
From: Nicholas Mackey <[REDACTED]@u>
Sent: Sunday, 3 May 2026 3:28 PM
To: Kingborough LPS
Cc: nick.mackey
Subject: [REDACTED] KINGSTON - PLANNING SUBMISSION EMAIL : 1 of 3
Attachments: [REDACTED] Kingston - Planning submission COMPLETE.docx

Hey team,

Please see my letter + 2 supporting documents which will be sent via email for the rezoning at [REDACTED]
[REDACTED]

Please reply to my personal email when you reply ([REDACTED]).

Thanks so much

Nick

Nick Mackey

Executive home lending manager

Level 1, 188 Collins St, Hobart TAS 7000

P: [REDACTED]

E: [REDACTED]

Postal address: CSC Nick Mackey, Reply Paid 63610 Locked Bag 103, FLINDERS LANE VIC 8009

****Please note I work Monday – Thursday 6:30 AM – 4:45 PM**

Our purpose is to improve the financial wellbeing of our customers and communities.

My goal is to provide an outstanding experience throughout your entire home buying journey, and your feedback is valuable. Please email my manager Luke Freeman on [REDACTED]. If you wish to provide feedback about the service I have provided.

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01 May 2026

Mr Nicholas William Mackey

Tasmanian Planning Commission
GPO Box 1691
Hobart
TAS 7000

Kingborough draft Local Provisions Schedule – Zoning of Land at Oyster Cove

Thank you for your letter of 2 April 2026, ref DOC/26/36829 I appreciate the opportunity to forward my submission. My title is [REDACTED] at [REDACTED], Kingston TAS 7050

1. Position

I greatly appreciate that you written to me on this matter and that you are giving me an opportunity to make a submission. I had intended previously to request the Rural

Living land classification however my wife had recently suffered a significant injury and I was unable to make a submission as I had to look after my wife and my daughter.

I have been in close conversation with my neighbour Martin Cox and Jo Potts of [REDACTED] [REDACTED] from the outset and throughout this process as our land use is equivalent. Both properties have a single dwelling and the land we both own and enjoy is best summarised as rural living. Mr Cox has shared with me the detailed professional report he had prepared by Gray Planning in relation to his property [REDACTED]

(attached). Clearly the arguments put forward in that report were accepted and resulted in the change in the proposed classification from Landscape Conservation to Rural Living in the Ireneinc report.

In looking at the Ireneinc report, it is evident that a number of properties in our valley have now been changed from Landscape Conservation to Rural Living and my property is now the odd one out with all current properties with residential houses on them in [REDACTED] are now to be zoned as Rural living. I believe the plan was to not be implementing patch work Rural living rather than LCZ.

2. Description of the land

- Lot size: approximately 20 acer

- Tenure: private freehold
- Existing use: established dwelling and associated outbuildings
- The dwelling has been approved and in continuous residential use since approximately 1991

The land and dwellings are therefore long-established as a residential holding and forms part of an existing pattern of rural-residential settlement development in the [REDACTED] area.

3. Suitability for RLZ

The characteristics of the land align closely with the purpose of RLZ:

- The land is already used for residential purposes
- It is of a size typical of rural lifestyle properties
- It is not used, nor well suited, for primary production
- It forms part of a locality that is clearly established as a dispersed residential environment

RLZ appropriately recognises and supports this established land use pattern.

In addition, the RLZ framework allows for consideration of lot size and subdivision standards appropriate to the locality. While outcomes depend on applicable minimum lot size provisions and constraints, the zone provides a structured and transparent basis for assessing such matters, consistent with the characteristics of the land.

Noted the density of trees between my property at [REDACTED] VS the neighbouring [REDACTED] in identical.

4. Inappropriateness of LCZ

While the landscape values of the area are acknowledged, they are not clearly defined and therefore, the application of the LCZ is not considered appropriate for this land:

- The land is not an undeveloped or pristine landscape; it contains a long-standing dwelling and associated development + multiple pre cleared locations within the property.
- The surrounding locality includes numerous existing dwellings on similar lots, indicating an established residential character and settlement pattern which are to be zoned as RLZ within Ireneinc report.

- As mentioned previously my property at [REDACTED] has the same characteristics of all the surrounding properties at [REDACTED].

In this context, applying LCZ would not accurately reflect the existing use or character of the land.

5. Bushfire risk and vegetation management

My property is subject to the Bushfire-Prone Areas overlay, which requires the provision and ongoing management of defendable space around the dwelling.

Contemporary bushfire research, including guidance from the **CSIRO**, emphasises the importance of maintaining appropriate separation between buildings and hazardous vegetation, together with active fuel load management to reduce radiant heat and flame exposure.

This reinforces that the land must be capable of accommodating:

- Vegetation clearance in proximity to the dwelling
- Ongoing management of fuel loads
- Separation distances between structures and vegetation

RLZ provides a more appropriate framework for balancing these requirements with established residential use. By contrast, the LCZ places greater emphasis on vegetation retention, which may create tension with effective bushfire risk management in an already developed residential setting.

Zoning should not encourage the spread of invasive weed species (for example, lantana, thistles and Spanish heath). All plants can burn, so managing weed species will lower overall fuel loads. Bushfire-resilient residential land use inherently involves managed vegetation clearance and spacing, which must be accommodated within the applicable zoning framework.

The LCZ's purpose is vegetation retention and therefore as per its design it's extremely restrictive when it comes to vegetation removal. In a rural settlement with many families already living in 'the bush', to mitigate the very real possibility of bushfire, we need to be able to appropriately manage our land. This includes doing so without the constant need to apply to Council and pay for permission to protect our biggest asset. When maintained appropriately, the land within our rural communities provide a fire break to the greater Kingborough municipality particularly the more urbanised areas.

6. Consistency with planning principles

Zoning should reasonably reflect the:

- Existing use and development of land
- Established settlement pattern
- Realistic capability of land

RLZ achieves this by:

- Recognising established residential use
- Allowing for reasonable ongoing use and development
- Operating in conjunction with applicable codes and overlays (including bushfire, priority vegetation, and hazard management)
- Applying subcategories for minimum lot sizing to prevent urbanisation

These controls provide appropriate environmental and risk management without the need for more restrictive zoning.

7. Conclusion

Given the evidence presented in the Gray Planning report pertaining to [REDACTED], the resultant changes in the Irene Review above and the absolute similarities of my property with my neighbours land holding in terms of usage and tree density I ask that my land at [REDACTED] now be classified as Rural Living and not Landscape Conservation.

RLZ represents a more accurate and appropriate planning response for this land than does LCZ.

It reflects the long-standing residential use of my property, the character of the surrounding area, and provides a balanced framework for future management, including bushfire safety requirements.

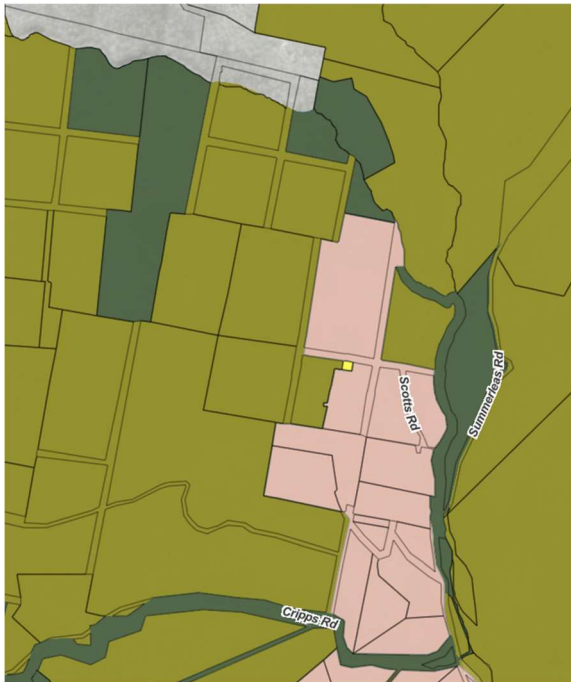
I therefore respectfully request the Commission apply RLZ to my land. I also hope the Commission reflect on the above submission and consider RLZ where appropriate for the wider community who are currently still being proposed for LCZ.

Kind regards,

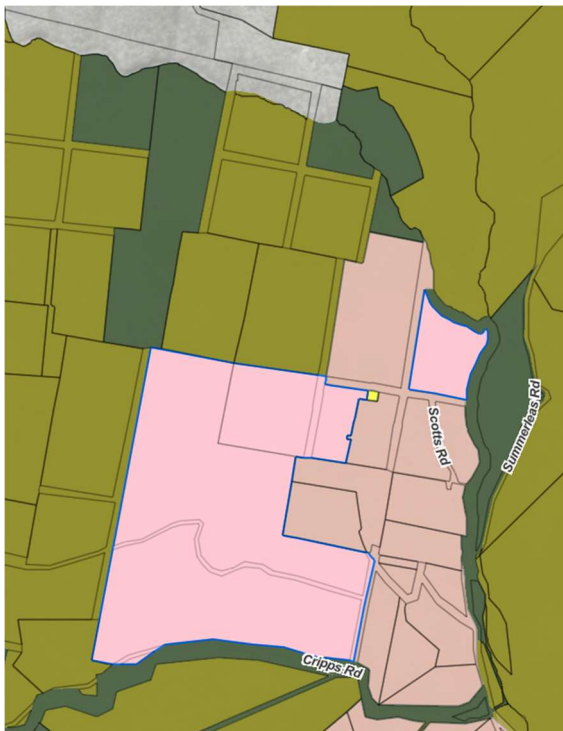
Mr Nicholas William Mackey

SEE THE NEXT PAGE FOR SCREEN SHOTS

PRE IRENE INC REPORT:



POST IRENE INC REPORT:



From: "Danielle Gray" <danielle@grayplanning.com.au>
Sent: Fri, 6 Dec 2024 14:59:23 +1100
To: "KC Mail" <KC@kingborough.tas.gov.au>
Cc: [REDACTED]
Subject: Representation for Kingborough Draft Local Provisions Schedule
Attachments: KC draft LPS representation [REDACTED] Kingston Gray Planning on behalf of Cox 5 November 2024.pdf, ECOTas [REDACTED] Appendix-BVD.pdf, ECOTas [REDACTED] Appendix-NVA2.pdf, ECOTas [REDACTED] Appendix-PMR.pdf, ECOTas [REDACTED] Report.pdf
Importance: High

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SLAM - Check for suspicious: Sender email address, Links, Attachments and Message content.

To the attention of the CEO

Dear Sir,

Please find attached a representation (and accompanying NVA report by Eco Tas) for the currently advertised Kingborough draft LPS with respect to land at [REDACTED] in Kingston.

This representation opposes the proposed Landscape Conservation zone and Priority Vegetation Area overlay as proposed in the advertised draft LPS mapping and has been prepared on behalf of the owner of [REDACTED] in Kingston (CT-27133/1).

Please get in touch with the undersigned if you wish to discuss the attached.

Can you please confirm receipt of this email and attached representation.

regards
Danielle

Danielle Gray B.Env.Des, MTP, MPIA
Principal Consultant

Gray Planning

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Solutions for Town Planning & Heritage

Danielle Gray, Principal Consultant

Gray Planning

224 Warwick Street

West Hobart TAS 7000

5 November 2024

Mr Dave Stewart, Chief Executive Officer

Kingborough Council

15 Channel Highway

Kingston TAS 7050

Via kc@kingborough.tas.gov.au

RE: "Kingborough Draft Local Provisions Schedule"

Dear Sir,

**Representation for advertised draft Local Provision Schedule (LPS) documents,
Kingborough Council with respect to proposed zoning of [REDACTED] Kingston for Cox.**

Gray Planning has been engaged by the owners of [REDACTED] ('the subject site') to submit a representation that opposes the proposed Landscape Conservation zoning and instead seeks a proposed zoning of Rural Living zoning (Area B) as part of the draft LPS documentations currently being advertised by Kingborough Council.

The application of the proposed Priority Vegetation Area overlay and Scenic Protection Area overlay to the entirety of the subject site is also opposed.

The owner of the subject site opposes the zoning of their property from the current Environmental Living zone to the proposed zoning of Landscape Conservation on the basis that this zoning is not justified under the TPC's Section 8A Guideline No.1 LPS zone and Code application guidelines when considered against the characteristics of the subject site and surrounding area.

Commentary against the TPC's Section 8A Guideline No.1 LPS guidelines is provided within this representation as well as commentary on land characteristics and property constraints.

The subject site at [REDACTED] is currently used for the purposes of a single dwelling, has closely adjacent residential use and development and is of a very small size unable to realistically support any primary industry or agricultural use and is also covered in regrowth vegetation with a location within a gully (as opposed to being located on, or close to a



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skyline or visually prominent landscape setting). The application of the Landscape Conservation zone is therefore considered inappropriate and is not in accordance with the recommended application of the Landscape Conservation zone as outlined in the TPC's Section 8A Guideline No.1 LPS zone and Code application guidelines.

On that basis, this representation opposes the proposed Landscape Conservation zoning of the subject site as proposed under the advertised draft LPS documentation.

Instead, it is considered the subject site is more appropriately zoned as Rural Living Area B, a zoning which would be in line with that proposed immediately adjacent residential properties.

This representation is also accompanied by a vegetation assessment by Eco Tas who were engaged in 2023 to determine the environmental values of the subject site.

As outlined in the Eco Tas Natural Values Assessment (dated July 2023), it is also requested that the proposed Priority Vegetation Area overlay is removed entirely from the subject site. EcoTas as appropriate qualified and experienced ecologists have considered that the application of the Natural Values Code Priority Vegetation Area overlay is not warranted and does not meet application guidelines.

The subject site

The subject site is [REDACTED] in Kingston and is currently wholly zoned Environmental Living zone under the *Kingborough Interim Planning Scheme 2015* as shown overleaf in Figure 1.

The subject site measures marginally over 4 hectares in total area. The subject site has frontage onto a continuation of Scotts Road in the form of a partially constructed road title to the southern frontage boundary.

The subject site has vehicular access only from Scotts Road which currently services the existing dwelling at the property.

To the east and north of the subject site is Long Creek and Browns River.

To the west and south are other comparable low density residential properties, also typically containing a single dwelling.

The title reference for the subject site is CT-27133/1. The subject site is not affected by any covenants, building envelopes, easements or Part 5 Agreements.

The subject site contains an existing dwelling constructed in 1987.



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PREMIUM PROPERTY Information Report

PROPERTY DETAILS - 65 SCOTTS RD KINGSTON

Property Name:		
Land Use:	Residential - RURAL RESIDENTIAL (valuation purposes only)	
Improvements:	DWELLING	
Improvement Sizes (Top 3 by Size):	Improvement:	Area:
	DWELLING	201.0 square metres
	FENCING & PAVING	1.0 square metres
Number of Bedrooms:	4	
Construction Year of Main Building:	1987	
Roof Material:	Roof Decking	
Wall Material:	Brick	
Land Area:	4.047 hectares	
Title References:	27133/1	
Municipality:	KINGBOROUGH View Municipality Information Report	
Title owner:	27133/1 : MARTIN JAMES COX, JOANNE MARIE POTTS	
Interested parties:	MARTIN JAMES COX, JOANNE MARIE POTTS	
Postal address: (Interested Parties)	[REDACTED] KINGSTON TAS 7050	



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Figure 1. The subject site [REDACTED] shown outlined. The property contains a single dwelling (orange arrowed) and contains some pasture and predominantly regrowth vegetation. The subject site was substantially cleared as recently as the late 1980's as shown in aerial images in the Eci Tas report. Source: TheLIST, sourced 4 November 2024, no nominated scale.

The subject site and all surrounding properties are currently zoned Environmental Living.

Properties of similar size, vegetation cover and use (that of a single dwelling and outbuildings) are zoned Rural Living to the south in Summerleas Road close to the intersection with Huon Highway as shown in Figure 2 of this report.

There is currently no agricultural use of the subject site and there has been no known history of any use other than residential.

There is no apparent agricultural use of any adjacent or nearby neighbouring properties.

The subject site sits in an area that is not elevated, not in a skyline area and is not on a ridgeline (prominent or otherwise). The site cannot be seen from the Kingston township.



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Current zoning

The subject site is currently zoned Environmental Living under the *Kingborough Interim Planning Scheme 2015*.

This zoning is applied to all surrounding properties within around 900m of the subject site. There is land zoned Rural Living located along the end of Summerleas Road where it connects to the Huon Highway. For these properties, the pattern of development, lot sizes, extent of vegetation of many properties and also the wholly residential use in the form of a single dwelling is comparable to that of the subject site.

The majority of properties surrounding the subject site contain a single dwelling. Many also have substantial areas of native vegetation cover when compared to their overall site area. None have any discernible agricultural use apparent other than hobby farming or the keeping of livestock for domestic purposes.

It would appear that the Environmental Living zoning has been applied by Council to the subject site neighbouring land when the 2015 Interim Planning Scheme came into effect because of tree cover and residential use and the lower density of lots. However, the subject site is in a cluster of rural living style properties in close proximity to the Huon Highway with comparable characteristics to other properties currently zoned Rural Living to the south east.



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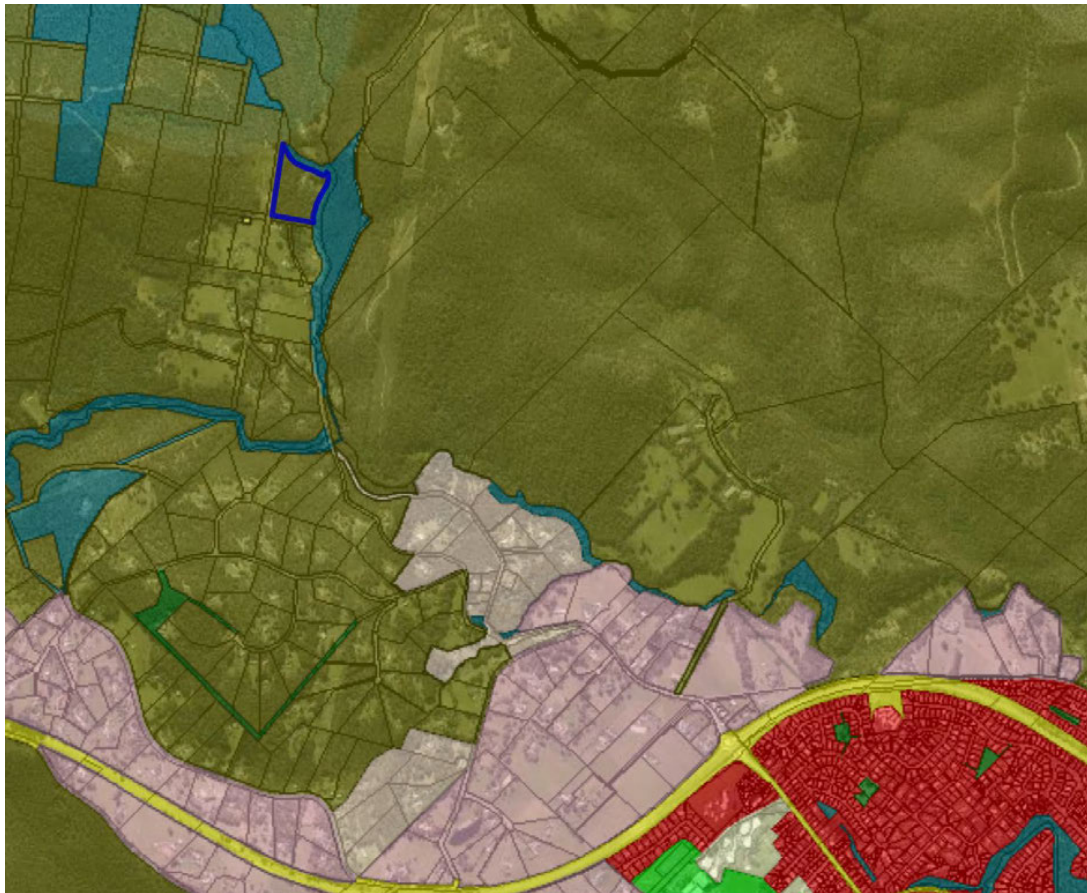


Figure 2. The subject site [REDACTED] outlined. The subject is site is currently zoned Environmental Living (green zoning). The above aerial mapping shows south, south east and south west are zoned Rural Living (pink) while to the south east there is the General Residential zone (red shading). Source: TheLIST, sourced 4 November 2024, no nominated scale.



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Figure 3. The subject site [REDACTED] outlined. Environmental Living zoning has been applied in the Summerleas area despite many properties having no identified landscape values or being located in visual prominent settings. The Rural Living zone has been applied to lots typically 8 hectares and smaller to the west of urban areas in the Kingston township. Source: TheLIST, sourced 4 November 2024, no nominated scale.

It is considered that Rural Living zone provides a good buffer between General Residential and unserviced substantially less dense rural zones (such as Rural, Agriculture and Landscape Conservation) and also to recognise existing lower density residential land in close proximity to the serviced urban areas of Kingston.

Such Rural Living zoned land typically has no obvious agricultural use or potential and recognises existing patterns of lower density residential settlements while not necessarily opening up that land to further subdivision or higher density residential development.



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Previous zoning

The subject site was previously zoned Primary Industries under the *Kingborough Planning Scheme 2000*.

This zoning mapping is shown below with the subject site being indicated with an arrow.

This Primary Industries zoning was changed to an environmentally focussed zoning in the changeover to the Interim Planning Scheme, a process where there was no public consultation and where zoning did not necessarily transition across on a 'like for like' basis.

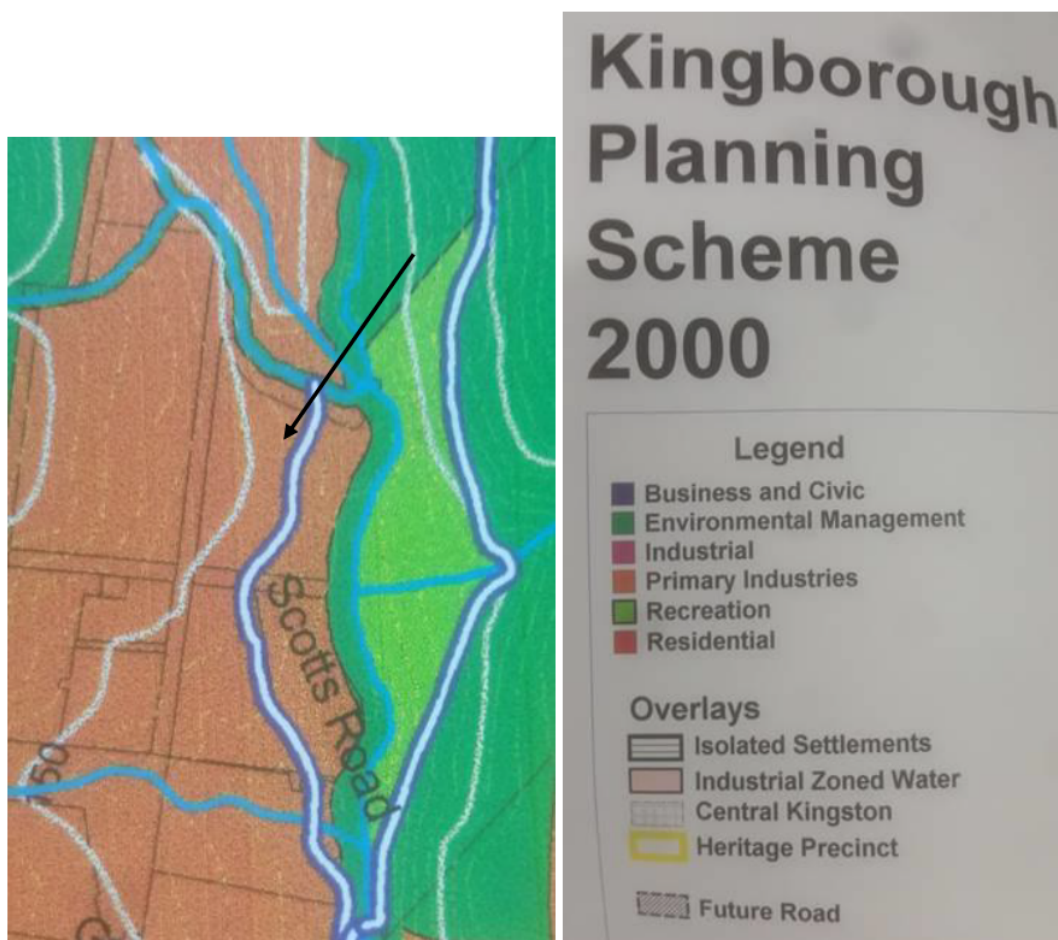


Figure 4. The subject site [REDACTED] indicated with an arrow with a Primary industries zoning under the previous KPS2000. Source: client via TPC, provided October 2024, no nominated scale.



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Proposed zoning under the draft Kingborough LPS

The advertised draft LPS for Kingborough Council shows the subject site to be zoned to Landscape Conservation, apparently on a 'like for like' basis.

The Landscape Conservation and Rural Living zones zone have been applied to properties throughout the area as shown below in Figure 5.

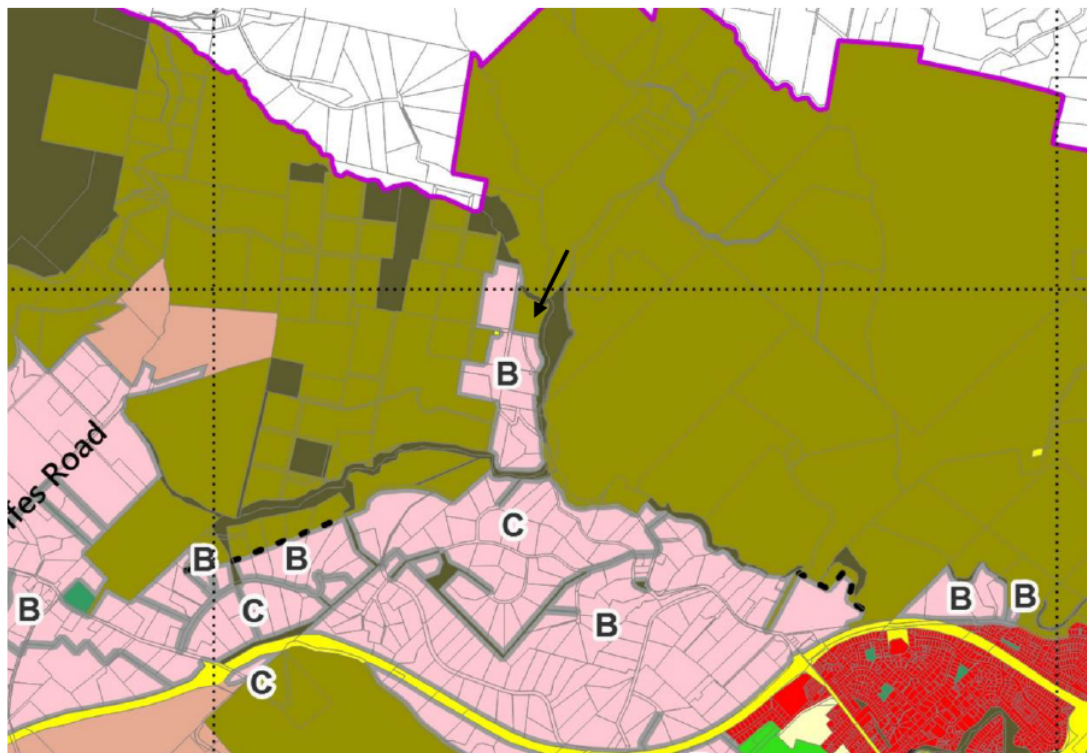


Figure.5. Proposed draft LPS zoning of the subject site (shown arrowed) to be zoned to Landscape Conservation (green). There has been an increase in the number of properties zoned Rural Living which appears to recognise the cluster of lower density residential lots to the west of Kingston, across the Huon Highway which have comparable sizes, configurations and land use. Source: TPC, sourced 4 November 2024, no nominated scale.

The application of the Rural Living zone seems generally consistent in terms of the common characteristics of these lots but with some obvious omissions in the fringes of its application, which includes the subject site which sits in a cluster of similar lots.

It is considered that the subject site instead having a Rural Living (Area B) zoning should be considered, particularly as the subject site sits within a cluster of comparable properties in terms of land size, configuration and land use.



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Owner concerns with respect to the proposed rezoning to Landscape Conservation

The owner of the property has concerns about the proposed rezoning to Landscape Conservation and strongly opposes the rezoning.

The owners also have concerns about the extremely restricted number of uses that are permissible under the upcoming Landscape Conservation zone as well as the zoning focus being transitioned to a property where natural and landscape conservation is the overriding objective.

The owners are further of the view that the characteristics of the subject site do not justify it being zoned Landscape Conservation. The characteristics of the subject site are outlined in further detail in this representation against applicable Section 8A guidelines.

The owners additionally raise the concern about the proposed Priority Vegetation Area overlay being applied to the subject site with concerns that this overlay is not applicable given the vegetation communities present and the fact that the subject site was virtually all pasture as recently as the late 1980's. This matter is also discussed in this representation with a recent Natural Values Assessment dated July 2023 accompanying this representation and forming a natural values assessment (ground truthed) of the subject site.

It is assumed that Council have proceeded on the basis that the Priority Vegetation Area overlay will replace the current Biodiversity Protection Area overlay that covers the subject site and indeed a majority of the Kingborough municipal area. However, there is no justification for either being applied to the subject site as outlined in this representation and also detailed in the Eco Tas NVA.

Finally, there is objection to the blanket application of the Scenic Protection Area overlay to the entirety of the subject site. The subject site does not form a scenic backdrop to the Kingston township, is located in a gully close to the floor of the valley and cannot be seen at all from the township. It does not meet any of the flagged characteristics in Council's LPS Supporting Report to justify the application of this overlay.



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Council's rationale for rezoning to Landscape Conservation as per their supporting LPS document dated October 2024 (Version 2).

The supporting document was reviewed by Gray Planning as part of the background review undertaken to prepare this representation.

The supporting document provided the following justification for the application of the Landscape Conservation zone (page 42 onwards):



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2.2.15 Clause 22.0 Landscape Conservation Zone (LCZ)

The purpose of the zone is:

- To provide for the protection, conservation and management of landscape values.
- To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

Landscape Conservation Zone application in the Kingborough Draft LPS

The [Landscape Conservation Zone](#) is a new zone and is proposed to be predominantly applied to areas in Kingborough where landscape values require protection and/or conservation, such as elevated bushland areas or areas of important scenic value. The rationale for the application of the Landscape Conservation Zone in Kingborough is to maintain the land use and development outcomes in the rural or bush area parts of Kingborough as close as possible to the current KIPS2015. The zone is balancing the desire for living in a bush setting and protecting the visual landscape, such as viewing the properties collectively to maintain the valued characteristics of the Kingborough area which include well-vegetated headlands and ridgelines. Given the complexity involved with the mapping of the Landscape Conservation Zone, a brief overview of the matters that were considered in applying the zone is provided below.

Protection of landscape values in the past and under the new Tasmanian Planning Scheme

Historically, the Kingborough Planning Scheme 2000 protected important landscape values through the widespread use of the Environmental Management Zone. That zone was closely aligned to the more heavily vegetated areas, which also included ridgelines and coastal and riparian corridors. The KIPS2015 has a Scenic Landscapes Code, and all land with an elevation greater than 100m is subject to the code. Unlike the 2000 planning scheme, the zoning of land was not specifically used in the interim planning scheme as a means of protecting landscape or visual values. However, the Environmental Living Zone (a zone that will cease to exist under the Tasmanian Planning Scheme) made a significant contribution to the protection of the landscape values, particularly in rural parts of Kingborough. Under the Tasmanian Planning Scheme, landscape values will mainly be protected through the Scenic Protection Code and Landscape Conservation Zone.

Methodology used in the mapping of the Landscape Conservation Zone in Kingborough

LPS Guidelines provide for a range of circumstances in which the Landscape Conservation Zone may be applied. They may be summarised as:

- land with landscape values identified for protection and conservation, such as bushland areas;
- large areas of native vegetation;
- areas of important scenic values;
- large areas of bushland or native vegetation, not otherwise reserved, which contain threatened native vegetation communities or threatened species;
- areas of locally or regionally important native vegetation;
- land with significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; and
- land within an interim planning scheme in the Environmental Living Zone where the primary intention is for the protection and conservation of landscape values.

There is no clear definition for 'landscape values' in the Tasmanian Planning Scheme; however, the Macquarie Dictionary provides a broad definition for 'landscape' which includes "a view or prospect of rural scenery, more or less extensive, such as is comprehended within the scope or range of vision from a single point of view" and "an area of land with distinguishing features or landforms: a wooded landscape, a hilly landscape". Importantly, these distinguishing features or landforms can exist even when they can't be seen from a public vantage point such as a road.

Kingborough has significant landscape values, and those values relate to the extensive areas of bushland providing a backdrop from the coast, up the slopes to and including the ridgelines. These landscape values set Kingborough apart from other municipalities in the state and are appreciated by residents and visitors when viewed from either their homes, roads, public places, elevated areas or nearby waters. It is appreciated that what may be visually attractive and valuable to one person may not be the same for another. In addition to this, the landscape values of one area will be different from another. For example, the landscape values associated with prominent hillsides of Bonnet Hill, Albion Heights, Tinderbox Peninsula and Oyster Cove relate to the elevated



bushland areas that are appreciated by residents or visitors when viewed from either their homes, roads, other elevated areas or nearby waters. In other places, the landscapes need to be protected because of their connections with the national park, popular walking trails, or other important heritage settings. Examples of areas with significant landscape values in the municipality are illustrated below.

Figure 46 – Bonnet Hill Albion Heights (viewed from Roslyn Avenue, Kingston Beach)



Figure 47 – Tinderbox Peninsula (viewed from Dennes Point, Bruny Island)



Figure 48 – Oyster Cove (viewed from Kettering)



Figure 49 – Elevated areas as a backdrop to Kettering



As per the LPS Guidelines, the Landscape Conservation Zone may be applied to large parcels of land that contain landscape values, but it can also be applied to a grouping of lots that together contribute to the landscape values in an area. As a general principle, the intention is to avoid spot-zoning, in favour of applying the Landscape Conservation Zone to land in a consistent pattern. While in some exceptional cases a spot-zone may be appropriate, a strategic approach to the application of the zone is preferred. Similarly, the intention is to avoid split-zoning on lots. However, in some circumstances the characteristics of the land and/or the use of the land on a site will indicate that the universal application of a zone to a cadastral parcel is not logical or appropriate.

Given that the Landscape Conservation Zone is a new zone under the Tasmanian Planning Scheme, feedback received during the public exhibition period will be used to finalise the application of the zone in Kingborough having regard to the LPS Guidelines (refer to [Table 32 of Attachment 5](#)), as well as any other matter considered appropriate by the Tasmanian Planning Commission as part of the public hearing process.

What is clear in Council's intention to applying the Landscape Conservation zone is that it should be applied to properties with obvious landscape values, scenic qualities, widely visible sites and those that form a specific backdrop with clear scenic qualities to settlements.

None of these apply to the subject site.



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Response to Council LPS Supporting Report:

The subject site was recently assessment by an ecologist (Mark Wapstra of Eco Tas) in July 2023 as part of a Natural Values Assessment.

In this assessment undertaken 15 months ago, the subject site is confirmed as:

- Not containing any threatened plant species; and
- Not containing any threatened fauna species; and
- Comprising regrowth vegetation where progressive aerial images show the subject site as one being primarily pasture then experiencing regeneration; and
- Having a minimal/marginal likelihood of providing any habitat for any threatened species; and
- Not containing any threatened vegetation communities.

There has been no landscape analysis undertaken by Council as part of their LPS preparation, despite there having been 5 years since the initial 2019 draft supporting report was provided by Council, along with draft zone mapping.

In the absence of any landscape analysis undertaken by Council, it cannot be confirmed by Council that the subject site has any particular landscape values. Likewise, the absence of any landscape analysis means that the subject site as well as others to be rezoned to Landscape Conservation have no known or documented scenic values.

The subject site was assessed by Gray Planning as part of research undertaken to assist in writing this representation.

When considering the contours and elevation data from TheList, the subject site is located in a gully close to the floor of a valley with the topography rising steeply to the west and east.



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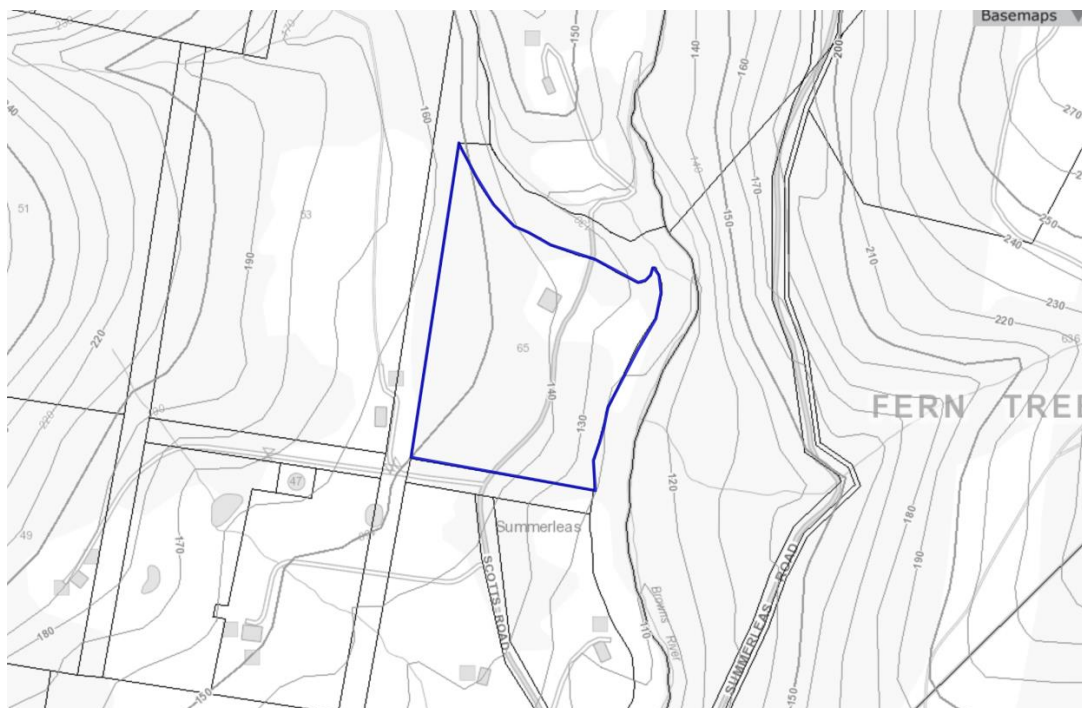


Figure.6. Topographical mapping from theList with each line representing a 10m contour. The subject site is outlined. Source: TPC, sourced 4 November 2024, no nominated scale.

When looking at topographical mapping of the subject site and surrounding area, the subject site sits in a distinct gully at an elevation of 130-150m elevation. The slope falls down toward Browns River to the east.

To the west and east, the topography rapidly gains in elevation rising to an elevation of 300m to the east and 480m to the west (see Figure 7).



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Figure.7. Topographical mapping from theList with each line representing a 10m contour. Peaks to the west and east are indicated with blue arrows. The subject site is outlined. The subject site is located closely to Browns River which runs through the valley. Source: TPC, sourced 4 November 2024, no nominated scale.

There are no planning scheme definitions for either 'skyline' or 'ridgeline'. There is also no definition for 'landscape values'.

The Minister's Urban Skylines and Hillfaces Committee (2000) defined the skyline as "the silhouettes of hills and ridge lines against the sky" and hillfaces as "the sides of hills and include those ridgelines below the skyline".

When considering the above definition, the subject site is on the lower side 'hillface' close to a watercourse that runs through a valley but is not within a skyline or ridgeline area and furthermore, is located nowhere near these.

Without any documented analysis of landscape values and absence of any known landscape values afforded to the subject site as part of any Council assessment as part of their preparation of the draft LPS, it is considered unreasonable and inappropriate for the subject site to be rezoned to a zone that prioritises "*protection, conservation and management of landscape values*".

The Council supporting report provides images of examples of locations in the municipality that have 'landscape values' with these being circled on pages 42 onwards, with the circled areas typically forming a treed skyline backdrop to settlements.

Owing to the setting of the subject site near the base of a valley setting and around 150-330m below the highest elevated areas which are located at least 0.8km to the east and more than 1km to the west, the subject site has no recognised or demonstrable landscape values to justify the application of the Landscape Conservation Code.



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Council have referenced Regional Policies in their Supporting Report (Version 2) under the STRLUS as follows when it comes to the application of the Rural Living zone throughout the municipal area:



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SRD 1.3	Support the consolidation of existing settlements by restricting the application of rural living and environmental living zones to existing rural living and environmental living communities. Land not currently zoned for such use may only be zoned for such use where one or more of the following applies: a. Recognition of existing rural living or environmental living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to rural living or environmental living provided: (i) the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose (ii) only limited subdivision potential is created by rezoning b. Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agricultural) with other land better suited for rural living purposes, in accordance with the following: (i) the total area rezoned for rural living use does not exceed that which is back-zoned to other use (ii) the land rezoned to rural living use is adjacent to an existing rural living community (iii) the land rezoned to rural living use is not designated as Significant Agriculture Land (iv) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth (v) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy. c. Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following: (i) the land must predominantly share common boundaries with: • existing Rural Living zoned land; or	Minimising rural residential growth outside identified settlements in existing rural residential areas. Land is zoned on the basis that it is consistent with the existing land use and the settlement pattern (minimum lot sizes matched with existing parcel sizes as closely as possible consistent with STRLUS requirements). The LPS supports the consolidation of existing settlements and only applies the Rural Living Zone to existing communities of this type. Therefore, as required, only very limited rural subdivision potential is created by the LPS.
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	• rural living communities which comply with SRD 1.3(a); (ii) the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality; (iii) development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses; (iv) such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area; (v) the land rezoned to rural living use is not designated as Significant Agricultural Land; (vi) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth (vii) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.	
SRD 1.4	Increase densities in existing rural living areas to an average of 1 dwelling per hectare, where site conditions allow.	Allocating the Rural Living A Zone to those areas that typically have an existing settlement pattern with a density of about one dwelling per hectare (but not exceeding one dwelling per two hectares). In many areas close to urban settlements, this will enable the subdivision of larger lots and an increase in density that is consistent with what site conditions allow.

It is considered that instead rezoning the subject site to Rural Living B would not be in conflict with the above statements.

The following comments are provided against each of the above SRD1.3 statements:

Support the consolidation of existing settlements by restricting the application of rural living and environmental living zones to existing rural living and environmental living communities. Land not currently zoned for such use may only be zoned for such use where one or more of the following applies:

Comment:

The subject site is located in an existing rural living settlement on the outskirts of Kingston.



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a. Recognition of existing rural living or environmental living communities, regardless of current zoning. Where not currently explicitly zoned for such use, existing communities may be rezoned to rural living or environmental living provided:

Comment:

The subject site is located in an existing environmental living zoned community and will be directly adjacent to Rural Living zoned land under the draft LPS.

(i) the area of the community is either substantial in size or adjoins a settlement and will not be required for any other settlement purpose

Comment:

The subject site is located to the west of the Huon Highway and is located within a very large cluster of rural residential lots of varying sizes but almost exclusively under 8 hectares.

(ii) only limited subdivision potential is created by rezoning

Comment:

The area surrounding the subject site is proposed to be Rural Living Area B which has a minimum lot size of 2 hectares.

The vast majority of properties will not be able to subdivide either because they do not contain sufficient area or are likely to be affected by the Natural Assets Code in some form. Even where subdivision potential is opened up, the extent is likely to be very minimal.

b. Replacing land currently zoned for rural living purposes but undeveloped and better suited for alternative purposes (such as intensive agricultural) with other land better suited for rural living purposes, in accordance with the following:

Comment:

The subject site already contains a single dwelling and based on its characteristics has nil agricultural potential.



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(i) the total area rezoned for rural living use does not exceed that which is back-zoned to other use

Comment:

The subject site sits on the northern fringe of land proposed to be zoned Rural Living. The majority of lots in the surrounding area contain a single dwelling with no other known uses.

(ii) the land rezoned to rural living use is adjacent to an existing rural living community

Comment:

The subject site sits on the northern fringe of land proposed to be zoned Rural Living and is located within a long established rural living community accessed off Summerleas Road with a distinct pattern of development created for the purposes of low density residential use.

(iii) the land rezoned to rural living use is not designated as Significant Agriculture Land

Comment:

The subject site is not designated as Significant Agriculture land.

(iv) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth

Comment:

The subject site is not adjacent to the UGB and is not identified as an area for future urban growth under the 2019 Kingborough Strategic Plan 2019 or the STRLUS.

(v) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.

Comment:

The subject site would continue to have risks managed with overlays such as the Bushfire Prone Areas overlay.

An accompanying NVA prepared by Eco Tas states the subject site is not justified as being affected by the Priority Vegetation Area overlay.



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c. Rezoning areas that provide for the infill or consolidation of existing rural living communities, in accordance with the following:

Comment:

The subject site is located within an existing rural residential area with distinctive lower density lots and residential use on the outskirts of central Kingston.

(i) the land must predominantly share common boundaries with: • existing Rural Living zoned land; or

Comment:

The subject site is located within an area zoned Environmental Living, the majority of which will transition to Rural Living zone under the draft LPS. Immediately adjacent neighbours are proposed to be rezoned to Rural Living zone.

• rural living communities which comply with SRD 1.3(a);

Comment:

The subject site is considered to be in a community that complies with SRD 1.3(a).

(ii) the amount of land rezoned to rural living must not constitute a significant increase in the immediate locality;

Comment:

The amount of land to the west of the Huon Highway will not constitute a significant increase as the zoning has been otherwise appropriately applied to recognise a distinct pattern of development, an existing low density residential settlement and residential land use.

