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 / 00228
Applicant	Amplitel Pty Ltd C/- CPS Technology & Infrastructure
Proposal	Utilities - Telecommunications Facility
Location	North Ansons Road, Ansons Bay (CT 155699/1)

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 28th November 2026 **until 5pm Friday 11th December 2026.**

John Brown
GENERAL MANAGER

DRAWING DESCRIPTION	DRAWING NUMBER	SHEET NO.	ISSUE NO.	ISSUE DATE	DRAWING STATUS				
					CANCELLED	PRELIMINARY	FOR CONSTRUCTION	AS BUILT	REFERENCE ONLY
SITE LAYOUT AND ACCESS	TAS100695	S1	1	16/07/26		✓			
SITE SETOUT PLAN	TAS100695	S1-1	1	16/07/26		✓			
ANTENNA LAYOUT	TAS100695	S1-2	1	16/07/26		✓			
EAST ELEVATION	TAS100695	S3	1	16/07/26		✓			
AERIAL PHOTO LOCALITY PLAN	TAS100695	S7	1	16/07/26		✓			

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ANSONS BAY

TOWER AMS SITE: TAS100695

ADDRESS: NORTH ANSONS RD
ANSONS BAY
TAS 7264

CPS
TECHNOLOGY & INFRASTRUCTURE

UNAPPROVED DRAWING

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
BTS-34962	AS	AH	PRELIMINARY - SP80002752WO006CPS	PM	ET	16.07.26	1

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ANSONS BAY
DRAWING INDEX AND DOCUMENT CONTROL
NORTH ANSONS RD, ANSONS BAY, TAS 7264

DWG NO. TAS100695 | SHT NO. DC

Cad file: TAS100695_PD_200826.dwg A3

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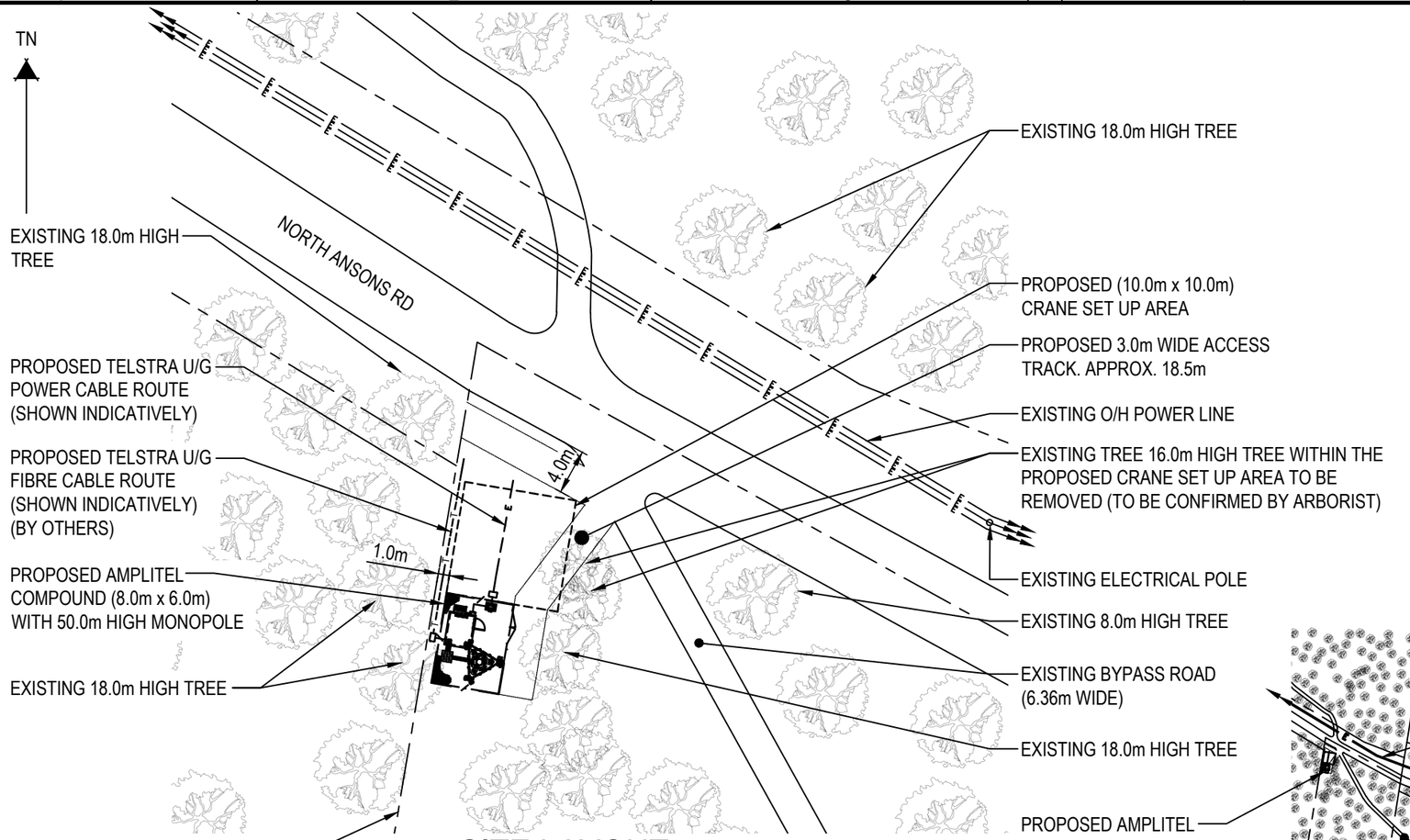
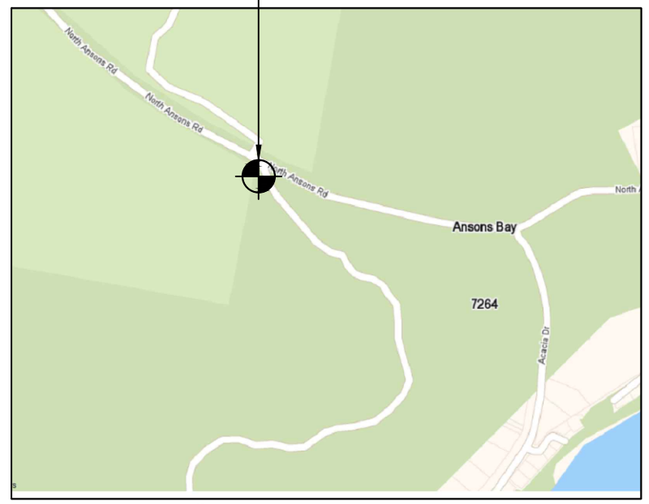


SITE LAYOUT

SCALE 1:500

5m 0 5m 10m 15m 20m 25m SCALE 1:500

RFNSA SITE No. 7264011



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LOCALITY PLAN

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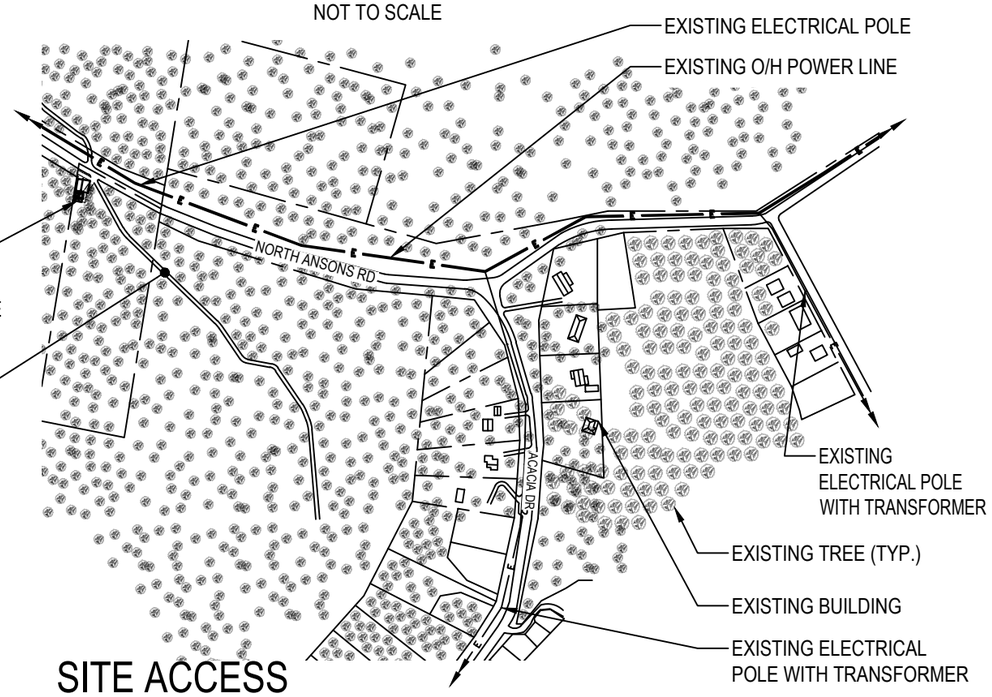

SITE ACCESS

SCALE 1:2000

20m 0 20m 40m 60m 80m 100m SCALE 1:2000

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
3. MINOR LEVELLING REQUIRED.
4. TRAFFIC MANAGEMENT TO BE IMPLEMENTED DURING CONSTRUCTION PERIOD.
5. EXISTING BYPASS ROAD TO BE TEMPORARILY CLOSED DURING CONSTRUCTION PERIOD. TO BE CONFIRMED WITH THE COUNCIL.

SERVICES LEGEND

—T—T—T— PROPOSED OPTICAL FIBRE BELOW GROUND

— — E — — E — PROPOSED BELOW GROUND ELECTRICAL SUPPLY

— E — E — ABOVE GROUND ELECTRICAL SUPPLY

— / — / — BOUNDARY FENCE

UNAPPROVED DRAWING

CPS TECHNOLOGY & INFRASTRUCTURE

PROPERTY DESCRIPTION

LOT NUMBER: 1
PLAN NUMBER: 155699

SITE STRUCTURE COORDINATES (GDA94) GPS READING ACCURACY: ± 10m CENTRE OF MONOPOLE	
LATITUDE	-41.03476° (GDA 94)
LONGITUDE	148.26386° (GDA 94)

TO BE READ IN CONJUNCTION WITH SHEETS S1-1 & S3.

PRELIMINARY

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
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TOWER AMS SITE TAS100695
ANSONS BAY
SITE LAYOUT AND ACCESS
NORTH ANSONS RD, ANSONS BAY, TAS 7264

DWG NO. TAS100695 SHT NO. S1

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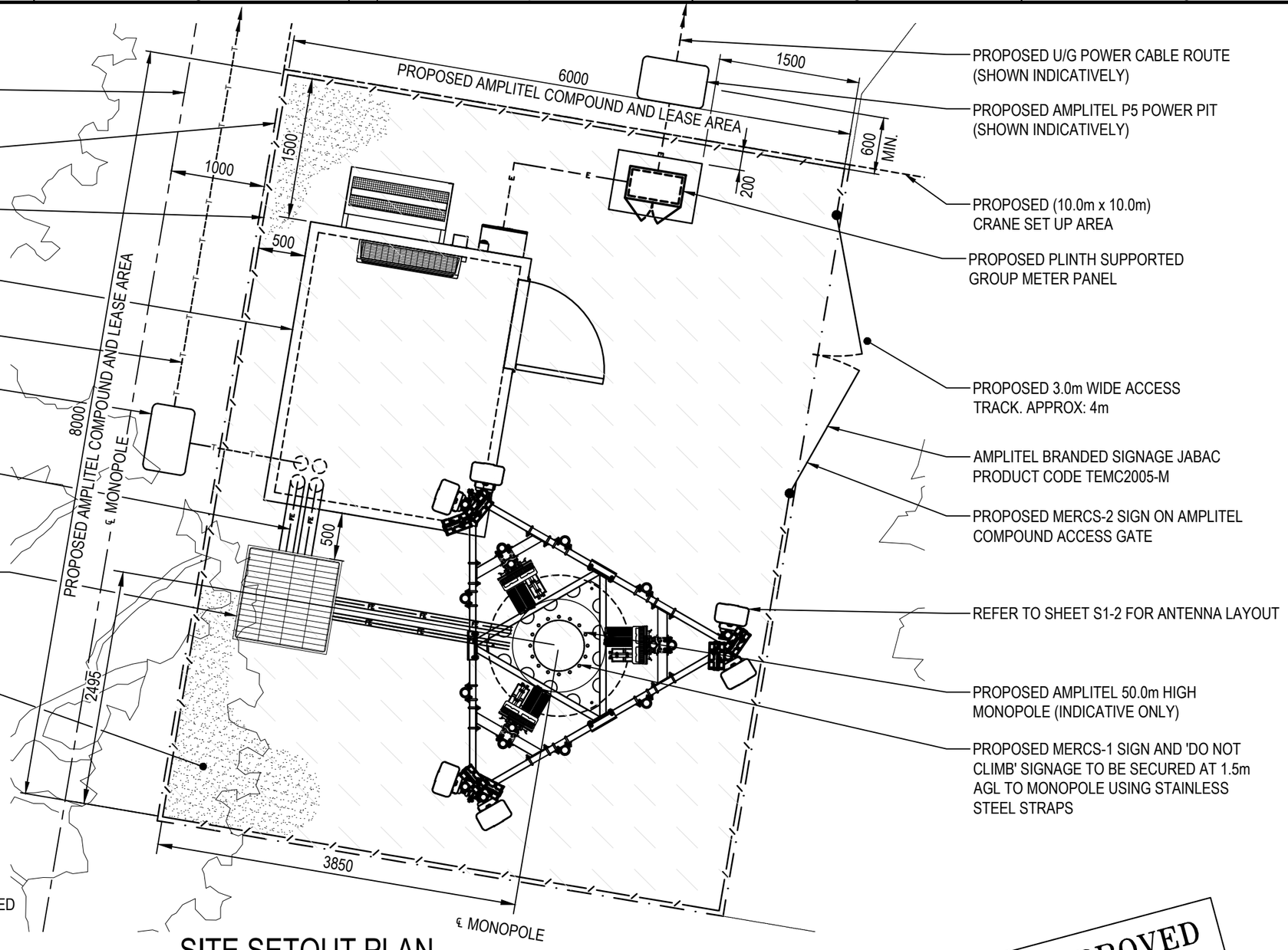

SITE SETOUT PLAN

SCALE 1:50

500 0 2500 SCALE 1:50

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. PROPOSED MERCS-1 SIGN AND 'DO NOT CLIMB' SIGNAGE TO BE SECURED AT 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS.
3. PROPOSED MERCS-2 SIGN AND PROPOSED AMPLITEL BRANDED SIGN INSTALL. JABAC PART NO TEMC2005-M ON COMPOUND ACCESS GATE.
4. PROPOSED AMPLITEL LEASE AREA.
5. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

UNAPPROVED DRAWING

PRELIMINARY

SERVICES LEGEND

- E — E — PROPOSED BELOW GROUND ELECTRICAL SUPPLY
- FE — FE — PROPOSED ABOVE GROUND FEEDER CABLES
- T — T — T — PROPOSED OPTICAL FIBRE BELOW GROUND
- / — / — BOUNDARY FENCE

CPS TECHNOLOGY & INFRASTRUCTURE

TO BE READ IN CONJUNCTION WITH SHEETS S1 & S3.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
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ANSONS BAY
SITE SETOUT PLAN
NORTH ANSONS RD, ANSONS BAY, TAS 7264

DWG NO. TAS100695 SHT NO. S1-1

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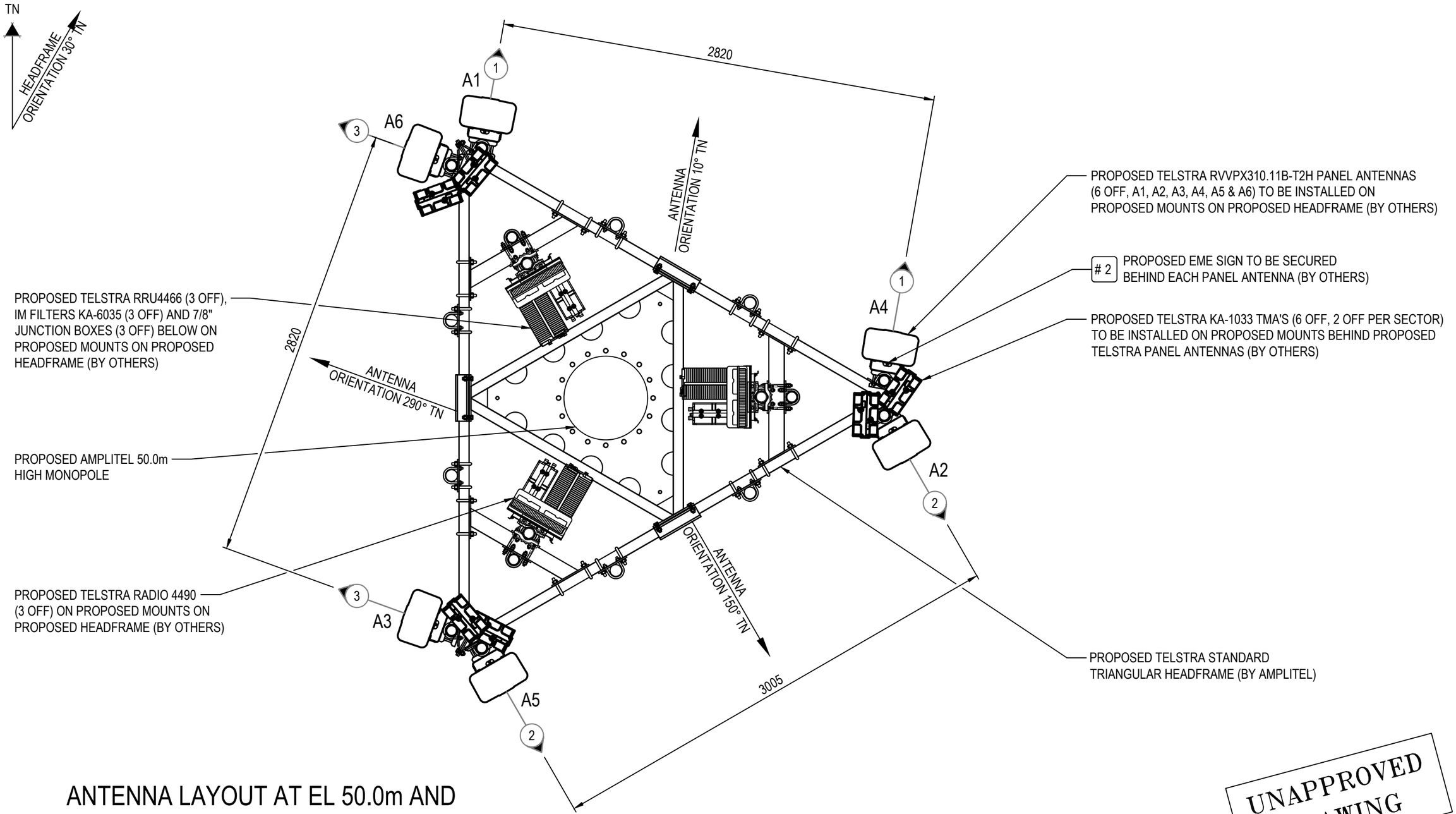

ANTENNA LAYOUT AT EL 50.0m AND RADIO LAYOUT AT EL'S 49.5m & 50.5m

SCALE 1:25

500 0 500 1000 SCALE 1:25

NOTES:

1. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. #2 PROPOSED EME SIGN TO BE SECURED BEHIND EACH PANEL ANTENNA. (BY TELSTRA)

CPS TECHNOLOGY & INFRASTRUCTURE

UNAPPROVED DRAWING PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEETS S1, S1-1 & S3.

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
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TOWER AMS SITE TAS100695
ANSONS BAY
ANTENNA LAYOUT
NORTH ANSONS RD, ANSONS BAY, TAS 7264

DWG NO. TAS100695 SHT NO. S1-2

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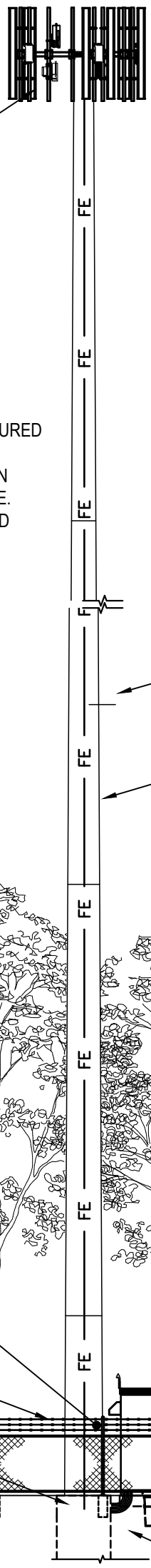

E.L. 51.3m (±100mm) R.L. 121.3m AHD
OVERALL HEIGHT

E.L. 50.5m (±100mm) R.L. 120.5m AHD
C/L PROPOSED TELSTRA RADIO 4490 (3 OFF) (BY OTHERS)

E.L. 50.0m (±100mm) R.L. 120.0m AHD
TOP OF PROPOSED AMPLITEL MONOPOLE
C/L PROPOSED TELSTRA PANEL ANTENNAS
(6 OFF A1, A2, A3, A4, A5 & A6) (BY OTHERS)
C/L PROPOSED TELSTRA KA-1033 TMA'S (6 OFF) (BY OTHERS)
C/L PROPOSED TELSTRA TRIANGULAR HEADFRAME

E.L. 49.5m (±100mm) R.L. 119.5m AHD
C/L PROPOSED TELSTRA 7/8" JUNCTION BOXES (3 OFF) (BY OTHERS)
C/L PROPOSED TELSTRA RRU4466 (3 OFF)
C/L PROPOSED TELSTRA KA-6035 (3 OFF)

PROPOSED EME SIGN TO BE SECURED BEHIND EACH PANEL ANTENNA (BY OTHERS) # 2

NOTES:

1. PROPOSED MERCS-1 SIGN AND 'DO NOT CLIMB' SIGNAGE TO BE SECURED AT 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS.
2. PROPOSED MERCS-2 SIGN AND PROPOSED AMPLITEL BRANDED SIGN INSTALL. JABAC PART NO TEMC2005-M ON COMPOUND ACCESS GATE.
3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

PROPOSED AMPLITEL 50.0m HIGH MONOPOLE

PROPOSED TELSTRA FEEDERS RUN INTERNALLY TO MONOPOLE (BY OTHERS)

EXISTING 18.0m HIGH TREE

EXISTING 18.0m HIGH TREE

PROPOSED TELSTRA TEL-MK51BF-D1-A001 EQUIPMENT SHELTER (BY OTHERS)

PROPOSED TELSTRA P5 FIBRE PIT (1 OFF) (SHOWN INDICATIVELY) (BY OTHERS)

PROPOSED MERCS-2 SIGN ON AMPLITEL COMPOUND ACCESS GATE

PROPOSED MERCS-1 SIGN & 'DO NOT CLIMB' TO BE SECURED AT 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS

AMPLITEL BRANDED SIGNAGE JABAC PRODUCT CODE TEMC2005-M

PROPOSED AMPLITEL 2.4m HIGH SECURITY FENCE WITH DOUBLE ACCESS GATES

PROPOSED PLINTH SUPPORTED GROUP METER PANEL

PROPOSED ACO TYPE 99 PIT (BEHIND) (1010mm x 1010mm x 580mm). REFER TO MANUFACTURER SPECIFICATION FOR DETAILED PARTS LIST. REFER TO DWG 017866P140 FOR CABLE ARRANGEMENT

PROPOSED P5 ELECTRICAL PIT (INDICATIVE ONLY)

E.L. 0.0m
GROUND LEVEL
(R.L. 70.0m AHD)

PROPOSED TELSTRA U/G FIBRE ROUTE (SHOWN INDICATIVELY) (BY OTHERS)

PROPOSED U/G ELECTRICAL CONDUIT ROUTE

PROPOSED AMPLITEL MONOPOLE BORED FOUNDATION (INDICATIVE ONLY)

EAST ELEVATION

SCALE 1:150

3m 0 3m 6m SCALE 1:150

SERVICES LEGEND

— — — E — — — E — PROPOSED BELOW GROUND ELECTRICAL SUPPLY
—T———T———T——— PROPOSED OPTICAL FIBRE BELOW GROUND
——— FE ——— FE ——— PROPOSED ABOVE GROUND FEEDER CABLES

DO NOT SCALE

PRELIMINARY

TO BE READ IN CONJUNCTION WITH SHEETS S1 & S1-1.

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CPS TECHNOLOGY & INFRASTRUCTURE

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TOWER AMS SITE TAS100695
ANSONS BAY
EAST ELEVATION
NORTH ANSONS RD, ANSONS BAY, TAS 7264

DWG NO. TAS100695 SHT NO. S3

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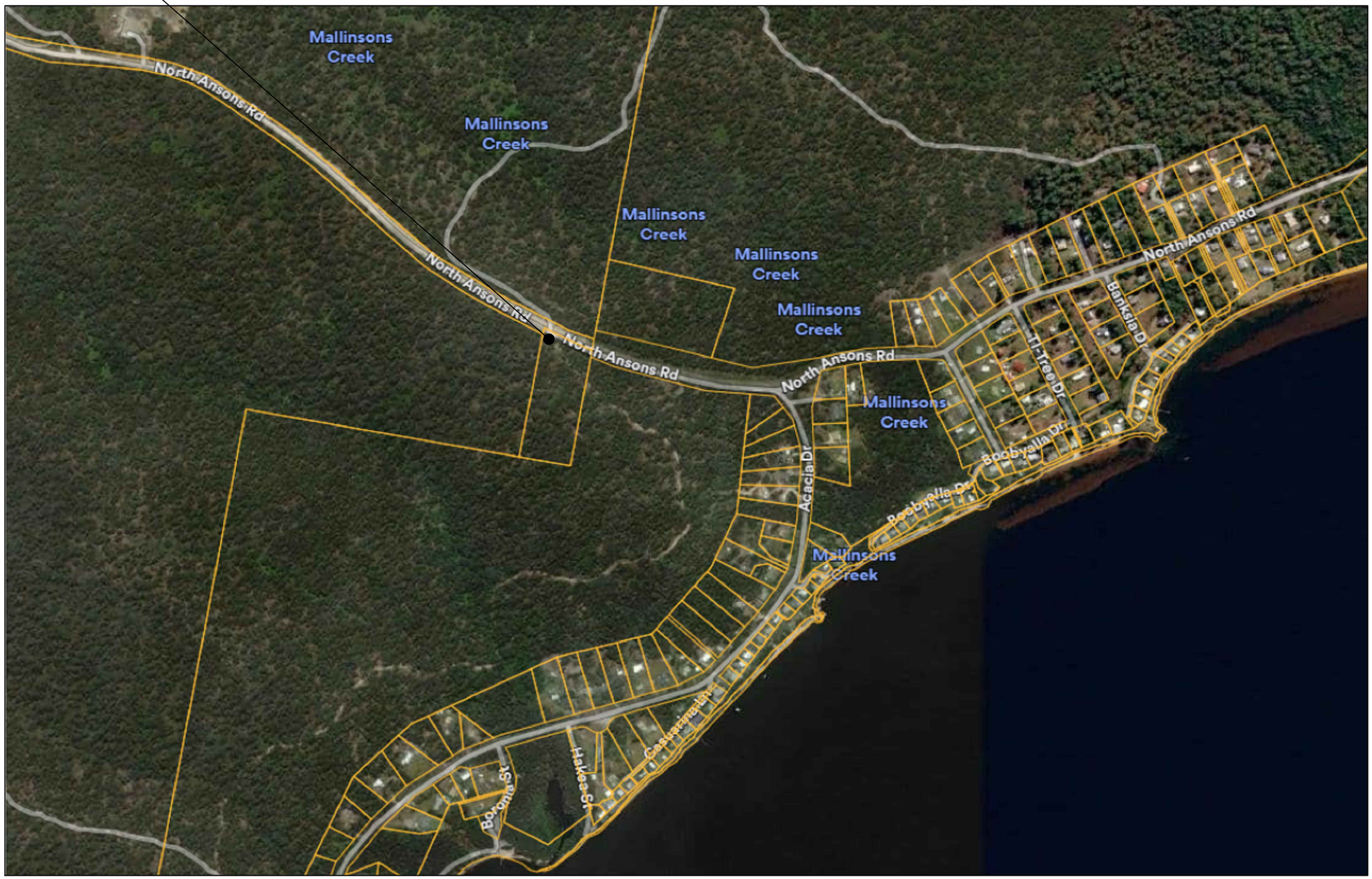
PROPOSED AMPLITEL SITE

TN



AERIAL PHOTO LOCALITY PLAN

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PRELIMINARY

UNAPPROVED DRAWING

CPS TECHNOLOGY & INFRASTRUCTURE

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
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TOWER AMS SITE TAS100695
ANSONS BAY

AERIAL PHOTO LOCALITY PLAN
NORTH ANSONS RD, ANSONS BAY, TAS 7264

DWG NO. TAS100695

SHT NO. S7

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22 October 2026

The General Manager
Break O'Day Council

Attention: Planning Department
32–34 Georges Bay Esplanade
ST HELENS TAS 7216

By email: admin@bodc.tas.gov.au

To Whom It May Concern

Lodgement of planning application - Utilities (Telecommunications Facility) TAS100695 Ansons Bay - North Ansons Road, Ansons Bay TAS 7264 Lot 1 on Plan 155699 (Property ID 2542866)

Please find enclosed a combined use and development application for a planning permit for a new telecommunications facility at the above property. The proposal is a discretionary Utilities use within the Environmental Management Zone under the Tasmanian Planning Scheme – Break O'Day.

CPS Technology & Infrastructure lodges the application on behalf of Amplitel Pty Ltd, the applicant and proposed facility owner. The proposal comprises a 50.0m monopole with a triangular headframe (approximately 51.3m overall height), six Telstra panel antennas and associated equipment, an equipment shelter, an 8m × 6m compound enclosed by a 2.4m-high security fence, a 3m-wide access track, a 10m × 10m crane set-up area, and underground power and fibre connections. One approximately 16m-high tree requires removal, with allowance for the potential removal of up to three additional trees due to root-zone impacts.

Amplitel has applied the Precautionary Approach in the Selection and Design of the proposed site in accordance with Section 4.1 of C564:2025 Mobile Phone Base Station Deployment Industry Code.

Please find attached the following documents:

- Break O'Day Council planning application form
- Revised planning report and appendices: proposal plans, planning assessment, ECOTas natural values assessment, site-specific EME report and government EME fact sheets; and
- Owner's consent

The facility will initially host Telstra 4G and 5G services to improve coverage in Ansons Bay and surrounding areas under the Improving Mobile Coverage Round of the Mobile Black Spot Program, with provision for future co-location. The report assesses the relevant zone and code provisions and explains how the selected location balances coverage needs with environmental and amenity considerations, using existing cleared areas, separation from dwellings and intervening vegetation. A site-specific environmental energy (EME) report is provided, as well as supporting information for this matter.

Please contact the undersigned to arrange payment by credit card for the development application fees.

Thank you for your assistance with this application. Should you have any enquiries regarding this application, or require more information to assist in your assessment, please do not hesitate to contact me on 0482 010 980 or e-mail daniel.park@cpstech.com.au.

Yours sincerely,



Daniel Park | National Planning Manager

CPS Technology & Infrastructure (on behalf of Amplitel)



Planning Assessment Report

Proposed Utility- Telecommunications Facility

Address:
Lot 1 on Plan 155699
North Ansons Road Ansons Bay TAS 7264

Project Reference: TAS100695 Ansons Bay
RFNSA Reference: 7264011

Prepared for Submission to:
Break O Day Council
October 2026

CPS
TECHNOLOGY & INFRASTRUCTURE

Document Controls

Document Description	Planning report for a proposed Amplitel mobile phone base station facility		
Site Number	TAS100695	**Site Name**	ANSONS BAY

Revision No	Date	Revision Details	Author	Approver
0.1	09/09/2026	Draft	DP	DP
1.0	5/10/2026	Draft	DP	DP
1.1	21/10/2026	Final	DP	KB

Prepared on behalf of	Prepared By
AMPLITEL **Amplitel Pty Ltd**	CPS TECHNOLOGY & INFRASTRUCTURE **CPS Technology & Infrastructure** ABN 48 148 905 159 Suite 1003, 1 Newland Street Bondi Junction NSW 2022 Contact: Daniel Park Email: daniel.park@cpstech.com.au Phone: (02) 9300 1700

This report has been prepared as a supporting document to accompany the consent application. It is founded on data, surveys, measurements, and results obtained at specific times and under conditions as specified herein. Any findings, conclusions, and recommendations exclusively apply to the mentioned circumstances. The contents of this proposal may not be used for any other purpose aside from the evaluation of this development proposal, nor disclosed to any other individuals without prior written permission from CPS Technology & Infrastructure.

Table of Contents

1 Introduction 5
1.1 Background Information 5
1.2 Facility's Purpose 5
1.3 Public Interest Consideration 6
2 Site Selection Process 8
2.1 Co-location Opportunities 8
2.2 Evaluation of Alternative Sites 9
2.3 Selected Preferred Candidate 10
3 Site Description and Environmental Context 12
3.1 Detailed Site Context 12
3.2 Visual context 15
3.3 Environmental Considerations 22
3.4 Heritage Evaluation 24
3.5 Cultural Heritage Evaluation 25
3.6 Aviation 25
4 Proposed Facility Details 25
4.1 Proposed Equipment 25
4.2 Access Details 26
4.3 Utility Service Details 28
4.4 Noise 28
4.5 Construction Details of the Proposed Facility 29
5 Regulatory Framework 29
5.1 Commonwealth Legislation 29
5.2 State Legislation 31
5.3 State Planning Provisions 32
5.4 Break O'Day Local Provisions Schedule 35
6 Electromagnetic Emissions and Compliance 35
7 Conclusion 36
Appendix A: Proposal plans 38
Appendix B: Assessment against relevant State Planning Policies 39
Appendix C: Native Values Assessment by ECOTas 41
Appendix D: Site-specific environmental energy (EME) report 42
Appendix E: Government EME fact sheets 43

Executive Summary

Site Information	**Lot description:**	Lot 1 on Plan 155699
	Address:	North Ansons Road, Ansons Bay TAS 7264
	Coordinates:	-41.03476°, 148.26386° (GDA94)
Proposal	CPS Technology & Infrastructure Pty Ltd, on behalf of Amplitel Pty Ltd, seeks development approval for a new telecommunications facility at North Ansons Road, Ansons Bay TAS 7264. The facility will host Telstra 4G and 5G equipment and, in accordance with the provided proposal plans, comprises: • one 50.0m-high Amplitel monopole with a triangular headframe, with an overall height of approximately 51.3m above ground level; • six Telstra panel antennas, six KA-1033 tower-mounted amplifiers, three Radio 4490 units, three RRU4466 units, three KA-6035 filters and three junction boxes; • one Telstra equipment shelter; • an 8.0m x 6.0m compound and lease area enclosed by a 2.4m-high security fence with double access gates; • a 3.0m-wide access track, a 10.0m x 10.0m crane set-up area, underground power and fibre routes, pits, meter panel, signage and ancillary works; and • removal of one approximately 16m-high tree within the crane set-up area, with provision for three (3) others	
Purpose	The proposal forms part of the Improving Mobile Coverage Round of the Mobile Black Spot Program and will improve Telstra mobile voice and data coverage, including 4G and 5G services, to Ansons Bay and surrounding areas. The facility is designed as a neutral-host structure capable of supporting future co-location by other carriers and service providers.	
Planning Considerations	**LGA:**	Break O'Day Council
	Zoning:	Environmental Management Zone
	Overlays:	Bushfire-Prone Area; Priority Vegetation Area; minor Landslip Hazard mapping on the eastern part of the property, outside the proposed facility location
	Application:	Combined use and development application for Utilities (Telecommunications Facility)
	Permit category:	Discretionary

1 Introduction

1.1 Background Information

This planning report has been prepared by CPS Technology & Infrastructure on behalf of Amplitel to support a planning application for a new telecommunications facility at North Ansons Road, Ansons Bay TAS 7264. The site is Lot 1 on Plan 155699 (Property ID 2542866), at approximately -41.03476°, 148.26386° GDA94, and is identified as RFNSA 7264011. The proposal is within the Break O'Day Council municipal area.

Amplitel

Amplitel is Australia's leading mobile tower infrastructure provider, with a portfolio of more than 8,000 physical towers, masts, large poles and antenna-mount structures. Amplitel provides passive wireless infrastructure supporting mobile network operators, government entities and public and private organisations across Australia.

The proposed Ansons Bay facility will be owned and managed by Amplitel, will initially host Telstra telecommunications equipment, and has been designed to support future co-location by other users. Amplitel Pty Ltd is the applicant for this development application. The project aims to significantly enhance mobile telecommunications services, including coverage and network capacity, within the Ansons Bay area.

1.2 Facility's Purpose

As part of Telstra's commitment to regional Australia, Amplitel as part of the Telstra Group is excited to bring high-speed mobile internet to even more communities around the country as part of the Federal Government's Mobile Black Spot Program (MBSP).

The Black Spot Program is one of the largest ever expansions of mobile coverage in regional and remote Australia. Areas which will receive new mobile network coverage have been announced in multiple rounds since 2015, starting with Round 1, and most recently with Round 7 announced on 18 November 2020. This program will deliver mobile coverage to a large number of regional and remote communities who, for the first time, will be able to access fast mobile voice and data services. The improved coverage is increasing access to new technologies for key regional sectors like agriculture, transport, mining and tourism – technologies which rely on a fast, reliable and affordable mobile network.

On 19 October 2023, the Minister for Communications, the Hon Michelle Rowland MP, announced grants totalling $37.2 million to deliver improved mobile coverage and quality of service to 42 Target Locations through the Improving Mobile Coverage Round (IMCR) of the Mobile Black Spot Program (MBSP).

The IMCR is implementing the Federal Government's commitments to improve mobile coverage and quality of service at 54 Target Locations across Australia.

The Ansons Bay project forms part of the Improving Mobile Coverage Round and will improve coverage in an identified mobile black spot area.

Access to wireless services is a critical requirement in the modern era. While Australia has among the fastest mobile networks speeds across the globe, there is an identified coverage disparity between urban and rural areas. This disparity is due to the population concentration in urban areas, with existing wireless services covering 99% of the population but only 33% of the total landmass. As a result, major transport routes and large landholdings miss out on the critical wireless services available in urban areas.

While satellite services for mobile phone and data are available in some rural areas, the steep cost for landholders, unreliability and low data caps are all significant impediments to their daily use.

The 2018 Regional Telecommunications Review (the **Edwards Review**) brought these issues into clear focus, with important findings relating to:

- economic benefits; and
- social benefits

The Edwards Review found that economic benefits in regional areas are increasingly linked to wireless services, with regional businesses in a weak position to take advantage of new digital applications and economic opportunities. The Australian Government Response to the review strengthened this argument, stating that "*digital agriculture could increase the gross value of Australian agricultural production by $20.3 billion, a 25% increase over 2014-15 levels. The greatest gains are expected to come from remote monitoring, automation, better tailoring of inputs such as fertiliser and seed, and environmental benefits such as efficiencies in water and pest management*".

