Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/092

LOCATION OF AFFECTED AREA

90 YELLOW BRICK ROAD, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

OUTBUILDING

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **21/05/2024**. ADDRESSED TO THE GENERAL MANAGER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
General Manager

SCAN ME

Brighton
going places

IMPORTANT

1. USE WRITTEN DIMENSIONS ONLY.

2. DO NOT SCALE DRAWINGS.

3. THE CONTRACTOR IS TO CHECK ALL LEVELS, DATUMS, AND DIMENSIONS IN RELATION TO THE DRAWINGS AND THE SITE BEFORE PROCEEDING WITH THE WORK OR SHOP DRAWINGS.

4. ENSURE THAT THIS DRAWING AND ANY ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITY.

5. THE PROPRIETOR IS TO ENSURE THAT ANY "CONDITIONS OF APPROVAL" ISSUED BY THE BUILDING SURVEYOR, RELEVANT COUNCIL AND OTHER STATUTORY AUTHORITIES ARE PASSED ONTO THE CONTRACTOR BEFORE CONSTRUCTION BEGINS.

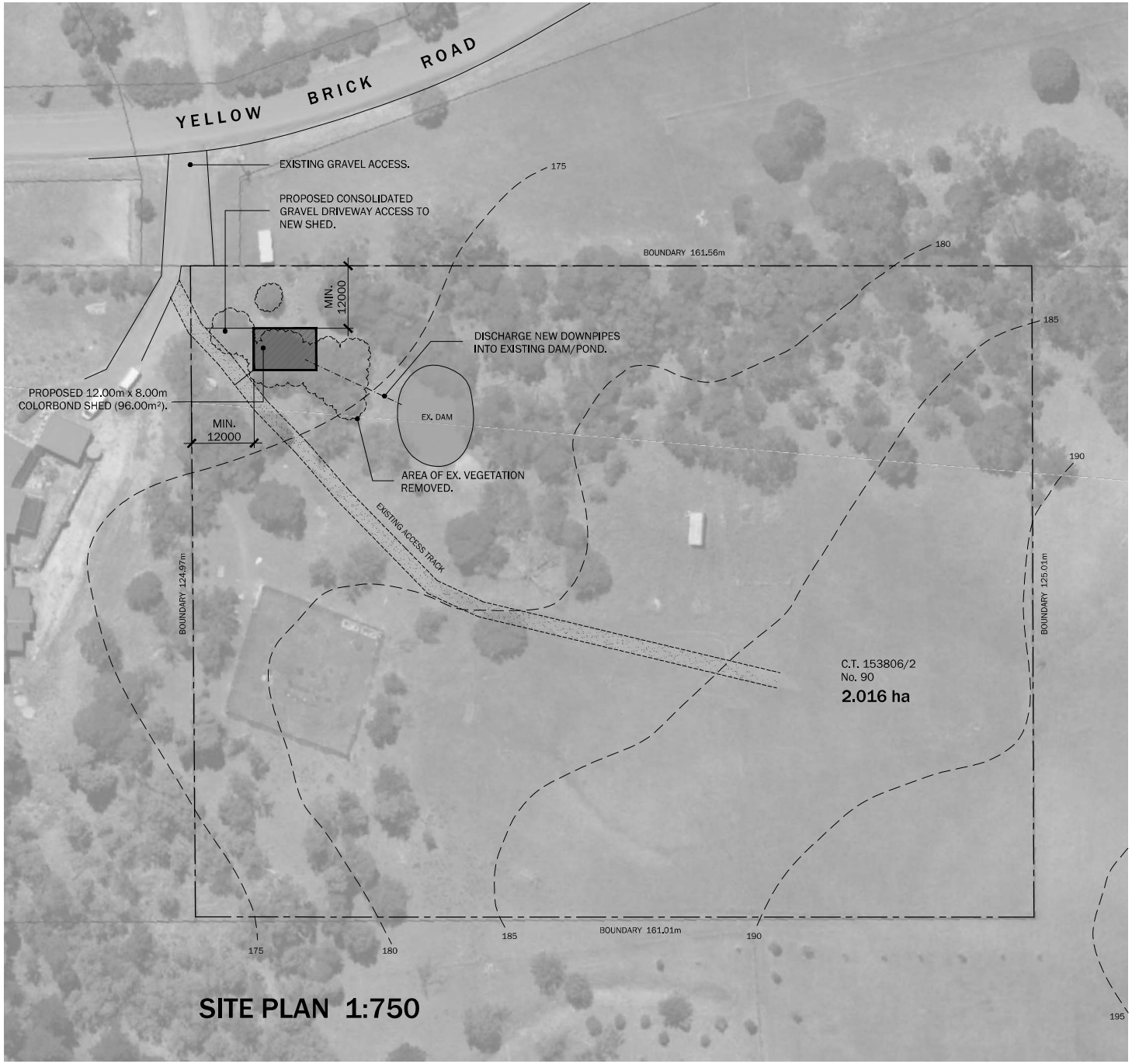
6. MATERIALS AND WORKMANSHIP SHALL CONFORM WITH RELEVANT STANDARDS, BUILDING CODE OF AUSTRALIA AND PRODUCT MANUFACTURERS WRITTEN INSTRUCTIONS.

7. ANY ALTERATION TO THE CONSTRUCTION AND/OR MATERIALS INDICATED IN THESE DRAWINGS IS TO BE APPROVED BY THE DESIGNER, THE ENGINEER, THE BUILDING SURVEYOR, AND THE PROPRIETOR BEFORE PROCEEDING WITH THE WORK.

8. IF IN DOUBT:- ASK!! CONTACT THE BUILDING DESIGNER AND/OR RELEVANT CONSULTANT.

SITE IS LOCATED WITHIN THE FOLLOWING ZONES OF THE TASMANIAN PLANNING SCHEME - BRIGHTON:-

- 8.0 GENERAL RESIDENTIAL ZONE.



SITE PLAN 1:750

MATT GILLEY
BUILDING DESIGNER

PO BOX 224 LINDISFARNE
TASMANIA 7015

matt.gilley@bigpond.com

0437 499 238

LICENCE No. CC5666C

PROJECT:

OUTBUILDING

No. 90 YELLOW BRICK ROAD OLD BEACH

W. H. CHAN + S. P. YAP

DATE: **APR 2024**

PROJECT No. **1883**

ISSUE/REV:

A. CLC ISSUE 26.2.24
B. SETBACKS REDUCED. 29.4.24

TITLE:

SITE PLAN

SCALE: **1:750 (A3)**

DRAWING No:

A02

Steeline
ROOFING TASMANIA
Service over and above

1 Whitestone Drive, Austins Ferry
Hobart, TAS 7011
ABN: 75 009 543 506
Email: tassiesheds@steeline.com.au

Colorbond
BLUESCOPE

Customers Details

Date	5/10/2023	**Quote Reference #**	94329583.
Customer Name	Wang Chan		
Mail Address	90 Yellow Brick Road, Old Beach TAS 7017		
Email Address	chanyap@live.com		
Phone		**Mobile**	0449085876

Building Specification

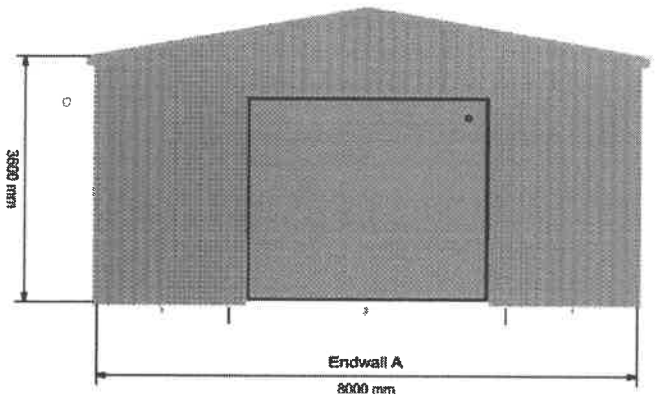
Building Size	12.000 m (L) x 8.000 m (W) x 3.600 m (H)			
Roof Pitch	10 deg			
Wall Cladding	SteelClad .42bmt Colorbond		Colour	Shale Grey
Roof Cladding	Corrugated .42bmt Colorbond		Colour	Shale Grey
Trim & Colour Details	Barge	Shale Grey	Ridge Cap	Shale Grey
	Gutters	Shale Grey	Corner Trim	Shale Grey
	Downpipe	N/A		
Roller Doors	1x 3000H x 3600W Opening Taurean Series AA Roller Door			
Access Doors	1x 2040X820 PA - Sentry 200/47 Single Door 0.82m x 2.04m 40/60 lock Shale Grey			
Windows	None			
Other Inclusions	2x Polycarb roof skylights in Roof Foil Sisalation 30m Type 456 added in the follow areas: Roof N/A			

