

Nathan Jones & Sirpa Loevendie
162 Lloyd's Road
Franklin TAS 7113

Jason Browne
General Manager
Huon Valley Council
40 Main Street
Huonville TAS 7109

30 May 2022

Dear Sir,

Representation concerning the Draft Huon Valley Council Local Provisions Schedule

Thank you for providing opportunity to comment regarding the draft Huon Valley Local Provisions Schedule.

In response to the letter from the Huon Valley Council (herein HVC) titled 'Zoning changes to your property' received on the 18th of May 2022, we would like to advise that the proposed zoning of Landscape Conservation Zone (herein LCZ) for our property at 162 Lloyd's Road, Franklin is inappropriate.

The property and similar properties on Lloyd's Road affected are significantly less than the minimum 20 hectare, none are more than 6 hectares while some are as small as 2 hectares. In addition to this, none of the properties border Environmental Management or Environmental Living intending to transfer to LCZ.

The priority use of the property is Rural Residential but the Tasmanian Planning Provisions state that the purpose of the LCZ is to provide for the protection, conservation, and management of landscape values primarily and the LCZ Zone Application Guidelines state 'That the Landscape Conservation Zone should not be applied to land where the priority is for residential use and development.'

In addition to this, the selection process used to opt for LCZ over Rural is flawed. The Natural Assets Code Overlay has not been checked on the ground (ground-truthing) resulting in an incorrect assessment of the property. As the property has no Scenic Overlay, no Waterway Overlay and no Coastal Protection Overlay, was not previously zoned Environmental Living and has no Conservation Covenant, it can be concluded that the application of LCZ has been based on a single criterium, the Natural Assets Code which the HVC admits is somewhat data deficient.

We believe that the more appropriate zone of Rural should be applied.

The HVC, in its Draft LPS Supporting Report determined a like-for-like zone changing where Rural Resource would result in 20.0 Rural, or 21.0 Agriculture Zone, or 22.0 Landscape Conservation Zone, or 23.0 Environmental Management Zone.

As per the Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones policy, Rural would be the appropriate zoning considering the limited Natural Assets Overlay factors mentioned above, the zoning of the surrounding properties, historical use, and the fact that the Natural Assets Code already provides protection, conservation, and management of landscape values, regardless of whether the property is zoned Rural or LCZ as the Natural Assets Code applies to both zoning options.

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1. THE PROPERTY

The property is located at 162 Lloyd's Road, Franklin (property ID 2807297).

The property is proposed to be zoned as Landscape Conservation Zone (LCZ) under the Huon Valley Planning Scheme while currently being zoned Rural Resource under the Interim Planning Scheme.

The land is approximately 3.5 hectares, sloped, with tracts predominately classified as Eucalyptus regnans Forest (WRE) and Regenerated Cleared Land (FRG) and a large, cleared area for a dwelling. Under the Tasmanian Land Capability System, the land is regarded as Class 6 (marginally suited to grazing due to severe limitations) but was excluded from the Potential Agricultural Land Initial Analysis. The Land Use is categorised as 5.4.3 Rural Residential without Agriculture.

The land shows clear evidence that the majority is regrowth, and that the land has been cleared in previous decades on several occasions. The majority of trees is of the same age, the diversity is low and certain species commonly present in Eucalyptus regnans forest are distinctly missing. For example, the 3.5 hectares have zero presence of any fern trees and a very minimal amount of ground ferns, while other tracts of Eucalyptus regnans forest in the area do have a large presence of both tree ferns and ground ferns. Instead, large amounts of invasive species such as thistle, arum lily, Spanish heath, blackberry, and foxgloves have been found and old fencing, including wood and barbed wire fence. Since purchasing the property in 2019 we spent large amounts of time removing both fencing and weeds. An additional clear sign that the land has been cleared extensively is the presence of piles of rock, indicating previous human activity.



Stacked piles of rocks in several locations on the land



Weeds and remnant fencing on several locations on the land

In addition, historic aerial photography shows clear evidence of clearing in the 1960's



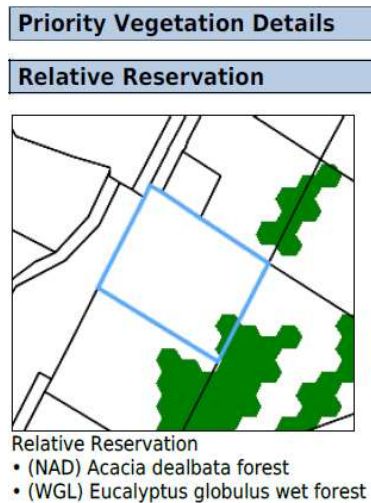
Aerial Photographic Image taken on 04 February 1965 – ListMap website

Under previous planning schemes the land was zoned Rural and/or Rural Resources under which the previous owners were allowed to build a dwelling under statement 26.1.1.4 *To allow for residential and other uses not necessary to support agriculture, aquaculture, and other primary industries* (Huron Planning Scheme 1979).

The property has three overlays, Landslip Hazard Code (categorised low over approximately half the property), Natural Assets Code (over approximately 80% of the property) and Bushfire-prone Areas Code (whole property).

2. NATURAL ASSETS CODE – PRIORITY VEGETATION OVERLAY

The area is included in an overlay map of Priority Vegetation and has an accompanying Priority Vegetation Report for 162 Lloyd's Road.



Vegetation details of the Priority Vegetation Report for 162 Lloyd's Road



Relative Reservation areas of Acacia dealbata forest and Eucalyptus globulus forest highlighted on the ListMap overlay

According to this report, the land includes:

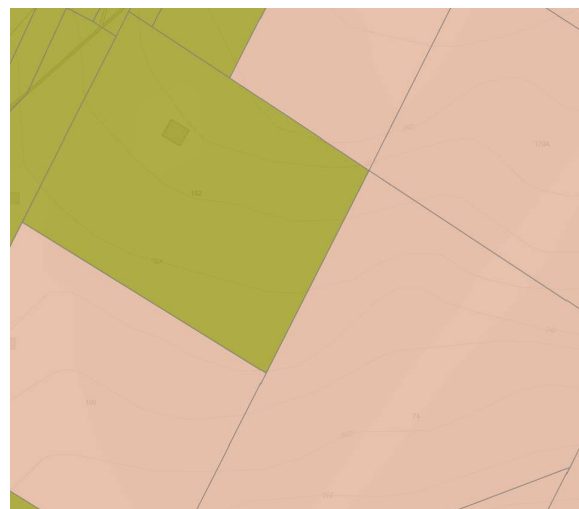
Silver Wattle - Acacia dealbata forest across approximately 900m², covering less than 3% of the land

Blue Gum - Eucalyptus globulus forest across approximately 150m², covering less than 1% of the land

The total Relative Reservation area combined is less than 5% of the total 3.5 hectares.

In addition to this, protection of both the Eucalyptus globulus forest and Acacia dealbata forest under the LCZ only applies to a very small percentage of the tract as the majority of these forest tracts lays on neighbouring land scheduled to be zoned Rural:

The area of Eucalyptus globulus forest:



ListMap (left) shows that the majority of Eucalyptus globulus forest is present on the land of 74 Lloyd's Road while the new Tasmanian Planning Scheme (right) shows that 74 Lloyd's Road is to be zoned Rural. Only a small strip is located on 162 Lloyd's Road, totalling less than 1% of the land.

And the areas of *Acacia dealbata* forest:



*ListMap (left) shows that the majority of *Acacia dealbata* forest is present on the land of 44 Lloyd's Road, 74 Lloyd's Road and 100 Lloyd's Road while the new Tasmanian Planning Scheme (right) shows that all three properties are to be zoned Rural. Only a small strip is located on 162 Lloyd's Road, totalling less than 5% of the land.*

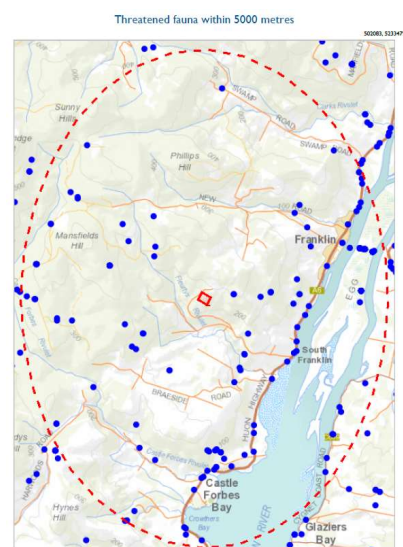
Note – the presence of Silver Wattle in itself can be a clear indicator that regrowth has occurred, being one of the first species to settle in disturbed land. Additionally, although *Acacia dealbata* forest and *Eucalyptus globulus* forest have been marked for Relative Reserve, Silver Wattle and Blue Gum as a species are not threatened in Tasmania. Neither appear in the Tasmanian Threatened Species Database.

The report also shows Threatened Fauna and Significant Habitat

- Swift Parrot (approximately 30% of the land)
- Eastern Barred Bandicoot (approximately 70% of the land)
- Tasmanian Devil (approximately 70% of the land)



Natural Values Atlas Report showing observations of any threatened fauna within 500 meters.



Natural Values Atlas Report showing observations of any threatened fauna within 5000 meters.

As keen wildlife observers, neither the swift parrot, the eastern barred bandicoot nor the Tasmanian devil has been seen (or heard) on the land and a Natural Values Atlas Report of the area shows that none have been observed in a 500 meter radius.



There is a large population of pademelons – picture taken on site in 2021

All of the above shows that although the land has native bushland, none of the species are under significant threat or are of significant size to warrant the LCZ nor is there any evidence of the presence of any of the threatened fauna species.

However, the observation that LCZ should not apply is not an indication that we as landowners do not want to retain and protect the native bushland. On the contrary. We have purchased the land specifically because of its character and for our desire to reside on a rural residential block. That still does not make the purpose of the land primarily for the protection of vegetation. The purpose is for residential. Additionally, the Natural Assets Code already provides protection, regardless of whether the property is zoned Rural or LCZ. For these reasons the application of LCZ is not necessary.

3. LANDSCAPE CONSERVATION ZONE

Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application

22.0 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.

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.

Comments

The land has an occupied dwelling and therefore the primary purpose is residential.

Additionally, the protection, conservation and management of landscape values is already covered under the Natural Assets Code.

Zone Application Guidelines

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.

Comments regarding LCZ 1

The property does not have a Scenic Protection Overlay, No Waterway and Coastal Protection, it does not include a Conservation Covenant, was not zoned as Environmental Living or Environmental Management. The land is part (FRG) Regenerating Cleared Land and Part (WRE) Euclayptus regnans forest, neither considered identified for protection and conservation and minimal patches of Relative Reservation, occupying less than 5% of the land.

Additionally,

The HVC Draft LPS Supporting Report states in its comments regarding LCZ 3

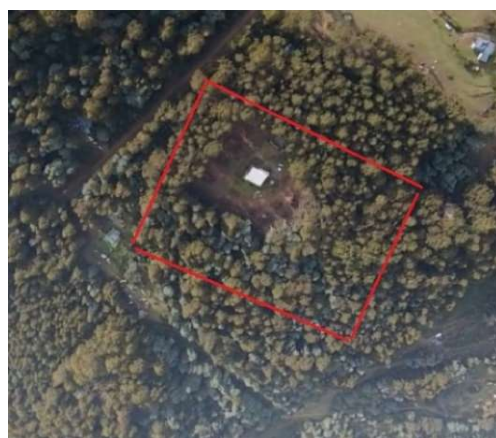
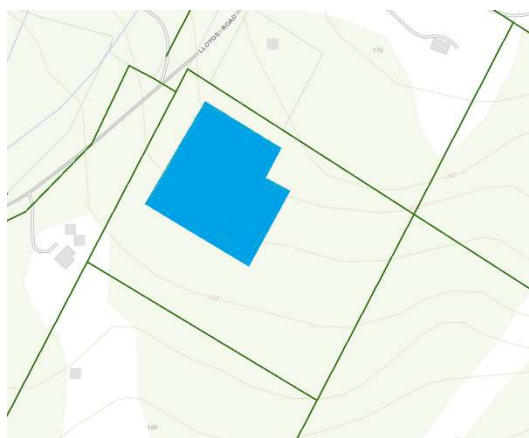
The first step was determining which properties were predominantly covered by native vegetation and formed part of a large area of native vegetation (LCZ 1). All natural vegetation features were extracted from the TasVeg 4.0 layer and intersected with the parcels layer to determine a percentage cover of native vegetation for each lot. 80% native vegetation cover was used as the minimum coverage for selection as potential LCZ properties.

The HVC Draft LPS Supporting Report states in its comments

Addressed by ensuring properties contain the Natural Assets Code overlay... It is important to note that modelling is based on best available data. Portions of the Huon Valley, especially those with limited road access or in remote areas, have had limited sampling and are somewhat data deficient.

Comments regarding LCZ 3

The HVC advised as per above, that the suitability of LCZ is determined by its first step to use, possibly somewhat deficient data, to determine the minimum 80% native vegetation cover threshold. In this case however, the cleared area for the dwelling come to at least 30% if not more as per images below.



A more accurate reflection of the cleared area is seen above. This does not include the area of Regenerating Cleared Land.

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.

In the state Planning Provisions, 22.5 LCZ Subdivision Standards state:

A1 Each lot, or a proposed lot in a plan of subdivision,
Must:

- (a) Have an area of not less than 50ha ..

P1 Each lot, or a proposed lot in a plan of subdivision,
Must:

have an area not less than 20ha.

Comments regarding LCZ 2 (a)

The Planning Provisions state that an LCZ must have a minimum area of 50ha, but no less than 20ha. From this is to be concluded that the large areas of bushland discussed in LCZ 2 must have a substantial size considering the 20ha and 50ha mentioned.

162 Lloyd's Road is 3.5 hectares and as such not 'a large area of bushland'

In addition to this, as per the earlier mentioned information under 2. *Natural Assets Code*, the threatened native vegetation communities are mostly located on neighbouring land proposed to be zoned Rural. Less than 5 percent of the land on 162 Lloyd's Road falls under this category.

Comments regarding LCZ 2 (b) (c)

(b) The Natural Assets Code already provides protection from overdevelopment.

(c) Under the Interim Planning Scheme the land is zoned Rural Resources, not Environmental Living

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.

The HVC Draft LPS Supporting Report states in its comments regarding LCZ 3:

This was addressed by using the following selection criteria to select LCZ suitability:

- Three or more adjoining properties
- Borders existing Environmental Management or Environmental Living properties intended to transfer to LCZ.

Comments regarding LCZ 3

The three or more adjoining properties used to reach this threshold consist of 9 properties on this end of Lloyd's Road, each under the 20 hectares threshold, the majority of which have already one dwelling plus auxiliary buildings, and more importantly, do not border on existing Environmental Living or Environmental Management.



9 properties on Lloyd's Road are proposed to be zoned LCZ, none are bordering existing Environmental Management or Environmental Living.

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).

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.

Comments regarding LCZ 4

Although Rural Living Zone would be a more adequate zoning under the guidelines, both the State Government and the HVC have made it clear that the application of Rural Living is to be limited where possible. That withstanding, the priority question still stands. As landowners, residing in a dwelling on the land, the priority of the property is for residential use and that, although landscape value conservation is not in conflict with that, it is not the priority of the land.

4. RURAL ZONE

Guideline No. 1 – Local Provisions Schedule (LPS): zone and code application

20.0 Rural

The purpose of the Rural Zone is:

20.1.1 To provide for a range of use or development in a rural location:

- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;
- (b) that requires a rural location for operational reasons;
- (c) is compatible with agricultural use if occurring on agricultural land;
- (d) minimises adverse impacts on surrounding uses.

20.1.2 To minimise conversion of agricultural land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

Zone Application Guidelines:

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.

Comments regarding RZ 1

The property borders 170 Lloyd's Road in the north, proposed zone Rural. The property borders 74 Lloyd's Road on the East, proposed zone Rural. The property borders 100 Lloyd's Road in the south, proposed zone Rural. In a similar fashion to 162 Lloyd's Road, all three bordering properties have clear signs of having been cleared in the past and have regenerating cleared land features. All have limited potential for agriculture and are not zoned LCZ. 162 Lloyd's Road should be zoned identically, to keep the zoning consistent.

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.

Comments regarding RZ 2

Under the Tasmanian Land Capability system, the land is regarded as Class 6 (marginally suited to grazing due to severe limitations) and was excluded from the Potential Agricultural Land Initial Analysis and is therefore not considered suitable for the Agriculture Zone.

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.

Comments regarding RZ 3

Not applicable, land is not 'Potentially Suitable for Agriculture'

5. SOUTHERN TASMANIA REGIONAL LAND USE STRATEGY 2010 – 2035

BNV 1 Maintain and manage the region's biodiversity and ecosystems and their resilience to the impacts of climate change.

Comments regarding BNV 1

All the policies under BNV 1 are already protected under the Natural Assets Code. And again, just because we reject the zoning LCZ does not mean we do not wish to protect the landscape on our land. Both Rural Zoning and LCZ are protected under the Natural Assets Code so the zoning of LCZ is not essential.

PR 1 Support agricultural production on land identified as regionally significant by affording it the highest level of protection from fettering or conversion to non-agricultural uses.

PR 1.2 Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Significant Agriculture Zone, within which planning schemes are to manage potential for land use conflict.

PR 2.6 Ensure the introduction of sensitive uses not related to agricultural use, such as dwellings on small non-farming titles, are only allowed where it can be demonstrated the use will not fetter agricultural uses on neighbouring land.

Comments regarding PR 1.2 and PR 2.6

The closest boundary to any land zoned Agricultural is at least 900 meters away and separated by several other properties. All land surrounding the property is proposed to be zoned either Rural or LCZ.

PR 1.4 Prevent further land fragmentation by restricting subdivision unless necessary to facilitate the use of the land for agriculture.

Comments regarding PR 1.4

The same subdividing restrictions apply to both Rural Zoning and LCZ. The size of the property, 3.5 hectares, does not come close to the minimum 20, 40 and 50 hectares set for subdivision of either zone.

6. THE HUON VALLEY COUNCIL LAND USE & DEVELOPMENT STRATEGY

Huon Valley Council Land Use & Development Strategy

Residential uses not associated with agricultural activities should occur within town boundaries.

However, at the same HVC acknowledges that:

Demand for residential sites in rural areas with water or mountain views has grown...

And

...the demand for rural living is likely to continue due to the desire of new residents to seek an alternative lifestyle in attractive environmental settings. The best approach is therefore to manage the demand to ensure that there are minimal impacts.

Comments

162 Lloyd's Road and its neighbouring lots are mostly 5 hectares or under and are to be zoned either Rural or LCZ. Either zoning, will severely restrict the possibilities to subdivide. At the same time, the land is considered to be of very little agricultural value, nor is it close to any land zoned Agricultural, but as the council states, there are many non-traditional and/or alternative agricultural activities that can occur on lots that are too small for more traditional agricultural activities. The HVC should therefore not disregard the interest of those landowners but actively engage and consult with landowners to what extent zoning should or would change.

7. ZONING CONSISTENCY

Draft LPS HUO Supporting report

2.5.2 Schedule 1 Objectives Part 2

Table 25: Schedule 1 Objectives Part 2

(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and

Consistent with this Objective, the TPS establishes a new system of planning instruments that will deliver consistency in the objectives, policies and controls for use and development and protection of land by setting out consistent State-wide planning provisions that incorporate local *overriding provisions* through the draft LPS which are to be justified against the criterion of Section 32(4) of the LUPAA.

Position Paper Legislation for a Tasmanian Planning Scheme

The Tasmanian Planning Scheme will deliver a high level of consistency in the planning controls that apply across the State, providing greater certainty to investors and the community about what use and development can occur.

The draft Schedules will be subject to statutory consultation even if the local provisions, including the zone map boundaries have not changed during the translation. This is an important step to provide for natural justice as the detailed planning controls that apply to individual properties in each local area will undergo some changes to achieve the consistent state-wide standards in the new State Planning Provisions

The Decision Tree & Guidelines

Consistency of Land Use Patterns - Titles that have characteristics that are suitable for either the Rural or Ag Zone (based on State – Zone Application Framework Criteria) should be zoned based on surrounding titles with the chief aim of providing a consistent land use pattern.

Comments

162 Lloyd's Road is surrounded on three sides by land proposed to be zoned Rural, ie 74, Lloyd's Road, 100 Lloyd's Road and 170 Lloyd's Road and 170A Lloyd's Road, concluding that the zoning Rural is more appropriate under the above guidelines. All properties are used in a similar manner, and all are zoned Rural with the exception of 162 Lloyd's Road. (see image below)

162 Lloyd's Road should be zoned identically, to keep the zoning consistent.



A - 170 Lloyd's Road
 B - 162 Lloyd's Road
 C - 100 Lloyd's Road
 D - 170A Lloyd's Road
 E - 74 Lloyd's Road

Map of 162 Lloyd's Road and surrounding properties

Another note is the interpretation of LCZ across the state. Different councils have made clear that the application of LCZ is not as straight forward as the guidelines suggest:

Glamorgan-Spring Bay Council section 35F report on representations 31 August 2020

The Glamorgan-Spring Bay Council states:

The landscape conservation zone cannot regulate biodiversity, which is done through the Priority Vegetation overlay and Natural Assets Code. The council states Guideline LCZ 4 And continues: While it is not a planning issue, there is a risk to the property owners that the requested change to the Landscape Conservation zone may affect financing for properties. Guideline No. 1 very clearly states that residential purposes should be directed to the Rural Living zone. As an initial response, it is suggested that Council supports these representations but does not recommend any changes at this point in time.

Workshops on this issue identified Councils response as follows:

- Ensure that the priority vegetation overlay covers the areas protected by Conservation Covenants under the Nature Conservation Act;
- Seek confirmation from Planning Policy Unit of State that the exclusion areas under conservation covenants under the Nature Conservation Act comply with the defined term of building area at Table 3.1 and therefore enable residential use to comply with the permitted use qualification (b) at clause 22.2 of the SPP's; and
- Determine the requested change of zoning following the previous as follows:
- Support the change for where the subject property owners confirm their wish; and
- Do not support for property owners who do not request the change or withdraw their support through the process.

Comments

The Glamorgan-Spring Bay Council recognises that LCZ poses a risk to property owners as it may affect financing for properties. The council therefore does not support changes to LCZ for property owners who do not request the change or withdraw their support through the process.

The Tasman Council had a similar request from landowners:

Tasman Council section 35F report on representations on draft LPS 23 June 2021

Background:

(1) The representation requests that, subject to landowner agreement, 43 properties be included in the Landscape Conservation Zone on the basis that:

- the properties are subject to conservation covenants, and
- in each instance the qualities of the site are more closely aligned with the criteria for a Landscape Conservation Zone under the Guidelines.

(2) Each property is listed and described in the representation. Some of these are grouped, such as the Heathy Hills subdivision, the Mt Communication subdivision by the Tasmanian Land Conservancy and in White Beach. Others are individual sites

The Tasmanian Planning Commission (TCP) responds:

Is the Landscape Conservation Zone (LCZ) the best zone for applying to large areas of vegetated land in private ownership? It can be, but not in all cases. Sometimes application of the Environmental Management Zone (EMZ), Rural Zone (or another zone) may be appropriate to satisfy Guideline No. 1 or the regional strategy. For these zones, the natural assets code can be applied to protect areas of priority vegetation.

Comments

The Tasmanian Planning Commission confirms that the Natural Assets code is seen as sufficient to protect areas of priority vegetation in a Rural Zone and that LCZ is therefore not necessarily the best zone for large areas of vegetated land in private ownership.

Circular Head – Decision under section 35K1a to modify draft LPS 23 March 2021
Circular Head / Supporting Report 12 November 2019

Landscape Conservation Zone 22.0 - Conversion from Rural Resource Zone

This type of zone has not been used previously in Circular Head. There have been no mechanisms to protect landscape values other than by default through the skyline development standards within the Rural Resource zone. Its proposed use aims to reflect existing land uses, and to identify and protect the natural and scenic values of a number of parcels of land. The Guidelines have provided the following criteria..

The Council states the LCZ 2 criteria and continues:

These (properties deemed suitable for conversion to LCZ) largely involve rural properties that due to changing farming practices are no longer required for any intensive forms of agriculture, properties which have deliberately preserved large areas of remnant vegetation, or in some cases properties which are now private nature reserves. Greater detail of their natural values are provided in Appendix C.

Appendix B outlines that when a property contains a significant proportion of high conservation value vegetation it may be more suited to a Rural or Landscape Conservation zone where these factors can be given much greater consideration. A number of properties were identified using the priority vegetation mapping and land use analysis which exhibited these features, and the landowners were consulted to determine what their existing and possible future uses might be. Where priority to the landowner was retaining agricultural development rights, or reorienting the land toward agriculture, or where the impact of potential development on the site would not be significant when

viewed from public areas, the Rural zone has been applied. The remaining particularly sensitive or prominent locations were then considered suitable for the Landscape Conservation zone.

Circular Head Council recognises the impact of conversion to LCZ and opted to consult with landowners prior to allocating the LCZ.

Dorset Council Supporting Report – Draft Local Provisions Schedule 2021

Landscape Conservation Rationale

In reviewing SPP zones for application to this area, the Landscape Conservation Zone purpose most closely describes the priority for the management of landscape values and the limited number of allowable uses supports the planning outcome of reducing development pressure on the landscape. Guideline No. 1 states that the zone is “not a large lot residential zone”, and cites the Rural Living Zone as an alternative. However, this disregards the other zone purpose statements of the Rural Living Zone relating to agricultural use and a large range of other uses that can be considered. The guideline refers to ‘lower order rural activities’.

These characteristics do not reflect the circumstances of the cluster areas, which are purely residential areas within highly prominent landscape and conservation settings. Each require a refined level of management to protect their values, not only for the broader viewing public, but also for the residents that value the particular environments. The LPS proposes to support the appropriate recognition of the residential land use context through an SAP that substitutes the discretionary status for single dwellings with permitted status.

Dorset Council recognises this area as purely residential within highly prominent landscape and recognises the restrictive character of the LCZ. As a result, Dorset Council supports the appropriate recognition of the residential land use through the application of an SAP to substitute the discretionary status for a single dwelling with a permitted status.

8. CONCLUSION

The land at 162 Lloyd's Road:

- Has no Scenic Protection overlay
- Has no Waterway and Coastal Protection overlay
- Has no Conservation Covenant
- Does not reach the minimum 20 hectares required to be considered a large area of bushland
- Does not adjoin Environmental Living or Rural Living which as per the HVC own guidelines is a prerequisite for the allocation of LCZ in case of properties under 20 hectares
- Does not interfere, or border land proposed to change to Agricultural and as such does not pose a threat to high yield agricultural land
- Does not pose a risk for further subdivision, as subdivision would be based on a minimum size of 20 or 50 hectares whether it is Rural or LCZ
- Already has the Natural Assets Code in place to provide protection regardless of whether it is Rural or LCZ
- Consists almost entirely of either Regenerating Cleared Land or the not threatened and not rare Eucalyptus regnans forest while the Relative Reservation area takes up less than 5% of the property
- Has no threatened fauna as none has been observed on the land or within 500 meters of the land.
- Does not qualify for the minimum 80% bushland/native land cover criterium required to be considered for LCZ
- Is surround on three sides by land with a proposed conversion to Rural

At the same time, the long-term effects of LCZ are unknown. Other Tasmanian councils have indicated they are hesitant to apply LCZ as it could have adverse effects on landowners, including financing consequences and relating to future development. These councils are taking active steps to mitigate these risks by making consultation with landowners a first requirement before considering and/or applying LCZ, converting only at landowner's specific request or by adding Special Area Plans to substitute the discretionary dwelling with permitted dwelling.

For the above reasons, we oppose the conversion to LCZ and propose the more fitting like-for-like Rural Zone.

Conversion to Rural Zoning will result in the following:

- The Natural Assets Code and resulting landscape value protection still apply
- Subdivision restrictions still apply
- A single dwelling would remain discretionary

However, there are provisions in place for the Rural Zone that would be more suited for a property that is considered having Residential as its priority as opposed to LCZ.

We, Nathan Jones and Sirpa Loevendie, owners of the above property would like to submit the following representation:

1. We object to the Priority Vegetation Area Overlay and recommend removal of this overlay.
2. We object to the Scenic Protection Overlay whether directly as an overlay on the title or indirectly through the Scenic Corridor Overlay and recommend removal of any scenic overlay classifying the property as High Value
3. We object to the Zoning as Landscape Conservation and recommend the more suitable zone of Rural.

This representation is an additional submission in support of our original submission on the 30th of May 2022 ((Recorded as representation number 314)

Owner / Representor: Nathan Jones and Sirpa Loevendie			Location address: 162 Lloyds Road, Franklin		
CT	PID	Area Size	IPS	Council LPS (Post 35F)	Requested Zone/s
135702/5	2807297	3.50 ha	26.0 Rural Resource	Landscape Conservation	Preference 1: <i>e.g. Rural</i> Preference 2: <i>e.g. Rural Living Zone</i>

Location of title.



LEGEND		
 General Residential	 Light Industrial	 Community Purpose
 Low Density Residential	 General Industrial	 Recreation
 Rural Living	 Rural	 Open Space
 Village	 Agriculture	 Future Urban
 Local Business	 Landscape Conservation	 Particular Purpose
 General Business	 Environmental Management	 Split*

Light Blue Border shows owner's land in question.

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1. NOTES ADDRESSING OBJECTION 1

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2. NOTES ADDRESSING OBJECTION 1

Our original representation, submitted on the 30th of May 2022 (Recorded as representation number 314) includes information regarding the title, and our findings regarding the Priority Vegetation Overlay. To support our statement that the overlay is incorrectly applied, we asked Mark Wapstra from EcoTas to assess the property. You will find his Natural Values Assessment and accompanying documents included. His summary of findings states the following:

Regarding 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.”

Regarding Threatened Fauna

“No fauna species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) were detected, or are known from database information, from the study area.”

Regarding Vegetation Types, the title supports the following TASVEG mapping units:

- Eucalyptus obliqua forest with broad-leaf shrubs (TASVEG code: WOB);
- Eucalyptus regnans forest (TASVEG code: WRE).
- urban areas (TASVEG code: FUR). ‘

“Occurrences of WOB & WRE do not equate to native vegetation communities listed as threatened on Schedule 3A of the Tasmanian Nature Conservation Act 2002 or to threatened ecological communities listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.”

“Occurrences of WOB & WRE, as vegetation types, are not classified as moderate priority biodiversity value under Table E10.1 of the Huon Valley Interim Planning Scheme 2015. Occurrences of WOB & WRE do not meet the intent of “priority vegetation” pursuant to the Natural Assets Code of the Tasmanian Planning Scheme.”