(Standing Committee, 2016: National Strategic Framework for rural and Remote Health).

Given the natural hazards such as drought, bushfires and floods that are a frequent and ongoing occurrence in Australia, access to mental health services can be of critical importance. Wireless services allow for more communications opportunities in regional areas and opens additional avenues for mental health services (National Mental Health Commission, 2018).

Wireless services are also important for safety reasons, particularly in relation to the aforementioned natural hazards present in Australia. The 2017-2018 ACMA Communications Report showed that in 2017-2018 there were nine million calls made to emergency services numbers, an increase of 4.8 per cent from 2016-2017, with the majority made from mobile phones. This increase in emergency numbers calls from mobile phones is a continuing trend, with the share increase by approximately 2-3% on average every year from 2012-2014. In regional and remote communities, where potentially dangerous tasks are undertaken on a daily basis, but where neighbours or family-members are oftentimes out of earshot, the ability to call for assistance from a mobile phone can be critical.

The Federal Government Mobile Black Spot Program, including this Ansons Bay project under the Improving Mobile Coverage Round, supports improved connectivity, safety, social participation and economic activity in regional communities.

1.3 Public Interest Consideration

In today's ever-changing digital world, mobile telecommunications have become incredibly important in the lives of Australians. Some key facts and trends highlighted below aim to show just how essential mobile phones and data have become in our modern society.

A near totality, 99%, of Australians are actively using mobile phones, and 76% have no longer use traditional landlines. This widespread use of handheld devices really underscores how vital they are for staying connected.

What's more, the appetite for mobile data is growing at an astonishing rate. Between 2020 and 2021, data consumption shot up by more than 29%, and in the first quarter of 2022, there was a remarkable 40% increase globally. This surge is largely due to the popularity of streaming and video calls.

The COVID-19 pandemic has brought significant changes to the way Australians work and live. In 2021, 61% of employed Australians embraced remote work, which has not only transformed our lifestyles but has also made us even more reliant on mobile networks.

But it's not just about convenience. Mobile coverage is crucial for public safety, with nearly 78% of emergency calls coming from mobile phones in 2021. This highlights how important it is to have a strong mobile infrastructure in place.

Now, more than ever, mobile telecommunications are a lifeline, and that's why mobile base stations are so vital. It's imperative that we ensure this infrastructure keeps up with the growing demand.

The installation of new mobile phone base stations has both social and economic impacts. On the social side, it boosts connectivity, benefiting residents, businesses, and visitors by improving communication and access to emergency services. This is especially crucial for online education and telehealth services. On the economic front, businesses benefit from increased productivity thanks to reliable connectivity, which enables smooth communication, online transactions, and remote work. The installation process also creates short-term economic opportunities, generating jobs for contractors, suppliers, and laborers. Plus, having a mobile station can attract investment, particularly from businesses that depend on good connectivity. All in all, a new base station has the potential to enhance the quality of life and economic prospects of a community.

Mr Brian Mitchell MP, spoke convincingly of this in 2024, when in response to the second reading of the Telecommunications Legislation Amendment (Enhancing Consumer Safeguards and Other Measures Bill) 2023, he said:

"*We've seen in recent years just how important broadband connectivity has become, with hundreds of thousands of people socialising, working and studying online. That was only heightened during the COVID-19 pandemic, and it continues today. The six-hour Tasmania Telstra outage in February 2022 and the more recent 14-hour national Optus outage left people unable to connect with loved ones, TV and radio stations inaccessible and urgent emails unread and unanswered, with the day-to-day routines of many coming to a halt. Such outages cost businesses thousands of dollars when payments cannot be taken, while the simplest of tasks are unable to be communicated to co-workers. It may be seen as a minor hindrance or annoyance to some, but in an emergency communication becomes a critical tool to save property or, above all, life. As the member for a rural and regional electorate, I know this is especially true in the regions*" (HANSARD, 2024).

With specific regards to Ansons Bay, the Member of Parliament stated:

"In my electorate of Lyons, for example, I was recently able to announce funding for new mobile base stations in Sheffield, Tea Tree and Ansons Bay through the improving mobile coverage round. This funding delivered my election commitment of a $2.25 million investment by the Albanese Labor government to improve mobile phone coverage in these areas. At the end of last year I met with the Ansons Bay Telecommunications Working Group to discuss the progress of the new mobile phone tower and just how important this project is to members of this isolated north-east community. For those who may not know Ansons Bay, it is a 'one road in and one road out' community. It's a beautiful little spot up in the north-east of Tasmania. It's very isolated and prone to bushfires and so telecommunications is an absolute must." (HANSARD, 2024).

It is known that the Ansons Bay Telecommunications Working Group has been a strong advocate for enhanced telecommunications services in Ansons Bay, demonstrating that even within a relatively small community, the need for such critical services and infrastructure is of vital importance.

Ensuring that the Ansons Bay community has dependable telecommunications services is important as reliance on mobile voice and data continues to grow.

2 Site Selection Process

Amplitel on behalf of Telstra have conducted a thorough site selection process for the proposed facility, including the evaluation of alternative candidates.

Before suggesting the establishment of a new mobile phone base station, mobile carriers will strive to address service-related issues by reconfiguration or upgrade of their existing base stations. If these upgrades fail to satisfactorily address the concerns, the carrier will investigate the possibility of co-locating on existing mobile facilities, buildings, or other structures.

In instances where viable co-location opportunities are absent, the carrier will then move forward with deploying a new 'greenfield' facility.

2.1 Co-location Opportunities

All carriers are required by the *Telecommunications Act 1997* to prioritise consideration for co-location and the upgrade of existing facilities.

Figure 1 below displays the positions of existing facilities in the vicinity of this proposed site, based on data sourced from the Radio Frequency National Site Archive database (www.rfnsa.com.au).

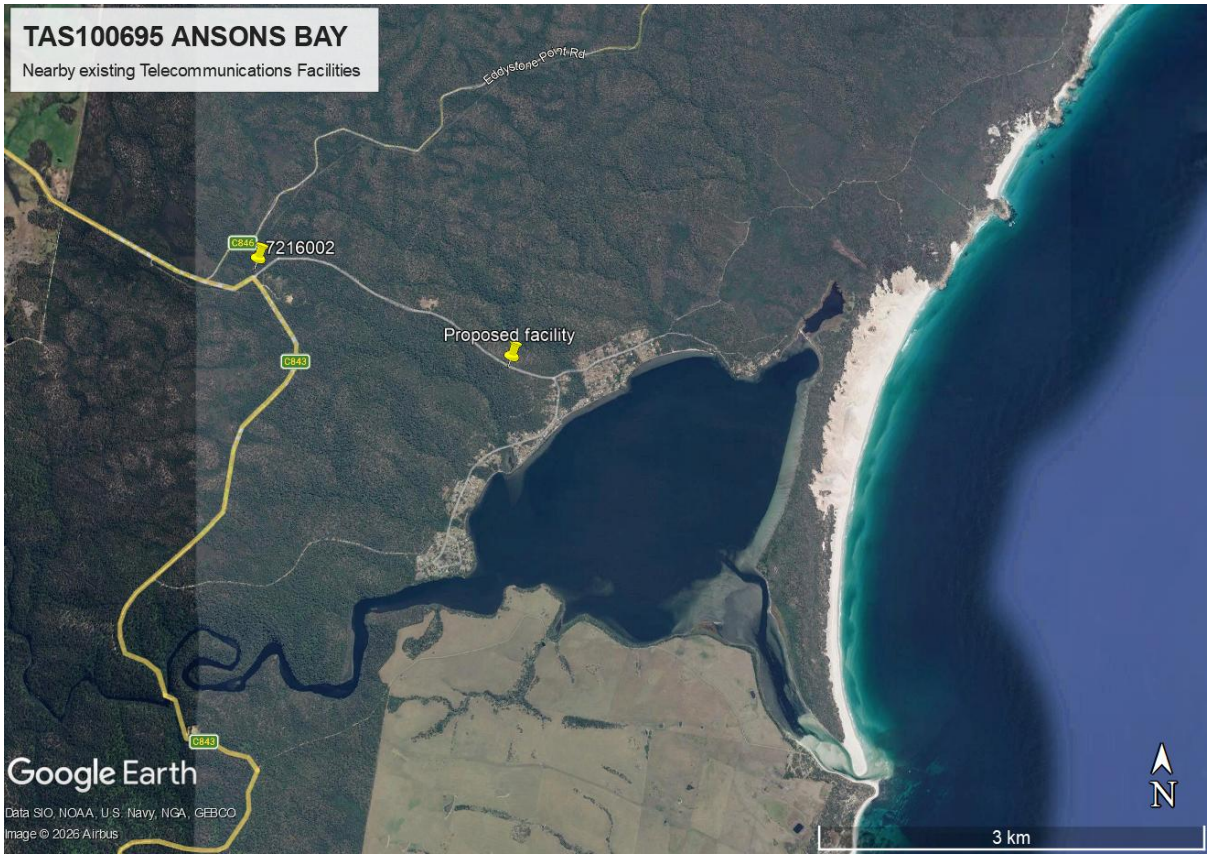

Figure 1: *Existing telecommunications sites in the area (Source: RFNSA, 2024)*

Existing Telecommunications Facilities		
RFNSA ID	**Location**	**Comments**

7216002	LOT 1 DP11195 North Ansons Road, Ansons Bay TAS 7264	This is a 55m lattice tower, with equipment by Telstra at the greatest available heights of 55m, with Optus equipment at 35m. The facility is located over 2.5km west of the main township area of Ansons Bay. The facility already includes a full complement of Telstra equipment at the greatest available height, but due to the distance it cannot provide the required coverage to Ansons Bay.

There is only a single facility in the surrounding area, a 55m lattice tower 2.6km to the west of the main residential area around Ansons Bay. Due to the distance the facility is unable to provide the required coverage, as evidenced by the fact it already includes a full set of Telstra antennas. As a result a new facility is required.

2.2 Evaluation of Alternative Sites

A thorough investigation of potential candidates has been conducted using the precautionary approach to site selection described in section 4.1 of the applicable Mobile Phone Base Station Deployment Code.

The assessment of each site's suitability for the facility involves several factors, such as compliance with environmental regulations, potential for co-location, engineering and construction feasibility, minimal environmental impact, visual aesthetics preservation, topographical constraints, occupational health and safety, meeting radio frequency coverage goals, and securing property tenure.

Following this assessment, eight potential candidates were identified and evaluated.

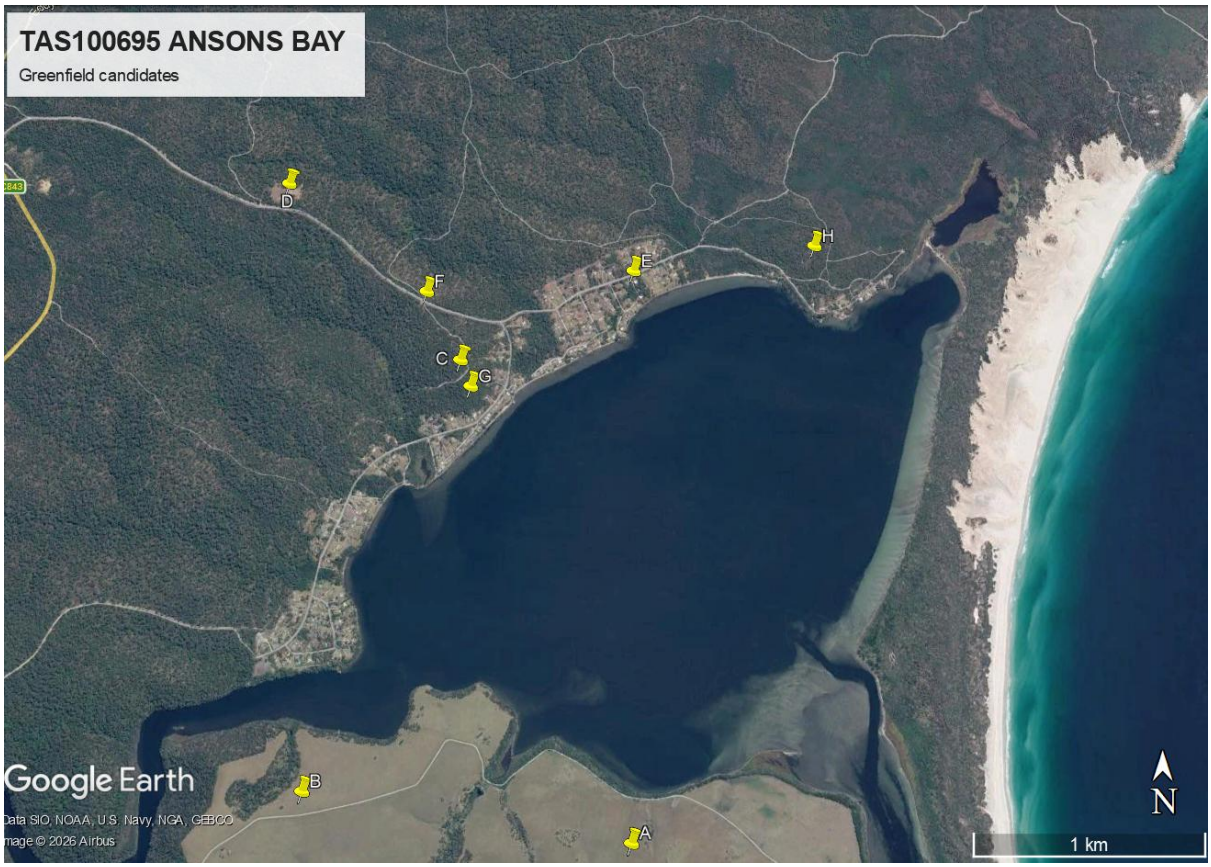

Figure 2: *Alternative candidates considered (Google Earth)*

Alternative Candidates Considered		
Candidate and location	**Proposal**	**Comments**
Candidates A and B — 259 Policemans Point Road, Ansons Bay	New greenfield facility	Too distant from the principal coverage area; required a taller structure and presented power constraints likely to require a substantial solar installation. Not progressed.
Candidate C — North Ansons Road, Ansons Bay	New greenfield facility	The narrow trail location would require extensive clearing within a sensitive environmental area, could affect foreshore amenity and presented tenure constraints. Not progressed.
Candidate D — Ansons Bay waste transfer station area	New greenfield facility	Approximately 1.5km from the start of the main coverage area, limiting effective sector coverage, with height, space and power constraints. Not progressed.
Candidate E — Ansons Bay Fire Station, 54 North Ansons Road	Facility at existing community use	The use would remain discretionary and would conflict with applicable height and amenity provisions because of the low ground level and position between residences and the bay. Not progressed.
Candidate F — selected, North Ansons Road, Ansons Bay	50.0m monopole and associated facility	The Environmental Management-zoned location enables beneficial use of existing cleared areas, has power available at the road frontage, is well separated from dwellings and bay-facing view lines, and uses higher ground to optimise coverage. Selected as the preferred candidate.
Candidate G — 32 Acacia Drive, Ansons Bay	New greenfield facility	Telecommunications facilities are prohibited in the Low Density Residential Zone. The site also presented access, tenure, clearing, height and residential visual-impact constraints. Not progressed.
Candidate H — eastern Ansons Bay locality	New greenfield facility	Less suitable because of environmental, access, bushfire and proximity constraints. Not progressed.

2.3 Selected Preferred Candidate

Following Amplitel's site-selection process, Candidate F was selected as the preferred location for the following reasons:

- The location meets the required coverage objectives.
- Existing cleared areas can be reused, limiting vegetation disturbance to one approximately 16m tree in the crane set-up area and provision for up to three (3) others
- Access is available from North Ansons Road using the existing bypass/access arrangement, and power is available nearby.
- The site is about 360m from the nearest dwelling and about 500m from the main residential and foreshore area.

- Substantial intervening vegetation limits views, and the site is behind the principal bay-facing view lines.
- The location provides the required mobile coverage outcome for Ansons Bay.
- The site layout and tenure arrangements are practicable for construction, operation and future carrier use.
- Secure land tenure for Candidate F is attainable.

3 Site Description and Environmental Context

3.1 Detailed Site Context

The proposed telecommunications facility is located at North Ansons Road, Ansons Bay TAS 7264, on Lot 1 on Plan 155699 (Property ID 2542866). The site lies within the Environmental Management Zone in the Break O'Day Council area. Ansons Bay is a small coastal settlement with residences concentrated near the bay and foreshore, while the subject property contains a mixture of cleared areas, established vegetation and existing access routes.

The site context and relationship to Ansons Bay are shown in the following figures.



***Figure 3**: Site Context (Source: Google Earth)*

The facility location uses a cleared part of the property accessed from North Ansons Road. Its inland position and substantial intervening vegetation place it behind the principal bay-facing view lines from the settlement and foreshore.



Figure 4: Aerial view showing the proposed site location.

The subject property contains cleared areas and substantial vegetation. The proposal has been micro-sited to reuse disturbed and cleared areas while limiting vegetation removal and maintaining practical access to the facility.

Access will be from North Ansons Road through the existing bypass/access arrangement and a 3m-wide access track, as shown on the proposal plans in Appendix A.

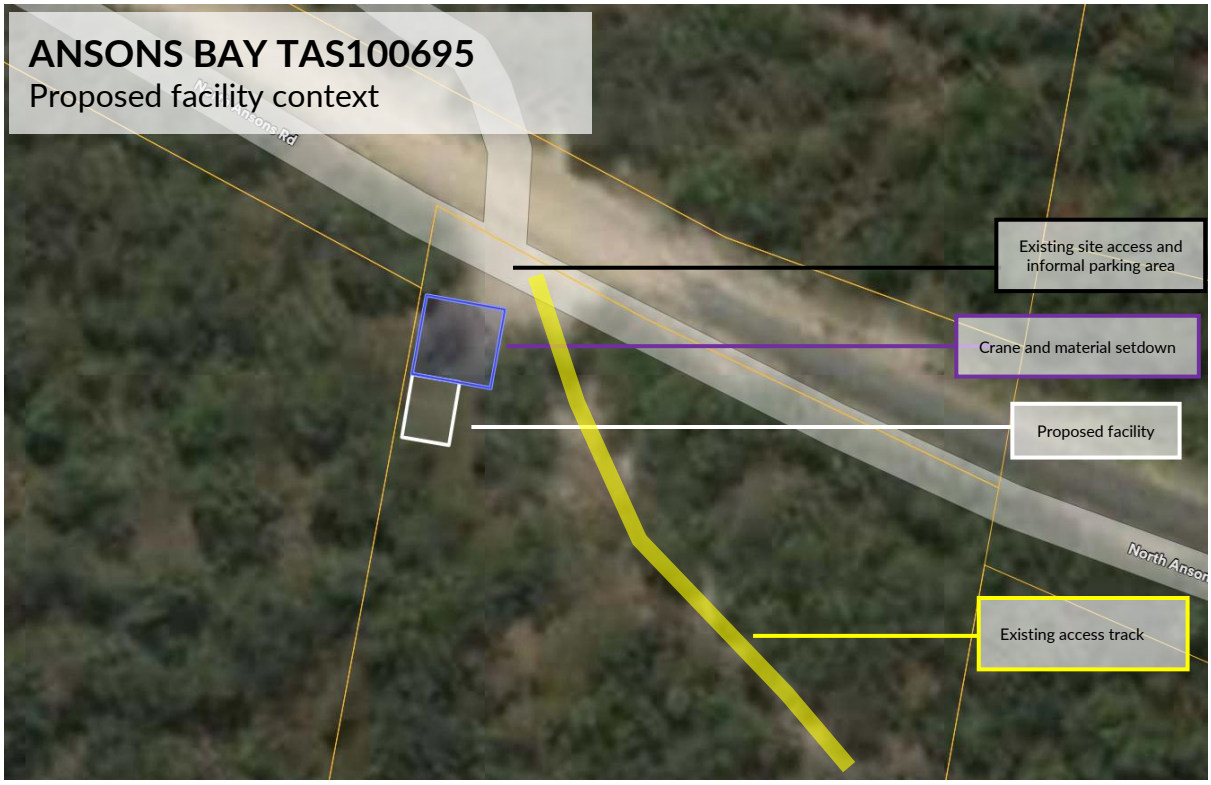

Figure 5: Facility location within an existing cleared area of the subject property.

The subject site is within the Environmental Management Zone under the Tasmanian Planning Scheme, while land to the east is within the landscape conservation, low density residential zone, and for residential parcels immediately adjacent to the waterway, particular purpose.

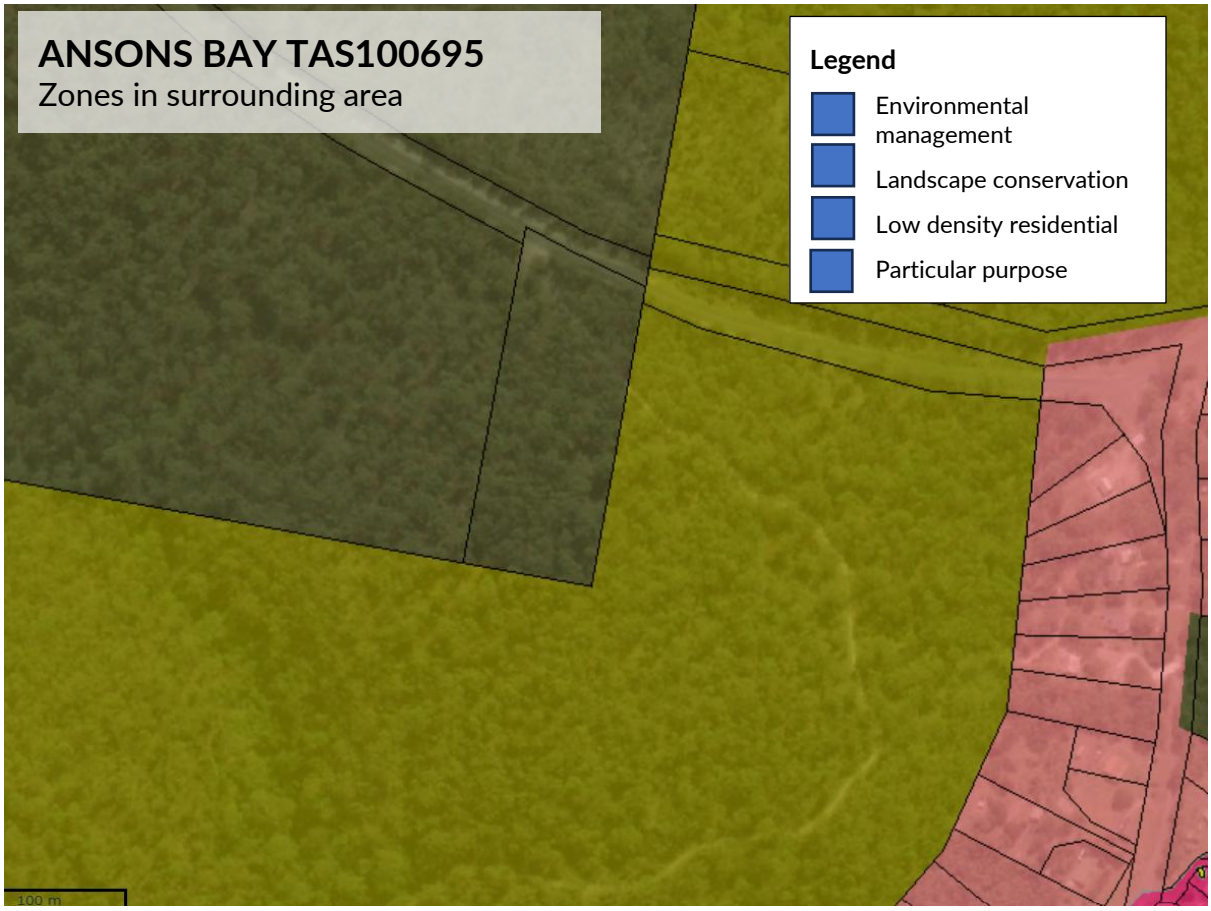

Figure 6: Subject site and surrounding zoning.

3.2 Visual context

Mobile telecommunications base stations are relatively commonplace and are now an accepted part in today's landscape – thousands of telecommunications facilities are in operation across Australia, over a variety of land uses and environments.

The proposed facility has an overall height of approximately 51.3m and must extend above surrounding vegetation to function. Its slim monopole form, inland siting and substantial intervening vegetation reduce its apparent prominence in the Ansons Bay landscape.

The facility is positioned behind the main bay-facing view lines and away from the principal residential and foreshore area. Views are expected mainly from closer parts of North Ansons Road, with vegetation providing substantial screening from dwellings and public viewpoints.

The proposed facility is located such that mature vegetation both between it and residential areas, as well as within those residential areas, will provide good quality obstruction and break up the visual makeup of the landscape.

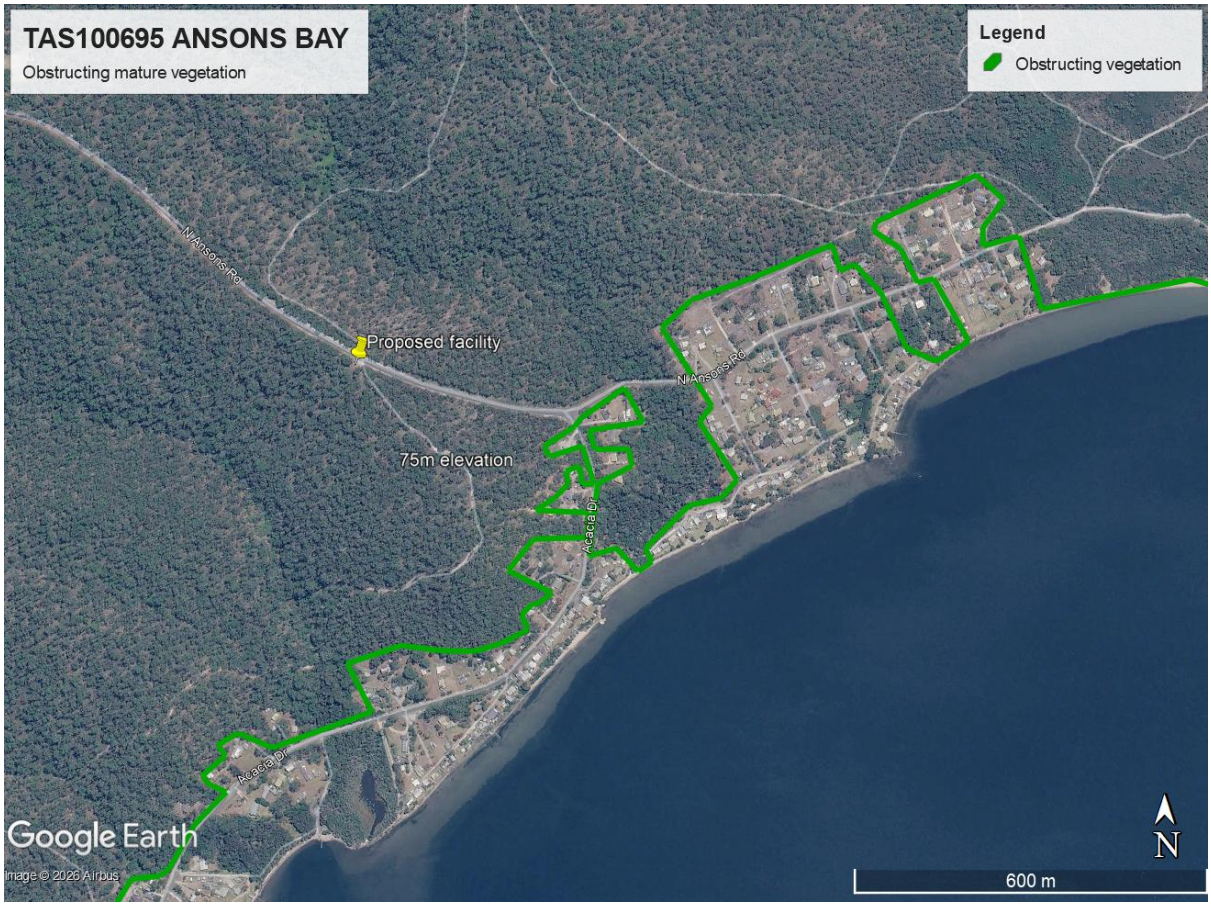

Figure 7: ***Aerial view showing the facility location, nearby dwellings and mature obstructing vegetation***

To better illustrate potential impacts, four (4) photo montages have been provided to demonstrate the extent of visual impacts from key locations, providing close, mid and far views of the facility. Given the residential areas of the proposal are all from the south, and that North Ansons Road leading up to the facility is not an identified scenic road, montages have largely been restricted to the residential areas.



Figure 8: Locations of photomontages for the site



Figure 9: Montage A, viewed from approximately 340m east near North Ansons Road and Acacia Drive.

Montage A indicates that intervening vegetation substantially filters the facility, with the principal opportunity for views occurring from closer parts of North Ansons Road rather than from the bay-facing residential outlook. The proposed facility is visible from this location, but is not particularly significant in terms of size or bulk, appearing far lower than trees in the foreground.



Figure 10*: *Montage B, viewed from approximately 585m south-west, along Acacia Drive. The facility is shown with transparency as it is not visible from this location, being obstructed by trees both within the foreground and background.

Montage B shows the facility in the context of substantial intervening vegetation and its position behind the main bay-facing view lines. The facility is not visible above vegetation from this location, being completely obstructed by trees in the foreground and the background.



***Figure 11*: Montage C, viewed from approximately 585m south-east near North Ansons Road and Boobyalla Drive. The facility is shown with transparency as it is not visible from this location, being obstructed by trees both within the foreground and background.**

Montage C shows that through the narrow corridor along from North Ansons Road, the facility does rise above the tops of trees. The facility is very slight and of little bulk. While noticeable, the facility is not significant within the landscape. In particular it should be noted that this montage location was chosen with great care so that the facility would be visible, as moving even a few metres to the right or left at this location is sufficient for the facility to be obstructed by mature trees closer to the viewpoint. It should also be noted that as a vehicle moves along North Ansons Road to the west, the facility does become completed obstructed by vegetation.



Figure 12*: *Montage D, viewed from approximately 735m south-east , approximately half way along Ti Tree Drive. The facility can be seen rising above the tree line and while noticeable, is slender and does not visually dominate the viewpoint.

Montage D is intended to show views of the facility from the lower lying areas of Ansons Bay where there is no vegetation screening and is intended to show the 'maximum' impacts of the facility from any location in the area. Even here, while the facility rises well above the tree-line, the visual impact is largely moderated by the extensive distance the facility is from this viewpoint, so that it is of a very thin visual nature with little to no bulk, even from the headframe.

As a maximum impact, it should be noted that this is one of the only points on the lower areas of Ansons Bay where there is not obstruction by trees, with significant tree cover on:

- the western side of Boobyalla Drive and along its northern and southern frontage where it turns east and west along the waterfront
- the northern and southern sides of North Ansons Road,
- the the western and eastern sides of Banksia Drive

There is also mature tree cover on a number of the property parcels through this area, all of which will obstruct views of the facility and also break up the landscape, such that the facility is less noticeable.

In summary, the proposed facility has a moderate level of visual impact on the surrounding area, with it utilising extensive vegetation to block close and middle views of the facility from residences. At greater distances, the facility is not visible from the south-west as a result of mature vegetation that is much closer to houses, a result of the narrower band of residential properties through this area of Ansons Bay. With regards to the lower south-eastern residential parts of Ansons Bay, the distance limits the facility to a very slender figure, as evidenced by Montage D that demonstrates a 'maximum' impact. However, as provided for within the assessment, Montage D is not the typical view through this area, with most residences being in close proximity to mature trees. While these mature trees will not fully block all views of the facility, what they will do is break up the foreground and background, and introduce additional visual 'noise', such that the facility will not be as noticeable in the background.

Importantly, the location of the facility preserves the dominant views of all residences, which are towards the open areas of Ansons Bay.

Overall, the Ansons Bay landscape can accommodate the proposal without unreasonable visual impact.

Removed from the visual impact, it is important to stress that the proposed facility height is required to provide the necessary extent of coverage to Ansons Bay under the Improving Mobile Coverage Round of the Mobile Black Spot Program. The facility has been located at a high-point in Ansons Bay to ensure that a strong signal travels as far as possible. A lower height facility that is not visible from any residence would require there to be multiple towers within the area. This is a poor outcome as:

- the areas that are likely to require additional coverage are in areas much lower in height, meaning that a facility in those areas would likely still be required to be 30-40m in height
- there is no likely located for a facility in these additional coverage areas that would not create further visual impacts through a facility that is much closer to residences than the proposed
- outside the proposed location, which has power, easy access and limits clearing, most other locations through Ansons are either heavily vegetated, or residential in nature, both items keenly protected under the Planning Scheme

The selected location conversely, balances coverage requirements, practical access and tenure with separation and screening from sensitive viewpoints.

3.3 Environmental Considerations

3.3.1 Flora and Fauna

The Priority Vegetation Area covers the property. The proposal reuses existing cleared areas and minimises disturbance. One approximately 16m tree will require removal, and allowance has been made for the potential removal of three (3) other trees as a result of impacts to the Notional Root Zone of these trees.



Figure 13: Aerial imagery of compound and material setdown/crane area

3.3.2 Flooding and Landslip

The supplied planning material identifies no flood overlay affecting the proposed facility. Minor Landslip Hazard mapping is confined to the eastern part of the property, outside the facility location.



Figure 14: Image of areas of subject site affected by the Landslip Overlay

3.3.3 Bushfire Prone Land

The facility location is within a Bushfire-Prone Area. The proposal is not a subdivision or a vulnerable or hazardous use, so the Bushfire-Prone Areas Code does not apply. The design nevertheless remains compatible with bushfire conditions through its unstaffed operation, non-combustible compound treatments and absence of hazardous materials.

The development footprint includes an 8m x 6m compound and is designed for infrequent maintenance visits. It does not introduce a material ignition source or vulnerable population and can operate compatibly with the mapped bushfire conditions.



Figure 15: *Map showing Bushfire overlay affecting proposed facility.*

3.3.4 Soil Erosion

The nature and scale of the earthworks associated with the construction of the base station are limited to footing excavations and the construction of the compound fence. Potential impacts related to the erosion of soil from the site compound would be addressed and mitigated with the following soil and water management measures undertaken during construction of the proposed facility:

- Diverting clean water away from the construction areas as necessary;
- Keeping ground disturbing activities to a minimum;
- Implementing appropriate sediment control measures as required, such as the installation of silt/sediment fences and/or sediment traps as necessary; and
- Works not occurring during periods of heavy rainfall.

The proposed facility will introduce relatively minimal new impervious surfaces over the breadth of the facility and will not result in more drainage/overland flows to North Ansons Road. Instead, flow over the site will keep to the current drainage patterns, as overland flow to the south-south-west.

3.4 Heritage Evaluation

There are no identified State or local heritage matters for the subject site. In the event any unexpected heritage material is encountered during works, activity in the affected area should cease and appropriate advice be obtained.

3.5 Cultural Heritage Evaluation

Advice was obtained from Aboriginal Heritage Tasmania, confirming that the proposed facility is not within an area of registered Aboriginal Heritage. Further, Aboriginal Heritage Tasmania confirmed that that the area has been subject to moderate to high levels of disturbance (likely referring to the roadway), therefore it was determined that there is a low likelihood of Aboriginal heritage being present. Despite this, advice was provided that care must still be taken due to the potential for Aboriginal heritage to be present at subsurface levels and accordingly it was recommended that the works be guided by an Unanticipated Discovery Plan. CPS uses an unexpected finds policy that includes:

- Stopping work in the event of a suspected aboriginal cultural heritage find
- Contact the relevant State body for aboriginal cultural heritage
- Contacting CPS Planning for additional advice
- Contacting the police in the event the unexpected find includes potential human remains
- Only restarting work where formal approval to do so has been given

3.6 Aviation

The proposed facility is nearly 35km from the nearest airfield, being the St Helens-Steiglitz Airfield, and is not within the area under BRE S1.0 under the Break O'Day Local Provisions Schedule.

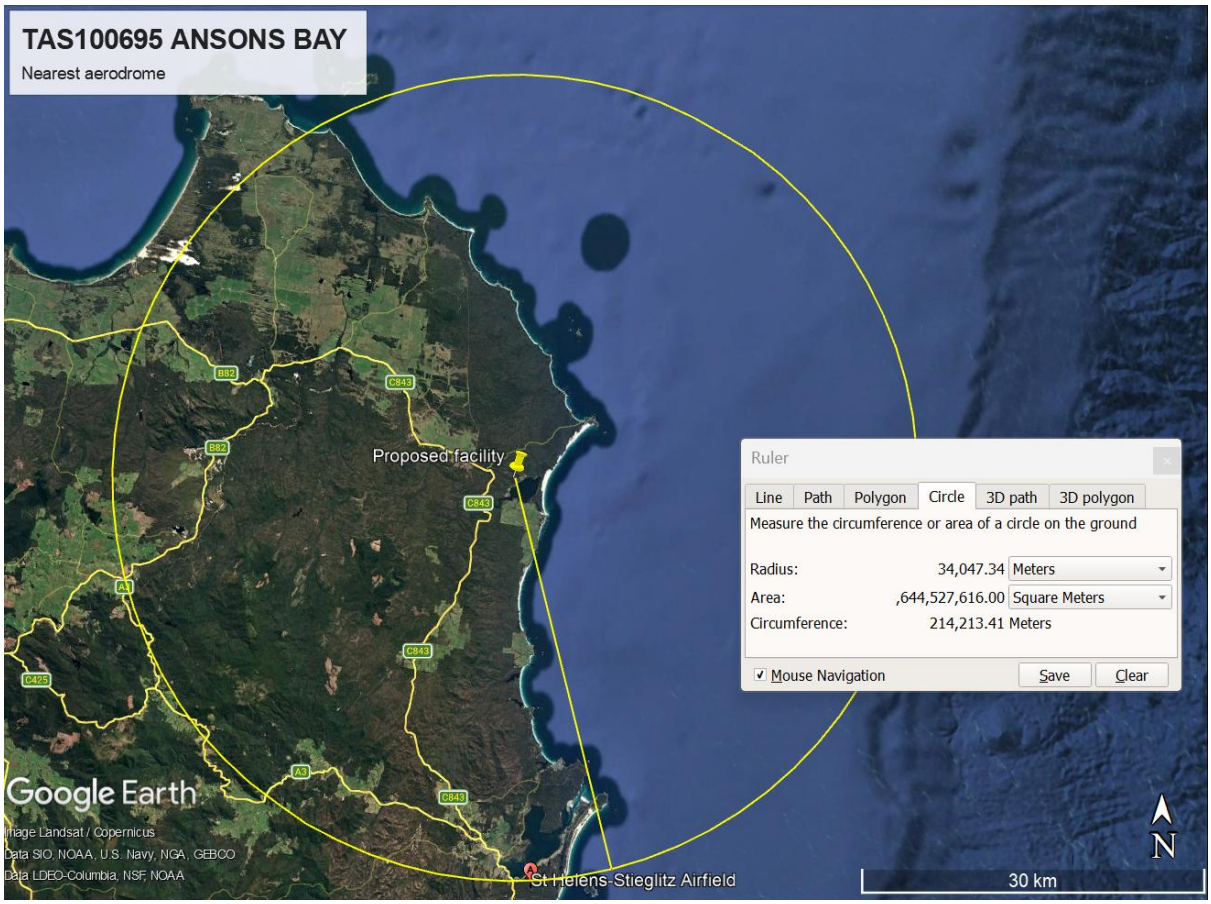

Figure 16: Aerial imagery showing proximity to nearest aerodrome/airfield

4 Proposed Facility Details

4.1 Proposed Equipment

The proposal seeks consent for the following components:

- One 50.0m Amplitel monopole, with an overall facility height of approximately 51.3m.
- One triangular headframe.
- Six Telstra panel antennas.
- Six KA-1033 tower mounted amplifiers (TMAs).
- Three Radio 4490 units.
- Three RRU4466 units.
- Three KA-6035 filters.
- Three junction boxes.
- One Telstra equipment shelter (2.9m (h), 2.5m (l) x 3m (w).
- One 8m x 6m compound/lease area.
- One 2.4m-high security fence with double gates.
- One 3m-wide access track.
- One 10m x 10m crane set-up area.
- Underground power and fibre connections.

