Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/008

LOCATION OF AFFECTED AREA

13A COMPTON ROAD, OLD BEACH

DESCRIPTION OF DEVELOPMENT PROPOSAL

DWELLING & OUTBUILDING

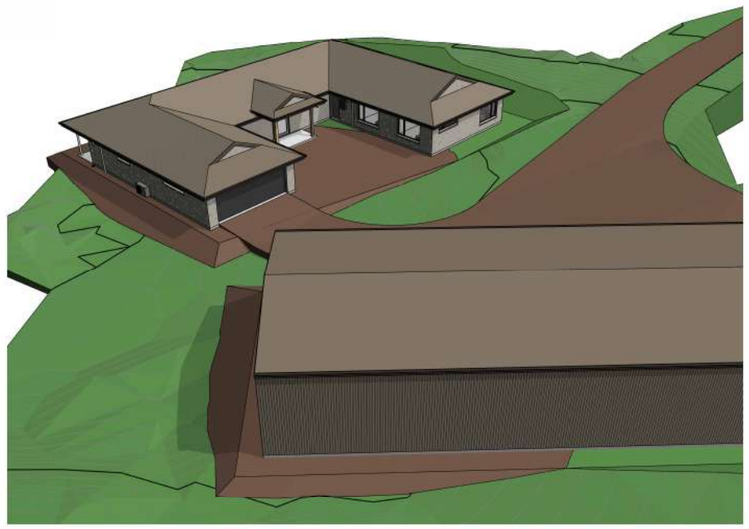
A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **11/06/2026**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER 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
Chief Executive Officer

SCAN ME

Brighton
going places

another perspective
drafting&design



AP2025-2425 - PROPOSED BACON RESIDENCE
13a Compton Road,
OLD BEACH

SHEET		DRAWING TITLE
01	A	LOCATION PLAN
01a		SITE PLAN
01b	A	DRAINAGE LOCATION PLAN
01c		DRAINAGE PLAN
02		FLOOR PLAN (A2)
02a		SHED FLOOR PLAN
03		ELEVATIONS SHEET 1
03a		ELEVATIONS SHEET 2
03b		SHED ELEVATIONS
03c		PERSPECTIVE VIEWS

No.	Amendment	Date	Drawn	Checked	Sheet
A	Council RFI - Provide additional details to property access demonstrating vehicle access, bin collection location and service location, show location of onsite stormwater and wastewater services, show extent of Bushfire Hazard Management Area. Update all relevant plans.	30 April 26	ST	PJ	01, 01b
	DA PLAN SET	3 March 25	ST	RJ	01 - 03

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
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Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info

PROPOSED BACON RESIDENCE

13a Compton Road,
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Soil Classification:	TBC
Title Reference:	CT104251/1
Floor Areas:	285.32m²
Porch / Deck Areas:	54.63m²
Wind Speed:	TBC
Climate Zone:	7
Alpine Zone:	N/A
Corrosion Environment:	High
Certified BAL:	BAL19
Designed BAL:	BAL19
(Refer to Standard Notes for Explanation)	

COVER SHEET

AP2025-2425

Date 3 March 2025

Scale

Sheet 00/03

Ground Floor FFL 15.00

Shed FFL 15.50

1. THIS PLAN HAS BEEN PREPARED BY ANOTHER PERSPECTIVE PTY LTD FROM A COMBINATION OF EXISTING SURVEY PLANS AND GPS SURVEY CARRIED OUT BY ANOTHER PERSPECTIVE PTY LTD.

2. TITLE BOUNDARIES SHOWN WERE NOT VERIFIED OR MARKED AT THE TIME OF THIS SURVEY.

3. ANOTHER PERSPECTIVE PTY LTD CAN NOT ACCEPT LIABILITY WHATSOEVER FOR LOSS OR DAMAGE CAUSED TO ANY UNDERGROUND SERVICE AS NO SERVICE INFORMATION HAS BEEN COLLECTED.

4. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN/DATA. REPRODUCTION OF THIS PLAN OR ANY PART OF IT WITHOUT THIS NOTE BEING INCLUDED IN FULL WILL RENDER THE INFORMATION SHOWN ON SUCH A REPRODUCTION INVALID AND NOT SUITABLE FOR USE WITHOUT PRIOR AUTHORITY OF ANOTHER PERSPECTIVE PTY LTD.

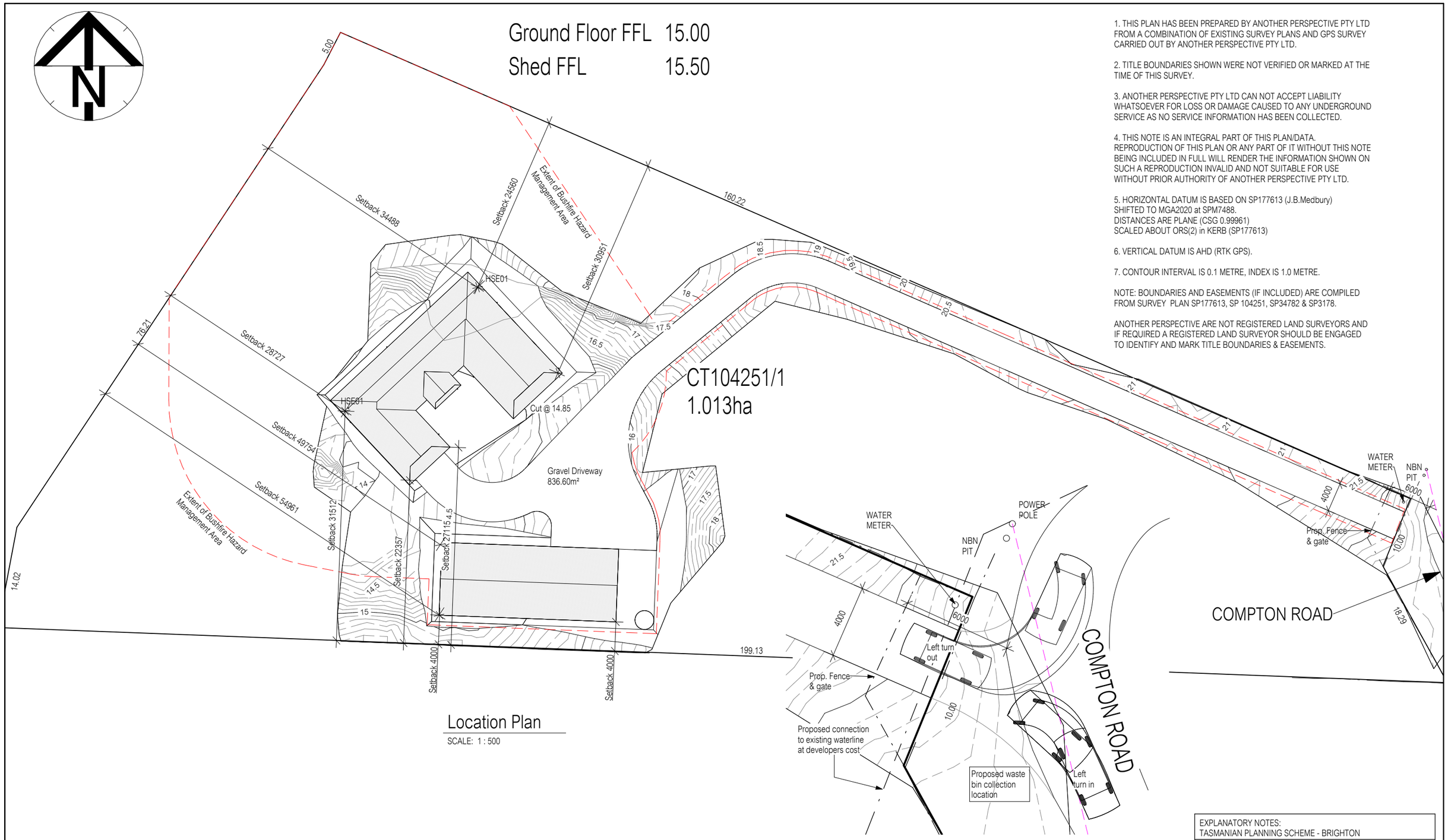
5. HORIZONTAL DATUM IS BASED ON SP177613 (J.B.Medbury) SHIFTED TO MGA2020 at SPM7488.
DISTANCES ARE PLANE (CSG 0.99961)
SCALED ABOUT ORS(2) in KERB (SP177613)

6. VERTICAL DATUM IS AHD (RTK GPS).

7. CONTOUR INTERVAL IS 0.1 METRE, INDEX IS 1.0 METRE.

NOTE: BOUNDARIES AND EASEMENTS (IF INCLUDED) ARE COMPILED FROM SURVEY PLAN SP177613, SP 104251, SP34782 & SP3178.

ANOTHER PERSPECTIVE ARE NOT REGISTERED LAND SURVEYORS AND IF REQUIRED A REGISTERED LAND SURVEYOR SHOULD BE ENGAGED TO IDENTIFY AND MARK TITLE BOUNDARIES & EASEMENTS.



Location Plan

SCALE: 1 : 500

Property Access Enlargement

SCALE: 1 : 200

EXPLANATORY NOTES: TASMANIAN PLANNING SCHEME - BRIGHTON		
11.4.1 - Site coverage		
A1	(a)	Site Coverage: Max. 400.00m² Proposed site coverage: 627.80m²

No.	Date	Int.	Amendment changes as per cover sheet
A	30 April 26	ST	

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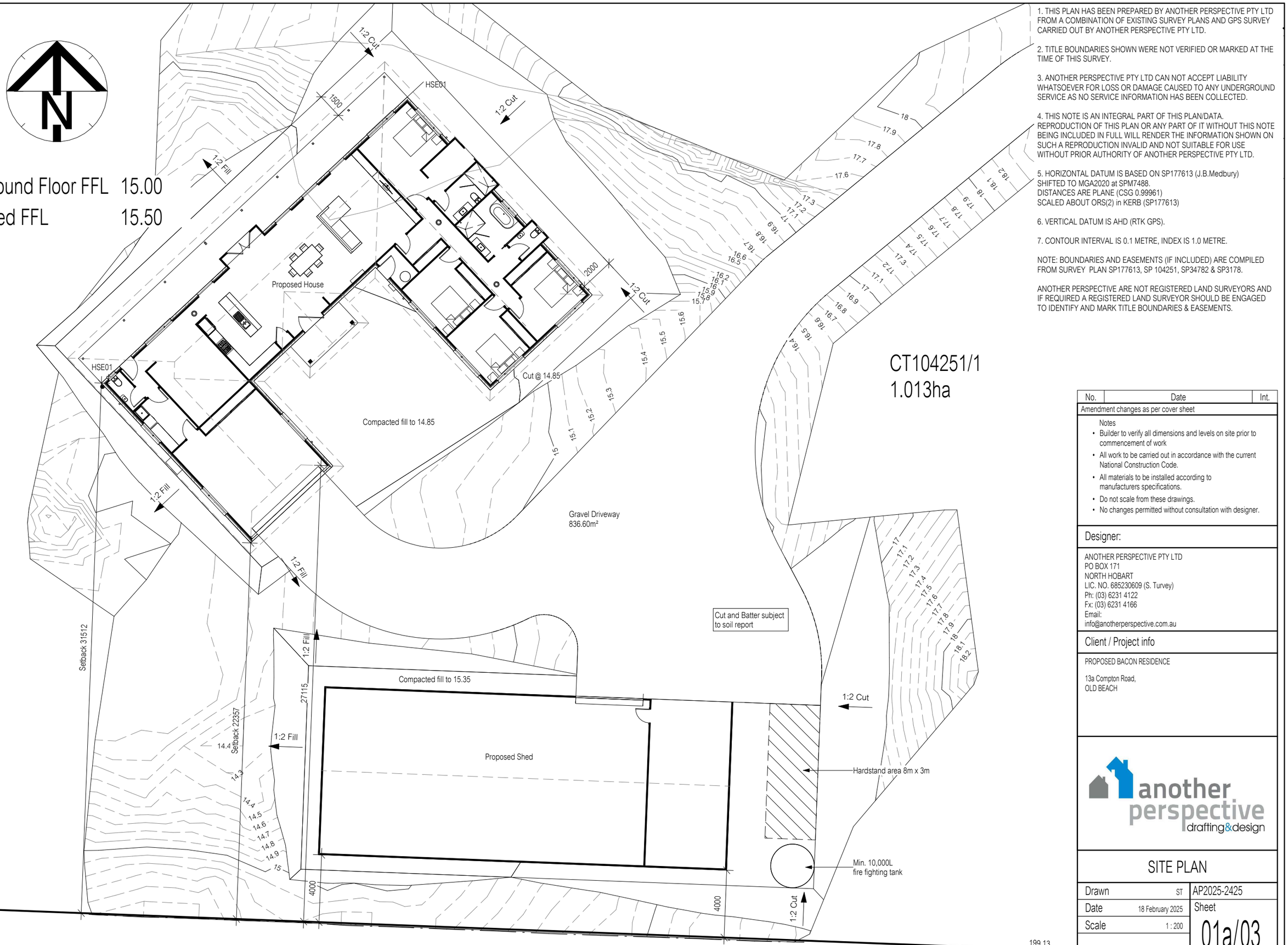
PROPOSED BACON RESIDENCE

13a Compton Road,
OLD BEACH

another perspective drafting&design

LOCATION PLAN

Drawn	ST	AP2025-2425
Date	18 February 2025	Sheet 01/03
Scale	As indicated	



CT104251/1
1.013ha

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SITE PLAN

Drawn	ST	AP2025-2425	
Date	18 February 2025	Sheet	01a/03
Scale	1 : 200		

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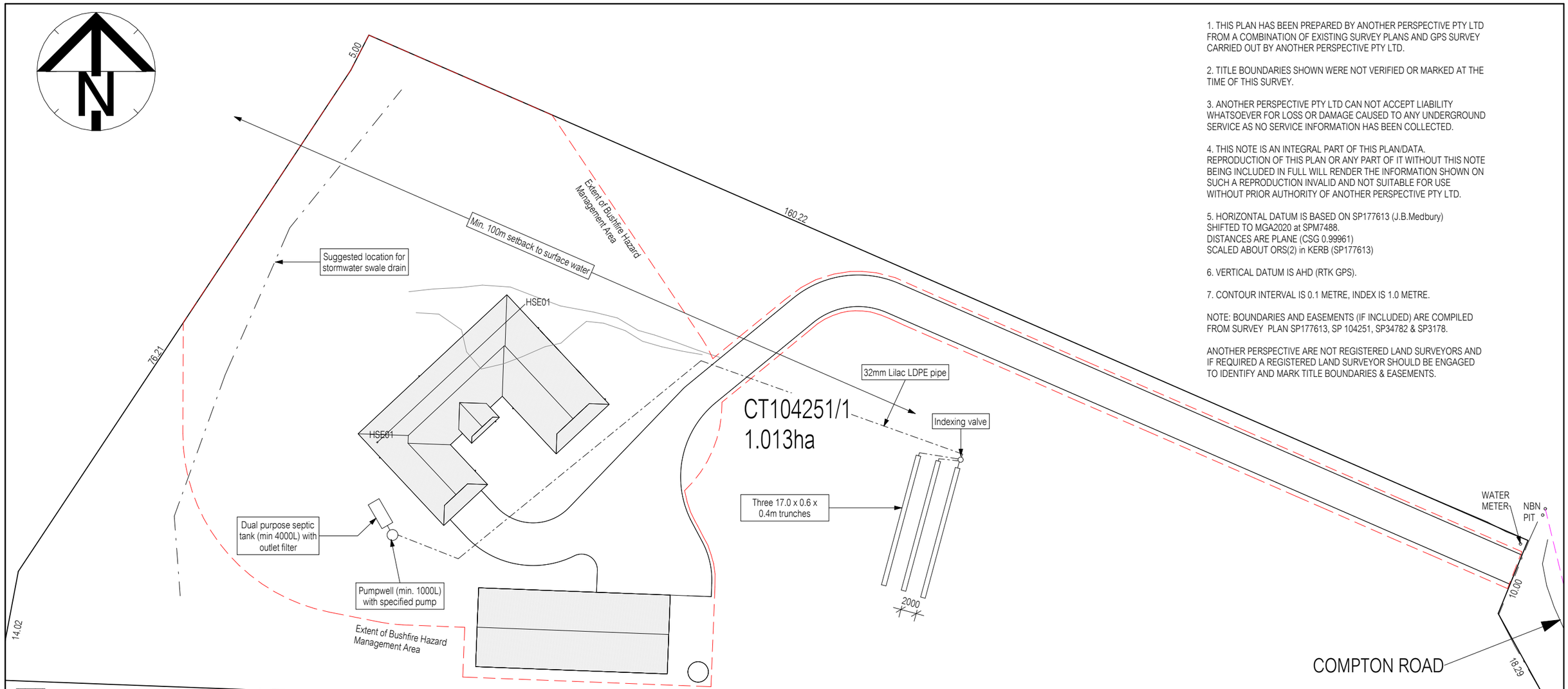
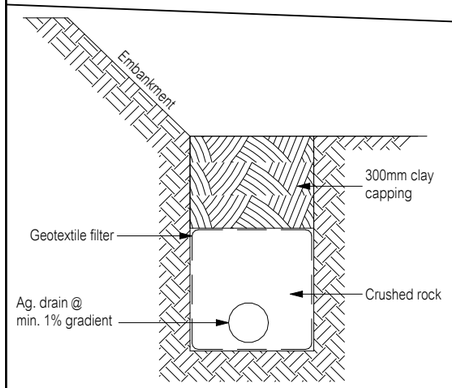




TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale

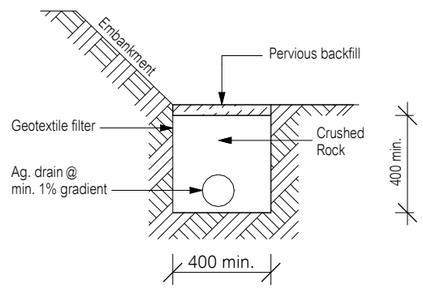
Where ag drain is < 1.8m from footing, the following engineering principles are required:

1. Ag drain to be capped with 300mm of clay to prevent ingress of surface run-off unless it is under a paving slab etc (ag drains are designed for removal of ground water, surface water should be dealt with separately).

2. Ag drain to have a minimum 1% fall to a grated pit which drains to the stormwater system.

3. Install a geotextile filter sock to the slotted drain, and enclose the whole drain in geofabric (to the underside of clay capping).

4. Provide additional grated pits / or inspection openings along the length of the ag drain and at the high point to make the effect of a blockage visible and enable a blockage to be cleared.



TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale

Soil classification: TBC

Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3

Refer to Roof Plan for downpipe calculations

All works are to in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

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A	30 April 26	ST	

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Client / Project info

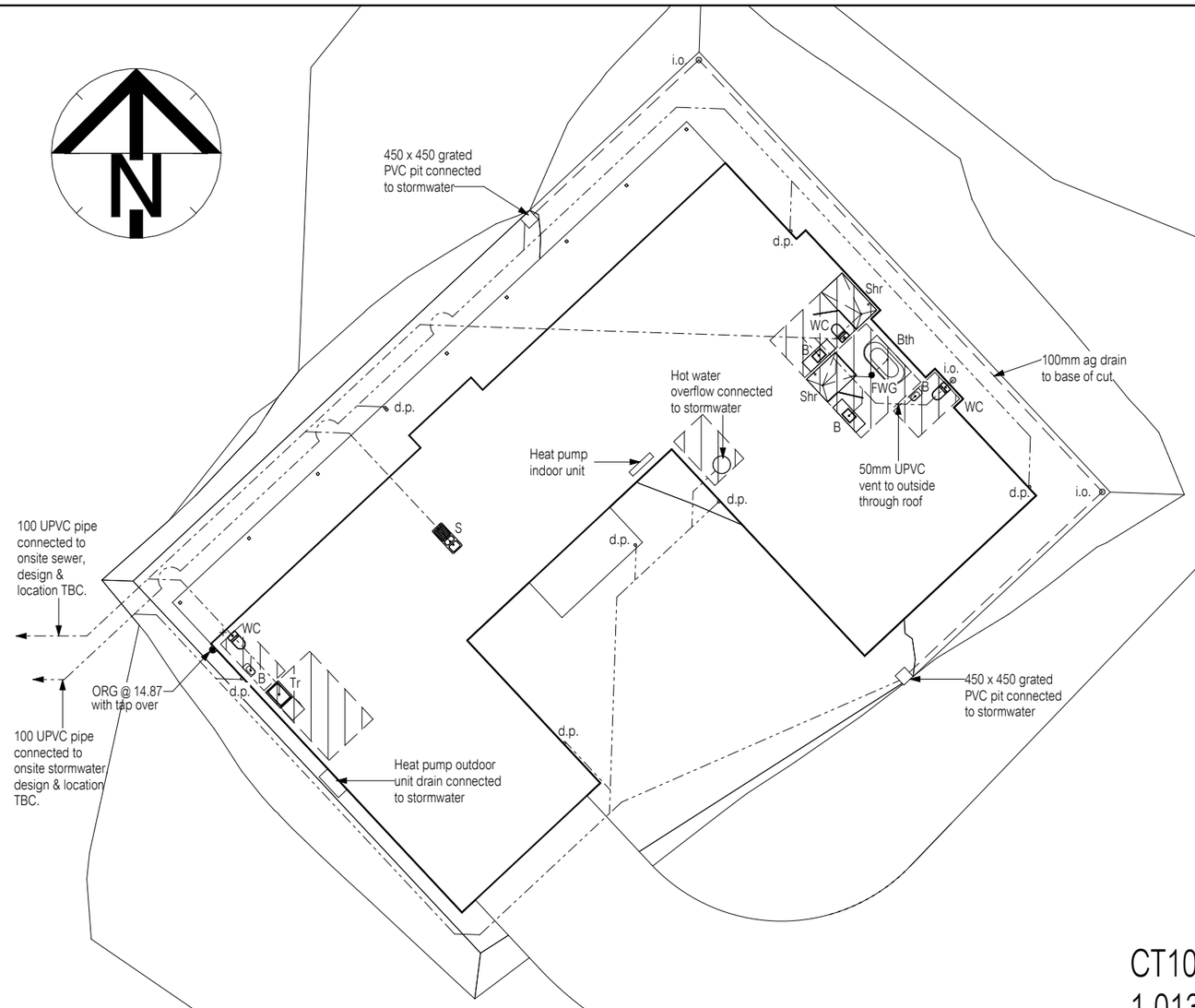
PROPOSED BACON RESIDENCE

13a Compton Road,
OLD BEACH

another perspective drafting&design

DRAINAGE LOCATION PLAN

Drawn	ST	AP2025-2425
Date	1 May 2026	Sheet
Scale	1 : 500	01b/03



CT104251/1
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DRAINAGE LEGEND		
Abbreviation	Fixture	Min. Outlet Size
B	Basin	40Ø
Bth	Bath	40Ø (incl. trap)
Shr	Shower	40Ø (Note 3)
S	Sink	50Ø
Tr	Trough	40Ø
WC	Water Closet Pan	100Ø
d.p.	Downpipe	90Ø
ORG	Overflow Relief Gully	100Ø
FWG	Floor Waste Gully	65Ø (Note 2)

Sewer Line (100Ø UPVC) (unless noted otherwise)
Stormwater Line (100Ø UPVC) (unless noted otherwise)
Stormwater Line (150Ø UPVC) (unless noted otherwise)

NOTES:
1. Flexible connections are to be installed on any pipes emerging from beneath the building in accordance with AS2870 & AS/NZS3500.2:2021.
2. Untrapped Bath tub pipe to connect to FWG if trap not accessible from below or access panel.
3. 50Ø required for multiple shower heads.
4. Showers to comply with N.C.C. 10.2.14.
5. Falls to floor waste to be minimum 1:80 & maximum 1:50

Where ag drain is < 1.8m from footing, the following engineering principles are required:

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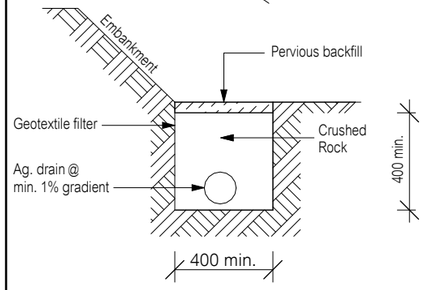
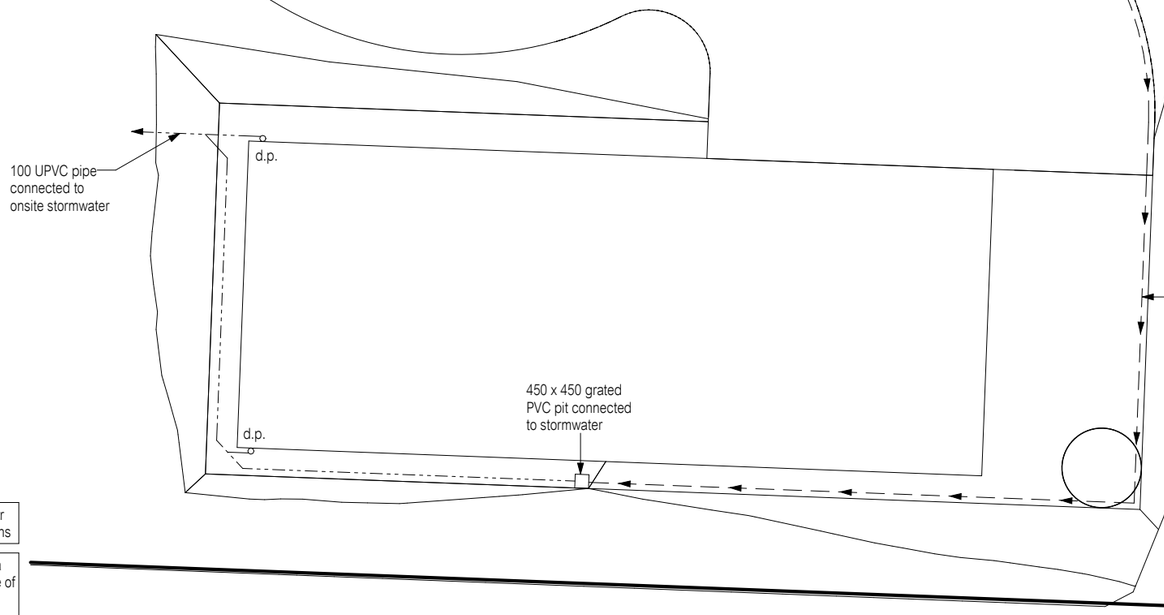
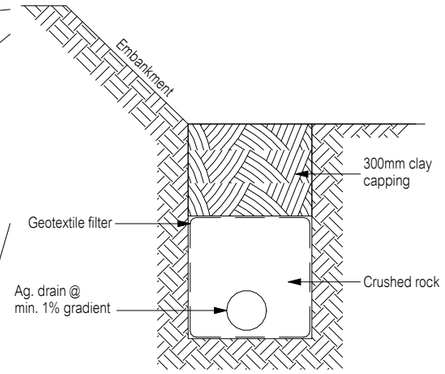


TYPICAL AG. DRAIN DETAIL
(≥1800 FROM HOUSE)
Not to scale





TYPICAL AG. DRAIN DETAIL
(<1800 FROM HOUSE)
Not to scale

0 2 4 6 8m
1:200

- Wet areas to comply with NCC 10.2 and AS3740

199.13

Soil classification: TBC

Refer to Soil Report for nominated founding depth and description of founding material.

All Materials and construction to comply with AS/NZ3500 Part 2 & Part 3

Refer to Roof Plan for downpipe calculations

All works are to in accordance with the Water Supply Code of Australia WSA 03-2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2.0 and TasWater's supplements to these codes.

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OLD BEACH

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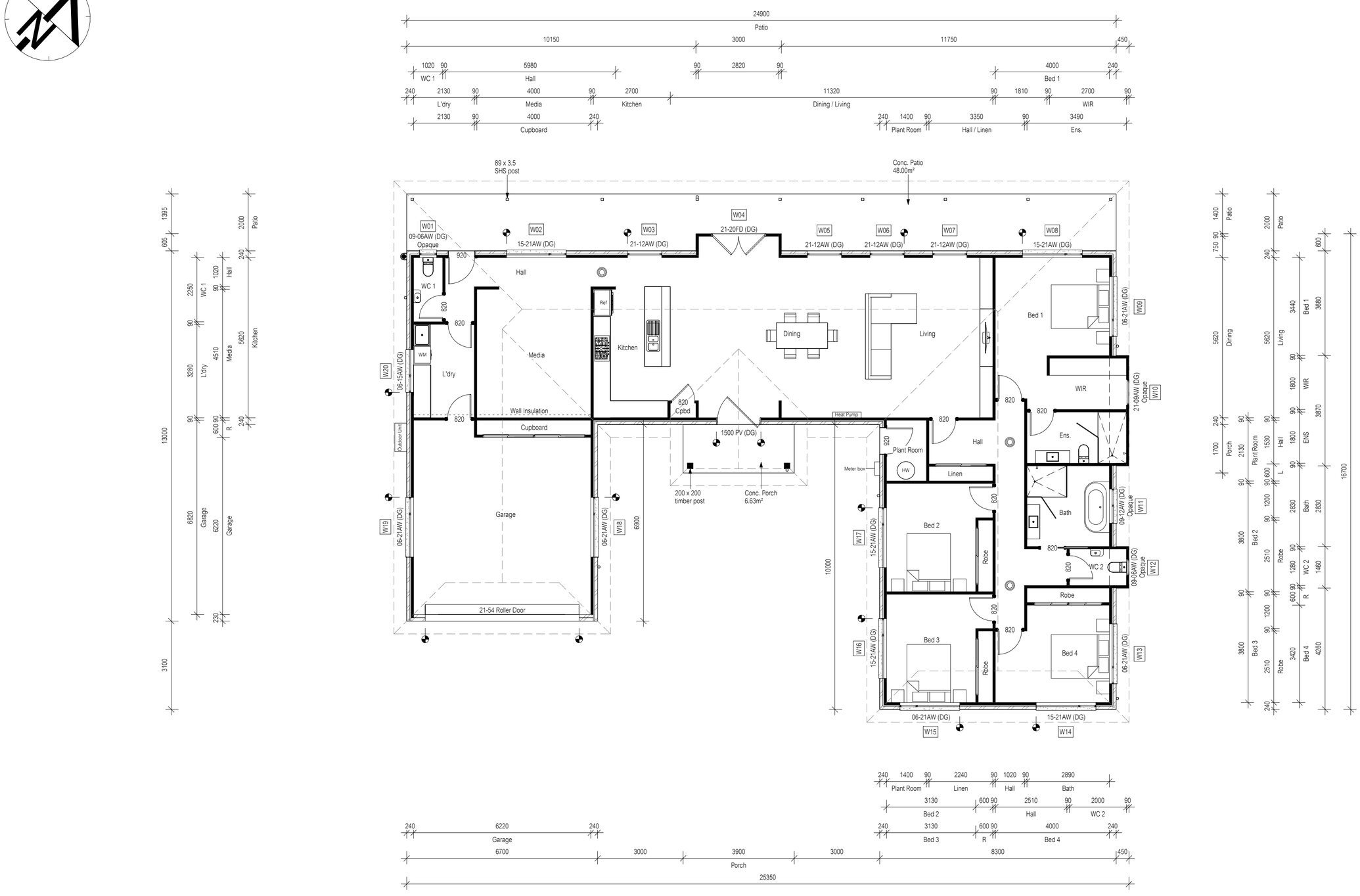
DRAINAGE PLAN

Drawn	ST	AP2025-2425	
Date	3 March 2025	Sheet	01c/03
Scale	1 : 200		



0 1 2 3 4m
1:100

Floor Area = 285.32m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

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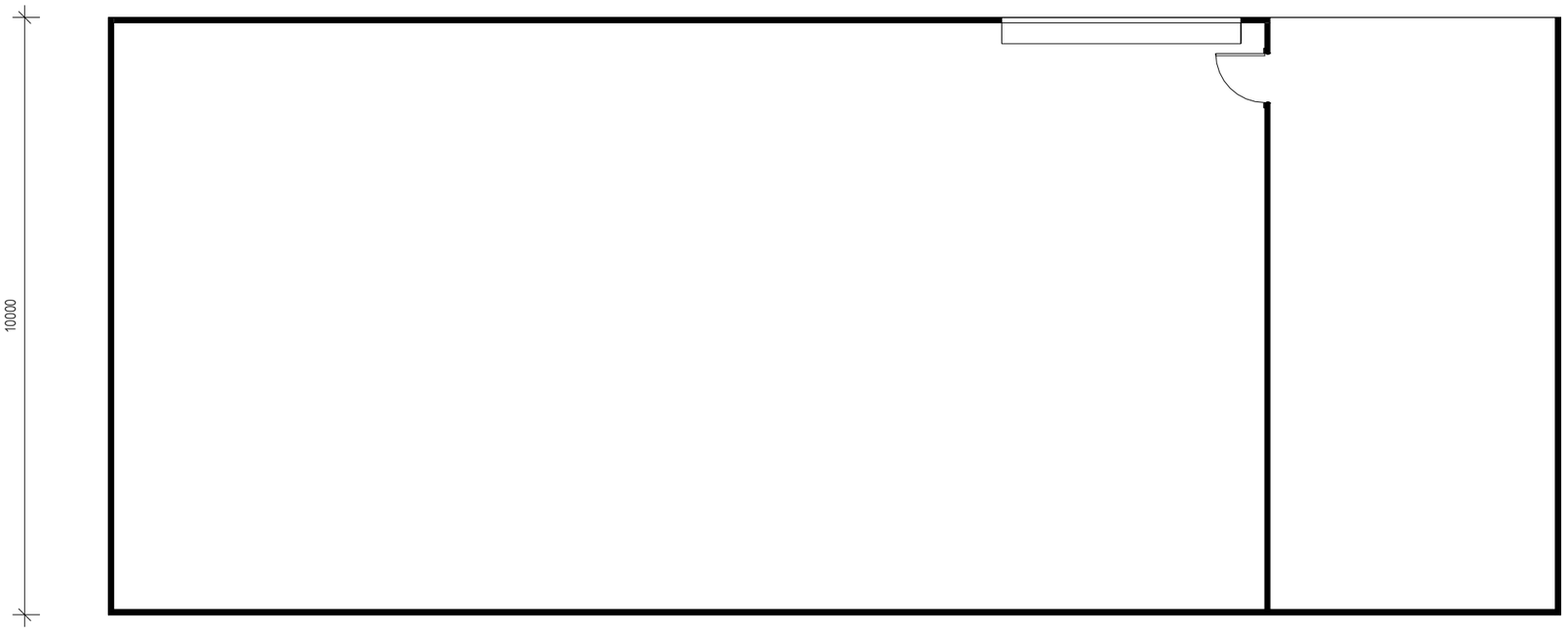
FLOOR PLAN (A2)

Drawn	ST	AP2025-2425	
Date	18 February 2025	Sheet	02/03
Scale	1 : 100 @ A2		



Refer to documentation prepared by Steeline

0 1 2 3 4m
1:100

Floor Area = 243.00m²

Articulation joints

Smoke Alarm (interconnected where more than 1)

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

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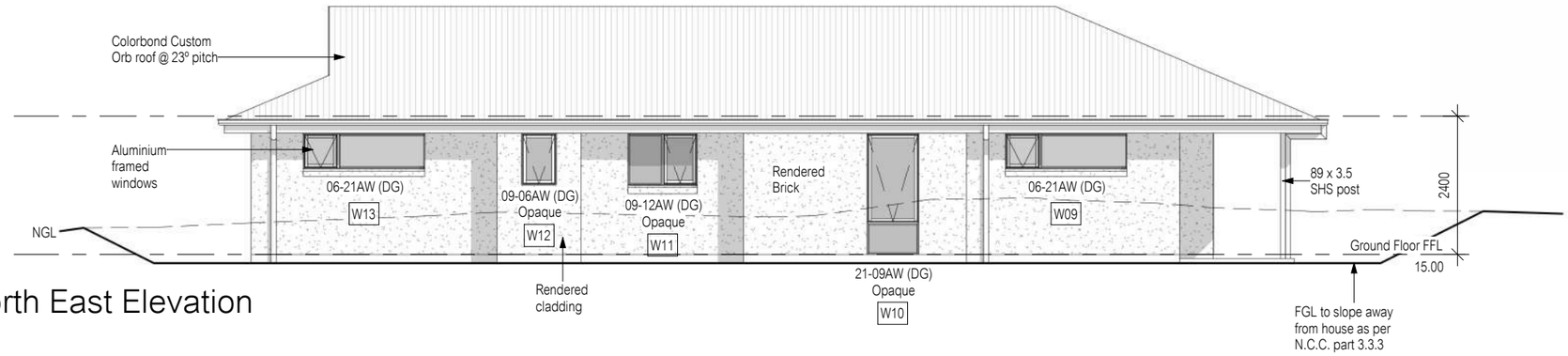
SHED FLOOR PLAN

Drawn	ST	AP2025-2425	
Date	18 February 2025	Sheet	02a/03
Scale	1 : 100		

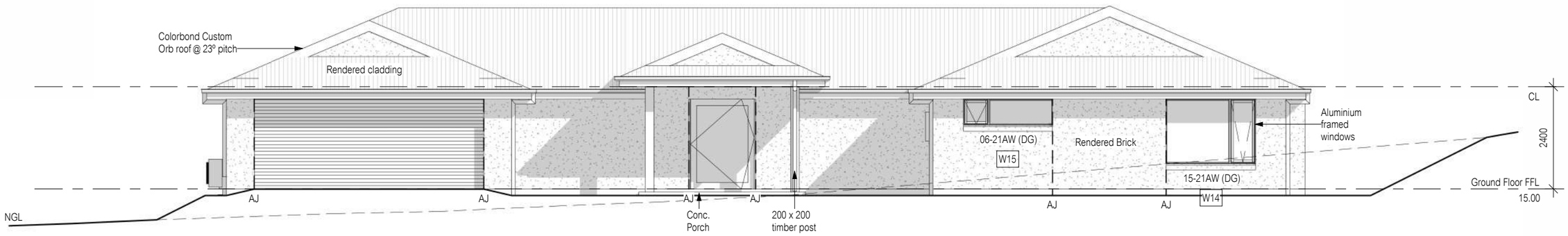
Material	Colour
Colorbond Roof	Jasper
Rendered Face Brick	Dune
Rendered FC Cladding	Dune

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.