Regarding Zoning and Overlays and conclusion

“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 Tasmanian Planning Scheme – Huon Valley, 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. ‘

We refer to appendixes 1, 2, 3, 4 and 5 which include the complete report and accompanying documents as presented by Mark Wapstra from EcoTas.

We believe the assessment supports our objection to the Priority Vegetation Area Overlay and that the overlay should be removed from the title.

3. NOTES ADDRESSING OBJECTION 2

Although the title does not have a scenic protection overlay, the F35 Report did state in response to our original representation of May 30th that the title is ..

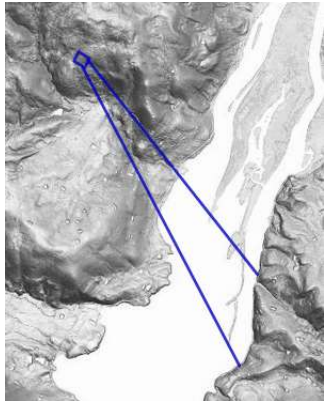
‘.. reflective of the important landscape values. ‘

We assume that this means the title is included in the Scenic Protection Corridor as the property itself does not have a Scenic Protection Overlay.

Comments regarding the ‘Important Landscape Value’ - The property at 162 Lloyds Road, Franklin

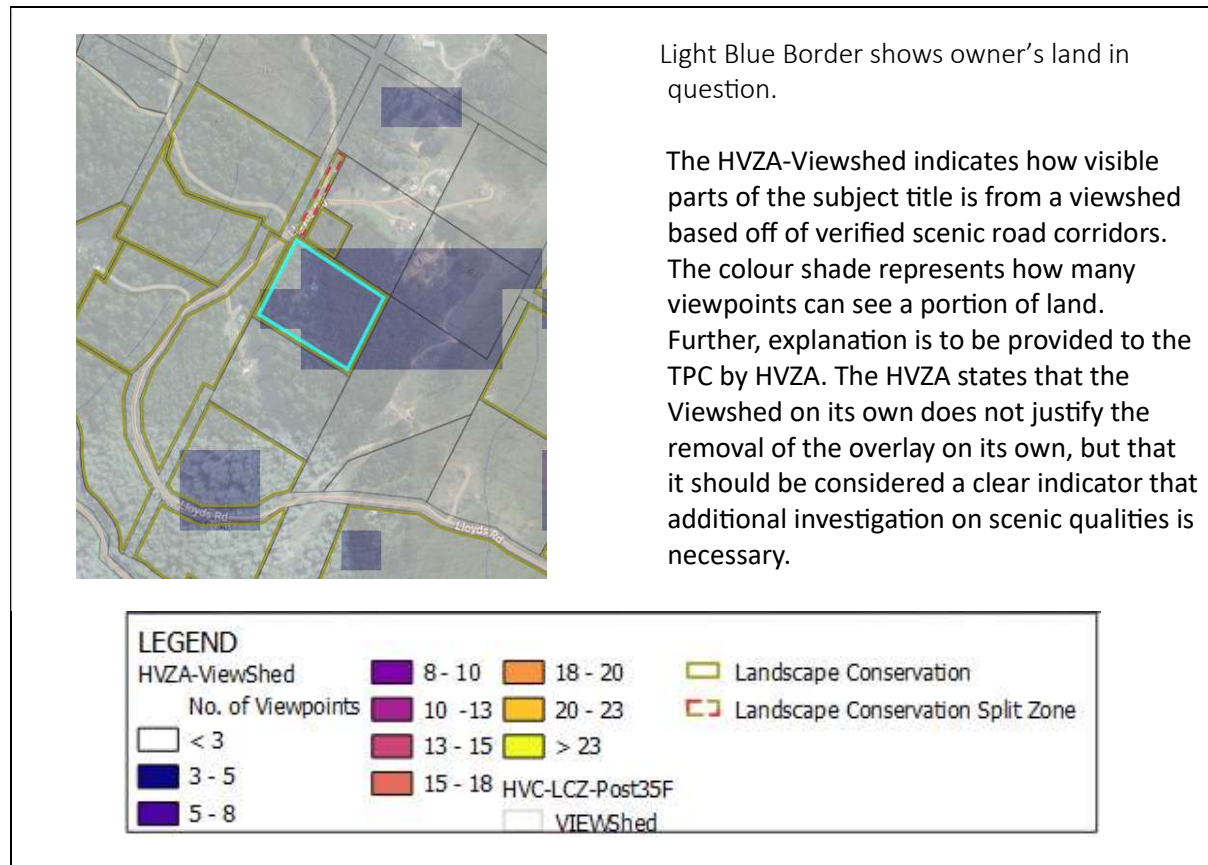
The title, 3.5 hectare in size, is located on Lloyds Road on the southwest side, between 240 and 280 meters above sea level, on the hill between Jacksons Road and Kay Street. The title is whole or partially obstructed from view from the main roads and main tourist drives by the surrounding hills and ridges.

A drive along these main corridors has confirmed that the title is not visible from the Huon Highway at any point, either travelling from Geeveston to Huonville or vice versa. The title is partially visible from the Cygnet Coast Road although the view is obstructed in large part by vegetation on the west side of the road. (Illustrations 2.1 and 2.2 included to give insight into the type of scenic views and from which distance)

	
2.1 The area with potential viewpoints from the east side of the Huon River.	2.2 Road view of the area of the title, marked with yellow at approx. five km distance.

These findings, showing limited views, have been confirmed by the Huon Valley Zoning Association (HVZA). Their Viewshed Map shows that any area within the property has a maximum of potentially three points of visibility. (image 2.3)

Illustration 2.3 – HVZA Viewshed



Scenic Values Assessment

To see whether the Scenic Corridor Code should apply to the title as affected by the Scenic Protection Corridor, the following steps are to be taken according to the Guidelines for Scenic Values Assessment Methodology and Local Provisions Schedules.

Step 1 – ‘Select the Relevant Tasmanian Landscape Character Type (LCT) for the area.’

In this case South East Coastal Hills As per the Figure 3.2 Tasmanian Landscape Character Types Superimposed on Local Government Council Boundaries,

Step 2 ‘Select and apply the appropriate Scenic Quality Class Frame of Reference associated with the selected Landscape Character Type (attachment B)’

To establish the appropriate Scenic Quality Class we established the:

1. Viewer Sensitivity Level
2. Visibility Distance Range
3. Scenic Quality Class

1. Viewer Sensitivity Level

As per the draft LPS Supporting Report Appendix 62-65, the Planning Authority classified the Cygnet Coast Road as a Tourist Road. (HUO-C8.2.16)

Under the guidelines this is categorised as Sensitivity Level 1.

NOTE We are assuming that the Cygnet Coast Road is the corridor that affects our title as we cannot find any other Scenic Overlays or Corridors that would provide views on the title at 162 Lloyds Road and no further information regarding codes affecting the title has been provided to us.

2. Visibility Distance Range

As the title is not visible from the Huon Highway, only the Cygnet Coast Road Scenic Corridor would possibly be applicable. From the Cygnet Coast Road, the distance between the road and the title is between four and six kilometres, placing it in the FM – Far Middle ground (4-8km) Distance Range.

3. Scenic Quality Class

As per the South-East Coastal Hills Scenic Quality Class Frame of Reference:

Regarding Landform Features

Scenic Quality Class: Low – Significant expanses of rolling hills or flat plains with indistinct dissection by rivers and streams and not dramatically defined by adjacent landforms (Generally 0% to 10% slope)

Scenic Quality Class: Moderate – Undulating and/or rounded and rolling hills that are visually distinctive in the surrounding landscape. Moderate to gently dissecting V-shaped or U-shaped open valleys lacking in distinctive configuration, colour and elevation changes.

Regarding Vegetation Features

Scenic Quality Class: Low – Extensive Areas of similar vegetation with infrequent patterns or forest openings.

Regarding Waterform Features

Not applicable – no significant waterways are located on the title or are visible from the Cygnet Coast Road on or near the title.

Regarding Cultural Heritage Features

Not applicable – no cultural heritage features apply to the title

Regarding Native Wildlife Features

Negligible – as the property is only potentially visible from a distance of 4 kilometre minimum, this criterium is not applicable.

Thus resulting in a the Scenic Quality Class Low to Moderate as outlined in illustrations 2.4 and 2.5

Scenic Values measurements as per the Guidelines for Scenic Values Assessment Methodology

Viewer Sensitivity Level	1	as per the data provided by the Planning Authority
Visibility Distance Ranges	FM	i.e. Far Middle Ground
Scenic Quality Class	Low (or Moderate)	depending on the interpretation of the guidelines

Table 2.4

This results as per Table 3.4 in Scenic Value Area 2 (SVA2) (Low to Moderate)

Table 3.4 Scenic Value Area Matrix

Viewer Sensitivity Level - Visibility Distance Ranges (refer to Table 3.3 for codes)	Scenic Quality Class		
	High	Moderate	Low
1NF	SVA1	SVA1	SVA2
1MF	SVA1	SVA1	SVA2
1FF	SVA1	SVA2	SVA2
1NM	SVA1	SVA2	SVA2
1FM	SVA1	SVA2	SVA2
2NF	SVA1	SVA2	SVA2
2MF	SVA1	SVA2	SVA2
2FF	SVA1	SVA2	SVA2
3NF	SVA2	SVA2	SVA2
1NB	SVA2	SVA2	SVA3
1MB	SVA2	SVA2	
1FB	SVA2	SVA2	SVA3
2NM	SVA2	SVA2	SVA3
2FM	SVA2	SVA2/SVA3	SVA3
3MF	SVA2	SVA3	SVA3
2NB	SVA2	SVA3	SVA3
2MB	SVA2	SVA3	SVA3
2FB	SVA2	SVA3	SVA3
3FF	SVA2	SVA3	SVA3
3NM	SVA2	SVA3	SVA3
3FM	SVA2	SVA3	SVA3
3NB, 3MB, & 3FB & Not Visible	SVA2	SVA3	SVA3

Illustration 2.5 – Table 3.4 Scenic Value Area Matrix.

As per the guidelines there is a clear distinction between SVA1 and SVA2 and the recommendations include:

A category for the protection of the high scenic value areas where there would be no Acceptable Solution and thus Performance Criteria would be applied to prevent any unreasonable loss of these high scenic values; and a category for the protection and management of the medium scenic value areas where there would be Acceptable Solutions and Performance Criteria to better guide and accommodate development without causing unreasonable loss of scenic values.

This is a clear indicator that Landscape Conservation Zone has been used by the Planning Authority to emphasize the protection of the High Scenic Value Areas with 'No Acceptable Solution' to development. From this can be deduced that here should be a second category for the protection and management of the Low/Moderate scenic value areas where there would be an 'Acceptable Solution'. As a result, we believe that the classification of the title in the High Scenic Quality Class has been applied in error and should be removed.

Regardless of the interpretation of the scenic values, the assessment to include the title on the grounds that it is visible from Tourist Routes and/or has high scenic values, has not adequately been established by the Planning Authority as shown by the Viewshed map as provided by the Huon Valley Zoning Association and that there are clear indicators that additional investigation on scenic qualities is necessary. On these grounds we could claim that it is unclear which Scenic Protection Overlay or Scenic Protection Corridor is applicable to our title as it is not adequately reflected anywhere except for the cryptical line "Note additional codes are not mapped and may be triggered based on description" on the draft zoning map.

Because of this, we were not aware of the Scenic Corridor until we received a response to our Representation stating '...reflective of the important landscape values.' From here we were to mind read that a Scenic Corridor may have affected the proposed zoning and following this the uncertainty whether further unknown codes that we have not been made aware of may have influenced the decision process regarding our title. In this way we are continuously kept on the back foot and unable to appropriately address the issues at the appropriate times.

4. NOTES ADDRESSING OBJECTION 3

Our original representation, submitted on the 30th of May 2022 (Recorded as Representation number 314) includes information regarding the title, and our objections to the proposed zoning of Landscape Conservation. Below are the most important notes regarding the application of either zone.

Zone Application Guidelines

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.

Comments regarding LCZ1

As stated under objection number 1 and supported by the Natural Values Assessment, the title should not have a Priority Vegetation Overlay. The land is part WOB Eucalyptus obliqua Part (WRE) Eucalyptus regnans, neither considered identified for protection and conservation.

In addition to this, the title contains no Waterway and Coastal Protection overlay, it does not include a Conservation Covenant and is currently not zoned as Environmental Living or Environmental Management.

The title may have been included in the Scenic Protection Corridor, but as stated above, the Scenic Value is classified only as low to moderate, and the guidelines clearly state that there is

A category for the protection of the high scenic value areas where there would be no Acceptable Solution and thus Performance Criteria would be applied to prevent any unreasonable loss of these high scenic values; and a category for the protection and management of the medium scenic value areas where there would be Acceptable Solutions and Performance Criteria to better guide and accommodate development without causing unreasonable loss of scenic values.'

Applying the Landscape Conservation Zone suggests there is no distinction between the two which would be in error.

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.

Comments regarding LCZ2

- a) The title contains no threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation as per the Natural Values Assessment.

- b) If the Natural Assets Code and Scenic Protection Code are applied as per the guidelines and as per the above two objections, the title would not have these significant constraints.
- c) The title does not lay within an interim planning scheme Environmental Living Zone and the primary intention is not for the protection and conservation of landscape values.

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.

The HVC Draft LPS Supporting Report states in its comments regarding LCZ3:
This was addressed by using the following selection criteria to select LCZ suitability:

- Three or more adjoining properties
- Borders existing Environmental Management or Environmental Living properties intended to transfer to LCZ.

Comments regarding LCZ3

As per our original representation submitted on 30th of May 2022, with 3.5 hectare the title is substantially smaller than the required 20 hectare. To make the above LCZ construction work, a group of titles has been grouped together, all sized between one and ten hectares, to get to the minimum land size (see illustration 3.1). However, most, if not all these titles were established in these distinct smaller sizes since the 1850's and have been harvested, cleared, and farmed for over a century. A quick survey shows that of the seventeen titles surround Lloyds Road, fourteen have either a dwelling, shed or even multiple structures on the land or the owner has received permission to build. This density of structures is not in line with the character of Landscape Conservation which grants discretionary permission for a single dwelling on a title of 20 hectares or more.



Illustration 3.1

When assessing the properties on Lloyds Road, a clear pattern emerges that shows that most titles are small (Between 2 and 10 hectares) and have one or more dwellings and sheds. Most of the properties are owner occupied.

Regarding criteria number two, the whole group of titles that is required to reach the minimum threshold, borders only on titles proposed to be zoned Rural (illustration 3.2). The requirement that the titles 'Borders existing Environmental Management or Environmental Living has not been met.

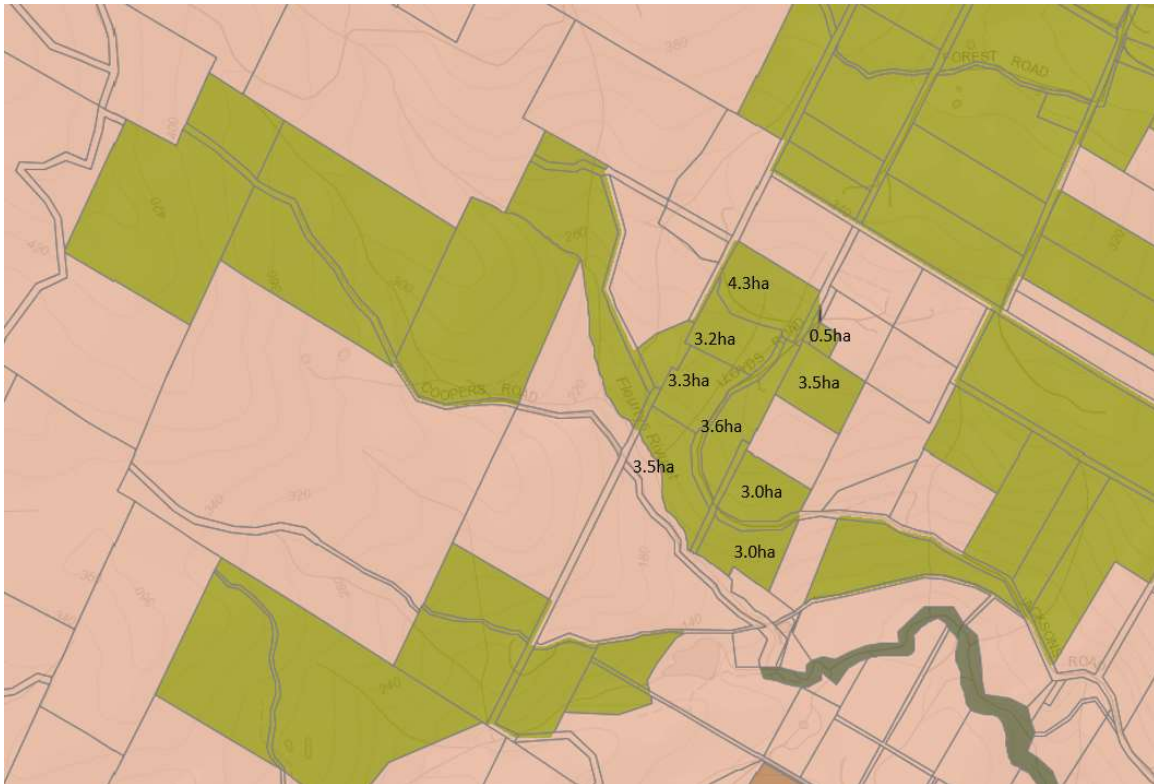


Illustration 3.2

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).

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.

Comments regarding LCZ 4

Although Rural Living Zone would be a more adequate zoning under these guidelines, both the State Government and the HVC have made it clear that the application of Rural Living is to be limited where possible. That notwithstanding, the priority purpose question still stands. As landowners, residing in a dwelling on the land, the priority of the property is for residential use and as per the notes, not to provide a clear priority for the protection of landscape values.

Zoning Consistency

The Decision Tree & Guidelines

Consistency of Land Use Patterns - Titles that have characteristics that are suitable for either the Rural or Ag Zone (based on State – Zone Application Framework Criteria) should be zoned based on surrounding titles with the chief aim of providing a consistent land use pattern.

An additional argument against Landscape Conservation Zoning, is the proposed zoning for the surrounding titles. 162 Lloyds Road is surrounded on three sides by titles proposed to be zoned Rural under the new scheme (illustration 3.3), with each title having the same lack of Priority Vegetation, and as such, the most appropriate zoning would be Rural.



- A - 170 Lloyds Road
- B - 162 Lloyds Road
- C - 100 Lloyds Road
- D - 170A Lloyds Road
- E - 74 Lloyds Road

Illustration 3.3 Map of 162 Lloyds Road and surrounding properties

Landscape Conservation Limitations

As per our representation submitted on 30th of May 2022, the priority of the property is residential use and development and not Landscape Conservation and for that reason we recommend changing the proposed zoning to Rural.

We purchased the property in 2019 for long term residential use with room to grow. In the next ten years, we hope to move away from 9-to-5 work and thoughts on how we would fulfill this could be severely limited by the changed zoning.

As stated before, it is not our intent to 'severely impact' the character of the title by removing all native vegetation and building a galvanising plant that will tower over the surrounding properties. On the contrary, we purchased the land because of its, albeit limited, natural assets. We have spent the last three years removing decades of waste, plastics, barbed wire, numerous car tires, weeds and non-native decorative flora with invasive characteristics, as we want to ensure the natural environment we live in and the land we live on is healthy and thriving, both for our and for future owners' enjoyment. But regardless of the appreciation, to be clear, we purchased the property with the main purpose of residing and living and finding fulfilment in exploring different (small scale) developments, that may not be permitted in Landscape Conservation Zones, whether this turns out to be furniture making, welding, starting a small business or small-scale farming.

Consistent Standards

Position Paper Legislation for a Tasmanian Planning Scheme

The Tasmanian Planning Scheme will deliver a high level of consistency in the planning controls that apply across the State, providing greater certainty to investors and the community about what use and development can occur

The draft Schedules will be subject to statutory consultation even if the local provisions, including the zone map boundaries have not changed during the translation. This is an important step to provide for natural justice as the detailed planning controls that apply to individual properties in each local area will undergo some changes to achieve the consistent statewide standards in the new State Planning Provisions

Our objection against Landscape Conservation is primary the severely restrictive character of this zoning as per the concerns laid out in the original representation in comparison to the current zone Rural Resource. The State Government made it very clear that their goal with establishing a new consistent Planning Scheme is a uniform system that applies to all councils and all who need to use the planning scheme. A quick inventory of the now completed Planning Schemes in the rest of the state shows that the application of Landscape Conservation Zone in the majority of councils has been done carefully and with consideration, taking landowners concerns seriously. The application of Landscape Conservation Zoning in the Huon Valley however seems to have been done with a mindset that the Huon Valley is to look at from afar, but not to live in and work, and that is not in the spirit of establishing a new planning scheme that aims to achieve consistent statewide standards.

Rural Zone

Zone Application Guidelines:

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.

Comments regarding RZ 1

As per our representation submitted on 30th of May 2022, the title is classified as having limited or no potential for agriculture. In addition to this, as stated in the Natural Values Assessment, and our findings under Objection Number 2, it is not more appropriately included within the Landscape Conservation Zone (LCZ) or Environmental Management Zone for the protection of specific values as the title does not contain specific values. This would leave the Rural Zoning as the most appropriate zoning over LCZ.

Rural Living

Alternatively, although reluctantly, we would be willing to consider the Rural Living Zone. The reluctance is not for the zoning itself as we would not necessarily see Rural Living as purely restrictive, but reluctance due to the consequences for neighbouring properties.

Although the titles along Lloyds Road are all of the appropriate sizes, between two and ten hectare, and most of titles have one or more structures, are practically all owner occupied and are Rural Living in all but name, the issue remains that although the character of the titles are practically identical, half of the titles are zoned Rural under the proposed plan and a change to Rural Living may not be in the best interest of all title owners. We would not want our objection to Landscape Conservation Zoning result in another sudden turn of events and have a new zoning plan be forced upon a new group of landowners without prior consultation.

4. CONCLUSION

In short, we believe that there are valid grounds to honour all three objections:

1 To remove the Priority Vegetation Overlay on the grounds that:

- No plant species listed as threatened were detected on the title and;
- No fauna species listed as threatened were detected on the title and;
- The vegetation types supported by the title, Eucalyptus obliqua forest with broad-leaf shrubs (WOB) and Eucalyptus regnans (WRE) forest do not equate to native vegetation communities listed as threatened and;
- Occurrences of WOB and WRE do not meet the intent of priority vegetation.

On those grounds the Priority Vegetation Overlay should be removed completely from the title.

2 To remove the High Value Scenic Protection overlay or any Scenic Protection overlay on the grounds that;

- The Scenic Value Area Matrix application as per the Guidelines for Scenic Values Assessment Methodology shows the title is not considered High Value, but instead is more consistent with the Scenic Quality Class Moderate to Low which does not warrant a High Value Scenic Protection Overlay
- That regardless of the interpretation of the scenic values, the assessment to include the title on the grounds that it is visible from Tourist Routes has not adequately been established by the planning Authority as shown by the Viewshed map as provided by the Huon Valley Zoning Association and that there are clear indicators that additional investigation on scenic qualities is necessary. On these grounds we could claim that it is unclear which Scenic Protection Overlay or Scenic Protection Corridor is applicable to our title and we would not be able to address the concerns in detail due to the lack of information provided to us as land owners.

On these grounds any Scenic Protection Overlay should be removed, or, if not removed, at least be supported by evidence that the information on which the Overlay is based is accurate, has been 'groundtruthed' and has been made available for consultation to us as landowners.

3 To change the proposed zoning from Landscape Conservation Zone to Preference 1 Rural (or, if certain conditions are met as per the notes under Objections 3, Preference 2 Rural Living) on the grounds that:

- The Natural Values Assessment supports our view that the land cannot be identified as a large area 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.

In line with this the guidelines clearly state that Landscape Conservation Zone should not be applied to land where the priority is for residential use and development.

'Note: 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.'

To conclude, the land is neither large nor contains threatened flora nor threatened fauna and the classification of any High Scenic Value is unproven and debatable resulting in our recommendation to remove the proposed zoning of Landscape Conservation.

In contrast, 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. '(RZ1)

As per the findings under Objection 1, 2 and 3, Rural Zoning would be the most appropriate zone.

**NATURAL VALUES ASSESSMENT OF 162 LLOYDS ROAD
(PID 2807297; C.T. 135702/5; LPI 2204077), FRANKLIN,
TASMANIA**



**Environmental Consulting Options Tasmania (ECOtas) for
Sirpa Loevendie & Nathan Jones**

24 April 2023

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Habitat and vegetation mapping: Mark Wapstra

Base data for mapping: LISTmap

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

ACKNOWLEDGEMENTS

Sirpa Loevendie (owner) provided background information on the property and a guided site assessment.

QUALIFICATIONS

Except where otherwise stated, the opinions and interpretations of legislation and policy expressed in this report are made by the author and do not necessarily reflect those of the relevant agency. The client should confirm management prescriptions with the relevant agency before acting on the content of this report. This report and associated documents do not constitute legal advice.

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

COVER ILLUSTRATIONS

View of regrowth-structured wet sclerophyll forest on title's upper slopes.

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

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SUMMARY

General

Sirpa Loevendie & Nathan Jones (owners) engaged Environmental Consulting Options Tasmania (ECOtas) to undertake a natural values assessment of 162 Lloyds Road (PID 2807297; C.T. 135702/5; LPI 2204077), Franklin, Tasmania.

Site assessment

A natural values assessment of the study area was undertaken by Mark Wapstra (ECOtas) on 21 Apr. 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.

Threatened fauna

- No fauna species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) were detected, or are known from database information, from the study area.
- The study area supports potential habitat 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 study area does meet the intent of “significant habitat for a threatened fauna species”, at any reasonable scale or interpretation of the concept, pursuant to the Natural Assets Code of the *Tasmanian Planning Scheme*.

Vegetation types

- The study area supports the following TASVEG mapping units:
 - *Eucalyptus obliqua* forest with broad-leaf shrubs (TASVEG code: WOB);

- *Eucalyptus regnans* forest (TASVEG code: WRE);
- urban areas (TASVEG code: FUR).
- Occurrences of WOB & WRE do not equate to native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002* or to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.
- Occurrences of WOB & WRE, as vegetation types, are not classified as moderate priority biodiversity value under Table E10.1 of the *Huon Valley Interim Planning Scheme 2015*.
- Occurrences of WOB & WRE do not meet the intent of “priority vegetation” pursuant to the Natural Assets Code of the *Tasmanian Planning Scheme*.

Weeds

- No plant species classified as declared weeds within the meaning of the Tasmanian *Weed Management Act 1999* (*Biosecurity Act 2019*) were detected from the study area.

Plant disease

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

Animal disease (chytrid)

- The study area does not support particular habitats conducive to frog chytrid disease, except at a highly localised scale.

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 *Tasmanian Planning Scheme – Huon Valley*, 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

Sirpa Loevendie & Nathan Jones (owners) engaged Environmental Consulting Options Tasmania (ECOtas) to undertake a natural values assessment of 162 Lloyds Road (PID 2807297; C.T. 135702/5; LPI 2204077), Franklin, 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) could be required as part of future approval processes.

The report format should also be applicable to other assessment protocols as required by the relevant Commonwealth agency (for any referral/approval that may be required under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*), which is unlikely to be required in this case.

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

Limitations

The natural values assessment was undertaken on 21 Apr. 2022. Many plant species have ephemeral or seasonal growth or flowering habits, or patchy distributions (at varying scales), and it is possible that some species were not recorded for this reason. However, every effort was made to sample the range of habitats present in the survey area to maximise the opportunity of recording most species present (particularly those of conservation significance). Late spring and into summer are usually regarded as the most suitable period to undertake most botanical assessments. While some species have more restricted flowering periods, a discussion of the potential for the site to support these is presented. In this case, I believe that the survey was appropriately timed to detect the species with the highest priority for conservation management in this part of the State,

especially with reference to the long unburn status of the vegetation virtually precluding the presence of annual/ephemeral herbs.

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

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

Permit

Any plant material was collected under DPIPW (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

Cadastral details

The study area (Figures 1-3) comprises the private title known as 162 Lloyds Road, Franklin, Tasmania (Figures 1-3) with the following cadastral details:

- PID 2807297;
- C.T. 135702/5; and
- LPI 2204077.

The title is ca. 35,060 m² (i.e. ca. 3.51 ha) in extent (measured area as per LISTmap).

Zoning and overlays

Land tenure and other categorisations relevant to natural values management of the study area are as follows:

- Huon Valley municipality, currently zoned as Rural Resource pursuant to the *Huon Valley Interim Planning Scheme 2015* (Figure 4), with the following overlays relevant to natural values management noted as on or close to the title:
 - Biodiversity Protection Area (Figure 5): most of title (see further notes below);
- Southern Ranges bioregion, according to the IBRA 7 bioregions used by most government agencies.

Under the immediately preceding version of the overlay maps linked to the *Huon Valley Interim Planning Scheme 2015*, only a very small part of the title was subject to the Biodiversity Protection Area overlay (Figure 6), this change implemented through AM-HUO-PSA-4-2019, taking effect on

10 Jul. 2020 (email from TPC, 21 May 2021). While supporting documents to AM-HUO-PSA-4-2019 provide some high-level explanations of the rationale of the methods used to create the overlays, it is only recently that Huon Valley Council made this rationale publicly available through the ability to produce a *Priority Vegetation Report* for a title (HVC 2022). It is important to try to understand the rationale for the shift between virtually no overlay being present and effectively most of the title being subject to the overlay.

It is noted that the original overlay that impinged on the title was almost certainly created as part of a mapping error related to the recognition of a polygon of *Eucalyptus globulus* wet forest (TASVEG code: WGL) on the title to the southwest of the subject title (74 Lloyds Road) because the polygon is a seemingly “artificial” straight line between WGL and other vegetation types, defined by the cadastral boundary, with the new polygon extending only metres across the title boundary. This is strongly indicative of lot-based vegetation mapping being updated on a lot-by-lot basis. The polygon is ascribed to the “BLUE_GUM_DPIPWE-2009” project under TASVEG 3.0. It is not known if this was based on aerial imagery interpretation and/or ground-truthing.

The updated Biodiversity Protection Area overlay (Figure 4) is seemingly based on the differentiation of native vegetation and modified land under the TASVEG system of classification, effectively excluding the area mapped as regenerating cleared land (TASVEG code: FRG), albeit totally ignoring the fact that aerial imagery has not shown this part of the title as cleared since prior to the 1967 bushfire.