(iii) development and use of the land for rural living purposes will not increase the potential for land use conflict with other uses;

Comment:

The application of the Rural Living zone will have no potential for land use conflict. The subject site and surrounding area are almost without exception residential in use and development.



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(iv) such areas are able to be integrated with the adjacent existing rural living area by connections for pedestrian and vehicular movement. If any new roads are possible, a structure plan will be required to show how the new area will integrate with the established Rural Living zoned area;

Comment:

The subject site is located in an area with established road networks.

(v) the land rezoned to rural living use is not designated as Significant Agricultural Land;

Comment:

The subject site is not designated as Significant Agricultural land.

(vi) the land rezoned to rural living use is not adjacent to the Urban Growth Boundary for Greater Hobart or identified for future urban growth

Comment:

The subject site and surrounding area west of the Huon Highway is not adjacent to the UGB or designated for future urban growth.

(vii) the management of risks and values on the land rezoned to rural living use is consistent with the policies in this Strategy.

Comment:

The subject site would continue to have risks managed with overlays such as the Bushfire Prone Areas overlay.

An accompanying NVA prepared by Eco Tas states the subject site is not justified as being affected by the Priority Vegetation Area overlay.



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Comments firstly have been made against each of the following purpose statements for the Landscape Conservation zone:

The purpose of the Landscape Conservation Zone is:

22.1.1 To provide for the protection, conservation and management of landscape values

Comment:

The subject site has no known landscape values. The subject site is located within a deep gully and is not located anywhere near a prominent ridgeline or skyline area. The subject site in and of itself does not form a backdrop to the Kingston township but is located close to the valley floor at the back of a hill range surrounding Kingston.

22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

Comment:

The subject site has no known or mapped landscape values and when considered in its setting against topographical data from TheList is considered to have minimal landscape values and certainly none that justify the application of the Landscape Conservation zone. The subject site is located on the lower elevated hillside area of a valley, close to the floor of the valley and is located around 1km distant from any prominent ridgeline or skyline area to the west.

The Council have not undertaken any landscape analysis as part of their supporting documents for the draft LPS. In the absence of any identification of any known or obvious landscape values and where these are located within the municipal area, land with no identified or obvious values should not be rezoned across from a rural zone to the new Landscape Conservation zone.



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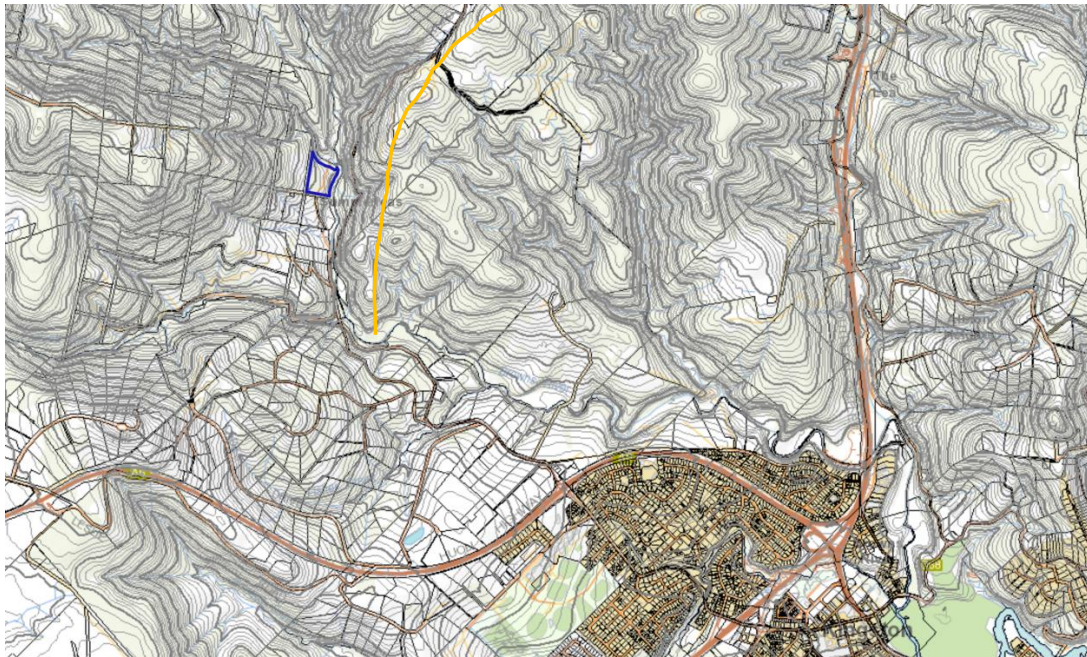


Figure.8. Topographical mapping from theList with each line representing a 5m contour. The skyline backdrop visible from Kingston is indicated with a yellow line. The subject site sits north of this at a significantly lower elevation and thus is entirely screened from views to or from the Kingston township. The subject site is outlined. Source: TPC, sourced 5 November 2024, no nominated scale.



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Application of the Section 8A Guideline No.1 LPS zone and Code application guidelines with respect to the subject site and proposed zoning under the LPS: Landscape Conservation zone

The proposed zoning of the subject site to be zoned to Landscape Conservation is considered to be contrary to many guidelines contained in the Tasmanian Planning Commission's Section 8A Guideline No.1 LPS zone and Code application guidelines.

It is also contrary to the decision made under the HVC LPS (12 July 2024) where Landscape Conservation application was considered by the Commission to be applied to properties of obvious or recognised landscape values. These values included being in a skyline area, having noted topographical landscape features, being on a ridgeline or forming an important visual backdrop to an establishment township settlement.

The justification for the Landscape Conservation zone in the recent HVC LPS decision was not understood to relate to the extent of vegetation cover as a primary justification.

The application of the Landscape Conservation zone to [REDACTED] also contradicts the rationale provided the supporting document pages 42-44 (reproduced within this representation).

The Section 8A guidelines outline the following recommendations for land to be zoned Landscape Conservation:

22.0 Landscape Conservation Zone  Red 150, Green 146, Blue 0	The purpose of the Landscape Conservation Zone is:	LCZ 1 The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.
	22.1.1 To provide for the protection, conservation and management of landscape values. 22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.	LCZ 2 The Landscape Conservation Zone may be applied to: (a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation; (b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or (c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.

Zone	Zone Purpose	Zone Application Guidelines
		LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone. LCZ 4 The Landscape Conservation Zone should not be applied to: (a) land where the priority is for residential use and development (see Rural Living Zone); or (b) State-reserved land (see Environmental Management Zone). <i>Note: The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary.</i> <i>Together the Landscape Conservation Zone and the Environmental Management Zone, provide a suite of environmental zones to manage use and development in natural areas.</i>



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Comments have been made against each of the following zone application guidelines for the Landscape Conservation zone:

LCZ 1 The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.

Comment:

The subject site has not been identified as having any landscape values. In fact, there has been no municipal analysis or study that identifies any areas with landscape or particular scenic values for protection and conservation within the municipal area other the nominated pages in the Supporting Report dated October 2024 that have been reproduced in this representation.

Furthermore, as part of assessments undertaken for this representation, it is considered that the subject has minimal landscape values owing to its setting on the lower hillside (effectively at the valley floor) of a valley and at around 330m below the highest elevation skyline area 1km away to the west.

While the subject site currently has more vegetation coverage covering around 70% of the site area, the subject site is not considered to have any important scenic landscape values.

The Council has referenced what may constitute important scenic values in terms of the images depicting vegetated backdrops to townships in their Supporting Report but has not undertaken any such studies that identify what scenic values apply to the municipal area and where such values are evident.

The subject site is located in a gully to the NW of Kingston and cannot be seen from the urban settlement area within Kingston when looking NW toward the Summerleas area.

LCZ 2 The Landscape Conservation Zone may be applied to:

(a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;

Comment:

The subject site has no threatened native vegetation communities as confirmed by ecologist Mark Wapstra in 2023 when undertaking a natural values assessment of the subject site. As part of this assessment, the subject site is also confirmed as having no threatened flora or fauna species, no threatened plant communities and no locally or regionally important native vegetation.

The Eco Tas report states the following:



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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) were detected, or are known from database information, from the study area.
- The absence of populations of threatened flora means that the site is not “a threatened flora species” [sic] such that it cannot be “priority vegetation” (in relation to this value) pursuant to C7.3.1(b) of the *State Planning Provisions*.

(page 1)

ECOTas...providing options in environmental consulting

- The absence of “significant habitat for a threatened fauna species”, at any reasonable scale or interpretation of the concept, means that the site cannot be “priority vegetation” (in relation to this value) pursuant to C7.3.1(c) of the *Statewide Planning Provisions*.

Vegetation types

- The study area supports the following TASVEG mapping units:
 - *Eucalyptus obliqua* forest with broad-leaf shrubs (TASVEG code: WOB);
 - *Acacia dealbata* forest (TASVEG code: NAD);
 - agricultural land (TASVEG code: FAG);
 - permanent easements (TASVEG code: FPE); and
 - urban areas (TASVEG code: FUR).
- Occurrences of WOB & NAD do not equate to threatened vegetation communities listed on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- Occurrences of WOB & NAD do not equate to threatened ecological communities under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA).
- As vegetation types, WOB & NAD are classified as low priority biodiversity values under Table E10.1 of the Biodiversity Code of the *Kingborough Interim Planning Scheme 2015*.
- The absence of “native vegetation...[that]...forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*” means that the site cannot be “priority vegetation” (in relation to this value) pursuant to C7.3.1(a) of the *Statewide Planning Provisions*.

(page 2)

(b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or

Comment:

The subject site is not considered to have any significant constraints on development. The subject site currently contains the Biodiversity Protection Area overlay that is widely applied throughout the entire municipal area but as discussed later in this representation, it is



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considered that this overlay should be removed due to failure to meet any of the criteria under the Section 8A guidelines.

The subject site is also currently affected by the Scenic Landscapes Area overlay which was applied in a blanket manner across Kingborough to all land over 100m above sea level. The transition application of this overlay across to the draft LPS is also opposed.

(c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.

Comment:

The subject site is currently zoned Environmental Living but has no recognised landscape values, as either confirmed by Council in their supporting LPS documents or when assessed as part of the work undertaken for this representation.

Council have not undertaken any study identifying landscape values or characteristics in the municipality and therefore it is considered cannot apply Landscape Conservation zoning to land not already zoned Environmental Living and with no known or identified values.

The subject site does not meet any of the descriptors outlined in KIN-C8.1.2 in the draft LPS document.

LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.

Comment:

The subject has no known or identified landscape values in the absence of any such study undertaken by Council. It is considered that an assessment undertaken as part of this representation that owing to its setting close to the floor of a valley setting, the subject site has minimal to nil landscape values and certainly none to justify its rezoning to Landscape Conservation.

LCZ 4 The Landscape Conservation Zone should not be applied to:

- (a) land where the priority is for residential use and development (see Rural Living Zone); or*
- (b) State-reserved land (see Environmental Management Zone).*

Comment:

The subject site is effectively prioritised for residential use given its existing development in the form of a single dwelling with no other use proposed or existing. The subject site is not state reserve land.



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Note: The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary. Together the Landscape Conservation Zone and the Environmental Management Zone, provide a suite of environmental zones to manage use and development in natural areas.

Comment:

This note under the Section No 1, 8A Guidelines notes that the Landscape Conservation zone provides a clear priority for the management of landscape values.

In the absence of Council having undertaken any assessment or study identifying landscape, natural or scenic values within the municipality, it is questioned how this zoning can be applied when the subject site is clearly not within a treed backdrop to a settlement with obvious scenic visual qualities.

As previously discussed in this representation, there are no specific landscape values identified for the Kingborough Council municipal area at all and no analysis of mapping visually prominent landscape features, ridgelines or skyline areas. There have been no studies undertaken such as a landscape analysis by a suitably qualified and experienced person such as a landscape architect or similar.

It would appear that many properties have been identified as being candidates for the Landscape Conservation zone as a result of having 'large areas' of vegetation cover of a figure of at least 50% coverage and also currently being zoned Environmental Living. Others are located in clearly visible areas with obvious backdrop settings to major municipal townships and do have obvious landscape values.

Noted within this representation is that there have been identified many fully vegetated properties with similar characteristics in very close proximity to the subject site that are proposed to be rezoned to Rural Living as they move across to the Kingborough LPS. This lack of consistency in the application of zones under the draft LPS is unreasonable and should not be applied to a land where immediate neighbours to the west and south and east beyond will all transition across to Rural Living.

Council has provided the following methodology for the application of the Landscape Conservation zone as follows, found on page 42 of their Supporting Report:

Methodology used in the mapping of the Landscape Conservation Zone in Kingborough LPS Guidelines provide for a range of circumstances in which the Landscape Conservation Zone may be applied. They may be summarised as:

- *land with landscape values identified for protection and conservation, such as bushland areas;*
- *large areas of native vegetation;*
- *areas of important scenic values;*



- large areas of bushland or native vegetation, not otherwise reserved, which contain threatened native vegetation communities or threatened species;
- areas of locally or regionally important native vegetation;
- land with significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; and
- land within an interim planning scheme in the Environmental Living Zone where the primary intention is for the protection and conservation of landscape values.

The methodology further gives a definition of 'landscape values' as follows:

There is no clear definition for 'landscape values' in the Tasmanian Planning Scheme; however, the Macquarie Dictionary provides a broad definition for 'landscape' which includes "a view or prospect of rural scenery, more or less extensive, such as is comprehended within the scope or range of vision from a single point of view" and "an area of land with distinguishing features or landforms: a wooded landscape, a hilly landscape". Importantly, these distinguishing features or landforms can exist even when they can't be seen from a public vantage point such as a road.

The subject site does not meet any of the above criteria and is not aligned with Council's definition of what they consider to define 'landscape values'.

The subject site sits in a gully, close to the valley floor. It does not have any identified landscape values. It cannot be seen from Kingston when looking west across the Huon Highway and is not located on or close to any ridgeline, skyline or important topographical setting. It does not form a visible backdrop to Kingston but instead is tucked into the floor of a valley behind a hilly range.

The subject site does not contain any threatened vegetation communities or threatened species (see Eco Tas report). It does not contain any locally or regionally important native vegetation (see Eco Tas report). While the subject site is already zoned Environmental Living, it does not have any specific landscape values such as those identified from page 42 onwards in the Council supporting report.

The owner of the subject site has engaged consultants (Gray Planning and Eco Tas) to undertake assessments of the property since mid 2023 and none of the findings support a rezoning to Landscape Conservation based on the site setting, property size, location, elevation, visibility in the landscape, vegetation types present and characteristics.



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Application of the Section 8A Guideline No.1 LPS zone and Code application guidelines with respect to the subject site and requested zoning under the LPS: Rural Living zone

The following comments are provided against the Section 8A Guidelines with respect to the application of the Rural Living zone.

The Section 8A guidelines outline the following recommendations for land to be zoned Landscape Conservation:

Zone	Zone Purpose	Zone Application Guidelines
11.0 Rural Living Zone  Red 255, Green 201, Blue 210	The purpose of the Rural Living Zone is: 11.1.1 To provide for residential use or development in a rural setting where: (a) services are limited; or (b) existing natural and landscape values are to be retained. 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity. 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts. 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.	RLZ 1 The Rural Living Zone should be applied to: (a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or (b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme, unless RLZ 4 below applies. RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless: (a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or (b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater. RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on : (a) a reflection of the existing pattern and density of development within the rural living area; or (b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

Zone	Zone Purpose	Zone Application Guidelines
		RLZ 4 The Rural Living Zone should not be applied to land that: (a) is suitable and targeted for future greenfield urban development; (b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or (c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

Comments have been made against each of the following zone application guidelines for the Rural Living zone:



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RLZ 1 The Rural Living Zone should be applied to:

(a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or

Comment:

The subject site is in a residential area on a larger lot containing a single dwelling.

(b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme, unless RLZ 4 below applies.

Comment:

The subject site is not currently zoned Rural Living.

RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless: (a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or

Comment:

The subject site is directly adjacent to land proposed to be rezoned to Rural Living zone and has consistent characteristics with such neighbouring land.

(b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.

Comment:

The subject site is in accordance with all of the above.



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RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on : (a) a reflection of the existing pattern and density of development within the rural living area; or

Comment:

It is requested the subject site be zoned Rural Living Area B to be consistent with immediate neighbours and also with most land proposed to be rezoned to Rural Living in the area west of the Huon Highway.

(b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

Comment:

The proposed Area B zoning is not problematic under the STRLUS or the Kingborough Strategic Plan 2019.

RLZ 4 The Rural Living Zone should not be applied to land that: (a) is suitable and targeted for future greenfield urban development;

Comment:

The subject site is neither suitable for, or targeted for greenfield urban development.

(b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or

Comment:

The subject site has no important landscape values as discussed throughout this representation prepared by Gray Planning. Conservation and vegetation values are discussed in the accompanying NVA prepared by Eco Tas dated July 2023.



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(c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

Comment:

The subject site is not identified as land potentially suitable for the Agriculture zone on TheList mapping. The subject site was excluded from the study area.



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Proposed application of Code overlays: Priority Vegetation Area overlay

The subject site is proposed to be covered entirely with the Priority Vegetation Area overlay being applied to the subject site.

A section of the proposed overlay mapping is shown below with the subject site arrowed.

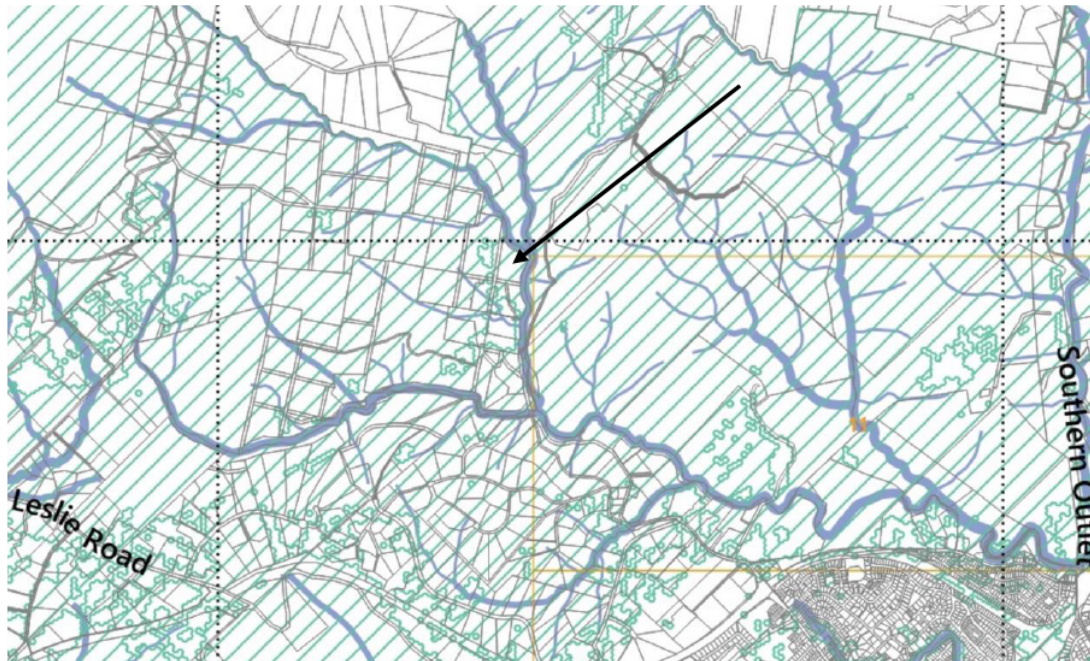


Figure.8. Proposed Priority Vegetation Area overlay. The subject site is arrowed. Source: TPC, sourced 4 November 2024, no nominated scale.

It is considered that this overlay is not appropriate to be applied to the subject site given the vegetation communities and natural values present which have been confirmed in the accompanying Eco Tas NVA.

This matter is discussed in this representation but is outlined in more detail in the accompanying Eco Tas Natural Values Assessment dated July 2023 also submitted as part of this representation.

The vegetation present at the subject site as surveyed by Eco Tas does not meet any of the Code application Guidelines NAC7 to NAC12 inclusive.



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Proposed application of Code overlays: Scenic Protection Area overlay

The subject site is proposed to be covered entirely with the Scenic Protection Area overlay in a blanket application that is presumed to be a like for like transition across from the current Scenic Landscape Area overlay under the KIPS2015, without any assessment from council of what areas have discernible scenic qualities.

A section of the proposed overlay mapping is shown below with the subject site arrowed.

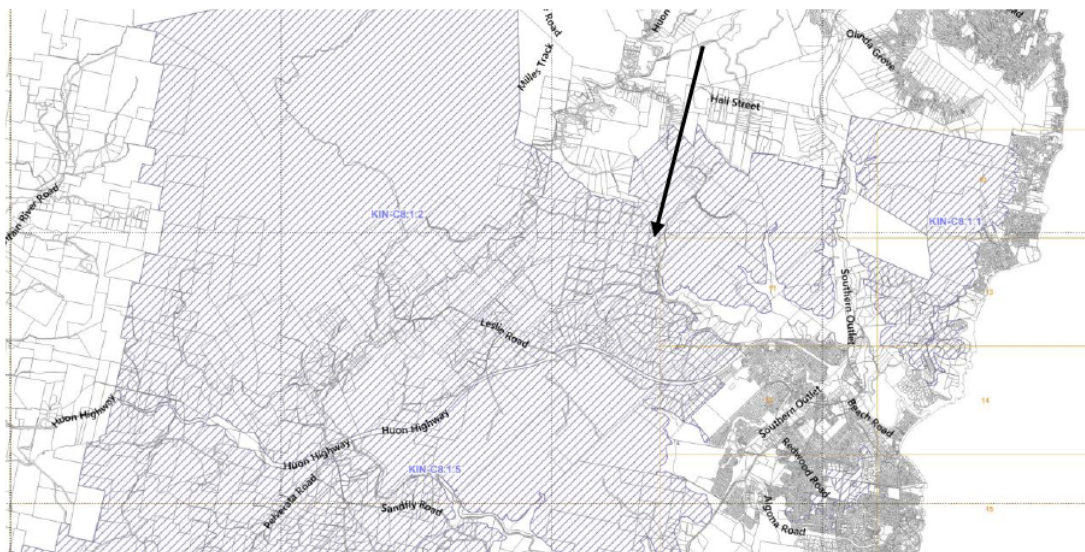


Figure.9. Proposed Scenic Protection Area overlay for KIN-C8.1.2. The subject site is arrowed. Source: TPC, sourced 4 November 2024, no nominated scale.

Page 61 of the Council Supporting Report states:



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Scenic Protection Code application in the Kingborough Draft LPS

The [Scenic Protection Code of the Tasmanian Planning Scheme](#) is similar to the [Scenic Landscapes Code of the KIPS](#). However, this code only applies to development on land within a scenic protection area or scenic road corridor and only if within the following zones:

- (a) Rural Living Zone;
- (b) Rural Zone;
- (c) Agriculture Zone;
- (d) Landscape Conservation Zone;
- (e) Environmental Management Zone; or
- (f) Open Space Zone.

The Scenic Protection Areas are listed in [Table C8.1 of the written part of the Draft LPS](#).

The Scenic Landscapes Area overlay in KIPS2015 has been carried over to the Kingborough Scenic Protection Overlay⁶ excluding any land that it may not apply to. The Kingborough Scenic Protection Overlay should be read with the Table C8.1 and the mapping of an area in the planning scheme does not automatically 'deem' as an area as being of scenic significance. It merely serves as a tool in the planning scheme to consider if an assessment under the Scenic Protection Code is required. The new code is more flexible than the KIPS2015 and provides a list of exemptions.

The application of the Scenic Protection Code in the Draft LPS is consistent with the LPS Guidelines. A statement of compliance is provided in [Table 46 of Attachment 6](#).

The draft LPS document provides the following outlined for land proposed to be located within the KIN-C8.1.2 area:

KIN-C8.1.2	Foothills of kunanyi / Mt Wellington	The prominent topography and native vegetation of the foothills of kunanyi / Mt Wellington extending into the Kingston township.	(a) The prominent vegetated, hill-face extends from the urban edge of Kingston to kunanyi / Mt Wellington and provides a natural backdrop feature to that suburb. (b) The vegetated hill-face is a prominent natural feature when viewed from the Channel Highway, the Southern Outlet and the River Derwent.	(a) To avoid significant landscape change when viewed from the Southern Outlet, Huon Highway, Huon Road, Summerleas Road, Kingston and kunanyi / Mt Wellington. (b) To maintain existing vistas from and/or through the area.
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The subject site is not located on prominent topography and is not located in the "Mt Wellington Foothills" and is located more than 5km from the Springs on the Mountain. The subject site conversely is located in an undulating area NW of the Kingston settlement and is located in a gully, close to the valley floor with browns River running along the eastern boundary.

The subject site is not located in any backdrop when viewed from the Kingston township.

The subject site is not able to be seen when viewed from the Kingston township looking NW toward the Huon Highway.

It is considered that the proposed overlay mapping should be redrawn to reflect only areas that form a backdrop to the Kingston township and that are readily visibly apparent.



There is also concern about Council's statement on page 61 of their Supporting Report:

The Kingborough Scenic Protection Overlay should be read with the Table C8.1 and the mapping of an area in the planning scheme does not automatically 'deem' as an area as being of scenic significance. It merely serves as a tool in the planning scheme to consider if an assessment under the Scenic Protection Code is required. The new code is more flexible than the KIPS2015 and provides a list of exemptions.

If any area is not of any recognised or highly likely scenic significance, it should be removed from the overlay.

It is entirely unreasonable to capture properties with no obvious scenic qualities (such as the subject site at [REDACTED] and then in the future, have property owners to be subjected to lengthy requests for further information from Council which require extensive and expensive consultant reports to be submitted as part of any planning application for works.

The absence of any landscape values present at the subject site does not meet any of the Code application Guidelines SPC1 and SPC2 inclusive.



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Request for the proposed zoning and overlays to be reconsidered by Council and the TPC

This representation prepared on behalf of the owners requests that the proposed zoning of the subject site to Rural Living (Area B) be reconsidered in context of the issues outlined in this representation and to consolidate the proposed zoning for immediately adjacent residential properties surrounding the subject site.

The current and proposed application of the Landscape Conservation zone is considered inappropriate when assessed against the Section 8A Guideline No.1 LPS zone and Code application guidelines with respect to the subject site characteristics and multiple constraints identified in this representation.

It is considered that the Tasmanian Planning Commission instead consider a zoning of Rural Living Area B for the subject site which is compatible with immediately adjacent land and other properties west of the Huon Highway with similar patterns of development, characteristics and land use.

It is also requested that the subject site not be affected by the Scenic Protection Area overlay or the Priority Vegetation Area overlay as discussed in this representation and the accompanying report prepared by Eco Tas and dated July 2023.

Should you wish to discuss the above, I may be contacted on 0439 342 696.

Yours faithfully



Danielle Gray B.Env.Des. MTP. MPIA

Principal Consultant, Gray Planning

On behalf of the owners of [REDACTED] Kingston



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Threatened Fauna Range Boundaries

Search Point 521868E,5244852N is within the following fauna range boundaries as at Sat Jul 15 2023 16:46:05 GMT+1000 (Australian Eastern Standard Time)

Common name	Species name	Range Class	Habitat Description
grey goshawk	Accipiter novaehollandiae	Core Range	Potential habitat for the grey goshawk is native forest with mature elements below 600 m altitude, particularly along watercourses. FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat. 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.
chaostola skipper	Antipodia chaostola	Potential Range	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-based substrates).
wedge-tailed eagle	Aquila audax subsp. fleayi	Potential Range	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 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. More than one nest may occur within a territory but only one is used for breeding in any one year. 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).
spotted-tailed quoll	Dasyurus maculatus	Potential Range	Potential habitat for the spotted-tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (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.
eastern quoll	Dasyurus viverrinus	Core Range	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.
white-bellied sea-eagle	Haliaeetus leucogaster	Potential Range	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-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).
swift parrot	Lathamus discolor	Core Breeding Range	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 (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 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.
swift parrot	Lathamus discolor SPIBA	SPIBA - Hobart	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 (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. The occurrence of foraging-habitat can be reln the Eastern Tiers, potential foraging habitat also includes E. brookeriana where it has the potential to contribute a substantial foraging resource. motely assessed, although only to a limited extnt, by using mapping layers such as GlobMap (DPIPWE 2010). Due to the scale and inadequacies in current foraging-habitat mapping, potential foraging-habitat density within operational areas should be identified by ground-based surveys as per Table B in the swift parrot habitat assessment Technical Note. For management purposes potential nesting habitat is considered to comprise eucalypt forests that contain hollow-bearing trees. The FPA mature habitat availability map (see Technical Note 2) predicts the availability of hollow-bearing trees using the relevant definitions of habitat provided in Table C of the swift parrot habitat assessment Technical Note. The mature habitat availability map is designed to be used to make landscape-scale assessments and may not be reliable for stand-level assessments required during the development of a Forest Practices Plan. At the stand-level the availability and distribution of hollow-bearing trees across a coupe or operation area is best determined from a ground-based assessment (see Table C in the swift parrot habitat assessment Technical Note). Significant habitat is all potential breeding habitat within the SE potential breeding range and the NW breeding areas. Lathamus discolor SPIBA.
green and golden frog	Litoria raniformis	Potential Range	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. Significant habitat for the green and gold frog is still or very slow flowing water bodies, with at least some vegetation, and a lack of obvious pollutants (oils, chemicals, etc). See FPA Fauna Technical Note 18 for further guidance on assessing significant habitat for the green and gold frog.

Common name	Species name	Range Class	Habitat Description
australian grayling	Prototroctes maraena	Potential Range	Potential habitat for the Australian Grayling is all streams and rivers in their lower to middle reaches. Areas above permanent barriers (e.g. Prosser River dam, weirs) that prevent fish migration, are not potential habitat.
tasmanian devil	Sarcophilus harrisii	Potential Range	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 (4-27 km ²). 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 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 (Pemberton 1990). Potential denning habitat for the Tasmanian devil 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. FPAs Fauna Technical Note 10 can be used as a guide in the identification of potential denning habitat.
masked owl	Tyto novaehollandiae	Core Range	Potential habitat for the masked owl 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 also constitute potential habitat. Significant habitat for the masked owl is any area of native dry forest, within the core range, with trees with large hollows (≥15 cm entrance diameter). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may also constitute significant habitat. See FPA Fauna Technical Note 17 for guidance on assessing masked owl habitat using on-ground and remote methods.

Showing 1 to 12 of 12 entries

Threatened Fauna Records

Fauna Records within 5000m of 521868E,5244852N at Sat Jul 15 2023 16:46:05 GMT+1000 (Australian Eastern Standard Time)

Species name	Common name	Reported Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Date accuracy	Obs. state	Project code + Foreign id	NVA id
Lissotes menalcas	mount mangana stag beetle	1000	521112	5247883	3124	Sighting	1998-07-03	Unknown	Present	forestrytest Forestry:forestryTest:28/1	NVA
Antipodia chaostola subsp. leucophaea	chaostola skipper	5000	525112	5245182	3261	Sighting	1960-01-01	Unknown	Present	butter as:butter:118/1	NVA
Roblinella agnewi	Silky Pinwheel Snail	25	519412	5247683	3748	Sighting	1993-12-04	Unknown	Present	robl-agne cra-rfa:robl-agne:2/1	NVA
Roblinella agnewi	Silky Pinwheel Snail	25	519912	5249183	4752	Sighting	1992-12-16	Unknown	Present	robl-agne cra-rfa:robl-agne:3/1	NVA
Lathamus discolor	swift parrot	10	522082	5244818	217	Nest	2004-12-04	Day	Present	threatensp gtspotweb:threatensp:1851/1	NVA
Lathamus discolor	swift parrot	10	522376	5244818	509	Sighting	2004-12-01	Day	Present	threatensp gtspotweb:threatensp:1853/1	NVA
Lathamus discolor	swift parrot	10	523257	5244949	1392	Nest	2004-12-07	Day	Present	threatensp gtspotweb:threatensp:1856/1	NVA
Lathamus discolor	swift parrot	10	522168	5244962	320	Sighting	2004-11-25	Day	Present	threatensp gtspotweb:threatensp:1857/1	NVA
Lathamus discolor	swift parrot	10	523120	5246688	2222	Nest	2004-12-10	Day	Present	threatensp gtspotweb:threatensp:1859/1	NVA
Lathamus discolor	swift parrot	10	523133	5246609	2165	Nest	2004-12-10	Day	Present	threatensp gtspotweb:threatensp:1860/1	NVA
Lathamus discolor	swift parrot	10	523365	5245017	1506	Nest	2004-12-17	Day	Present	threatensp gtspotweb:threatensp:1862/1	NVA
Lathamus discolor	swift parrot	10	523514	5245083	1662	Nest	2004-12-16	Day	Present	threatensp gtspotweb:threatensp:1865/1	NVA
Lathamus discolor	swift parrot	10	522059	5244856	191	Nest	2004-12-04	Day	Present	threatensp gtspotweb:threatensp:1850/1	NVA
Lathamus discolor	swift parrot	10	522098	5245088	330	Sighting	2004-12-03	Day	Present	threatensp gtspotweb:threatensp:1852/1	NVA
Lathamus discolor	swift parrot	10	522377	5244899	511	Sighting	2004-12-02	Day	Present	threatensp gtspotweb:threatensp:1854/1	NVA
Lathamus discolor	swift parrot	10	522563	5244946	701	Sighting	2004-11-28	Day	Present	threatensp gtspotweb:threatensp:1855/1	NVA
Lathamus discolor	swift parrot	10	522168	5244999	334	Sighting	2004-12-27	Day	Present	threatensp gtspotweb:threatensp:1858/1	NVA
Lathamus discolor	swift parrot	10	523146	5245039	1292	Nest	2004-12-14	Day	Present	threatensp gtspotweb:threatensp:1861/1	NVA
Lathamus discolor	swift parrot	10	523373	5244900	1506	Nest	2004-12-15	Day	Present	threatensp gtspotweb:threatensp:1863/1	NVA
Lathamus discolor	swift parrot	10	523374	5244998	1513	Nest	2004-12-17	Day	Present	threatensp gtspotweb:threatensp:1864/1	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1979-08-31	Unknown	Present	raou raou:raou:108966/23	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1981-08-31	Unknown	Present	raou raou:raou:108980/24	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1981-11-30	Unknown	Present	raou raou:raou:108982/16	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1979-11-30	Unknown	Present	raou raou:raou:108967/22	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1981-05-31	Unknown	Present	raou raou:raou:108970/11	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1980-12-31	Unknown	Present	raou raou:raou:108971/24	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1977-10-21	Unknown	Present	raou raou:raou:15821/5	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1977-10-18	Unknown	Present	raou raou:raou:15833/9	NVA

Species name	Common name	Reported Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Date accuracy	Obs. state	Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1977-08-31	Unknown	Present	raou raou:raou:15762/28	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1977-11-30	Unknown	Present	raou raou:raou:23594/29	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1978-03-17	Unknown	Present	raou raou:raou:23615/20	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1978-01-04	Unknown	Present	raou raou:raou:23618/37	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1978-09-30	Unknown	Present	raou raou:raou:40783/29	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1977-02-28	Unknown	Present	raou raou:raou:2853/22	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1978-08-31	Unknown	Present	raou raou:raou:40842/17	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1978-11-30	Unknown	Present	raou raou:raou:48492/15	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1976-12-31	Unknown	Present	raou raou:raou:545/22	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1977-05-31	Unknown	Present	raou raou:raou:6073/17	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1977-07-30	Unknown	Present	raou raou:raou:6077/17	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1979-11-09	Unknown	Present	raou raou:raou:70306/16	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1980-01-26	Unknown	Present	raou raou:raou:70353/10	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1979-11-19	Unknown	Present	raou raou:raou:61867/14	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1980-02-29	Unknown	Present	raou raou:raou:80214/19	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1979-05-31	Unknown	Present	raou raou:raou:70346/15	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1979-10-04	Unknown	Present	raou raou:raou:70354/22	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1980-09-30	Unknown	Present	raou raou:raou:94591/28	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1980-08-31	Unknown	Present	raou raou:raou:94575/19	NVA
Pardalotus quadragintus	forty-spotted pardalote	18500	520516	5248575	3961	Sighting	1980-08-31	Unknown	Present	raou raou:raou:94575/28	NVA
Lathamus discolor	swift parrot	18500	520516	5248575	3961	Sighting	1980-11-30	Unknown	Present	raou raou:raou:94721/19	NVA
Lathamus discolor	swift parrot	1000	525612	5247483	4576	Nest	1983-11-01	Unknown	Present	tfm tfm:tfm:1040/1	NVA
Lathamus discolor	swift parrot	1000	522312	5246983	2177	Sighting	1994-11-18	Unknown	Present	tfm tfm:tfm:949/1	NVA
Lathamus discolor	swift parrot	1000	523312	5242383	2860	Sighting	1983-10-16	Unknown	Present	tfm tfm:tfm:961/1	NVA
Lathamus discolor	swift parrot	1000	523512	5242583	2802	Sighting	1991-11-11	Unknown	Present	tfm tfm:tfm:965/1	NVA
Lathamus discolor	swift parrot	1000	523612	5247383	3074	Sighting	1992-01-13	Unknown	Present	tfm tfm:tfm:969/1	NVA
Lathamus discolor	swift parrot	1000	525612	5247782	4754	Sighting	1983-10-15	Unknown	Present	tfm tfm:tfm:1041/1	NVA
Lathamus discolor	swift parrot	1000	525612	5247884	4818	Sighting	1983-10-14	Unknown	Present	tfm tfm:tfm:1042/1	NVA
Lathamus discolor	swift parrot	1000	525712	5247583	4715	Nest	1983-11-01	Unknown	Present	tfm tfm:tfm:1046/1	NVA
Roblinella agnewi	Silky Pinwheel Snail	100	518712	5247283	3984	Sighting	1992-12-16	Unknown	Present	tfm tfm:tfm:881/1	NVA
Lathamus discolor	swift parrot	1000	522212	5247483	2653	Sighting	1987-10-06	Unknown	Present	tfm tfm:tfm:948/1	NVA
Lissotes menalcas	mount mangana	25	521112	5247883	3124	Sighting	1972-01-01	Unknown	Present	dcir tp:dcir:13388/1	NVA

Species name	Common name	Reported Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Date accuracy	Obs. state	Project code + Foreign id	NVA id
	stag beetle										
Lathamus discolor	swift parrot	100	525612	5247884	4818	Sighting	1987-10-15	Unknown	Present	swp-87 tp:swp-87:1222/2	NVA
Lathamus discolor	swift parrot	100	522212	5247483	2653	Nest	1987-10-06	Unknown	Present	swp-87 tp:swp-87:1230/2	NVA
Lathamus discolor	swift parrot	50	523612	5247383	3074	Sighting	1996-01-14	Unknown	Present	swp tp:swp:10279/2	NVA
Lathamus discolor	swift parrot	50	525112	5242983	3744	Sighting	1995-08-20	Unknown	Present	swp tp:swp:10297/1	NVA
Lathamus discolor	swift parrot	50	520012	5249483	4989	Sighting	1995-11-17	Unknown	Present	swp tp:swp:10474/1	NVA
Lathamus discolor	swift parrot	25	523512	5242583	2802	Sighting	1995-11-12	Unknown	Present	swp tp:swp:11032/2	NVA
Lathamus discolor	swift parrot	50	522312	5246983	2177	Sighting	1994-11-18	Unknown	Present	swp tp:swp:8308/1	NVA
Lathamus discolor	swift parrot	25	522312	5246983	2177	Nest	1994-11-18	Unknown	Present	swp tp:swp:8324/2	NVA
Lathamus discolor	swift parrot	100	522312	5246883	2079	Nest	1993-10-12	Unknown	Present	swp tp:swp:897/3	NVA
Lathamus discolor	swift parrot	100	523312	5242383	2860	Sighting	1987-10-17	Unknown	Present	swp-87 tp:swp-87:1228/2	NVA
Lathamus discolor	swift parrot	100	522212	5247483	2653	Sighting	1987-10-22	Unknown	Present	swp-87 tp:swp-87:1234/2	NVA
Lathamus discolor	swift parrot	100	522312	5246983	2177	Sighting	1993-11-09	Unknown	Present	swp tp:swp:1029/3	NVA
Lathamus discolor	swift parrot	50	522212	5246983	2159	Nest	1995-12-06	Unknown	Present	swp tp:swp:10476/2	NVA
Lathamus discolor	swift parrot	25	522212	5246883	2060	Sighting	1995-10-29	Unknown	Present	swp tp:swp:11046/1	NVA
Lathamus discolor	swift parrot	50	522312	5246983	2177	Sighting	1994-11-17	Unknown	Present	swp tp:swp:8325/2	NVA
Lathamus discolor	swift parrot	100	525612	5247782	4754	Nest	1983-10-15	Unknown	Present	swp tp:swp:9416/2	NVA
Lathamus discolor	swift parrot	1850	524584	5244860	2716	Sighting	1966-11-15	Unknown	Present	tpo tpo:tpo:6968/1	NVA
Lathamus discolor	swift parrot	1850	524577	5243009	3276	Sighting	1966-09-27	Unknown	Present	tpo tpo:tpo:6969/1	NVA
Lathamus discolor	swift parrot	10	522167	5244993	331	Nest	2004-11-25	Day	Present	spn	NVA
Lathamus discolor	swift parrot	10	522152	5245031	336	Nest	2004-11-27	Day	Present	spn	NVA
Lathamus discolor	swift parrot	10	522903	5244667	1051	Nest	2004-12-04	Day	Present	spn F7	NVA
Lathamus discolor	swift parrot	10	522911	5244699	1054	Nest	2004-12-05	Day	Present	spn F8	NVA
Lathamus discolor	swift parrot	10	522671	5244676	822	Nest	2004-12-06	Day	Present	spn F9	NVA
Lathamus discolor	swift parrot	10	522608	5244688	758	Nest	2004-12-06	Day	Present	spn F10	NVA
Lathamus discolor	swift parrot	10	522590	5244770	727	Nest	2004-12-06	Day	Present	spn F11	NVA
Lathamus discolor	swift parrot	10	522962	5244772	1097	Nest	2004-12-06	Day	Present	spn F12	NVA
Lathamus discolor	swift parrot	10	522937	5244784	1071	Nest	2004-12-06	Day	Present	spn F13	NVA
Lathamus discolor	swift parrot	10	523012	5244747	1149	Nest	2004-12-07	Day	Present	spn F14	NVA
Lathamus discolor	swift parrot	10	523275	5244862	1407	Nest	2004-12-07	Day	Present	spn F16	NVA
Lathamus discolor	swift parrot	10	522431	5244709	581	Nest	2004-12-08	Day	Present	spn F18	NVA
Lathamus discolor	swift parrot	10	522456	5244708	605	Nest	2004-12-08	Day	Present	spn F19	NVA
Lathamus discolor	swift parrot	10	523133	5246560	2125	Nest	2004-12-10	Day	Present	spn	NVA

Species name	Common name	Reported Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Date accuracy	Obs. state	Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	10	522941	5246716	2151	Nest	2004-12-12	Day	Present	spn	NVA
Lathamus discolor	swift parrot	10	522108	5245084	334	Nest	2004-12-03	Day	Present	spn	NVA
Lathamus discolor	swift parrot	10	523270	5244847	1402	Nest	2004-12-20	Day	Present	spn F22	NVA
Lathamus discolor	swift parrot	10	522563	5244946	701	Nest	2005-11-28	Day	Present	tss data F1	NVA
Lathamus discolor	swift parrot	10	522376	5244818	509	Nest	2005-12-01	Day	Present	tss data F2	NVA
Lathamus discolor	swift parrot	10	522377	5244899	511	Nest	2005-12-02	Day	Present	tss data F3	NVA
Lathamus discolor	swift parrot	50	521020	5246109	1516	Nest	2008-11-01	Day	Present	tss data	NVA
Lathamus discolor	swift parrot	200	522312	5246983	2177	Nest	1987-10-06	Day	Present	tss data 1233	NVA
Lathamus discolor	swift parrot	200	522470	5242599	2332	Sighting	2009-10-25	Day	Present	dpiw-fauna	NVA
Roblinella agnewi	Silky Pinwheel Snail	10	519912	5249182	4751	Sighting	2000-07-09	Day	Present	dpiw-fauna	NVA
Roblinella agnewi	Silky Pinwheel Snail	1000	520160	5248579	4100	Sighting	1900-01-01	Year	Present	dpiw-fauna	NVA
Roblinella agnewi	Silky Pinwheel Snail	10	519359	5247594	3717	Sighting	2007-09-08	Day	Present	dpiw-fauna	NVA
Roblinella agnewi	Silky Pinwheel Snail	10	519980	5248957	4518	Sighting	2002-03-14	Day	Present	dpiw-fauna	NVA
Roblinella agnewi	Silky Pinwheel Snail	10	519823	5248252	3968	Sighting	1992-12-16	Day	Present	dpiw-fauna	NVA
Roblinella agnewi	Silky Pinwheel Snail	10	518715	5247220	3943	Sighting	1992-12-16	Day	Present	dpiw-fauna	NVA
Roblinella agnewi	Silky Pinwheel Snail	10	519303	5247453	3653	Sighting	1993-12-04	Day	Present	dpiw-fauna	NVA
Roblinella agnewi	Silky Pinwheel Snail	10	519836	5248214	3928	Sighting	1998-10-17	Day	Present	dpiw-fauna	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	523674	5240688	4539	Sighting	2011-11-12	Day	Present	tlcdata	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	522220	5240783	4084	Sighting	2011-11-07	Day	Present	tlcdata	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	522151	5240772	4090	Sighting	2011-11-07	Day	Present	tlcdata	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	522091	5240689	4169	Sighting	2011-11-07	Day	Present	tlcdata	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	522220	5240783	4084	Sighting	2011-11-07	Day	Present	tlcdata	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	522151	5240772	4090	Sighting	2011-11-07	Day	Present	tlcdata	NVA
Pardalotus quadragintus	forty-spotted pardalote	100	522091	5240689	4169	Sighting	2011-11-07	Day	Present	tlcdata	NVA
Tyto novaehollandiae	masked owl	1000	521413	5244834	455	Nest	1985-01-01	Decade	Present	rnd 628	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	100	521225	5244694	662	Nest	2010-12-05	Day	Absent	rnd 1607	NVA
Accipiter novaehollandiae	grey goshawk	100	522255	5243937	993	Nest	2008-07-27	Day	Present	rnd 1677	NVA

