32-34 Georges Bay Esplanade
St Helens Tasmania 7216
T: 03 6376 7900 | ABN 96 017 131 248

Break O'Day COUNCIL

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2026 / 00078
Applicant	J Binns
Proposal	Residential - Gravel Driveway
Location	367 Binalong Bay Road, St Helens (CT 126959/2)

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 9th May 2026 **until 5pm Friday 22nd May 2026.**

John Brown
GENERAL MANAGER

PROPOSED DRIVEWAY
367 BINALONG BAY RD
BINALONG BAY

DRAWING INDEX

LEGEND

9.60	Existing surface level (surveyed)
9.60 EX	Existing surface level (interpolated)
9.80	Proposed bulk earthworks level
9.80	Proposed finished surface level
EX W EX W EX W	Existing water supply external to building
W W W	Proposed water supply external to building
EX FS EX FS EX FS	Existing fire supply
FS FS FS	Proposed fire supply
EX S EX S EX S	Existing sewer drain
S S S	Proposed sewer drain
GW GW GW	Proposed sewer drain (greasy waste)
TW TW TW	Proposed sewer drain (trade waste)
EX SW EX SW EX SW	Existing stormwater drain
SW SW SW	Proposed stormwater drain

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: HOLLIGAN
ADDRESS: 367 BINALONG BAY ROAD BINALONG BAY
SHEET: DRAWING INDEX
PROJECT NAME: NEW DRIVEWAY
ISSUE: BUILDING APPROVAL

DRAWN	DESIGNED	VERIFIED	DATE
NE	NE	-	20/06/25

SCALE: N.T.S
SIZE: A3
S&E REF: 25042
DRAWING: C001
REVISION: 1

GENERAL

1. These drawings shall be read in conjunction with all other contract drawings and specifications. Any discrepancies shall be referred to S&E for clarification.
2. Setting out dimensions and levels shown on the drawings shall be verified by the Contractor prior to commencement.
3. Dimensions shall not be obtained by scaling these drawings.
4. During construction the Contractor shall maintain excavations and structures in a stable condition and ensure that no part is overstressed under construction activities.
5. The contractor is responsible for the creation and maintenance of temporary site accesses. Strengthening of design pavements to carry construction vehicles (in excess of the design allowance) shall be at the contractor's expense.
6. Location and verification of existing services is the contractor's responsibility. Refer any services discovered onsite which are not shown on the drawings, or are in a different location to that shown to S&E. Seek confirmation from S&E that redundant services are able to be sealed and abandoned prior to doing so.
7. Protect all existing services and other infrastructure from damage during construction. Should damage occur, advise S&E immediately along with details of proposed remedial action. The cost of remedial work (including redesign if required) shall be borne by the contractor.
8. The contractor is responsible for undertaking whatever dilapidation surveys of existing buildings/infrastructure they consider necessary prior to construction commencing, and consultation with adjoining land owners to minimise disruption to services/access etc. during construction.
9. All surplus construction materials (including excess cut and fill material) shall be removed from the site (unless instructed otherwise) at completion.
10. Survey information has been supplied by Leary & Cox Surveyors for the purposes of preparing the design drawings. All other survey required to setout and construct the works shall be provided by the contractor.
11. All works are to be undertaken by the contractor and his subcontractors unless noted otherwise on the drawings.
12. Proposed changes to the design of any part of the works shall be submitted to S&E for review. The contractor shall bear all costs associated with the design change.
13. On completion, the contractor is to supply as-constructed drawings (prepared by a licensed surveyor in accordance with AS1100.401) and full service manual in both hard copy (3 sets) and electronic (.pdf and .dwg) formats.
14. The contractor is to allow for all testing of raw materials and constructed works that is required to demonstrate compliance with the nominated Australian Standards, specifications, and standard drawings.

EARTHWORKS

E1. All earthworks shall be in accordance with AS3798 "Guidelines on earthworks for commercial and residential developments" with testing methods in accordance with AS1289 "Methods of testing soils for engineering purposes".

E2. All existing topsoil, vegetation and debris under the building and paved areas shall be stripped to a minimum of 300mm unless noted otherwise. Top soil to be stockpiled as directed, and vegetation and debris removed from site unless noted otherwise. Tree stumps shall be grubbed and holes filled with approved compacted fill.

E3. For excavation purposes, rock is defined as hard or strongly cemented beds or masses which cannot be ripped at a production rate exceeding 3 m^3 per hour using a standard 20 tonne excavator attached with a rock breaker.

E4. Any interface between cut and fill shall be no steeper than 1V:3H. Cut horizontal benches for any fill placed on ground steeper than 1V:3H.

E5. All excavations shall be inspected by the Engineer and/or the Local Authority before proceeding any further. Inspection and testing shall occur after each lift during filling. Testing (in accordance with Table 8.1 of AS3798.1) shall be arranged by the contractor such that results are available at time of inspection.

E6. Subgrade shall be compacted to achieve 98% standard density ratio for cohesive soil, and 75% density index for cohensionless soil. Prior to filling, subgrade is to be proof roll tested. All proof roll testing is to be witnessed by the Engineer. The test shall consist of witnessing soil deflection from the tyre of a single rear axle truck driven at walking speed with a minimum 8 tonne rear axle load and a tyre pressure of 550 kPa. The allowable deflection of subgrade shall not be more than is just visible to an observer standing still as the test vehicle passes, and no visible movement is allowed for sub-base and base tests. Other vehicles that may be allowed by the Engineer are a 12 tonne static roller with 6 tonne/m load, or 20 tonne plant with 450 kPa tyres and greater than 0.035 m^2 contact area per tyre.

E7. Fill shall be placed in horizontal layers of 200 to 300 mm deep loose measurement, unless testing can demonstrate to the Engineer that compaction is adequate within larger lifts. Compact each layer of fill within 1% of its optimum moisture content. Maximum particle size is two thirds depth of each lift. Each layer is to be proof roll tested, using nuclear density testing as directed to achieve 98% standard density ratio. For material 60 mm and courser, in-lieu of density testing a test by deflection to done using spot level difference at representative locations before and after rolling three times with 12 tonne roller, with acceptable differences being less than 2 mm.

E8. Cohesionless (granular) fill to be used unless otherwise approved by the Engineer. Cohesionless (granular) fill to have less than 15% passing the 75 micron sieve, with grading curves submitted for approval. Cohesionless fill shall be compacted to the requirements of Table 5.1 of AS3798. Cohesive fill shall have a minimum 4 day soaked CBR of 5% and a maximum CBR swell of 1%. Minimum standard density ratios for cohesive material shall be as per Table 5.1 of AS3798. Reactive clay shall have a maximum standard density ratio of 100%. Landscaping zones should be compacted to standard density ratio of 85% unless noted otherwise.

ROADWORKS

R1. All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.

R2. It is assumed roads accessing the development site are adequate to take the design traffic load during the design life of 40 years.

R3. Pavement depth shall be as shown on the typical cross section but shall be subject to CBR testing of subgrade or proof rolling, with final depth shall be confirmed by the Engineer.

R4. Kerb and channel shall be formed on a minimum of 100mm sub-base (see note R7) which shall extend a minimum 150 mm beyond the back of the kerb.

R5. Subsoil drains shall be formed as shown on the drawings and in accordance with AS/NZS3500.

R7. All radii are to the back of kerb.

R8. The road profile and cross-fall shall be finished to the satisfaction of the Engineer and shall be to line and level indicated on the drawings, free of any local high or low areas which may hold water.

R9. All gravel to comply with the following DIER specifications:

Base course: R40 class A - 19 mm Fine Crushed Rock (FCR)

Sub-base course: Sub-base 1 - 40 mm FCR

R10. Sub-base shall have a minimum modified density ratio of 95% and base to have a minimum modified density ratio of 98%, with nuclear density test results available at proof roll inspection. Tests to be taken at a frequency based on AS3798 (typically the greater of four tests per inspection or one test per 1000 m^3).

R11. Proof roll shall be with a Truck using a single rear axle, tyres at 550 kPa, and the load over rear axle shall be 8 tonnes.

R12. All landscaped areas affected by the works are to be reinstated to match existing. Refer Landscape Architect for specific requirements.

R13. Concrete footpaths and driveways are to be constructed to the Municipal Standard drawings unless noted otherwise.

APPROVALS

1. Prior to construction commencing, the Contractor is responsible for ensuring that a valid building and engineering permit is in place for the work & that the relevant authorities are notified and allowed to inspect at the nominated hold points.
2. Unless nominated otherwise, the following inspection regime is to be adopted:
   - Road formations:
     Inspection of subgrade, subbase and base lifts, kerbing and seal undertaken by S&E;
   - Stormwater:
     Inspection of stormwater infrastructure to be owned by the local council undertaken by the local council;
   - Sewer and water:
     Sewer and water infrastructure to be owned by TasWater inspected and self certified by civil contractor or their subcontractor;
   - As-built services surveys
     Water, sewer, stormwater surveys undertaken by contractor's licensed surveyor (depth of water reticulation recorded prior to backfilling);
   - Installation of other in-ground services
     Power, communications, gas etc. undertaken by the relevant managing authority.
3. A minimum of 24 hours notice is required for S&E to attend the site. Do not rely upon facsimile or email to communicate requests - make contact with our office to confirm attendance.
4. Inspection of road formations may involve proof rolling with a test vehicle. Confirm with S&E and ensure a suitable vehicle is available at the time of inspection.
5. Photographic documentation is not an adequate basis to proceed beyond a hold point unless approved by S&E.

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD
BINALONG BAY

SHEET: GENERAL NOTES 1

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
N.T.S	A3

S&E REF:	DRAWING:	REVISION:
25042	C002	1

STORMWATER

SW1. All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.

SW2. All materials and workmanship shall be in accordance with the local authority's specifications, standard drawings, by-laws and AS/NZS3500.

SW3. Pipe and channel infrastructure has been designed to convey 20 year average recurrence interval (ARI) storms, with overland flow paths provided for 100 year ARI storms. It is assumed that water flowing onto the development site is contained within Local Authority infrastructure for 20 year ARI storms and the road reserve for 100 year ARI storms. For storms up to 24 hours duration, an allowance of 25% extra rainfall intensity has been made due to protected future climate change in Tasmania (above the 30-years-to-1983 intensities compared to projected ones in approximately 2080).

SW4. Stormwater trenches, pipe bedding and back filling to comply with the Concrete Pipe Association of Australia installation requirements for type HS2 support.

SW5. Below ground pipework and fittings to be PVC-U SWHD, joints shall be of solvent cement type or flexible joints made with approved rubber rings.

SW6. Minimum grade of paved areas and pipework shall be 1 in 100. Paved areas ideally shaped to drain to grated pits and trenches without ponding (acceptable limit is 3 mm under a 2 m straight edge).

SW7. Surface water drains, catchpits/grated pits, and junction boxes shall be constructed as detailed or as specified by the manufacturer. Grated pits to have 150 mm sumps. Pits and lids to be Class A in non-trafficked areas, and pre-cast concrete Class C elsewhere. Convey trench water into pits/manholes through weep holes on upstream side using 2 m of DN100 ag-drain with filter sock.

SW8. Install all agricultural drains to the requirements of AS/NZS3500 and part 3.1.2. of the BCA.

SW9. All hydraulic connections and tapings to be clear of driveways and trafficked areas.

SW10. Where both stormwater and sewer lines are along rear and side boundaries they shall be located to fit inside a 3.0 m easement unless noted otherwise. A single line shall fit within a 2.0 m easement.

SW11. All manholes to be located clear of future fencelines.

SW12. Property connections to be clear of driveways and clear of future fencelines.

SEWER

S1. All works in accordance with the Sewerage Code of Australia W.S.A. 02-2002-2.3 M.R.W.A. Edition - Version 1 and TasWater's Supplement (Draft 05 issued May 2013).

S2. Property connections to be DN100 PVC-U with a minimum grade of 1 in 60. (Refer above code WSAA SEW-1106). To be located clear of trafficked areas, driveways and fences.

S3. Where both stormwater and sewer lines are along a rear or side boundary they shall be located in an easement that wholly contains both services. Refer TasWaters Supplement Clause 4.2.5. and Clause 4.4.5.2 for clearances to other services.

S4. All manholes to be located clear of future fence lines with end of lines to be 1.2 m past the boundary for any future extension. Refer Clause 4.3.6.

WATER

W1. All works in accordance with the Water Supply Code of Australia W.S.A. 03-2011-3.1 M.R.W.A. Edition - Version 2 and TasWater's Supplement (Draft 03 issued May 2013)

W2. Single house connections to be DN25 HDPE class 16 to TasWater's standard drawing TW-SD-W-20 series with meter, backflow device and box to each lot. Located 500 mm inside boundary and 500 mm from edge of driveway on middle side of lot.

W3. All water mains to be tested and witnessed by the relevant water corporation inspector to static pressure plus 50% prior to backfilling.

W4. All hydraulic connections and taping to be clear of driveways and trafficked areas.

W5. For minimum cover over pipes refer to Clause 7.4.2 of the above Supplement.

W6. All trenches under trafficked areas to be back filled with approved compacted FCR including future driveway extensions.

W7. Flushing of mains to be carried out in accordance with the manufacturer's recommendations.

W8. Electromagnetic tracker tape to be placed in all water main trenches above the pipe.

W9. Taping and takeoffs to be separated by at least 1000 mm.

W10. Water mains to be bedded on 80 mm approved 7 mm clean metal.

W11. Concrete anchor blocks to be provided at all sudden changes of direction, both vertically and horizontally at tees and end of lines. Refer to above code drawings MRWA-W-205B and MRWA-W-205C.

W12. Road crossings:

DN100 PVC-U conduits for all HDPE.

DICL with PE wrapping sleeve as per City West Water approved products catalogue.

W13. For valve and hydrant surface box markings refer to Clause 8.10.3 of the above Supplement. Hydrant road markings to comply with the Institute of Municipal Engineering Australia Tasmania Division document titled Fire Hydrant Guidelines - refer section 8. All valves and hydrants to be resilient seated powder coated class 16 and all components to be DN100.

RETAINING WALLS

RW1. Retaining walls shall be constructed in accordance with AS4678-2002.

RW2. Backfill to walls shall be an approved granular material (clay shall not be used). A 300mm wide free draining drainage layer shall be provided behind the wall.

RW3. Provide a suitable waterproofing system to the rear of the wall, unless confirmed otherwise.

RW4. The wall shall be drained with 100mm slotted PVC pipe installed at 1% fall (minimum) and be connected to the stormwater disposal system (or weepholes installed at the base where appropriate).

RW5. The Contractor shall maintain excavated batters at a stable slope and provide shoring to steeper excavations until construction and backfilling of the wall is complete.

RW6. Retaining walls that rely on other structural elements for stability shall be provided with temporary support until after these elements have been constructed.

RW7. The Contractor shall allow a suitable curing period prior to backfilling. Backfilling shall be performed in a controlled manner which will not impose excessive stress on the wall.

CONCRETE

C1. All workmanship and materials shall be in accordance with AS3600.

C2. Concrete grades (UNO on drawings) :

ELEMENT	Grade
General	N25
Footings	N20
Blinding	N15
Pavement	N25

C3. Concrete shall not be poured when the site temperatures are below 5°C.

C4. Concrete shall be cured by continuous wetting (water spray, ponding or irrigated hessian) or application of an impermeable membrane (secured plastic or curing compound) for an appropriate period of time (not less than 3 days). In hot dry and windy weather spray the surface with aliphatic alcohol while concrete is plastic, water cure for at least 24 hours then cover with impermeable membrane (or continue to water cure) for a further 2 days.

C5. Construction joints shall be properly formed and used only where shown or specifically approved by the Engineer. Sawn joints shall be cut one third of the way through a slab, through the top mesh for 100 mm slabs and in thicker slabs the mesh shall be placed to avoid being cut. Unless noted elsewhere, sawn joints shall be at 6 m centres at points of changes in geometry and construction joints at 24 m, with jointed areas to have a plan aspect ratio no slenderer than 1:2.

C6. Cover to reinforcement shall be 40 mm for slabs and 50 mm for footings.

C7. Reinforcement shall be deformed, 500 MPa yield strength, normal (N) ductility in accordance with AS/NZS4671 for bars and low (L) ductility for mesh.

C8. Formwork shall be designed and constructed in accordance with AS3610, and is the responsibility of the contractor.

C9. All steel items to be cast into the concrete surface shall be hot dip galvanised.

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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CLIENT: HOLLIGAN

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SHEET: GENERAL NOTES 2

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
N.T.S	A3

S&E REF:	DRAWING:	REVISION:
25042	C003	1

CONSTRUCTION RISK ASSESSMENT

THIS CONSTRUCTION RISK ASSESSMENT IS TO HIGHLIGHT TO THE BUILDER, SUB CONTRACTORS AND SUB CONSULTANTS THE MAIN RICK FACTORS IN UNDERTAKING THE CONSTRUCTION OF THE WORKS TO WHICH THESE NOTES FORM PART OF THE WORKING DRAWINGS.

THIS ASSESSMENT IN NOT EXHAUSTIVE AND THE BUILDER IS TO UNDERTAKE THEIR OWN SIMILAR ASSESSMENT AND MAINTAIN APPROPRIATE RISK MANAGEMENT ACTIVITIES FOR THE DURATION OF THE CONSTRUCTION PERIOD.

IT IS THE BUILDER RESPONSIBILITY TO ENSURE ALL PERSONNEL THAT ENTER THE CONSTRUCTION SITE ARE BRIEFED ON THE SPECIFIC SAFETY HAZARDS AND RISKS ASSOCIATED WITH THE DAILY ACTIVITIES.

WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT WORK AND WORK AND HEALTH SAFETY REQUIREMENTS.

THIS SITE SPECIFIC RISK ASSESSMENT ASSIGNS A RISK RATING ACCORDING TO THE FOLLOWING MATRIX. THIS ASSIGNS THE MAIN CONSTRUCTION TASK A LIKELIHOOD (L), SEVERITY (S) AND RESULTING RISK RATING (R).

LSCE HAS TO THE BEST OF THEIR ABILITY, UNDERTAKEN TO IDENTIFY POTENTIAL CONSTRUCTION HAZARDS AND MINIMIZE THE RISK POTENTIAL TO THOSE INVOLVED WITH THE CONSTRUCTION OF THESE WORKS.

			Severity (S)					
			H	Fatality, major injury causing long term disability	M	Injury or illness causing short term disability	L	Other injury or illness
Likelihood (L)	H	Certain or near certain	3		3		2	
	M	Reasonably likely	3		2		1	
	L	Very seldom	2		1		1	

Risk Rating (R)

3	High risk	Action required by contractor to mitigate or eliminate risk.
2	Medium risk	Action required by contractor to reduce risk.
1	Low risk	No direct action required by the contractor.

Hazard risk register and design safety response			Before control				After control			
Category	Hazard (factor/event)	Consequence Description	Likelihood	Consequence	Uncontrolled Risk Rating	Control Measure	Control type	Likelihood	Consequence	Controlled Risk Rating	Drawing number(s)
DEMOLITION (prior to construction)											
General	Working at heights	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Administration	Rare	Extreme	M	
	Plant & equipment	Serious injury and/or fatality to workers, public	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Managing Risks of Plant in the Workplace	Engineering	Rare	Extreme	M	
	Contamination / Hazardous substances	Serious injury and/or fatality to workers, public	Unlikely	Extreme	H	Undertake contamination investigation/audit. Work in accordance with Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Extreme	M	
	Erosion	Uncontrolled erosion pollutes stormwater systems and/or watercourses downstream	Likely	Minor	M	Install erosion protection and follow Stormwater Management Plan (SWMP)	Engineering	Rare	Minor	L	
Existing Services	Stormwater services	Damage to existing service	Possible	Minor	L	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Minor	L	
	Sewer services	Damage to existing service	Possible	Minor	L	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Minor	L	
	Water supply	Damage to existing service and injury to worker and/or undermining of adjacent structure	Possible	Extreme	H	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Extremely Rare	Extreme	L	
	Electrical services	Electrocution and serious injury/fatality	Possible	Extreme	H	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work	Isolation	Extremely Rare	Extreme	L	
CONSTRUCTION											
General	Working at heights	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Administration	Rare	Extreme	M	
	Plant & equipment	Serious injury and/or fatality to workers, public	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Managing Risks of Plant in the Workplace	Engineering	Rare	Extreme	M	
	Contamination/hazardous substances	Serious injury and/or fatality to workers, public	Unlikely	Extreme	H	Undertake contamination investigation/audit. Work in accordance with Safe Work Australia Code of Practice: Demolition Work	Isolation	Rare	Extreme	M	
	Construction loading	Construction loads (due to traffic, back propping etc.) on structures exceed design load allowances, collapse, serious injury and/or fatality	Unlikely	Extreme	H	Limit construction loads to the documented design loads. Engage a Temporary Works Engineer to provide specific advice where higher construction loads are required.	Administration	Rare	Extreme	M	
	Manual handling of heavy materials & equipment	Major injury	Possible	Major	H	Make sure to use proper lifting techniques, Use appropriate lifting equipment and adhere to recognised safe work procedures.	Administration	Rare	Major	L	
	Use of vibrating equipment (rock breaker, vibrating roller etc.) adjacent to existing buildings/infrastructure	Damage to neighbouring property, possible minor injury	Possible	Major	H	Dilapidation survey prior to work starting, use appropriate sized plant and monitor neighbouring property	Administration	Rare	Major	L	
	Construction in confined spaces	Entrapment, suffocation leading to serious injury and/or fatality	Possible	Extreme	H	Entry to confined spaces by permit only and by trained personnel. Work in accordance with Safe Work Australia Code of Practice: Confined Spaces	Administration	Extremely Rare	Extreme	L	
	Construction traffic	Uncontrolled site traffic entering and leaving site causes serious injury/fatality	Unlikely	Extreme	H	Develop and implement site specific traffic management plan and direct traffic on site	Administration	Rare	Extreme	M	
	Working in remote or extreme environment	unreliable or infrequent access to essential services and supplies in the event of an	Unlikely	Extreme	H	Develop and implement site specific disaster plan, including communication and transport plans	Administration	Extremely Rare	Extreme	L	
Excavation	Extreme weather/natural disaster	high winds, earthquake, bushfire etc. makes site unsafe. Serious injury/fatality	Unlikely	Extreme	H	Prepare site and monitor weather, and secure site and evacuate in a timely manner as required	Administration	Extremely Rare	Extreme	L	
	Deep excavations (>1.5m deep)	Collapse of excavation leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Engage a Temporary Works Engineer to provide specific shoring advice.	Engineering	Extremely Rare	Extreme	L	
	Shallow excavations (<1.5m deep)	Collapse of excavation, serious injury	Possible	Moderate	M	Work in accordance with Safe Work Australia Code of Practice: Excavation Work.	Administration	Extremely Rare	Moderate	L	
	Steep slopes	Collapse of excavation leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Engage Geotechnical Engineer &/or Temporary Works Engineer to provide specific advice	Administration	Extremely Rare	Extreme	L	
In-ground concrete	High level spread footings	Fall, injury	Possible	Moderate	M	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Provide reinforcement caps to all starter bars	Administration	Rare	Moderate	L	
	Bored, cast insitu piles/piers	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Pour concrete as soon as practical after excavation	Administration	Extremely Rare	Extreme	L	
	Lift overrun shafts	Fall leading to serious injury and/or fatality	Possible	Major	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Provide reinforcement caps to all starter bars or other potential impalement hazards.	Administration	Extremely Rare	Major	L	
Retaining walls	Temporary support until slabs are poured	Collapse leading to serious injury and/or fatality	Almost Certain	Extreme	E	Do not backfill wall prior to completion of supporting structure and adequate curing time. Engage Temporary Works Engineer to provide specific advice if early backfilling required.	Engineering	Extremely Rare	Extreme	L	
	Temporary support whilst backfilling	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Do not back fill until concrete footing and grout fill to wall have reached 28 day strength. Alternatively engage a Temporary Works Engineer to provide specific advice.	Engineering	Extremely Rare	Extreme	L	
	Installation of tanking, drainage etc. behind wall	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Install without accessing rear of wall. Alternatively engage a Temporary Works Engineer to provide specific advice	Administration	Extremely Rare	Extreme	L	
Precast concrete	Transport, handling and erection of precast elements	Collapse leading to serious injury and/or fatality	Likely	Catastrophic	E	Work in accordance with the National Code of Practice for Precast, Tilt-up and Concrete Elements in Buildings. Engage a Temporary Works Engineer to provide specific	Engineering	Extremely Rare	Catastrophic	M	
	Temporary support of precast elements	Collapse leading to serious injury and/or fatality	Likely	Catastrophic	E	Work in accordance with the National Code of Practice for Precast, Tilt-up and Concrete Elements in Buildings. Engage a Temporary Works Engineer to provide specific advice	Administration	Extremely Rare	Catastrophic	M	
Suspended concrete	Formwork support	Collapse leading to serious injury and/or fatality	Possible	Catastrophic	E	Engage a Temporary Works Engineer to provide specific advice	Engineering	Extremely Rare	Catastrophic	M	
	Back propping	Collapse leading to serious injury and/or fatality	Unlikely	Catastrophic	E	Engage a Temporary Works Engineer to provide specific advice	Engineering	Extremely Rare	Catastrophic	M	
	Live edges	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Protect live edges and/or install temporary floors. Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Isolation	Extremely Rare	Extreme	L	
	Openings in formwork	Fall leading to serious injury and/or fatality	Likely	Extreme	E	Protect live edges and/or install temporary floors Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Isolation	Extremely Rare	Extreme	L	
Framing	Transport, handling and erection of steel/timber framing	Collapse of structure or fall from height, leading to serious injury and/or fatality	Possible	Extreme	H	Engage a Temporary Works Engineer to provide specific advice. Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls in Housing Construction, Managing the Risk of Falls in the Workplace	Engineering	Extremely Rare	Extreme	L	
OPERATION (in service)											
Performance	Services/infrastructure is fit for purpose and safe to use	Loss of amenity	Unlikely	Major	M	Services/infrastructure designed by a competent person in accordance with relevant Australian Standards, NCC and recognised engineering principles	Engineering	Extremely Rare	Extreme	L	
	Structure is fit for purpose and safe to use	Collapse leading to serious injury and/or fatality	Unlikely	Catastrophic	E	Structure designed by a competent person in accordance with relevant Australian Standards, NCC and recognised engineering principles	Engineering	Extremely Rare	Catastrophic	M	
Modifications	Alterations and additions affecting structure	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Engage a Structural Engineer to provide specific advice. All work to be undertaken in accordance with relevant building regulations.	Engineering	Extremely Rare	Extreme	L	
	Alterations affecting civil or hydraulic services	Impaired functionality, reduced safety leading to serious injury and/or fatality	Possible	Extreme	H	Engage a specialist (civil, hydraulic, traffic engineer) to provide specific advice. All work to be undertaken in accordance with relevant building regulations.	Engineering	Extremely Rare	Extreme	L	
Post disaster functions	Natural disaster (earthquake, flood, bushfire etc.)	Building is not operational during or after a natural disaster and cannot deliver essential services	Possible	Catastrophic	E	Design building to relevant Australian Standards, NCC and consult with building operator for specific requirements which exceed these standards.	Engineering	Extremely Rare	Catastrophic	M	

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD BINALONG BAY

SHEET: SAFETY IN DESIGN

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

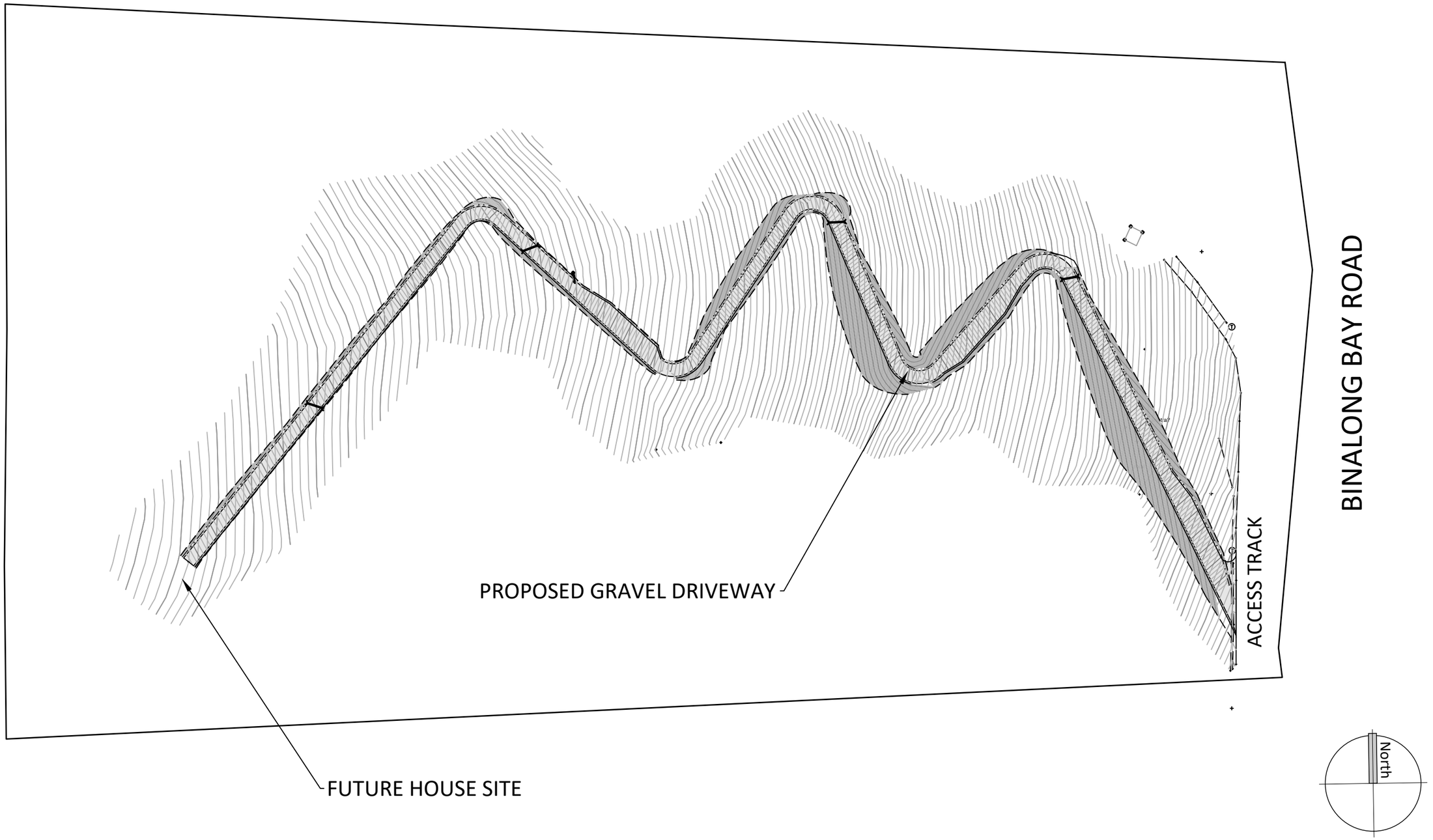
SCALE: N.T.S

SIZE: A3

S&E REF: 25042

DRAWING: C004

REVISION: 1



REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD
BINALONG BAY

SHEET: OVERALL SITE PLAN

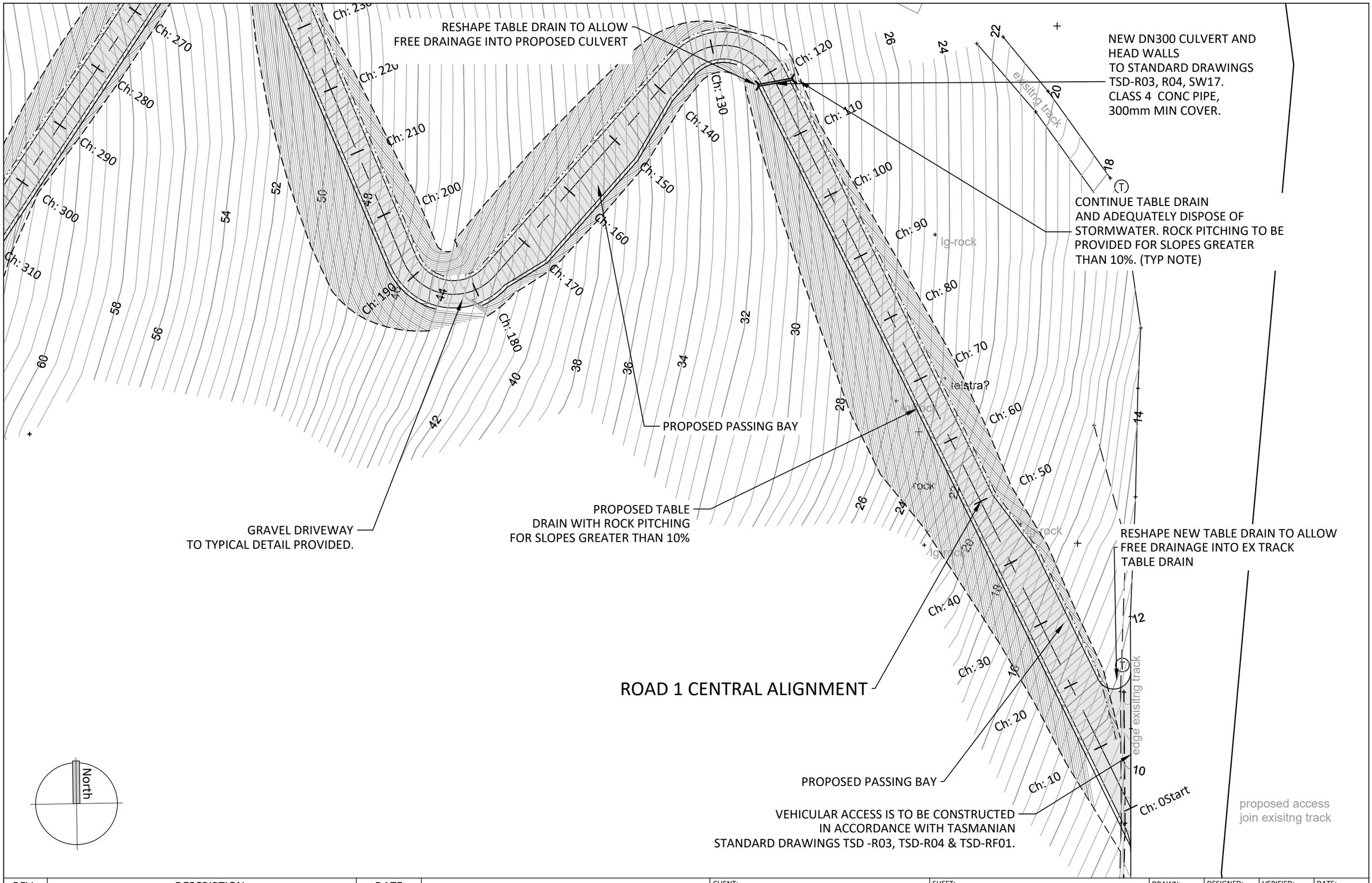
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
1:500	A3