In this case, some of the new overlay is explained by the concept of “relative reservation” (Figure 7), which is described as “Reservation status is a measure of the degree to which vegetation communities are included in the Comprehensive, Adequate and Representative (CAR) reserve system”. In this specific case, the apparent “relative reservation” relates to TASVEG 3.0 vegetation mapping showing the presence of *Eucalyptus globulus* wet forest (TASVEG code: WGL), and *Acacia dealbata* forest (TASVEG code: NAD), both included because there is apparently “less than 30% of extent in bioregion is in reserves”. While the *Priority Vegetation Report* acknowledges that the reliability is “highly variable” and that management requires “check TasVeg for field verification; consider local extent, condition & management options; and potentially require on-ground field verification”, in this case, even a cursory examination of topographic maps, aerial imagery and geology maps would have discounted the presence of at least NAD from any part of the title. NAD has a highly distinctive “signature” in aerial imagery and while parts of the title show the distinctive silvery-grey canopy foliage of *Acacia dealbata* (silver wattle), there are no areas that are defined well enough, or of sufficient size, to separate from surrounding very clearly *Eucalyptus*-dominated forest canopy. For the record, any notion that NAD should ever be listed as poorly-reserved at a Statewide or bioregional level is nonsensical – this is a disturbance-created vegetation community that arises after wildfire and/or anthropogenic clearing events and is geographically and temporally transient (over many decades) in the landscape. Discounting the presence of WGL from aerial imagery alone is challenging (WGL has a similar “signature” to other wet eucalypt forest mapping units just as likely to be present in this part of the State) such that relying on the available mapping to allocate the “relative reservation” area to the title is challenging. For the record, WGL & NAD are not present (see **FINDINGS Vegetation types**), which obviously renders this aspect of the concept of “priority vegetation” within the subject title irrelevant.

The *Priority Vegetation Report* also includes the concept of “threatened fauna and significant habitat”, described as “These are species listed as threatened fauna under the *Tasmanian Threatened Species Protection Act* (1975 [sic = 1995]) or Commonwealth *Environment Protection and Biodiversity Conservation Act* (1999)” with the apparent rationale for inclusion being “statutory recognition that species extinction is likely, however not all sites are important or occupied” and the data sources being “NVA records combined with REM point-based modelling rules” and “habitat-based models”. In this case, the data shows that the subject title is identified under the concept of “threatened fauna” because of the swift parrot (Figure 8), although the extent of the mapping appears to be only partially related to mapping of WGL (blue gum) vegetation, extending the

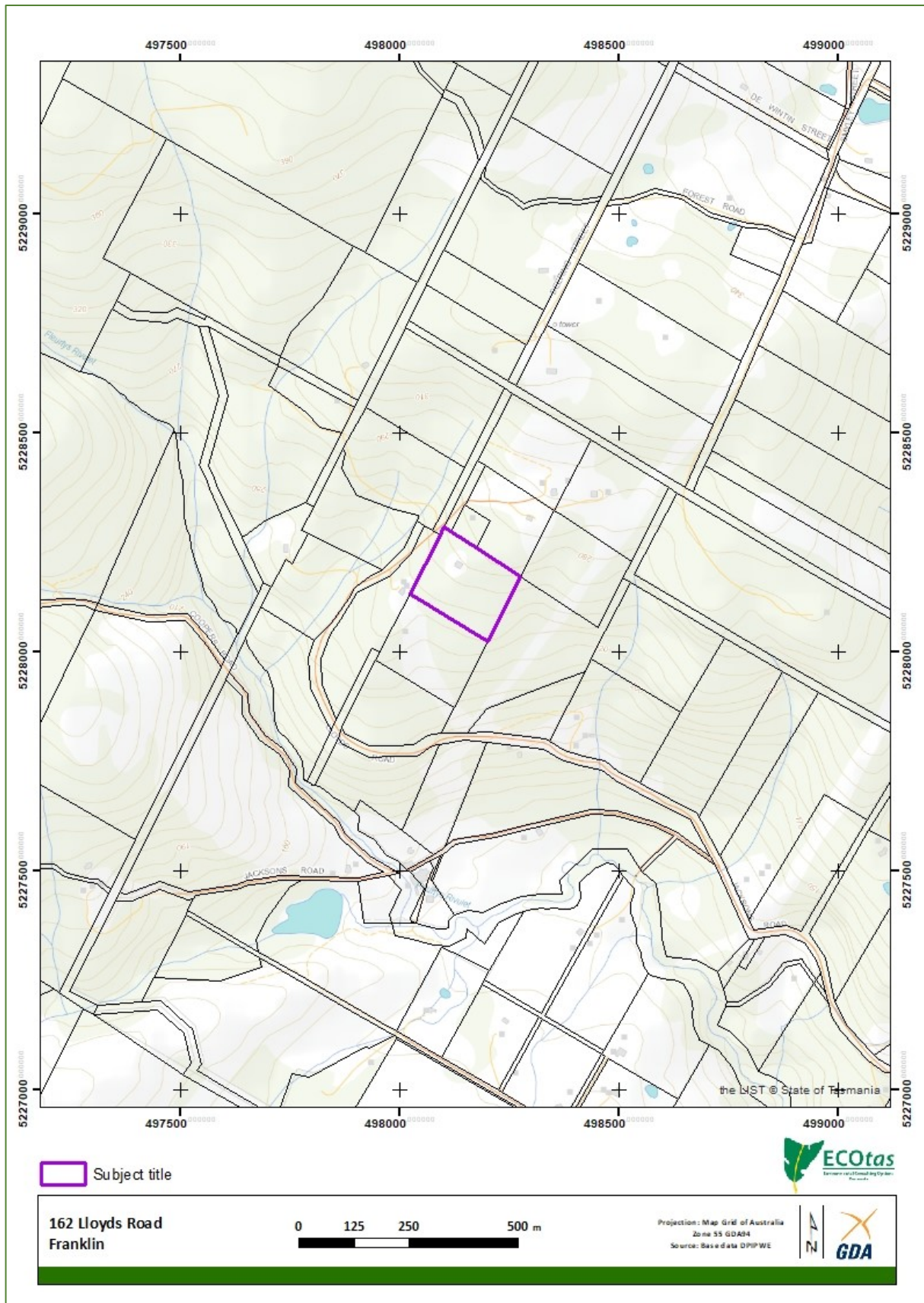


Figure 1. General location of study area

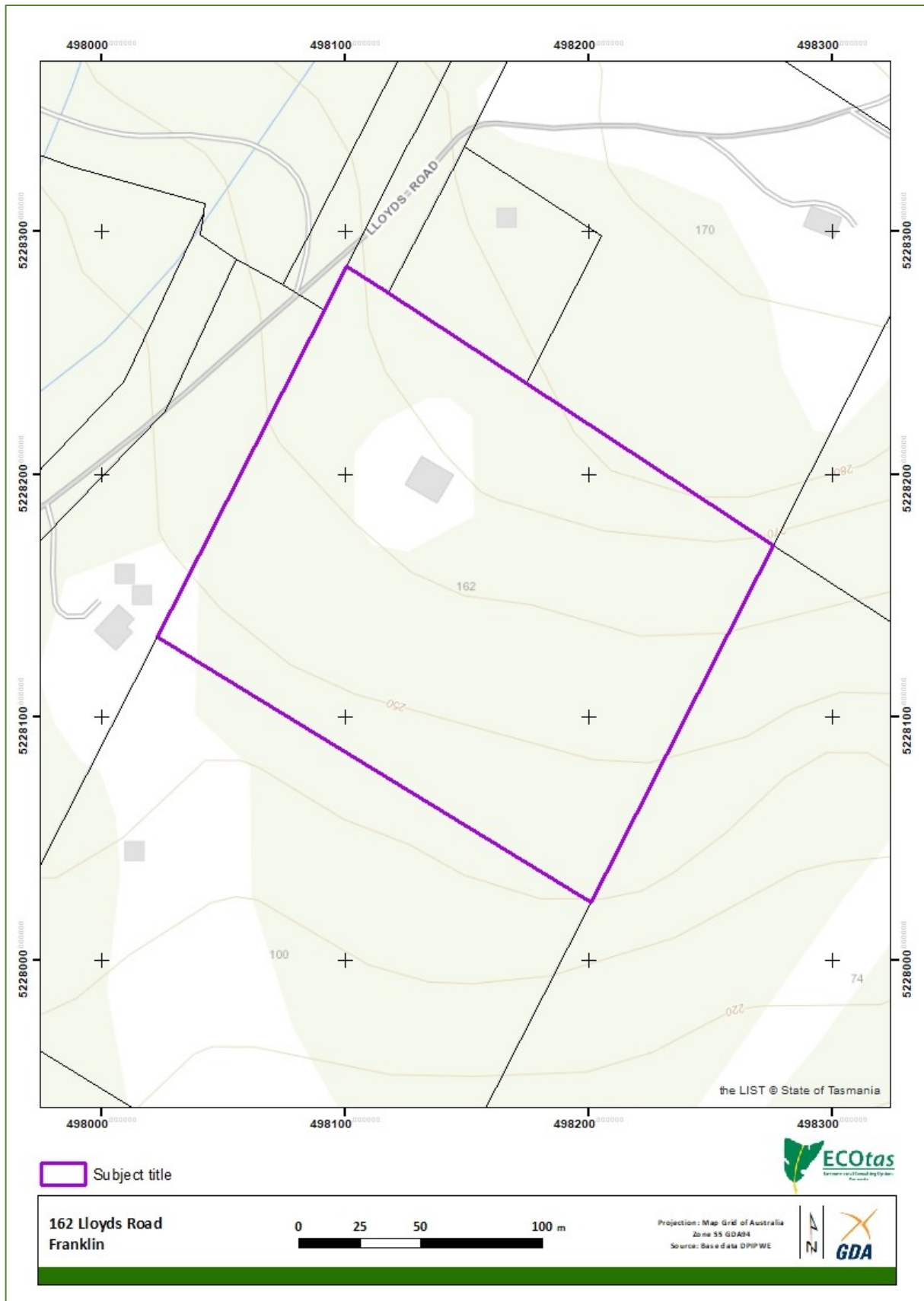


Figure 2. Detailed location of study area showing general topographic and cadastral features

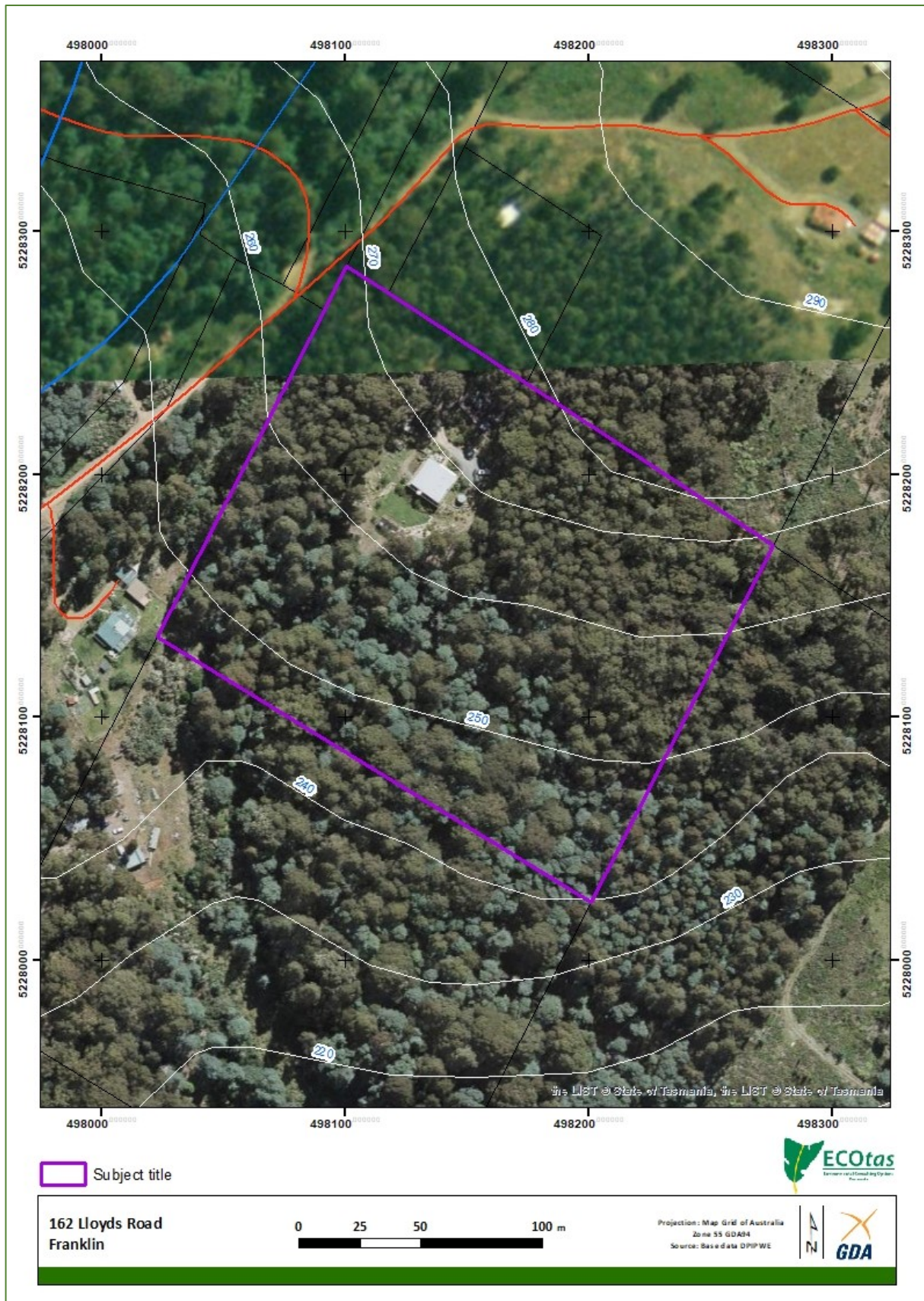


Figure 3. Detailed location of study area showing recent aerial imagery, contours and cadastral boundaries

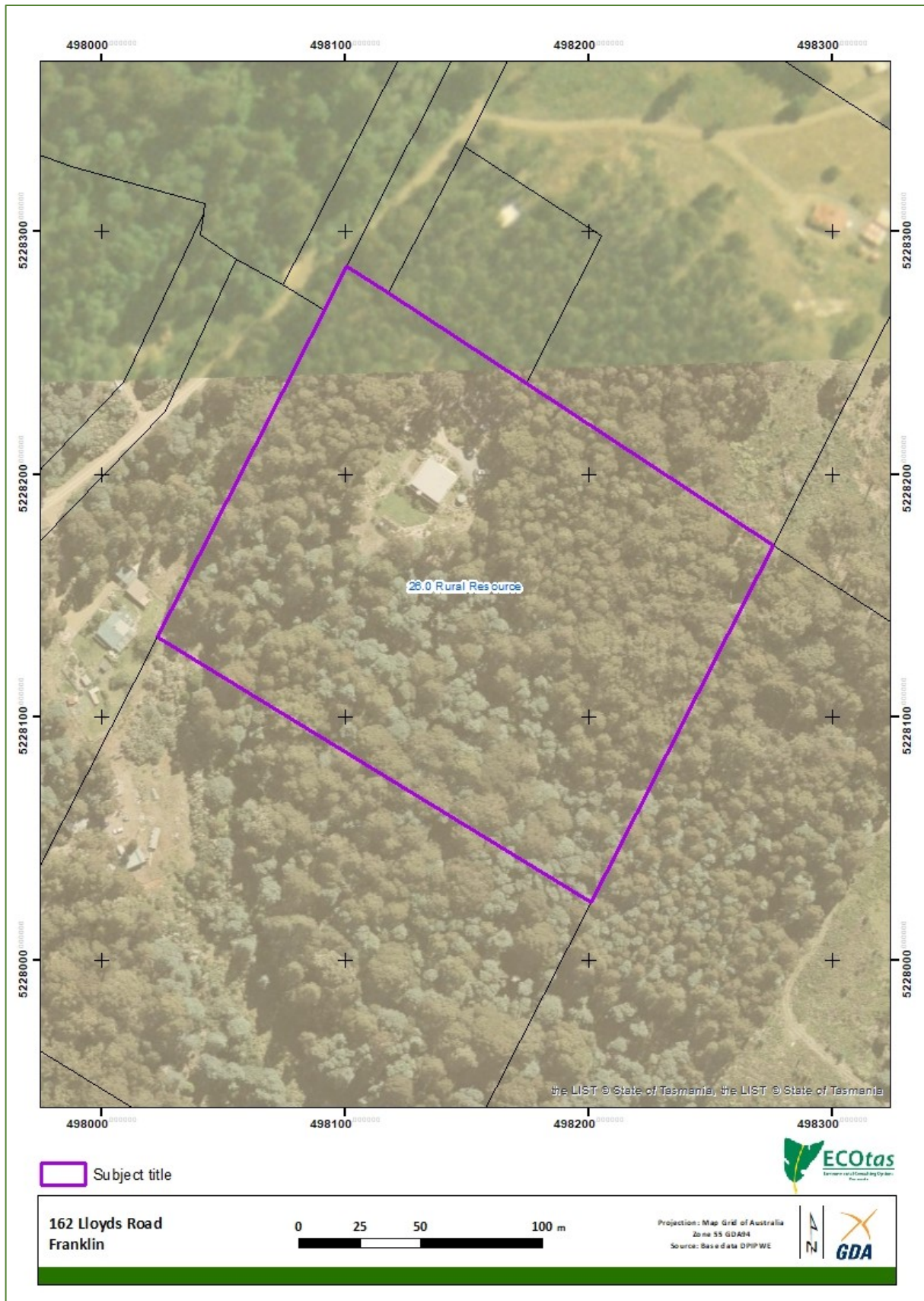


Figure 4. Zoning of subject title and surrounds pursuant to the *Huon Valley Interim Planning Scheme 2015*

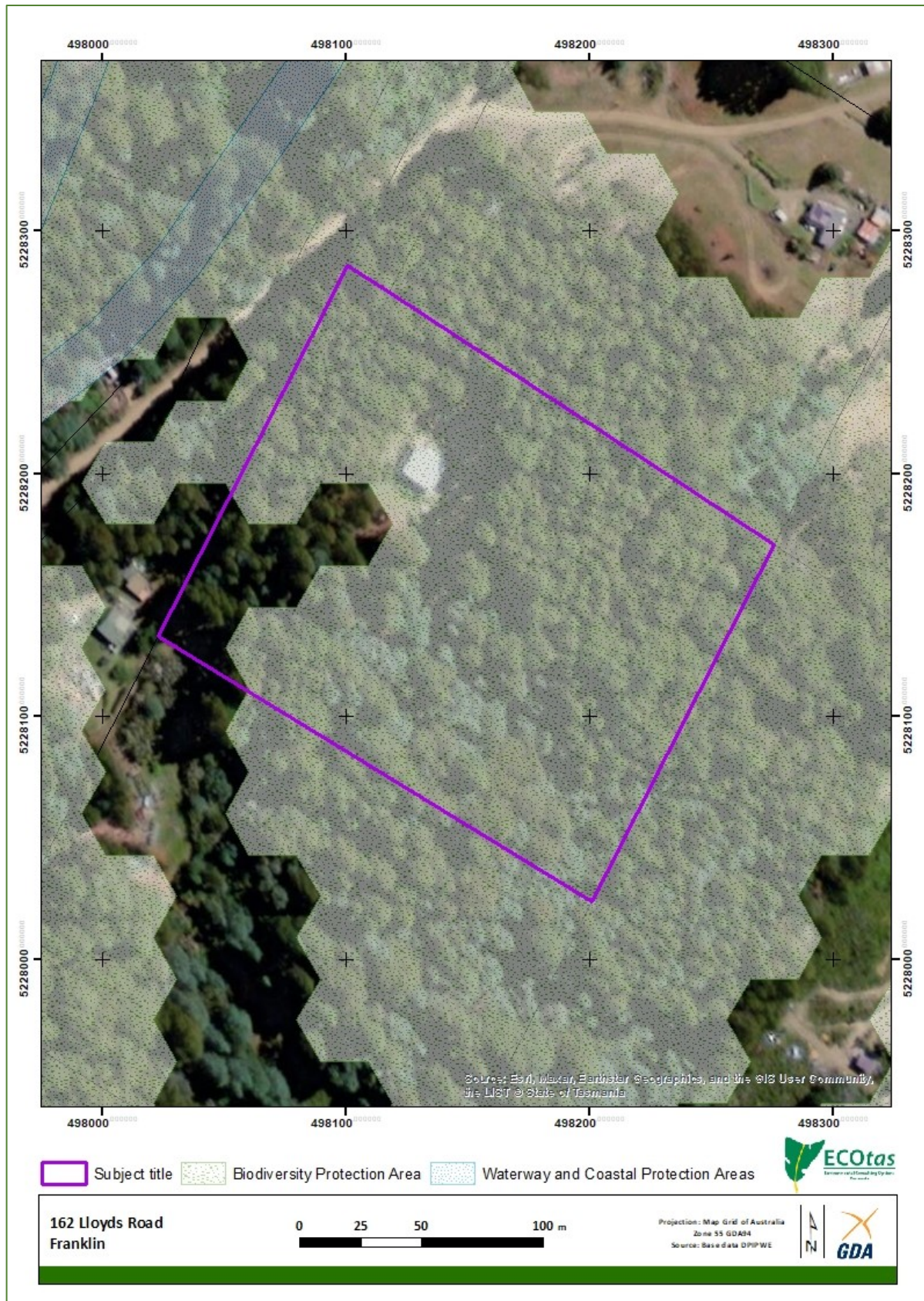


Figure 5. Extent of Biodiversity Protection Area overlay within and adjacent to the title pursuant to the Huon Valley Interim Planning Scheme 2015

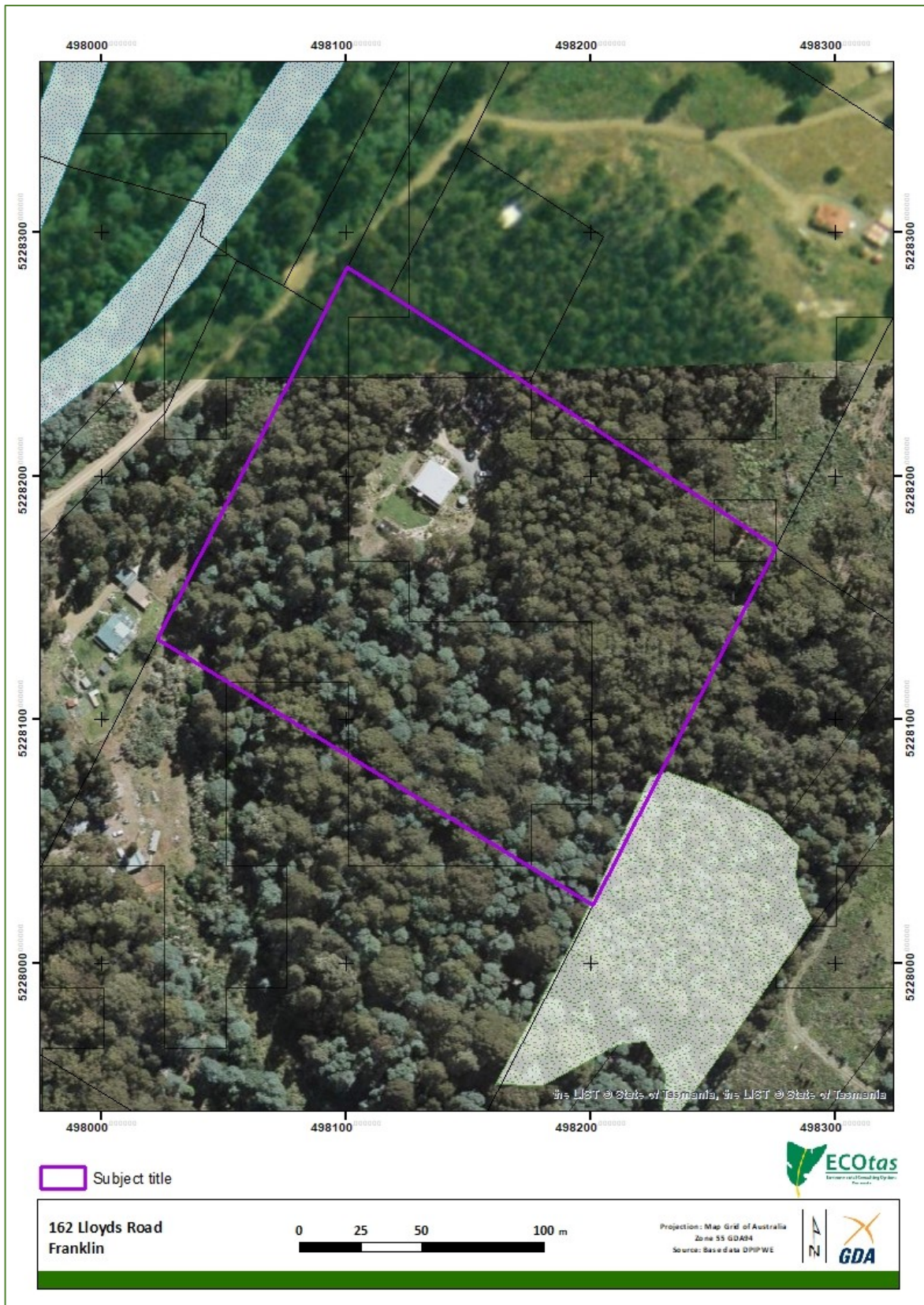


Figure 6. Extent of Biodiversity Protection Area and Waterway and Coastal Protection Areas overlays (immediately preceding version) within subject title and surrounds pursuant to the *Huon Valley Interim Planning Scheme 2015*

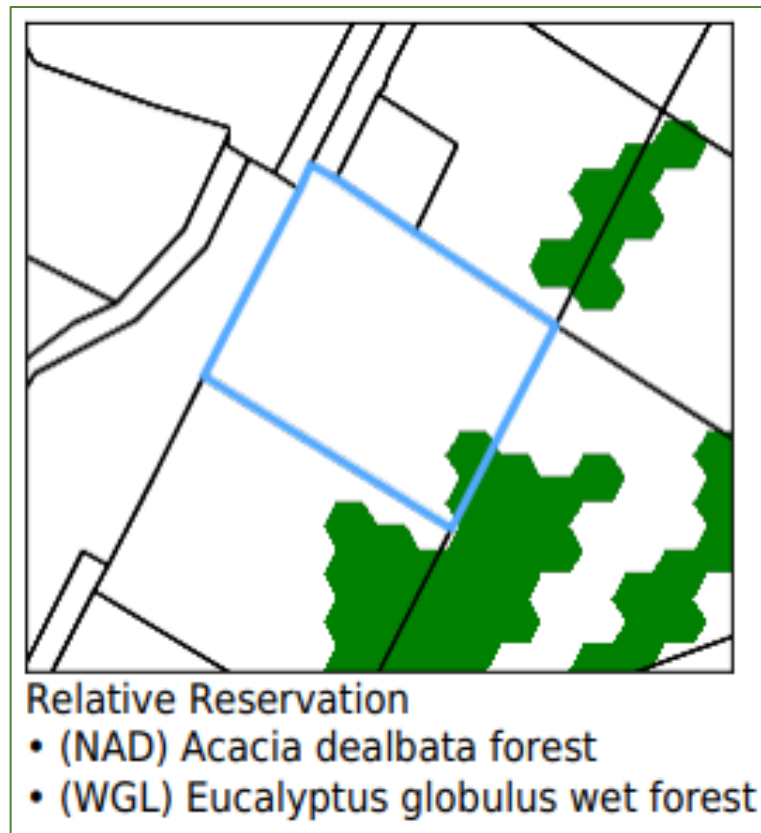


Figure 7. Extract of *Priority Vegetation Report* showing area subject to the concept of “relative reservation”

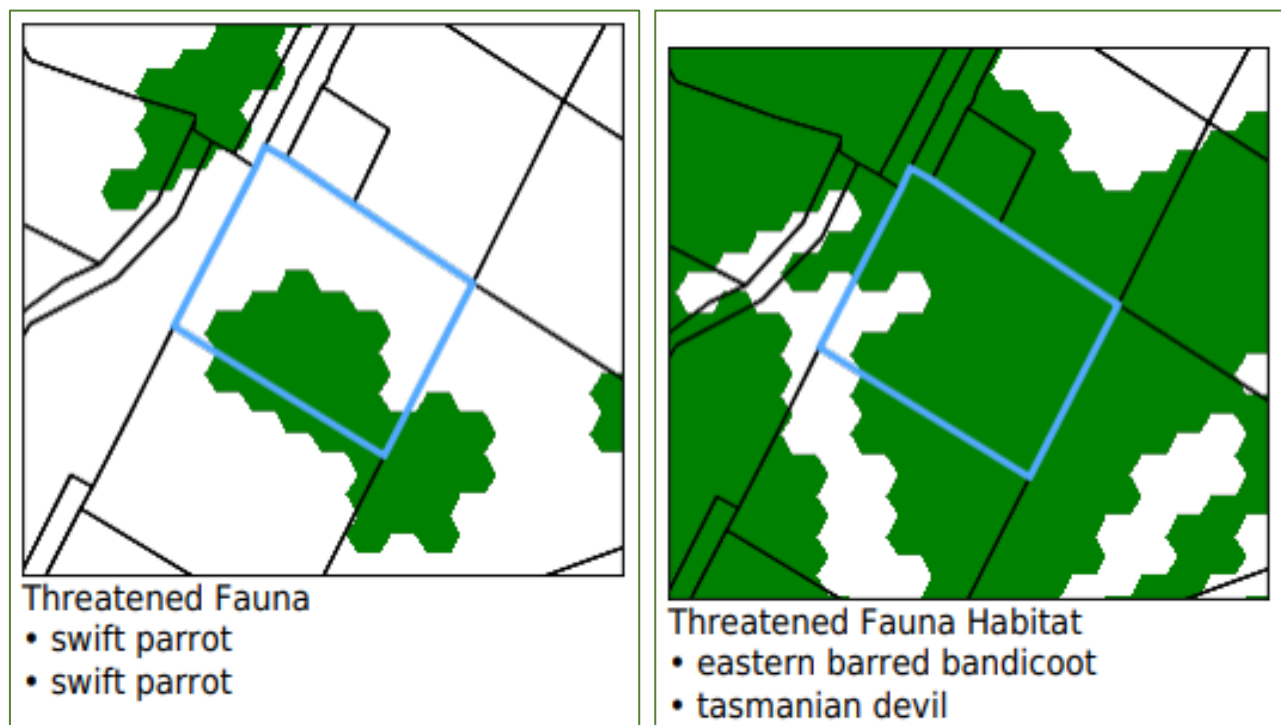


Figure 8. Extract of *Priority Vegetation Report* showing area subject to the concept of “threatened fauna” and “threatened fauna habitat”

STUDY AREA Zoning and overlays continued...

apparent potential habitat of the species into areas mapped as *Eucalyptus regnans* forest (TASVEG code: WRE), an odd allocation because the swift parrot is associated with *Eucalyptus globulus* for foraging and only more mature forests for nesting (this site is clearly post-1967 regrowth). The *Priority Vegetation Report* also shows the subject title is identified as “threatened fauna habitat” because of the eastern barred bandicoot and the tasmanian devil (Figure 8), this seemingly linked to the extent of any native vegetation mapped on TASVEG 3.0. While the *Priority Vegetation Report* acknowledges that the reliability is “variable” and that management requires “check species observation source; check data on habitat and local context; and [potentially require on-ground field verification]”, in this case, as previously described, the idea that the site supports potential swift parrot habitat based on vegetation mapping was never tenable. That this system of classifying so-called “priority habitat” can include heavily forested areas for the Tasmanian devil and eastern barred bandicoot but not include modified landscapes (which the species almost certainly rely on very heavily) makes a mockery of the interpretation of descriptions of potential habitat provided by agencies such as the Forest Practices Authority, developed in conjunction with the then Department of Primary Industries, Parks, Water & Environment (DPIPWE). For the record, site assessment confirmed the absence of potential habitat of the swift parrot at any reasonable scale and means of interpretation (see **FINDINGS Threatened fauna**), which obviously renders this aspect of the concept of “threatened fauna” within the subject title irrelevant. It is reasonable to indicate that site assessment identified potential habitat of the Tasmanian devil and eastern barred bandicoot (see **FINDINGS Threatened fauna**), but it also identified potential habitat of other listed fauna species (which are apparently not included in the modelling), and – perhaps more importantly – that such potential habitat includes the native forest areas (least disturbed, except by fire), regenerating native forest on previously cleared land (silver wattle forest) and old paddocks, as well as being reasonably extended to the much wider surrounds and all manner of levels of disturbed and undisturbed habitats. That is, the concept of “threatened fauna habitat” contributing to the mapping of “priority vegetation” within the subject title is considered highly selective (with respect to the species apparently included), erroneous (in its somewhat ridiculous reliance on outdated and obviously inaccurate vegetation mapping) and inappropriate (in its ignorance of not just the utility but reliance by the identified species on anthropogenic habitats and a fragmented landscape).