IMPORTANT NOTE:
Colours chosen must not Exceed 40% Light Reflectance Value (LRV)



North East Elevation



South East Elevation

REFER TO SHEET ??

All windows to comply with AS3959-2018 notes: ?.5.1, ?.5.2, ?.5.3 (where applicable) and ?.5.4.

W?? - W?? to be min. [specify glass relevant to BAL]

** Refer to sections ?.7.2.4 and ?.7.3.3

No.	Date	Int.	Amendment changes as per cover sheet

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LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

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ELEVATIONS SHEET 1

Drawn	ST	AP2025-2425	
Date	25 February 2025	Sheet	03/03
Scale	1 : 100		

Material	Colour
Colorbond Roof	Jasper
Rendered Face Brick	Dune
Rendered FC Cladding	Dune

All lightweight cladding to be installed to manufacturer's guidelines. Refer to manufacturer's documentation.

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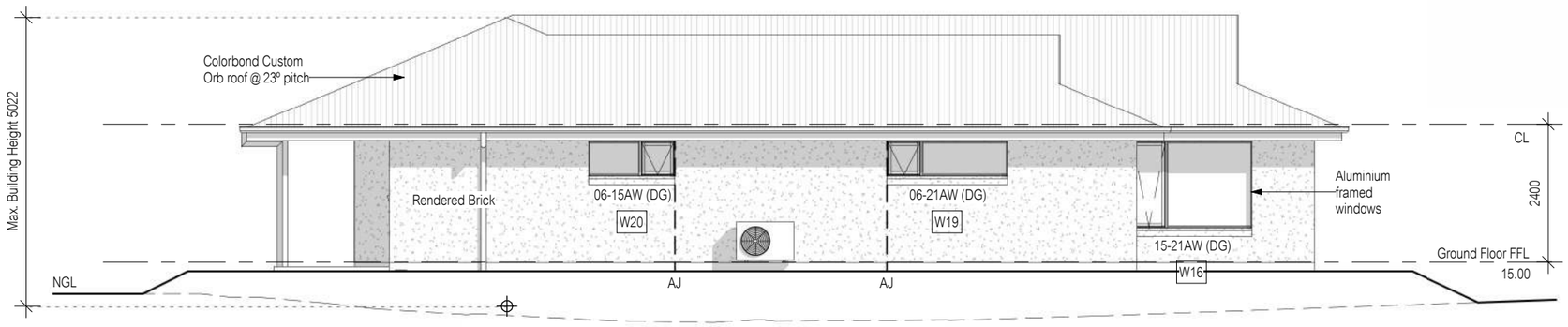
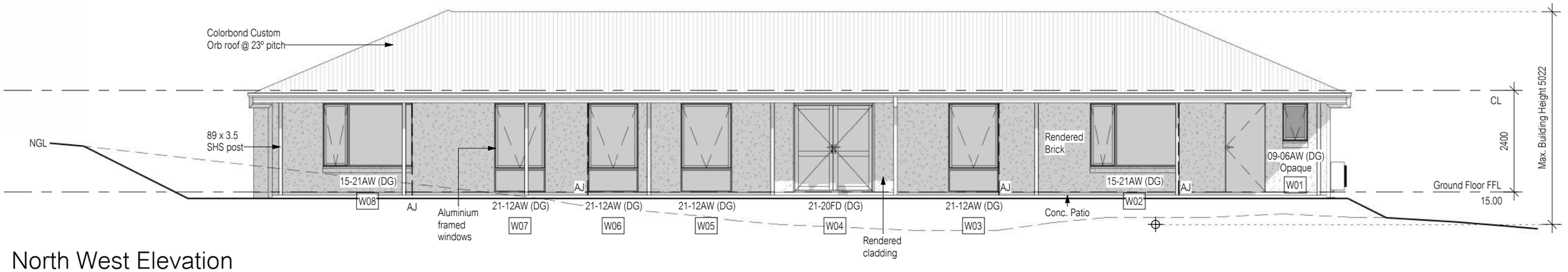


South West Elevation



North West Elevation

REFER TO SHEET ??

All windows to comply with AS3959-2018 notes: ?.5.1, ?.5.2, ?.5.3 (where applicable) and ?.5.4.

W?? - W?? to be min. [specify glass relevant to BAL]

** Refer to sections ?.7.2.4 and ?.7.3.3

No.	Date	Int.	Amendment changes as per cover sheet

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- All materials to be installed according to manufacturers specifications.
- Do not scale from these drawings.
- No changes permitted without consultation with designer.

Designer:

ANOTHER PERSPECTIVE PTY LTD
PO BOX 171
NORTH HOBART
LIC. NO. 685230609 (S. Turvey)
Ph: (03) 6231 4122
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Email:
info@anotherperspective.com.au

Client / Project info

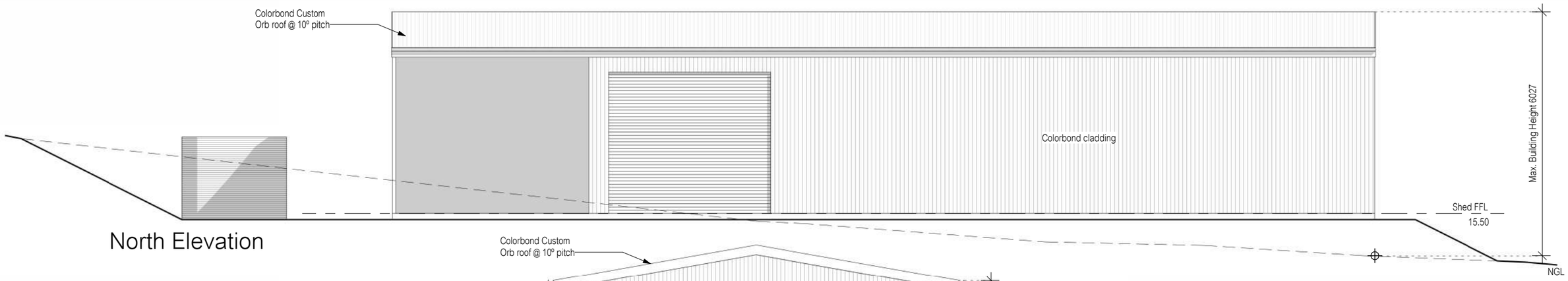
PROPOSED BACON RESIDENCE

13a Compton Road,
OLD BEACH

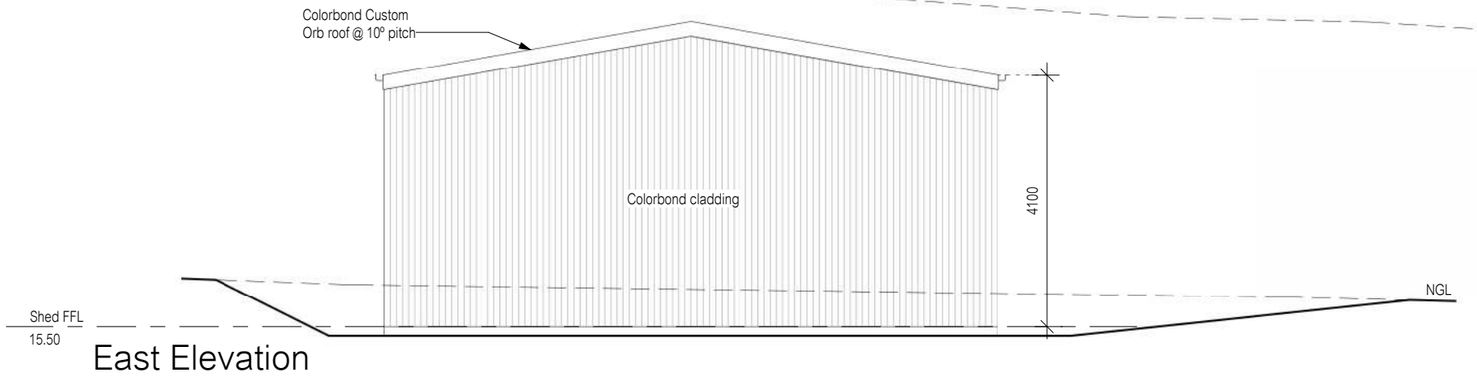
another perspective drafting&design

ELEVATIONS SHEET 2

Drawn	ST	AP2025-2425	
Date	25 February 2025	Sheet	
Scale	1 : 100	03a/03	

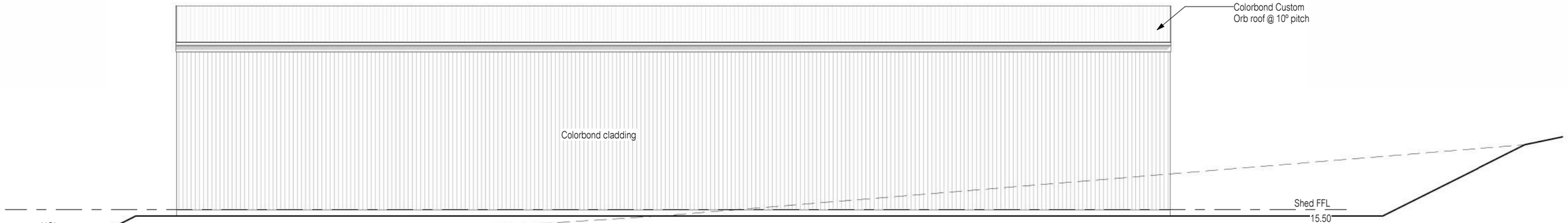


North Elevation

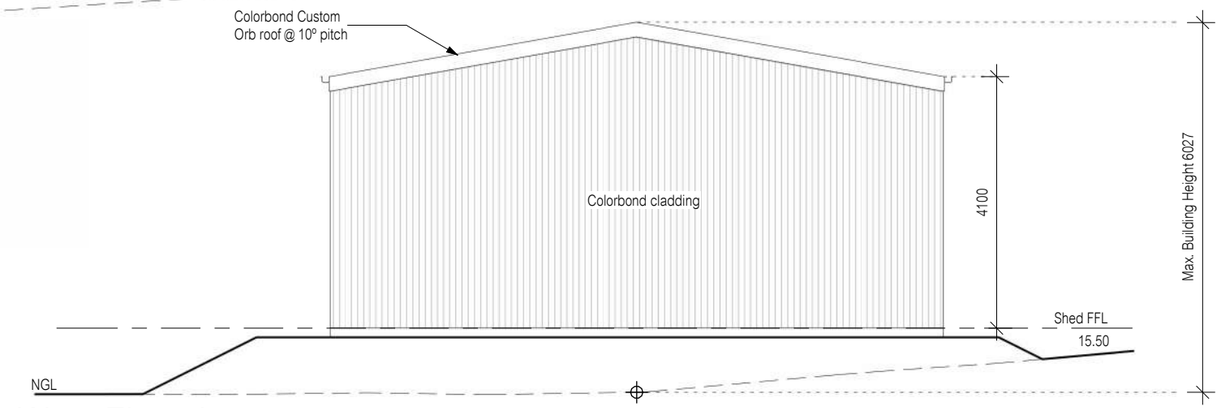


East Elevation

Refer to documentation prepared by Steeline



South Elevation



West Elevation

Material	Colour
Colorbond Roof	Jasper
Colorbond Cladding	Jasper

All window sizes to be checked and/or confirmed on site prior to ordering glazing units

LEGEND:
AJ - Articulation Joint
BV - Brick Vent

Shadows shown for stylisation purposes only

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
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PROPOSED BACON RESIDENCE

13a Compton Road,
OLD BEACH

another perspective drafting&design

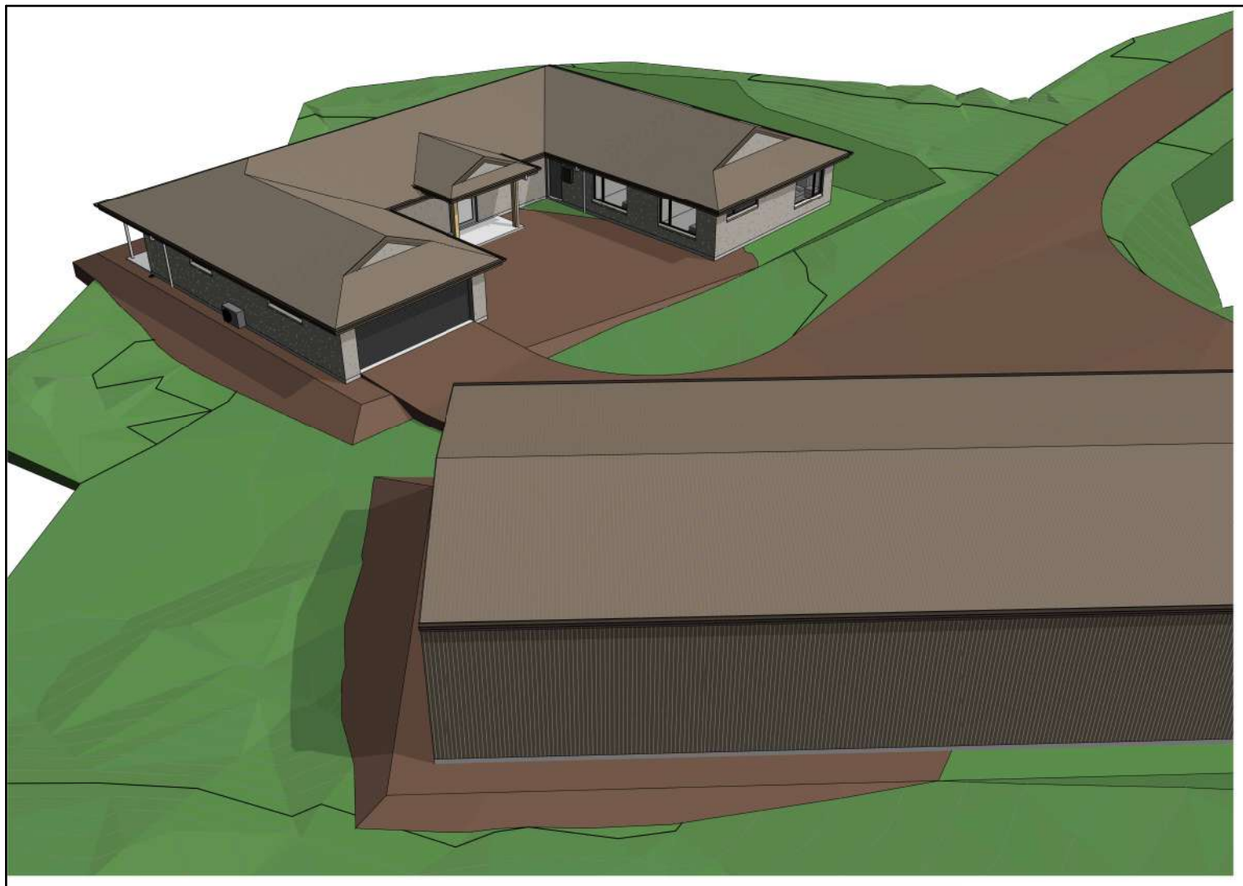
SHED ELEVATIONS

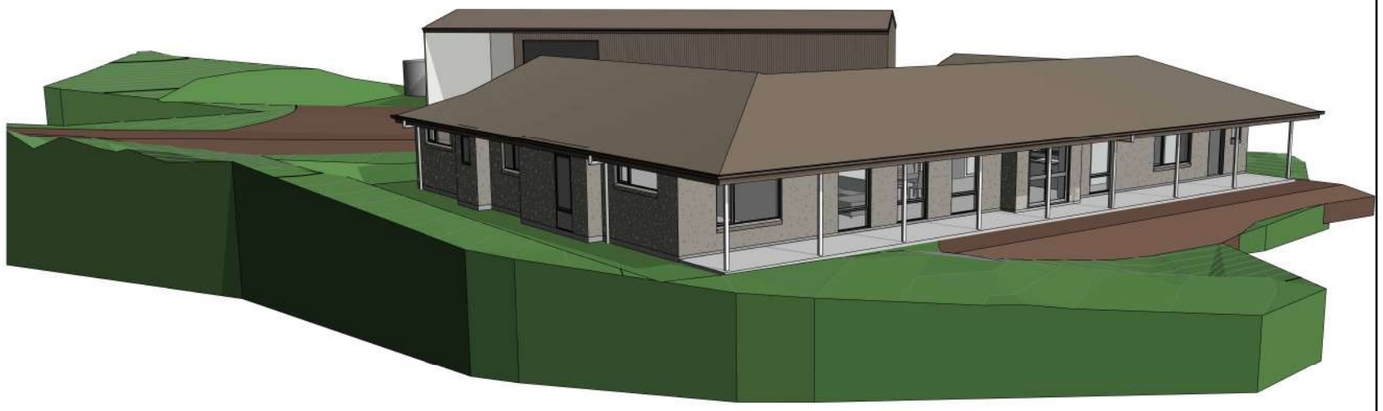
No.	Date	Int.	Amendment changes as per cover sheet

Drawn	ST
Date	25 February 2025
Scale	1 : 100
	Copyright ©

AP2025-2425

Sheet 03b/03





No.	Date	Int.	
			Amendment changes as per cover sheet

Shadows shown for stylisations purpose only

Notes
- Builder to verify all dimensions and levels on site prior to commencement of work
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PROPOSED BACON RESIDENCE

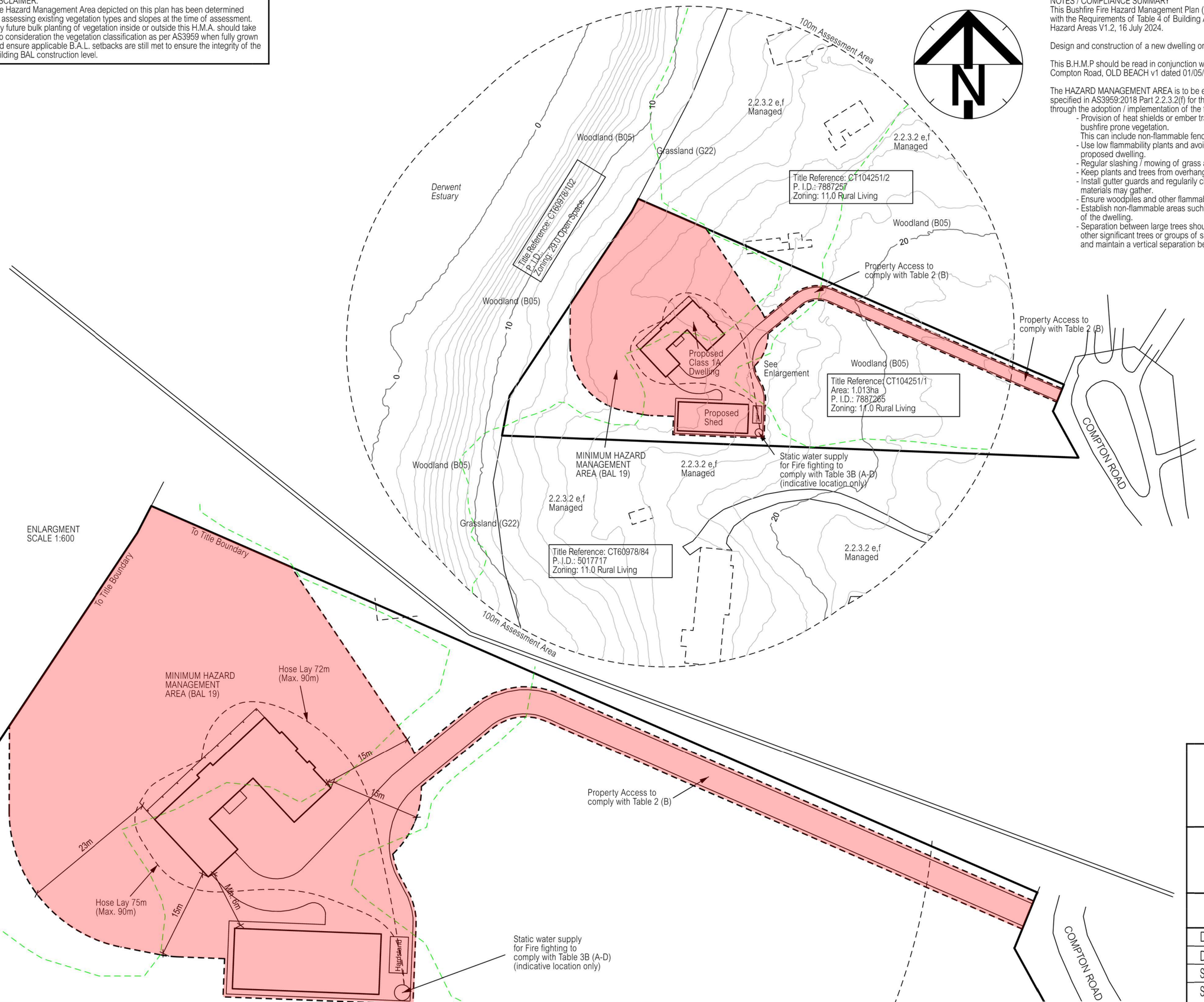
13a Compton Road,
OLD BEACH

another perspective drafting&design

PERSPECTIVE VIEWS

Drawn	ST	AP2025-2425
Date	18 February 2025	Sheet
Scale		03c/03

DISCLAIMER:
The Hazard Management Area depicted on this plan has been determined by assessing existing vegetation types and slopes at the time of assessment. Any future bulk planting of vegetation inside or outside this H.M.A. should take into consideration the vegetation classification as per AS3959 when fully grown and ensure applicable B.A.L. setbacks are still met to ensure the integrity of the building BAL construction level.



ENLARGMENT
SCALE 1:600

NOTES / COMPLIANCE SUMMARY
This Bushfire Fire Hazard Management Plan (B.H.M.P.) and the attached BAL Report are in compliance with the Requirements of Table 4 of Building Act 2016 Directors Determination - Bushfire Hazard Areas V1.2, 16 July 2024.

Design and construction of a new dwelling on this lot is to comply with the BAL 19 (AS3959:2018)

This B.H.M.P should be read in conjunction with Bushfire Hazard Report - Proposed Residence - 13a Compton Road, OLD BEACH v1 dated 01/05/2026.

The HAZARD MANAGEMENT AREA is to be established and maintained in a "minimal fuel condition" as specified in AS3959:2018 Part 2.2.3.2(f) for the area shown in "RED" on this plan. This may be achieved through the adoption / implementation of the following recommendations;

- Provision of heat shields or ember traps on the side of the property affected by the bushfire prone vegetation.
  This can include non-flammable fencing / walls & plantings of shrubs or hedges.
- Use low flammability plants and avoid placing them adjacent to glazed elements of the proposed dwelling.
- Regular slashing / mowing of grass areas to a height of less than 100mm.
- Keep plants and trees from overhanging roofs and gutters.
- Install gutter guards and regularily clean roof areas where leaf litter and other flammable materials may gather.
- Ensure woodpiles and other flammable materials are not stored against the dwelling.
- Establish non-flammable areas such as patios / garden paths etc around the perimeter of the dwelling.
- Separation between large trees should be maintained, preferrably 20m (Horizontally), from other significant trees or groups of shrubs and maintain a vertical separation between the ground / low plants to the tree canopies.

Construction Requirements & Construction Variations (Table 1)		
A.	Straw Bale Construction (maybe used up to and including BAL 19)	N/A
B.	Shielding Provisions under Section 3.5 of AS3959-2018. (Cannot result in a reduction of the assessment to BAL LOW)	N/A

Property Access (Table 2)		
B.	Property access length is 30 metres or greater; or access is for a fire appliance to a fire fighting water point.	TO COMPLY

Static Water Supply for Fire fighting (Table 3B)		
A.	Distance between building area to be be protected and water supply	COMPLIES
B	Static Water Supplies	TO COMPLY
C.	Fittings, pipework and accessories (including stands and tank supports)	TO COMPLY
D.	Signage for static water connections	TO COMPLY
E.	Hardstand	TO COMPLY

Hazard Management Area Requirements (Table 4)		
B.	Hazard management areas for new buildings on lots not provided with a BAL at the time of subdivision.	COMPLIES

Emergency Plan (Table 5)		
A.	Emergency Plans	N/A

Drawn By
ANDREW STRUGNELL
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Accreditation No. BFP-136 (1, 2, 3A)

another perspective drafting&design

Bushfire Hazard Management Plan
13a Compton Road, OLD BEACH

Drawn	AS	BAL2025-341
Date	01/05/2026 V1	Sheet
Scale	1:1250(A3)	
Signed		

Bushfire Hazard Report

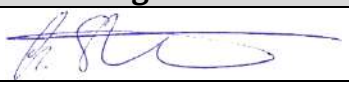
Proposed Residence
13 Compton Road
OLD BEACH 7017

Date: 01/05/2026

Prepared For: David Norman Bacon
C/- Another Perspective Pty Ltd

Prepared By: Andrew Strugnell
Another Perspective Pty. Ltd.
Level 1, 67 Letitia Street
North Hobart, TAS 7000
Ph. (03) 6231-4122
Accreditation No: BFP-136 (1, 2, 3A)

Table of Contents

Version	Prepared By	Signature	Date
1	Andrew Strugnell		01/05/2026

Project Number: BAL2025-341

Disclaimer

It should be noted that the measures contained in AS3959:2018, used and referenced in this report, cannot and do not guarantee that a building will survive a bushfire event. This is due to the unpredictability of bushfire and variability of conditions at the time of any bushfire event.

All reasonable steps have been taken to ensure that the information gathered for, and contained in, this report is accurate and reflects the conditions at, and around, the time the assessment was carried out.

This report was prepared by Andrew Strugnell of Another Perspective Pty. Ltd. and contains information sourced from LIST (DPIPWE), photos by Another Perspective Pty. Ltd. and other information provided by the client.

EXECUTIVE SUMMARY

Site Details

Title Reference	CT104251/1
Property ID	7887265
Address	13A Compton Road, OLDE BEACH 7017
Owner	David Norman Bacon
Planning Scheme	Tasmanian Planning Scheme BRIGHTON
Municipality	BRIGHTON
Area	1.013 Ha
Zoning	11.0 Rural Living
Surrounding Zoning	11.0 Rural Living (N, NE, E, SE, S) 29.0 Open Space (SW, W, NW,)

The purpose of this assessment is to provide a BAL (Bushfire Attack Level) and a Bushfire Hazard Management Plan for the proposed class 1a residence to be constructed at 13a Compton Road in Old Beach.

At the time of writing this report, the development site is deemed to be in a bushfire prone area based on the "Bushfire Prone Overlay" of the Tasmanian Planning Scheme (City of Clarence). The vegetation has been classified in accordance with table 2.3 and figure 2.3 of Section 2 (Method 1) AS3959-2018.

The proposed residence has been assessed as having a bushfire attack level of **BAL 19** given the setbacks to be implemented by the specified Hazard Management Area (Refer to areas marked in red on the attached Bushfire Hazard Management Plan). The proposed shed is not located within 6m of the proposed residence and as such is not required to meet the requirements of AS3959:2018. The proposed residence is to comply with the construction requirements specified in Section 6 of AS3959:2018.

No reticulated firefighting water source is available therefore a dedicated 10000l firefighting tank is to be installed on the site in accordance with the attached Bushfire Hazard Management Plan and table 3B of the *"Directors Determination – Bushfire Hazard Areas v1.2 16 July 2024"* and the *"Tasmania Fire Service Water Supply Signage Guideline"* – (TFS – V1 Dated February 2017).

Property access to the site and firefighting water connection point is to be in accordance with the attached Bushfire Hazard Management Plan and table 2 of the *"Directors Determination – Bushfire Hazard Areas v1.2 16 July 2024".*

This report is to be read and used in conjunction with the "Bushfire Hazard Management Plan – 13a Compton Road, Old Beach" v1 dated 01/05/2026.

INTRODUCTION

This report has been prepared in accordance with methods and procedures defined in AS3959:2018 *Construction of Buildings in Bushfire Prone Areas*. The report describes the subject land, the surrounding land and defines the slope and vegetation on the areas of land that may provide a bushfire threat to life and property within this proposed development. Recommendations have been made, where appropriate, to assist in meeting the acceptable development solutions specified in the *Building Act 2016* – Directors *Determination – Bushfire Hazard Areas V1.2, Dated 16 July 2024.*

SITE LOCATION & DESCRIPTION

The proposed development site is located at 13a Compton Road, Old Beach in the Brighton municipality. The lot is 1.013 Ha in area, is zoned 11.0 Rural Living under the Tasmanian Planning Scheme - BRIGTON. The site is accessed by a formed public road (Compton Road) and has a westerly aspect. The site is adjacent to other land zoned 11.0 Rural Living to the north, north east, east, south east and south with an area of land zoned 29.0 Open Space to the south west, west and north west. The site is affected by Natureal Assets Code overlay of the Planning Scheme. There is no reticulated firefighting water supply available to the site.