Species name	Common name	Reported Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Date accuracy	Obs. state	Project code + Foreign id	NVA id
Lathamus discolor	swift parrot	5000	519761	5244822	2107	Sighting	1990-01-08	Day	Present	tmagvert B4392	NVA
Lathamus discolor	swift parrot	1000	523299	5246665	2310	Sighting	1979-12-16	Day	Present	tmagvert B3779	NVA
Prototroctes maraena	australian grayling	1000	524649	5242951	3369	Sighting	1953-11-17	Day	Present	tmagvert D158	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	5	523910	5245050	2052	Nest	2014-11-27	Day	Present	rnd 386	NVA
Lathamus discolor	swift parrot	200	522470	5242599	2332	Sighting	2013-10-23	Month	Present	mwspr	NVA
Lathamus discolor	swift parrot	200	520697	5242846	2323	Sighting	2013-10-23	Month	Present	mwspr	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	519367	5240960	4626	Nest	2019-05-29	Day	Present	rnd 2665	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	519237	5241275	4440	Nest	2019-05-29	Day	Present	rnd 2666	NVA
Roblinella agnewi	Silky Pinwheel Snail	20	519892	5248361	4027	Sighting	2019-07-28	Day	Present	kbpo	NVA
Roblinella agnewi	Silky Pinwheel Snail	20	519828	5248164	3890	Shell	2019-07-28	Day	Present	kbpo	NVA
Roblinella agnewi	Silky Pinwheel Snail	10	517404	5246925	4922	Sighting	2020-02-28	Day	Present	kbpo	NVA
Accipiter novaehollandiae	grey goshawk	10	519172	5242155	3813	Nest	2019-12-18	Day	Present	rnd 2761	NVA
Accipiter novaehollandiae	grey goshawk	25	517639	5242994	4619	Nest	2020-06-30	6 months	Present	rnd 2801	NVA
Accipiter novaehollandiae	grey goshawk	25	522324	5243906	1050	Nest	2020-06-30	6 months	Present	rnd 2803	NVA
Lathamus discolor	swift parrot	2000	525827	5242834	4444	Not Recorded	1996-11-07	Day	Present	dr341	NVA
Pardalotus quadragintus	forty-spotted pardalote	-1	523794	5249411	4949	Not Recorded	2018-02-09	Day	Present	dr2009	NVA
Lathamus discolor	swift parrot	-1	523531	5240504	4655	Not Recorded	2017-08-06	Day	Present	dr2009	NVA
Lissotes menalcas	mount mangana stag beetle	1000	519499	5245598	2484	Not Recorded	2001-12-09	Day	Present	dr347	NVA
Pardalotus quadragintus	forty-spotted pardalote	1000	523097	5241001	4042	Not Recorded	2001-09-13	Day	Present	dr341	NVA
Pardalotus quadragintus	forty-spotted pardalote	1000	523097	5241001	4042	Not Recorded	2001-09-12	Day	Present	dr341	NVA
Pardalotus quadragintus	forty-spotted pardalote	1000	523097	5241001	4042	Not Recorded	2001-09-13	Day	Present	dr341	NVA
Lathamus discolor	swift parrot	-1	525223	5242030	4384	Not Recorded	1995-09-04	Day	Present	dr2009	NVA
Pardalotus quadragintus	forty-spotted pardalote	1000	523097	5241001	4042	Not Recorded	2001-09-13	Day	Present	dr341	NVA
Pardalotus quadragintus	forty-spotted pardalote	1000	523097	5241001	4042	Not Recorded	2001-09-13	Day	Present	dr341	NVA
Pardalotus quadragintus	forty-spotted pardalote	1000	523097	5241001	4042	Not Recorded	2001-03-13	Day	Present	dr341	NVA
Lathamus discolor	swift parrot	2000	525827	5242834	4444	Not Recorded	1996-11-07	Day	Present	dr341	NVA

Species name	Common name	Reported Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Date accuracy	Obs. state	Project code + Foreign id	NVA id
Roblinella agnewi	Silky Pinwheel Snail	1000	520349	5248938	4359	Not Recorded	1900-01-01	Day	Present	dr347	NVA
Lathamus discolor	swift parrot	-1	517101	5243453	4968	Not Recorded	2015-12-28	Day	Present	dr2009	NVA
Lathamus discolor	swift parrot	-1	517101	5243453	4968	Not Recorded	2015-12-28	Day	Present	dr2009	NVA
Lathamus discolor	swift parrot	2000	525827	5242834	4444	Not Recorded	1996-11-07	Day	Present	dr341	NVA
Roblinella agnewi	Silky Pinwheel Snail	10000	521617	5248537	3694	Type Locality	1900-01-01	Year	Present	dr340	NVA
Lathamus discolor	swift parrot	-1	521759	5246555	1706	Not Recorded	1985-01-15	Day	Present	dr345	NVA
Antipodia chaostola	chaostola skipper	5000	525194	5241360	4822	Taken under permit	1952-11-25	Day	Present	dr375 11ANIC-08307	NVA
Lathamus discolor	swift parrot	2000	523637	5247336	3050	Sighting	2019-09-26	Day	Present	ahing	NVA
Lathamus discolor	swift parrot	2000	523637	5247336	3050	Sighting	2019-11-26	Day	Present	ahing	NVA
Lathamus discolor	swift parrot	2000	523637	5247336	3050	Sighting	2020-12-15	Day	Present	ahing	NVA
Lathamus discolor	swift parrot	1000	523887	5248563	4225	Sighting	2019-10-09	Day	Present	ahing	NVA
Lathamus discolor	swift parrot	1000	522448	5249311	4497	Sighting	2019-09-19	Day	Present	dr2009 URN: CornellLabOfOrnithology:EBIRD:OBS807967189	NVA
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	50	525685	5242007	4761	Sighting	2023-05-20	Day	Present	cassr	NVA
Eagle sp.	Eagle	10	524339	5246950	3242	Nest	2023-06-15	Day	Present	rnd 3205	NVA

Showing 1 to 159 of 159 entries

Threatened Flora Records

Flora Records within 2000m of 521868E, 5244852N at Sat Jul 15 2023 16:46:05 GMT+1000 (Australian Eastern Standard Time)

Species name	Common name	Reported Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Date accuracy	Obs. state	NVA id
Westringia angustifolia	narrowleaf westringia	1000	520612	5245183	1299	Sighting	1900-01-01	Month	Present	NVA
Westringia angustifolia	narrowleaf westringia	1000	520612	5245183	1299	Sighting	1918-10-01	Month	Present	NVA
Discaria pubescens	spiky anchorplant	6000	522000	5244000	862	Sighting	1900-01-01	Decade	Present	NVA

Showing 1 to 3 of 3 entries

Threatened Flora Survey Notes

SURVEY SKILL LEVEL

Refer to [Threatened Flora Species Survey Notes \(FPA 2016\)](#) for more information.

Survey skill level:

- 1: highly distinctive species – an FPO or forest planner can undertake surveys
- 2: distinctive species – a flora-competent forest planner can undertake surveys
- 3: non-distinctive species and species occupying specialised niches – only experienced field botanists can undertake surveys

PC Susceptibility Rating

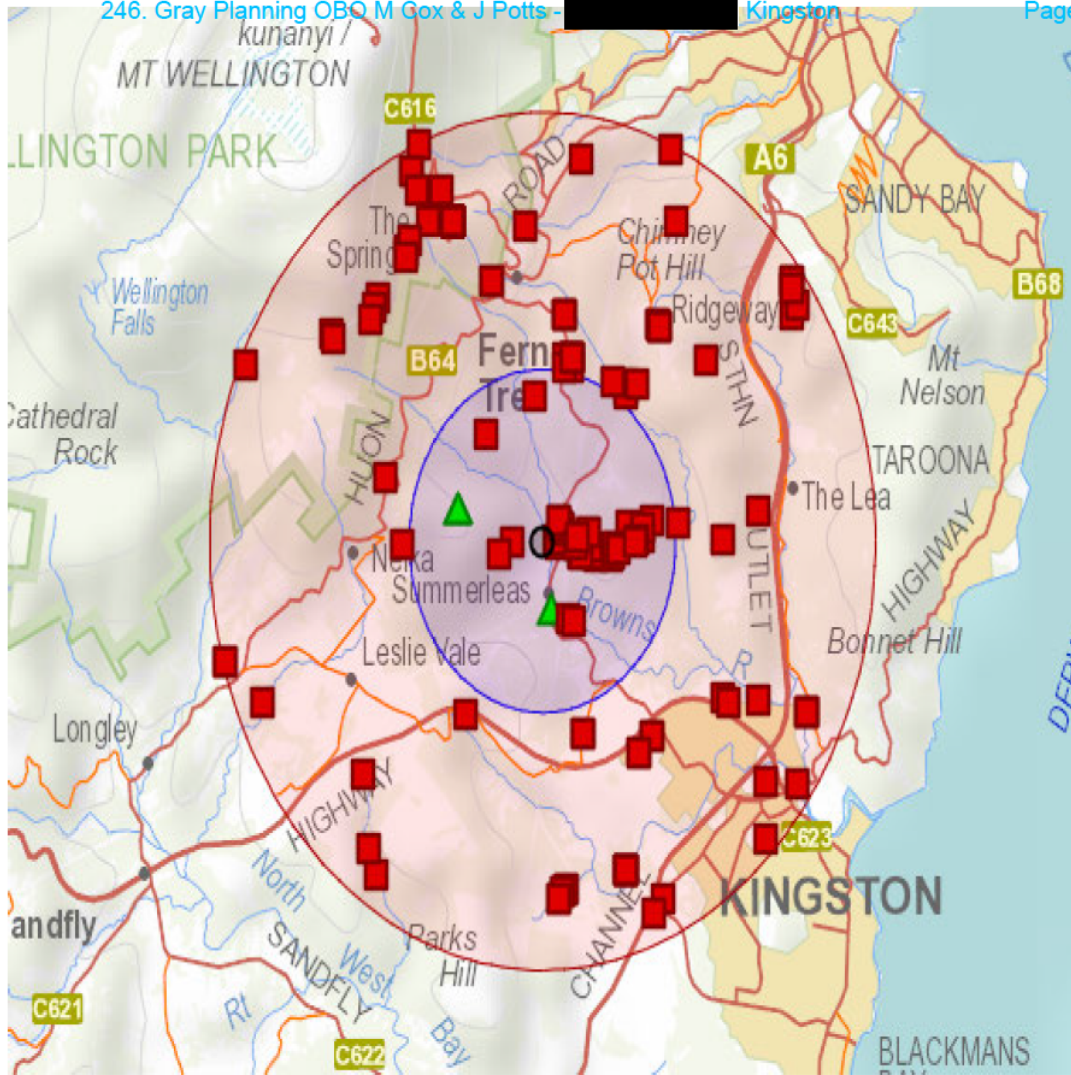
Code	Description
Hs	Highly susceptible: expect >75% mortality of infected plants to be killed
Ms	Moderately susceptible: expect 25-75% mortality of infected plants
Prb	Probably highly or moderately susceptible but no records of Phytophthora infection
Ss	Slightly susceptible: symptomless but reduced vigour
S	Susceptible but unable to make a rating
Rh	Resistant host: Phytophthora persists but host shows no symptoms.
In	Susceptible habitat which may have flow on effect for species, and therefore species indirectly susceptible
Nc	Susceptible species, but habitat not conducive to disease

HABITAT DESCRIPTION

Refer to [Habitat Descriptions of Threatened Flora in Tasmania \(FPA 2016\)](#) for more information.

Species name	Common name	Life form	Status TSPA, EPBCA	Habitat description	Survey guidelines	Survey skill level	TPA Grouping	PC Susceptibility Rating
Discaria pubescens	spiky anchorplant	shrub	e, -	Discaria pubescens is found sporadically in the Midlands and more abundantly in drier parts of the Central Highlands. It grows on sandy or gravelly soil, in basalt talus slopes and clefts amongst fractured dolerite rocks and flood channels. Many sites are in rough pasture, and it also grows on roadsides. Recent collections indicate the species is occasionally associated with sandstone outcrops.	This bushy shrub has distinctive anchor-like thorns, and can be identified throughout the year. Flowering is from October to December but flowers and fruit are not required for identification. Confusion with Melicytus angustifolius is possible from a distance (both are dark green compact shrubs).	2	Group 2	
Westringia angustifolia	narrowleaf westringia	shrub	r, -	Westringia angustifolia occurs mainly in mid elevations, always on dolerite (but can be close to dolerite-sediment contact zones), in dry to wet sclerophyll forest on broad ridges, slopes and dense riparian shrubberies.	This medium dense shrub can be detected at any time of the year and is identifiable from vegetative features alone. Flowers aid detection, especially where the species is scattered amongst dense shrubs or boulders.	2	Group 1	

Showing 1 to 2 of 2 entries



Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: EC O tas_65ScottsRoad

Requested For: M Wapstra

Report Type: Summary Report

Timestamp: 04:26:01 PM Saturday 15 July 2023

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: 521868.0, 5244852.0 falls within:

Property: 5760746

*** No threatened flora found within 500 metres ***

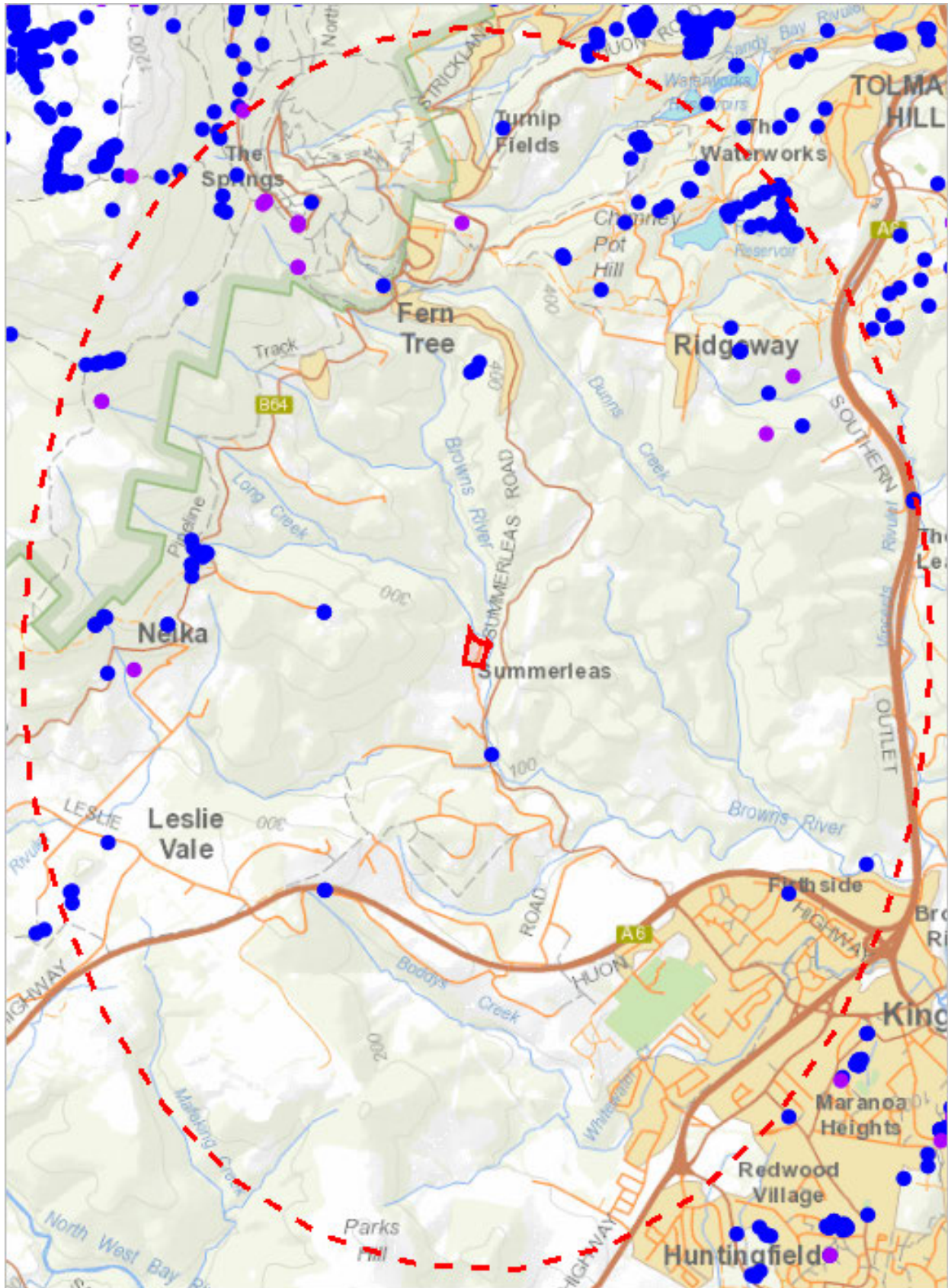
Threatened flora within 5000 metres

246. Gray Planning OBO M Cox & J Potts - [REDACTED]

Kingston

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525821, 5250232



517942, 5239538

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

Threatened flora within 5000 metres

246. Gray Planning OBO M Cox & J Potts - [REDACTED]

Kingston

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Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

■ Polygon Verified

✎ Line Verified

■ Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 5000 metres

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Allocasuarina duncanii</i>	conical sheoak	r		e	21	19-Dec-2020
<i>Asperula scoparia</i> subsp. <i>scoparia</i>	prickly woodruff	r		n	2	08-Nov-2022
<i>Australina pusilla</i> subsp. <i>muelleri</i>	shade nettle	r		n	13	18-Dec-2015
<i>Brachyscome radicata</i>	spreading daisy	r		t	1	01-Jan-1894
<i>Caladenia caudata</i>	tailed spider-orchid	v	VU	e	6	30-Jun-2019
<i>Caladenia filamentosa</i>	daddy longlegs	r		n	3	30-Oct-2016
<i>Centropappus brunonis</i>	tasmanian daisytree	r		e	29	23-Dec-2021
<i>Corunastylis nuda</i>	tiny midge-orchid	r		n	4	24-Mar-2018
<i>Corunastylis nudiscapa</i>	bare midge-orchid	e		e	18	24-Mar-2018
<i>Discaria pubescens</i>	spiky anchorplant	e		n	1	01-Jan-1840
<i>Euphrasia gibbsiae</i> subsp. <i>wellingtonensis</i>	mt wellington eyebright	r		e	32	10-Dec-2015
<i>Euphrasia scabra</i>	yellow eyebright	e		n	3	29-Nov-1973
<i>Isolepis habra</i>	wispy clubsedge	r		n	2	06-Mar-1974
<i>Juncus vaginatus</i>	clustered rush	r		n	1	14-Mar-2001
<i>Lachnagrostis robusta</i>	tall blowgrass	r		n	1	23-Dec-1944
<i>Lepidosperma tortuosum</i>	twisting rapiersedge	r		n	1	01-Jun-1894
<i>Pomaderris elachophylla</i>	small-leaf dogwood	v		n	8	09-Mar-2007
<i>Pterostylis squamata</i>	ruddy greenhood	v		n	3	30-Jan-1981
<i>Ranunculus pumilio</i> var. <i>pumilio</i>	ferny buttercup	r		n	1	19-Dec-1946
<i>Rhodanthe anthemoides</i>	chamomile sunray	r		n	1	15-Jan-1898
<i>Senecio longipilus</i>	longhair fireweed	v		n	1	20-Oct-1929
<i>Senecio squarrosus</i>	leafy fireweed	r		n	52	25-Feb-2022
<i>Thelymitra atronitida</i>	blackhood sun-orchid	e		n	12	08-Nov-2011
<i>Thelymitra inflata</i>	inflated sun-orchid	e		n	2	30-Jun-2019
<i>Viola curtisiae</i>	montane ivyleaf violet	r		e	2	11-Dec-2018
<i>Vittadinia muelleri</i>	narrowleaf new-holland-daisy	r		n	3	12-Feb-2014
<i>Westringia angustifolia</i>	narrowleaf westringia	r		e	17	22-Sep-2020

Unverified Records

Species	Common Name	SS	NS	Bio	Observation Count
<i>Allocasuarina duncanii</i>	conical sheoak	r		e	2
<i>Centropappus brunonis</i>	tasmanian daisytree	r		e	8
<i>Pimelea flava</i> subsp. <i>flava</i>	yellow riceflower	r		n	2
<i>Pomaderris elachophylla</i>	small-leaf dogwood	v		n	1
<i>Pomaderris intermedia</i>	lemon dogwood	r		n	2
<i>Thelymitra atronitida</i>	blackhood sun-orchid	e		n	1
<i>Westringia angustifolia</i>	narrowleaf westringia	r		e	4

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

Telephone: 1300 368 550

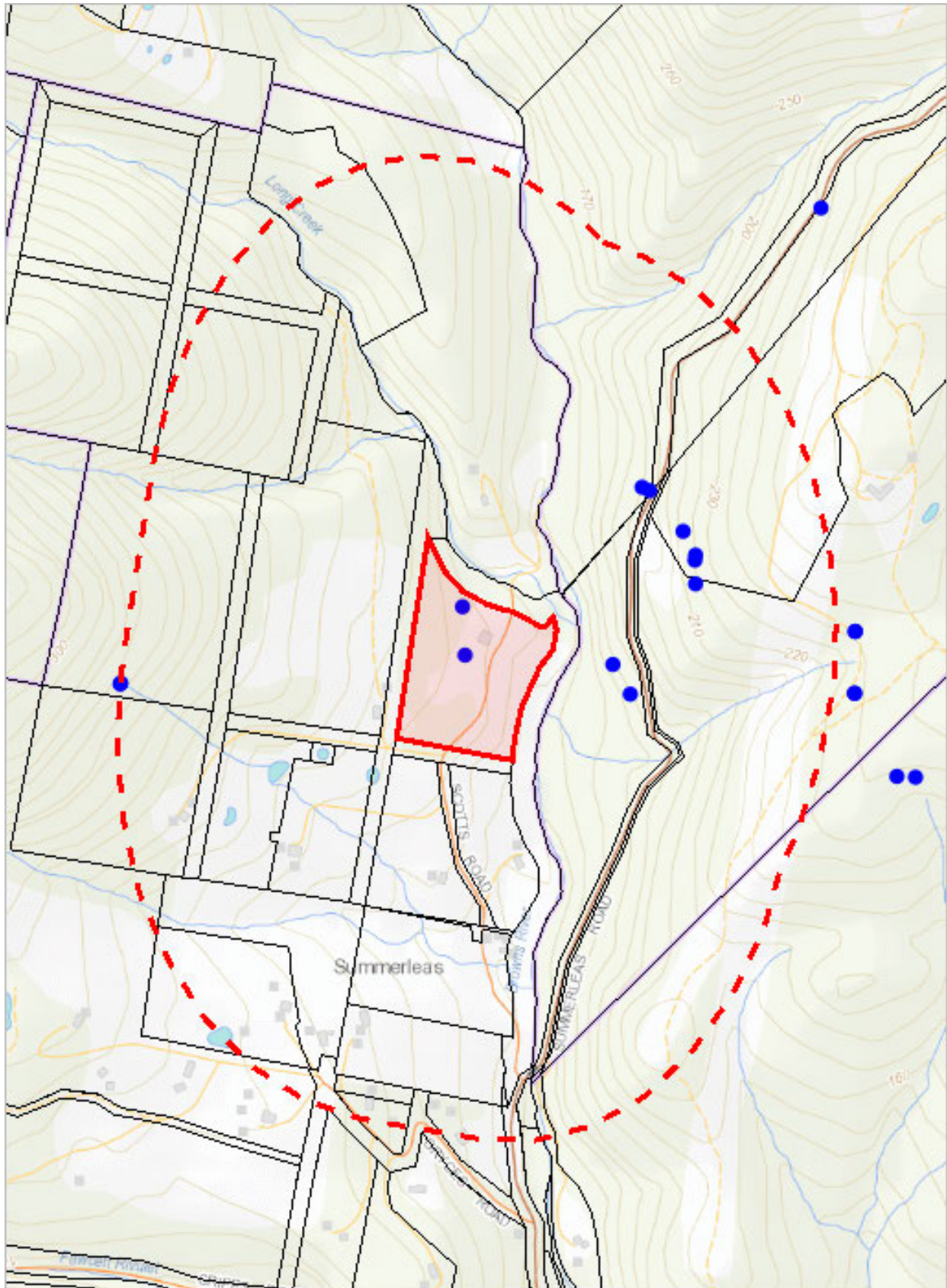
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

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

Threatened fauna within 500 metres

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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521258, 5244033

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

Threatened fauna within 500 metres

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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Legend: Verified and Unverified observations

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Legend: Cadastral Parcels



Threatened fauna within 500 metres

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	13	02-Dec-2005
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	29-Aug-1973
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	3	28-Jun-1996

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
<i>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	0
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tail quoll	r	VU	n	1	0	0
<i>Lissotes menalcas</i>	mount mangana stag beetle	r		e	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	1
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

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

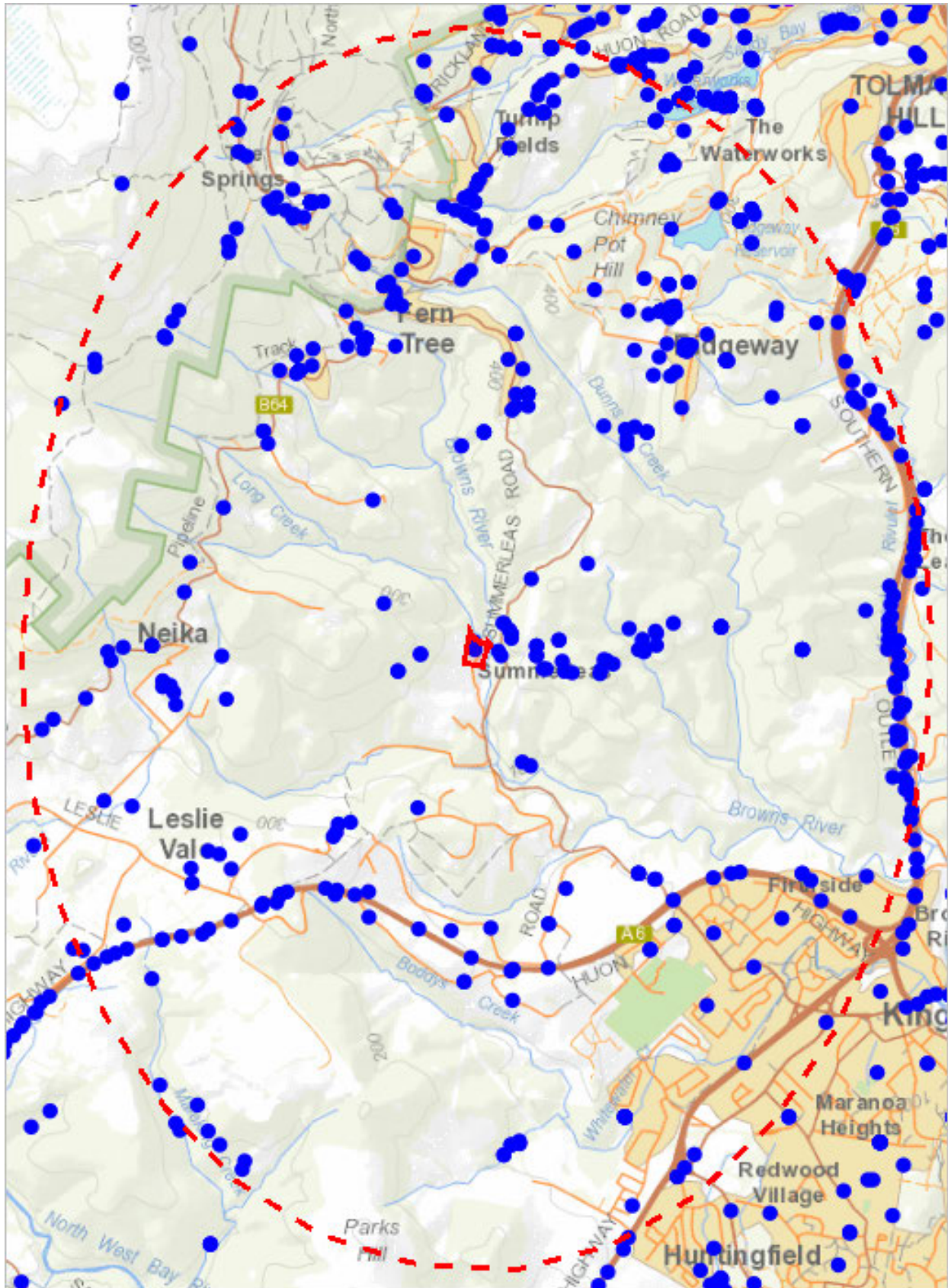
Threatened fauna within 5000 metres

246. Gray Planning OBO M Cox & J Potts - [REDACTED]

Kingston

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525821, 5250232



517942, 5239538

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

Threatened fauna within 5000 metres

246. Gray Planning OBO M Cox & J Potts - [redacted] Kingston

Legend: Verified and Unverified observations

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Legend: Cadastral Parcels



Threatened fauna within 5000 metres

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Accipiter novaehollandiae	grey goshawk	e		n	55	19-Jun-2022
Antipodia chaostola	chaostola skipper	e	EN	ae	1	25-Nov-1952
Antipodia chaostola subsp. leucophaea	chaostola skipper	e	EN	e	1	01-Jan-1960
Aquila audax	wedge-tailed eagle	pe	PEN	n	32	04-Jun-2019
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	24	29-May-2019
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	e	EN	e	1	20-May-2023
Dasyurus maculatus	spotted-tail quoll	r	VU	n	7	11-Sep-2020
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	n	4	19-Dec-1992
Dasyurus viverrinus	eastern quoll		EN	n	32	19-Apr-2021
Eagle sp.	Eagle	e	EN	n	1	15-Jun-2023
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	8	14-May-2019
Hirundapus caudacutus	white-throated needletail		VU	n	14	26-Feb-2018
Lathamus discolor	swift parrot	e	CR	mbe	113	15-Dec-2020
Lissotes menalcas	mount mangana stag beetle	r		e	3	09-Dec-2001
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	15	09-Feb-2018
Perameles gunnii	eastern barred bandicoot		VU	n	287	05-Apr-2023
Podiceps cristatus	great crested grebe	v		n	1	06-Feb-2016
Prototroctes maraena	australian grayling	v	VU	ae	1	17-Nov-1953
Roblinella agnewi	Silky Pinwheel Snail	r			16	28-Feb-2020
Sarcophilus harrisii	tasmanian devil	e	EN	e	237	03-Jan-2023
Tyto novaehollandiae	masked owl	pe	PVU	n	39	14-Jan-2023
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	3	24-Jun-2021

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
Roblinella agnewi	Silky Pinwheel Snail	r			1	1	0
Litoria raniformis	green and gold frog	v	VU	n	1	0	0
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Dasyurus maculatus subsp. maculatus	spotted-tail quoll	r	VU	n	1	0	0
Lissotes menalcas	mount mangana stag beetle	r		e	1	1	0
Discocharopa vigens	Ammonite Pinwheel Snail	e	CR		1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	1	0	2
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	4	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	1
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Pardalotus quadragintus	forty-spotted pardalote	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

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

Telephone: 1300 368 550

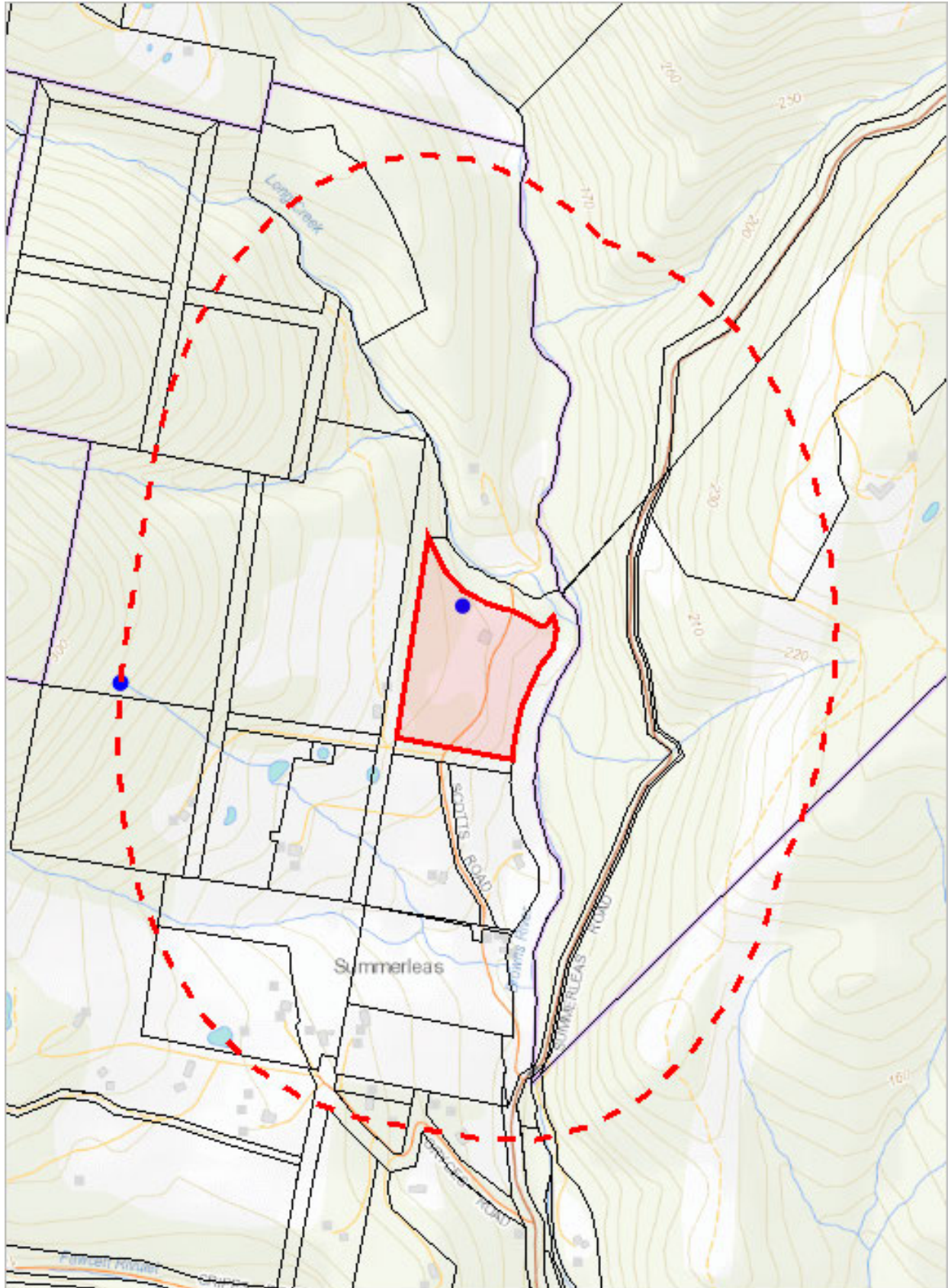
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

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

Raptor nests and sightings within 500 metres

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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521258, 5244033

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

Raptor nests and sightings within 500 metres

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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Legend: Verified and Unverified observations

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Legend: Cadastral Parcels



Raptor nests and sightings within 500 metres

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
628	Tyto novaehollandiae	masked owl	Nest	1	01-Jan-1985
	Tyto novaehollandiae	masked owl	Sighting	2	28-Jun-1996

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	1
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

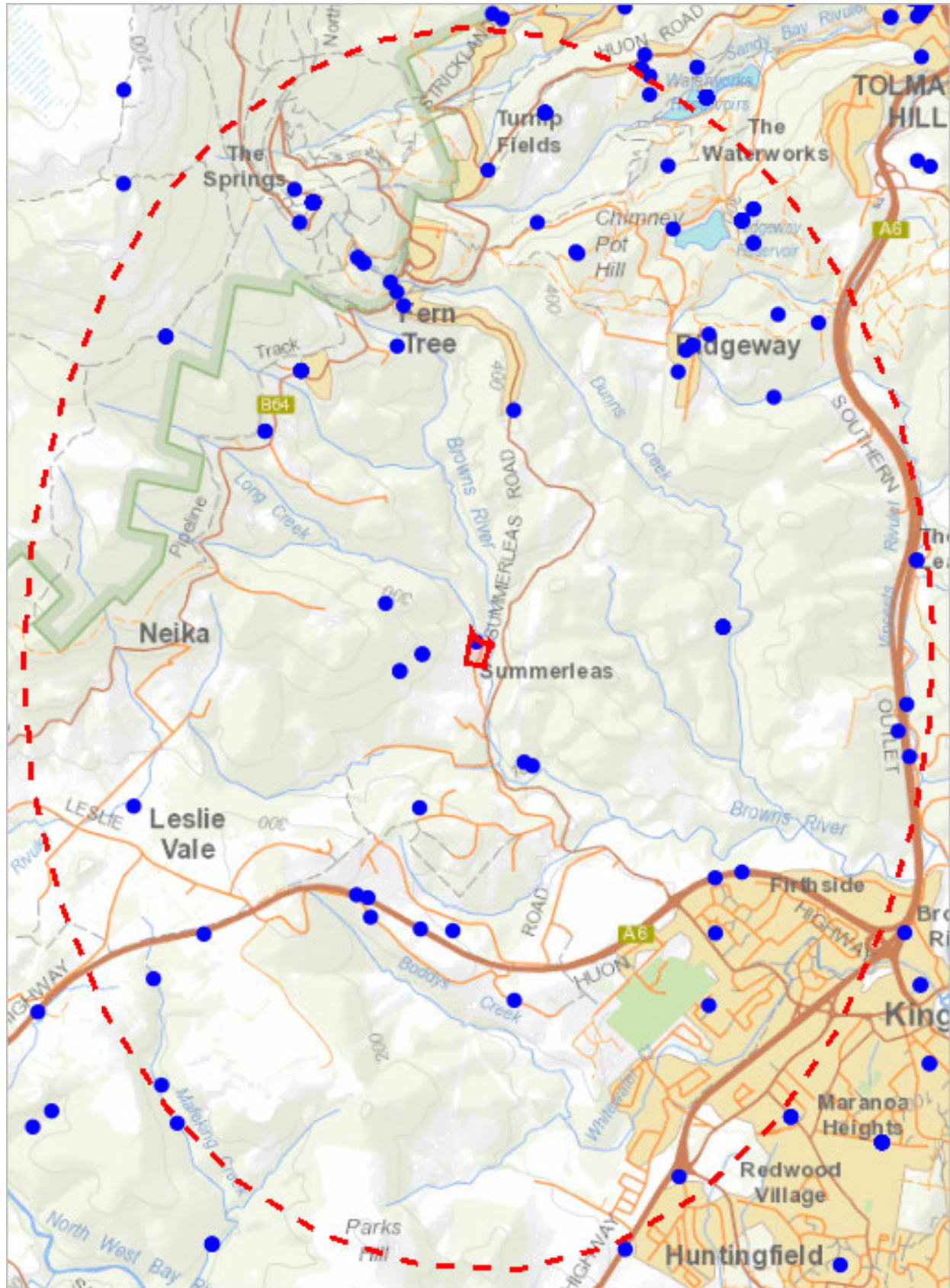
Raptor nests and sightings within 5000 metres

246. Gray Planning OBO M Cox & J Potts -

Kingston

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525821, 5250232



517942, 5239538

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

Raptor nests and sightings within 5000 metres

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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Legend: Verified and Unverified observations

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Legend: Cadastral Parcels



Raptor nests and sightings within 5000 metres

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1607	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	17-Jan-2008
1677	Accipiter novaehollandiae	grey goshawk	Nest	1	27-Jul-2008
2665	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	29-May-2019
2666	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	29-May-2019
2761	Accipiter novaehollandiae	grey goshawk	Nest	1	18-Dec-2019
2801	Accipiter novaehollandiae	grey goshawk	Nest	1	30-Jun-2020
2803	Accipiter novaehollandiae	grey goshawk	Nest	1	30-Jun-2020
3205	Eagle sp.	Eagle	Nest	1	15-Jun-2023
386	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	5	27-Nov-2014
628	Tyto novaehollandiae	masked owl	Nest	1	01-Jan-1985
	Accipiter novaehollandiae	grey goshawk	Audible	3	24-Aug-2019
	Accipiter novaehollandiae	grey goshawk	Not Recorded	19	29-Jul-2018
	Accipiter novaehollandiae	grey goshawk	Sighting	29	19-Jun-2022
	Aquila audax	wedge-tailed eagle	Not Recorded	21	24-Aug-2018
	Aquila audax	wedge-tailed eagle	Sighting	11	04-Jun-2019
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	15	17-Jun-1995
	Falco cenchroides	nankeen kestrel	Not Recorded	1	27-Jun-2016
	Falco cenchroides	nankeen kestrel	Sighting	1	30-Jul-1977
	Falco longipennis	australian hobby	Sighting	2	24-Feb-1979
	Falco peregrinus	peregrine falcon	Not Recorded	4	04-Mar-2016
	Falco peregrinus	peregrine falcon	Sighting	7	18-Feb-2019
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	5	26-Nov-2017
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	3	14-May-2019
	Tyto novaehollandiae	masked owl	Carcass	1	13-Jun-2007
	Tyto novaehollandiae	masked owl	Not Recorded	24	19-Mar-2017
	Tyto novaehollandiae	masked owl	Sighting	13	14-Jan-2023

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	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		4	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

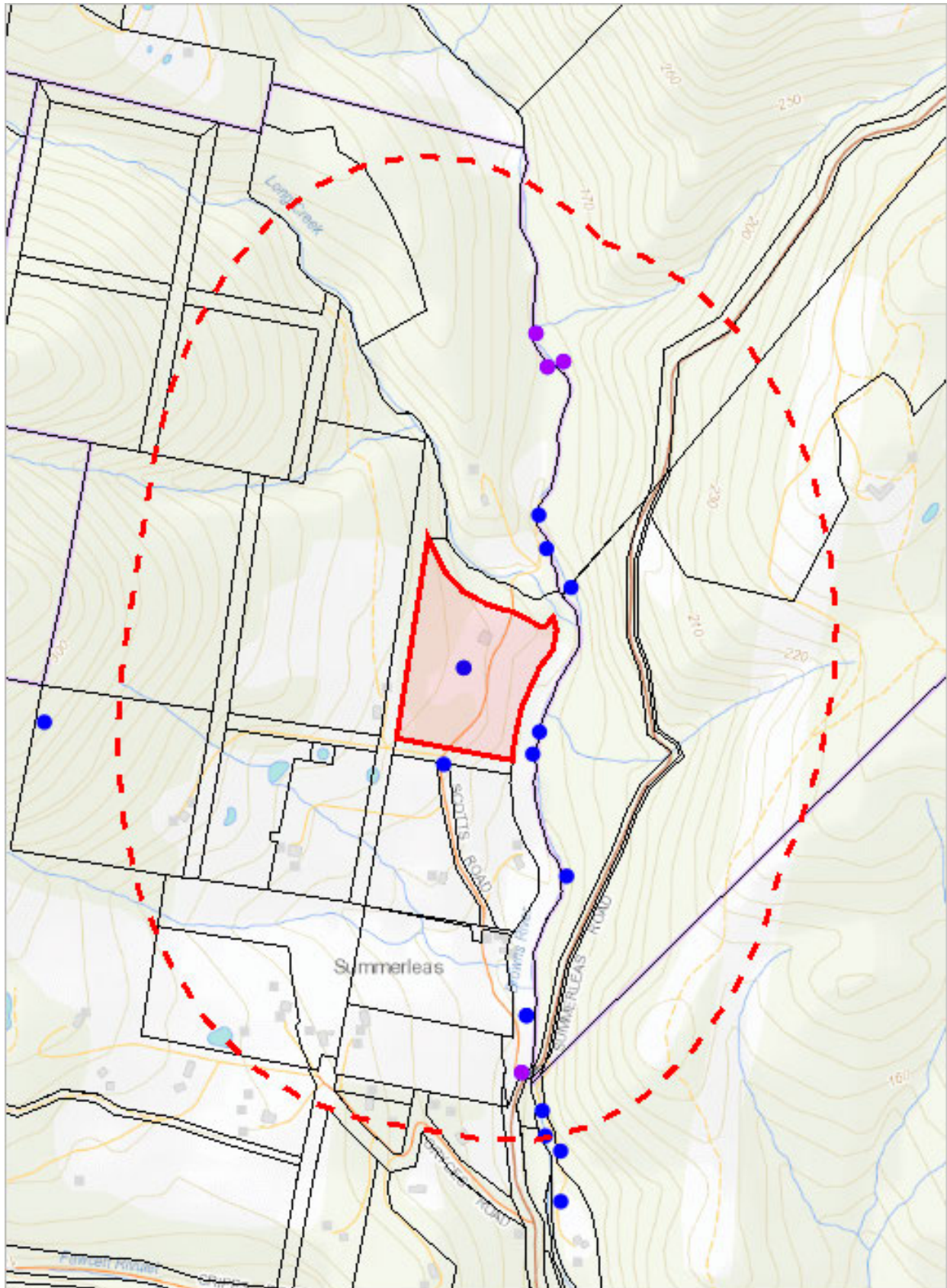
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

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

Tas Management Act Weeds within 500 m

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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521258, 5244033

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Tas Management Act Weeds within 500 m