In summary, it appears that the allocation of the “Priority Vegetation” overlay applied to the subject title under AM-HUO-PSA-4-2019 was based on erroneous base data and presumptions that do not reflect the actual natural values of the land in question.

Other features

The title is bound on all sides by private titles, accessed from Lloyds Road with a well-formed short gravel drive from the northwest corner of the title (Plates 1 & 2) into a now long-cleared and residentially-occupied part of the title (Plates 3 & 4).

Older topographic maps recognise the house and surrounding cleared land (Figure 2) but not the access, although this is clearly indicated on Hillshade via LISTmap (Figure 9). Even older topographic maps (as available via LISTmap, specific date unknown) indicate a more complex history to the title, showing a cleared area in the southwest corner and “low dense vegetation” in the northwest quadrant of the title (Figure 10), this presumably indicating a clearing event prior to the 1967 bushfire followed by natural regeneration.

LISTmap’s Fire History layer indicates that most of the title was impacted by the widespread and severe Feb. 1967 wildfire event (Figure 11). This is reflected in the structure of the forest, which

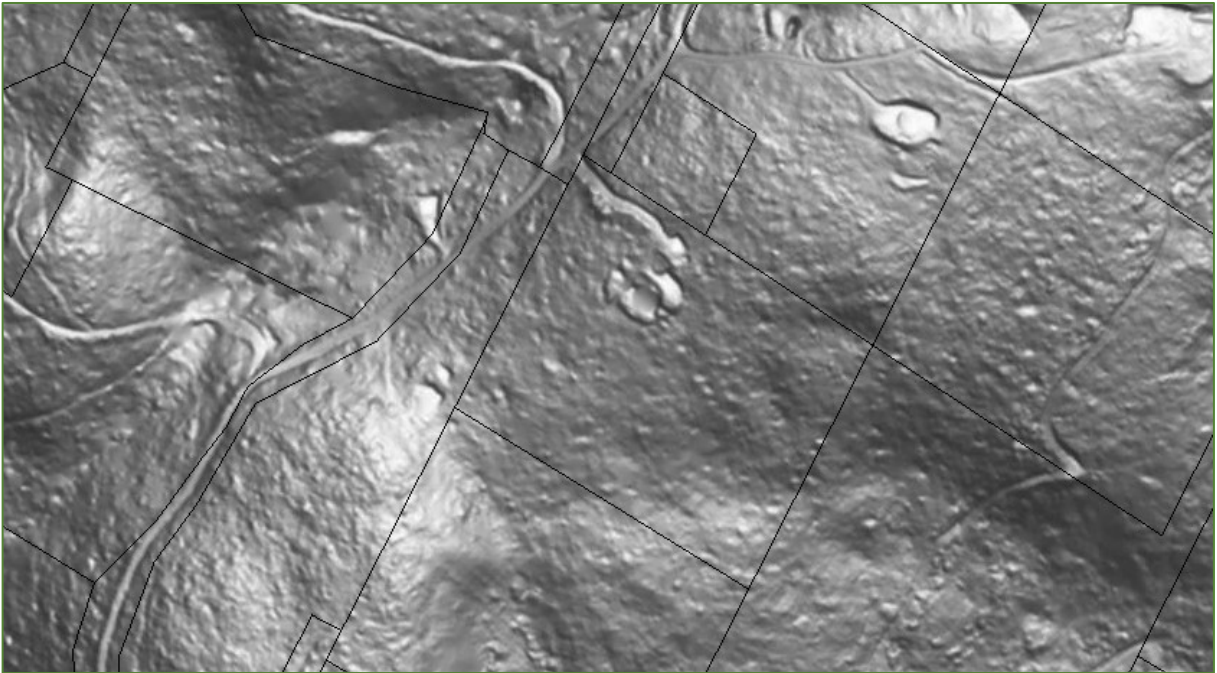


Figure 9. Hillshade (via LISTmap) for title and surrounds showing lack of drainage features within title and location of dwelling and access

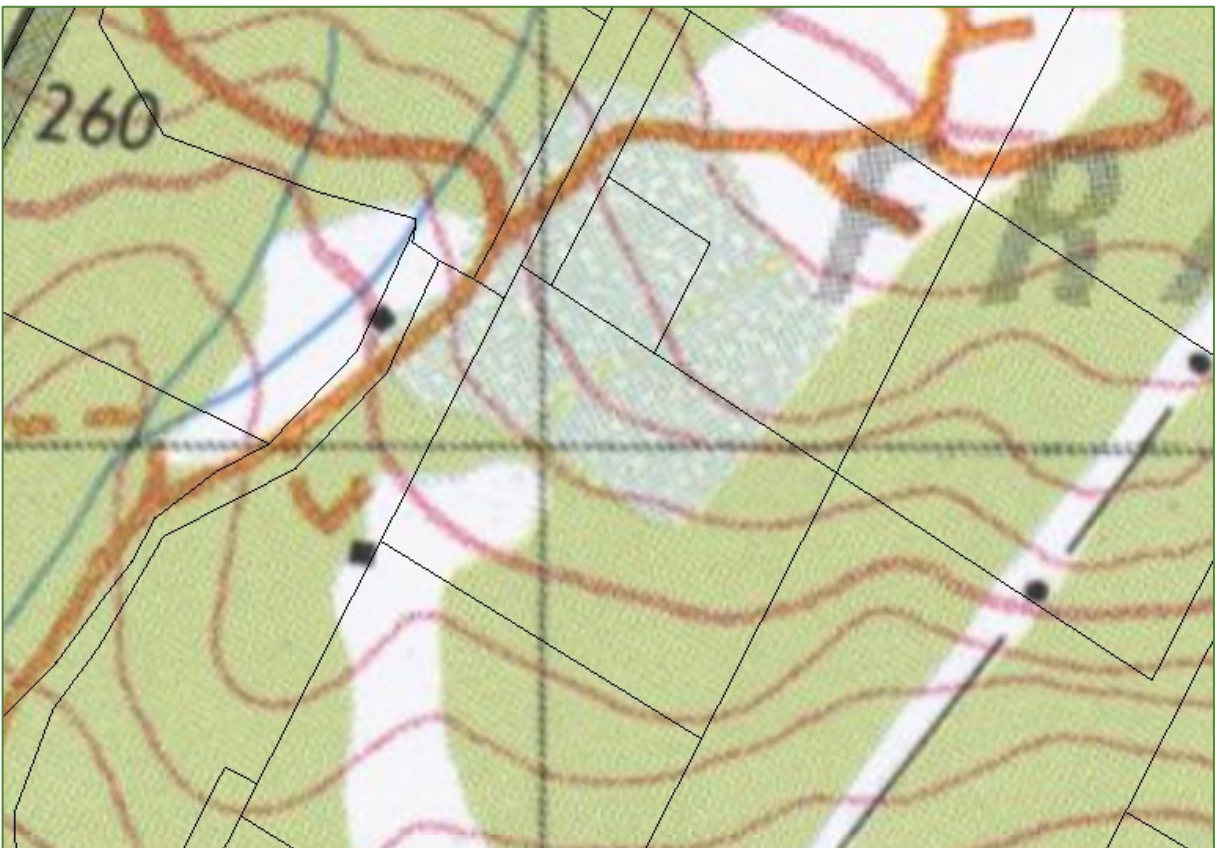


Figure 10. Extract from 1:25,000 series TASMAP (date unknown) showing green ("medium forest"), light green stipple ("low dense vegetation") and white (cleared) shading

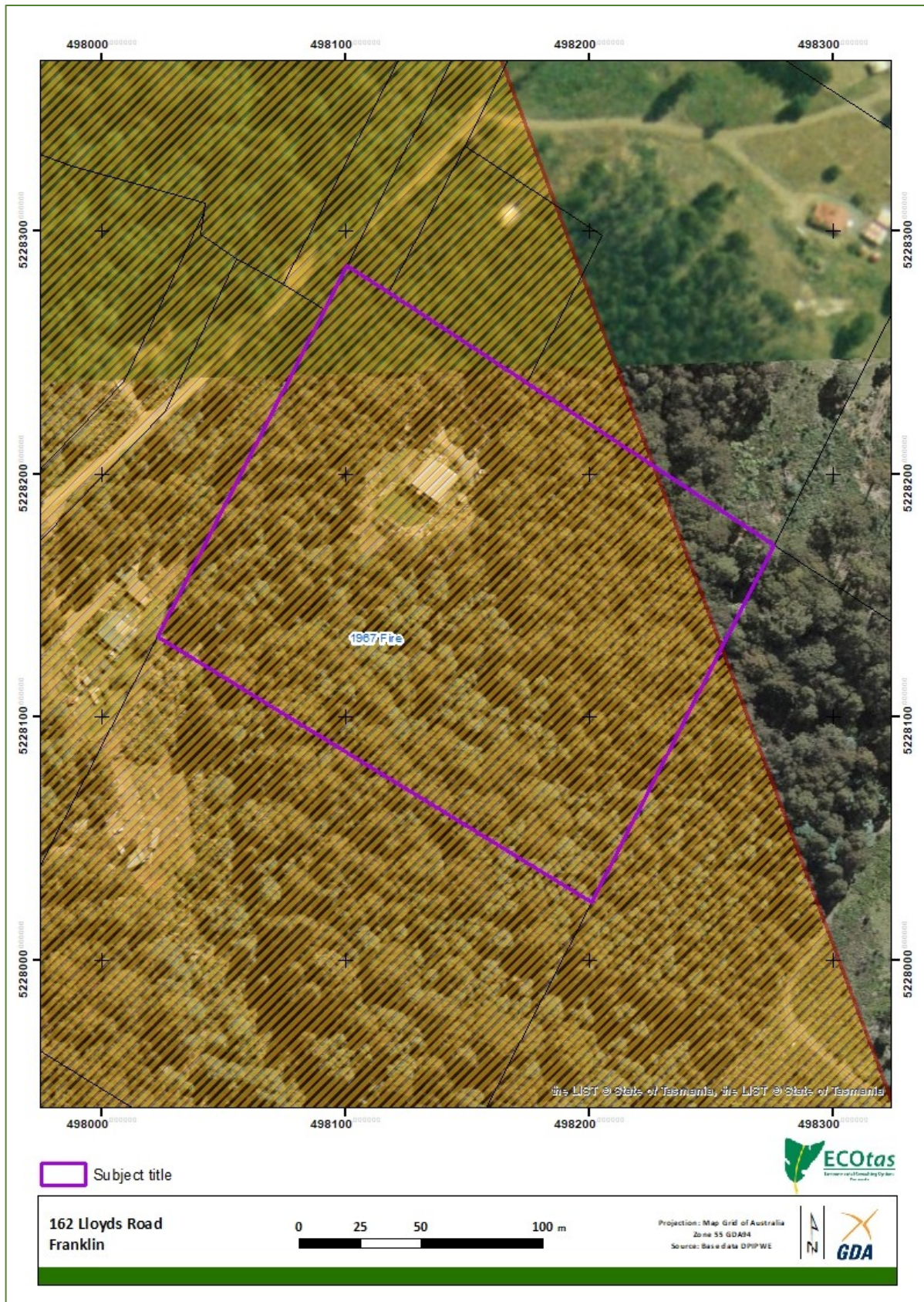


Figure 11. Fire history for subject title and surrounds (note the straight line boundary simply indicates the source of data is historical and approximate only)

STUDY AREA *Other features* continued...



Plates 1 & 2. Existing well-formed gravel drive to residential part of title



Plates 3 & 4. Residentially-developed part of title

is clearly relatively even-aged post-fire regeneration (Plates 5 & 6; Figures 12 & 13). There is some evidence that prior to the 1967 event, parts of the title were cleared (or semi-cleared), presumably for local grazing of stock. This is supported by pre-1967 aerial imagery (Figure 14) that shows the northwest and southwest corners in particular to be light scrub and lacking large trees. Several decades later (Figure 15), these canopy gaps are still evident with the canopy still patchy after the major fire showing quite extensive areas of what is clearly even-aged and still young regrowth (the denser pattern) with some scattered “fire-survivors” (now over-topping canopy trees that probably represent trees that were ca. 50-80 years old at the time of the fire). That at least some of the title area was cleared prior to the 1967 fire (or perhaps immediately after it) is evidenced in the understorey that is virtually devoid of larger coarse woody debris (usually present in less impacted forest – see Plates 7 & 8) and any larger trees with massive basal fire scars. In fact, the few scattered larger trees, even though now massive in their base, all have complex canopies from close to the ground (Plates 9-12), strongly indicative that these trees perhaps survived the major fire and that epicormic buds sprouted and survived to produce the multi-branched canopies now seen. There are also several larger piles of rocks scattered through the forest (Plates 13 & 14), and

older internal barbed wire fencing was present (Sirpa Loevendie & Nathan Jones pers. comm.), suggestive at efforts at improving the site for grazing or cropping. The forest is otherwise unaffected by anthropogenic disturbance with no obvious signs of logging or similar activities.



Plates 5 & 6. Examples of typical regrowth-structured canopy within title



Plates 7 & 8. Examples of typical understorey within title showing lack of large coarse woody debris

Topographically, the title has a generally southerly to southwesterly aspect on gentle to moderately steep slopes between ca. 240 m a.s.l. (far southeastern corner) and ca. 280 m a.s.l. (northern boundary). Topographic maps indicate no evidence of watercourses, supported by Hillshade imagery (Figure 9) and site assessment.

The geology of the title is wholly mapped (Figure 16) as Jurassic-age “dolerite (tholeiitic) with locally developed granophyre” (geocode: Jd). The geology is mentioned because of its strong influence on vegetation classification, association with threatened flora, and to a lesser extent, threatened fauna. Site assessment informally confirmed the dolerite substrate throughout in exposed rock (Plates 15) and typical red-brown clay-loam soils (Plate 16).



Plates 9-12. Examples of two of the now larger over-topping trees (both *Eucalyptus obliqua*) showing massive basal girth but lack of fire scars and multi-stemmed canopy indicative of matured epicormic budding branches post-fire (note that these trees clearly did not support hollows and are probably still many decades from doing so, their girth and height probably caused by a period of post-fire growth in good conditions with little competition from the much lower flush of post-fire regeneration)

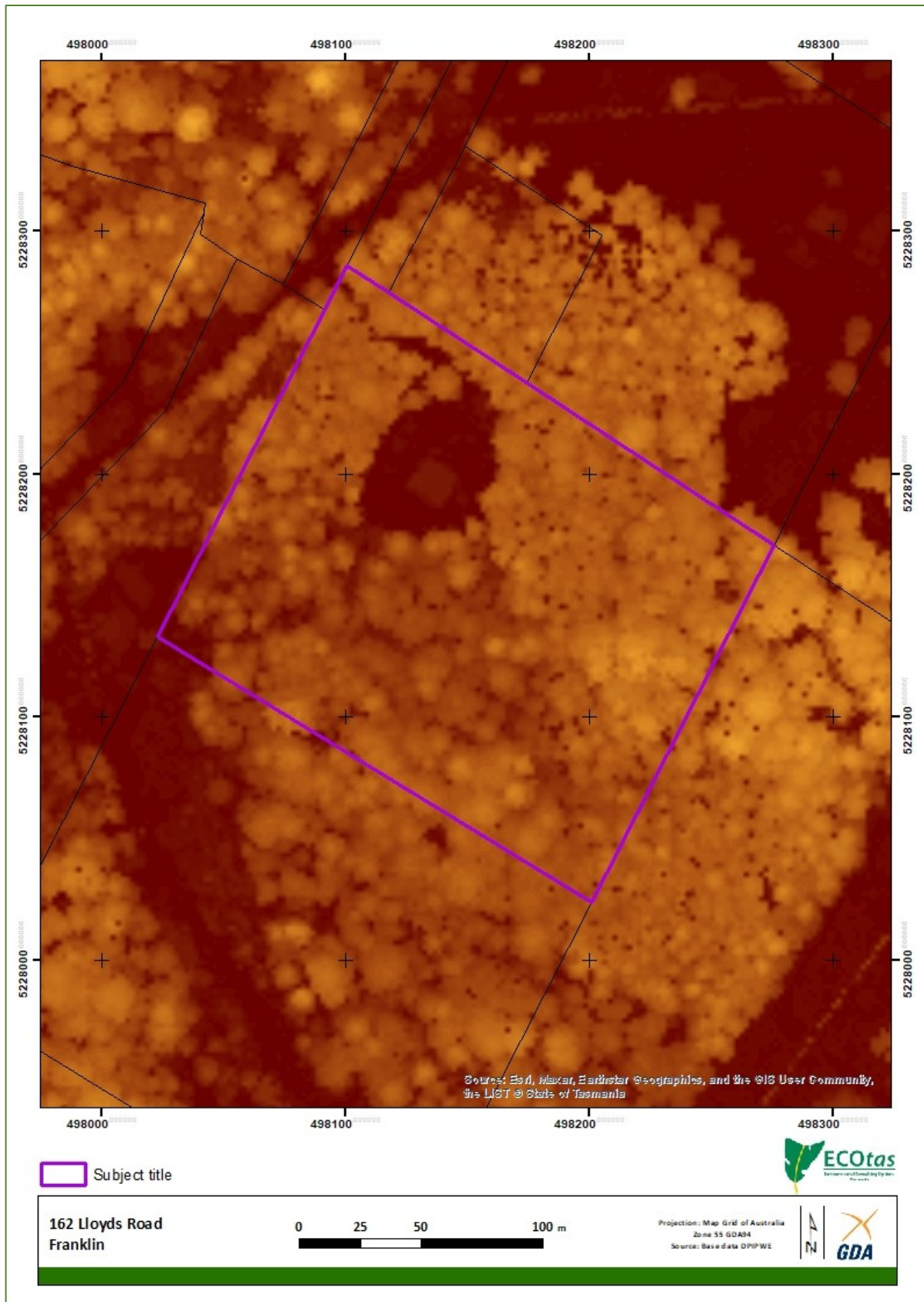


Figure 12. Tree Canopy Model (via LISTmap) for study area and surrounds showing even-aged canopy throughout with only occasional taller trees



Figure 13. Mature habitat Availability map for study area and surrounds showing lack of mapped mature habitat within title and from surrounding areas (there appears to be an erroneous strip mapped just north of the title)

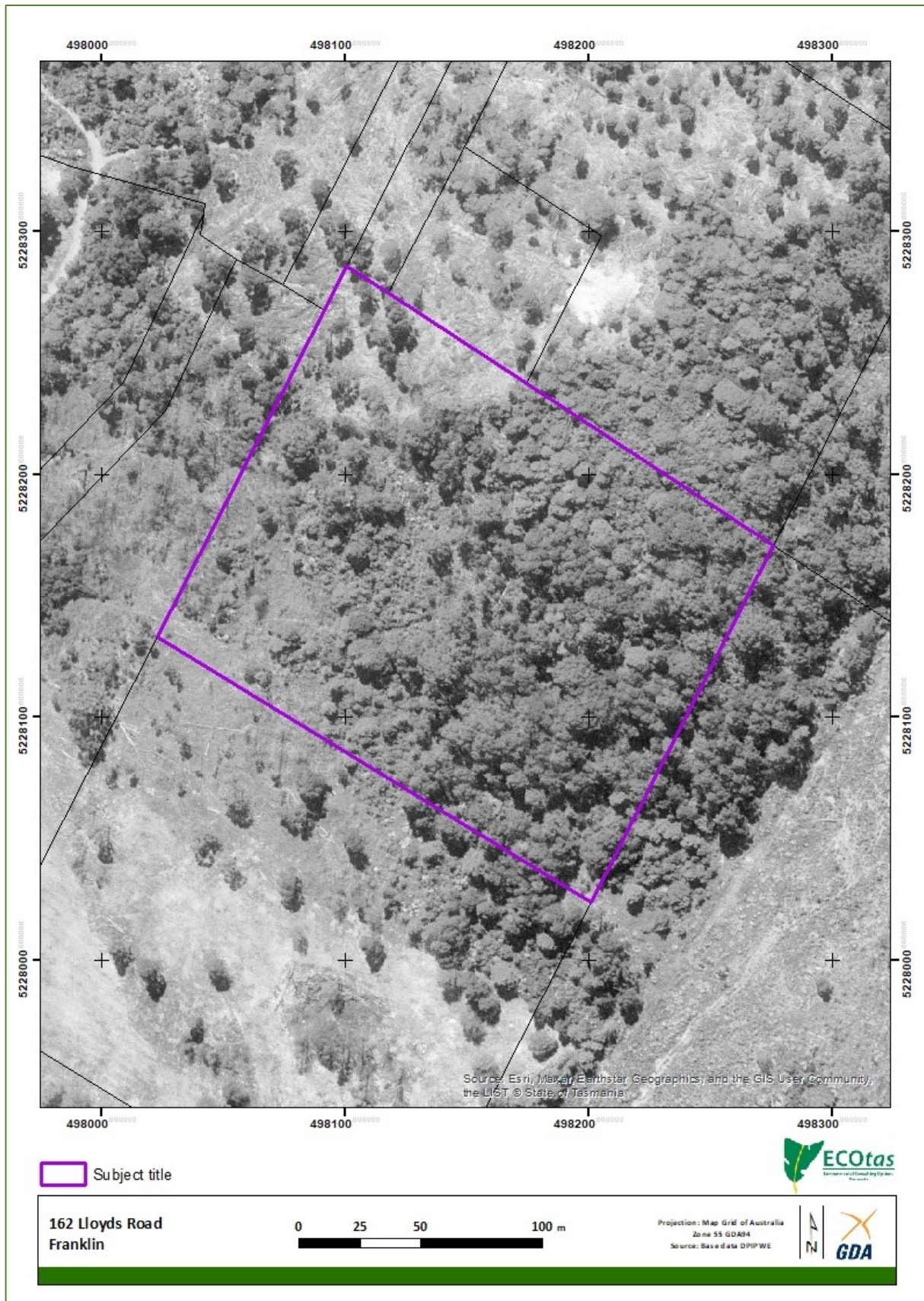


Figure 14. Aerial imagery from 4 Feb. 1967 (i.e. pre-1967 bushfire) showing patchy clearings of low scrub



Figure 15. Aerial imagery from 6 Feb. 1989 (i.e. post-1967 bushfire) showing patchy infilling of previous scrubby areas and larger patches of younger even-aged post-fire regeneration

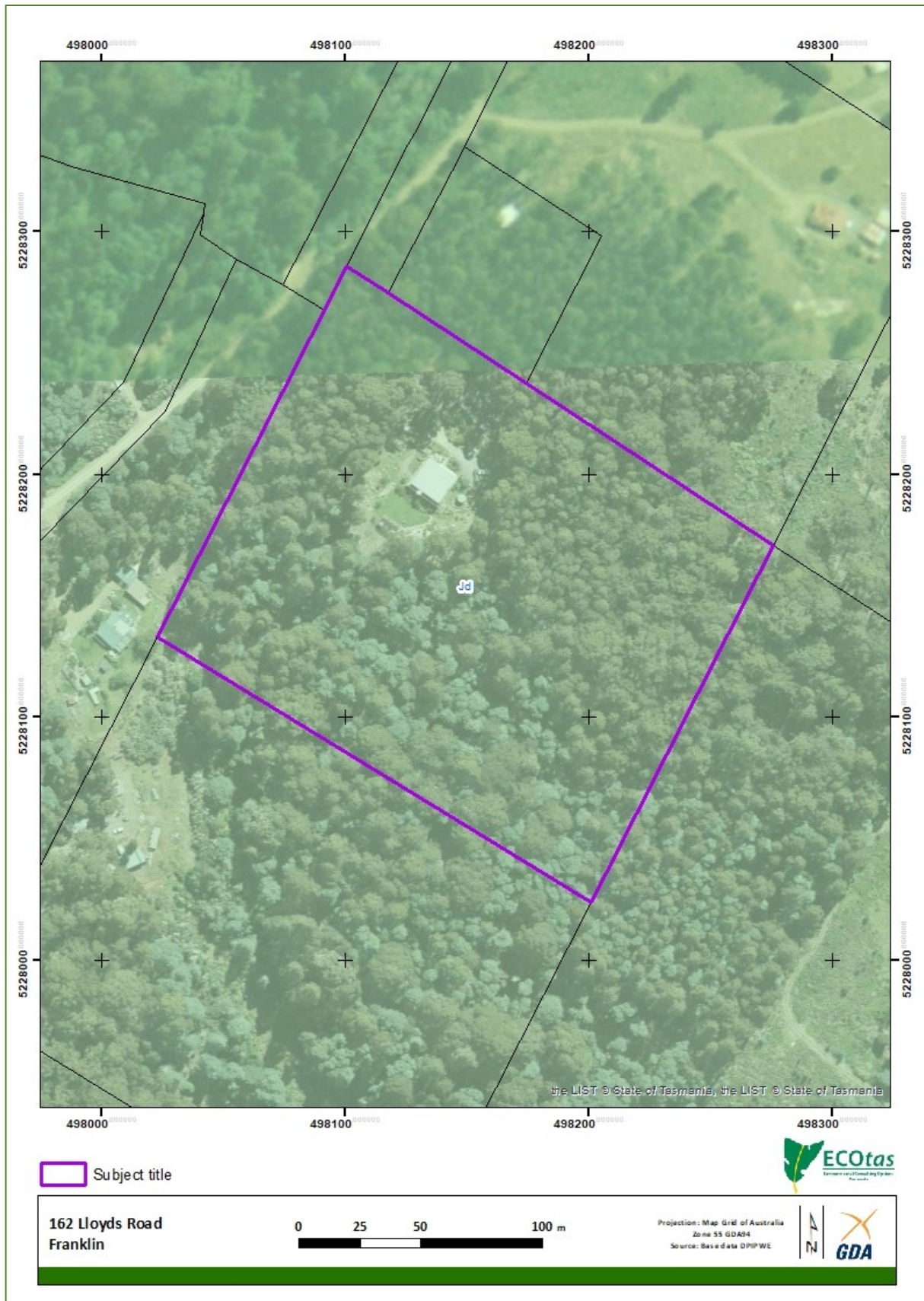


Figure 16. Geology (1:250,000 scale) of subject title and surrounds (refer to text for code)



Plates 13 & 14. Examples of piles of dolerite within title, presumably indicative of older attempts at improving the productivity of the site



Plate 15. (LHS) Outcropping Jurassic dolerite

Plate 16. (RHS) Typical red-brown soils derived from dolerite

METHODS

Nomenclature

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

Vascular species nomenclature follows de Salas & Baker (2022) 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 of Natural Resources and Environment Tasmania's *Natural Values Atlas* report ECOtas_162LloydsRoad for a polygon defining the subject title (centred on 498150mE 5228154mN), buffered by 5 km, dated 20 Apr. 2023 (DNRET 2023a) – Appendix E;
- Forest Practices Authority's *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 498150mE 5228154mN (i.e. a point defining the approximate centre of the assessment area), buffered by 5 km and 2 km for threatened fauna and flora records, respectively, hyperlinked species' profiles and predicted range boundary maps, dated 20 Apr. 2023 (FPA 2023) – Appendix F;
- Commonwealth *Protected Matters Report* for a polygon defining the subject title, buffered by 5 km, dated 20 Apr. 2023 (CofA 2023) – Appendix G;
- Huon Valley Council's *Priority Vegetation Report* (HVC 2023) – Appendix H);
- the TASVEG 1.0, 2.0, 3.0, 4.0 & Live vegetation coverages (as available through GIS coverage and via LISTmap);
- GoogleEarth, LISTmap and ESRI aerial orthoimagery; and
- other sources listed in tables and text as indicated.

Field assessment

The assessment was undertaken by Mark Wapstra (ECOtas) on 21 Apr. 2022. Cadastral data uploaded to the iGIS application guided the in-field assessment (boundaries unfenced with limited survey markers).

The survey was not limited by access due to the simple configuration of the title and relatively easily-traversed slopes and mainly open understorey.

All data was captured using hand-held GPS (Garmin GPSMAP 66sr).

Vegetation classification

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

Threatened flora

With reference to the threatened flora, the survey included consideration of the most likely habitats for such species. No threatened flora were encountered so further methods are not presented.

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 title was assessed with respect to plant species classified as declared weeds under the Tasmanian *Weed Management Act 1999*, 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 study area also assessed with respect to potential impacts of plant and animal pathogens, by reference to habitat types and field symptoms.