Materials

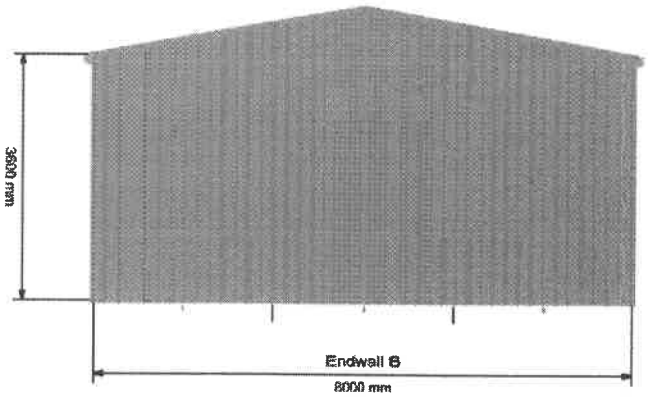
Column	C15024	**Rafter**	C15024
Knee Brace	C10015	**Apex Brace**	C10015
Roof Purlin	TH120115	**Spacing**	0.750 m
Side Wall Girt	TH120115	**Spacing**	1.100 m
End Wall Girt	TH120115	**Spacing**	1.100 m

Building Specification – Drawings

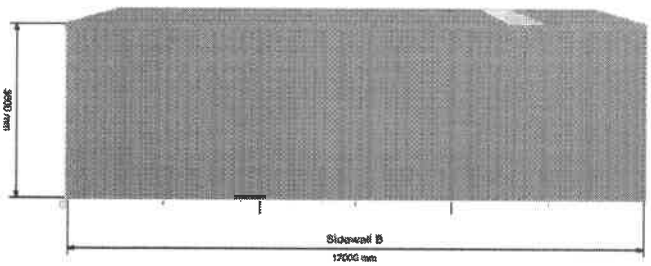
Front



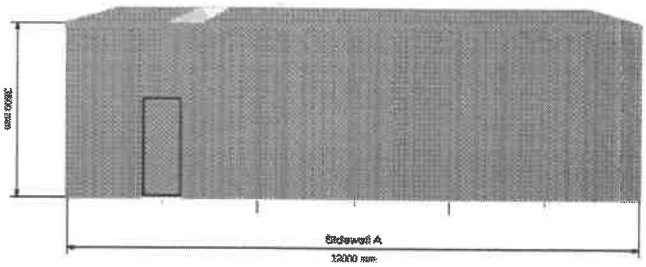
Rear

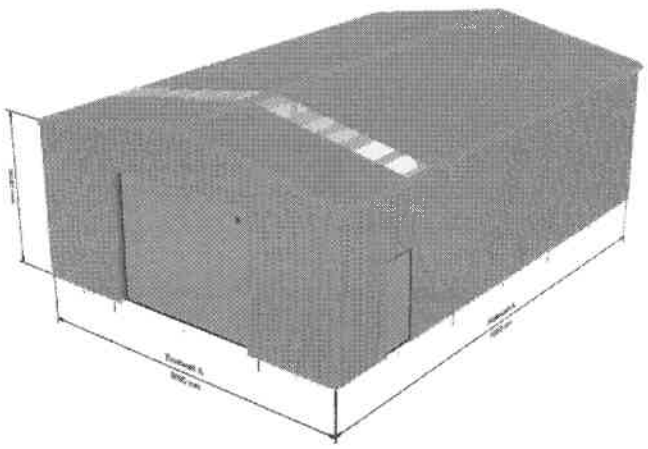


Left Side



Right Side





RMCG

DATE: 14 NOVEMBER 2023

Flora and Fauna Report: 90 Yellow Brick Road

Report for: Wang Chan

Property Location: 90 Yellow Brick Road, Old Beach

Prepared by: Sally Scrivens
RMCG
Level 2, 102-104 Cameron Street
Launceston TAS 7250

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Executive Summary

RMCG have been engaged to undertake a flora and fauna assessment of proposed vegetation clearance within a priority vegetation area at CT 153806/2, 90 Yellow Brick Road, Old Beach, where the construction of a 12m x 8m shed and associated access is proposed in the north west of the title. The title is zoned 'Landscape Conservation' under the *Tasmanian Planning Scheme – Brighton* (the Planning Scheme).

The subject title is approximately 2ha in area and a shed and associated access are proposed in the north west of the title, within a mapped 'priority vegetation area' under the Planning Scheme. The proposed development area utilises an existing access and will require the clearance of *Eucalyptus viminalis* grassy forest and woodland (DVG), a non-threatened native vegetation community.

No threatened flora species are considered to be at a greater than low risk of being impacted as a result of the proposed development. Additionally, no significant habitat for threatened fauna, including fauna dens or nests were identified within the proposed development area. The development area may overlap some species' ranging boundaries; however, the proposal is considered to have minimal impact on these species.

As the vegetation to be cleared is not a threatened native vegetation community, comprised of any threatened flora species, significant habitat for a threatened fauna species, or identified as native vegetation of local importance, the vegetation is not considered to meet the definition of priority habitat under the Planning Scheme. Hence, the proposal is considered to minimise any adverse impacts on priority vegetation under C7.6.2 P1.2 as there is no priority vegetation expected to be impacted. Specifically;

a) The design and location of the shed in the north western corner of the title, minimises disturbance to any native vegetation, with no impact on priority vegetation expected.
b) The proposed shed is not expected to have any particular requirements beyond access, which has been considered. If services such as electricity to the shed is also required, the positioning of the shed in the north west corner minimises potential disturbance to vegetation to allow connection.
c) There are no bushfire hazard management requirements for a shed.
d) There are no residual impacts on priority vegetation expected. Recommendations have been provided for best practice management and can be considered as the management plan for proposed works.
e) No on-site biodiversity offsets are required.
f) The existing cleared access area is being utilised for shed access.

The proposal is therefore considered to adequately address the performance criteria of C7.6.2 P1.2 under the Natural Assets Code of the *Tasmanian Planning Scheme – Brighton*.

Recommendations/Management Plan

- Contain clearing of vegetation to the proposed development area only.
- Minimise 'tidying up' of woody debris or mowing grassy areas as these are important habitat features.
- Minimise the introduction of new non-native plant species.
- Utilise the existing cleared access track for laydown areas.
- Prevent biosecurity incursions and further weed incursions by implementing strict washdown guidelines for all vehicles, machinery, and equipment used during works.

1 Introduction

RMCG have been engaged to undertake a flora and fauna assessment of CT 153806/2, 90 Yellow Brick Road, Old Beach, where the construction of a 12m x 8m shed is proposed in the north west of the title with access from the north western corner. The title is zoned 'Landscape Conservation' under the *Tasmanian Planning Scheme – Brighton* (the Planning Scheme).

As the entire title is mapped as a 'priority vegetation area' under the Planning Scheme, the proposal must be assessed against the Natural Assets Code (C7):

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.

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.

Under the Planning Scheme, priority vegetation means native vegetation where any of the following apply:

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

A field inspection was undertaken on 1 November 2023 to confirm or otherwise the findings of an initial desktop study and to determine natural values of the site. This report summarises the findings of the desktop and field assessment and provides recommendations regarding the proposal.

2 Methods

The desktop assessment was undertaken using a number of sources, including;

- Natural Values Atlas (NVA).
- Forest Practices Authority Biodiversity Values Database (BVD).
- Forest Practices Authority Habitat Context Assessment Tool.
- Forest Practices Authority wedge-tailed eagle nesting habitat model.
- LIST map (layers include TASVEG 4.0, geological polygons, contours, hydrology).
- Google imagery.