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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Legend: Verified and Unverified observations

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Legend: Cadastral Parcels



Tas Management Act Weeds within 500 m

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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Verified Records

Species	Common Name	Observation Count	Last Recorded
Calluna vulgaris	heather	2	30-Mar-2006
Coprosma robusta	karamu	15	06-Apr-2022
Leycesteria formosa	himalayan honeysuckle	1	08-May-1985

Unverified Records

Species	Common Name	Observation Count
Coprosma robusta	karamu	4

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

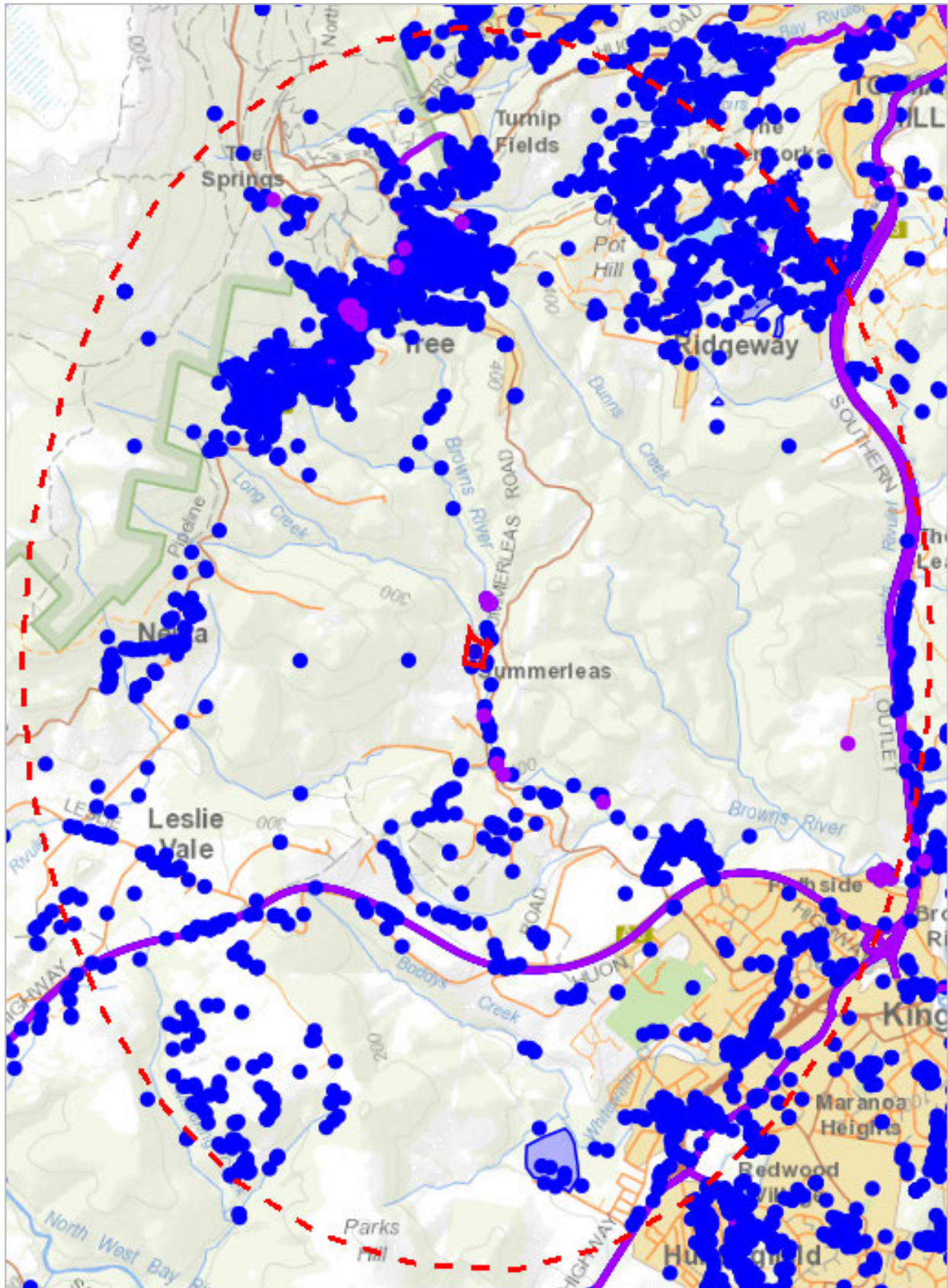
<https://www.nre.tas.gov.au/invasive-species/weeds>

Tas Management Act Weeds within 5000 m

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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525821, 5250232



517942, 5239538

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

Tas Management Act Weeds within 5000 m

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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Legend: Verified and Unverified observations

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Legend: Cadastral Parcels



Tas Management Act Weeds within 5000 m

246. Gray Planning OBO M Cox & J Potts - Kingston

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Verified Records

Species	Common Name	Observation Count	Last Recorded
Amsinckia calycina	hairy fiddleneck	9	07-Sep-2022
Austroderia richardii	toe-toe pampasgrass	3	03-Apr-2014
Berberis darwinii	darwins barberry	87	01-Dec-2022
Calluna vulgaris	heather	33	06-Mar-2023
Carduus pycnocephalus	slender thistle	8	17-Nov-2022
Carduus tenuiflorus	winged thistle	13	30-Oct-2019
Cenchrus macrourus	african feathergrass	6	01-Feb-2022
Chrysanthemoides monilifera subsp. monilifera	boneseed	106	15-Jul-2021
Cirsium arvense var. arvense	creeping thistle	46	14-Apr-2023
Coprosma robusta	karamu	246	03-Feb-2023
Cortaderia jubata	pink pampasgrass	10	02-Nov-2017
Cortaderia selloana	silver pampasgrass	59	10-Apr-2021
Cortaderia sp.	pampas grass	98	23-Mar-2023
Cytisus scoparius	english broom	103	27-Apr-2023
Datura stramonium	common thornapple	19	19-Apr-2021
Echium plantagineum	patersons curse	52	02-Aug-2022
Eragrostis curvula	african lovegrass	21	24-Jan-2023
Erica arborea	tree heath	9	04-Jul-2021
Erica baccans	berryflower heath	8	13-Jan-2021
Erica lusitanica	spanish heath	977	14-Apr-2023
Erica vagans	cornish heath	1	19-Feb-2018
Foeniculum vulgare	fennel	11	05-Jan-2021
Genista monspessulana	montpellier broom or canary broom	275	27-Apr-2023
Hypericum perforatum	perforated st johns-wort	16	14-Feb-2023
Ilex aquifolium	holly	279	20-Mar-2023
Lepidium draba	hoary cress	5	06-Sep-2021
Leycesteria formosa	himalayan honeysuckle	24	15-Aug-2021
Lycium ferocissimum	african boxthorn	6	22-Jul-2021
Marrubium vulgare	white horehound	1	06-Nov-1937
Nassella tenuissima	mexican feather grass	1	21-Jun-2002
Nassella trichotoma	serrated tussock	2	03-Apr-2023
Onopordum acanthium	scotch thistle	1	11-Dec-2020
Pilosella aurantiaca subsp. aurantiaca	orange hawkweed	898	18-Feb-2021
Rubus anglocandicans	blackberry	29	12-May-2021
Rubus fruticosus	blackberry	251	30-Nov-2021
Rubus leucostachys	blackberry	9	04-Aug-2020
Salix cinerea subsp. cinerea	grey willow	58	25-Nov-2020
Salix matsudana	sallow willow	1	22-Oct-2003
Salix x fragilis nothovar. fragilis	crack willow	37	11-Dec-2020
Salix x sepulcralis nothovar. chrysocoma	golden weeping willow	1	22-Oct-2003
Senecio jacobaea	ragwort	10	06-Apr-2023
Ulex europaeus	gorse	490	23-Mar-2023
Urospermum dalechampii	false dandelion	2	23-Nov-2000

Unverified Records

Species	Common Name	Observation Count
Anthemis cotula	stinking chamomile	1
Coprosma robusta	karamu	25
Cortaderia jubata	pink pampasgrass	1
Genista monspessulana	montpellier broom or canary broom	1
Rubus anglocandicans	blackberry	1
Rubus leucostachys	blackberry	1

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 500 m

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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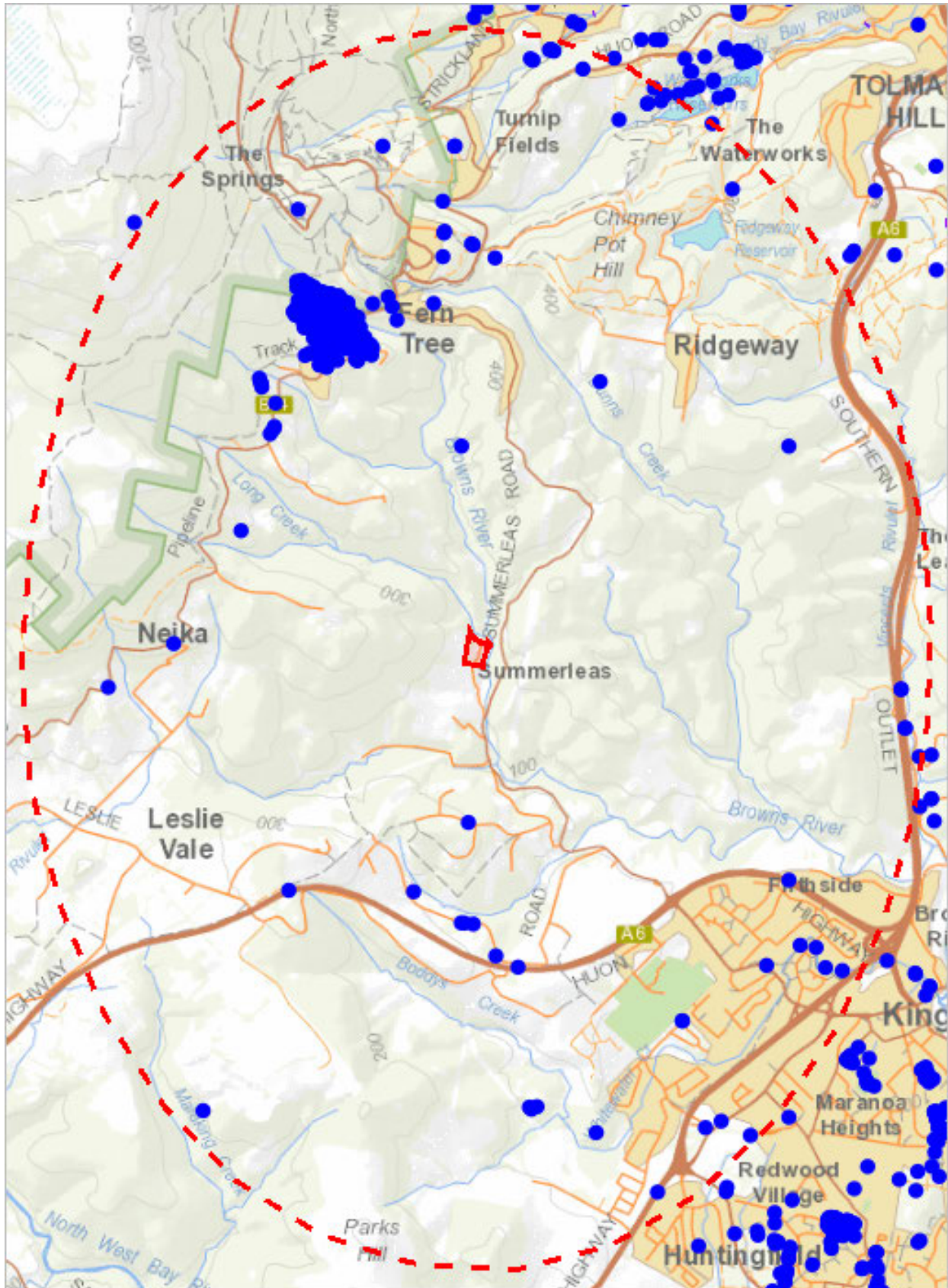
Priority Weeds within 5000 m

246. Gray Planning OBO M Cox & J Potts - [REDACTED]

Kingston

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517942, 5239538

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

Priority Weeds within 5000 m

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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Legend: Verified and Unverified observations

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Legend: Cadastral Parcels



Priority Weeds within 5000 m

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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Verified Records

Species	Common Name	Observation Count	Last Recorded
Acacia baileyana	cootamundra wattle	11	10-Aug-2021
Acacia howittii	sticky wattle	8	30-Mar-2023
Billardiera heterophylla	bluebell creeper	23	17-Nov-2022
Daphne laureola	spurge laurel	747	22-Nov-2021
Dipsacus fullonum	wild teasel	2	17-Aug-2022
Echium candicans	pride-of-madeira	3	26-Jul-2022
Grevillea rosmarinifolia	rosemary grevillea	4	27-Sep-2021
Iris pseudacorus	yellow flag iris	1	21-Nov-2022
Pittosporum undulatum	sweet pittosporum	35	30-Mar-2023
Prunus laurocerasus	cherry laurel	19	19-Mar-2021
Reseda luteola	weld	9	11-Mar-2021
Salix x pendulina var. pendulina	weeping willow	2	23-Jul-2010
Verbascum thapsus	great mullein	15	16-Mar-2022

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 ***

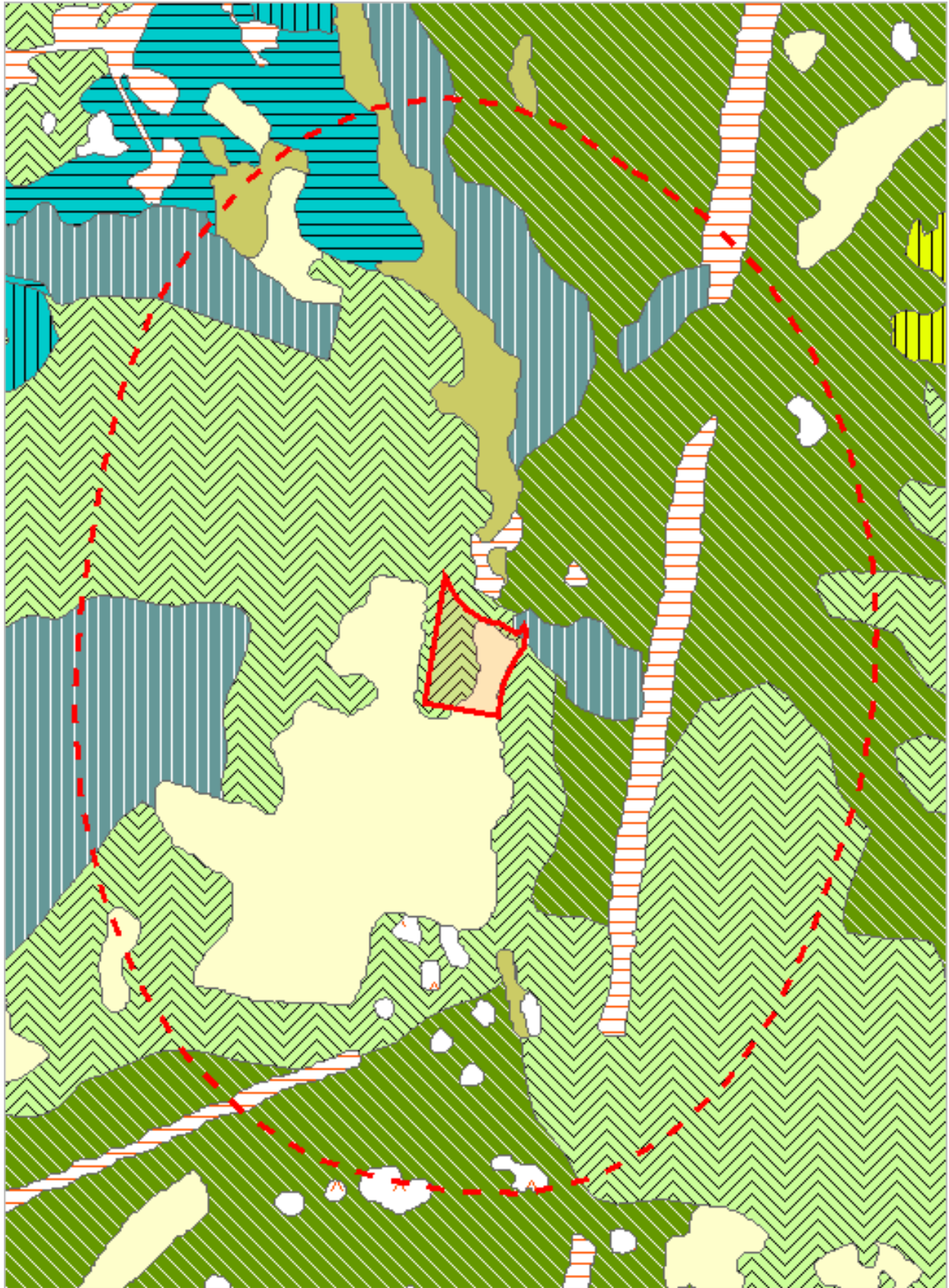
TASVEG 4.0 Communities within 1000 metres

246. Gray Planning OBO M Cox & J Potts -

Kingston

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520889, 5243533

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

TASVEG 4.0 Communities within 1000 metres

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Legend: TASVEG 4.0

-  (AAP) Alkaline pans
-  (AHF) Freshwater aquatic herbland
-  (AHL) Lacustrine herbland
-  (AHS) Saline aquatic herbland
-  (ARS) Saline sedgeland / rushland
-  (ASF) Fresh water aquatic sedgeland and rushland
-  (ASP) Sphagnum peatland
-  (ASS) Succulent saline herbland
-  (AUS) Saltmarsh (undifferentiated)
-  (AWU) Wetland (undifferentiated)
-  (DAC) Eucalyptus amygdalina coastal forest and woodland
-  (DAD) Eucalyptus amygdalina forest and woodland on dolerite
-  (DAM) Eucalyptus amygdalina forest on mudstone
-  (DAS) Eucalyptus amygdalina forest and woodland on sandstone
-  (DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
-  (DBA) Eucalyptus barberi forest and woodland
-  (DCO) Eucalyptus coccifera forest and woodland
-  (DCR) Eucalyptus cordata forest
-  (DDE) Eucalyptus delegatensis dry forest and woodland
-  (DDP) Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
-  (DGL) Eucalyptus globulus dry forest and woodland
-  (DGW) Eucalyptus gunnii woodland
-  (DKW) King Island Eucalypt woodland
-  (DMO) Eucalyptus morrisbyi forest and woodland
-  (DMW) Midlands woodland complex
-  (DNF) Eucalyptus nitida Furneaux forest
-  (DNI) Eucalyptus nitida dry forest and woodland
-  (DOB) Eucalyptus obliqua dry forest
-  (DOV) Eucalyptus ovata forest and woodland
-  (DOW) Eucalyptus ovata heathy woodland
-  (DPD) Eucalyptus pauciflora forest and woodland on dolerite
-  (DPE) Eucalyptus perriniana forest and woodland
-  (DPO) Eucalyptus pauciflora forest and woodland not on dolerite
-  (DPU) Eucalyptus pulchella forest and woodland
-  (DRI) Eucalyptus risdonii forest and woodland
-  (DRO) Eucalyptus rodwayi forest and woodland
-  (DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
-  (DSG) Eucalyptus sieberi forest and woodland on granite
-  (DSO) Eucalyptus sieberi forest and woodland not on granite
-  (DTD) Eucalyptus tenuiramis forest and woodland on dolerite
-  (DTG) Eucalyptus tenuiramis forest and woodland on granite
-  (DTO) Eucalyptus tenuiramis forest and woodland on sediments
-  (DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
-  (DVF) Eucalyptus viminalis Furneaux forest and woodland
-  (DVG) Eucalyptus viminalis grassy forest and woodland
-  (FAC) Improved pasture with native tree canopy
-  (FAG) Agricultural land
-  (FMG) Marram grassland
-  (FPE) Permanent easements
-  (FPF) Pteridium esculentum fernland
-  (FPH) Plantations for silviculture - hardwood
-  (FPS) Plantations for silviculture - softwood
-  (FPU) Unverified plantations for silviculture
-  (FRG) Regenerating cleared land
-  (FSM) Spartina marshland
-  (FUM) Extra-urban miscellaneous
-  (FUR) Urban areas
-  (FWU) Weed infestation
-  (GCL) Lowland grassland complex

TASVEG 4.0 Communities within 1000 metres

	(GHC) Coastal grassland/herbfield	2018-10-10 10:00 AM M Cox & J Potts - [REDACTED] Kingston	Page 83 of 201
	(GPH) Highland Poa grassland		
	(GPL) Lowland Poa labillardierei grassland		
	(GRP) Rockplate grassland		
	(GSL) Lowland grassy sedgeland		
	(GTL) Lowland Themeda triandra grassland		
	(HCH) Alpine coniferous heathland		
	(HCM) Cushion moorland		
	(HHE) Eastern alpine heathland		
	(HHW) Western alpine heathland		
	(HSE) Eastern alpine sedgeland		
	(HSW) Western alpine sedgeland/herbland		
	(HUE) Eastern alpine vegetation (undifferentiated)		
	(MBE) Eastern buttongrass moorland		
	(MBP) Pure buttongrass moorland		
	(MBR) Sparse buttongrass moorland on slopes		
	(MBS) Buttongrass moorland with emergent shrubs		
	(MBU) Buttongrass moorland (undifferentiated)		
	(MBW) Western buttongrass moorland		
	(MDS) Subalpine Diplarrena latifolia rushland		
	(MGH) Highland grassy sedgeland		
	(MRR) Restionaceae rushland		
	(MSW) Western lowland sedgeland		
	(NAD) Acacia dealbata forest		
	(NAF) Acacia melanoxylon swamp forest		
	(NAL) Allocasuarina littoralis forest		
	(NAR) Acacia melanoxylon forest on rises		
	(NAV) Allocasuarina verticillata forest		
	(NBA) Bursaria - Acacia woodland		
	(NBS) Banksia serrata woodland		
	(NCR) Callitris rhomboidea forest		
	(NLA) Leptospermum scoparium - Acacia mucronata forest		
	(NLE) Leptospermum forest		
	(NLM) Leptospermum lanigerum - Melaleuca squarrosa swamp forest		
	(NLN) Subalpine Leptospermum nitidum woodland		
	(NME) Melaleuca ericifolia swamp forest		
	(OAQ) Water, sea		
	(ORO) Lichen lithosere		
	(OSM) Sand, mud		
	(RCO) Coastal rainforest		
	(RFE) Rainforest fernland		
	(RFS) Nothofagus gunnii rainforest scrub		
	(RHP) Lagarostrobos franklinii rainforest and scrub		
	(RKF) Athrotaxis selaginoides - Nothofagus gunnii short rainforest		
	(RKP) Athrotaxis selaginoides rainforest		
	(RKS) Athrotaxis selaginoides subalpine scrub		
	(RKK) Highland rainforest scrub with dead Athrotaxis selaginoides		
	(RML) Nothofagus - Leptospermum short rainforest		
	(RMS) Nothofagus - Phyllocladus short rainforest		
	(RMT) Nothofagus - Atherosperma rainforest		
	(RMU) Nothofagus rainforest (undifferentiated)		
	(RPF) Athrotaxis cupressoides - Nothofagus gunnii short rainforest		
	(RPP) Athrotaxis cupressoides rainforest		
	(RPW) Athrotaxis cupressoides open woodland		
	(RSH) Highland low rainforest and scrub		
	(SAL) Acacia longifolia coastal scrub		
	(SBM) Banksia marginata wet scrub		
	(SBR) Broad-leaf scrub		
	(SCA) Coastal scrub on alkaline sands		
	(SCH) Coastal heathland		
	(SCL) Heathland on calcareous substrates		

TASVEG 4.0 Communities within 1000 metres

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-  (SED) Eastern scrub sandstone
-  (SHS) Subalpine heathland
-  (SHW) Wet heathland
-  (SKA) Kunzea ambigua regrowth scrub
-  (SLG) Leptospermum glaucescens heathland and scrub
-  (SLL) Leptospermum lanigerum scrub
-  (SLS) Leptospermum scoparium heathland and scrub
-  (SMM) Melaleuca squamea heathland
-  (SMP) Melaleuca pustulata scrub
-  (SMR) Melaleuca squarrosa scrub
-  (SRE) Eastern riparian scrub
-  (SRF) Leptospermum with rainforest scrub
-  (SRH) Rookery halophytic herbland
-  (SSC) Coastal scrub
-  (SSK) Scrub complex on King Island
-  (SSW) Western subalpine scrub
-  (SSZ) Spray zone coastal complex
-  (SWR) Western regrowth complex
-  (SWW) Western wet scrub
-  (WBR) Eucalyptus brookeriana wet forest
-  (WDA) Eucalyptus dalrympleana forest
-  (WDB) Eucalyptus delegatensis forest with broad-leaf shrubs
-  (WDL) Eucalyptus delegatensis forest over Leptospermum
-  (WDR) Eucalyptus delegatensis forest over rainforest
-  (WDU) Eucalyptus delegatensis wet forest (undifferentiated)
-  (WGL) Eucalyptus globulus King Island forest
-  (WGL) Eucalyptus globulus wet forest
-  (WNL) Eucalyptus nitida forest over Leptospermum
-  (WNR) Eucalyptus nitida forest over rainforest
-  (WNU) Eucalyptus nitida wet forest (undifferentiated)
-  (WOB) Eucalyptus obliqua forest with broad-leaf shrubs
-  (WOL) Eucalyptus obliqua forest over Leptospermum
-  (WOR) Eucalyptus obliqua forest over rainforest
-  (WOU) Eucalyptus obliqua wet forest (undifferentiated)
-  (WRE) Eucalyptus regnans forest
-  (WSU) Eucalyptus subcrenulata forest and woodland
-  (WVI) Eucalyptus viminalis wet forest

Legend: Cadastral Parcels



TASVEG 4.0 Communities within 1000 metres

Code	Community	Canopy Tree
DOB	(DOB) Eucalyptus obliqua dry forest	
DPU	(DPU) Eucalyptus pulchella forest and woodland	
FAG	(FAG) Agricultural land	
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	
NAD	(NAD) Acacia dealbata forest	
WGL	(WGL) Eucalyptus globulus wet forest	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: TVMMPSupport@nre.tas.gov.au

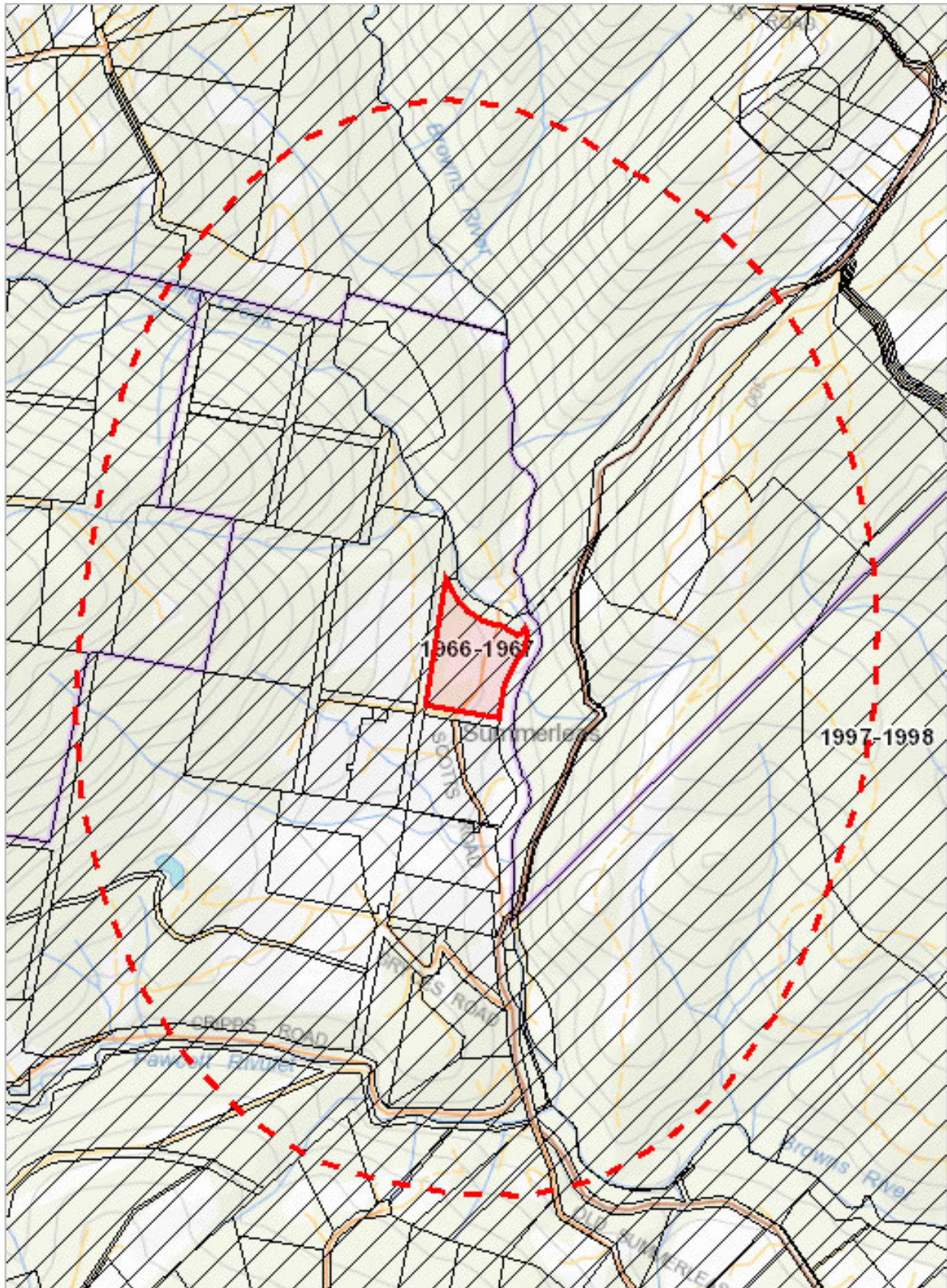
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No threatened Communities (TNVC 2020) found within 1000 metres ***

Fire History (All) within 1000 metres

246. Gray Planning OBO M Cox & J Potts - [REDACTED] Kingston

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Fire History (All) within 1000 metres

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Legend: Fire History All

- ☒ Bushfire-Unknown Category
- ☒ Completed Planned Burn

☒ Bushfire

Legend: Cadastral Parcels



Fire History (All) within 1000 metres

Incident Number	Fire Name	Date	Fire Type	Ignition Cause	Fire Area (HA)
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169
	Ridgeway	17-Jan-1998	Bushfire	Accidental	3166.7162194

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

Telephone: 1800 000 699

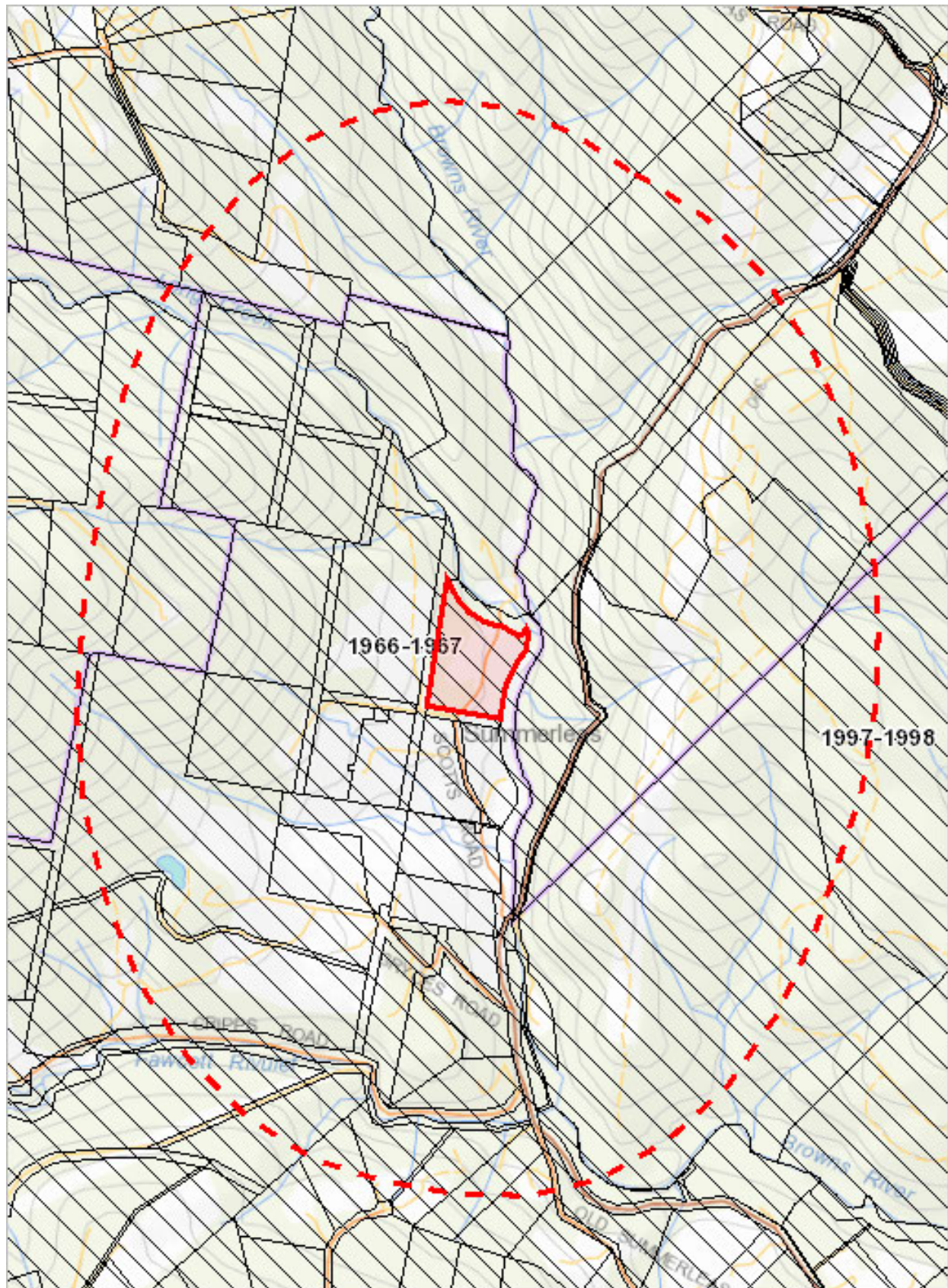
Email: planning@fire.tas.gov.au

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

Fire History (Last Burnt) within 1000 metres

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Fire History (Last Burnt) within 1000 metres

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Legend: Fire History Last

- ☒ Bushfire-Unknown category
- ☒ Completed Planned Burn

☒ Bushfire

Legend: Cadastral Parcels



Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Date	Fire Type	Ignition Cause	Fire Area (HA)
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169
	Ridgeway	17-Jan-1998	Bushfire	Accidental	3166.7162194

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

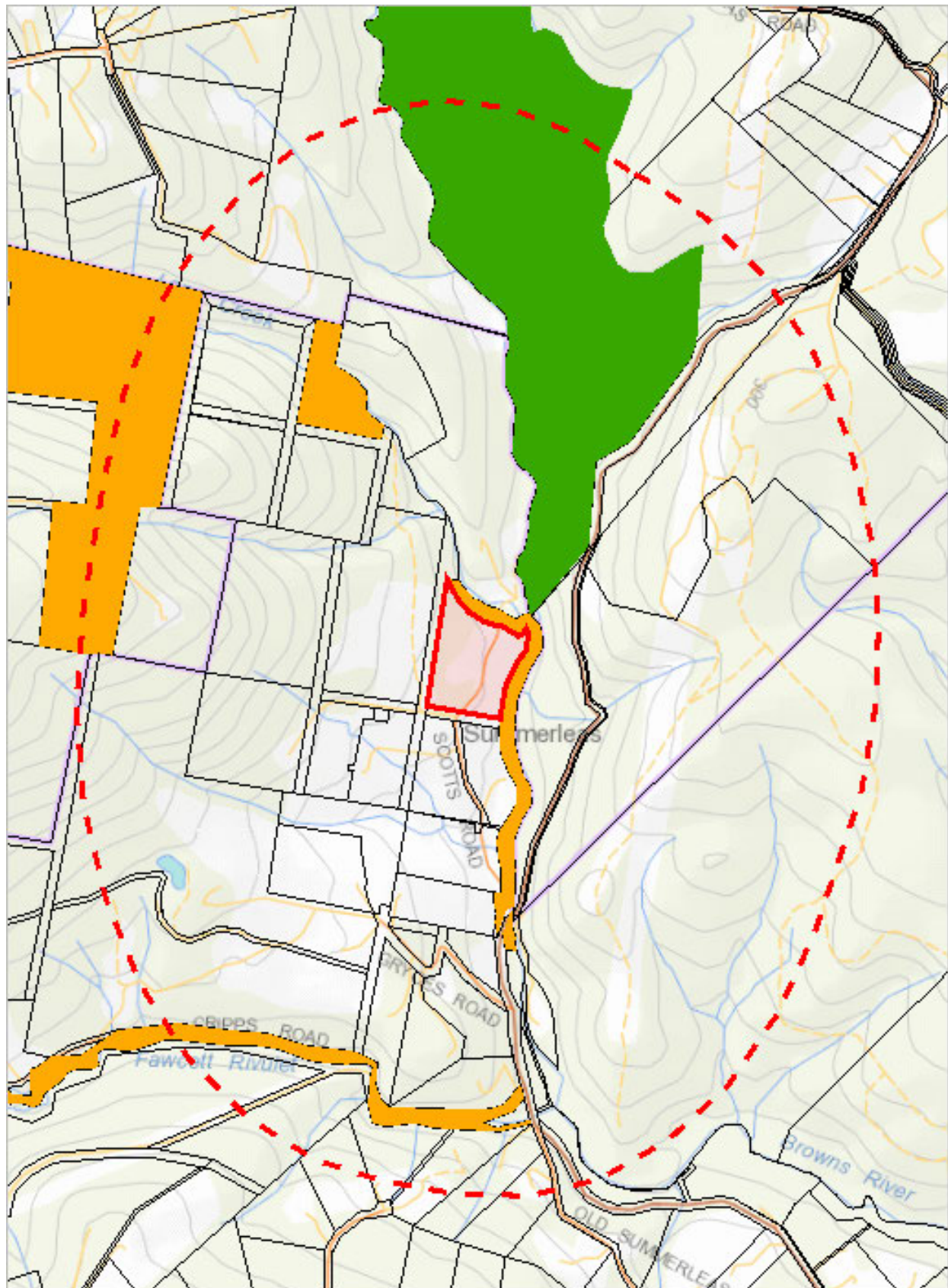
Reserves within 1000 metres

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

Reserves within 1000 metres

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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
-  Public authority land within WHA
-  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 WHA
-  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)
246. Gray Planning OB	Conservation Covenant (NCA)	Private Reserve (Perpetual)	52.78101658
	Informal Reserve on other public land	Informal Reserve	0.14649281
	Informal Reserve on other public land	Informal Reserve	2.33706505
	Informal Reserve on other public land	Informal Reserve	2.58539903
	Informal Reserve on other public land	Informal Reserve	7.18654195
	Informal Reserve on other public land	Informal Reserve	20.81864504

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

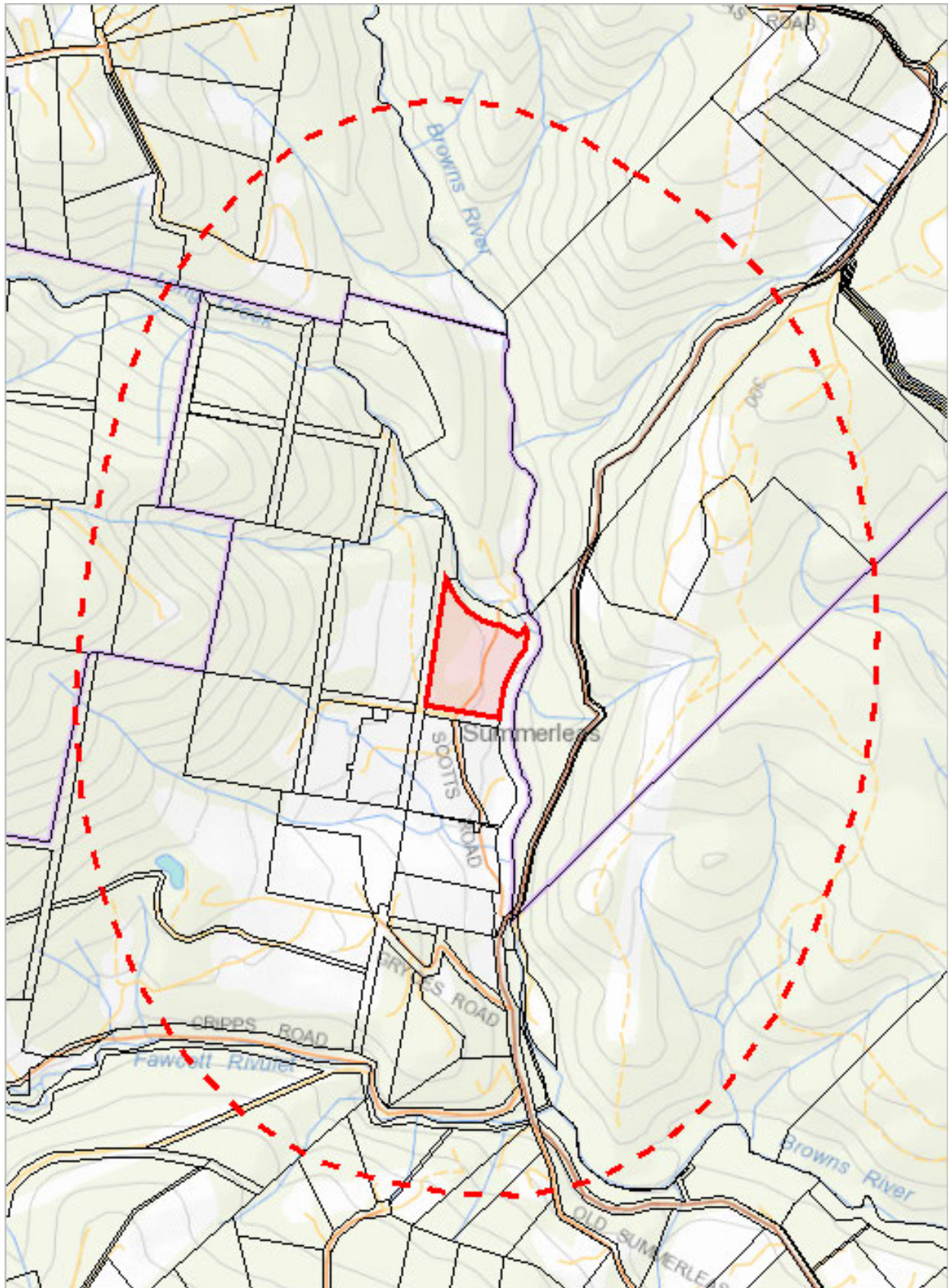
Known biosecurity risks within 1000 meters

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Known biosecurity risks within 1000 meters

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Legend: Biosecurity Risk Species

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

Legend: Hygiene infrastructure

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

Legend: Cadastral Parcels



Known biosecurity risks within 1000 meters

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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 through 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



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: 15-Jul-2023

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

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:	60
Listed Migratory Species:	35

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:	9
Commonwealth Heritage Places:	None
Listed Marine Species:	53
Whales and Other Cetaceans:	9
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:	9
Key Ecological Features (Marine):	None
Biologically Important Areas:	7
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
Subtropical and Temperate Coastal Saltmarsh	Vulnerable	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 likely to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Endangered	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

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[\[Resource Information \]](#)

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Subtropical and Temperate Coastal Saltmarsh	Vulnerable	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

[\[Resource Information \]](#)

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Number is the current name ID.