FINDINGS

Vegetation types

Comments on TASVEG mapping

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

In this case, it is useful to examine both TASVEG 3.0 & 4.0 mapping because while the latter should be the most up-to-date, the former has been used to inform the *Tasmanian Planning Scheme* and specifically the Regional Ecosystem Model’s mapping of the Priority Vegetation Area overlay (see previous extensive discussion on this issue under **INTRODUCTION Zoning and overlays**). In this case, I have also examined TASVEG 1.0 and 2.0 to ascertain when a critical change occurred in some vegetation mapping.

In this case, TASVEG 1.0 & 2.0 are identical (Figure 17), and map the title as:

- *Eucalyptus obliqua* wet forest (undifferentiated) (TASVEG code: WOU)
WOU is mapped across most of the title and surrounding areas in all directions.
- *Acacia dealbata* forest (TASVEG code: NAD)
NAD is mapped in the far southeast of the title, the polygon extending to the southeast quite extensively. NAD has a highly distinctive “signature” on aerial imagery because of the canopy of silver-grey of *Acacia dealbata* (silver wattle), which is lacking at this site. There are scattered patches of the species but it is nowhere abundant nor extensive enough to map separately from the *Eucalyptus*-dominated forest canopy.

- regenerating cleared land (TASVEG code: FRG)

FRG is mapped in the southwest of the title, only somewhat coincident with the white area shown on some older maps and also only very approximately coincident with the scrubby areas shown on some older aerial images (e.g. Figure 14). That is, the source of the FRG polygon is not understood.

Later versions of TASVEG (i.e. TASVEG 3.0 & 4.0) are identical to one another (Figure 18), but differ substantially from earlier versions, mapping the title as:

- *Eucalyptus regnans* forest (TASVEG code: WRE)

WRE replaces the WOU mapping, apparently based on the "HUON_VALLEY-HVC-2009" project, with a field check of 7 Oct. 2009 indicated. The form of this field check is unknown: if it was only a drive-by on the publicly accessible Lloyds Road, the extent of WRE compared to WOB (see **FINDINGS Vegetation types** Vegetation types recorded as part of the present study for details) would be vastly over-estimated. WRE is very difficult to separate from other wet eucalypt mapping units (e.g. WOU, WOB, etc.).

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

NAD is effectively the same as per earlier versions of TASVEG but a sliver of NAD has been changed to WGL along the southeastern boundary (see under WGL for details). It is notable that an extensive area of forest to the southwest of the title formally mapped as *Eucalyptus obliqua* dry forest (TASVEG code: DOB) has been altered to NAD, this seemingly based on aerial imagery that does show the typical NAD "signature" for this area (at least in part).

- regenerating cleared land (TASVEG code: FRG)

The polygon of FRG is retained, oddly this part of the title clearly showing a denser and taller canopy with each iteration of aerial imagery available.

- *Eucalyptus globulus* wet forest (TASVEG code: WGL)

A large polygon of WGL is mapped on the title (74 Lloyds Road) to the southeast and south of the subject title, the source ascribed to the "BLUE_GUM_DPIPWE-2009" project under TASVEG 3.0. It is not known if this was based on aerial imagery interpretation and/or ground-truthing. The polygon is a seemingly "artificial" straight line between WGL and NAD, defined by the cadastral boundary, with the new polygon extending only metres across the title boundary. This is strongly indicative of lot-based vegetation mapping being updated on a lot-by-lot basis.

For the record, TASVEG Live (the online and most up-to-date version) is the same as TASVEG 4.0 for the subject title and immediate surrounds.

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 the *Priority Vegetation Report* and 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.

TASVEG 1.0 & 2.0 were essentially based on original *Regional Forest Agreement* (RFA) mapping in 1997, which was based, in turn, on Forestry Tasmania's PI Type mapping (of unknown age) – some metadata in the TASVEG 2.0 layer for the subject title suggests Feb. 1996. What is of greatest note for the subject title, however, is that the shift from TASVEG 2.0 to TASVEG 3.0 with its inherent errors seems to be based on vegetation mapping conducted as part of a project called "HUON_VALLEY-HVC-2009". The polygon of WRE, re-coded from WOU, for example, is coded as part of this project with the source data indicated as "photo" and the source date as "10/01/1995"

but a field check date of "7/10/2009". How a polygon of WOU becomes re-coded to WRE using outdated aerial imagery but an apparent field check but totally fail to recognise that most of the title is in fact WOB highlights the challenges with vegetation mapping and relying on it for modelling. It is also odd that the polygon of FRG was not adjusted to WRE as part of the same project, especially if a field check had occurred for the other polygon.

The metadata file for TASVEG 4.0 (<https://www.thelist.tas.gov.au/app/content/data/geo-meta-data-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.

Vegetation types recorded as part of the present study

Vegetation types have been classified according to TASVEG 4.0, as described in *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation* (Kitchener & Harris 2013+). Table 1 provides information on the mapping units identified from the subject title (see also Figure 19). See Appendix A for annotated descriptions of the identified mapping units.

Conservation significance of identified vegetation types

The vegetation types identified from the subject title do not equate to native vegetation communities classified as threatened under Schedule 3A of the *Tasmanian Nature Conservation Act 2002* and do not equate to threatened ecological communities under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

As vegetation types, none of the mapping units are classified as moderate priority biodiversity value under Table E10.1 of the *Huon Valley Interim Planning Scheme 2015*. It is important to note that Table E10.1 only includes moderate priority biodiversity values and not high or low, both these listed as "nil". As only threatened vegetation communities can qualify as moderate priority biodiversity value (these defined in the Code as "a native vegetation community listed as a threatened vegetation community under the *Nature Conservation Act 2002* or a threatened ecological community under the *Environment Protection and Biodiversity Conservation Act 1999*), the non-threatened WOB & WRE (& FUR) identified from the subject title cannot qualify. There are other reasons non-threatened native vegetation may qualify as moderate priority biodiversity value. Setting aside those that relate to flora and fauna values, the possible relevant matters are listed below with commentary below each (clause letters as per Table E10.1):

- (c) all remnant vegetation

While the *Scheme* does not define a “remnant”, examination of aerial imagery clearly indicates that the subject title does not qualify as “remnant vegetation” in any reasonable sense.

- (d) all native vegetation within or adjacent to a watercourse or wetland

The subject title clearly does not support any wetlands or watercourses.

- (e) native vegetation where there is less than 30% native vegetation in the surrounding one kilometre

Examination of aerial imagery clearly indicates that the subject title does not qualify as moderate priority biodiversity values under this criterion because there is far in excess of 30% native vegetation within a 1 km radius of the title.

Noting that much of the subject title is now covered by the “priority vegetation area” overlay, it is worthwhile examining the definition of “priority vegetation”. First, the concept is not defined under the *Huon Valley Interim Planning Scheme 2015*. Second, the *Tasmanian Planning Scheme* (through the Natural Assets Code) takes “priority vegetation” to mean:

“means native vegetation where any of the following apply:

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

Site assessment has indicated that none of these criteria are satisfied. As previously discussed, WOB & WRE 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”. No plant species classified as threatened under the *Tasmanian Threatened Species Protection Act 1995* (TSPA) and/or the Commonwealth *Environment Protection and Biodiversity Protection Act 1999* (EPBCA) have been identified (see **FINDINGS Plant species Threatened flora**) so no part of the subject title can possibly be “a threatened flora species”. The criterion related to “significant habitat for a threatened fauna species” is discussed under **FINDINGS Threatened fauna** but the conclusion is that the site does not qualify under this. This leaves the concept of “has been identified as native vegetation of local importance”. Unfortunately, the provisions related to “priority vegetation” do not indicate the manner in which such “identification” can be undertaken. However, what is very clear is that it cannot simply refer to an area that has been allocated to the “priority vegetation area” overlay based on something such as the REM that has not been field-verified, especially where any such field verification has not identified any particular vegetation that could qualify as such. This would be a circular illogical premise. In my opinion, clause (d) could refer to something such as a specific project undertaken by a planning authority to identify specific parts of the municipality not “captured” by causes (a), (b) & (c) – for example, poorly-reserved non-threatened vegetation types of bioregional/municipal significance or a “priority” flora species such as *Eucalyptus cordata*, as yet unlisted but widely regarded as having biogeographic importance. Oddly, the current Table E10.1 of the Biodiversity Code of the *Huon Valley Interim Planning Scheme 2015* attempts to “capture” some of these types of values, although its application was not based on any form of structured documentation.

In summary, no part of the subject title is considered to comprise “priority vegetation” as defined under the Natural Assets Code of the *Tasmanian Planning Scheme*. As such, the application of the “priority vegetation area” overlay is considered to have been in error.

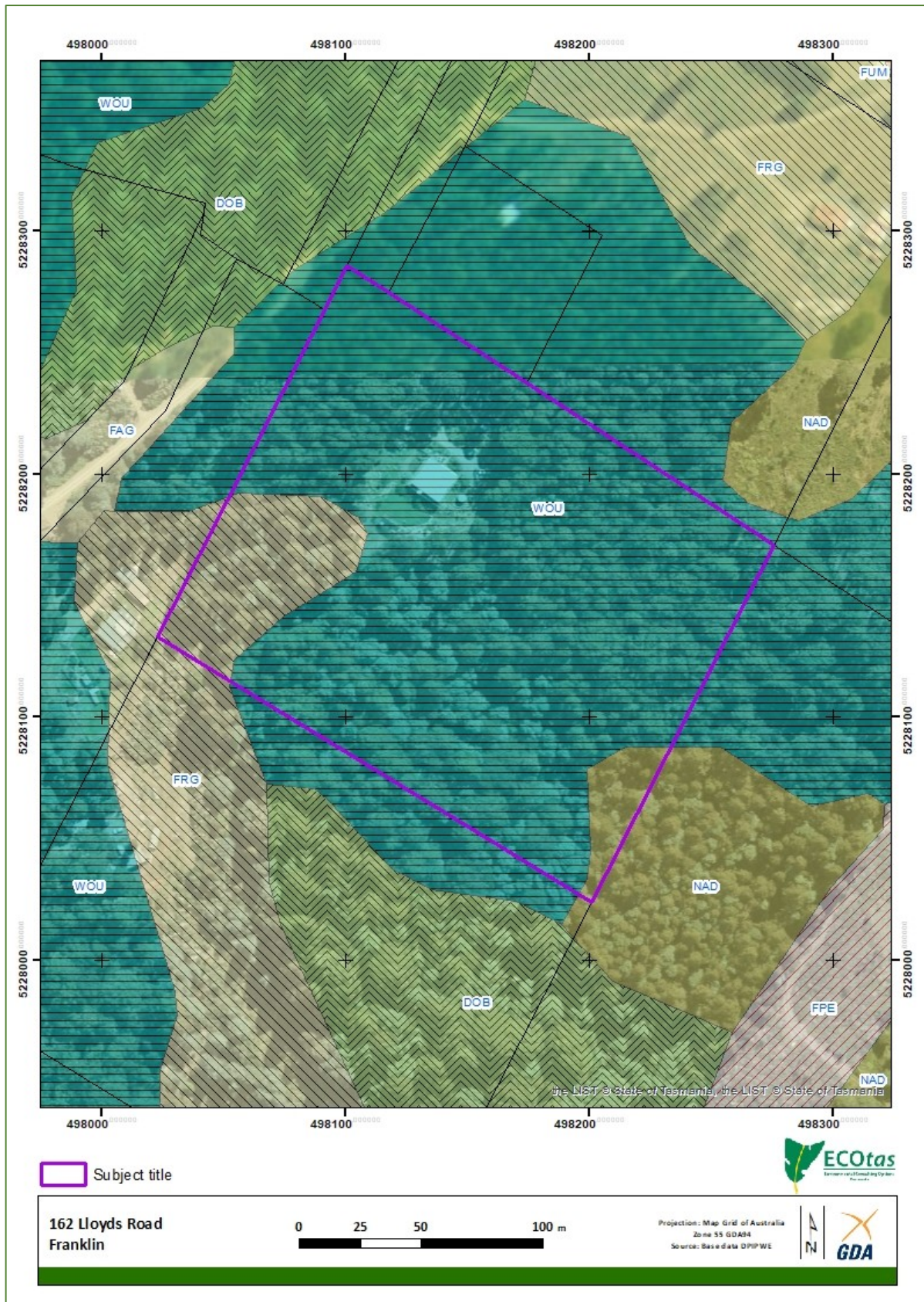


Figure 17. Study area and surrounds showing previous TASVEG 1.0 & 2.0 vegetation mapping (see text for codes)

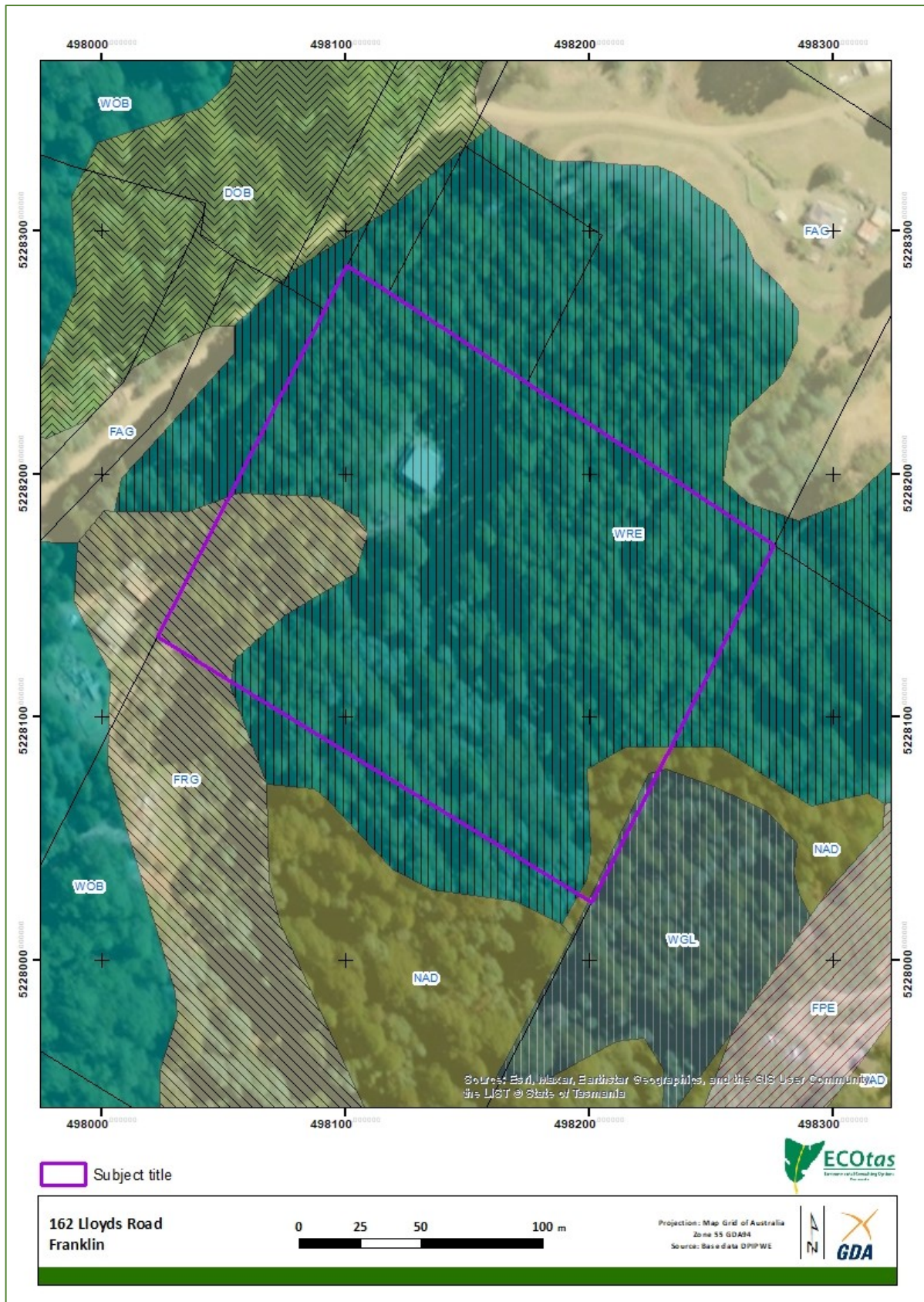


Figure 18. Study area and surrounds showing previous TASVEG 3.0 & 4.0 vegetation mapping (see text for codes)

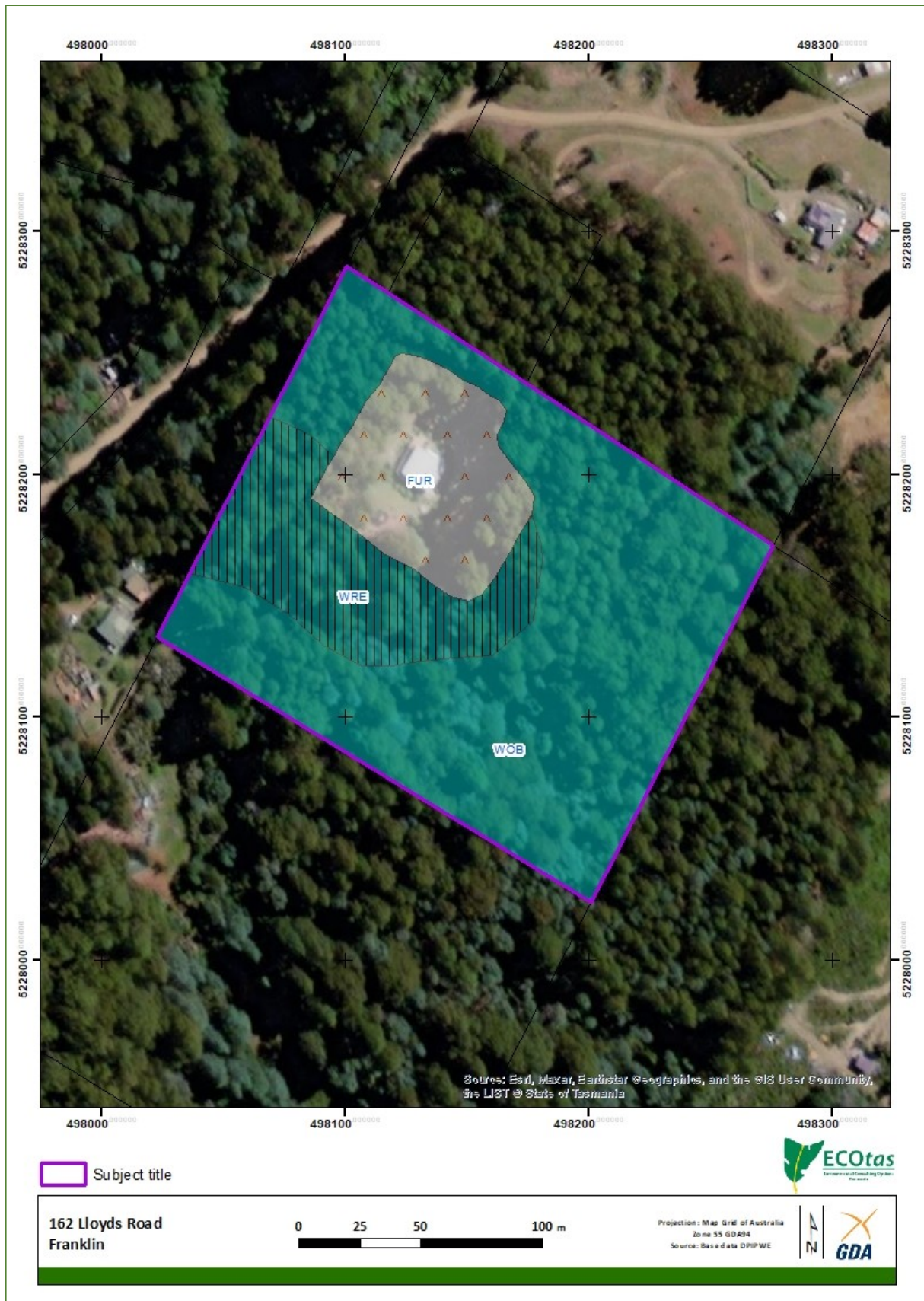


Figure 19. Revised vegetation mapping for subject title (refer to text for codes)

Table 1. Vegetation mapping units present in subject title

[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 2023a); 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 mapping unit (Kitchener & Harris 2013+)	Conservation priority NCA EPBCA	Comments
Wet eucalypt forest and woodland		
<i>Eucalyptus obliqua</i> forest with broad-leaf shrubs (WOB)	not threatened <i>not threatened</i>	WOB occupies most of the title, replacing what was effectively correctly mapped on earlier versions of TASVEG as <i>Eucalyptus obliqua</i> wet forest (undifferentiated) (TASVEG code: WOU) and then altered to <i>Eucalyptus regnans</i> forest (TASVEG code: WRE). WOB is expressed as a largely even-aged maturing regrowth forest with occasional over-topping taller trees with an understorey of tall shrubs and sparse graminoids, grasses, ferns and herbs, all indicative of a forest “created” by the widespread and intensive Feb. 1967 bushfire event. Exposed rock is sparse (apparently having been historically “cleaned up” into piles) as is larger coarse woody debris (also indicative of past efforts at improvements). The transition into WRE is gradual and subtle.
<i>Eucalyptus regnans</i> forest (WRE)	not threatened <i>not threatened</i>	WRE is structurally and compositionally similar to WOB, but lacking the over-topping canopy of “fire survivors”.
Modified land		
urban areas (FUR)	not threatened <i>not threatened</i>	The existing house site and surrounding cleared/modified areas are now mapped as FUR, in accordance with the iterative and gradual mapping of such small areas under TASVEG Live. The access has not been mapped as FUR but could be included in this.

Plant species

General information

A total of 40 vascular plant species were recorded from the subject title (Appendix B), comprising 27 dicotyledons (including 3 endemic and 1 naturalised species), 7 monocotyledons (all native) and 5 pteridophytes (all native). This low diversity is highly typical of the vegetation types recorded from the subject title in this part of the State. The site is notable for the very low diversity of naturalised species.

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 low likelihood of species with a high priority for conservation management being present, especially considering the very long period since the last major disturbance that has effectively eliminated patches of bare ground from forested areas.

None of the plant species present qualify as moderate priority biodiversity values under Table E10.1 of the Biodiversity Code of the *Huon Valley Interim Planning Scheme 2015*. While threatened species are considered in the following section, Table E10.1 also includes a list of non-threatened

vascular plant species that are presumed to be “uncommon” in the region, although the selection of this seemingly very select list is not understood.

- (i) Caladenia mentiens
- (ii) Carex fascicularis
- (iii) Centrolepis aristata
- (iv) Daviesai [sic – Daviesia] sejugata
- (v) Eucalyptus cordata
- (vi) Gahnia rodwayi
- (vii) Heterozostera tasmanica
- (viii) Hypoxis glabella var. glabella
- (ix) Juncus holoschoenus
- (x) Lemma disperma
- (xi) Lepidosperma globosum
- (xii) Lepidosperma [sic – Leptospermum] laevigatum
- (xiii) Lythrum hyssopifolia
- (xiv) Muehlenbeckia gunnii
- (xv) Notodanthonia semiannularis [sic – Rytidosperma semiannulare]
- (xvi) Olearia floribunda
- (xvii) Pelargonium inodorum
- (xviii) Phragmites australis
- (xix) Senecio glomeratus
- (xx) Spyridium obovatum
- (xxi) Suaeda australis
- (xxii) Thelionema umbellatum
- (xxiii) Thelymitra arenaria
- (xxiv) Todea barbara

None of these species are present within the subject title such that this category of moderate priority biodiversity value is not present.

Threatened flora

Database information indicates that the subject title does not support known populations of flora listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* (TSPA) and/or the Commonwealth *Environment Protection and Biodiversity Protection Act 1999* (EPBCA) (Figure 20). Site assessment did not detect any such species from the subject title.

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.

Under Table E10.1 of the Biodiversity Code of the *Huon Valley Interim Planning Scheme 2015*, moderate priority biodiversity values can include “known or potential habitat for any threatened species” and “threatened species”. Database information and site assessment confirm the absence of threatened flora. In no reasonable sense can the site be regarded as “potential habitat for any threatened species [flora]” because if this were applied to the municipality, even suburban streets become so qualified because several species of threatened flora can occur in such circumstances. The most reasonable approach is that if a survey by a suitably qualified person at an appropriate time of year has been undertaken and this has determined threatened flora to be absent, that the site cannot be regarded as moderate priority biodiversity value on some vague notion that such a species could occur there.

Threatened fauna

Database information indicates that the subject title does not support known populations of fauna listed as threatened on either the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Protection Act 1999* (Figure 21). Site assessment did not detect any such species.

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

Site assessment indicated that the 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. The *Priority Vegetation Report* identifies the forested areas (mapped largely erroneously as WRE, NAD & WGL) as habitat for the Tasmanian devil and eastern barred bandicoot but makes no mention of the two quoll species (the species are often highlighted in the REM so the lack of inclusion for this site is “telling” as to the veracity of the REM).

With respect to the Mount Mangana stag beetle (*Lissotes menalcas*), the areas mapped as WOB & WRE 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 a ground layer that is simplified, presumably because of a major fire event that was preceded and/or followed by some level of clearing of rocks and presumably logs. 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 (noting that further such clearing is not proposed).

The site does not support potential nesting habitat for *Lathamus discolor* (swift parrot), *Pardalotus quadragintus* (forty-spotted pardalote) or *Tyto novaehollandiae* (masked owl) 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. The absence of *Eucalyptus viminalis* precludes the presence of typical potential foraging habitat for *Pardalotus quadragintus* (forty-spotted pardalote). The absence of both *Eucalyptus ovata* (black gum) and *Eucalyptus globulus* (blue gum) precludes the presence of typical potential foraging habitat for *Lathamus discolor* (swift parrot). This statement is important because TASVEG maps some limited WGL and this has been used to create the "priority vegetation area" overlay and is important in the rationale for the overlay, both as a vegetation type and as potential habitat for the swift parrot. That is, field verification has been undertaken, as recommended in the *Priority Vegetation Report*, and confirmed the site does not qualify as "priority vegetation" on these grounds.

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 open-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.

Table E10.1 of the Biodiversity Code of the *Huon Valley Interim Planning Scheme 2015* includes the category "known or potential habitat for threatened species". The intent of the term "potential habitat" is unclear in this *Scheme* (although it is defined in other interim schemes) but is presumed to refer to sites that can be more strongly linked to a particular species (e.g. blue gum-dominated forests for swift parrots). The failure of the *Scheme* to provide a working and interpretable definition of this concept means that it has fallen to professional opinion to allocate any particular site to "known or potential habitat for threatened species". In this case, certainly the site cannot fall within the concept of "known". As the definition is all-encompassing, however, essentially no part of the municipality would not be potential habitat. This cannot possibly have been the intent of the inclusion in Table E10.1. However, far from simple pedantic semantics, it is critical that one species is not elevated above another in terms of how the concept of potential habitat is applied. For example, in the absence of a nest of a grey goshawk or wedge-tailed eagle and the vegetation not being a "good" match for habitat descriptions, the site must be regarded as at the lower end of the continuum of potential habitat. The complete absence of blue gum and black gum must preclude the site as potential foraging habitat for the swift parrot (it could of course "pass through" but this cannot reasonably elevate the site to meeting the intent of potential habitat). These are "easy" examples. The matter of allocating a site such as this to potential habitat of the marsupial carnivores, eastern barred bandicoot and Mount Mangana stag beetle is fraught with problems, especially when species such as the eastern barred bandicoot will favour use of nearby open paddocks/houses and the marsupial carnivores will actively use the human-inhabited parts of the wider area, and hence also the forested parts of the subject title. That is, the more "important" (and indeed "significant") habitat are not the forested areas but the modified habitats.

The terms "important" and "significant" have been mentioned because the former is referred to at E10.1.1(b) of the Biodiversity Code of the *Huon Valley Interim Planning Scheme 2015* and the latter is used in the definition of "priority habitat" (viz. "it forms a significant habitat for a threatened fauna species") under the Natural Assets Code of the *Tasmanian Planning Scheme*. In fact, the Tasmanian forest practices system does describe potential habitat of all forest-dependent species and also defines significant habitat for many such species. Whether it was the intent of the *Tasmanian Planning Scheme* to "piggyback" on this latter term is not known but it does provide a convenient way of assessing a site against recognised descriptions of "significant habitat" developed by the Forest Practices Authority in agreement with the then Department of Primary Industries, Parks, Water & Environment (now the Department of Natural Resources and Environment Tasmania).

Review of the descriptions of potential and significant habitat descriptions provided in FPA (2023) indicates that no part of the study area reasonably meets the intent of “significant habitat” (see Appendix D).

In my opinion, no part of the subject title qualifies as “priority vegetation” because of the presence of “significant habitat for a threatened fauna species” within the intent of C7.3.1(c) of the Natural Assets Code of the *Tasmanian Planning Scheme*, where “significant habitat” is defined under the *Scheme* as follows:

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

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

Problematically, the *Scheme* does not define the terms “known” or “core” range, which means this could rely on those used by other agencies such as the Forest Practices Authority and/or the Department of Natural Resources and Environment Tasmania, which are effectively presented in the relevant database reports (DNRET 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). That is, That is, C7.3.1(c) is not applicable.

Under Table E10.1 of the Biodiversity Code of the *Huon Valley Interim Planning Scheme 2015*, moderate priority biodiversity values can include “known or potential habitat for any threatened species”, “threatened species” and “habitat for hollow dwelling species”. As for threatened flora (see previous section), database information and site assessment confirm the absence of threatened fauna. It has also been shown that, except in a very general and nebulous sense, the site does not presently support “habitat for hollow dwelling species”. The concept of “potential habitat” has been discussed at length in the preceding section. It is impossible to not confirm the whole of the subject title as some form of “potential habitat for any threatened species [of fauna]” but as discussed, taken literally, this would mean that no part of the municipality does not qualify as moderate priority biodiversity value, which cannot have been the intent in any practical sense.

Other natural values

Weed species

No plant species classified as declared weeds within the meaning of the *Tasmanian Weed Management Act 1999* (*Biosecurity Act 2019*) were detected from the subject title.

Longer-term special management (e.g. a complex weed management plan) is not considered warranted because owner occupation is considered the most appropriate (and realistic) means of achieving control of any declared species, where vigilance and ongoing control are practical, noting that the owners are already undertaking this type of excellent on-site environmental activity.

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 vegetation types identified from the study area are not recognised as being potentially susceptible to PC in most circumstances. Site assessment did not record any field symptoms (dead and/or dying susceptible plant species).

Myrtle wilt

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

The study area does not support *Nothofagus cunninghamii*.

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.