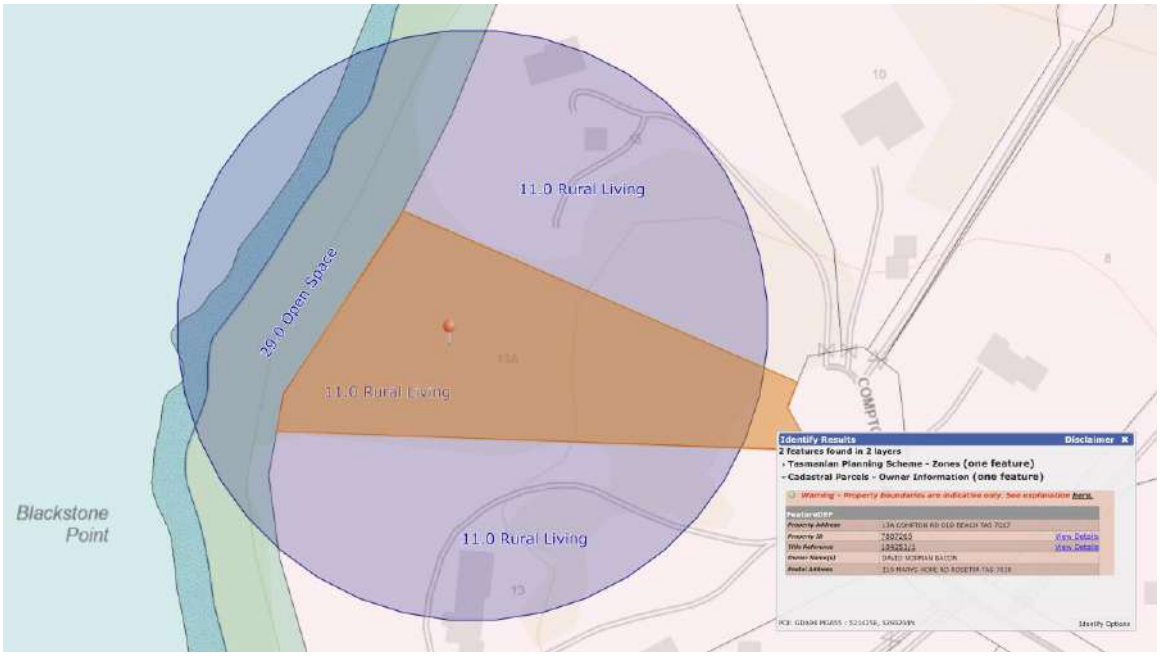


Figure 1. Location of CT104251/1

THE PROPOSED DEVELOPMENT

The proposal is for a class 1a residence and shed (not within 6m) to be constructed at the site known as 13a Compton Road in Old Beach.

BUSHFIRE HAZARD ASSESSMENT / EFFECTIVE SLOPE CALCS

The aerial photo shown below (Figure 2) shows the extent of vegetation on the development site and the adjacent properties with 100m of the development site.

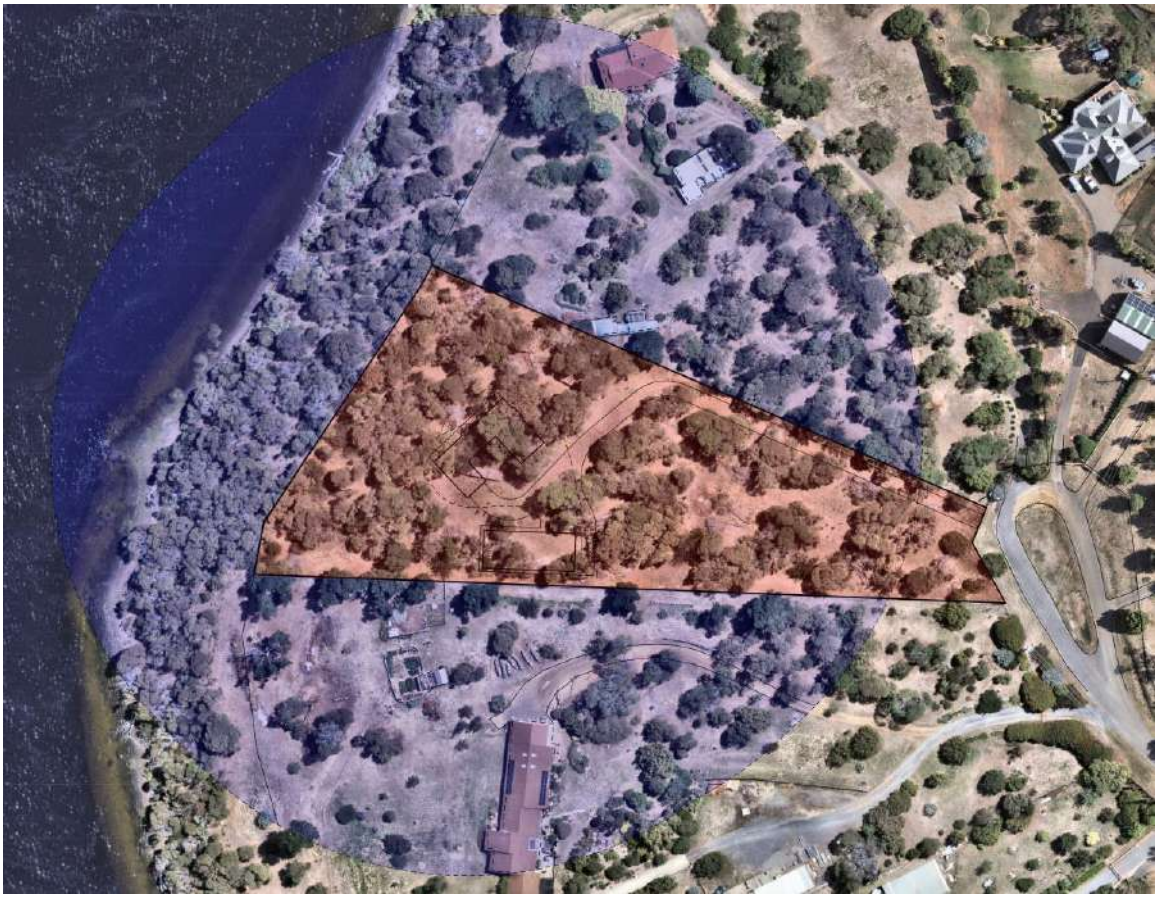


Figure 2. Aerial Image of Vegetation on development site & adjacent land

The bushfire prone vegetation types outside of the proposed development area were assessed (refer to Table 1) and described as Grassland (G22) and Woodland (B05). The vegetation has been classified in accordance with AS3959-2018 Section 2 (Method 1), Table 2.3 and figure 2.3 for vegetation within 100m of the development site boundary.

The calculated effective slope in the NW direction exceeds the 20 degrees allowable in AS3959. This is a short fire run from this direction with an ignition as the base of the slope unlikely to result in a fire achieving the radiant heat and speed that this type of fire that the Method 1 calculation would assume.

A fire approaching the NW elevation of the proposed dwelling, from the north, would theoretically reach full speed, with a head fire width of approximately 35m. The effective slope the fire from this direction would be lower than that from the NW direction.

As shown in Figure 3 below, three calculations have been completed using this assumption. All Fire runs commence at the 1m contour and finish at the 13m contour (change in height of 12m).

	Head Fire Width	Length	Change in RL	Slope Ratio	Slope Degrees
Effective Slope Calc 1	35.1m	100m	12m	1:8.33	7°D/S
Effective Slope Calc 2	35.1m	100m	12m	1:8.33	7°D/S
Effective Slope Calc 3	34.8m	100m	12m	1:8.33	7°D/S

Figure 3. Effective Slope Calculation (NW)

From these calculations an effective slope to be used for Method 1 figures in Table 1 (below) in the NW direction is a 7°D/S.

Table 1 – Classified vegetation with 100m of the proposed dwelling as determined during site visit conducted on 23/01/2025.

13a Compton Road, OLD BEACH					MINIMUM BAL 19	
	DISTANCE	VEGETATION	SLOPE UNDER	VEGETATION & SLOPE ASSESSMENT	SETBACK	
AZIMUTH	TO VEG.	CLASSIFICATION	VEG. (US/DS)		REQUIRED	NOTES
NORTH	0-26m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	26-100m	Grassland G22	6° D/S	BAL 12.5	13m	
NORTH EAST	0-16m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	16-100m	Woodland (B05)	U/S	BAL 19	15m	
EAST	0-15m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	15-61m	Woodland (B05)	U/S	BAL 19	15m	
	61-74m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Driveway
	74-100m	Woodland (B05)	U/S	BAL 12.5	15m	
SOUTH EAST	0-28m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	28-38m	Woodland (B05)	U/S	BAL 12.5	15m	
	38-100m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Managed
SOUTH	0-13m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	13-22m	Grassland (G22)	U/S	BAL 12.5	10m	
	22-100m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Managed
SOUTH WEST	0-21m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	21-36m	Woodland (B05)	<5° D/S	BAL 19	18m	
	36-76m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e,f - Managed
	76-86m	Grassland (G22)	7° D/S	BAL LOW	50m	
	86-100m	Woodland (B05)	20° D/S	BAL 12.5	36m	
WEST	0-23m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	23-46m	Woodland (B05)	8° D/S	BAL 19	23m	
	46-73m	Woodland (B05)	20° D/S	BAL 19	36m	
	73-100m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e - Water
NORTH WEST	0-23m	Low Threat	N/A	Hazard Management Area	N/A	2.2.3.2 e,f - H.M.A.
	23-31m	Woodland (B05)	9° D/S	BAL 19	23m	
***	31-40m	Woodland (B05)	7° D/S	BAL 19	23m	
	40-100m	Low Threat	N/A	BAL LOW	N/A	2.2.3.2 e - Water
	*** Refer to Effective Slope Calculations					

Legend: U/S = upslope, D/S = Downslope

As per table 2.1 of AS3959:2018 the fire index of 50 (FDI50) used to determine the bushfire attack levels for this proposal. In accordance with Clause 2.2.6 and Table 2.6 of Section 2 (Method 1) AS3959:2018 the bushfire attack levels for each azimuth were determined.

CONCLUSIONS & RECOMMENDATIONS

The proposed class 1a residence, has been assessed as having a bushfire attack level of BAL 19, given the setbacks to be implemented by the specified Hazard Management Area (Refer to areas marked in red on the attached Bushfire Hazard Management Plan). The dwelling is to comply with the construction requirements specified in Section 6 of AS3959:2018. There is no requirement for the proposed shed to comply with AS3959:2018 as it is not within 6m of the proposed residence.

The "Hazard Management Area" shown in red on the Bushfire Hazard Management Plan is to be maintained to "minimal fuel condition" as specified in section 2.2.3.2 (f) of AS3959:2018.

The following details outline some of the things that can be done to maintain the site.

- Eliminate where possible any flammable material immediately adjacent to the proposed structure, such as flammable plants, mulch & wood chips, wood piles etc.
- Include non-flammable areas such as paths driveways and well-kept short grass areas.
- Create windbreaks and radiation shields where appropriate using no combustible materials and low flammability hedges and plants. Not all trees in a low fuel area need to be removed as some will provide natural wind breaks and some shielding from direct heat radiation.
- Maintain vertical separation of tree canopies from the ground through appropriate pruning of vegetation and removal of dead and dry fallen leaves / bark & twigs.

No reticulated firefighting water source is available so a dedicated 10000l firefighting tank is be installed on the site in accordance with the attached Bushfire Hazard Management Plan and table 3B of the *"Directors Determination – Bushfire Hazard Areas v1.2 16 July 2024"* and the *"Tasmania Fire Service Water Supply Signage Guideline"* – (TFS – V1 Dated February 2017).

Property access to the site and firefighting water connection point is to be in accordance with the attached Bushfire Hazard Management Plan and table 2 of the *"Directors Determination – Bushfire Hazard Areas v1.2 16 July 2024".*

This report is to be read and used in conjunction with the "Bushfire Hazard Management Plan – 13a Compton Road, Old Beach" v1 dated 01/05/2026.

REFERENCES

"*AS3959:2018 – Construction of buildings in bushfire prone areas*"

"*Building for Bushfire – Planning and Building in Bushfire-Prone Areas for Owners & Builders*" – (TFS Dec. 2013)

"*Bushfire-Prone Areas Advisory Note 01-2014*" – (TFS – V3 - November 2017)

"*Bushfire-Prone Areas Advisory Note 03-2014*" – (TFS – V1 September 2014)

"*Bushfire Hazard Advisory Note 04-2020*" – (TFS – V4 August 2020)

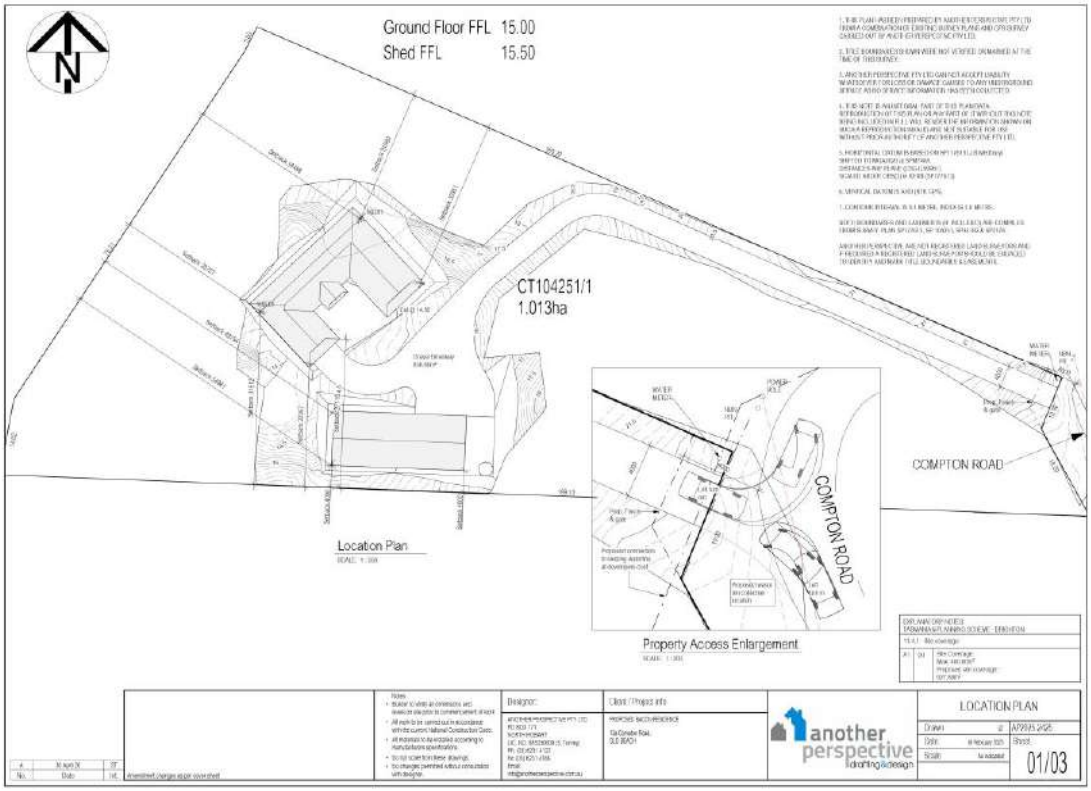
"*Bushfire Emergency Planning Guidelines*" – (TFS – V3 2021)

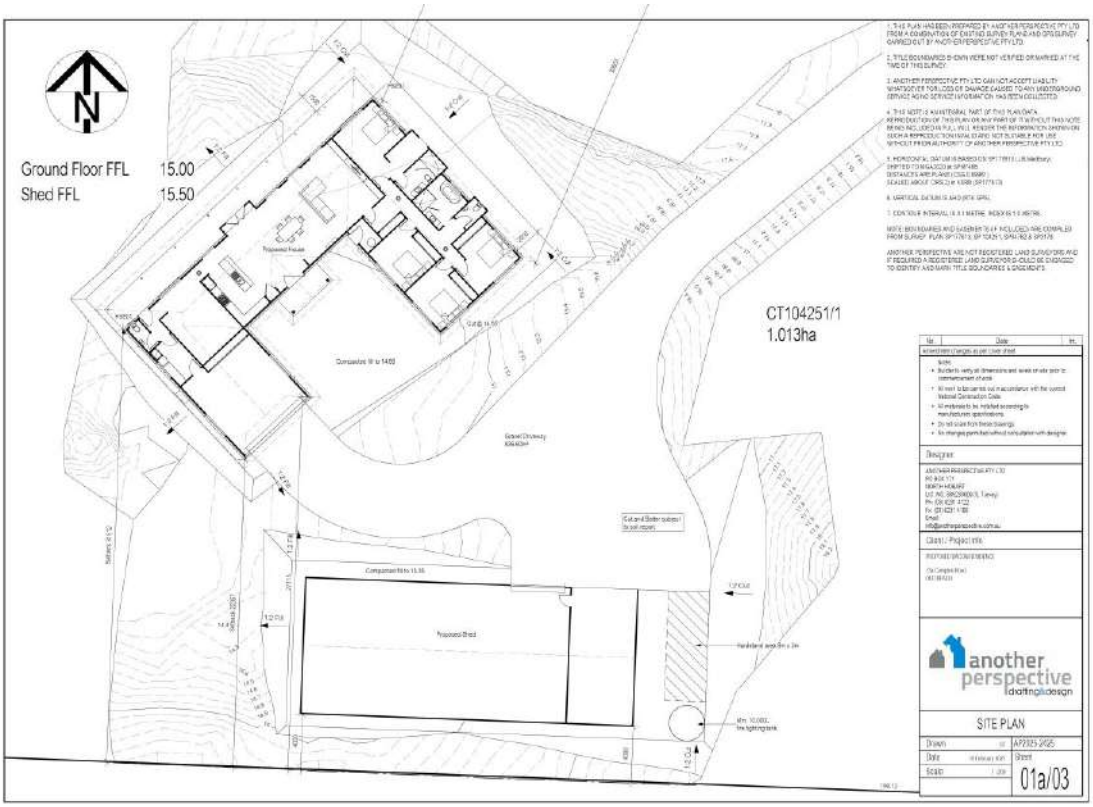
"*Building Act 2016 – Directors Determination – Bushfire Hazard Areas*" – (Director of Building Control –V1.2 Dated 16 July 2024)

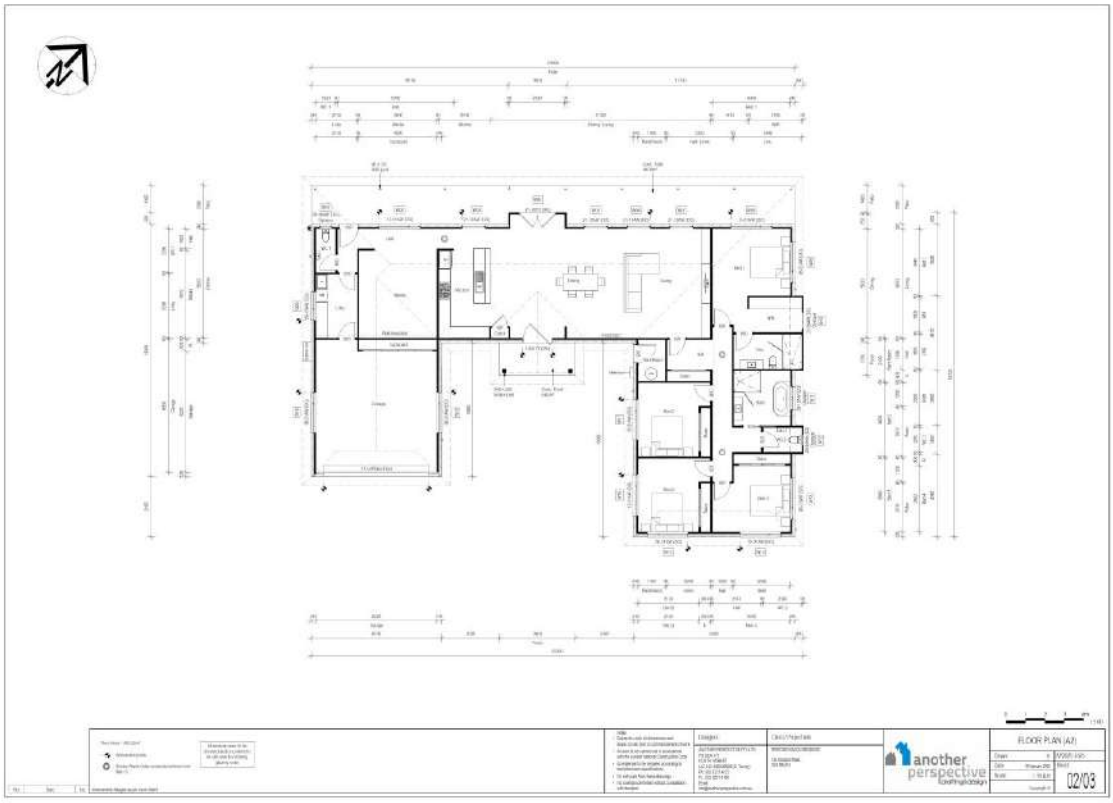
"*Tasmania Fire Service Water Supply Signage Guideline*" – (TFS – V1 Dated February 2017) (if required for static firefighting water supplies)

"*Building Regulations 2016*"

Appendix 1 - Plans



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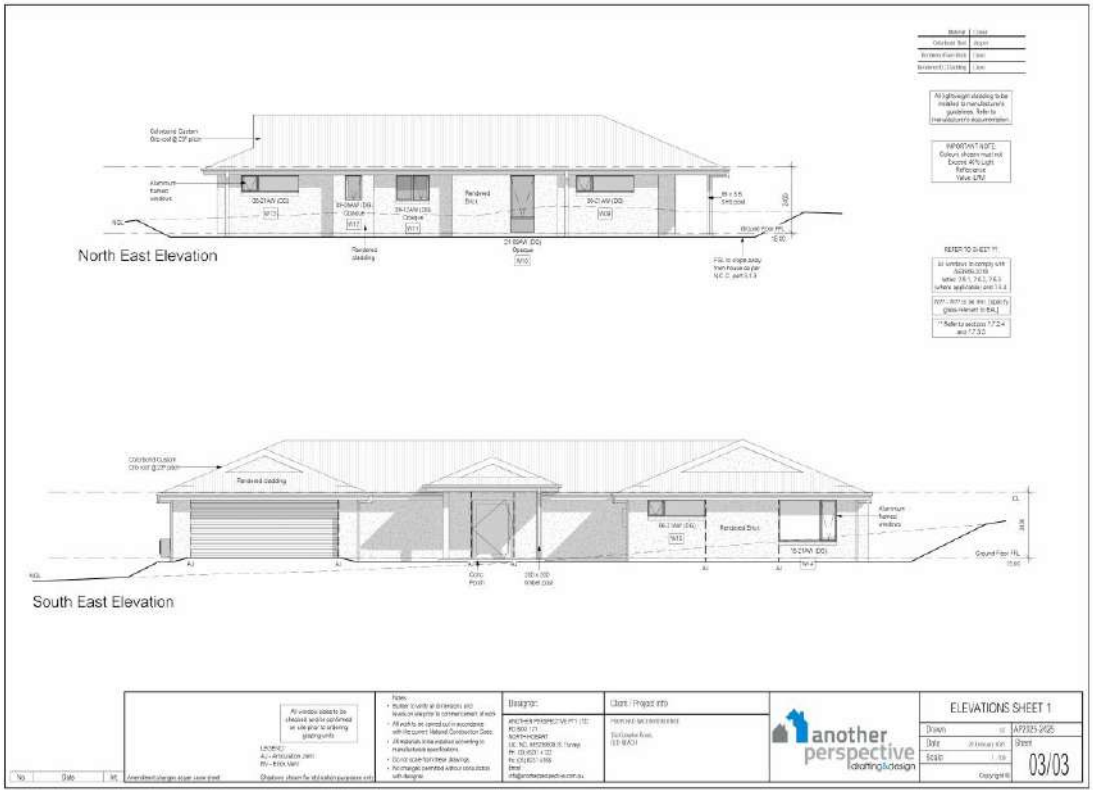
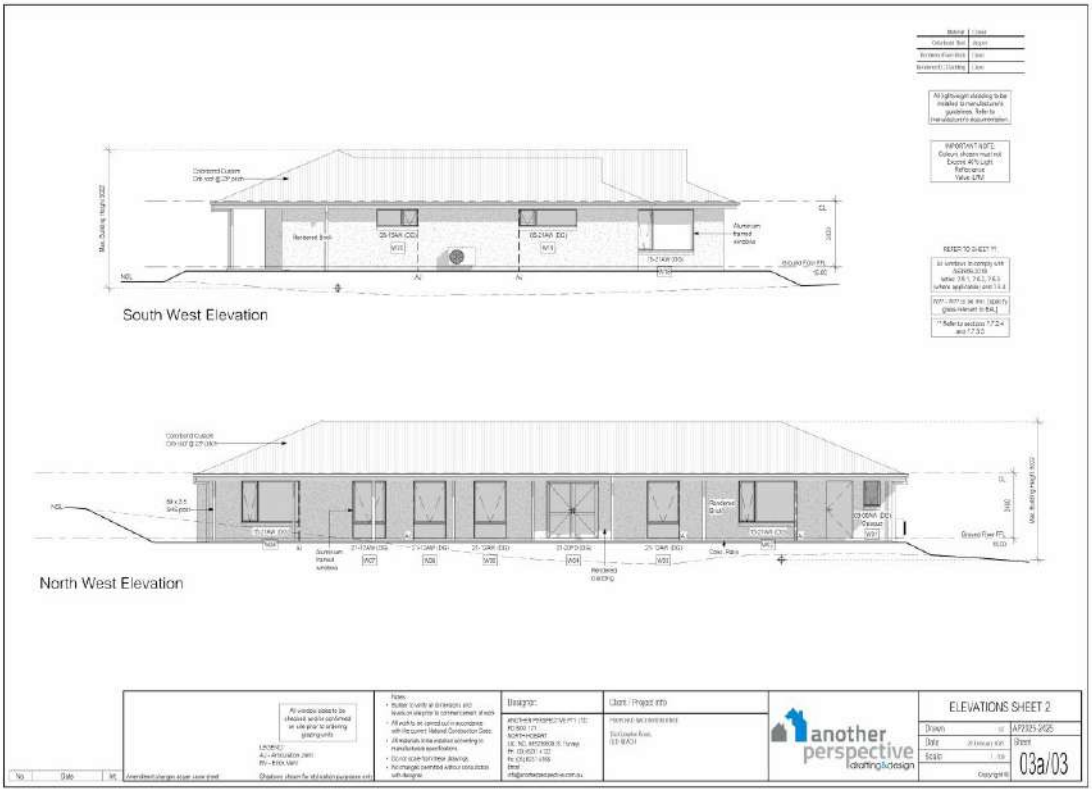
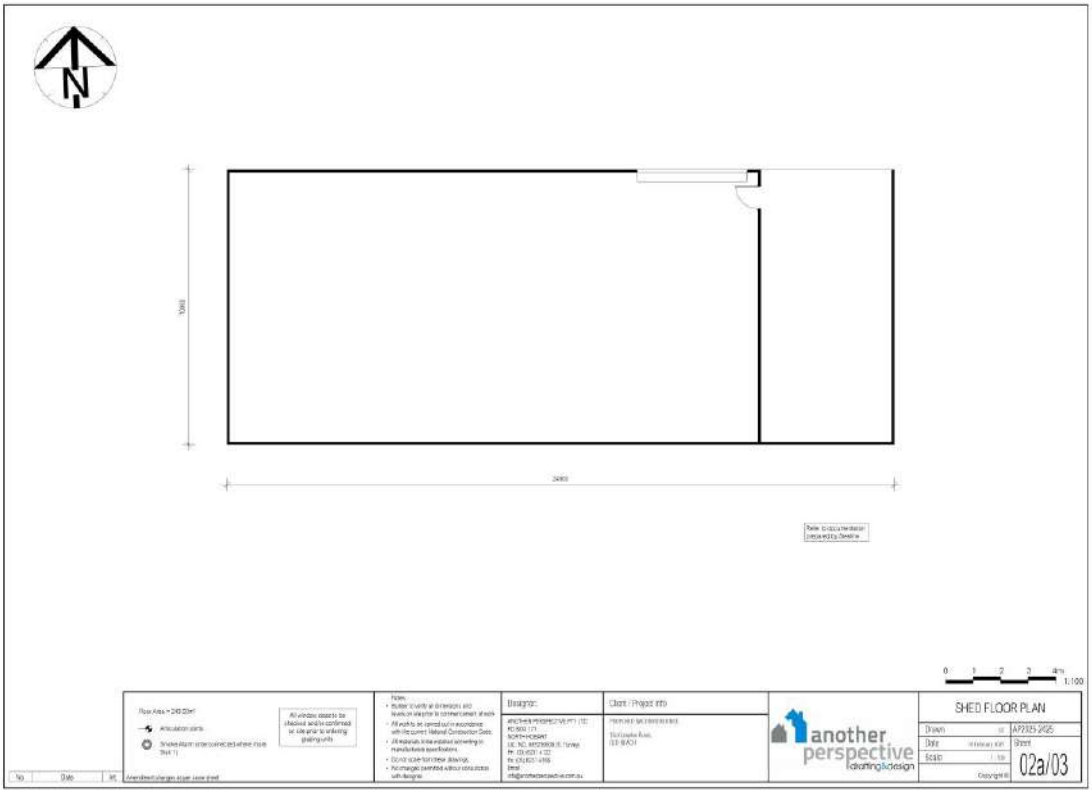
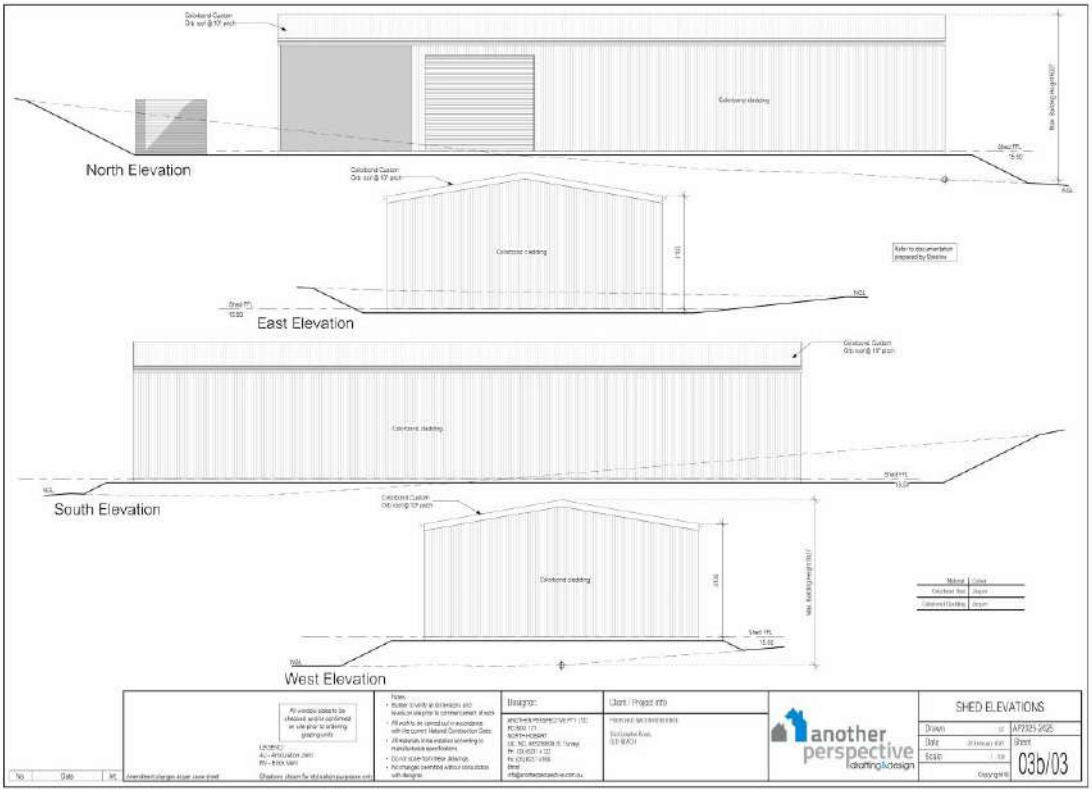
drafting&design
FLOOR PLAN (A2)
02/03


North East Elevation
South East Elevation
another perspective
drafting&design
ELEVATIONS SHEET 1
03/03


South West Elevation
North West Elevation
ELEVATIONS SHEET 2
03a/03
another perspective drafting&design


SHED FLOOR PLAN
02a/03
another perspective drafting&design


North Elevation
East Elevation
South Elevation
West Elevation
another perspective
drafting&design
SHED ELEVATIONS
03b/03