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BIRD			
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Calidris canutus Red Knot, Knot [855]	Endangered	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
246. Gray Planning OBO M Cox, & J Potts - Kingston Ceyx azureus diemenensis			Page 101 of 201
Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat likely to occur within area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Fregetta grallaria grallaria White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding known to occur within area	In feature area
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
246. Gray Planning OBO M Cox & J Potts - Kingston Macronectes giganteus			
Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli			
Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Neophema chrysostoma			
Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area	In feature area
Numenius madagascariensis			
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Pachyptila turtur subantarctica			
Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Pardalotus quadragintus			
Forty-spotted Pardalote [418]	Endangered	Foraging, feeding or related behaviour known to 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
Sternula nereis nereis			
Australian Fairy Tern [82950]	Vulnerable	Breeding likely to occur within area	In feature area
Thalassarche bulleri			
Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche bulleri platei			
Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
246. Gray Planning OBO M Cox & J Potts - Thalassarche carteri	Kingston		Page 103 of 201
Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Thinornis cucullatus cucullatus Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Tyto novaehollandiae castanops (Tasmanian population) Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area	In feature area

FISH

Brachionichthys hirsutus Spotted Handfish [64418]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only
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Scientific Name	Threatened Category	Presence Text	Buffer Status
246. Gray Planning OBO M Cox & J Potts - Prototroctes maraena	Kingston		Page 104 of 201
Australian Grayling [26179]	Vulnerable	Species or species habitat known to occur within area	In feature area
Seriolella brama			
Blue Warehou [69374]	Conservation Dependent	Species or species habitat known to occur within area	In buffer area only
Thunnus maccoyii			
Southern Bluefin Tuna [69402]	Conservation Dependent	Species or species habitat likely to occur within area	In buffer area only
Thymichthys politus			
Red Handfish [83756]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
FROG			
Litoria raniformis			
Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	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 known to occur within area	In feature area
MAMMAL			
Balaenoptera musculus			
Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Dasyurus maculatus maculatus (Tasmanian population)			
Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area	In feature area
Dasyurus viverrinus			
Eastern Quoll, Luaner [333]	Endangered	Species or species habitat known to occur within area	In feature area
Eubalaena australis			
Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Perameles gunnii gunnii			
Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
246. Gray Planning QBO M Cox & J Potts - Kingston Sarcophilus harrisi Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			
Caladenia caudata Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat known to occur within area	In feature area
Caladenia sylvicola Forest Fingers [64860]	Critically Endangered	Species or species habitat known to occur within area	In feature area
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 buffer area only
Epacris virgata Pretty Heath, Dan Hill Heath [20375]	Endangered	Species or species habitat known 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
Prasophyllum amoenum Dainty Leek-orchid [64946]	Endangered	Species or species habitat known to occur within area	In buffer area only
Prasophyllum apoxychilum Tapered Leek-orchid [64947]	Endangered	Species or species habitat likely to occur within area	In feature area
Pseudocephalozia paludicola Alpine Leafy Liverwort [66441]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thelymitra jonesii Sky-blue Sun-orchid [76352]	Endangered	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
246. Gray Planning OBO M Cox & J Potts - Xerochrysum palustre	Kingston		Page 106 of 201
Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area

SEASTAR

Parvulastra vivipara			
Tasmanian Live-bearing Seastar [85451]	Vulnerable	Species or species habitat may occur within area	In buffer area only

SHARK

Carcharodon carcharias			
White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only

SNAIL

Ammoniropa vigens			
Ammonite Pinwheel Snail [90200]	Critically Endangered	Species or species habitat known 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
Ardenna carneipes			
Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Ardenna grisea			
Sooty Shearwater [82651]		Species or species habitat likely to occur within area	In buffer area only
Diomedea antipodensis			
Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora			
Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
246. Gray Planning OBO M Cox & J Potts - Kingston Diomedea exulans			
Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
246. Gray Planning OBO M Cox & J Potts - Thalassarche salvini	Kingston		Page 108 of 201
Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Migratory Marine Species			
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caperea marginata Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In buffer area only
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Eubalaena australis as Balaena glacialis australis Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Migratory Terrestrial Species			
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
246. Gray Planning OBO M Cox & J Potts - Myiagra cyanoleuca	Kingston		Page 109 of 201
Satin Flycatcher [612]		Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata			
Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area	In feature area
Calidris canutus			
Red Knot, Knot [855]	Endangered	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]		Species or species habitat likely to occur within area	In feature area
Limosa lapponica			
Bar-tailed Godwit [844]		Species or species habitat likely to occur within area	In buffer area only
Numenius madagascariensis			
Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Tringa nebularia			
Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area	In buffer area only

Other Matters Protected by the EPBC Act

Commonwealth Lands

[Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Unknown		
Commonwealth Land - [60276]	TAS	In buffer area only
Commonwealth Land - [60272]	TAS	In buffer area only
Commonwealth Land - [60260]	TAS	In buffer area only
Commonwealth Land - [60263]	TAS	In buffer area only
Commonwealth Land - [60262]	TAS	In buffer area only
Commonwealth Land - [60265]	TAS	In buffer area only
Commonwealth Land - [60266]	TAS	In buffer area only
Commonwealth Land - [60264]	TAS	In buffer area only
Commonwealth Land - [60267]	TAS	In buffer area only

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
Ardenna carneipes as Puffinus carneipes			
Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Ardenna grisea as Puffinus griseus			
Sooty Shearwater [82651]		Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
246. Gray Planning OBO M Cox & J Potts - Kingston 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]		Species or species habitat may occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat may occur within area overfly marine 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
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea antipodensis gibsoni as Diomedea gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
246. Gray Planning OBO M Cox & J Potts - Kingston Diomedea sanfordi			
Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		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 known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding known to occur within area overfly marine area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat likely to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
248: Gray Planning OBO M Cox & J Potts - Kingston Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area	In buffer area only
Sterna striata White-fronted Tern [799]		Migration route may occur within area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche bulleri platei as Thalassarche sp. nov. Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
246. Gray Planning OBO M Cox & J Potts - Thalassarche salvini	Kingston		Page 114 of 201
Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Thinornis cucullatus as Thinornis rubricollis Hooded Plover, Hooded Dotterel [87735]		Species or species habitat may occur within area overfly marine area	In buffer area only
Thinornis cucullatus cucullatus as Thinornis rubricollis rubricollis Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat may occur within area overfly marine area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area overfly marine area	In buffer area only
Fish			
Hippocampus abdominalis Big-belly Seahorse, Eastern Potbelly Seahorse, New Zealand Potbelly Seahorse [66233]		Species or species habitat may occur within area	In buffer area only
Hippocampus breviceps Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area	In buffer area only
Histiogamphelus briggsii Crested Pipefish, Briggs' Crested Pipefish, Briggs' Pipefish [66242]		Species or species habitat may occur within area	In buffer area only
Maroubra perserrata Sawtooth Pipefish [66252]		Species or species habitat may occur within area	In buffer area only
Mitotichthys mollisoni Mollison's Pipefish [66260]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Mitotichthys semistriatus Halfbanded Pipefish [66261]	Kingston	Species or species habitat may occur within area	In buffer area only
Mitotichthys tuckeri Tucker's Pipefish [66262]		Species or species habitat may occur within area	In buffer area only
Phyllopteryx taeniolatus Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area	In buffer area only
Solegnathus spinosissimus Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within area	In buffer area only
Stigmatopora argus Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area	In buffer area only
Stigmatopora nigra Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area	In buffer area only
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area	In buffer area only
Vanacampus phillipi Port Phillip Pipefish [66284]		Species or species habitat may occur within area	In buffer area only
Mammal			
Arctocephalus forsteri Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area	In buffer area only
Arctocephalus pusillus Australian Fur-seal, Australo-African Fur-seal [21]		Species or species habitat may occur within area	In buffer area only
Whales and Other Cetaceans			
[Resource Information]			
Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			

Current Scientific Name	Status	Type of Presence	Buffer Status
246. Gray Planning OBO M Cox & J Potts - Balaenoptera acutorostrata Minke Whale [33]	Kingston	Species or species habitat may occur within area	In buffer area only
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caperea marginata Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In buffer area only
Delphinus delphis Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area	In buffer area only
Eubalaena australis Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Grampus griseus Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area	In buffer area only
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Tursiops truncatus s. str. Bottlenose Dolphin [68417]		Species or species habitat may occur within area	In buffer area only

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Browns River	Conservation Covenant	TAS	In buffer area only
Browns River Fern Tree	Conservation Covenant	TAS	In feature area

Protected Area Name	Reserve Type	State	Buffer Status
246: Gray Planning OBO M Cox & J Potts - Kingston Fanfare Angora Stud #1	Conservation Covenant	TAS	In buffer area only
Fern Tree #1	Conservation Covenant	TAS	In buffer area only
Fern Tree #2	Conservation Covenant	TAS	In buffer area only
North West Bay	Conservation Area	TAS	In buffer area only
Peter Murrell	Conservation Area	TAS	In buffer area only
South Lea	Conservation Covenant	TAS	In buffer area only
South Lea - North Hill	Conservation Covenant	TAS	In buffer area only
South Lea - Peppermint Hill	Conservation Covenant	TAS	In buffer area only
The Lea	Private Sanctuary	TAS	In buffer area only
Unnamed (The Lea)	Conservation Area	TAS	In buffer area only
Wellington Park	Other 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
Tasmania RFA	Tasmania	In feature area

EPBC Act Referrals

[\[Resource Information \]](#)

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
H.B.M.I. Leslie Vale Quarry - capacity increase	2022/09412		Assessment	In buffer area only
Huntingfield Master Plan ? Stage 2 and 3	2020/8869		Post-Approval	In buffer area only
Controlled action				
Construction of a Bypass Section	2008/4445	Controlled Action	Post-Approval	In buffer area only
Development of 90 residential lots with associated public roads and underground	2004/1706	Controlled Action	Post-Approval	In feature area
Springfarm Market Development	2010/5568	Controlled Action	Completed	In buffer area only

Not controlled action

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Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
Proposed subdivision, 70 Channel Highway, Kingston	2020/8742	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
11 Lot Residential Subdivision	2012/6277	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Referral decision				
North West Bay Sewer Scheme	2005/1989	Referral Decision	Completed	In buffer area only
Biologically Important Areas				
Scientific Name		Behaviour	Presence	Buffer Status
Seabirds				
Ardenna grisea Sooty Shearwater [82651]		Foraging	Known to occur	In buffer area only
Ardenna tenuirostris Short-tailed Shearwater [82652]		Foraging	Known to occur	In buffer area only
Pelecanoides urinatrix Common Diving-petrel [1018]		Foraging	Known to occur	In buffer area only
Pterodroma mollis Soft-plumaged Petrel [1036]		Foraging	Known to occur	In buffer area only
Thalassarche cauta cauta Shy Albatross [82345]		Foraging likely	Likely to occur	In buffer area only
Whales				
Balaenoptera musculus brevicauda Pygmy Blue Whale [81317]		Foraging	Likely to be present	In buffer area only
Eubalaena australis Southern Right Whale [40]		Known core range	Known to occur	In buffer area only

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 are 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

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

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

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
- 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.

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Environmental Consulting Options Tasmania

NATURAL VALUES ASSESSMENT OF [REDACTED] (PID 5760746; C.T. 27133/1; LPI GPG28), KINGSTON, TASMANIA



Environmental Consulting Options Tasmania (ECOtas) for Martin Cox & Joanne Potts

6 August 2023

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ECOtas...providing options in environmental consulting

CITATION

This report can be cited as:

ECOtas (2023). *Natural Values Assessment of [REDACTED] (PID 5760746; C.T. 27133/1; LPI GPG28), Kingston, Tasmania*. Report by Environmental Consulting Options Tasmania (ECOtas) for Martin Cox & Joanne Potts, 6 August 2023.

AUTHORSHIP

Field assessment: Mark Wapstra

Report production: Mark Wapstra

Habitat and vegetation mapping: Mark Wapstra

Base data for mapping: LISTmap

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

DISCLAIMER

Except where otherwise stated, the opinions and interpretations of legislation and policy expressed in this report are made by the author(s) 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.

ACKNOWLEDGEMENTS

Martin Cox (owner) provided background information on the title.

COVER ILLUSTRATION

View into title along Scotts Road

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

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SUMMARY

General

Martin Cox & Joanne Potts (owners) engaged Environmental Consulting Options Tasmania (ECOtas) to undertake a natural values assessment of [REDACTED] (PID 5760746; C.T. 27133/1; LPI GPG28), Kingston, Tasmania.

Site assessment

The natural values assessment of the study area was undertaken by Mark Wapstra (ECOtas) on 18 Jul. 2023.

Summary of key findings

Threatened flora

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

Threatened fauna

- No fauna species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) were detected from the study area.
- Database information indicates records of *Perameles gunnii* subsp. *gunnii* and *Tyto novaehollandiae* subsp. *castanops* from within the study area – these are historical and of low precision and should not require further consideration.
- The study area supports potential habitat (to varying degrees) for the following species:
 - *Sarcophilus harrisii* (Tasmanian devil);
 - *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll);
 - *Dasyurus viverrinus* (eastern quoll);
 - *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot);
 - *Aquila audax* subsp. *fleayi* (Tasmanian wedge-tailed eagle);
 - *Tyto novaehollandiae* subsp. *castanops* (Tasmanian masked owl);
 - *Accipiter novaehollandiae* (grey goshawk); and
 - *Lissotes menalcas* (Mt Mangana stag beetle).

- The absence of “significant habitat for a threatened fauna species”, at any reasonable scale or interpretation of the concept, means that the site cannot be “priority vegetation” (in relation to this value) pursuant to C7.3.1(c) of the Statewide Planning Provisions.

Vegetation types

- The study area supports the following TASVEG mapping units:
 - *Eucalyptus obliqua* forest with broad-leaf shrubs (TASVEG code: WOB);
 - *Acacia dealbata* forest (TASVEG code: NAD);
 - agricultural land (TASVEG code: FAG);
 - permanent easements (TASVEG code: FPE); and
 - urban areas (TASVEG code: FUR).
- Occurrences of WOB & NAD do not equate to threatened vegetation communities listed on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- Occurrences of WOB & NAD do not equate to threatened ecological communities under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA).
- As vegetation types, WOB & NAD are classified as low priority biodiversity values under Table E10.1 of the Biodiversity Code of the *Kingborough Interim Planning Scheme 2015*.
- The absence of “native vegetation...[that]...forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*” means that the site cannot be “priority vegetation” (in relation to this value) pursuant to C7.3.1(a) of the *Statewide Planning Provisions*.

Weeds

- One plant species classified as a declared weed within the meaning of the Tasmanian *Weed Management Act 1999* was detected from the study area, viz. *Erica lusitanica* (spanish heath).
- One plant species considered as a potential environmental weed (author opinion) was detected from the study area, viz. *Digitalis purpurea* (foxglove).

Plant disease

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

Animal disease (chytrid)

- The study area does not support habitat types strongly associated with amphibian species.

Commentary on zoning and overlays

I am satisfied that the subject title is most appropriately zoned as Rural or Rural Living and not be subject to the Priority Vegetation Area overlay pursuant to the *State Planning Provisions*, as it does not support:

- native vegetation communities listed as threatened on the Tasmanian *Nature Conservation Act 2002* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*;

- populations (or significant potential habitat) of flora species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* and/or the Tasmanian *Threatened Species Protection Act 1995*;
- populations (or significant potential habitat) of fauna species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* and/or the Tasmanian *Threatened Species Protection Act 1995*; or
- natural values otherwise identified in some manner as of local importance.

INTRODUCTION

Purpose

Martin Cox & Joanne Potts (owners) engaged Environmental Consulting Options Tasmania (ECOtas) to undertake a natural values assessment of [REDACTED] (PID 5760746; C.T. 27133/1; LPI GPG28), Kingston, Tasmania.

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 (no actual land use change is proposed).

More specifically, this assessment and report have been prepared to address natural values matters as they relate to the transition between the *Kingborough Interim Planning Scheme 2015* and the *Tasmanian Planning Scheme*.

Limitations

The natural values assessment was undertaken on 18 Jul. 2023. Many plant species have ephemeral or seasonal growth or flowering habits, or patchy distributions (at varying scales), and it is possible that some species were not recorded for this reason. However, every effort was made to sample the range of habitats present in the survey area to maximise the opportunity of recording most species present (particularly those of conservation significance). Late spring and into summer is usually regarded as the most suitable period to undertake most botanical assessments. While some species have more restricted flowering periods, a discussion of the potential for the site to support these is presented. In this case, I believe that the survey was appropriately timed to detect the species with a highest priority for conservation management in this part of the State, particularly with respect to the understorey features of the site.

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.

The survey was not limited by access from end of Scotts Road and the generally easily-traversed understorey throughout.

Permit

Any plant material was collected under DNRET permit TFL 22382 (in the name of Mark Wapstra). Relevant data will be entered into DNRET's *Natural Values Atlas* database by the author. Some plant material may be lodged at the Tasmanian Herbarium by the author.

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

STUDY AREA

Overview – cadastral details

The study area comprises the private title of [REDACTED] Kingston, Tasmania (Figures 1-3), with the following cadastral details:

- PID: 5760746;
- C.T.: 27133/1; and
- LPI: GPG28.

LISTmap data indicates a computed area of 34,415.675 m² (i.e. ca. 3.44 ha).

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

- Kingborough municipality, with the subject title currently zoned as Environmental Living pursuant to the *Kingborough Interim Planning Scheme 2015* (Figure 4), wholly subject to the Biodiversity Protection Area overlay (Figure 5) and partly subject to the Waterway and Coastal Protection Area overlay, the latter well outside any area ever likely to be developed (other overlays are present but are not considered as part of the present report); and
- South East Bioregion, according to the IBRA 7 bioregions used by most government agencies.

The title is intended to be changed to the Landscape Conservation zoning pursuant to the incoming Tasmanian Planning Scheme – Kingborough (<https://kingborough.maps.arcgis.com/apps/webappviewer/index.html?id=d47ea52e42f04cb99034408dbbda84c4>, accessed 5 Aug. 2023), to be wholly subject to the Priority Vegetation Area overlay and partially subject to the Waterway and Coastal Protection Area overlay (Figure 6).

Apart from 47 Scotts Road (TasWater title) zoned as Utilities, all private and easement titles west of Browns River and south of Long Creek are currently zoned as Environmental Living. Under the

proposed rezoning, several of these titles (20, 28, 33, 43 & 53 Scotts Road & 14, 28, 36 & 40 Gryces Road) are proposed to be rezoned to Rural Living Zone B (Figure 6), the rationale presumably the extent of existing cleared land relative to apparent cover of native vegetation, rather than an actual particular land use per se (most of these titles are not used for obvious "rural" activities beyond informal activities). The rationale for inclusion of one title versus another, with particular respect to the subject title of [REDACTED] is somewhat challenging to understand because the subject title has some obvious cleared land and is residentially-occupied very much in the sense of "rural living".

There is a minor change to the latter overlay, simply correcting a gap in the overlay relative to the course of Browns River (Figure 6). There is no material change to the extent of the former overlay within the subject title, remaining wholly subject to the overlay (Figure 6), although it is noted that parts of the adjacent and nearby titles (20, 28, 33, 43 & 53 Scotts Road & 36, 37 & 40 Gryces Road) are no longer wholly subject to the overlay, the areas now deleted from the overlay somewhat related to existing land use, viz. obvious rural residential, rural or residential uses, although the overlay "gap" is not seemingly related to a particular version of TASVEG mapping or similar digital layer (i.e. the rationale for the extent of the proposed Priority Vegetation Area overlay is challenging to understand without a more detailed understanding of the underlying algorithm of the Regional Ecosystem Model that created it).

The title is bound to the west and south by "Road (type unknown)" titles (original title documents show the "road" to the west as "Rock Road" and the "road" to the south as "Hill Street") and to the east and north by Crown land under the jurisdiction of NRE Tas (Property Services), shown as an "Informal Reserve on other public land" on LISTmap's Tasmanian Reserve Estate layer, the latter shown on the original title document as "Esplanade" (Figures 7 & 8).

Other site features

The title is accessed from the end of Scotts Road by a well-formed gravel road that passes through the title (Plates 1 & 2) to also access 81 Scotts Road to the north across Long Creek, this access leading to an existing residential dwelling with associated domestic elements (Plates 3-6).



Plate 1. (LHS) Entrance to [REDACTED] showing well-formed existing gravel road

Plate 2. (RHS) Existing well-formed gravel road within [REDACTED]



Plates 3-6. Existing residential dwelling and associated domestic elements

It is interesting to examine aerial imagery from prior to and soon after the Feb. 1967 bushfires/ These show that prior to the bushfire event, that affected the whole title and surrounds, most of the slopes and low-lying ground between Scotts Road and Browns River were cleared land and presumably used as part of the broader farming pursuits at that time (Figure 9). Following the bushfire event, further parts of the title have been cleared, notably an approximately rectangular area west of Scotts Road in the north of the title (i.e. the area now occupied by the residential dwelling and remaining cleared) and the southwestern approximate quarter of the title west of Scotts Road (Figure 10). In later years (ca. mid-1980s), the southwestern quarter of the title has partially reverted to naturally regenerated native forest but other previously cleared areas have been maintained as such, or in fact been further cleared (Figure 11). By the early 1990s, the residential dwelling is present, with a powerline clearing also visible, with the remaining previously cleared land effectively quite similar with only slight regrowth of *Acacia dealbata* (silver wattle) on the steep slopes east of Scotts Road and some further natural regeneration of forest west of Scotts Road (Figure 12).

At present, the slopes east of Scotts Road and down to the flat associated with Browns River are a mixture of maintained cleared land (Plates 7 & 8), naturally-regenerated *Acacia dealbata* forest (Plates 9 & 10) and a small area of eucalypt-dominated wet forest adjacent to Scotts Road along the southern boundary of the title (Plates 11 & 12). The balance of the title supports maturing regrowth wet forest with a simplified post-1967 bushfire structure (Plates 13 & 14), which is dissected by a maintained powerline clearing/track (Plates 15 & 16).

The subject title comprises generally gentle to moderate slopes with a broadly easterly aspect between ca. 120 m a.s.l. (along eastern boundary near Browns River) to ca. 155 m a.s.l. (along western boundary). The title itself does not include any marked or observed drainage features but

Browns River runs past the eastern boundary, fed by Long Creek that runs past the northern boundary.



Plate 7. (LHS) Looking north along cleared flat and slopes in northeast of title



Plate 8. (RHS) Looking south along cleared flat in southeast of title with *Acacia dealbata* forest on adjacent slope below Scotts Road



Plate 9. (LHS) *Acacia dealbata*-dominated regrowth forest on steeper slopes east of Scotts Road



Plate 10. (RHS) *Acacia dealbata* over cleared land in northeast of title



Plates 11 & 12. Eucalypt-dominated wet forest along southern boundary of title east of Scotts Road

The geology and fire history of the title and surrounds are important to consider because these variables can have a strong influence on the classification of vegetation and the potential occurrence of threatened flora (and to a lesser extent, threatened fauna).

LISTmap's Fire History layer (Figure 13) indicates the whole title and surrounds was subject to the Feb. 1967 bushfire event, which accords with observations on site (generally even-aged regrowth forest with a depauperate and simplified understorey, limited coarse woody debris and some larger trees with basal/trunk fire scars (Plates 17 & 18). While not indicated on LISTmap's Fire History layer, there has also been a more recent fire event, as evidenced by basal fire scars on smaller-girthed regrowth trees and scorch on bark of younger trees (Plates 19 & 20).

The regrowth structure of the forested areas are supported by LISTmap's Tree Canopy layer (Figure 14) and the Mature Habitat Availability layer (Figure 15), although the latter appears to over-estimate the extent of mature forest including some obvious areas of regrowth-dominated forest that has been previously cleared (e.g. southwest of title).

The 1:250,000 scale geological mapping (Figure 16a) indicates the whole title as Quaternary-age "talus, vegetated and active" (geocode: Qpt), with 1:25,000 scale geological mapping (Figure 16b) confirming this, mapping the title mainly as Quaternary-age "talus consisting mostly of dolerite boulders" (geocode: Qptd) with a small area of Quaternary-age "alluvial gravel deposits" (geocode: Qhag) in the far southeastern corner. Site assessment confirmed the dolerite-derived talus on slopes (Plates 21 & 22), with both geology maps indicating the slopes to the west to be on Jurassic-age "dolerite (tholeiitic) with locally developed granophyre" (geocode: Jd).



Plates 13 & 14. Regrowth-structure wet forest that characterises the balance of the title



Plate 15. (LHS) Looking upslope (to southwest) along maintained powerline clearing

Plate 16. (RHS) Looking downslope (to northeast) along maintained powerline clearing



Plate 17. (LHS) Old burnt stump suggestive of 1967 bushfire event

Plate 18. (LHS) One of very few larger logs (this one just outside the title – effectively none of this size noted within title) indicative of possible collapse of burnt trees post-1967 (although the log may even be a bit small for this age)

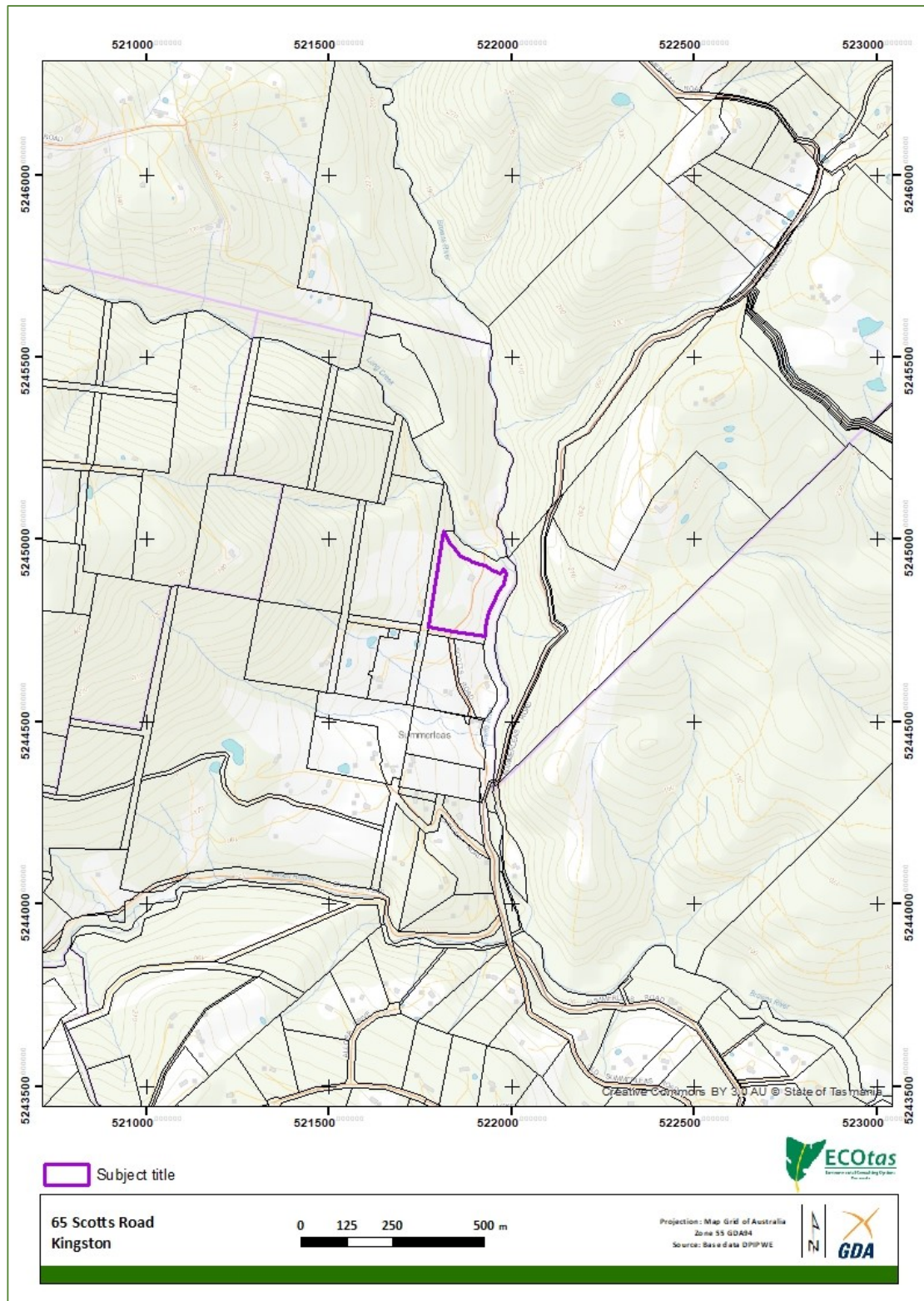


Plates 19 & 20. Small basal fire scar in *Eucalyptus obliqua* – the girth of this tree suggests the tree is natural regrowth post-1967 bushfire (i.e. a second unrecorded fire event)



Plate 21. (LHS) Exposed dolerite boulder on upslope of title

Plate 22. (RHS) Dolerite-derived soils on midslope of title

**Figure 1.** General location of study area

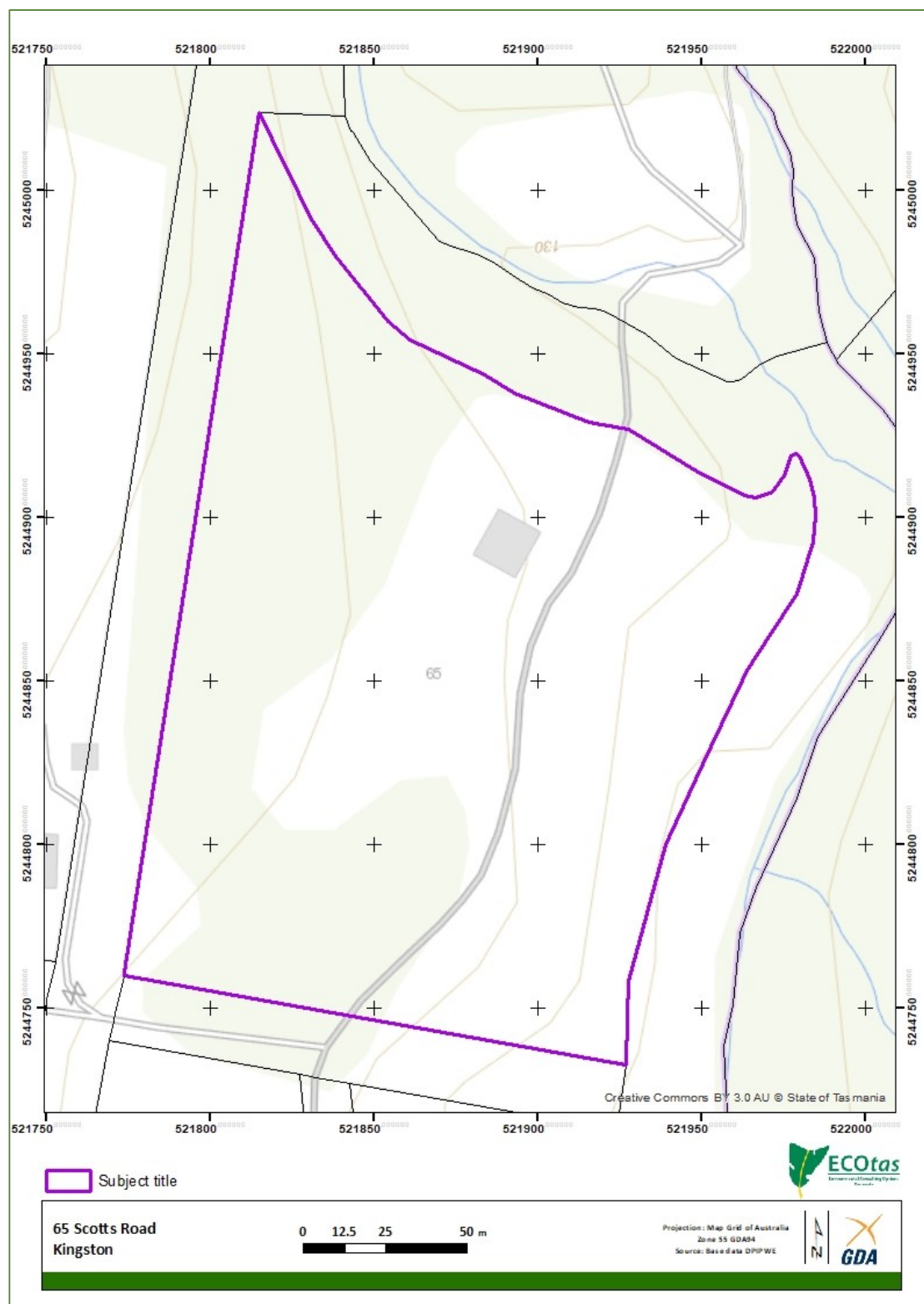


Figure 2. Detailed location of study area showing general topographic and cadastral features

**Figure 3.** Detailed location of study area showing recent aerial imagery

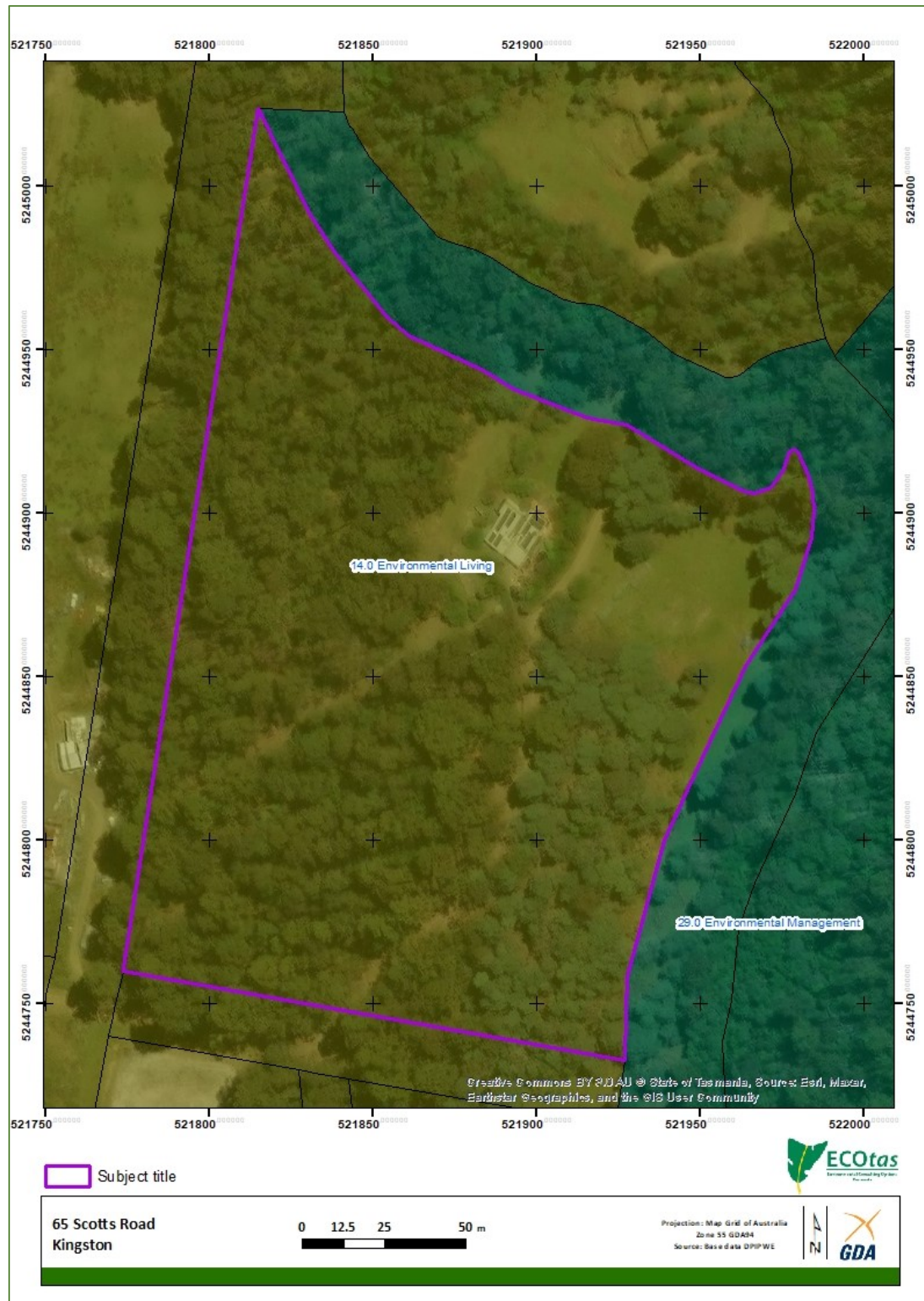


Figure 4. Current zoning of study area and surrounds pursuant to the *Kingborough Interim Planning Scheme 2015*

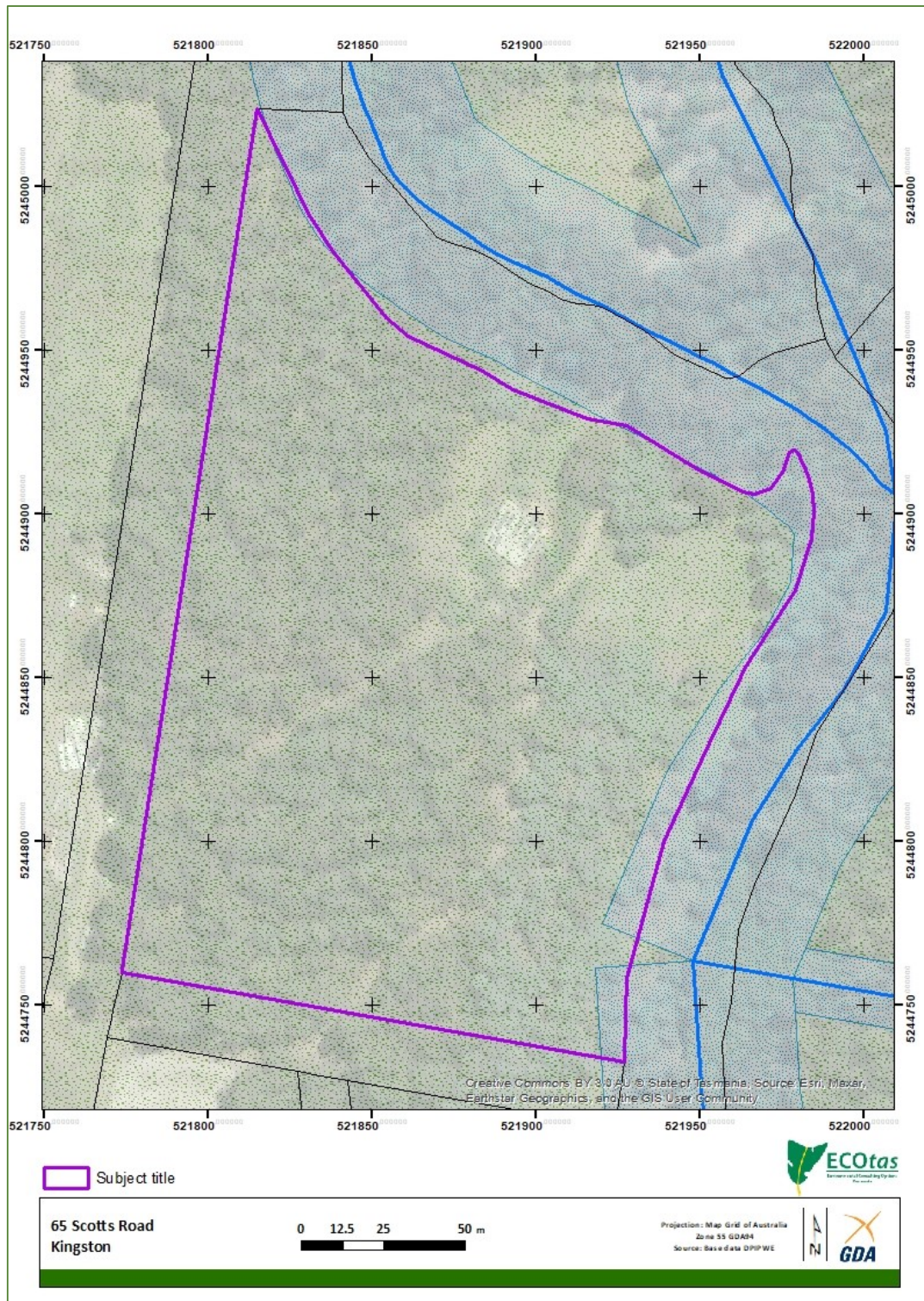


Figure 5. Current extent of Biodiversity Protection Area (green stippling – whole area) and Waterway and Coastal Protection Area (blue stippling) overlays within study area and surrounds pursuant to the *Kingborough Interim Planning Scheme 2015*

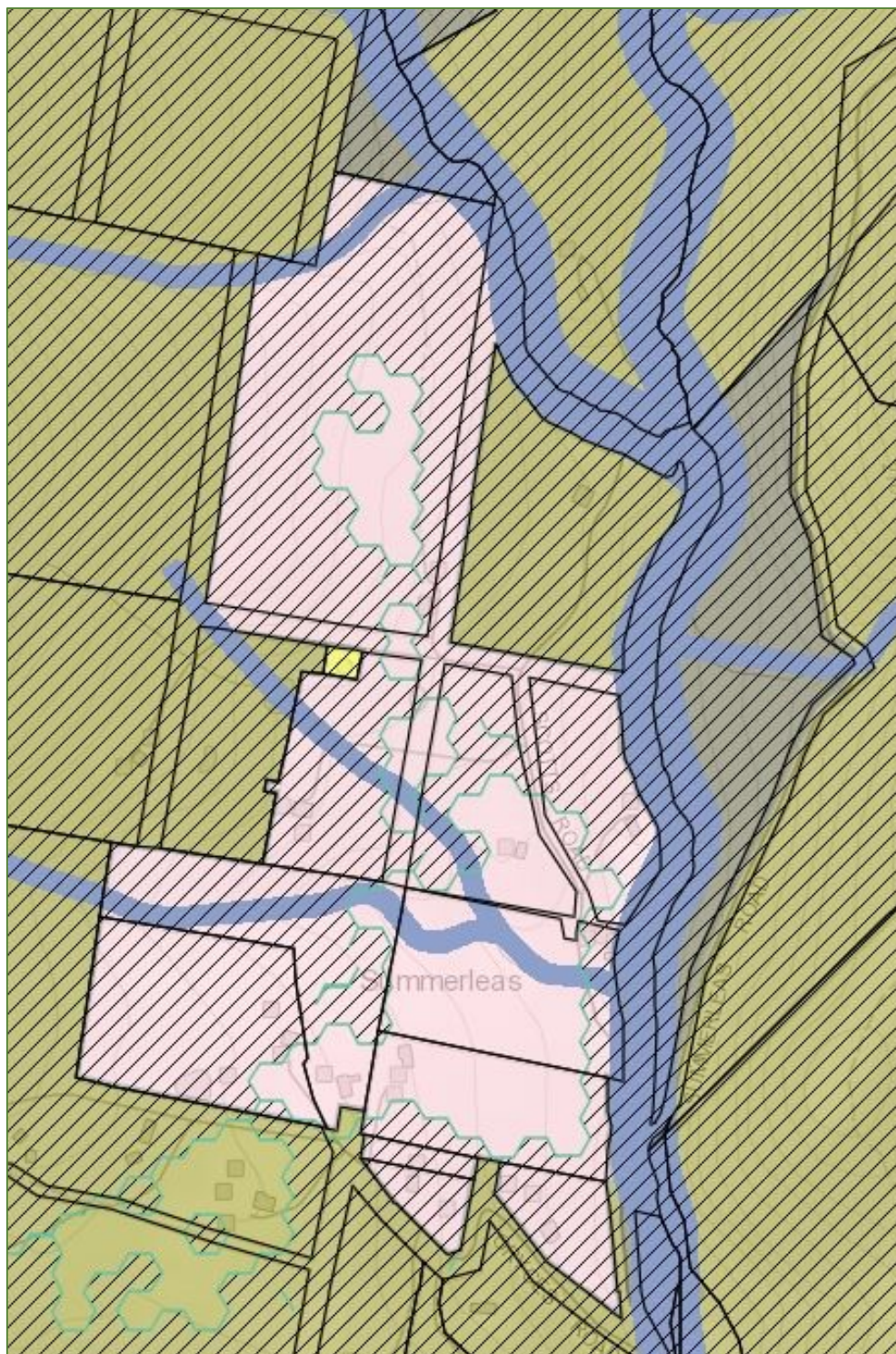
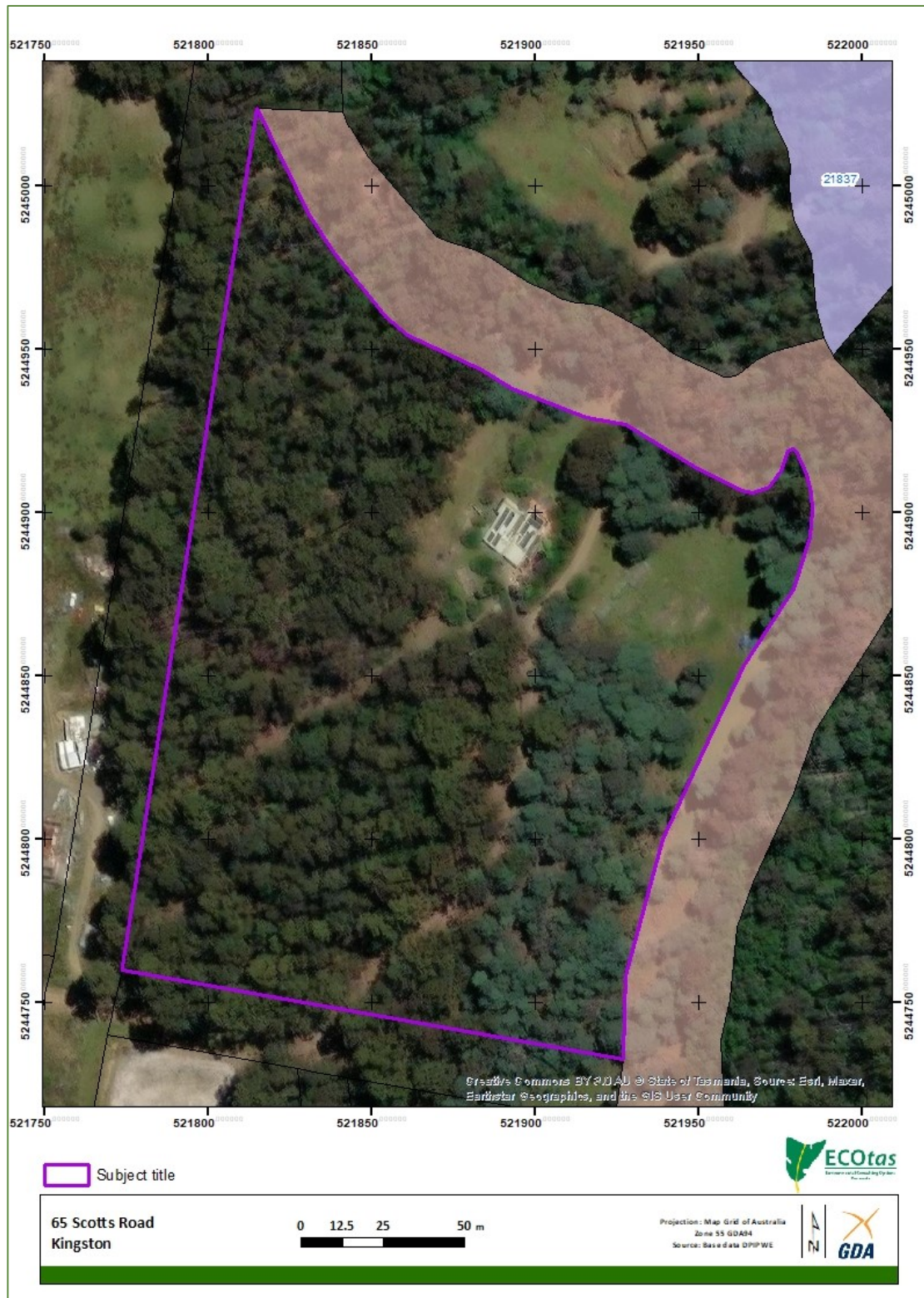