S&E REF:	DRAWING:	REVISION:
25042	C100	1



REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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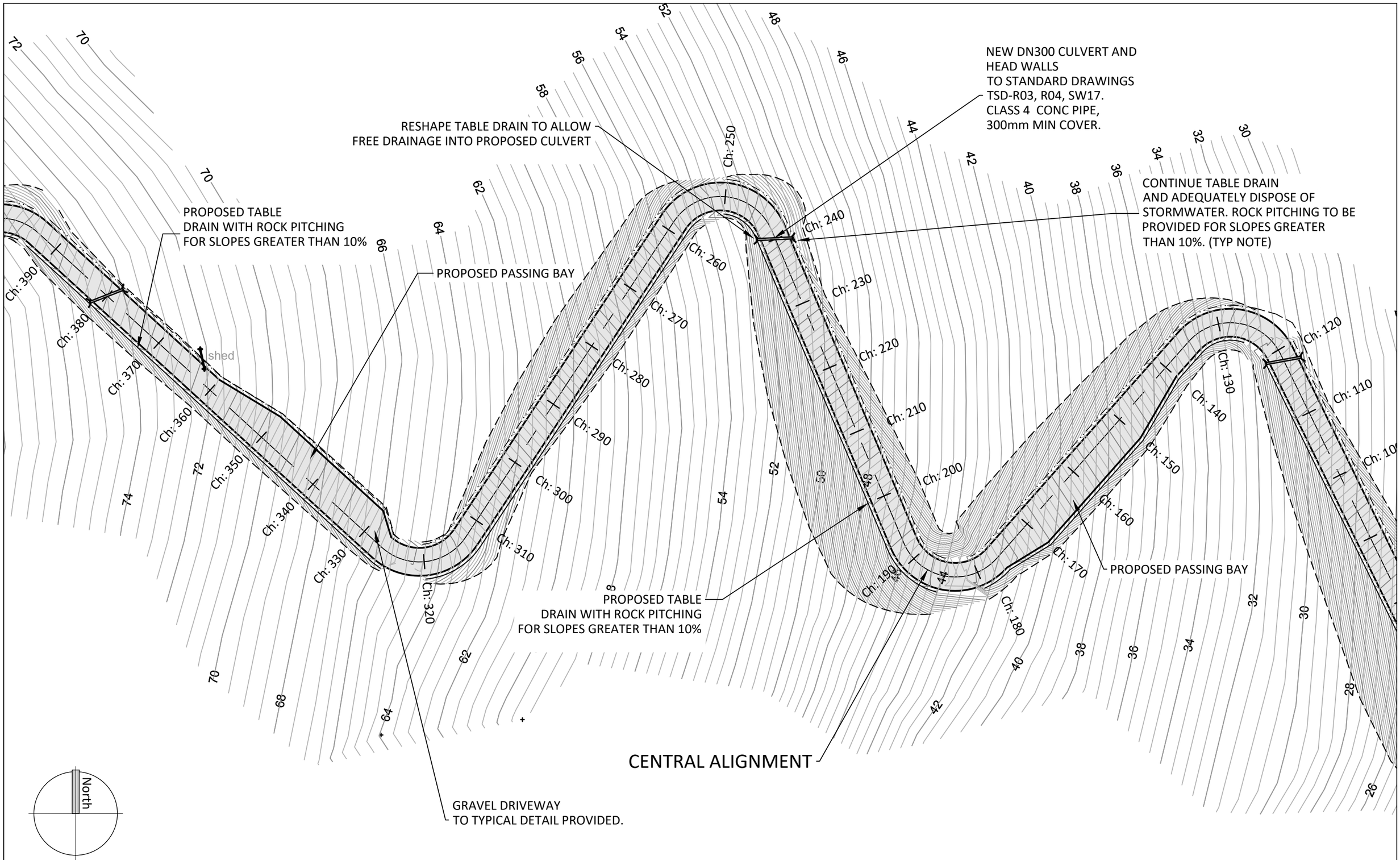
CLIENT: HOLLIGAN	SHEET: SITEWORKS LEVELS & GRADES
ADDRESS: 367 BINALONG BAY ROAD BINALONG BAY	PROJECT NAME: NEW DRIVEWAY
	ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
1:200	A3

S&E REF:	DRAWING:	REVISION:
25042	C101	1



REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD
BINALONG BAY

SHEET: SITEWORKS NOTES & DIMENSIONS

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
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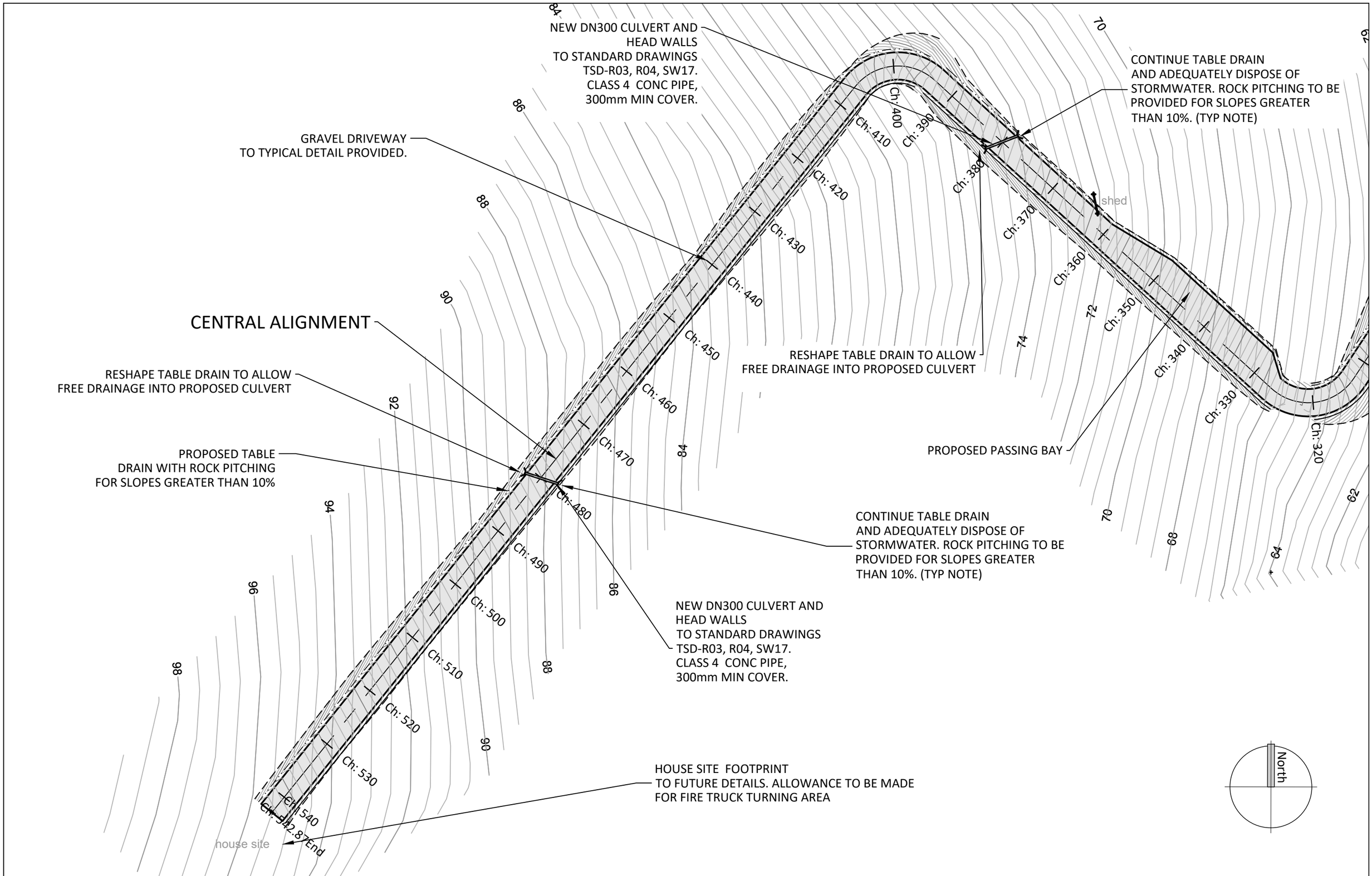
S&E REF:	DRAWING:	REVISION:
25042	C102	1



REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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Leigh 0400 024 463
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CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD
BINALONG BAY

SHEET: SITEWORKS NOTES & DIMENSIONS

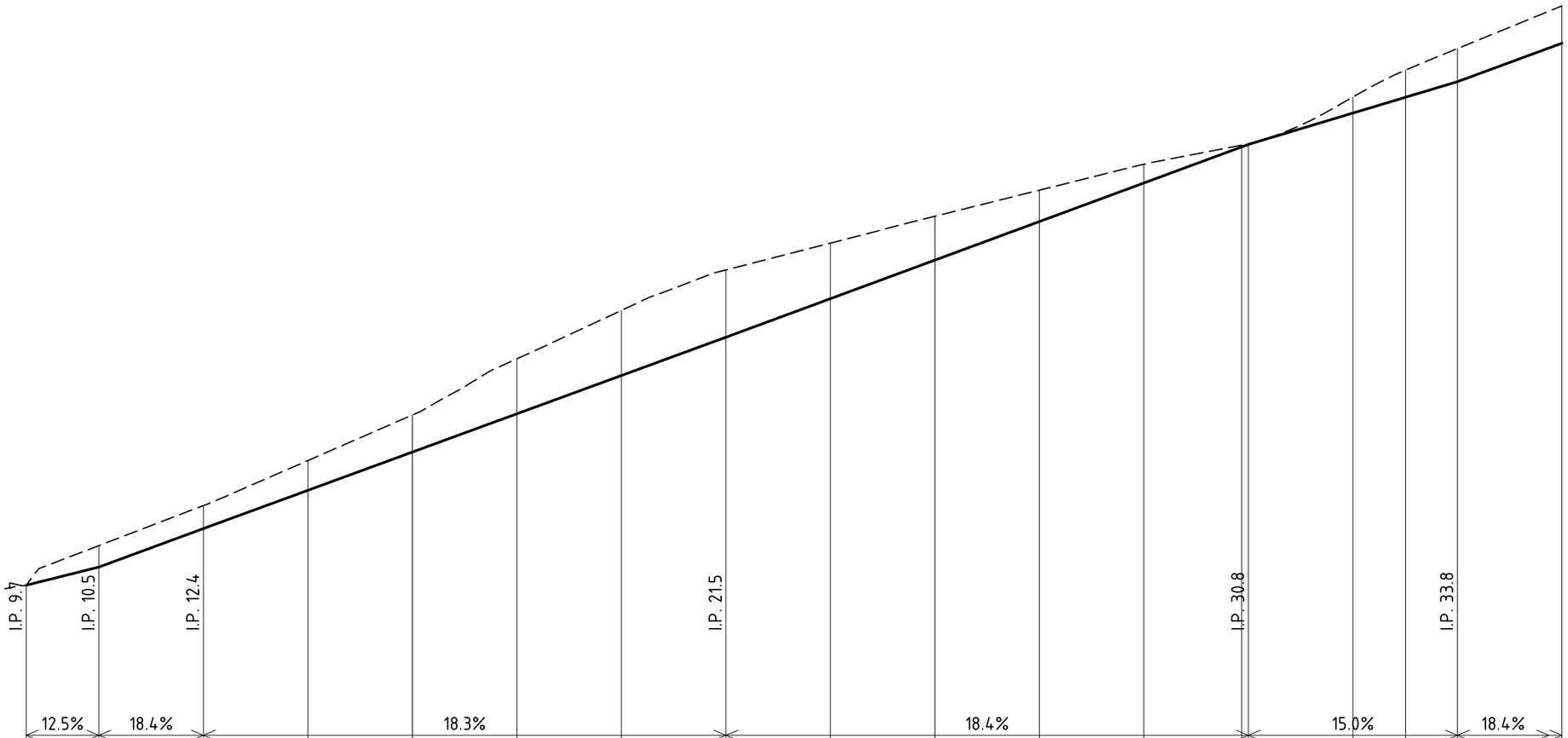
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
1:200	A3

S&E REF:	DRAWING:	REVISION:
25042	C103	1



R.L. 0.000

DESIGN SURFACE	9.674	10.543	12.383	14.213	16.043	17.873	19.703	21.533	23.378	25.222	27.067	28.911	30.636	30.755	32.255	33.012	33.755	35.595
EXISTING SURFACE	9.67	11.57	13.48	15.64	17.82	20.50	22.82	24.75	26.03	27.32	28.57	29.81	**30.72**	30.79	33.02	**34.31**	35.34	37.38
CHAINAGE	0.000 3.048	10.000	20.000	30.000	40.000	50.000	60.000	70.000	80.000	90.000	100.000	110.000	119.351	120.000	130.000	135.041	140.000	150.000

LONGITUDINAL SECTION - PLAN 1

SCALES: HORIZONTAL 1:500 VERTICAL 1:250

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD
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SHEET: LONGITUDINAL SECTION PLAN 1

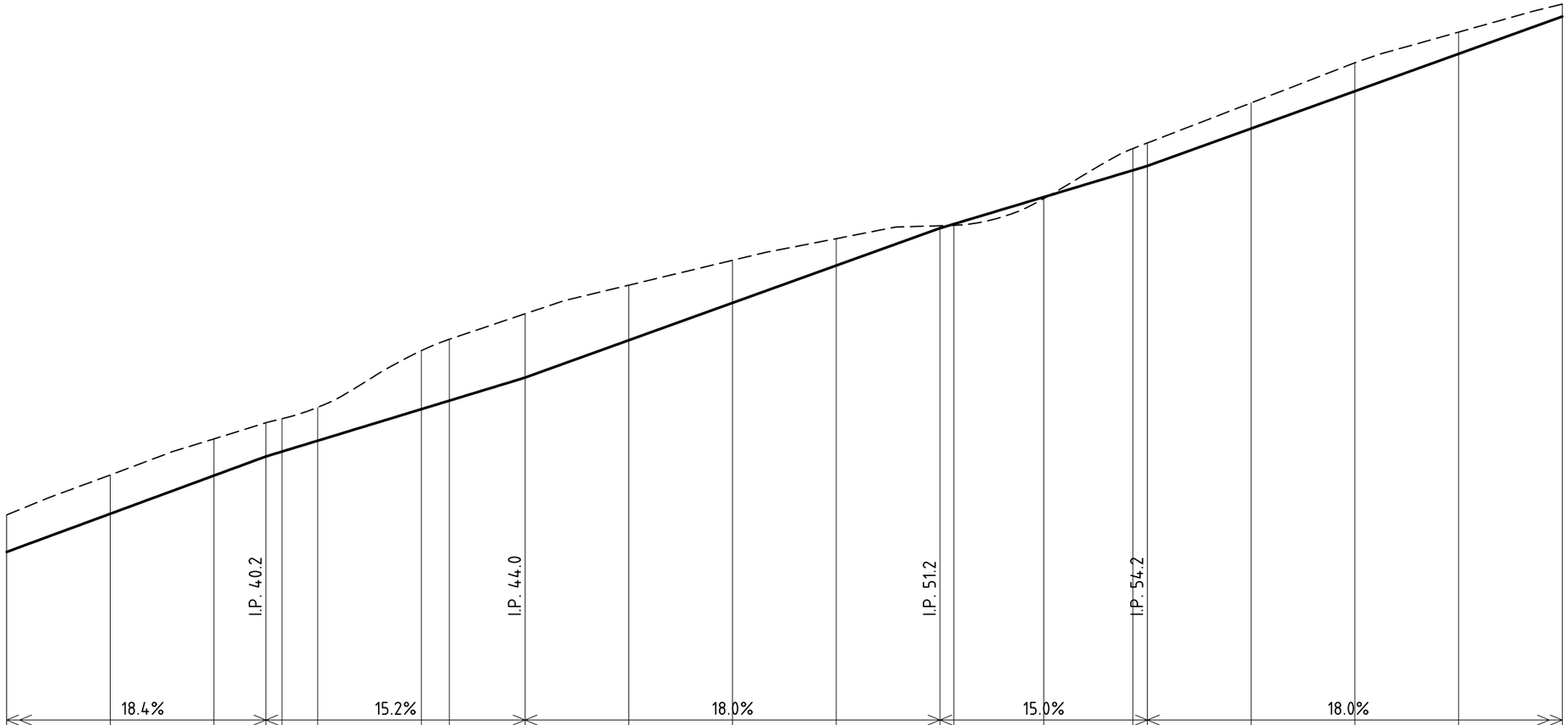
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
AS SHOWN	A3

S&E REF:	DRAWING:	REVISION:
25042	C104	1



R.L. 25.000																				
DESIGN SURFACE	35.595	37.435	39.275	40.195	40.433	40.955	42.475	42.885	43.995	45.795	47.594	49.393	51.192	51.393	52.692	53.982	54.192	55.992	57.792	59.592	61.392
EXISTING SURFACE	37.38	39.30	41.04	41.82	**42.01**	42.56	45.30	**45.84**	47.07	48.45	49.65	50.69	51.31	**51.33**	52.62	**55.03**	55.30	57.23	59.16	60.64	61.99
CHAINAGE	150.000	160.000	170.000	175.000	176.561	180.000	190.000	192.693	200.000	210.000	220.000	230.000	240.000	241.335	250.000	258.599	260.000	270.000	280.000	290.000	300.000

LONGITUDINAL SECTION - PLAN 2

SCALES: HORIZONTAL 1:500 VERTICAL 1:250

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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ADDRESS: 367 BINALONG BAY ROAD BINALONG BAY

SHEET: LONGITUDINAL SECTION PLAN 2

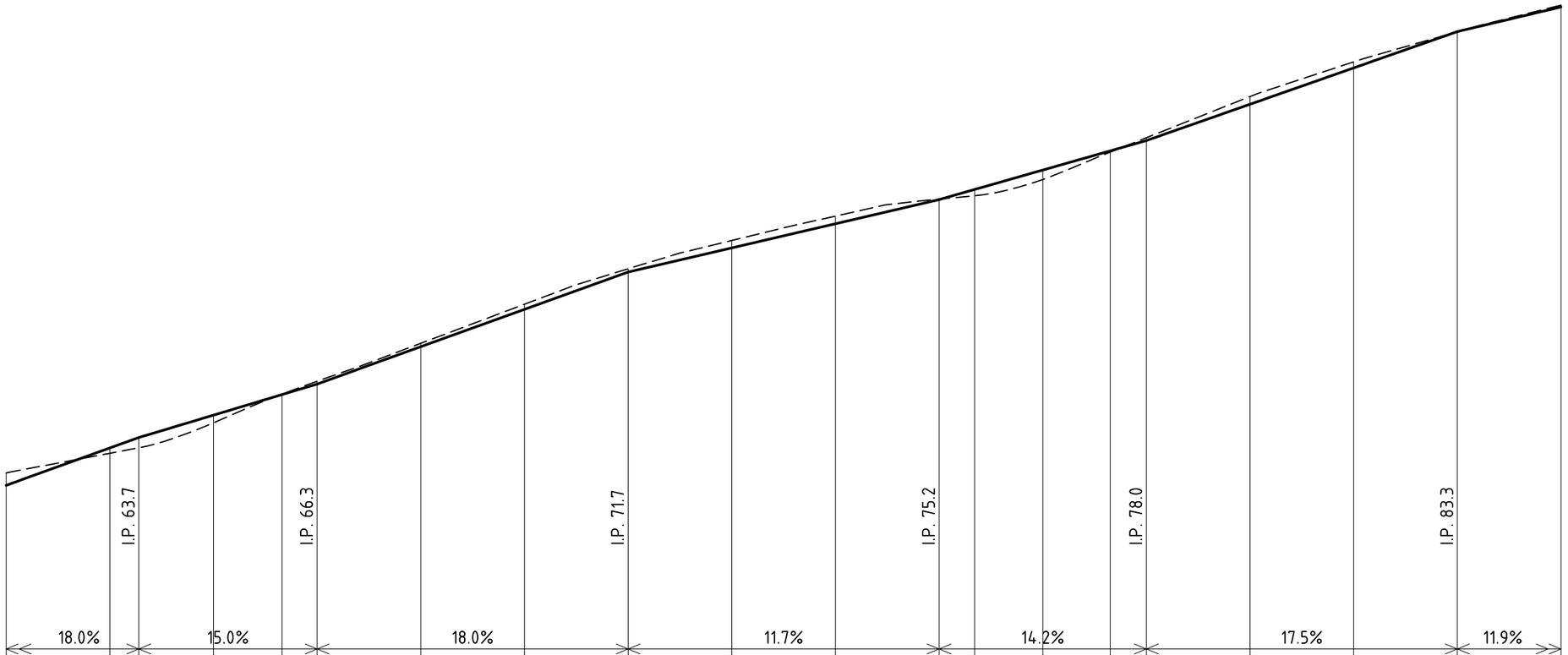
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
AS SHOWN	A3

S&E REF:	DRAWING:	REVISION:
25042	C105	1



R.L. 51.000																				
DESIGN SURFACE	61.392	63.192	63.695	64.776	65.769	66.276	68.076	69.876	71.676	72.841	74.006	75.171	75.660	76.594	77.521	78.017	79.769	81.520	83.271	84.458
EXISTING SURFACE	61.99	62.94	**63.20**	64.41	**65.79**	66.41	68.24	70.12	71.83	73.20	74.37	75.19	**75.36**	76.14	**77.46**	78.15	80.14	81.81	83.26	84.55
CHAINAGE	300.000	310.000	312.792	320.000	326.616	330.000	340.000	350.000	360.000	370.000	380.000	390.000	393.434	400.000	406.510	410.000	420.000	430.000	440.000	450.000

LONGITUDINAL SECTION - PLAN 3

SCALES: HORIZONTAL 1:500 VERTICAL 1:250

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD
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SHEET: LONGITUDINAL SECTION PLAN 3

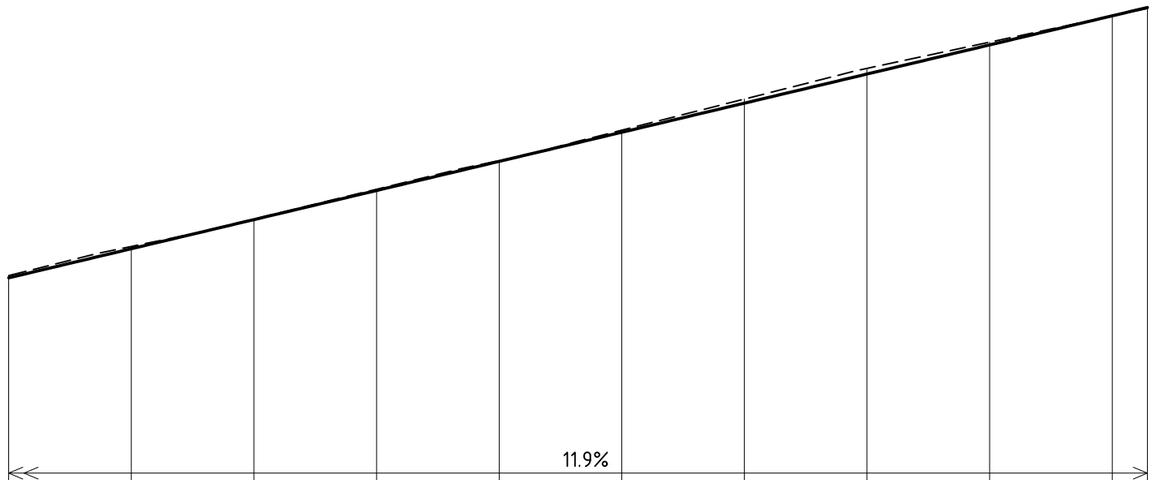
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
AS SHOWN	A3

S&E REF:	DRAWING:	REVISION:
25042	C106	1



R.L. 74.000

DESIGN SURFACE	84.458	85.645	86.832	88.018	89.205	90.392	91.578	92.765	93.952	95.138	95.479
EXISTING SURFACE	84.55	85.74	86.86	88.07	89.23	90.48	91.74	93.00	94.06	95.13	**95.44**
CHAINAGE	450.000	460.000	470.000	480.000	490.000	500.000	510.000	520.000	530.000	540.000	542.869

LONGITUDINAL SECTION - PLAN 4

SCALES: HORIZONTAL 1:500 VERTICAL 1:250

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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CLIENT: HOLLIGAN

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SHEET: LONGITUDINAL SECTION PLAN 4

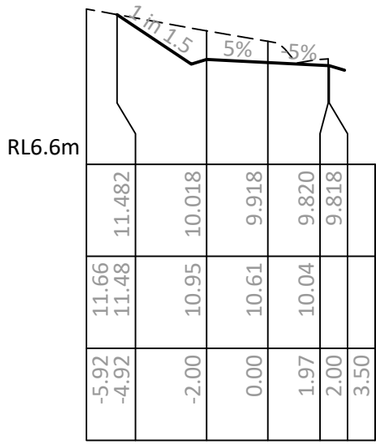
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
AS SHOWN	A3

S&E REF:	DRAWING:	REVISION:
25042	C107	1



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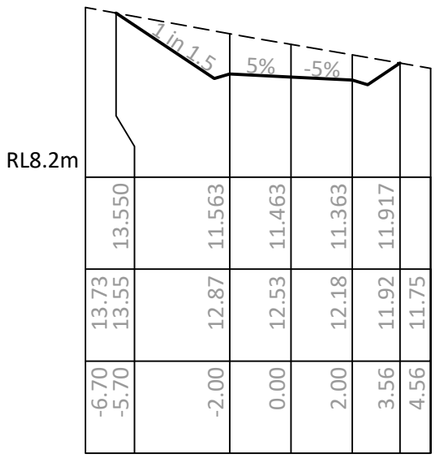

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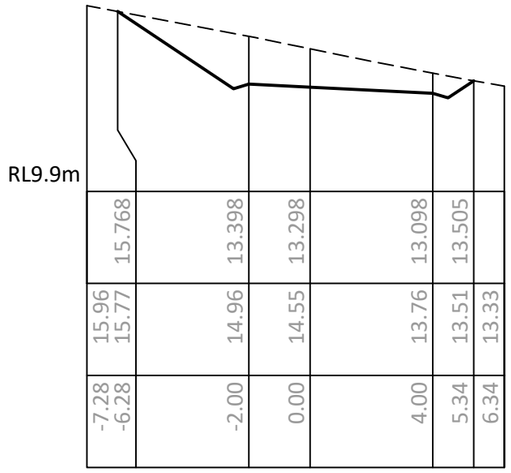

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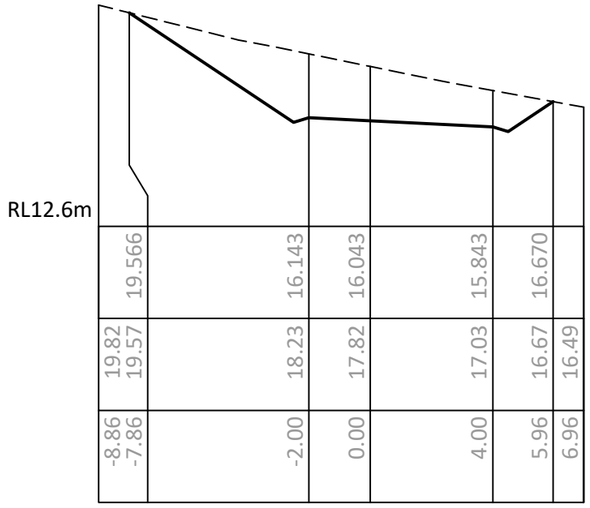

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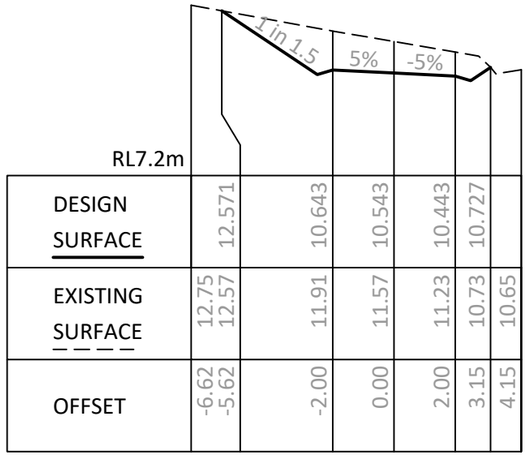

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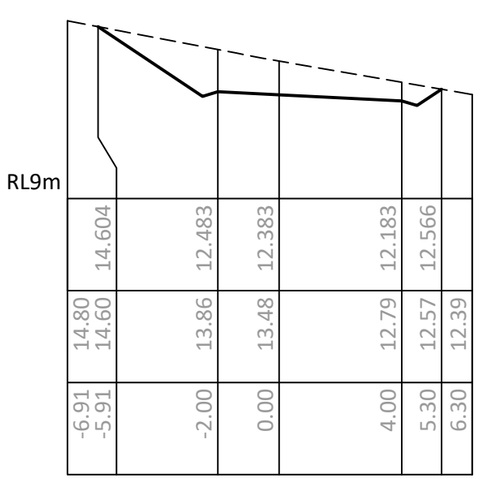

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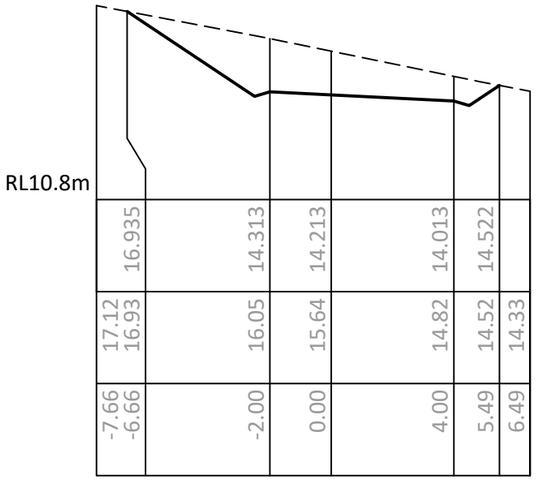

Ch 30.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD
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SHEET: CROSS SECTIONS PLAN 1

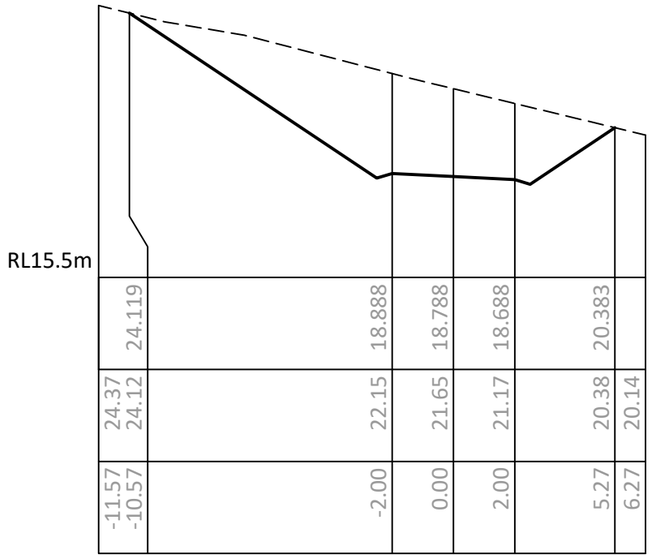
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
1:200	A3

S&E REF:	DRAWING:	REVISION:
25042	C108	1



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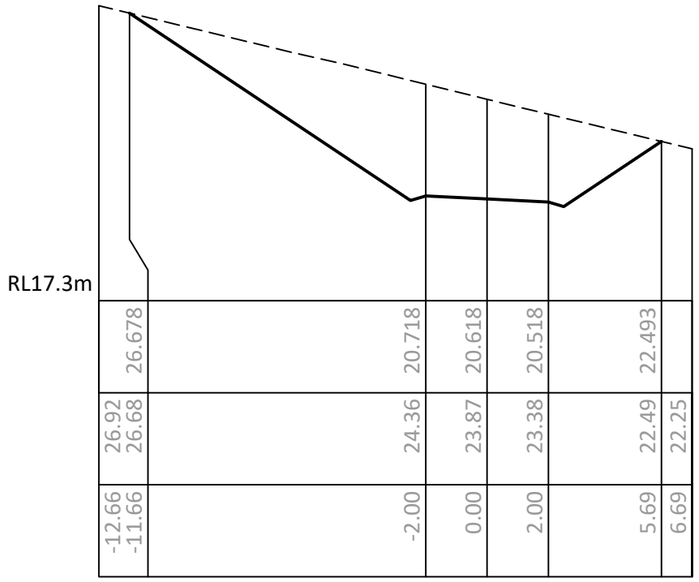

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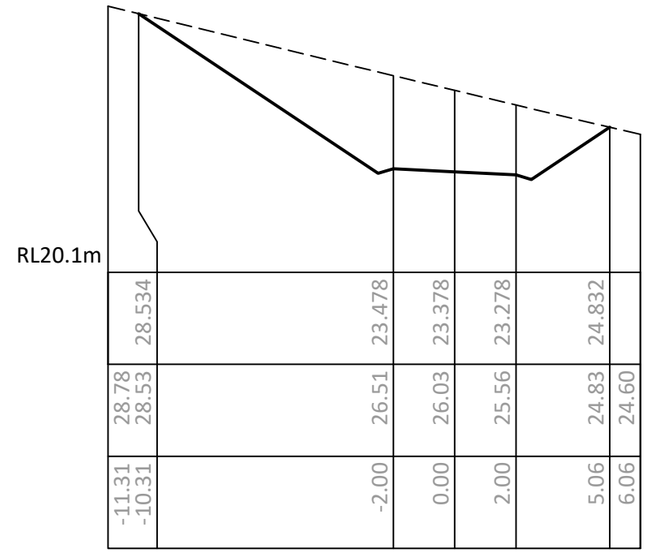

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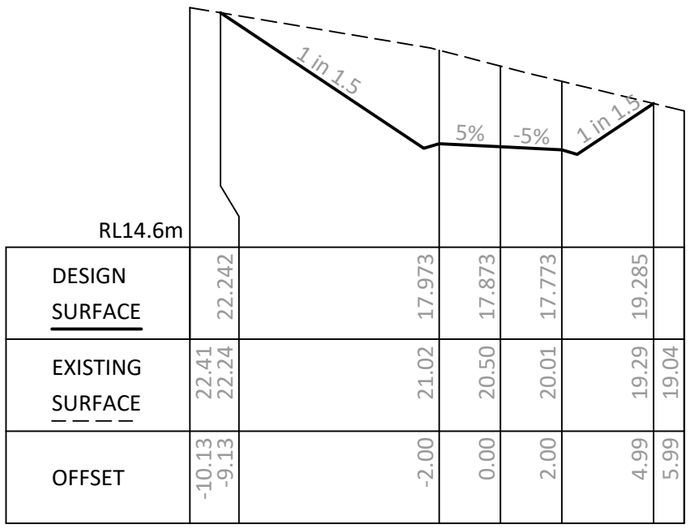

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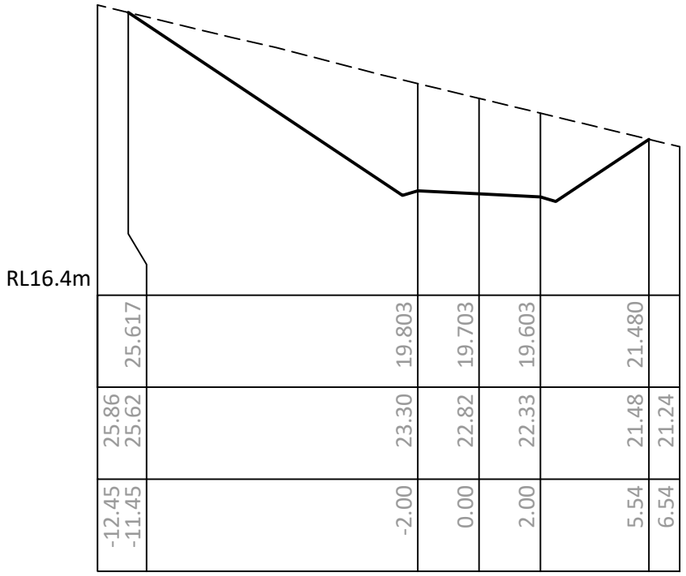