The proposal will include the removal of one approximately 16m tree within the crane set-up area, with provision for up to three (3) others in the immediate area due to potential impacts to notional and structural root zones.

Please refer to the design drawings attached as **Appendix A.**

4.2 Access Details

Construction and operational access will be from North Ansons Road using the existing bypass/access arrangement and a 3m-wide access track. The existing access is approximately 16m wide and 7.5m deep and comprised of sandy soil, with no concreting or gravel/road base mix. The space is more than enough for construction vehicles to enter and exit the site in a forward gear and can also be used for crane pads, and the laying down of construction material, including pole sections. It is understood that the location for the crane pad is sometimes used for persons in the area to gain phone signal (as evidenced by a sign installed on an adjoining tree). It is hoped that the community will understand that the temporary use of this area for the construction of the proposed telecommunications facility is a favourable outcomes to solve coverage issues in the area. Similarly, a temporary closure of the bypass road (within the subject site) may be required during construction, particularly for vehicular and pedestrian safety.



Figure 17: Existing bypass/access arrangement from North Ansons Road.



Figure 18: Proposed 3m-wide access track to the facility.

The public road network is designed to accommodate the weight and size of heavy construction and maintenance vehicles required for the telecommunication facility. After construction, the facility will primarily operate without the need for on-site personnel, except for routine maintenance visits, which are typically scheduled 2-4 times a year. As a result, ongoing operations of the facility are not expected to generate significant vehicular traffic.

4.3 Utility Service Details

Power and fibre will be installed underground from available nearby services. Final alignments will be confirmed with the relevant service providers and are shown indicatively in Appendix A.

The proposed development does not include nor require any works associated with stormwater drainage, or connections to reticulated water and sewerage.

4.4 Noise

Noise and vibration emissions associated with the proposed facility is primarily limited to the construction phase. Noise generated during the construction phase will be of short duration and will be in accordance with the standards outlined in the *Environmental Management and Pollution Control (Noise) Regulations 2016*. Construction works will only occur as per Council's daily timeframe direction.

There will be some low-level noise from the ongoing operation of air conditioning equipment associated with the equipment shelter, once installed. Noise emanating from the air conditioning equipment is at a comparable level to a domestic air conditioning installation and will accord with the background noise levels prescribed by Australian Standard AS1055. It is not deemed necessary to provide an acoustic

assessment of the proposed development as all proposed mechanical equipment will not exacerbate the existing noise levels at the subject site.

4.5 Construction Details of the Proposed Facility

The construction of a telecommunications facility fundamentally consists of three stages, including:

- Site preparation; and
- Installation of a tower and associated equipment; and
- Installation of communications and antennas, involving technicians working within the outdoor equipment unit and riggers fixing the antennas to the pole.

The site preparation stage includes activities such as field testing, excavation, and foundation construction. Subsequently, prefabricated equipment housing and tower sections are delivered by low-loader trucks, which are then placed into position by a crane and secured to the footings. Lastly, riggers install the antennas on the pole and connect them to the outdoor equipment unit and other equipment, all overseen by qualified technicians.

Appropriate construction management measures, including soil erosion and sediment controls in accordance with the relevant regulations will be implemented.

Construction traffic impacts will be temporary. Any temporary closure of the bypass road during construction will be subject to confirmation and any necessary approval from Break O'Day Council.

Noise and vibration emissions associated with the proposed facility will be limited to the construction phase outlined above. Construction activities will generally occur between the hours of 7:00 a.m. and 6:00 p.m. or as specified in the conditions of any development consent.

5 Regulatory Framework

5.1 Commonwealth Legislation

5.1.1 Telecommunications Act 1997

The Telecommunications Act 1997 (Cth) serves as a federal regulation governing telecommunications facilities and the operations of carriers and service providers. Under Schedule 3 of this Act, carriers are endowed with specific powers, including the ability to:

- Conduct assessments of land to ascertain its suitability for their intended purposes.
- Install low-impact facilities on the land.
- Undertake maintenance activities on facilities situated on the land.

Furthermore, Schedule 3 of the Telecommunications Act provides exemptions for carriers from adhering to State and Territory environmental and planning regulations in certain situations. This exemption is particularly applicable when telecommunications facilities align with the criteria set forth in the Telecommunications (Low-Impact Facilities) Determination 2018 ("the Determination").

However, in this case, Amplitel propose to install a facility that does not meet the specific definition of a "low-impact facility" as outlined in the Determination. Accordingly, this proposal requires approval from the Council.

5.1.2 Telecommunications Code of Practice 2021

In exercising the powers granted by the *Telecommunications Act*, carriers are obliged to act in accordance with the principles of best engineering practice, comply with recognised industry standards, and mitigate

adverse impacts as much as practicable. The guidelines governing carrier conduct are outlined in the Telecommunications Code of Practice 2021 ('the Code').

The Code mandates carriers to ensure that design, planning and installation of facilities adhere to best practices. Under the Code, 'best practice' is defined as 'using the best available design, planning and location practices to minimise the potential degradation of the environment and the visual amenity associated with the facilities.'

The proposed facility is designed to adhere to the requirements of the Code.

5.1.3 Industry Code C564:2025 Mobile Phone Base Station Deployment

In response to requests for increased council and community involvement concerning the installation of the telecommunications facilities, the Communications Alliance Limited (formerly known as the Australian Communications Industry Forum Limited) was established by the Australian Communications Industry. Its purpose was to ensure a coordinated approach to the rollout of telecommunications networks.

The Communications Alliance developed an industry code of practice, which is subject to regular review, aimed at upholding the highest standards in industry practices related to the deployment of mobile radio communications equipment. This industry code, currently titled Industry Code C564:2025 Mobile Phone Base Station Deployment ('the Deployment Code'), has replaced the previous code from 2020.

It is important to note that the Deployment Code does not have the authority to alter the regulatory and legislative framework at local, state, or federal levels. However, it can complement the existing requirements imposed on carriers by necessitating community consultation and embracing a precautionary stance in the planning, installation, and operation of mobile communications infrastructure.

The proposed facility does not fall under the category of a low-impact facility as defined by the Determination, thus making it subject to local and/or state planning processes that require consent.

In the design and siting of the proposed infrastructure, careful consideration and adherence to the principles of the 'precautionary approach' have been applied, aligning with section 4.1 of the Deployment Code. This encompasses factors such as the surrounding context, proximity to sensitive community areas, coverage objectives, and electromagnetic energy (EME) exposure. The EME levels remain comfortably within the parameters specified by the Australian Standard.

5.1.4 The Environment Protection and Biodiversity Conservation (EPBC) Act 1999

The EPBC Act 1999 obliges telecommunications carriers to consider "matters of national environmental significance". Under this legislation, an action will require approval from the Minister of Environment if the action has or is likely to have an impact on a matter of "national environmental significance". According to the EPBC Act 1999, there are 63 matters of national significance, which must be considered and of which two (2) are threatened ecological communities, 59 are threatened species and 32 are migratory species. These matters were considered in the location and design of the proposed facility. The proposed facility is located adjacent to an EPBC area, being the Mount William National Park, but will not include any clearing within that area. Given the facility largely reuses an existing cleared area, with only minimal clearing of trees and vegetation, the proposed development is not considered to result in any significant impacts, and does not require referral to the Minister for Environment as a controlled action.

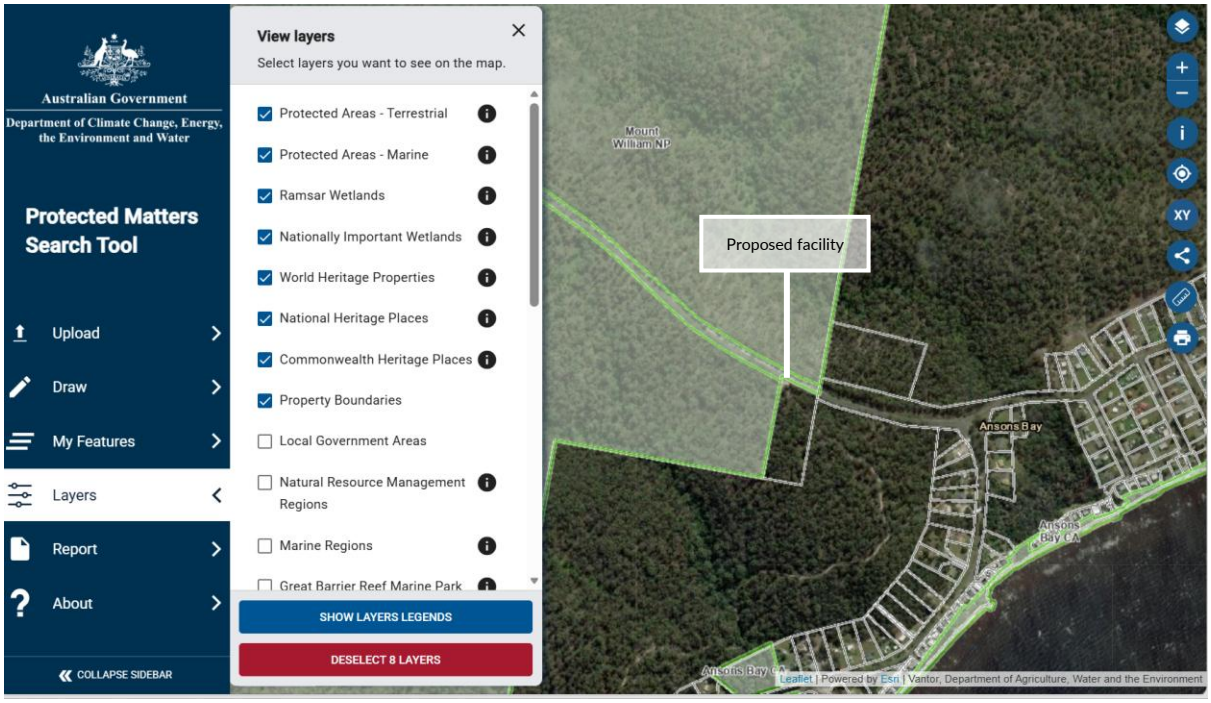

Figure 19: *EPBC Protected Matters Mapping (From Department of the Environment)*

5.2 State Legislation

5.2.1 Land Use Planning and Approvals Act 1993

The ***Land Use Planning and Approvals Act 1993*** (**LUPA Act**) provides the broad framework for planning within the municipal areas of Tasmania, including for major projects, the penalties for non-compliance and the appeals framework.

The objectives of the planning process established by the LUPA Act are:

a) to require sound strategic planning and co-ordinated action by State and local government; and

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

c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and

d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and

e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and

f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and

g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and

h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and

i) to provide a planning framework which fully considers land capability.

The application for a Telecommunications Facility on the subject site requires a planning permit under section 57 of the LUPA Act.

The LUPA sets out the following determination requirements for a Planning Authority when considering a planning permit:

a) The Planning Authority must seek to further the objectives set out in Schedule 1 of the LUPA ACt; and

b) The Planning Authority must take into consideration such of the prescribed matters as are relevant to the use or development the subject of the application; and

c) The Planning Authority must take into consideration the matters set out in representations relating to the application that were made during the period referred to in section 57(5) of the LUPA Act; and

d) The Planning Authority must accept –

   a. any relevant bushfire hazard management plan, or other prescribed management plan relating to environmental hazards or natural hazards, that has been certified as acceptable by an accredited person or a State Service Agency; or

   b. any certificate issued by an accredited person or a State Service Agency and stating that the proposed use or development will result in an insufficient increase in risk from the environmental hazard or natural hazard to warrant any specific protection measures.

5.2.2 Tasmanian Planning Scheme

The Tasmanian Planning Scheme is enacted under amendments to the LUPA Act that were brought into effect on 17 December 2015.

Not all areas of Tasmania are included within the Tasmanian Planning Scheme, with some areas still being subject to Interim Planning Schemes. The area of the subject site facility falls under the Tasmanian Planning Scheme.

The Tasmanian Planning Scheme, as set out under the LUPA Act, consists of–

(a) the State Planning Provisions

(b) the Local Provisions Schedule

(c) any Special LPS that is, under section 35R(1) of the LUPA Act, in effect in relation to the municipal area.

5.3 State Planning Provisions

The State Planning Provisions (SPPs) are a set of planning rules in the Tasmanian Planning Scheme that apply consistently across all councils. They contain the written rules for 23 zones and 16 codes, the administrative and general provisions as well as exemptions. The codes cover areas affected by specific overlays and specific uses in specific zones. They are used to assess applications for planning permits.

The subject site is within the Environmental Management Zone. The Utilities use is discretionary. The property is affected by the Priority Vegetation Area and Bushfire-Prone Area overlays, while minor Landslip Hazard mapping is confined to the eastern part of the property outside the facility location.

The Environmental Management Zone provisions and relevant codes are considered in relation to the proposed development.

The relevant State Planning Provisions codes are:

- C2.0 Parking and Sustainable Transport Code
- C3.0 Road and Railway Assets Code
- C5.0 Telecommunications Code
- C7.0 Natural Assets Code
- C13.0 Bushfire-Prone Areas Code
- C15.0 Landslip Hazard Code

The relevant codes of the SPP are considered further in the following sections of this planning report.

5.3.1.1 Environmental Management Zone

The proposed development is within the Environmental Management Zone and is assessed against the applicable zone provisions.

Utilities is a discretionary use in the Environmental Management Zone.

The proposal responds to the zone context by primarily using an existing cleared area, limiting vegetation disturbance, maintaining an unstaffed and low-traffic operation, and minimising visual and environmental effects.

The relevant Environmental Management Zone provisions and applicable State Planning Provisions codes are assessed in Appendix B.

5.3.1.2 Parking and Sustainable Transport Code

The Parking and Sustainable Transport code applies to all development unless otherwise stated in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4:

- Under sub-clause C2.2.2, clause 2.5.3 does not apply to the proposed development
- Under sub-clause 2.2.3, clause 2.5.4 does not apply to the proposed development,
- Under sub-clause 2.2.4, clause 2.5.5 applies to the proposed development under the use class Utilities (where not a minor utility).

As a Utility, much of the Parking and Sustainable Transport Codes does not apply as it sets carparking, bicycle and motorcycling park levels for the proposed use at zero (0), and does not require a loading bay given the negligible gross floor area of the use.

An assessment against the Parking and Sustainable Transport Code is provided with **Appendix B.**

5.3.1.3 Road and Railway Assets Code

The Road and Railway Assets Code applies to a use or development that:

(a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;

(b) will require a new vehicle crossing, junction or level crossing; or

(c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use

The proposal will use the existing North Ansons Road access and bypass/access arrangement. Vehicles longer than 5.5m will principally be required during construction, with only infrequent maintenance or upgrade traffic after commissioning.

The proposal uses the existing North Ansons Road access and bypass/access arrangement. Heavy vehicles will be concentrated in the construction period, with only infrequent maintenance traffic thereafter.

5.3.1.4 Telecommunications Code

The Telecommunications Code applies to all development for a Telecommunications Facility, which is the stated use and development type proposed under the application this report supports.

There are no use standards as part of the code, instead the code provides only three purposes for assessment and a number of performance outcomes.

The proposal addresses the Telecommunications Code through demonstrated need, consideration of alternative candidates, a location that balances coverage with visual and environmental constraints, and a design that minimises impacts as far as practicable.

A detailed assessment of the Telecommunications Code is provided with **Appendix B.**

5.3.1.5 Natural Assets Code

The Priority Vegetation Area covers the property. The facility, access and compound reuse cleared areas as far as practicable. One approximately 16m tree will require removal within the crane setup and compound area, and allowance has been made for the potential removal of three (3) other trees as a result of impacts to the Notional Root Zone of these trees.



Figure 20: Priority Vegetation Area affecting the subject property and the proposed facility location.

The removal of these trees has been assessed by appropriately qualified professionals in ECOTas, who have produced a Natural Values Statement for the proposal (**Appendix C**). With specific regard to the trees to be cleared, the assessment found that "*These trees/tall shrubs are not considered to have any particular conservation significance as they do not support any existing nests nor hollows for hollow-dependent fauna*"

The report appropriately notes that an 18m east of the compound is correct to be maintained as it has a higher conservation value than the ones proposed for removal as it has a larger girth and has multiple hollows of different sizes.

Regarding the vegetation within the site area and in the surrounds, the assessment found that

- The facility is largely located within modified land that is not threatened and is not supporting native plant species
- That clearing is within a vegetation area that is not threatened and while of qood quality, is disturbed on its fringes already, with the proposed works only impacting very marginally on their fringes and avoiding material clearance and conversion of the vegetation community

The assessment provides that occurrences of DAC and FUM do not equate to any native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002* or to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 199*

With regards to fauna, the assessment provides that the project area cannot qualify as "priority vegetation" (see previously cited definition), specifically because of the absence of "significant habitat for a threatened fauna species".

The conclusion of the report, particularly with regards to the Natural Assets Code is that the proposed development meets the relevant requirements of the code with specific permit conditions.

5.3.1.6 Bushfire-Prone Areas Code

The facility is within a Bushfire-Prone Area. The code does not apply because the proposal is neither subdivision nor a vulnerable or hazardous use. The design remains compatible with bushfire conditions.

The proposal is not subdivision and is not a vulnerable or hazardous use; accordingly, the Bushfire-Prone Areas Code does not apply. The 8m x 6m compound, non-combustible treatments and unstaffed operation remain compatible with bushfire conditions.

5.4 Break O'Day Local Provisions Schedule

The Break O'Day Local Provisions Schedule forms the local component of the Tasmanian Planning Scheme for the municipal area. It provides the applicable zoning and overlay mapping together with any local provisions relevant to assessment.

There are no additional local provisions that affect the proposed facility. The proposal is therefore considered under the Environmental Management Zone and the relevant State Planning Provisions codes identified above.

6 Electromagnetic Emissions and Compliance

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is our national authority responsible for safeguarding radiation protection and nuclear safety in Australia. ARPANSA plays a vital role in creating and enforcing standards that govern the use of various radiation types, including radiofrequency (RF) radiation.

When it comes to our mobile phone base station, it will strictly adhere to the regulations established by the Federal Government concerning exposure to Electromagnetic Energy (EME). These regulations, known as the ARPANSA Standard (RPS S-1), are based on the guidelines provided by the International Commission on Non-Ionising Radiation Protection (ICNIRP). These ICNIRP guidelines have been

developed by a panel of international experts who thoroughly review all relevant scientific literature. They are rooted in comprehensive scientific research regarding RF signals and exposure.

> *The radio waves to which the general public is exposed from telecommunications are not hazardous to human health."*

https://www.health.gov.au/news/safety-of-5g-technology

The Environmental EME Report provides calculations to determine the highest levels of radiofrequency (RF) electromagnetic energy (EME) in the vicinity of a mobile phone base station, whether it is existing or proposed, with the assumption that it operates at full capacity. This EME report adheres to a methodology established by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) and offers objective estimations of the maximum EME levels for both current and proposed upgrades to telecommunications system at the site.

The Environmental EME Report dated 1 July 2026 assesses the maximum predicted EME level at 0.27% of the public exposure limit, well below the ARPANSA limit. The report is included at Appendix D, with additional fact sheets available under Appendix E.

ARPANSA provides that the values of EME provided in the EME report are intended to be maximum levels. The values assume that all the antennas and similar are installed and operating at maximum power. It does not account for trees, vegetation or buildings, which generally decrease levels. As an example the Australia Communication and Media Authority (ACMA) has a publicly accessible EME checker available at https://www.acma.gov.au/publications/2022-08/guide/eme-checker. This service allows the public to compare the EME levels for a site within its EME report against the maximum and average EME levels recorded by ACMA for that site. There are only two (2) sites in Tasmania where this has been undertaken, and neither is similar to that proposed at Ansons Bay. Instead, an existing facility at 119 Settlement Road, Yarra Junction VIC 3797 (RFNSA 3797007) has been selected as a comparison. Similar to the proposed site, the site at Yarra Junction includes a full complement of Telstra antennas. The EME report for the site in Apil 2025 (the date of ACMA's measurement) showed calculated public exposure levels of 2.730% but the average and maximum levels recorded by ACMA were 0.174% and 0.256% respectively, these being 15 times and 10 times under the levels within the report. This shows that the advice of ARPANSA is correct, that EME levels of base stations are generally going to be well under the levels within the EME report.

Additional information from ARPANSA on mobile phone base stations and EME is available at:

- Mobile phone base stations and health - https://www.arpansa.gov.au/understanding-radiation/radiation-sources/more-radiation-sources/mobile-phone-base-stations
- Radio frequency and EME - https://www.arpansa.gov.au/regulation-and-licensing/regulatory-publications/radiation-protection-series/codes-and-standards/rpss-1-qa
- Environmental EME report - https://www.arpansa.gov.au/research/surveys/environmental-electromagnetic-energy-reports

7 Conclusion

The proposed TAS100695 Ansons Bay facility is appropriately located on Lot 1 on Plan 155699 at North Ansons Road. It comprises a 50.0m monopole with an approximately 51.3m overall height, a triangular headframe, Telstra antennas and associated equipment within an 8m x 6m fenced compound.

The siting and design of the facility carefully balance the identified coverage requirements with the need to minimise environmental and amenity impacts. The selected location uses higher ground and a functional tower height to deliver the required service outcome, while making use of previously disturbed and cleared areas, limiting vegetation removal, retaining substantial intervening vegetation and maintaining separation from residences and the foreshore. The slim monopole form, inland position

and location behind the principal bay-facing view lines further reduce its visual influence. Together, these measures ensure that the facility can provide the necessary telecommunications coverage while avoiding or minimising impacts to the greatest extent practicable.

An assessment of the environmental attributes of the proposed facility have been assessed by a suitably qualified professional in the form of EcoTAS. The assessment has demonstrated that the proposed facility has been appropriately located in a highly modified section of the subject site, with minimal impacts otherwise.

The proposal is consistent with its Environmental Management Zone context and relevant planning considerations, including telecommunications, access, natural assets, bushfire and landslip matters. The EME assessment confirms a maximum predicted level of 0.27% of the public exposure limit. Approval is respectfully requested from Break O'Day Council for this important piece of community infrastructure.

Appendix A: Proposal plans

Appendix B: Assessment against relevant State Planning Policies

Appendix C: Native Values Assessment by ECOTas

Appendix D: Site-specific environmental energy (EME) report

Appendix E: Government EME fact sheets

Appendix B– Assessment against relevant State Planning Policies

Environmental Management Zone Code

Zone Purpose

Purpose	Response
23.1.1 To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.	The proposal principally reuses an existing cleared area for the 8m x 6m compound and 10m x 10m crane set-up area. ECOtas's Natural Values Statement dated 20 October 2026 identifies modified land (FUM) and adjoining non-threatened Eucalyptus amygdalina coastal forest and woodland (DAC), with marginal fringe disturbance and no priority vegetation identified under C7.3.1. ECOtas identifies four trees/tall shrubs for removal and recommends making every effort to retain the larger hollow-bearing tree east of the compound. These findings support protection of the site's ecological values while providing the required telecommunications coverage. Section 3.2 of the revised planning report assesses four photomontages (A–D) and identifies an overall moderate visual impact, rather than visibility confined to the immediate road frontage. Montage A shows a filtered view at approximately 340m; Montage B shows screening at approximately 585m along Acacia Drive; Montage C identifies a narrow view corridor near North Ansons Road and Boobyalla Drive; and Montage D shows the slender structure above the treeline from approximately 735m along Ti Tree Drive. Intervening vegetation and distance moderate, but do not eliminate, visibility. The inland location behind the principal bay-facing outlooks and limited apparent bulk support the conclusion that scenic and residential amenity impacts are not unreasonable.
23.1.2 To allow for compatible use or development where it is consistent with: a. the protection, conservation and management of the values of the land; and b. applicable reserved land management objectives and objectives of reserve management plans.	The proposed telecommunications facility provides the improved coverage described in the revised planning report. Its siting principally on cleared/modified land, limited vegetation disturbance identified by ECOtas, and infrequent maintenance access support compatibility with the environmental values of the site. The revised visual assessment acknowledges moderate impact, including some above-treeline views, while the slender form, intervening vegetation and inland position moderate effects on scenic values. The facility is unstaffed and requires only infrequent maintenance visits. However, the revised documents do not establish compliance with any particular reserved-land management plan or demonstrate that all separate land-management approvals have been obtained. Any applicable management objectives and authority requirements therefore remain to be confirmed rather than inferred from the low-intensity operation alone.

Use Standards

23.3.1 Discretionary uses Objective: That uses listed as Discretionary recognise and reflect the relevant values of the reserved land.
The proposed Utilities (Telecommunications Facility) use is assessed as Discretionary, consistent with the revised planning report. Its compact footprint, reuse of cleared land and infrequent maintenance access respond to the environmental values of the land. ECOtas's Natural Values Statement dated 20 October 2026 supports limited ecological impacts, while section 3.2 of the revised planning report acknowledges moderate visual impact moderated by vegetation, separation and the slender monopole form. Compatibility does not depend on the facility being wholly concealed. Any applicable reserved-land authority or management-plan requirements remain separate matters for confirmation; this assessment does not establish that such approval has been granted.

23.4 Development Standards for Buildings and Works

23.4.1 Development area Objective: That the development area is: (a) compatible with the values of the site and surrounding area; and (b) minimises disturbance of the site.		
Acceptable Solutions	**Performance Criteria**	**Response**
A1 The development area must: (a) be not more than 500m²; (b) be in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or the Nature Conservation Act 2002; or (c) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976.	P1 The development area must not cause an unreasonable impact on the values of the site and surrounding area, having regard to the design, siting, scale and type of development; operation of the use; impacts on site and surrounding values; the need for the development to be located on the site; management of significant values; and any protection, conservation, remediation or mitigation works.	The proposal includes an 8m x 6m compound, 10m x 10m crane set-up area, 3m-wide access track and service connections. The two defined areas total 148m² before accounting for access, services and any overlap; a complete development-area measurement is not available in the revised material, so compliance with the 500m² acceptable solution is not asserted on that calculation alone. For P1, the works principally reuse cleared/modified land, with ECOtas identifying only marginal disturbance to adjoining non-threatened vegetation. The unstaffed use generates infrequent maintenance visits. The revised planning report's alternative-site and visual assessments support the siting, acknowledging moderate visual impact rather than complete screening. These factors support a development area compatible with site and surrounding values.
23.4.2 Building height, setback and siting Objective: That the design and siting of buildings responds appropriately to the values of the site and surrounding area.		
A1 Building height must: (a) be not more than 6m; (b) be in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by	P1 Building height must be compatible with the values of the site and surrounding area, having regard to the bulk and form of proposed and existing buildings, site topography, appearance from roads and public places, and the character of the surrounding area.	Performance solution The 50.0m monopole has an overall facility height of approximately 51.3m and exceeds the 6m acceptable-solution height. The revised planning report explains the coverage requirement for its elevated siting and height. Its section 3.2 acknowledges moderate visual impact: Montage

the Managing Authority or Nature Conservation Act 2002; or (c) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976.		A shows filtered visibility, Montage B shows vegetation screening, Montage C shows a narrow road-corridor view, and Montage D shows the facility above the treeline from Ti Tree Drive at approximately 735m. The tower will therefore be visible from some residential-area and public-road viewpoints. Its slender form, limited bulk, separation (approximately 360m to the nearest dwelling) and intervening vegetation moderate that visibility. Its inland location retains the principal bay-facing outlooks. On this basis, height is considered compatible with the surrounding landscape values without claiming that all views are screened.
A2 Buildings must have a setback from all boundaries: (a) not less than 10m; (b) not less than the existing building for an extension; (c) in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority and/or Nature Conservation Act 2002; or (d) in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976.	P2 Buildings must be sited to be compatible with the values of the site and surrounding area, having regard to building bulk and form, existing buildings, topography, appearance from roads and public places, vegetation retention, road safety and surrounding character.	Performance solution The proposed setback is less than 10m from a property boundary and is therefore assessed against P2, rather than treating other zone provisions as overriding A2. The siting uses the existing cleared area and practical road access, avoiding the additional vegetation disturbance associated with moving the compound and crane set-up further into the site. ECOtas confirms that the works principally occupy modified land, with marginal native-vegetation impacts. The compact ground-level works and slender tower form, together with surrounding vegetation and separation from dwellings, limit effects on surrounding character. Section 3.2 of the revised planning report nevertheless acknowledges views above the treeline from some locations. The existing access is retained; construction access and any temporary bypass closure remain subject to necessary road-authority arrangements. These considerations support compatibility under P2.
A3 Buildings for a sensitive use must be separated from an adjoining Rural Zone or Agriculture Zone: (a) not less than 200m; or (b) where an existing building for a sensitive use on the site is within 200m of that boundary,	P3 Buildings for a sensitive use must be sited to not conflict or interfere with agricultural use in the Rural Zone or Agriculture Zone.	Not applicable The proposed development is not a sensitive use under the SPP.

not less than the existing building.		
23.4.3 Exterior finish **Objective: That exterior finishes are not prominent and blend with the character of the site and surrounding area.**		
A1 Exterior building finishes must: (a) use colours with a light reflectance value not more than 40% in dark natural tones of grey, green or brown; (b) be in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or the Nature Conservation Act 2002; or (c) be in accordance with an approval of the Director-General of Lands under the Crown Lands Act 1976.	P1 Exterior building finishes must be compatible with the character of the site and surrounding area, having regard to topography, vegetation, dominant colours, the nature of the development and finishes, visibility from roads and public places, and surrounding character.	The revised material does not establish a light reflectance value of 40% or less for all exterior finishes; compliance with A1(a) is therefore not confirmed. Under P1, the slender monopole and compact ground-level equipment reduce apparent bulk, while surrounding vegetation moderates views of the lower facility. Section 3.2 of the revised planning report acknowledges that the upper structure remains visible above the treeline from some locations, particularly the Ti Tree Drive viewpoint. Distance and the limited apparent width moderate its prominence, but screening is not complete. Final finish specifications should be confirmed against the approved design; the assessment does not assume an unverified non-reflective treatment.
23.4.4 Vegetation management **Objective: That the site contributes to the values of the surrounding area by restricting vegetation removal.**		
A1 Building and works must: (a) be located on land where native vegetation cover has been lawfully removed; or (b) be in accordance with an authority under the National Parks and Reserve Management Regulations 2019 granted by the Managing Authority or the Nature Conservation Act 2002.	P1 Building and works must be located to minimise native vegetation removal and impacts on the values of the site and surrounding area, having regard to the extent of removal, mitigation or revegetation, native fauna habitat, management of retained vegetation, and the type, size and design of development.	Refer to ECOtas's Natural Values Statement dated 20 October 2026, pp. 11–15, 18–20 and 22. The compound and crane set-up principally occupy existing modified land (FUM), avoiding material clearance and conversion of adjoining non-threatened DAC vegetation. ECOtas identifies four trees/tall shrubs for removal: two Eucalyptus amygdalina (approximately 15–16m and 5m high) and two small Allocasuarina littoralis, none with existing nests or hollows. The approximately 18m-high hollow-bearing Eucalyptus amygdalina east of the compound is not proposed for removal; ECOtas recommends making every effort to retain it if practical. Weed and disease hygiene is recommended. These findings support P1 by limiting removal and protecting retained habitat and screening vegetation. No additional bushfire-clearing requirement is established by the revised material.

23.5 Development Standards for Subdivision

Not applicable. The proposed development does not include any subdivision of land. As a result, 23.5 Development Standards for Subdivision is considered not applicable.

C7.0 Natural Assets Code

Assessment basis and application: The following responses rely on ECOtas's Natural Values Statement for North Ansons Road, Ansons Bay (TAS100695), dated 20 October 2026, following its site inspection on 15 October 2026 (Appendix C to the revised planning report). Refer particularly to pp. 20–23 for the specialist Code assessment. ECOtas acknowledges that the Code applies to development within the mapped Priority Vegetation Area in the Environmental Management Zone, notwithstanding its conclusion that priority vegetation is absent under C7.3.1. The overlay remains applicable and the relevant performance criteria are therefore addressed below. ECOtas's interpretation is subject to consideration by the planning authority.

Purpose	Response
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.	Refer to ECOtas, Natural Values Statement dated 20 October 2026, pp. 1 and 20. ECOtas observed no drainage features within or adjacent to the study area and considers C7.1.1 not relevant to the proposal.
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.	Refer to ECOtas, Natural Values Statement dated 20 October 2026, p. 20. ECOtas considers C7.1.2 not relevant to the proposed inland development and concludes that the proposal should not compromise the Code's purposes.
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.	Refer to ECOtas, Natural Values Statement dated 20 October 2026, p. 20. ECOtas considers C7.1.3 not relevant to the proposal; its assessment identifies the Priority Vegetation Area overlay, rather than future coastal refugia, as the relevant Natural Assets Code consideration.
C7.1.4 To minimise impacts on identified priority vegetation.	Refer to ECOtas, Natural Values Statement dated 20 October 2026, pp. 11–15 and 20–22. Although the mapped Priority Vegetation Area overlay applies, ECOtas concludes that the development area does not support priority vegetation as defined by C7.3.1. The works principally occupy existing modified land (FUM), with only marginal disturbance to non-threatened Eucalyptus amygdalina coastal forest and woodland (DAC).

C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.	Refer to ECOtas, Natural Values Statement dated 20 October 2026, pp. 14–15, 18–20 and 22. ECOtas concludes that the development area does not constitute significant habitat for threatened fauna under the Code. The four trees/tall shrubs identified for removal have no existing nests or hollows; ECOtas recommends making every effort to retain the larger, approximately 18m-high hollow-bearing tree east of the compound, as presently proposed.

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 does not result in unreasonable loss of priority vegetation, is appropriately managed, and minimises impacts from construction and development activities.**		
Acceptable Solutions	**Performance Criteria**	**Response**
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.	P1.1 Clearance must fall within one of the listed circumstances, including where it is for buildings and works associated with specified development, results in significant long-term social and economic benefits with no feasible alternative, or is of limited scale relative to the priority vegetation on the site. P1.2 Clearance must minimise adverse impacts on priority vegetation, having regard to design and location, constraints, requirements for the works, bushfire hazard management, mitigation measures, offsets and existing cleared areas.	Performance solution Refer to ECOtas, Natural Values Statement dated 20 October 2026, pp. 21–22. ECOtas assumes A1 is not satisfied and assesses both performance criteria. For P1.1, ECOtas identifies paragraph (d) as the most relevant pathway: significant long-term social and economic benefits with no feasible alternative location or design. Sections 1–2 of the revised planning report describe the coverage benefits and alternative-site assessment supporting that pathway. For P1.2, refer to ECOtas, p. 22. ECOtas finds that impacts will be extremely limited because the compound and crane set-up use existing cleared/modified land and no priority vegetation is identified. Its recommendation is to make every effort to retain the larger hollow-bearing tree east of the compound, if practical. ECOtas concludes that the proposal should meet the intent of P1.1 and P1.2 without specific permit conditions relating to natural values.
Assessment against the objective of C7.6.2 Refer to ECOtas, Natural Values Statement dated 20 October 2026, pp. 20–22. ECOtas concludes that the proposal should not compromise the objective: no priority vegetation is identified, the works take advantage of existing cleared areas, and disturbance to adjoining native vegetation is marginal. ECOtas recommends endeavouring to retain the larger hollow-bearing tree (p. 22) and implementing weed and disease hygiene guidelines to avoid introducing invasive species to the currently weed-free site (p. 20).		

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area Objective: That subdivision works and future development facilitated by subdivision will not have an unnecessary or unacceptable impact on natural assets.
Not applicable: no subdivision is proposed. Refer to the proposal assessed in ECOtas's Natural Values Statement dated 20 October 2026, pp. 10 and 20–22, which concerns a telecommunications tower and associated works and identifies C7.6.2 as the relevant development standard. ECOtas does not provide a separate C7.7.1 assessment.

C2.0 Parking and Sustainable Transport Code

Purpose	Response
C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.	The proposed use does not require any car parking spaces under Table C2.1 Parking Space Requirements of the SPP. There is however sufficient space within the proposed compound for a vehicle to park during the two (2) to four (4) maintenance visits undertaken each year.
C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.	The proposed facility is an unmanned, security-fenced utility on private land. It will generate only infrequent maintenance visits and is accessed from North Ansons Road through the existing bypass/access arrangement. Given the nature and operational requirements of the use, pedestrian, bicycle and public transport access is neither necessary nor practicable.
C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.	See above
C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.	The proposed use does not require any car parking spaces under Table C2.1 Parking Space Requirements of the SPP. There is however sufficient space within the proposed compound for a vehicle to park during the two (2) to four (4) maintenance visits undertaken each year.
C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.	See above
C2.1.6 To provide for parking precincts and pedestrian priority streets	See above

Use Standards

C2.5.1 Car Parking Numbers Objective: That an appropriate level of car parking spaces are provided to meet the needs of the use.		
Acceptable Solutions	Performance Criteria	Response

A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: i. the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in	P1.1 The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: i. variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development.	Acceptable solution The proposed use does not require any car parking spaces under Table C2.1 Parking Space Requirements of the SPP. There is however sufficient space within the proposed compound for a vehicle to park during the two (2) to four (4) maintenance visits undertaken each year.
	P1.2 The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: (a) (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area	See above

which case no additional on-site car parking is required; or ii. the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or		

development specified in Table C2.1.		
C 2.5.2 Bicycle parking numbers **Objective: That an appropriate level of bicycle parking spaces are provided to meet the needs of the use**		
Acceptable Solutions	**Performance Criteria**	**Response**
A1 Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.	P1 Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: (a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and (b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area	Acceptable solution The proposed use does not require any bicycle spaces under Table C2.1 Parking Space Requirements of the SPP. Bicycle parking for the proposed unmanned utility use is not considered required.
C 2.5.3 Motorcycle parking numbers **Objective: That the appropriate level of motorcycle parking is provided to meet the needs of the use.**		
A1 The number of on-site motorcycle parking spaces for all uses must: (a) be no less than the number specified in Table C2.4; and (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.	P1 Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to: (a) the nature of the proposed use and development; (b) the topography of the site; (c) the location of existing buildings on the site; (d) any constraints imposed by existing development; and (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.	Acceptable solution The proposed use does not require any motorcycle spaces under Table C2.4 Motorcycle Parking Space Requirements of the SPP. Motorcycle parking for the proposed unmanned utility use is not considered required.
C2.5.4 Loading Bays **Objective: That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows**		

A1 A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy	P1 Adequate space for loading and unloading of vehicles must be provided, having regard to: (a) the type of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the location of the site; (e) the nature of traffic in the surrounding area; (f) the area and dimensions of the site; and (g) the topography of the site; (h) the location of existing buildings on the site; and (i) (i) any constraints imposed by existing development	Acceptable solution The proposed facility does not include a GFA of more than 1000m² and so does not include a loading bay.
C 2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone **Objective: To:** **(a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and** **(b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.**		
The proposed facility is not located within a General Residential Zone or Inner Residential Zone and so C2.5.5 is not considered applicable.		