Appendix 2 – Vegetation Classification Images

Photo 1 – NORTH

Photo 2 – NORTH

Photo 3 – NORTH

Photo 4 – NORTH EAST

Photo 5 – NORTH EAST

Photo 6 – EAST

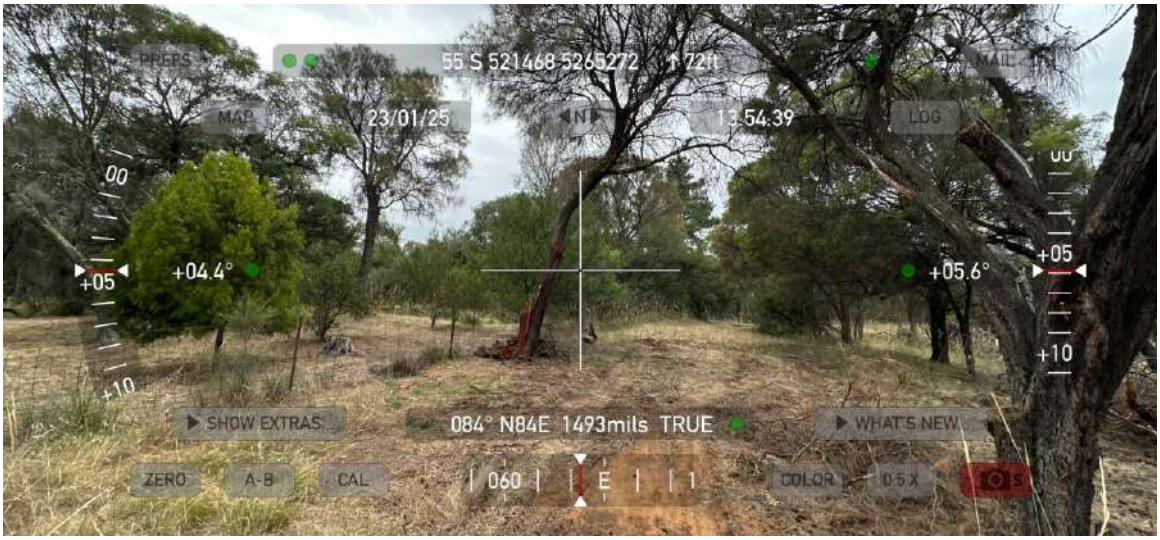


Photo 7 – EAST

Photo 8 – EAST

Photo 9 – SOUTH EAST

Photo 10 – SOUTH EAST

Photo 11 – SOUTH EAST

Photo 12 – SOUTH EAST

Photo 13 – SOUTH

Photo 14 – SOUTH

Photo 15 – SOUTH

Photo 16 – SOUTH WEST

Photo 17 – SOUTH WEST

Photo 18 – SOUTH WEST

Photo 19 – WEST

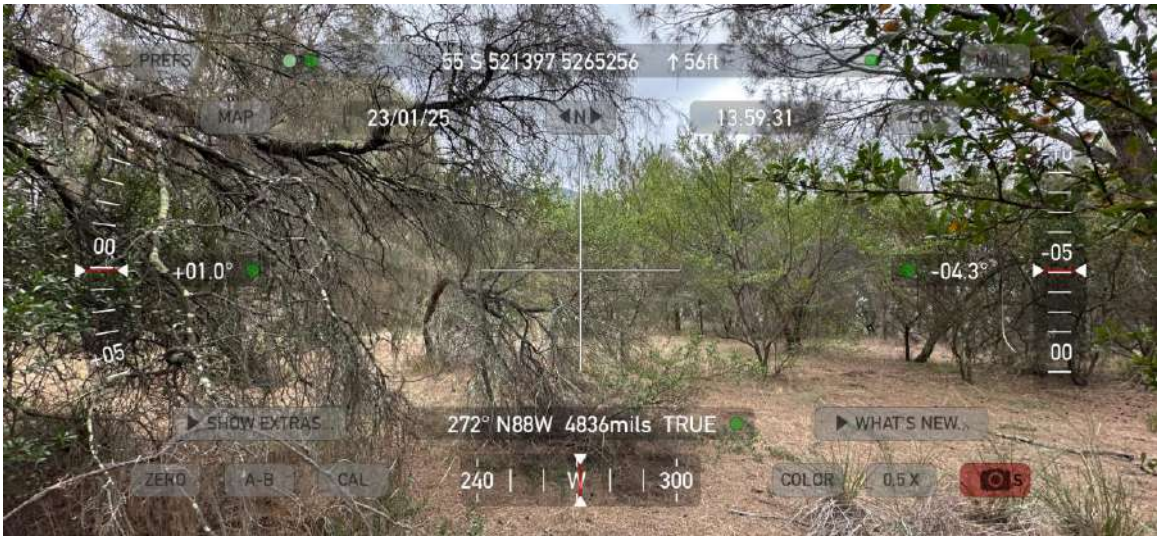


Photo 20 – WEST

Photo 21 – WEST

Photo 22 – NORTH WEST

Photo 23 – NORTH WEST

Photo 24 – ACCESS

Photo 25 – ACCESS

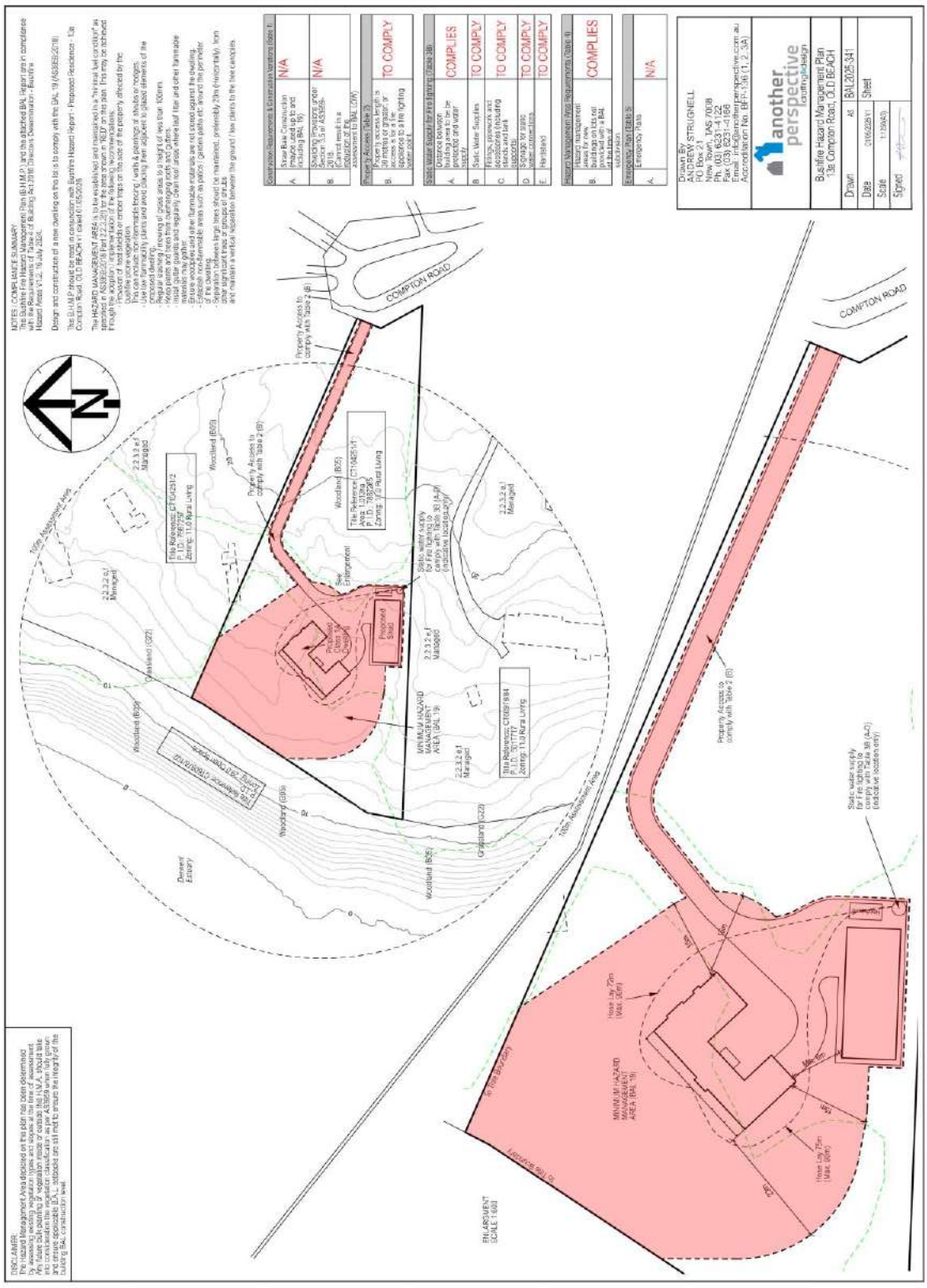
Photo 26 – ACCESS

Photo 27 – ACCESS

Photo 28 – ACCESS

Photo 29 – ACCESS

Appendix 3 – Bushfire Hazard Management Plan (B.H.M.P.)



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

To: David Norman Bacon *Owner /Agent*

C.- Another Perspective Pty Ltd *Address*

NORTH HOBART 7000 *Suburb/postcode*

Form **55**

Qualified person details:

Qualified person: Andrew Strugnell

Address: PO Box 171 Phone No: 03 6231-4122

NORTH HOBART 7002 Fax No: 03 6231-4166

Licence No: BFP-136 (1, 2, 3A) Email address: info@anotherperspective.com.au

Qualifications and Insurance details:

Accredited to report on Bushfire Hazards under the Fire Service Act 1979.
Professional Indemnity Insurer – Aon Risk Services – Insurance Australia Limited T/AS CGU PROF RISKS Policy No. 82CON1847011

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Analysis of hazards in bushfire prone areas.

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 13a Compton Road Lot No: 1

OLD BEACH 7017 Certificate of title No: 104251

The assessable item related to this certificate: Bushfire hazard management plan and supporting bushfire hazard report prepared for a proposed class1a residence and shed (not within 6m)

(description of the assessable item being certified)

Certificate details:

Certificate type: Bushfire Hazard

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, at any stage, as part of – *(tick one)*

- (•) building work, plumbing work or plumbing installation or demolition work

OR

- ( ) a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Management Plan -13a Compton Road OLD BEACH - BAL2025-341 v1 – Andrew Strugnell – BFP136 – dated 01/05/2026 Bushfire Hazard Report – 13a Compton Road OLD BEACH - BAL2025-341 v1 – Andrew Strugnell – BFP136 – dated 01/05/2026
Relevant	AS3959:2018 – Method 1 BAL assessment
References:	N/A

Substance of Certificate: (what it is that is being certified)

1. Proposed building work, if designed and implemented in accordance with the Bushfire Hazard Management Plan referred to in this certificate – will comply with the deemed-to-satisfy requirements of the *Directors Determination – Bushfire Hazard Areas V1.2, Dated 16 July 2024.*
2. The applicable Bushfire Attack Level (BAL) determined using AS3959:2018 for design and construction is BAL19.

Scope and/or Limitations

1. The scope of this certification is limited to compliance with the requirements of the *Directors Determination – Bushfire Hazard Areas V1.2, Dated 16 July 2024.*

1. The effectiveness of the measures prescribed in the Bushfire Hazard Management Plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.

2. No guarantee that the building work will survive every bushfire event.

3. This certificate has been provided on the understanding that the bushfire hazard assessment only deals with bushfire risk and all other statutory requirements are outside the scope of this certificate.

4. No action or reliance is to be placed on this certificate or report other than for which it was commissioned.

5. This certification may only be used for compliance purposes for 6 years from the date of certification.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		BAL2025-341	01/05/2026

Director of Building Control – Date Approved 1 July 2017 - *Building Act 2016* - Approved Form No. 55

28 Suncrest Avenue
Lenah Valley, TAS 7008
mark@ecotas.com.au
www.ecotas.com.au
0407 008 685
ABN 83 464 107 291

Another Perspective Pty Ltd
ATTENTION: Stuart French
PO Box 21
New Town TAS 7008

16 March 2026

Dear Stuart

RE: 13A Compton Road, Old Beach (PID 7887265; C.T. 104251/1; LPI KKA57)
Natural Values Assessment: Priority Vegetation Area Overlay
DA 2026/008

Preamble

Environmental Consulting Options Tasmania (ECO*tas*) was engaged by Another Perspective Pty Ltd (on behalf of their client) to provide a natural values assessment of 13A Compton Road, Old Beach (PID 7887265; C.T. 104251/1; LPI KKA57), specifically to address matters related to the Priority Vegetation Area overlay present on the title such that the implications under the *State Planning Provisions* (Natural Assets Code) can be duly considered during further project planning. It is noted that a development application for a single residential dwelling and outbuilding (Figure 1) has been submitted to Brighton Council, now referred to as DA 2026/00008. Correspondence from Brighton Council dated 20 Jan. 2026 indicated the following information is required:

Priority Vegetation Area overlay - Vegetation Clearance Information Required

a. The site is affected by the Priority Vegetation Area overlay. To allow assessment against Clause C7.6.2 P1.1 and P1.2 of the Natural Assets Code, please provide the following: a. A site plan, Bushfire Hazard Report, and Bushfire Hazard Management Plan identifying the extent of vegetation clearing required for the development. The plan must clearly show all clearing associated with the proposal, including for on-site stormwater and wastewater systems, driveway construction, and any other relevant works.

b. A Natural Values Assessment Report, prepared by a suitably qualified person, to support the proposed vegetation clearance. The report must address Performance Criteria P1.1 and P1.2 of Clause C7.6.2 in full.

Site details

Address: 13A Compton Road, Old Beach (Figures 1-3)

PID 7887265; C.T. 104251/1; LPI KKA57

Zoning: Rural Living Zone B (Figure 4)

Overlays (relevant to the present assessment): Priority Vegetation Area (Natural Assets Code) overlay occurs over most of the title apart from the western part (Figure 5a) with the Waterway

and Coastal Protection Area overlay placed loosely over the western area of the title, only very technically present (Figure 5b) – this latter overlay is not considered further as it is outside the proposal area.

Total area: computed area = 10,118.153 m^2, measured area = 10,130 m^2 (ca. 1.0 ha)

Topography, elevation and drainage: relatively gentle west-facing slope (ca. 10-20 m a.s.l.)

Geology: while 1:250,000 scale geological mapping (Figure 6a) indicates that the subject title and surrounds as Mesozoic age "basalt (tholeiitic to alkalic) and related pyroclastic rocks" (Tb) and Cenozoic age "coastal sand and gravel" (Qps), 1:25,000 scale mapping (Figure 6b) indicates that the substrate is Cenozoic age "Pleistocene aeolian deposits" (geocode: Qpw) – site assessment indicated the site is on some form of basaltic substrate but with a very strong Aeoilan influence from windblown sand (Plates 1 & 2): the geology is mentioned because of its influence on vegetation classification and potential for threatened flora (and to a lesser extent, threatened fauna).

Current land use: lightly forested across most of title (Plates 3 & 4) except for the centre-western area of the title (proposed for development), where informal clearing has occurred over many years, with an informal fenceline clearing along most of the southern boundary (Plates 5 & 6) and an existing well-formed access track along the northern boundary (Plates 7 & 8).

Plates 1 & 2. Geology and soils of site: LHS – exposed basalt; RHS – sandy upper soil horizon

Plates 3 & 4. Forested parts of title: LHS – eastern part; RHS – western part

Proposal

The proposal is for a single residential dwelling and shed located in the north of the title with an associated hazard management area (Plates 9-12 show the current status of the parts of the title proposed for development)


Plates 5 & 6. Views along southern boundary


Plates 7 & 8. Existing drive along northern boundary




Plates 9-12. Views from approximate centre of cleared area on title looking north, east, south and west (from top left to bottom right)

Figure 1. General location of study area

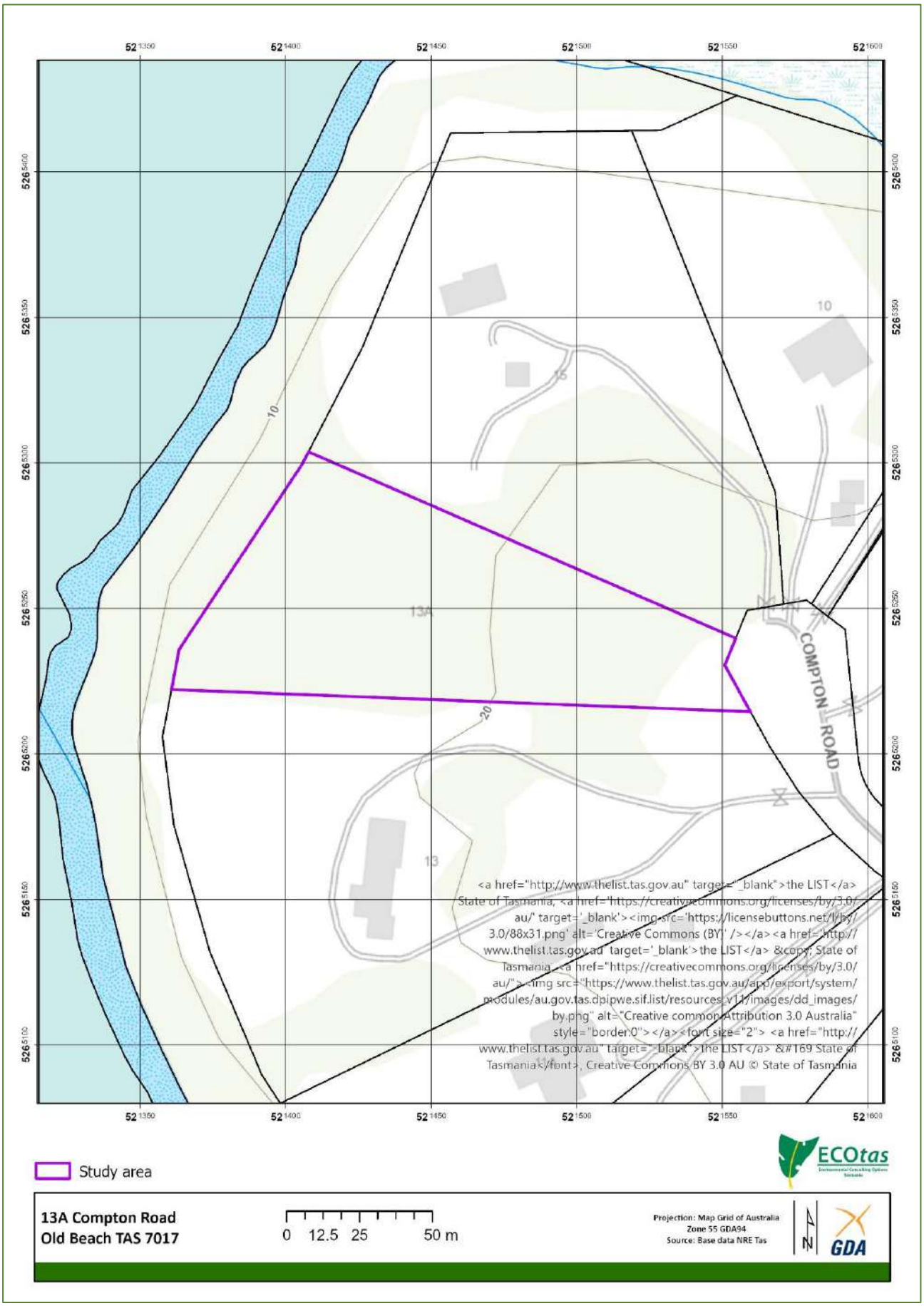


Figure 2. Detailed location of study area, showing topographic and cadastral features

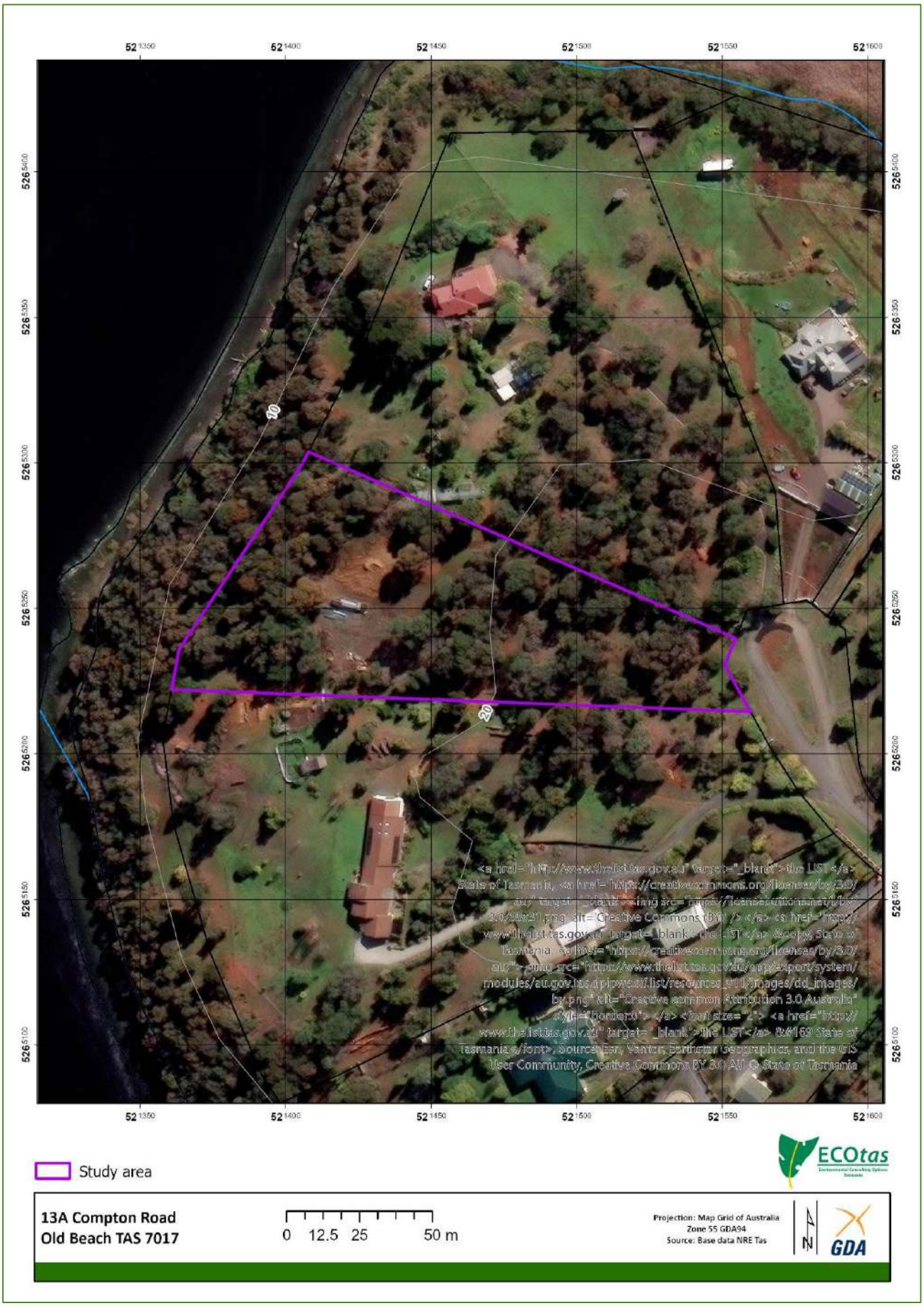


Figure 3. Detailed location of study area, showing recent aerial imagery (LISTmap)

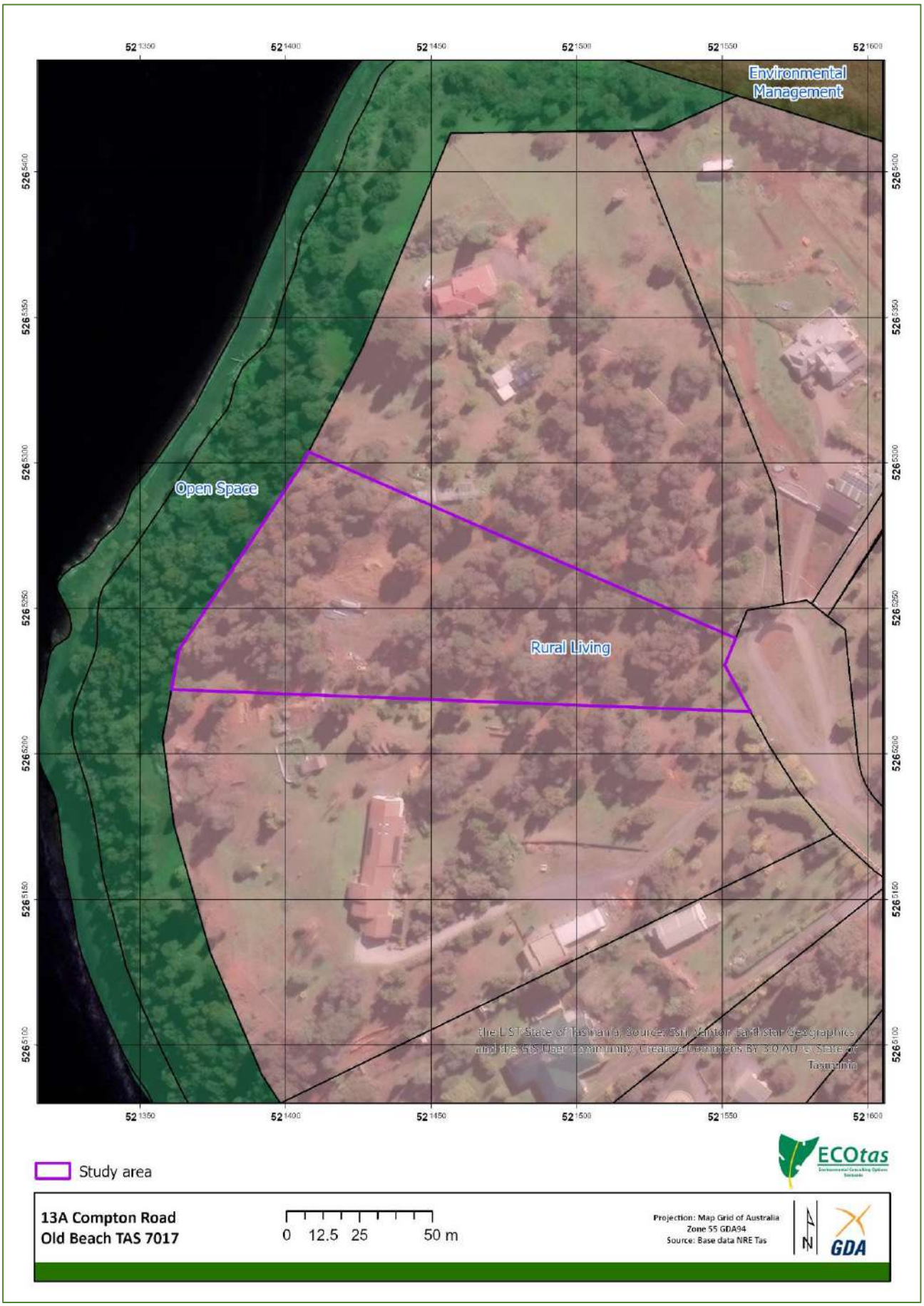


Figure 4. Zoning of study area and surrounds pursuant to *Tasmanian Planning Scheme – Brighton Local Provisions Schedule*

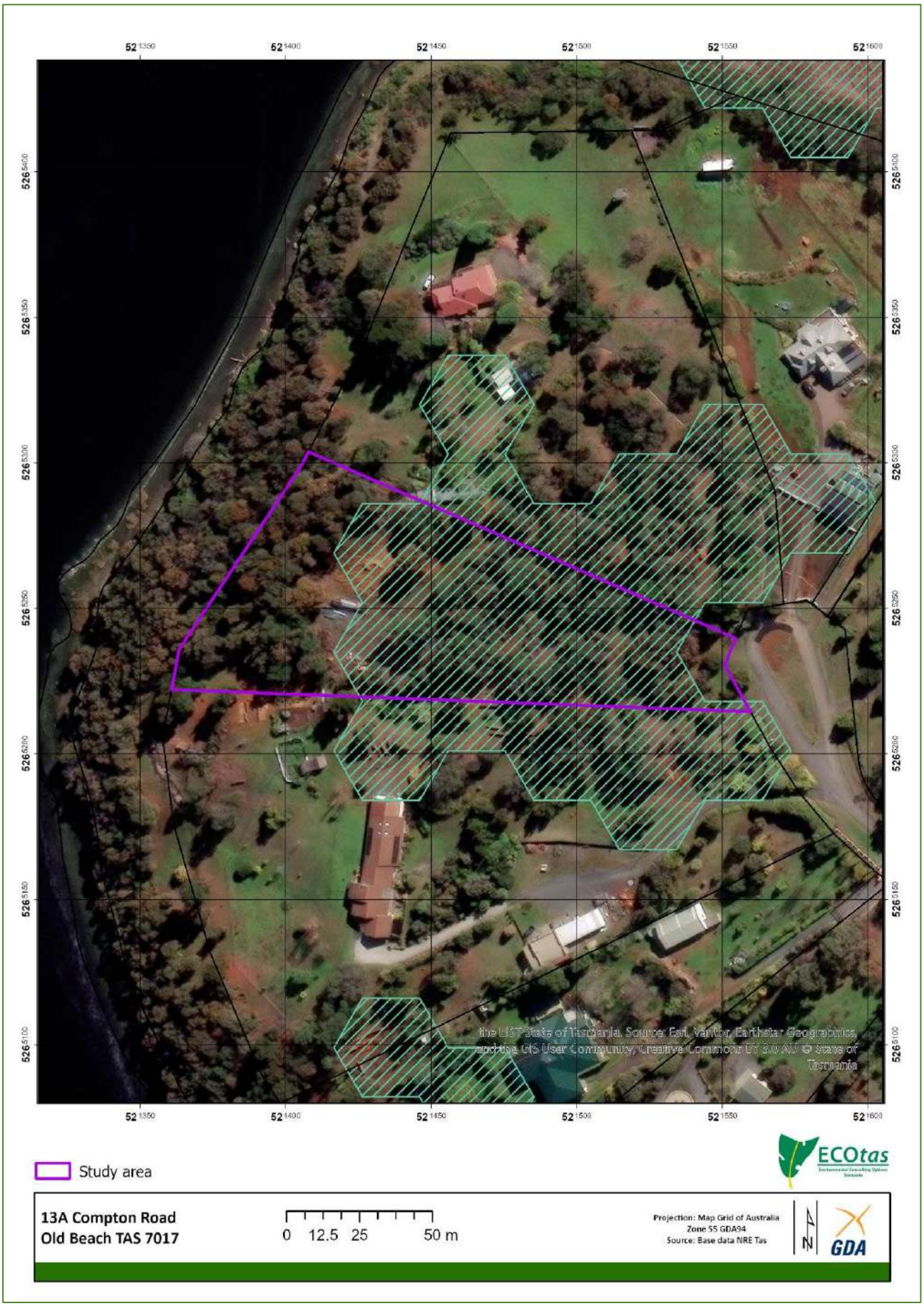


Figure 5a. Detail of study area, showing extent of Priority Vegetation Area overlay pursuant to *Tasmanian Planning Scheme – Brighton Local Provisions Schedule*

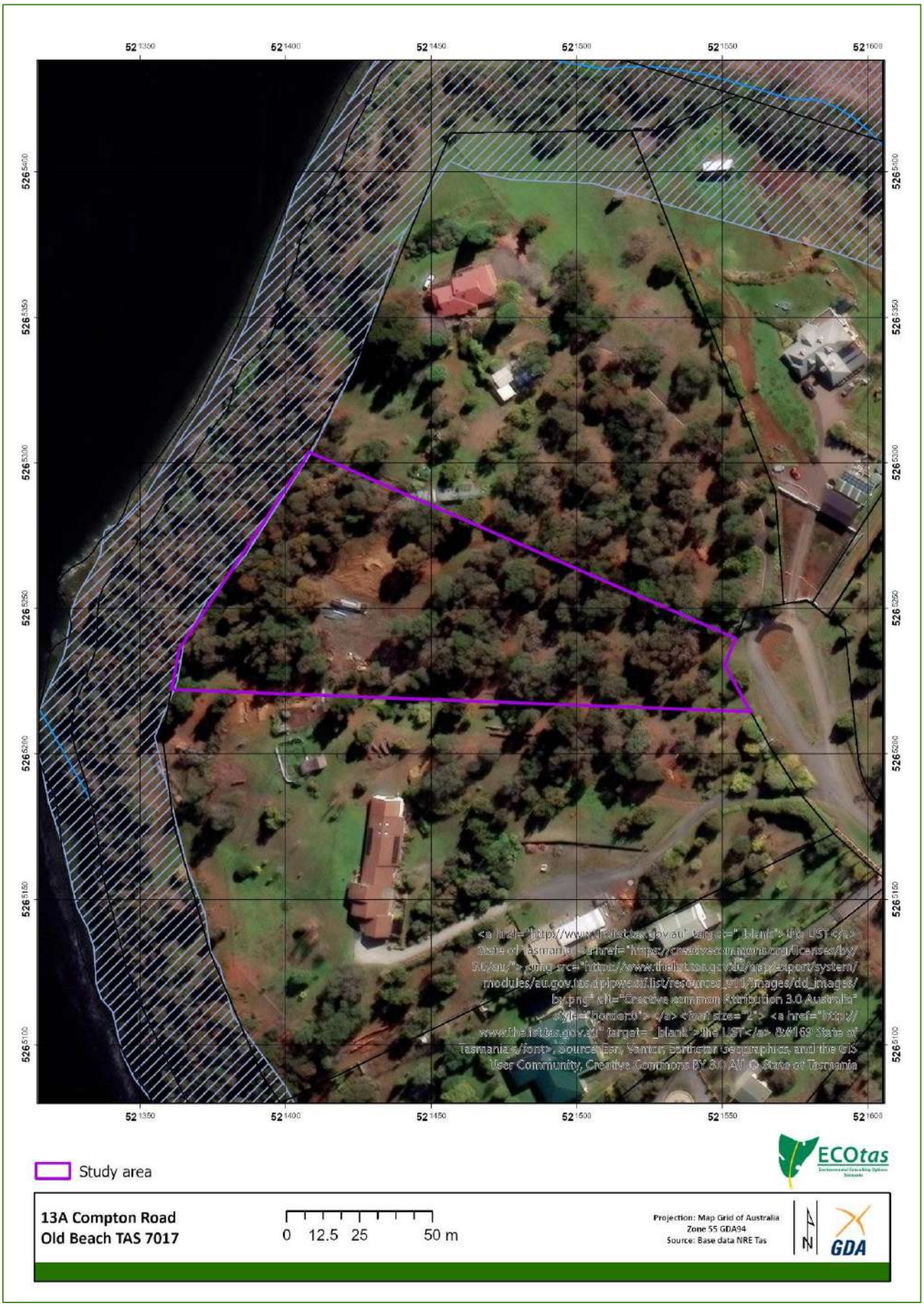


Figure 5b. Detail of study area, showing extent of Waterway and Coastal Protection Area overlay pursuant to *Tasmanian Planning Scheme – Brighton Local Provisions Schedule*

