Natural Assets Report

Report for: **Equilibrium Town Planning**

Location: **6 Melrose Road, Aberdeen**

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Livingston Natural Resource Services

Date: 20th January 2026
Version: 1

Client:	B Langworthy, S. Langworthy & M Distill.
Study area identification	6 Melrose Road, Aberdeen CT 13288/2. PID 2259091 Current zoning Agriculture, Tasmanian Planning Scheme- Devonport
Proposal:	Rezoning Agriculture to Rural Living (A)
Study Area	Whole of title
Assessment comments:	A site inspection was conducted on the 22nd November 2025. This field assessment was used to confirm or otherwise the desktop study findings. This report summarises the findings of the desktop and field assessment.
Version	1.0

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Contents

INTRODUCTION 3
METHODS 3
DESCRIPTION 3
NATURAL VALUES 3
WATER COURSES 4
GEOCONSERVATION SITES 4
ACID SULPHATE SOILS 4
PATHOGEN & DISEASES 4
PLANNING SCHEME OVERLAYS 5
PROPOSED DEVELOPMENT- CLEARING OF VEGETATION 5
CONCLUSIONS 5
REFERENCES 5
APPENDIX 1 – MAPS 6
APPENDIX 2 – PHOTOS 9
APPENDIX 3 – NVA FLORA 11
APPENDIX 4 – NVA FAUNA 14
APPENDIX 5 – ATTACHMENT NATURAL VALUES ATLAS REPORT 14

Figure 1: Location Map 6
Figure 2: Aerial image 6
Figure 3: Plan of Subdivision ..... **Error! Bookmark not defined.**
Figure 4: Vegetation Communities 7
Figure 5: Indicative clearing area 8
Figure 6: forest vicinity of building area 9
Figure 7: forest, drainage line 9

INTRODUCTION

Rezoning from Agriculture to Rural Living A is proposed for CT13288/2, 6 Melrose Road, Aberdeen. In determining the rezoning Council would need to consider whether the Natural Assets Code, Priority Vegetation Area layer should be applied to the property.

An initial desktop assessment was undertaken following a field inspection on the 22nd November, 2025 to confirm or otherwise the desktop study findings.

METHODS

A Natural Values report was accessed from the DNRE website on 11/12/2025. The report covers known sightings of threatened species within 5km and fauna species whose predicted range boundaries overlay the site.

A site visit on 22/11/2025 was undertaken by Scott Livingston.

The survey was conducted in November, which is within the flowering period of many flora species. No survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. While all significant species known to occur in the area were considered, species such as spring or autumn flowering flora may have been overlooked. A sample of all vegetation communities, aspects and variations in topographic location was achieved.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with Census of Vascular Plants of Tasmania, Tasmanian Herbarium 2015, From Forest to Fjaeldmark, Descriptions of Tasmania's Vegetation (Edition 2) Harris & Kitchener, 2005, Little Book of Common Names for Tasmanian Plants, Wapstra et al.

DESCRIPTION

The study area is pasture with an area of pine plantation in the north and narrow band of eucalypts along the eastern boundary. Surrounding land is a mosaic of agricultural land and rural living lots with small areas of native vegetation. The study area ranges 45-60m ASL. Under lying geology is Quartz sandstone and shale, carbonaceous in places, and minor conglomerate.

NATURAL VALUES

VEGETATION

TASVEG 5.0 mapping shows the study area to be (FAL) Agricultural land, (FUR) Urban in the NW portion and with an area of (DSC) *Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll*

forest in the northeastern corner. The area mapped as eucalypt forest is radiata pine plantation, with a single row of eucalypt plantation along the boundary not eucalypt forest. The narrow band of eucalypts along the eastern boundary could possibly be attributed to damp sclerophyll forest but is of limited size(< 0.1ha) and is narrow and has been left as agricultural land. The mapped urban area has no development and is considered contiguous the Agricultural land.

FLORA

An assessment of the study area was undertaken; no threatened flora was observed.
No threatened flora species is known with 500m. Appendix 4 shows habitat requirements and suitability for the 10 threatened flora species recorded within 5km, no suitable habitat areas occurs within the established pasture or plantation.