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas **Objective: That parking areas are constructed to an appropriate standard**		
Acceptable Solutions	**Performance Criteria**	**Response**
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental	P1 All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.	Not applicable C2.6.1 relates to car parking areas and the access and manoeuvring areas associated with them. Under Table C2.1 and Table C2.4 there is no requirement for formal car parking spaces for the proposed use, and as a result there are also no requirements for parking access and manoeuvring areas. The proposed compound will provide sufficient space for a maintenance vehicle. Access will be from North Ansons Road using the existing bypass/access arrangement and the proposed 3m-wide access track.

Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.		
C2.6.2 Design and layout of parking areas **Objective: That parking areas are designed and laid out to provide convenient, safe and efficient parking.**		
Acceptable Solutions	**Performance Criteria**	**Response**
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: i. have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6; ii. provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; iii. have an access width not less than the requirements in Table C2.2; iv. have car parking space dimensions which satisfy the requirements in Table C2.3;	P1 All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area (i) the proposed means of parking delineation; and (j) the provisions of Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities	Not applicable C2.6.2 relates to the design and layout of car parking areas. Under Table C2.1 and Table C2.4 there is no requirement for formal car parking spaces for the proposed use, and as a result there are also no requirements for the design and layout of parking areas. The proposed compound will provide sufficient space for a maintenance vehicle. Access will be from North Ansons Road using the existing bypass/access arrangement and the proposed 3m-wide access track.

v. have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; vi. have a vertical clearance of not less than 2.1m above the parking surface level; and vii. excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with Australian Standard AS 2890-Parking facilities, Parts 1-6. A1.2 Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance		

with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities. 1		
C2.6.3 Number of accesses for vehicles **Objective: That:** **(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;** **(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and** **(c) the number of accesses minimise impacts on the streetscape**		
Acceptable Solutions	**Performance Criteria**	**Response**
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	P1 The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.	Acceptable solution The proposal does not introduce an additional access from North Ansons Road. It will use the existing bypass/access arrangement and the proposed internal access track.
A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed	P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must: (a) not have an adverse impact on: i. pedestrian safety and amenity; or ii. traffic safety; and (b) be compatible with the streetscape	Not applicable The proposed facility is not within a Central Business Zone
C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone **Objective: That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:** **(a) enables easy and efficient use;** **(b) promotes the safety of users;** **(c) minimises opportunities for crime or anti-social behaviour; and** **(d) prevents unreasonable light overspill impacts.**		
The proposed development is not located within the General Business Zone or Central Business Zone and so C 2.6.4 is considered not applicable.		
C2.6.5 Pedestrian access **Objective: That pedestrian access within parking areas is provided in a safe and convenient manner**		
Acceptable Solutions	**Performance Criteria**	**Response**

A1.1 Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: i. a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or ii. protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building	P1 Safe and convenient pedestrian access must be provided within parking areas, having regard to: (a) the characteristics of the site; (b) the nature of the use; (c) the number of parking spaces; (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety; (h) the location of any access ways or parking aisles; and (i) any protective devices proposed for pedestrian safety.	Not applicable The proposed use does not require any car parking spaces.
C2.6.6 Loading bays **Objective: That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods**		
Acceptable Solutions	**Performance Criteria**	**Response**

A1 The area and dimensions of loading bays and access way areas must be designed in accordance with Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities, for the type of vehicles likely to use the site	P1 Loading bays must have an area and dimensions suitable for the use, having regard to: (a) the types of vehicles likely to use the site; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the topography of the site; (f) the location of existing buildings on the site; and (g) (g) any constraints imposed by existing development	Not applicable UnderC2.5.4 the proposed development is not required to include a loading bay, and so there are no requirements for the area and dimension of any such bays.
A2 The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities	P2 Access for commercial vehicles to and from the site must be safe, having regard to: (a) the types of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the location of the site and nature of traffic in the area of the site; (f) the effectiveness or efficiency of the surrounding road network; and (g) (g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping	See above. The existing North Ansons Road bypass/access arrangement is considered suitable for the temporary construction vehicles and infrequent maintenance vehicles associated with the facility. The site provides adequate space for construction vehicles, including an elevated work platform and crane operations, to manoeuvre safely.
C 2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone **Objective: That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone**		
The proposed facility is not located within the General Business Zone or Central Business Zone and so C2.6.7 is considered not applicable		
2.6.8 Siting of parking and turning areas **Objective: That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties**		
The proposed development is not located within the Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone and so C2.6.8 is considered not applicable		

C2.7 Parking Precinct Plan

C2.7.1 Parking precinct plan **Objective: To minimise the amount of on-site car parking spaces within an area defined by a parking precinct plan, and that parking does not detract from the streetscape of the area**

The proposed facility does not require car parking spaces in accordance with Table C2.1 and the subject site is not within a parking precinct plan, accordingly C2.7.1 is considered not applicable.

C5.0 Telecommunications Code

C5.1 Code Purpose

Purpose	Response
C5.1.1 To provide for telecommunication networks as a service for the community.	The proposed facility is not part of a normal network expansion, but is an outcome of the Federal Government Mobile Black Spot Program (Improving Mobile Coverage Round). The proposed facility will provide critical coverage to an underserved area as an outcome of the program.
C5.1.2 To ensure that facilities are co-located where practicable.	As provided in section 2.1 of the planning report, the only existing telecommunications facility in the surrounding area is approximately 2.6km west of the main residential area of Ansons Bay. It already supports Telstra equipment at the greatest available height but, because of its distance from the principal coverage area, cannot provide the required coverage to Ansons Bay.
C5.1.3 To ensure that facilities use mitigation measures to avoid an unreasonable loss of visual amenity.	Section 3.2 of the revised planning report assesses four photomontages and acknowledges moderate visual impact. Views are filtered at Montage A, screened at Montage B, available through a narrow corridor at Montage C, and open above the treeline at Montage D on Ti Tree Drive (approximately 735m). Retained intervening vegetation, the slim monopole form, separation from dwellings and the inland position behind the principal bay-facing outlooks moderate the impact; they do not make the facility invisible throughout the settlement. Reuse of cleared land also limits loss of screening vegetation, consistent with ECOtas's assessment. These measures support the conclusion that the proposal avoids an unreasonable loss of visual amenity while meeting the identified coverage requirement.

C5.6 Development Standards for Building and Works

C5.6.1 Visual amenity Objective: That facilities do not cause an unreasonable loss of visual amenity.		
Acceptable Solutions	**Performance Criteria**	**Response**
A1 No Acceptable Solution .	P1.1 Facilities located within existing utility corridors or on sites with existing facilities, must not cause an unreasonable loss of visual amenity, having regard to: a) the siting and design of facilities; b) best practice methods to: i. reduce the visual impact of facilities; or (	Not applicable The proposed facility is not located within an existing utility corridor or on a site with an existing facility

	ii. conceal facilities within the surrounding natural or built environment; c) (c) the need to minimise clearing of vegetation; d) functional and safety requirements to establish, operate and maintain facilitie	
	P1.2 Facilities not located within existing utility corridors or on sites with existing facilities, must not cause an unreasonable loss of visual amenity, having regard to: a) the need to locate the facility outside existing utility corridors or on a site with an existing facility; b) the siting and design of facilities; c) best practice methods to: i. reduce the visual impact of facilities; ii. conceal facilities within the surrounding natural or built environment; d) the need to minimise clearing of vegetation; and e) functional and safety requirements to establish, operate and maintain the facilities.	Performance solution For P1.2(a), sections 2.1–2.3 of the revised planning report explain that the existing 55m tower already carries Telstra equipment at the greatest available height but cannot meet the settlement's coverage needs; eight alternative candidates were considered and Candidate F selected. For (b)–(c), the inland siting, slender monopole and retention of intervening vegetation reduce apparent bulk without claiming complete concealment. Section 3.2 assesses four photomontages: A shows a filtered view, B screening, C a narrow view corridor, and D an above-treeline view from Ti Tree Drive at approximately 735m. The report characterises the overall visual impact as moderate. For (d), ECOtas confirms that the compound and crane set-up principally use modified land and that native-vegetation impacts are marginal. For (e), the height, access track and crane area meet the stated coverage and construction requirements, with practical maintenance access. Balancing these factors, including visibility from some residential and public viewpoints, the proposal is considered not to cause an unreasonable loss of visual amenity.
A2 Building height of freestanding towers must be not more than: (a) 30m in the Rural Living Zone, General Business Zone, Central Business Zone, Commercial Zone, General Industrial Zone, Rural Zone, Agriculture Zone, Landscape	P2 The height of freestanding towers must not cause an unreasonable visual impact on vistas to significant public buildings, streetscapes and land reserved for, or designated in this planning scheme for, natural or scenic values, having regard to: (a) the topography and predominant height of existing buildings or vegetation in the surrounding area; (b) best practice methods to reduce visual impact;	Performance solution The proposed 50.0m monopole, approximately 51.3m overall, exceeds the 30m acceptable-solution limit and is assessed under P2. For (a), the elevated siting and tower height place the upper structure above surrounding vegetation; the revised planning report does not suggest complete screening. For (b) and (d), the slender monopole form, inland location, separation and retained vegetation reduce apparent bulk and prominence. The four photomontages in section 3.2

Conservation Zone, Environmental Management Zone, Major Tourism Zone, Port and Marine Zone, or Utilities Zone; (b) 20m in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, Light Industrial Zone, Community Purpose Zone, Recreation Zone, Open Space Zone, Future Urban Zone and a particular purpose zone	(c) functional and safety requirements to establish, operate and maintain the facility; (d) the siting and design of the facility; and (e) the necessity or critical role of the facility within the telecommunications network.	show differing exposure, including an open above-treeline view from Ti Tree Drive (Montage D), while Montage B is screened and Montage C has a narrow view corridor. For P2(c) and (e), the revised planning report explains that the height is required to achieve the Improving Mobile Coverage Round objectives and that a lower structure would require additional facilities, with associated siting, clearing and amenity constraints. The assessment recognises the natural and scenic sensitivity of the Environmental Management Zone and nearby Mount William National Park. Although no separate montage from within the park is supplied, the available views demonstrate that visibility alone is not equivalent to unreasonable impact: the limited tower bulk, distance, selective vegetation screening and retention of principal bay-facing outlooks moderate the effect. The report's overall moderate-impact conclusion supports P2 on the supplied evidence, without asserting that all reserve or residential viewpoints have been assessed.

C3.0 Road and Railway Assets Code

Purpose	Response
C3.1.1 To protect the safety and efficiency of the road and railway networks.	The proposal uses the existing North Ansons Road bypass/access arrangement and proposed 3m-wide internal access track. Construction traffic is temporary; the unstaffed facility will ordinarily require two to four maintenance visits each year. The revised planning report identifies space within the existing access area for construction manoeuvring and crane/material set-down. Any temporary bypass closure remains subject to confirmation and necessary Council approval. No railway or level crossing is affected.
C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.	The proposed telecommunications facility is an unmanned Utilities use and is not a sensitive use or a habitable building. It therefore does not create a land-use conflict with a major road or the rail network.

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction Objective: To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated by a use.		
Acceptable Solutions	**Performance Criteria**	**Response**
A1 Vehicular traffic generated by the use must remain within the acceptable increases specified in Table C3.1 for the relevant road and access circumstances.	P1 Any increase in vehicular traffic must be safe and not unreasonably impact the efficiency of the road or rail network, having regard to traffic volumes, vehicle types and movements, the road and access characteristics, sight distance, road-user safety and any advice from the relevant road or rail authority.	Performance solution; Table C3.1 compliance not independently verified The revised planning report identifies two to four maintenance visits per year, not two to four individual vehicle movements; each visit ordinarily involves an arrival and departure. Heavy vehicles are principally associated with temporary construction works, with infrequent maintenance or upgrades thereafter. Existing daily traffic counts and a quantified heavy-vehicle increase are not supplied, so the percentage-based allowances in Table C3.1 cannot be verified from the revised documents alone. For P1, the very low operational demand, reuse of the existing North Ansons Road access and available manoeuvring/set-down area support limited network effects. Construction deliveries, crane operations and any temporary bypass closure will require appropriate access management and any necessary Council approval. No new road junction or private level crossing is proposed.

C3.6 Development Standards for Buildings and Works

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area Objective: To minimise the effects of road and railway noise on sensitive uses within a road or railway attenuation area.
Not applicable. The proposed telecommunications facility is an unmanned Utilities use and does not include a habitable building or a sensitive use. Accordingly, C3.6.1 is not applicable.

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area Objective: To minimise the effects of road and railway noise on sensitive uses facilitated by subdivision within a road or railway attenuation area.
Not applicable. The proposal does not include subdivision and will not create lots intended for sensitive uses. Accordingly, C3.7.1 is not applicable.

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THE SCIENCE OF SAFE CONNECTION



Telecommunications infrastructure near your home

Telecommunications infrastructure: keeping you safe and connected

For most of us, digital connectivity and communications technologies are part of everyday life.

Our experience through the pandemic means access to quality and reliable telecommunications services are more important than ever, keeping us connected with family and friends, and enabling many of us to learn and work from home.

While our fixed line internet services stood up well in the pandemic, it has been just as important for telecommunications companies (Telcos) to expand and improve their mobile networks to support our increasing need for digital connectivity.

Continuing to improve our digital connectivity

Telcos often need to install new equipment or infrastructure in our communities to provide effective coverage and capacity where and when we need it.

It is understandable some people are concerned about the electromagnetic energy (EME) emitted by telecommunications infrastructure, particularly when it is installed nearby in our local communities.

The Australian Government strictly regulates EME emissions to protect the health and safety of all members of the public, while allowing the community to benefit from modern telecommunications.

How we keep communities safe

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is an independent government agency that provides advice to the Government on radiation protection. ARPANSA updated its Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz (the Standard), based on the most up-to-date Australian and international peer-reviewed research into EME.

The Standard protects people of all ages and health status against all known adverse health effects from exposure to EME by specifying strict safety limits for exposure levels with which telecommunications services must comply, including 5G.

The Australian Communications and Media Authority (ACMA) sets and actively monitors rules for telecommunications companies to follow based on ARPANSA's Standard so EME is kept at safe levels. In Australia, all telecommunications infrastructure and equipment must comply with these rules and a series of sanctions can be imposed if these rules aren't followed.



Monitoring EME emissions

The ACMA is monitoring EME emissions from a selected sample of representative sites across Australia, and have compared their results against both the ARPANSA safety limit and carriers' predicted EME assessments. ACMA's measurements have to-date found all sites tested are well below the safety limit specified in the Standard and significantly lower than the carriers' predicted levels. ACMA's findings are available at www.acma.gov.au.

With these measures in place ensuring EME exposure from telecommunications infrastructure is below the safety limits, there is no advantage requiring transmitters to be located any particular distance from residential areas.

So, if there is telecommunications infrastructure near you, not only will you have access to more reliable connectivity but you can be reassured the technology making that connection possible is researched, regulated and safe.

For more information visit
www.eme.gov.au

What key information do I need to know?

Telcos expand and improve their mobile networks to support our increasing need for digital connectivity. They often need to install new equipment or deploy new infrastructure in our communities.

It is understandable some people are concerned about the electromagnetic energy (EME) emitted by telecommunications infrastructure, but the Australian Government strictly regulates EME emissions to protect the health and safety of all members of the public.

There are measures in place to ensure that EME exposures from telecommunications infrastructure are below the safety limits.

THE SCIENCE OF SAFE CONNECTION

Electromagnetic Energy (EME) from telecommunications keeps us connected with each other and the world. How does it work?



EME stands for Electromagnetic Energy. It was discovered in the early 1800s, so it's nothing new.



So, you can use your mobile and be confident in the science of safe connection.



Our telecommunications systems use EME radio waves, just like your AM and FM radio does.





Telecommunications radio waves are at the low end of the electromagnetic spectrum and are non-ionising. In simple terms they don't enough the energy to cause us harm.



The Australian Government has strict regulations for EME from telecommunications equipment and infrastructure.



Scientific research has shown that EME from telecommunications doesn't cause animals harm either.

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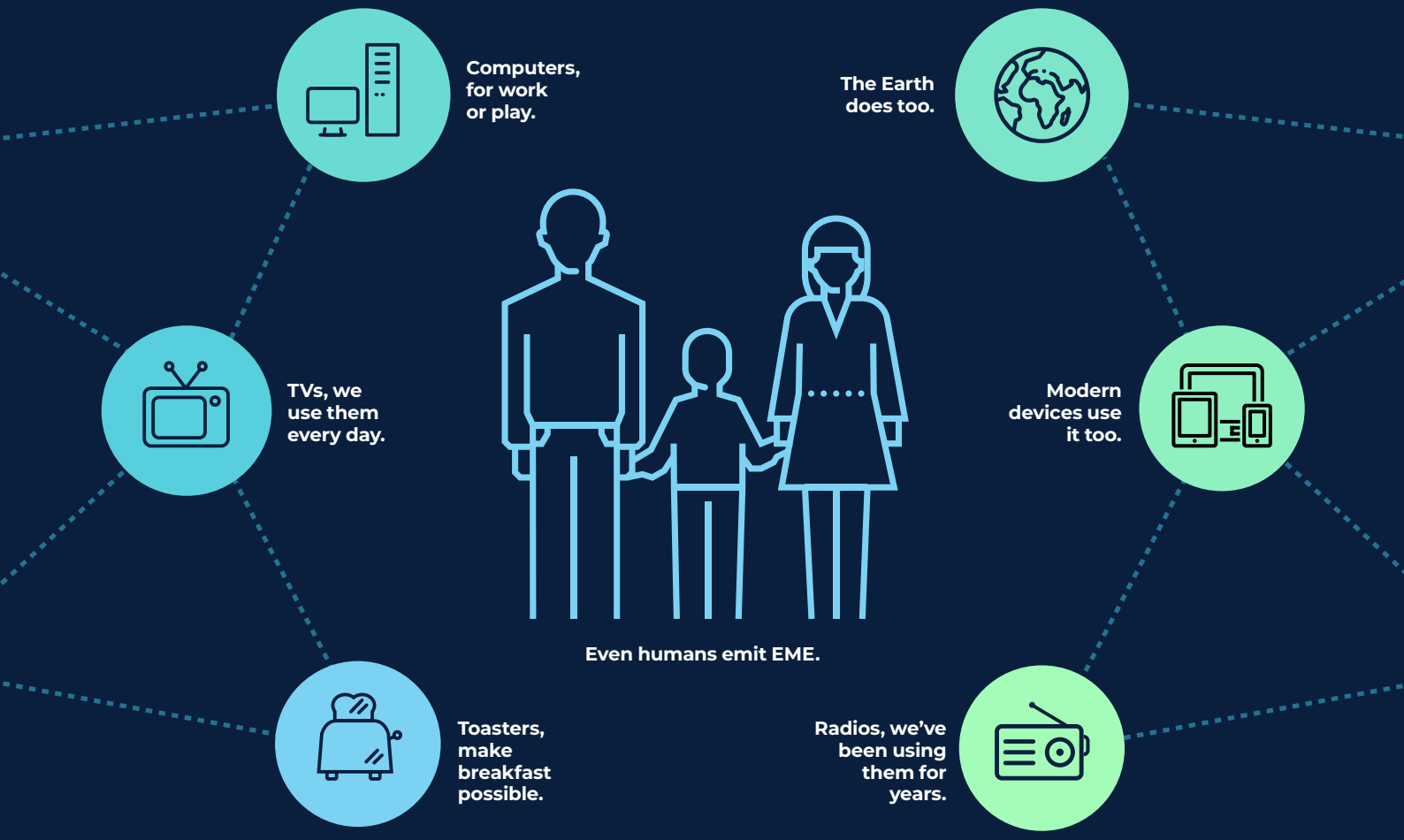
THE SCIENCE OF SAFE CONNECTION

Did you know Electromagnetic Energy (EME) is all around us and has been for a long time? It is emitted by all these sources.



EME is one of the most researched types of energy in the world.

The scientific evidence shows that the radio frequency EME emitted from your mobile and wireless devices is not harmful to humans or the environment. When operated within regulated limits, telecommunications infrastructure poses no harm to human health.

That's why you can use your devices and trust in the science of safe connection.

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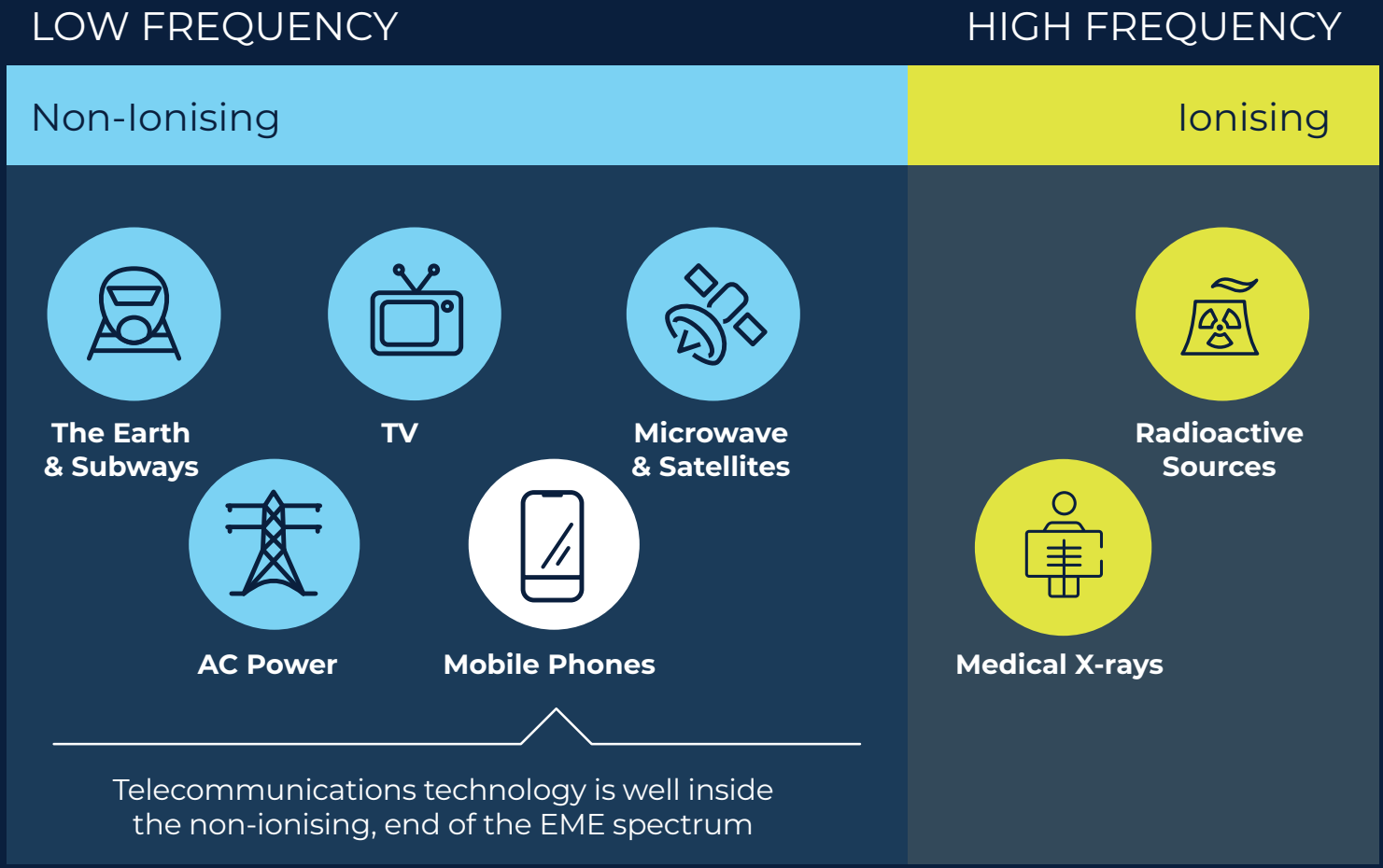
THE SCIENCE OF SAFE CONNECTION

Where do telecommunications systems sit on the Electromagnetic spectrum?



Australian Government

Fact Sheet

THE SCIENCE OF SAFE CONNECTION. EXPLAINED.

EME from telecommunications such as 5G and Wi-Fi is harmless to humans. This has been proven over many years. But don't take our word for it, look at the evidence.

EME from telecommunications such as Wi-Fi and 5G is ...



RESEARCHED

- EME was discovered in the early 1800s. Scientists have been studying it for decades.
- EME from telecommunications is constantly being researched by leading bodies, including the World Health Organisation.
- Scientific research concludes that EME from telecommunications is not hazardous to human health.
- Scientific reviews of the research are conducted regularly, and the standard for Maximum Exposure Levels of RF EME from 100 kHz to 300 GHz set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) was last updated in March 2021 to reflect the latest research.



REGULATED

- ARPANSA, the Australian Government's leading research authority, uses the scientific research to set strict, safe limits on EME.
- These limits are far within what international best practice says is safe.
- ACMA, Australia's regulatory authority, then strictly enforces the limits.
- These controls apply to telecommunications equipment and infrastructure, including 5G.
- Every telecommunication base station in Australia must fully report on their compliance, to meet operational safety regulations.



SAFE

- Radio waves used in telecommunications are at the low end of the EME spectrum. This means they are non-ionising, and therefore don't have the energy to harm our DNA.
- EME is emitted by the earth, the sun and even human beings.
- We've been living with devices that emit safe levels of EME for hundreds of years, since the invention of the telegraph in the early 1800s.
- Your home is filled with these devices that emit safe levels of EME, including your TV, remote controls and toaster.
- The World Health Organisation reviews all the research and has found that there is no convincing scientific evidence that EME from base stations and wireless networks causes adverse health effects.

Factsheet

Australian Government

THE SCIENCE OF SAFE CONNECTION



Exposure limits for electromagnetic energy (EME)

The science of safe connection

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) advises the Australian Government on what exposure limits for EME from telecommunications should be to keep everyone safe.

To do this, ARPANSA developed a Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz (RPS S-1) based on international guidelines established by the International Commission for Non-Ionizing Radiation Protection (ICNIRP) and endorsed by the World Health Organization (WHO).

Exposure limits and safety regulations for EME from telecommunications infrastructure vary from country to country and are subject to the operation of local laws.

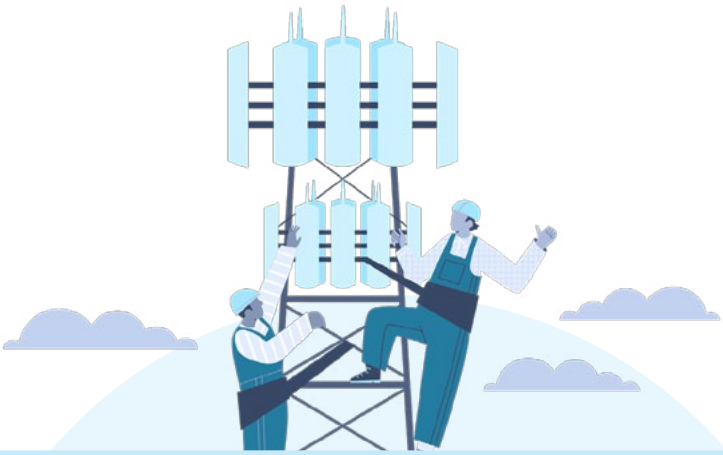
The exposure limits in the Standard are designed to protect people of all ages and health status against any known adverse health effects from exposure to EME.

And the good news is, there are no known adverse health effects from exposure to EME from telecommunications, when operating below the exposure limits set out in the Standard.

How does the Standard protect us?

The Standard is based on current scientific research and international guidelines and sets limits requiring telecommunications services and equipment to operate well below these levels.

There are different exposure limits in the Standard that apply to a variety of settings, depending on what frequency a particular source uses as well as different impacts of EME on the human body.





What are the limits of the Standard?

For telecommunications infrastructure, like towers and small cells, the limit for the general public is measured in a quantity called 'power density' and it ranges from 2 to 10 watts per square meter (W/m2) depending on the operating frequency.

For 5G infrastructure, the public exposure limit is 10 W/m2.

For devices such as mobile phones, tablets and laptops that are used in closer proximity to the body, another measure called 'specific absorption rate' (measured in watts per kilogram, W/kg) is used to evaluate exposure.

When using a mobile phone against the head the exposure limit is 2 W/kg.

For more information visit
www.eme.gov.au

So, what key information do I need to know?

To keep everyone safe, the Australian Radiation Protection and Nuclear Safety Agency advises the government on exposure limits for electromagnetic energy (EME) from telecommunications.

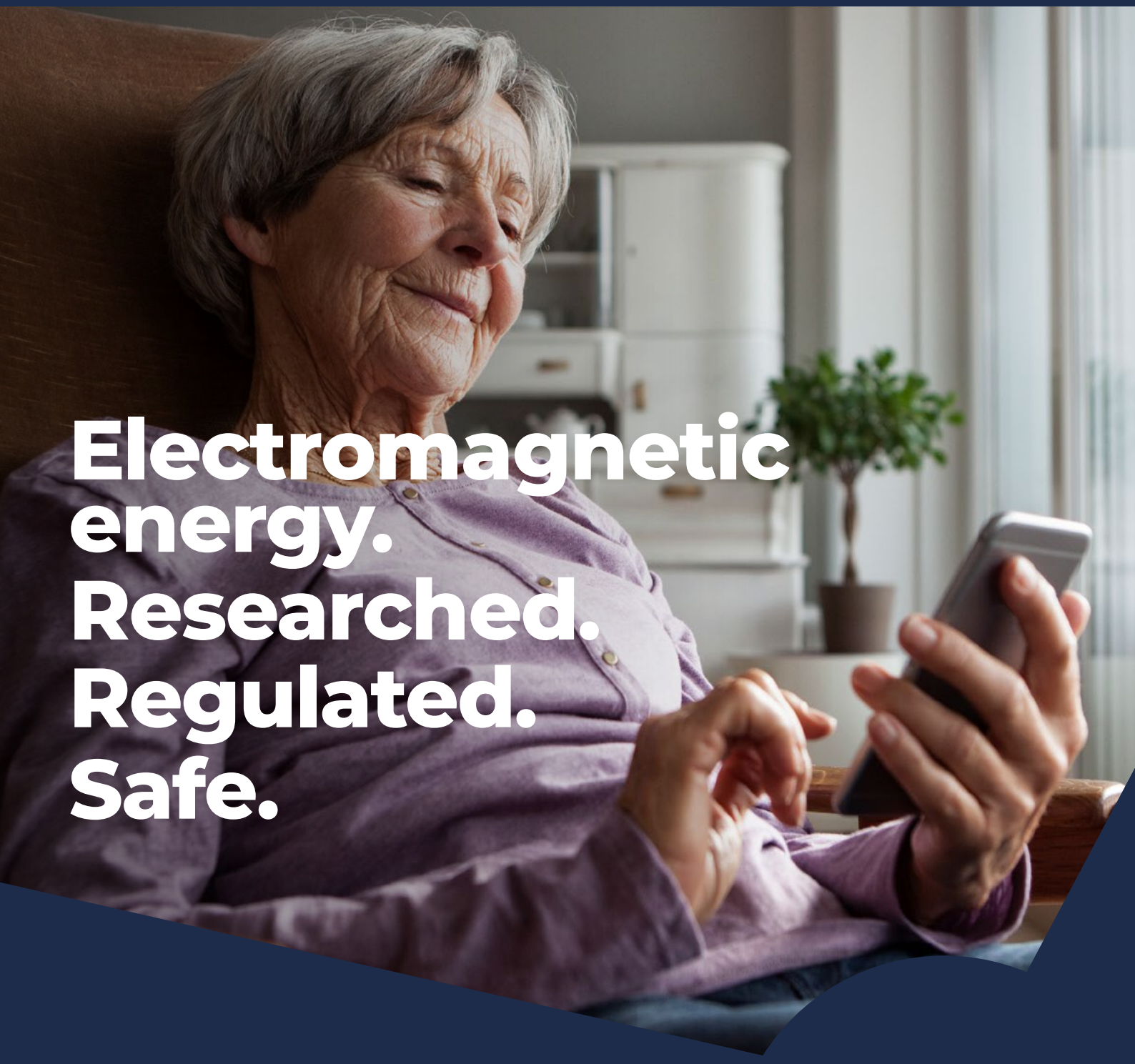
In Australia, we have strict regulations designed to protect people of all ages and health status against any known adverse health effects from exposure to EME.

There are no known adverse health effects from exposure to EME from telecommunications, when operating below the exposure limits set out in the Standard.

Australian Government

Fact sheet

Electromagnetic energy (EME) and how it relates to wireless communications.



Electromagnetic energy. Researched. Regulated. Safe.

This factsheet is designed to help you better understand electromagnetic energy (EME) and how it relates to wireless communications like Wi-Fi and 5G. The facts, and only the facts. Radio waves are a type of EME and have been used by wireless communications for more than 100 years. It is now, and always will be researched, regulated and safe.

THE SCIENCE OF SAFE CONNECTION

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Researched.

Scientists from across the globe have been working together for decades to understand the facts around radio waves and EME.

In fact, EME is one of the most studied sources of energy in the world. Since 1999, the Australian Government has provided over $16.4 million in research grants to Australian Universities and associated bodies to conduct research to ensure we know as much as we can about EME from wireless communication.

Regulated.

Australia has strict standards covering acceptable levels of EME from wireless communications. These standards are set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

Australia's strict EME standards were updated by ARPANSA as recently as March 2021, informed by the latest local and international scientific research.

These standards are enforced by the Australian Communications and Media Authority (ACMA). ACMA checks EME compliance through record audits, investigations, site inspections and testing.

Safe.

Scientifically, EME is known as non ionising radiation and it's the same kind of energy your toaster uses.

Research continues to show, and regulation continues to ensure, that EME radio waves from telecommunications are not hazardous to human health. The telegrams your great-grandparents sent and received in their day relied on EME. 3G, 4G and 5G are just modern equivalents.

THE SCIENCE OF SAFE CONNECTION

eme.gov.au

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CPS Technology & Infrastructure Pty Ltd
ATTENTION: Daniel Park
Suite 1003 Level 10 1 Newland Street
Bondi Junction NSW 2022

20 October 2026

Dear Daniel

RE: Tower AMS Site: TAS100695
North Ansons Road, Ansons Bay (PID 2542866; C.T. 155699/1; LPI GGW54)
Natural Values Assessment: Priority Vegetation Area Overlay

Preamble

Environmental Consulting Options Tasmania (ECO*tas*) was engaged by CPS Technology & Infrastructure Pty Ltd to provide a natural values assessment of proposed Tower AMS Site TAS100695 at North Ansons Road, Ansons Bay, Tasmania (PID 2542866; C.T. 155699/1; LPI GGW54), specifically to address matters related to the Priority Vegetation Area Overlay present on part of the site such that the implications under the *State Planning Provisions* (Natural Assets Code) can be duly considered during further project planning.

Site details

Address: North Ansons Bay Road, Ansons Bay TAS 7264 (Figures 1-3)

PID 2542866; C.T. 155699/1; LPI GGW54

Current zoning: Environmental Management (Figure 4)

Overlays (relevant to the present assessment): Priority Vegetation Area (Natural Assets Code) overlay occurs over the forested (and cleared) parts of the site and surrounds (Figure 5)

Elevation & topography: generally flat with no distinguishable slopes at roughly ca. 70 m a.s.l.