Figure 6. Proposed zoning (Landscape Conservation) of subject title and surrounds (mix of Rural Living Zone B and Landscape Conservation) pursuant to the *Tasmanian Planning Scheme*, showing extent of Priority Vegetation Area overlay (note across whole of subject title but missing from parts of adjacent and nearby titles) and Waterway and Coastal Protection Area overlay

**Figure 7.** Adjacent land tenure

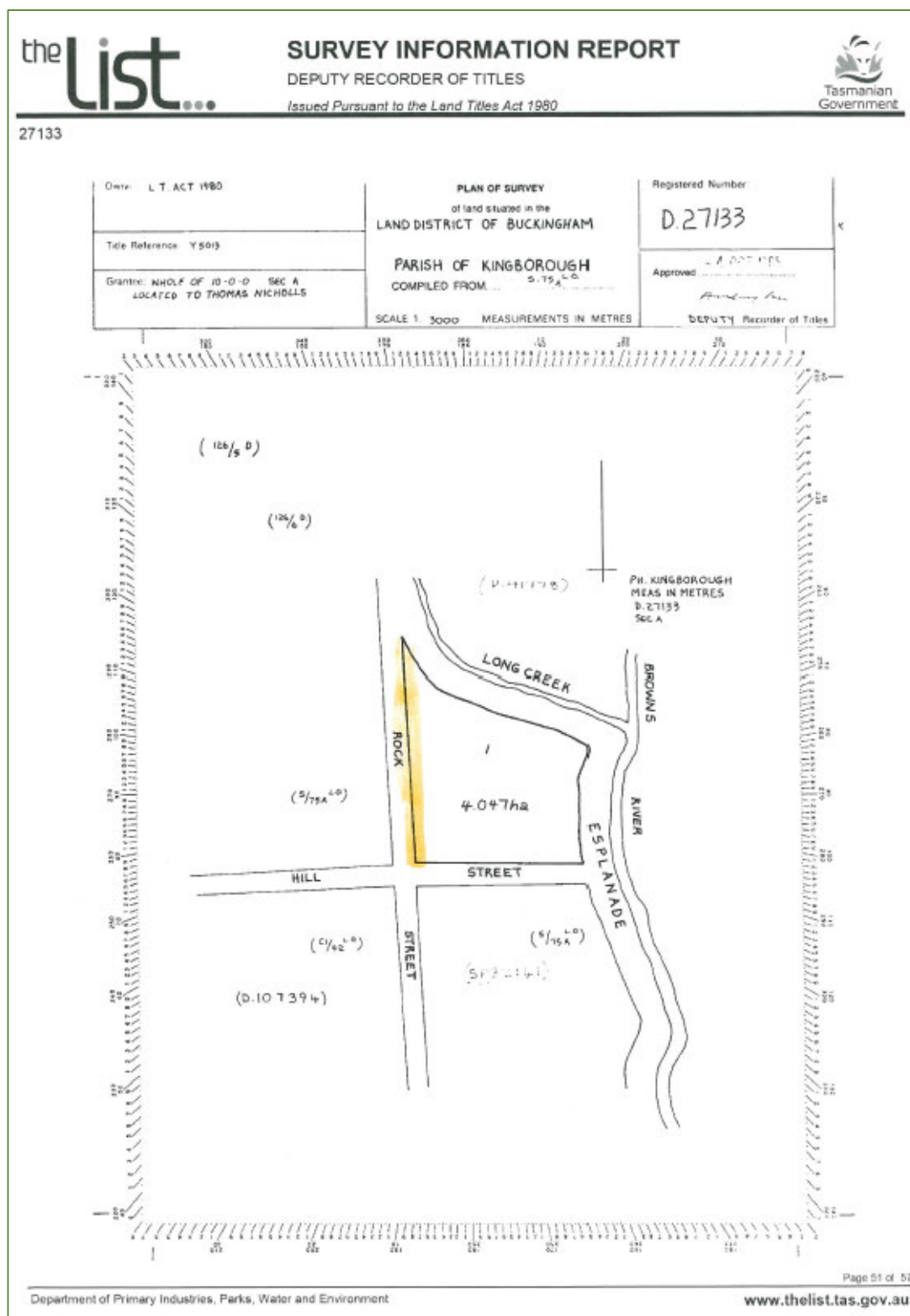


Figure 8. Historical title document showing original "road" names

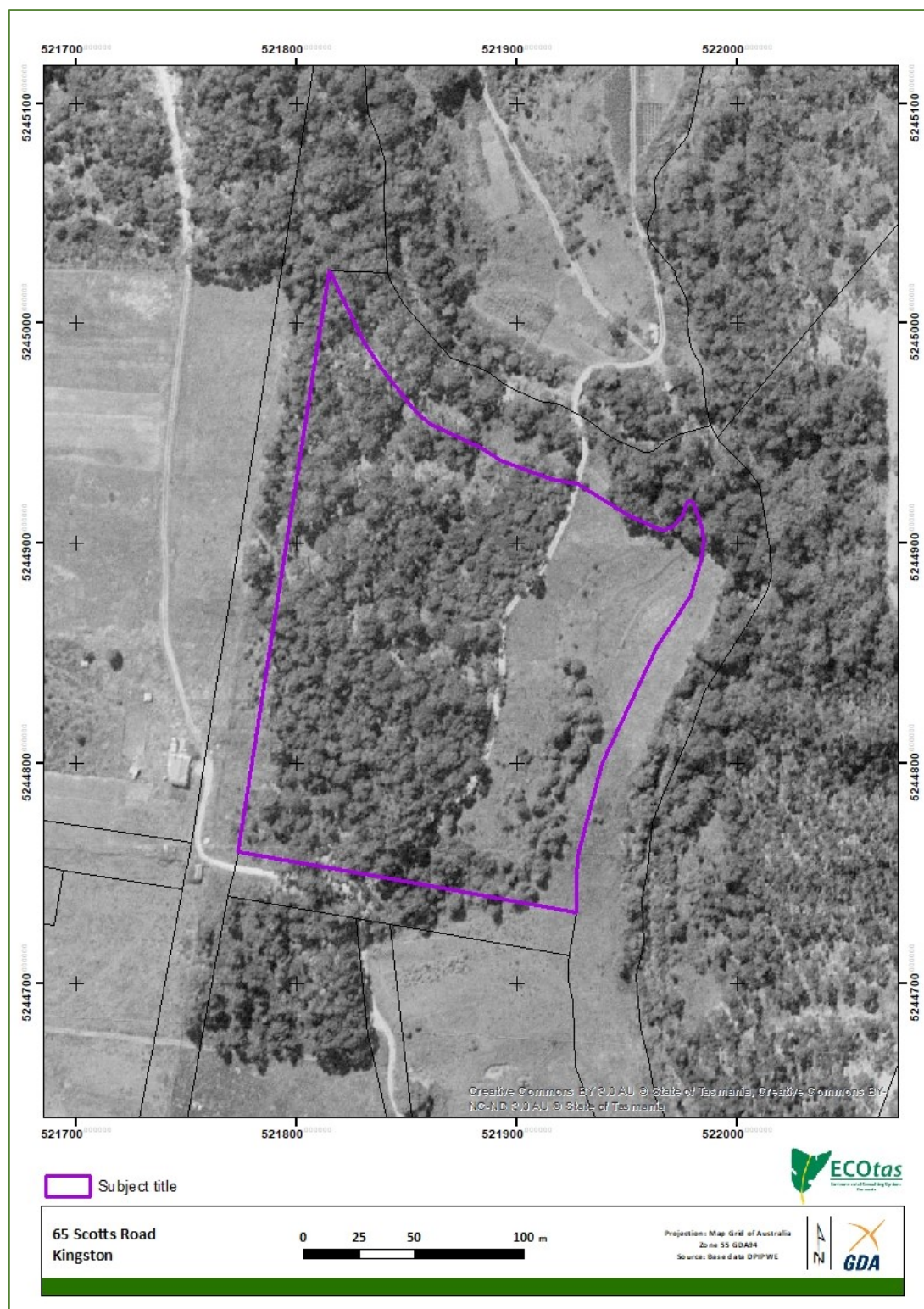


Figure 9. Historical land use of subject title and surrounds showing aerial photography dated 2 Jan. 1965 (i.e. ca. 1 year prior to the major Feb. 1967 bushfire event)

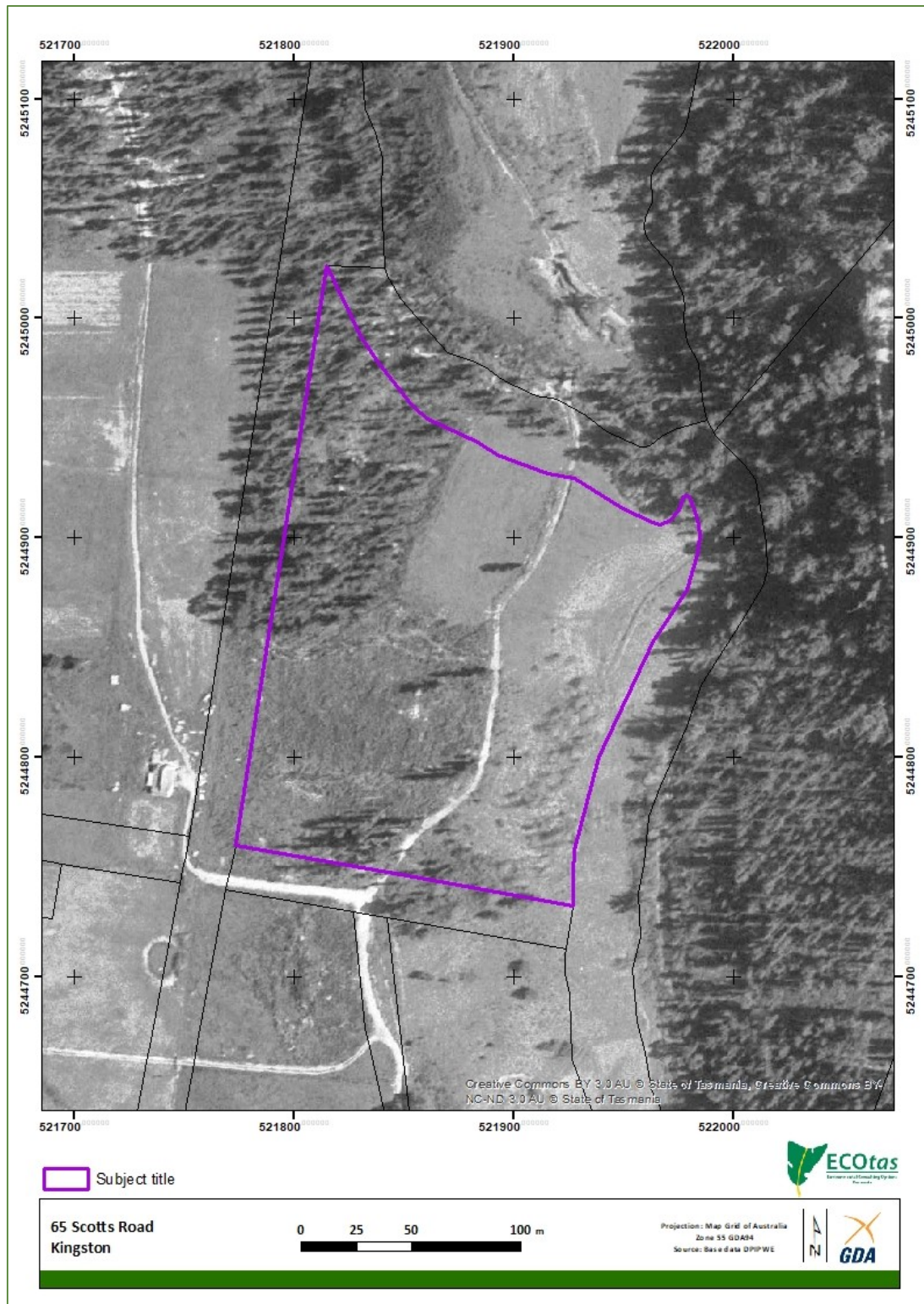


Figure 10. Historical land use of subject title and surrounds showing aerial photography dated 18 Dec. 1969 (i.e. a few years after the major Feb. 1967 bushfire event)

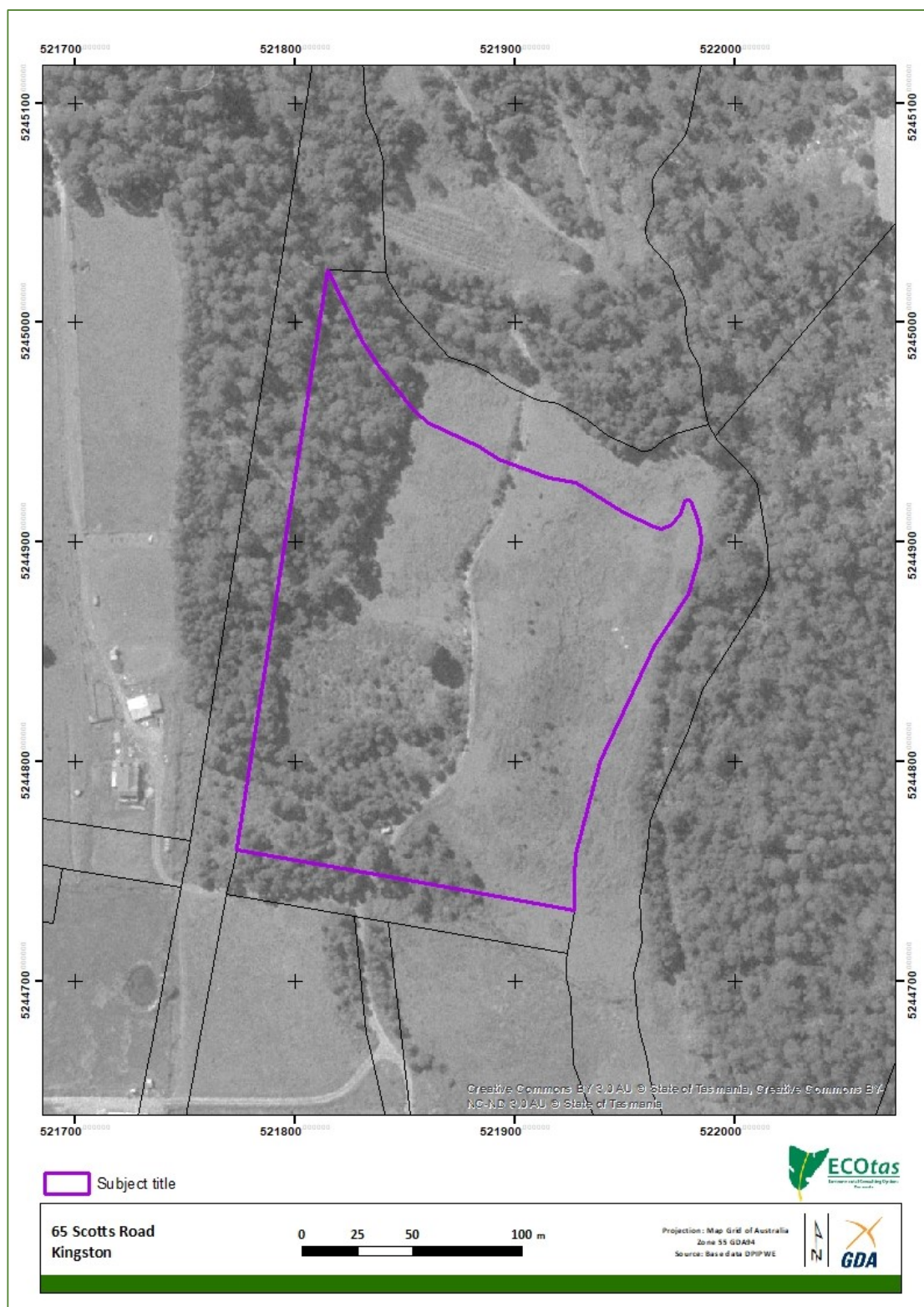


Figure 11. Historical land use of subject title and surrounds showing aerial photography dated 5 Feb. 1985

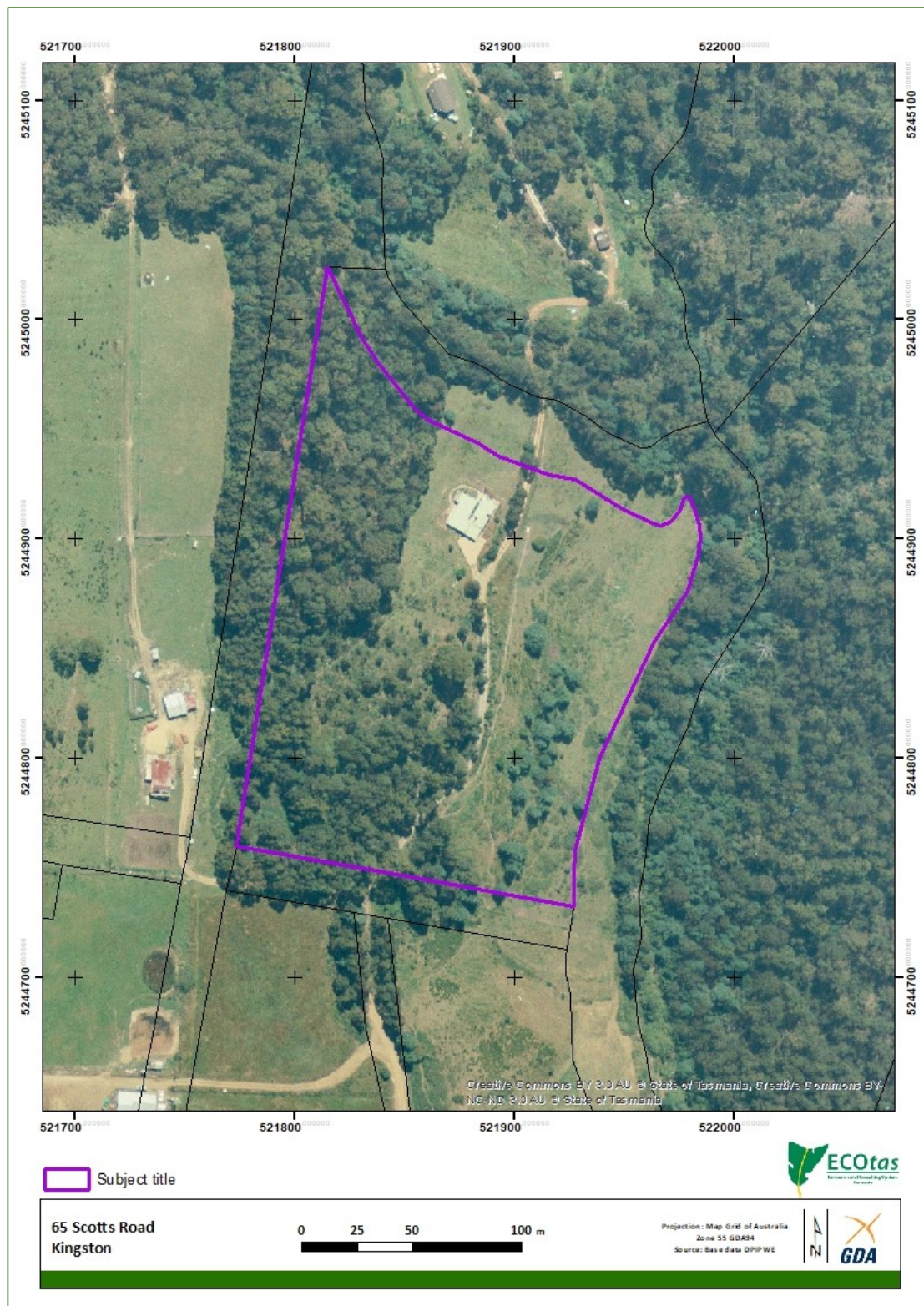


Figure 12. Historical land use of subject title and surrounds showing aerial photography dated 16 Feb. 1992

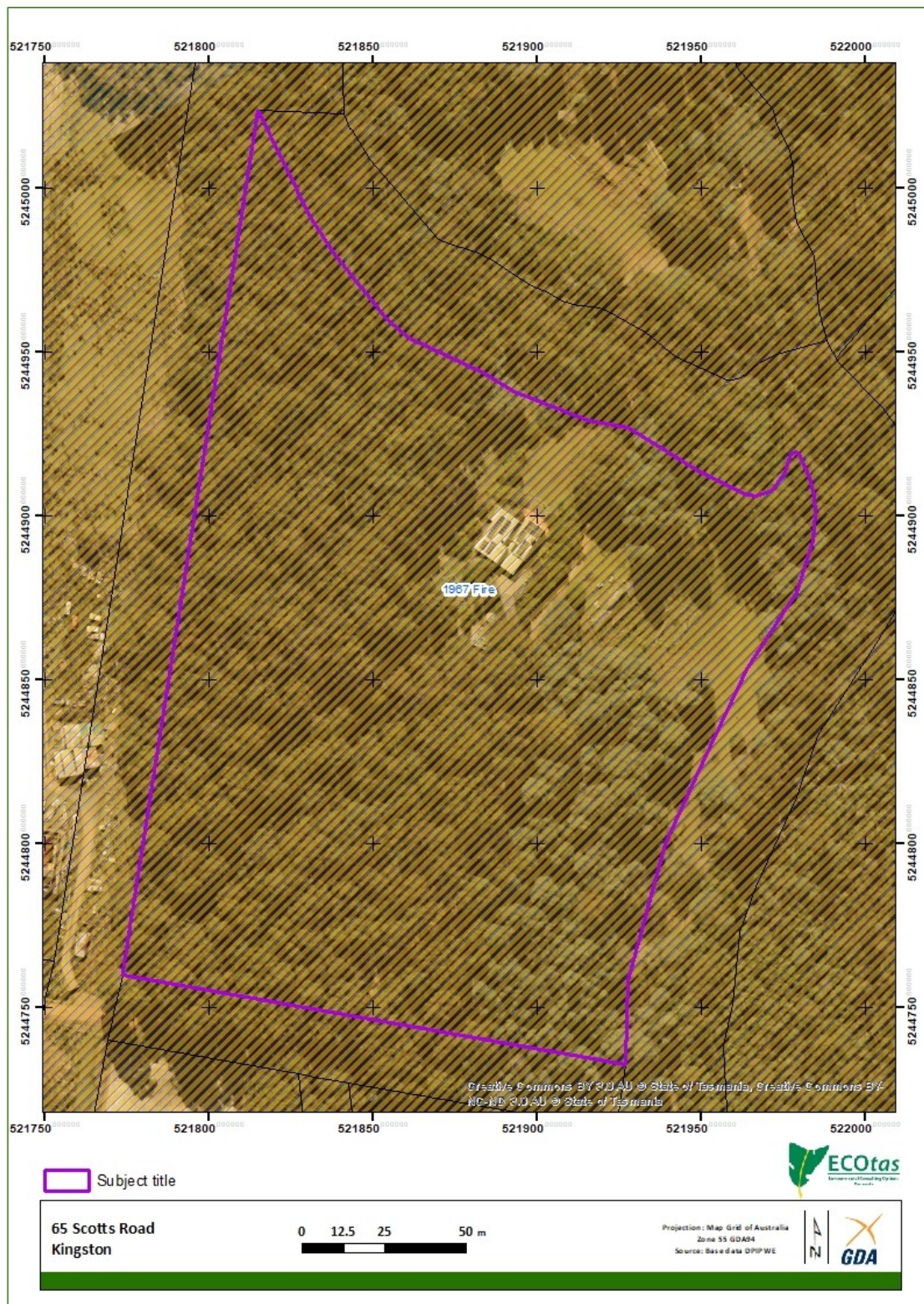


Figure 13. Fire history for study area and surrounds

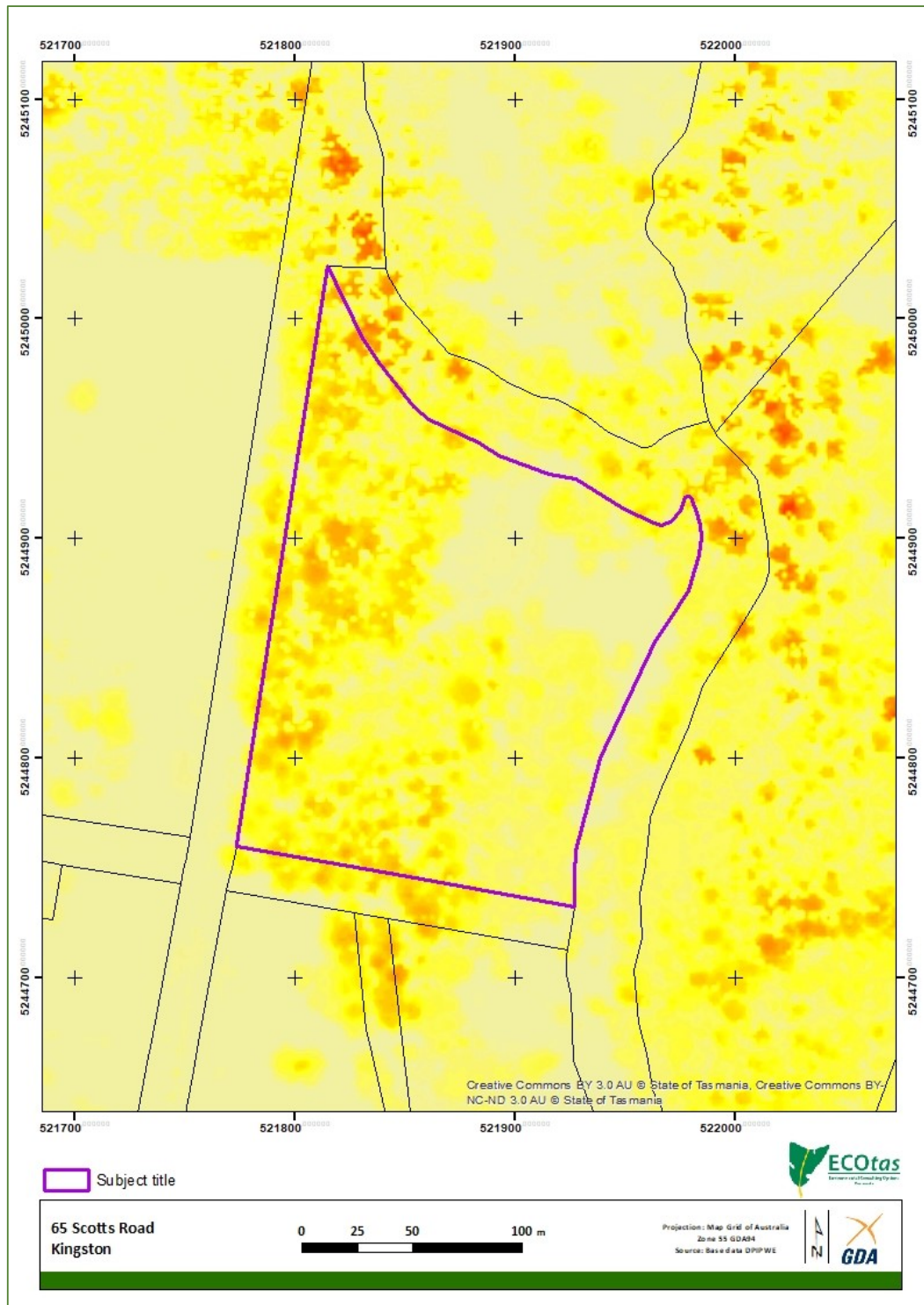


Figure 14. Tree Canopy Model (via LISTmap) for study area and surrounds showing extent of cleared land, wattle-dominated forest on the slope east of Scotts Road and generally even-aged regrowth forest on balance of title with only scattered taller canopy outside the title, mainly associated with riparian areas of Browns River and Long Creek

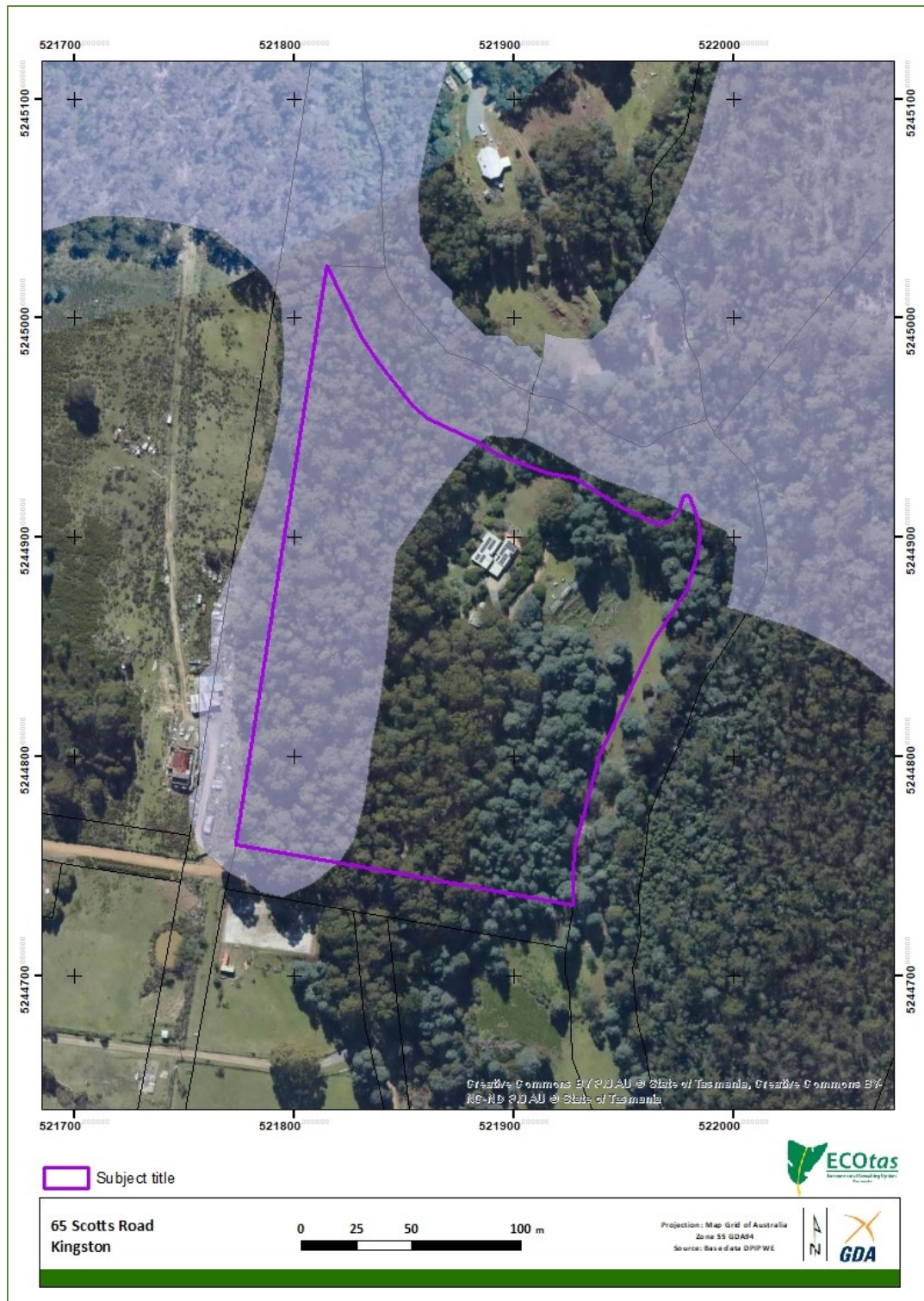


Figure 15. Mature Habitat Model (source: Forest Practices Authority) for subject title and surrounds – note that this extends possible mature habitat into the southwest of the title, which has been previously cleared (e.g. see Figures 10-12)

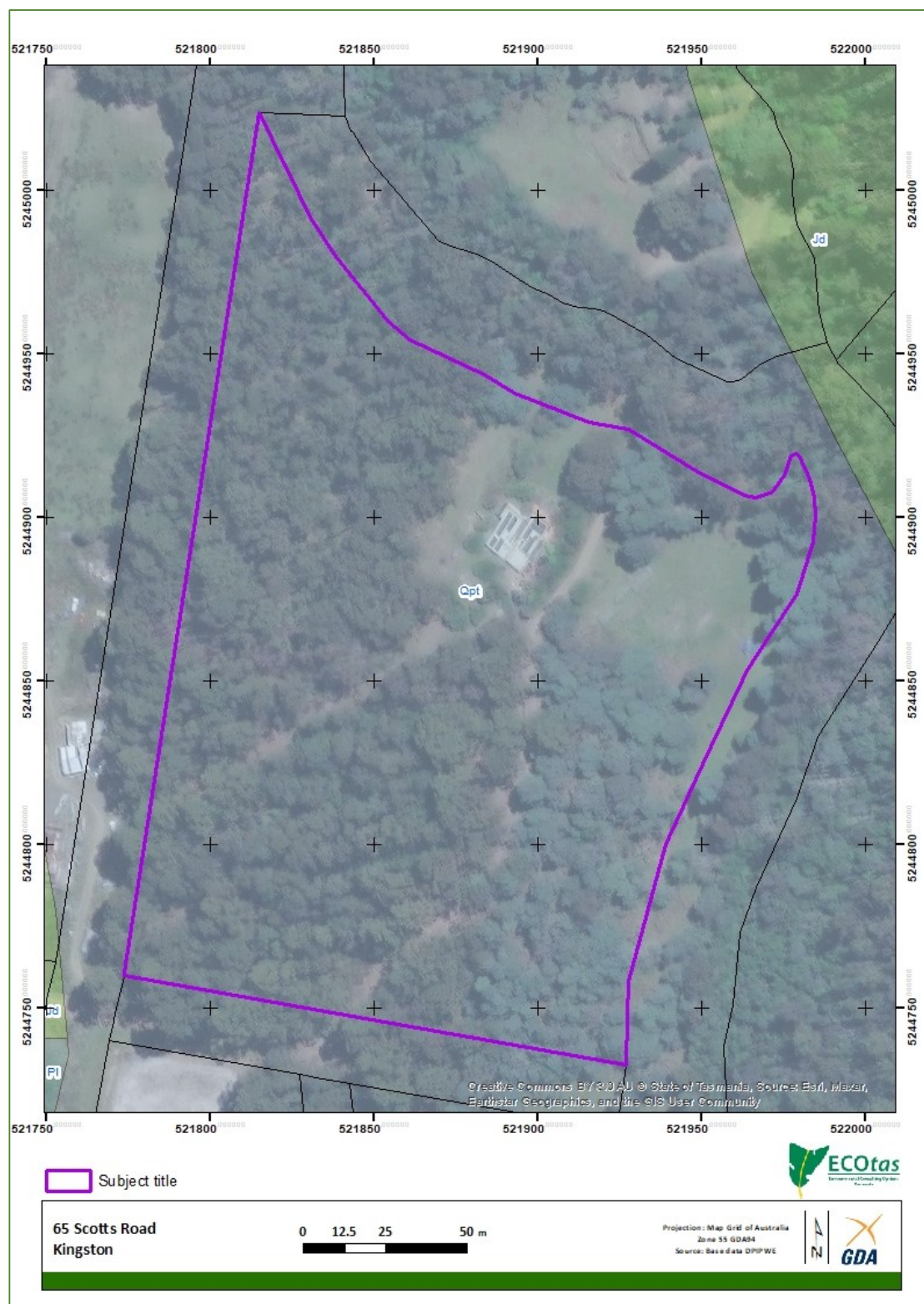


Figure 16a. Geology (1:250,000 scale) of study area and surrounds (refer to text for codes)

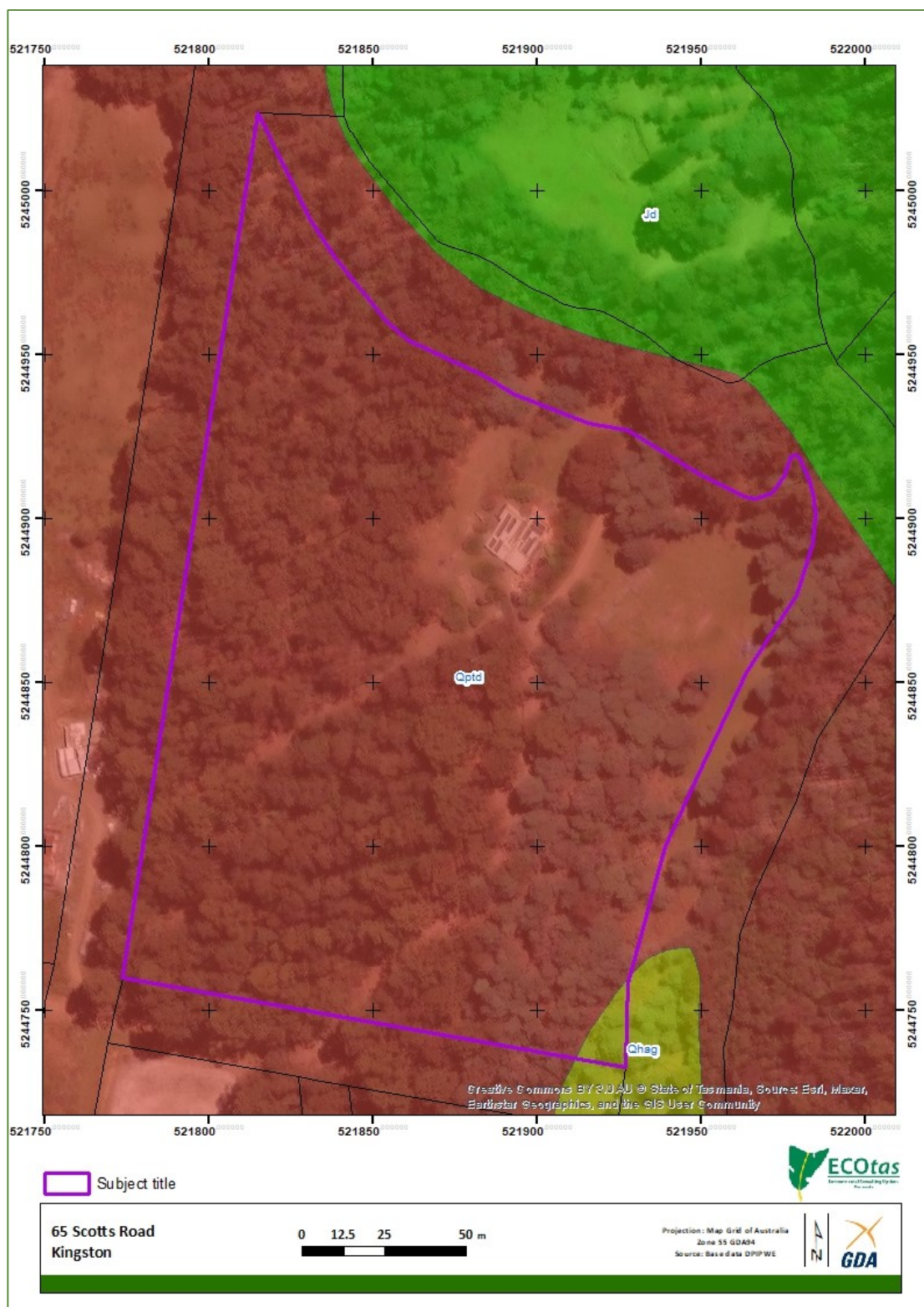


Figure 16b. Geology (1:25,000 scale) of study area and surrounds (refer to text for codes)

METHODS

Nomenclature

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

Vascular species nomenclature follows de Salas & Baker (2023) for scientific names and Wapstra et al. (2005+) for common names. Fauna species scientific and common names follow the listings in the cited *Natural Values Atlas* report (DNRET 2023a).

Vegetation classification follows TASVEG 4.0, as described in *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation* (Kitchener & Harris 2013+).

Preliminary investigation

Available sources of previous reports, threatened flora records, vegetation mapping and other potential environmental values were interrogated. These sources include:

- Tasmanian Department of Natural Resources and 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 Natural Resources and Environment Tasmania's *Natural Values Atlas* report ECOtas_65ScottsRoad for a polygon defining the study area (centred on 521868mE 5244852mN), buffered by 5 km, dated 15 Jul. 2023 (DNRET 2023a) – Appendix E;
- Forest Practices Authority's *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 521868mE 5244852mN (i.e. a point defining the centre of the NVA report), buffered by 5 km and 2 km for threatened fauna and flora records, respectively, hyperlinked species' profiles and predicted range boundary maps, dated 15 Jul. 2023 (FPA 2023) – Appendix F;
- Commonwealth *Protected Matters Report* for a polygon defining the study area, buffered by 5 km, dated 15 Jul. 2023 (CofA 2022) – Appendix G;
- TASVEG vegetation coverages (as available through GIS coverage and via LISTmap);
- GoogleEarth, LISTmap aerial orthoimagery & ESRI aerial imagery; and
- other sources listed in tables and text as indicated.

Field assessment

The natural values were assessed on 18 Jul. 2023 by Mark Wapstra.

Cadastral data uploaded to the iGIS application guided the in-field assessment (only some boundaries defined by fences). Hand-held GPS (Garmin GPSMAP 66sr) was used to waypoint any natural values features. Assessment was not limited in any significant manner with a relatively simple title configuration, access from an existing road, and relatively easily traversed forest vegetation.

Vegetation classification

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

Threatened flora

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

Threatened fauna

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

Weed and hygiene issues

The study area was assessed with respect to plant species classified as declared weeds under the Tasmanian *Weed Management Act 1999 (Biosecurity Act 2019)*, Weeds of National Significance (WoNS) or “environmental weeds” (author opinion and as included in *A Guide to Environmental and Agricultural Weeds of Southern Tasmania*, NRM South 2017).

The site 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.

There are three relevant versions of TASVEG that can be considered as part of this review. TASVEG Live is the most up-to-date version, available online via LISTmap. It is generally very similar to

TASVEG 4.0, especially at a local lot-level scale, but can include localised and/or project-based updates that can be informative. TASVEG 3.0, the immediately preceding version of the vegetation mapping layer, is in theory superseded by TASVEG 4.0. However, examination of this layer can be useful because it was the primary source of information that was included in the Regional Ecosystem Model that guided the priority vegetation area overlay of the *Tasmanian Planning Scheme* in several municipalities, including the proposed overlay in Kingborough (Figure 6). It was also the base layer used by some councils (e.g. Kingborough Council) to develop their own vegetation mapping layer, and can explain the source of requests for assessments.

In this case, all versions of TASVEG are identical with respect to the title and immediate surrounds, mapping the title as (Figure 17):

- *Eucalyptus obliqua* dry forest (TASVEG code: DOB)
DOB is mapped across the more obviously forested parts of the title, mainly west of Scotts Road but also along fringes of the northern and eastern boundaries (this mapping mainly an artefact of obliqua aerial imagery casting a canopy shadow across cleared land). The extensive mapping of DOB (i.e. dry forest) on sheltered east-facing slopes associated with riparian areas is challenging to understand.
- *Eucalyptus globulus* wet forest (TASVEG code: WGL)
A small area of WGL is mapped in the far northeastern corner of the title, the polygon extending off title to the north and east. This mapping is based on the "BLUE_GUM-DPIPWE-2009" project, using aerial imagery dated 18 Feb. 2008.
- agricultural land (TASVEG code: FAG)
The balance of the title is mapped as FAG, which captures the existing residential area, some of the cleared land but also much of the forested slope east of Scotts Road i.e. the extent of FAG is over-estimated.

While the intent of this report is not to be critical of the TASVEG mapping system (because I acknowledge its various caveats, vagaries and limitations from a practical perspective), there are significant implications for "blind faith" in it when applied to programs such as the Regional Ecosystem Model (REM) that largely informed the new "priority vegetation" overlay. I also acknowledge that the REM recognises the limits of TASVEG (which are very clearly stated in supporting documents to the REM). Irrespective of recognition of such limits, the simple scenario is that TASVEG 3.0 was used to create an almost meaningless "priority vegetation" overlay based on erroneous data.

The metadata file for TASVEG 4.0 (<https://www.thelist.tas.gov.au/app/content/data/geo-metadata-record?detailRecordUID=b5c7a079-14bc-4b3c-af73-db7585d34cdd>) states "TASVEG mapping is indicative only. Whilst extensive checks are applied to release versions of TASVEG, confirming the presence or otherwise of TASVEG communities requires field validation by a qualified practitioner" i.e. it correctly and formally acknowledges its own limitations and strongly implies that the use of the data needs confirmation. The "blind" use of the various TASVEG layers to create the "priority vegetation" overlay under the incoming *Tasmanian Planning Scheme* is a blatant example of how data can be inappropriately applied to result in a perverse outcome. The REM also acknowledges the need for field verification. The preceding discussion has confirmed my very clear attitude to this matter: TASVEG is at best a guideline but should always be field-verified prior to it being used to inform land use planning decisions with significant implications (whether for conservation or development). This is important to note because the Natural Assets Code of the *Tasmanian Planning Scheme* (C7.2) only "applies to development on land within...a priority vegetation area...". That is, if the priority vegetation area overlay is not present, the Code cannot apply. This has already led to potentially perverse outcomes when the REM has, for example, created the overlay over paddocks but missed threatened blue gum forest/swift parrot habitat or vice versa. If there were a mechanism (or even a provision in the *Scheme*) to address this by

reference to ground-truthed vegetation mapping, the “problems” with TASVEG and how it was used in the REM would become moot.

In this case, the “blind” acceptance of the DOB & FAG mapping, both of which are highly inaccurate (the site should never have been coded as wet forest based on aspect and slope and the area of forested slope is entirely missed), is concerning.