FAUNA

The Natural Values Atlas has a record of 4 threatened fauna species within 500m of the study area and a further 20 within 5 km, the site is within the mapped range of a further 10 threatened fauna species.

The plantation / pasture interface provides very marginal habitat for eastern barred bandicoot, wide ranging species such as eagles, devil and quolls may forage but the study area has no denning or nesting habitat.

RAPTOR NESTS

There is no known wedge tailed or sea eagle nest within 5km of the study area. The study area is nil probability, for Wedge tailed eagle Nest (FPA Model). No suitable nest trees were located during the site inspection. No evidence of existing nests or suitably sized hollows for masked owl was found some trees exceed 60cm DBH, all those are within the unlikely to be disturbed steep slopes of the balance lot.

WATER COURSES

The property has no mapped watercourses.

GEOCONSERVATION SITES

There are no mapped geoconservation sites within the study area.

ACID SULPHATE SOILS

There are no mapped acid sulphate soils within the study area.

PATHOGEN & DISEASES

There are no known pathogen or disease issues within the study area.

EXISTING DISTURBANCE

The majority of the study area is pasture. The northern portion a radiata pine plantation. None of the study area is considered a native vegetation community.

PLANNING SCHEME OVERLAYS

None of the study area is mapped in Natural Assets Code overlays, noting the Priority Vegetation Area overlay is not applied to the Agricultural Zone. Adjoining land to the west is mapped as Priority Vegetation Area.

POTENTIAL DEVELOPMENT- CLEARING OF VEGETATION

Potential development of the site following rezoning will not require clearing of native communities as none are present on site.

CONCLUSIONS

The proposed rezoning and likely facilitated development will not require disturbance of native vegetation communities as none are present on the site. The study area has no known threatened flora or vegetation community and does not include significant habitat for threatened fauna. None of the study area meets the definition of priority vegetation as defined by the Natural Assets Code. Application of the Priority Vegetation Area to any portion of the rezoned land is not warranted.

REFERENCES

Department of Natural Resources and Environment (DNRET). *Natural Values Report, Derived from the Natural Values Atlas, online database.*

DNRET. Thelist.tas.gov.au , spatial datasets

DPIPWE. Tasmanian Vegetation Monitoring and Mapping Program TASVEG 4.0. Department of Primary Industries, Parks, Water and Environment.