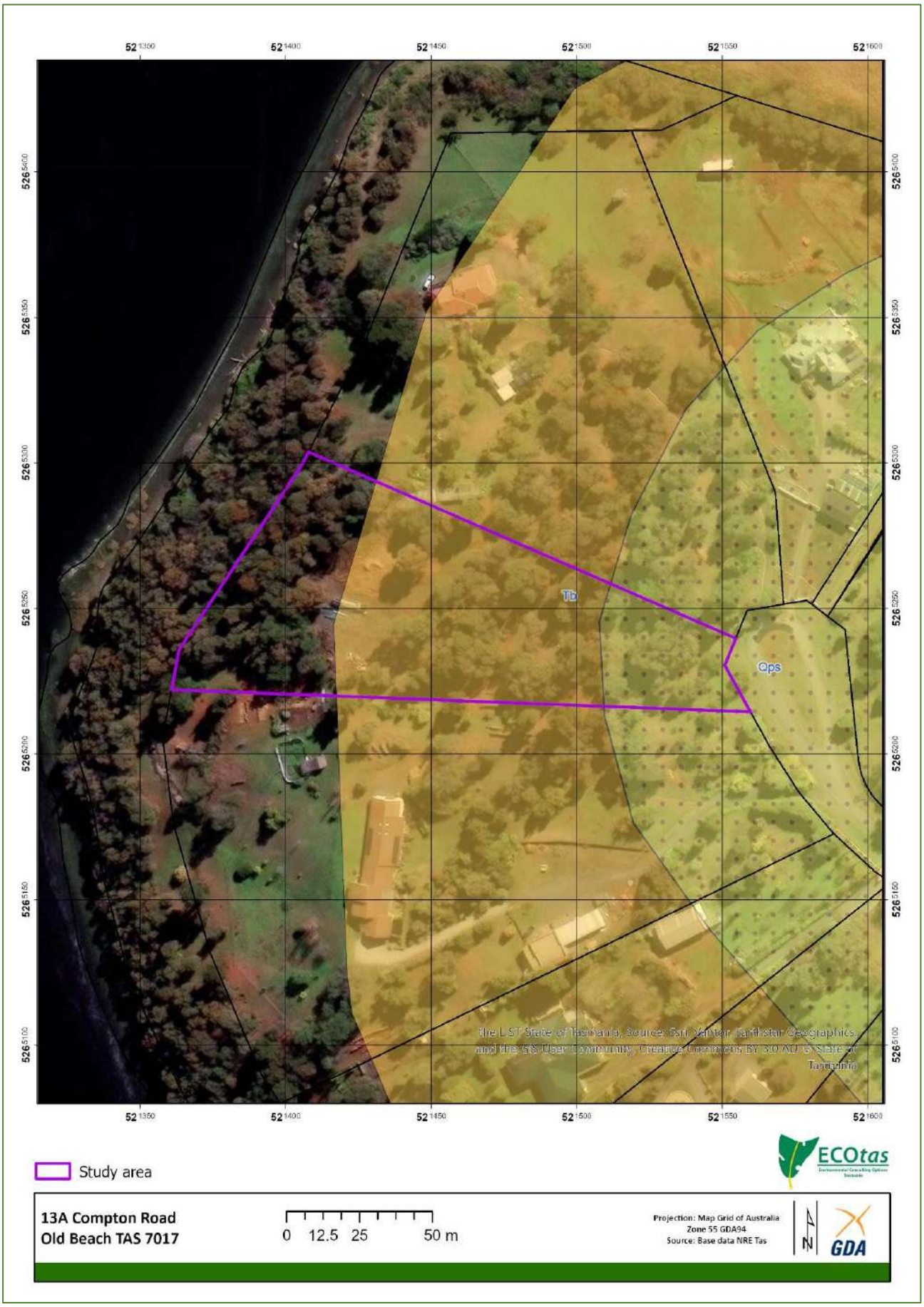


Figure 6a. 1:250,000 scale geological mapping of study area and surrounds (refer to text for codes)

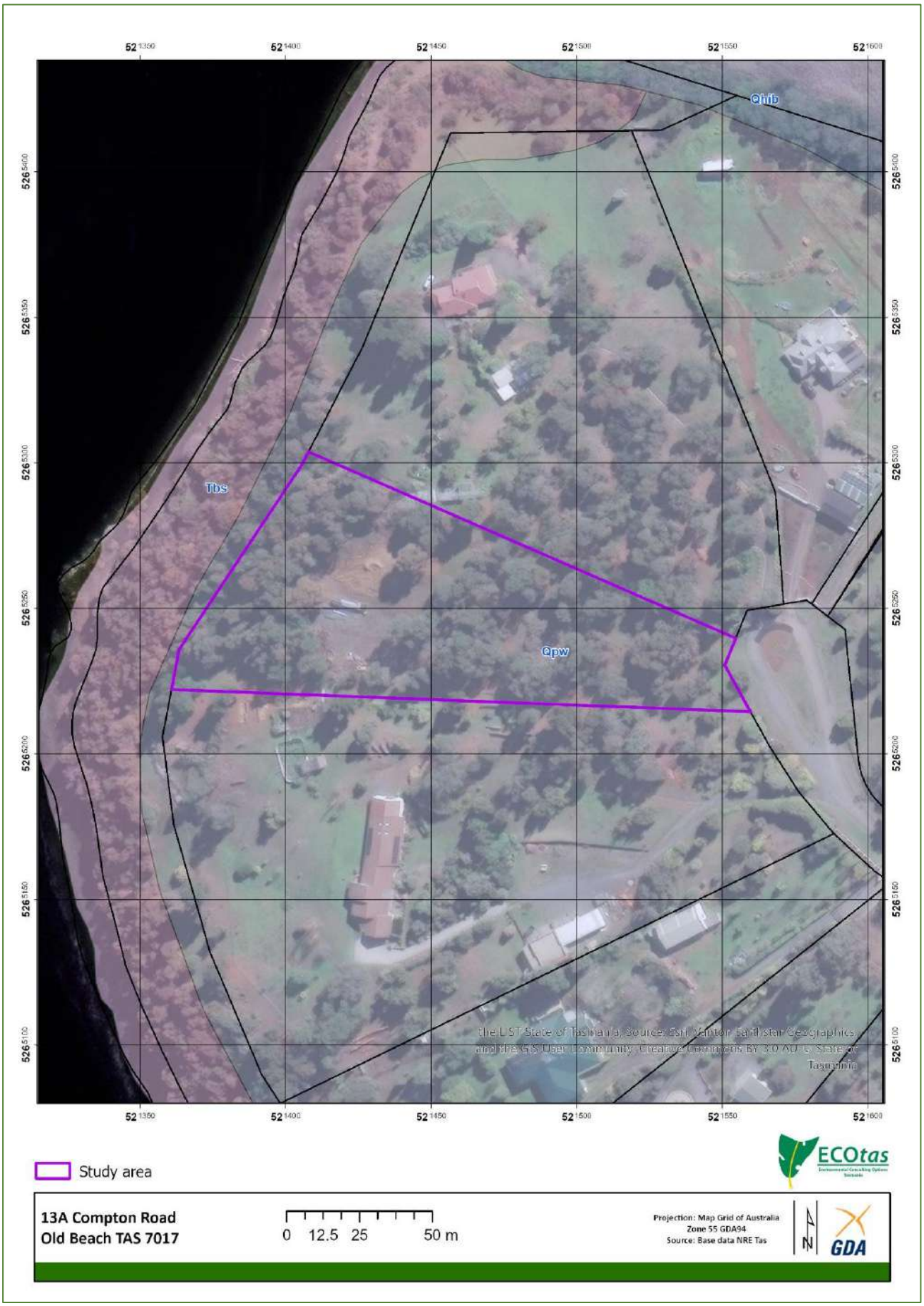


Figure 6b. 1:25,000 scale geological mapping of study area and surrounds (refer to text for codes)

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 & James Wapstra (ECO*tas*) attended the site on 10 Mar. 2026. The focus of the assessment was on the part of the title proposed for development but the balance of the title was assessed to provide context to findings.

Summary of key natural values findings

Vegetation types

TASVEG 3.0, 4.0, 5.0 & Live map the subject title identically (Figure 7) as:

- *Eucalyptus amygdalina* forest and woodland on dolerite (TASVEG code: DAD)

  Mapped across whole title and immediate surrounds (except for small area of FUR at the end pf Compton Road).

- urban areas (TASVEG code: FUR)

  A small section of FUR is mapped in the eastern area of title (as part of the Compton Road cul-de-sac).

The survey found the vegetation of the title was wholly different with revised vegetation mapping indicated in Figure 8 with descriptions of the vegetation types present within the title provided in Table 1. The following mapping units were detected within the title area:

- *Allocasuarina verticillata* forest (TASVEG code: NAV)

  Occurs across the eastern and western parts of title, effectively replacing existing TASVEG mapping of DAD, noting *Eucalyptus amygdalina* is wholly absent.

- extra-urban miscellaneous (TASVEG code: FUM)

  Mapped across the centre-western area of title (where the main development is proposed) and along the north and southern boundaries accounting for the driveway and fenceline, respectively.

Occurrences of NAV, & 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 NAV & 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.**

Table 1. Vegetation mapping units present in study area

[conservation status: NCA – as per Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, using units described by Kitchener & Harris (2013+), relating to TASVEG mapping units (DNRET 2025); 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**
Non eucalypt forest and woodland		
Allocasuarina verticillata forest (NAV)	not threatened *not threatened*	Apart from the modified parts of the title mapped as FUM, the whole title supports a moderately tall (quite long unburnt) canopy (8-15 m tall; 40% cover) dominated by *Allocasuarina verticillata* (drooping sheoak) with occasional *Acacia mearnsii* (black wattle) over a secondary layer (4-6 m tall, 5-25% cover) of the same species and also *Dodonaea viscosa* and *Exocarpos cupressiformis*, in turn over a ground shrub layer (<0.5 m tall, 5% cover) that includes *Styphelia humifusa*, *Dodonaea viscosa*, *Kennedia prostrata*, *Einadia nutans* and *Carpobrotus rossii*. The graminoid layer is sparse (ca. 5% cover) and dominated by *Dianella brevicaulis* with some *Lomandra longifolia*. The grass layer is variable (ca. 40% cover) and dominated by native species (*Austrostipa* spp., *Rytidosperma* spp.) with some introduced species (*Briza maxima*, *Avena* sp.). Herbs are virtually absent (*Wahlenbergia gracilis*). Apart from historical disturbance, NAV is in moderately good ecological condition, with naturalised species sparse and no symptoms of plant disease onserved.
Modified land		
extra-urban miscellaneous (FUM)	not threatened *not threatened*	FUM has been mapped across the centre west of title and along the northern and southern boundaries of title where native vegetation has been previously heavily modified. Once developed for residential occupation, the area mapped as FUM would be better re-coded as urban areas (TASVEG code: FUR).

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 9).

On this basis, no part of the title 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 applicable.**

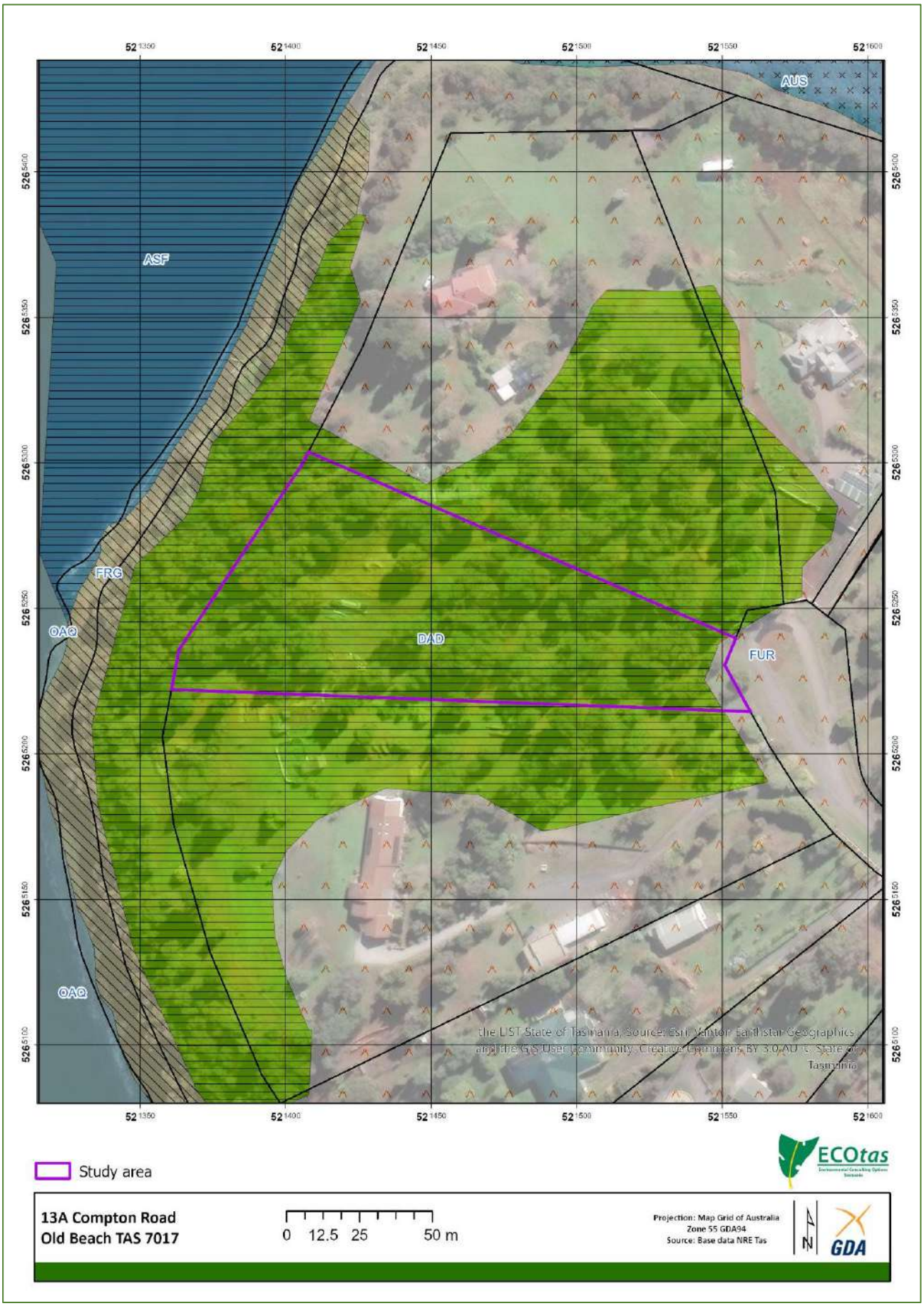


Figure 7. Existing TASVEG vegetation mapping for subject title and surrounds (refer to text for codes)

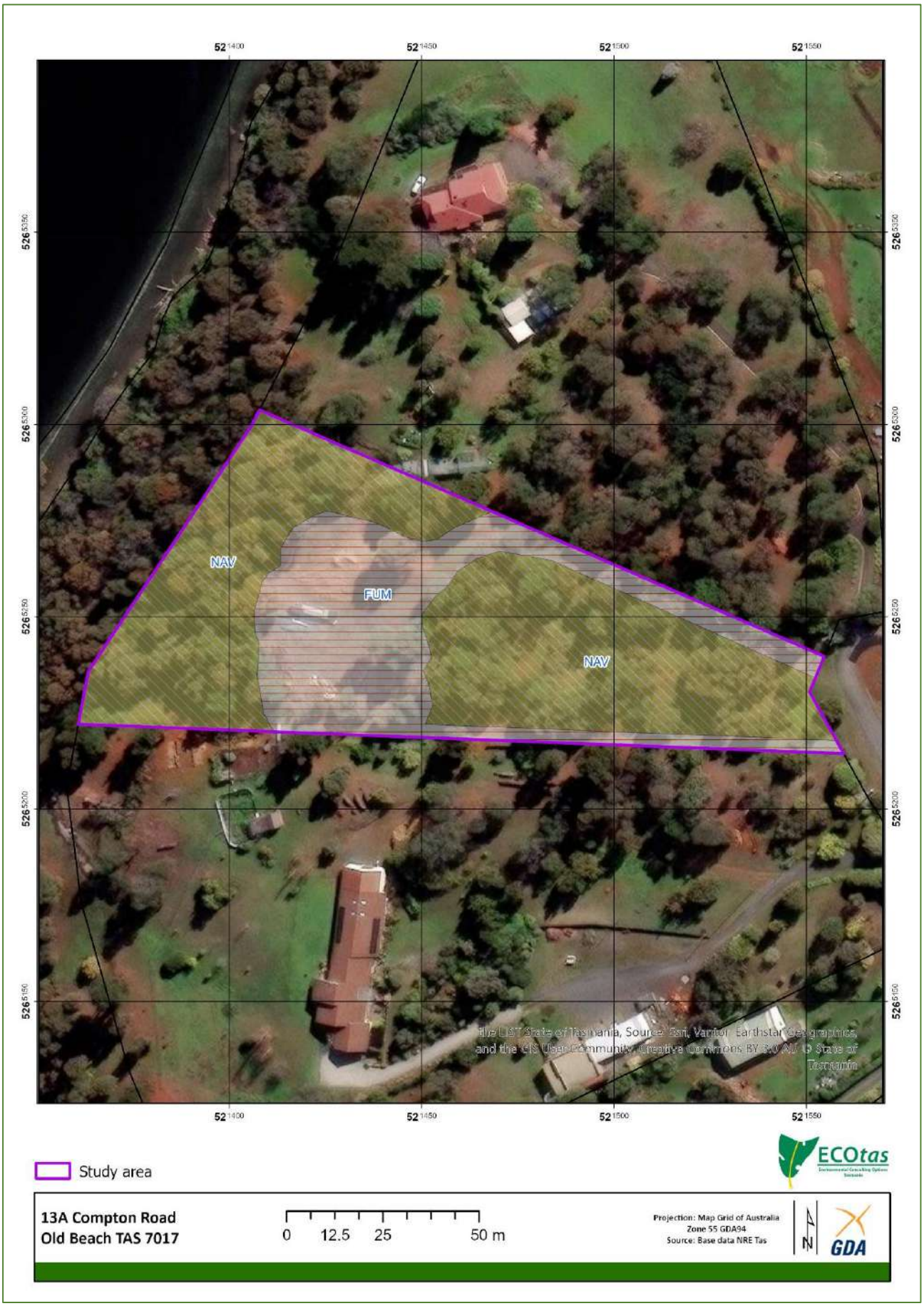


Figure 8. Revised vegetation mapping of subject title (refer to text for codes)

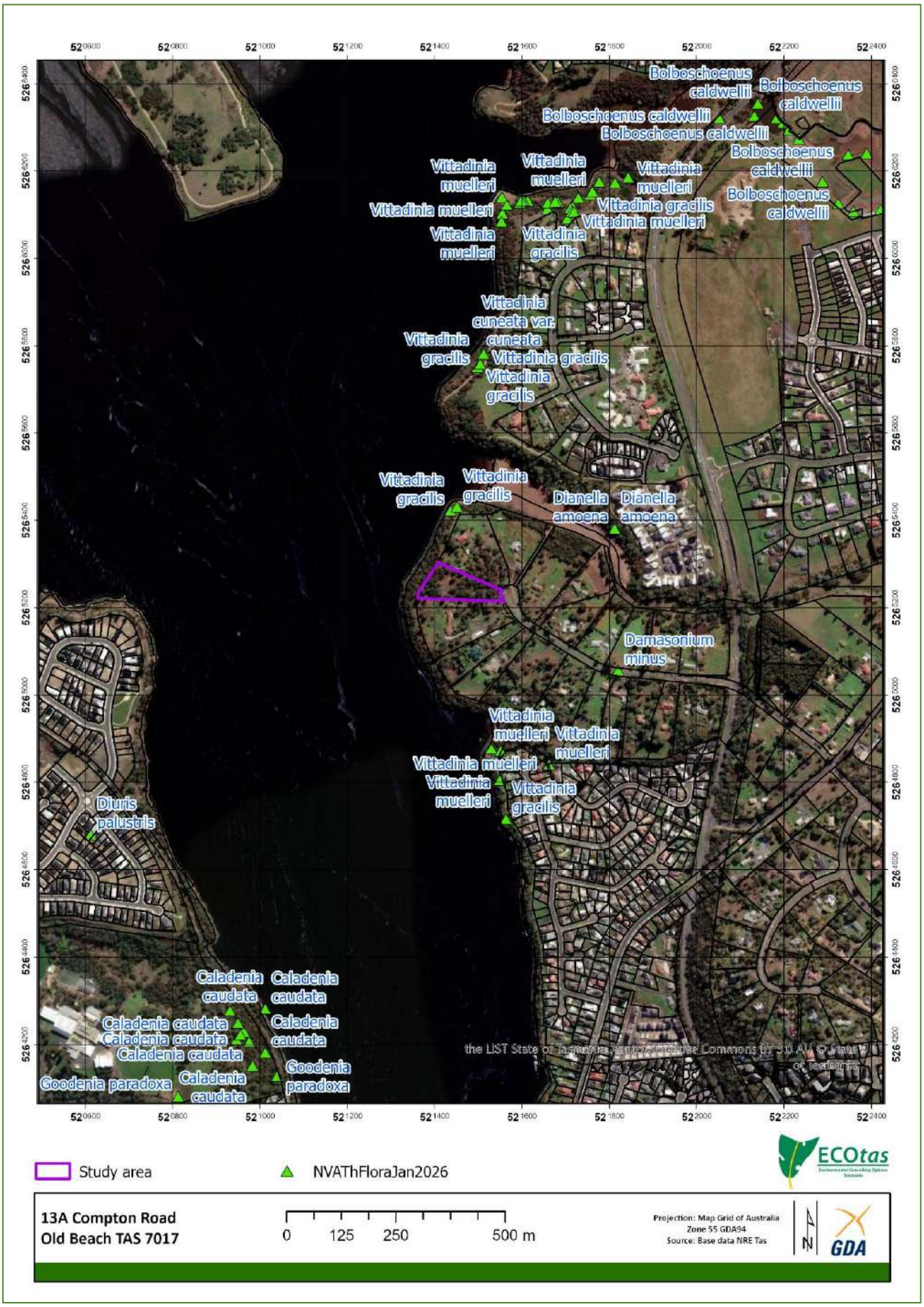


Figure 9a. Distribution of threatened flora in vicinity of study area (overview)

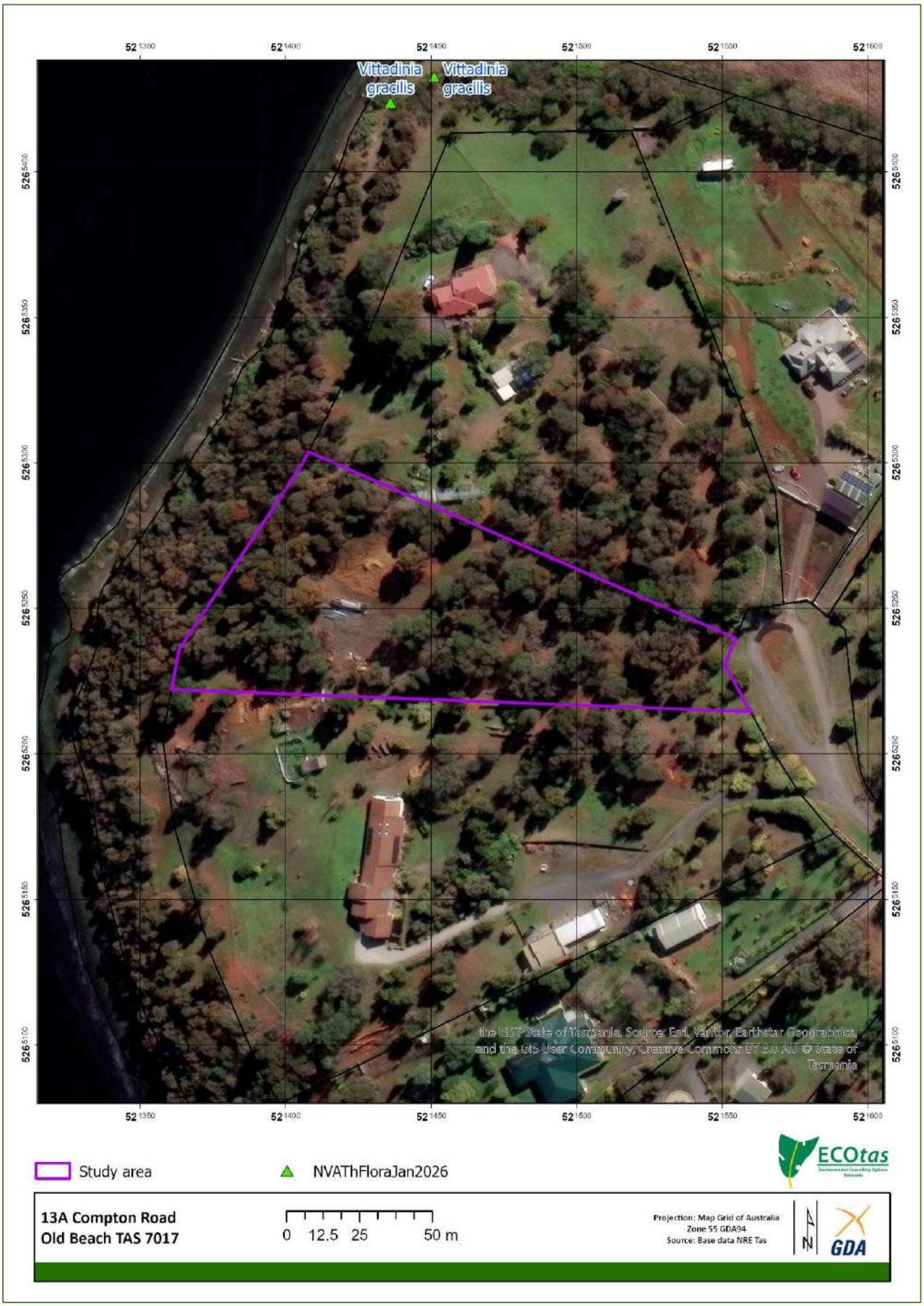


Figure 9b. Distribution of threatened flora in vicinity of study area (detail)

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

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 10).

On this basis, no part of the title should be construed 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 *Scheme* does not define the terms "known" or "core" range, which means this could rely on those used by other agencies such as the Forest Practices Authority and/or the Department of Natural Resources and Environment Tasmania, which are effectively presented in the relevant database reports (DNRET 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.**

Native vegetation of local importance values

The definition of priority vegetation includes 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 identified from the subject site. 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 subject title (but see below for a complete review of this).

Logically, the concept of "native vegetation of local importance" cannot 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. It is accepted that there may be "native vegetation of local importance" present in every municipality. However, 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, 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.

With reference to C7.3.1(d), it is uncertain how the concept of "it has been identified as native vegetation of local importance" should be applied in this case. It is noted that the Tasmanian Planning Commission provides *Information Sheet 2-2024 (LPS Amendment Assessments – Natural Assets Code - Native Vegetation of Local Importance* (dated 2 September 2024). This includes six "parameters" to be considered under the concept of C7.3.1(d), which are discussed below. The information sheet has the clear objective "to provide assessment guidelines to support assessment of native vegetation of local importance under the Natural Assets Code".

The information sheet states:

> "In determining the conservation significance of native vegetation of local importance, the fundamental test to be applied is an ecological one, and not one that relies on social values.
>
> The Commission is not aware of a commonly accepted protocol or set of rules in conservation science that defines what should be considered as locally important native vegetation from an ecological perspective.
>
> Each draft LPS or amendment to an LPS will be assessed on a case-by-case basis. The Commission will consider the parameters listed below, where relevant, when undertaking an assessment of the conservation significance of native vegetation of local importance".

It is clear that the parameters then included in the sheet are to be the primary guide to interpreting C7.3.1(d).

It is important to first consider the key qualifying statements in the information sheet when analysing the parameters – these qualifiers are stated as:

> "In terms of weighting, parameters 1 and 2 are considered the most important.
>
> If the vegetation community is significant by virtue of its threatened community status and/or its limited range within the state and/or its limited representation in the conservation reserve estate (vegetation composition) and it has high habitat values by virtue of the maturity of the vegetation (vegetation structure), then the vegetation would almost certainly meet the test of 7.3.1. (d) and, therefore, be defined as priority vegetation.
>
> On the other hand, if the vegetation met neither the vegetation composition or vegetation structure parameters then it is quite unlikely to qualify under 7.3.1.(d) as priority vegetation.
>
> If the vegetation meets just one of these two most important parameters then assessment across all factors is necessary to determine priority vegetation status".

This places a very strong emphasis on "vegetation composition and vegetation structure parameters" but also considers other values (the latter on a parameter-by-parameter basis).

The consideration of parameters 1-6 is provided below, with the questions presented in the information sheet stated verbatim with responses in square brackets below each.

<u>PARAMETER 1: Vegetation composition</u>

"What is the TASVEG classification?"

[The project area includes the TASVEG mapping units of NAV & FUM].

"What is the dominant species or are there co-dominant species?"

[Refer to Table 1].

"Is the vegetation community widespread around Tasmania or elsewhere in Australia?"

[FUM – not relevant (modified land mapping unit. NAV – widespread in Tasmania with 12,500 ha estimated with 48% included in the formal reserve system].

"Is the vegetation community and/or significant species within the community listed as threatened on Tasmanian or Commonwealth threatened species legislation?"

[No].

"Is the vegetation community well represented in the conservation reserve system locally, regionally or elsewhere in the state?"

[Approximately 48% of NAV is formally reserved at a Statewide level. Approximately 64% of NAV is formally reserved in the South East bioregion].

On this basis, no part of the subject title meets the intent or specifics of Parameter 1.

PARAMETER 2: Vegetation structure

"Is the forest old growth forest or regrowth forest?"

[Not applicable to the project area, with no areas of old-growth forest recognised].

"What is the evidence of the age of the forest?"

[Aerial imagery and site assessment confirmed the non old-growth status of the vegetation of the project area].

"Is the age of the forest such that it is reaching a stage of maturity that sees trees start to senesce and create hollows for hollow-dependent fauna and provide fallen branches and stems that would provide habitat for ground-dwelling fauna?"

[No – no hollow-bearing trees or other mature forest elements present incl. virtual absence of coarse woody debris].

"Is any non-forest community in a relatively undisturbed, weed-free condition?"

[Not applicable].

On this basis, no part of the subject title meets the intent or specifics of Parameter 2.

PARAMETER 3: Significance of vegetation in the area

"Is the vegetation community the only remaining stand of the species in the area and as such has an elevated significance?"

[No – all identified native vegetation communities are not limited either in the project area and/or the wider area].

"Are there the same vegetation types in the surrounding area and if so, what area of vegetation and what is its reserve status?"

[See above and under Parameter 1].

On this basis, no part of the subject title meets the intent or specifics of Parameter 3.

PARAMETER 4: Suitability for reserve status

"Does the forest meet the nationally accepted criteria used for the development of a comprehensive, adequate and representative system of forest conservation reserves (the JANIS criteria that deal with biodiversity, old-growth and wilderness parameters)?"

[Not applicable – NAV is not identified as requiring further reservation].

"Would the forest qualify for reserve status?"

[See above – not relevant].

"Would any non-forest community, by virtue of its rarity, habitat values and intactness, qualify for reserve status?"

[See above – not relevant].

On this basis, no part of the subject title meets the intent or specifics of Parameter 4.

PARAMETER 5: Native fauna

"What are the species that are recorded as utilising the land?"

[No comprehensive assessment of the vertebrate and invertebrate fauna has been undertaken per se, apart from a consideration of the potential for threatened fauna, but this is not justified under any assessment protocols. It is not anticipated that the project area will include any species requiring special consideration at the scale of the anticipated impact (challenging to understand the rationale for this question)].

"Are any of the species listed as threatened species?"

[Refer to ***Findings*** Threatened fauna – this is already considered under C7.3.1(c) and should not require further consideration under C7.3.1(d)].

"Do the recorded species commonly occur in many parts of Tasmania?"

[See above].

"Does the land provide breeding or foraging habitat for any of the species?"

[See above].

"Are any of the species likely either to be just passing through or flying over the site?"

[See above].

On this basis, no part of the subject title meets the intent or specifics of Parameter 5.

PARAMETER 6: Connectivity

"Does the land provide an important link between other areas of vegetation?"

[In some ways but noting that the Comptom Road subdivision is approved with the clear intent of residential occupation of the created lots – other lots in area already developed. A house on the subject lot will hardly alter the lot's capacity to function as a "link"].