Unfortunately vegetation mapping maintained by Kingborough Council (Figure 18) is largely the same as the versions of TASVEG, only re-coding the polygon of WGL to DOB (again, the basis for this is not understood because this area is on sheltered slopes that would be logically coded as a wet forest mapping unit).

Vegetation types recorded as part of the present study

The vegetation types have been classified according to TASVEG mapping units, 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 (Figure 19). Refer to Appendix A for a more detailed description of the native vegetation mapping units identified from the title.

Conservation significance of identified vegetation types

Occurrences of WOB & NAD do not equate to threatened vegetation communities listed on Schedule 3A of the *Tasmanian Nature Conservation Act 2002*.

Occurrences of WOB & NAD do not equate to threatened ecological communities under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA).

As vegetation types, WOB & NAD are classified as low priority biodiversity values under Table E10.1 of the Biodiversity Code of the *Kingborough Interim Planning Scheme 2015*.

Noting that the whole of the title is currently subject to the Biodiversity Protection Area pursuant to the *Kingborough Interim Planning Scheme 2015* and that this is proposed to be translated to the Priority Vegetation Area overlay pursuant to the *Tasmanian Planning Scheme*, it is worthwhile examining the definition of “priority vegetation” under the *State Planning Provisions*, which is as follows:

C7.3 Definition of Terms

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

Priority vegetation 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) ...
- (c) ...
- (d) ...

As previously discussed, WOB & NAD are not classified as threatened under Schedule 3A of the *Nature Conservation Act 2002* so no part of the subject title can possibly “form an integral part of a threatened native vegetation community”. That is, the site cannot qualify as “priority vegetation” under C7.3.1(a). The rationale for the proposed extent of the Priority Vegetation Area overlay (Figure 6) is not reasonably based on the presence of threatened native vegetation.

Table 1. Vegetation mapping units present in study area

[conservation status: NCA – as per Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, using units described by Kitchener & Harris (2013+), relating to TASVEG mapping units (DNRET 2023b); 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
Wet eucalypt forest and woodland		
<i>Eucalyptus obliqua</i> forest with broad-leaf shrubs (WOB)	not threatened <i>not threatened</i>	Apart from the areas mapped as NAD, FAG, FUR & FPE, the balance of the title supports wet forest dominated by <i>Eucalyptus obliqua</i> (stringybark) with an even-aged canopy created largely as a consequence of the 1967 bushfire event (and clearing activities after that). The canopy includes some localised co-dominance with <i>Eucalyptus globulus</i> (blue gum) but this is nowhere dense enough over a large enough area to warrant separate classification as <i>Eucalyptus globulus</i> wet forest (TASVEG code: WGL). The understorey is typical of now quite long unburnt sheltered forest with a tall shrub layer. The fire and clearing history, however, have resulted in the virtual absence of coarse woody debris, trunked ferns or dense patches of ground ferns. Typical of wet forest, herbs and grasses are sparse to virtually absent except in minor canopy gaps or on edges of disturbance. The graminoid layer is variable, depending largely on drainage. Hollow-bearing trees are absent (forest is effectively less than 60 years old across most of its extent) and hollows are not likely to form for at least 50-80 years (or more). WOB is in good condition with no weeds or symptoms of disease noted.
Non-eucalypt forest and woodland		
<i>Acacia dealbata</i> forest (NAD)	not threatened <i>not threatened</i>	The previously cleared slopes east (downslope) of Scotts Road are now dominated by an even-aged canopy of <i>Acacia dealbata</i> (silver wattle) with only sparse shrubs and a variably dense ground layer of <i>Pteridium esculentum</i> (bracken). Vascular and non-vascular flora is very low, reflecting the previous clearing history. Coarse woody debris is absent, also reflecting this clearing history.
Modified land		
urban areas (FUR)	not threatened <i>not threatened</i>	The long-established residential house site and surrounds are now mapped as FUR rather than FAG, reflecting actual land use, this concept extending to the northern boundary.
permanent easements (FPE)	not threatened <i>not threatened</i>	The maintained track/clearing for the poles-and-wires to the house through the forest west of Scotts Road are excised as FPE.
agricultural land (FAG)	not threatened <i>not threatened</i>	The balance of cleared parts of the title, very clearly dominated by ubiquitous pasture grasses and herbs rather than native species, is mapped as FAG.

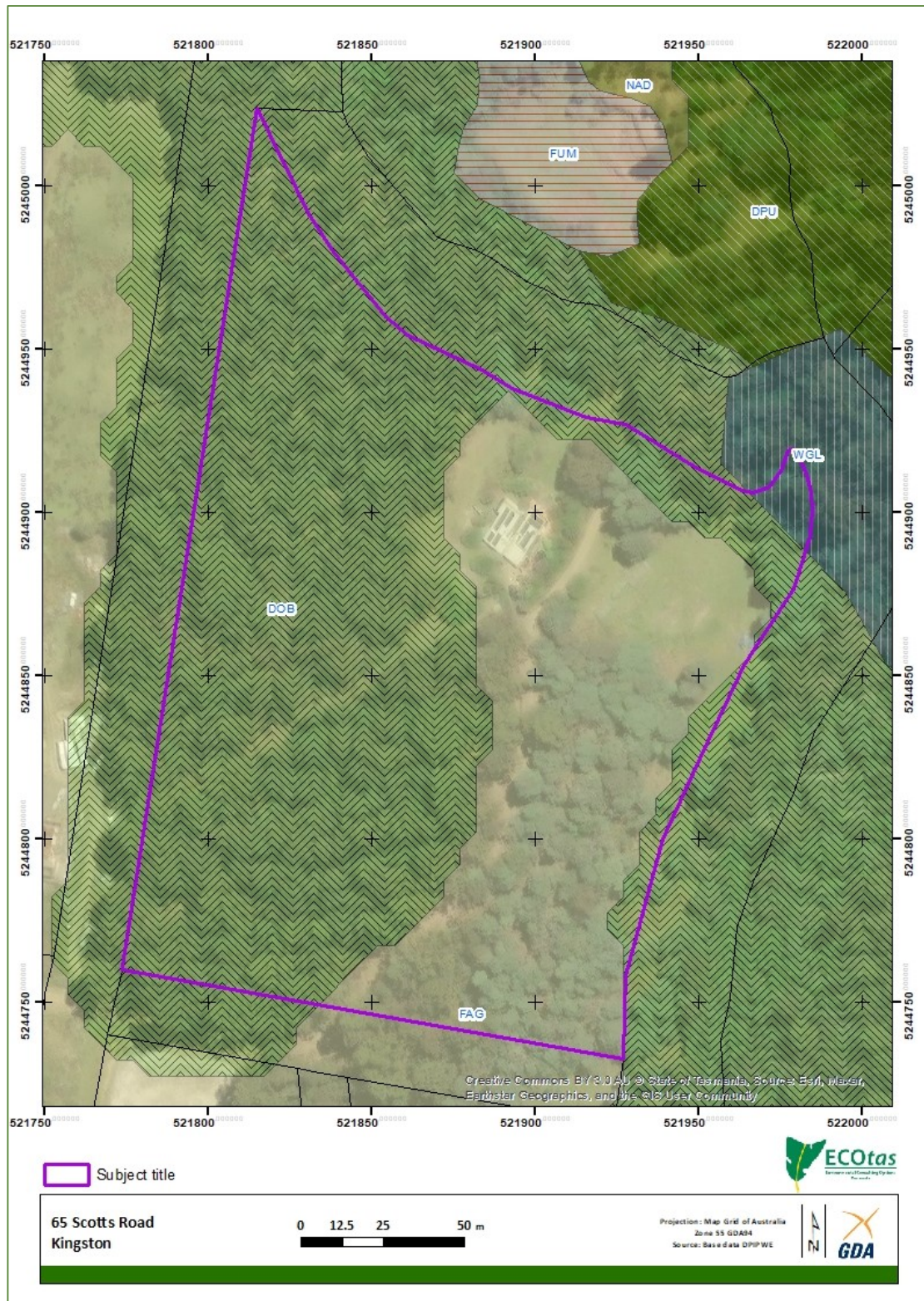


Figure 17. Study area and surrounds showing existing TASVEG vegetation mapping (see text for codes)

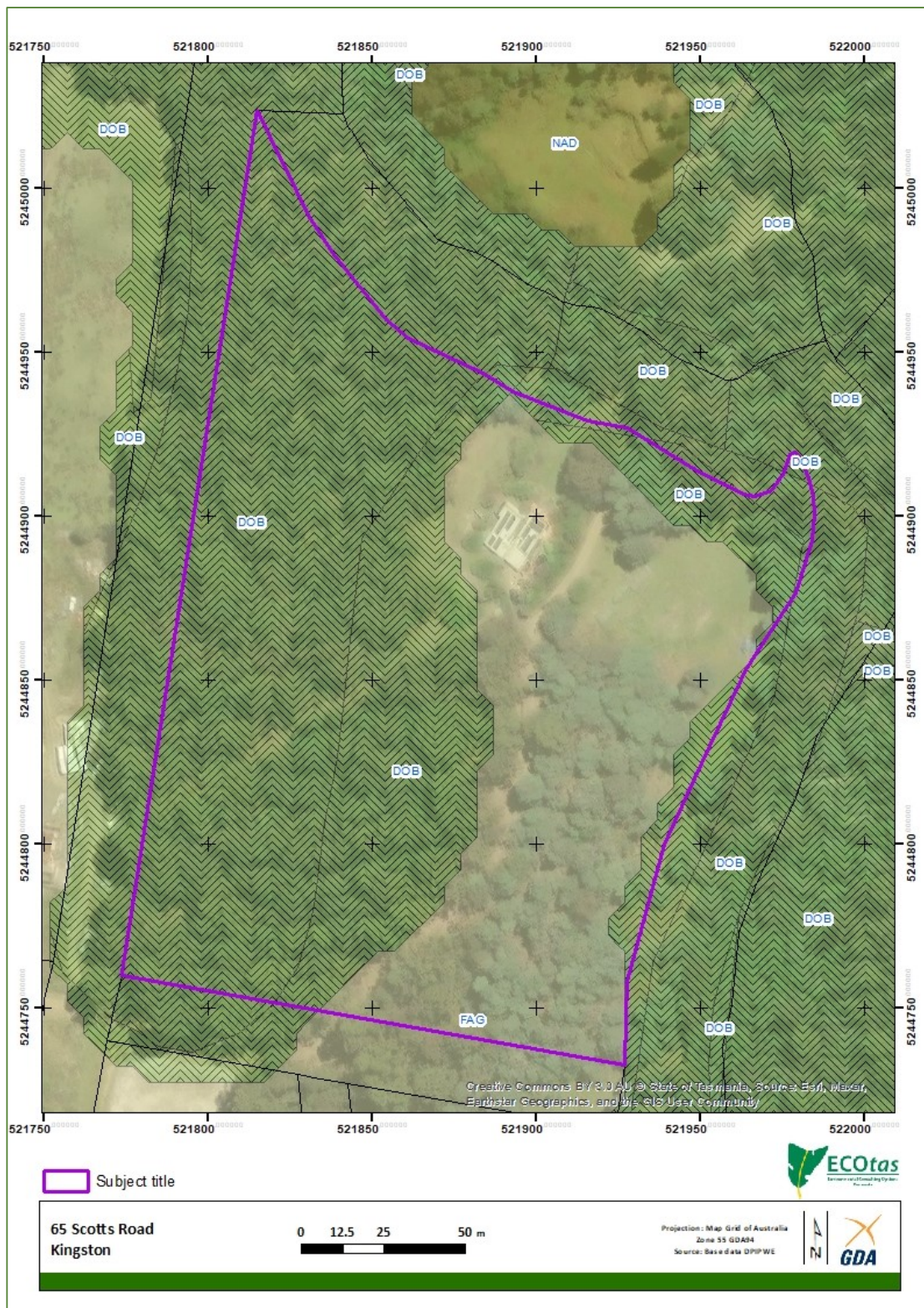


Figure 18 Study area and surrounds showing council-maintained vegetation mapping (see text for codes)



Figure 19. Revised vegetation mapping for study area (see text for codes)

FINDINGS continued...***Plant species***General information

A total of 47 vascular plant species were recorded from the study area (Appendix B), comprising 29 dicotyledons (including 2 endemic and 5 naturalised species), 13 monocotyledons (including 4 naturalised species) and 5 pteridophyte (all native). Note that most of the naturalised species were recorded from Scotts Road or the existing cleared areas. Otherwise, the low diversity is typical of the types of forest reported.

Additional surveys at different times of the year may detect additional short-lived herbs and grasses but a follow-up survey is not considered warranted because of the low likelihood of species with a high priority for conservation management being present.

Threatened flora

No flora 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 (Figure 20), or were detected as a consequence of the field survey, from the study area.

Figure 20 indicates threatened flora species near to the study area and Table C1 (Appendix C) provides a listing of threatened flora from within 5,000 m of the study area (nominal buffer width usually used to discuss the potential of a particular study area to support various species listed in databases), with comments on whether potential habitat is present for the species, and possible reasons why a species was not recorded.

Noting that the whole of the title is currently subject to the Biodiversity Protection Area pursuant to the *Kingborough Interim Planning Scheme 2015* and that this is proposed to be translated to the Priority Vegetation Area overlay pursuant to the *Tasmanian Planning Scheme*, it is worthwhile examining the definition of "priority vegetation" under the *State Planning Provisions*, which is as follows:

C7.3 Definition of Terms

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

Priority vegetation means native vegetation where any of the following apply:

- (a) ...
- (b) is a threatened flora species [sic];
- (c) ...
- (d) ...

The absence of populations of threatened flora means that the site is not "a threatened flora species" [sic]. That is, the site cannot qualify as "priority vegetation under C7.3.1(b). The rationale for the proposed extent of the Priority Vegetation Area overlay (Figure 6) is not reasonably based on the presence of threatened flora species.

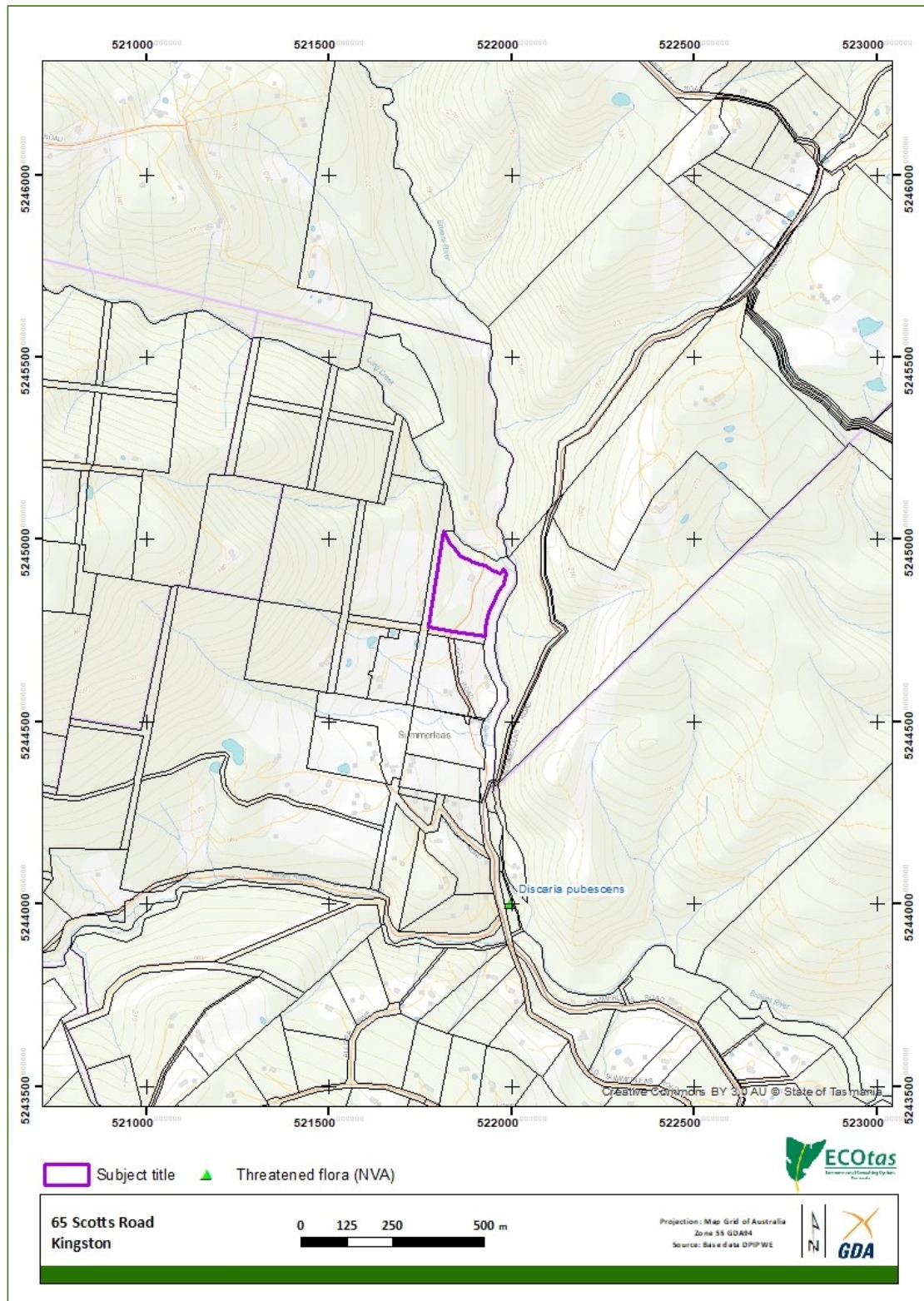


Figure 20. Distribution of threatened flora close to the study area (overview)

FINDINGS continued...**Threatened fauna**

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

Database information (Figure 21a & 21b) indicates records of threatened fauna from within the subject title, as follows:

- *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot)

Record notionally placed close to house site. Record from 29 Aug. 1973 by R. Hooper with a precision of $\pm 1,850$ m. Records from this observer represent the old TASPAS database records of the then Parks & Wildlife Service field staff (including Reuben Hooper), now practically impossible to place with any locational precision beyond a notional concept. This record should not require further consideration.

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

Record notionally placed northwest of house site. Record from 29 Jun. 1996 by Phil Bell with a precision of ± 100 m. Records from this observer from 1996 represent the "cra-rfa:fos" project and cannot be placed with any particular precision beyond a notional concept. In this case, it is known that all of the masked owl database records have been formally reviewed by P. Bell and any attributable to nest records correctly databased. There is a record from 1985 (decadal precision only) by N. Mooney of an apparent nest labelled as "Summerleas" that is positioned ca. 375 m west of the subject title (there is a sighting at the same site in 1996 by J. Tulip). The record notionally within the subject title should not require further consideration.

Figures 21a & 21b indicate threatened fauna species near to the study area and Table D1 (Appendix D) provides a listing of threatened fauna from within 5,000 m of the study area (nominal buffer width usually used to discuss the potential of a particular study area to support various species listed in databases), with comments on whether potential habitat is present for the species, and possible reasons why a species was not recorded.

Site assessment indicated that the subject title supports ubiquitous potential habitat for a suite of threatened fauna species. This includes potential habitat of species such as *Sarcophilus harrisii* (Tasmanian devil), *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll), *Dasyurus viverrinus* (eastern quoll) and *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot). However, these species occur in a range of habitats from untouched wilderness to suburban yards, meaning it is very hard to place a patch of regrowth-structured even-aged regrowth forest (naturally recovered post-fires and/or post-clearing) at a specific position on this continuum and conclude that it is therefore "important" or "significant" at any particular scale.

With respect to the Mount Mangana stag beetle (*Lissotes menalcas*), the area mapped as WOB can be technically assigned to potential habitat for the species. This species is widespread, albeit somewhat difficult to assess because finding the species requires some level of habitat destruction (ripping apart logs and/or removing top layers) such that this is not usually undertaken. The site has limited coarse woody debris (virtually absent). At present, the site simply cannot provide habitat for the species because of the lack of logs (obligate log-dweller). Over time (many decades), potential habitat may improve as logs are formed from fallen trees, although these will take many further decades to develop suitable rot and be colonised from surrounding areas. The species is managed in industrial forestry situations such as clearfell, burn and sow coupes of up to 100 ha at

any one time such that any small-scale clearing of marginal potential habitat within the subject title could hardly be regarded as "significant" or "important" at any reasonable scale.

While *Tyto novaehollandiae* (masked owl), *Accipiter novaehollandiae* (grey goshawk) and *Aquila audax* (wedge-tailed eagle) could all occur within the subject title, the vegetation structure is atypical nesting habitat (lack of large trees with large hollows – masked owl; lack of over-mature trees with good nesting forks in even-aged regrowth forest – wedge-tailed eagle; generally dense-structured forest canopy – grey goshawk). That is, the key elements are absent. This does not preclude the species using the site but certainly does not qualify it as "important" or "significant" at any particular scale.

The site does not support potential nesting or foraging habitat for *Pardalotus quadragintus* (forty-spotted pardalote) because both *Eucalyptus viminalis* (white gum) and hollow-bearing trees are absent.

The site does not support potential nesting habitat for *Lathamus discolor* (swift parrot) because hollow-bearing trees are absent: the forest structure is largely regrowth following fires many decades ago but all trees are probably many decades from forming proper nesting hollows. By reference to Tables 2 & 3 in FPA (2014), noting that this planning tool is intended for use in the commercial wood production sector and not at this lot-level scale per se, the eucalypt-dominated parts of the subject title marginally qualify as low potential nesting habitat density class because the site is wet forest and there are very occasional trees over 100 cm DBH present but these comprise far less than 8 trees per hectare (within the title, trees with this girth are effectively absent). The forest classification, structure and context are also highly atypical of known nesting sites for this species, which tend to be on ridgelines/upper slopes in mature forest with a high density of hollow-bearing trees, these themselves also often with a high density of hollow sizes and types. There are several reported nest sites for the swift parrot quite close to the subject title (Figure 21c) but these are all from the afore-described more typical nesting habitat – in this case on the more exposed ridgelines and slopes either side of Summerleas Road in mainly Eucalyptus pulchella forest and woodland. I do not regard any part of the subject title as reasonably supporting potential nesting habitat for the swift parrot.

The absence of both *Eucalyptus ovata* (black gum) precludes the presence of typical potential foraging habitat for *Lathamus discolor* (swift parrot). *Eucalyptus globulus* (blue gum) forms a part of the canopy structure within areas mapped as WOB, noting no areas with a density and/or extent high enough to warrant classification as WGL were recognised. That the swift parrot could forage opportunistically within the subject title is accepted. However, I do not regard the site as supporting "important" or "significant" habitat at any reasonable scale.

Table E10.1 of the current *Kingborough Interim Planning Scheme 2015* provides categories of high, moderate and low priority biodiversity values. The degree to which these apply to the site is open to interpretation, as described in the following section.

High priority biodiversity values include sites interpreted as:

Significant habitat for and/or areas known to contain threatened species listed under the *Threatened Species Protection Act 1995* or the *Environment Protection and Biodiversity Conservation Act 1999* that are:

- (a) recognised as endangered or vulnerable; or
- (b) largely confined in their total distribution to the municipal area; or
- (c) have most of their range within the municipal area.

"Significant habitat" is defined under the *Scheme* as:

"Native vegetation determined from published literature and/or agreed by the Threatened Species Section (DPIPWE) in consultation with species specialist, and/or endorsed by the Threatened Species Scientific Advisory Committee (TSSAC) as habitat within the range of a threatened or vulnerable flora or fauna species that: (i) is known to be of high priority for the maintenance of

breeding populations throughout the species' range; and/or (ii) if converted to non-native vegetation is considered to result in a long term negative impact on breeding populations of the species. It may include areas that do not currently support breeding populations of the species but that need to be maintained to ensure the long-term future of the species".

In relation to threatened fauna, the proposed development area provides ubiquitous potential habitat for species such as the Tasmanian devil, spotted-tailed quoll, eastern quoll, eastern barred bandicoot, wedge-tailed eagle, masked owl and grey goshawk but the preceding report has demonstrated that it is not reasonable to consider any part of the title as "significant" for these species (else we would also need to start to classify massive parts of the municipality as such because many of these species occupy undisturbed and disturbed habitats, such as pastures, plantations and various other anthropogenic habitats, equally, if not take advantage of such habitats preferentially). I would usually restrict application of the concept of "significant habitat" to those types of vegetation and/or site features very strongly associated with threatened fauna such as *Eucalyptus globulus*-dominated forest as potential foraging habitat for the swift parrot. In this case, I do not regard the proportion of *Eucalyptus globulus* within the canopy sufficiently high to classify the forest, except perhaps at a highly localised scale, as "significant", especially with respect to the sub-clauses of the definition viz. "(i) is known to be of high priority for the maintenance of breeding populations throughout the species' range; and/or (ii) if converted to non-native vegetation is considered to result in a long term negative impact on breeding populations of the species".

"Moderate priority biodiversity values" are defined as (taken from Table E10.1 with author commentary below each):

Significant habitat for and/or areas known to contain threatened species listed under the *Threatened Species Protection Act 1995* or the *Environment Protection and Biodiversity Conservation Act 1999* that are:

- (a) recognised as rare; and
- (b) are not specific to the municipal area.

Of the threatened fauna species identified as potentially present, only the spotted-tailed quoll is listed as "rare" but has a landscape-scale distribution and the site did not support particular habitat elements strongly associated with the species. No species recognised as specific to the municipal area have been identified.

Moderate priority biodiversity values include sites interpreted as:

Potential habitat for threatened species listed under the *Threatened Species Protection Act 1995* or the *Environment Protection and Biodiversity Conservation Act 1999*.

"Potential habitat" is defined under the *Scheme* as:

"All vegetation types within the potential range of a threatened flora or fauna species that are likely to support that species in the short and/or long term. It may not include habitats known to be occupied intermittently. Potential habitat is determined from published and unpublished scientific literature and/or via expert opinion, is agreed by the Threatened Species Section (DPIPWE) in consultation with species specialist, and/or endorsed by the Threatened Species Scientific Advisory Committee (TSSAC) under the *Threatened Species Protection Act 1995*".

See comments in preceding section under high priority biodiversity values in regard to threatened fauna species. Because this definition of "potential habitat" now includes the extremely nebulous concept of "...likely to support that species in the short and/or long term", it becomes almost impossible to discount any area of "native vegetation" (however modified), or even many patches of modified land such as pasture, regenerating cleared land, plantations, etc., within the municipality as not being "moderate priority biodiversity value", which is clearly not the intent. The definition does, however, include the concept of "may not include habitats known to be occupied intermittently", which means species such as the Tasmanian devil, spotted-tailed quoll, eastern quoll, eastern barred bandicoot, wedge-tailed eagle, masked owl, grey goshawk, forty-spotted pardalote and swift parrot that may "pass through" (but not permanently occupy) the site would not qualify the site as "moderate priority biodiversity value".

On the basis of the above review, the forested parts of the title probably do not reasonably qualify as high or moderate priority biodiversity value under Table E10.1 of the Biodiversity Code. It is recognised that this is open to interpretation and that the planning authority usually takes a more conservative approach. In this case, I do not have any particular objection to application of some form of overlay related to natural values but it should recognise the above caveats with respect to the degree to which the site properly matches descriptions of potential habitat for threatened species and the degree to which, and then manner in which, such species may utilise the forested (and non-forested) parts of the title. That is, I do not believe that the presence of potential habitat for the species described in this section should significantly constraint small-scale development.

Noting that the whole of the title is currently subject to the Biodiversity Protection Area pursuant to the *Kingborough Interim Planning Scheme 2015* and that this is proposed to be translated to the Priority Vegetation Area overlay pursuant to the *Tasmanian Planning Scheme*, it is worthwhile examining the definition of "priority vegetation" under the *State Planning Provisions*, which is as follows:

C7.3 Definition of Terms

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

Priority vegetation means native vegetation where any of the following apply:

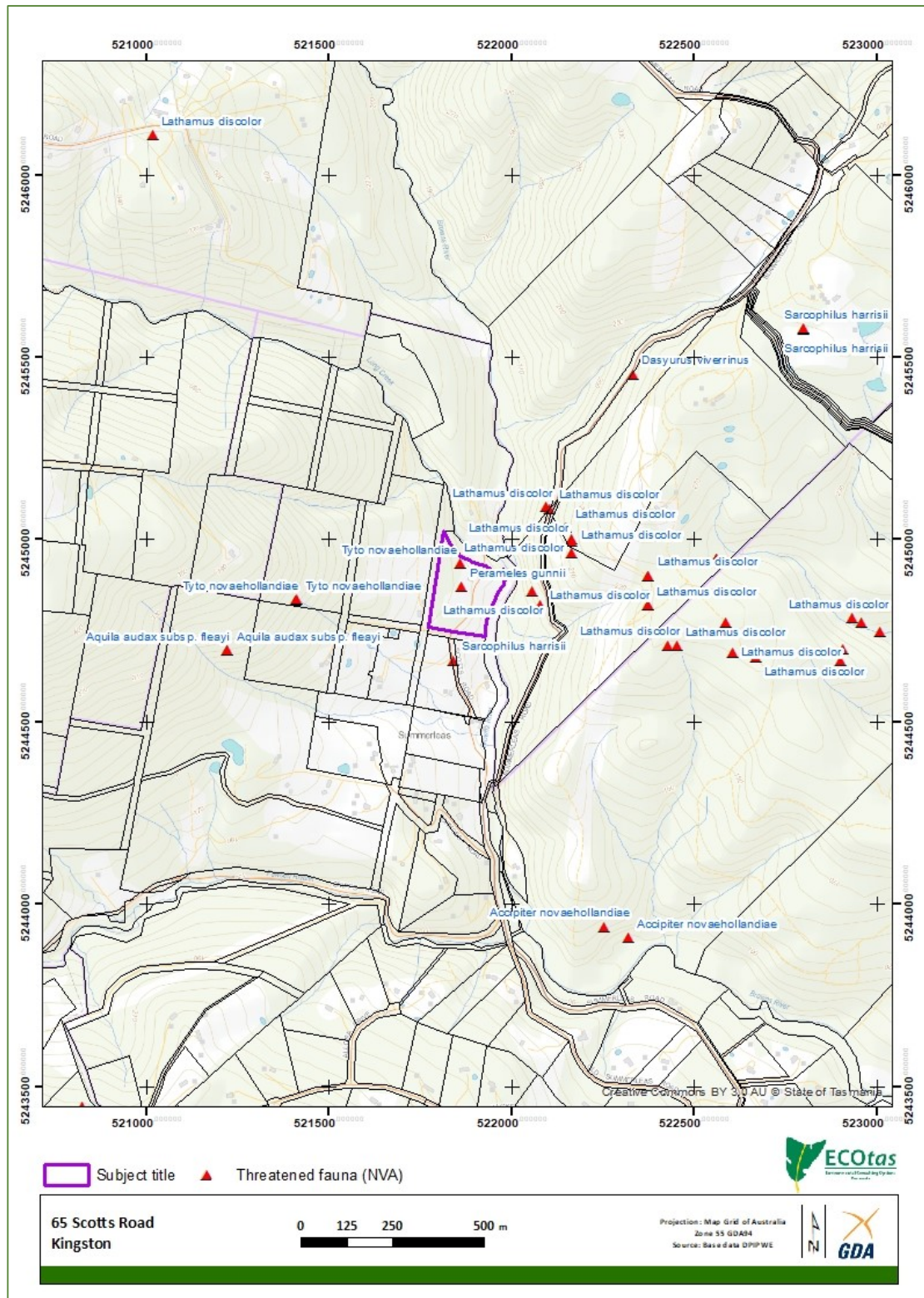
- (a) ...
- (b) ...
- (c) it forms a significant habitat for a threatened fauna species; or
- (d) ...

where "significant habitat" is defined 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 *Tasmanian Planning Provisions* do 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 2023a; FPA 2023). While the subject site is within the so-called "known or core range" of some listed fauna species, in no manner can any part of the site be assigned as being of "high priority for the maintenance of breeding populations throughout the species' range" at any reasonable scale (see Appendix D for a more detailed analysis of this) or be in any way construed as meeting the intent of a scenario in which "the conversion of it [i.e. "significant habitat"] to non-priority vegetation [could be] considered to result in a long-term negative impact on breeding populations of the threatened fauna species" (see also Appendix D for a more detailed analysis of this). While it is recognised that the descriptions of potential and significant habitat in FPA (2023) were developed for management of threatened fauna in the commercial wood production sector, they do provide some level of applicability to other land uses, at least in a general sense. Review of these descriptions (see Appendix D and this section of the report) indicates that no part of the study area reasonably meets the intent of "significant habitat" for any species. On that basis, a reasonable conclusion is that the site does not "...[form] a significant habitat for a threatened fauna species". That is, the site cannot qualify as "priority vegetation under C7.3.1(c). The rationale for the proposed extent of the Priority Vegetation Area overlay (Figure 6) is not reasonably based on the presence of significant habitat for a threatened fauna species.

**Figure 21a.** Distribution of threatened fauna close to the study area (overview)

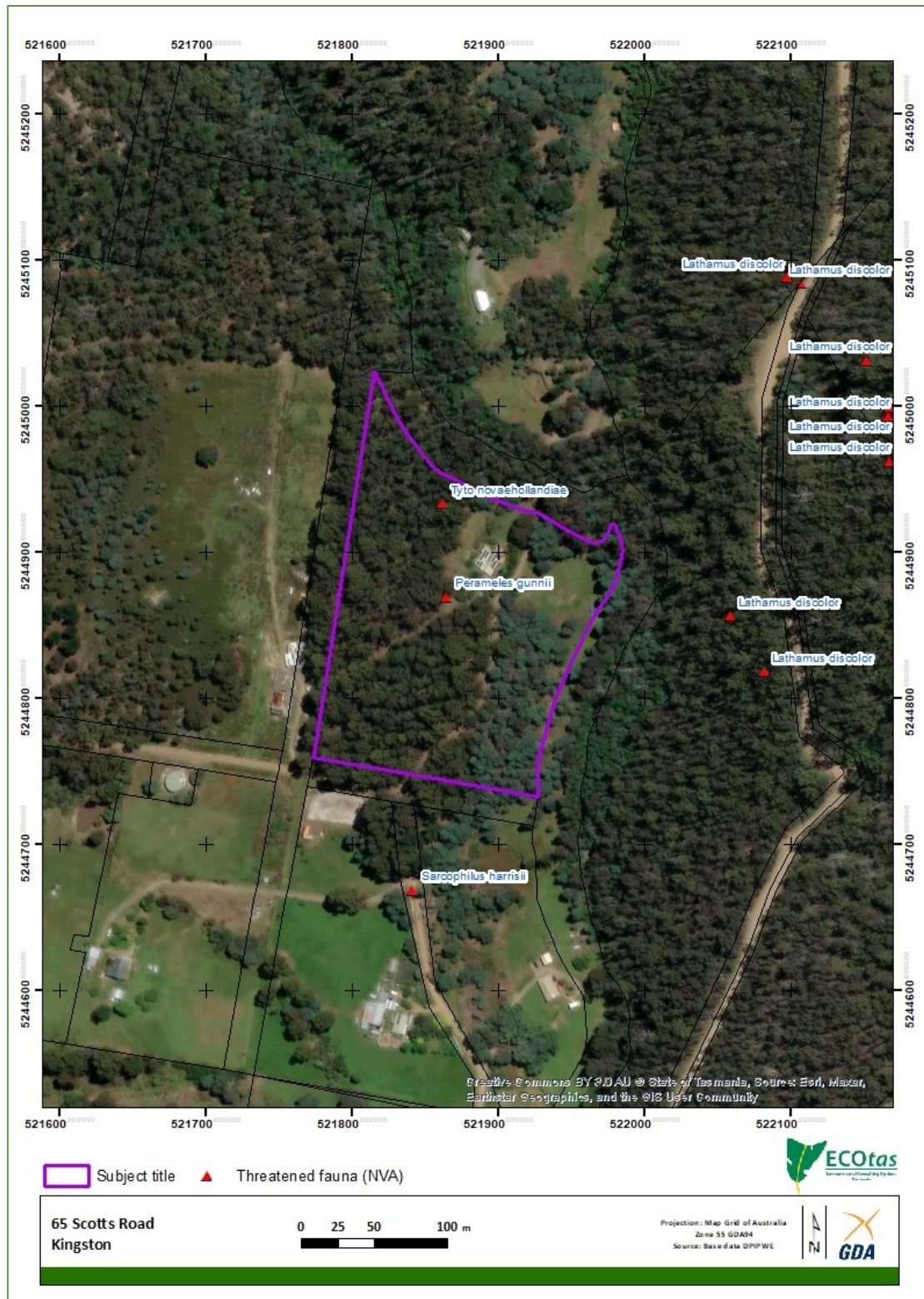


Figure 21b. Distribution of threatened fauna close to the study area (detail)

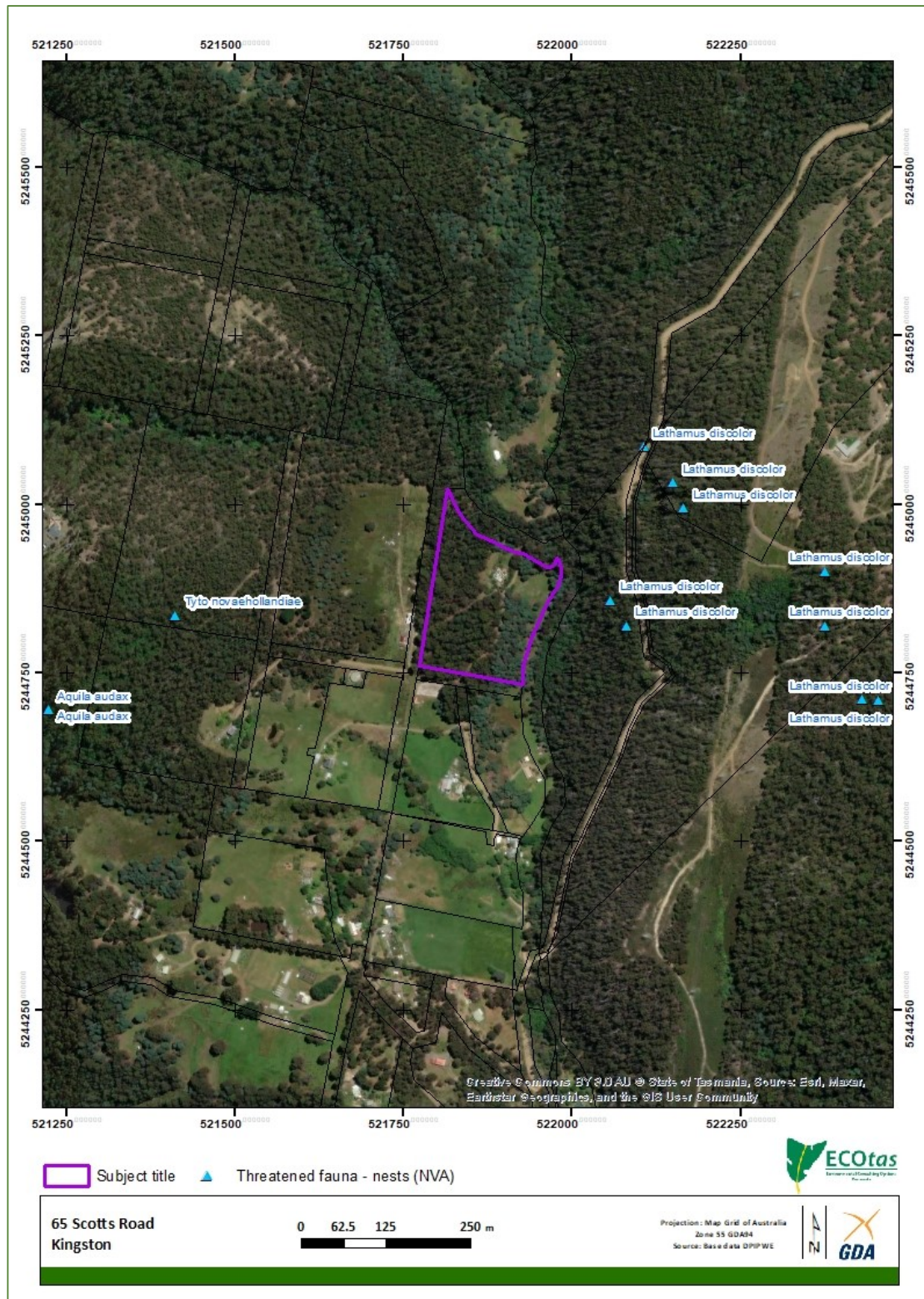


Figure 21c. Distribution of threatened fauna close to the study area (nest sites only)



Figure 21d. Eagle nesting habitat model for study area and surrounds – note that the mapping of potential habitat within the subject title is somewhat erroneous based on fire and clearing history, as is mapping in the title to the north, which is partly across open paddocks and fringing disturbed habitats

Other natural values

Weed species

One plant species classified as a declared weed within the meaning of the Tasmanian *Weed Management Act 1999 (Biosecurity Act 2019)* was detected from the study area, viz. *Erica lusitanica* (spanish heath), which was restricted to the northern end of the NAD vegetation, where it has already been extensively treated to the point of being mainly dead plants. One plant species considered as a potential environmental weed (author opinion) was detected from the study area, viz. *Digitalis purpurea* (foxglove), which is restricted to relatively small numbers in the open paddock areas (this species is widespread in the municipality).

Owner-occupation is the most likely practical means of achieving good long-term weed management outcomes through vigilance and control of any declared or environmental weeds.

Several planning manuals provide guidance on appropriate management actions, which can be referred to develop site-specific prescriptions for any proposed works in the study 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.

Rootrot pathogen, *Phytophthora cinnamomi*

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

The native vegetation types identified from the study area are not usually recognised as being susceptible to PC in most circumstances. Site assessment did not record any field symptoms (dead and/or dying susceptible plant species), such that special management should not be required in relation to PC for any development, especially given that any access will be from the well-formed Summerleas and Scotts roads.

Myrtle wilt

Myrtle wilt, caused by a wind-borne fungus (*Chalara australis*), occurs naturally in rainforest where myrtle beech (*Nothofagus cunninghamii*) is present. The fungus enters wounds in the tree, usually

caused by damage from wood-boring insects, wind damage and forest clearing. The incidence of myrtle wilt often increases forest clearing events such as windthrow and wildfire. The study area does not naturally support *Nothofagus cunninghamii*, such that special management is not required.

Myrtle rust

Myrtle rust is a disease limited to plants in the Myrtaceae family. This plant disease is a member of the guava rust complex caused by *Austropuccinia psidii*, a known significant pathogen of Myrtaceae plants outside Australia. Infestations are currently limited to NSW, Victoria, Queensland and Tasmania (DPIPWE 2015).

No evidence of myrtle rust was noted (several possible indicator species present). The longer-term management issue for the site is to ensure that any ornamental plantings source plants from a reputable nursery free from the pathogen (such businesses are already subject to strict biosecurity conditions).

Chytrid fungus and other freshwater pathogens

Native freshwater species and habitat are under threat from freshwater pests and pathogens including *Batrachochytrium dendrobatidis* (chytrid frog disease), *Mucor amphibiorum* (platypus mucor disease) and the freshwater algal pest *Didymosphenia geminata* (didymo) (Allan & Gartenstein 2010). Freshwater pests and pathogens are spread to new areas when contaminated water, mud, gravel, soil and plant material or infected animals are moved between sites. Contaminated materials and animals are commonly transported on boots, equipment, vehicles tyres and during road construction and maintenance activities. Once a pest pathogen is present in a water system it is usually impossible to eradicate. The manual *Keeping it Clean – A Tasmanian Field Hygiene Manual to Prevent the Spread of Freshwater Pests and Pathogens* (Allan & Gartenstein 2010) provides information on how to prevent the spread of freshwater pests and pathogens in Tasmanian waterways wetlands, swamps and boggy areas.

The subject title does not include potential habitat for amphibian species, except in a very general sense. Special management in relation to chytrid for any development should not be warranted.

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

CofA (2023) indicates that the following threatened ecological communities listed on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) are likely to occur within the area:

- Alpine Sphagnum Bogs and Associated Fens [Endangered];
- Subtropical and Temperate Coastal Saltmarsh [Endangered];
- Tasmanian Forests and Woodlands dominated by Black Gum or Brookers Gum (*Eucalyptus ovata* / *E. brookeriana*) [Critically Endangered]; and
- Tasmanian White Gum (*Eucalyptus viminalis*) Wet Forest [Critically Endangered].

Existing vegetation mapping (Figure 17) and revised vegetation mapping (Figure 19) indicates that no EPBCA-listed threatened ecological communities are present within or adjacent to the study area.

DISCUSSION

Summary of key findings

Threatened flora

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

Threatened fauna

- No fauna species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) were detected from the study area.
- Database information indicates records of *Perameles gunnii* subsp. *gunnii* and *Tyto novaehollandiae* subsp. *castanops* from within the study area – these are historical and of low precision and should not require further consideration.
- The study area supports potential habitat (to varying degrees) for the following species:
 - *Sarcophilus harrisii* (Tasmanian devil);
 - *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll);
 - *Dasyurus viverrinus* (eastern quoll);
 - *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot);
 - *Aquila audax* subsp. *fleayi* (Tasmanian wedge-tailed eagle);
 - *Tyto novaehollandiae* subsp. *castanops* (Tasmanian masked owl);
 - *Accipiter novaehollandiae* (grey goshawk); and
 - *Lissotes menalcas* (Mt Mangana stag beetle).
- The absence of “significant habitat for a threatened fauna species”, at any reasonable scale or interpretation of the concept, means that the site cannot be “priority vegetation” (in relation to this value) pursuant to C7.3.1(c) of the *Statewide Planning Provisions*.