Geology: the title is mapped (Figure 6) at a 1:250,000 scale as wholly Devonian-period "dominantly syenogranite/monzogranite (S-type)" (geocode: Dgaas); the geology is mentioned because of its influence on vegetation classification and potential for threatened flora (and to a lesser extent, threatened fauna); the geology was confirmed informally by the site assessment with granite-derived quarzitic soils present in the study area

Drainage: no drainage features were observed within or adjacent to the study area

Current land use: the study area is a combination of native vegetation (with two tracks dissecting it) and a cleared gravelled area adjacent to North Ansons Road (Plates 1-4) – see also Figure 7 that shows tree canopy modelling (shows canopy gaps)



Plate 1. Looking south into the project site from the north (from North Ansons Road) – the survey pegs and posts indicate the location of the proposed compound with the cleared area in front of this to be used for the caren set-up area: note the existing track to the lefy (obvious) and right (somewhat obscure in this image)





Plate 2. (LHS) Detail of proposed compound (note: wholly cleared) – looking south into site

Plate 3. (RHS) Detail of proposed compound (note: wholly cleared) – looking north towards road



Plate 4. View north from native forest south of proposed facility site showing both tracks

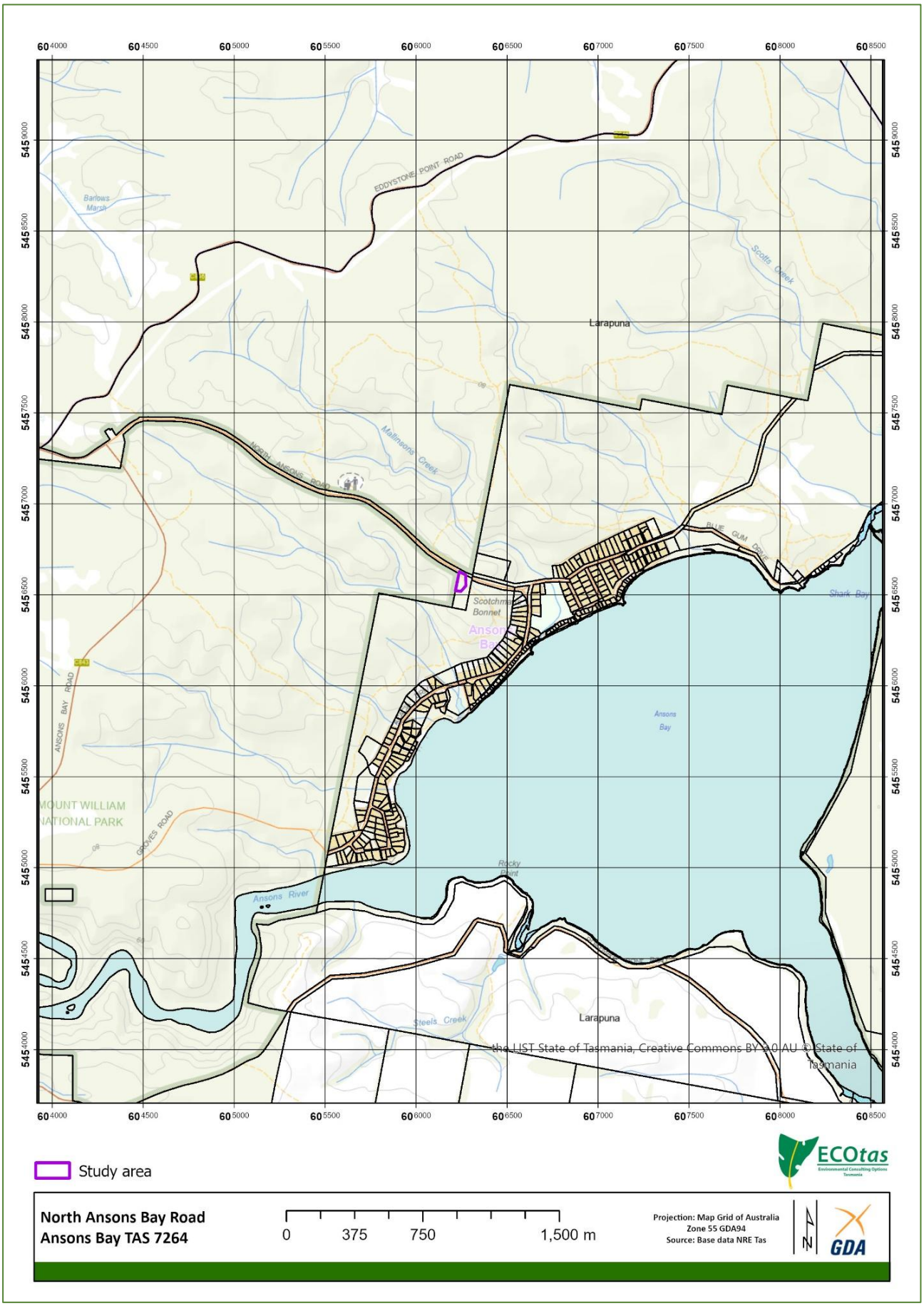


Figure 1. General location of study area

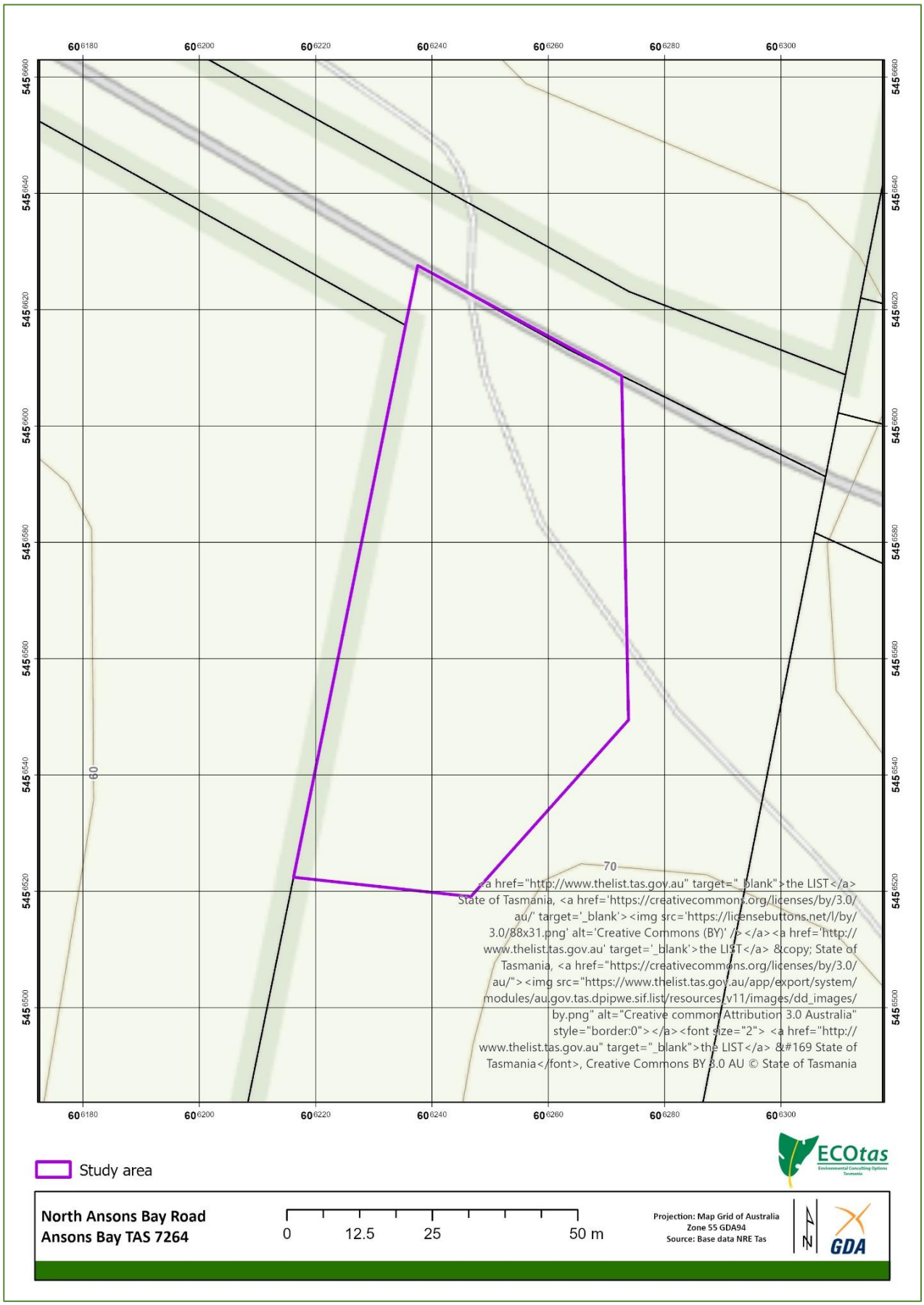


Figure 2. Detailed location of study area, showing topographic and cadastral features: note – study area loosely defined to include proposed compound and set-up area as well as verges of North Ansons Road and area to south (for context)



Figure 3. Detailed location of study area showing recent aerial imagery (LISTmap)

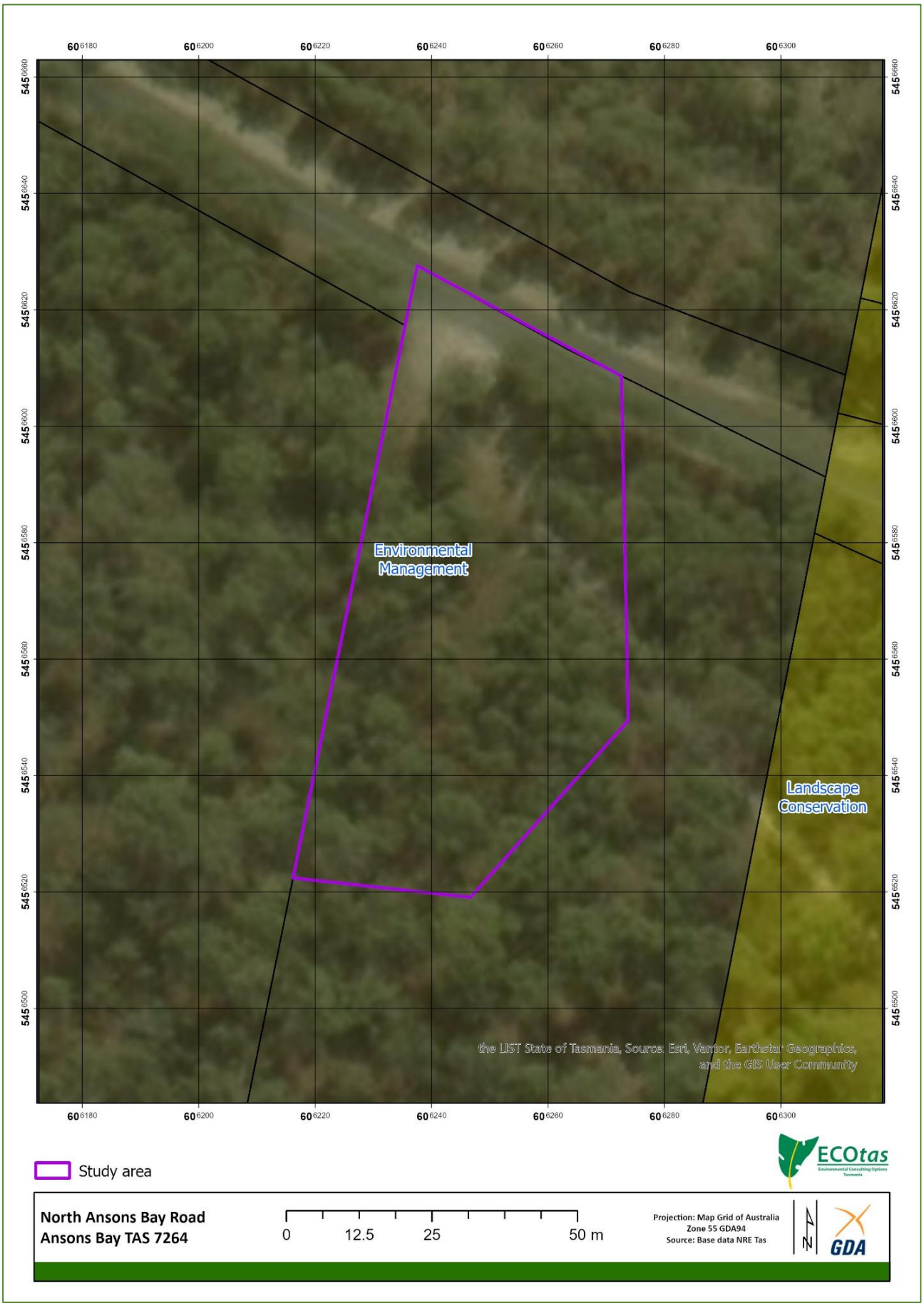


Figure 4. Zoning of study area and surrounds pursuant to *Tasmanian Planning Scheme – Break O'Day Local Provisions Schedule*



Figure 5. Detail of study area, showing extent of Priority Vegetation Area overlay pursuant to *Tasmanian Planning Scheme – Break O'Day Local Provisions Schedule*

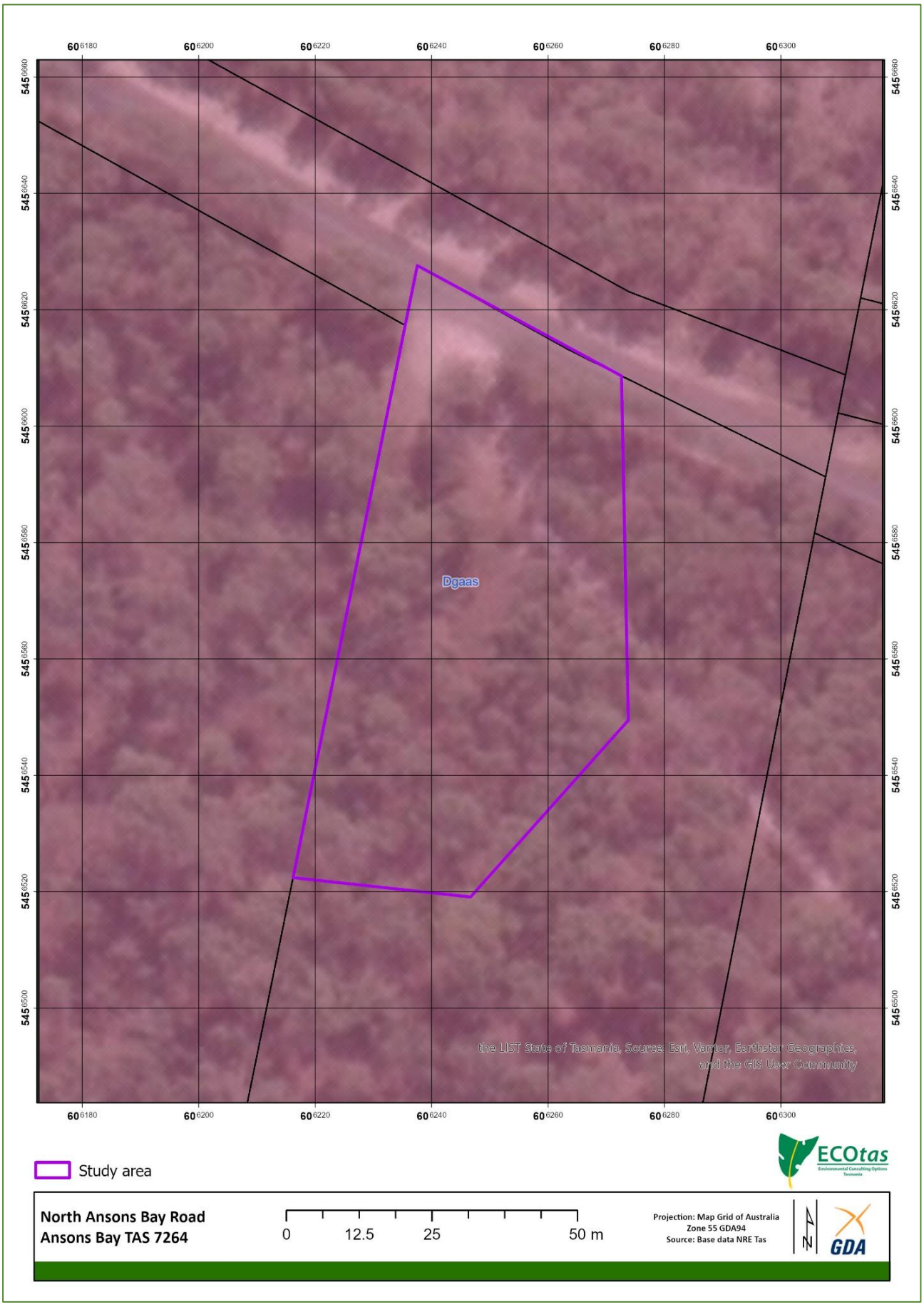


Figure 6. 1:250,000 scale geological mapping of study area and surrounds

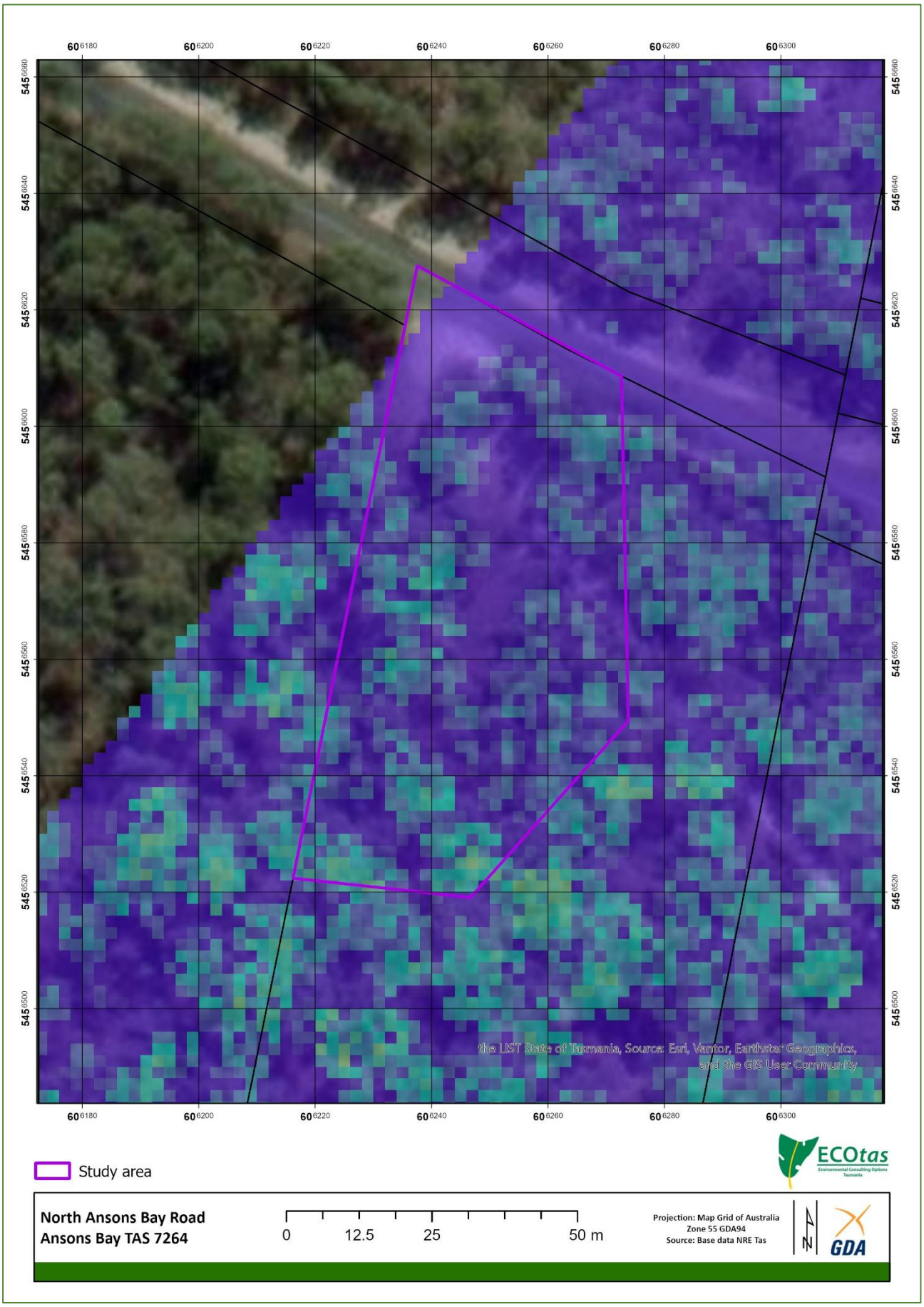


Figure 7. Tree canopy modelling for study area and surrounds showing canopy gaps where compound and sweet-up area is proposed

Proposal

The proposal is for a single telecommunications tower with associated works: TAS100695 (see Figure 8) located in the notionally cleared area of the more loosely defined study area.

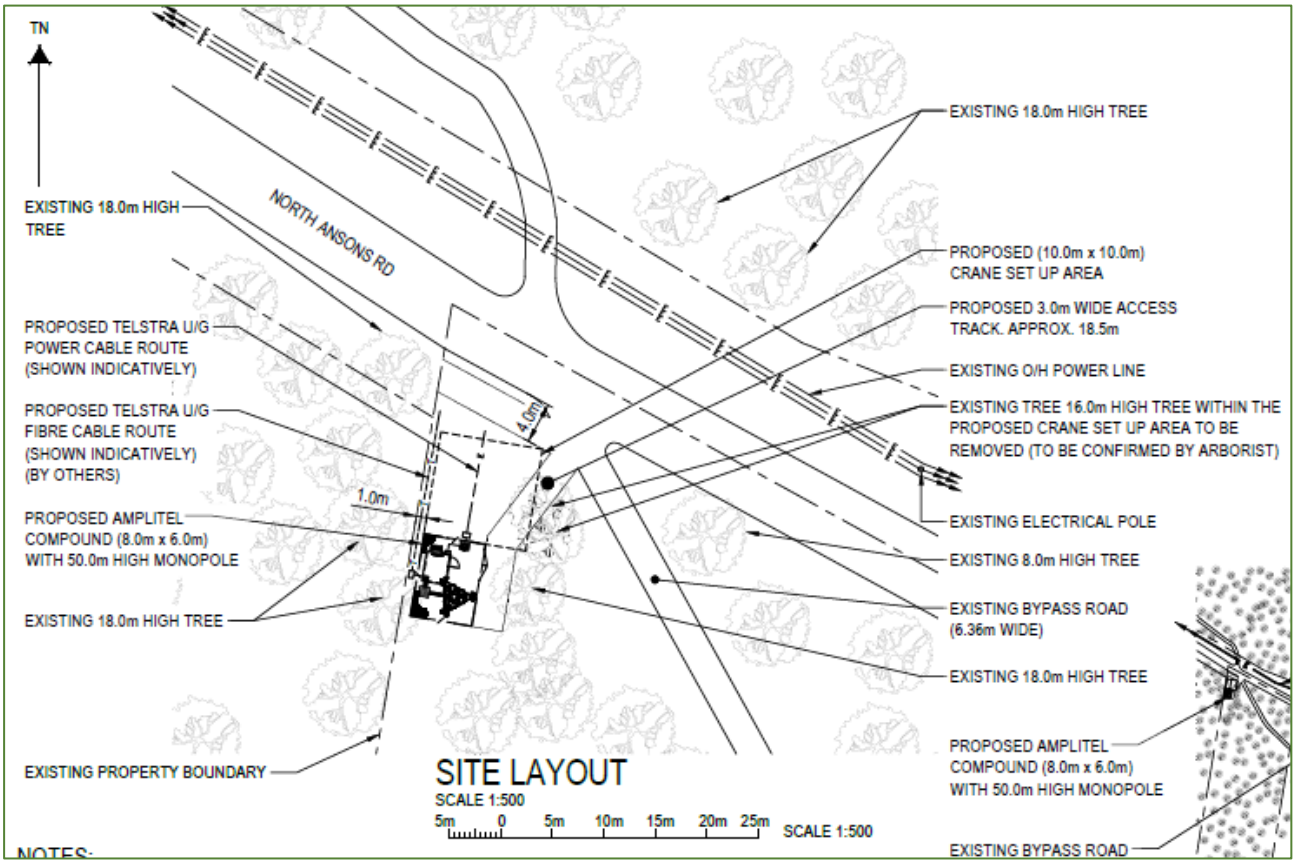


Figure 8. Proposed site layout [source: CPS]

Assessment

Preliminary database checks

LISTmap was examined to determined existing vegetation mapping and known sites for threatened flora and fauna. Database reports were produced under DNRET's *Natural Values Atlas* (DNRET 2026), the Forest Practices Authority's *Biodiversity Values Database* (FPA 2026) and the Commonwealth *Protected Matters Report* (CofA 2026) to support the assessment process (all appended for reference).

Site assessment

Mark Wapstra & James Wapstra (ECO*tas*) attended the site on 15 Oct. 2026.

Summary of key natural values findings

Vegetation types

TASVEG 3.0, 4.0, 5.0 & Live map the study area identically (Figure 8) as:

- *Eucalyptus obliqua* dry forest (TASVEG code: DOB); and
- *Eucalyptus amygdalina* coastal forest and woodland (TASVEG code: DAC).

Note that the above mapping is very clearly indicative only because the separation of DAC from DOB is by straight lines unrelated to any topographic or other obvious features and by reference to the separation of the council vs the PWS title.

The survey found the vegetation of the study area was somewhat different with revised vegetation mapping indicated in Figure 9 with descriptions of the mapping units present within the study area provided in Table 1.

Table 1. Vegetation mapping units present in study area

[conservation status: NCA – as per Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, using units described by Kitchener & Harris (2025), relating to TASVEG mapping units (DNRET 2026); EPBCA – as per the listing of ecological communities on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, relating to communities as described under that Act, but with equivalencies to TASVEG units]

TASVEG equivalent (Kitchener & Harris 2013+)	**Conservation priority** TASVEG *EPBCA*	**Comments**
Dry eucalypt forest and woodland		
Eucalyptus amygdalina coastal forest and woodland (DAC)	not threatened *not threatened*	DAC occurs within and adjacent to the nominal study area. It is characterised by a generally low (ca. 15-20 m tall) and sparse (ca. 20% cover) canopy dominated by *Eucalyptus amygdalina* over a sparse middle shrub layer (ca. 4-9 m tall; ca. 5% cover) dominated by *Allocasuarina littoralis* and *E. amygdalina*. The lower shrub layer (ca. 1-3 m tall, ca. 5% cover) includes both these species and *Acacia terminalis*, *Acacia longifolia* subsp. *sophorae*, *Monotoca elliptica* and *Pultenaea daphnoides*). The ground shrub layer (<0.5 m tall, <5% cover) includes *Pimelea linifolia*, *Epacris impressa*, *Bossiaea prostrata* and *Aotus ericoides*. The graminoid layer is dense (ca. 70% cover) dominated by a mix of *Lomandra longifolia* and *Lepidosperma sieberi*, with *Burchardia umbellata*, *Carex breviculmis* and *Dianella tasmanica*. The ground fern layer is sparse (ca. 5% cover) and includes only *Pteridium esculentum*. Grasses are sparse (<2% cover) and includes a species of *Rytidosperma*. Herbs are noticeable but sparse and include *Coronidium scorpioides*, *Gonocarpus tetragynus*, *Viola hederacea*, *Glossodia major*, *Drosera auriculata*, *Wahlenbergia gracilis* and *Crassula decumbens*. DAC is in good ecological condition with no weeds or symptoms of plant disease recorded. It is, however, disturbed on its fringes because of the adjacent North Ansons Road and gravel area, as well as two minor tracks through it. Works may impact very marginally on the fringes of DAC, but in effect will avoid any material clearance and conversion of the vegetation community.
Modified land		
extra-urban miscellaneous (FUM)	not threatened *not threatened*	The verge of North Ansons Road as well as the existing gravelled area between the road and the start of the two tracks have been mapped as FUM. Apart from ubiquitous pioneer herbs (which are very sparse), the area mapped as FUM does not support native plant species. In effect, the proposed tower and associated elements is within the area mapped as FUM. The location for the construction crane is also within the area mapped as FUM.

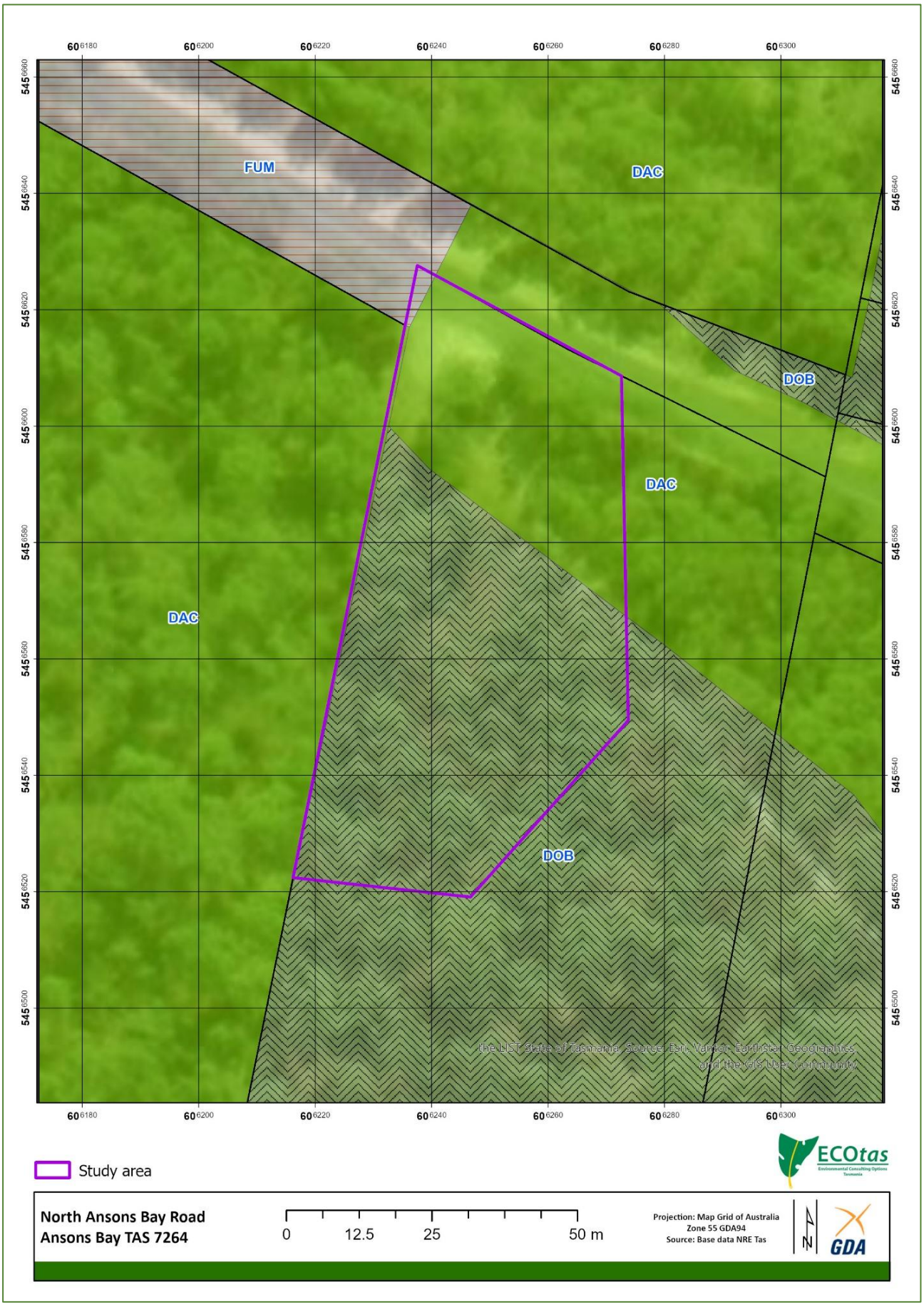


Figure 8. Existing TASVEG 3.0, 4.0, 5.0 & Live vegetation mapping for study areea and surrounds (refer to text for codes)



Figure 9. Revised vegetation mapping of subject title and surrounds (refer to text for codes)

Occurrences of DAC and FUM do not equate to any native vegetation communities listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002* or to threatened ecological communities listed under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Priority vegetation is defined in cl. C7.3.1 of the *State Planning Provisions* as:

> 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, occurrences of DAC & FUM do not form "an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*", such that **C7.3.1(a) is not applicable.** On that basis (and in relation to native vegetation communities only), it was not appropriate to classify any part of this site as "priority vegetation" and therefore apply the Priority Vegetation Area overlay, noting this was also the case when TASVEG 3.0 vegetation mapping was used to inform the Regional Ecosystem Model and the overlay (because the site was mapped as a combination of non-threatened mapping units viz. DAC & DOB).

Threatened flora

No plant species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* are known from database information, from the study area or immediate surrounds (Figure 10).

On this basis, no part of the study area should be construed as "priority vegetation" (see previously cited definition), specifically in that it is "a threatened flora species", such that **C7.3.1(b) is not applicable.** Further to this (and in relation to threatened flora only), it was not appropriate to classify any part of this site as "priority vegetation" and therefore apply the Priority Vegetation Area overlay, noting this was also the case when the then available point locations of threatened flora (via the *Natural Values Atlas*) were used to inform the Regional Ecosystem Model and the overlay (because the site and surrounds did not support threatened flora).

Threatened fauna

No fauna species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* are known from database information, or were detected as a consequence of field survey, from the title area or surrounds (Figure 11). Furthermore, potential habitat for any known threatened fauna species in the greater area is marginal.

On this basis, the project area cannot qualify as "priority vegetation" (see previously cited definition), specifically because of the absence of "significant habitat for a threatened fauna species", where "significant habitat" is defined as follows:

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

(a) is known to be of high priority for the maintenance of breeding populations throughout the species' range; or

(b) the conversion of it to non-priority vegetation is considered to result in a long-term negative impact on breeding populations of the threatened fauna species".

Problematically, the *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 2026; FPA 2026). While the subject site is within the so-called "known or core range" of some listed fauna species, in no manner can any part of the title(s) proposed for development be assigned as being of "high priority for the maintenance of breeding populations throughout the species' range" at any reasonable scale 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". The title does not meet the intent of sub-clauses (a) or (b) of "significant habitat", such that **C7.3.1(c) is not applicable.**

Further to this (and in relation to threatened fauna only), it was not appropriate to classify any part of this site as "priority vegetation" and therefore apply the Priority Vegetation Area overlay, noting this was also the case when the then available point locations of threatened fauna (via the *Natural Values Atlas*) were used to inform the Regional Ecosystem Model and the overlay (because the site and surrounds did not support threatened fauna nor what could be construed as "significant habitat" based on available vegetation mapping).

Other values

The definition of priority vegetation incudes the concept of "(d) it has been identified as native vegetation of local importance". This is a challenging concept to assign to any particular site. It is noted that the Tasmanian Planning Commission's (TPC) original information sheet on the Natural Assets Code did not even include reference to C7.3.1(d) but it is presumed that the values included referred back to the Regional Ecosystem Model. This would have been variables such as relative reservation status, relative rarity, priority species, forest structure, landscape function, connectivity, remnant and riparian vegetation. None of these variables have specific relevance to the native vegetation unit identified from the study area. Subsequently, the TPC have released a guidance document (Sep. 2024) that attempts to provide further information on the concept of "native vegetation of local importance" but in this case it provides little of direct relevance to the study area.

In our opinion, the concept of "native vegetation of local importance" cannot logically refer to simply any area of native vegetation because this defies the purpose of the other elements of the definition of priority vegetation that assigns clear priority to particular values associated with native vegetation. We accept that there may be "native vegetation of local importance" present in every municipality. However, in our opinion, for these to be assigned to priority vegetation would logically and reasonably require some level of assessment, peer and planning authority review and incorporation into some form of policy recognised through a local provisions schedule (e.g. a Special Area Plan that identifies mapped habitat of a particular non-threatened but biogeographically important flora or fauna species). In the absence of any such values at this site, we find that C7.3.1(d) should not have application and hence there is no rationale (either when constructed through the Regional Ecosystem Model or based on current assessment) for any part of the site to be assigned to the Priority Vegetation Area overlay.

That said, in this case, the overlay may have been applied for somewhat nebulous reasons such as the broad expanse of native vegetation (albeit not threatened and not supporting threatened flora or fauna sites) in a particular context (i.e. immediately adjacent to a formal reserve, viz. Mount William National Park to the west).



Figure 10. Distribution of threatened flora in vicinity of study area (overview)

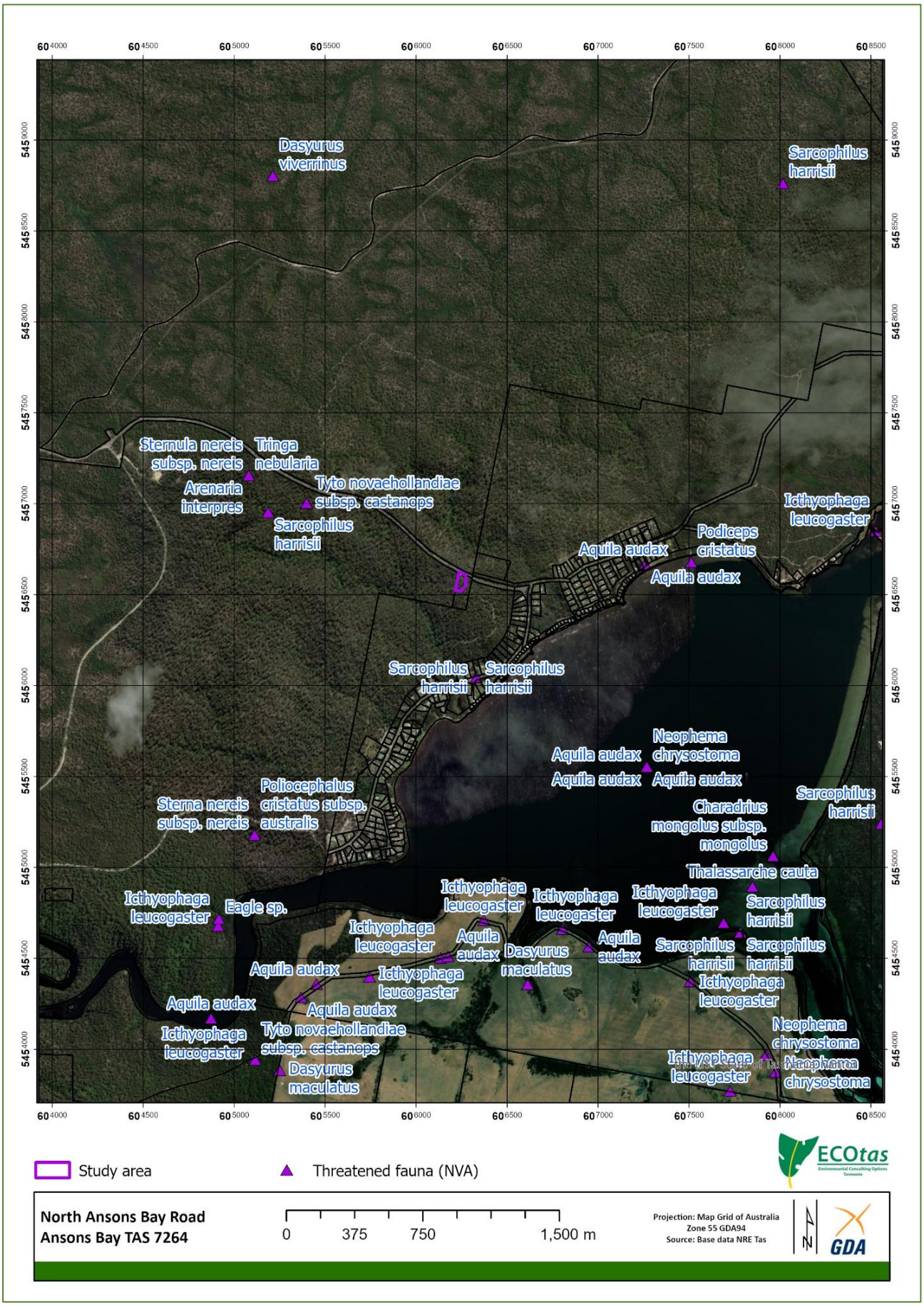


Figure 11. Distribution of threatened fauna in vicinity of study area (overview)

Other natural values (individual trees)

The site plans and correspondence indicate that four trees/tall shrubs need to be removed (refer to site plans). These are (Plates 5 & 6):

- *Eucalyptus amygdalina* (black peppermint): ca. 15-16 m tall, 56 cm DBH with no hollows (indicated on site plan);
- *Eucalyptus amygdalina* (black peppermint): ca. 5 m tall, 24 cm DBH with no hollows (not indicated on site plan but immediately adjacent to above tree);
- *Allocasuarina littoralis* (black sheoak) x 2 – both small (not indicated on site plan but immediately associated with above two trees.

These trees/tall shrubs are not considered to have any particular conservation significance as they do not support any existing nests nor hollows for hollow-dependent fauna.





Plate 5. (LHS) Taller Eucalyptrus amygdalina requiring removal

Plate 6. (RHS) Looking into small copses of trees/shrubs requiring removal – mainly shows the two denser sheoaks in front of the taller trunk of the eucalypt behind

The site plans also indicate an "existing 18 m high tree" to the immediate east of the compound. This tree was confirmed as follows (Plates 7-9):

- *Eucalyptus amygdalina* (black peppermint): ca. 18 m tall, 94 cm DBH with many hollows.

This tree has a higher conservation value than the ones proposed for removal as it has a larger girth and has multiple hollows of different sizes.



Plate 7. Looking north towards copse of trees adjacent to proposed compound – large tree in front of copse is the 18 m tall tree shown on plans and not proposed for removal



Plates 8 & 9. Views of larger tree (not proposed for removal) showing multiple hollows

Weed species

No plant species classified as a declared weed within the meaning of the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*) or considered to be environmental weeds (authors' opinion) were detected within the study area or immediate surrounds.

For this site, it is recommended that the guidelines within *Weed and Disease Planning and Hygiene Guidelines – Preventing the Spread of Weeds and Diseases in Tasmania* (DPIPWE 2015) be implemented to prevent the introduction of invasive species into the title area which is currently weed free. Reference is also made to the General Biosecurity Duty under the Tasmanian Biosecurity Act 2019 (https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-(gbd).