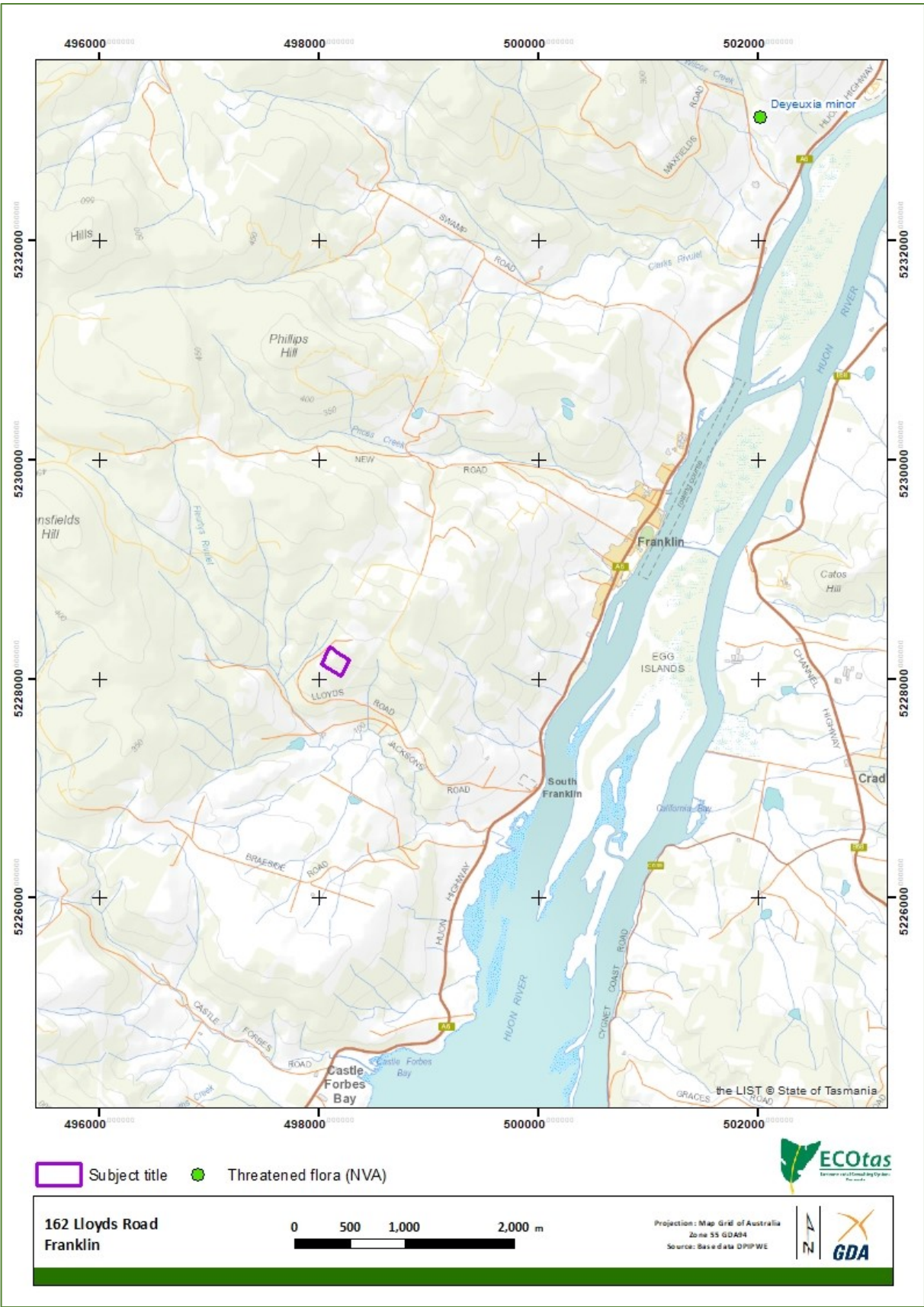


Figure 20. Distribution of threatened flora close to study area (overview)

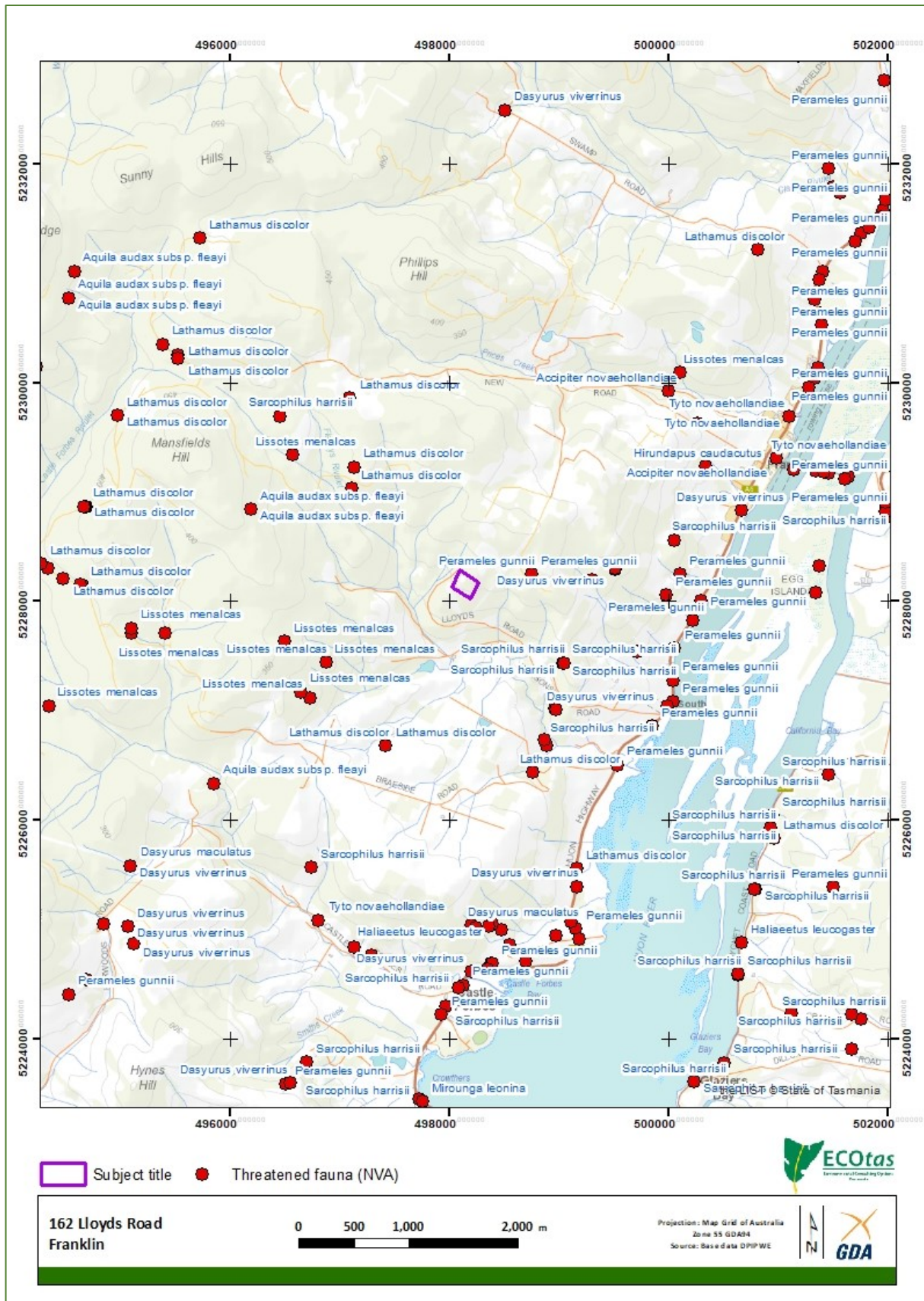


Figure 21a. Distribution of threatened fauna close to study area (overview)

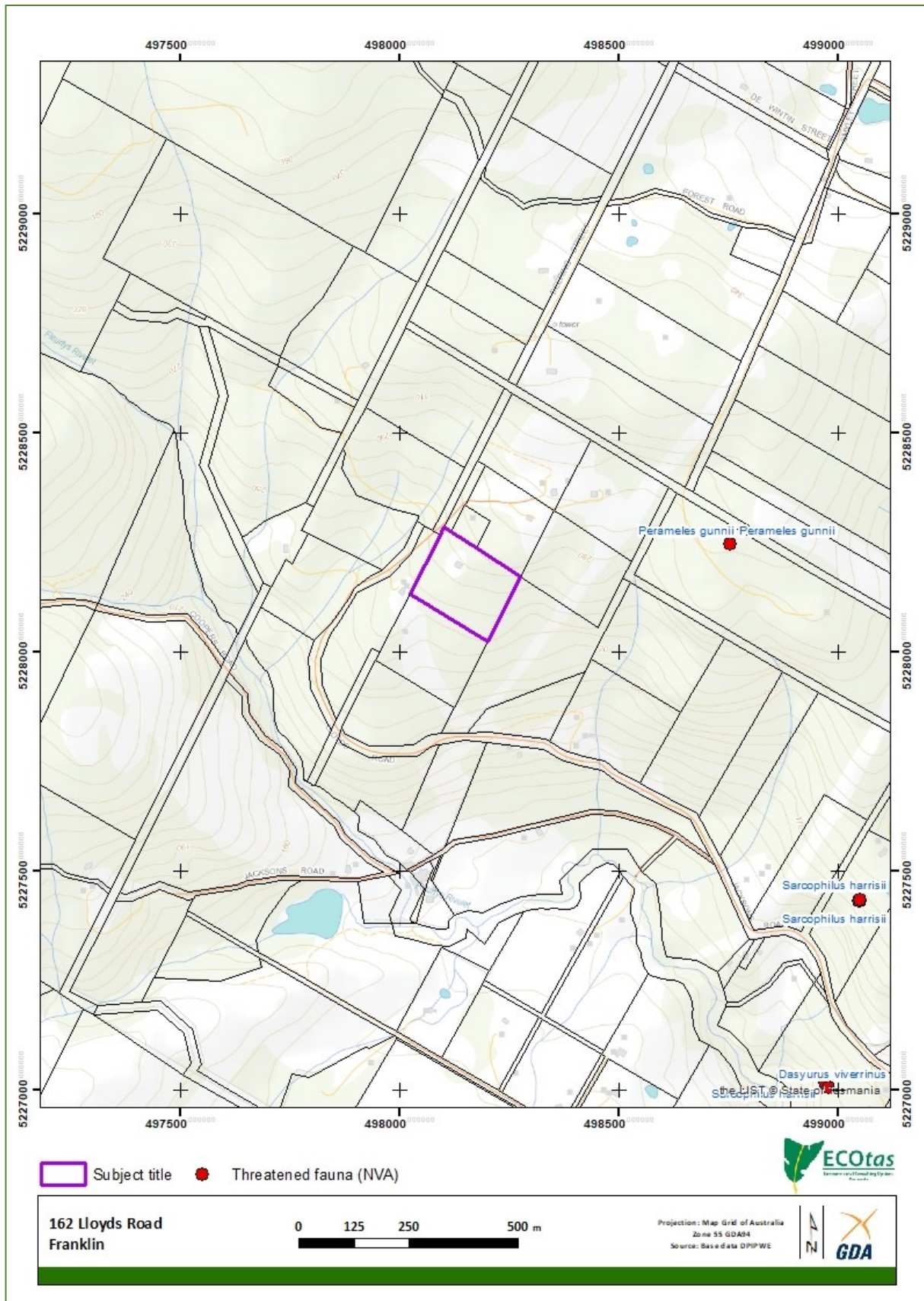


Figure 21b. Distribution of threatened fauna close to study area (detail)



Figure 21c. Modelled eagle nesting habitat within and close to study area

FINDINGS *Other natural values* continued...

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.

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) may, or are likely to, occur within the area:

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

Existing vegetation mapping (Figure 17 & 18) and revised vegetation mapping (Figure 19) indicates that these communities are not present within or adjacent to the subject title i.e. there are no implications under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* in relation to threatened ecological communities.

DISCUSSION

Summary of key findings

Threatened flora

- No plant species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) were detected, or are known from database information, from the study area.

Threatened fauna

- No fauna species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) and/or the Tasmanian *Threatened Species Protection Act 1995* (TSPA) were detected, or are known from database information, from the study area.
- The study area supports potential habitat 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 study area does meet the intent of “significant habitat for a threatened fauna species”, at any reasonable scale or interpretation of the concept, pursuant to the Natural Assets Code of the *Tasmanian Planning Scheme*.

Vegetation types

- The study area supports the following TASVEG mapping units:
 - *Eucalyptus obliqua* forest with broad-leaf shrubs (TASVEG code: WOB);
 - *Eucalyptus regnans* forest (TASVEG code: WRE);
 - urban areas (TASVEG code: FUR).
- Occurrences of WOB & WRE do not equate to native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002* or to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.
- Occurrences of WOB & WRE, as vegetation types, are not classified as moderate priority biodiversity value under Table E10.1 of the *Huon Valley Interim Planning Scheme 2015*.
- Occurrences of WOB & WRE do not meet the intent of “priority vegetation” pursuant to the Natural Assets Code of the *Tasmanian Planning Scheme*.

Weeds

- No plant species classified as declared weeds within the meaning of the Tasmanian *Weed Management Act 1999* (*Biosecurity Act 2019*) were detected from the study area.

Plant disease

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

Animal disease (chytrid)

- The study area does not support particular habitats conducive to frog chytrid disease, except at a highly localised scale.

Commentary on zoning and overlays

The subject title is currently zoned as Rural Resource pursuant to the *Huon Valley Interim Planning Scheme 2015* but it scheduled to be re-zoned as Landscape Conservation under the *Tasmanian Planning Scheme – Huon Valley*.

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.

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 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. 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) such that LCZ 2 (b) is not considered to have application. 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) has no application.

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.

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.

The subject title is currently partly (almost wholly) subject to the Biodiversity Protection Area overlay pursuant to the *Huon Valley Interim Planning Scheme 2015*. Under the immediately preceding version of the overlay maps linked to the *Huon Valley Interim Planning Scheme 2015*, only a very small part of the title was subject to the Biodiversity Protection Area overlay, this change implemented through AM-HUO-PSA-4-2019, taking effect on 10 Jul. 2020 (email from TPC, 21 May 2021). The rationale for the change appears to be based on the use of the Regional Ecosystem Model (REM) and partly explained through the *Priority Vegetation Report* for the subject title.

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 *Tasmanian Planning Scheme – Huon Valley*, 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

Eucalyptus obliqua forest with broad-leaf shrubs (TASVEG code: WOB)

WOB occupies most of the title, replacing what was effectively correctly mapped on earlier versions of TASVEG as *Eucalyptus obliqua* wet forest (undifferentiated) (TASVEG code: WOU) and then altered to *Eucalyptus regnans* forest (TASVEG code: WRE). WOB is expressed as a largely even-aged maturing regrowth forest with occasional over-topping taller trees with an understorey of tall shrubs and sparse graminoids, grasses, ferns and herbs, all indicative of a forest "created" by the widespread and intensive Feb. 1967 bushfire event.

Exposed rock is sparse (apparently having been historically "cleaned up" into piles) as is larger coarse woody debris (also indicative of past efforts at improvements).

The transition into WRE is gradual and subtle.



Typical WOB on upper part of title

Stratum	Height (m) Cover (%)	Species (<u>underline</u> = dominant, parentheses = sparse or occasional; + = present)
Trees	35 m 5%	<i>Eucalyptus obliqua</i>
Trees	25-30 m 40%	<i>Eucalyptus obliqua</i> , (<i>Eucalyptus regnans</i>)
Trees/tall shrubs	3-8 m 30-80%	<i>Nematolepis squamea</i> , <i>Pomaderris apetala</i> , <i>Monotoca glauca</i> , (<i>Olearia argophylla</i>), (<i>Acacia dealbata</i>), (<i>Prostanthera lasianthos</i>)
Shrubs	<2 m <5%	<i>Coprosma quadrifida</i> , (<i>Pimelea drupacea</i>), (<i>Aristotelia peduncularis</i>)
Graminoids	<5%	<i>Lepidosperma ensiforme</i> ., <i>Dianella tasmanica</i> , <i>Gahnia grandis</i> , <i>Uncinia riparia</i>
Ground ferns	variable	<i>Pteridium esculentum</i> , <i>Polystichum proliferum</i>
Epiphytes	+	<i>Hymenophyllum cupressiforme</i>
Climbers	+	<i>Billardiera longiflora</i>
Herbs	+	<i>Gonocarpus teucroides</i> , <i>Geranium potentilloides</i> , <i>Hydrocotyle hirta</i> , <i>Viola hederacea</i>
Grasses	+	<i>Microlaena stipoides</i>

***Eucalyptus regnans* forest (TASVEG code: WRE)**

WRE is structurally and compositionally similar to WOB, but lacking the over-topping canopy of "fire survivors".



WRE in southern part of title

Stratum	Height (m) Cover (%)	Species (<u>underline</u> = dominant, parentheses = sparse or occasional; + = present)
Trees	25-30 m 40%	<i>Eucalyptus regnans</i> , (<i>Eucalyptus obliqua</i>)
Trees/tall shrubs	3-8 m 20-50%	<i>Nematolepis squamea</i> , <i>Pomaderris apetala</i> , <i>Monotoca glauca</i> , (<i>Olearia argophylla</i>), (<i>Acacia melanoxylon</i>)
Shrubs	<2 m <5%	<i>Coprosma quadrifida</i> , (<i>Pimelea drupacea</i>)
Graminoids	<5%	<i>Lepidosperma ensiforme.</i> , <i>Dianella tasmanica</i> , <i>Gahnia grandis</i> , <i>Uncinia riparia</i>
Ground ferns	variable	<i>Pteridium esculentum</i> , <i>Polystichum proliferum</i>
Trunked ferns	0.5 m +	<i>Dicksonia antarctica</i>
Herbs	+	<i>Gonocarpus teucroides</i> , <i>Geranium potentilloides</i> , <i>Hydrocotyle hirta</i> , <i>Viola hederacea</i>
Grasses	+	<i>Microlaena stipoides</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); 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 species; e = endemic to Tasmania

Table B1. Summary of vascular species recorded from subject title

STATUS	ORDER			
	DICOTYLEDONAE	MONOCOTYLEDONAE	GYMNOSPERMAE	PTERIDOPHYTA
	23	7	-	5
i	1	-	-	-
e	3	-		
Sum	27	7	0	6
TOTAL	40			

DICOTYLEDONAE

APIACEAE

Hydrocotyle hirta

hairy pennywort

ASTERACEAE

Olearia argophylla

musk daisybush

Ozothamnus ferrugineus

tree everlastingbush

Senecio minimus

shrubby fireweed

CAMPANULACEAE

Wahlenbergia gymnoclada

naked bluebell

ELAEOCARPACEAE

e *Aristotelia peduncularis*

heartberry

ERICACEAE

e *Cyathodes glauca*

purple cheeseberry

Monotoca glauca

goldey wood

FABACEAE

Acacia dealbata subsp. *dealbata*

silver wattle

Acacia melanoxylon

blackwood

GENTIANACEAE

i *Centaurium erythraea*

common centaury

GERANIACEAE

Geranium potentilloides var. *potentilloides*

mountain cranesbill

GOODENIACEAE

Goodenia ovata

hop native-primrose

HALORAGACEAE

Gonocarpus teucrioides

forest raspwort

LAMIACEAE

Prostanthera lasianthos var. *lasianthos*

christmas mintbush

MYRTACEAE

Eucalyptus obliqua

stringybark

Eucalyptus regnans

giant ash

OXALIDACEAE

Oxalis perennans

grassland woodsorrel

PITTOSPORACEAE

e *Billardiera longiflora*

purple appleberry

Pittosporum bicolor

cheesewood

RHAMNACEAE

Pomaderris apetala subsp. *apetala*

common dogwood

ROSACEAE

Acaena novae-zelandiae

common buzzy

RUBIACEAE	
<i>Coprosma quadrifida</i>	native currant
RUTACEAE	
<i>Nematolepis squamea</i> subsp. <i>squamea</i>	satinwood
THYMELAEACEAE	
<i>Pimelea drupacea</i>	cherry riceflower
VIOLACEAE	
<i>Viola hederacea</i> subsp. <i>hederacea</i>	ivy leaf violet
WINTERACEAE	
<i>Tasmannia lanceolata</i>	mountain pepper
MONOCOTYLEDONAE	
AMARYLLIDACEAE	
<i>Dianella tasmanica</i>	forest flaxlily
CYPERACEAE	
<i>Gahnia grandis</i>	cutting grass
<i>Lepidosperma ensiforme</i>	arching sword sedge
<i>Uncinia riparia</i>	river hook sedge
POACEAE	
<i>Lachnagrostis aemula</i>	tumbling blowgrass
<i>Microlaena stipoides</i> var. <i>stipoides</i>	weeping grass
<i>Rytidosperma penicillatum</i>	slender wallaby grass
PTERIDOPHYTA	
DENNSTAEDTIACEAE	
<i>Hypolepis rugosula</i>	ruddy groundfern
<i>Pteridium esculentum</i> subsp. <i>esculentum</i>	bracken
DICKSONIACEAE	
<i>Dicksonia antarctica</i>	soft treefern
DRYOPTERIDACEAE	
<i>Polystichum proliferum</i>	mother shieldfern
HYMENOPHYLLACEAE	
<i>Hymenophyllum cupressiforme</i>	common filmyfern

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' *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>Caladenia caudata</i> tailed spider-orchid	v VU # only	<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: <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.	Potential habitat absent (wholly atypical of all known sites).
<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 (wholly atypical of all known sites).
<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 (wholly atypical of all known sites).
<i>Epacris virgata</i> Kettering pretty heath	v EN # only	<i>Epacris virgata</i> (Kettering) occurs among foothills in southeastern Tasmania in dry sclerophyll forest on hilly terrain at elevations of 10-300 m a.s.l., mainly on dolerite, though sometimes close to the geological boundary of dolerite and Permian mudstone. It is generally associated with grassy/heathy <i>Eucalyptus ovata</i> woodland/forest, but is also occasionally found in grassy/heathy <i>Eucalyptus pulchella</i> woodland/forest.	It is assumed that CofA (2023) is attempting to refer to what DNRET refers to <i>Epacris virgata</i> Kettering rather than <i>Epacris virgata</i> Beaconsfield. The latter taxon is restricted to the Beaconsfield area and would not occur in this part of the State. The former taxon is restricted to southeastern Tasmania, where it is wholly restricted to Jurassic dolerite, and now regarded as part of the widespread and common <i>Epacris tasmanica</i> taxon.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
			Potential habitat technically present but wholly atypical of the species elsewhere in the southeast and the species is not known from the Huonville-Franklin area.. Species not detected (no seasonal constraint on detection and/or identification).
<i>Prasophyllum apoxychilum</i> tapered leek-orchid	v EN #	<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. The nearest database location was recorded on 1 Jan. 2011, which is well after the recognised flowering period of the species in southeastern Tasmania (Wapstra 2018). I believe the specimen was better allocated to the widespread, well-reserved and non-threatened <i>Prasophyllum truncatum</i> (truncate leek-orchid). While the survey was conducted well outside the flowering period of the species (Wapstra 2018), a further timed-targeted survey is not considered warranted because of the statistically low likelihood of occurrence. The species has a naturally disjunct distribution and usually highly localised occurrence, which combined with the site features (lack of suitable habitat), means that occurrence is highly unlikely.
<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. Sites are usually inundated for part of the year.	Potential habitat absent (wholly atypical of all known sites).

APPENDIX D. Analysis of database records of threatened fauna

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

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

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

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. 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 species may occasionally utilise the greater title area as part of a home range and for foraging but nesting is unlikely. 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 (apart from one very small <i>Dicksonia antarctica</i>). Searches of trees failed to detect any nest sites.
<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 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	Potential nesting habitat only very marginally present in the most general of senses but site is lacking the usually required mature elements in the canopy. Surrounding areas are considered marginal potential habitat because of the regrowth structure of the canopy (Figure 21c). Significant habitat absent.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		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).	There are no known nests within 500 m or 1 km line-of-sight (often applied management buffers) of the subject title. The species may utilise the greater title area as part of a home range and for foraging.
<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 (e.g. <i>Phragmites</i> , <i>Cyperus</i> , <i>Eleocharis</i> , <i>Juncus</i> , <i>Typha</i> , <i>Baumea</i> , <i>Bolboschoenus</i>) or cutting grass (<i>Gahnia</i>) growing over a muddy or peaty substrate (TSSC 2011).	Potential habitat absent (no wetlands).
<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 subsp. diemenensis</i> [syn. <i>Alcedo azurea subsp. diemenensis</i>] Tasmanian azure kingfisher	v EN # only	Potential habitat comprises potential foraging habitat and potential breeding habitat. Potential foraging habitat is primarily freshwater (occasionally estuarine) waterbodies such as large rivers and streams with well-developed overhanging vegetation suitable for perching and water deep enough for dive-feeding. Potential breeding habitat is usually steep banks of large rivers (a breeding site is a hole (burrow) drilled in the bank).	Potential habitat absent (no permanent watercourses are present).
<i>Dasyurus maculatus subsp. 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 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	Potential habitat present. Significant habitat absent (the combination of characters is not present). 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

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		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.	fragmented by plantations and primary production areas.
<i>Dasyurus viverrinus</i> eastern quoll	- EN # only	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 notes 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 nest tree still present).	Potential nesting habitat only very marginally present in the most general of senses but site is lacking the usually required mature element in the canopy (and the species usually nests much closer to the coast). Surrounding areas are considered marginal potential habitat because of the regrowth structure of the canopy (Figure 21c). Significant habitat absent. There are no known nests within 500 m or 1 km line-of-sight (often applied management buffers) of the subject title. The species may utilise the greater title area as part of a home range and for foraging (although this would usually be over the sea and river/estuary areas).
<i>Hirundapus caudacutus</i> white-throated needletail	- VU # only	Seasonal migrant (December through March) with habitat open skies over any habitat, more commonly associated with forested hills and mountains (McNab 2022).	Potential habitat widespread but this is a species that flies at high altitude, very fast and highly mobile, feeding on the wing and virtually never perches (McNab 2022). This species should not require further consideration.
<i>Lathamus discolor</i> swift parrot	e CR # only	Potential habitat comprises potential foraging habitat and potential nesting habitat. Potential foraging habitat comprises <i>Eucalyptus globulus</i> (blue gum) or <i>Eucalyptus ovata</i> (black gum) trees that are old enough to flower. For management purposes, potential nesting habitat is considered to comprise eucalypt forests that contain hollow-bearing trees.	Potential foraging habitat absent (<i>Eucalyptus globulus</i> and <i>Eucalyptus ovata</i> are not present within the title itself). Potential nesting habitat absent (no potential nesting trees present). Significant habitat absent. The title supports some larger individuals of <i>Eucalyptus obliqua</i> and the site is within the recognised Southern Forests SPIBA (Swift Parrot

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
		Significant habitat is all potential breeding habitat within the SE potential breeding range and the NW breeding areas.	Important Breeding Area) but lacks typical nesting habitat due to the fire and disturbance history. The species would almost certainly intermittently use the forested and modified habitats in the greater title area but this is not considered "important" or "significant" at any reasonable scale.
<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 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.	Potential habitat present. If the mapping layer system is used, while the site is mapped as wet forest (WOB & WRE), 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-growth forest with a dense canopy layer or only an old senescent over-topping layer) and is mapped as negligible mature habitat availability (habitat context assessment tool, via www.fpa.tas.gov.au : Figure 13). The site supports virtually no coarse woody debris such that at present, the species cannot be present (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. 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 high quality potential habitat.	Potential habitat absent (no ephemeral or permanent waterbodies). Significant habitat absent. The study area is well outside the recognised range for the species (nearest records near Hobart – not known from the greater Huon-Channel area).
<i>Myiagra cyanoleuca</i> satin flycatcher	- - # only	Seasonal migrant (November through march) with habitat scrub, wet and dry sclerophyll forests, woodlands and creeklines (McNab 2018).	Potential habitat present. This species should not require further consideration at any reasonable scale.
<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 2018).	Potential habitat present in the most general of senses only. This species should not require further consideration at any reasonable scale.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<i>Pardalotus quadragintus</i> forty-spotted pardalote	e EN #	Potential habitat is any forest and woodland supporting <i>E. viminalis</i> (white gum) where the canopy cover of <i>E. viminalis</i> is greater than or equal to 10% or where <i>E. viminalis</i> occurs as a localised canopy dominant or co-dominant in patches exceeding 0.25 ha.	Potential habitat absent (<i>Eucalyptus viminalis</i> is not present).
<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 as intended by the description). The species is well-known from the greater Huon-Channel area, where it takes full advantage of the suburban-rural interface and the fragmented rural to semi-rural landscape of forests, woodland, scrub, plantations, crops, orchards, plantations and gardens. The species would utilise the study area in such a manner, although the wet forest slopes are less preferred.
<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 (no water flowing watercourses connected to the sea present).
<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 native grassland present).
<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 recorded devil home range. Potential denning habitat is areas of burrowable, well-drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass.	Potential habitat present. Significant habitat absent. See notes under spotted-tailed quoll.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i> masked owl	e VU #	Potential habitat is all areas with trees with large hollows (≥ 15 cm entrance diameter). Remnants and paddock trees (in any dry or wet forest type) in agricultural areas may constitute potential habitat. Significant habitat is any areas within the core range of native dry forest with trees over 100 cm dbh with large hollows (≥ 15 cm entrance diameter).	Potential 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.

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

Appended as pdf file.

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

Appended as pdf file.

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

Appended as pdf file.

APPENDIX H. Huon Valley Council's *Priority Vegetation Report* for study area

Appended as pdf file.

