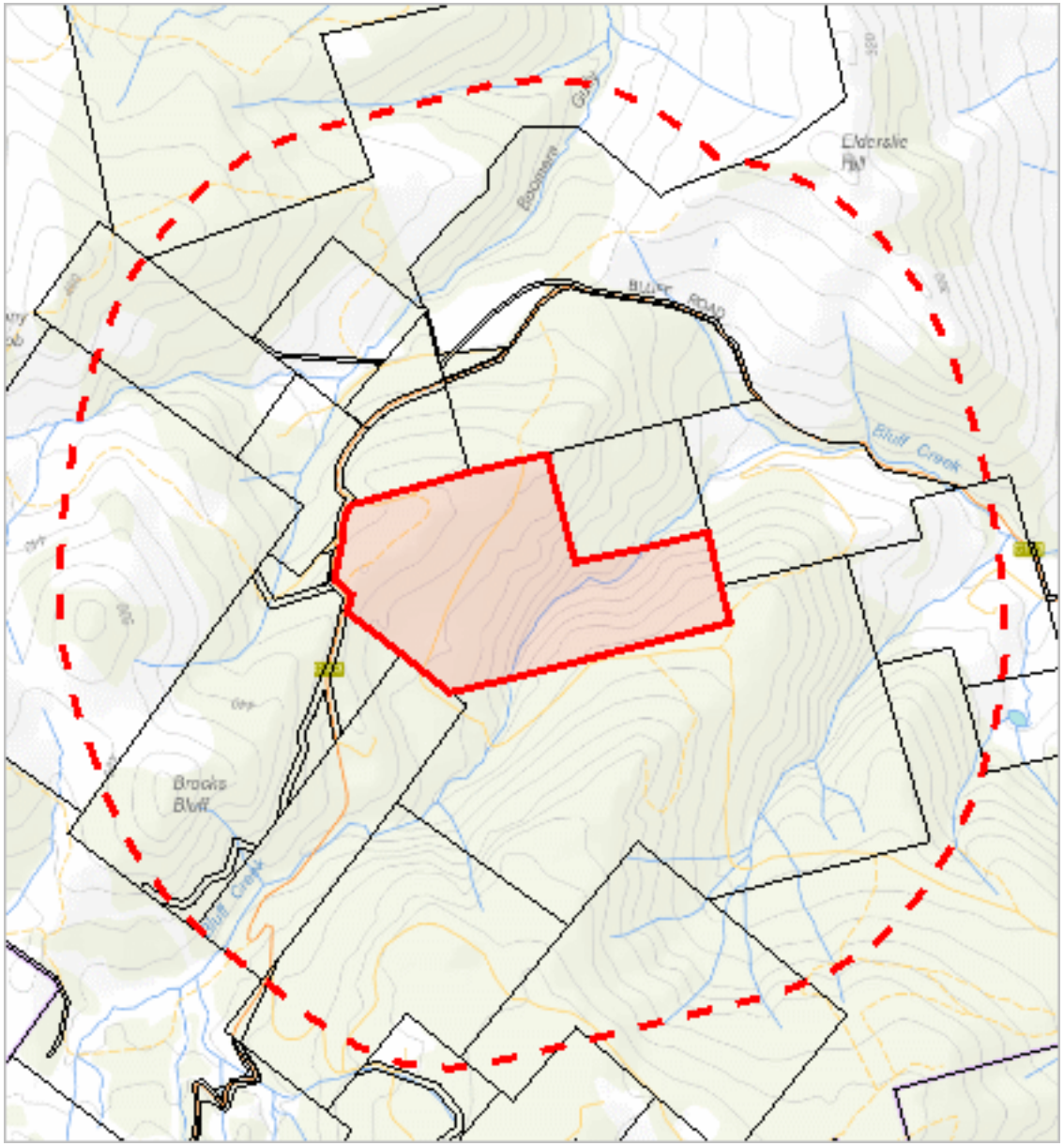
Known biosecurity risks within 1000 meters

505923, 5282388

SMC - KEMPTON

RECEIVED

3/07/2026



503101, 5279355

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

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

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

Legend: Hygiene infrastructure

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

Legend: Cadastral Parcels

Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

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

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

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

Apply controls relevant to the area / activity:

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

Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres

Threatened Fauna Range Boundaries

Search Point 504456E,5280854N is within the following fauna range boundaries as at Fri Jun 05 2026 16:19:47 GMT+1000 (Australian Eastern Standard Time)