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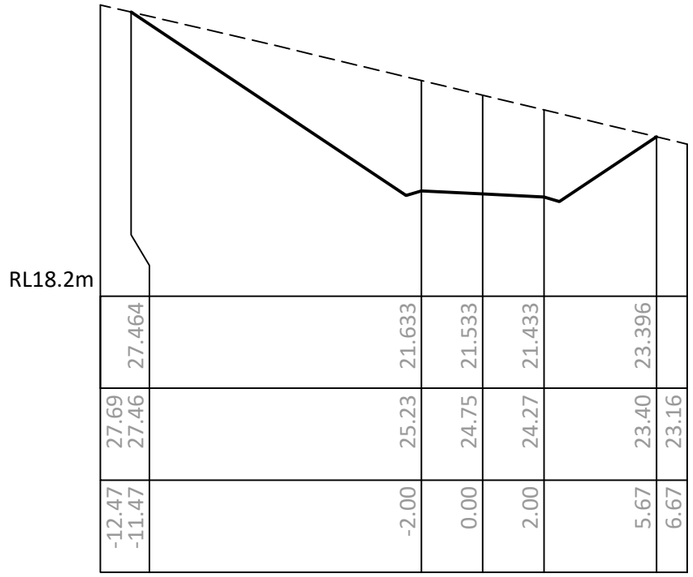

Ch 70.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD
BINALONG BAY

SHEET: CROSS SECTIONS PLAN 2

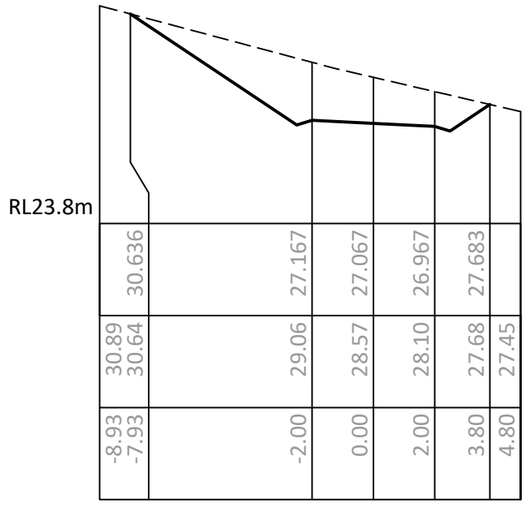
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
1:200	A3

S&E REF:	DRAWING:	REVISION:
25042	C109	1



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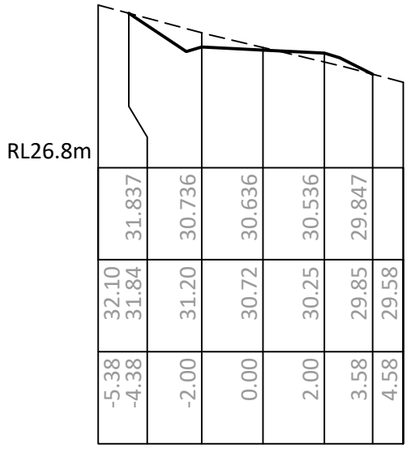

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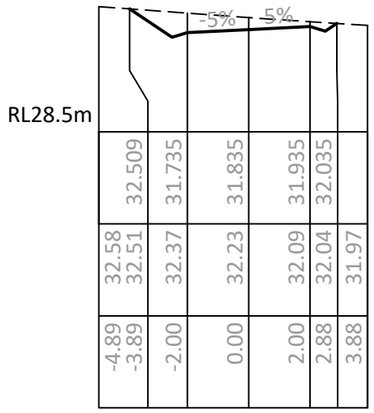

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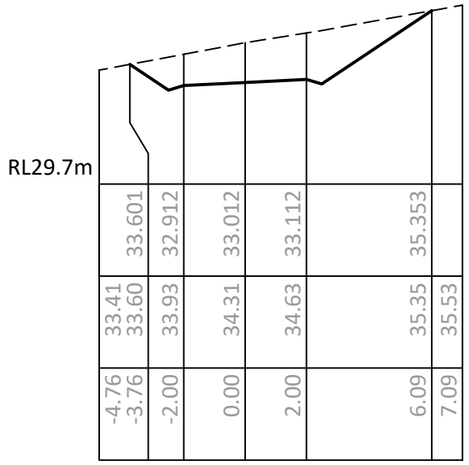

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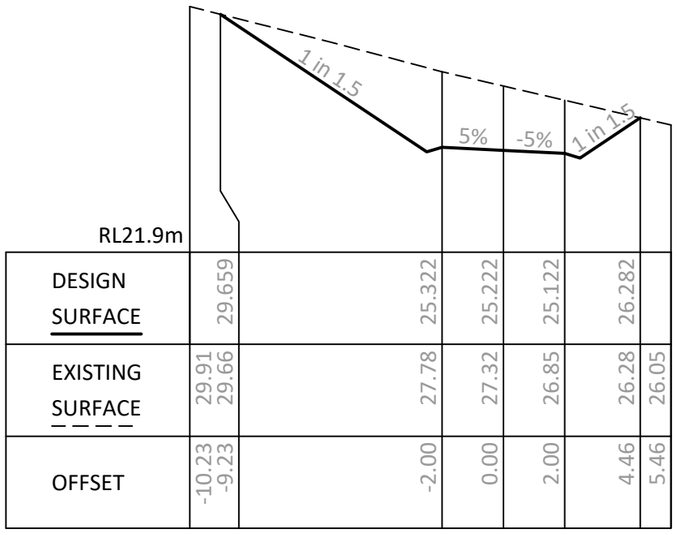

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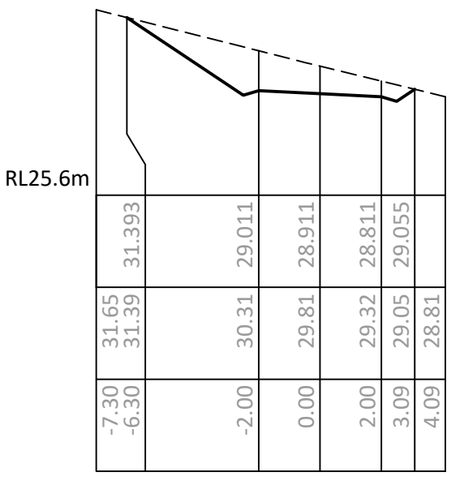

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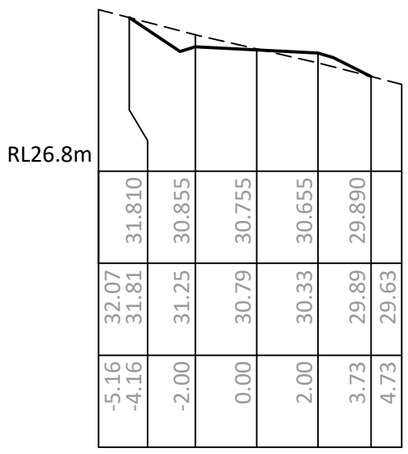

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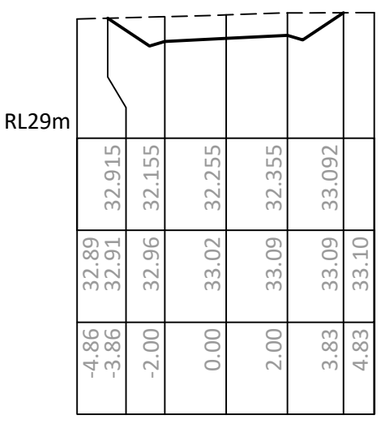

Ch 130.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD, BINALONG BAY

SHEET: CROSS SECTIONS PLAN 3

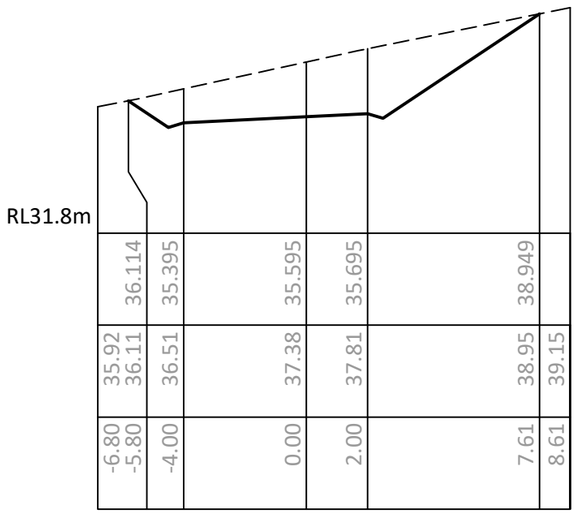
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
1:200	A3

S&E REF:	DRAWING:	REVISION:
25042	C110	1



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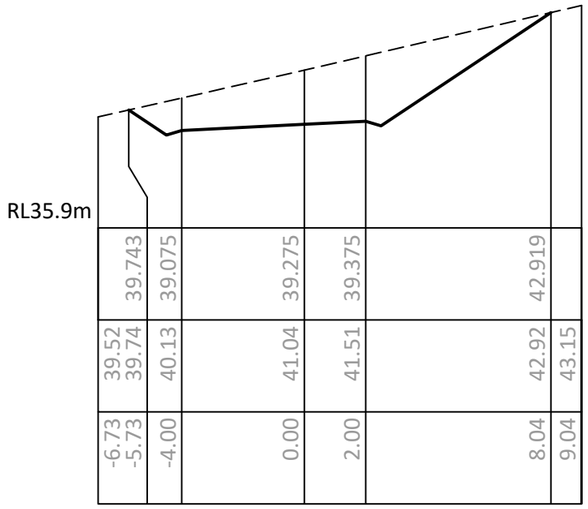

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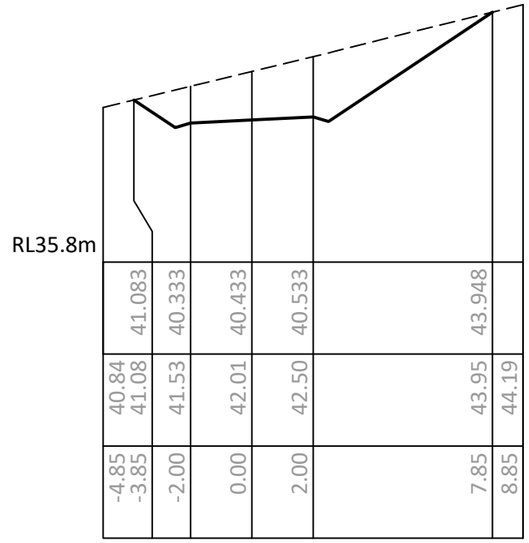

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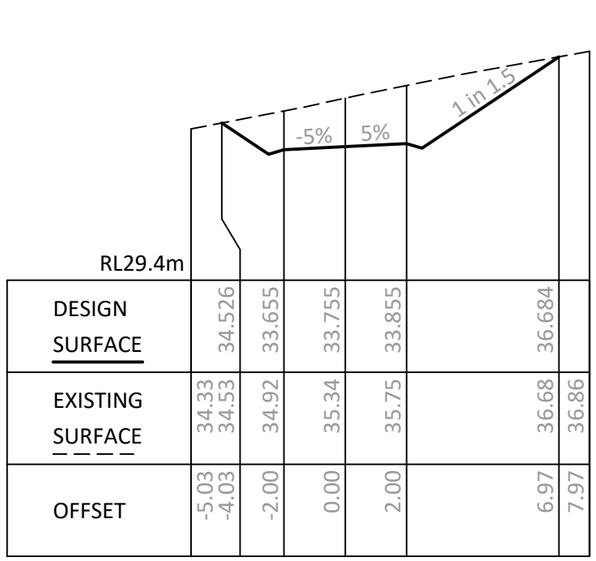

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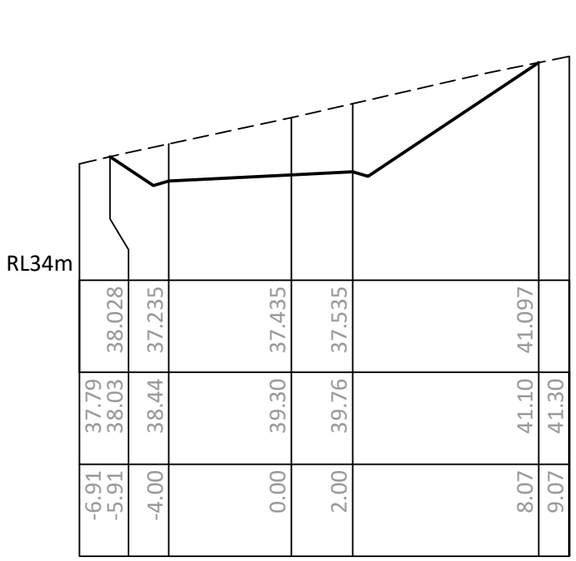

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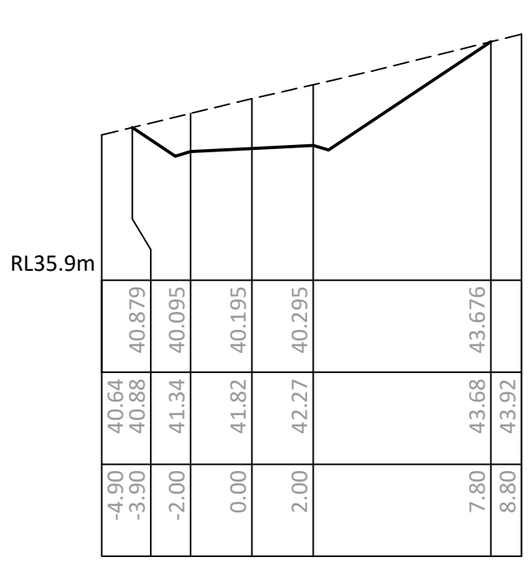

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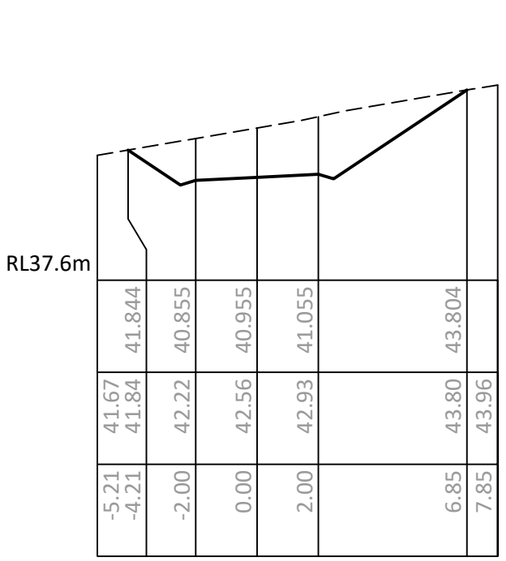

Ch 180.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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Leigh 0400 024 463
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info@lsandne.com

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SHEET: CROSS SECTIONS PLAN 4

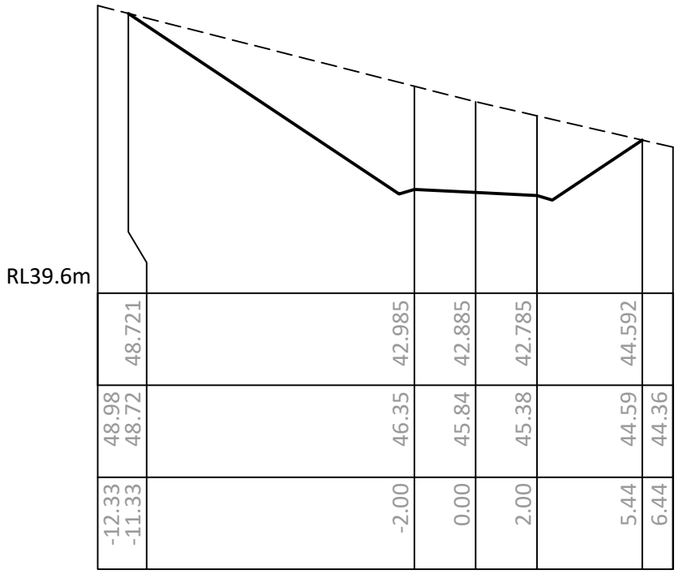
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

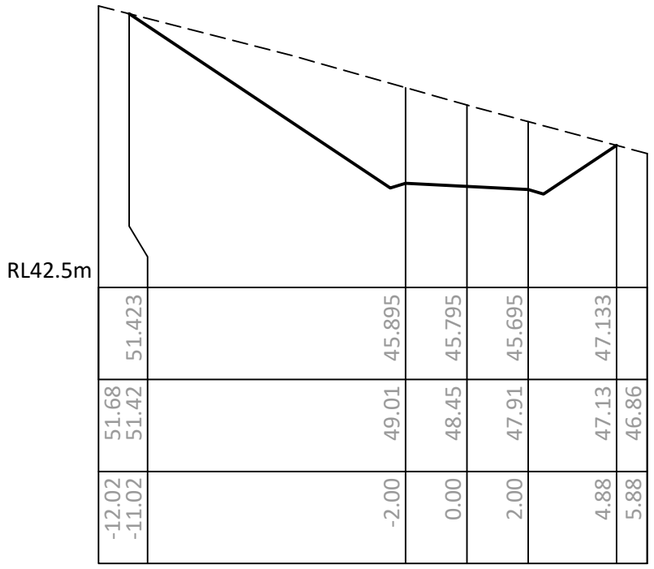
DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
1:200	A3

S&E REF:	DRAWING:	REVISION:
25042	C111	1



Ch 192.69 m



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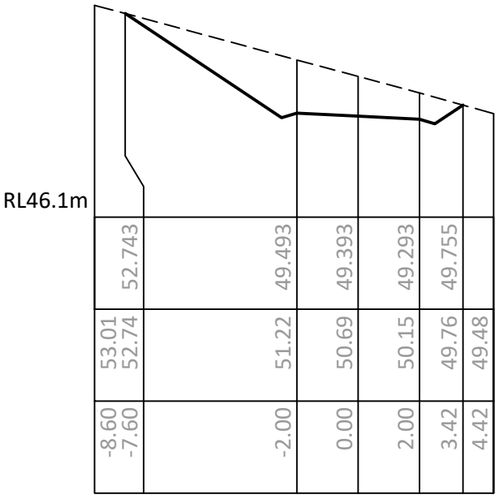

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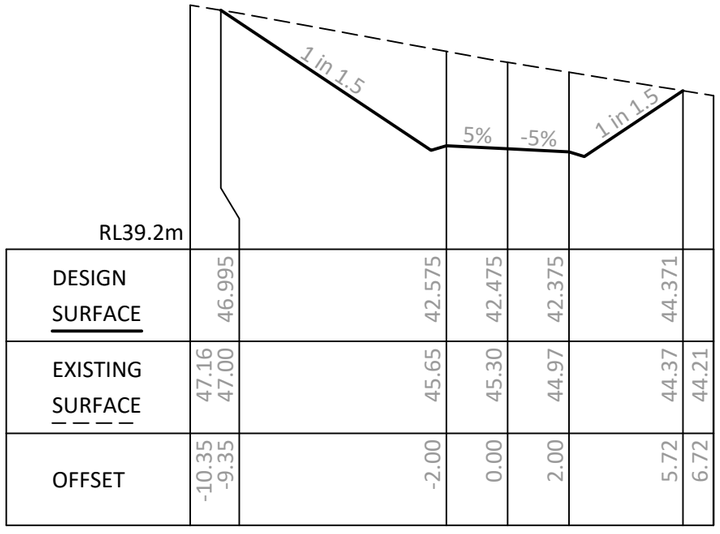

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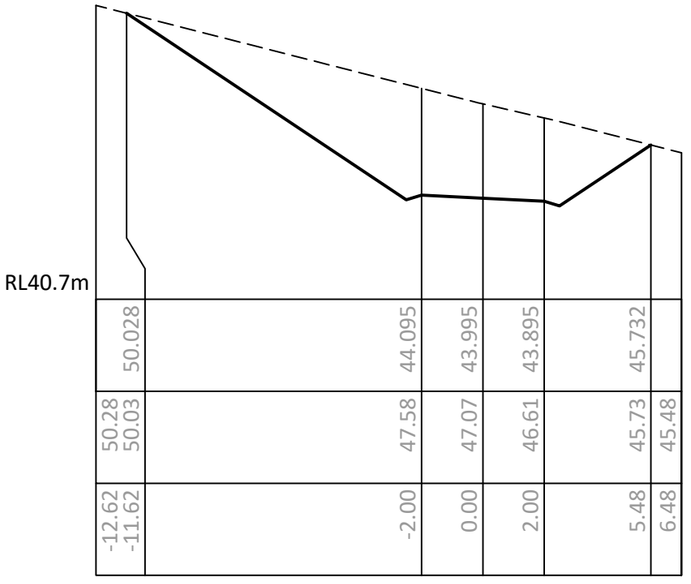

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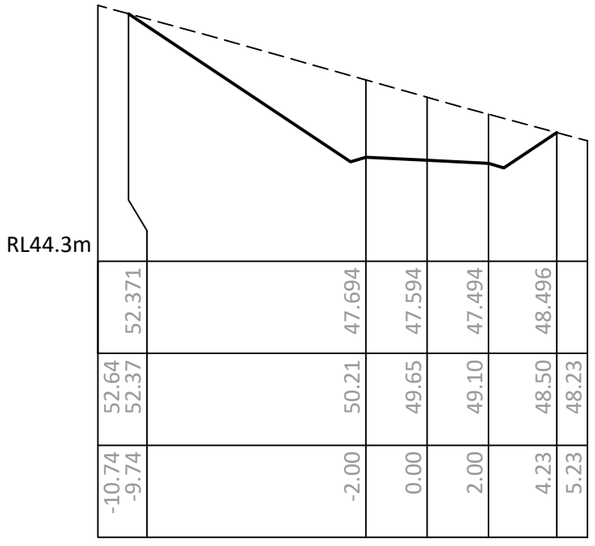

Ch 220.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD
BINALONG BAY

SHEET: CROSS SECTIONS PLAN 5

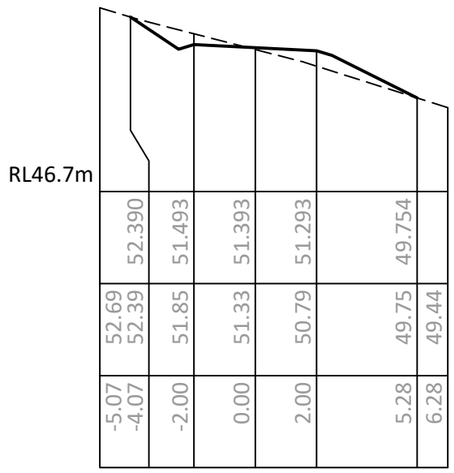
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

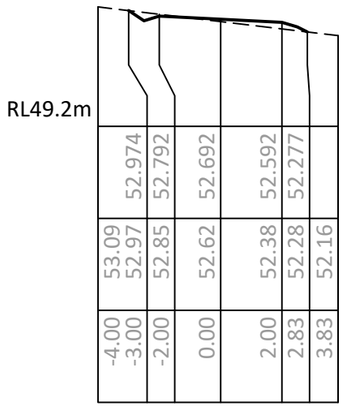
DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE: 1:200 | SIZE: A3

S&E REF: 25042 | DRAWING: C112 | REVISION: 1



Ch 241.34 m



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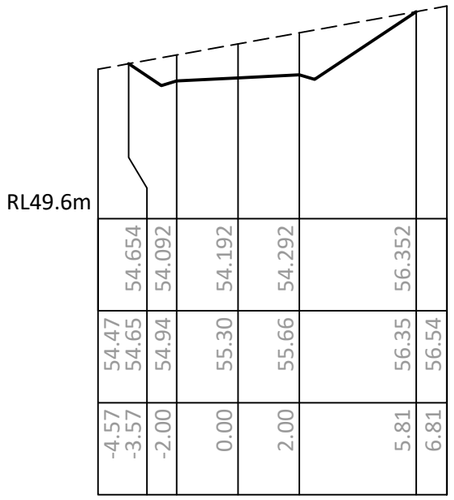

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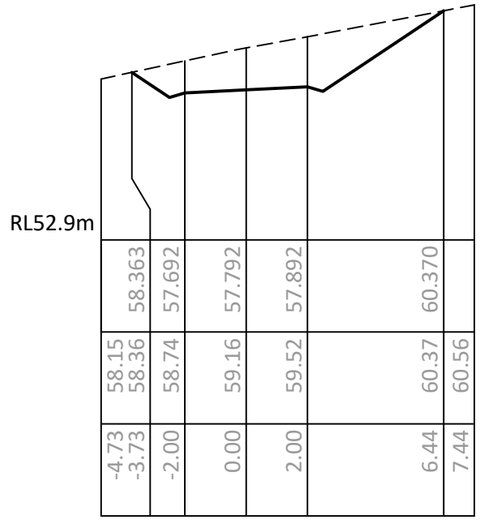

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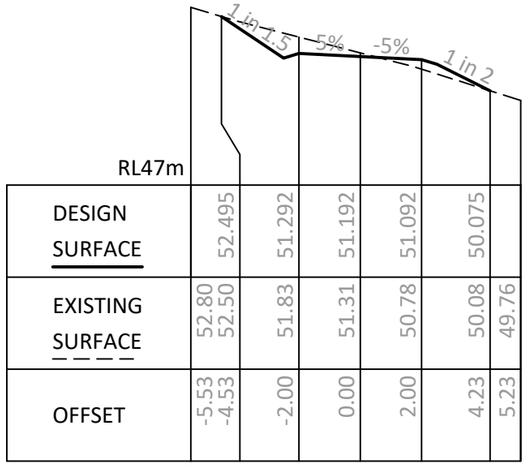

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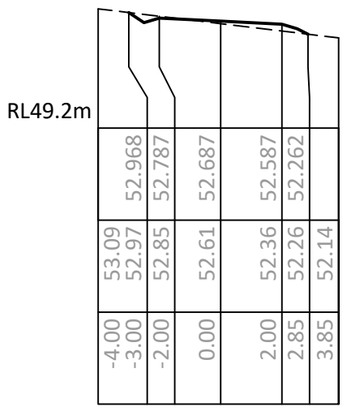
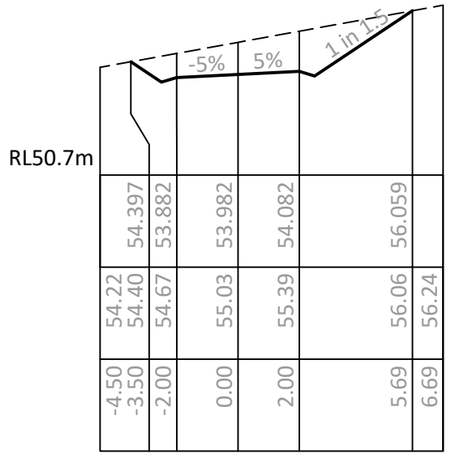


Ch 249.97 m



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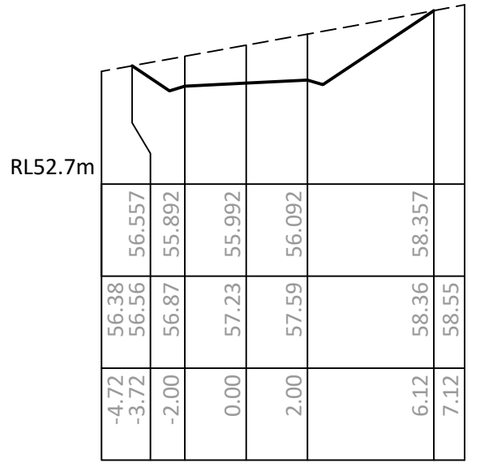

Ch 270.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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ADDRESS: 367 BINALONG BAY ROAD BINALONG BAY

SHEET: CROSS SECTIONS PLAN 6

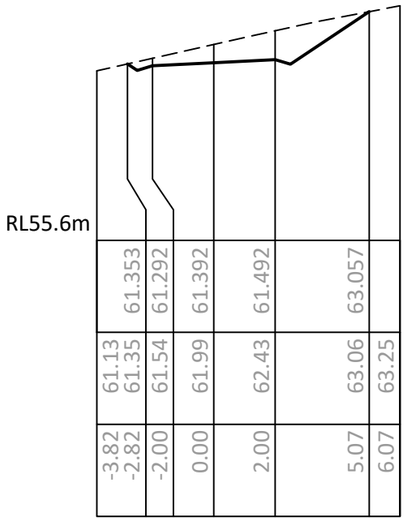
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE: 1:200 | SIZE: A3

S&E REF: 25042 | DRAWING: C113 | REVISION: 1



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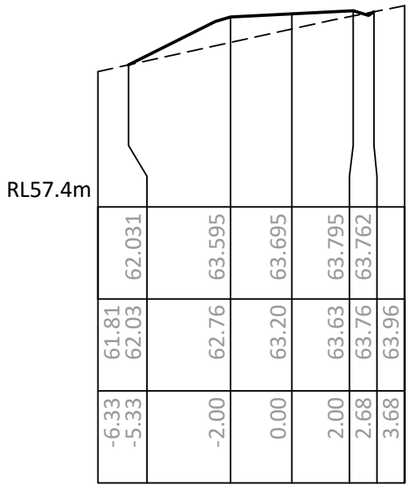

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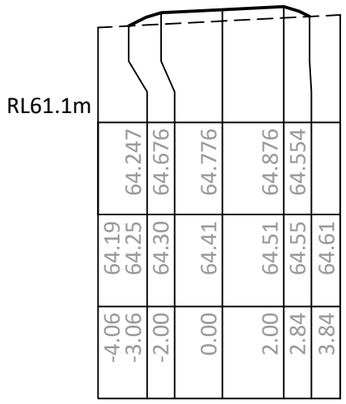
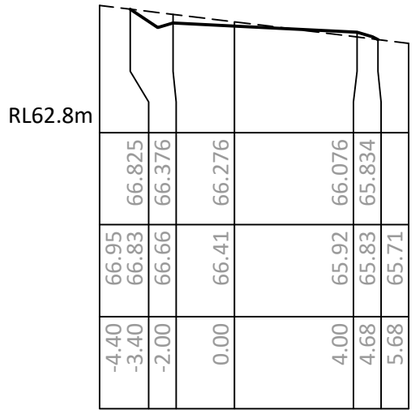


Ch 320.00 m



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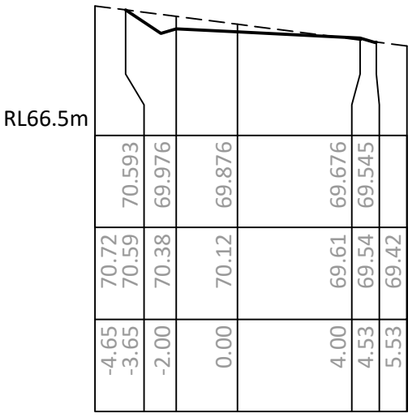

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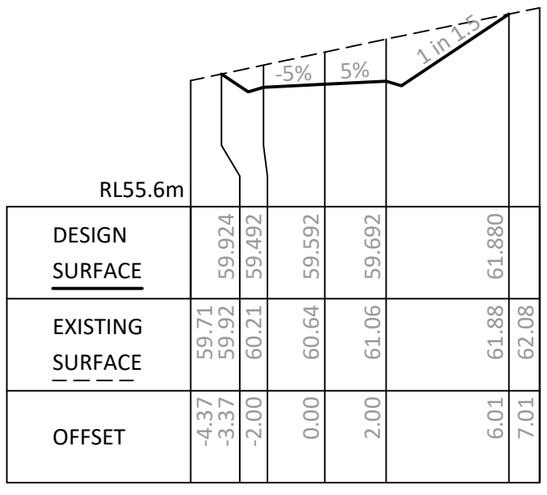

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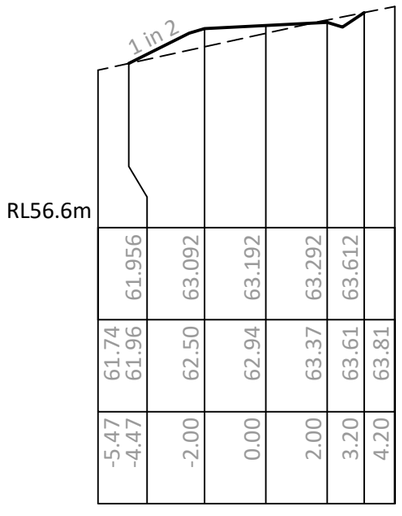

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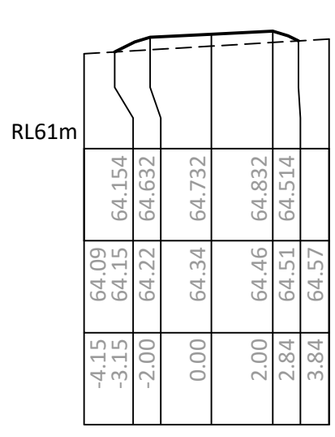

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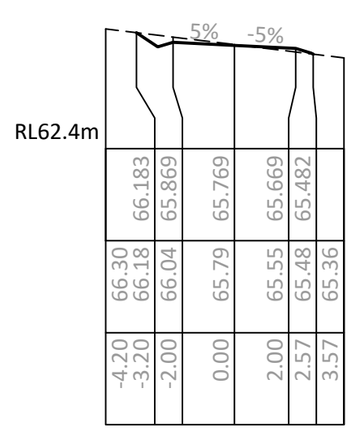
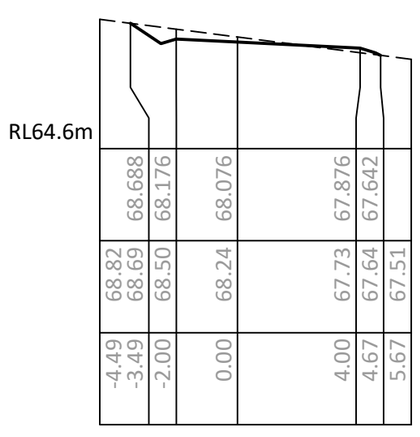


Ch 326.62 m



Ch 340.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD
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SHEET: CROSS SECTIONS PLAN 7

PROJECT NAME: NEW DRIVEWAY

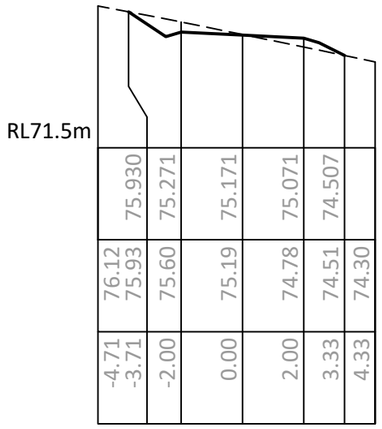
ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