***Assessment against Natural Assets Code of* Tasmanian Planning Scheme**

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, the proposal should not compromise the intent of the purpose statements. Of the purpose statements, C7.1.4 is technically relevant to the present proposal because of the presence of the Priority Vegetation Area overlay, although it is noted that the preceding assessment has demonstrated that "priority vegetation" is absent rendering C7.1.4 somewhat moot, C7.1.1, C7.1.2 or C7.1.3 are not considered relevant. C7.1.5 is not considered relevant at any reasonable scale (see previous consideration of the concept of "significant habitat").

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:

(a) a waterway and coastal protection area;

(b) a future coastal refugia area; and

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

(iii) Environmental Management Zone

C7.2.2 This code does not apply to use.

The study area is zoned as Environmental Management such that the Code has application.

At this point, however, it is worth reiterating that no part of the study area proposed for development reasonably qualifies as "priority vegetation" pursuant to C7.3.1 (see previous discussion).

On the basis of the above review, the site does not support "priority vegetation" but is still subject to the Priority Vegetation Area overlay. While acknowledging the apparent disconnect between C7.2.1(c), which refers to the "priority vegetation area", and C7.3.1, which defines "priority vegetation", the balance of the Natural Assets Code provisions is reviewed below to ensure that the application can be considered with respect to an alternative interpretation.

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.

Unfortunately, definitions and limits are not provided for terms and phrases such as "unreasonable loss", "appropriately managed", "adequately protect" and "minimises". However, all these terms clearly contemplate some level of impact as being acceptable, such that it falls to professional opinion to assess a particular proposal against these objective statements.

It is also noted that the *State Planning Provisions* fail to provide a definition of "clearing", although it does indicate that "clearance and conversion" means" as defined in the *Forest Practices Act 1985*" (that Act's definition of such is only applicable to threatened vegetation types so has no application here).

As a general statement, the proposal should not compromise the intent of the objective statements, noting that these specifically refer to "priority vegetation", which has been demonstrated as not being present, and "clearance", which is only somewhat contemplated (limited to single tree and tall shrubs). However, these statements are more formally addressed through the relevant acceptable solutions or performance criteria.

The acceptable solution for C7.6.2 is stated as:

C7.6.2 Clearance within a priority vegetation area

Acceptable Solutions

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.

It is assumed that A1 is not satisfied.

There are two performance criteria (P1.1 & P1.2) that must be satisfied under C7.6.2. Both are addressed below.

The performance criteria P1.1 are stated as:

C7.6.2 Clearance within a priority vegetation area

Performance Criteria

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. In this case, P1.1(d) is probably the most relevant to this site.

The performance criteria P1.2 are stated as:

C7.6.2 Clearance within a priority vegetation area

Performance Criteria

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.

P1.2 refers to "minimis[ing] adverse impacts on priority vegetation". There will be limited to no "clearance of native vegetation" (notwithstanding that "clearance" is not defined under the *State Planning Provisions*). However, since there is arguably no "priority vegetation" present, it becomes a logical impossibility to have "an adverse impact" (indeed, any impact) on "priority vegetation".

However, the proposal satisfies P1.2 because any impacts will be extremely limited with the development taking full advantage of the existing cleared and modified parts of the site. The only minor recommendation to further minimise impacts is to make every effort to retain the larger girthed hollow-bearing tree, if practical, acknowledging that installation requires a large carne and this may have limited manoeuvrability and that the tree may present a risk to the facility. In the broader context, the loss of a single tree (if retention cannot be accommodated) is not considered a matter requiring further formal consideration.

In conclusion, the proposed development should meet the intent of P1.1 & P1.2 of the Natural Assets Code, without specific permit conditions in relation to natural values.

Note that this statement does not constitute legal advice, and provides an interpretation of the provisions of the *State Planning Provisions*, which may not represent the views of Break O'Day Council. It is recommended that formal advice be sought from the relevant agency prior to acting on any aspect of this report.

Please do not hesitate to contact me further if additional information is required.

Kind regards



Mark Wapstra
Senior Scientist/Manager

References

CofA (Commonwealth of Australia) (2026). *Protected Matters Report* for a polygon defining the subject title, buffered by 5 km, dated 14 October 2026 – appended for reference.

de Salas, M.F. (Ed.) (2026+). *Flora of Tasmania Online*. Tasmanian Herbarium, Hobart. [for nomenclature of vascular flora species]

de Salas, M.F. & Baker, M.L. (2026). *A Census of the Vascular Plants of Tasmania, including Macquarie Island*. Tasmanian Herbarium, Hobart. [for nomenclature of vascular flora species]

DNRET (Department of Natural Resources and Environment Tasmania) (2026). *Natural Values Atlas* report ECOtas_AnsonsBayRoad for a polygon defining the subject title (centred on 606248mE 5456569mN), buffered by 5 km, dated 14 October 2026 – appended for reference.

DPIPWE (Department of Primary Industries, Parks, Water & Environment) (2015, updated by NRE Tas 2021). *Guidelines for Natural Values Surveys – Terrestrial Development Proposals*. Department of Primary Industries, Parks, Water & Environment, Hobart. [for assessment standards]

DPIPWE (Department of Primary Industries, Parks, Water & Environment) (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. [for recommended weed management at the site]

FPA (Forest Practices Authority) (2026). *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 606248mE 5456569mN (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 14 October 2026 – appended for reference.

Kitchener, A. & Harris, S. (2025). *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation*. Edition 2 (online edition). Department of Primary Industries, Parks, Water & Environment, Hobart. [nomenclature and classification of vegetation types]

Wapstra, M. (2026). *The Little Book of Common Names for Tasmanian Plants*. [2nd edition] Flying Duck Publishing, Hobart.

Threatened Fauna Range Boundaries

Search Point 606248E,5456569N is within the following fauna range boundaries as at Wed Oct 14 2026 10:44:48 GMT+1100 (Australian Eastern Daylight Time)

Common name	Species name	Range Class
chaostola skipper	Antipodia chaostola subsp. leucophaea	Potential Range
wedge-tailed eagle	Aquila audax subsp. fleayi	Potential Range
spotted-tailed quoll	Dasyurus maculatus subsp. maculatus	Potential Range
eastern quoll	Dasyurus viverrinus	Potential Range
Dwarf galaxias	Galaxiella pusilla	Potential Range
white-bellied sea-eagle	Icthyophaga leucogaster	Potential Range
green and golden frog	Litoria raniformis	Potential Range
blue wing parrot	Neophema chrysostoma	Potential Range
australian grayling	Prototroctes maraena	Potential Range
new holland mouse	Pseudomys novaehollandiae	Potential Range
tasmanian devil	Sarcophilus harrisii	Potential Range
grey goshawk	Tachyspiza novaehollandiae	Potential Range
masked owl	Tyto novaehollandiae	Potential Range
masked owl	Tyto novaehollandiae	Core Range

Showing 1 to 14 of 14 entries

Threatened Fauna Records

Fauna Records within 5000m of 606248E,5456569N
NVA Data Currency: 14/10/2026 (4am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Prototroctes maraena	australian grayling	100	603412	5454083	3771	Sighting	1976-01-01	Present	fish-pd cra-rfa:fish-pd:1211/1	NVA
Pseudomys novaehollandiae	new holland mouse	1850	610545	5458747	4817	Sighting	1977-09-07	Present	tpo tpo:tpo:5769/1	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	10	605116	5453946	2857	Sighting	2007-08-31	Present	fpaf	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	10	605398	5457008	957	Sighting	2008-10-01	Present	fpaf	NVA
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	10000	607096	5453118	3554	Sighting	1900-01-01	Present	wakd WapCey261	NVA
Eagle sp.	Eagle	1000	604916	5454721	2278	Nest	1985-01-01	Present	rnd 163	NVA
Prototroctes maraena	australian grayling	20	603572	5454136	3617	Sighting	1976-01-01	Present	fish	NVA
Prototroctes maraena	australian grayling	20	603572	5454136	3617	Sighting	1976-01-01	Present	fish	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	50	608938	5453406	4152	Sighting	2021-02-15	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1074643983	NVA
Antipodia chaostola subsp. leucophaea	chaostola skipper	10	603502	5457555	2918	Larval Shelter	2025-12-02	Present	tss data	NVA
Pseudomys novaehollandiae	pookila or new holland mouse	10	609747	5457863	3731	Camera Trap	2024-11-17	Absent	zvc	NVA
Pseudomys novaehollandiae	pookila or new holland mouse	10	609087	5458037	3196	Camera Trap	2024-11-17	Absent	zvc	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	25	606837	5457541	1137	Nest	2025-06-18	Present	rnd 3698	NVA

Showing 1 to 13 of 13 entries

Summary of Threatened Flora Species in Search

Species name	Common name
No data available in table	

Showing 0 to 0 of 0 entries

Threatened Flora Records

Flora Records within 2000m of 606248E, 5456569N

NVA Data Currency: No Data

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
No data available in table									

Showing 0 to 0 of 0 entries

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:	ECOtas_AnsonsBayRoad
Requested For:	MWapstra
Report Type:	Summary Report
Timestamp:	10:39:42 AM Wednesday 14 October 2026
Threatened Flora:	buffers Min: 500m Max: 5000m
Threatened Fauna:	buffers Min: 500m Max: 5000m
Raptors:	buffers Min: 500m Max: 5000m
Tasmanian Weed Management Act Weeds:	buffers Min: 500m Max: 5000m
Priority Weeds:	buffers Min: 500m Max: 5000m
Geoconservation:	buffer 1000m
Acid Sulfate Soils:	buffer 1000m
TASVEG:	buffer 1000m
Threatened Communities:	buffer 1000m
Fire History:	buffer 1000m
Tasmanian Reserve Estate:	buffer 1000m
Biosecurity Risks:	buffer 1000m



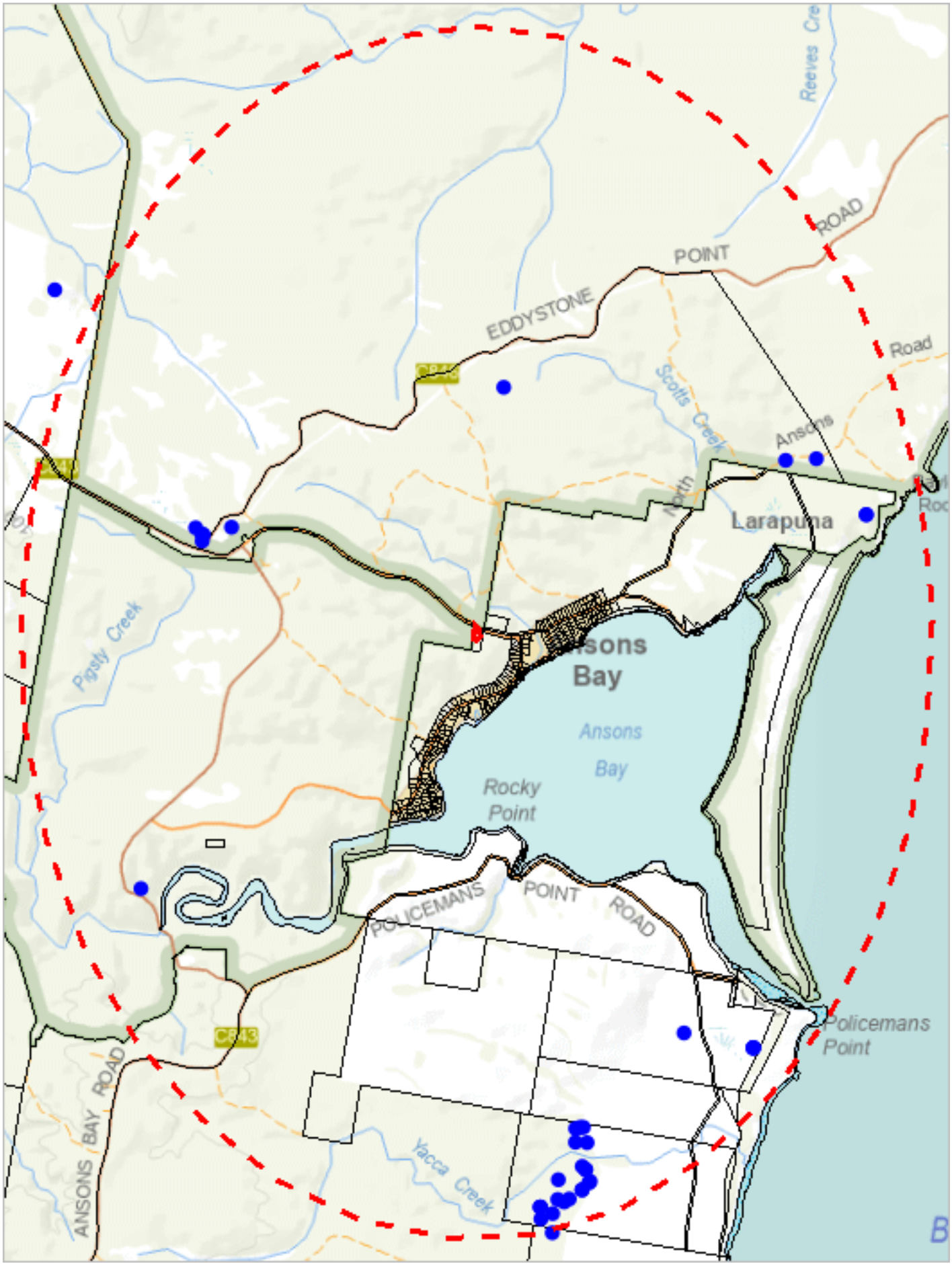
The centroid for this query GDA94: 606248.0, 5456569.0 falls within:

Property: 2542866

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

Threatened flora within 5000 metres

610287, 5461882



602213, 5451270

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

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels



Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Acacia ulicifolia	juniper wattle	r		n	5	07-Feb-2007
Conospermum hookeri	tasmanian smokebush	v	VU	e	2	13-Oct-1999
Hibbertia virgata	twiggy guineaflower	r		n	1	07-Oct-1984
Hypolepis muelleri	harsh groundfern	r		n	1	12-Sep-1989
Hypolepis muelleri x rugosula		ph		n	1	12-Sep-1989
Lepidosperma forsythii	stout rapiersedge	r		ae	3	07-Feb-2007
Myriophyllum muelleri	hooded watermilfoil	r		n	4	11-Nov-1992
Phyllangium divergens	wiry mitrewort	v		n	1	19-Oct-1983
Scutellaria humilis	dwarf skullcap	r		n	2	02-Jun-2007
Sowerbaea juncea	purple rushlily	v		n	9	14-Nov-2007
Xanthorrhoea arenaria	sand grasstree	v	VU	e	14	07-Feb-2007
Xanthorrhoea bracteata	shiny grasstree	v	EN	e	1	24-Nov-2004

Unverified Records

No unverified records were found!

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

Threatened fauna within 500 metres

606815, 5457336



605677, 5455812

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

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels



Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	10-Nov-2004

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Tachyspiza novaehollandiae	grey goshawk	e		n	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	1	0	0
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	ae	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Galaxiella pusilla	eastern dwarf galaxias	v	EN	n	1	0	0
Pseudomys novaehollandiae	pookila or new holland mouse	e	VU	n	1	0	0
Icthyophaga leucogaster	white-bellied sea-eagle	v		n	1	0	0

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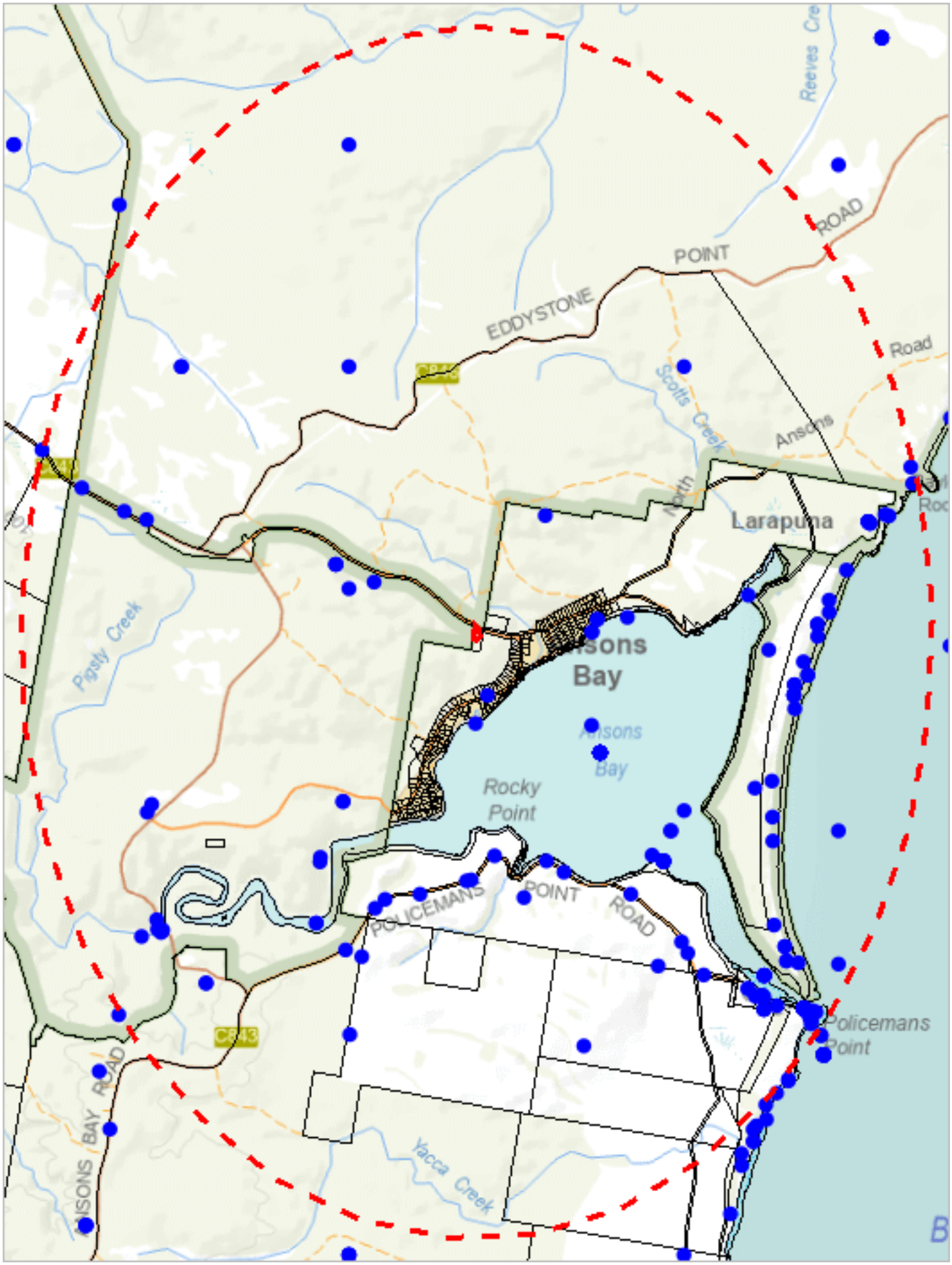
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 5000 metres

610287, 5461882



602213, 5451270

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

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Antipodia chaostola subsp. leucophaea	chaostola skipper	e	EN	e	1	02-Dec-2025
Aquila audax	wedge-tailed eagle	pe	PEN	n	25	01-Mar-2025
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	3	18-Jun-2025
Arctocephalus tropicalis	sub-antarctic fur seal	e	VU	n	1	19-Sep-2025
Ardenna grisea	sooty shearwater	v	VU	n	1	15-Feb-2021
Arenaria interpres	ruddy turnstone		VU	n	33	27-Oct-2022
Calidris acuminata	sharp-tailed sandpiper		VU	n	2	06-Dec-2023
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	e	EN	e	1	01-Jan-1900
Charadrius mongolus subsp. mongolus	mongolian plover		PEN	n	1	04-Jan-1966
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	3	26-Jun-2018
Dasyurus viverrinus	eastern quoll		EN	n	4	08-Jun-2020
Eagle sp.	Eagle	e	EN	n	1	01-Jan-1985
Eubalaena australis	southern right whale	e	EN	m	1	26-Aug-1987
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	1	06-May-2025
Hirundapus caudacutus	white-throated needletail		VU	n	1	04-Feb-2023
Icthyophaga leucogaster	white-bellied sea-eagle	v		n	37	21-Jan-2025
Neophema chrysostoma	blue-winged parrot	v	VU	n	9	21-Jan-2025
Podiceps cristatus	great crested grebe	v		n	1	01-Jan-1900
Poliocephalus cristatus subsp. australis	great crested grebe	pv			1	31-Jan-1974
Prototroctes maraena	australian grayling	v	VU	ae	3	01-Jan-1976
Pseudomys novaehollandiae	pookila or new holland mouse	e	VU	n	1	07-Sep-1977
Sarcophilus harrisii	tasmanian devil	e	EN	e	22	28-Aug-2020
Sterna nereis subsp. nereis	fairy tern	pv	PVU		3	05-Jan-1988
Sternula albifrons placens	Tasman little tern	e		n	3	28-Dec-2023
Sternula nereis subsp. nereis	fairy tern	v	VU	n	24	02-Dec-2024
Thalassarche cauta	shy albatross	v	EN	ae	13	06-May-2025
Thalassarche melanophris	black-browed albatross	e	VU	n	1	15-Jun-2023
Thinornis cucullatus	hooded plover		PVU	ae	83	19-Jul-2025
Thinornis rubricollis	hooded plover		VU	n	32	08-Feb-2015
Tringa nebularia	common greenshank	e	EN	n	1	01-Jan-1900
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	3	15-Feb-2021

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Tachyspiza novaehollandiae	grey goshawk	e		n	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Antipodia chaostola	chaostola skipper	e	EN	ae	3	0	0
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	ae	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Galaxiella pusilla	eastern dwarf galaxias	v	EN	n	1	0	1
Pseudomys novaehollandiae	pookila or new holland mouse	e	VU	n	1	0	1
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1
Icthyophaga leucogaster	white-bellied sea-eagle	v		n	1	0	0

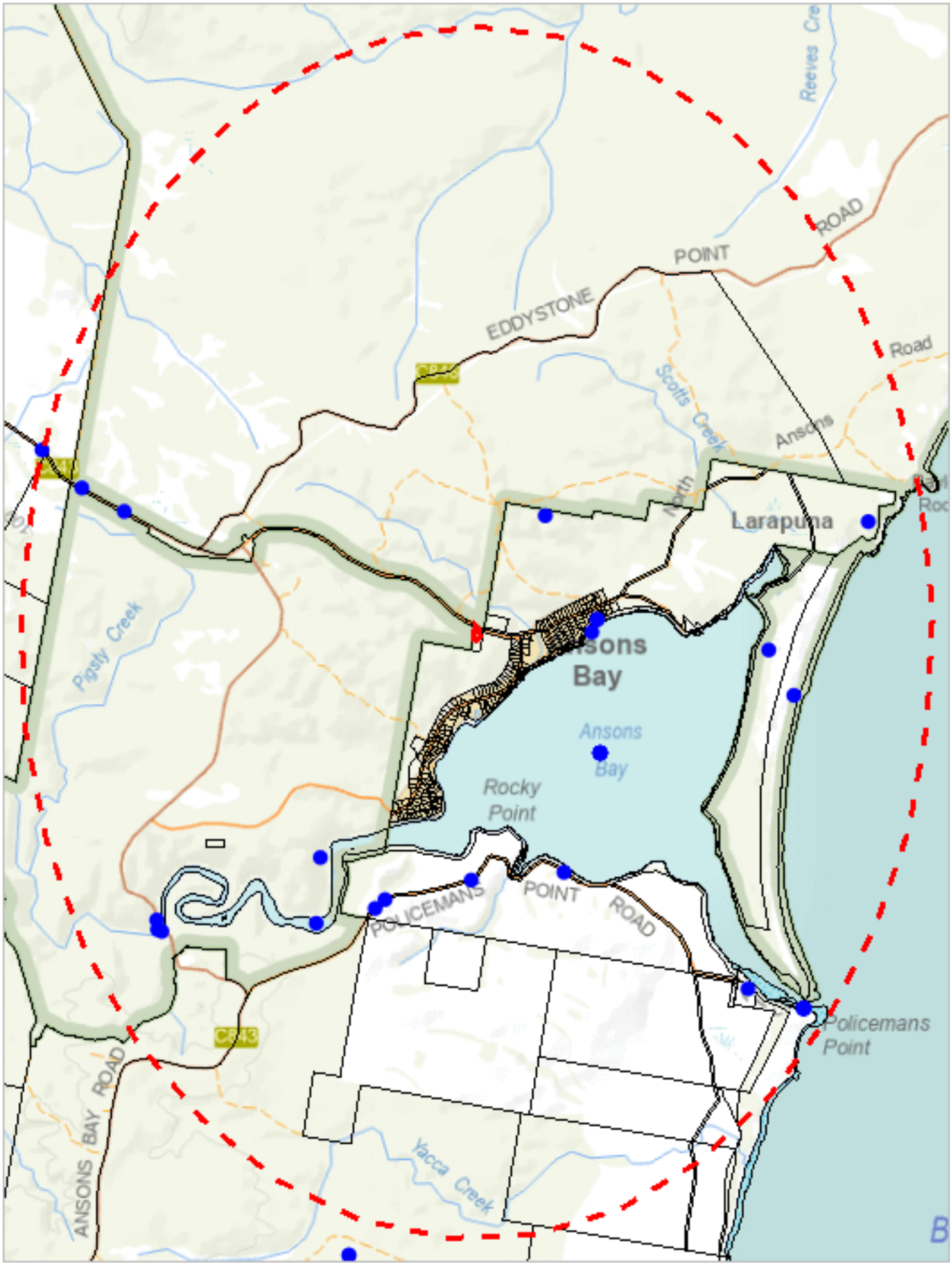
For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Raptor nests and sightings within 500 metres

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

Raptor nests and sightings within 5000 metres

610287, 5461882



602213, 5451270

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

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
163	Eagle sp.	Eagle	Nest	1	01-Jan-1985
3698	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	18-Jun-2025
	Aquila audax	wedge-tailed eagle	Not Recorded	1	27-Jan-2018
	Aquila audax	wedge-tailed eagle	Sighting	24	01-Mar-2025
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Carcass	1	17-Feb-2021
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	1	03-Jan-2024
	Falco cenchroides	nankeen kestrel	Sighting	4	06-Dec-2024
	Falco peregrinus	peregrine falcon	Sighting	1	04-Dec-2021
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	1	06-May-2025

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres

(based on Range Boundaries)

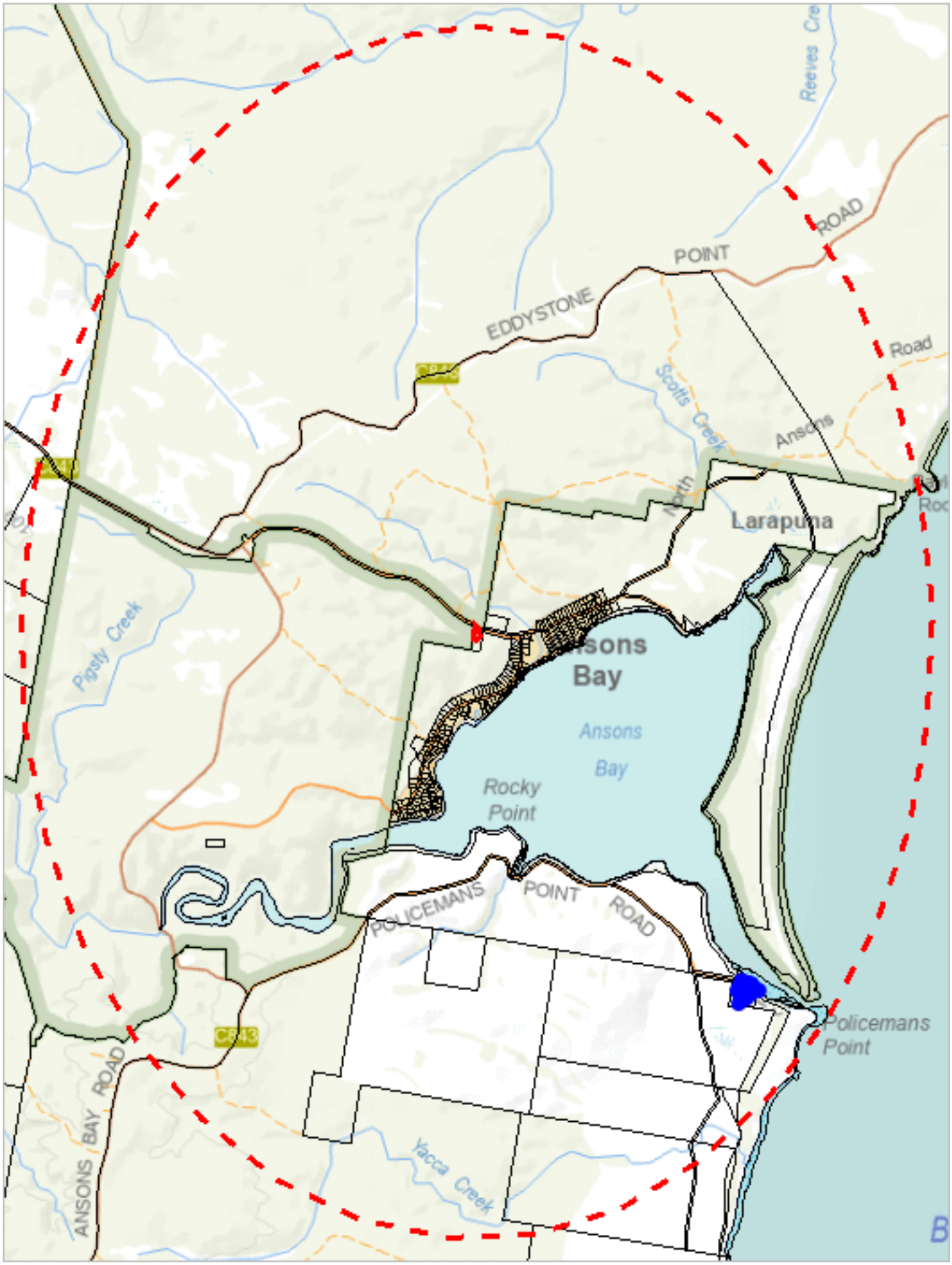
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

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

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

Tas Management Act Weeds within 5000 m

610287, 5461882



602213, 5451270

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

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Rubus fruticosus	blackberry	32	19-Apr-2011

Unverified Records

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

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

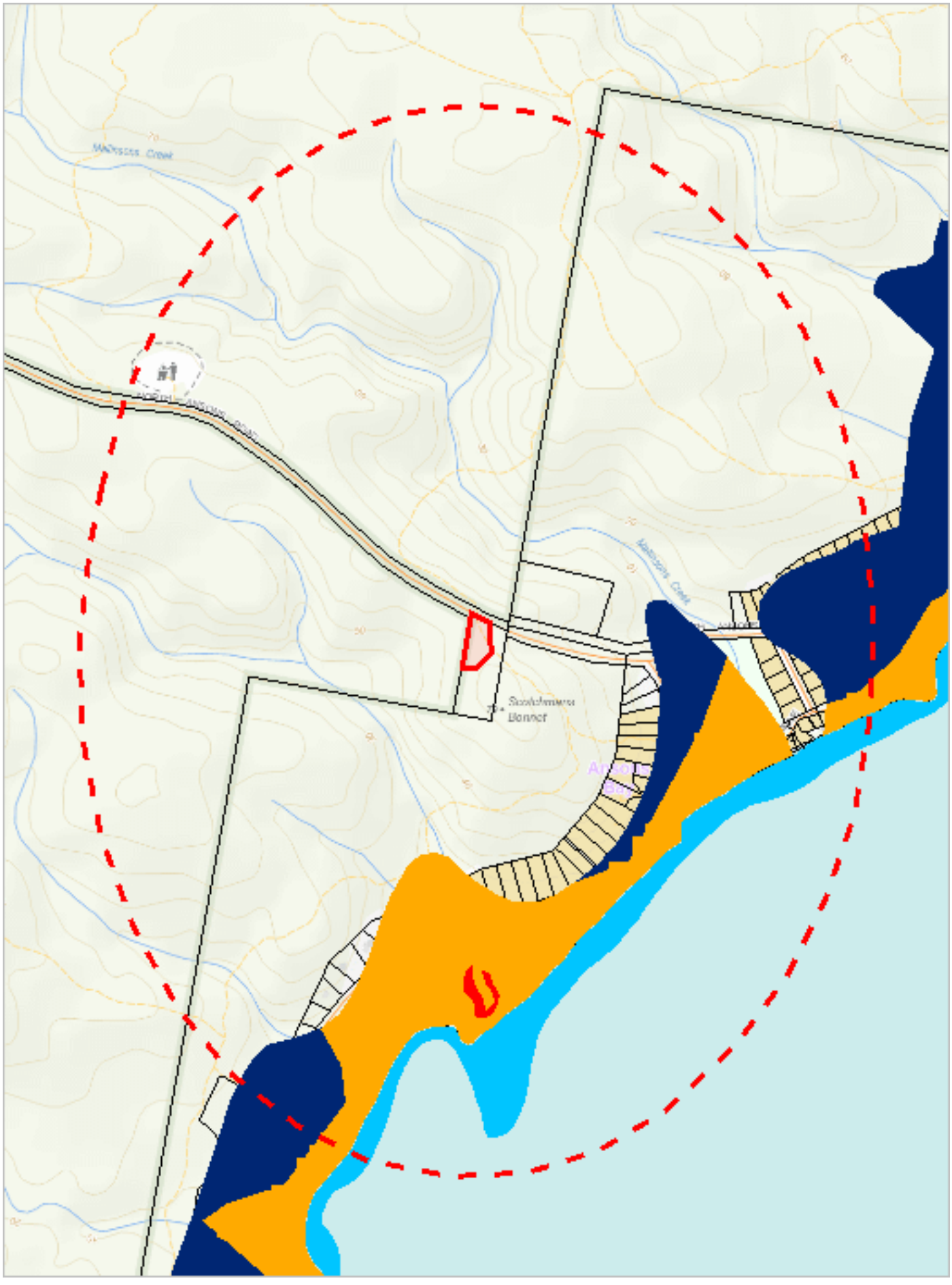
*** No Priority Weeds found within 500 metres ***

*** No Priority Weeds found within 5000 metres ***

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

Acid Sulfate Soils within 1000 metres

607200, 5457841



605292, 5455308

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

Acid Sulfate Soils within 1000 metres

Legend: Coastal Acid Sulfate Soils (0 - 20m AHD)

High | Low | Extremely Low

Legend: Inland Acid Sulfate Soils (>20m AHD)

High | Low | Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

High (Intertidal) | High (Subtidal)

Legend: Cadastral Parcels

Acid Sulfate Soils within 1000 metres

Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Extremely Low	Ci(p2)	Extremely low probability of occurance (1-5% of mapping unit). with occurences in small areas. Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence.
Coastal Acid Sulfate Soils	Extremely Low	Cj(p3)	Extremely low probability of occurance (1-5% of mapping unit). with occurences in small areas. Sandplains and dunes >10m AHD, ASS generally below 1m from the surface. Heath, forests. Mainly Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	High	Ae(p3)	High probability of occurance (>70% chance of occurrence in mapping unit). Floodplains <2m AHD, ASS generally within upper 1m. Grasslands, reedlands and wetland forests. (e.g Melaleuca, Casuarina). Includes backplains. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Be(p3)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Floodplains <2m AHD, ASS generally within upper 1m. Grasslands, reedlands and wetland forests. (e.g Melaleuca, Casuarina). Includes backplains. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Marine Subaqueous and Intertidal Acid Sulfate Soils	High	Ab(p3)	High probability of occurance (>70% chance of occurrence in mapping unit). Intertidal flats, PASS generally within upper 1m. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.