The NVA and BVD cover recorded threatened flora and fauna sightings within 5km of the site and threatened fauna species whose predicted range boundaries overlay the site. The Forest Practices Authority (FPA) Habitat Context Assessment Tool maps areas as high, medium, low, or negligible mature habitat availability. This mapping is based on aerial photographs of mature crown density and senescence. Generally, the higher mapped categories have a greater likelihood of trees containing hollows. The FPA wedge-tailed eagle nesting habitat model is designed to determine the likelihood that an eagle nest will be found in a particular area to focus search efforts.

The desktop assessment was followed by a site visit on the 1 November 2023, conducted by Sally Scrivens of RMCG. The areas directly impacted by the proposed shed and access were closely inspected with a narrowly spaced wandering meander technique.

The field assessment focused on identification of vegetation communities and a threatened species risk assessment based on habitat suitability. Dominant flora species were recorded on site to assist in ground-truthing the TASVEG mapping and determining habitat suitability for threatened species.

All the impacted and surrounding area have been assessed; however, no survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. However, given the threatened flora recorded in the greater area and the timing of the site visit, additional surveys are not considered necessary.

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

Flora taxonomy nomenclature used is consistent with *Little Book of Common Names for Tasmanian Plants*, Wapstra et al. 2007 and vegetation community descriptions are consistent with *From Forest to Fjaeldmark*, *Descriptions of Tasmania's Vegetation* (Edition 2) Harris & Kitchener, 2005.

3 Vegetation Communities and General Habitat Description

The subject title is approximately 2ha in area with a north westerly aspect. Elevations of the title range between approximately 190m above sea level (ASL) in the south eastern corner to approximately 175m ASL in the north western corner. The average annual rainfall at Claremont (Gillies Road, station number 94258) is 622.7mm (BOM 2023).

Soils on the title are mapped as podzol and podzolic soils on sandstone (Pss). Underlying geology is mapped as Upper Parmeener Supergroup rocks (Mineral Resources Tasmania 2010). The subject title and surrounding land were previously burnt in a 1967 bushfire (DNRET 2023). There is an existing small water hole also in the north west of the title. All proposed works are downslope of the water hole.

TASVEG 4.0 maps the majority (1.4ha) of the title, including the vast majority of the proposed development area, as lowland grassland complex (GCL), with 0.5ha along the northern boundary and 0.1ha in the south western corner mapped as *Eucalyptus viminalis* grassy forest and woodland (DVG). Neither of these communities are listed as a threatened vegetation community under the State *Nature Conservation Act 2002* or the Commonwealth *Environment Protection and Biodiversity Conservation* (EPBC) *Act 1999*, however, the entire title is mapped as a 'Priority Vegetation Area' under the Planning Scheme. The Forest Practices Authority Habitat Context Assessment Tool indicates the title is within an area of negligible mature habitat availability (FPA 20194a).

There is an existing access track on the title from the north west corner. This track will be utilised for access to the proposed shed, with a slight extension of the access to the east required. Vegetation within the shed and access development area is comprised primarily of *Eucalyptus viminalis, Acacia mearnsii* black wattle, *Bursaria spinosa* prickly box, *Astroloma humifusum* native cranberry, *Deyeuxia sp.* bentgrass, *Poa labillardierei* silver tussockgrass, *Geranium potentilloides* mountain cranesbill, and *Senecio quadridentatus* cotton fireweed. This vegetation is consistent with the *Eucalyptus viminalis* grassy forest and woodland (DVG) community, which is considered to extend further over the north western corner of the title than mapped by TASVEG 4.0.

4 Threatened Flora Risk Assessment

According to the Natural Values Atlas, one threatened flora species (*Vittadinia mulleri* narrowleaf new-holland-daisy) has previously been recorded within 500m of the subject title. An additional 37 threatened flora species have been recorded within a 5km radius of the subject title. Based on the availability of suitable habitat within the proposed development area and location of existing records, one of these species (Narrowleaf new-holland-daisy) is considered to be at high risk of occurring within the proposed development area and an additional nine species are considered to be at medium risk, as discussed below. The remaining 28 species are considered to be at low risk of occurring within the proposed development area and of being impacted as a result of the proposed development. All species were looked for, with none observed during the site assessment. See Table 4-1 for risk assessment and Appendix 1 for habitat preferences.

Cutleaf daisy, grassland flaxlily, leafy fireweed, spur velleia, fuzzy new-holland-daisy, woolly new-holland-daisy, and narrowleaf new-holland-daisy are all known to occur in grassland and/or grassy forest and woodland and therefore were considered to have potential suitable habitat within the proposed development area. Similarly, clover glycine is known to occur in dry sclerophyll forest and woodland. The timing of the site survey was considered to be an appropriate survey time for all these species (FPA 2017b). As none of these species were observed within or around the proposed development area, they are all considered to be at low risk of being impacted by the proposed works.

Eastern eyebright and wiry miterwort are both known to occupy open patches of ground such as tracks and both species are considered to be able to be identified during the survey time (FPA 2017b). Neither species was observed on site so are considered to be at low risk of being impacted by the proposed works. In addition, as they are associated with bare ground, potential suitable habitat for the species, associated with the access, is expected to be retained.

Table 4-1: Risk assessment for threatened flora listed in NVA as being recorded within 5km of the subject title. Risk assessment based on occurrence of species within the proposed development area.

THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[1]
SPECIES NAME		NVA RECORD	STATUS S*/N+		
LATIN	COMMON				
Asperula minima	Mossy woodruff	Within 5km	r/NA	Occurs in sites with impeded drainage. No suitable habitat. Low risk.	Low risk
Asperula scoparia subsp. scoparia	Prickly woodruff	Within 5km	r/NA	Found in native grasslands and grassy forests often on dolerite derived soils. No suitable habitat. Low risk.	Low risk
Asperula subsimplex	Water woodruff	Unverified record within 5km	r/NA	Occurs in sites with impeded drainage. No suitable habitat. Low risk.	Low risk
Austrostipa bigeniculata	Doublejointed speargrass	Within 5km	r/NA	Occurs in open woodlands and grasslands associated with *Austrostipa nodosa*. No suitable habitat. Low risk.	Low risk

[1] See text for explanatory information

THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[1]
SPECIES NAME		NVA RECORD	STATUS S*/N+		
LATIN	COMMON				
Bolboschoenus caldwellii	Sea clubsedge	Within 5km	r/NA	Occurs in shallow, standing water. No suitable habitat. Low risk.	Low risk
Brachyscome rigidula	Cutleaf daisy	Within 5km	v/NA	Occurs in grassland and grassy woodland on dry rocky hills and flats. Potential suitable habitat. Medium risk.	Low risk
Caladenia caudata	Tailed spider-orchid	Within 5km	v/VU	In the south east, occurs in coastal *E. viminalis* forest on deep sands. Marginal suitable habitat. Low risk.	Low risk
Calystegia sepium subsp. sepium	Swamp bindweed	Within 5km	r/NA	Recorded from riverbanks. No suitable habitat. Low risk.	Low risk
Damasonium minus	Starfruit	Unverified record within 5km	r/NA	Aquatic species. No suitable habitat. Low risk.	Low risk
Dianella amoena	Grassland flaxlily	Within 5km	r/EN	Grows in native grasslands and grassy woodlands. Potential suitable habitat. Medium risk.	Low risk
Diuris palustris	Swamp doubletail	Within 5km	e/NA	Found in grassy, open eucalypt forest on poorly drained sandy peat and loams. No suitable habitat. Low risk.	Low risk
Eucalyptus risdonii (and crosses)	Risdon peppermint	Within 5km	r/NA	Occurs on mudstone. No suitable habitat. Low risk.	Low risk
Euphrasia collina subsp. deflexifolia	Eastern eyebright	Within 5km	r/NA	Occurs in open woodland, associated with open patches of ground such as tracks. Potential suitable habitat. Medium risk.	Low risk
Glycine latrobeana	Clover glycine	Within 5km	v/VU	Occurs in dry to damp sclerophyll forest and woodland. Potential suitable habitat. Medium risk.	Low risk
Haloragis heterophylla	Variable raspwort	Within 5km	r/NA	Associated with poorly drained sites and grasslands/grassy woodlands with high component of *Themeda triandra*. No suitable habitat. Low risk.	Low risk
Hibbertia basaltica	Basalt guineaflower	Within 5km	e/EN	Restricted to areas of basalt. No suitable habitat. Low risk.	Low risk
Hovea tasmanica	Rockfield purplepea	Within 5km	r/NA	Found on dry rocky dolerite ridges and slopes. No suitable habitat. Low risk.	Low risk
Hyalosperma demissum	Moss sunray	Within 5km	e/NA	Grows on rock pavements or shallow soils on dolerite or Triassic sandstone. No suitable habitat. Low risk.	Low risk
Isoetopsis graminifolia	Grass cushion	Within 5km	v/NA	Grows in native grasslands dominated by *Themeda triandra* or on rockplates. No suitable habitat. Low risk.	Low risk

THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[1]
SPECIES NAME		NVA RECORD	STATUS S*/N+		
LATIN	COMMON				
Lepidium hyssopifolium	Soft peppercress	Within 5km	e/EN	Native habitat is the growth suppression zone around large trees in grassy woodlands, but now generally found under large, exotic trees on roadsides, home yards, and farms. Marginal suitable habitat. Low risk.	Low risk
Ozothamnus reflexifolius	Reflexed everlastingbush	Within 5km	v/VU	Known from a single site on dolerite. No suitable habitat. Low risk.	Low risk
Parietaria debilis	Shade pellitory	Within 5km	r/NA	Occurs in the salt spray zone and dune scrubs. No suitable habitat. Low risk.	Low risk
Phyllangium divergens	Wiry mitrewort	Unverified record within 5km	v/NA	Occurs in a range of habitats occupying bare ground. Potential suitable habitat. Medium risk.	Low risk
Pterostylis squamata	Ruddy greenhood	Within 5km	v/NA	Occurs in grassy open eucalypt forests and woodland on well drained sandy and clay loams, often in proximity to rock outcrops (TSS 2016). Marginal suitable habitat. Low risk.	Low risk
Pterostylis wapstrarum	Fleshy greenhood	Within 5km	e/CR	Reported from native grassland on basalt soils. No suitable habitat. Low risk.	Low risk
Pterostylis ziegeleri	Grassland greenhood	Unverified record within 5km	v/VU	Occurs within dunes and in native grasslands on clay loams derived from basalt. No suitable habitat. Low risk.	Low risk
Ruppia megacarpa	largefruit seatassel	Within 5km	r/NA	Occurs in estuaries and lagoons. No suitable habitat. Low risk.	Low risk
Senecio squarrosus	Leafy fireweed	Within 5km	r/NA	Occurs in grassy dry forests. Potential suitable habitat. Medium risk.	Low risk
Stenopetalum lineare	Narrow threadpetal	Within 5km	e/NA	Occurs in dunes and rocky outcrops. No suitable habitat. Low risk.	Low risk
Teucrium corymbosum	Forest germander	Within 5km	r/NA	Occurs on rocky steep slopes, riparian flats and forest. No suitable habitat. Low risk.	Low risk
Velleia paradoxa	Spur velleia	Within 5km	v/NA	Occurs in grassy woodlands or grasslands on dry sites. Potential suitable habitat. Medium risk.	Low risk
Vittadinia cuneata var. cuneata	Fuzzy new-holland-daisy	Within 5km	r/NA	Occurs in native grassland and grassy woodland. Potential suitable habitat. Medium risk.	Low risk
Vittadinia gracilis	Woolly new-holland-daisy	Within 5km	r/NA	Occurs in native grassland and grassy woodland. Potential suitable habitat. Medium risk.	Low risk

THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[1]
SPECIES NAME		NVA RECORD	STATUS S*/N+		
LATIN	COMMON				
Vittadinia mulleri	Narrowleaf new-holland-daisy	Within 500m	r/NA	Occurs in native grassland and grassy woodland. Potential suitable habitat. High risk.	Low risk
Xanthoparmelia jarmaniae	Lichen	Within 5km	v/NA	Known from dolerite and sandstone in degraded, dry sclerophyll forest and native grassland. No suitable habitat. Low risk.	Low risk
Xanthoparmelia vicaria	Lichen	Within 5km	r/NA	Occurs on dolerite in dry sclerophyll forest. No suitable habitat. Low risk.	Low risk
Xanthoparmelia vicariella	Lichen	Within 5km	r/NA	Occurs on dolerite and basalt boulders. No suitable habitat. Low risk.	Low risk
Xanthorrhoea arenaria	Sand grasstree	Unverified record within 5km	v/VU	Occurs in heathy habitats. No suitable habitat. Low risk.	Low risk

* refers to listing status under the Tasmanian Threatened Species Act 1995: r = rare, v = vulnerable e = endangered, p = pending, na = not applicable

+ refers to listing status at the federal level under the Environment Protection and Biodiversity Conservation Act 1999: VU = Vulnerable, EN = Endangered, CR = Critically Endangered, P = Pending, NA = Not Applicable

5 Threatened Fauna Risk Assessment

The Forest Practices Authority (FPA) Biodiversity Values Database (BVD) and the Tasmanian Natural Values Atlas (NVA) identified 16 threatened fauna species with potential to occur onsite. There are no recorded eagle nests within 2km of the subject title and the title is not considered likely to contain eagle nests (FPA 2019b). There are two raptor nests recorded approximately 800m to the south east of the title which are associated with *Falco peregrinus* peregrine falcon and masked owl.

No threatened fauna species were identified during the site visit, however, of the 16 species identified in the Natural Values Atlas and Biodiversity Values Database, three species were considered to be at medium risk of occurring within the proposed development area based on potentially suitable habitat and proximity of previous records, as discussed below. It is likely that the proposed development area is included in some species' ranging boundaries, such as the wedge-tailed eagle, quolls, blue-winged parrot, and Tasmanian devil, however, no nests, hollows, dens, or scats were observed within or around the development area and the proposed works are considered to present a low risk to these species. The remaining eight species are considered to be at low risk of occurring within the proposed development area and hence at low risk of being impacted by the proposed development. See Table 5-1 for risk assessment and Appendix 1 for habitat preferences.

Forty-spotted pardalote are wholly reliant on *Eucalyptus viminalis* and the DVG vegetation community is considered to provide potentially suitable habitat for the species (Threatened Species Section 2012). While habitat loss is one of the main threats faced by the forty-spotted pardalote, and the proposed development is within the potential range of the species, there are no known records of the species within 5km of the site and the proposed development is on the outer extent of the DVG community, minimising any fragmentation of potential habitat. Given the extent and location of the proposed works, the proposal is considered to have a low risk of impacting on the forty-spotted pardalote.

The eastern barred bandicoot occurs within open forest and woodlands with a grassy understory and native and exotic grasslands. Whilst they favour landscapes with a mosaic of agricultural land and remnant bushland, the proposed works area is considered to provide potential suitable habitat for the species. However, given the small extent of clearance required for the proposed works in relation to potential habitat across the balance of the title, as well as in surrounding land, the species is considered to be at low risk of being impacted by the proposed works.

Tussock skink occur in grassland and grassy woodland habitats, with typical habitat in the warmer lowland part of the range comprised of native grassland dominated by *Poa labillardierei* silver tussockgrass, *Rytidosperma sp.* wallaby grass, *Themeda triandra* kangaroo grass, and *Microlaena stipoides* weeping grass (Threatened Species Section 2023). While silver tussockgrass did not dominate the site, it was common, and the site is therefore considered to provide potential suitable habitat for the species. Given the location of the proposed works, utilising an existing access and remaining close to the title boundaries, the amount of potential habitat disturbance for the tussock skink, in relation to the retained grassland vegetation on the balance of the title, is considered to be low. The proposed works are therefore considered to present a low risk of impacting on the species.

Table 5-1: Risk assessment for threatened fauna species (excluding marine species) listed in NVA as being recorded within 5km and/or with range boundaries (RB) (Forest Practices Authority Biodiversity Values Database) that overlay the subject title. Risk assessment based on likely occurrence of species within the proposed development area.

THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[2]
SPECIES NAME		NVA RECORD	STATUS S*/N+	FPA[X] RANGE CLASS		
LATIN	COMMON					
Accipiter novaehollandiae	Grey goshawk	Record within 5km. Within 500m based on RB.	e/NA	PR	Prefer wet forest adjacent to a fresh waterbody. No suitable habitat. Low risk.	Low risk
Ammoniropa vigens	Ammonite pinwheel snail	Record within 5km. Within 500m based on RB.	e/CR	PR	Occurs in eucalypt forest on dolerite. No suitable habitat. Low risk.	Low risk
Antipodia chaostola	Chaostola skipper	Record within 5km. Within 500m based on RB.	e/EN	PR	Inhabits dry forest/woodland supporting particular *Gahnia sp*. No suitable habitat. Low risk.	Low risk
Aquila audax subsp. fleayi	Tasmanian wedge-tailed eagle	Record within 5km. Within 500m based on RB.	e/EN	PR	Potential foraging habitat is a wide variety of forest and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Foraging habitat only. Low risk.	Low risk
Dasyurus maculatus	Spotted-tail quoll	Record within 5km. Within 500m based on RB.	r/VU	PR	Potential foraging habitat is a wide variety of habitats. Require structurally complex areas for denning. Foraging habitat only. Low risk.	Low risk
Dasyurus viverrinus	Eastern quoll	Record within 5km. Within 500m based on RB.	na/EN	CR	Occur in a range of habitats but prefer dry forest and native grassland mosaics bound by agricultural land. Marginally suitable habitat. Low risk.	Low risk

[2] See text for explanatory information

THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[2]
SPECIES NAME		NVA RECORD	STATUS S*/N+	FPA[x] RANGE CLASS		
LATIN	COMMON					
Haliaeetus leucogaster	White-bellied sea-eagle	Record within 5km. Within 500m based on RB.	v/NA	PR	Potential foraging habitat is any large waterbody. Prefers tall eucalypts in tracts of over 10ha for nesting. No suitable habitat. Low risk.	Low risk
Lathamus discolor	Swift parrot	Record within 5km. Within 500m based on RB.	e/CR	CR breeding	Potential foraging habitat is flowering *Eucalyptus globulus* or *E. ovata*. Nest in hollows. No suitable habitat. Low risk.	Low risk
Litoria raniformis	Green and gold frog	Record within 5km. Within 500m based on RB.	v/VU	PR	Associated with waterbodies with vegetation in or around them. No suitable habitat. Low risk.	Low risk
Neophema chrysostoma	Blue-winged parrot	Record within 5km.	na/VU		Favour grasslands and grassy woodlands near wetlands and nest in eucalypt hollows. Marginal suitable habitat. Low risk.	Low risk
Pardalotus quadragintus	Forty-spotted pardalote	Within 500m based on RB.	e/EN	PR	Require *Eucalyptus viminalis*. Potential suitable habitat. Medium risk.	Low risk
Perameles gunnii	Eastern barred bandicoot	Record within 5km. Within 500m based on RB.	na/VU	CR	Occurs within open forest and woodlands with a grassy understory or in areas with dense, low vegetation. Potential suitable habitat. Medium risk.	Low risk
Prototroctes maraena	Australian grayling	Within 500m based on RB.	v/VU	PR	Occurs in streams. No suitable habitat. Low risk.	Low risk
Pseudemoia pagenstecheri	Tussock skink	Within 500m based on RB.	v/NA	PR	Prefers grasslands and grassy woodlands with >20% native grass cover. Potential suitable habitat. Medium risk.	Low risk
Sarcophilus harrisii	Tasmanian devil	Record within 5km. Within 500m based on RB.	e/EN	PR	Broad range of potential habitat, though shelter is required for denning. Suitable foraging habitat only. Low risk.	Low risk

THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[2]
SPECIES NAME		NVA RECORD	STATUS S*/N+	FPA[x] RANGE CLASS		
LATIN	COMMON					
Tyto novaehollandiae	Masked owl	Record within 5km. Within 500m based on RB.	e/VU	CR	Require trees with large (>15cm) hollows. No suitable habitat. Low risk.	Low risk

* refers to listing status under the Tasmanian Threatened Species Act 1995: r = rare, v = vulnerable, e = endangered, p = pending, na = not applicable

+ refers to listing status at the federal level under the Environment Protection and Biodiversity Conservation Act 1999: VU = Vulnerable, EN = Endangered, CR = Critically Endangered, P = Pending, NA = Not Applicable

x refers to range boundaries as specified in the Forest Practices Biodiversity database: PR = Potential Range, CR = Core Range, KR = Known Range

6 Disturbance

The Natural Values Atlas records a number of weeds of significance and priority weeds as being present within 5km (Table **6-1** and Table 6-2). *Cirsium vulgare* spear thistle and *Rosa rubiginosa* sweet briar were observed onsite. Both species are considered to be pasture weeds and neither of these species are declared under the *Tasmanian Weed Management Act 1999.*

There is a risk of increased weed incursion in the area during works. Therefore, strict washdown and disinfection protocols (as per DPIWE 2004) must be adhered to for any vehicles and machinery accessing the site during works to prevent the further establishment of weeds in the area.

As there are no declared weeds identified within the survey area, there are no obligations to control weeds under the *Tasmanian Weed Management Act 1999*.

Table 6-1: Tasmanian Management Act weeds within 5000m

SPECIES	COMMON NAME
Allium vineale	Crow garlic
Asparagus asparagoides	Bridal creeper
Asphodelus fistulosus	Onion weed
Carduus nutans	Nodding thistle
Carduus tenuiflorus	Winged thistle
Chrysanthemoides monilifera subsp. monilifera	Boneseed
Cirsium arvense var. arvense	Creeping thistle
Cortaderia sp.	Pampas grass
Cytisus scoparius	English broom
Echium plantagineum	Paterson's curse
Eragrostis curvula	African lovegrass
Erica lusitanica	Spanish heath
Foeniculum vulgare	Fennel
Genista monspessulana	Montpellier broom
Hypericum perforatum subsp. veronense	Perforated st johns-wort
Lepidium draba	Hoary cress
Lycium ferocissimum	African boxthorn
Marrubium vulgare	White horehound
Nassella neesiana	Chilean needlegrass
Nassella trichotoma	Serrated tussock
Opuntia sp.	Prickly pear or cholla
Rubus spp.	Blackberry
Ulex europaeus	Gorse
Urospermum dalechampii	False dandelion

Table 6-2: Priority weeds within 5000m

SPECIES	COMMON NAME
Acacia balleyana	Cootamundra wattle
Acacia howittii	Sticky wattle
Achillea millefolium	Yarrow
Billardiera heterophylla	Bluebell creeper
Dipsacus fullonum	Wild teasel
Grevillea rosmarinifolia	Rosemary grevillea
Polygala myrtifolia	Myrtleleaf milkwort
Reseda luteola	Weld
Spartina anglica	Common cordgrass
Verbascum thapsus	Great mullein

7 Biosecurity Risks

According to the Natural Values Atlas, no biosecurity risks, including *Phytophthora cinnamomi*, have been previously recorded within 1km of the subject title. Washdown and disinfection protocols (as per DPIWE, 2004) must be adhered to for any vehicles and machinery accessing the site during works to prevent the spread of *Phytophthora* to the area.

8 Geo-conservation Sites

According to the Natural Values Atlas, there are no geo-conservation sites within 1000m of the subject title. Therefore, no geo-conservation sites are considered at risk of being impacted by the proposed works.

9 Acid Sulfate Soils

According to the Natural Values Atlas, there are no acid sulfate soils found within 1000m of the subject title. Therefore, no disturbance of potential acid sulfate soils as a result of the proposed works is expected.

10 Conclusion and Recommendations

The subject title is approximately 2ha in area and a shed and associated access are proposed in the in the north west of the title, within a mapped 'priority vegetation area' under the Planning Scheme. The proposed development area utilises an existing access and will require the clearance of *Eucalyptus viminalis* grassy forest and woodland (DVG), a non-threatened native vegetation community.