ATTACHMENT

- .shp file of confirmed vegetation mapping

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: ECOtas_162LloydsRoad

Requested For: Mwapstra

Report Type: Summary Report

Timestamp: 12:49:58 PM Thursday 20 April 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: 498150.0, 5228154.0 falls within:

Property: 2807297

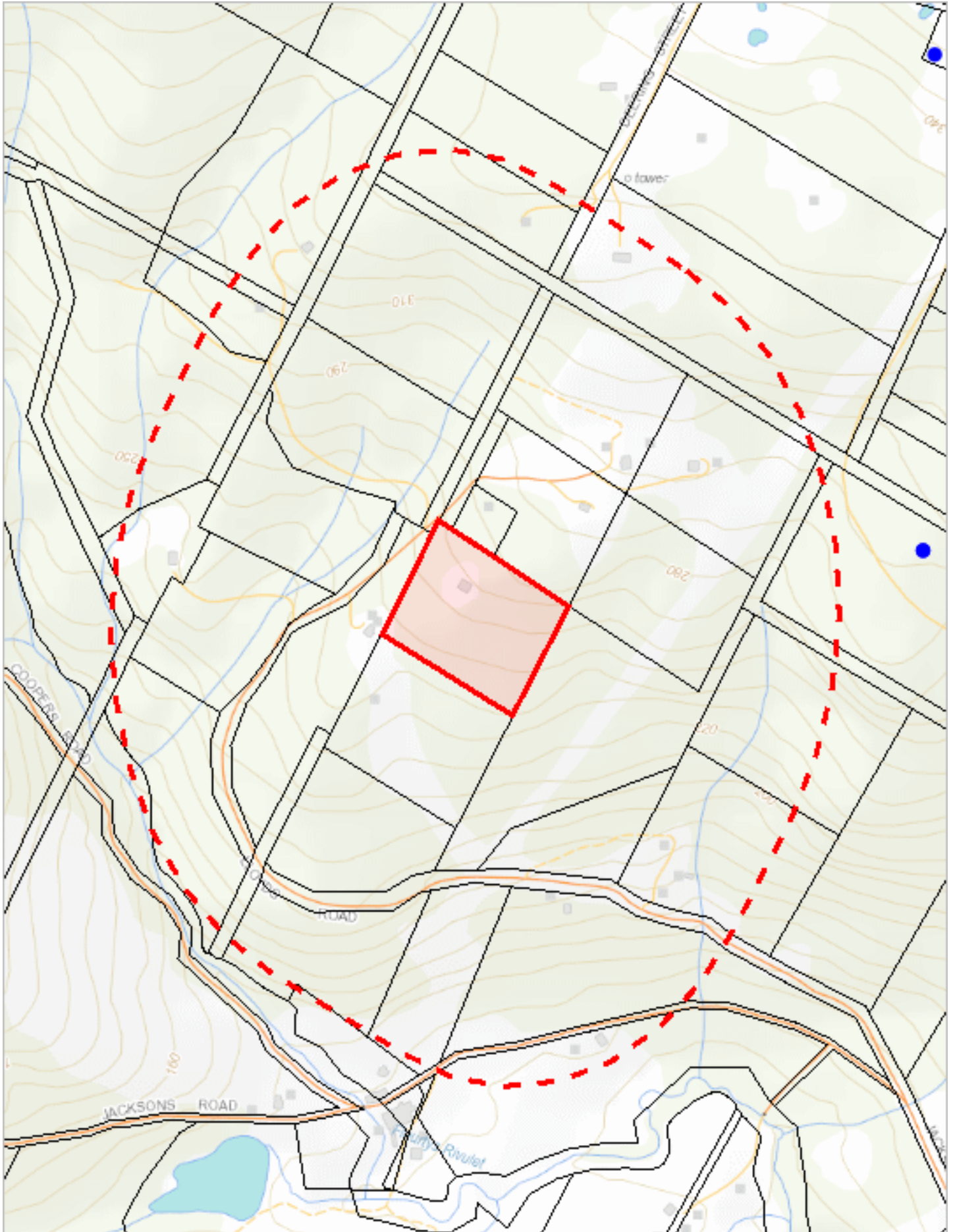
*** No threatened flora found within 500 metres ***

Threatened flora within 5000 metres

*** No threatened flora found within 5000 metres ***

Threatened fauna within 500 metres

498788, 5228985



497510, 5227324

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

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	2	11-Jun-1975

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres (based on Range Boundaries)

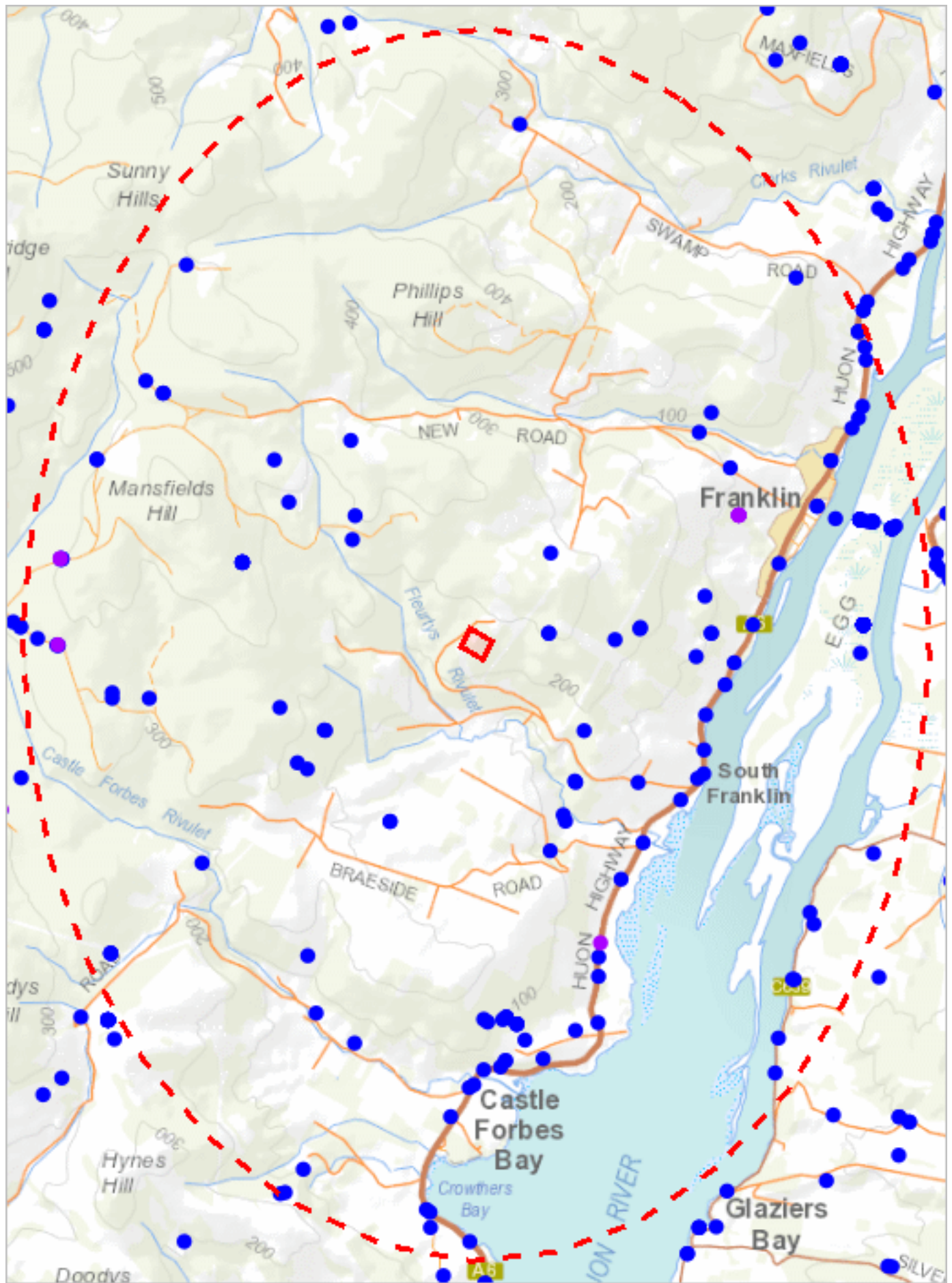
Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tail quoll	r	VU	n	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	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>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	1	0	0
<i>Lissotes menalcas</i>	mount mangana stag beetle	v		e	1	1	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	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



494211, 5222825

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

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	12	22-Mar-2021
<i>Alcedo azurea</i> subsp. <i>diemenensis</i>	azure kingfisher or azure kingfisher (tasmanian)	e	EN	e	1	01-Jan-1950
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	1	03-Jan-2018
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	12	15-Apr-2021
<i>Dasyurus maculatus</i>	spotted-tail quoll	r	VU	n	11	20-Mar-2020
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	72	12-Mar-2023
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	12	01-Sep-2021
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	3	15-Mar-2015
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	31	22-Jan-2022
<i>Lissotes menalcas</i>	mount mangana stag beetle	v		e	15	13-Jan-2009
<i>Mirounga leonina</i>	southern elephant seal	e	VU	n	1	30-Jan-2014
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	48	13-Oct-2020
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	54	30-Jan-2023
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	6	30-Jun-1996

Unverified Records

Species	Common Name	SS	NS	Bio	Observation Count
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	4
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	7

Threatened fauna within 5000 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>Prototroctes maraena</i>	australian grayling	v	VU	ae	4	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	15	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>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	1	0	0
<i>Lissotes menalcas</i>	mount mangana stag beetle	v		e	1	1	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	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

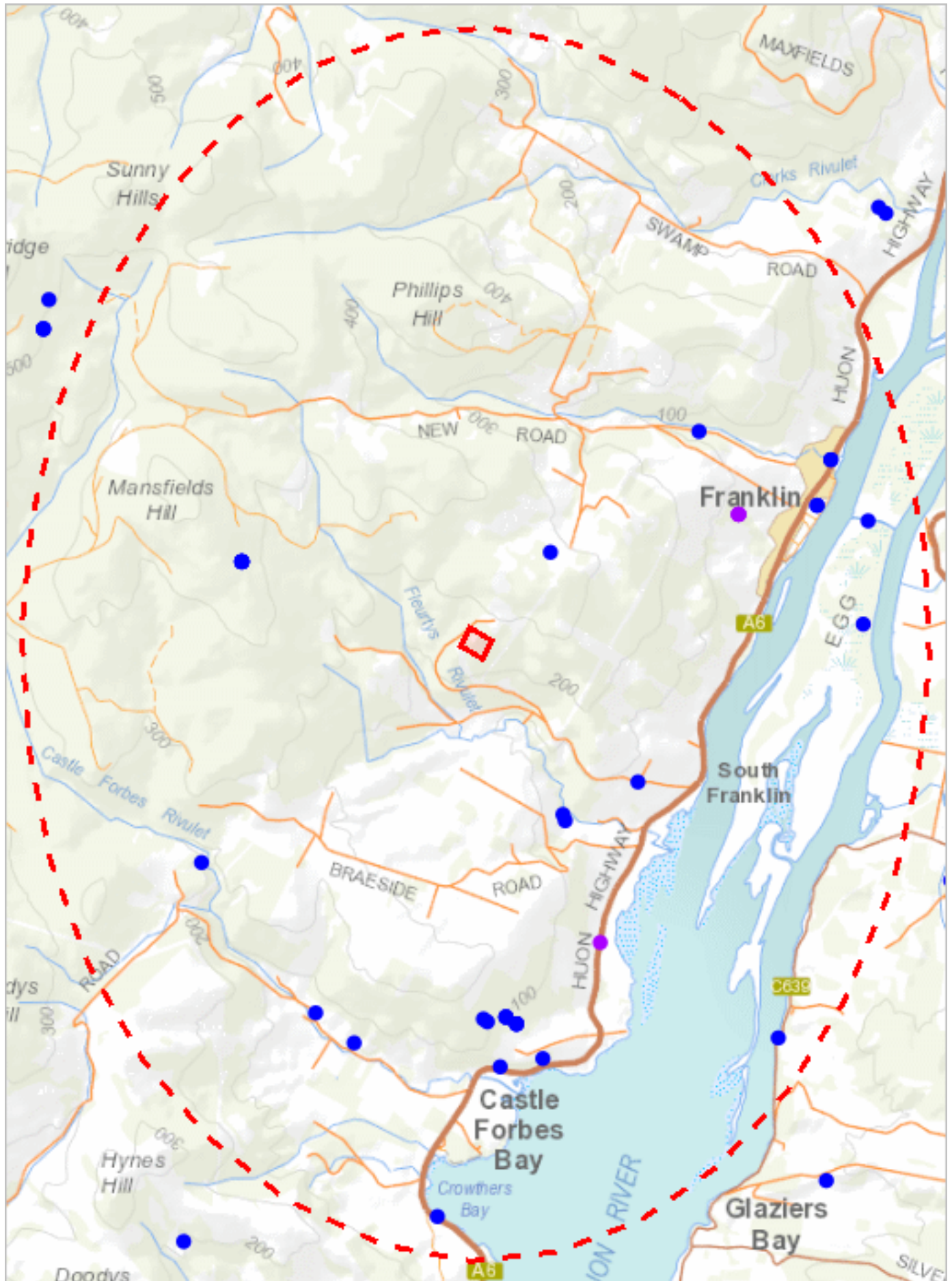
For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

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

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

*** No Raptor nests or sightings found within 500 metres. ***



494211, 5222825

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

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✍ Line Unverified

● Point Unverified

□ Polygon Verified

✍ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Locati on Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1587	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	3	11-Oct-2007
2233	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	6	12-Nov-2018
2282	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	15-Feb-2016
2716	Accipiter novaehollandiae	grey goshawk	Nest	1	01-Jan-2020
2795	Accipiter novaehollandiae	grey goshawk	Nest	1	30-Jun-2020
2796	Accipiter novaehollandiae	grey goshawk	Nest	1	30-Jun-2020
2824	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	15-Oct-2019
749	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	01-Jan-1985
750	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	3	11-Sep-2006
835	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	4	01-Jan-2007
836	Accipiter novaehollandiae	grey goshawk	Nest	1	01-Jan-1985
	Accipiter novaehollandiae	grey goshawk	Not Recorded	3	03-Dec-2016
	Accipiter novaehollandiae	grey goshawk	Sighting	5	22-Mar-2021
	Aquila audax	wedge-tailed eagle	Not Recorded	1	03-Jan-2018
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Radio Tracker Signal	1	15-Apr-2021
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	1	28-Jun-2020
	Falco peregrinus	peregrine falcon	Not Recorded	1	13-Feb-2016
	Haliaeetus leucogaster	white-bellied sea-eagle	Camera Trap	1	04-Dec-2015
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	1	28-Mar-2016
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	1	01-Sep-2021
	Tyto novaehollandiae	masked owl	Sighting	6	30-Jun-1996

Unverified Records

Nest Id/Locati on Foreign Id	Species	Common Name	Obs Type	Observation Count
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	4

Raptor nests and sightings within 5000 metres

(based on Range Boundaries)

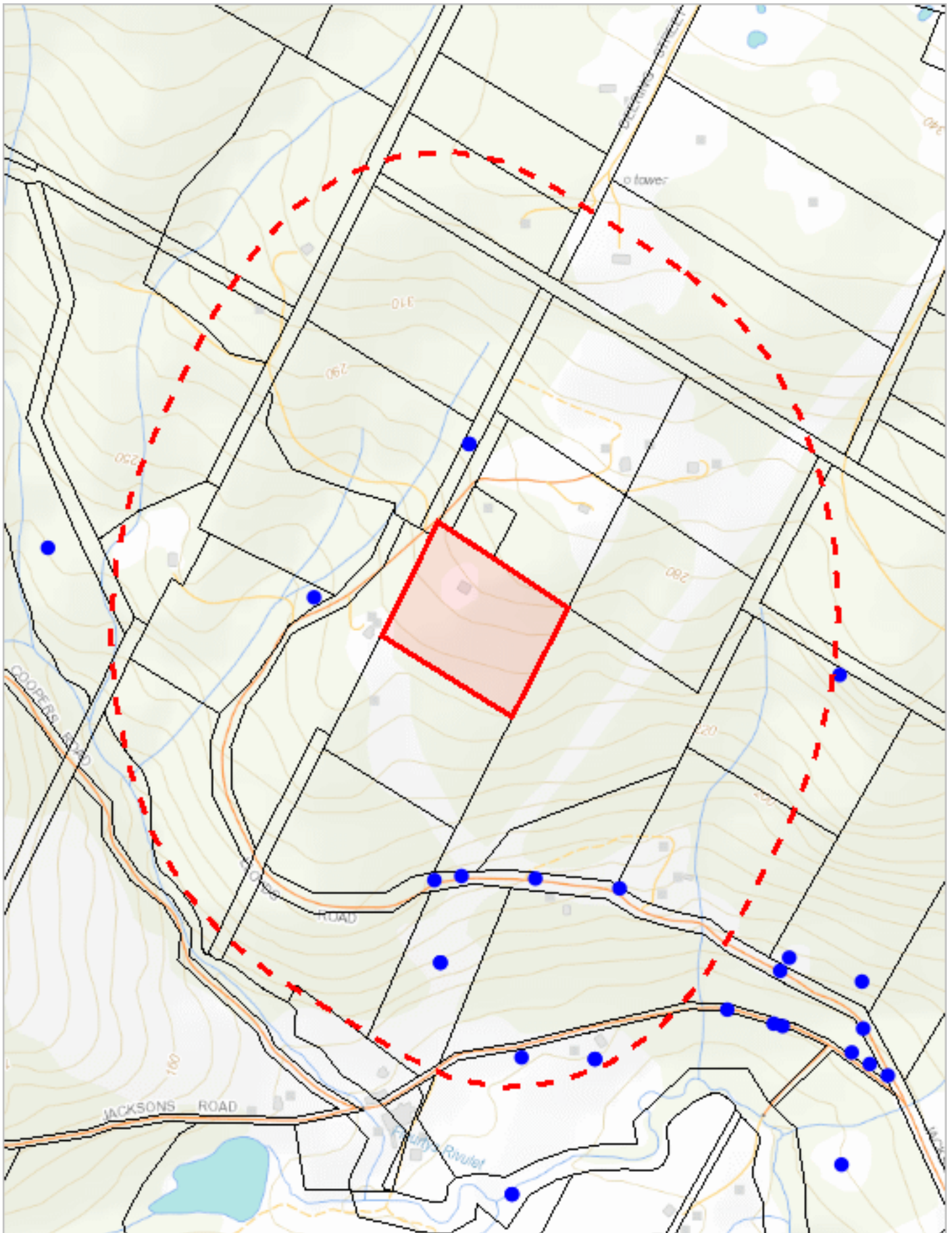
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

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



497510, 5227324

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

Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 500 m

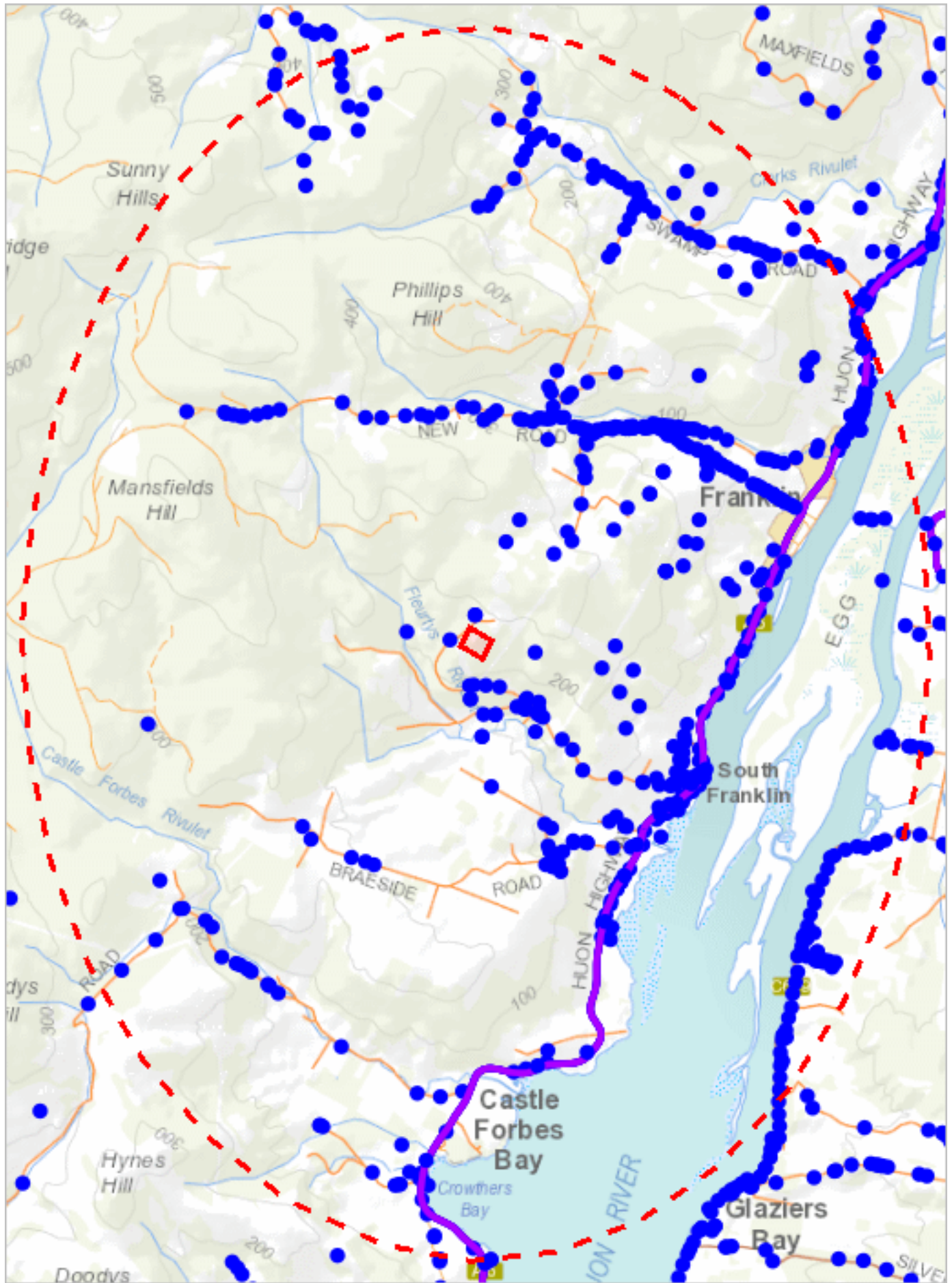
Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	2	07-Sep-2007
<i>Erica lusitanica</i>	spanish heath	2	27-Jun-2017
<i>Genista monspessulana</i>	montpellier broom or canary broom	2	07-Sep-2007
<i>Ilex aquifolium</i>	holly	2	07-Sep-2007
<i>Leycesteria formosa</i>	himalayan honeysuckle	1	07-Sep-2007
<i>Rubus fruticosus</i>	blackberry	4	07-Sep-2007
<i>Senecio jacobaea</i>	ragwort	2	13-Mar-1991
<i>Ulex europaeus</i>	gorse	2	07-Sep-2007

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>



494211, 5222825

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

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 5000 m

Verified Records

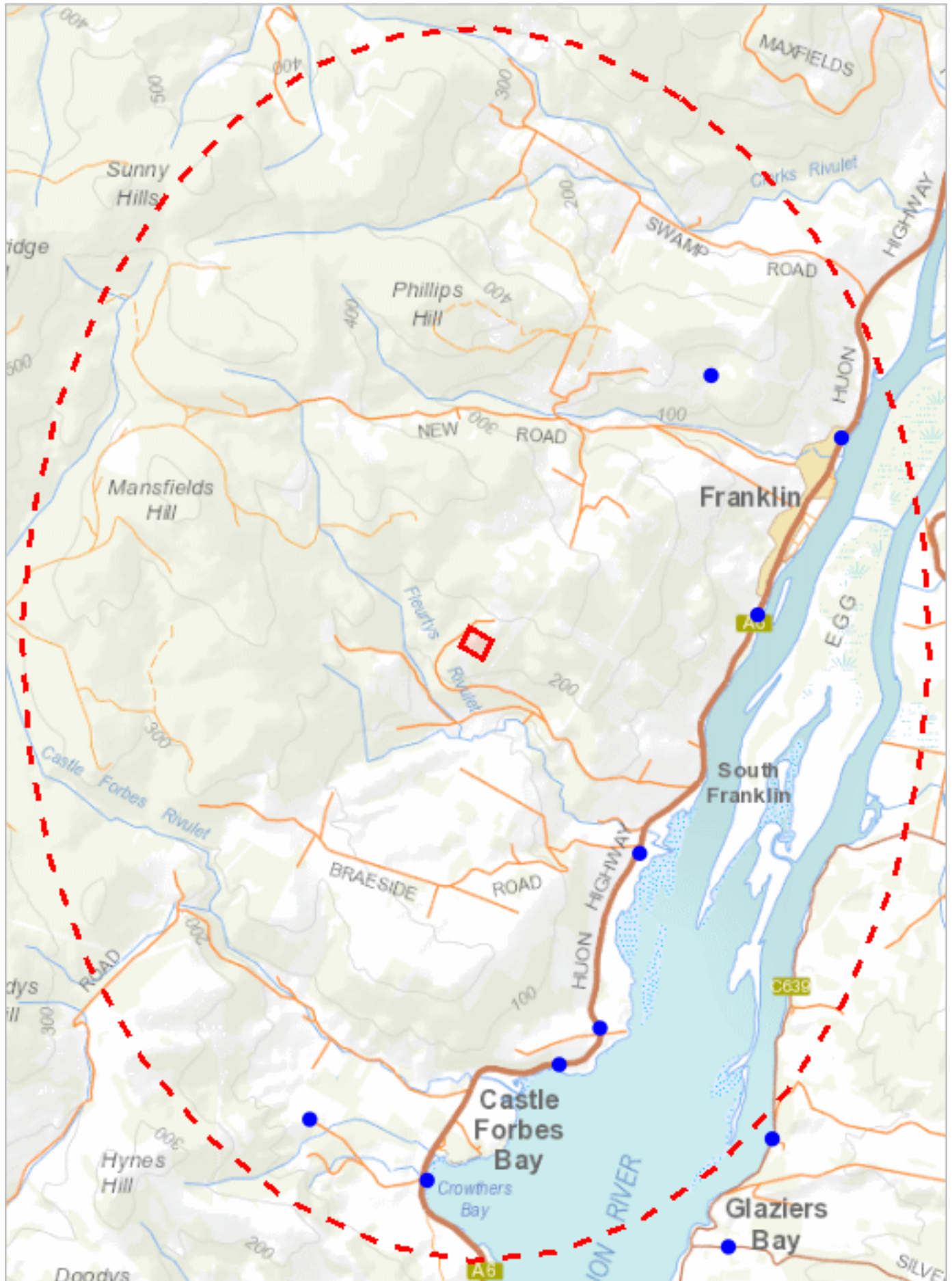
Species	Common Name	Observation Count	Last Recorded
<i>Asparagus asparagoides</i>	bridal creeper	3	26-Nov-2008
<i>Cenchrus macrourus</i>	african feathergrass	8	15-Feb-2013
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	99	20-Jan-2022
<i>Cirsium arvense</i> var. <i>arvense</i>	creeping thistle	11	01-Dec-2019
<i>Cortaderia</i> sp.	pampas grass	14	23-Oct-2019
<i>Cytisus scoparius</i>	english broom	13	22-Apr-2010
<i>Echium plantagineum</i>	patersons curse	26	23-Oct-2019
<i>Echium vulgare</i>	vipers bugloss	1	06-Dec-2016
<i>Eragrostis curvula</i>	african lovegrass	6	17-Feb-2017
<i>Erica lusitanica</i>	spanish heath	114	01-Dec-2019
<i>Foeniculum vulgare</i>	fennel	4	07-Sep-2007
<i>Genista monspessulana</i>	montpellier broom or canary broom	62	25-Jan-2017
<i>Hypericum perforatum</i>	perforated st johns-wort	35	06-Feb-2021
<i>Hypericum perforatum</i> subsp. <i>veronense</i>	perforated st johns-wort	47	25-Jan-2017
<i>Ilex aquifolium</i>	holly	10	06-May-2019
<i>Leycesteria formosa</i>	himalayan honeysuckle	16	25-Jan-2017
<i>Rorippa sylvestris</i>	creeping yellowcress	7	24-Jan-2017
<i>Rubus fruticosus</i>	blackberry	90	13-Oct-2018
<i>Rubus leucostachys</i>	blackberry	2	02-Mar-2007
<i>Salix caprea</i>	goat willow	1	10-Sep-2007
<i>Salix matsudana</i> x <i>alba</i>	tortured willow	3	10-Sep-2007
<i>Salix</i> x <i>fragilis</i> nothovar. <i>fragilis</i>	crack willow	13	25-Jan-2017
<i>Senecio jacobaea</i>	ragwort	145	06-Feb-2020
<i>Ulex europaeus</i>	gorse	52	24-Jul-2019

Unverified Records

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

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

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



494211, 5222825

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

Priority Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified

●

Point Unverified

▬

Line Verified

▬

Line Unverified

■

Polygon Verified

■

Polygon Unverified

Legend: Cadastral Parcels



Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Acacia baileyana	cootamundra wattle	3	13-Sep-2007
Billardiera heterophylla	bluebell creeper	1	04-May-2020
Cenchrus clandestinus	kikuyu grass	1	29-Nov-1990
Pittosporum undulatum	sweet pittosporum	1	07-Sep-2007
Verbascum thapsus	great mullein	2	23-Mar-2010
Watsonia meriana var. bulbillifera	bulbil watsonia	7	13-Sep-2007

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 ***



497144, 5226824

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

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 grass and herbfield
	(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
	(RKX) 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

	(SED) Eastern scrub on dolerite
	(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