Tasmanian Planning Scheme- Launceston

APPENDIX 1 – MAPS

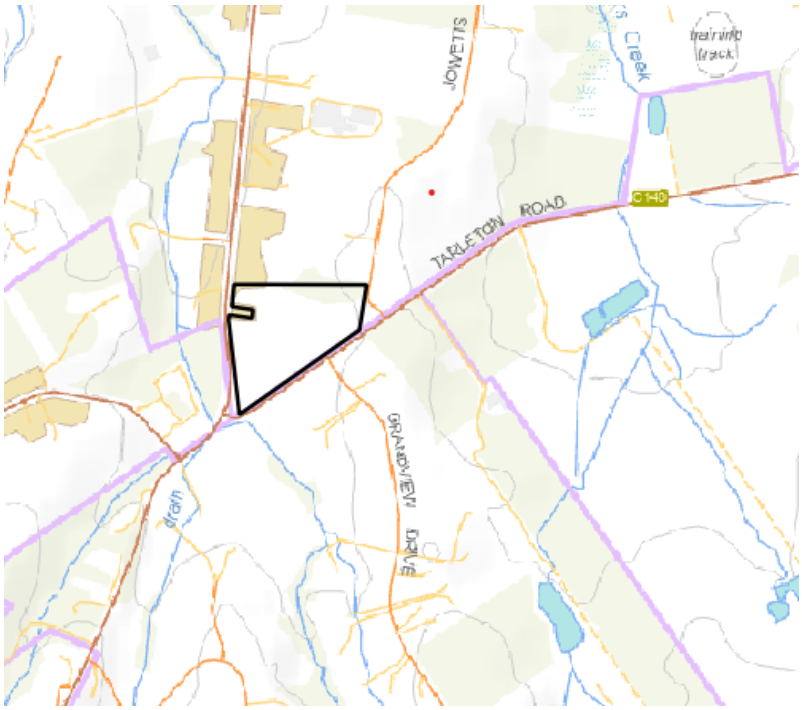

Figure 1: Location Map

Figure 2: Aerial image

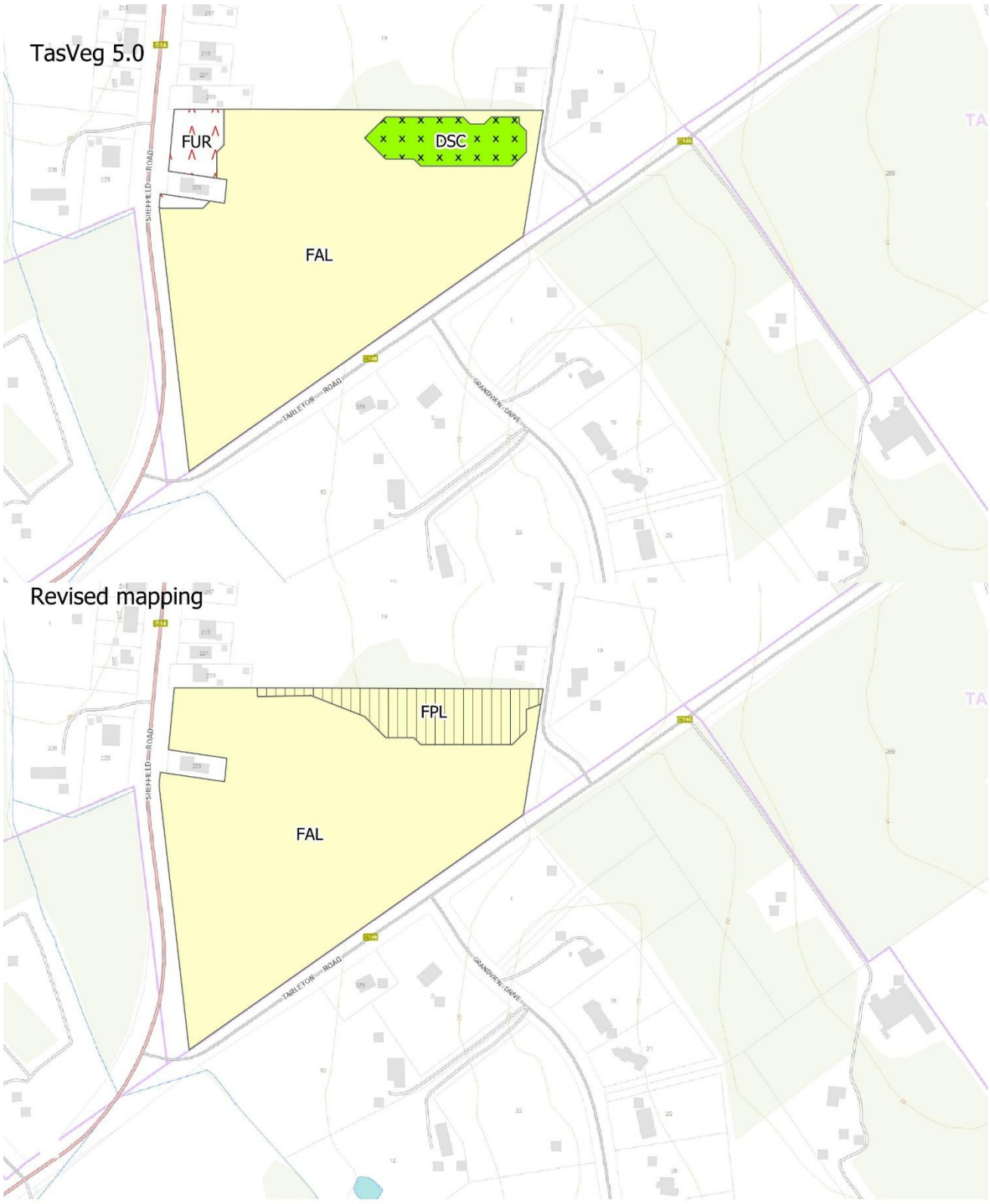

Figure 3: Vegetation Communities

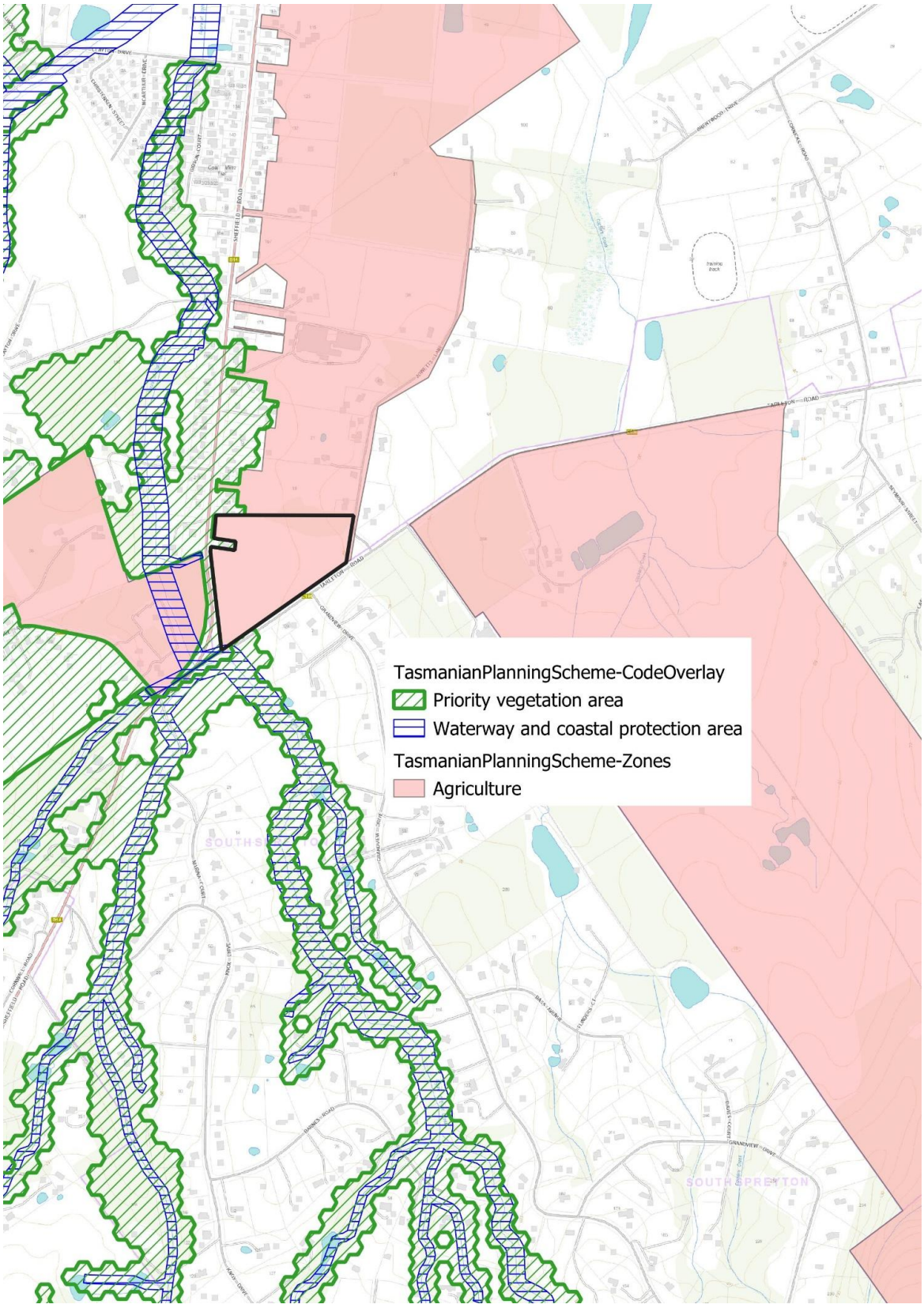

Figure 4: Overlay

APPENDIX 2 – PHOTOS

Figure 5: native vegetation on eastern boundary

Figure 6: pine plantation and pasture

Figure 7: east across study area

Figure 8:south across study area

APPENDIX 3 – NVA FLORA

Observations within 5km of the site (Natural Values Atlas)