No threatened flora species are considered to be at a greater than low risk of being impacted as a result of the proposed development. Additionally, no significant habitat for threatened fauna, including fauna dens or nests were identified within the proposed development area. The development area may overlap some species' ranging boundaries; however, the proposal is considered to have minimal impact on these species.

As the vegetation to be cleared is not a threatened native vegetation community, comprised of any threatened flora species, significant habitat for a threatened fauna species, or identified as native vegetation of local importance, the vegetation is not considered to meet the definition of priority habitat under the Planning Scheme. Hence, the proposal is considered to minimise any adverse impacts on priority vegetation under C7.6.2 P1.2 as there is no priority vegetation expected to be impacted. Specifically;

a) The design and location of the shed in the north western corner of the title, minimises disturbance to any native vegetation, with no impact on priority vegetation expected.
b) The proposed shed is not expected to have any particular requirements beyond access, which has been considered. If services such as electricity to the shed is also required, the positioning of the shed in the north west corner minimises potential disturbance to vegetation to allow connection.
c) There are no bushfire hazard management requirements for a shed.
d) There are no residual impacts on priority vegetation expected. Recommendations have been provided for best practice management and can be considered as the management plan for proposed works.
e) No on-site biodiversity offsets are required.
f) The existing cleared access area is being utilised for shed access.

The proposal is therefore considered to adequately address the performance criteria of C7.6.2 P1.2 under the Natural Assets Code of the *Tasmanian Planning Scheme – Brighton*.

Additionally, the proposal and is not considered to present a significant impact on any matters of national environmental significance and require any additional assessment under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC).

Recommendations/Management Plan

- Contain clearing of vegetation to the proposed development area only.
- Minimise 'tidying up' of woody debris or mowing grassy areas as these are important habitat features.
- Minimise the introduction of new non-native plant species and encourage onsite recruitment of native species.
- Utilise the existing cleared access track for laydown areas.
- Prevent biosecurity incursions and further weed incursions by implementing strict washdown guidelines for all vehicles, machinery, and equipment used during works.

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Appendix 1: Threatened Species Habitat

Table A1-1: Preferred habitat (FPA 2016) for threatened flora previously recorded within 5km of the subject title from NVA accessed 24/10/2023

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
Asperula minima	Mossy woodruff	Occurs in a range of vegetation types, the common factor being locally impeded drainage. Habitats include near-coastal swamp forests, *Melaleuca ericifolia* swamp forest, *Eucalyptus ovata* sedgy forest, "old pasture" regenerating to sedges and rushes, and firebreaks adjacent to clearfelled forest.
Asperula scoparia subsp. scoparia	Prickly woodruff	Widespread in Tasmania, and is mainly found in native grasslands and grassy forests, often on fertile substrates such as dolerite-derived soils. Forested sites are usually dominated by *Eucalyptus globulus* and *E. viminalis* (lower elevations) and *E. delegatensis* (higher elevations).
Asperula subsimplex	Water woodruff	Occurs in sites with impeded drainage, including damp grasslands, floodplains and sometimes in grassy forest and woodland along drainage depressions (even at the outfall of artificial dams).
Austrostipa bigeniculata	Doublejointed speargrass	Found mainly in the south-east and Midlands in open woodlands and grasslands, where it is often associated with *Austrostipa nodosa*.
Bolboschoenus caldwellii	Sea clubsedge	Widespread in shallow, standing, sometimes brackish water, rooted in heavy black mud.
Brachyscome rigidula	Cutleaf daisy	Found in the Midlands, East Coast and in parts of the eastern Central Highlands of Tasmania, where it occurs in rough pasture, grassland and grassy woodland on dry rocky hills and flats.
Caladenia caudata	Tailed spider-orchid	Highly variable habitat, which includes the central north: *Eucalyptus obliqua* heathy forest on low undulating hills; the north-east: *E. globulus* grassy/heathy coastal forest, *E. amygdalina* heathy woodland and forest, *Allocasuarina* woodland; and the south-east: *E. amygdalina* forest and woodland on sandstone, coastal *E. viminalis* forest on deep sands. Substrates vary from dolerite to sandstone to granite, with soils ranging from deep windblown sands, sands derived from sandstone and well-developed clay loams developed from dolerite. A high degree of insolation is typical of many sites.
Calystegia sepium subsp. sepium	Swamp bindweed	Recorded from riverbanks and the margins of forests in the north of the State around the Tamar region, where it mainly occurs in *Melaleuca ericifolia* swamp forest and amongst *Phragmites australis* swampland.
Damasonium minus	Starfruit	Occupies swampy habitat and farm dams and prefers slow-flowing or stationary water.
Dianella amoena	Grassland flaxlily	Occurs mainly in the northern and southern Midlands, where it grows in native grasslands and grassy woodlands.
Diuris palustris	Swamp doubletail	Occurs in coastal areas in grassy open eucalypt forest, sedgy grassland and heathland with *Leptospermum* (teatree) and *Melaleuca* (paperbark) on poorly- to moderately-drained sandy peat and loams, usually in sites that are wet in winter.
Eucalyptus risdonii (and crosses)	Risdon peppermint	Restricted to the greater Hobart area (particularly the Meehan Range), with an outlying population at Mangalore and on South Arm. It occurs on mudstone, with an altitudinal range from near sea level to 150m ASL. It can occur as a dominant in low open forest with a sparse understorey on dry, insolated ridgelines and slopes (e.g. with a north-west aspect), and individuals can extend into other forest types typically dominated by *E. tenuiramis* or *E. amygdalina* (but occasionally by other species) on less exposed sites.

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
Euphrasia collina subsp. deflexifolia	Eastern eyebright	Occurs in open woodland or heath (sometimes extending to forest), often associated with road edges, tracks and depressions near the headwaters of creeks. Its habitat is associated with the availability of open patches of ground maintained by fire or other disturbance, the proximity of low vegetation and relatively high soil moisture in spring.
Glycine latrobeana	Clover glycine	Occurs in dry to dampish sclerophyll forest and woodland in the north and east of the State, with outlying sites at Woolnorth.
Haloragis heterophylla	Variable raspwort	Occurs in poorly-drained sites (sometimes only marginally so), which are often associated with grasslands and grassy woodlands with a high component of *Themeda triandra* (kangaroo grass). It also occurs in grassy/sedgy *Eucalyptus ovata* forest and woodland, shrubby creek lines, and broad sedgy/grassy flats, wet pasture and margins of farm dams.
Hibbertia basaltica	Basalt guineaflower	Restricted to areas of basalt between Pontville and Bridgewater in southern Tasmania where it occurs on slopes along the lower reaches of the Jordan River and one of its tributaries, in native grassland dominated by *Themeda triandra* (kangaroo grass) and *Austrostipa* (spear grass) species with the occasional *Bursaria spinosa* (prickly box). Rock cover is high, while soils are shallow clay loams. Slopes vary from 0-15 degrees, and altitude 15-45m ASL. Note that a very similar taxon, possibly undescribed or within a broader concept of *H. basaltica*, occurs in similar habitat but on Jurassic dolerite in the same part of the State; currently all such sites are shown on databases as H. sp. Richmond dolerite.
Hovea tasmanica	Rockfield purplepea	Occurs in central and north-eastern regions. It is usually found on dry, rocky ridges or slopes (mostly dolerite) in forest and riverine scrub.
Hyalosperma demissum	Moss sunray	Grows on rock pavements or shallow sandy soils in some of Tasmania's driest regions, and also in scalded patches in *Eucalyptus amygdalina* heathy/grassy woodland. The underlying substrate is mostly Jurassic dolerite, with occasional occurrences on Triassic sandstone and also Cainozoic sediments with a laterite lag. The elevation range of recorded sites in Tasmania is 30-470m ASL, with an annual rainfall range of less than 600mm.
Isoetopsis graminifolia	Grass cushion	Grows in native grasslands, usually dominated by *Themeda triandra* (kangaroo grass), or on rockplates, the underlying substrate being mostly basalt or dolerite. The elevation range of recorded sites is 20-360m ASL in areas of low rainfall.
Lepidium hyssopifolium	Soft peppercress	The native habitat is the growth suppression zone beneath large trees in grassy woodlands and grasslands (e.g. over-mature black wattles and isolated eucalypts in rough pasture). It is now found primarily under large exotic trees on roadsides and home yards on farms. It occurs in the eastern part of Tasmania between sea-level to 500m ASL in dry, warm and fertile areas on flat ground on weakly acid to alkaline soils derived from a range of rock types. It can also occur on frequently slashed grassy/weedy roadside verges where shade trees are absent.
Ozothamnus reflexifolius	Reflexed everlastingbush	Known from a single site in the Meehan Range in south-eastern Tasmania. The subpopulation is centred on a large dolerite rock plate, with plants occurring in either *Allocasuarina verticillata* (drooping sheoak) woodland, open heath or in crevices in sheer dolerite. Altitude at the site varies from 180-350m ASL.
Parietaria debilis	Shade pellitory	Occurs around muttonbird rookeries, on cliffs/rocks in the salt spray zone, in moist shaded areas in dune scrubs, and under rock overhangs in forested gullies.
Phyllangium divergens	Wiry mitrewort	Occurs in a wide variety of near-coastal habitats on a range of substrates, a common feature usually being bare ground (e.g. tracks) and rock exposures (e.g. outcrops, coastal cliffs, etc.).
Pterostylis squamata	Ruddy greenhood	Occurs in heathy and grassy open eucalypt forest, woodland and heathland on well-drained sandy and clay loams.
Pterostylis wapstrarum	Fleshy greenhood	Restricted to the Midlands and south-east of Tasmania where it occurs in native grassland and possibly grassy woodland. It has been reported from basalt soils.