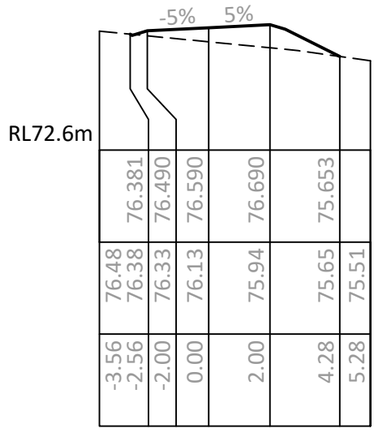
SCALE: 1:200 SIZE: A3

S&E REF: 25042 DRAWING: C114 REVISION: 1

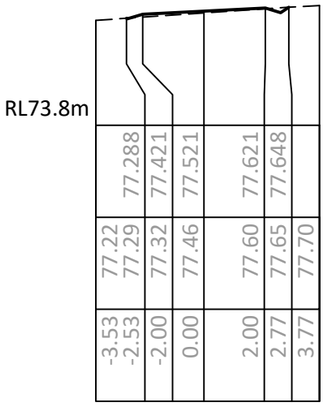
Ch 370.00 m



Ch 390.00 m



Ch 399.97 m



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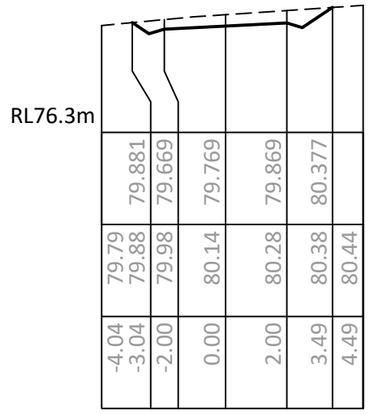

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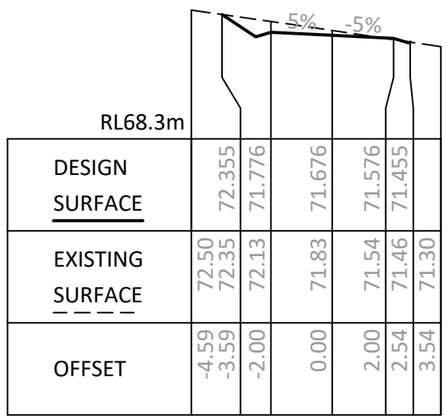

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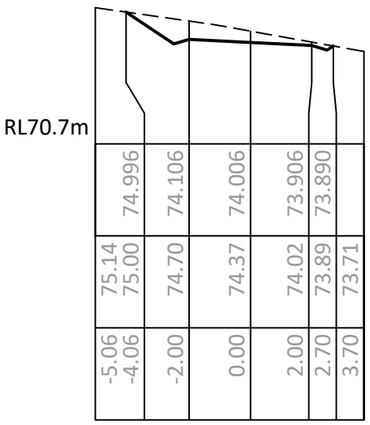

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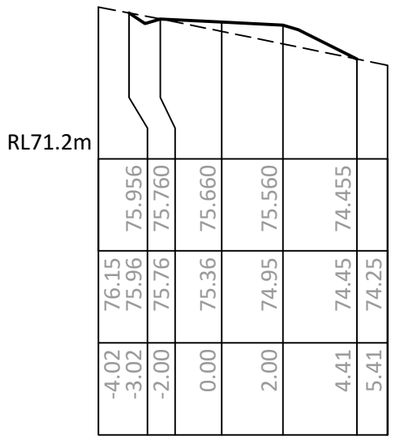

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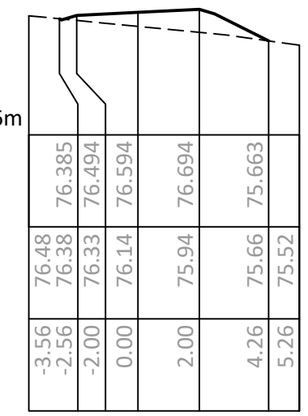

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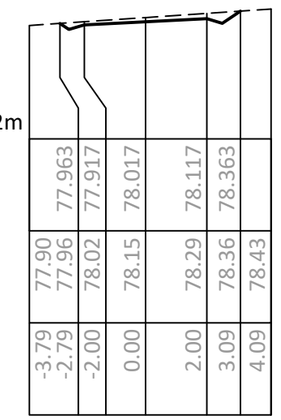

Ch 410.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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CLIENT: HOLLIGAN

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BINALONG BAY

SHEET: CROSS SECTIONS PLAN 8

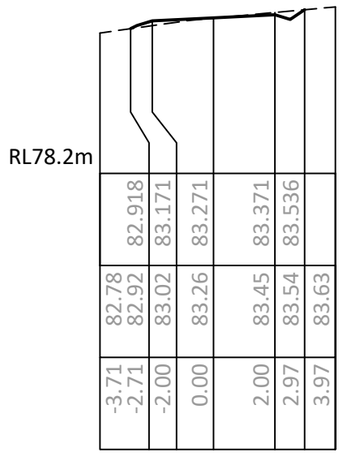
PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

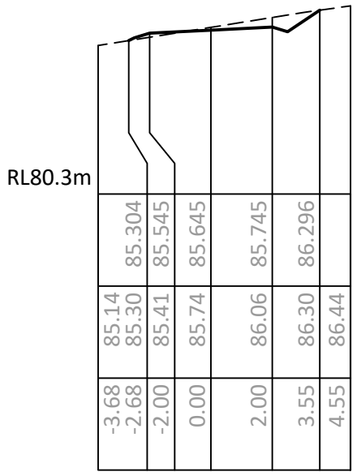
DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
1:200	A3

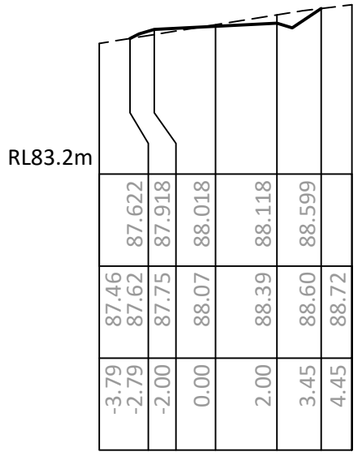
S&E REF:	DRAWING:	REVISION:
25042	C115	1



Ch 440.00 m



Ch 460.00 m



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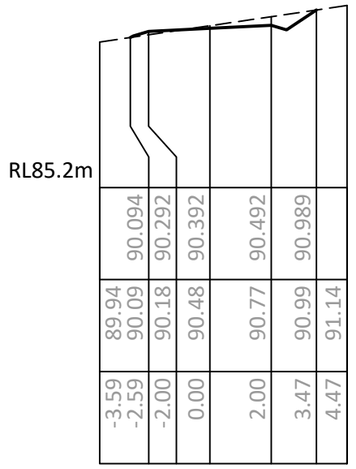
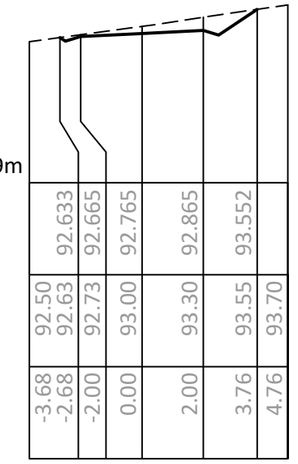
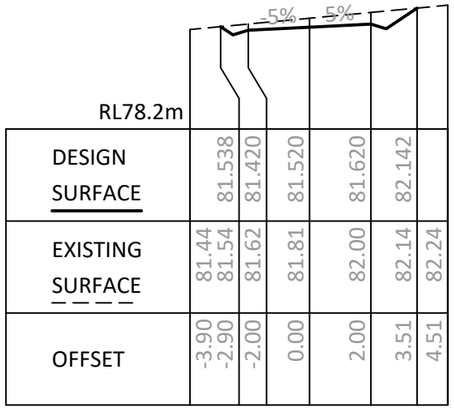


Ch 500.00 m



Ch 520.00 m



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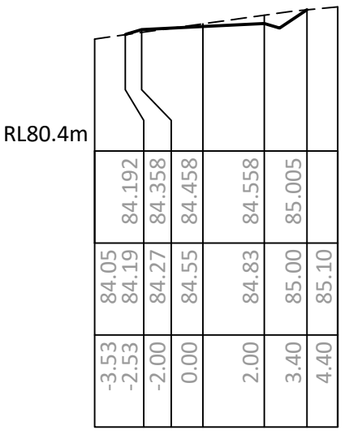

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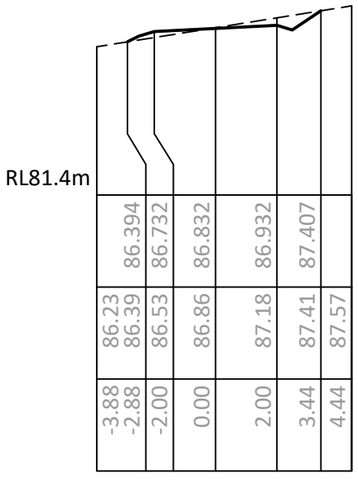

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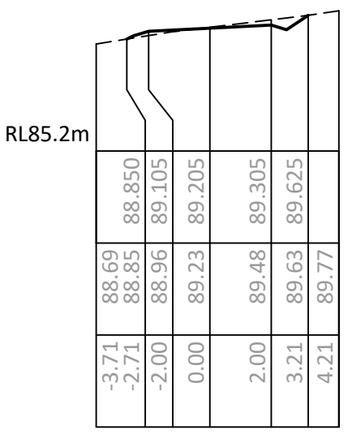

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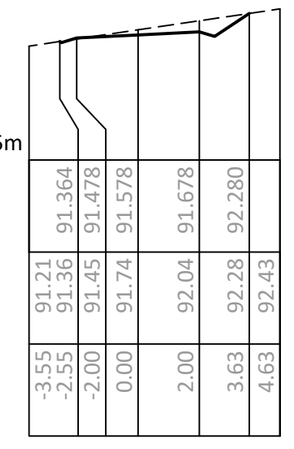

Ch 510.00 m

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

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Leigh 0400 024 463
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info@lsandne.com

CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD
BINALONG BAY

SHEET: CROSS SECTIONS PLAN 9

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

SCALE:	SIZE:
1:200	A3

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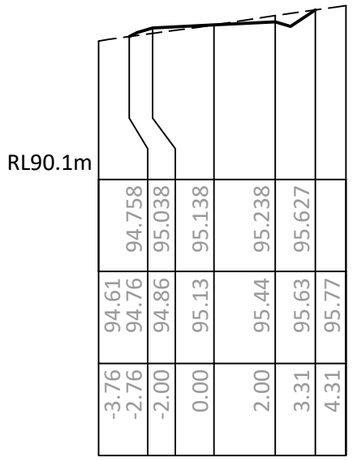

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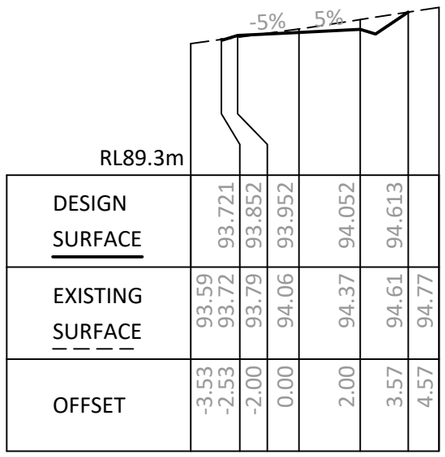

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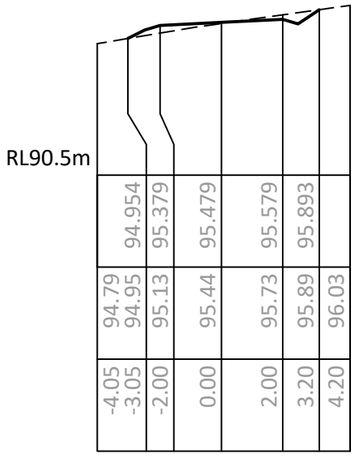

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Saltmarsh & Escobar Consulting Engineers
S & E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD
BINALONG BAY

SHEET: CROSS SECTIONS PLAN 10

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

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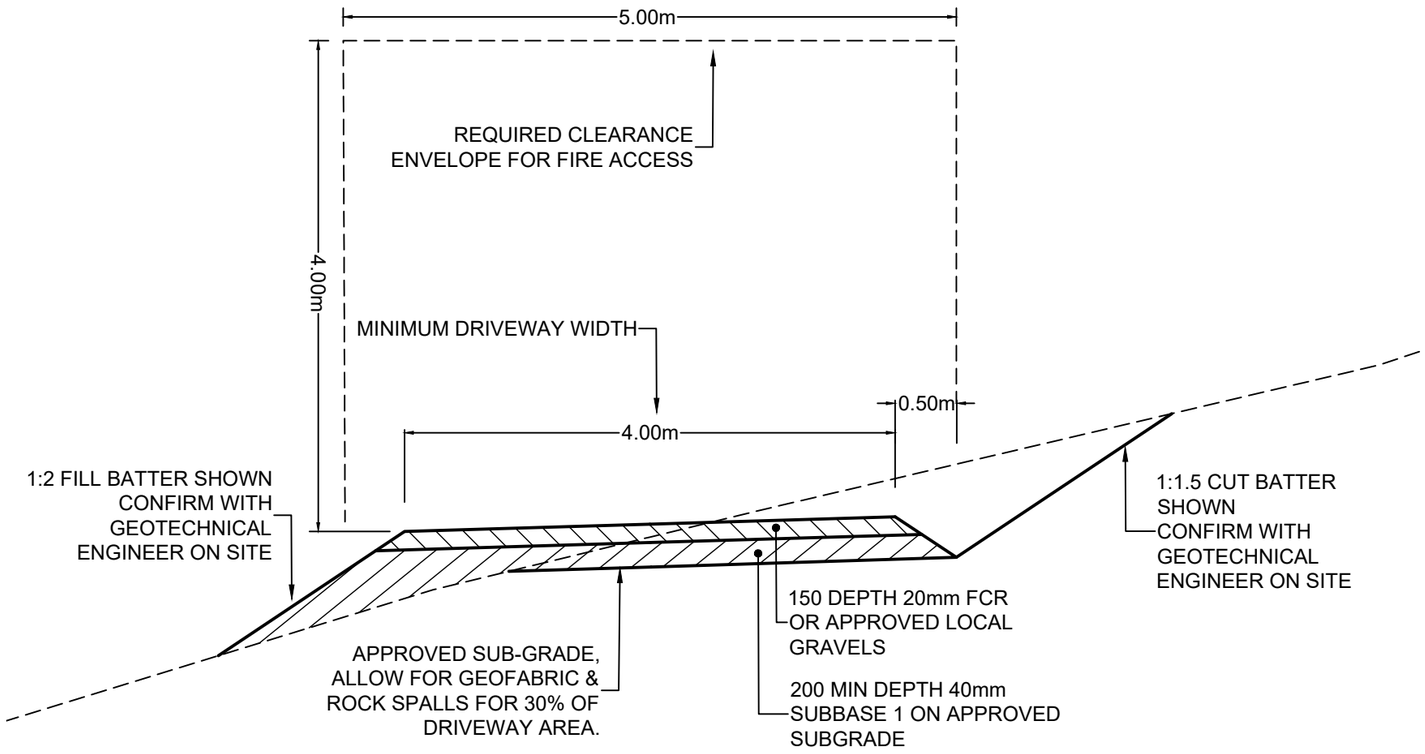

TYPICAL CROSS SECTION (GRAVEL DRIVEWAY

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REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	20/06/25

Saltmarsh & Escobar Consulting Engineers
S&E
Leigh 0400 024 463
Noe 0416 074 935
info@lsandne.com

CLIENT: HOLLIGAN

ADDRESS: 367 BINALONG BAY ROAD
BINALONG BAY

SHEET: DETAILS

PROJECT NAME: NEW DRIVEWAY

ISSUE: BUILDING APPROVAL

DRAWN:	DESIGNED:	VERIFIED:	DATE:
NE	NE	-	20/06/25

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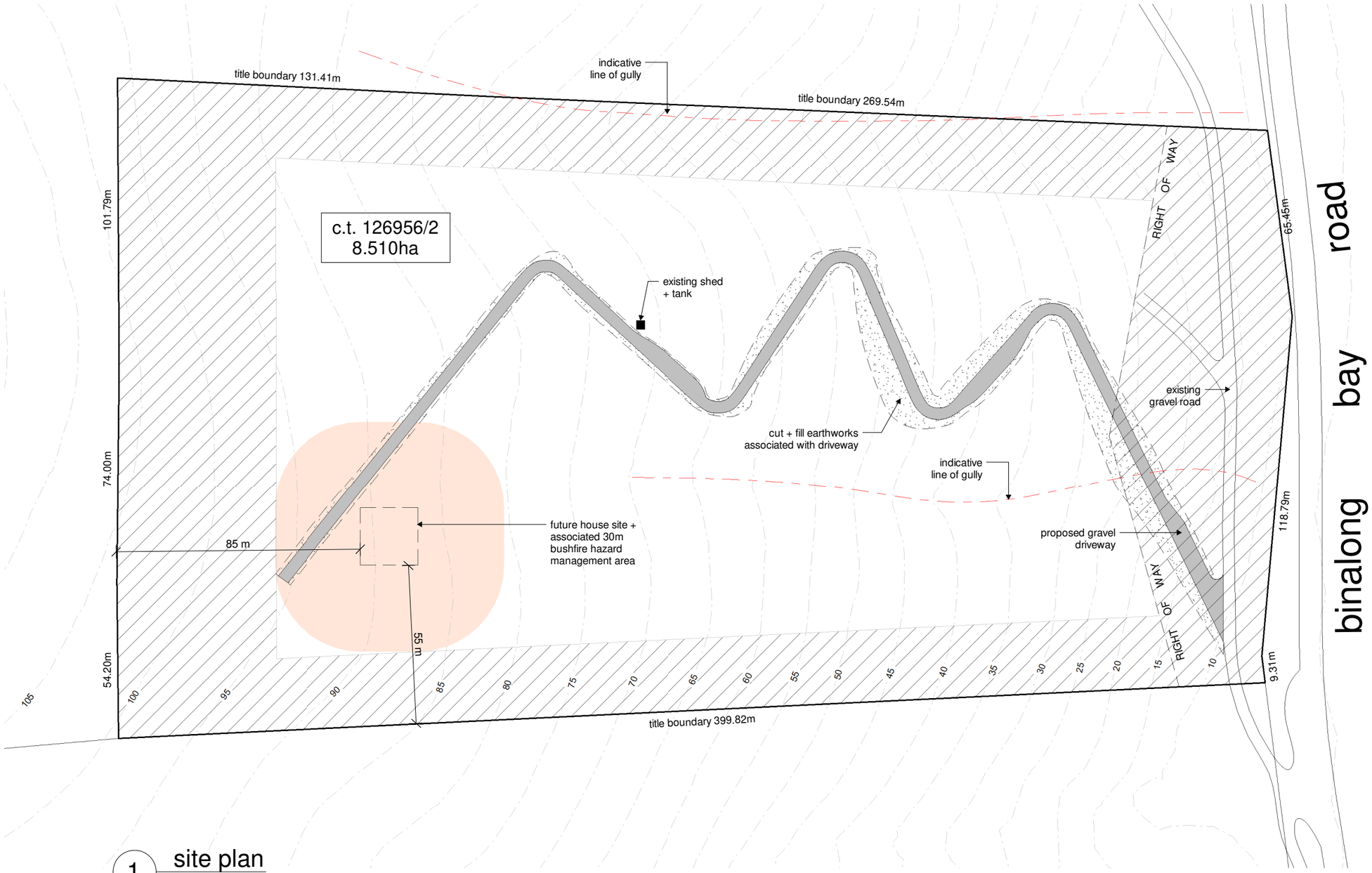

1 site plan
1 : 1500

n

REV:	DESCRIPTION:	DATE:

PROJECT:
proposed driveway

FOR:
m + s holligan
367 binalong bay road
binalong bay tasmania 7216

DRAWING TITLE:
site plan

DRAWING NO:	DRAWN BY: JB
a04	DATE: 11.02.26
SCALE: 1 : 1500	PROJECT: 0126HO

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
ACCREDITATION NO: CC 1269L

proposed driveway

matthew + susan holligan
367 binalong bay road st helens tasmania 7216

planning compliance report

april 27 2026

jennifer binns building design
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mail@jenniferbinnsdesign.com.au : 0439 765 452

INTRODUCTION

This report aims to demonstrate compliance with relevant planning standards for a proposed driveway for Matthew + Susan Holligan at 367 Binalong Bay Road St Helens (c.t 126959/2). The report aims to take into consideration the intent, values and objectives of the Tasmanian Planning Scheme and address all scheme standards applicable to this development.

The proposed development relies on **Performance Solutions** to satisfy relevant planning standards and this report is to be read in conjunction with drawings submitted for the development.

DEVELOPMENT SITE DETAILS

The development site is a vacant property on the outskirts of the St Helens township. The site has steep topography and both earthworks and vegetation removal are required for the proposed driveway which has been designed to service a future house site.

Zone: Landscape Conservation

DEVELOPMENT DETAILS

This application is for a new compacted gravel access road within the development site.

APPLICABLE PLANNING CODES

The proposed use is in the *Residential* use class which in the *Landscape Conservation* Zone is a *Permitted* use.

The following zone standards and codes of the Tasmanian Planning Scheme are applicable to the proposed development:

- **Zone 22.0 LANDSCAPE CONSERVATION ZONE**
- **Code C3.O ROAD AND RAILWAY ASSETS CODE**
- **Code C7.0 NATURAL ASSETS CODE – Refer Natural values Assessment Report**
- **Code C8.0 SCENIC PROTECTION CODE**

Table 22.3 LANDSCAPE CONSERVATION USE STANDARDS

22.3.1 Community Meeting and Entertainment, Food Services and General Retail and Hire uses

A1 Not Applicable

The proposed driveway is within the *Residential* use class.

22.3.2 Visitor Accommodation

A1 Not Applicable

The proposed development is in the *Residential* use class.

22.3.3 Discretionary Use

A1 Not Applicable

The proposed development is a permitted use.

Table 22.4 DEVELOPMENT STANDARDS

22.4.1 Site Coverage

A1 Not Applicable

No building works are proposed.

22.4.2 Building height, siting and exterior finishes

Not Applicable

No building works are proposed.

22.4.3 Access to a road

A1 Not Applicable

This application does not include a dwelling.

22.4.4 Landscape protection

A1 Acceptable Solution

The proposed works are contained within the building area sown on the title plan.

P2 Performance Solution

Cut and fill is required for the proposed driveway due to the topography of the site, refer to drawings submitted with this application. The driveway has been designed with switchbacks to minimise earthworks and there is established vegetation on the property to provide screening for the driveway.

Table 22.5 DEVELOPMENT STANDARDS FOR SUBDIVISION

Not Applicable

No subdivision of land is proposed.

Table C3.5 ROAD AND RAILWAY CODE USE STANDARDS

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

A1 Acceptable Solution

No alteration is proposed to the existing access point and side road servicing the property. The number of vehicle movements to and from the site will not exceed 40 vehicle movements per day and vehicles are able to leave the site in a forward direction.

Table C3.6 ROAD AND RAILWAY CODE DEVELOPMENT STANDARDS

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

A1 Not Applicable

This development does not include a habitable use.

Table C3.7 ROAD AND RAILWAY CODE STANDARDS FOR SUBDIVISION

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

A1 Not Applicable

No subdivision of land is proposed.

Table C8.6 SCENIC PROTECTION DEVELOPMENT STANDARDS

C8.6.1 Development within a scenic protection area

Not Applicable

The development site is not in a scenic protection area.

C8.6.2 Development within a scenic road corridor

A1 Acceptable Solution

The topography of the development site rises steeply above Binalong Bay Road and the existing vegetation maintained along the road will provide screening so the proposed works will not be visible from Binalong bay Road.

A2 Acceptable Solution

As per A1 The topography of the development site rises steeply above Binalong Bay Road and the existing vegetation maintained along the road will provide screening so the proposed works will not be visible from Binalong bay Road.

NATURAL VALUES ASSESSMENT OF 367 BINALONG BAY ROAD (PID 1788872; C.T. 126959/2; LPI FJV11), ST HELENS, TASMANIA

Environmental Consulting Options Tasmania (ECO*tas*) for Matthew & Susan Holligan

26 February 2026

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CITATION

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ECO*tas* (2026). *Natural Values Assessment of 367 Binalong Bay Road (PID 1788872; C.T. 126959/2; LPI FJV11), St Helens, Tasmania.* Report by Environmental Consulting Options Tasmania (ECO*tas*) for Matthew & Susan Holligan, 26 February 2026.

AUTHORSHIP

Field assessment: Brian French

Report production: Brian French & Mark Wapstra

Habitat and vegetation mapping: Brian French

Base data for mapping: LISTmap

Digital and aerial photography: Brian French, GoogleEarth, LISTmap

ACKNOWLEDGEMENTS

Jen Binns provided background information on the proposed land use.

QUALIFICATIONS

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

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

COVER ILLUSTRATION

View south through *Eucalyptus amygdalina* (black peppermint) coastal forest and woodland.

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

CONTENTS

SUMMARY

General

Matthew & Susan Holligan (owners) engaged Environmental Consulting Options Tasmania (ECO*tas*) to undertake a natural values assessment of 367 Binalong Bay Road (PID 1788872; C.T. 126959/2; LPI FJV11*),* St Helens, Tasmania, primarily to ensure that the requirements of the identified ecological values are appropriately considered during any further project planning under local, State and Commonwealth government approval protocols.

Site assessment

A natural values assessment of the study area was undertaken by Brian French (ECO*tas*) on 15 Mar. 2022.

Summary of key findings

Threatened flora

- No plant species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) were detected, or are known from database information, from the study area.
- One plant species listed as threatened (vulnerable, Schedule 4) on the Tasmanian *Threatened Species Protection Act 1995* (TSPA) was detected from the study area, as follows:
  - *Desmodium gunnii* (southern ticktrefoil): occurs over three small patches, two on the lower slopes in the east and one population near the western boundary in both DAC and DGL dry forest/woodland.
- The presence of threatened flora species from the title means that part of the site is "a threatened flora species" [sic] such that this part can be interpreted as "priority vegetation" (in relation to this value), pursuant to C7.3.1(b) of the *State Planning Provisions*: it is noted that the proposed development wholly avoids this particular natural value.

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 of several species (to different degrees), as follows:
  - *Sarcophilus harrisii* (Tasmanian devil);
  - *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll);
  - *Dasyurus viverrinus* (eastern quoll);
  - *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot);

- *Pseudomys novaehollandiae* (pookila, New Holland mouse);
- *Aquila audax s*ubsp. *fleayi* (Tasmanian wedge-tailed eagle);
- *Myiagra cyanoleuca (*satin flycatcher);
- *Lathamus discolor* (swift parrot);
- *Neophema chrysostoma* (blue-winged parrot);
- *Tyto novaehollandiae* subsp. *castanops* (Tasmanian masked owl); and
- *Antipodia chaostola* tax. *leucophaea* (chaostola skipper).

- The part of the title supporting *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL) is considered to comprise "significant habitat for a threatened fauna species" (potential foraging habitat for the swift parrot), such that this part of the title can be reasonably construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(c) of the *State Planning Provisions*: the proposed access needs to pass through this vegetation type (most practical and logical route, constrained by slopes and reasonable offtake points from Binalong Bay Road).

Vegetation types

- The study area supports the following TASVEG mapping units:
  - *Eucalyptus amygdalina* coastal forest and woodland (TASVEG code: DAC);
  - *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL); and
  - extra-urban miscellaneous (TASVEG code: FUM).
- Occurrences of *Eucalyptus amygdalina* coastal forest and woodland (TASVEG code: DAC) and *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL) do not equate to threatened ecological communities under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999.*
- Occurrences of *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL) equate to a native vegetation community (with the same name) listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- The presence of "native vegetation [that] forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*" means that this part of the site can be construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(a) of the *State Planning Provisions*: the proposed access needs to pass through this vegetation type (most practical and logical route, constrained by slopes and reasonable offtake points from Binalong Bay Road).

Weeds

- One plant species classified as a declared weed species within the meaning of the Tasmanian *Weed Biosecurity Act 2019* (*Biosecurity Regulations 2022*) was detected from the study area, as follows:
  - *Chrysanthemoides monilifera* subsp. *monilifera* (boneseed): located along the access road in the east of the title.
- One plant species considered as an environmental weed (authors' opinion was detected from the study area, as follows:
  - *Agapanthus praecox* subsp. *orientalis* (agapanthus): noted along the access road and within the centre of the title area.

Plant disease

- No evidence of *Phytophthora cinnamomi* (PC, rootrot) was observed in susceptible vegetation or 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 suitable for amphibian species, except in a very general sense.

Recommendations

Vegetation types

In general terms, minimising the extent of "clearance and conversion" and/or "disturbance" to native vegetation is recommended. In particular, minimising impact to the area mapped as DGL is suggested (e.g. minimum width access road to satisfy hazard management requirements only).

Threatened flora

It is recommended that development avoid the three patches of *Desmodium* [syn. *Pullenia*] *gunnii* (southern ticktrefoil). If this cannot be achieved, a permit under Section 51 of the Tasmanian *Threatened Species Protection Act 1995* (TSPA) may be required.

Threatened fauna

Apart from the generic recommendation to minimise the extent of "clearance and conversion" and/or "disturbance" to native vegetation, it is recommended that wherever practical, and acknowledging constraints imposed by hazard management and safety requirements, hollow-bearing trees and/or larger (say greater than 60 cm diameter at chest height) individuals of *Eucalyptus globulus* should be identified and retained as part of site planning.

Weed and disease management

Removal of *Chrysanthemoides monilifera* (boneseed) and *Agapanthus praecox* (agapanthus) is recommended and feasible given the very small populations and small plants. Monitoring for weed species should continue given potentially invasive species occur in the area. Strict machinery hygiene during the construction phase is recommended. St Helens has several sites with high pressure vehicle washing facilities, which means it should be practical to ensure machinery entering the site during construction has a low risk of carrying weed propagules. It is also recommended that any gravel (or similar) material for driveways be sourced from a facility certified as *Phytophthora cinnamomi*-free.

Owner-occupation is considered the most effective future and longer-term means of achieving weed management (i.e. vigilance and control as needed).

Legislative and policy implications

A permit under Section 51 of the Tasmanian *Threatened Species Protection Act 1995* (TSPA) should not be required provided that all patches of *Desmodium* [syn. *Pullenia*] *gunnii* (slender ticktrefoil) are avoided (current design shows this to be the case).

A formal referral to the relevant Commonwealth agency under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) is not considered required.

Development will require a planning permit pursuant to the provisions of the applicable planning scheme but specific permit conditions in relation to natural values to satisfy P1.1 & P1.2 of C7.6.2 of the Natural Assets Code of the *State Planning Provisions* are not recommended.

INTRODUCTION

Purpose

Matthew & Susan Holligan (owners) engaged Environmental Consulting Options Tasmania (ECO*tas*) to undertake a natural values assessment of 367 Binalong Bay Road (PID 1788872; C.T. 126959/2; LPI FJV11*),* St Helens, Tasmania, primarily to ensure that the requirements of the identified ecological values are appropriately considered during any further project planning under local, State and Commonwealth government approval protocols.

Scope

This report relates to:

- flora and fauna species of conservation significance, including a discussion of listed threatened species (under the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*) potentially present, and other species of conservation significance/interest;
- vegetation types (forest and non-forest, native and exotic) present, including a discussion of the distribution, condition, extent, composition and conservation significance of each community;
- plant and animal disease management issues;
- weed management issues; and
- a discussion of some of the policy and legislative implications of the identified natural values.

This report follows the government-produced *Guidelines for Natural Values Surveys – Terrestrial Development Proposals* (DPIPWE 2015, updated by NRE Tas 2021) in anticipation that the report (or extracts of it) may be required as part of various approval processes.

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

More specifically, this assessment and report have been prepared to address specific provisions of the *Tasmanian Planning Scheme – Break O'Day Local Provisions Schedule*, with particular reference to the provisions within the Natural Assets Code of the *State Planning Provisions*.

Limitations

The natural values assessment was undertaken on 15 Mar. 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 is usually regarded as the most suitable period to undertake most botanical assessments. While some species have more restricted flowering periods, a discussion of the potential for the site to support these is presented. In this case, we believe that the survey was appropriately timed to

detect the species with a highest priority for conservation management in this part of the State. Note that an updated site assessment has not been undertaken because examination of aerial imagery and a drive-by on 2 Feb. 2026 indicated that there has been no material change to the forest structure and classification within the title such that the opportunity for additional vascular flora (threatened flora in particular) has not changed.

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

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

Permit

Any plant material was collected under DNRET permit TFL 21138 (in the names of Mark Wapstra & Brian French). Relevant data has been entered into DNRET's *Natural Values Atlas* database by the authors (point locations of populations of *Desmodium* [syn. *Pullenia*] *gunnii* and weeds).

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

LAND USE PROPOSAL

At the time of assessment, a draft proposal for a potential residential dwelling and road access through the centre of the title was indicated, which facilitated the survey, with the proposed access and house site targeted. However, the access route and house site were taken as highly indicative only such that a wide buffer for survey was applied to both. The balance of the title was also assessed for context to all findings. Subsequent to the initial survey, updated design plans were provided – cross-referencing of original GPS track logs and waypoints and digital imagery confirmed that the now more precise "footprint" of proposed development had been completely assessed (refer to various figures that show the extent of the proposal).

STUDY AREA

The study area (Figures 1-3) comprises the subject title of 367 Binalong Bay Road, St Helens, Tasmania, with the following details:

- PID 1788872;
- C.T. 126959/2; and
- LPI FJV11.

The title is ca. 85,093 m^2 (i.e. ca. 8.51 ha) in extent (computed area as per LISTmap).

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

- Break O'Day municipality, zoned as Landscape Conservation pursuant to the *Tasmanian Planning Scheme – Break O'Day Local Provisions Schedule* (Figure 4), wholly subject to the

Priority Vegetation Area overlay (Figure 5) and partly by the Waterway and Coastal Protection Area overlay (Figure 5 – noting that no part of the development impinges on this overlay) – other overlays are present but are not subject to the present assessment and report;

- Furneaux bioregion, according to the IBRA 7 bioregions used by most government agencies; and
- NRM North Natural Resource Management (NRM) region.

The title is bound to the east by Binalong Bay Road and an access road to the private title to the north, with private titles on the northern, western and southern boundaries. The title is entirely unfenced with disturbance limited to a small camping area in the east and a remnant vehicle track in the centre of the title accessing the existing small shed and water tank in the centre of the title area (Plates 1 & 2). Occasional firewood cutting was noted. The title is largely dominated by undisturbed coastal eucalypt woodland (Plates 3 & 4).

Plate 1. (LHS) Existing access off Binalong Bay Road

Plate 2. (RHS) Dry eucalypt woodland surrounding the existing camping area

Plate 3. (LHS) *Eucalyptus amygdalina* coastal forest and woodland (TASVEG code: DAC) dominates the title

Plate 4. (RHS) *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL) in the southeast

Topographically, the title is an east-facing mainly moderately steep slope with elevation varying from ca. 8 m a.s.l. (toe slope near Binalong Bay Road) to ca. 110 m a.s.l. (on the ridge in the west). Topographic maps do not show any specific watercourses within the title. The site assessment noted two east-"flowing" minor drainage lines in the north and south of the title.

LISTmap's Fire History layer does not indicate any recorded fire events. The site assessment confirmed a long period without major fire events, evidenced by the occasional wet forest species (which can establish on drier but protected slopes in the absence of fire). However, as expected for the northeast, there have been fires, as evidenced by occasional burnt logs and fire damage to standing trees.

The geology of the title is mapped at a 1:250,000 scale (Figure 6) as Devonian-age "dominantly granodiorite (I-type)" (geocode: Dgr). Site assessment confirmed this geology with occasional outcrops of granite across the title (Plate 5) and granite-derived soils throughout (Plate 6). The geology is mentioned because of its strong influence on vegetation classification, associated with threatened flora, and to a lesser extent, threatened fauna.