"Will any link still be maintained if the land was included in a zone that allows for maintenance of native vegetation which, in turn, would permit continued mobility of fauna?"

[See above].

On this basis, no part of the subject title meets the intent or specifics of Parameter 6.

***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 title because of the presence of the Priority Vegetation Area overlay, although it is noted that the preceding assessment has clearly demonstrated that "priority vegetation" is absent rendering C7.1.4 moot. No part of the development will impinge on the Waterway and Coastal Protection Area overlay such that C7.1.1 will not have direct application. 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:

(i) Rural Living Zone

C7.2.2 This code does not apply to use.

The subject title is currently zoned as Rural Living Zone B such that the Code could have application in relation to the part of the title covered by the Priority Vegetation Area overlay.

At this point, however, it is worth reiterating that no part of the title reasonably qualifies as "priority vegetation" pursuant to C7.3.1 (see previous discussion) and no part of the development will impinge on the Waterway and Coastal Protection Area overlay.

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. 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(b) appears to be directly satisfied.

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 "clearance of native vegetation" (notwithstanding that "clearance" is not defined under the *State Planning Provisions*). However, since there is no "priority vegetation" present, it becomes a logical impossibility to have "an adverse impact" (indeed, any impact) on "priority vegetation". On this basis, the balance of P1.2 is not examined; however, the proposal satisfies P1.2(c) as the proposal "minimises impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings" (through a bushfire hazard management plan prepared by an accredited bushfire practitioner) and P1.2(f) as the proposed dwelling is to take part advantage of the "existing cleared area on the site".

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 Brighton 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 10 Mar. 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. (2025). *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_13AComptonRoad for a polygon defining the subject title (centred on 521452mE 5265248mN), buffered by 5 km, dated 10 Mar 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 521452mE 5265248mN (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 10 Mar. 2026 – appended for reference.

Kitchener, A. & Harris, S. (2013+, updated Nov. 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. [nomenclature of vascular flora species]

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

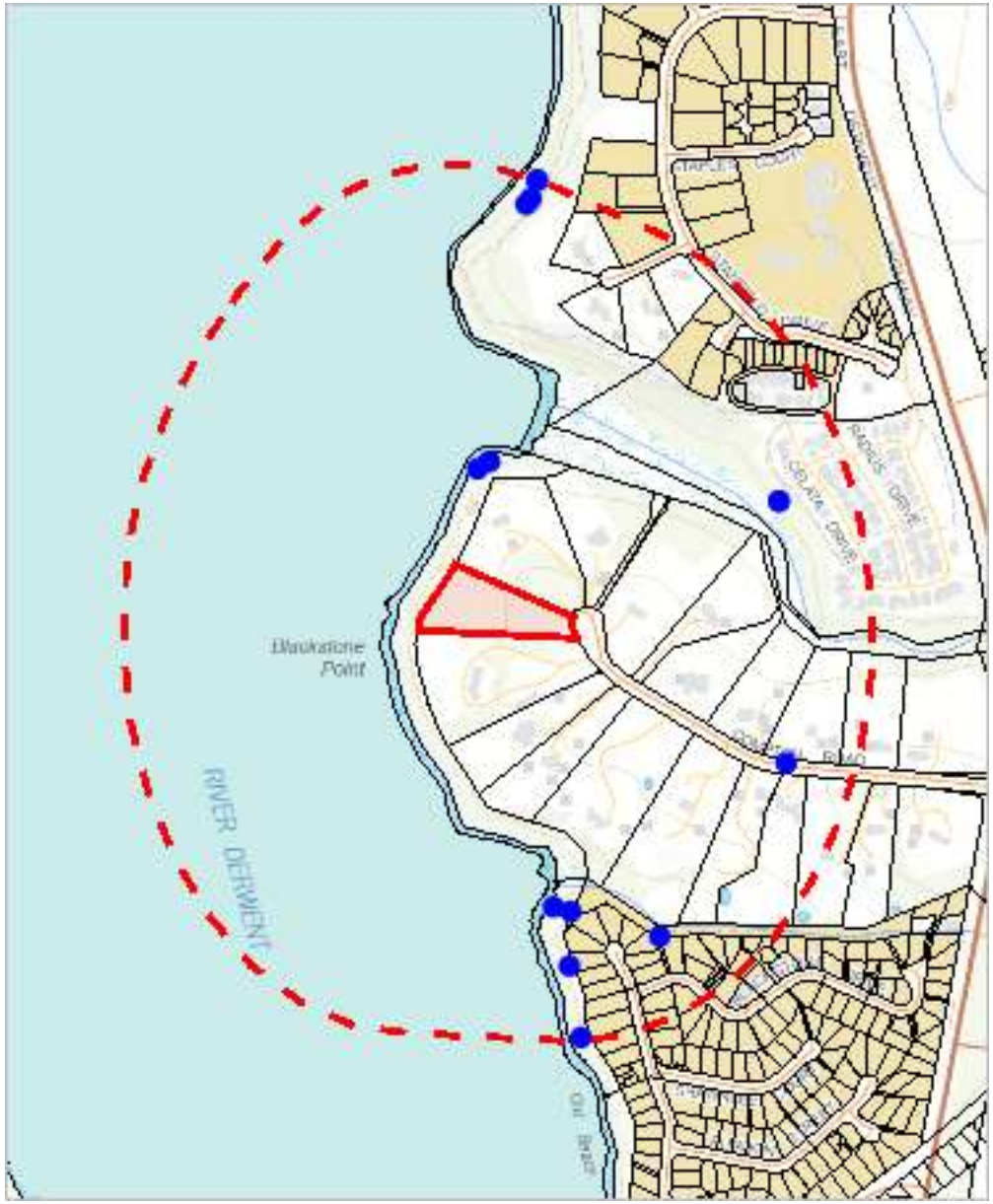
Reference:	ECOtas_13AComptonRoad
Requested For:	MWapstra
Report Type:	Summary Report
Timestamp:	09:50:37 AM Tuesday 10 March 2026
Threatened Flora:	buffers Min: 500m Max: 5000m
Threatened Fauna:	buffers Min: 500m Max: 5000m
Raptors:	buffers Min: 500m Max: 5000m
Tasmanian Weed Management Act Weeds:	buffers 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: 521452.0, 5265248.0 falls within:

Property: 7887265

Threatened flora within 500 metres

522076, 5266005



520843, 5264513

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

Threatened flora within 500 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Threatened flora within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Damasonium minus	starfruit	r		n	1	21-Apr-1917
Dianella amoena	grassland flaxlily	r	EN	n	2	05-Jan-1991
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy	r		n	1	05-Jan-1991
Vittadinia gracilis	woolly new-holland-daisy	r		n	6	11-Jun-2013
Vittadinia muelleri	narrowleaf new-holland-daisy	r		n	4	27-Sep-2007

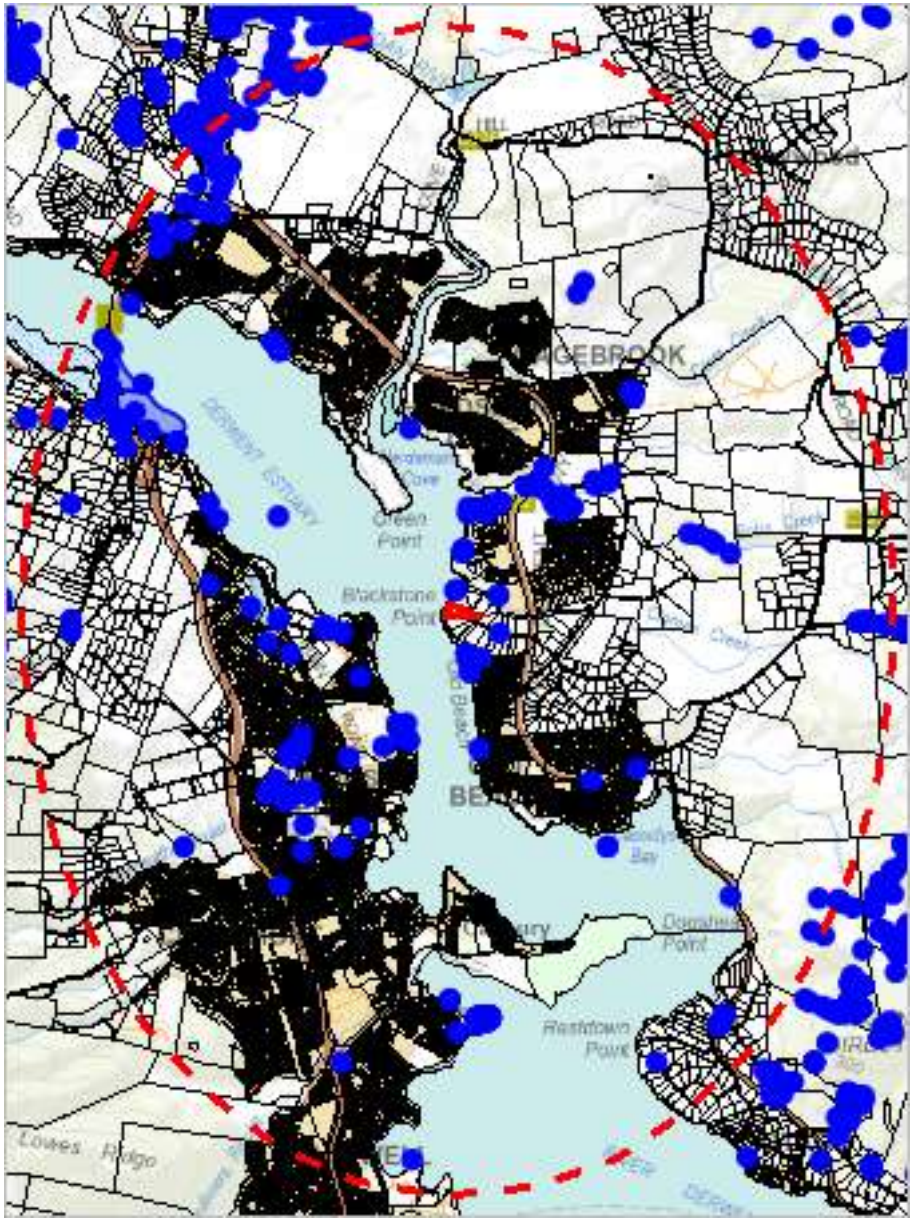
Unverified Records

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 flora within 5000 metres

525394, 5270503



517519, 5260005

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
Aphelia gracilis	slender fanwort	r		n	1	01-Jan-1993
Asperula scoparia subsp. scoparia	prickly woodruff	r		ae	8	11-Dec-2023
Atriplex suberecta	sprawling saltbush	v		n	2	18-Oct-1999
Austrostipa bigeniculata	doublejointed speargrass	r		n	43	04-Jul-2020
Austrostipa blackii	crested speargrass	r		n	2	07-Jan-2004
Bolboschoenus caldwellii	sea clubsedge	r		n	32	01-Jun-2017
Bolboschoenus medianus	marsh clubsedge	r		n	19	23-Aug-2024
Brachyscome rigidula	cutleaf daisy	v		n	1	01-Jan-1985
Caladenia anthracina	blacktip spider-orchid	e	CR	e	1	01-Nov-1842
Caladenia caudata	tailed spider-orchid	v	VU	e	20	29-Sep-2011
Caladenia filamentosa	daddy longlegs	r		n	1	22-Oct-1947
Calocephalus citreus	lemon beautyheads	r		n	1	05-Mar-1945
Calocephalus lacteus	milky beautyheads	r		n	1	05-Mar-1945
Carex gunniana	mountain sedge	r		n	1	01-Jan-1912
Damasonium minus	starfruit	r		n	1	21-Apr-1917
Dianella amoena	grassland flaxlily	r	EN	n	39	10-Dec-2024
Diuris palustris	swamp doubletail	e		n	3	16-Oct-1977
Eucalyptus risdonii	risdon peppermint	r		e	2	10-Apr-2015
Goodenia paradoxa	spur velleia	v		n	4	15-Oct-2004
Haloragis aspera	rough raspwort	v		n	1	05-Mar-1945
Haloragis heterophylla	variable raspwort	r		n	2	06-Jan-1991
Hibbertia basaltica	basalt guineaflower	e	EN	e	12	10-Dec-2024
Hibbertia doleritica	dolerite guineaflower	pe	PEN	e	2	25-Oct-2024
Hovea tasmanica	rockfield purplepea	r		e	2	20-Oct-2012
Hyalosperma demissum	moss sunray	e		n	34	12-Nov-2017
Isoetopsis graminifolia	grass cushion	v		n	22	09-Oct-2013
Lachnagrostis robusta	tall blowngrass	r		n	1	23-Dec-1943
Lepidium hyssopifolium	soft peppercress	e	EN	n	13	01-Jun-2006
Ozothamnus reflexifolius	reflexed everlastingbush	v	VU	e	17	24-Feb-2010
Parietaria debilis	shade pellitory	r		n	3	02-Oct-2014
Phyllangium divergens	wiry mitrewort	v		n	2	11-Nov-1911
Pterostylis ziegeleri	grassland greenhood	v	VU	e	1	11-Nov-1911
Ruppia megacarpa	largefruit seatassel	r		n	14	10-Mar-2021
Schoenoplectus tabernaemontani	river clubsedge	r		n	1	08-Apr-2020
Scleranthus fasciculatus	spreading knawel	v		n	5	20-Jan-2023
Senecio squarrosus	leafy fireweed	r		n	5	26-Jun-2023
Stenopetalum lineare	narrow threadpetal	e		n	2	17-Nov-2000
Stuckenia pectinata	fennel pondweed	r		n	2	22-Jan-2018
Teucrium corymbosum	forest germander	r		n	27	12-Nov-2017
Triptilodiscus pygmaeus	dwarf sunray	v		n	6	12-Nov-2009
Vittadinia burbidgeae	smooth new-holland-daisy	r		e	1	14-Sep-1988
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy	r		n	5	09-Dec-2009
Vittadinia gracilis	woolly new-holland-daisy	r		n	55	04-Nov-2020
Vittadinia muelleri	narrowleaf new-holland-daisy	r		n	200	17-Jul-2025
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	p		n	6	10-Mar-2000
Xanthoparmelia vicaria		r		e	2	27-Apr-1992
Xanthoparmelia vicariella		r		e	2	24-Apr-1997

Unverified Records

No unverified records were found!

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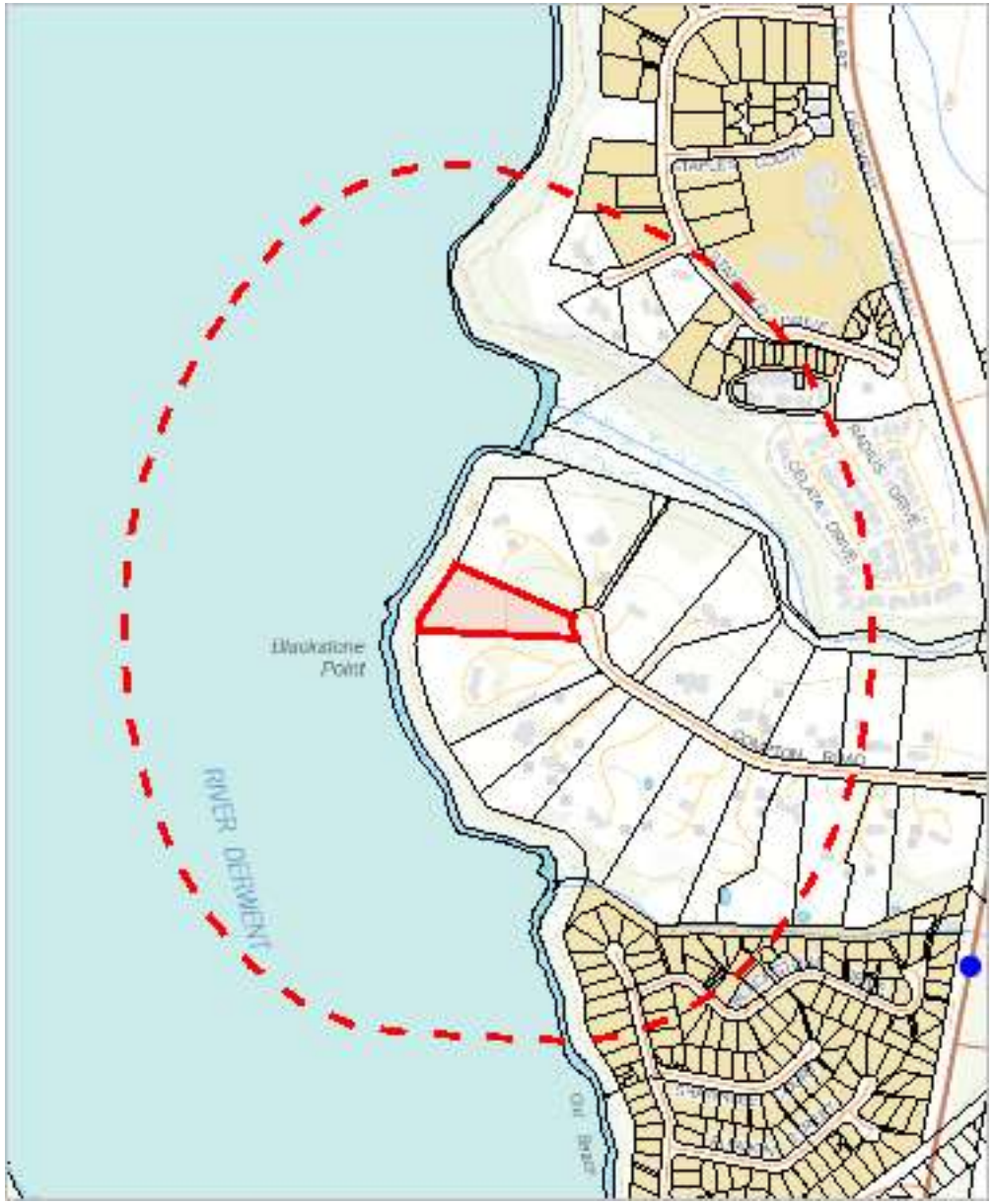
Threatened fauna within 500 metres

522076, 5266005



520843, 5264513

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

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Discocharopa vigens	Ammonite Pinwheel Snail	e	CR		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	1
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

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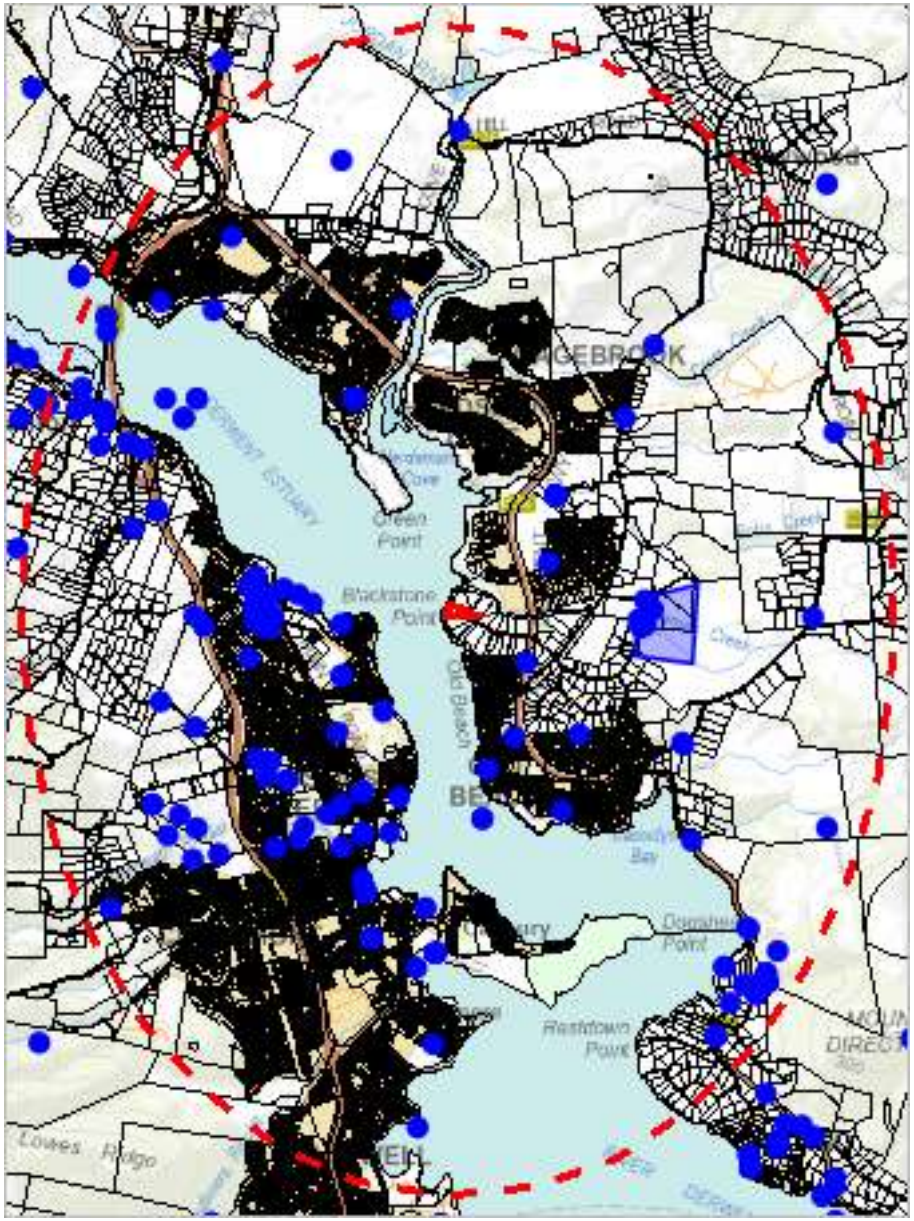
Threatened fauna within 5000 metres

525394, 5270503



517519, 5260005

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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
Accipiter novaehollandiae	grey goshawk	e		n	22	27-Feb-2023
Ammoniropa vigens	Ammonite Pinwheel Snail	e	CR	e	1	12-Dec-2003
Aquila audax	wedge-tailed eagle	pe	PEN	n	36	25-May-2023
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	4	28-Mar-2024
Arctocephalus forsteri subsp. doriferus	new zealand fur seal	r		n	2	18-Apr-2005
Arctocephalus tropicalis	sub-antarctic fur seal	e	VU	n	1	12-May-2021
Botaurus poiciloptilus	australasian bittern		EN	n	3	13-Jul-1997
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	e	EN	e	1	01-Jan-1900
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	2	30-Mar-2020
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	16-Feb-2024
Dasyurus viverrinus	eastern quoll		EN	n	3	06-Aug-1996
Eubalaena australis	southern right whale	e	EN	m	1	16-Jul-2000
Gallinago hardwickii	Lathams snipe		VU	n	153	26-Feb-2025
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	37	23-Feb-2023
Hirundapus caudacutus	white-throated needletail		VU	n	2	31-Dec-1980
Lathamus discolor	swift parrot	e	CR	mbe	24	03-Nov-2022
Litoria raniformis	green and gold frog	v	VU	ae	1	14-Dec-1970
Neophema chrysostoma	blue-winged parrot	v	VU	n	7	09-Feb-2019
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	5	14-Oct-1920
Perameles gunnii	eastern barred bandicoot		VU	n	30	30-Jan-2026
Podiceps cristatus	great crested grebe	v		n	27	21-Oct-2023
Poliocephalus cristatus subsp. australis	great crested grebe	pv			1	07-Dec-1981
Prototroctes maraena	australian grayling	v	VU	ae	4	28-Oct-1987
Sarcophilus harrisii	tasmanian devil	e	EN	e	19	17-May-2025
Sterna striata	white-fronted tern	v		n	1	04-Mar-2013
Sternula albifrons subsp. sinensis	little tern	e		n	1	30-Apr-2022
Thalassarche cauta	shy albatross	v	EN	ae	1	23-Nov-1884
Theclinesthes serpentatus	chequered blue	pr		n	1	22-Feb-2023
Thinornis cucullatus	hooded plover		PVU	ae	2	20-Mar-2025
Tyto novaehollandiae	masked owl	pe	PVU	n	8	24-Sep-1981
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	2	13-Jun-2007

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
Lathamus discolor	swift parrot	e	CR	mbe	1	0	1
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Discocharopa vigens	Ammonite Pinwheel Snail	e	CR		2	0	1
Antipodia chaostola	chaostola skipper	e	EN	ae	1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	3	0	0
Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	e	VU	e	1	0	1
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	0
Litoria raniformis	green and gold frog	v	VU	ae	1	0	1
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Dasyurus viverrinus	eastern quoll		EN	n	0	0	1

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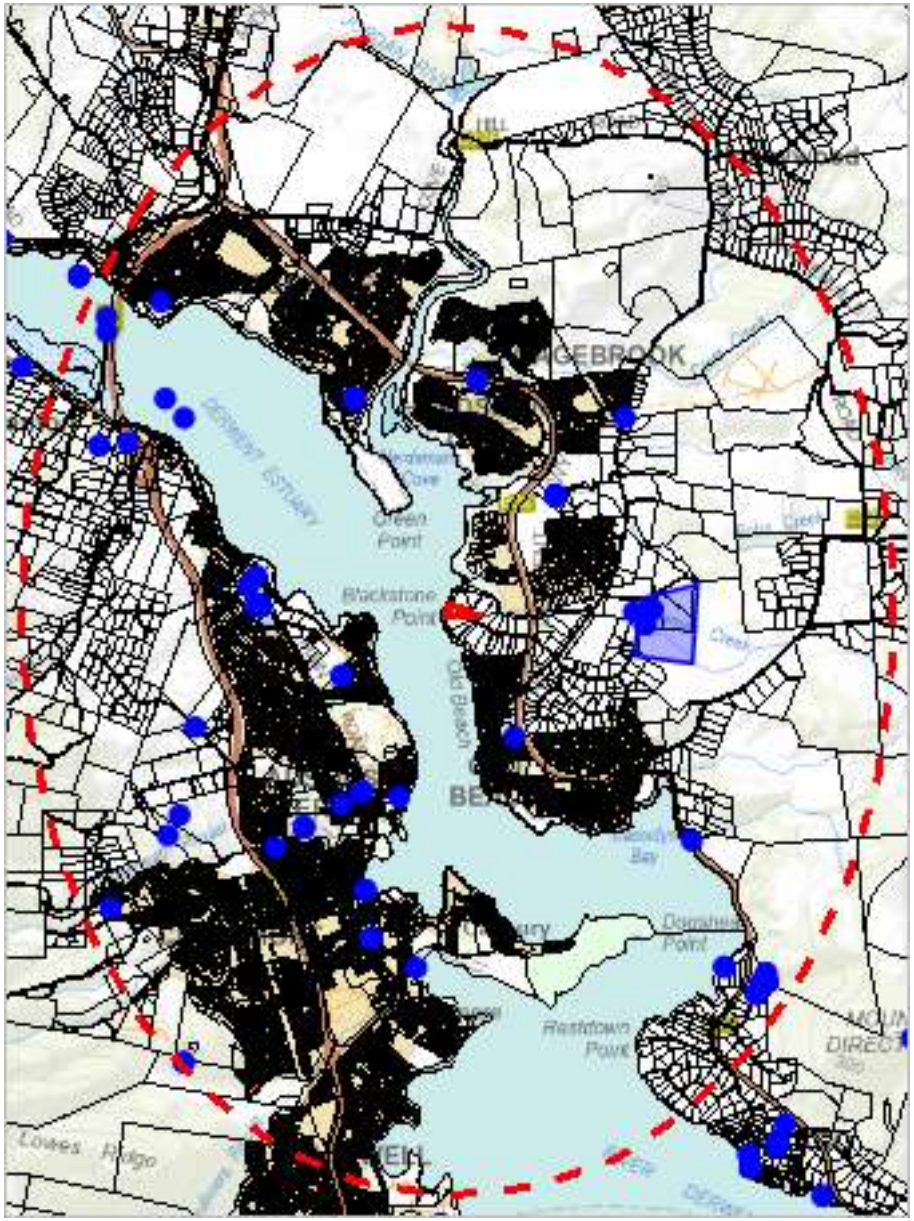
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

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

Raptor nests and sightings within 500 metres

Raptor nests and sightings within 5000 metres

525394, 5270503



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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
2939	Accipiter novaehollandiae	grey goshawk	Nest	1	15-Feb-2021
373	Falco peregrinus	peregrine falcon	Nest	1	01-Jan-1985
381	Falco peregrinus	peregrine falcon	Nest	1	01-Jan-1985
622	Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	Nest	1	01-Jan-1985
	Accipiter novaehollandiae	grey goshawk	Not Recorded	11	01-Apr-2017
	Accipiter novaehollandiae	grey goshawk	Sighting	10	27-Feb-2023
	Aquila audax	wedge-tailed eagle	Not Recorded	18	21-Jun-2018
	Aquila audax	wedge-tailed eagle	Sighting	18	25-May-2023
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	4	28-Mar-2024
	Falco cenchroides	nankeen kestrel	Sighting	1	16-Mar-1904
	Falco longipennis	australian hobby	Sighting	10	18-Mar-2023
	Falco peregrinus	peregrine falcon	Not Recorded	18	25-Jun-2018
	Falco peregrinus	peregrine falcon	Sighting	19	20-Jan-2025
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	14	07-Nov-2017
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	23	23-Feb-2023
	Tyto novaehollandiae	masked owl	Not Recorded	1	06-Sep-1979
	Tyto novaehollandiae	masked owl	Sighting	7	24-Sep-1981

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres

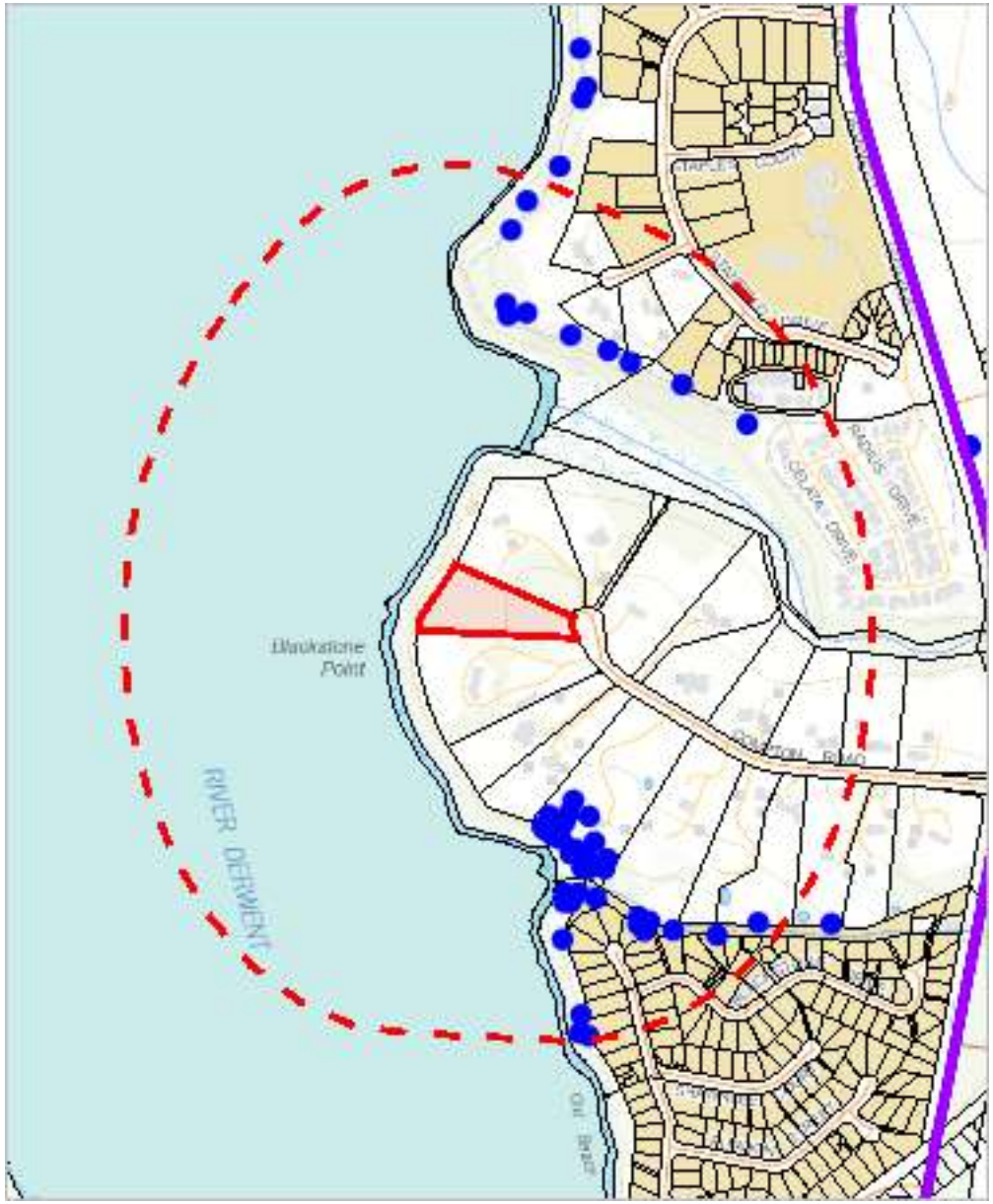
(based on Range Boundaries)

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		3	0	0

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

Tas Management Act Weeds within 500 m

522076, 5266005



520843, 5264513

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

Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Tas Management Act Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Asparagus asparagoides	bridal creeper	48	08-May-2024
Chrysanthemoides monilifera subsp. monilifera	boneseed	2	11-Jun-2013
Lycium ferocissimum	african boxthorn	4	11-Jun-2013
Rubus fruticosus	blackberry	4	11-Jun-2013