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
Pterostylis ziegeleri	Grassland greenhood	In coastal areas, the species occurs on the slopes of low stabilised sand dunes and in grassy dune swales, while in the Midlands it grows in native grassland or grassy woodland on well-drained clay loams derived from basalt.
Ruppia megacarpa	largefruit seatassel	Occurs in estuaries and lagoons along the east and south-east coasts, and brackish lagoons in the Midlands; there is also an historic record from the Tamar estuary in the States' north.
Senecio squarrosus	Leafy fireweed	Occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types.
Stenopetalum lineare	Narrow threadpetal	Typically grows in grass-covered low dunes but it also extends to scrub-covered dunes (coast wattle), and there is one inland site on a rocky outcrop in dry sclerophyll forest.
Teucrium corymbosum	Forest germander	Occurs in a wide range of habitats from rocky steep slopes in dry sclerophyll forest and *Allocasuarina* (sheoak) woodland, riparian flats and forest.
Velleia paradoxa	Spur velleia	Known from the Hobart and Launceston areas, and the Midlands and the Derwent Valley, where it occurs in grassy woodlands or grasslands on dry sites. It has been recorded up to 550m above sea level at sites with an annual rainfall range of 450-750mm.
Vittadinia cuneata var. cuneata	Fuzzy new-holland-daisy	Occurs in native grassland and grassy woodland.
Vittadinia gracilis	Woolly new-holland-daisy	Occurs in native grassland and grassy woodland.
Vittadinia mulleri	Narrowleaf new-holland-daisy	Occurs in native grassland and grassy woodland.
Xanthoparmelia jarmaniae	Lichen	Known from dolerite and sandstone in degraded, dry sclerophyll forest and native grassland, and from a sandstone gravestone in the Midlands.
Xanthoparmelia vicaria	Lichen	Known only from Gunners Quoin where it occurs on dolerite in dry sclerophyll forest.
Xanthoparmelia vicariella	Lichen	Known only from the Southern Midlands where it occurs on dolerite and basalt boulders in dry sclerophyll woodland and native grassland.
Xanthorrhoea arenaria	Sand grasstree	Restricted to coastal areas from Bridport in the north-east to Coles Bay on the East Coast, where it occurs in coastal sandy heathland, extending into heathy woodland and forest, mainly dominated by *Eucalyptus amygdalina*.

Table A1-2: Preferred habitat (FPA 2017a) for threatened fauna (excluding marine species) previously recorded within 5km or with range boundaries within 5km of the subject title from NVA and BVD accessed 24/10/2023

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
Accipiter novaehollandiae	Grey goshawk	Potential habitat for the grey goshawk is native forest with mature elements below 600 m altitude, particularly along watercourses. Significant habitat for the grey goshawk may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, swamp, etc.). Forest types used; blackwood swamp forest, *Leptospermum* or *Melaleuca* swamp forest, riparian blackwood and tea-tree scrub communities, wet eucalypt forest with blackwood/myrtle understorey and rainforest.
Ammoniropa vigens	Ammonite pinwheel snail	Potential habitat for the ammonite snail is dry and wet eucalypt forests on dolerite in the Hobart lowlands (all below 400m ASL).
Antipodia chaostola	Chaostola skipper	Potential habitat is dry forest and woodland supporting *Gahnia radula* (usually on sandstone and other sedimentary rock types) or *Gahnia microstachya* (usually on granite-based substrates).
Aquila audax subsp. fleayi	Tasmanian wedge-tailed eagle	Potential habitat for the wedge-tailed eagle comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor (e.g. parts of the northwest and Central Highlands). Nests are usually not constructed close to sources of disturbance and nests close to disturbance are less productive. More than one nest may occur within a territory but only one is used for breeding in any one year. Breeding failure often promotes a change of nest in the next year. Significant habitat for the wedge-tailed eagle is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where the nest tree is still present).
Dasyurus maculatus	Spotted-tailed quoll	Potential habitat for the spotted-tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat for the spotted-tailed quoll is all potential denning habitat within the core range of the species. Potential denning habitat for the spotted tailed quoll includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves.
Dasyurus viverrinus	Eastern quoll	Potential habitat for the eastern quoll includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range for the eastern quoll is the whole of mainland Tasmania and Bruny Island.
Heliaeetus leucogaster	White-bellied sea eagle	Potential habitat comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within 5 km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where nest tree still present).
Lathamus discolor	Swift parrot	Potential breeding habitat for the swift parrot comprises potential foraging habitat and potential nesting habitat and is based on definitions of foraging and nesting trees (see Table A in swift parrot habitat assessment Technical Note). Potential foraging habitat comprises *E. globulus* or *E. ovata* trees that are old enough to flower.

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
Litoria raniformis	Green and gold frog	Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water holding sites such as old quarries, slow flowing stretches of streams and rivers and drainage features.
Neophema chrysostoma	Blue-winged parrot	Inhabit a range of habitats from coastal, sub-coastal and inland areas, through to semi-arid zones. They tend to favour grasslands and grassy woodlands and are often found near wetlands both near the coast and in semi-arid zones. Pairs or small parties of blue-winged parrots forage mainly near or on the ground for seeds of a wide range of native and introduced grasses, herbs and shrubs. Nest in eucalypt hollows.
Pardalotus quadragintus	Forty-spotted pardalote	Potential habitat is any forest and woodland supporting Eucalyptus viminalis (white gum) where the canopy cover of E. viminalis is greater than or equal to 10% or where E. viminalis occurs as a localised canopy dominant or co-dominant in patches exceeding 0.25ha.
Perameles gunnii	Eastern barred bandicoot	Potential habitat is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Significant habitat is dense tussock grass sagg sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.
Prototroctes maraena	Australian grayling	All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat.
Pseudemoia pagenstecheri	Tussock skink	Potential habitat for the tussock skink is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.
Sacophilus harrisii	Tasmanian Devil	Potential habitat is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427km^2). Significant habitat is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1km radius, being the approximate area of the smallest recorded devil home range. Potential denning habitat is areas of burrow-able, well-drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass.
Tyto novaehollandiae	Masked owl	Potential habitat is all areas with trees with large hollows (>15cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover. From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Remnants and paddock trees in agricultural areas may also constitute potential habitat. Significant habitat for the masked owl is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (>15cm entrance diameter). Such areas usually have no regrowth component or just a sparse regrowth component. In terms of using mapping layers for an initial desktop assessment prior to an on-ground survey. Significant habitat may occur in all areas within the core range classified as dry forest (TASVEG dry Eucalypt forest and woodland) with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c') that is classified as mature (Growth Stage class `M'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh and more than half of the canopy cover is comprised of mature trees. Remnants and paddock trees in agricultural areas may also constitute significant habitat.