Common name	Species name	Range Class
grey goshawk	Accipiter novaehollandiae	Potential Range
wedge-tailed eagle	Aquila audax subsp. fleayi	Potential Range
spotted-tailed quoll	Dasyurus maculatus subsp. maculatus	Potential Range
eastern quoll	Dasyurus viverrinus	Core Range
eastern quoll	Dasyurus viverrinus	Potential Range
white-bellied sea-eagle	Haliaeetus leucogaster	Potential Range
swift parrot	Lathamus discolor	SE Potential Range
green and golden frog	Litoria raniformis	Potential Range
blue wing parrot	Neophema chrysostoma	Potential Range
eastern barred bandicoot	Perameles gunnii	Core Range
eastern barred bandicoot	Perameles gunnii	Potential Range
tussock skink	Pseudemoia pagenstecheri	Potential Range
tasmanian devil	Sarcophilus harrisii	Potential Range
masked owl	Tyto novaehollandiae	Potential Range
masked owl	Tyto novaehollandiae	Core Range

Showing 1 to 15 of 15 entries

Threatened Fauna Records

Fauna Records within 5000m of 504456E,5280854N
NVA Data Currency: 4/6/2026 (4am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Tyto novaehollandiae	masked owl	100	504612	5280583	313	Sighting	1950-01-01	Present	fpaf 5922	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	1000	505527	5276239	4738	Nest	2010-09-21	Present	rnd 361	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	500020	5279063	4784	Nest	2024-02-19	Present	rnd 3299	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	503476	5285088	4346	Nest	2024-02-19	Present	rnd 3303	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	505362	5280560	953	Nest	2024-02-19	Present	rnd 3305	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	499910	5279067	4885	Nest	2024-02-20	Present	rnd 1534	NVA

Showing 1 to 6 of 6 entries

Summary of Threatened Flora Species in Search

Species name	Common name
Goodenia paradoxa	spur velleia
Teucrium corymbosum	forest germander

Showing 1 to 2 of 2 entries

Threatened Flora Records

Flora Records within 2000m of 504456E, 5280854N
NVA Data Currency: 2/6/2026 (4am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Goodenia paradoxa	spur velleia	5	505271	5281235	900	Sighting	2016-12-14	Present	NVA
Goodenia paradoxa	spur velleia	5	505208	5281262	856	Sighting	2016-12-14	Present	NVA
Goodenia paradoxa	spur velleia	5	505097	5281370	823	Sighting	2016-12-14	Present	NVA
Teucrium corymbosum	forest germander	4000	505577	5280066	1370	Specimen	1975-03-28	Present	NVA

Showing 1 to 4 of 4 entries

Australian Government
Department of Climate Change, Energy, the Environment and Water

EPBC Act Protected Matters Report

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

Report created: 05-Jun-2026

Summary
Details
- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat
Acknowledgements

Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	4
Listed Threatened Species:	34
Listed Migratory Species:	9

Other Matters Protected by the EPBC Act

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

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

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

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	15
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

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

State and Territory Reserves:	13
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	2
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities [Resource Information]

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

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

Listed Threatened Species [Resource Information]

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

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Aquila audax fleayi Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area	In feature area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area	In buffer area only
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Ceyx azureus diemenensis](#) Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat may occur within area	In feature area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat may occur within area	In feature area
[Lathamus discolor](#) Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area	In feature area
[Neophema chrysostoma](#) Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Numenius madagascariensis](#) Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Pardalotus quadragintus](#) Forty-spotted Pardalote [418]	Endangered	Foraging, feeding or related behaviour may occur within area	In feature area
[Pterodroma leucoptera leucoptera](#) Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In feature area
[Tringa nebularia](#) Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In buffer area only
[Tyto novaehollandiae castanops (Tasmanian population)](#) Masked Owl (Tasmanian) [67051]	Vulnerable	Species or species habitat likely to occur within area	In feature area
FISH			
[Prototroctes maraena](#) Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area	In feature area
FROG			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Ranoidea raniformis listed as Litoria raniformis			
Southern Bell Frog, Growling Grass Frog, Green and Golden Frog [94668]	Vulnerable	Species or species habitat likely to occur within area	In feature area
INSECT			
Antipodia chaostola leucophaea			
Tasmanian Chaostola Skipper, Heath-sand Skipper [77672]	Endangered	Species or species habitat may occur within area	In buffer area only
MAMMAL			
Dasyurus maculatus maculatus (Tasmanian population)			
Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Dasyurus viverrinus			
Eastern Quoll, Luaner [333]	Endangered	Species or species habitat likely to occur within area	In feature area
Perameles gunnii gunnii			
Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Sarcophilus harrisii			
Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			
Barbarea australis			
Native Wintercress, Riverbed Wintercress [12540]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caladenia anthracina			
Black-tipped Spider-orchid [64855]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Colobanthus curtisiae			
Curtis' Colobanth [23961]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Dianella amoena			
Matted Flax-lily [64886]	Endangered	Species or species habitat likely to occur within area	In feature area
Epacris virgata			
Pretty Heath [20375]	Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat likely to occur within area	In feature area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area	In feature area
Prasophyllum apoxychilum Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area	In buffer area only
Pseudocephalozia paludicola Alpine Leafy Liverwort [66441]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Pterostylis commutata Midland Greenhood [64535]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pterostylis ziegeleri Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat may occur within area	In feature area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Listed Migratory Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat may occur within area	In feature area
Migratory Wetlands Species			