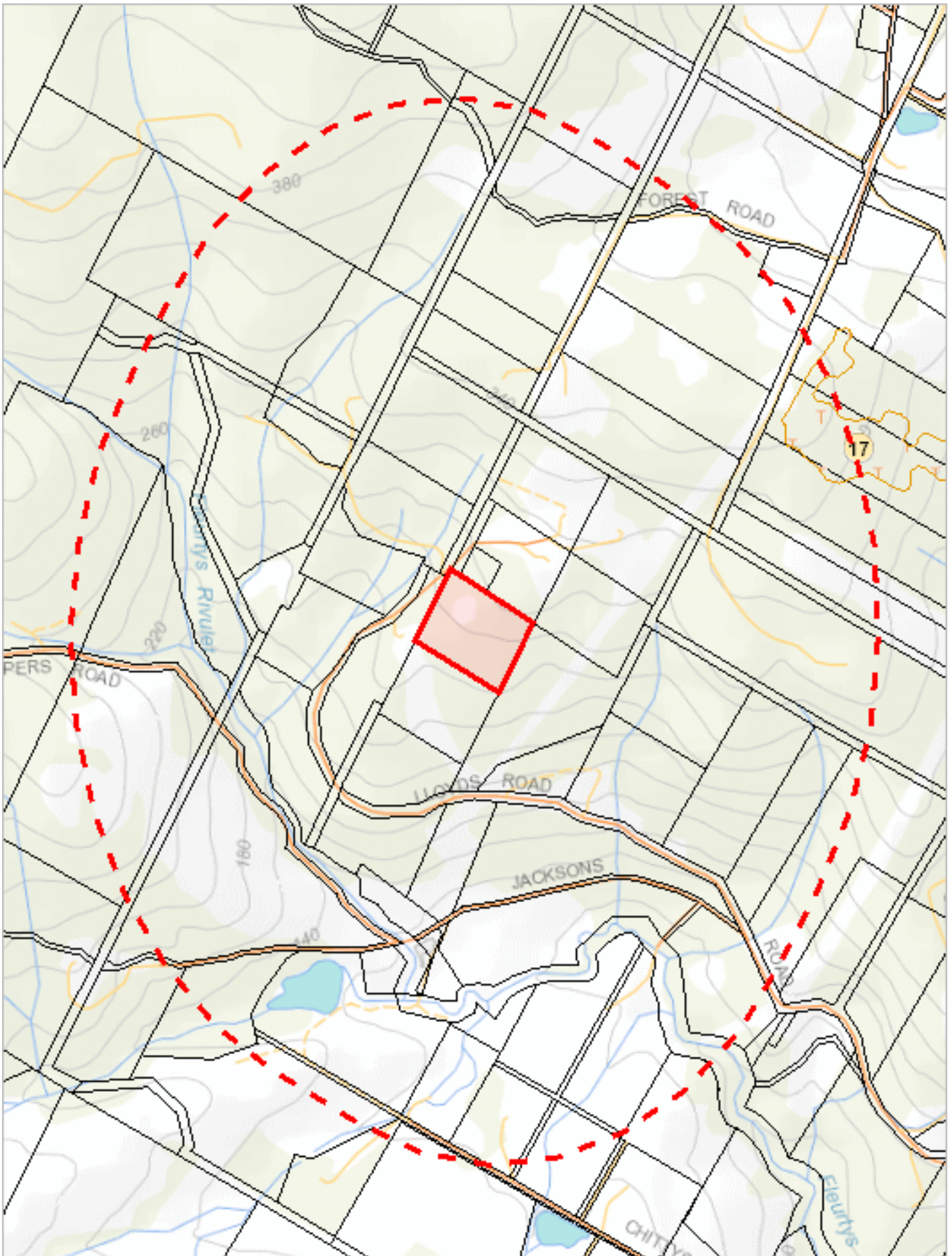
Code	Community	Canopy Tree
DGL	(DGL) Eucalyptus globulus dry forest and woodland	
DOB	(DOB) Eucalyptus obliqua dry forest	
FAG	(FAG) Agricultural land	
FPE	(FPE) Permanent easements	
FPF	(FPF) Pteridium esculentum fernland	
FPS	(FPS) Plantations for silviculture - softwood	
FPU	(FPU) Unverified plantations for silviculture	
FRG	(FRG) Regenerating cleared land	EL
FRG	(FRG) Regenerating cleared land	
FUM	(FUM) Extra-urban miscellaneous	EL
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	
FWU	(FWU) Weed infestation	
NAD	(NAD) Acacia dealbata forest	
OAQ	(OAQ) Water, sea	
WGL	(WGL) Eucalyptus globulus wet forest	
WOB	(WOB) Eucalyptus obliqua forest with broad-leaf shrubs	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	
WRE	(WRE) Eucalyptus regnans forest	

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



497144, 5226824

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

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

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

Legend: Cadastral Parcels



Threatened Communities (TNVC 2020) within 1000 metres

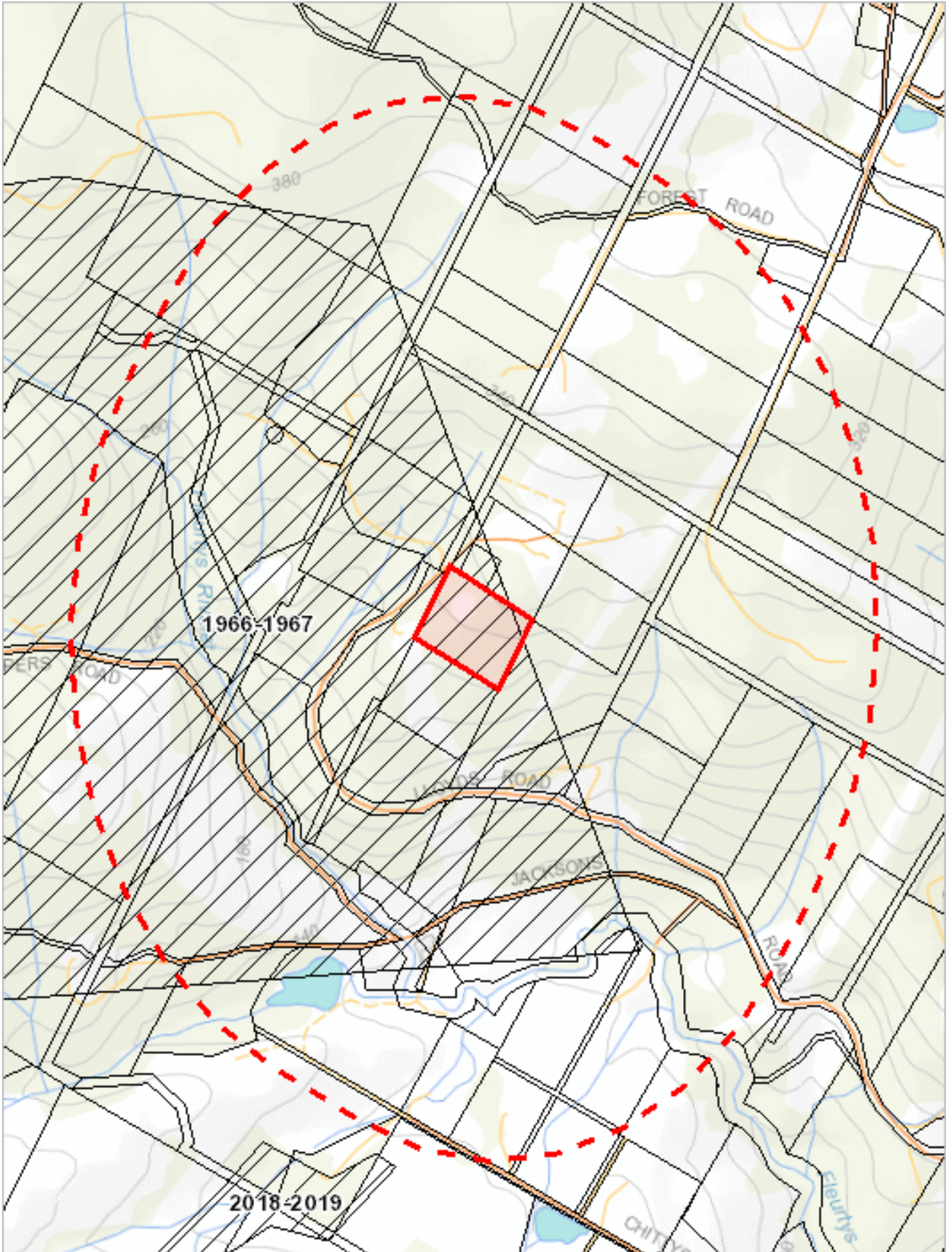
Scheduled Community Id	Scheduled Community Name
17	Eucalyptus globulus dry forest and woodland

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

Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

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



497144, 5226824

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

Fire History (All) within 1000 metres

Legend: Fire History All

- 

Bushfire-Unknown Category
- 

Completed Planned Burn
- 

Bushfire

Legend: Cadastral Parcels



Fire History (All) within 1000 metres

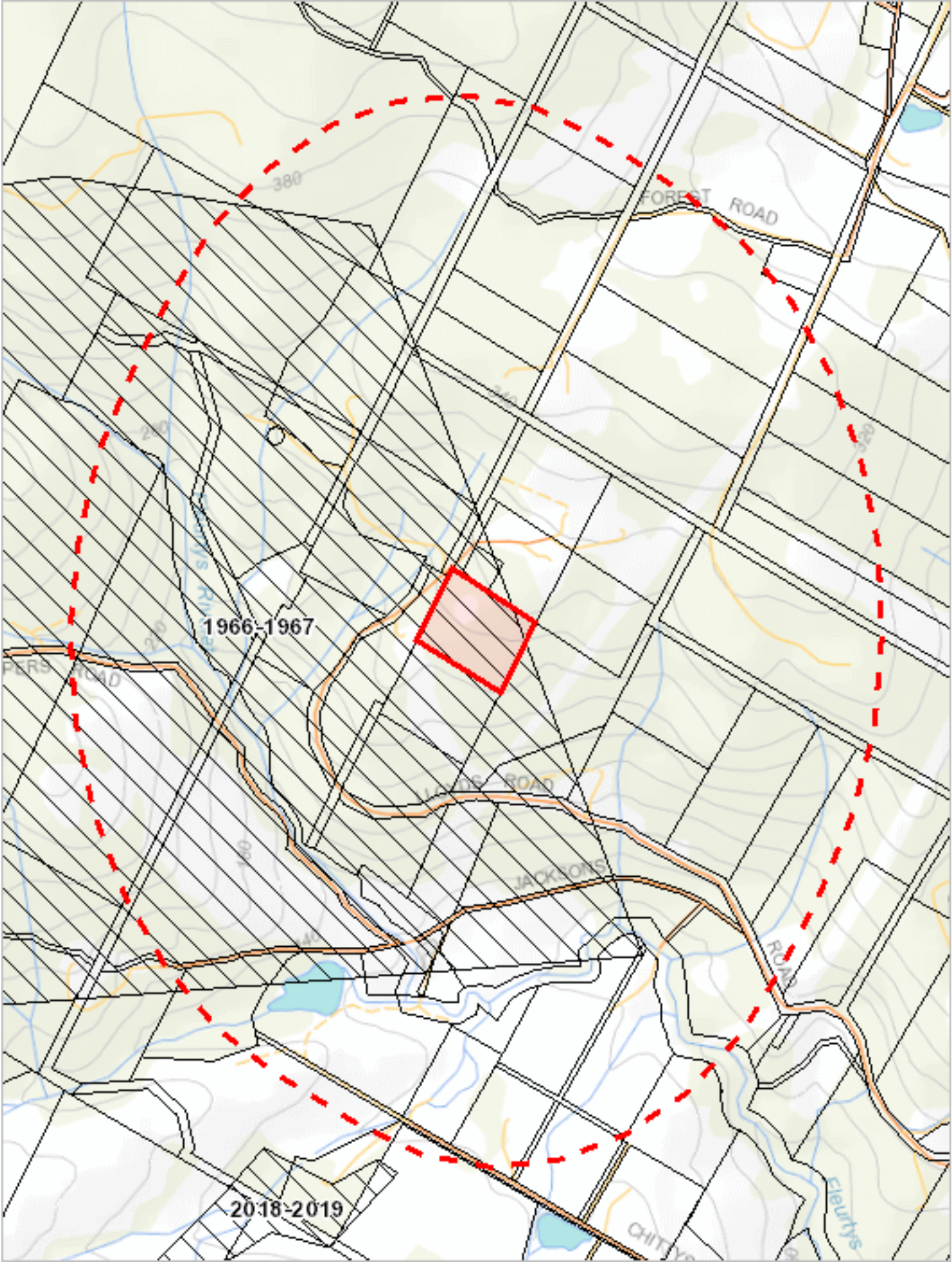
Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
412	Jacksons Road	22-Feb-2003	Bushfire	Undetermined	0.09948208
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169

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

Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

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



497144, 5226824

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

Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

-  Bushfire-Unknown category
-  Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
412	Jacksons Road	22-Feb-2003	Bushfire	Undetermined	0.09948208
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169

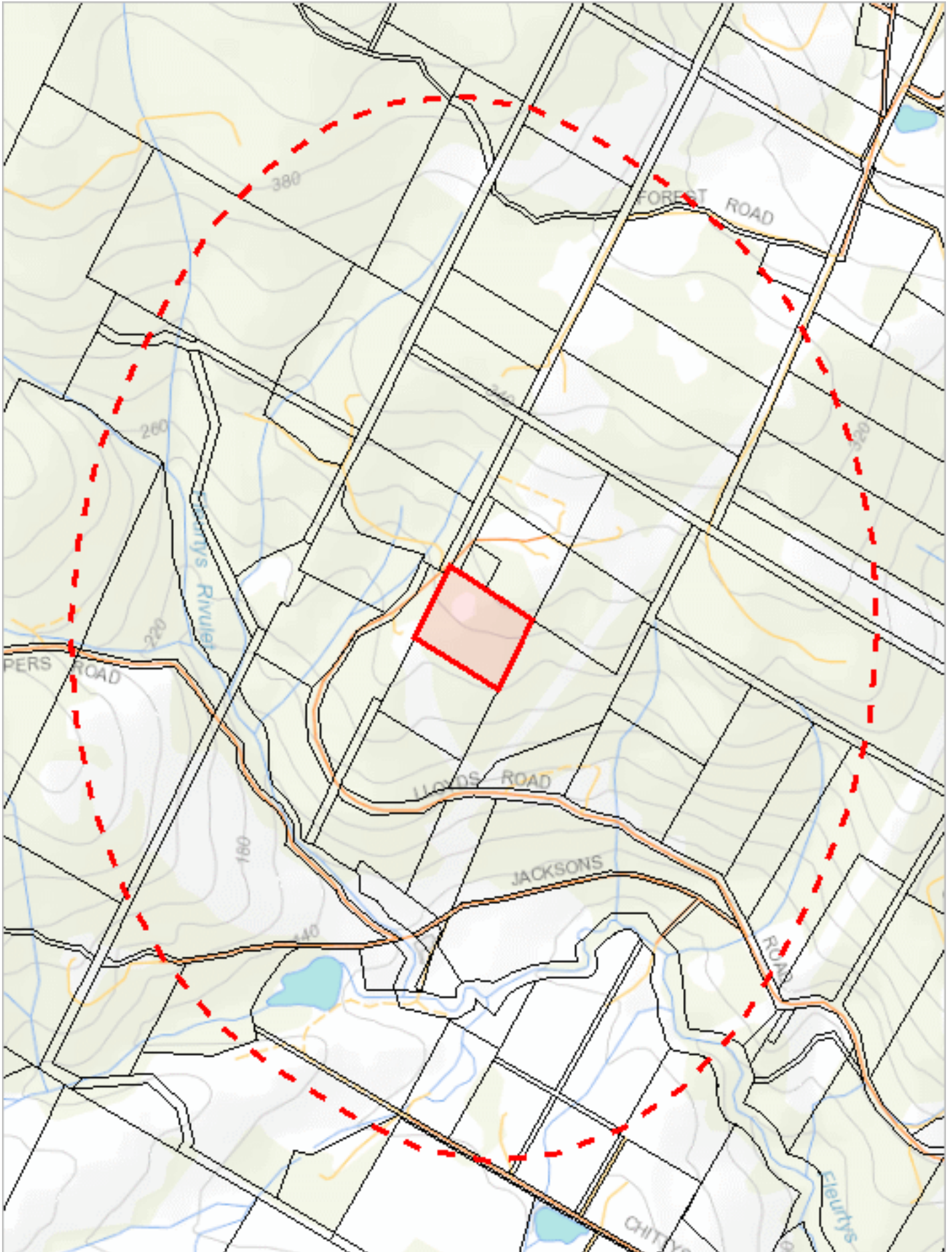
For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

Telephone: 1800 000 699

Email: planning@fire.tas.gov.au

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

*** No reserves found within 1000 metres ***



497144, 5226824

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

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

- Point Verified
- 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

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/keeping-it-clean-a-tasmanian-field-hygiene-manual>
- 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

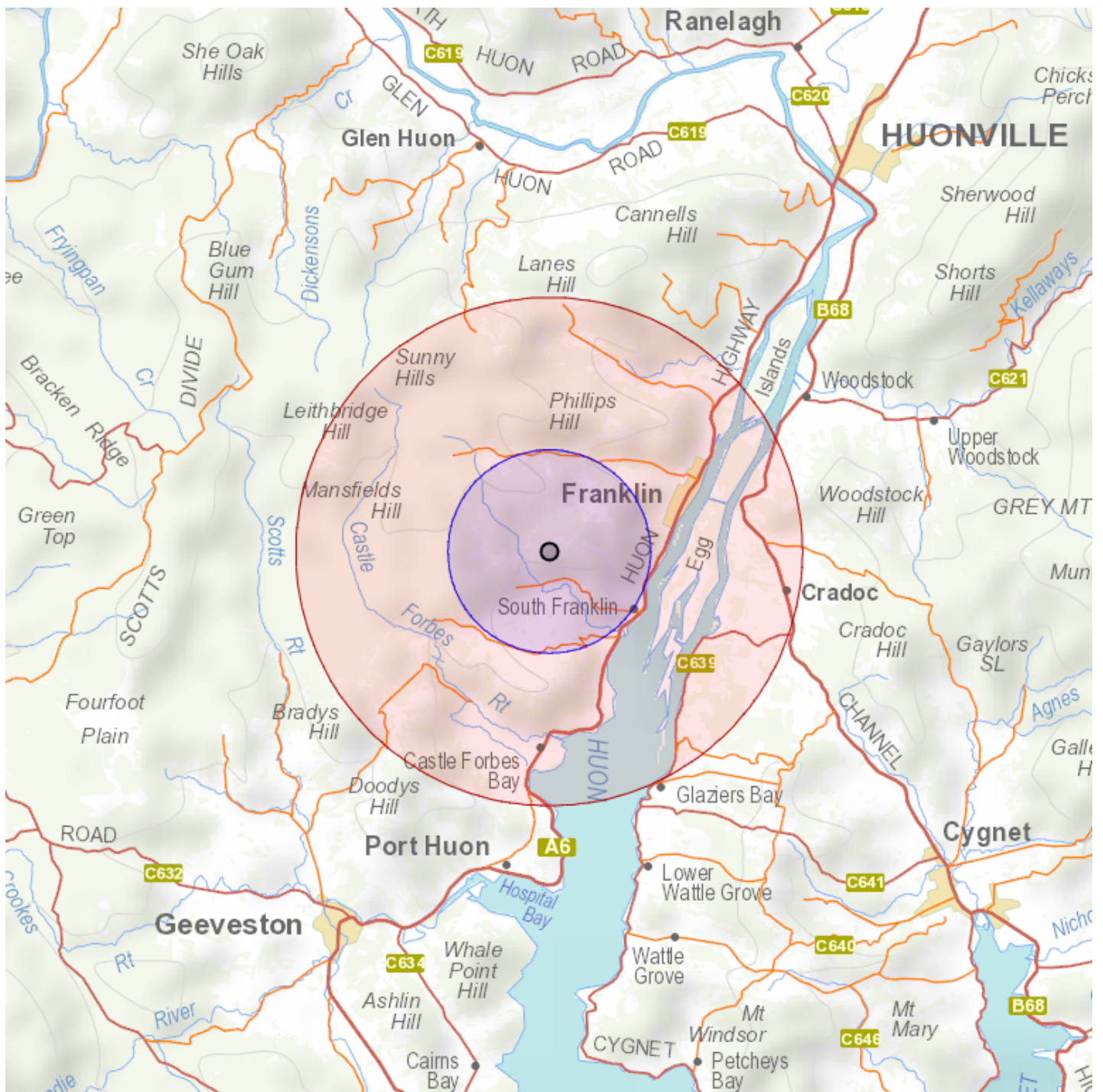
Threatened Fauna Range Boundaries

Search Point 498150E,5228154N is within the following fauna range boundaries as at Thu Apr 20 2023 12:54:04 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

Common name	Species name	Range Class	Habitat Description
			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 - Southern Forests	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 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. Lathamus discolor SPIBA.
mt. mangana stag beetle	Lissotes menalcas	Known Range	Potential habitat for the Mt Mangana stag beetle 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 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 for the Mt Mangana stag beetle is all potential habitat within the known range.
forty-spotted pardalote	Pardalotus quadragintus	Potential Range	Potential habitat for the 40-spotted pardalote is any forest and woodland supporting Eucalyptus viminalis (white gum) where the canopy cover of E. viminalis is greater than or equal to 10% or where E. viminalis occurs as a localised canopy dominant or codominant in patches exceeding 0.25 ha. Significant habitat for the 40-spotted Pardalote is all potential habitat associated with known colonies and such habitat within 500 m of known colonies.
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

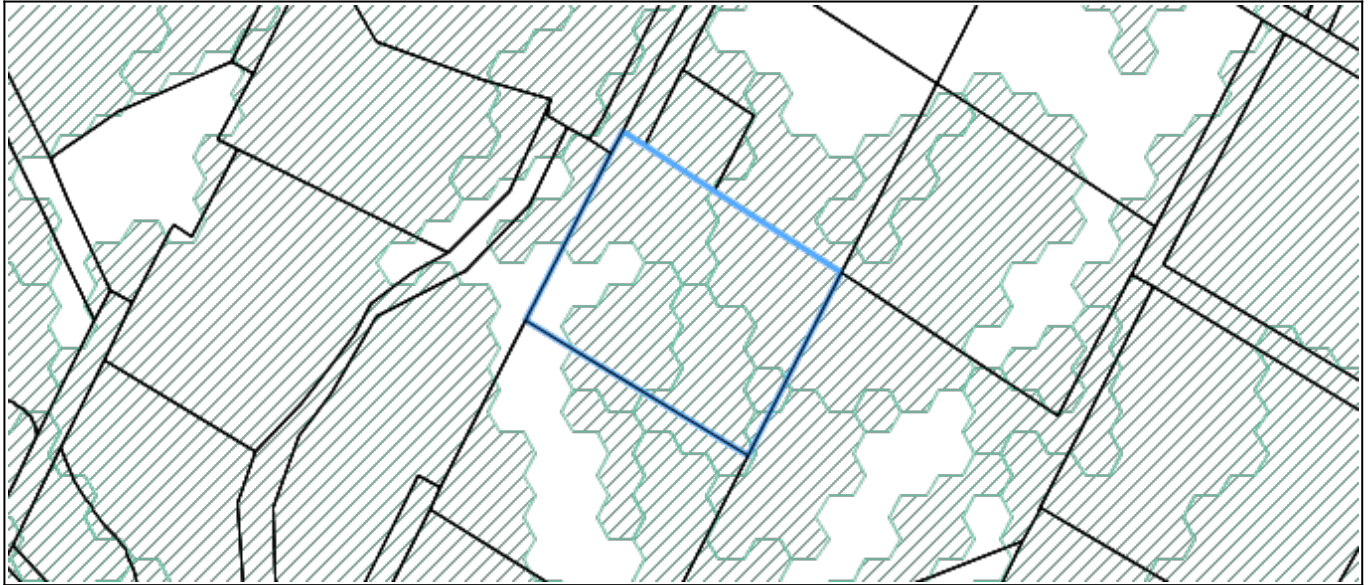


Priority Vegetation Report

PID	CT	Address	Locality	Improvements	Area (m ²)
2807297	135702/5	162 LLOYDS RD	FRANKLIN	DWELLING	35032

Priority Vegetation Overview

PRIORITY VEGETATION OVERVIEW MAP



This Priority Vegetation Area overlay report shows a subset of the Regional Ecosystem Model. The overlay contained in the planning scheme is shown only over zones to which it can apply.

The Regional Ecosystem Model (REM) is a comprehensive, high resolution spatial analysis that identifies:

- native vegetation and threatened species and their relative conservation status and management priority;
- the characteristics of the landscape that may affect its ability to sustain these elements.

The subsets of information that are included are:

- Threatened native vegetation communities is based on TasVeg 3.0, but has been corrected for inherent logical consistency issues and includes credible field-based mapping where it was available.
- Threatened flora and fauna species locations and habitat are modelled using two methods:
 - Rules applied to Natural Values Atlas (NVA) records that are customised for each species to reflect their patterns of local distribution (e.g. riparian species), based on a limited number of habitat variables; and
 - More detailed habitat models for about 100 threatened fauna species that reflect agreed habitat definitions used by the Forest Practices Authority but utilise a much wider range of data, including landforms and vegetation structural maturity, to more accurately identify habitat and potential habitat.
- Native vegetation of local importance includes:
 - a subset of threatened fauna species habitat models,

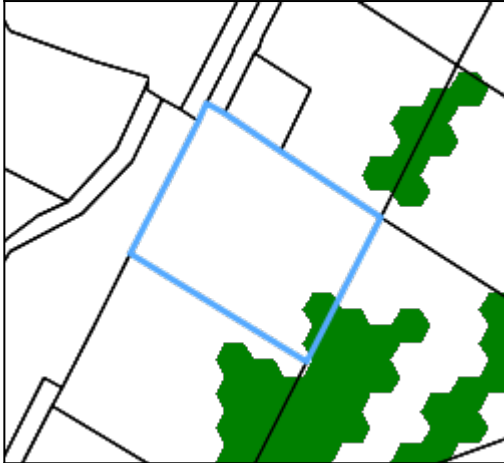
- native vegetation with limited bioregional reservation and extent and native vegetation remnants on heavily cleared types of land where local factors affect ecological sustainability of the landscape.

Each local area contributes to the survival of threatened vegetation communities, threatened flora and threatened fauna within a State wide mosaic that enables the distribution of species to be maintained and provides for mobility of fauna through connected habitat.

Each subset of data that is identified on the property is described below.

Priority Vegetation Details

Relative Reservation



Relative Reservation

- (NAD) *Acacia dealbata* forest
- (WGL) *Eucalyptus globulus* wet forest

Reservation status is a measure of the degree to which vegetation communities are included in the Comprehensive, Adequate and Representative (CAR) reserve system. Higher levels of reservation give greater confidence that the species for which vegetation communities are surrogates are likely to be protected, subject to appropriate geographic and biophysical distribution in the landscape. Reservation provides greater certainty of the maintenance of better condition vegetation and hence maintenance of ecological function at local and landscape scales.

Why is it included?

- Less than 30% of extent in bioregion is in reserves

Data Source:

- TasVeg 3.0 (minor exceptions)

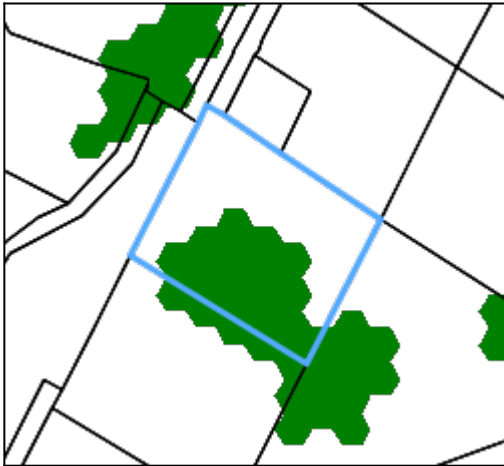
Reliability:

- Highly variable

Management:

- Check TasVeg for field verification
- Consider local extent, condition & management options
- Potentially require on-ground field verification

Threatened Fauna and Significant Habitat



Threatened Fauna

- swift parrot
- swift parrot

These are species listed as threatened fauna under the Tasmanian Threatened Species Protection Act (1975) or Commonwealth Environment Protection and Biodiversity Conservation Act (1999). Listed threatened species have statutory recognition that they are likely to become extinct if the factors causing them to be threatened are not managed. Species may be listed due to historical loss since settlement, natural rarity giving rise to potential risk, or impacts of particular land use and land management practices.

Threatened fauna habitat characteristics are extremely varied and are modelled as significant based on Natural Values Atlas records with a limited number of habitat variables or more detailed customised models for about 100 fauna species. Some species habitat occurs across the landscape but not all sites may be essential for species survival and not all suitable habitat may be occupied. Species that rely on this type of habitat are classified as landscape-dependent and are regarded as being of local importance, however the relative importance of the site to the survival of the species can only be known in response to field verification, the context and the nature of a proposal.

Why is it included?

- Statutory recognition that species extinction is likely, however not all sites are important or occupied

Data Source:

- NVA records combined with REM point-based modelling rules
- Habitat-based models

Reliability:

- Variable

Management:

- Check species observation source
- Check data on habitat and local context
- Potentially require on-ground field verification



Threatened Fauna Habitat

- eastern barred bandicoot
- tasmanian devil

Contacts

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Email: HVC@huonvalley.tas.gov.au



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

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

Report created: 20-Apr-2023

[Summary](#)

[Details](#)

[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	4
Listed Threatened Species:	51
Listed Migratory Species:	33

Other Matters Protected by the EPBC Act

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

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

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

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	50
Whales and Other Cetaceans:	7
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:	4
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	1
Key Ecological Features (Marine):	None
Biologically Important Areas:	5
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 may 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 known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Endangered	Species or species habitat may occur within area	In buffer area only
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Ceyx azureus diemenensis Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat 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 may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 may occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Pardalotus quadragintus Forty-spotted Pardalote [418]	Endangered	Foraging, feeding or related behaviour may occur within area	In feature area
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In feature area
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Foraging, feeding or related behaviour 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
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
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
Tyto novaehollandiae castanops (Tasmanian population) Masked Owl (Tasmanian) [67051]	Vulnerable	Species or species habitat known to occur within area	In feature area
FISH			
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat known to occur within area	In feature area
Thunnus maccoyii Southern Bluefin Tuna [69402]	Conservation Dependent	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 likely to occur within area	In buffer area only
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
Sarcophilus harrisii 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 likely to occur within area	In buffer area only
Colobanthus curtisiae Curtis' Colobanth [23961]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Dianella amoena Matted Flax-lily [64886]	Endangered	Species or species habitat may occur within area	In buffer area only
Epacris virgata Pretty Heath, Dan Hill Heath [20375]	Endangered	Species or species habitat may occur within area	In buffer area only
Prasophyllum apoxychilum Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area	In buffer area only
Xerochrysum palustre 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

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
Ardeenna carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Ardeenna 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

Scientific Name	Threatened Category	Presence Text	Buffer Status
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
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

Scientific Name	Threatened Category	Presence Text	Buffer Status
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
Migratory Marine Species			
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to 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
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]		Species or species habitat likely 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
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]		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 buffer area only
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 may occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat may occur within area	In feature area

Other Matters Protected by the EPBC Act

Listed Marine Species	[Resource Information]		
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			

Scientific Name	Threatened Category	Presence Text	Buffer Status
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
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 buffer area only
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

Scientific Name	Threatened Category	Presence Text	Buffer Status
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
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]		Breeding 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 may occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
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
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat 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 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

Scientific Name	Threatened Category	Presence Text	Buffer Status
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
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat may occur within area overfly marine area	In feature area
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]		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
Balaenoptera acutorostrata Minke Whale [33]	Endangered	Species or species habitat may occur within area	In buffer area only
Balaenoptera musculus Blue Whale [36]		Species or species habitat likely to 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]		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
Megaptera novaeangliae Humpback Whale [38]		Species or species habitat likely 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
Egg Islands	Conservation Area	TAS	In buffer area only
Egg Islands Reserve	Conservation Covenant	TAS	In buffer area only
Franklin	Conservation Covenant	TAS	In buffer area only
Huon Estuary	Marine Conservation Area	TAS	In buffer area only

Regional Forest Agreements			[Resource Information]
Note that all areas with completed RFAs have been included.			
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
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

Biologically Important Areas				
Scientific Name		Behaviour	Presence	Buffer Status
Seabirds				
Ardeanna grisea				
Sooty Shearwater [82651]		Foraging	Known to occur	In buffer area only
Ardeanna 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

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.

Please feel free to provide feedback via the [Contact us](#) page.

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