Species	Common Name	SS	NS	known with 550m	known with 5km	Life form	Tasmanian habitat description (and distribution)	Habitat suitability
Caladenia caudata	tailed spider-orchid	v	VU		yes	orchid	Caladenia caudata has highly variable habitat, which includes the central north: Eucalyptus obliqua heathy forest on low undulating hills; the north-east: E. globulus grassy/heathy coastal forest, E. amygdalina heathy woodland and forest, Allocasuarina woodland; and the south-east: E. amygdalina forest and woodland on sandstone, coastal E. viminalis forest on deep sands. Substrates vary from dolerite to sandstone to granite, with soils ranging from deep windblown sands, sands derived from sandstone and well-developed clay loams developed from dolerite. A high degree of insolation is typical of many sites.	no suitable habitat
Carex gunniana	mountain sedge	r			yes	sedge	The habitat of Carex gunniana is poorly understood and highly variable. It includes wet eucalypt forest, sandy heathlands, margins of streams, littoral sands, shingle with seepage, damp grasslands within dry forest and rough pasture.	no suitable habitat
Gynatrix pulchella	fragrant hempbush	r			yes	shrub	Gynatrix pulchella occurs as a riparian shrub, found along rivers and drainage channels, sometimes extending onto adjacent floodplains (including old paddocks), predominantly in the north of the State.	no suitable habitat
Leucopogon affinis	lanceleaf beardheath	r			yes	shrub	Leucopogon affinis occurs in a broad range of habitats including tall scrub, mainly on stabilised dune sands and hinterlands, lagoon margins, and gullies and riverbanks in wet eucalypt forest, probably restricted to the Bass Strait islands.	no suitable habitat

							Observations near Devonport, Latrobe and Arthur River require confirmation.	
Lythrum salicaria	purple loosestrife	v			yes	herb	Lythrum salicaria inhabits swamps, stream banks and rivers mainly in the north and north-east of the State. It can also occur between gaps in Melaleuca ericifolia forest. This species can act as a weed, proliferating along roadsides and other disturbed areas, and, as horticultural strains are in cultivation and birds can disperse seed, some occurrences may not be native.	no suitable habitat
Persicaria decipiens	slender waterpepper	v			yes	herb	Persicaria decipiens occurs on the banks of rivers and streams, mostly in the north of the State, including King Island. The species may colonise farm dams.	no suitable habitat
Pimelea curviflora	curved riceflower	p			yes	shrub	Pimelea curviflora occurs in a range of vegetation types from wet and dry sclerophyll forest to hardwood plantations. Understories vary from open and grassy to densely shrubby. It can densely colonise disturbed sites such as firebreaks, log landings and tracks.	marginal habitat, unlikely to occur.
Pimelea curviflora var. gracilis	slender curved riceflower	r			yes	shrub	Pimelea curviflora occurs in a range of vegetation types from wet and dry sclerophyll forest to hardwood plantations. Understories vary from open and grassy to densely shrubby. It can densely colonise disturbed sites such as firebreaks, log landings and tracks.	marginal habitat, unlikely to occur.
Schenkia australis	spike centaury	r			yes	annual herb	Schenkia australis has been recorded from rainforest, wet sclerophyll forest, dry sclerophyll forest and heathland in the east and north of the State. It has also been recorded from forest sites which were cleared for pasture. Several recent sites are from windswept coastal heathland/scrub.	marginal habitat, unlikely to occur.