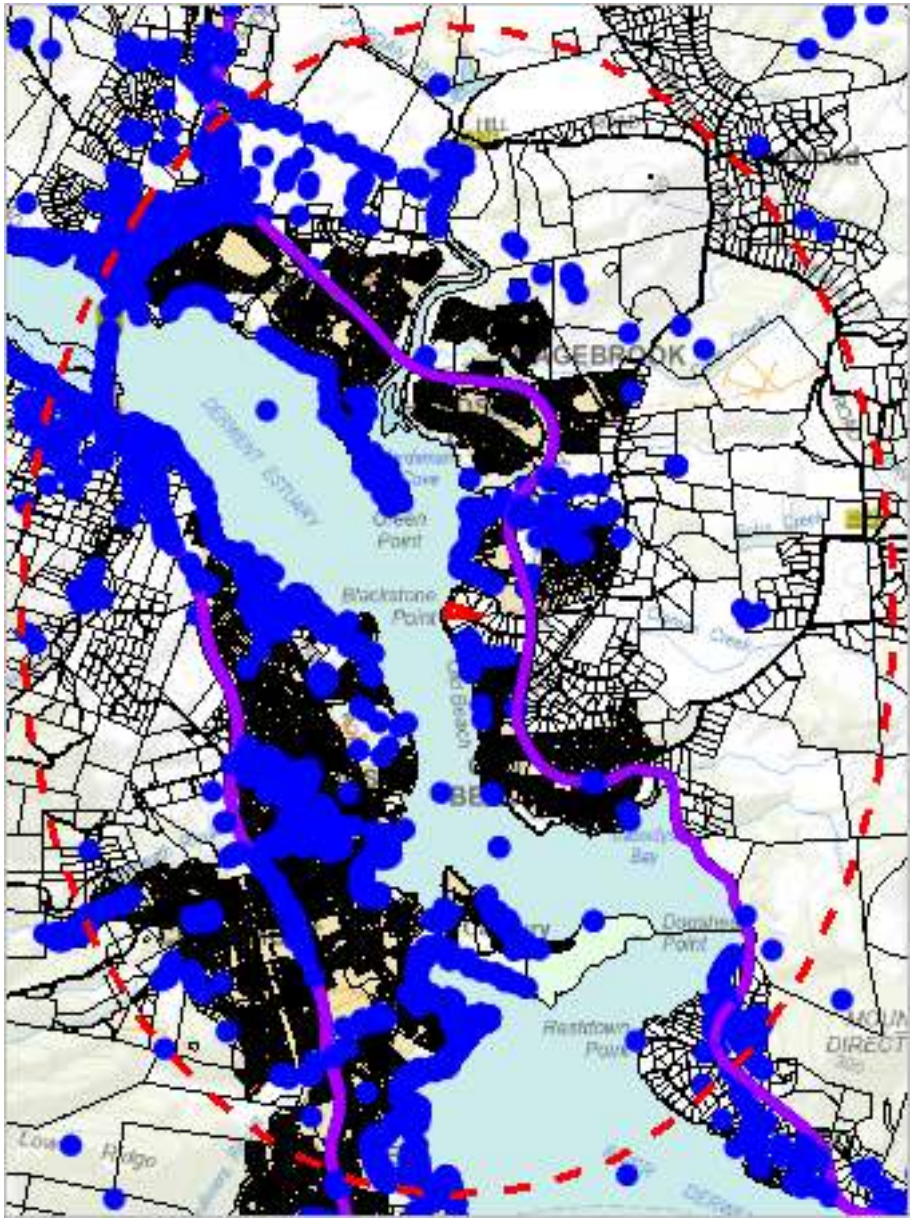
Unverified Records

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

Tas Management Act Weeds within 5000 m

525394, 5270503



517519, 5260005

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
Allium vineale	crow garlic	1	15-Dec-1994
Amaranthus albus	tumble pigweed	2	28-Jun-1998
Amelichloa caudata	espartillo	144	10-Jul-2025
Amsinckia calycina	hairy fiddleneck	151	02-Oct-2025
Asparagus asparagoides	bridal creeper	148	14-Aug-2025
Asparagus scandens	asparagus fern	2	18-May-2021
Asphodelus fistulosus	onion weed	3	23-Oct-2019
Carduus nutans	nodding thistle	2	01-Jan-1993
Carduus pycnocephalus	slender thistle	39	11-Jun-2025
Carduus tenuiflorus	winged thistle	1	14-Oct-2004
Chrysanthemoides monilifera subsp. monilifera	boneseed	898	25-Aug-2025
Cirsium arvense var. arvense	creeping thistle	76	11-Jun-2025
Cortaderia jubata	pink pampasgrass	1	16-Mar-1988
Cortaderia selloana	silver pampasgrass	3	06-Apr-2018
Cortaderia sp.	pampas grass	25	02-Dec-2021
Cylindropuntia sp.	chollas	1	29-Sep-2017
Cytisus scoparius	english broom	44	18-Nov-2024
Echium plantagineum	patersons curse	116	24-Nov-2024
Echium vulgare	vipers bugloss	3	25-Jul-2024
Eragrostis curvula	african lovegrass	124	26-May-2022
Erica lusitanica	spanish heath	3	04-Aug-2021
Foeniculum vulgare	fennel	436	11-Jun-2025
Genista monspessulana	montpellier broom or canary broom	83	18-Nov-2024
Hypericum perforatum	perforated st johns-wort	20	02-Feb-2025
Hypericum perforatum subsp. veronense	perforated st johns-wort	13	11-Jun-2025
Ilex aquifolium	holly	4	27-May-2021
Lepidium draba	hoary cress	146	01-Nov-2024
Leycesteria formosa	himalayan honeysuckle	1	12-Jun-2018
Lycium ferocissimum	african boxthorn	1045	13-Aug-2025
Marrubium vulgare	white horehound	32	19-Jun-2025
Nassella neesiana	chilean needlegrass	201	24-Mar-2023
Nassella trichotoma	serrated tussock	1261	30-Oct-2024
Onopordum acanthium	scotch thistle	1	01-Jan-1900
Opuntia sp.	prickly pear or cholla	7	17-Dec-2019
Opuntia stricta	common prickly pear	1	18-Dec-2023
Rubus fruticosus	blackberry	587	30-Dec-2024
Salix x fragilis nothovar. fragilis	crack willow	15	06-Apr-2022
Tamarix aphylla	athel tamarisk	3	08-Feb-2011
Ulex europaeus	gorse	40	14-Aug-2025
Urospermum dalechampii	false dandelion	4	23-Nov-2023

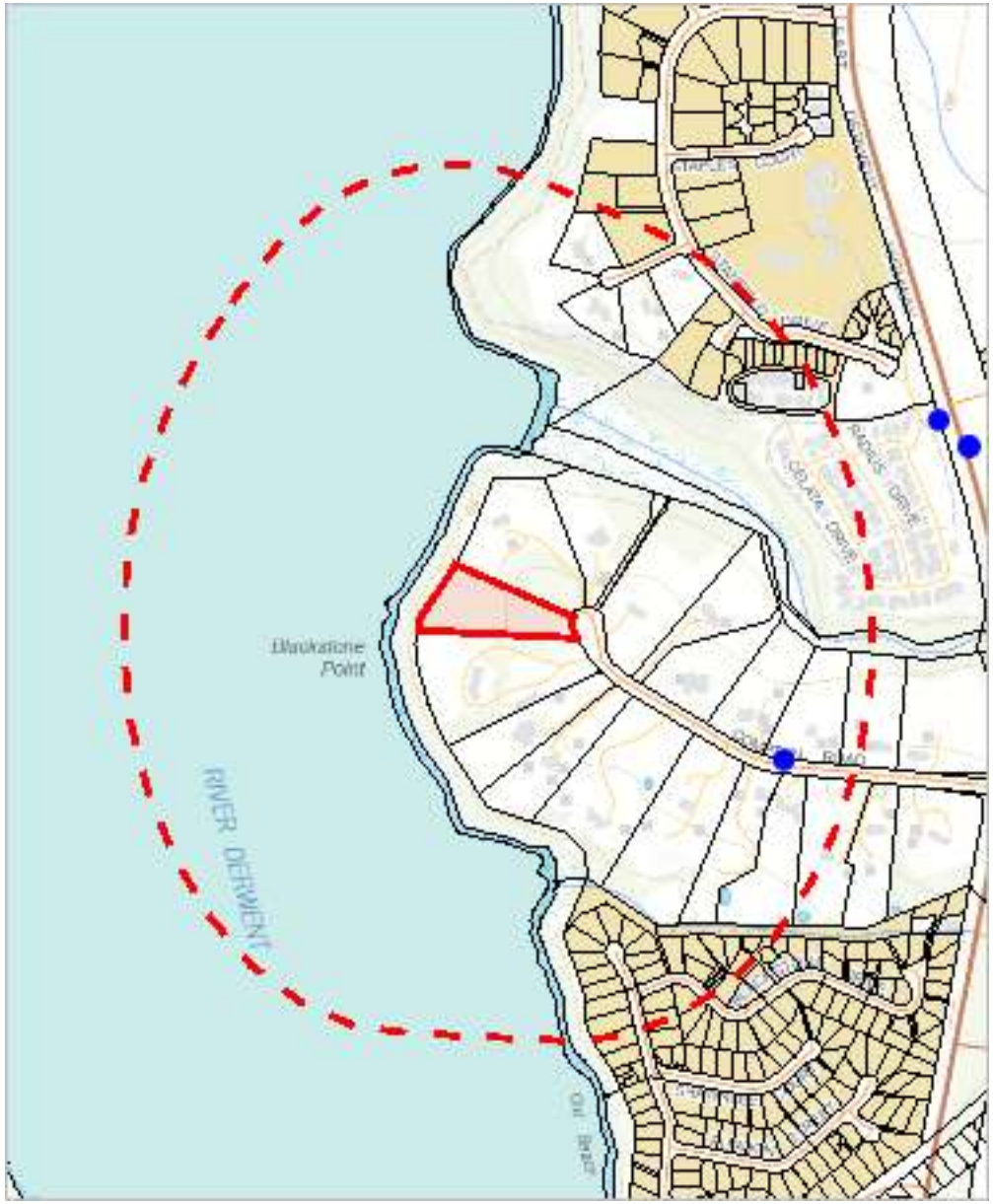
Unverified Records

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

Priority Weeds within 500 m

522076, 5266005



520843, 5264513

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

Priority Weeds within 500 m

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Priority Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Billardiera heterophylla	bluebell creeper	1	13-Jan-2004

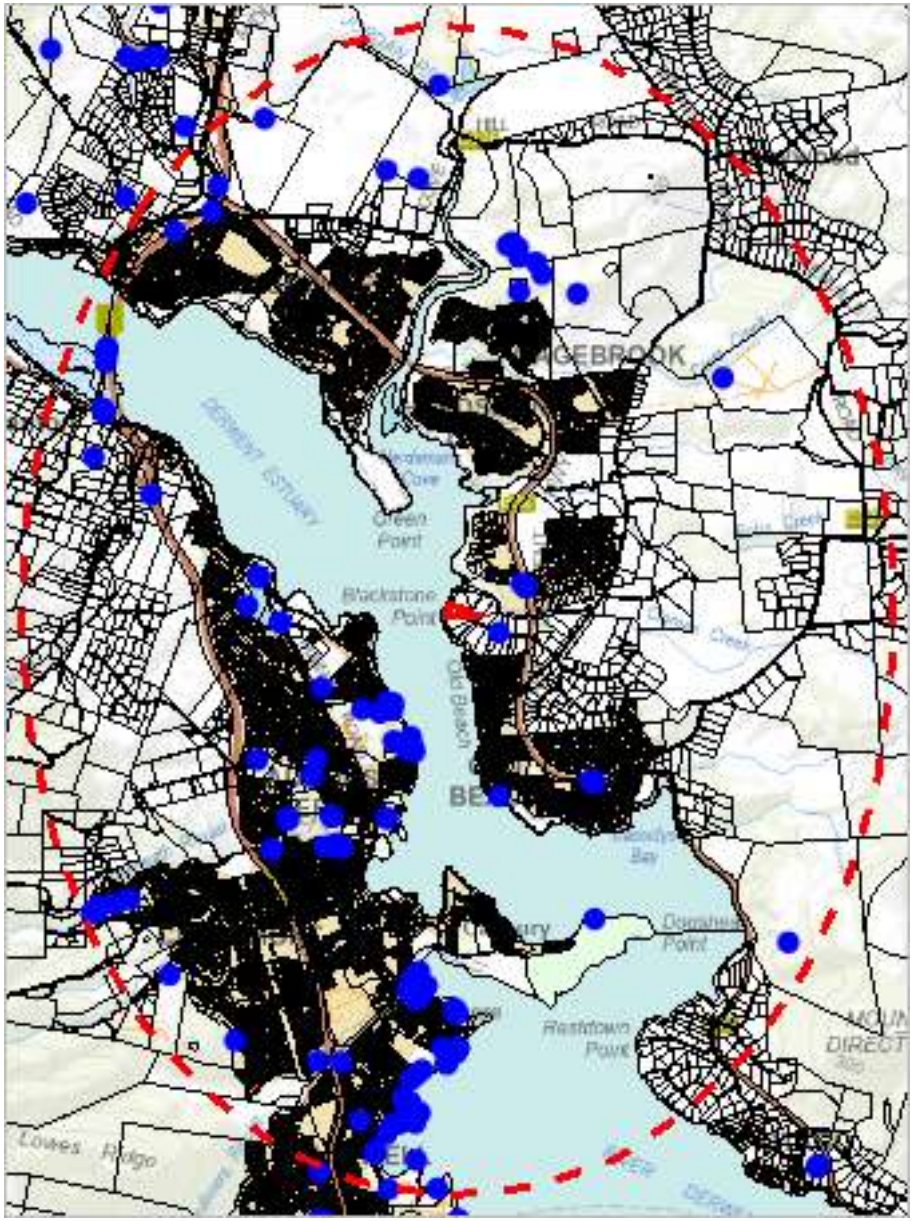
Unverified Records

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

Priority Weeds within 5000 m

525394, 5270503



517519, 5260005

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

Priority Weeds within 5000 m

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels

Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Acacia baileyana	cootamundra wattle	8	23-Jan-2023
Acacia howittii	sticky wattle	2	28-Feb-2017
Achillea millefolium	yarrow	2	07-May-2020
Billardiera heterophylla	bluebell creeper	7	29-Apr-2025
Dipsacus fullonum	wild teasel	9	31-Mar-2025
Echium candicans	pride-of-madeira	28	11-Jun-2025
Gomphocarpus fruticosus subsp. fruticosus	swanplant	1	02-Jul-2022
Grevillea rosmarinifolia	rosemary grevillea	1	08-Feb-2007
Juncus acutus	sharp rush	26	29-Feb-2024
Pittosporum undulatum	sweet pittosporum	30	13-Aug-2025
Polygala myrtifolia	myrtleleaf milkwort	17	13-Feb-2025
Reseda luteola	weld	15	25-Aug-2025
Retama raetam	weeping white broom	1	29-Oct-2013
Salix x pendulina var. pendulina	weeping willow	1	01-Jan-1993
Spartina anglica	common cordgrass	1	24-Oct-2016
Sporobolus anglicus	common cordgrass	5	11-May-1994
Tradescantia fluminensis	wandering creeper	16	25-Mar-2011
Verbascum thapsus	great mullein	12	25-Jul-2024
Watsonia meriana var. bulbillifera	bulbil watsonia	7	25-Mar-2011

Unverified Records

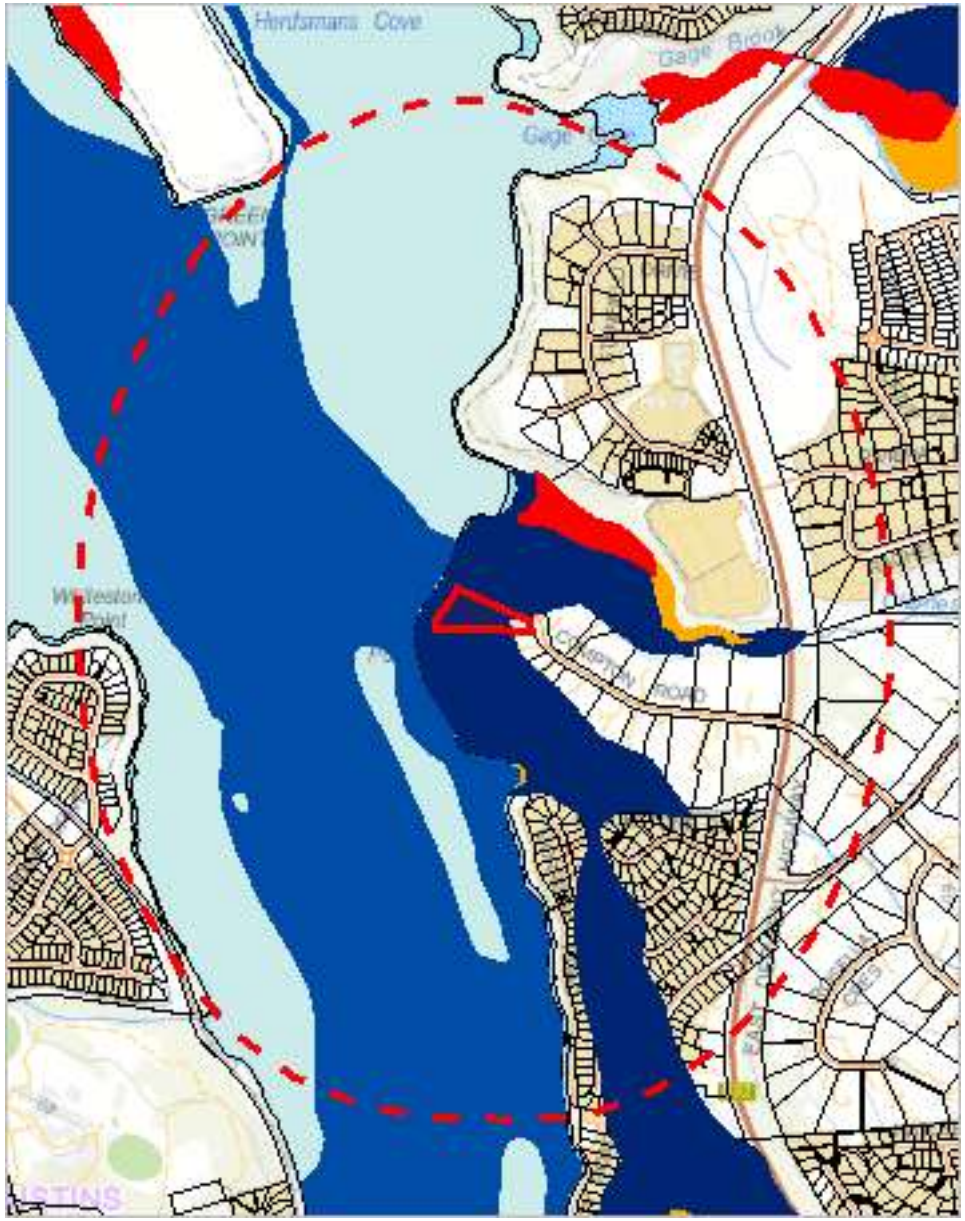
For more information about introduced weed species, please visit the following URL for contact details in your area:

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

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

Acid Sulfate Soils within 1000 metres

522445, 5266505



520474, 5264012

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	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	Extremely Low	Cu(p3)	Extremely low probability of occurance (1-5% of mapping unit). Unclassified - Insufficient landscape information available to classify map unit. 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	Am(p3)	High probability of occurance (>70% chance of occurrence in mapping unit). Hydrosols, ASS generally within upper 1m in wet/riparian areas with Hydrosols (Isbell 1996). 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	Bg(p3)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Floodplains >4m AHD, ASS generally below 3m from the surface.generally forests. Includes plains and levees. 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	Bm(p3)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Hydrosols, ASS generally within upper 1m in wet/riparian areas with Hydrosols (Isbell 1996). 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	Aa(p2)	High probability of occurance (>70% chance of occurrence in mapping unit). Subaqueous material in subtidal wetland, PASS material and/or MBO. Often seagrasses. 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.

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

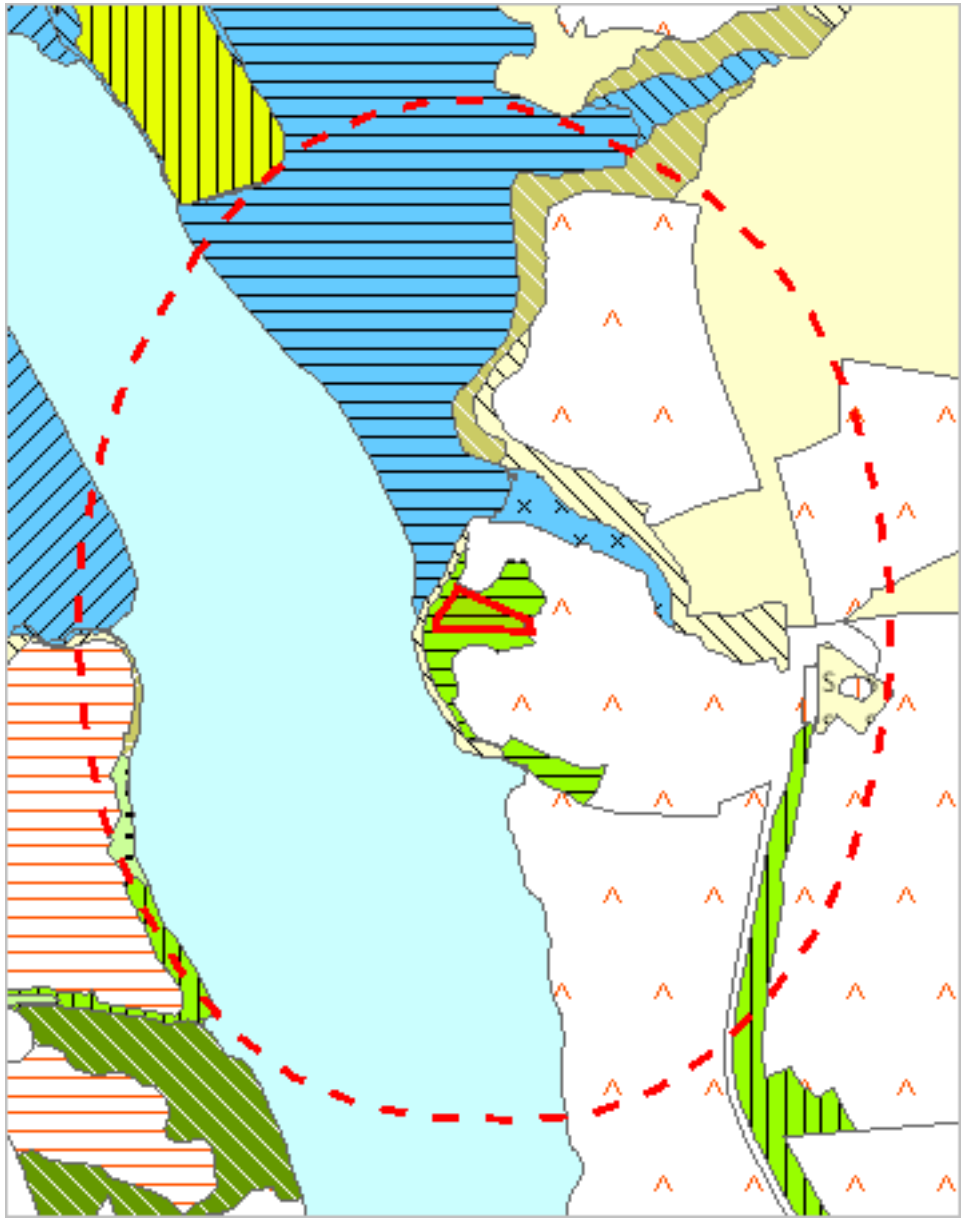
Telephone: (03) 6777 2227

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

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

TASVEG 5.0 Communities within 1000 metres

522445, 5266505

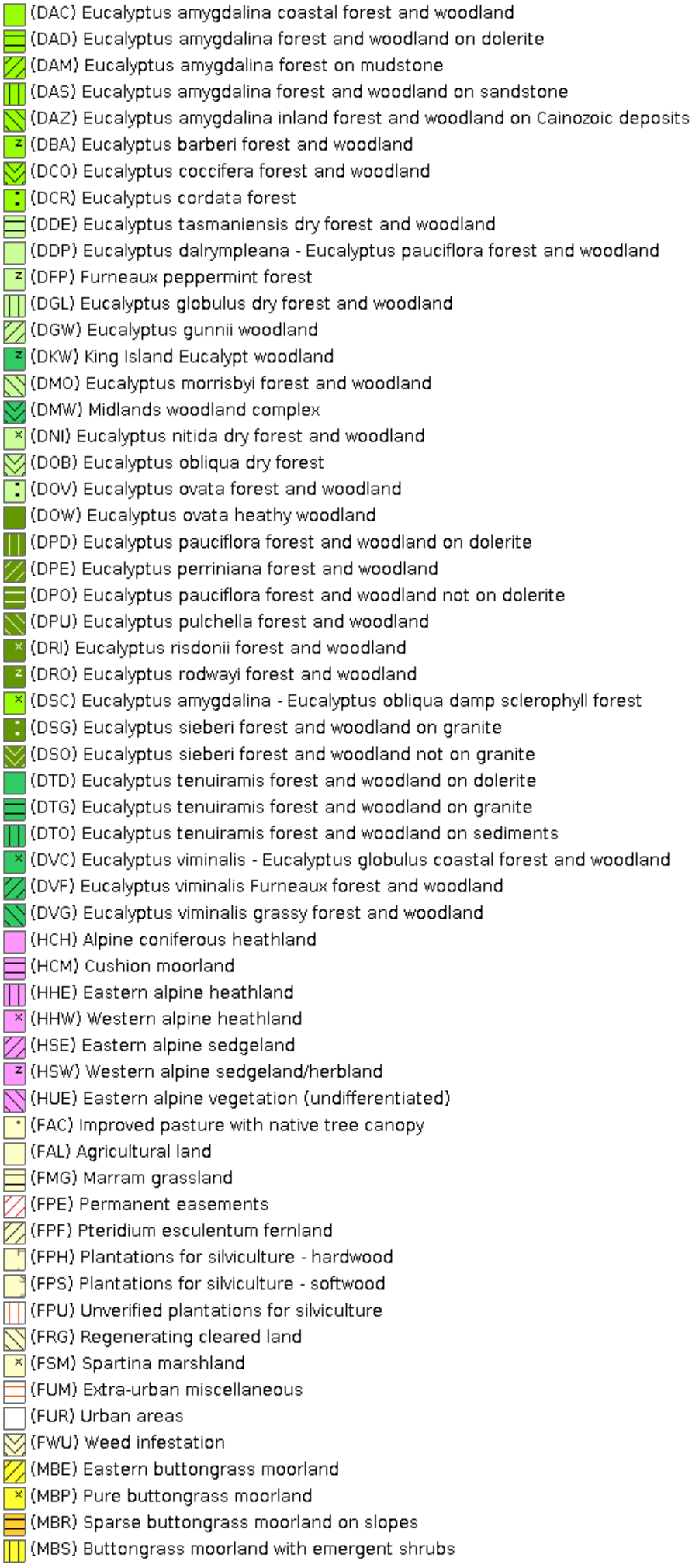


520474, 5264012

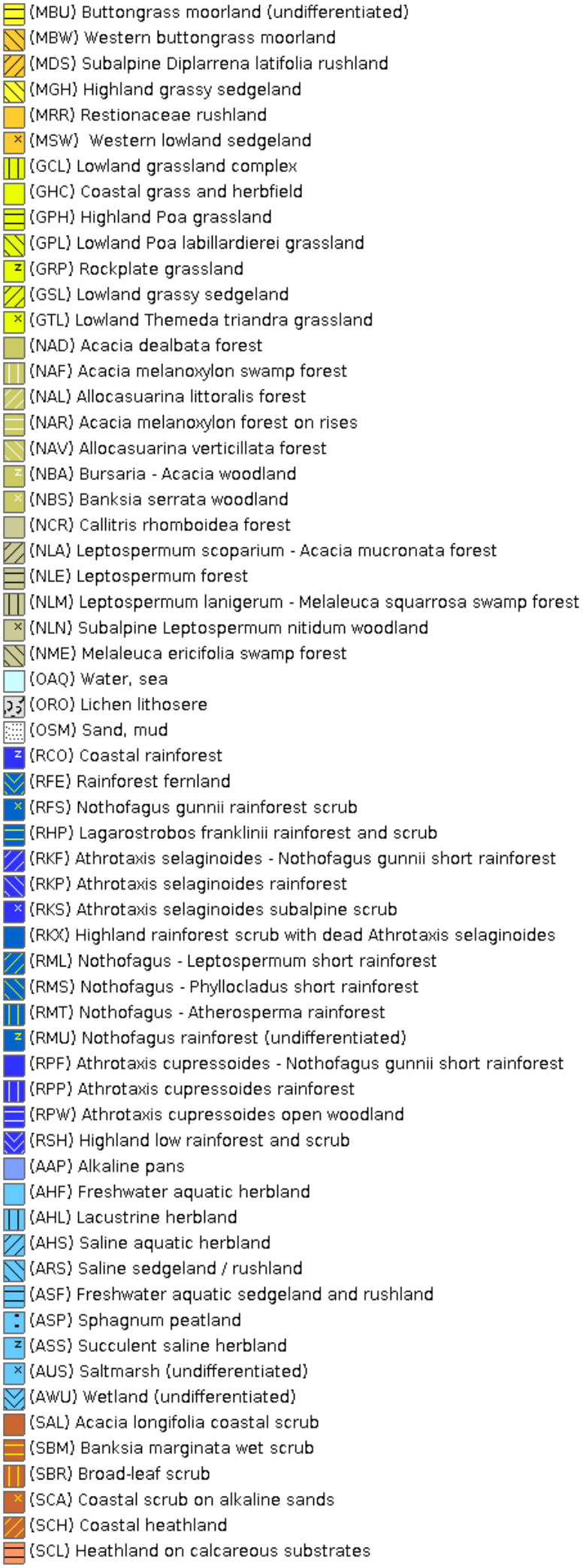
Please note that some layers may not display at all requested map scales