For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

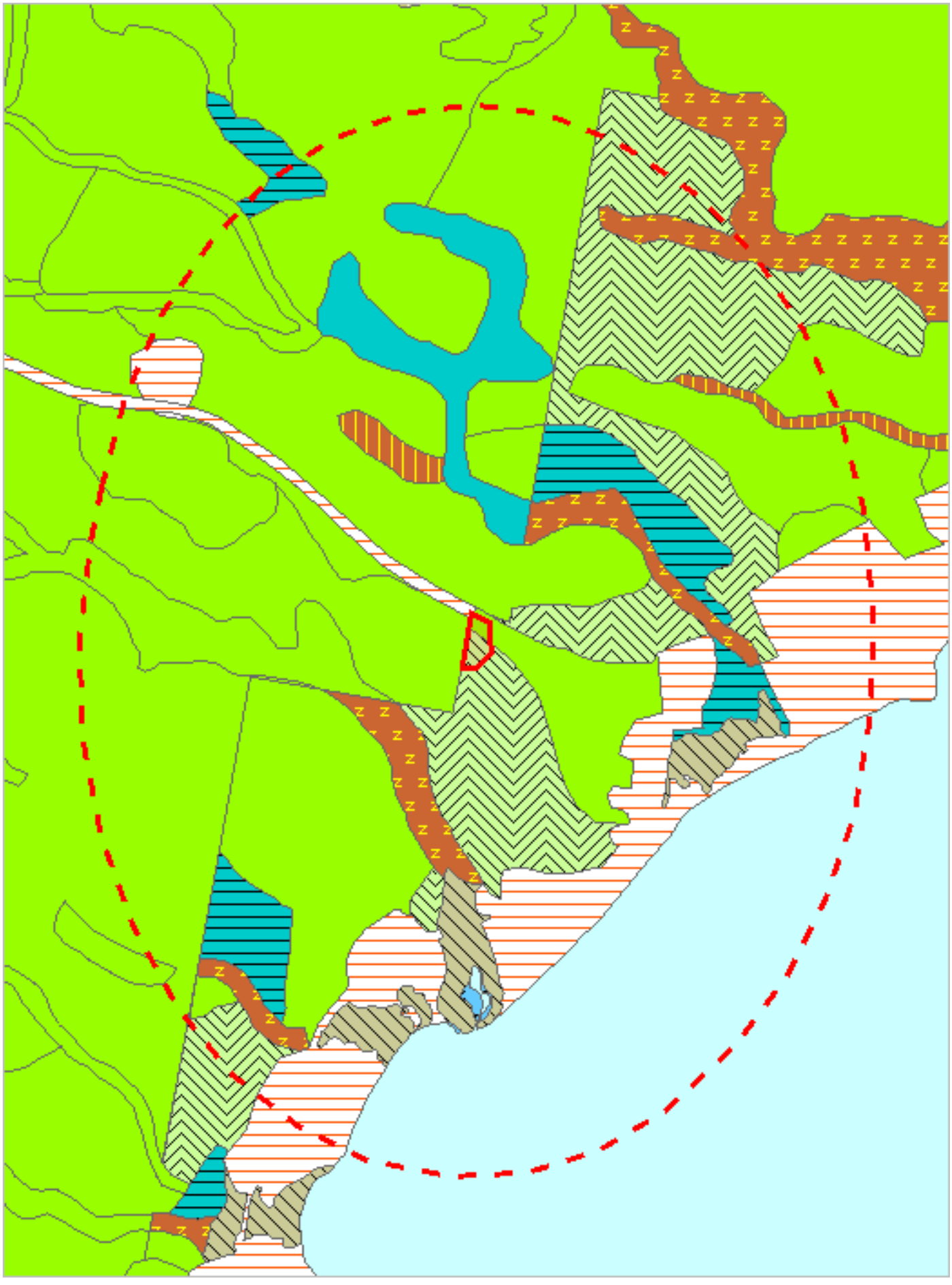
Telephone: (03) 6777 2227

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

Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250

TASVEG 5.0 Communities within 1000 metres

607200, 5457841

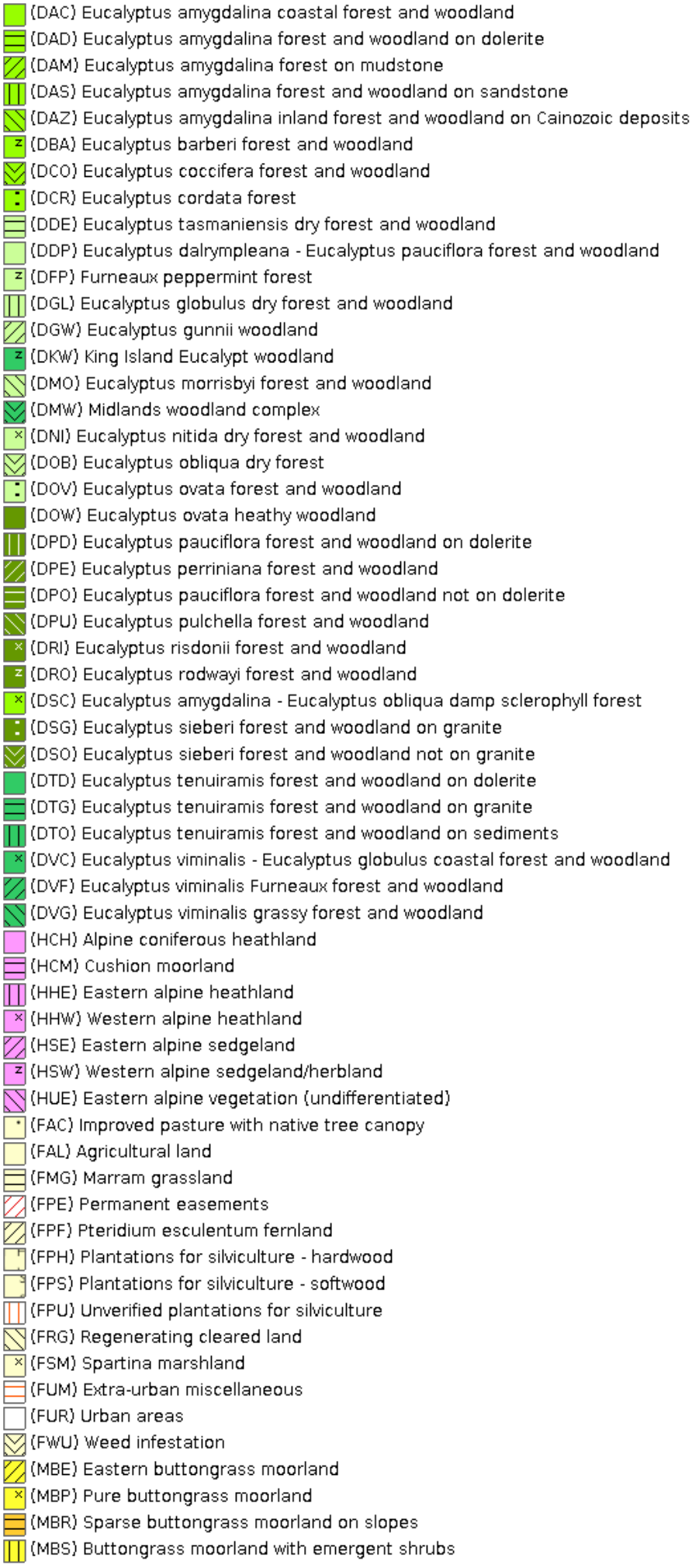


605292, 5455308

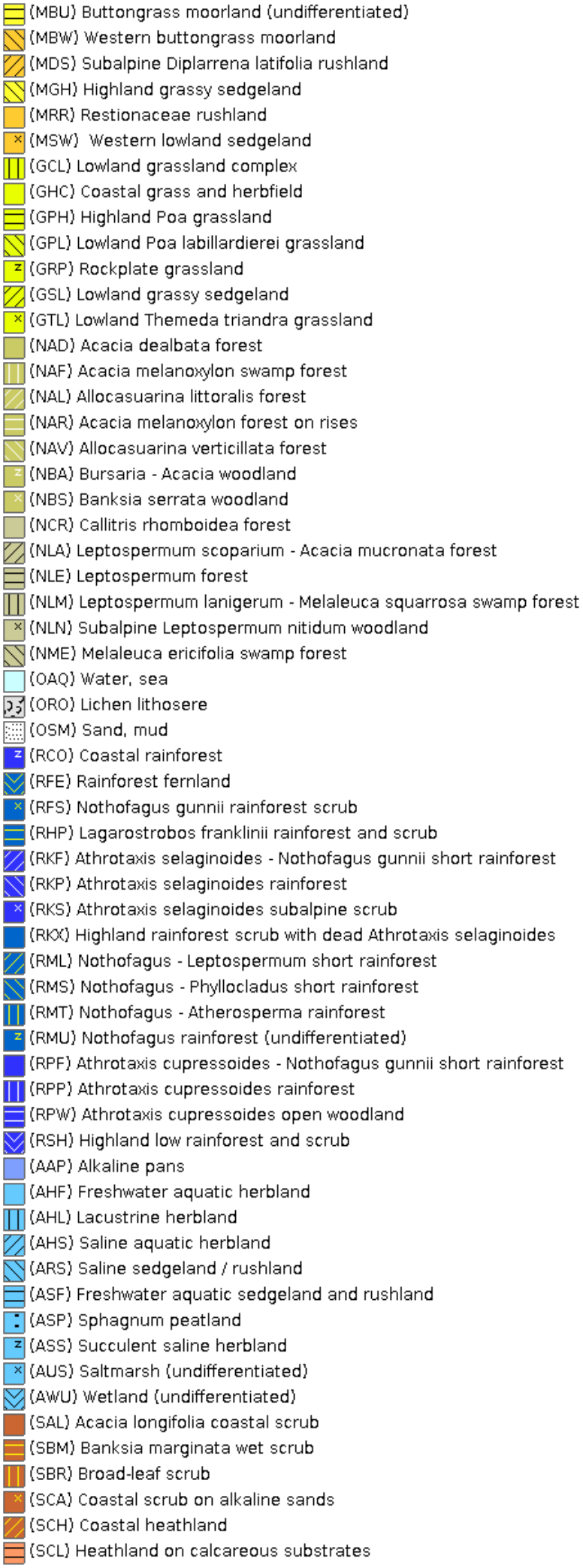
Please note that some layers may not display at all requested map scales

TASVEG 5.0 Communities within 1000 metres

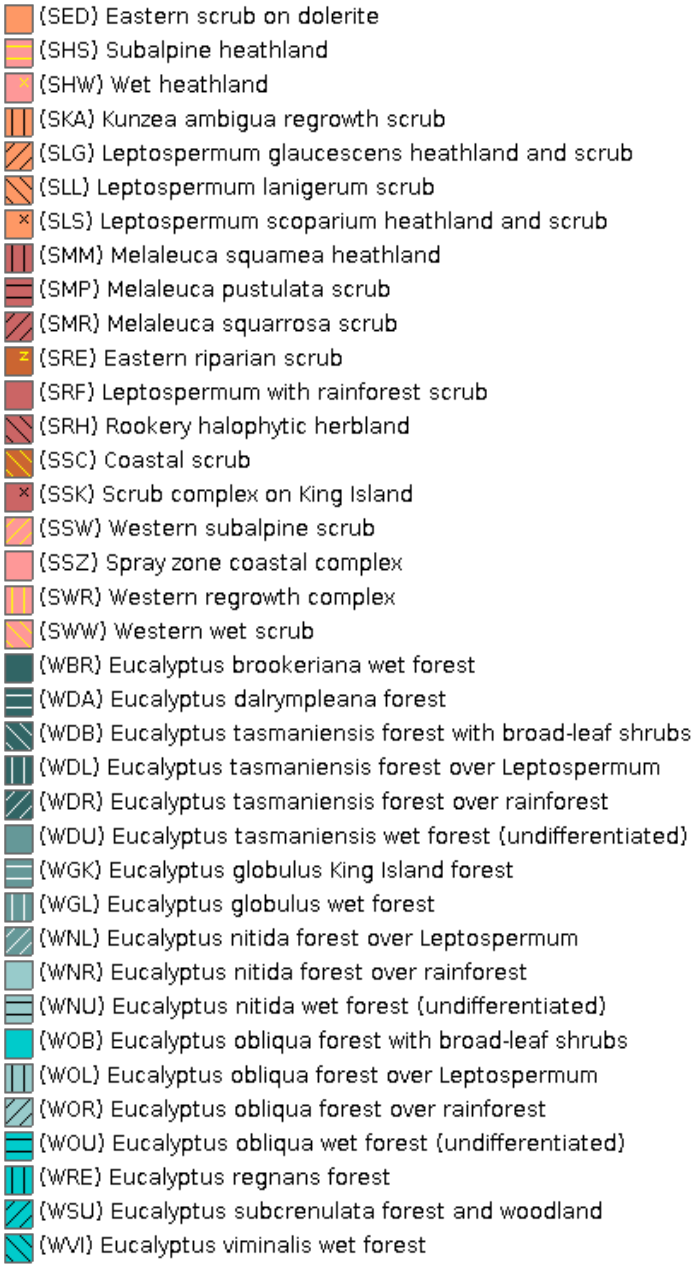
Legend: TASVEG 5.0



TASVEG 5.0 Communities within 1000 metres



TASVEG 5.0 Communities within 1000 metres



Legend: Cadastral Parcels



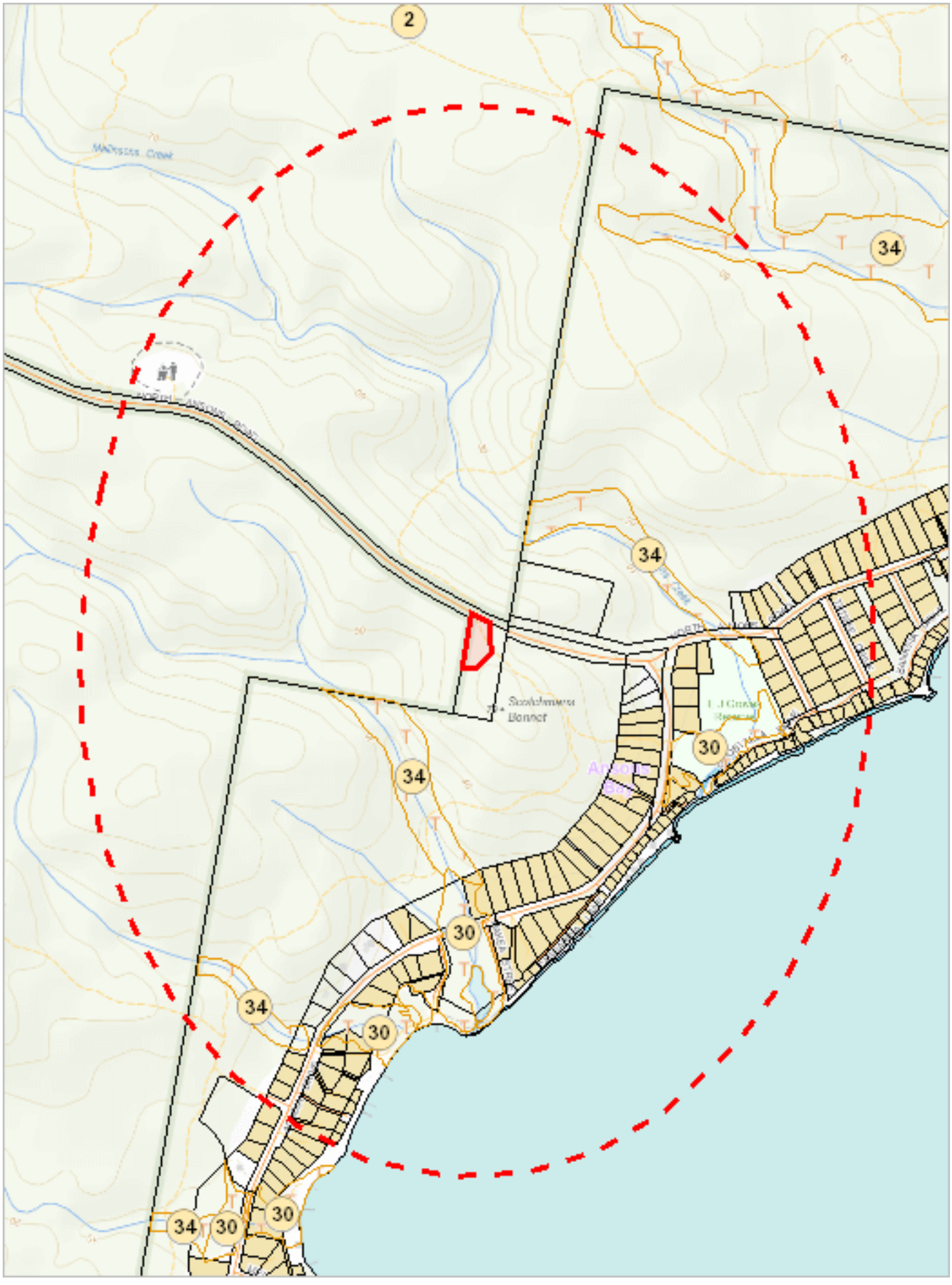
TASVEG 5.0 Communities within 1000 metres

Code	Community	Notable Tree
ASS	(ASS) Succulent saline herbland	
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
DOB	(DOB) Eucalyptus obliqua dry forest	
FUM	(FUM) Extra-urban miscellaneous	
NME	(NME) Melaleuca ericifolia swamp forest	
OAQ	(OAQ) Water, sea	
SBR	(SBR) Broad-leaf scrub	
SRE	(SRE) Eastern riparian scrub	
WOB	(WOB) Eucalyptus obliqua forest with broad-leaf shrubs	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	

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

Threatened Communities (TNVC 2025) within 1000 metres

607200, 5457841



605292, 5455308

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

Threatened Communities (TNVC 2025) within 1000 metres

Legend: Threatened Communities

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

Legend: Cadastral Parcels

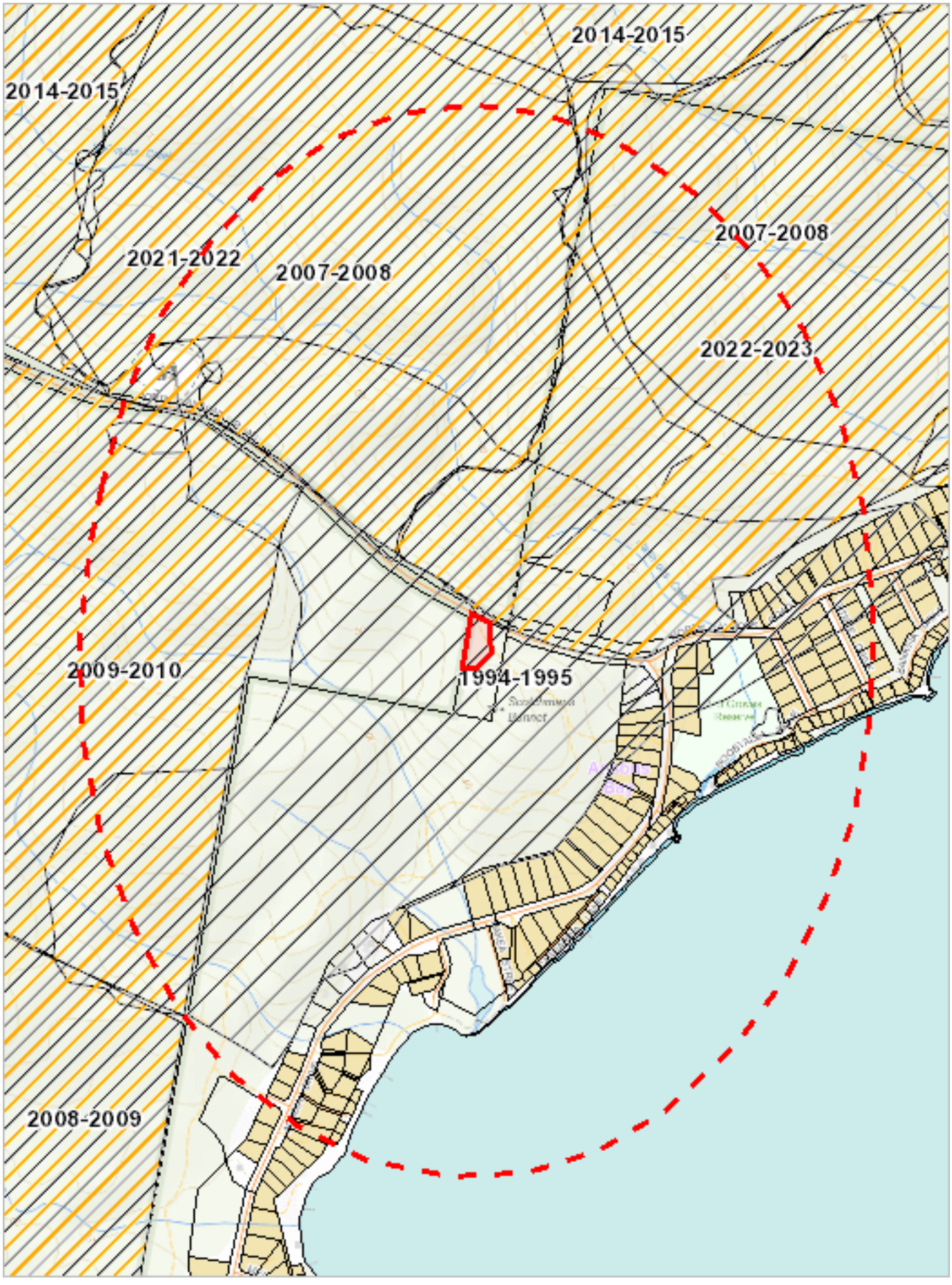
Threatened Communities (TNVC 2025) within 1000 metres

Scheduled Community Id	Scheduled Community Name
30	Melaleuca ericifolia swamp forest
34	Riparian scrub

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

Fire History (All) within 1000 metres

607200, 5457841



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

Fire History (All) within 1000 metres

Legend: Fire History All

Bushfire-Unknown Category

Bushfire

Completed Planned Burn

Legend: Cadastral Parcels

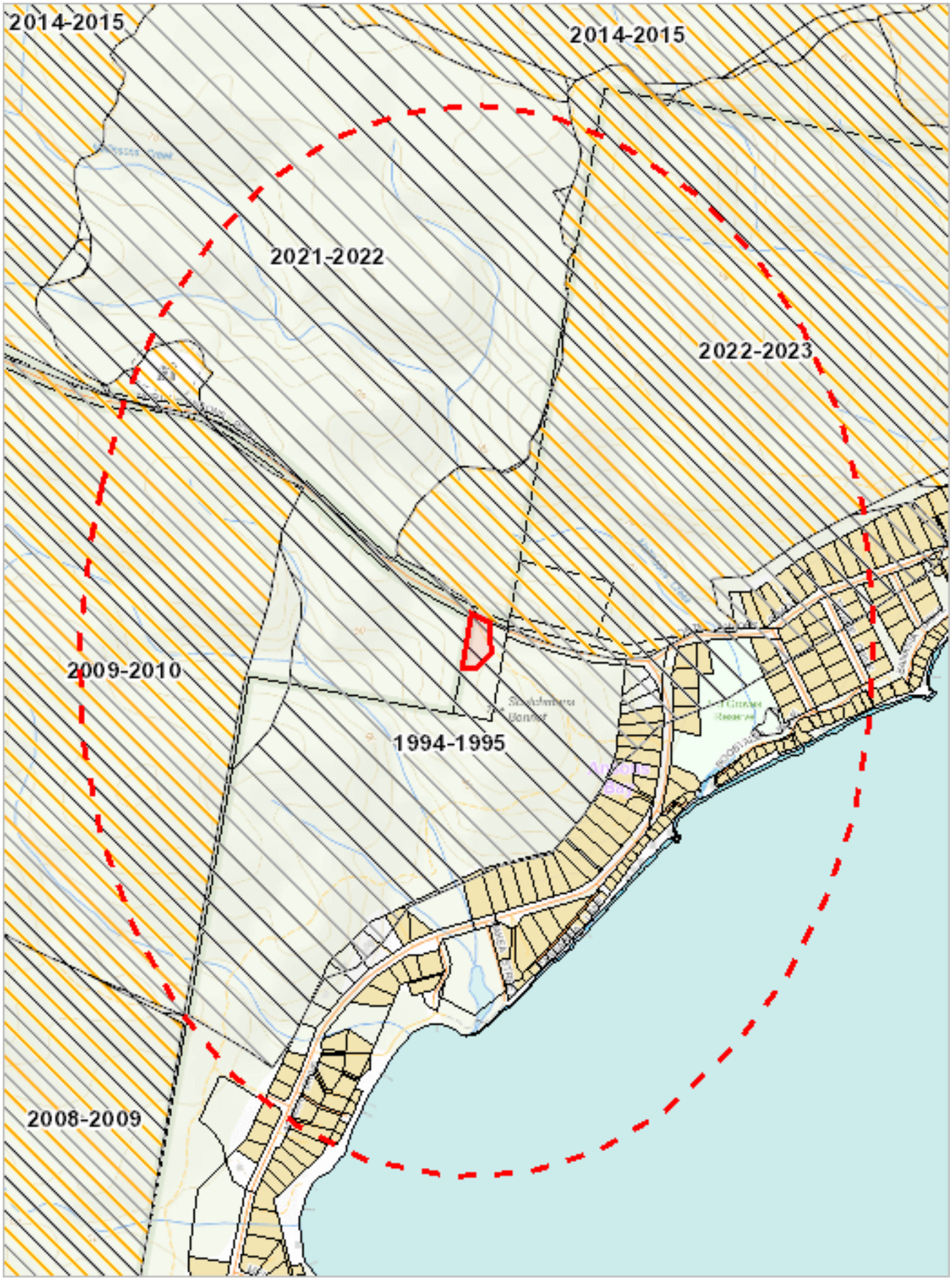
Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
1313	Anson's Bay Tip	25-Oct-1994	Bushfire	Undetermined	111.38655985
151738	Ansons Bay	25-Oct-2008	Bushfire	Deliberate	0.72376051
22012442	North Ansons Road, Ansons Bay	29-Mar-2022	Bushfire	Deliberate	79.00043923
25014644	Boobyalla Drive	05-Apr-2025	Bushfire	Accidental	0.19694859
600328	Ansons Bay	18-Mar-2012	Bushfire	Accidental	0.00184519
96225	Anson's Bay Tip	15-Nov-2003	Bushfire	Deliberate	0.12943664
CAMRR001S	Cameron RR - CAMRR001S	14-Apr-2010	Planned Burn	Planned Burn	132.42664339
TNA201BU	Ansons Bay - Blue Gum Drive West	11-May-2023	Planned Burn	Planned Burn	91.84087593
	Ansons Bay 2	19-Apr-2008	Planned Burn	Planned Burn	118.26354973
	Ansons Bay A	05-Sep-2007	Planned Burn	Planned Burn	72.13451183

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.
Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Fire History (Last Burnt) within 1000 metres

607200, 5457841



605292, 5455308

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

Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

Bushfire-Unknown category

Bushfire

Completed Planned Burn

Legend: Cadastral Parcels

Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
1313	Anson's Bay Tip	25-Oct-1994	Bushfire	Undetermined	111.38655985
22012442	North Ansons Road, Ansons Bay	29-Mar-2022	Bushfire	Deliberate	79.00043923
25014644	Boobyalla Drive	05-Apr-2025	Bushfire	Accidental	0.19694859
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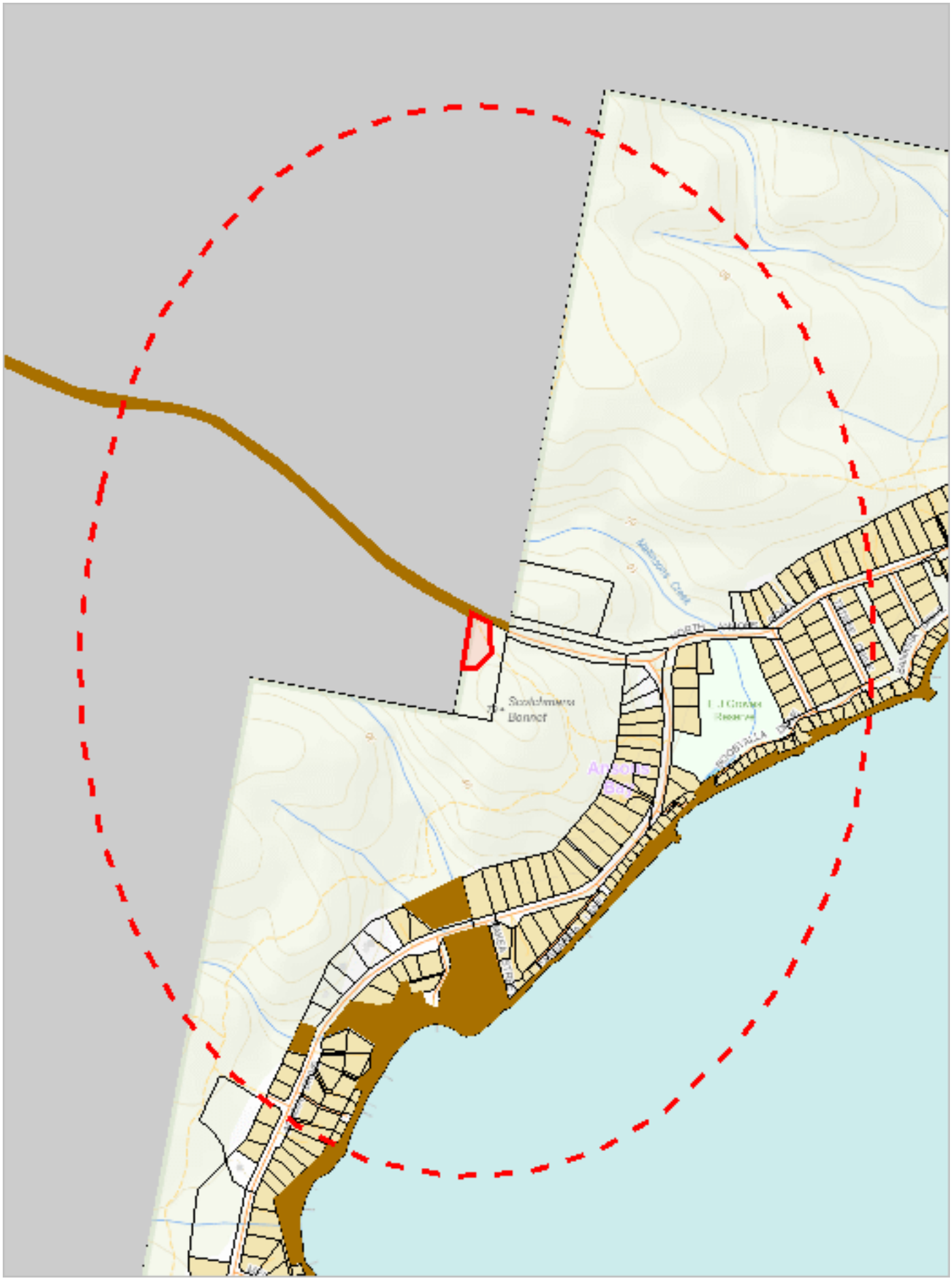
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Reserves within 1000 metres

607200, 5457841



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

Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

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

Legend: Cadastral Parcels

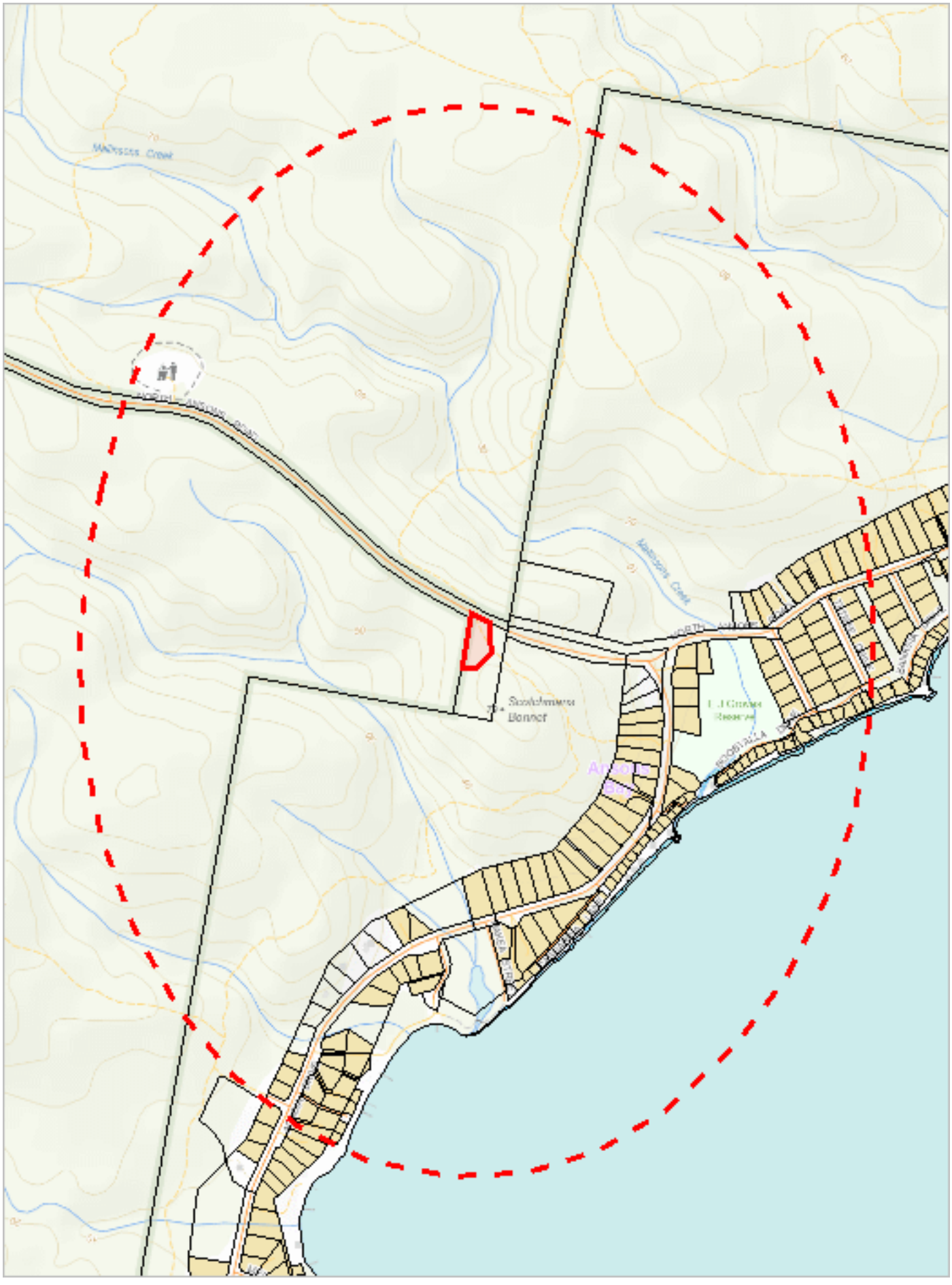
Reserves within 1000 metres

Name	Classification	Status	Area (HA)
Ansons Bay Conservation Area	Conservation Area	Other Formal Reserve	0.21319876
Ansons Bay Conservation Area	Conservation Area	Other Formal Reserve	0.80172974
Ansons Bay Conservation Area	Conservation Area	Other Formal Reserve	3.85144344
Ansons Bay Conservation Area	Conservation Area	Other Formal Reserve	3.94415914
Ansons Bay Conservation Area	Conservation Area	Other Formal Reserve	7.67580678
Mount William Conservation Area	Conservation Area	Other Formal Reserve	13.7670918
Mount William National Park	National Park	Dedicated Formal Reserve	3819.85046962
Mount William National Park	National Park	Dedicated Formal Reserve	14620.0435268

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

Known biosecurity risks within 1000 meters

607200, 5457841



605292, 5455308

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

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

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

Legend: Hygiene infrastructure

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

Legend: Cadastral Parcels

Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

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

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

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

Apply controls relevant to the area / activity:

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

Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres

EPBC Act Protected Matters Report

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

Report created: 14-Oct-2026

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

Caveat
Acknowledgements

Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	72
Listed Migratory Species:	45

Other Matters Protected by the EPBC Act

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

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

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

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	75
Whales and Other Cetaceans:	9
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

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

State and Territory Reserves:	4
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	1
Key Ecological Features (Marine):	None
Biologically Important Areas:	8
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities [Resource Information]

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

Community Name	Threatened Category	Presence Text	Buffer Status
Giant Kelp Marine Forests of South East Australia	Endangered	Community may occur within area	In buffer area only
Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana)	Critically Endangered	Community likely to occur within area	In feature area
Tasmanian white gum (Eucalyptus viminalis) wet forest	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species [Resource Information]

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

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Aquila audax fleayi Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area	In feature area
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In feature area
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Roosting likely to occur within area	In buffer area only
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Ceyx azureus diemenensis Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat likely to occur within area	In feature area
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Fregetta grallaria grallaria White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Halobaena caerulea Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat likely to occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Phoebetria fusca Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Pterodroma leucoptera listed as Pterodroma leucoptera leucoptera Gould's Petrel [1056]	Endangered	Species or species habitat may occur within area	In feature area
Sternula albifrons Little Tern [82849]	Vulnerable	Breeding likely to occur within area	In feature area
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Breeding likely to occur within area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche bulleri platei Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In feature area
Thalassarche eremita Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour may occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Thalassarche melanophris](#) Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Thalassarche salvini](#) Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Thalassarche steadi](#) White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Thinornis cucullatus cucullatus](#) Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Tringa nebularia](#) Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
[Tyto novaehollandiae castanops (Tasmanian population)](#) Masked Owl (Tasmanian) [67051]	Vulnerable	Species or species habitat likely to occur within area	In feature area
CRUSTACEAN			
[Astacopsis gouldi](#) Giant Freshwater Crayfish, Tasmanian Giant Freshwater Lobster [64415]	Vulnerable	Species or species habitat may occur within area	In buffer area only
FISH			
[Galaxiella pusilla](#) Eastern Dwarf Galaxias, Dwarf Galaxias [56790]	Endangered	Species or species habitat likely to occur within area	In feature area
[Neochanna cleaveri](#) Australian Mudfish [81515]	Endangered	Species or species habitat may occur within area	In feature area
[Prototroctes maraena](#) Australian Grayling [26179]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Seriolella brama](#)			
Blue Warehou [69374]	Conservation Dependent	Species or species habitat likely to occur within area	In feature area
[Thymichthys politus](#)			
Red Handfish [83756]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
FROG			
[Ranoidea raniformis listed as Litoria raniformis](#)			
Southern Bell Frog, Growling Grass Frog, Green and Golden Frog [94668]	Vulnerable	Species or species habitat likely to occur within area	In feature area
INSECT			
[Antipodia chaostola leucophaea](#)			
Tasmanian Chaostola Skipper, Heath-sand Skipper [77672]	Endangered	Species or species habitat may occur within area	In feature area
MAMMAL			
[Balaenoptera musculus](#)			
Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
[Dasyurus maculatus maculatus (Tasmanian population)](#)			
Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Dasyurus viverrinus](#)			
Eastern Quoll, Luaner [333]	Endangered	Species or species habitat likely to occur within area	In feature area
[Eubalaena australis](#)			
Southern Right Whale [40]	Endangered	Breeding likely to occur within area	In buffer area only
[Perameles gunnii gunnii](#)			
Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat may occur within area	In feature area
[Pseudomys novaehollandiae](#)			
Pookila, New Holland Mouse [96]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Sarcophilus harrisii](#)			
Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Caladenia caudata Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat may occur within area	In feature area
Conospermum hookeri Variable Smoke-bush [68161]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Epacris graniticola Granite Heath, Mt Cameron Heath [82822]	Critically Endangered	Species or species habitat may occur within area	In feature area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may occur within area	In feature area
Prasophyllum apoxychilum Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area	In feature area
Pterostylis ziegeleri Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat may occur within area	In feature area
Senecio psilocarpus Swamp Fireweed, Smooth-fruited Groundsel [64976]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Thelymitra jonesii Sky-blue Sun-orchid [76352]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Xanthorrhoea arenaria Sand Grasstree [21603]	Vulnerable	Species or species habitat may occur within area	In feature area
Xanthorrhoea bracteata Shiny Grasstree [7950]	Endangered	Species or species habitat likely to occur within area	In feature area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area
REPTILE			

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Chelonia mydas](#) Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In feature area
[Pseudemoia rawlinsoni](#) Glossy Grass Skink, Swampland Cool-skink, Rawlinson's Window-eyed Skink [59160]	Vulnerable	Species or species habitat likely to occur within area	In feature area
SHARK			
[Carcharodon carcharias](#) White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
[Galeorhinus galeus](#) Tope, Flake, Oil Shark, School Shark [68453]	Conservation Dependent	Species or species habitat may occur within area	In buffer area only