Plate 5. (LHS) Small granite outcrops in western part of title

Plate 6. (RHS) Profile of gravelly granite-derived soils on the excavated camp area in the east

METHODS

Nomenclature

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

Vascular species nomenclature follows de Salas & Baker (2021) 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 2022).

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

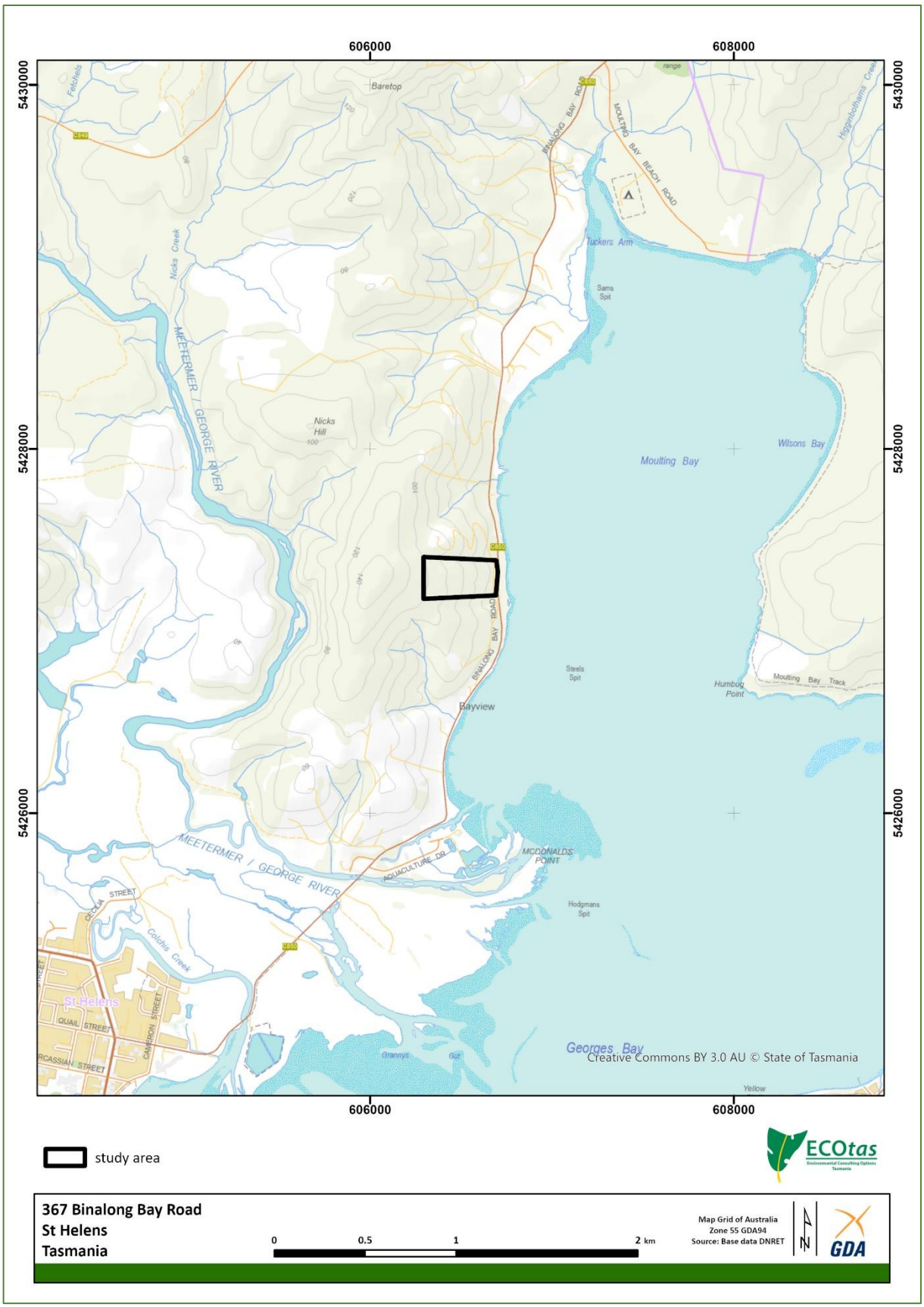

Figure 1. General location of study area

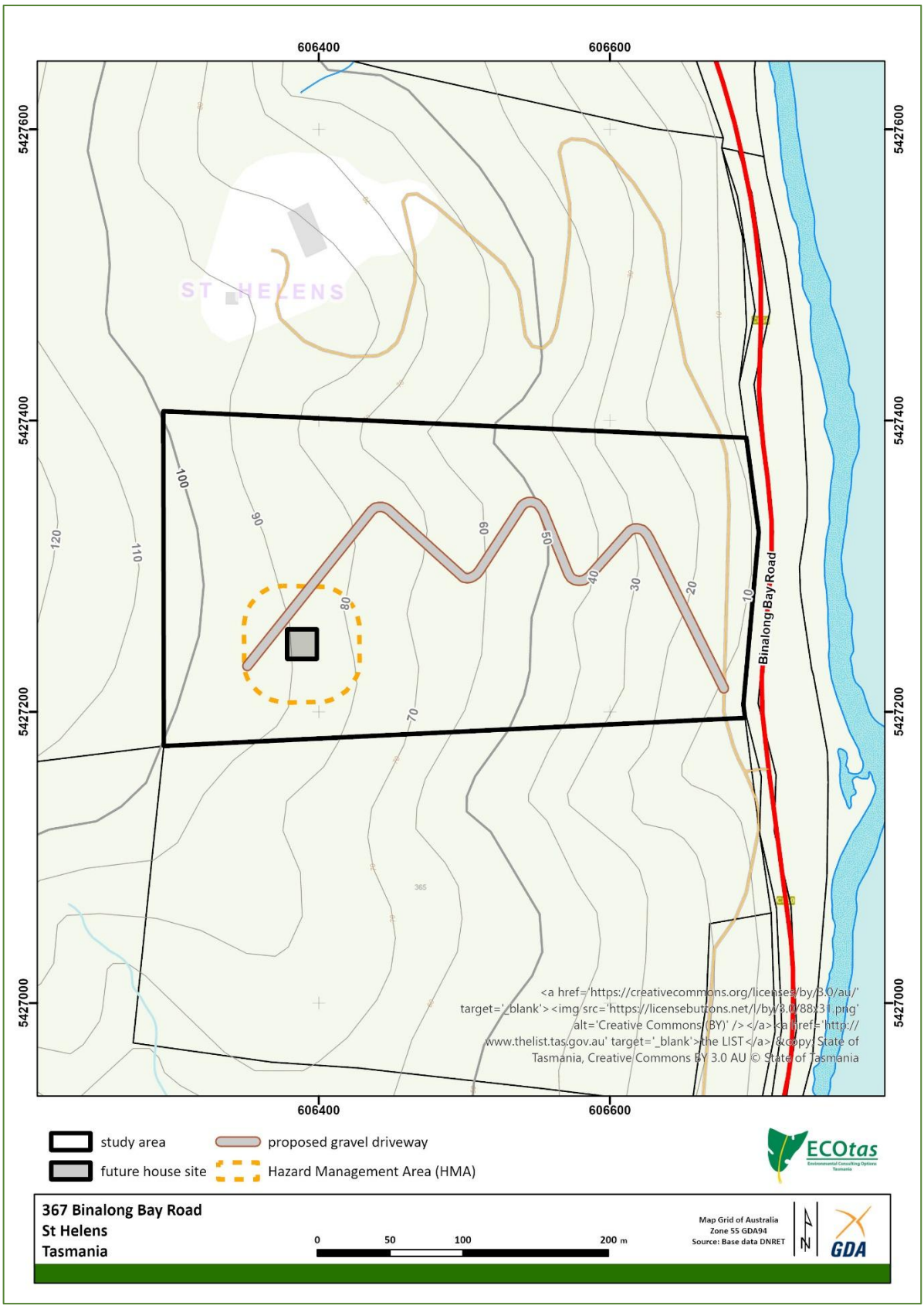

Figure 2. Detailed location of study area showing general topographic, cadastral features and proposed access road

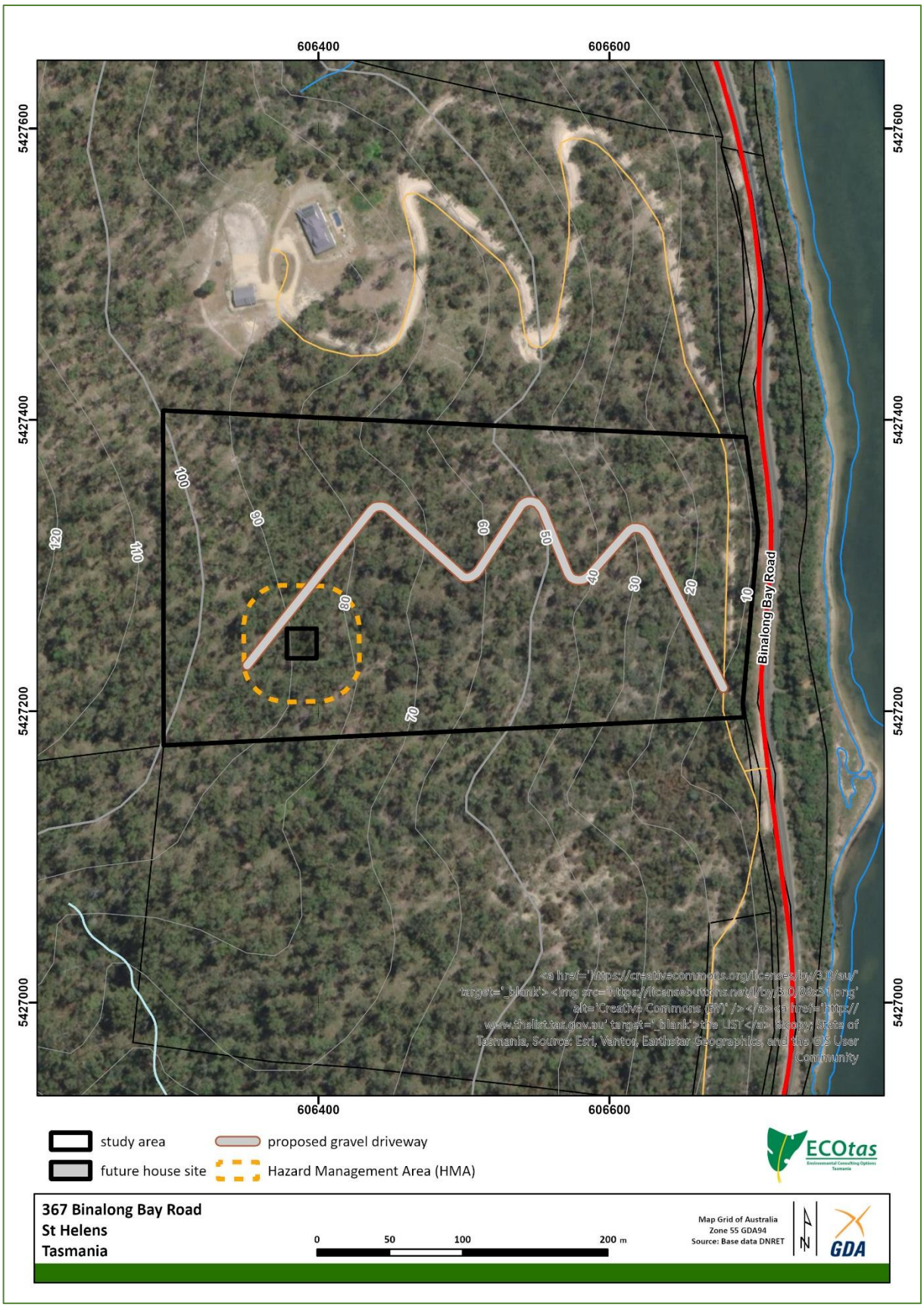

Figure 3. Detailed location of study area showing recent aerial imagery and cadastral boundaries

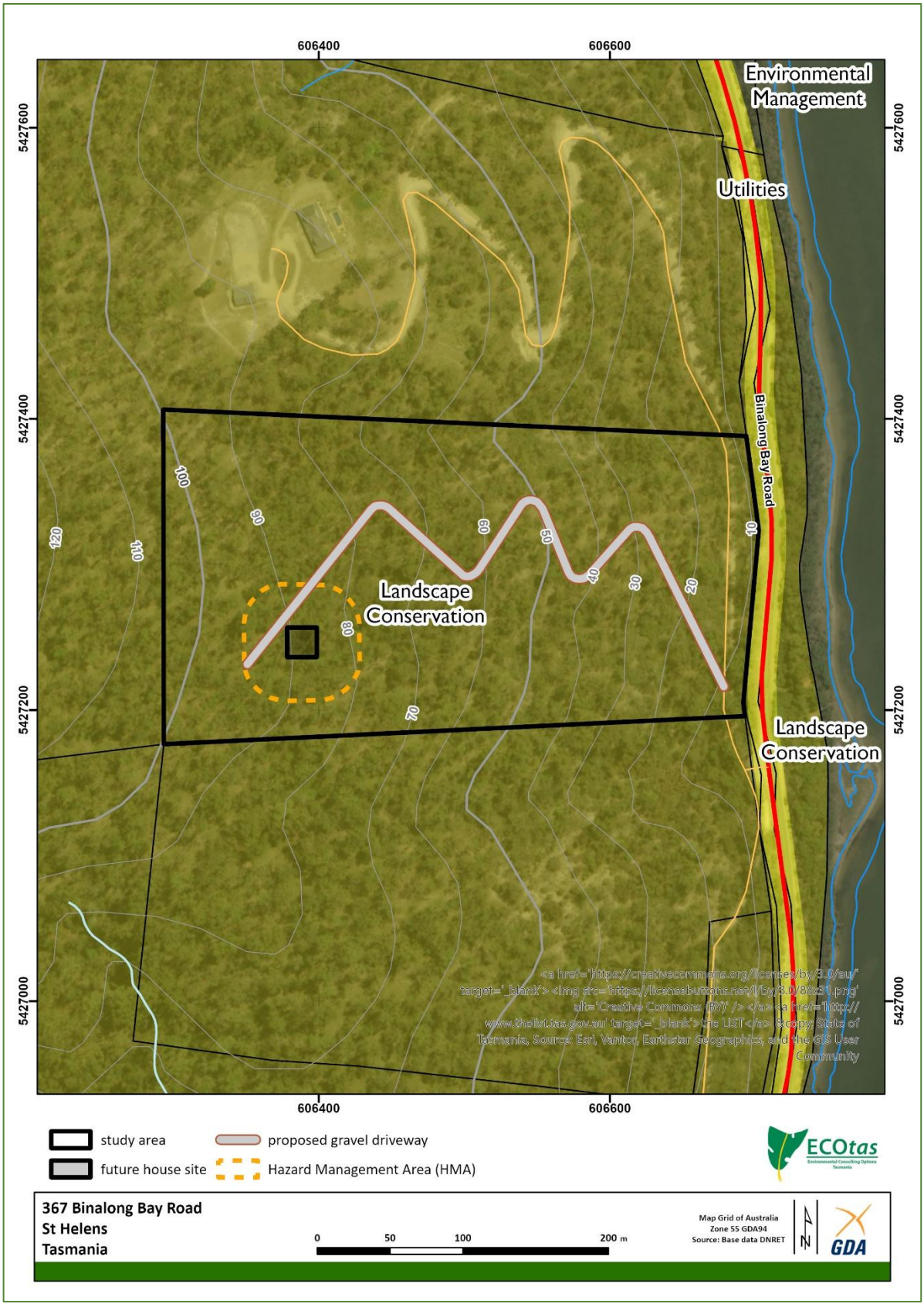

Figure 4. Zoning of subject title and surrounds pursuant to *Tasmanian Planning Scheme – Break O'Day Local Provisions Schedule*

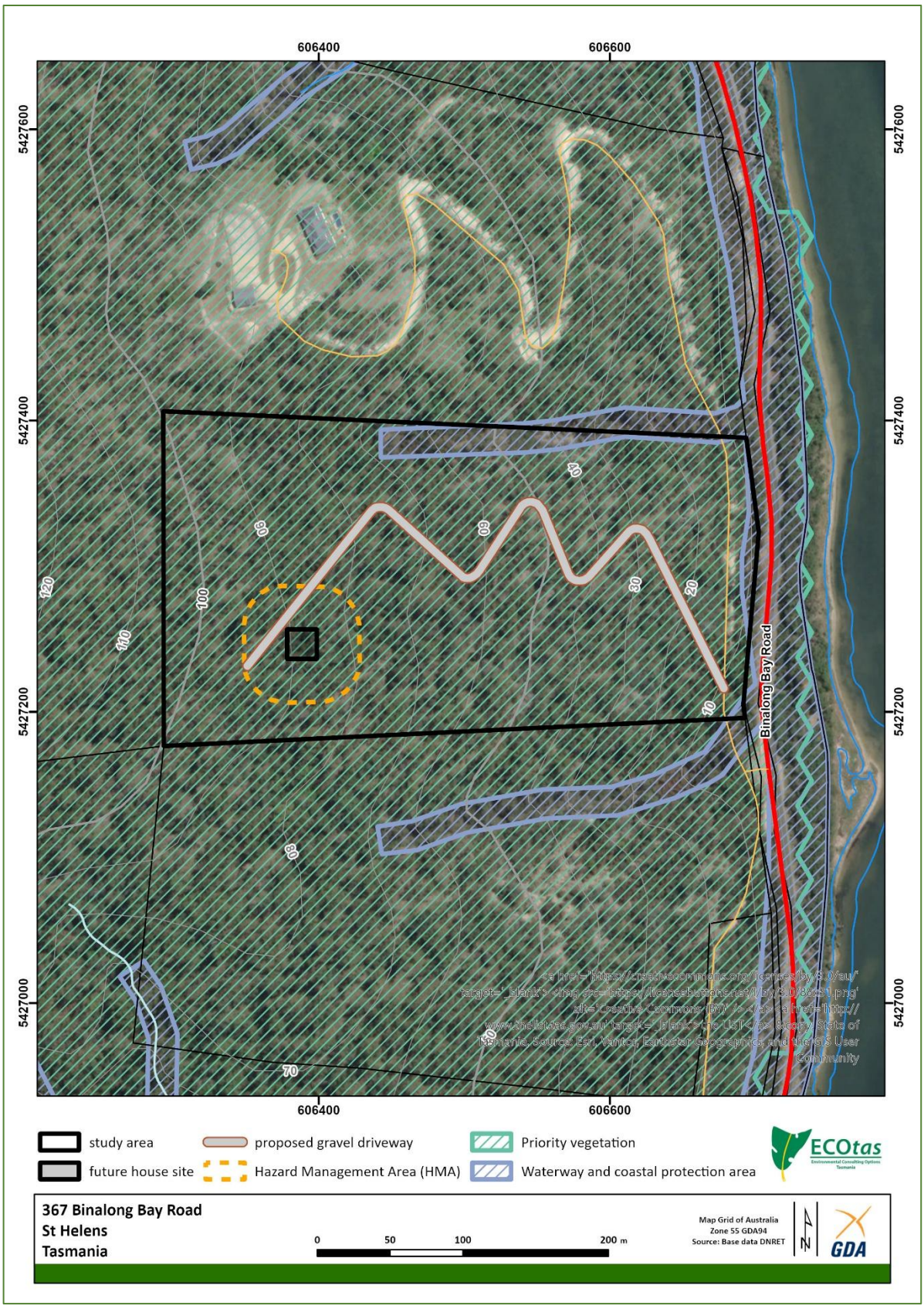

Figure 5. Relevant overlays within and adjacent to title pursuant to *Tasmanian Planning Scheme – Break O'Day Local Provisions Schedule*

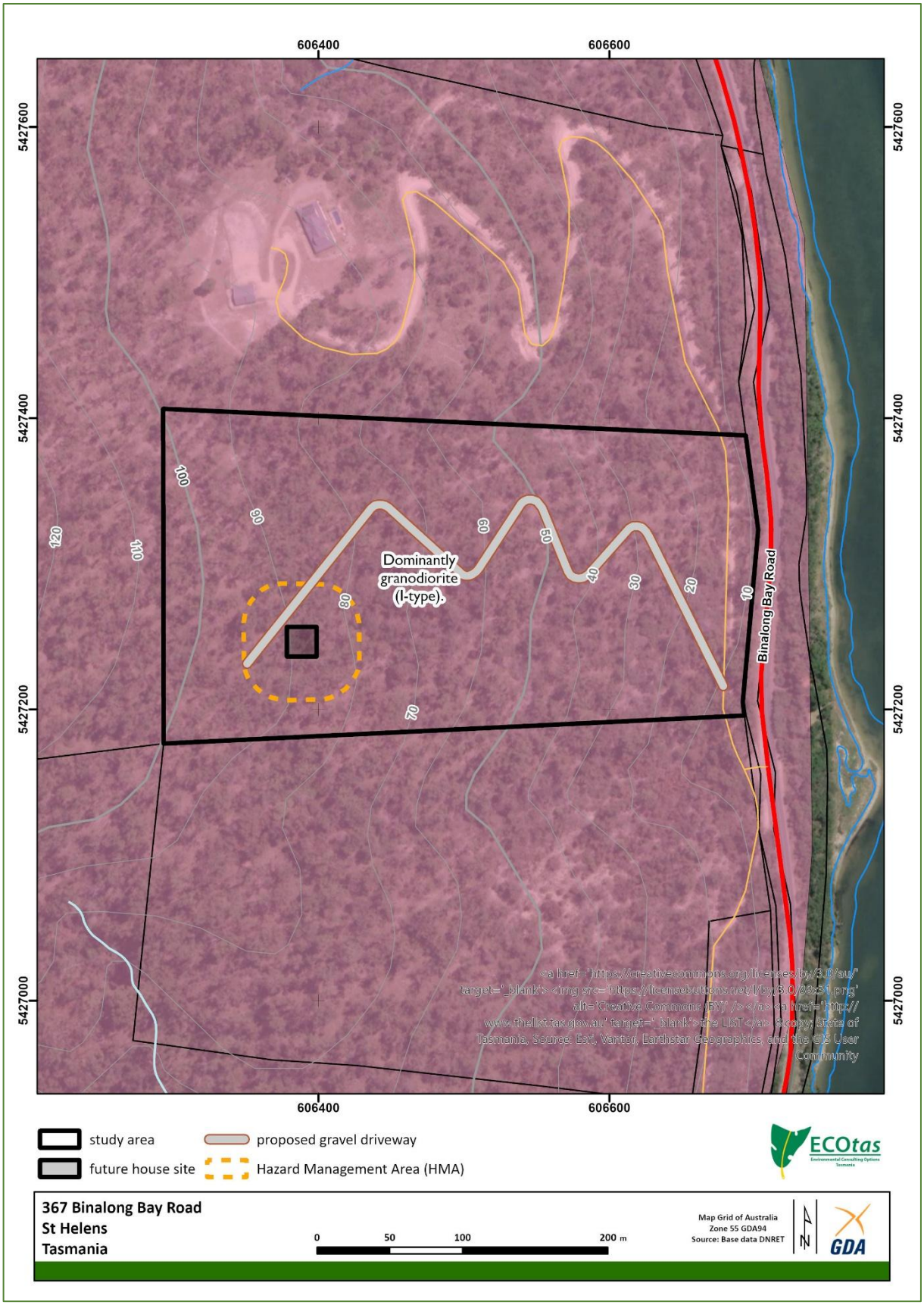

Figure 6. Geology (1:250,000 scale) of subject title and surrounds

METHODS continued…

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 authors current as at date of report);
- Tasmanian Department of Natural Resources and Environment Tasmania's *Natural Values Atlas* report ECOtas_367BinalongBayRd for a polygon defining the subject title (centred on 606474mE 5427305mN), buffered by 5 km, dated 18 Mar. 2022 (DNRET 2022) – Appendix E (reviewed as part of this update by direct reference to LISTmap and our own GIS coverages of records of threatened flora and fauna and TASVEG mapping);
- Forest Practices Authority's *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 606474mE 5427305mN (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 18 Mar. 2022 (FPA 2022) – Appendix F (reviewed as part of this update by direct reference to LISTmap and our own GIS coverages of records of threatened flora and fauna and TASVEG mapping);
- Commonwealth Department of Agriculture, Water and the Environment's *Protected Matters Report* for a polygon defining the subject title, buffered by 5 km, dated 18 Mar. 2022 (CofA 2022) – Appendix G (reviewed as part of this update by direct reference to LISTmap and our own GIS coverages of records of threatened flora and fauna and TASVEG mapping);
- the TASVEG 3.0, TASVEG 4.0, 5.0 & TASVEG 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 Brian French (ECO*tas*) on 15 Mar. 2022. Cadastral data uploaded to the iGIS application guided the in-field assessment. Meandering transects were used to capture the greater range of aspects, slopes and site conditions.

The survey was not limited by access due to the relatively simple configuration of the title and generally easily-traversed vegetation.

Vegetation classification

Vegetation was classified by waypointing vegetation transitions for later comparison to aerial imagery. The structure and composition of the vegetation types was described using a nominal

30 m radius plot at a representative site within the vegetation types, and compiling a "running" species list for the balance of the vegetation.

Threatened flora

With reference to the threatened flora, the survey included consideration of the most likely habitats for such species. Where threatened flora were encountered, hand-held GPS (Garmin Dakota 10) was used to waypoint individuals to act as both a counter and to define the extent of patches.

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 *Biosecurity Act 2019* (*Biosecurity Regulations 2022*), Weeds of National Significance (WoNS) or "environmental weeds" (authors' opinion and as included in *A Guide to Environmental and Agricultural Weeds of Southern Tasmania*, NRM South 2017). Where such species were encountered, hand-held GPS (Garmin Dakota 10) was used to waypoint individuals to act as both a counter and to define the extent of patches.

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

FINDINGS

Vegetation types

Comments on TASVEG mapping

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

In this case, it is useful to examine both TASVEG 3.0 & 4.0/5.0 mapping because while the latter should be the most up-to-date, the former has been used to inform the incoming *Tasmanian Planning Scheme* and specifically the Regional Ecosystem Model's mapping of the Priority Vegetation Area overlay.

In this case, the versions of TASVEG map the title and surrounds differently, as follows (Figure 7 = TASVEG 3.0; Figure 8 = TASVEG 4.0, 5.0 & Live):

- *Eucalyptus amygdalina* coastal forest and woodland (TASVEG code: DAC)

TASVEG 3.0 maps the entire title as DAC (Figure 7) with later versions only mapping a slither on the upper slope in the west.

- *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL)

DGL is not mapped in the greater area under TASVEG 3.0 (Figure 7); however, later versions map DGL as the dominant vegetation community across most of the title. This was apparently based on the SCRUBS_REVIEW-DPIPWE-2013 TASVEG project using aerial imagery form 31 Dec. 2009 and a field check of 21 May 20154 (this metadata appears to be wholly erroneous).

Vegetation types recorded as part of the present study

Vegetation types have been classified according to TASVEG 5.0, 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. Refer to Figure 9 that provides a map of the vegetation mapping units recorded from the subject title. Refer to Appendix A for a more detailed description of the native vegetation mapping units identified from the subject title.

Conservation significance of identified vegetation types

Occurrences of *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL) and *Eucalyptus amygdalina* coastal forest and woodland (TASVEG code: DAC) do not equate to threatened ecological communities under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

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

Occurrences of DGL (but not DAC) meet the intent of "priority vegetation" pursuant to the Natural Assets Code of the *State Planning Provisions*, which is defined as follows:

C7.3 Definition of Terms

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

means native vegetation where any of the following apply:

(a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;

(b) is a threatened flora species;

(c) it forms a significant habitat for a threatened fauna species; or

(d) it has been identified as native vegetation of local importance.

That is, C7.3.1(a) is applicable to the part of the title mapped as DGL. The proposed access needs to pass through this vegetation type (most practical and logical route, constrained by slopes and reasonable offtake points from Binalong Bay Road). The balance of the title supports DAC, a non-threatened vegetation type, so should not be construed as "priority vegetation". The proposed house site and associated elements such as a hazard management area are in this vegetation community.

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 2022); 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**
Dry eucalypt forest and woodland		
Eucalyptus amygdalina coastal forest and woodland (DAC)	not threatened *not threatened*	DAC dominates the title, associated with granite-derived gravelly soils (and occasional granite outcrops). DAC has an open woodland (to forest) structure, dominated by *Eucalyptus amygdalina* over an open sedgy and shrubby understorey. *Eucalyptus globulus* is present; however, is only an occasional canopy species. *Allocasuarina littoralis* occurs as a secondary tree/tall shrub layer over scattered shrubs of *Kunzea ambigua*. The understorey is dominated by the graminoid species *Lomandra longifolia, Lepidosperma laterale, Gahnia microstachya, Lepidosperma concavum* with patches of *Pteridium esculentum* (bracken). Despite a relatively long fire-free period, DAC remains quite species-diverse. DAC includes two populations of the threatened flora species *Desmodium* [syn. *Pullenia*] *gunnii* (southern ticktrefoil). DAC is gradational with DGL on the lower slopes and near the minor drainage depression in the southeast. DAC is in excellent ecological condition with the only weeds noted being *Agapanthus praecox* (agapanthus) associated with an old vehicle track in the centre of the title. No symptoms of plant disease were noted, with key indicator species of *Phytophthora cinnamomi* such as Ericaceae heath species symptom-free throughout.
Eucalyptus globulus dry forest and woodland (DGL)	threatened *not threatened*	DGL occurs on the lower slopes above Binalong Bay Road and the access road in the southeast of the title. DGL is associated with steep slopes on granite-derived soils with exposed bedrock. It has a typically relatively even-aged canopy of *Eucalyptus globulus* over a generally shrubby understorey dominated by *Allocasuarina littoralis* over a dense layer of *Kunzea ambigua*. The plant diversity is relatively low reflecting the absence of fire for a long period. DGL includes a population of the threatened flora species *Desmodium* [syn. *Pullenia*] *gunnii* (southern ticktrefoil). Disturbance was noted in the southern section of DGL with past mechanical disturbance within this area present with old tracks and older selective harvesting (firewood) observed. DGL is in excellent ecological condition with the only weeds noted being *Agapanthus praecox* (agapanthus) and *Chrysanthemoides monilifera* (boneseed) along the access road in the east of the title. No symptoms of plant disease were noted, with key indicator species of *Phytophthora cinnamomi* such as Ericaceae heath species symptom-free throughout.
Modified land		
extra-urban miscellaneous (FUM)	not threatened *not threatened*	FUM is characterised by miscellaneously disturbed areas associated with human activities. FUM has been mapped along the access road in the east and around the camping area that is used storage of materials.