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Actitis hypoleucos](#) Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
[Calidris acuminata](#) Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
[Calidris ferruginea](#) Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Calidris melanotos](#) Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Numenius madagascariensis](#) Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Tringa nebularia](#) Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In buffer area only

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
[Actitis hypoleucos](#) Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
[Apus pacificus](#) Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat likely to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Numenius madagascariensis			
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Sterna striata			
White-fronted Tern [799]		Migration route may occur within area	In feature area
Tringa nebularia			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In buffer area only

Extra Information

State and Territory Reserves [Resource Information]

Protected Area Name	Reserve Type	State	Buffer Status
Andersons	Nature Reserve	TAS	In buffer area only
Elderslie	Nature Reserve	TAS	In buffer area only
Glen Craig	Conservation Covenant	TAS	In buffer area only
Heathy Hills	Nature Reserve	TAS	In buffer area only
Nichols Rd Elderslie	Conservation Covenant	TAS	In buffer area only
Pelham	Nature Reserve	TAS	In buffer area only
Pelham North	Nature Reserve	TAS	In buffer area only
Roydon	Conservation Covenant	TAS	In buffer area only
Sonners Rd Pelham	Conservation Covenant	TAS	In buffer area only
Summerfield	Conservation Covenant	TAS	In buffer area only
Summerhill (Glen Craig)	Conservation Covenant	TAS	In buffer area only
Sydney Cottage	Conservation Covenant	TAS	In buffer area only
Tanina Bluff	Conservation Area	TAS	In buffer area only

Regional Forest Agreements [Resource Information]

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

RFA Name	State	Buffer Status

RFA Name	State	Buffer Status
Tasmanian	Tasmania	In feature area

EPBC Act Referrals

[Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Exploration Seismic survey	2001/516	Not Controlled Action	Completed	In feature area
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area

Caveat

1 PURPOSE

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

The report contains the mapped locations of:

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

2 DISCLAIMER

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

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

3 DATA SOURCES

Threatened ecological communities

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

Threatened, migratory and marine species

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

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

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

4 LIMITATIONS

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

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

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

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

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

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

Acknowledgements

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

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

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

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

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22/12/25

To whom it may concern,

I/We, Tim & TeganCranfield, owner/s of 1380 Bluff Road, Elderslie, authorise Pinnacle Drafting & Design to act as my/our agent regarding all Council and TasWater applications for this address.

I/We Tim & Tegan Cranfield also understand and accept that while Pinnacle Drafting & Design are acting as my/our agent I/We give consent for the relevant authorities to direct all invoices relating to the development directly to the property owner.

Kind regards,
Tim & Tegan Cranfield

Signed:

Tim & Tegan Cranfield

Tim & Tegan Cranfield

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
41443	3
EDITION	DATE OF ISSUE
10	24-Jan-2026

SEARCH DATE : 09-Apr-2026
SEARCH TIME : 09.49 am

DESCRIPTION OF LAND

Parish of WALLACE, Land District of MONMOUTH
Lot 3 on Plan 41443
Derivation : Whole of Lot 25068 Gtd to T Harper
Prior CT 4585/44

SCHEDULE 1

N292565 TRANSFER to TIM DAVID CRANFIELD and TEGAN MAREE WHEATLEY Registered 24-Jan-2026 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
B366605 BURDENING EASEMENT, Right of Carriageway, set forth in Transfer Registered 04-Nov-1992 at 12.03 pm
B558912 BURDENING EASEMENT, Rights of Carriageway, set forth in Order Registered 04-Nov-1992 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

Owner: R.J. MAIN & J.G. BEARD (LOT 2)
P. L. DANSON (LOT 3)

Title Reference: ~~C.T. 2406/34~~ C.T. 4585-45 (LOT 2)
C.T. 4585-44 (LOT 3) & EA

Grantee: WHOLE OF LOT 16487, 27a. 2r. 5p GTD. TO THOMAS HARPER.
WHOLE OF LOT 25068, 99a. 0r. 14p GTD. TO THOMAS HARPER

PLAN OF SURVEY

by Surveyor E. B. VALENTINE
of land situated in the E. BARRIE VALENTINE
183 MACQUARIE STREET
HOBART

LAND DISTRICT OF MONMOUTH
PARISH OF WALLACE

SCALE 1: 2500 MEASUREMENTS IN METRES

Registered Number: **P41443**

Approved 27 MAY 1982
Effective from:

Recorder of Titles