Schoenoplectus tabernaemontani	river clubsedge	r			yes	sedge	Schoenoplectus tabernaemontani inhabits the margins of lagoons on King Island, Flinders Island and on some riverbanks in the Midlands.	no suitable habitat

APPENDIX 4 – NVA FAUNA

Observations within 5km of the site or within mapped range boundaries (Natural Values Atlas)

Species	Common Name	SS	NS	known within 550m	known within 5km	Range	Habitat	Habitat suitability
Accipiter novaehollandiae	grey goshawk	e			yes	core	Requires wet sclerophyll forest for breeding and foraging. Potential habitat for the grey goshawk is native forest with mature elements below 600m altitude, particularly along watercourses. Significant habitat for the grey goshawk 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.). FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat.	no suitable habitat
Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN		yes		Potential habitat for the Azure Kingfisher 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).	no suitable habitat
Antipodia chaostola	chaostola skipper	e	EN			potential	Potential habitat for the Chaostola Skipper is dry forest and woodland supporting Gahnia radula (usually on sandstone and other sedimentary rock types) or Gahnia microstachya (usually on granite baseds ubstrates).	no suitable habitat
Aquila audax	wedge-tailed eagle	pe	PEN	yes	yes		Potential habitat for the wedge tailed eagle 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 10ha) 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. More than one nest may occur within a territory but only one is used for breeding in any one year.	
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN		yes	potential		may forage, no nesting habitat

							Breeding failure often promotes a change of nest in the next year. [see FPA?s Fauna Technical Note 1 and FPA?s Fauna Technical Note 6 for more information] Significant habitat for the wedge tailed eagle 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).	
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	v	VU			potential	Potential habitat for the giant freshwater crayfish is freshwater streams of all sizes. Characteristics of potential habitat include a combination of well shaded flowing and still waters, deep pools, decaying logs and undercut banks. Riparian vegetation needs to be native and predominantly intact to provide shade, nutrient, energy and structural inputs into streams. Smaller juveniles inhabit shallow fast flowing streams favouring habitats with rocks or logs that are large enough to be stable but not embedded in finer substrates, but overlie coarser substrates and/or have a distinct cavity underneath. Perennial headwater streams have substantially higher juvenile densities than nonperennial headwater streams. See FPA's Fauna Technical Note 16 for guidance on how to identify categories of potential habitat suitability (high suitability habitat, moderate suitability habitat and low suitability habitat) of class 4 streams. The GFC Habitat Suitability Map may be used in the assessment of habitat suitability for all other stream classes, however on ground assessment is recommended.	no suitable habitat
Beddomeia turnerae	hydrobiid snail (minnow river)	r				potential	Beddomeia turnerae is a freshwater snail known to occur only in the Minniw River catchment.	no suitable habitat
Botaurus poiciloptilus	australasian bittern		EN		yes		Australasian Bitterns are widespread but uncommon over south-eastern Australia.Favours permanent freshwater wetlands with tall, dense vegetation, particularly bullrushes (Typha spp.) and spikerushes (Eleocharis spp.)	no suitable habitat
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	e	EN		yes	core	Potential habitat for the Azure Kingfisher 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).	no suitable habitat
Dasyurus maculatus	spotted-tailed quoll	r	VU		yes		Potential habitat for the spotted tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest	may forage no

Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU		yes	core	(mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted tailed quoll 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 (>0.5ha) 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.	denning habitat
Dasyurus viverrinus	eastern quoll		EN		yes	core	Potential habitat for the Eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the Eastern Quoll is the whole of mainland Tasmania and Bruny Island. Core range for the Eastern Quoll is a specialist defined area based primarily on modelling work published in Fancourt et al 2015 and additional expert advice	may forage no denning habitat
Engaeus granulatus	Central North burrowing crayfish	e	EN	yes	yes	potential	Occupies seeps, wetlands and stream banks in relatively undisturbed habitats. The species is only rarely seen above ground or in standing water. Their burrows exhibit characteristic chimneys of pelleted soil. only occurs in central north Tasmania.	no suitable habitat
Galaxiella pusilla	eastern dwarf galaxias	v	VU			potential	Potential habitat for the dwarf galaxiid is slowflowing waters such as swamps, lagoons, drains or backwaters of streams, often with aquatic vegetation. It may also be found in temporary waters that dry up in summer for as long as 6-7 months, especially if burrowing crayfish burrows are present (although these will usually be connected to permanent water). Habitat may include forested swampy areas but does not include blackwood swamp forest. Juveniles congregate in groups at the water surface in pools free of vegetation. Significant habitat for the dwarf galaxiid is all potential habitat and a 30m streamside reserve within the core range.	no suitable habitat
Haliaeetus leucogaster	white-bellied sea-eagle	v			yes	potential	Potential habitat for the White Bellied Sea eagle species 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 for the white bellied sea	no nesting habitat