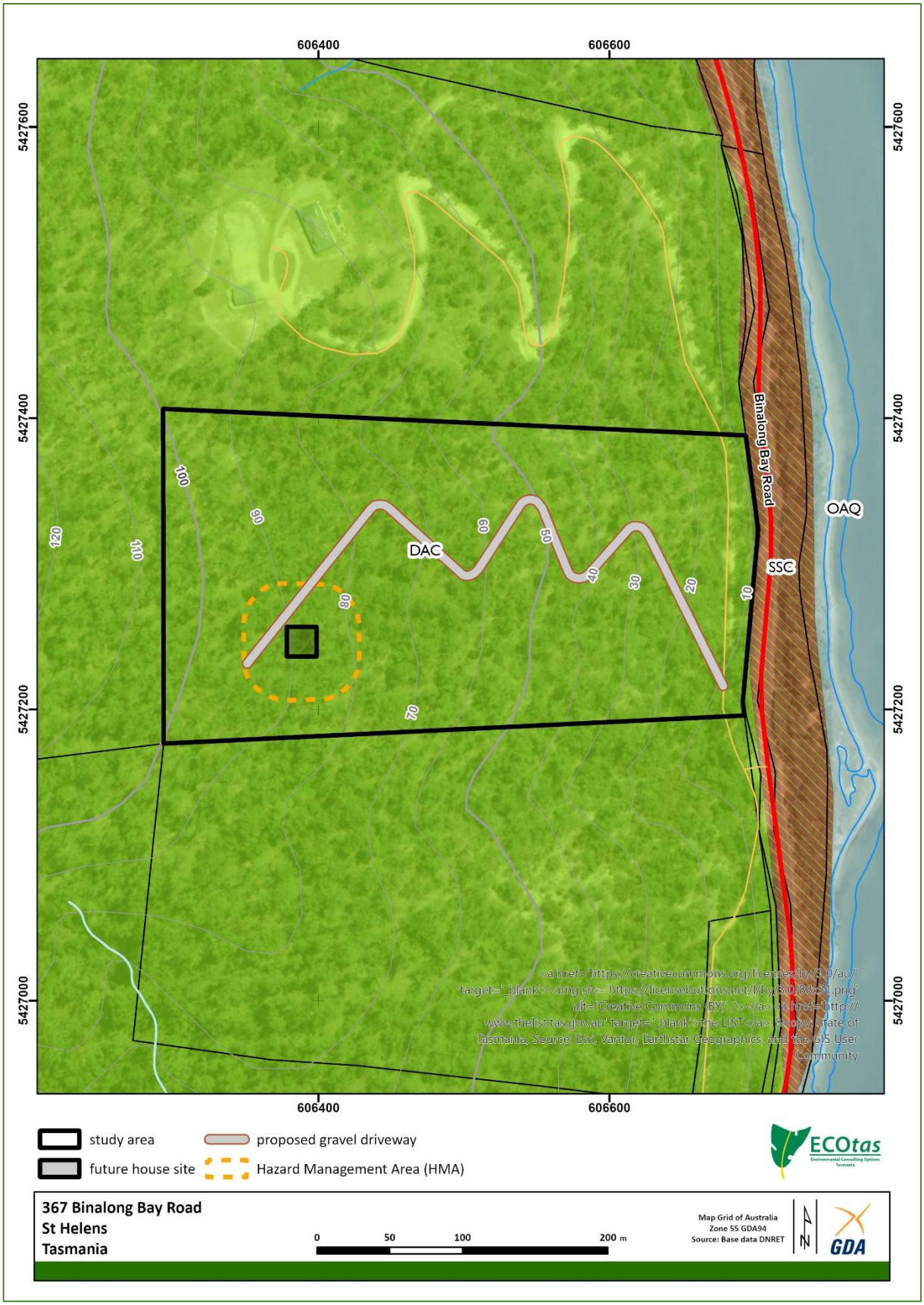

Figure 7. Study area and surrounds showing existing TASVEG 3.0 vegetation mapping (see text for codes)

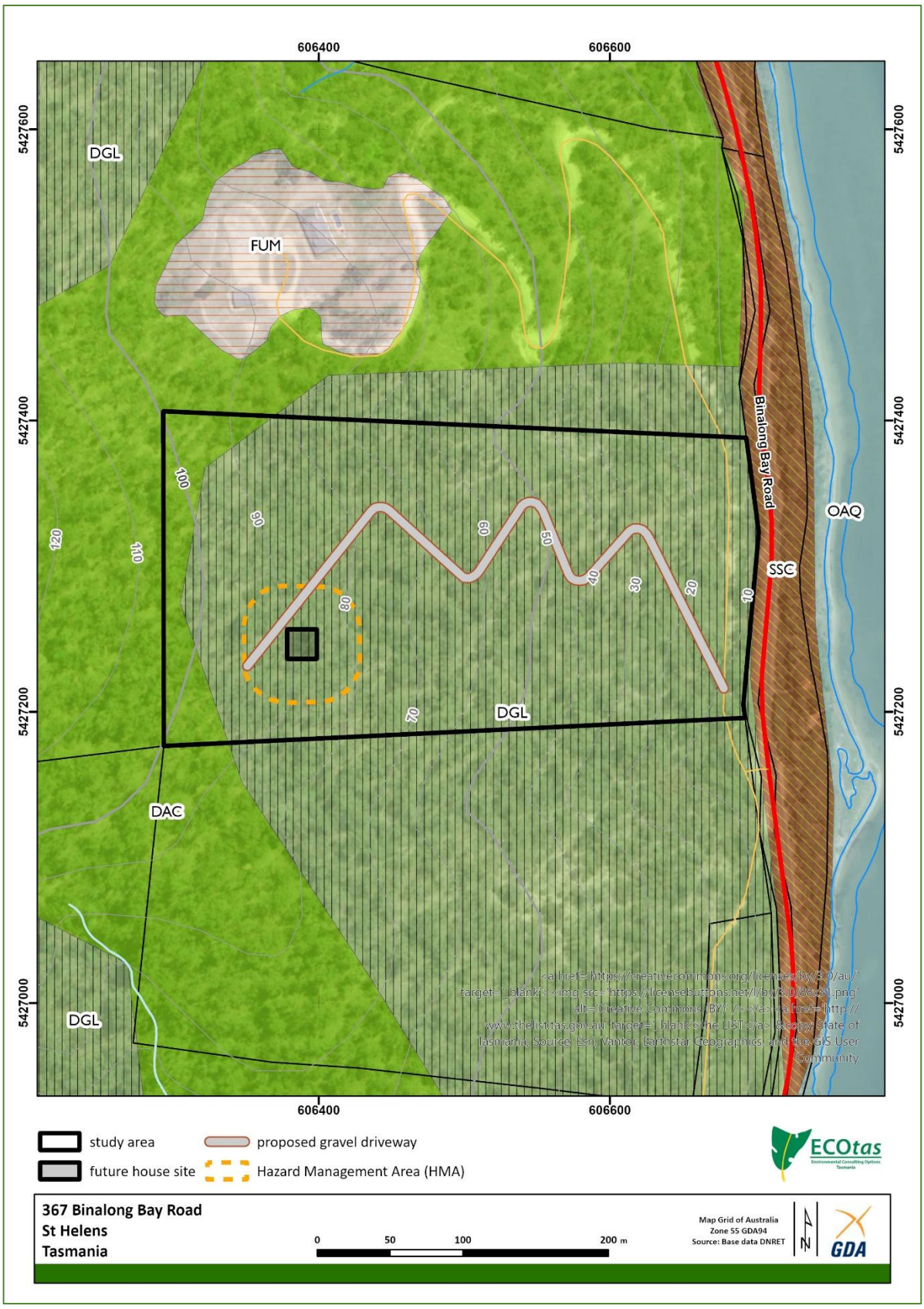

Figure 8. Study area and surrounds showing existing TASVEG 4.0, 5.0 & Live vegetation mapping (see text for codes)

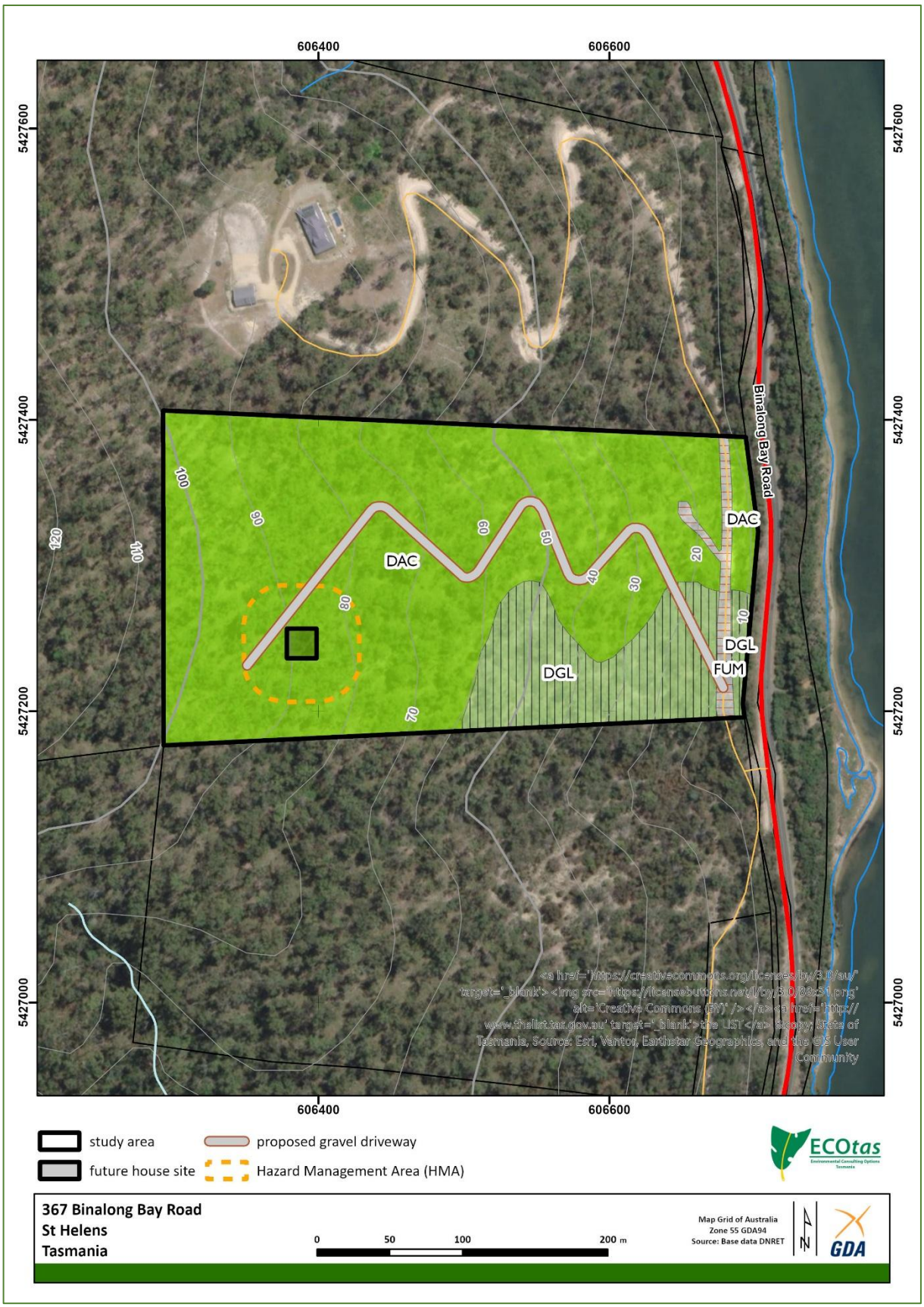

Figure 9. Revised vegetation mapping for subject title (see text for codes)

Plant species

General information

A total of 64 vascular plant species were recorded from the subject title (Appendix B), comprising 42 dicotyledons (including 1 endemic and 3 naturalised species), 21 monocotyledons (including 1 naturalised species) and 1 pteridophyte (native).

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.

Threatened flora

Database information (at the time of initial assessment) indicated that the subject title did not support known populations of flora listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Protection Act 1999* (Figure 10a). 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.

One plant species, *Desmodium* [syn. *Pullenia*] *gunnii* (southern ticktrefoil), listed as threatened (vulnerable) on the Tasmanian *Threatened Species Protection Act 1995*, was recorded from the study area, as follows.

- *Desmodium* [syn. *Pullenia*] *gunnii* (southern ticktrefoil)

Desmodium [syn. *Pullenia*] *gunnii* is localised to three populations with two areas located in the east and one population on the upper slopes in the west (Figure 10b). The detection of the species does not represent a range extension nor infilling (numerous records in greater area, including immediately adjacent to the study area), and the habitat is typical for the species. *Desmodium* [syn. *Pullenia*] *gunnii* (Plates 7-9) was detected from adjacent to the access road within DGL shrubby woodland with the two other populations occurring in sedgy DAC woodland (Plates 10 & 11). Figure 12 indicates the distribution of the species relative to the mapped vegetation communities. Note that no estimates were made of abundance because of the tangled growth habit of the species. It is more relevant to estimate the area occupied by the species. Each site only occupies ca. 1-2 m^2 per patch with a total of ca. 3 m^2 for the title area.

Desmodium [syn. *Pullenia*] *gunnii* has a widespread but disjunct distribution across northern and eastern Tasmania between Swanport in the east and Marrawah in the northwest (Figure 13). Within the broader study area, this novel location does not represent a range extension nor infilling, with records known from nearby sites (Figures 10 & 12). The proposed access and house site (including hazard management area) wholly avoids the extent of all sites supporting this threatened flora species such that the proposal will not result in specimens being "knowingly taken", which would require a permit under Section 51 of the Tasmanian *Threatened Species Protection Act 1995*. Refer to **DISCUSSION *Legislative and policy implications*** for more details.


Plates 7 & 8. *Desmodium* [syn. *Pullenia*] *gunnii* within DGL woodland in east showing the scrambling growth habit

Plate 9. Typical pea flower and legume fruit of *Desmodium* [syn. *Pullenia*] *gunnii* [B. French, Feb. 2011]


Plate 10. (LHS) Habitat of *Desmodium* [syn. *Pullenia*] *gunnii* within title area: DAC woodland on upper slope in west of title

Plate 11. (RHS) Habitat of *Desmodium* [syn. *Pullenia*] *gunnii* within title area: DGL forest adjacent to access road (to right of road) in east

Figure 10a. Distribution of threatened flora close to the study area: overview (includes records from this study)

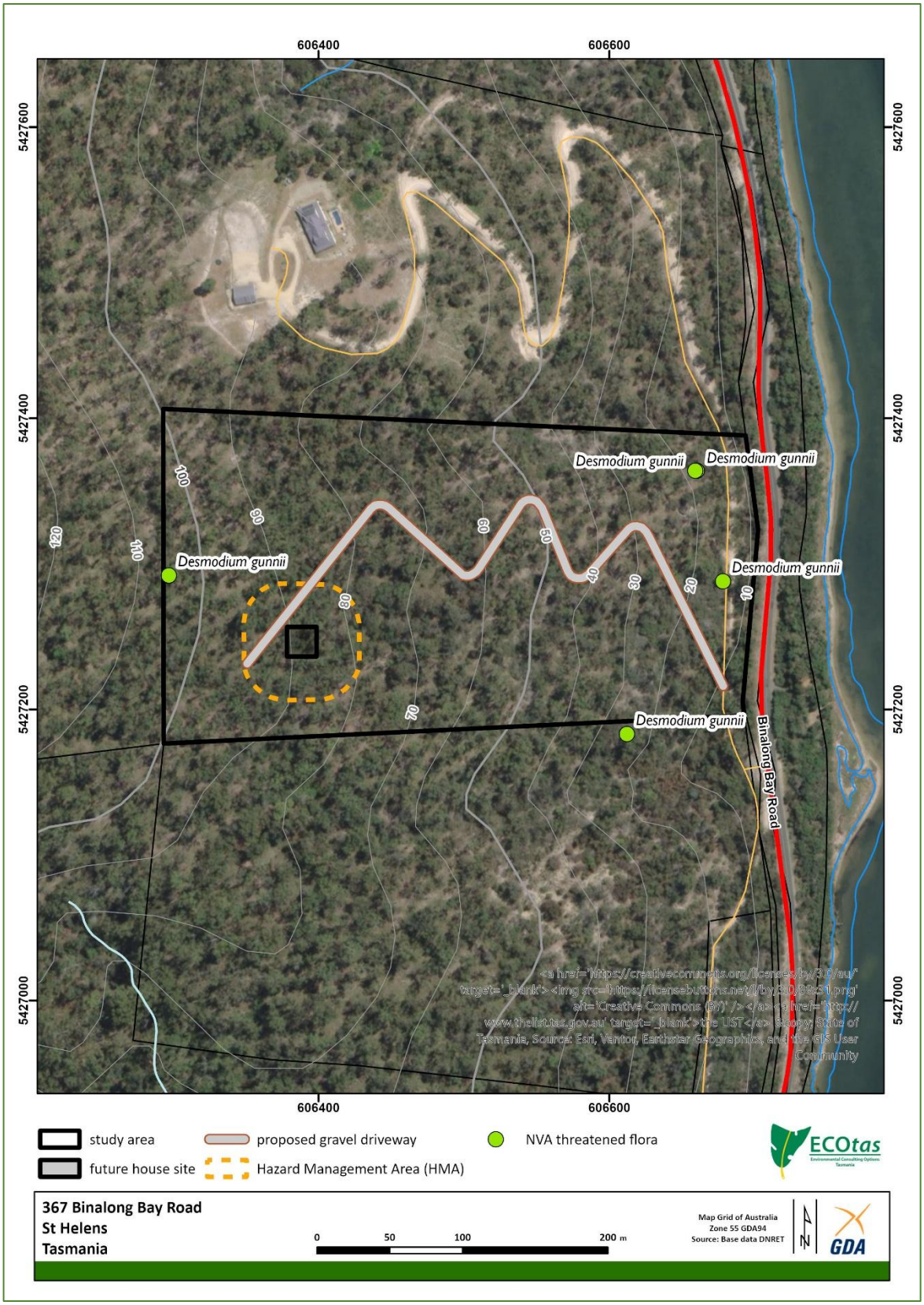

Figure 10b. Distribution of threatened flora close to the study area: detail (record near southern boundary is a NVA record i.e. not part of present study; all other records are from present study – already entered into NVA) – note that access road and house site incl. HMA wholly avoid all sites

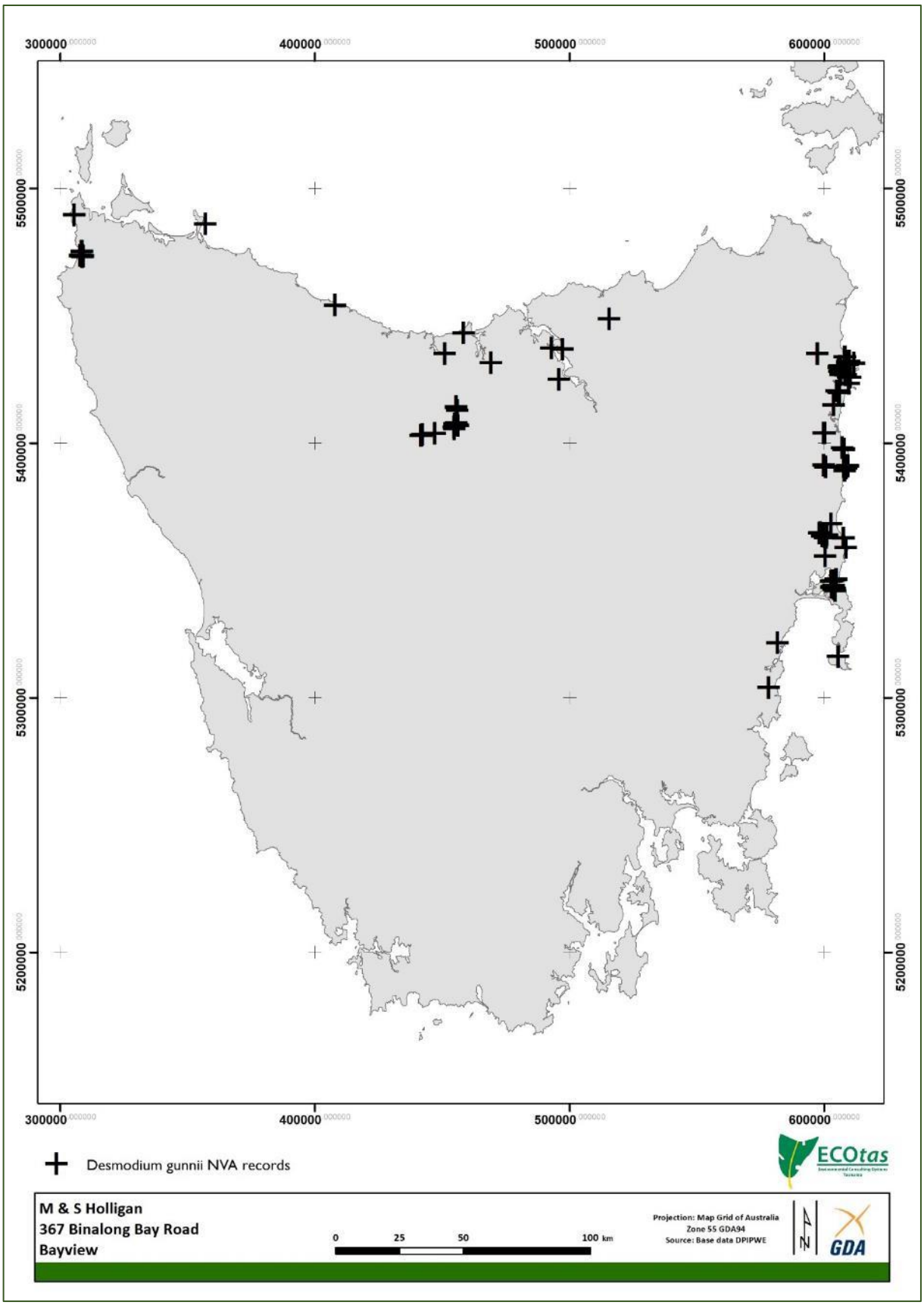

Figure 11. Statewide distribution of *Desmodium gunnii* [source: *Natural Values Atlas*, 21 Mar. 2022]

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 12). The site assessment did not detect any such species.

Figure 12 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), *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot), *Tyto novaehollandiae* (masked owl), *Tachyspiza* [syn. *Accipiter*] *novaehollandiae* (grey goshawk), *Aquila audax* (wedge-tailed eagle) and *Ichthyophaga* [syn. *Haliaeetus*] *leucogaster* (white-bellied sea-eagle). The small-scale development is not anticipated to have a significant deleterious impact on these species.

The site is within the potential range of *Pseudomys novaehollandiae* (pookila, New Holland mouse) and supports marginally suitable habitat (i.e. vegetation mapped as DAC). However, the site is now long unburnt and almost certainly presently unsuitable for the species. It is also noted that the species has not been recorded on mainland Tasmania since the early 2000s.

A nest of *Ichthyophaga* [syn. *Haliaeetus*] *leucogaster* (white-bellied sea-eagle) occurs ca. 180 m to the southwest of the title (Figure 13: nest RND #165 ± 1,000 m, 1 Jan. 1985, N. Mooney – this type of database information usually indicates a relatively vague record). A search of this area failed to observe the nest, which is not surprising given the inaccuracy of the nest location and the age of the record. No further nests were noted within of adjacent to the title area. The proposal should not have a deleterious impact on any life stage of this species.

The site supports *Eucalyptus globulus* (blue gum), potentially suitable for *Lathamus discolor* (swift parrot). The site is expected to provide occasional and opportunistic foraging habitat because *Eucalyptus globulus* is restricted to the southeast of the title with occasional small trees in the DAC woodland. Hollow-bearing trees suitable for nesting are present across the title area. It is recommended that at the time of final site selection, and as part of any hazard management planning, that as far as is practicable, hollow-bearing trees and/or larger (say greater than 60 cm diameter at chest height) individuals of *Eucalyptus globulus* be identified and retained.

Antipodia chaostola tax. *leucophaea* (chaostola skipper) habitat is present across the title area in the form of *Gahnia microstachya* (slender sawsedge). Some dense patches occur on the upper slopes in the west with random hand-searching of numerous clumps of the species failing to detect the distinctive larval shelters and chewed leaf tips. *Gahnia microstachya* is sparse on the relatively steep slopes in the eastern half of the title.

At any reasonable scale, the presence of potential habitat of threatened fauna should not be considered a critical constraint as part of any planning application given that the proposal is to minimise impacts on native vegetation including the habitat of the above species.

Under the *State Planning Provisions*, priority vegetation can include the concept of "it forms a significant habitat for a threatened fauna species" (see previous citation of definition of "priority vegetation" at **FINDINGS *Vegetation types*** Conservation significance of identified vegetation types), where "significant habitat" is defined under the *State Planning Provisions* 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 *State Planning Provisions* do not define the terms "known" or "core" range, which means this could rely on those used by other agencies such as the Forest Practices Authority and/or the Department of Natural Resources and Environment Tasmania, which are effectively presented in the relevant database reports (DNRET 2026a; FPA 2026). While the subject site is within the so-called "known or core range" of some listed fauna species, it is challenging to assign most parts of the site as being of "high priority for the maintenance of breeding populations throughout the species' range" at any reasonable scale for most species (see Appendix D for a more detailed analysis of this) or be in any way construed as meeting the intent of a scenario in which "the conversion of it [i.e. "significant habitat"] to non-priority vegetation [could be] considered to result in a long-term negative impact on breeding populations of the threatened fauna species" (see also Appendix D for a more detailed analysis of this).

The area of DGL (i.e. blue gum-dominated) forest can be reasonably assigned as "significant habitat" for the swift parrot. Notwithstanding that parts of the title could be assigned as "significant habitat", it is noted that only a very limited part is proposed for development (i.e. access), which would not be to a scale that would result in the thresholds under (a) and (b) above being reached.

Other natural values

Weed species

One plant species classified as a declared weed species within the meaning of the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*) was detected, as follows:

- *Chrysanthemoides monilifera* subsp. *monilifera* (boneseed)

  This species was located along the access road in the east of the title (Figure 14). Plants are currently small (Plate 12) and easily controlled by hand-pulling and disposing of in a sealed plastic bag.

One plant species considered as an environmental weed (authors' opinion) was detected, as follows:

- *Agapanthus praecox* subsp. *orientalis* (agapanthus)

  This species was noted along the access road and within the centre of the title area (Figure 14). Currently, the individuals of agapanthus are relatively small (Plate 13) and easily removed by digging the individuals out and disposing of in a sealed plastic bag (large garbage bag).

Other than the above localised occurrences of weeds, the site is notable for its very low diversity of naturalised/introduced species, these restricted to a few ubiquitous herbaceous species in very low abundance associated with the verges of the access road in the east.

It should be noted that the potentially invasive declared weed species *Ulex europaeus* (gorse) has been recently recorded ca. 60 m to the north of the title on private land and *Erica lusitanica* (spanish heath) recorded on the access road intersection with Binalong Bay Road (Figure 15). Whilst these species do not occur on the subject title, it is recommended that any incursions (if detected) be

controlled immediately to minimise any costly management and long-term effects on the native vegetation in the greater area.


Plate 12. (LHS) *Chrysanthemoides monilifera* (boneseed) growing along existing access road

Plate 13. (RHS) *Agapanthus praecox* (agapanthus) in DAC woodland in centre of title

With any proposal, a key management objective should be to manage activities to minimise the risk of introducing new weed species. Given that access to the title will be from the fully-formed, sealed and well-maintained Binalong Bay Road, the risk of construction machinery and vehicles introducing further weeds to the subject title is considered negligible.

Strict machinery hygiene during the construction phase is recommended. St Helens has several sites with high pressure vehicle washing facilities, which means it should be practical to ensure machinery entering the site during construction has a low risk of carrying weed propagules. It is also recommended that any gravel (or similar) material for driveways be sourced from a facility certified as PC-free (see Rootrot pathogen, *Phytophthora cinnamomi* section below) as such sites are also usually weed-free.

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 immediate control are practical.

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.

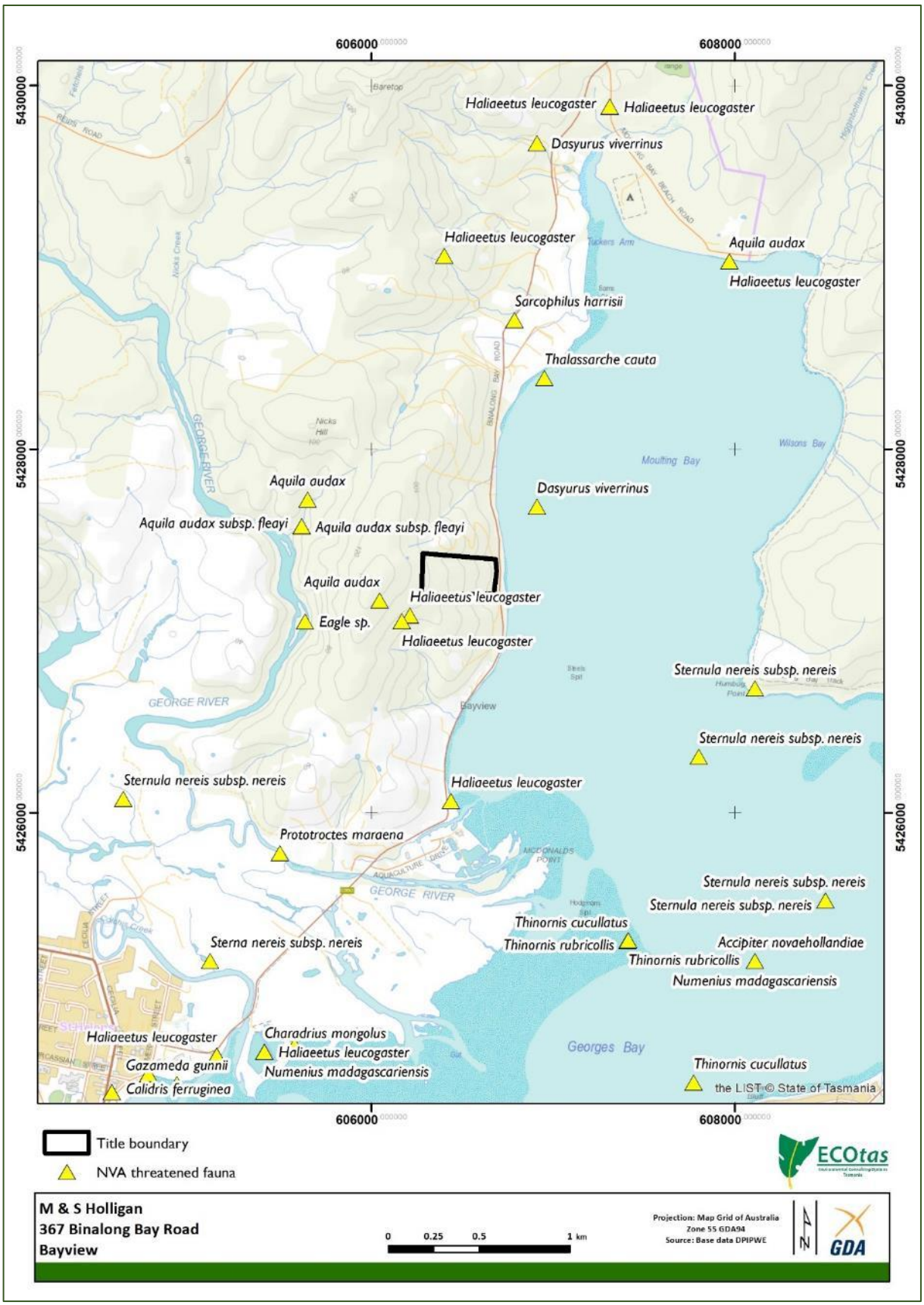

Figure 12. Distribution of threatened fauna close to the study area

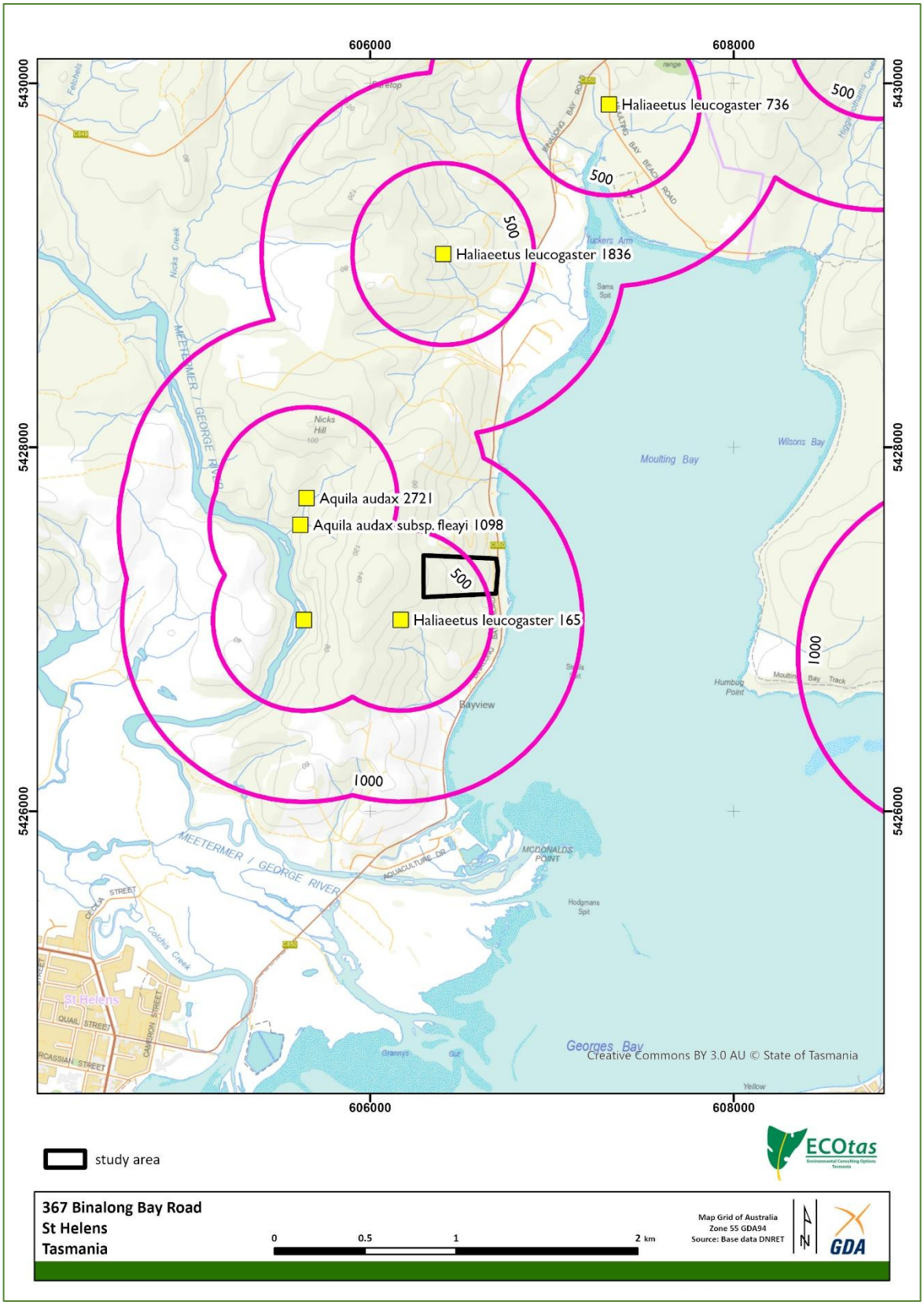

Figure 13. Location of reported white-bellied sea-eagle and wedge-tailed eagle nests within vicinity of subject title, with indicative 500 m and 1,000 m management buffers indicated, noting that RND #165 southwest of the title could not be re-located such that it should not require further consideration

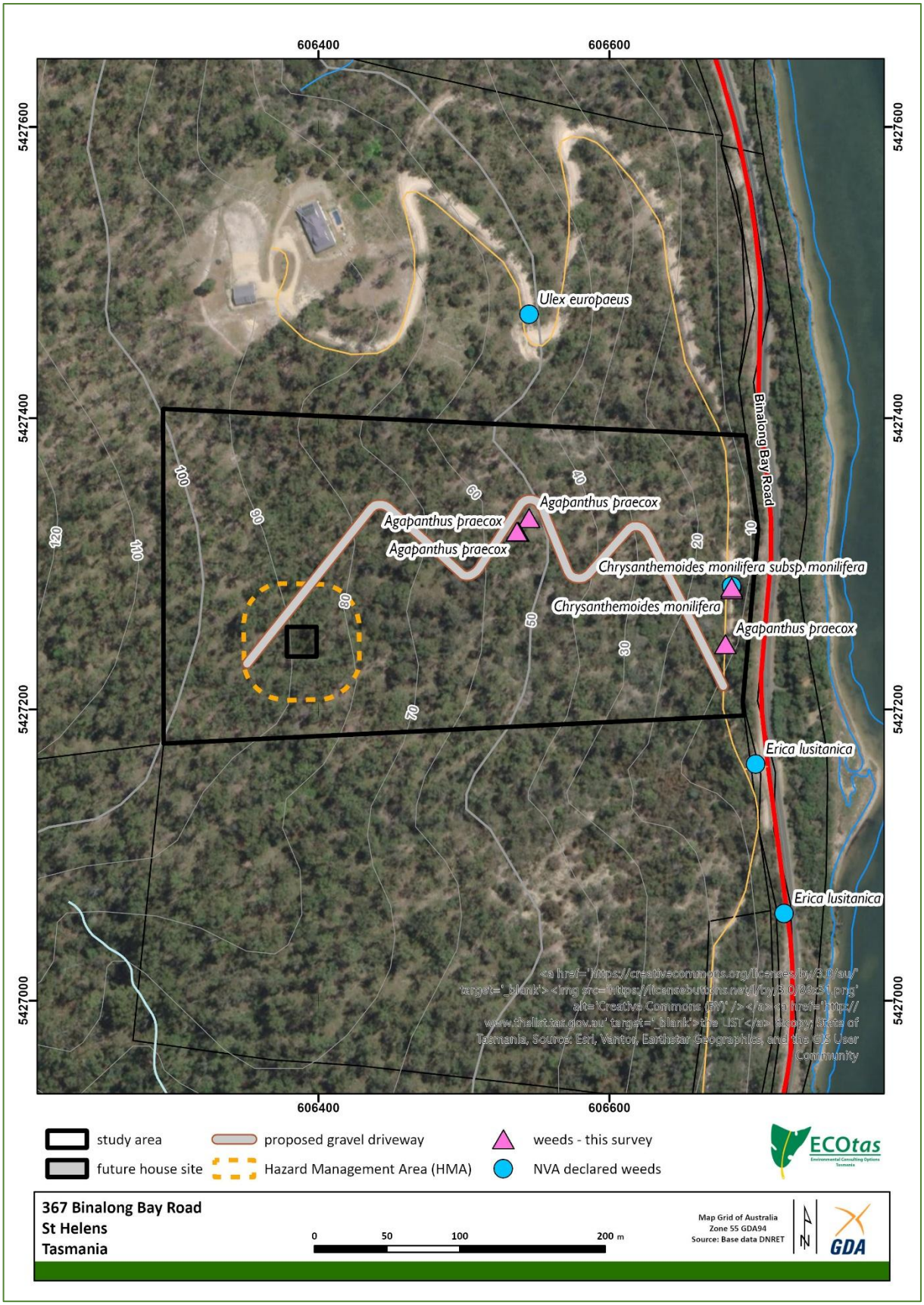

Figure 14. Distribution of declared and environmental weed species within and adjacent to study area

Rootrot pathogen, *Phytophthora cinnamomi*

Phytophthora cinnamomi (PC) is widespread in lowland areas of Tasmania, across all land tenures. However, disease tends not to develop when soils are too cold or too dry. For these reasons, PC is not usually considered a threat to susceptible plant species that grow at elevations higher than about 700 m or where annual rainfall is less than about 600 mm (e.g. Midlands and Derwent Valley). Furthermore, disease is less likely to develop beneath a dense canopy of vegetation because shading cools the soils to below the optimum temperature for the pathogen. A continuous canopy of vegetation taller than about 2 m is usually sufficient to suppress disease. Hence PC is not usually considered a threat to susceptible plant species growing in wet sclerophyll forests, rainforests (except disturbed rainforests on infertile soils) and scrub e.g. teatree scrub (Rudman 2005; FPA 2022).