Vegetation types

- The study area supports the following TASVEG mapping units:
 - *Eucalyptus obliqua* forest with broad-leaf shrubs (TASVEG code: WOB);
 - *Acacia dealbata* forest (TASVEG code: NAD);
 - agricultural land (TASVEG code: FAG);
 - permanent easements (TASVEG code: FPE); and
 - urban areas (TASVEG code: FUR).
- Occurrences of WOB & NAD do not equate to threatened vegetation communities listed on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.

- Occurrences of WOB & NAD do not equate to threatened ecological communities under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA).
- As vegetation types, WOB & NAD are classified as low priority biodiversity values under Table E10.1 of the Biodiversity Code of the *Kingborough Interim Planning Scheme 2015*.
- The absence of "native vegetation...[that]...forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*" means that the site cannot be "priority vegetation" (in relation to this value) pursuant to C7.3.1(a) of the *Statewide Planning Provisions*.

Weeds

- One plant species classified as a declared weed within the meaning of the Tasmanian *Weed Management Act 1999* was detected from the study area, viz. *Erica lusitanica* (spanish heath).
- One plant species considered as a potential environmental weed (author opinion) was detected from the study area, viz. *Digitalis purpurea* (foxglove).

Plant disease

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

Animal disease (chytrid)

- The study area does not support habitat types strongly associated with amphibian species.

Commentary on zoning and overlays

The subject title is currently zoned as Environmental Living pursuant to the *Kingborough Interim Planning Scheme 2015* but it scheduled to be re-zoned as Landscape Conservation under the *Tasmanian Planning Scheme – Kingborough*.

Under *Guideline No. 1 Local Provisions Schedule (LP): Zone and Code Application*, the zone application guidelines for the Landscape Conservation zone are stated as (with my commentary below each):

LCZ 1 The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.

RESPONSE: The subject title, or perhaps part of it, could meet this application guideline but, in my opinion, only in general terms, noting that it states that it "...should be applied to land with landscape values..." (i.e. not natural values, which are logically considered through the application of the Natural Assets Code), with "natural values" such as "...large areas of native vegetation..." given as part of a list of examples of "landscape values" only. No specific natural values have been identified that would not disqualify, in my opinion, the whole of the title being developed as some form of primary production including conversion of native forest to plantation and/or cropping use (or some form of lower intensity primary production). I am not aware that the subject title is subject to any particular "scenic" value overlays under the current *Scheme*.

LCZ 2 The Landscape Conservation Zone may be applied to:

- (a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;
- (b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or
- (c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.

RESPONSE: Site assessment has clearly indicated that LCZ 2 (a) has no application because the site does not support "threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation". To my interpretation of the Natural Assets Code, I cannot anticipate "significant constraints on development" (see also interpretation of Priority vegetation Area overlay). I cannot specifically address the Scenic Protection Code aspect of LCZ 2 (b) but I cannot see how any part of the subject title is realistically seen from any practical vantage point (but even if it were, how this would significantly constrain some small-scale development). LCZ 2 (c) may have application in that the land is "within an interim planning scheme Environmental Living Zone"; however, I am not aware that "the primary intention is [was] for the protection and conservation of landscape values", except in a very general sense by the very "broad-brush" approach in which the Biodiversity Protection Area overlay was applied within the municipality (to include extensive areas of native vegetation but also primary production and even residential/commercial land).

LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.

RESPONSE: This may have application but would be logically applied to a "group of titles" and not to this single title. It is noted that most of the adjacent titles currently zoned as Environmental Living have been proposed for Rural Living Zone B, several of which, especially the immediately adjacent 53 Scots Road has clearly very similar natural values and context as the subject title.

LCZ 4 The Landscape Conservation Zone should not be applied to:

- (a) land where the priority is for residential use and development (see Rural Living Zone); or
- (b) State-reserved land (see Environmental Management Zone).

RESPONSE: I cannot see how (b) is relevant to the subject title but whether (a) is relevant may warrant further consideration, given the size and configuration of the title.

Under *Guideline No. 1 Local Provisions Schedule (LP): Zone and Code Application*, the zone application guidelines for the Rural zone are stated as:

- RZ 1 The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.
- RZ 2 The Rural Zone should only be applied after considering whether the land is suitable for the Agriculture Zone in accordance with the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST.
- RZ 3 The Rural Zone may be applied to land identified in the 'Land Potentially Suitable for Agriculture Zone' layer, if:
 - (a) it can be demonstrated that the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;
 - (b) it can be demonstrated that there are significant constraints to agricultural use occurring on the land;

- (c) the land is identified for the protection of a strategically important naturally occurring resource which is more appropriately located in the Rural Zone and is supported by strategic analysis;
- (d) the land is identified for a strategically important use or development that is more appropriately located in the Rural Zone and is supported by strategic analysis; or
- (e) it can be demonstrated, by strategic analysis, that the Rural Zone is otherwise more appropriate for the land.

RESPONSE: From my perspective, the key statement is RZ 1, which refers to "...and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values...". The assessment has not identified any such "specific values" warranting protection.

Under *Guideline No. 1 Local Provisions Schedule (LP): Zone and Code Application*, the zone application guidelines for the Rural Living zone are stated as:

RLZ 1 The Rural Living Zone should be applied to:

- (a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or
- (b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme,

unless RLZ 4 below applies

RESPONSE: In my opinion, RLZ 1 (a) has application because this is a "larger lot" and there is an "existing" use that is a "mix between residential and lower order rural activities (e.g. hobby farming)" and there is no reason that this mix cannot continue to be pursued (i.e. "intended use").

RLZ 2 The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:

- (a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or
- (b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.

RESPONSE: In my opinion, RLZ 2 (b) has application because the land is "within the Environmental Living Zone in an interim planning scheme" and there is a "primary strategic intention...for residential use and development within a rural setting" (as demonstrated by existing use).

RLZ 3 The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on:

- (a) a reflection of the existing pattern and density of development within the rural living area; or
- (b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

RESPONSE: In my opinion, there appears to be no reasonable rationale for not applying Rural Living Zone B to the subject title, consistent with the approach for adjacent titles under RLZ 3 (a).

RLZ 4 The Rural Living Zone should not be applied to land that:

- (a) is suitable and targeted for future greenfield urban development;

- (b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or
- (c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.

RESPONSE: I am not aware that the land is "suitable and targeted for future greenfield urban development" such that RLZ 4 (a) would not be applicable. Site assessment has clearly indicated that RLZ 4 (b) has no application because the site does not support "threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation". To my interpretation of the Natural Assets Code, I cannot anticipate "significant constraints on development" (see also interpretation of Priority Vegetation Area overlay). I am not aware that any part of RLZ 4 (c) is applicable.

The subject title is currently wholly subject to the Biodiversity Protection Area overlay pursuant to the *Kingborough Interim Planning Scheme 2015*.

Under *Guideline No. 1 Local Provisions Schedule (LP): Zone and Code Application*, the code application guidelines for the Natural Assets Code describe the "priority vegetation area overlay" as follows:

The priority vegetation area overlay is intended for native vegetation that:

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

The preceding report has very clearly demonstrated that none of these four criteria are applicable to the subject title.

The code application guidelines then provide the following specific information (with my commentary below each).

NAC 7 The priority vegetation area overlay must include threatened native vegetation communities as identified in TASVEG Version 3 mapping, as published on the Department of Primary Industries, Parks, Water and the Environment's (DPIPWE) website and available on the LIST.

RESPONSE: No versions of TASVEG show any part of the title as supporting "threatened native vegetation communities", which was confirmed by site assessment. On this basis, no part of the subject title should be subject to the Priority Vegetation Area overlay on these grounds.

NAC 8 For the purposes of applying the priority vegetation area overlay to land containing threatened flora species, any areas mapped within the overlay should be derived from or based on the threatened flora data from the Natural Values Atlas as published DPIPWE's website and available on the LIST.

RESPONSE: This cannot be applicable because the subject title does not support threatened flora as indicated by data held in the *Natural Values Atlas* (and confirmed by site assessment).

NAC 9 In applying the priority vegetation area overlay for threatened flora species, the overlay map may include an area around recorded occurrences of threatened flora species to

identify areas of potential occurrence based on field verification, analysis or mapping undertaken by, or on behalf of, the planning authority.

RESPONSE: This cannot be applicable because the subject title does not support threatened flora as indicated by data held in the *Natural Values Atlas* such that it is impossible to apply an area of potential occurrence around any such sites.

NAC 10 For the purposes of applying the priority vegetation area overlay to land containing significant habitat for threatened fauna species, any areas identified as significant habitat should be based on the threatened fauna data from the Natural Values Atlas, as published on DPIPWE's website.

RESPONSE: This cannot be applicable because the subject title does not support significant habitat for threatened fauna (confirmed by site assessment). In suggesting that this can be based on "any areas identified as significant habitat should be based on the threatened fauna data from the Natural Values Atlas, as published on DPIPWE's website", this implies that application of this criterion is based on point locations of threatened fauna i.e. features such as nests and dens (and not simply sightings) or descriptions of potential habitat.

NAC 11 The priority vegetation area overlay may be based on field verification, analysis or mapping undertaken by, or on behalf of, the planning authority to:

- (a) address any anomalies or inaccuracies in the mapping and data in clauses NAC 7, NAC 8 and NAC 10 above; or
- (b) provide more recent or detailed local assessment of the mapping and data in clauses NAC 7, NAC 8 and NAC 10 above.

RESPONSE: This guideline refers to "field verification, analysis or mapping undertaken by, or on behalf of, the planning authority" but in this case, such verification has been undertaken by the landowner utilising an independent consultant, which has confirmed that criteria described in NAC 7, 8 & 10 are not applicable.

NAC 12 The priority vegetation area overlay may include areas of native vegetation which have been identified as being of local importance based on field verification, analysis or mapping undertaken by, or on behalf of, the planning authority. Identification of these areas may be assisted by datasets or spatial products identified by DPIPWE.

RESPONSE: This guideline refers to "field verification, analysis or mapping undertaken by, or on behalf of, the planning authority" but in this case, such verification has been undertaken by the landowner utilising an independent consultant, which has confirmed that the site does not support native vegetation with some level of local importance.

I am satisfied that the subject title is most appropriately zoned as Rural or Rural Living and not be subject to the Priority Vegetation Area overlay pursuant to the *State Planning Provisions*, as it does not support:

- native vegetation communities listed as threatened on the Tasmanian *Nature Conservation Act 2002* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*;
- populations (or significant potential habitat) of flora species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* and/or the Tasmanian *Threatened Species Protection Act 1995*;
- populations (or significant potential habitat) of fauna species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* and/or the Tasmanian *Threatened Species Protection Act 1995*; or
- natural values otherwise identified in some manner as of local importance.

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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 study area.

<i>Eucalyptus obliqua</i> forest with broad-leaf shrubs (TASVEG code: WOB)		
Apart from the areas mapped as NAD, FAG, FUR & FPE, the balance of the title supports wet forest dominated by <i>Eucalyptus obliqua</i> (stringybark) with an even-aged canopy created largely as a consequence of the 1967 bushfire event (and clearing activities after that). The canopy includes some localised co-dominance with <i>Eucalyptus globulus</i> (blue gum) but this is nowhere dense enough over a large enough area to warrant separate classification as <i>Eucalyptus globulus</i> wet forest (TASVEG code: WGL). The understorey is typical of now quite long unburnt sheltered forest with a tall shrub layer. The fire and clearing history, however, have resulted in the virtual absence of coarse woody debris, trunked ferns or dense patches of ground ferns. Typical of wet forest, herbs and grasses are sparse to virtually absent except in minor canopy gaps or on edges of disturbance. The graminoid layer is variable, depending largely on drainage. Hollow-bearing trees are absent (forest is effectively less than 60 years old across most of its extent) and hollows are not likely to form for at least 50-80 years (or more). WOB is in good condition with no weeds or symptoms of disease noted.		
		
LHS. Typical regrowth-structured WOB north of powerline clearing RHS. Structure of WOB on either side of powerline clearing		
Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse; + = present only)
Trees	40-50 m 5-10%	<u><i>Eucalyptus obliqua</i></u> , <i>Eucalyptus globulus</i>
Trees	25-35 m 40%	<u><i>Eucalyptus obliqua</i></u> , <i>Eucalyptus globulus</i> , (<i>Acacia dealbata</i>)
Tall shrubs	3-10 m 40%	<u><i>Acacia leprosa</i></u> , <i>Olearia argophylla</i> , (<i>Acacia verticillata</i>), (<i>Pittosporum bicolor</i>), (<i>Exocarpos cupressiformis</i>), (<i>Acacia melanoxylon</i>)
Low shrubs	<3 m variable	<u><i>Coprosma quadrifida</i></u> , (<i>Pultenaea daphnoides</i>), <i>Leptospermum scoparium</i> , <i>Melaleuca pallida</i> , (<i>Cassinia aculeata</i>), <i>Beyeria viscosa</i>
Graminoids	20%	<u><i>Lepidosperma elatius</i></u> , <i>Gahnia grandis</i> , (<i>Juncus planifolius</i>), (<i>Juncus pallidus</i>)
Grasses	+	<i>Microlaena stipoides</i>
Ground ferns	variable	<i>Pteridium esculentum</i> , (<i>Hypolepis rugosula</i>), (<i>Histiopteris incisa</i>), (<i>Blechnum nudum</i>)
Herbs	+	<i>Hydrocotyle hirta</i> , <i>Pterostylis pedunculata</i> , <i>Senecio minimus</i>

***Acacia dealbata* forest (TASVEG code: NAD)**

The previously cleared slopes east (downslope) of Scotts Road are now dominated by an even-aged canopy of *Acacia dealbata* (silver wattle) with only sparse shrubs and a variably dense ground layer of *Pteridium esculentum* (bracken). Vascular and non-vascular flora is very low, reflecting the previous clearing history. Coarse woody debris is absent, also reflecting this clearing history.



Structure and composition of NAD on slope below Scotts Road

Stratum	Height (m) Cover (%)	Species (underline = dominant, parentheses = sparse; + = present only)
Trees	20 m 40%	<i>Acacia dealbata</i>
Tall shrubs	3-7 m local	<i>Acacia leprosa</i> , (<i>Pittosporum bicolor</i>), (<i>Pomaderris apetala</i>), (<i>Bedfordia salicina</i>)
Low shrubs	<2 m 5%	<u><i>Coprosma quadrifida</i></u> , (<i>Lomatia tinctoria</i>)
Graminoids	+	<u><i>Lepidosperma elatius</i></u> , (<i>Lomandra longifolia</i>)
Grasses	+	<i>Microlaena stipoides</i>
Ground ferns	5-20%	<i>Pteridium esculentum</i> , (<i>Polystichum proliferum</i>)
Herbs	+	<i>Hydrocotyle hirta</i> , <i>Pterostylis pedunculata</i> , <i>Senecio minimus</i>

APPENDIX B. Vascular plant species recorded from study area

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

i = naturalised

e = endemic to Tasmania

DW = declared species pursuant to Tasmanian *Weed Management Act 1999*

EW = environmental weed (author opinion)

Table B1. Summary of vascular species recorded from study area

STATUS	ORDER			
	DICOTYLEDONAE	MONOCOTYLEDONAE	GYMNOSPERMAE	PTERIDOPHYTA
	22	9	-	5
e	2	-	-	-
i	5	4	-	
Sum	29	13	0	5
TOTAL	47			

DICOTYLEDONAE**APIACEAE**

Hydrocotyle hirta

hairy pennywort

ASTERACEAE

e *Bedfordia salicina*

tasmanian blanketleaf

Cassinia aculeata subsp. *aculeata*

common dollybush

i *Cirsium vulgare*

spear thistle

Euchiton japonicus

common cottonleaf

Olearia argophylla

musk daisybush

Senecio minimus

shrubby fireweed

ERICACEAE

i *Erica lusitanica*

spanish heath

DW

EUPHORBIACEAE

Beyeria viscosa

pinkwood

FABACEAE

Acacia dealbata subsp. *dealbata*

silver wattle

Acacia leprosa var. *graveolens*

varnish wattle

Acacia melanoxylon

blackwood

Acacia verticillata subsp. *verticillata*

prickly moses

Pultenaea daphnoides

heartleaf bushpea

GENTIANACEAE

i *Centaurium erythraea*

common centaury

MYRTACEAE

Eucalyptus globulus

tasmanian blue gum

Eucalyptus obliqua

stringybark

Eucalyptus viminalis subsp. *viminalis*

white gum

Leptospermum scoparium

common teatree

Melaleuca pallida

yellow bottlebrush

PITTOSPORACEAE

Bursaria spinosa subsp. *spinosa*

prickly box

Pittosporum bicolor

cheesewood

PLANTAGINACEAE

i *Callitriche stagnalis*

mud waterstarwort

PROTEACEAE

e *Lomatia tinctoria*

guitarplant

RHAMNACEAE	
<i>Pomaderris apetala</i> subsp. <i>apetala</i>	common dogwood
ROSACEAE	
<i>Acaena novae-zelandiae</i>	common buzzy
RUBIACEAE	
<i>Coprosma quadrifida</i>	native currant
SANTALACEAE	
<i>Exocarpos cupressiformis</i>	common native-cherry
SCROPHULARIACEAE	
i <i>Digitalis purpurea</i>	foxglove EW
MONOCOTYLEDONAE	
ASPARAGACEAE	
<i>Lomandra longifolia</i>	sagg
CYPERACEAE	
<i>Gahnia grandis</i>	cutting grass
<i>Lepidosperma elatius</i>	tall swordsedg
JUNCACEAE	
<i>Juncus pallidus</i>	pale rush
<i>Juncus pauciflorus</i>	looseflower rush
<i>Juncus planifolius</i>	broadleaf rush
<i>Juncus procerus</i>	tall rush
ORCHIDACEAE	
<i>Pterostylis pedunculata</i>	maroonhood
POACEAE	
i <i>Agrostis capillaris</i>	browntop bent
i <i>Anthoxanthum odoratum</i>	sweet vernalgrass
i <i>Dactylis glomerata</i>	cocksfoot
i <i>Holcus lanatus</i>	yorkshire fog
<i>Microlaena stipoides</i> var. <i>stipoides</i>	weeping grass
PTERIDOPHYTA	
BLECHNACEAE	
<i>Blechnum nudum</i>	fishbone waterfern
DENNSTAEDTIACEAE	
<i>Histiopteris incisa</i>	batswing fern
<i>Hypolepis rugosula</i>	ruddy groundfern
<i>Pteridium esculentum</i> subsp. <i>esculentum</i>	bracken
DRYOPTERIDACEAE	
<i>Polystichum proliferum</i>	mother shieldfern

APPENDIX C. Analysis of database records of threatened flora

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

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

Species listed below are listed as rare (r), vulnerable (v), endangered (e), or extinct (x) on the Tasmanian *Threatened Species Protection Act 1995* (TSPA); vulnerable (VU), endangered (EN), critically endangered (CR) or extinct (EX) on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA). Information below is sourced from DNRET's *Natural Values Atlas* (DNRET 2023a) and other sources where indicated. Habitat descriptions are taken from FPA (2016), FPA (2017) and TSS (2003+), except where otherwise indicated. Species marked with # are listed in CofA (2023).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<i>Allocasuarina duncanii</i> conical sheoak	r -	<i>Allocasuarina duncanii</i> is strongly associated with dolerite rock plates or shallow soils over dolerite, where it occurs in monotypic stands or in association with <i>Eucalyptus delegatensis</i> or <i>E. coccifera</i> . Two small sites are on quarzitic sandstone. The species is found from 230-1,000 m elevation with most sites above 500 m.	Potential habitat very marginally present. Species not detected (no seasonal constraint on detection and/or identification).
<i>Asperula scoparia</i> subsp. <i>scoparia</i> prickly woodruff	r -	<i>Asperula scoparia</i> subsp. <i>scoparia</i> is widespread in Tasmania, and is mainly found in native grasslands and grassy forests, often on fertile substrates such as dolerite-derived soils. Forested sites are usually dominated by <i>Eucalyptus globulus</i> and <i>E. viminalis</i> (lower elevations) and <i>E. delegatensis</i> (higher elevations).	Potential habitat absent.
<i>Australina pusilla</i> subsp. <i>muelleri</i> large shade nettle	r -	<i>Australina pusilla</i> subsp. <i>muelleri</i> is known from the southern flanks of Mount Wellington in deeply-shaded gullies within wet eucalypt forest, and from King Island where it grows in association with <i>Australina pusilla</i> subsp. <i>pusilla</i> along stream flats in blackwood swamp forest.	Potential habitat absent from title (adjacent riparian zones of Long Creek and Browns River did not support the species).
<i>Brachyscome radicata</i> spreading daisy	r -	The habitat and distribution of <i>Brachyscome radicata</i> is poorly understood. It has been recorded from the foothills of Mt Wellington and from montane grassland near Cradle Mountain and the Central Plateau. Its habitat also extends to shrubby forest and wet sclerophyll forest in the east.	Potential habitat (as presently understood) absent.
<i>Caladenia caudata</i> tailed spider-orchid	v VU #	<i>Caladenia caudata</i> has highly variable habitat, which includes the central north: <i>Eucalyptus obliqua</i> heathy forest on low undulating hills; the northeast: <i>E. globulus</i> grassy/heathy coastal forest, <i>E. amygdalina</i> heathy woodland and forest, <i>Allocasuarina</i> woodland; and the southeast:	Potential habitat absent.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		<i>E. amygdalina</i> forest and woodland on sandstone, coastal <i>E. viminalis</i> forest on deep sands. Substrates vary from dolerite to sandstone to granite, with soils ranging from deep windblown sands, sands derived from sandstone and well-developed clay loams developed from dolerite. A high degree of insolation is typical of many sites.	
<i>Caladenia filamentosa</i> daddy longlegs	r -	<i>Caladenia filamentosa</i> occurs in lowland heathy and sedgy eucalypt forest and woodland on sandy soils.	Potential habitat absent.
<i>Caladenia sylvicola</i> forest fingers	e CR # only	<i>Caladenia sylvicola</i> has only been found in dry forest adjacent to Huon Road, near Hobart. One site is on a highly insolated hillside on well-drained gravelly loam overlying mudstone in heathy/shrubby <i>Eucalyptus tenuiramis</i> forest at about 240 m a.s.l. A second site is at slightly lower elevation (160 m a.s.l.) on a moist, sheltered slope (on a similar substrate), growing among leaf litter and dense shrubs in <i>E. obliqua</i> dry sclerophyll forest.	Potential habitat absent.
<i>Centropappus brunonis</i> (syn. <i>Brachyglottis brunonis</i>) tasmanian daisytree	r -	<i>Brachyglottis brunonis</i> is known from scattered colonies on the Wellington Range and Mt Dromedary. It grows in shrubby woodland/forest dominated by <i>Eucalyptus delegatensis</i> (at mid altitudes) and by <i>E. coccifera</i> and <i>E. urnigera</i> (at higher altitudes). It typically occurs on dolerite talus but also occurs on poorly-drained sandstone shelves.	Potential habitat absent.
<i>Colobanthus curtisiae</i> grassland cupflower	r VU # only	<i>Colobanthus curtisiae</i> occurs in lowland grasslands and grassy woodlands but is also prevalent on rocky outcrops and margins of forest on dolerite on the Central Highlands (including disturbed sites such as log landings and snig tracks).	Potential habitat absent.
<i>Corunastylis nuda</i> tiny midge-orchid	r -	<i>Corunastylis nuda</i> occurs in a wide range of habitats from near sea level to 1,000 m a.s.l., on a range of different soil types and geologies. Vegetation types include scrub, subalpine grassland, open rock plates, heathy open forest, shrubby dry sclerophyll forest and wet sclerophyll forest.	Potential habitat absent.
<i>Corunastylis nudiscapa</i> bare midge-orchid	e -	<i>Corunastylis nudiscapa</i> is restricted to a few sites in the area between Hobart and Kettering. It has been recorded from open forests and woodlands on mudstone and sandstone, dominated by <i>Eucalyptus tenuiramis</i> , and occasionally <i>E. obliqua</i> or <i>E. amygdalina</i> , with a heathy or grassy ground layer of varying density.	Potential habitat absent.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<i>Dianella amoena</i> grassland flaxlily	r EN # only	<i>Dianella amoena</i> occurs mainly in the northern and southern Midlands, where it grows in native grasslands and grassy woodlands.	Potential habitat absent.
<i>Discaria pubescens</i> spiky anchorplant	e -	<i>Discaria pubescens</i> is found sporadically in the Midlands and more abundantly in drier parts of the Central Highlands. It grows on sandy or gravelly soil, in basalt talus slopes and clefts amongst fractured dolerite rocks and flood channels. Many sites are in rough pasture, and it also grows on roadsides. Recent collections indicate the species is occasionally associated with sandstone outcrops.	Potential habitat absent.
<i>Epacris virgata</i> twiggy heath	v EN # only	<i>Epacris virgata</i> is restricted to a small area of undulating terrain in the foothills of the Dazzler Range near Beaconsfield, where it occurs on serpentinite-derived soils in dry sclerophyll forest at an elevation of 40-80 m a.s.l.	The taxon formally referred to by DNRET as <i>Epacris virgata</i> Kettering has recently been removed from the <i>Natural Values Atlas</i> because all specimens of what was previously referred to as <i>Epacris virgata</i> outside the Beaconsfield area have been re-determined as <i>Epacris tasmanica</i> , a widespread, well-reserved and non-threatened species (M. de Salas – Tasmanian Herbarium & J. Quarmby – DNRET pers. comm.). On this basis, the study area does not support potential habitat of <i>Epacris virgata</i> , which is restricted to soils derived from ultramafic substrates in the Beaconsfield area. Technically, the study area does support potential habitat of the taxon erroneously referred to as " <i>Epacris virgata</i> Kettering". Site survey did not result in detection of <i>Epacris tasmanica</i> (the correct name for " <i>Epacris virgata</i> Kettering").
<i>Euphrasia gibbsiae</i> subsp. <i>wellingtonensis</i> mt wellington eyebright	r -	<i>Euphrasia gibbsiae</i> subsp. <i>wellingtonensis</i> occurs in a variety of vegetation types on Mount Wellington, including sphagnum bogs, bolster heath and open montane shrubbery.	Potential habitat absent.
<i>Isolepis habra</i> wispy clubsedge	r -	The habitat of <i>Isolepis habra</i> is poorly understood and variable as it occurs from lowland to highland sites in forest and non-forest habitats. Wet sclerophyll and riparian habitats may be preferred.	Potential habitat present. Species not detected (no seasonal constraint on detection and/or identification).
<i>Juncus vaginatus</i> clustered rush	r -	<i>Juncus vaginatus</i> is a species of low-lying poorly-drained sites such as the margins of still and slow-flowing waterbodies and areas where water lies for parts of the year such as "wet pasture".	Potential habitat marginally present (atypical of all reported sites). Species not detected (no seasonal constraint on detection and/or identification).
<i>Lachnagrostis robusta</i> tall blowgrass	r -	<i>Lachnagrostis robusta</i> occurs in saline situations such as the margins of coastal and inland saline lagoons.	Potential habitat absent.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<i>Lepidium hyssopifolium</i> soft peppergrass	e EN # only	The native habitat of <i>Lepidium hyssopifolium</i> is the growth suppression zone beneath large trees in grassy woodlands and grasslands (e.g. over-mature black wattles and isolated eucalypts in rough pasture). <i>Lepidium hyssopifolium</i> is now found primarily under large exotic trees on roadsides and home yards on farms. It occurs in the eastern part of Tasmania between sea-level to 500 m 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.	Potential habitat marginally present (atypical of all reported sites). Species not detected (no seasonal constraint on detection and/or identification).
<i>Lepidosperma tortuosum</i> twisting rapier sedge	r -	<i>Lepidosperma tortuosum</i> occurs in heathland and heathy woodland, in lowland sites, mainly in eastern parts of the State. It often occurs in the sedgier (peatier) parts of dry heathland on a range of substrates.	Potential habitat absent (atypical of all recorded sites).
<i>Pimelea flava</i> subsp. <i>flava</i> yellow riceflower	r -	<i>Pimelea flava</i> subsp. <i>flava</i> occurs in wet and dry sclerophyll forest and woodland, and extends into hardwood and softwood plantations. It often occurs abundantly on disturbed sites such as in logged forest, firebreaks, powerline easements and road batters.	Potential habitat marginally present. Species not detected (no seasonal constraint on detection and/or identification).
<i>Pomaderris elachophylla</i> small-leaf dogwood	v -	<i>Pomaderris elachophylla</i> occurs in a range of forested habitats from shrubby riparian forests along major rivers (e.g. Derwent River) and heathy/shrubby forests in the northeast on granitic soils. It can proliferate on disturbed sites such as firebreaks, tracks and powerlines.	Potential habitat absent.
<i>Pomaderris intermedia</i> lemon dogwood	r -	<i>Pomaderris intermedia</i> occurs in heathland/heathy woodland on Bass Strait islands but extends to mainly dry sclerophyll forest on mainland Tasmania, most often associated with rock outcrops (dolerite), riparian areas and open forest.	Potential habitat marginally present. Species not detected (no seasonal constraint on detection and/or identification).
<i>Prasophyllum amoenum</i> dainty leek-orchid	v EN # only	<i>Prasophyllum amoenum</i> has been recorded from Snug Tiers and Mt Wellington. At Snug Tiers the species occurs in sedgy buttongrass moorland and heath, and also in openings in eucalypt woodland and scrub on damp stony loam. On Mt Wellington the species is found in and near cushion plants in alpine moorland.	Potential habitat absent.
<i>Prasophyllum apoxychilum</i> tapered leek-orchid	v EN # only	<i>Prasophyllum apoxychilum</i> is restricted to eastern and northeastern Tasmania where it occurs in coastal heathland or grassy and scrubby open eucalypt forest on sandy and clay loams, often among rocks. It occurs at a range of elevations and seems to be strongly associated with dolerite in the east and southeast of its range.	Potential habitat absent.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<i>Pseudocephalozia paludicola</i> liverwort	- VU # only	<i>Pseudocephalozia paludicola</i> occurs on wet ground in subalpine grassland in the west of the State and on its central and eastern mountains. Species of <i>Pseudocephalozia</i> mostly occur on permanently damp mineral soil or over peat and are frequently found in moorland and sphagnum areas.	Potential habitat absent.
<i>Pterostylis squamata</i> ruddy greenhood	v -	<i>Pterostylis squamata</i> occurs in heathy and grassy open eucalypt forest, woodland and heathland on well-drained sandy and clay loams.	Potential habitat absent.
<i>Ranunculus pumilio</i> var. <i>pumilio</i> fern buttercup	r -	<i>Ranunculus pumilio</i> var. <i>pumilio</i> occurs mostly in wet places (e.g. broad floodplains of permanent creeks, "wet pastures") from sea level to altitudes of 800-900 m a.s.l.	Potential habitat absent.
<i>Rhodanthe anthemoides</i> chamomile sunray	r -	<i>Rhodanthe anthemoides</i> occurs in montane grasslands, heath and heathy scrub in central and northwestern Tasmania.	Potential habitat absent.
<i>Senecio longipilus</i> longhair fireweed	v -	<i>Senecio longipilus</i> is known from three disjunct subpopulations, two of which are presumed extinct. The extant subpopulation is located in <i>Poa</i> dominated native grassland on Tertiary basalt on St Patricks Plains. There, the species appears to be prevalent across small outcrops of basalt. The presumed extinct subpopulations were found in lowland sites near Kingston and Perth, both possibly associated with large river systems.	Potential habitat absent.
<i>Senecio squarrosus</i> leafy fireweed	r -	<i>Senecio squarrosus</i> occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types.	Potential habitat marginally present (atypical of all reported sites). Species not detected (no seasonal constraint on detection and/or identification).
<i>Thelymitra atronitida</i> blackhood sun-orchid	e -	<i>Thelymitra atronitida</i> has been recorded from near-coastal heathland, sedgeland and open heathy/sedgy eucalypt woodland on relatively poorly-drained sandy loams. The altitude range of known sites is 10-120 m a.s.l.	Potential habitat absent.
<i>Thelymitra inflata</i> inflated sun-orchid	e -	<i>Thelymitra inflata</i> is known from only two locations at Leslie Hill and Ridgeway, near Hobart. <i>Thelymitra inflata</i> occurs in dry to moist Eucalyptus woodlands and open Eucalyptus forests, often in disturbed, winter-wet sites on clay loam soils.	Potential habitat absent.
<i>Thelymitra jonesii</i> skyblue sun-orchid	e EN # only	<i>Thelymitra jonesii</i> occurs in moist coastal heath on sandy to peaty soils and in <i>Eucalyptus obliqua</i> forest in deep loam soil over dolerite.	Potential habitat absent.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<i>Viola curtisiae</i> montane ivyleaf violet	r -	<i>Viola hederacea</i> subsp. <i>curtisiae</i> occurs in subalpine woodland, herbaceous vegetation (riparian) and grass/sedgeland in low shrubs around Mt. Mawson and Lake Dobson in the Mount Field National Park and on the Central Plateau.	Potential habitat absent.
<i>Westringia angustifolia</i> narrowleaf westringia	r -	<i>Westringia angustifolia</i> occurs mainly in mid elevations, always on dolerite (but can be close to dolerite-sediment contact zones), in dry to wet sclerophyll forest on broad ridges, slopes and dense riparian shrubberies.	Potential habitat absent (site has strong dolerite influence but has a north-facing insulated aspect in dry forest).
<i>Xerochrysum palustre</i> swamp everlasting	v VU # only	<i>Xerochrysum palustre</i> has a scattered distribution with populations in the northeast, east coast, Central Highlands and Midlands, all below about 700 m elevation. It occurs in wetlands, grassy to sedgy wet heathlands and extends to associated heathy <i>Eucalyptus ovata</i> woodlands.	Potential habitat absent.

APPENDIX D. Analysis of database records of threatened fauna

Table D1 provides a listing of threatened fauna from within 5,000 m of the study area (nominal buffer width usually used to discuss the potential of a particular study area to support various species listed in databases), with comments on whether potential habitat is present for the species, and possible reasons why a species was not recorded.

Table D1. Threatened fauna records from 5,000 m of boundary of study area

Species listed below are listed as rare (r), vulnerable (v), endangered (e), or extinct (x) on the Tasmanian *Threatened Species Protection Act 1995* (TSPA); vulnerable (VU), endangered (EN), critically endangered (CR) or extinct (EX) on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA). Information below is sourced from the DNRET's *Natural Values Atlas* (DNRET 2023a), Bryant & Jackson (1999), McNab (2022) and FPA (2023); marine, wholly pelagic and littoral species such as marine mammals, fish and offshore seabirds are excluded. Species marked with # are listed in CofA (2023).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<i>Accipiter novaehollandiae</i> grey goshawk	e -	Potential habitat is native forest with mature elements below 600 m altitude, particularly along watercourses. FPA's Fauna Technical Note 12 can be used as a guide in the identification of grey goshawk habitat. 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 present. Significant habitat absent. The title provides potential foraging and nesting habitat. While it is recognised that recent evidence indicates the species can nest in mature regrowth forest, these sites tend to have a suite of features such as being close to riparian areas and an understorey that includes mature forest elements such as <i>Dicksonia antarctica</i> and some rainforest elements – these are wholly absent from the subject title. Searches of trees with binoculars failed to detect any nest sites (but acknowledging that these can be highly cryptic).
<i>Ammoniropa vigens</i> [syn. <i>Discocharopa vigens</i>] ammonite pinwheel snail	e CR #	Potential habitat is dry and wet eucalypt forests on dolerite in the Hobart lowlands (all below 400 m a.s.l.).	Potential habitat absent (site is wholly atypical of all known sites in that the upper soil horizon is generally poorly-drained with limited coarse woody debris, surface rock or leaf litter).
<i>Antipodia chaostola</i> tax. <i>leucophaea</i> chaostola skipper	e EN	Potential habitat is dry forest and woodland supporting <i>Gahnia radula</i> (usually on sandstone and other sedimentary rock types) or <i>Gahnia microstachya</i> (usually on granite-based substrates).	Potential habitat absent (<i>Gahnia radula</i> and <i>Gahnia microstachya</i> are not present).
<i>Apus pacificus</i> fork-tailed swift	- - # only	Seasonal migrant (December through March) with habitat open skies over any habitat, more commonly associated with forested hills and mountains (McNab 2022).	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.
<i>Aquila audax</i> subsp. <i>fleayi</i> 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	Potential foraging habitat present within and adjacent to title. Potential nesting habitat absent from title and immediate surrounds (Figure 21d).

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		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. 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).	Significant habitat absent (there are no known nests within 500 m or 1 km line-of-sight (Figure 21c), buffers distances often applied to the consideration of the species' management.
<i>Botaurus poiciloptilus</i> 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 (growing over a muddy or peaty substrate (TSSC 2011).	Potential habitat absent (wetlands are not present).
<i>Bubulcus coromandus</i> [syn. <i>B. ibis</i> , <i>Ardea ibis</i>] cattle egret	- - # only	Seasonal migrant (April through October) with habitat agricultural lands, crops, dams, pastures, particularly those with cattle, mudflats and wetlands (McNab 2022).	Potential habitat absent (except in the most general of senses). This species should not require further consideration.
<i>Ceyx azureus</i> subsp. <i>diemenensis</i> [syn. <i>Alcedo azurea</i> subsp. <i>diemenensis</i>] Tasmanian azure kingfisher	e EN #	Potential habitat comprises potential nesting habitat and potential foraging 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 from title. Adjacent Long Creek is too densely vegetated. Adjacent Browns River provides marginal foraging habitat. Potential breeding habitat absent (rationale as above).
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i> 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	Potential habitat present. Significant habitat absent (not within core range).

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		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.	The species is almost certainly present within the greater title area, despite no specific evidence being noted. However, the species would utilise the whole array of available habitats that form part of the forested slopes and ridges fragmented by residential, rural and other land uses.
<i>Dasyurus viverrinus</i> eastern quoll	- EN #	Potential habitat is a variety of habitats including rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land.	Potential habitat present. See under spotted-tailed quoll.
<i>Gallinago hardwickii</i> Latham's snipe	- - # only	Seasonal migrant that prefers brackish, fresh and saline habitats including lagoons, lakes, marshes, swamps, wet grasslands and paddocks and wetlands with tussockgrasses (McNab 2022).	Potential habitat absent (except in the most general of senses). This species should not require further consideration.
<i>Haliaeetus leucogaster</i> 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 the nest tree is still present).	Potential foraging habitat present within and adjacent to title (although this would be largely over open water much further from the title). Potential nesting habitat absent from title and immediate surrounds (Figure 21d). Significant habitat absent (there are no known nests within 500 m or 1 km line-of-sight (Figure 21c), buffers distances often applied to the consideration of the species' management.
<i>Hirundapus caudacutus</i> white-throated needletail	- VU #	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.

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<i>Lathamus discolor</i> 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 <i>E. globulus</i> or <i>E. ovata</i> trees that are old enough to flower. In the Eastern Tiers, potential foraging habitat also includes <i>E. brookeriana</i> where it has the potential to contribute a substantial foraging resource. The occurrence of foraging-habitat can be remotely assessed, although only to a limited extent, by using mapping layers such as GlobMap (DPIPWE 2010). Due to the scale and inadequacies in current foraging-habitat mapping, potential foraging-habitat density within operational areas should be identified by ground-based surveys as per Table B in the swift parrot habitat assessment Technical Note. For management purposes potential nesting habitat is considered to comprise eucalypt forests that contain hollow-bearing trees. The FPA mature habitat availability map (see Technical Note 2) predicts the availability of hollow-bearing trees using the relevant definitions of habitat provided in Table C of the swift parrot habitat assessment Technical Note. The mature habitat availability map is designed to be used to make landscape-scale assessments and may not be reliable for stand-level assessments required during the development of a Forest Practices Plan. At the stand-level the availability and distribution of hollow-bearing trees across a coupe or operation area is best determined from a ground-based assessment (see Table C in the swift parrot habitat assessment Technical Note). Significant habitat is all potential breeding habitat within the SE potential breeding range and the NW breeding areas. The study area is within the Hobart Swift Parrot Important Breeding Area (SPIBA).	Potential foraging habitat present. Potential nesting habitat effectively absent. Significant habitat effectively absent. Refer to FINDINGS Threatened fauna for a more detailed consideration of this species.
<i>Lissotes menalcas</i> Mt Mangana stag beetle	v -	Potential habitat is any eucalypt forest that contains rotting logs (often numerous, and usually greater than about 40 cm diameter at mid-log length) below about 650 m a.s.l. (generally moist habitats that have not been subject to high intensity or frequent fires in about the last	Potential habitat present. If the mapping layer system is used, while part of the site is mapped as wet forest (WOB), it would not have a PI-type mature crown density class 'a', 'b', 'c', 'd' and 'f' (because this essentially refers to over-mature regrowth forest, mixed forest or old-

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		20 years). The species has a patchy distribution within areas of potential habitat. Some rainforest will support the species, although in low densities as the species has an apparent preference for eucalypt logs. In terms of using mapping layers, potential habitat is all areas mapped as 'wet forest' under TASVEG or another forest type that is within 50 m of a freshwater source (e.g. stream or wetland) and either high, medium or low mature habitat availability OR PI-type mature crown density class 'a', 'b', 'c', 'd' and 'f'. Significant habitat is all potential habitat within the known range.	growth forest with a dense canopy layer or only an old senescent over-topping layer) and is mapped, somewhat erroneously as marginal mature habitat availability (habitat context assessment tool, via www.fpa.tas.gov.au : Figure 15). The site supports virtually no coarse woody debris such that at present, the species cannot be present (obligate log-dweller). Over time (many decades, ca. 50+ years), potential habitat may improve as logs are formed from fallen trees, although these will take many further decades to develop suitable rot and be colonised from surrounding areas. Significant habitat technically present, although the inclusion of this concept to all potential habitat that is so broadly circumscribed defies logic for a widespread species that is well-reserved and managed at a "landscape" scale for many land uses.
<i>Litoria raniformis</i> green and golden frog	v VU #	Potential habitat is permanent and temporary waterbodies, usually with vegetation in or around them, including features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water-holding sites such as old quarries, slow-flowing stretches of streams and rivers and drainage features. Significant habitat is still or very slow flowing water bodies, with at least some vegetation, and a lack of obvious pollutants (oils, chemicals, etc.).	Potential habitat absent from within the title. Heavily-forested riparian features such as Long Creek and Browns River are not considered as potential habitat (note that there are no records south of Hobart). Significant habitat absent.
<i>Myiagra cyanoleuca</i> satin flycatcher	Migratory Terrestrial Species # only	Seasonal migrant (November through march) with habitat scrub, wet and dry sclerophyll forests, woodlands and creeklines (McNab 2022).	Potential habitat present. This is a spring-summer migrant that may occasionally utilise the greater study area for foraging and possibly nesting.
<i>Neophema chrysostoma</i> blue-winged parrot	- VU # only	Seasonal migrant (October through April) with habitat agricultural lands, crops, dams, paddocks, coastal scrub, open grassy woodlands, heathland and saltmarshes (McNab 2022).	Potential habitat absent (except in the most general of senses).
<i>Pardalotus quadragintus</i> forty-spotted pardalote	e EN #	Potential habitat is any forest and woodland supporting <i>E. viminalis</i> where the canopy cover of <i>E. viminalis</i> is greater than or equal to 10% or where <i>E. viminalis</i> occurs as a localised canopy dominant or co-dominant in patches exceeding 0.25 ha. Significant habitat is all potential habitat associated with known colonies and such habitat within 500 m of known colonies.	Potential habitat absent (<i>Eucalyptus viminalis</i> is not present except as a single <1 m tall seedling/sapling). Significant habitat absent.

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<i>Perameles gunnii</i> subsp. <i>gunnii</i> eastern barred bandicoot	- VU #	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 (not core range). The species is almost certainly present within the greater title area, despite no specific evidence being noted. However, the species would utilise the whole array of available habitats that form part of the forested slopes and ridges fragmented by residential, rural and other land uses. The species would utilise the study area in such a manner, although the wet forest slopes would be far less preferred than the existing open pasture areas and residential parts of the title. See also notes on database record notionally from within the title under FINDINGS Threatened fauna .
<i>Prototroctes maraena</i> Australian grayling	v VU #	Potential habitat is all streams and rivers in their lower to middle reaches. Areas above permanent barriers (e.g. Prosser River dam, weirs) that prevent fish migration, are not potential habitat.	Potential habitat absent from title. The adjacent Long Creek does not provide potential habitat (too steep, shallow and ephemeral). The adjacent Browns River may provide potential habitat, although the species would probably be restricted to the much lower reaches. This species should not require further consideration.
<i>Pseudemoia pagenstecheri</i> tussock skink	v -	Potential habitat is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.	Potential habitat absent. No tussock forming grass species are present.
<i>Roblinella agnewi</i> silky pinwheel snail	r -	Potential habitat is subalpine shrubby forest between 700-1,000 m a.s.l., mainly in open boulder fields (these are typically 50 m to 100s of metres wide) that are just lightly vegetated with wet scrub forest trees/shrubs (Bonham 2000). The species is known only from a number of sites on the eastern face of Mount Wellington.	Potential habitat absent. Site is not dolerite scree at indicated elevation.
<i>Sarcophilus harrisii</i> Tasmanian devil	e EN #	Potential habitat 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 (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	Potential habitat present. Significant habitat absent. The species is almost certainly present within the greater title area, despite no specific evidence being noted. However, the species would utilise the whole array of available habitats that form part of the forested slopes and ridges fragmented by residential, rural and other land uses.

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		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.	
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i> Tasmanian masked owl	e VU #	Potential habitat 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'). 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 habitat absent (no large trees with large hollows present). Significant habitat absent. The species may utilise the greater title area as part of a home range and for foraging, although this would also include the fragmented farm-forestry-urban landscape. See also notes on database record notionally from within the title under FINDINGS Threatened fauna .

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

Appended as pdf file.

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

Appended as pdf file.

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

Appended as pdf file.

ATTACHMENT

- .shp file of revised vegetation mapping