							eagle 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).	
Hirundapus caudacutus	white-throated needletail		VU		yes	potential	Migratory bird, rarely lands in tasmania	no suitable habitat
Lathamus discolor	swift parrot	e	CR		yes		Potential breeding habitat for the swift parrot comprises potential foraging habitat and potential nesting habitat, and is based on definitions of foraging and nesting trees. Potential foraging habitat comprises E. globulus or E. ovata trees that are old enough to flower. Potential nesting habitat is considered to comprise eucalypt forests that contain hollow-bearing trees.	no suitable habitat
Limnodynastes peroni	striped marsh frog	e				potential	Potential habitat for the Striped Marsh Frog is natural and artificial coastal and near coastal wetlands, lagoons, marshes, swamps and ponds (including dams), with permanent freshwater and abundant marginal, emergent and submerged aquatic vegetation. Significant habitat is high quality potential habitat within the core range of this frog species. See FPA Fauna Technical Note 18 for guidance on assessing significant habitat for the striped marsh frog.	no suitable habitat
Litoria raniformis	green and gold frog	v	VU		yes	core	Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water holding sites such as old quarries, slow flowing stretches of streams and rivers and drainage features.	no suitable habitat
Neophema chrysostoma	blue-winged parrot	v	VU		yes		The Blue-winged Parrot inhabits a range of habitats from coastal, sub-coastal and inland areas, right through to semi-arid zones. Throughout their range, they favour grasslands and grassy woodlands. They are often found near wetlands both near the coast and in semi-arid zones. Blue-winged Parrots can also be seen in altered environments such as airfields, golf courses and paddocks.	no suitable habitat
Numenius madagascariensis	eastern curlew	e	CR		yes		shorebird	no suitable habitat
Perameles gunnii	eastern barred bandicoot		VU	yes	yes	potential	Potential habitat for the eastern barred bandicoot 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 for the Eastern Barred Bandicoot 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.	no suitable habitat

Prototroctes maraena	australian grayling	v	VU		yes	potential	All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat	no suitable habitat
Pseudemoia pagenstecheri	tussock skink	v				potential	Potential habitat for the tussock skink is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.	no suitable habitat
Sarcophilus harrisii	tasmanian devil	e	EN	yes	yes	potential	Potential habitat for the Tasmanian devil is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427km2). Significant habitat for the Tasmanian devil is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1km radius, being the approximate area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrow-able, 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. FPA's Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat	possible foraging, no denning sites
Tyto novaehollandiae	masked owl	pe	PVU		yes		Potential habitat for the masked owl is all areas with trees with large hollows (>15 cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Remnants and paddock trees in agricultural areas may also constitute potential habitat. Significant habitat for the masked owl is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (>15 cm entrance diameter). Such areas usually have no regrowth component or just a sparse regrowth component. In terms of using mapping layers for an initial desktop assessment prior to an on ground survey. Significant habitat may occur in all areas within the core range classified as dry forest (TASVEG dry Eucalypt forest and woodland) with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c') that is classified as mature (Growth Stage class `M'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh and more than half of the canopy cover is	may forage, no nesting habitat
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU		yes	core		

							comprised of mature trees. Remnants and paddock trees in agricultural areas may also constitute significant habitat.	

APPENDIX 5 – ATTACHMENT NATURAL VALUES ATLAS REPORT

Natural Values Report