One of the native vegetation types identified from the study area (DAC) is recognised as being particularly susceptible to PC in certain circumstances. However, site assessment did not record any field symptoms (dead and/or dying susceptible plant species) within members of the Ericaceae family (several species present). Any future works should be undertaken to minimise the risk of introducing the disease to the site. The key to this will be strict machinery hygiene during construction works and sourcing any gravels from a facility certified as PC-free (such facilities are in the greater St Helens area) – see also list of weed management documents listed under Weed species.

Myrtle wilt

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

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

Myrtle rust

Myrtle rust is a fungal disease limited to plants in the Myrtaceae family. Myrtle rust has been listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) as a part of the 'Novel biota and their impact on biodiversity' Key Threatening Process.

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

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

Chytrid fungus and other freshwater pathogens

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

The title does not have permanent freshwater features. Special management should not be required.

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

CofA (2022) indicates that the following threatened ecological communities listed on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) are likely to occur within the area:

- Giant Kelp Marine Forests of South East Australia [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 (Figures 7 & 8) and revised vegetation mapping (Figure 9) 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.

Additional "Matters of National Environmental Significance" – Wetlands of International Importance

CofA (2022) indicates that the study area is within 10 km of a Ramsar sites, namely Jocks Lagoon.

The study area is wholly outside the catchment of Jocks Lagoon i.e. there are no implications under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* in relation to wetlands of international importance.

DISCUSSION

Summary of key findings

Threatened flora

- No plant species listed as threatened on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) were detected, or are known from database information, from the study area.
- One plant species listed as threatened (vulnerable, Schedule 4) on the Tasmanian *Threatened Species Protection Act 1995* (TSPA) was detected from the study area, as follows:
  - *Desmodium gunnii* (southern ticktrefoil): occurs over three small patches, two on the lower slopes in the east and one population near the western boundary in both DAC and DGL dry forest/woodland.
- The presence of threatened flora species from the title means that part of the site is "a threatened flora species" [sic] such that this part can be interpreted as "priority vegetation" (in relation to this value), pursuant to C7.3.1(b) of the *State Planning Provisions*: it is noted that the proposed development wholly avoids this particular natural value.

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 of several species (to different degrees), as follows:
  - *Sarcophilus harrisii* (Tasmanian devil);
  - *Dasyurus maculatus* subsp. *maculatus* (spotted-tailed quoll);
  - *Dasyurus viverrinus* (eastern quoll);
  - *Perameles gunnii* subsp. *gunnii* (eastern barred bandicoot);
  - *Pseudomys novaehollandiae* (pookila, New Holland mouse);
  - *Aquila audax s*ubsp. *fleayi* (Tasmanian wedge-tailed eagle);
  - *Myiagra cyanoleuca (*satin flycatcher);
  - *Lathamus discolor* (swift parrot);
  - *Neophema chrysostoma* (blue-winged parrot);
  - *Tyto novaehollandiae* subsp. *castanops* (Tasmanian masked owl); and
  - *Antipodia chaostola* tax. *leucophaea* (chaostola skipper).
- The part of the title supporting *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL) is considered to comprise "significant habitat for a threatened fauna species" (potential foraging habitat for the swift parrot), such that this part of the title can be reasonably construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(c) of the *State Planning Provisions*: the proposed access needs to pass through this vegetation type (most practical and logical route, constrained by slopes and reasonable offtake points from Binalong Bay Road).

Vegetation types

- The study area supports the following TASVEG mapping units:
  - *Eucalyptus amygdalina* coastal forest and woodland (TASVEG code: DAC);
  - *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL); and
  - extra-urban miscellaneous (TASVEG code: FUM).
- Occurrences of *Eucalyptus amygdalina* coastal forest and woodland (TASVEG code: DAC) and *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL) do not equate to threatened ecological communities under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999.*
- Occurrences of *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL) equate to a native vegetation community (with the same name) listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*.
- The presence of "native vegetation [that] forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*" means that this part of the site can be construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(a) of the *State Planning Provisions*: the proposed access needs to pass through this vegetation type (most practical and logical route, constrained by slopes and reasonable offtake points from Binalong Bay Road).

Weeds

- One plant species classified as a declared weed species within the meaning of the Tasmanian *Weed Biosecurity Act 2019* (*Biosecurity Regulations 2022*) was detected from the study area, as follows:
  - *Chrysanthemoides monilifera* subsp. *monilifera* (boneseed): located along the access road in the east of the title.
- One plant species considered as an environmental weed (authors' opinion was detected from the study area, as follows:
  - *Agapanthus praecox* subsp. *orientalis* (agapanthus): noted along the access road and within the centre of the title area.

Plant disease

- No evidence of *Phytophthora cinnamomi* (PC, rootrot) was observed in susceptible vegetation or 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 suitable for amphibian species, except in a very general sense.

Legislative and policy implications

Some commentary is provided below with respect to the key threatened species, vegetation management and other relevant legislation. Note that there may be other relevant policy instruments in addition to those discussed. The following information does not constitute legal

advice and it is recommended that independent advice is sought from the relevant agency/authority.

Tasmanian *Threatened Species Protection Act 1995*

Threatened flora and fauna on this Act are managed under Section 51, as follows:

> 51. Offences relating to listed taxa
>
> (1) Subject to subsections (2) and (3), a person must not knowingly, without a permit –
>
> (a) take, keep, trade in or process any specimen of a listed taxon of flora or fauna; or
>
> (b) disturb any specimen of a listed taxon of flora or fauna found on land subject to an interim protection order; or
>
> (c) disturb any specimen of a listed taxon of flora or fauna contrary to a land management agreement; or
>
> (d) disturb any specimen of a listed taxon of flora or fauna that is subject to a conservation covenant entered into under Part 5 of the *Nature Conservation Act 2002*; or
>
> (e) abandon or release any specimen of a listed taxon of flora or fauna into the wild.
>
> (2) A person may take, keep or process, without a permit, a specimen of a listed taxon of flora in a domestic garden.
>
> (3) A person acting in accordance with a certified forest practices plan or a public authority management agreement may take, without a permit, a specimen of a listed taxon of flora or fauna, unless the Secretary, by notice in writing, requires the person to obtain a permit.
>
> (4) A person undertaking dam works in accordance with a Division 3 permit issued under the *Water Management Act 1999* may take, without a permit, a specimen of a listed taxon of flora or fauna.

The simplest interpretation of this is that any activity that results in a specimen (i.e. individual) of listed flora or fauna being "knowingly taken" would require a permit to be issued through Conservation Assessments Section (CAS), Department of Natural Resources and Environment Tasmania, through a formal application process. If any of the sites supporting *Desmodium* [syn. *Pullenia*] *gunnii* (southern ticktrefoil) are anticipated to be "taken" (not simply "disturbed"), a permit will need to be applied for. Note that the Act does not define "disturb" and that activities such as slashing may reasonably be interpreted as such (opinion only). CAS can be in a difficult position to issue a permit prior to a development permit being issued under the relevant planning scheme because until such a permit is issued, the precise extent of disturbance to threatened species may not be known i.e. the threatened species permit is usually the last permit to be issued, which minimises the need for follow-up variations.

If a development permit is issued prior to a threatened species permit and it does not include any conditions related to the management of threatened flora, it does not provide an exemption from the requirements of a threatened species permit. Under the Tasmanian *Threatened Species Protection Act 1995*, a permit is required if threatened species will be "knowingly" taken (and clearly the present report has confirmed the presence of threatened flora species and relevant data will be provided to the *Natural Values Atlas*). This means that a development permit can be issued first and a threatened species permit applied for at a later stage if threatened flora will be "knowingly taken". Whether the development permit refers to this requirement directly or indirectly (e.g. in general terms only) or in fact does not make mention of it at all, the term "knowingly" effectively requires the person taking action that may affect threatened species to do so under a Section 51 permit.

It is unlikely that at this stage of planning that a permit from CAS to "take" threatened flora will be required as the indicative plans clearly indicate that the three populations can be entirely avoided. However, if the final design results in the requirement to disturb any of the populations, which would possibly involve some taking of *Desmodium* [syn. *Pullenia*] *gunnii* (southern ticktrefoil), a permit will be required.

All that said, it is not our role to provide legal advice nor "second-guess" what CAS may say through the permit application process, such that there is a risk that a planning permit could be issued under the *State Planning Provisions* and a permit take threatened flora under Section 51 of the TSPA not be issued in concordance with the planning permit. This could mean having to modify the original planning application. To mitigate the risk of permit non-compatibility, this report could be used to apply for a permit to take threatened flora prior to submitting a development application. However, there is a similar risk that such a permit would then need to be varied (or reapplied for) if a planning permit was not granted under the *State Planning Provisions*. The present report could be used to facilitate discussions with officers of both Break O'Day Council and CAS. All this said, the location of threatened flora is such that avoiding a permit by avoiding the highly localised patches is likely to be achievable.

In the absence of an identifiable known location of a specimen of a threatened fauna species from the title, the Act has no application in relation to fauna. The Act does not make reference to the clearance or disturbance of "potential habitat".

Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

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

Matters of national environmental significance considered under the EPBCA include:

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

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

The *Guidelines* define a **significant impact** as:

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

and note that:

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

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

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

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

Listed ecological communities

The subject title does not support any such communities.

Threatened flora

The subject title does not support any such species, nor significant potential habitat of such species, with site survey not detecting any such species.

Threatened fauna

The study area may support populations of threatened fauna listed on the Act, most notably the Tasmanian devil, spotted-tailed quoll, eastern quoll, swift parrot, blue-winged parrot and chaostola skipper. Note that the study area is within the range of several other species listed on the Act but it is unlikely that any proposal will result in a significant impact on these species (this includes wide-ranging species such as the wedge-tailed eagle, masked owl and eastern barred bandicoot) but also species such as the New Holland mouse where habitat is considered marginal (for various reasons).

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

It is highly unusual for a development at the scale indicated, even within the range of the aforementioned species where potential habitat has been identified, to trigger a formal referral to the relevant Commonwealth agency.

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

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

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

On this basis, a proposed development that is subject to a planning permit issued under the *Land Use Planning and Approvals Act 1993* should not require a Forest Practices Plan.

Tasmanian *Nature Conservation Act 2002*

Schedule 3A of the Act lists vegetation types classified as threatened within Tasmania. The title supports *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL) a community listed on the act. Administration of listed communities is either through the Tasmanian *Forest Practices Regulations 2017* (see section above) or the *State Planning Provisions* (see following).

Tasmanian *Biosecurity Act 1999 (Biosecurity Regulations 2022)*

One plant species, namely *Chrysanthemoides monilifera* (boneseed), classified as a declared weed within the meaning of the Tasmanian *Biosecurity Act 1999 (Biosecurity Regulations 2022)* was detected from the title area, such that the Act has application.

Under the Statutory Weed Management Plan for this species (see www.nre.tas.gov.au), Break O'Day municipality is classified as "Zone B" for management purposes. Under the Plan, "containment is the most appropriate management objective for Zone B municipalities which have problematic infestations but no plan and/or resources to undertake control actions at a level

required for eradication" and "the management outcome for Zone B municipalities is ongoing prevention of the spread of the species from existing infestations to areas free or in the process of becoming free of the species".

As such, any management actions should aim to minimise the risk of distributing this invasive weed species to other parts of the municipality, although it is recognised that this species already occurs in the greater area. The key management issue will be centred on treating vegetation debris and topsoil as "contaminated" with weed propagules and managing this product accordingly. This may include on- or off-site disposal and for on-site burial and/or burning. If off-site disposal is undertaken, this will need to be in accordance with municipal regulations and the provisions of the Act in relation to declared weeds. In this case, all plants are currently small and easily controlled by hand-pulling and disposing of in a sealed plastic bag considering the above regulations.

Tasmanian *Land Use Planning and Approvals Act 1993*

The applicable planning scheme for the study area is the *Tasmanian Planning Scheme – Break O'Day Local Provisions Schedule*. Note that the following is our interpretation of the provisions of the *Statewide Planning Provisions* and may not necessarily represent the views Break O'Day Council. The following does not constitute legal advice. It is recommended that formal advice be sought from the relevant agency prior to acting on any aspect of this statement.

The subject title is zoned as Landscape Conservation (Figure 4) and is wholly subject to the Priority Vegetation Area overlay (Figure 5). Note that the Waterway and Coastal Protection Area overlay is also present but no part of the development will impinge on this such that no further consideration of the provisions related to this overlay is provided.

LANDSCAPE CONSERVATION ZONE

Residential is a discretionary use (Table 22.2). With respect to natural values (and noting that the zone provisions make little direct reference to such, mainly referring to the concept of "landscape values", which are nowhere defined per se), the most relevant provisions are discussed below.

22.4 Development Standards for Buildings and Works

22.4.3 Landscape protection

Objective: That the landscape values of the site and surrounding area are protected or managed to minimise adverse impacts.

Notwithstanding that the objective statement refers to "landscape values", the small-scale project should not have "adverse impacts" on "natural values" at any reasonable scale, noting that access through the blue gum-dominated forest in the southeast of the title is impractical to avoid.

A1 Building and works must be located within a building area, if shown on a sealed plan.

Solution A1 is presumed to not be applicable because the project site is not subject to a "sealed plan approved under this planning scheme".

P1

Building and works must be located to minimise native vegetation removal and the impact on landscape values, having regard to:

(a) the extent of the area from which vegetation has been removed;

(b) the extent of native vegetation to be removed;

(c) any remedial or mitigation measures or revegetation requirements;

(d) provision for native habitat for native fauna;

(e) the management and treatment of the balance of the site or native vegetation areas;

(f) the type, size, and design of development; and

(g) the landscape values of the site and surrounding area.

P1 makes reference to "minimise native vegetation removal" linking this to "landscape values" by use of the conjunctive "and". Notwithstanding that this provision relates to "landscape" rather than "natural" values per se, in our opinion, a single residential dwelling with required hazard management area with an access that allows for the balance of the native vegetation on the title to be retained "as is" should satisfy the intent of P1.

With "regard to" the sub-clauses, site assessment indicated that the key "natural value" requiring specific attention is the blue gum-dominated forest. The impact to this can be minimised by restricting the width of clearing to that required to satisfy contemporary bushfire hazard management requirements, while retaining the balance of this vegetation type in an undisturbed state. The extent of clearing (for access and construction) and modification (for hazard management) of native vegetation is minimal relative to the greater extent of this within the title and on surrounding titles. It is acknowledged that contemporary bushfire hazard management policy dictates the BAL rating and configuration of the hazard management area (and access requirements). The proposed development will not materially impact on concepts such as the "provision for native habitat for native fauna". No "remedial or mitigation of revegetation requirements" have been identified as necessary.

NATURAL ASSETS CODE

The purpose of the Natural Assets Code is stated below:

C7.1 The purpose of the Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4 To minimise impacts on identified priority vegetation.

C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The above purpose statements are essentially addressed through the relevant development standards. However, as a general statement, a small-scale project should not compromise the intent of the purpose statements. Of the purpose statements, C7.1.4 & C7.1.5 are of greatest relevance to the present project with respect to the findings of this assessment and report. C7.1.1, C7.1.2 or C7.1.3 do not appear to have direct relevance.

The application of the Natural Assets Code is stated below:

C7.2 Application of this Code:

C7.2.1 This code applies to development on land within the following areas:

(c) a priority vegetation area only if within the following zone:

(iii) Landscape Conservation Zone

C7.2.2 This code does not apply to use.

The proposed development area is zoned as Landscape Conservation and is wholly subject to the Priority Vegetation Area overlay such that C7.2.1(c)(iii) has application.

At this point, however, it is worth discussing the classification of the site with respect to the intention of the definition of "priority vegetation", which is:

C7.3 Definition of Terms

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

means native vegetation where any of the following apply:

(a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;

(b) is a threatened flora species;

(c) it forms a significant habitat for a threatened fauna species; or

(d) it has been identified as native vegetation of local importance.

Under the Code, a "priority vegetation area" is defined to mean:

land shown on an overlay map in the relevant Local Provisions Schedule, as within a priority vegetation area.

Site assessment indicates that most of the title does not support a native vegetation community listed as threatened under Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, such that C7.3.1(a) should not be applicable to those area (this includes most of the access, the house site and the whole of the hazard management area). However, a small part of the title supports a threatened native vegetation type (area of DGL in southeast) such that this area is reasonably construed a priority vegetation such that C7.3.1(a) would have application (this area is required for access).

The site does support threatened flora, which means that at least that part of the site is "a threatened flora species" [sic] such that it could be construed as "priority vegetation" (in relation to this value) pursuant to C7.3.1(b). In this case, the threatened species is *Desmodium* [syn. *Pullenia*] *gunnii* (southern ticktrefoil). However, no part of the development will impact on an sites supporting the species.

The title does support "significant habitat for threatened fauna" in the form of potential foraging habitat for the swift parrot and potential nesting habitat for the swift parrot (on the ridgeline) and potential/actual habitat of the giant velvet worm on the slopes above W Creek, such that C7.3.1(c) is considered applicable.

We are not aware that any part of the site has been "identified as native vegetation of local importance", noting that this cannot simply refer to a site subject to the overlay as that would be circular argument based on false logic (given that the basis for the overlay through the Regional Ecosystem Model acknowledges the need to ground-truth all modelling). It is acknowledged that the Tasmanian Planning Commission produced Information Sheet 2-2024 that clarifies assessment of this component of "priority vegetation". The vegetation within the title does not meet any of the

criteria listed in that sheet (except as already indicated under the other sub-criteria), such that C7.3.1(d) is not considered applicable.

The relevant development standards of the Natural Assets Code are C7.6.2 (Clearance within a priority vegetation area), and have the following objective:

C7.6 Development Standards for Buildings and Works

C7.6.2 Clearance within a priority vegetation area

Objective:

That clearance of native vegetation within a priority vegetation area:

(a) does not result in unreasonable loss of priority vegetation;

(b) is appropriately managed to adequately protect identified priority vegetation; and

(c) minimises and appropriately manages impacts from construction and development activities.

The above objective statements are essentially addressed through the relevant acceptable solutions or performance criteria. However, as a general statement, small-scale development as indicated should not compromise the intent of the objective statements. C7.6.2(a) is relevant as "priority vegetation" will be directly impacted, but the extent of impact is minimal (i.e. not "unreasonable"). Retention of the balance of native vegetation should satisfy the intent of C7.6.2(b) in that the site would be "appropriately managed to adequately protect identified priority vegetation" and C7.6.2(c) in that the "impacts from construction and development activities" can be "minimised".

The acceptable solution for C7.6.2 is stated as:

A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.

Solution A1 is presumed to not be applicable because the project site will not be subject to a "sealed plan approved under this planning scheme".

The performance criteria P1.1 are stated as:

P1.1

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

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

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

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

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

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

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

The fact that P1.1 (a) through (f) are linked by the disjunctive "or" means that only one of these provisions needs to be satisfied. The project will be for a single residential dwelling such that P1.1(b) is satisfied, meaning that P1.1 is satisfied.

The performance criteria P1.2 are stated as:

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

Reference is made in the opening phrase of P1.2 to the concept of "minimise adverse impacts". First, the use of the term "minimise" contemplates that some level (albeit undefined) of impact is contemplated as being acceptable. Second, the use of the phrase "adverse impact" implies that works must have an "adverse" impact – this being an undefined concept in the *State Planning Provisions*. Technically, impact to "priority vegetation" will occur in the form of an access through the area of *Eucalyptus globulus* dry forest and woodland in the southeast of the title. However, impact will be minimised by utilising part of an existing track and then minimising both the length and width through this vegetation type, noting constraints imposed by suitable offtake points from Binalong Bay Road and slopes within the title. That is, the anticipated impact is regarded as meeting the intent of "minimis[ing] adverse impacts" given the extent of the community on site and in the wider area.

With respect to the phrase "…having regard to…", this is considered in the manner referred to in *S and S McElwaine and A Hamilton v West Tamar Council and Growth Developments Pty Ltd [2021] TASCAT 4 (17 November 2021)*, where TASCAT stated: "the requirement to 'have regard to' does not elevate P2.1(a) to (f) to mandatory requirements that the proposal must satisfy. The tribunal need only consider those subparagraphs in ascertaining whether the proposal complies with clause E8.6.1 P2.1".

Below the sub-criteria of P1.2 are addressed in turn.

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

The selected site is accepted as a reasonable balance between impacts to natural values and site constraints noting that the development largely avoids the extent of the threatened native vegetation community and wholly avoids the locations supporting threatened flora.

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

Uncertain application in relation to the identified natural values, except perhaps to indicate machinery and vehicle hygiene protocols in relation to weed and hygiene management to minimise the risk of introducing such to the site (but even these should not be critical given access will be from the fully-formed, sealed and well-maintained Binalong Bay Road, such that the risk of construction machinery and vehicles introducing weeds and disease to the subject title is considered low).

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

With respect to subsection P1.2(c), a certified bushfire hazard management plan is usually considered to meet the intent of the provision.

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

The "residual impact on priority vegetation" will be the extent of clearance and/or modification of the DGL vegetation type. There is no specific mitigation measures that are relevant to this activity in this case because contemporary bushfire hazard management policy controls the access requirements.

(e) any on-site biodiversity offsets; and

No such offsets have been identified as necessary (given the balance of the title will be effectively retained "as is").

(f) any existing cleared areas on the site.

Not applicable – none present.

On the basis of the above review the relevant performance criteria of C7.6.2 are satisfied without the need for specific permit conditions.

Recommendations

Vegetation types

In general terms, minimising the extent of "clearance and conversion" and/or "disturbance" to native vegetation is recommended. In particular, minimising impact to the area mapped as DGL is suggested (e.g. minimum width access road to satisfy hazard management requirements only).

Threatened flora

It is recommended that development avoid the three patches of *Desmodium* [syn. *Pullenia*] *gunnii* (southern ticktrefoil). If this cannot be achieved, a permit under Section 51 of the Tasmanian *Threatened Species Protection Act 1995* (TSPA) may be required.

Threatened fauna

Apart from the generic recommendation to minimise the extent of "clearance and conversion" and/or "disturbance" to native vegetation, it is recommended that wherever practical, and acknowledging constraints imposed by hazard management and safety requirements, hollow-bearing trees and/or larger (say greater than 60 cm diameter at chest height) individuals of *Eucalyptus globulus* should be identified and retained as part of site planning.

Weed and disease management

Removal of *Chrysanthemoides monilifera* (boneseed) and *Agapanthus praecox* (agapanthus) is recommended and feasible given the very small populations and small plants. Monitoring for weed species should continue given potentially invasive species occur in the area. Strict machinery hygiene during the construction phase is recommended. St Helens has several sites with high pressure vehicle washing facilities, which means it should be practical to ensure machinery entering the site during construction has a low risk of carrying weed propagules. It is also recommended that any gravel (or similar) material for driveways be sourced from a facility certified as *Phytophthora cinnamomi*-free.

Owner-occupation is considered the most effective future and longer-term means of achieving weed management (i.e. vigilance and control as needed).

Legislative and policy implications

A permit under Section 51 of the Tasmanian *Threatened Species Protection Act 1995* (TSPA) should not be required provided that all patches of *Desmodium* [syn. *Pullenia*] *gunnii* (slender ticktrefoil) are avoided (current design shows this to be the case).

A formal referral to the relevant Commonwealth agency under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) is not considered required.

Development will require a planning permit pursuant to the provisions of the applicable planning scheme but specific permit conditions in relation to natural values to satisfy P1.1 & P1.2 of C7.6.2 of the Natural Assets Code of the *State Planning Provisions* are not recommended.

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APPENDIX A. Vegetation community structure and composition

The tables below provide information on the structure and composition of the native vegetation mapping units identified from the study area.

***Eucalyptus amygdalina* coastal forest and woodland (TASVEG code: DAC)**
DAC dominates the title, associated with granite-derived gravelly soils (and occasional granite outcrops). DAC has an open woodland (to forest) structure, dominated by *Eucalyptus amygdalina* over an open sedgy and shrubby understorey. *Eucalyptus globulus* is present; however, is only an occasional canopy species. *Allocasuarina littoralis* occurs as a secondary tree/tall shrub layer over scattered shrubs of *Kunzea ambigua*. The understorey is dominated by the graminoid species *Lomandra longifolia, Lepidosperma laterale, Gahnia microstachya, Lepidosperma concavum* with patches of *Pteridium esculentum* (bracken). Despite a relatively long fire-free period, DAC remains quite species-diverse. DAC includes two populations of the threatened flora species *Desmodium gunnii* (southern ticktrefoil). DAC is gradational with DGL on the lower slopes and near the minor drainage depression in the southeast. DAC is in excellent ecological condition with the only weeds noted being *Agapanthus praecox* (agapanthus) associated with an old vehicle track in the centre of the title. No symptoms of plant disease were noted, with key indicator species of *Phytophthora cinnamomi* such as Ericaceae heath species symptom-free throughout.


LHS. Sedgy DAC on lower slope
RHS. DAC on upper slope with exposed granite outcrops

Stratum	**Height (m)** **Cover (%)**	**Species** (underline = dominant, parentheses = sparse; + = present only)
Trees	16-22 m 20%	*Eucalyptus amygdalina, (Eucalyptus globulus)*
Trees/tall shrubs	8-14 m 10-20%	*Allocasuarina littoralis, Eucalyptus amygdalina*
Shrubs	<6 m 5-40%	*Kunzea ambigua, Allocasuarina littoralis, Epacris impressa, Bursaria spinosa, Acacia longifolia* subsp. *sophorae, Monotoca elliptica*
Graminoids/grasses	<1 m 20-70%	*Lepidosperma concavum*, *Lomandra longifolia, Tetrarrhena distichophylla, Lepidosperma laterale, Dianella breviculmis, Gahnia microstachya*
Ground ferns	5-30%	*Pteridium esculentum*
Herbs	+	*Gonocarpus tetragynus, Poranthera microphylla, Lagenophora stipitata, Goodenia lanata, Acaena echinata*

Eucalyptus globulus dry forest and woodland (TASVEG code: DGL)

DGL occurs on the lower slopes above Binalong Bay Road and the access road in the southeast of the title. DGL is associated with steep slopes on granite-derived soils with exposed bedrock. It has a typically relatively even-aged canopy of *Eucalyptus globulus* over a generally shrubby understorey dominated by *Allocasuarina littoralis* over a dense layer of *Kunzea ambigua*. The plant diversity is relatively low reflecting the absence of fire for a long period.

DGL includes a population of the threatened flora species *Desmodium gunnii* (southern ticktrefoil).

Disturbance was noted in the southern section of DGL with past mechanical disturbance within this area present with many old tracks and older selective harvesting (firewood) observed.

DGL is in excellent ecological condition with the only weeds noted being *Agapanthus praecox* (agapanthus) and *Chrysanthemoides monilifera* (boneseed) along the access road in the east of the title. No symptoms of plant disease were noted, with key indicator species of *Phytophthora cinnamomi* such as Ericaceae heath species symptom-free throughout.

LHS. Shrubby DGL that grades into DAC on its upper slope margins
RHS. DGL on lower slope with access road in centre foreground

Stratum	**Height (m)** **Cover (%)**	**Species** (underline = dominant, parentheses = sparse; + = present only)
Trees	16-24 m 20-25%	*Eucalyptus globulus, (E. amygdalina)*
Trees/tall shrubs	8-10 m 10-20%	*Allocasuarina littoralis, Eucalyptus globulus, (E. amygdalina)*
Shrubs	2-4 m 30-40 %	*Kunzea ambigua, (Bursaria spinosa), (Monotoca elliptica)*, (*Allocasuarina littoralis)*
Grasses/graminoids	<1 m 5-40%	*Lomandra longifolia, Lepidosperma concavum, Lepidosperma laterale, Poa* spp.*, Dianella breviculmis*.
Herbs	+	*Gonocarpus tetragynus, Coronidium scorpioides, Lagenophora stipitata, Oxalis perennans*
Ferns	<1 m +	*Pteridium esculentum*

APPENDIX B. Vascular plant species recorded from study area

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

e = endemic species; i = naturalised species

TSPA = Tasmanian *Threatened Species Protection Act 1995* (status shown: v = vulnerable)

DW = declared weed on the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*)

EW = environmental weed species (authors' opinion)

Table B1. Summary of vascular species recorded from the subject title

	ORDER			
STATUS	**DICOTYLEDONAE**	**MONOCOTYLEDONAE**	**GYMNOSPERMAE**	**PTERIDOPHYTA**
	38	20	-	1
e	1	-	-	-
i	3	1	-	-
Sum	**42**	**21**	**0**	**1**
TOTAL	**64**			

DICOTYLEDONAE			
	ASTERACEAE		
	Cassinia aculeata subsp. *aculeata*	common dollybush	
	Cassinia trinerva	veined dollybush	
i	*Chrysanthemoides monilifera* subsp. *monilifera*	boneseed	DW
	Coronidium scorpioides	curling everlasting	
	Euchiton japonicus	common cottonleaf	
i	*Hypochaeris radicata*	rough catsear	
	Lagenophora stipitata	blue bottledaisy	
	Olearia lirata	forest daisybush	
	Senecio minimus	shrubby fireweed	
	CASUARINACEAE		
	Allocasuarina littoralis	black sheoak	
	CONVOLVULACEAE		
	Dichondra repens	kidneyweed	
	ERICACEAE		
	Epacris impressa	common heath	
	Monotoca elliptica	tree broomheath	
	Styphelia humifusa	native cranberry	
	EUPHORBIACEAE		
	Poranthera microphylla	small poranthera	
	FABACEAE		
	Acacia dealbata subsp. *dealbata*	silver wattle	
	Acacia leprosa var. *graveolens*	varnish wattle	
	Acacia longifolia subsp. *sophorae*	coast wattle	
	Acacia melanoxylon	blackwood	
	Bossiaea prostrata	creeping bossia	
	Desmodium [syn. *Pullenia*] *gunnii*	southern ticktrefoil	TSPA (v)
	Glycine clandestina	twining glycine	
	Indigofera australis subsp. *australis*	native indigo	
	Kennedia prostrata	running postman	
	GENTIANACEAE		
i	*Centaurium erythraea*	common centaury	
	GOODENIACEAE		
	Goodenia lanata	trailing native-primrose	

	HALORAGACEAE		
	Gonocarpus tetragynus	common raspwort	
	HYPERICACEAE		
	Hypericum gramineum	small st johns-wort	
	MYRTACEAE		
e	*Eucalyptus amygdalina*	black peppermint	
	Eucalyptus globulus subsp. *globulus*	tasmanian blue gum	
	Kunzea ambigua	white kunzea	
	OXALIDACEAE		
	Oxalis perennans	grassland woodsorrel	
	PITTOSPORACEAE		
	Bursaria spinosa subsp. *spinosa*	prickly box	
	RANUNCULACEAE		
	Clematis aristata	mountain clematis	
	RHAMNACEAE		
	Pomaderris elliptica var. *elliptica*	yellow dogwood	
	ROSACEAE		
	Acaena echinata	spiny sheepsburr	
	Acaena novae-zelandiae	common buzzy	
	Rubus parvifolius	native raspberry	
	RUTACEAE		
	Zieria arborescens subsp. *arborescens*	stinkwood	
	SCROPHULARIACEAE		
	Veronica calycina	hairy speedwell	
	THYMELAEACEAE		
	Pimelea linifolia	slender riceflower	
	VIOLACEAE		
	Viola hederacea subsp. *hederacea*	ivyleaf violet	
	MONOCOTYLEDONAE		
	AMARYLLIDACEAE		
i	*Agapanthus praecox* subsp. *orientalis*	agapanthus	EW
	Dianella brevicaulis	shortstem flaxlily	
	Dianella tasmanica	forest flaxlily	
	ASPARAGACEAE		
	Lomandra longifolia	sagg	
	CYPERACEAE		
	Gahnia microstachya	slender sawsedge	
	Lepidosperma concavum	sand swordsedge	
	Lepidosperma laterale	variable swordsedge	
	ORCHIDACEAE		
	Acianthus pusillus	small mosquito-orchid	
	Chiloglottis reflexa	autumn bird-orchid	
	Dipodium roseum	rosy hyacinth-orchid	
	Pterostylis pedunculata	maroonhood	
	POACEAE		
	Austrostipa mollis	soft speargrass	
	Deyeuxia quadriseta	reed bentgrass	
	Dichelachne crinita	longhair plumegrass	
	Poa labillardierei var. *labillardierei*	silver tussockgrass	
	Poa rodwayi	velvet tussockgrass	
	Poa sieberiana var. *sieberiana*	grey tussockgrass	
	Poa tenera	scrambling tussockgrass	
	Rytidosperma penicillatum	slender wallabygrass	
	Tetrarrhena distichophylla	hairy ricegrass	
	Themeda triandra	kangaroo grass	
	PTERIDOPHYTA		
	DENNSTAEDTIACEAE		
	Pteridium esculentum subsp. *esculentum*	bracken	