Appendix 2: Maps

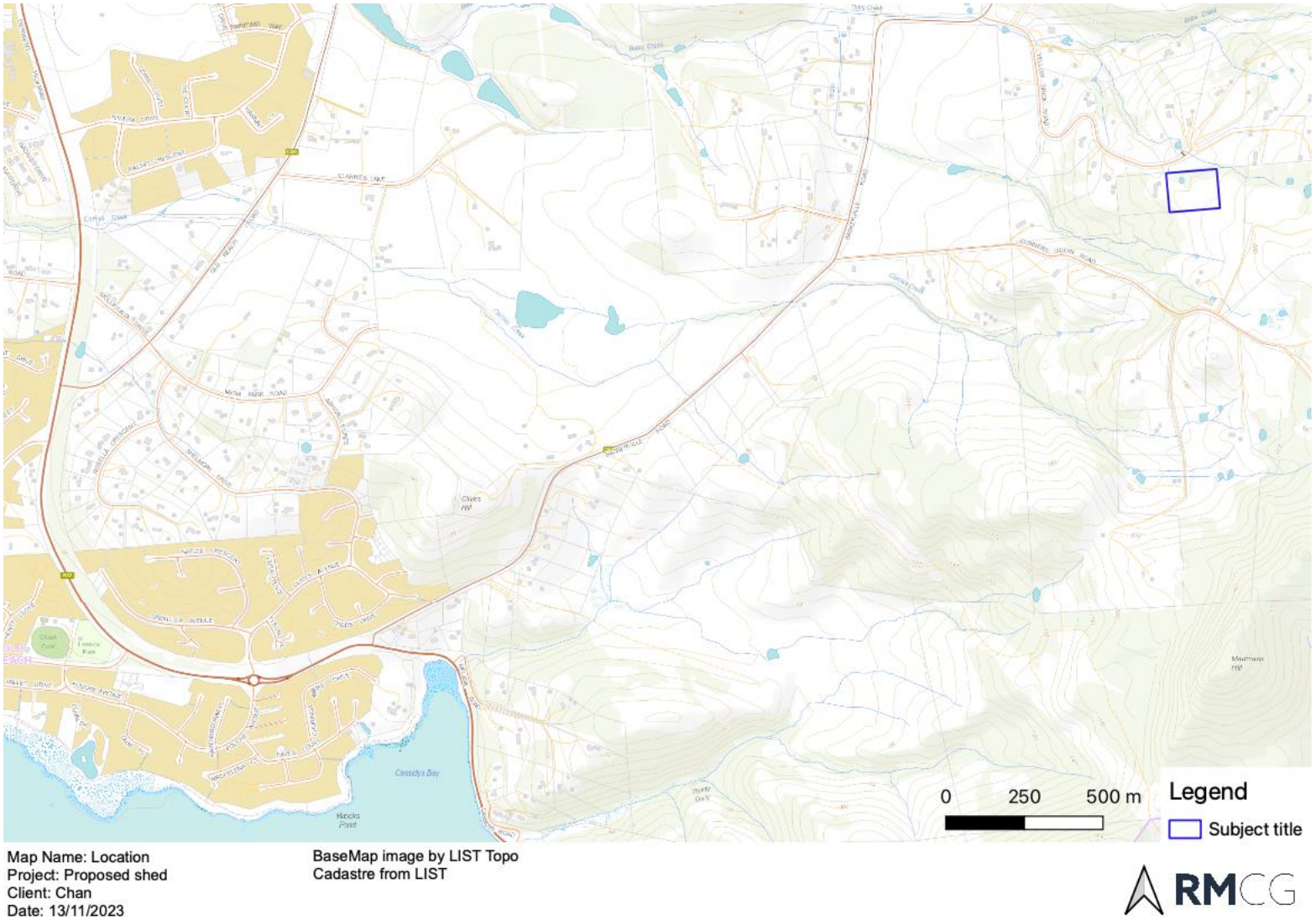

Figure A2-1: Location

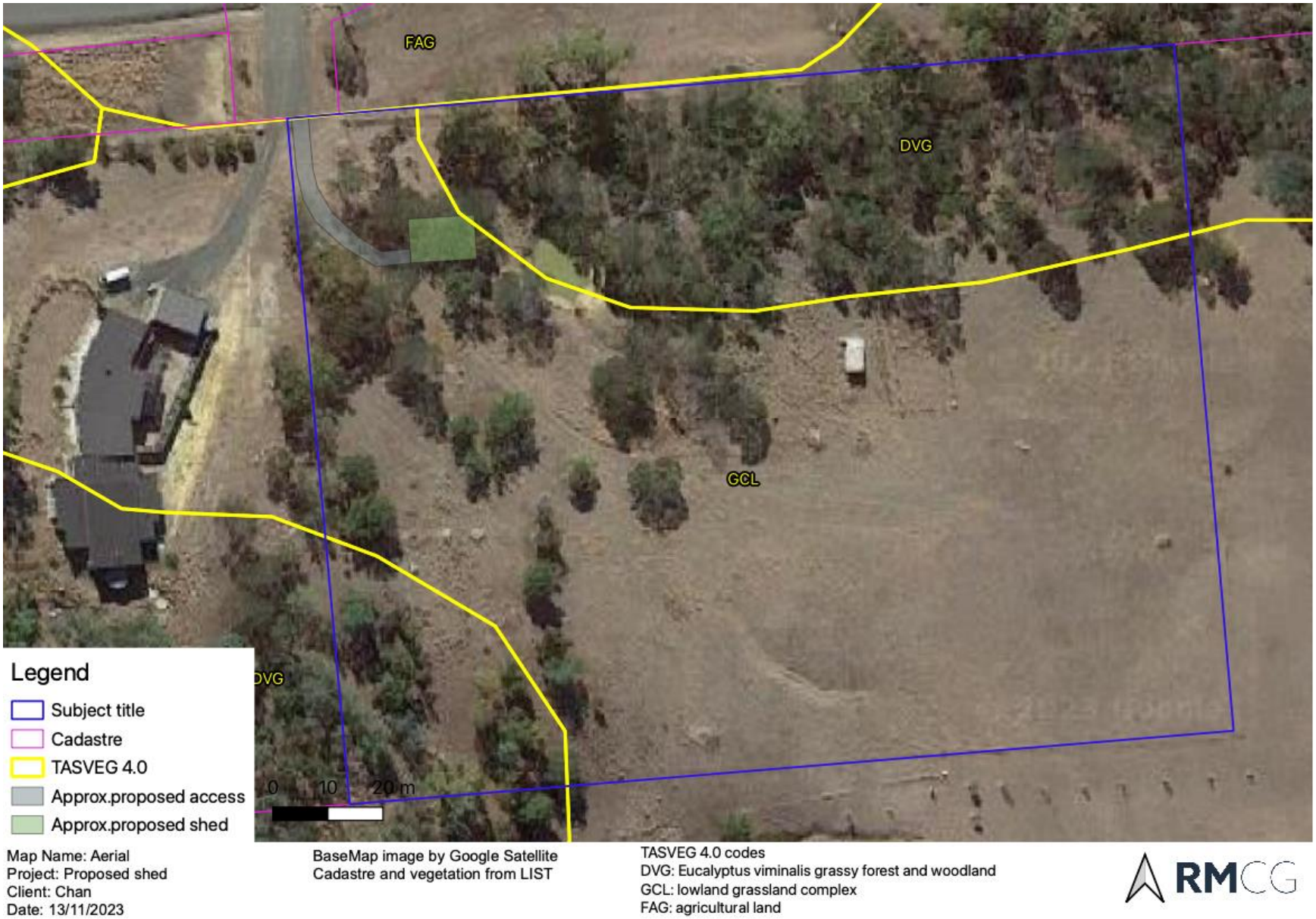

Figure A2-2: Aerial image

Appendix 3: Photos

All photos taken by Sally Scrivens 1 November 2023

Figure A3-1: View north west of the proposed development area.

Figure A3-2: View east of the proposed development area from the existing access within the title.

Figure A3-3: View north of the existing access on the subject title.

Figure A3-4: View south east along the existing access on the subject title.

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1.0	Final	14/11/2023	S. Scrivens	A. Ketelaar	L. McKenzie	A. Ketelaar	W. Chan