Listed Migratory Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
[Apus pacificus](#) Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
[Ardenna carneipes](#) Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
[Ardenna grisea](#) Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In feature area
[Diomedea antipodensis](#) Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
[Diomedea epomophora](#) Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Phoebetria fusca Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Sternula albifrons Little Tern [82849]	Vulnerable	Breeding likely to occur within area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche eremita Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour may occur within area	In feature area
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Migratory Marine Species			
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caperea marginata Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In feature area
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Chelonia mydas Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In feature area
Eubalaena australis as Balaena glacialis australis Southern Right Whale [40]	Endangered	Breeding likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Lagenorhynchus obscurus](#) Dusky Dolphin [43]		Species or species habitat may occur within area	In feature area
[Lamna nasus](#) Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In feature area
[Megaptera novaeangliae](#) Humpback Whale [38]		Species or species habitat known to occur within area	In feature area
Migratory Terrestrial Species			
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Migratory Wetlands Species			
[Actitis hypoleucos](#) Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
[Arenaria interpres](#) Ruddy Turnstone [872]	Vulnerable	Roosting likely to occur within area	In buffer area only
[Calidris acuminata](#) Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Calidris alba](#) Sanderling [875]		Roosting likely to occur within area	In buffer area only
[Calidris canutus](#) Red Knot, Knot [855]	Vulnerable	Species or species habitat may occur within area	In feature area
[Calidris ferruginea](#) Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Calidris melanotos](#) Pectoral Sandpiper [858]		Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris ruficollis Red-necked Stint [860]		Roosting likely to occur within area	In buffer area only
Charadrius leschenaultii Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago megala Swinhoe's Snipe [864]		Roosting likely to occur within area	In buffer area only
Gallinago stenura Pin-tailed Snipe [841]		Roosting likely to occur within area	In buffer area only
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Numenius minutus Little Curlew, Little Whimbrel [848]		Roosting likely to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Apus pacificus](#) Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
[Ardenna carneipes as Puffinus carneipes](#) Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
[Ardenna grisea as Puffinus griseus](#) Sooty Shearwater [82651]	Vulnerable	Species or species habitat may occur within area	In feature area
[Arenaria interpres](#) Ruddy Turnstone [872]	Vulnerable	Roosting likely to occur within area	In buffer area only
[Bubulcus ibis as Ardea ibis](#) Cattle Egret [66521]		Species or species habitat may occur within area	In feature area
[Calidris acuminata](#) Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Calidris alba](#) Sanderling [875]		Roosting likely to occur within area	In buffer area only
[Calidris canutus](#) Red Knot, Knot [855]	Vulnerable	Species or species habitat may occur within area	In feature area
[Calidris ferruginea](#) Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Calidris melanotos](#) Pectoral Sandpiper [858]		Species or species habitat likely to occur within area	In feature area
[Calidris ruficollis](#) Red-necked Stint [860]		Roosting likely to occur within area	In buffer area only
[Charadrius leschenaultii](#) Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Charadrius ruficapillus Red-capped Plover [881]		Roosting likely to occur within area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea antipodensis gibsoni as Diomedea gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Gallinago megala Swinhoe's Snipe [864]		Roosting likely to occur within area	In buffer area only
Gallinago stenura Pin-tailed Snipe [841]		Roosting likely to occur within area	In buffer area only
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area	In feature area
Halobaena caerulea Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat likely to occur within area	In feature area
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat likely to occur within area	In buffer area only
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area	In feature area
Numenius minutus Little Curlew, Little Whimbrel [848]		Roosting likely to occur within area	In buffer area only
Pachyptila turtur Fairy Prion [1066]		Species or species habitat likely to occur within area	In feature area
Phoebetria fusca Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
Pterodroma leucoptera Gould's Petrel [1056]	Endangered	Species or species habitat may occur within area	In feature area
Stercorarius antarcticus as Catharacta skua Brown Skua [85039]		Species or species habitat may occur within area	In buffer area only
Sterna striata White-fronted Tern [799]		Foraging, feeding or related behaviour likely to occur within area	In feature area
Sternula albifrons as Sterna albifrons Little Tern [82849]	Vulnerable	Breeding likely to occur within area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche bulleri platei as Thalassarche sp. nov. Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche eremita			
Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour may occur within area	In feature area
Thalassarche impavida			
Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche melanophris			
Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche salvini			
Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche steadi			
White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In feature area
Thinornis cucullatus as Thinornis rubricollis			
Hooded Plover, Hooded Dotterel [87735]		Species or species habitat likely to occur within area	In feature area
Tringa nebularia			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
Fish			
Hippocampus abdominalis			
Big-belly Seahorse, Eastern Potbelly Seahorse, New Zealand Potbelly Seahorse [66233]		Species or species habitat may occur within area	In buffer area only
Hippocampus breviceps			
Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area	In buffer area only
Histiogamphelus briggsii as Histiogamphelus briggsi			
Crested Pipefish, Briggs' Crested Pipefish, Briggs' Pipefish [66242]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hypselognathus rostratus Knifesnout Pipefish, Knife-snouted Pipefish [66245]		Species or species habitat may occur within area	In buffer area only
Kaupus costatus Deepbody Pipefish, Deep-bodied Pipefish [66246]		Species or species habitat may occur within area	In buffer area only
Kimblaeus bassensis Trawl Pipefish, Bass Strait Pipefish [66247]		Species or species habitat may occur within area	In buffer area only
Lissocampus runa Javelin Pipefish [66251]		Species or species habitat may occur within area	In buffer area only
Maroubra perserrata Sawtooth Pipefish [66252]		Species or species habitat may occur within area	In buffer area only
Mitotichthys mollisoni Mollison's Pipefish [66260]		Species or species habitat may occur within area	In buffer area only
Mitotichthys semistriatus Halfbanded Pipefish [66261]		Species or species habitat may occur within area	In buffer area only
Mitotichthys tuckeri Tucker's Pipefish [66262]		Species or species habitat may occur within area	In buffer area only
Notiocampus ruber Red Pipefish [66265]		Species or species habitat may occur within area	In buffer area only
Phyllopteryx taeniolatus Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area	In buffer area only
Pugnaso curtirostris Pugnose Pipefish, Pug-nosed Pipefish [66269]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Solegnathus robustus Robust Pipehorse, Robust Spiny Pipehorse [66274]		Species or species habitat may occur within area	In buffer area only
Stigmatopora argus Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area	In buffer area only
Stigmatopora nigra Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area	In buffer area only
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area	In buffer area only
Vanacampus phillipi Port Phillip Pipefish [66284]		Species or species habitat may occur within area	In buffer area only
Vanacampus poecilolaemus Longsnout Pipefish, Australian Long-snout Pipefish, Long-snouted Pipefish [66285]		Species or species habitat may occur within area	In buffer area only
Mammal			
Arctocephalus forsteri Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area	In buffer area only
Arctocephalus pusillus doriferus Australian Fur-seal [74969]		Species or species habitat may occur within area	In buffer area only
Reptile			
Chelonia mydas Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In feature area

Whales and Other Cetaceans [Resource Information]

Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			
Balaenoptera acutorostrata Minke Whale [33]		Species or species habitat may occur within area	In buffer area only

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

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Ansons Bay	Conservation Area	TAS	In feature area
Bay of Fires	Conservation Area	TAS	In buffer area only
Mount William	National Park	TAS	In feature area
Mount William	Conservation Area	TAS	In feature area

Regional Forest Agreements [Resource Information]

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

RFA Name	State	Buffer Status
Tasmanian	Tasmania	In feature area

EPBC Act Referrals [Resource Information]

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

Biologically Important Areas [Resource Information]

Scientific Name	Behaviour	Presence	Buffer Status
Seabirds			
Ardenna tenuirostris Short-tailed Shearwater [82652]	Foraging	Known to occur	In feature area
Pelagodroma marina White-faced Storm-petrel [1016]	Foraging	Known to occur	In feature area
Pelecanoides urinatrix Common Diving-petrel [1018]	Foraging	Known to occur	In feature area
Phalacrocorax fuscescens Black-faced Cormorant [59660]	Foraging	Likely to occur	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Foraging	Likely to occur	In feature area
Whales			
Balaenoptera musculus brevicauda Pygmy Blue Whale [81317]	Foraging	Likely to be present	In feature area
Eubalaena australis Southern Right Whale [40]	Migration		In buffer area only
Eubalaena australis Southern Right Whale [40]	Reproduction		In buffer area only

Caveat

1 PURPOSE

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

The report contains the mapped locations of:

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

2 DISCLAIMER

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

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

3 DATA SOURCES

Threatened ecological communities

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

Threatened, migratory and marine species

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

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

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

4 LIMITATIONS

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

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

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

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

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

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

Acknowledgements

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

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

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

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

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Department of Climate Change, Energy, the Environment and Water
GPO Box 3090
Canberra ACT 2601 Australia
+61 2 6274 1111

Electromagnetic energy report

Location	North Ansons Road, ANSONS BAY TAS 7264		
Date	01/07/2026	**RFNSA No.**	7264011

This report contains **calculated** electromagnetic energy (EME) exposure levels from the wireless technology base station listed above.

EME levels for this site have been **calculated** as a percentage of the limit given by the Australian Safety Standard. This report is produced according to a technical methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

EME levels below 100% comply with the Australian Safety Standard and are safe for the public.

Service operators and technology at the site

Telstra				
4G, 5G				

For more information on the infrastructure at this site, such as specific wireless technologies, visit http://www.rfnsa.com.au/7264011.

Calculated EME levels

Areas of interest	**Maximum EME level (% of limit)**	**Safe level (<100%)**
Environmental EME Level (*1.5m above ground out to 500m from site*)	0.27%	YES
No locations identified		

About electromagnetic energy

Many things in our everyday lives produce electromagnetic energy including natural sources like the sun, and artificial sources like broadcast media, electric power, microwave ovens, and wireless technology like Wi-Fi and mobile phones.

The EME that you are exposed to from mobile phone towers is low, and similar to your exposure from broadcast transmissions such as radio and TV.

It is the assessment of ARPANSA that there is no credible health risk from exposure to the low-level EME associated with telecommunications and wireless technology below the limits set in the Australian Safety Standard.

Further information

ARPANSA (The Australian Radiation Protection and Nuclear Safety Agency) www.arpansa.gov.au

ACMA (The Australian Communications and Media Authority) www.acma.gov.au/eme-5g-and-you#eme

17 November 2026

The General Manager
Break O'Day Council

Attention: Rebecca Green
32–34 Georges Bay Esplanade
ST HELENS TAS 7216

By email: admin@bodc.tas.gov.au

Dear Rebecca

Response to request for further information – DA 2026 / 00228 Utilities (Telecommunications Facility) TAS100695 Ansons Bay - North Ansons Road, Ansons Bay TAS 7264 Lot 1 on Plan 155699 (Property ID 2542866)

CPS Technology & Infrastructure writes on behalf of Amplitel Pty Ltd in response to Council's letter dated 9 November 2026 concerning the above application. Council's letter identifies information required under section 51(1AC) and section 54 of the Land Use Planning and Approvals Act 1993.

The information request items are reproduced below, with a separate response section for each item.

Section 51(1AC) – Information required for a valid application

1. Please provide the second page of the Planning Application Form, this page was missing from the documentation submitted.

Response

A copy of the complete Planning Application Form is provided as an attachment.

Section 54 – Additional information required

2. The submitted response (Section 3.2) does not adequately address the performance criteria (23.4.2 Building height, setback and siting P1 and P2). In order to demonstrate that the proposal does not cause an unreasonable impact to the values of the site and the surrounding area, a measure of assessment needs to occur in relation to existing visual amenity and any change to the same as a result of the proposal. Please provide a visual impact assessment that addresses the following and utilises **photomontages that would reflect those viewpoints closer to the vicinity of the proposal**, **including those from a passing vehicle**, to demonstrate visual amenity/impacts:

a. Evaluates the existing landscape and visual environment;

b. Discusses visual receptor sensitivity within the development area through the use of viewpoints;

c. Assesses the significance of impacts on visual amenity at the viewpoints as a direct result of the proposal;

d. Any proposed mitigation strategies (if any);

e. Elaboration on 'best practice' in the industry and how the proposal responds to the same.

Note: The montages provided are from a significant distance away from the proposed development and do not truly provide a reflection on the visual amenity from public spaces.

Response

A visual impact assessment (VIA) has been prepared by CPS and is provided below, noting that it refers to montages and other matters within the Planning Assessment Report previously provided to Council, as well as the additional montage within this information request response.

Assessment methodology

The assessment has been prepared with reference to the Australian Institute of Landscape Architects (AILA) *Guidance Note for Landscape and Visual Assessment* (2018) and the principles of the Landscape Institute and IEMA *Guidelines for Landscape and Visual Impact Assessment*, Third Edition (GLVIA3). Consistent with that guidance, the assessment follows five steps:

1. Describe and analyse the existing landscape and visual conditions.
2. Describe the proposed development.
3. Identify effects and categorise potential impacts at representative viewpoints.
4. Identify opportunities to modify the project and/or mitigate adverse effects.
5. Identify and categorise residual impacts once mitigation is taken into account.

A viewpoint-based approach has been adopted. Five representative public viewpoints were selected to capture the range of views available to the community. They range from close-range views on North Ansons Road to more distant residential and foreshore-area views within the Ansons Bay settlement. At each viewpoint, the level of visual impact is determined by combining the sensitivity of the receptor with the magnitude of change caused by the proposal, using the significance matrix in Table 3.

Table 1: Receptor sensitivity ratings

Rating	Definition
High	Residents with primary or long-duration views; users of foreshore, recreational or scenic public places where the view is a key part of the experience; views protected or valued under the planning scheme.
Moderate	Residents with secondary or filtered views; users of local roads and streets that also serve as tourist or gateway routes to a settlement; views where the landscape contributes to, but is not the focus of, the activity.
Low	Motorists on roads where views are brief and attention is on driving; people at work; locations where the existing view has limited scenic value.
Negligible	Receptors with no material interest in, or exposure to, the view.

Table 2: Magnitude of change ratings

Rating	Definition
High	The proposal is a prominent or dominant new element that occupies a large part of the view or contrasts strongly with it, substantially altering its character.
Moderate	The proposal is a clearly noticeable new element that alters part of the view but does not change its overall character.
Low	The proposal is a minor or partially screened element in the view. It is noticeable on inspection, but the composition and character of the view are largely retained.
Negligible	The proposal is not visible, or is barely discernible, so the view is essentially unchanged.

Table 3: Significance matrix (sensitivity × magnitude of change)

Sensitivity	High magnitude	Moderate magnitude	Low magnitude	Negligible magnitude
High	High	High-Moderate	Moderate	Negligible
Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
Low	Moderate	Moderate-Low	Low	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

Impacts are adverse unless stated otherwise. Each impact is also described by its duration (temporary or permanent) and reversibility. The facility is permanent for its operational life but fully reversible on decommissioning.

Limitations. The photomontages are daytime representations taken from publicly accessible land and show the proposal in leaf-on conditions. They are representative of, not exhaustive for, all views. Views from within private dwellings have not been accessed and are inferred from public viewpoints nearby. The assessment does not include a computer-modelled zone of visual influence. Visibility has instead been established from the montages, aerial imagery and site observation.

(a) Existing landscape and visual environment

Site and zoning. The site is Lot 1 on Plan 155699, North Ansons Road, Ansons Bay. It is within the Environmental Management Zone, the purpose of which includes the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value. Land to the east is within the Landscape Conservation and Low Density Residential Zones, with the Particular Purpose Zone applying to residential parcels immediately adjacent to the waterway. The site adjoins Mount William National Park, although no works or clearing are proposed within the park. The property is affected by the Priority Vegetation Area and Bushfire-Prone Area overlays. The facility is proposed on a cleared, previously disturbed part of the property, next to an existing bypass, access and informal parking area off North Ansons Road. This area is about 16m wide and 7.5m deep, has a sandy surface, and is already used informally by members of the public to obtain phone signal, as indicated by a sign fixed to an adjoining tree.

Landscape character. The visual environment around the site can be described as three broad landscape character units:

• *Vegetated coastal hinterland (site setting)* – dense, mature native forest and woodland on gently rising ground inland of the bay. Tall eucalypts form a continuous canopy, interrupted only by the North Ansons Road corridor and small cleared areas such as the existing bypass. The canopy is the dominant feature and gives this unit a high visual absorption capacity for ground-level development, though less for elements that rise above it.

• *North Ansons Road corridor* – a standard-width, sealed local road that is the principal approach into the settlement. It is enclosed on both sides by tall roadside vegetation, which restricts views to a short distance along the road. Near the site, the cleared bypass area briefly opens the view to one side.

• *Ansons Bay settlement and foreshore* – low-density, low-rise dwellings on lower-lying land along the bay. The principal outlook from dwellings and the foreshore is towards the open water of Ansons Bay, away from the site. There is significant tree cover on the western side of Boobyalla Drive and along its waterfront frontages, on both sides of North Ansons Road and on both sides of Banksia Drive. Many residential lots also have mature trees, and power poles and other tall elements line the local roads.

Existing built elements and visual relationship to the settlement. The immediate setting is largely free of built form. Apart from the road, it contains the existing bypass and informal parking area, an access track and power services at the road frontage. In the wider locality, an existing 55m lattice telecommunications tower stands approximately 2.5km west of the main residential area, so tall telecommunications structures

are already part of the broader landscape. The site is on higher ground inland of the settlement. The nearest dwelling is approximately 360m from the proposed facility, and the main residential and foreshore area is approximately 500m away. The site sits behind the principal bay-facing view lines, with substantial intervening vegetation between it and most residential receptors. Mature vegetation within the residential areas themselves also screens views and breaks up the landscape.

Valued attributes. The attributes of this landscape most likely to be valued by the community are: the natural, forested character of the approach along North Ansons Road and the adjoining national park; the open water views across Ansons Bay from dwellings and the foreshore; and the general absence of tall structures near the settlement. These attributes are reflected in the scenic values recognised by the zone purpose. North Ansons Road is not an identified scenic road corridor, and no scenic protection overlay applies to the site.

The proposal. The proposal comprises: a 50.0m Amplitel monopole with a triangular headframe (approximately 51.3m overall height); six Telstra panel antennas and associated tower-mounted equipment; a Telstra equipment shelter (2.9m high, 2.5m × 3m); and an 8m × 6m compound enclosed by a 2.4m-high security fence with double gates. It also includes a 3m-wide access track, a 10m × 10m crane set-up area, and underground power and fibre connections.. The monopole must extend above the surrounding canopy to function. This height is required to provide the necessary extent of coverage to Ansons Bay under the Improving Mobile Coverage Round of the Mobile Black Spot Program and is designed to support co-location by other Carriers.

(b) Visual receptor sensitivity and viewpoints

Five representative viewpoints have been assessed (Table 4). The four montages in the Planning Assessment Report focused on the residential areas south and south-east of the site, giving close, middle and distant views. Viewpoint 1 (Montage X) was added in response to Council's request for views closer to the proposal and from a passing vehicle. It is taken from North Ansons Road approximately 50m north-east of the facility, looking directly at it and perpendicular to the road. Because a motorist travelling along the road would normally be looking along the road rather than directly at the site, this is a deliberate worst-case view. Viewpoints 2 to 5 correspond to Montages A to D in the Planning Assessment Report. Together, they cover the road approach, the nearest residential area at the Acacia Drive intersection, residential streets to the south-west, the road corridor at the settlement entry and the lower-lying unscreened part of the settlement.

Table 4: Viewpoints and receptor sensitivity

Viewpoint	Location, distance and direction	Receptors and viewing context	Rationale	Sensitivity
VP1 Montage X	North Ansons Road, approx. 50m north-east of the facility, at the existing cleared bypass	Motorists and passengers on the main approach road (transient, short duration); occasional pedestrians stopping at the bypass for phone signal (short duration)	Gateway road through a forested Environmental Management Zone setting; views are brief and mostly directed along the road	**Moderate**
VP2 Montage A	Intersection of North Ansons Road and Acacia Drive, approx. 340m east	Road users; residents at the nearest dwellings (secondary, filtered views away from the bay)	Residential receptors present, but the view is not their principal bay-facing outlook	**Moderate**
VP3 Montage B	Acacia Drive, approx. 585m south-west	Residents and pedestrians in a residential street close to the foreshore	Residential and foreshore-area receptors with long-duration views	**High**

VP4 Montage C	Near North Ansons Road and Boobyalla Drive, approx. 585m south-east	Road users entering the settlement; residents near the North Ansons Road and Boobyalla Drive corridor	A narrow road-corridor view at the settlement entry; the view towards the site is not the principal bay-facing outlook of nearby dwellings	**Moderate**
VP5 Montage D	Ti Tree Drive (approximately halfway along), approx. 735m south-east	Residents in the lower-lying part of the settlement with an unscreened view towards the site	Residential receptors; one of the few low-lying locations without intervening tree cover	**High**

(c) Significance of impacts on visual amenity at each viewpoint

VP1 – Montage X (North Ansons Road, approx. 50m).

Existing view

The view is of an enclosed road corridor with tall, dense roadside forest on both sides. The existing sandy bypass and informal parking area give a short, open view into the site.

Changed view

At this distance, the full height of the monopole, the headframe and antennas, the 2.4m-high compound fence and the equipment shelter are all visible. The monopole rises well above the surrounding canopy and is the dominant vertical element in this view. The compound and shelter introduce built form at ground level into what is currently a vegetated edge.

Duration and extent

The view is mostly experienced from a moving vehicle and only for a short section of the road. Because North Ansons Road is enclosed by tall roadside vegetation, the base of the facility is visible only while a vehicle passes the cleared bypass. Occupants of a passing vehicle would see it only briefly and at an oblique angle, while the upper part of the monopole may be glimpsed above the canopy on approach. North Ansons Road is not an identified scenic road.

Assessment

The magnitude of change is High for this close view. Combined with Moderate sensitivity, the visual impact is High-Moderate, but it is highly localised and of short duration for most receptors.



Figure 1: Montage X, viewed from approximately 50 north-east of the proposed facility, looking directly at the proposed facility, perpendicular to North Ansons Road.

VP2 – Montage A (North Ansons Road / Acacia Drive, approx. 340m).

Existing view

The view is of the North Ansons Road corridor, framed by mature trees, with the nearest dwellings beside it.

Changed view

Intervening vegetation substantially filters the facility. It is visible but is not significant in size or bulk and appears far lower than the trees in the foreground. The opportunity to see it is mainly from the road, not from the bay-facing residential outlook.

Duration and extent

The view is mostly experienced by road users at and near the intersection, often from a moving vehicle and for a short time. Residents at the nearest dwellings have secondary, filtered views towards the site, which is not their principal bay-facing outlook. Intervening vegetation filters the facility, and the opportunity to see it is largely confined to the road corridor around the intersection.

Assessment

The magnitude of change is **Low**. Combined with Moderate sensitivity, the impact is **Moderate-Low**.

VP3 – Montage B (Acacia Drive, approx. 585m).

Existing view

The view is of a residential street, with mature trees in the foreground and background.

Changed view

The facility is not visible from this location because it is obstructed by trees in both the foreground and background. The montage shows it with transparency only to indicate its position.

Duration and extent

Residents and pedestrians are in this street have long-duration views. However, the facility is obstructed by trees in both the foreground and background, so there is no ongoing exposure to it from this location, and no extent of visibility within this part of the street

Assessment

The magnitude of change is **Negligible**, so the impact is **Negligible**.

VP4 – Montage C (North Ansons Road / Boobyalla Drive, approx. 585m).

Existing view

The view is from the entry to the residential area, looking along a narrow corridor of North Ansons Road. Tall trees, power poles and other vertical elements in the foreground and mid-ground frame and dominate the view.

Changed view

Because of the relative topography, the upper part of the facility rises above the treetops through this narrow corridor. However, at this distance it is nearly indistinguishable within the landscape. It is very slight, has little bulk, and is visually subordinate to the trees, power poles and other tall elements closer to the viewer. The viewpoint was deliberately chosen so that the facility would be visible: moving even a few metres to the left or right is enough for it to be obstructed by mature trees closer to the viewer. As a vehicle moves west along North Ansons Road from this point, the facility becomes completely obstructed by vegetation.

Duration and extent

The view is mostly experienced by road users entering the settlement and is brief. The facility can be seen only from a very narrow point in the road corridor: moving a few metres to the left or right is enough for mature trees to obstruct it, and it becomes completely obstructed as a vehicle moves west along North Ansons Road. For nearby residents, the view towards the site is not their principal bay-facing outlook.

Assessment

The magnitude of change is conservatively rated **Low**, verging on Negligible. Combined with Moderate sensitivity, the impact is **Moderate-Low** and confined to a very small area.

VP5 – Montage D (Ti Tree Drive, approx. 735m).

Existing view

This low-lying residential area has a relatively open outlook towards the forested hinterland.

Changed view

The facility can be seen rising above the tree line. It is noticeable, but at this distance it reads as a slender vertical line with little apparent bulk, even at the headframe, and does not visually dominate the view. This viewpoint was chosen to represent the maximum impact from the settlement and is one of the only low-lying locations without tree obstruction. From most dwellings in this area, mature trees on nearby lots and streets would break up the view. The principal outlook of these dwellings, towards Ansons Bay, is unaffected.

Duration and extent

Residents in this area have long-duration views. However, the extent of visibility is limited, as this is one of the only low-lying locations in the settlement without intervening tree cover. From most dwellings in this area, mature trees on nearby lots and streets would break up the view, and the principal outlook towards Ansons Bay is unaffected.

Assessment

The magnitude of change is **Low**. Combined with High sensitivity, the impact is **Moderate** at this worst-case location and lower elsewhere in the area.

Table 5: Summary of visual impact (before additional mitigation)

Viewpoint	Visibility	Sensitivity	Magnitude	Impact	Nature
VP1 (X)	Full view of monopole, headframe, compound and shelter	Moderate	High	**High-Moderate**	Adverse; localised; mostly transient
VP2 (A)	Partial; filtered by vegetation	Moderate	Low	**Moderate-Low**	Adverse; localised
VP3 (B)	Not visible	High	Negligible	**Negligible**	Neutral
VP4 (C)	Upper part rises above treetops in a narrow road corridor but is nearly indistinguishable; trees and power poles in the fore and mid-ground dominate; obstructed a few metres either side	Moderate	Low	**Moderate-Low**	Adverse; very localised
VP5 (D)	Upper part visible above tree line at distance	High	Low	**Moderate**	Adverse; worst-case location

Effects on landscape character. The facility introduces a tall, vertical, built element into a forested hinterland setting. Physical change to the landscape is limited. The facility reuses an existing cleared and modified area and requires the removal of one tree, with provision for up to three more. The ecological assessment by ECOTas found these trees have no particular conservation significance. Ground-level components are

contained within a small area beside the road. The character effect is therefore mainly perceptual and limited to the immediate road corridor. The forested character of the hinterland and adjoining national park, and the bay-facing character of the settlement, are retained. Montages have demonstrated that outside the brief corridor immediately adjacent to the facility, impacts are far more limited in other areas, including residential areas. VP2 shows the greatest impacts, though notably this is taken from a road area and additional imagery shows impacts within the property are far more moderates given the extent of vegetation on the site. VP3-5 are taken from the denser residential areas and show the facility as being either completely obstructed or of small size and bulk within the forested landscape the proposal inhabit. The facility does not impact on landsape character with regards to views of the bay and waters.

Construction effects. During construction there will be temporary visual effects from a crane in the 10m × 10m set-up area, low-loader deliveries, laydown of pole sections in the existing bypass area, and a possible temporary closure of the bypass road within the site (subject to Council confirmation). These effects are short-term, limited to the site and its immediate road frontage, and will end once construction is complete. Once operational, the facility is unstaffed and needs only about two to four maintenance visits a year, so it adds no ongoing activity to the view.

Overall finding. Taken as a whole, the proposal has a moderate level of visual impact on the surrounding area. The greatest effects are confined to the short section of North Ansons Road directly beside the site, where views are mainly transient. Elsewhere, extensive vegetation blocks close and middle-distance views from residences. Where the facility is visible from the settlement, it is either a brief glimpse along a narrow road corridor or a slender, distant element. Where the facility can be seen, mature trees on residential lots and streets break up the view and add visual 'noise' that makes it less noticeable. The dominant bay-facing views from dwellings and the foreshore are preserved.

(d) Mitigation strategies

Inherent mitigation (built into the design). In line with the AILA guidance, the main mitigation has been achieved through site selection and design rather than added treatments:

• *Siting* – the facility is inland of the settlement, behind the principal bay-facing view lines, approximately 360m from the nearest dwelling and 500m from the main residential and foreshore area. Substantial vegetation stands between the facility and most receptors.

• *Reuse of disturbed land and retention of vegetation* – the facility is micro-sited within an existing cleared and modified area, with access from the existing bypass. Vegetation removal is limited to one tree of about 16m, with provision for up to three others. ECOTas found that these trees have no particular conservation significance and do not support nests or hollows. A larger 18m tree with multiple hollows, east of the compound, is to be retained. The surrounding canopy, which provides the main screening, is therefore kept.

• *Structure type and finish* – a slim monopole has been chosen instead of a lattice tower, with a compact triangular headframe. Its neutral finish reduces its visual bulk against both the sky and the vegetated backdrop. The monopole is a neutral-host structure that can accommodate other carriers in future, reducing the likelihood of additional towers in the area.

• *Co-location and alternatives considered* – co-location was considered first. The only existing facility, a 55m lattice tower about 2.5km west of the settlement, already carries a full set of Telstra equipment at its highest available heights and cannot provide the required coverage because of its distance. Eight alternative candidates (A to H) were then evaluated. They were not progressed because of distance from the coverage area, extensive clearing, foreshore or residential amenity impacts, zoning prohibition, or access and power constraints. A lower facility hidden from all residences would require several towers. Those towers would need to be 30–40m tall on lower ground and would be closer to dwellings. The selected site uses higher ground and balances coverage requirements, practical access and tenure with separation and screening from sensitive viewpoints.

Additional measures proposed. To further reduce the localised effects identified at VP1, the following measures are proposed and could be secured by permit conditions:

• Finish the compound fence and equipment shelter in a dark, non-reflective, recessive colour (for example, a dark green or charcoal) to reduce contrast with the forest edge.

• Remove all construction materials and equipment from the bypass and laydown area once construction is complete, and leave the area in a tidy, stable condition.

• Remove the facility and rehabilitate the site if it is no longer required for telecommunications purposes.

The height of the monopole cannot be reduced without compromising the coverage the facility is required to provide, so the upper part of the structure will remain visible above the canopy from close range and from a small number of unscreened locations.

Residual impacts. The additional measures mainly reduce the visibility and contrast of the ground-level components. Because the monopole itself remains visible, the overall residual impact at VP1 is conservatively retained at **High-Moderate**, localised and mostly transient. Residual impacts at VP2 and VP4 (**Moderate-Low**), VP3 (**Negligible**) and VP5 (**Moderate**) are unchanged, as the additional measures are not visible from these locations.

(e) Industry best practice and how the proposal responds

Best practice for the siting and design of telecommunications infrastructure is defined in the *Telecommunications Code of Practice 2021*. It describes 'best practice' as using the best available design, planning and location practices to minimise the potential degradation of the environment and the visual amenity associated with the facilities. The *Telecommunications Act 1997* requires carriers to prioritise co-location and the upgrade of existing facilities. The Communications Alliance *C564:2025 Mobile Phone Base Station Deployment* Industry Code requires a precautionary approach to site selection (section 4.1), regard to community sensitive locations, and documentation of deployment decisions. The AILA Guidance Note, GLVIA3 and the Landscape Institute's guidance on visual representation of development all provide considerations with regards to best-practice on mitigating visual impacts. Table 6 summarises how the proposal responds.

Table 6: Response to best-practice principles

Best-practice principle	How the proposal responds
Use the best available design, planning and location practices to minimise degradation of the environment and visual amenity (Telecommunications Code of Practice 2021)	The facility is on higher ground behind the bay-facing view lines, within a modified area, with a slim monopole and neutral finish. This avoids the multiple lower towers closer to dwellings that would otherwise be needed.
Prioritise co-location and upgrades of existing facilities (Telecommunications Act 1997)	The only existing tower is at capacity and too distant to serve Ansons Bay. The new monopole is a neutral-host structure available for future co-location.
A clear, logical and repeatable assessment method that separates objective description from judgement	This assessment uses defined sensitivity and magnitude criteria and a significance matrix (Tables 1–3), with stated limitations, consistent with the AILA Guidance Note and GLVIA3.
Representative viewpoints, including close-range public views and views from roads	Five viewpoints are assessed, from approximately 50m (Montage X, North Ansons Road, including the passing-vehicle view) to 735m (Montage D, the worst-case settlement view).
Avoid and minimise impacts first through site selection and design (inherent mitigation)	The facility is sited behind the bay-facing view lines, about 360m from the nearest dwelling, within a previously cleared and modified area. Tree

	removal is limited to one tree, with provision for up to three others, and a slim monopole design is used.
Mitigation that responds to the impacts identified, including at-site treatments	Recessive finishes, retained roadside vegetation are targeted at the compound and shelter, which are the main source of contrast at VP1.
Have regard to community sensitive locations and document site selection (C564 Industry Code)	The planning report documents the precautionary site selection under section 4.1 of the Code, including eight alternative candidates and why sites closer to residences, in residential zones or requiring extensive clearing were not preferred.
Consider construction, operation and decommissioning, and state duration and reversibility	Temporary construction effects are identified. Operational effects are permanent but reversible, and removal is proposed if the facility becomes redundant.

Conclusion

The visual impact assessment shows that the proposal is visible mainly from a short section of North Ansons Road next to the site, which is not an identified scenic road. There the impact is High-Moderate, but localised and mostly experienced briefly by passing motorists. From the residential and foreshore areas of Ansons Bay, the facility is: not visible (Montage B); filtered by vegetation (Montage A); nearly indistinguishable above the treetops in a narrow road corridor dominated by nearer trees and power poles (Montage C); or seen at a distance as a slender element above the tree line that does not dominate the view (Montage D). The principal bay-facing views from dwellings and the foreshore are preserved. With the inherent and additional mitigation measures described above, the proposal is considered not to cause an unreasonable impact on the values of the site and the surrounding area. It therefore satisfies the performance criteria at clause 23.4.2 P1 and P2.

3. Please update Montages B and C within the Planning Scheme Response so as to clearly identify the proposed development within the images. Due to the distance of the Montage from the development site, these Montages are difficult to ascertain the exact development location within the images.

Response

Montage B and C are provided below with notations showing the location of the proposed facility within the image.



Figure 10: Montage B, viewed from approximately 585m south-west, along Acacia Drive. The facility is shown with transparency as it is not visible from this location, being obstructed by trees both within the foreground and background



Figure 11: Montage C, viewed from approximately 585m south-east near North Ansons Road and Boobyalla Drive. The facility rises above the treetops as a result of relative topography, but is nearly indistinguishable within the landscape due to the distance involved, with the trees, power poles and other tall elements within the fore and mid-ground dominating views.

Should you have any queries regarding this matter, please contact me on 0482 010 980 or by email at daniel.park@cpstech.com.au.

Yours sincerely,

Daniel Park | National Planning Manager

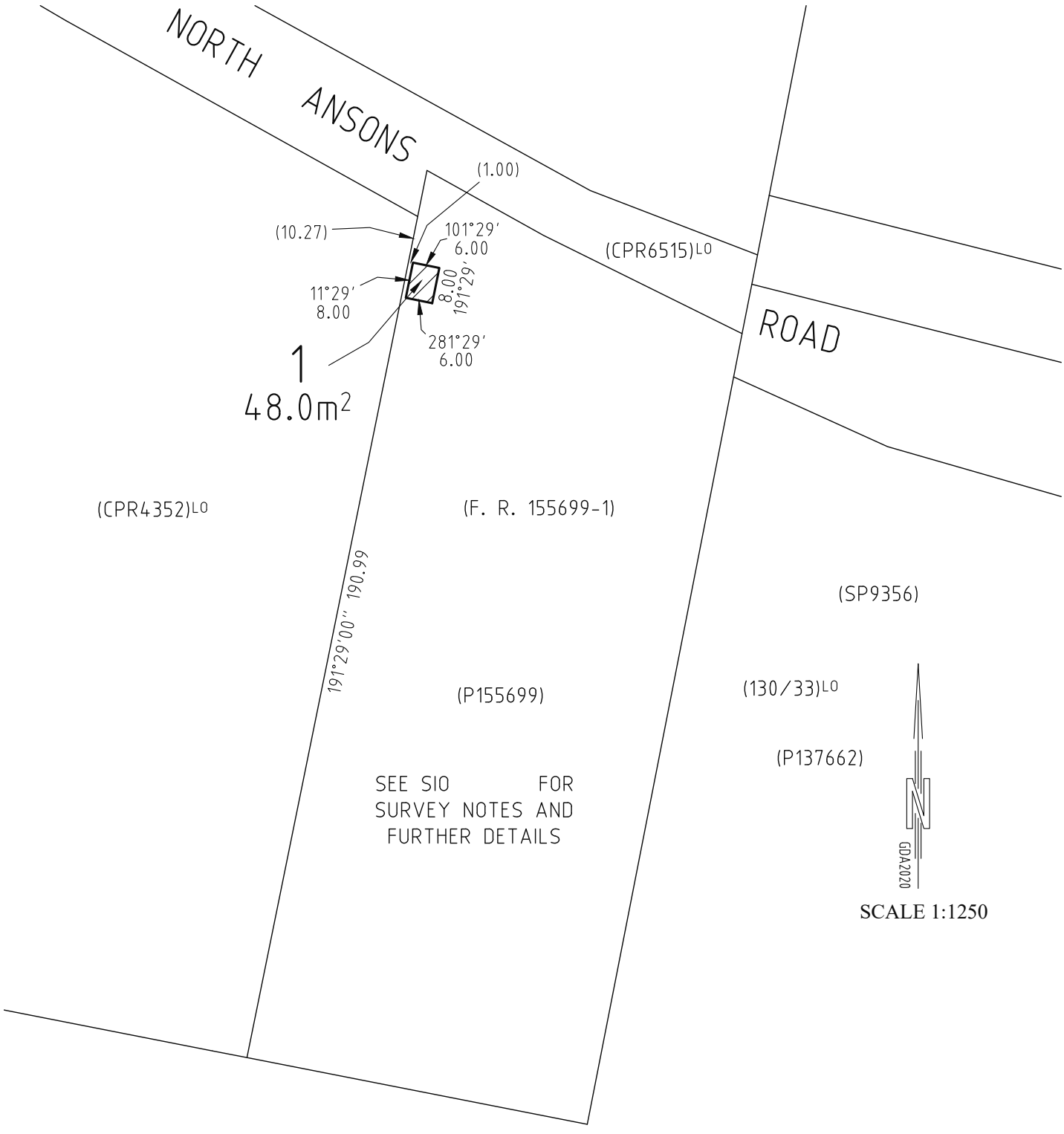
CPS Technology & Infrastructure (on behalf of Amplitel)

Attachments: ***A – Completed Planning Application Form***

PIN OR STAPLE HERE
DO NOT GUM THIS
FORM TO THE INSTRUMENT

PDA Ref: 56919CH-1

ANNEXURE PAGE



SCALE 1:1250

NOTE:- Every annexed page shall be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Version 1

THE BACK OF THIS PAGE MUST NOT BE USED

SURVEY INFORMATION ONLY SURVEY NOTES

DEPOSITED FOR PUBLIC RECORD
(SEE LTO CIRCULAR 1 OF 2007)

SHEET 1 OF 1 SHEETS

Main LTO plan
P155699

SIO reference

Owner: Break O'Day Council

Folio reference: 155699-1

SURVEY CERTIFICATE

I, Simon Roberts of Hobart
in Tasmania, a Registered Land Surveyor, HEREBY CERTIFY that:
(a) this survey is based upon the best evidence that the nature of the case admits;
(b) the survey notes have been truly compiled from surveys made by me or made under my supervision; and
(c) this survey and accompanying survey notes comply with relevent legislation affecting surveys and are correct for the purpose required.

..... Date ...../...../.....
Signature

Purpose of survey: Survey of telecommunications lease site on F. R. 155699-1

LENGTHS IN METRES

Survey commenced: 6th October 2026	Survey completed: 6th October 2026	Surveyors ref: 56919CH-2
Horizontal datum: GDA2020	Bearing datum: MGA2020	Combined scale factor: 0.999729

MGA2020 COORDINATE ORIGIN

SURCOM	Mark ID: SPM 10747	E 607026.531	N 5456444.418	EPU ±0.022

Municipality of Break O'Day
Unless otherwise noted, all lease corners are CP's and all lease boundaries are open.
Horizontal datum is GDA2020 per GNSS observations to (1) and (2) with MGA2020 coordinates calculated from SPM 10747.
Survey method is by total station with datum, coordination and measurements denoted 'GNSS' per RTK GNSS.

SKETCH ONLY
DO NOT SCALE

This plan is of survey information only and, as such, is not examined by the office of the Recorder of Titles. Subsequent registered or other surveys in this area may affect the boundary definition shown on the plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of PDA Surveyors, Engineers & Planners who can accept no responsibility for such differences.

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