APPENDIX C. Analysis of database records of threatened flora

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

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

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

Scientific name **Common name**	**Status** TSPA EPBCA	**Tasmanian habitat description (and distribution)**	**Comments on study area and database records**
Acacia ulicifolia juniper wattle	r -	*Acacia ulicifolia* is found in sandy coastal heaths and open heathy forest and woodland in the north and east of Tasmania. Populations are often sparsely distributed and most sites are near-coastal but it can occasionally extend inland (up to 30 km).	Potential habitat present. This distinctive shrub was not detected (no seasonal constraint on detection and/or identification).
Althenia [syn. Lepilaena] patentifolia spreading watermat	r -	*Althenia [syn. Lepilaena] patentifolia* occurs in coastal lagoons, creeks, inlets and estuaries and brackish inland lagoons.	Potential habitat absent.
Anogramma leptophylla annual fern	v -	*Anogramma leptophylla* grows in shallow soil layers over rock, on exposed or semi-exposed outcrops in dry or damp sclerophyll forest. Plants are mostly found on rock ledges, often on, or just inside, the drip line of the overhead rock-face. The substrate is variable, including dolerite, basalt and sandstone.	Potential habitat absent (highly atypical of all known sites).
Asperula subsimplex water woodruff	r -	*Asperula subsimplex* occurs in sites with impeded drainage, including damp grasslands, floodplains and sometimes in grassy forest and woodland along drainage depressions (even at the outfall of artificial dams).	Potential habitat absent.
Austrostipa blackii crested speargrass	r -	The habitat of *Austrostipa blackii* is poorly understood because of confusion with other species. In its "pure" form (i.e. long coma), *A. blackii* is a species of very near-coastal sites such as the margins of saline lagoons, creek outfalls and vegetated dunes. Further inland, where it seems to grade into other species, it occurs in open grassy woodlands.	Potential habitat marginally present (quite atypical of most known sites). This perennial grass was not detected (no seasonal constraint on detection and/or identification).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Barbarea australis riverbed wintercress	e EN # only	*Barbarea australis* is a riparian species found near river margins, creek beds and along flood channels adjacent to the river. It tends to favour the slower reaches, and has not been found on steeper sections of rivers. It predominantly occurs in flood deposits of silt and gravel deposited as point bars and at the margins of base flows, or more occasionally or between large cobbles on sites frequently disturbed by fluvial processes. Some of the sites are a considerable distance from the river, in flood channels scoured by previous flood action, exposing river pebbles. Most populations are in the Central Highlands, but other populations occur in the northeast and upland areas in the central north.	Potential habitat absent.
Blechnum cartilagineum gristle fern	v -	*Blechnum cartilagineum* favours sheltered sites along creeklines in northern and eastern Tasmania. Sites are within dry sclerophyll or wet sclerophyll forest, sometimes associated strongly with the floodplain of a creek (e.g. Little Beach) but also on slopes away from riparian areas (e.g. Dial Range, Lone Star).	Potential habitat possibly present (albeit atypical of known sites). This perennial ground fern was not detected (no seasonal constraint on detection and/or identification).
Bolboschoenus caldwellii sea clubsedge	r -	*Bolboschoenus caldwellii* is widespread in shallow, standing, sometimes brackish water, rooted in heavy mud.	Potential habitat absent.
Brachyloma depressum spreading heath	r -	*Brachyloma depressum* is found in shrubby heathland and low open woodland amongst granite boulders/sheets or on granite soils, mainly in near-coastal sites in northern and eastern Tasmania.	Potential habitat is marginally present. This distinctive shrub was not detected (no seasonal constraint on detection and/or identification).
Caladenia caudata tailed spider-orchid	v VU #	*Caladenia caudata* has highly variable habitat, which includes the central north: *Eucalyptus obliqua* heathy forest on low undulating hills; the northeast: *E. globulus* grassy/heathy coastal forest, *E. amygdalina* heathy woodland and forest, *Allocasuarina* woodland; and the southeast: *E. amygdalina* forest and woodland on sandstone, coastal *E. viminalis* forest on deep sands. Substrates vary from dolerite to sandstone to granite, with soils ranging from deep windblown sands, sands derived from sandstone and well-developed clay loams developed from dolerite.	Potential habitat present in the areas mapped as DAC and DGL. However, most of the area mapped as DAC/DGL is now long unburnt and highly unsuitable at a local scale. Herb diversity is low throughout. The survey was outside the peak flowering period of the species (Wapstra 2026). A further timed-targeted survey to coincide with the peak flowering period (Wapstra 2018) is not considered warranted as there is a statistically low likelihood of occurrence (simply because the species has a highly disjunct and usually highly localised distribution).
Caladenia congesta blacktongue finger-orchid	e -	*Caladenia congesta* occurs in northern Tasmania, occurring sporadically in heathland, heathy woodland and open forest, usually on dry sites and amongst grass tussocks on slopes. Soils are sandy and loamy and often gravelly.	As above.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Caladenia filamentosa daddy longlegs	r -	*Caladenia filamentosa* occurs in lowland heathy and sedgy eucalypt forest and woodland on sandy soils.	As above.
Caladenia pusilla tiny fingers	r -	*Caladenia pusilla* occurs mainly in heathland, shrubland, woodland and open eucalypt forest in near-coastal areas. It has been recorded from sandy loam, sandy peat, granite gravel and rocky ground. It is most frequent on well-drained soils but can extend to sites with impeded drainage.	Potential habitat is marginally present. However, the vegetation types present lack the heathy component typical of the known sites of this species. The survey was outside the peak flowering period of the species (Wapstra 2026). A further timed-targeted survey to coincide with the peak flowering period (Wapstra 2026) is not considered warranted as there is a statistically low likelihood of occurrence (simply because the species has a highly disjunct and usually highly localised distribution).
Calandrinia granulifera pygmy purslane	r -	*Calandrinia granulifera* grows in gravelly and sandy pockets in rocky outcrops in coastal situations in northern and eastern Tasmania, and also on shallow rock-plate soils in the Northern Midlands.	Study area is atypical of known sites. The known record is 1892 from an unknown location. This distinctive herb species was not located.
Calystegia soldanella sea bindweed	r -	*Calystegia soldanella* is recorded from coastal sands, mainly in the northeast of the State (but it is now also known from the northeast coast of King Island). It has also been found growing in granite soils and grazed coastal grasslands.	Potential habitat absent.
Caustis pentandra thick twistsedge	r -	*Caustis pentandra* occurs on sandy soils derived from granite in coastal heathland and heathy woodland, mainly between Freycinet Peninsula and Binalong Bay (with some outlying historical sites).	Potential habitat marginally present (DAC); however, the subject title is atypical of known sites in the greater area. This perennial graminoid was not detected (no seasonal constraint on detection and/or identification).
Conospermum hookeri tasmanian smokebush	v VU #	*Conospermum hookeri* usually occurs in coastal and near-coastal heathland and heathy forest/woodland dominated by *Eucalyptus amygdalina* or *E. tenuiramis*. It extends from Bruny Island to the Furneaux islands, on granite or sandy, acid, low-nutrient soils. There are some inland occurrences in heathy *E. amygdalina* forest on granite substrates (e.g. near Avoca, Royal Ruby Flats).	Potential habitat marginally present (atypical of most sites in the St Helens area). This distinctive shrub was not detected (no seasonal constraint on detection and/or identification).
Corunastylis nuda tiny midge-orchid	r -	*Corunastylis nuda* occurs in a wide range of habitats from near sea level to 1,000 m a.s.l., on a range of different soil types and geologies. Vegetation types include scrub, subalpine grassland, open rock plates, heathy open forest, shrubby dry sclerophyll forest and wet sclerophyll forest.	Potential habitat marginally present in the areas mapped as DAC and DGL. However, most of the area mapped as DAC/DGL is now long unburnt and highly unsuitable at a local scale. Herb diversity is low throughout. The survey was outside the peak flowering period of the species (Wapstra 2026). A further timed-targeted survey to coincide with the

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
			peak flowering period (Wapstra 2026) is not considered warranted as there is a statistically low likelihood of occurrence (simply because the species has a highly disjunct and usually highly localised distribution).
Cyrtostylis robusta large gnat-orchid	r -	*Cyrtostylis robusta* is known from coastal or near-coastal sites in forest and heathland on well-drained soils. There is sometimes a strong correlation with *Allocasuarina verticillata* (drooping sheoak) on coastal dolerite cliffs.	Potential habitat marginally present. The survey was outside the peak flowering period of the species (Wapstra 2026) but the distinctive leaves would have been detectable (and identifiable) if present. The survey did not detect the species and a further timed-targeted survey to coincide with the peak flowering period (Wapstra 2026) is not considered warranted.
Desmodium gunnii southern ticktrefoil	v -	*Desmodium gunnii* occurs in the north and sub-coastal areas of the northeast, with outlying sites at Woolnorth. It grows mostly in damp sclerophyll forest and woodland, usually on fertile sites.	Refer to **FINDINGS *Plant species*** Threatened flora for details.
Euphrasia collina subsp. *deflexifolia* eastern eyebright	r -	*Euphrasia collina* subsp. *deflexifolia* occurs in open woodland or heath (sometimes extending to forest), often associated with road edges, tracks and depressions near the headwaters of creeks. Its habitat is associated with the availability of open patches of ground maintained by fire or other disturbance, the proximity of low vegetation and relatively high soil moisture in spring.	Potential habitat marginally present (atypical of most sites in the greater St Helens area). This distinctive shrub was not detected (no seasonal constraint on detection and/or identification).
Eutaxia microphylla spiny bushpea	r -	On Flinders Island, *Eutaxia microphylla* mainly occurs in windswept coastal heathland on calcarenite. On mainland Tasmania, the species usually occurs in low open coastal shrubbery and on cliff edges (various substrates). There is an apparently outlier that occurs in dense roadside grass (mainly *Themeda triandra*) and *Acacia dealbata* (silver wattle) heathy scrub along the Esk Main Road.	Potential habitat very marginally present (highly atypical of known sites). This distinctive low shrub was not detected (no seasonal constraint on detection and/or identification).
Glycine microphylla small-leaf glycine	v -	*Glycine microphylla* occurs in dry to dampish sclerophyll forest and woodland in the north and east of the State, with outlying sites at Woolnorth.	Potential habitat present. This perennial twining herb was not detected (no seasonal constraint on detection and/or identification). The widespread *Glycine clandestina* was common across the subject title.
Gratiola pubescens hairy brooklime	v -	*Gratiola pubescens* is most commonly located in permanently or seasonally damp or swampy ground, including the margins of farm dams.	Potential habitat absent.
Gynatrix pulchella fragrant hempbush	r -	*Gynatrix pulchella* occurs as a riparian shrub, found along rivers and drainage channels, sometimes extending onto adjacent floodplains (including old paddocks), predominantly in the north of the State.	Potential habitat absent.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Hibbertia virgata twiggy guineaflower	r -	*Hibbertia virgata* occurs in sandy heaths and open woodlands in the northeast.	Potential habitat present (DAC). This distinctive shrub was not detected (no seasonal constraint on detection and/or identification).
Hovea corrickiae glossy purplepea	r -	*Hovea corrickiae* occurs mainly on Mathinna series sedimentary substrates on mid to lower slopes on the sheltered side of often quite steep hills. Occasionally occurs on ridges. It tends to occur in forest intermediate between dry sclerophyll and wet sclerophyll forest, with a shrubby understorey.	Potential habitat very marginally present; however, Mathinna sedimentary substrates are absent from the title. This distinctive shrub was not detected (no seasonal constraint on detection and/or identification).
Hovea tasmanica rockfield purplepea	r -	*Hovea tasmanica* occurs in central and northeastern regions. It is usually found on dry, rocky ridges or slopes (mostly dolerite) in forest and riverine scrub.	All records of *Hovea tasmanica* from the greater St Helens area have been re-determined as *Hovea corrickiae* (M. Wapstra re-dets at the Tasmanian Herbarium).
Hypolepis muelleri x *rugosula*	ph -	*Hypolepis muelleri* x *rugosula* occurs along watercourses, swampy areas or deep, rich, alluvial soils below 120 m elevation in northern Tasmania.	Listed in DNRET (2022) as *Hypolepis muelleri* x *rugosula*, the hybrid between the listed and non-listed taxa. Potential habitat very marginally present. Neither species was detected (no significant seasonal constraint on detection and/or identification).
Lachnagrostis robusta tall blowngrass	r -	*Lachnagrostis robusta* occurs in saline situations such as the margins of coastal and inland saline lagoons	Potential habitat absent.
Lachnagrostis semibarbata var. *filifolia* narrowleaf blowngrass	r -	*Lachnagrostis semibarbata* var. *filifolia* purportedly occurs in moist depressions in grassy woodlands/forests and grasslands, and on the edges of swamps and saline flats. In Tasmania, it is known only from historic records, two near Hobart and one near Ulverstone.	Potential habitat absent.
Lepidium hyssopifolium soft peppercress	e EN #	The native habitat of *Lepidium hyssopifolium* is the growth suppression zone beneath large trees in grassy woodlands and grasslands (e.g. over-mature black wattles and isolated eucalypts in rough pasture). *Lepidium hyssopifolium* is now found primarily under large exotic trees on roadsides and home yards on farms. It occurs in the eastern part of Tasmania between sea-level to 500 metres a.s.l. in dry, warm and fertile areas on flat ground on weakly acid to alkaline soils derived from a range of rock types.	Potential habitat absent.
Liparophyllum exaltatum erect marshflower	r -	*Liparophyllum exaltatum* occurs in the northeast near St Helens, Scamander and the Ringarooma River. It grows in stationary or slow-flowing water to a depth of 50 cm or in seasonally inundated areas on the margins of water bodies.	Potential habitat absent.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Lobelia rhombifolia tufted lobelia	r -	*Lobelia rhombifolia* occurs in dry sclerophyll forests dominated by *Eucalyptus amygdalina*, mainly on granite-derived sands in northeast Tasmania. Clarification between records of *Lobelia dentata* (only recently recognised as occurring in Tasmania) and *Lobelia rhombifolia* is needed.	Potential habitat present (DAC & DGL). This distinctive herb was not detected (no seasonal constraint on detection and/or identification, although it essentially is only present after a major disturbance event such as wildfire).
Lotus australis australian trefoil	r -	*Lotus australis* is found mainly in near-coastal areas around the State within *Poa* tussock grassland, low coastal shrubbery and dunes.	Potential habitat absent.
Machaerina [syn. *Baumea*] *articulata* jointed twigsedge	r -	*Baumea articulata* is associated with near-coastal freshwater lagoons and slow-flowing rivers in northern and eastern Tasmania.	Potential habitat absent.
Machaerina [syn. *Baumea*] *gunnii* slender twigsedge	r -	*Baumea gunnii* inhabits wet moors, creeks and riverbanks (often in rocky sections) throughout the State. It can extend to poorly-drained sedgy/grassy forest and woodland dominated by *Eucalyptus ovata* or *E. rodwayi*.	Potential habitat absent.
Microtidium atratum yellow onion-orchid	r -	*Microtidium atratum* occurs in habitats subject to periodic inundation such as swamps, depressions and soaks. The base of the plants is usually immersed in water and plants can be wholly submerged in wet years. *Microtidium atratum* has been recorded from herbfield, sedgeland, grassland and heathland on peats and sandy loams. It has also been recorded from roadside drains and winter-wet pastures.	Potential habitat absent.
Orthoceras strictum horned orchid	r -	*Orthoceras strictum* occurs in a wide range of habitat types including buttongrass moorland, sedgy and scrubby heathland, sedgy eucalypt shrubland and open forest, usually on poorly- to moderately-drained peaty, sandy and clay soils that are at least seasonally moist. It can also occur on thin mossy soils at soaks on and below rock faces. The species has a wide elevation range from sea level to 1000 m a.s.l.	Potential habitat absent.
Persicaria decipiens slender waterpepper	v -	*Persicaria decipiens* occurs on the banks of rivers and streams, mostly in the north of the State, including King Island. The species may colonise farm dams.	Potential habitat absent.
Phebalium daviesii davies waxflower	e CR #	The native distribution of *Phebalium daviesii* has become restricted to the George River near St Helens (with historic records from nearby Constable Creek). It occurs in a narrow valley in the flood zone close to the river in riparian *Eucalyptus viminalis* woodland with an understorey of heath and wet sclerophyll species on generally poor, coarse, granitic sands.	Potential habitat absent. The species is known from the George River within 750 m of the title boundary to the west.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Phyllangium distylis tiny mitrewort	r -	*Phyllangium distylis* occurs in sandy humic heaths and open shrublands, muddy soaks and the margins of ephemeral wetlands.	Potential habitat absent.
Phyllangium divergens wiry mitrewort	v -	*Phyllangium divergens* occurs in a wide variety of near-coastal habitats on a range of substrates, a common feature usually being bare ground (e.g. tracks) and rock exposures (e.g. outcrops, coastal cliffs, etc.).	Potential habitat marginally present on the granite outcrops and the access road edge. This annually-flowering herb was not detected (detectable through spring/summer/autumn).
Plantago debilis shade plantain	r -	*Plantago debilis* mainly occurs in riparian environments and other disturbed sites, generally in dry and wet sclerophyll forest (but sometimes pine plantations). The species mainly occurs on Mathinna series sediments and Devonian granodiorites in northeast Tasmania. It often occurs along steep road banks.	Potential habitat present. This perennial herb was not detected (no seasonal constraint on detection and/or identification).
Paraprasophyllum [syn. *Prasophyllum*] *apoxychilum* tapered leek-orchid	v EN # only	*Paraprasophyllum apoxychilum* is restricted to eastern and northeastern Tasmania where it occurs in coastal heathland or grassy and scrubby open eucalypt forest on sandy and clay loams, often among rocks. It occurs at a range of elevations and seems to be strongly associated with dolerite in the east and southeast of its range.	Potential habitat marginally present in the areas mapped as DAC. However, most of the area mapped as DAC is now long unburnt and highly unsuitable at a local scale. Herb diversity is low throughout. The title is atypical of the known sites. The survey was outside the peak flowering period of the species (Wapstra 2018). The survey did not detect the old flowering spikes of this species. A further timed-targeted survey to coincide with the peak flowering period (Wapstra 2018) is not considered warranted as there is a statistically low likelihood of occurrence (simply because the species has a highly disjunct and usually highly localised distribution).
Paraprasophyllum [syn. *Prasophyllum*] *secutum* northern leek-orchid	e CR	*Paraprasophyllum secutum* occurs in northern Tasmania in dense coastal scrub in the swales of stabilised sand dunes on white to grey sands and sandy loam.	Potential habitat absent.
Pterostylis grandiflora superb greenhood	r -	*Pterostylis grandiflora* occurs mostly in heathy and shrubby open eucalypt forests and in grassy coastal *Allocasuarina* (sheoak) woodland on moderately to well-drained sandy and loamy soils. It prefers to grow amongst undergrowth on lightly shaded sites. A recent population has been detected in wet sclerophyll forests.	Potential habitat present (moist slopes). The survey was outside the flowering period of the species (Wapstra 2018). The survey did not detect the species and a further timed-targeted survey to coincide with the peak flowering period (Wapstra 2018) is not considered warranted as there is a statistically low likelihood of occurrence (simply because the species has a highly disjunct and usually highly localised distribution).

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on study area and database records
Pterostylis squamata ruddy greenhood	v -	*Pterostylis squamata* occurs in heathy and grassy open eucalypt forest, woodland and heathland on well-drained sandy and clay loams.	Potential habitat very marginally present in the areas mapped as DAC. However, most of the area mapped as DAC is now long unburnt and highly unsuitable at a local scale. Herb diversity is low throughout. The survey was conducted during the peak flowering period (Wapstra 2018).
Pterostylis ziegeleri grassland greenhood	v VU # only	*Pterostylis ziegeleri* occurs in the State's south, east and north, with an outlying occurrence in the northwest. In coastal areas, the species occurs on the slopes of low stabilised sand dunes and in grassy dune swales, while in the Midlands it grows in native grassland or grassy woodland on well-drained clay loams derived from basalt.	Potential habitat absent.
Ruppia megacarpa largefruit seatassel	r -	*Ruppia megacarpa* occurs in estuaries and lagoons along the east and southeast coasts, and brackish lagoons in the Midlands; there is also an historic record from the Tamar estuary in the States' north.	Potential habitat absent.
Schoenus brevifolius zigzag bogsedge	r -	*Schoenus brevifolius* grows in shallow water around the fringes of lagoons in the northeast.	Potential habitat absent.
Scleranthus diander tufted knawel	v -	*Scleranthus diander* is found from the Central Midlands area to Hobart with most of the records from the Ross and Tunbridge areas. This species inhabits grassy woodland and is associated with dolerite and basalt substrates.	Potential habitat absent.
Scleranthus fasciculatus spreading knawel	v -	*Scleranthus fasciculatus* is only recorded from a few locations in the Midlands and southeast. The vegetation at most of the sites is *Poa* grassland/grassy woodland. *Scleranthus fasciculatus* appears to need gaps between the tussock spaces for its survival and both fire and stock grazing maintain the openness it requires. Often found in areas protected from grazing such as fallen trees and branches.	Potential habitat absent.
Senecio psilocarpus swamp fireweed	e VU # only	*Senecio psilocarpus* is known from six widely scattered sites in the northern half of the State, including King and Flinders islands. It occurs in swampy habitats including broad valley floors associated with rivers, edges of farm dams amongst low-lying grazing/cropping ground, herb-rich native grassland in a broad swale between stable sand dunes, adjacent to wetlands in native grassland, herbaceous marshland and low-lying lagoon systems.	Potential habitat absent.

Scientific name **Common name**	**Status** TSPA EPBCA	**Tasmanian habitat description (and distribution)**	**Comments on study area and database records**
Stenopetalum lineare narrow threadpetal	e -	*Stenopetalum lineare* typically grows in grass-covered low dunes but it also extends to scrub-covered dunes (coast wattle), and there is one inland site on a rocky outcrop in dry sclerophyll forest.	Potential habitat absent.
Thelymitra jonesii skyblue sun-orchid	e EN # only	*Thelymitra jonesii* occurs in moist coastal heath on sandy to peaty soils and in *Eucalyptus obliqua* forest in deep loam soil over dolerite.	Potential habitat absent (highly atypical of all known sites).
Utricularia australis yellow bladderwort	r -	*Utricularia australis* has a widespread distribution, ranging from the Gordon River in the southwest to the northern part of Flinders Island in the far northeast (and also reportedly from the Derwent River in the State's south). It grows in stationary or slow-moving water, including natural lakes, farm dams and reservoirs, where it has been reported as forming 'locally dense swards'.	Potential habitat absent.
Xanthorrhoea arenaria sand grasstree	v VU #	*Xanthorrhoea arenaria* is restricted to coastal areas from Bridport in the northeast to Coles Bay on the East Coast, where it occurs in coastal sandy heathland, extending into heathy woodland and forest, mainly dominated by *Eucalyptus amygdalina.*	Potential habitat very marginally present. This perennial graminoid was not detected (no seasonal constraint on detection and/or identification).
Xanthorrhoea bracteata shiny grasstree	v EN #	*Xanthorrhoea bracteata* is restricted to coastal areas from the Asbestos Range to Waterhouse Point in the northeast, where it occurs in sandy soils, often acid and waterlogged, in coastal heathland, extending into heathy woodland and forest, mainly dominated by *Eucalyptus amygdalina*.	Reference to this species in this part of the State is erroneous and should refer to *Xanthorrhoea arenaria*. However, potential habitat is only marginally present. No species of *Xanthorrhoea* were detected (no seasonal constraint on detection and/or identification).
Xerochrysum bicolor coast everlasting	r -	*Xerochrysum bicolor* occurs in a variety of coastal habitats from stabilised dunes to steep dolerite- or mudstone-based cliffs.	Potential habitat absent.
Xerochrysum palustre swamp everlasting	v VU # only	*Xerochrysum palustre* has a scattered distribution with populations in the northeast, east coast, Central Highlands and Midlands, all below about 700 m elevation. It occurs in wetlands, grassy to sedgy wet heathlands and extends to associated heathy *Eucalyptus ovata* woodlands. Sites are usually inundated for part of the year.	Potential habitat absent.

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 the 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 DPIPWE's *Natural Values Atlas* (DNRET 2022), Bryant & Jackson (1999) and FPA (2022); marine, wholly pelagic and littoral species such as marine mammals, fish and offshore seabirds are excluded. Species marked with # are listed in CofA (2022). Note that the use of the descriptions of "potential habitat" and "significant habitat" as provided in FPA (2022) does not imply a direct relationship between these concepts and the concept of "significant habitat" as per C7.3.1 of the *State Planning Provisions*.

Scientific name **Common name**	**Status** TSPA EPBCA	**Tasmanian habitat description (and distribution)**	**Comments on project area and database records**
Antipodia chaostola tax. *leucophaea* chaostola skipper	e EN #	***Potential habitat*** is dry forest and woodland supporting *Gahnia radula* (usually on sandstone and other sedimentary rock types) or *Gahnia microstachya* (usually on granite-based substrates). ***Significant habitat*** is all potential habitat within 5 km of a known record.	***Potential habitat*** present. ***Significant habitat*** absent. This species should not require further consideration but refer to **FINDINGS *Threatened fauna*** for more details.
Apus pacificus fork-tailed swift	- - # only	Seasonal migrant (December through March) with habitat open skies over any habitat, more commonly associated with forested hills and mountains (McNab 2022).	***Potential habitat*** widespread but this is a species that flies at high altitude, very fast and highly mobile, feeding on the wing and virtually never perches (McNab 2022). This species should not require further consideration.
Aquila audax subsp. *fleayi* wedge-tailed eagle	e EN #	***Potential habitat*** comprises ***potential nesting habitat*** and ***potential foraging habitat***. ***Potential foraging habitat*** is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. ***Potential nesting habitat*** is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive.	***Potential foraging habitat*** widespread. ***Potential nesting habitat*** absent within title because of combination of aspect and stature of forest. Modelled habitat within and adjacent to the title is generally low potential. No nests were detected. ***Significant habitat*** absent. The species may utilise the greater title area as part of a home range and for foraging but small-scale development should not have a significant impact on this aspect of the life history of the species. This species should not require further consideration but refer to **FINDINGS *Threatened fauna*** for more details.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on project area and database records
		Significant habitat is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where the nest tree is still present).	
Botaurus poiciloptilus Australasian bittern	- EN #	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 (TSSC 2011).	***Potential habitat*** absent. No wetlands present. This species should not require further consideration.
Bubulcus coromandus [syn. *B. ibis*, *Ardea ibis*] 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. This species should not require further consideration.
Ceyx azureus subsp. *diemenensis* [syn. *Alcedo azurea* subsp. *diemenensis*] Tasmanian azure kingfisher	v EN # only	***Potential habitat*** comprises ***potential foraging habitat*** and ***potential breeding habitat***. ***Potential foraging habitat*** is primarily freshwater (occasionally estuarine) waterbodies such as large rivers and streams with well-developed overhanging vegetation suitable for perching and water deep enough for dive-feeding. ***Potential breeding habitat*** is usually steep banks of large rivers (a breeding site is a hole (burrow) drilled in the bank).	***Potential foraging habitat*** absent (no suitable watercourses with the only drainage features being highly ephemeral with no defined bed and banks). ***Potential breeding habitat*** absent (as above). This species should not require further consideration.
Dasyurus maculatus subsp. *maculatus* spotted-tailed quoll	r VU #	***Potential habitat*** is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex and steep rocky areas are present, and includes remnant patches in cleared agricultural land. ***Significant habitat*** is all potential denning habitat within the core range of the species. ***Potential denning habitat*** for the spotted-tailed quoll includes 1) any forest remnant (>0.5 ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves. ***FPA's Fauna Technical Note 10*** can be used as a guide in the identification of potential denning habitat.	***Potential habitat*** present, albeit atypical for denning because of lack of suitable hollow logs, large tree bases, rock piles, overhangs, etc. No evidence of the species was noted (e.g. scats, etc.). ***Significant habitat*** absent (limited potential habitat present and not within core range). The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact on potential habitat of the species. This species should not require further consideration but refer to **FINDINGS** ***Threatened fauna*** for more details.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on project area and database records
Dasyurus viverrinus eastern quoll	- EN #	***Potential habitat*** is all terrestrial native vegetation types, forestry plantations and pasture. Dry forest and native grassland mosaics that are bounded by agricultural land are likely to support higher population densities of eastern quolls.	***Potential habitat*** present. See under spotted-tailed quoll. This species should not require further consideration but refer to **FINDINGS *Threatened fauna*** for more details.
Galaxiella pusilla eastern dwarf galaxiid	v VU	***Potential habitat*** is slow-flowing waters such as swamps, lagoons, drains or backwaters of streams, often with aquatic vegetation. It may also be found in temporary waters that dry up in summer for as long as 6-7 months, especially if burrowing crayfish burrows are present (although these will usually be connected to permanent water). Habitat may include forested swampy areas but does not include blackwood swamp forest. Juveniles congregate in groups at the water surface in pools free of vegetation. ***Significant habitat*** for the dwarf galaxiid is all potential habitat and a 30 m stream-side reserve within the core range.	***Potential habitat*** absent (no suitable watercourses with the only drainage feature being highly ephemeral with no defined bed and banks). ***Significant habitat*** absent. The site is well outside the recognised range of the species with no records reported south of the Ansons River.
Hirundapus caudacutus white-throated needletail	- VU #	Seasonal migrant (December through March) with habitat open skies over any habitat, more commonly associated with forested hills and mountains (McNab 2022).	***Potential habitat*** widespread but this is a species that flies at high altitude, very fast and highly mobile, feeding on the wing and virtually never perches (McNab 2022). This species should not require further consideration.
Ichthyophaga [syn. *Haliaeetus*] *leucogaster* white-bellied sea-eagle	v -	***Potential habitat*** comprises ***potential nesting habitat*** and ***potential foraging habitat***. ***Potential foraging habitat*** is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). ***Potential nesting habitat*** is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. ***Significant habitat*** is all native forest and native non-forest vegetation within 500 m or 1 km line-of-sight of known nest sites (where nest tree still present).	***Potential foraging habitat*** widespread (although this is more likely over the open waters of the nearby sea). ***Potential nesting habitat*** absent within title because of combination of aspect and stature of forest. Modelled habitat within and adjacent to the title is generally low potential. No nests were detected. ***Significant habitat*** absent (but refer to main text on discussion of nearby reported nest that could not be re-located). The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact on potential habitat of the species. This species should not require further consideration but refer to **FINDINGS *Threatened fauna*** for more details.

Scientific name **Common name**	**Status** TSPA EPBCA	**Tasmanian habitat description (and distribution)**	**Comments on project area and database records**
Lathamus discolor swift parrot	e CR #	***Potential breeding habitat*** comprises ***potential foraging habitat*** and ***potential nesting habitat***, and is based on definitions of foraging and nesting trees. ***Potential foraging habitat*** comprises *E. globulus* or *E. ovata* trees that are old enough to flower. In the Eastern Tiers, potential foraging habitat also includes *E. brookeriana* where it has the potential to contribute a substantial foraging resource. The occurrence of foraging-habitat can be remotely assessed, although only to a limited extent, by using mapping layers such as GlobMap (DPIPWE 2010). Due to the scale and inadequacies in current foraging-habitat mapping, potential foraging-habitat density within operational areas should be identified by ground-based surveys as per Table B in the swift parrot habitat assessment Technical Note. For management purposes ***potential nesting habitat*** is considered to comprise eucalypt forests that contain hollow-bearing trees. The FPA mature habitat availability map (see Technical Note 2) predicts the availability of hollow-bearing trees using the relevant definitions of habitat provided in Table C of the swift parrot habitat assessment Technical Note. The mature habitat availability map is designed to be used to make landscape-scale assessments and may not be reliable for stand-level assessments required during the development of a Forest Practices Plan. At the stand-level the availability and distribution of hollow-bearing trees across a coupe or operation area is best determined from a ground-based assessment (see Table C in the swift parrot habitat assessment Technical Note). ***Significant habitat*** is all potential breeding habitat within the SE potential breeding range and the NW breeding areas. The site is within the ***Binalong SPIBA*** (Swift Parrot Important Breeding Area).	***Potential foraging habitat*** present. ***Potential nesting habitat*** present. ***Significant habitat*** absent. This species should not require further consideration, provided disturbance to potential foraging habitat is minimised, but refer to **FINDINGS *Threatened fauna*** for more details.
Myiagra cyanoleuca satin flycatcher	- - # only	Seasonal migrant (November through march) with habitat scrub, wet and dry sclerophyll forests, woodlands and creeklines (McNab 2022).	***Potential habitat*** present. This is a spring-summer migrant that may utilise the greater study area for foraging and nesting. Any proposal should not deleteriously affect potential habitat at any reasonable scale. This species should not require further consideration.

Scientific name **Common name**	**Status** TSPA EPBCA	**Tasmanian habitat description (and distribution)**	**Comments on project area and database records**
Neophema chrysostoma blue-winged parrot	v VU #	Seasonal migrant (October through April) with habitat agricultural lands, crops, dams, paddocks, coastal scrub, open grassy woodlands, heathland and saltmarshes (McNab 2022). ***Potential habitat*** is native eucalypt forest, native eucalypt woodlands, grassland and wetlands.	***Potential habitat*** present, albeit only in a general sense. Any proposal should not deleteriously affect potential habitat at any reasonable scale. This species should not require further consideration.
Perameles gunnii subsp. *gunnii* 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*** marginally present (albeit atypical). ***Significant habitat*** absent (outside core range). The species may utilise the greater area as part of a home range and for foraging but small-scale development should not have a significant impact on this aspect of the life history of the species. Development may manifestly benefit the species by creating open areas suitable for foraging. This species should not require further consideration.
Prototroctes maraena Australian grayling	v VU #	***Potential habitat*** is all streams and rivers in their lower to middle reaches.	***Potential habitat*** absent (no suitable watercourses with the only drainage features being highly ephemeral with no defined bed and banks and without a direct connection to the sea). This species should not require further consideration.
Pseudemoia pagenstecheri tussock skink	v -	***Potential habitat*** is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.	***Potential habitat*** absent (no areas with greater than 20% cover of tussock-forming grass species present). This species should not require further consideration.
Pseudemoia rawlinsoni glossy grass skink	r -	***Potential habitat*** is wetlands and swampy sites (including grassy wetlands, teatree swamps and grassy sedgelands), and margins of such habitats.	***Potential habitat*** absent (no swampy habitats). This species should not require further consideration.
Pseudomys novaehollandiae pookila, New Holland mouse	e VU	***Potential habitat*** is heathlands (mainly dry heathlands but also where dry heathlands form a mosaic with other heathland, moorland and scrub complexes), heathy woodlands (i.e. eucalypt canopy cover 5-20%), *Allocasuarina*-dominated forests on sandy substrates (not dolerite or basalt), and vegetated sand dunes. Key indicator plant species include (but are not restricted to) *Aotus ericoides*, *Lepidosperma concavum*, *Hypolaena fastigiata* and *Xanthorrhoea* spp. ***Significant habitat*** is all potential habitat within the potential range of the species.	***Potential habitat*** marginally present. ***Significant habitat*** absent. This species should not require further consideration but refer to **FINDINGS *Threatened fauna*** more details.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on project area and database records
Ranoidea [syn. *Litoria*] *raniformis* subsp. *major* growling grass frog	v VU #	***Potential habitat*** is permanent and temporary waterbodies, usually with vegetation in or around them, including features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water-holding sites such as old quarries, slow-flowing stretches of streams and rivers and drainage features. ***Significant habitat*** is still or very slow flowing waterbodies, with at least some vegetation, and a lack of obvious pollutants (oils, chemicals, etc).	***Potential habitat*** absent (no waterbodies). ***Significant habitat*** absent (as above). This species should not require further consideration.
Sarcophilus harrisii Tasmanian devil	e EN #	***Potential habitat*** all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427 km^2). ***Significant habitat*** is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100 m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1 km radius, being the approximate area of the smallest recorded devil home range. ***Potential denning habitat*** is areas of burrowable, well-drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass.	***Potential habitat*** present, albeit atypical for denning because of lack of suitable hollow logs, large tree bases, rock piles, overhang, etc.). No evidence of the species was noted (e.g. scats, etc.). ***Significant habitat*** absent (no potential denning habitat present). The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact on potential habitat of the species. This species should not require further consideration but refer to **FINDINGS *Threatened fauna*** for more details.
Tachyspiza [syn. *Accipiter*] *novaehollandiae* grey goshawk	e -	***Potential habitat*** is native forest with mature elements below 600 m altitude, particularly along watercourses. ***Significant habitat*** may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.).	***Potential habitat*** absent, except in a general sense. ***Significant habitat*** absent. The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact at any reasonable scale. This species should not require further consideration.
Tasmanipatus barretti giant velvet worm	r -	***Potential habitat*** includes wet sclerophyll forest grading into rainforest or mixed forest and dry forest within its known range. ***Significant habitat*** is all potential habitat within the known range.	***Potential habitat*** marginally present (atypical in that the site is very dry, generally open, forest lacking large coarse woody debris) and site is outside mapped range (FPA 2022). ***Significant habitat*** absent. This species should not require further consideration.

Scientific name Common name	Status TSPA EPBCA	Tasmanian habitat description (and distribution)	Comments on project area and database records
Tyto novaehollandiae subsp. *castanops* Tasmanian 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*** present in the form of potential foraging habitat and localised potential temporary roosting habitat but potential nesting habitat is absent because of the lack of large trees with large hollows. ***Significant habitat*** absent. The species may utilise the greater title area as part of a home range and for foraging but small-scale development within the context of surrounding land uses should not have a significant impact on potential habitat of the species. This species should not require further consideration.

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

Appended as pdf file.

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

Appended as pdf file.

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

Appended as pdf file.

ATTACHMENTS

- .shp, .xlsx or .dwg file of point locations of threatened flora
- .shp, .xlsx or .dwg file of point locations of weeds
- .shp or .dwg file of revised vegetation mapping