TASVEG 5.0 Communities within 1000 metres

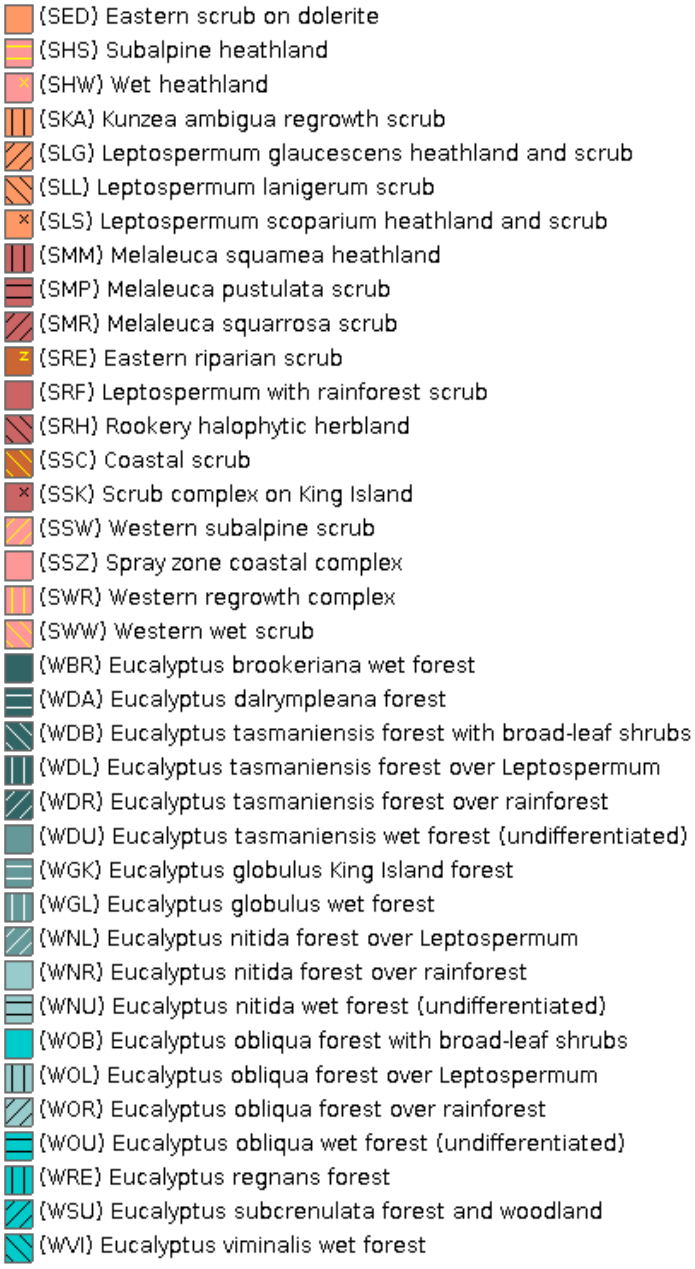
Legend: TASVEG 5.0



TASVEG 5.0 Communities within 1000 metres



TASVEG 5.0 Communities within 1000 metres



Legend: Cadastral Parcels

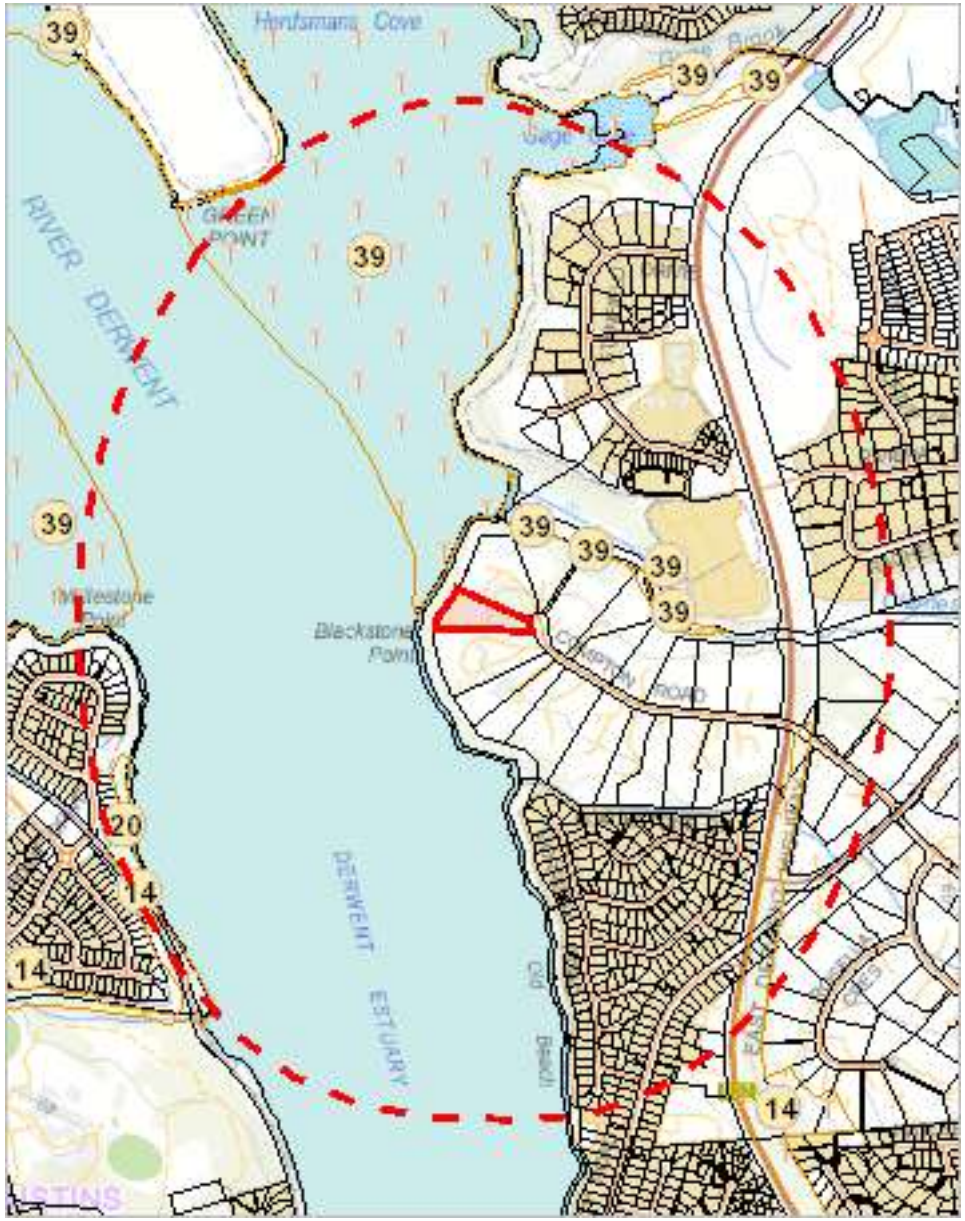
TASVEG 5.0 Communities within 1000 metres

Code	Community	Notable Tree
AHS	(AHS) Saline aquatic herbland	
ARS	(ARS) Saline sedgeland / rushland	
ASF	(ASF) Freshwater aquatic sedgeland and rushland	
AUS	(AUS) Saltmarsh (undifferentiated)	
DAD	(DAD) Eucalyptus amygdalina forest and woodland on dolerite	
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	
DOV	(DOV) Eucalyptus ovata forest and woodland	
FAL	(FAL) Agricultural land	
FPS	(FPS) Plantations for silviculture - softwood	
FPU	(FPU) Unverified plantations for silviculture	
FRG	(FRG) Regenerating cleared land	(AV) Allocasuarina spp.
FRG	(FRG) Regenerating cleared land	(EA) E. amygdalina
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	(AV) Allocasuarina spp.
FUR	(FUR) Urban areas	(EA) E. amygdalina
FUR	(FUR) Urban areas	
FWU	(FWU) Weed infestation	
GCL	(GCL) Lowland grassland complex	
NAV	(NAV) Allocasuarina verticillata forest	
NBA	(NBA) Bursaria - Acacia woodland	
OAQ	(OAQ) Water, sea	

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 2020) within 1000 metres

522445, 5266505



520474, 5264012

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

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

- 1 - Alkaline pans
- 2 - Allocasuarina littoralis forest
- 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- 4 - Athrotaxis cupressoides open woodland
- 5 - Athrotaxis cupressoides rainforest
- 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- 7 - Athrotaxis selaginoides rainforest
- 8 - Athrotaxis selaginoides subalpine scrub
- 9 - Banksia marginata wet scrub
- 10 - Banksia serrata woodland
- 11 - Callitris rhomboidea forest
- 13 - Cushion moorland
- 14 -Eucalyptus amygdalina forest and woodland on sandstone
- 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- 16 - Eucalyptus brookeriana wet forest
- 17 - Eucalyptus globulus dry forest and woodland
- 18 - Eucalyptus globulus King Island forest
- 19 - Eucalyptus morrisbyi forest and woodland
- 20 - Eucalyptus ovata forest and woodland
- 21 - Eucalyptus risdonii forest and woodland
- 22 - Eucalyptus tenuiramis forest and woodland on sediments
- 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- 24 - Eucalyptus viminalis Furneaux forest and woodland
- 25 - Eucalyptus viminalis wet forest
- 26 - Heathland on calcareous substrates
- 27 - Heathland scrub complex at Wingaroo
- 28 - Highland grassy 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

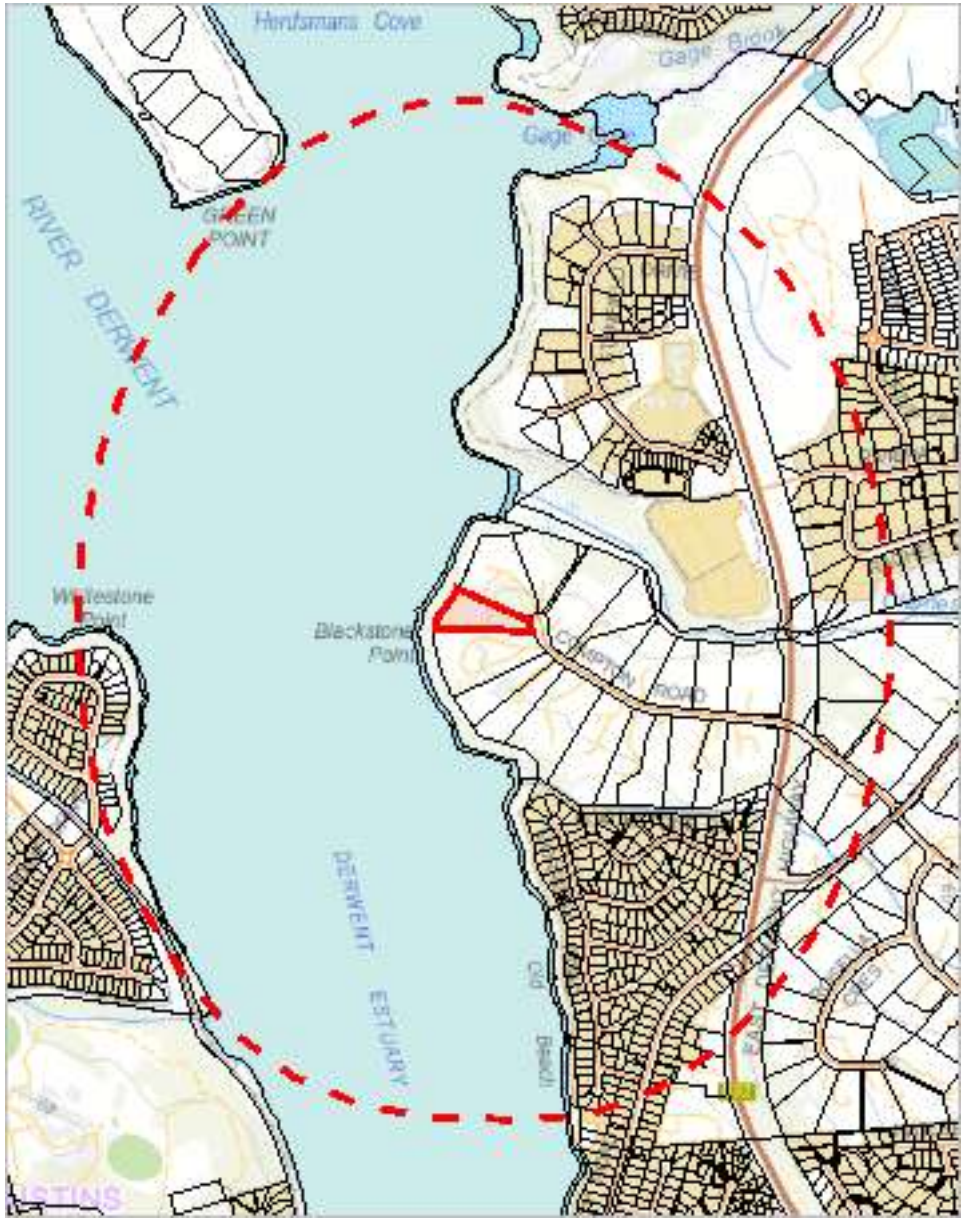
Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
14	Eucalyptus amygdalina forest and woodland on sandstone
20	Eucalyptus ovata forest and woodland
39	Wetlands

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

522445, 5266505



520474, 5264012

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

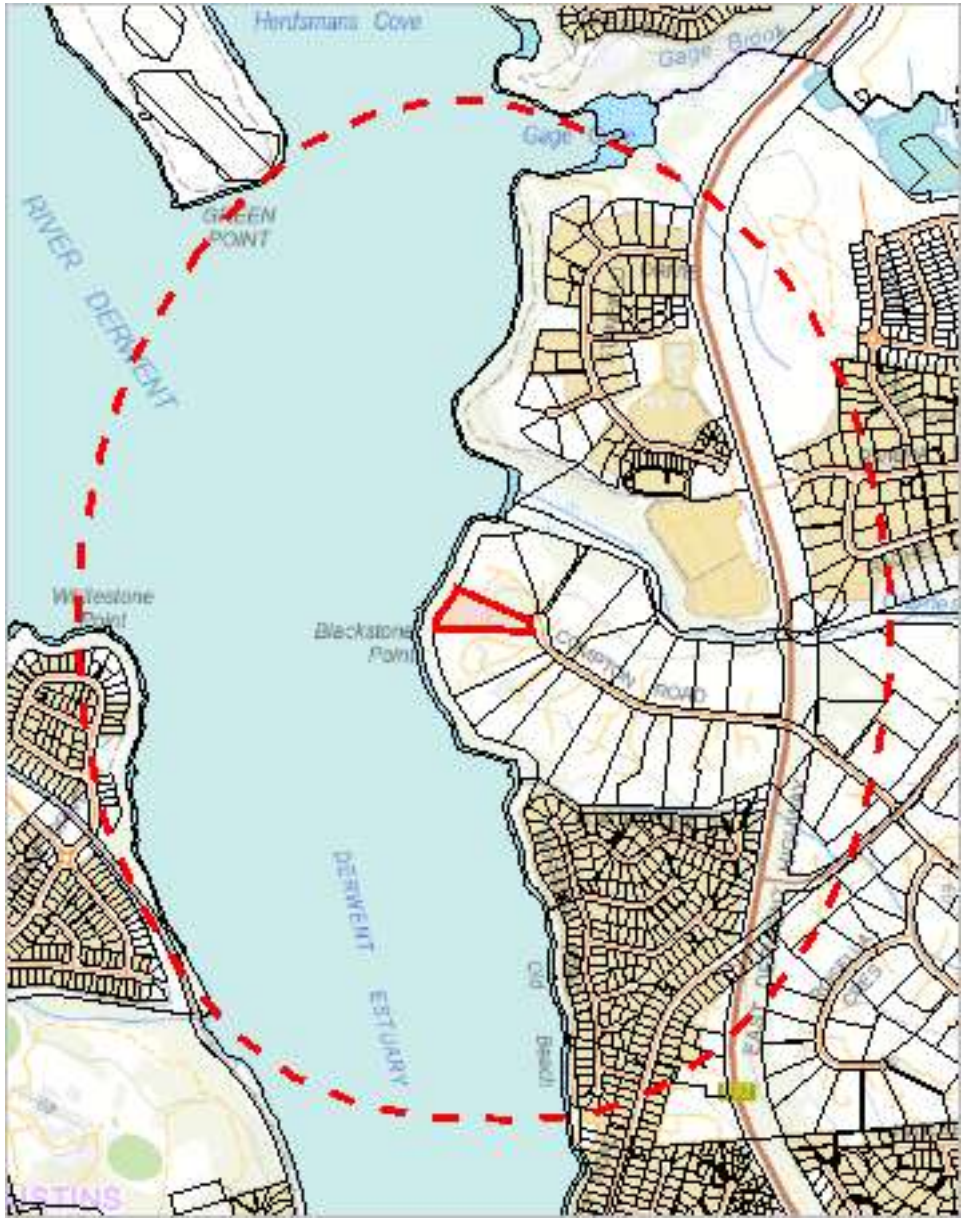
Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
248617	Rachel Crescent	27-Feb-2017	Bushfire	Undetermined	0.81226363

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

522445, 5266505



520474, 5264012

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)
248617	Rachel Crescent	27-Feb-2017	Bushfire	Undetermined	0.81226363

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Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Reserves within 1000 metres

522445, 5266505

520474, 5264012

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

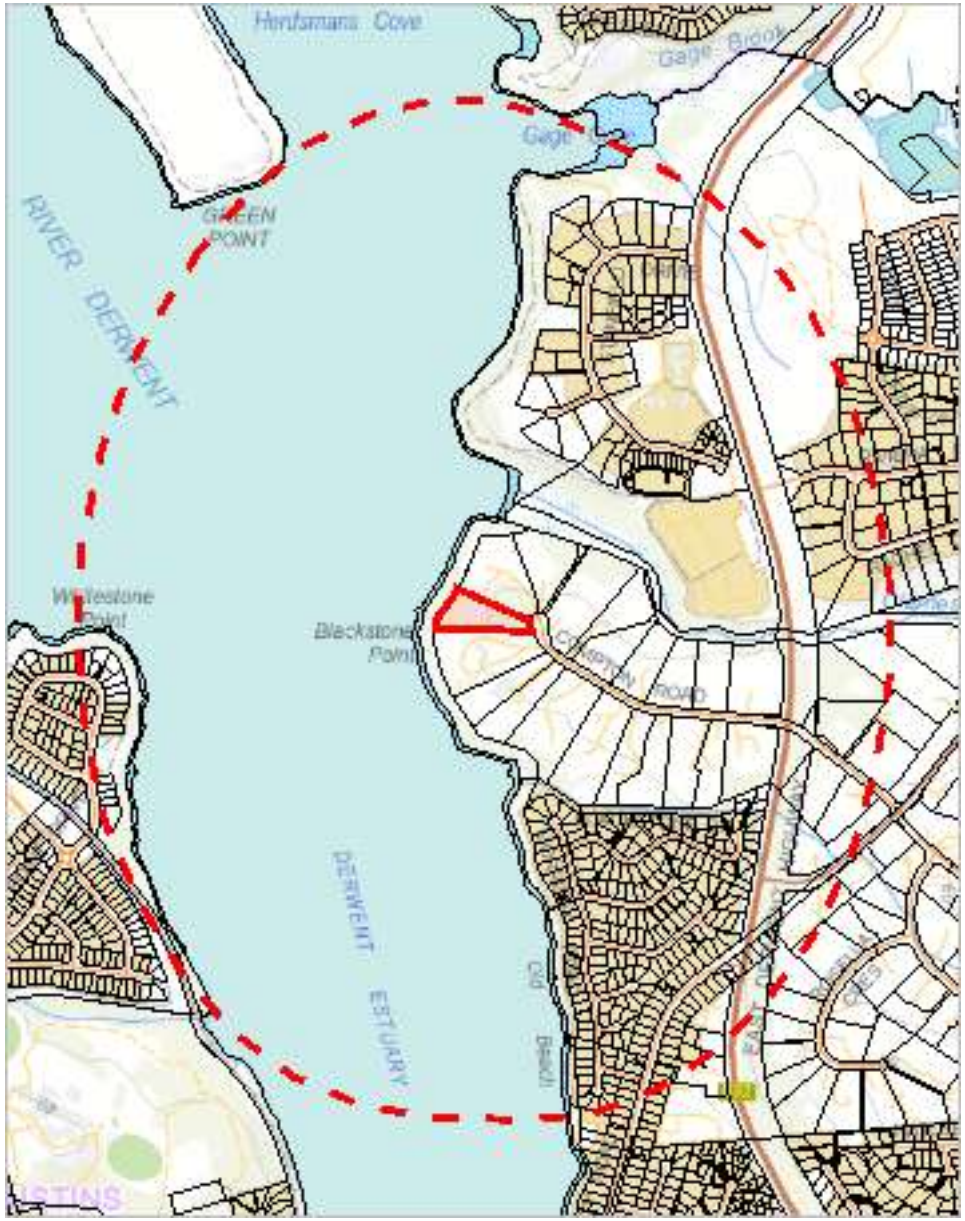
Reserves within 1000 metres

Name	Classification	Status	Area (HA)
River Derwent Marine Conservation Area	Conservation Area	Other Formal Reserve	1634.48417815
	Informal Reserve on other public land	Informal Reserve	2.48127944

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

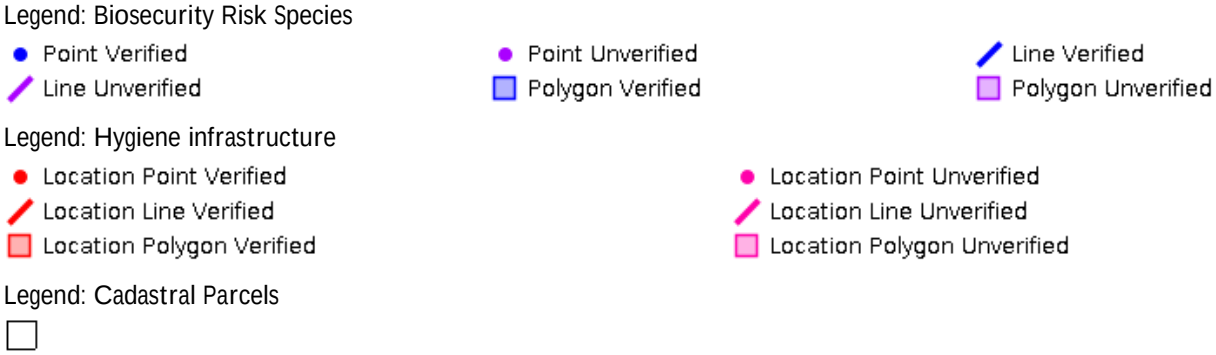
522445, 5266505



520474, 5264012

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

Known biosecurity risks within 1000 meters



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

Threatened Fauna Range Boundaries

Search Point 521452E,5265248N is within the following fauna range boundaries as at Tue Mar 10 2026 09:53:04 GMT+1100 (Australian Eastern Daylight Time)

Common name	Species name	Range Class
grey goshawk	Accipiter novaehollandiae	Potential Range
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
eastern quoll	Dasyurus viverrinus	Core Range
land snail (Ammonite Snail)	Discocharopa vigens	Potential Range
white-bellied sea-eagle	Haliaeetus leucogaster	Potential Range
swift parrot	Lathamus discolor	SE Potential Range
swift parrot	Lathamus discolor	Core Breeding Range
green and golden frog	Litoria raniformis	Core Range
green and golden frog	Litoria raniformis	Potential Range
blue wing parrot	Neophema chrysostoma	Potential Range
forty-spotted pardalote	Pardalotus quadragintus	Potential Range
eastern barred bandicoot	Perameles gunnii	Core Range
eastern barred bandicoot	Perameles gunnii	Potential Range
australian grayling	Prototroctes maraena	Potential Range
tussock skink	Pseudemoia pagenstecheri	Potential Range
tasmanian devil	Sarcophilus harrisii	Potential Range
masked owl	Tyto novaehollandiae	Core Range
masked owl	Tyto novaehollandiae	Potential Range

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Threatened Fauna Records

Fauna Records within 5000m of 521452E,5265248N
NVA Data Currency: 10/3/2026 (4am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Litoria raniformis	green and gold frog	1000	520812	5264383	1076	Sighting	1970-12-13	Present	anuran anuran:anuran:4579/1	NVA
Tyto novaehollandiae	masked owl	1000	518362	5266684	3407	Sighting	1974-03-14	Present	fos cra-rfa:fos:13576/1	NVA
Tyto novaehollandiae	masked owl	1000	518362	5266684	3407	Sighting	1975-06-18	Present	fos cra-rfa:fos:13565/1	NVA
Tyto novaehollandiae	masked owl	5000	518934	5267087	3118	Sighting	1979-09-06	Present	qvm-fos cra-rfa:qvm-fos:12539/1	NVA
Tyto novaehollandiae	masked owl	1000	520612	5263683	1776	Sighting	1962-06-21	Present	tmag-fos cra-rfa:tmag-fos:13228/1	NVA
Lathamus discolor	swift parrot	18500	520571	5267081	2034	Sighting	1980-12-31	Present	raou raou:raou:108972/22	NVA
Lathamus discolor	swift parrot	18500	520571	5267081	2034	Sighting	1981-09-24	Present	raou raou:raou:109003/23	NVA
Tyto novaehollandiae	masked owl	18500	520571	5267081	2034	Sighting	1981-09-24	Present	raou raou:raou:109003/48	NVA
Tyto novaehollandiae	masked owl	18500	520571	5267081	2034	Sighting	1977-05-16	Present	raou raou:raou:15824/20	NVA
Lathamus discolor	swift parrot	18500	520571	5267081	2034	Sighting	1980-02-18	Present	raou raou:raou:94495/21	NVA
Lathamus discolor	swift parrot	18500	520571	5267081	2034	Sighting	1980-09-30	Present	raou raou:raou:94593/25	NVA
Lathamus discolor	swift parrot	100	519512	5268483	3772	Sighting	1994-10-05	Present	swp tp:swp:8283/2	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	100	519650	5264850	1845	Sighting	2007-06-13	Present	tss data AS10	NVA
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	10000	520987	5267852	2645	Sighting	1899-12-31	Present	wakd WapCey279	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	1000	526212	5264733	4788	Nest	1985-01-01	Present	rnd 622	NVA
Lathamus discolor	swift parrot	1000	520632	5263331	2085	Sighting	1981-01-10	Present	tmagvert B3811	NVA
Lathamus discolor	swift parrot	1000	520632	5263331	2085	Sighting	1985-02-01	Present	tmagvert B4181	NVA
Lathamus discolor	swift parrot	1000	520632	5263331	2085	Sighting	1984-12-01	Present	tmagvert B4188	NVA
Pardalotus quadragintus	forty-spotted pardalote	1000	520632	5263331	2085	Sighting	1889-11-12	Present	tmagvert B1234	NVA
Pardalotus quadragintus	forty-spotted pardalote	5000	520633	5263697	1754	Sighting	1917-10-20	Present	tmagvert B1716	NVA
Prototroctes maraena	australian grayling	1000	517917	5267036	3961	Sighting	1987-10-14	Present	tmagvert D2183	NVA
Prototroctes maraena	australian grayling	1000	517917	5267036	3961	Sighting	1987-10-20	Present	tmagvert D2203	NVA
Prototroctes maraena	australian grayling	1000	517917	5267036	3961	Sighting	1987-10-28	Present	tmagvert D2209	NVA
Tyto novaehollandiae	masked owl	5000	520633	5263697	1754	Sighting	1962-06-21	Present	tmagvert B3052	NVA
Ammoniropa vigens	Ammonite Pinwheel Snail	40	520080	5263290	2391	Shell	2003-12-12	Present	kbpo	NVA
Accipiter novaehollandiae	grey goshawk	10	518945	5263322	3161	Nest	2021-02-15	Present	rnd 2939	NVA
Lathamus discolor	swift parrot	500	519850	5265401	1609	Sighting	2022-10-04	Present	ahing	NVA
Lathamus discolor	swift parrot	1000	519751	5265294	1702	Sighting	2019-03-08	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS721896646	NVA
Lathamus discolor	swift parrot	1000	519751	5265294	1702	Sighting	2018-11-09	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS674884763	NVA
Lathamus discolor	swift parrot	1000	519751	5265294	1702	Sighting	2019-02-25	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS729859271	NVA
Lathamus discolor	swift parrot	50	519753	5265294	1700	Sighting	2021-10-04	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1249953521	NVA
Lathamus discolor	swift parrot	50	519753	5265294	1700	Sighting	2022-11-01	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1552478807	NVA
Lathamus discolor	swift parrot	50	519753	5265294	1700	Sighting	2022-11-03	Present	dr2009 URN:CornellLabOfOrnithology:EBIRD:OBS1553770634	NVA
Theclinesthes serpentatus	chequered blue	86	519693	5265189	1760	Sighting	2023-02-22	Present	inat https://www.inaturalist.org/observations/149401196	NVA

Showing 1 to 34 of 34 entries

Summary of Threatened Flora Species in Search

Species name	Common name
Diuris palustris	swamp doubletail
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy
Vittadinia muelleri	narrowleaf new-holland-daisy
Asperula scoparia subsp. scoparia	prickly woodruff
Vittadinia gracilis	woolly new-holland-daisy
Bolboschoenus caldwellii	sea clubsedge
Damasonium minus	starfruit
Caladenia caudata	tailed spider-orchid
Ruppia megacarpa	largefruit seatassel
Dianella amoena	grassland flaxlily
Lachnagrostis robusta	tall blowngrass
Haloragis heterophylla	variable raspwort
Goodenia paradoxa	spur velleia
Stuckenia pectinata	fennel pondweed

Showing 1 to 15 of 15 entries

Threatened Flora Records

Flora Records within 2000m of 521452E, 5265248N
NVA Data Currency: 10/3/2026 (4am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Caladenia caudata	tailed spider-orchid	100	521012	5264283	1061	Sighting	1995-01-01	Present	NVA
Diuris palustris	swamp doubletail	500	520612	5264683	1012	Sighting	1977-10-01	Present	NVA
Caladenia caudata	tailed spider-orchid	2000	520112	5264183	1712	Sighting	1971-10-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	50	522053	5266323	1232	Sighting	2004-01-08	Present	NVA
Caladenia caudata	tailed spider-orchid	100	520950	5264250	1117	Sighting	2004-10-14	Present	NVA
Goodenia paradoxa	spur velleia	100	520950	5264250	1117	Sighting	2004-10-14	Present	NVA
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	500	522612	5263783	1869	Sighting	2000-03-10	Present	NVA
Caladenia caudata	tailed spider-orchid	50	521012	5264183	1152	Sighting	1991-09-17	Present	NVA
Dianella amoena	grassland flaxlily	50	521812	5265383	384	Sighting	1991-01-05	Present	NVA
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy	50	521512	5265783	538	Sighting	1991-01-05	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	50	521512	5265783	538	Sighting	1991-01-05	Present	NVA
Caladenia caudata	tailed spider-orchid	10	520975	5264208	1144	Sighting	2004-10-14	Present	NVA
Caladenia caudata	tailed spider-orchid	10	520931	5264279	1100	Sighting	2004-10-14	Present	NVA
Caladenia caudata	tailed spider-orchid	10	520947	5264250	1118	Sighting	2004-10-14	Present	NVA
Caladenia caudata	tailed spider-orchid	10	520946	5264213	1152	Sighting	2004-10-14	Present	NVA
Caladenia caudata	tailed spider-orchid	10	520963	5264231	1128	Sighting	2004-10-14	Present	NVA
Goodenia paradoxa	spur velleia	10	521039	5264129	1193	Sighting	2004-10-14	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	521640	5264061	1202	Sighting	2007-09-27	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	521563	5264718	541	Sighting	2007-09-27	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521549	5264807	452	Sighting	2007-09-27	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521529	5264880	376	Sighting	2007-09-27	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521662	5264843	456	Sighting	2007-09-27	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	521436	5265424	177	Sighting	2007-09-27	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	521498	5265753	507	Sighting	2007-09-27	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521595	5266129	893	Sighting	2007-09-27	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521761	5266155	958	Sighting	2007-09-27	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521777	5266177	984	Sighting	2007-09-27	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521813	5266175	995	Sighting	2007-09-27	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521843	5266187	1017	Sighting	2007-09-27	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521551	5264874	387	Sighting	2007-09-27	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	521756	5266148	950	Sighting	2007-11-14	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	521729	5266141	935	Sighting	2007-11-14	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	521716	5266120	911	Sighting	2007-11-14	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	521658	5266115	891	Sighting	2007-11-14	Present	NVA
Caladenia caudata	tailed spider-orchid	5	520954	5264224	1139	Sighting	2009-09-29	Present	NVA
Asperula scoparia subsp. scoparia	prickly woodruff	5	520193	5263695	1999	Sighting	2011-08-31	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	520320	5265115	1140	Sighting	2012-03-27	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	520296	5265121	1163	Sighting	2012-03-27	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	520319	5265088	1144	Sighting	2012-03-27	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	520303	5265117	1156	Sighting	2012-03-27	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	520330	5265111	1130	Sighting	2012-03-27	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	520332	5265117	1128	Sighting	2012-03-27	Present	NVA
Caladenia caudata	tailed spider-orchid	10	520954	5264224	1139	Sighting	2009-09-29	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	521704	5266093	882	Sighting	2013-06-11	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	521714	5266109	900	Sighting	2013-06-11	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	521711	5266117	907	Sighting	2013-06-11	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521555	5266105	863	Sighting	2013-06-11	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521553	5266086	844	Sighting	2013-06-11	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	521682	5266131	912	Sighting	2013-06-11	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	521659	5266129	905	Sighting	2013-06-11	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	10	521504	5265760	515	Sighting	2013-06-11	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521714	5266109	900	Sighting	2013-06-11	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521719	5266108	900	Sighting	2013-06-11	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521676	5266132	912	Sighting	2013-06-11	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521613	5266134	901	Sighting	2013-06-11	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521603	5266134	899	Sighting	2013-06-11	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521598	5266134	898	Sighting	2013-06-11	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521554	5266142	900	Sighting	2013-06-11	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	521565	5266124	883	Sighting	2013-06-11	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	10	519670	5265290	1782	Sighting	2016-12-06	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	520024	5264044	1868	Sighting	2018-01-08	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	520047	5264085	1824	Sighting	2018-01-08	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	520062	5264097	1805	Sighting	2018-01-08	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	520105	5264085	1780	Sighting	2018-01-08	Present	NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Vittadinia muelleri	narrowleaf new-holland-daisy	10	519992	5264031	1901	Sighting	2018-11-09	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	519988	5264023	1909	Sighting	2018-11-09	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	520020	5264036	1876	Sighting	2018-11-09	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	520020	5264016	1889	Sighting	2018-11-09	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	520047	5264009	1873	Sighting	2018-11-09	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	520054	5264007	1869	Sighting	2018-11-09	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	520004	5263983	1923	Sighting	2018-11-09	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	520019	5263993	1905	Sighting	2018-11-09	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	520015	5263990	1910	Sighting	2018-11-09	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522787	5266422	1778	Sighting	2017-06-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522183	5266323	1300	Sighting	2017-06-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522198	5266312	1299	Sighting	2017-06-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522211	5266296	1294	Sighting	2017-06-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522234	5266276	1292	Sighting	2017-06-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522324	5266128	1239	Sighting	2017-06-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522389	5266242	1366	Sighting	2017-06-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522463	5266143	1350	Sighting	2017-06-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522642	5266371	1636	Sighting	2017-06-01	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	20	522766	5266350	1715	Sighting	2017-06-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522288	5266177	1250	Sighting	2017-06-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522359	5266110	1251	Sighting	2017-06-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522421	5266114	1300	Sighting	2017-06-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522650	5266327	1612	Sighting	2017-06-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522347	5266239	1335	Sighting	2017-06-01	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	20	522132	5266328	1276	Sighting	2017-06-01	Present	NVA
Damasonium minus	starfruit	10000	521820	5265058	414	Specimen	1917-04-21	Present	NVA
Caladenia caudata	tailed spider-orchid	1000	520512	5263984	1575	Specimen	1953-09-06	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	100	519812	5264983	1661	Specimen	1997-02-17	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	500	519911	5265183	1542	Specimen	1975-03-13	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	500	519911	5265183	1542	Specimen	1967-12-31	Present	NVA
Ruppia megacarpa	largefruit seatassel	25	519910	5266070	1747	Specimen	2011-03-04	Present	NVA
Dianella amoena	grassland flaxlily	50	521812	5265383	384	Specimen	1991-01-05	Present	NVA
Caladenia caudata	tailed spider-orchid	25	520955	5264224	1138	Specimen	2009-09-29	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	50	522052	5266323	1231	Specimen	2004-01-08	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	500	519911	5265183	1542	Specimen	1967-12-31	Present	NVA
Lachnagrostis robusta	tall blowngrass	1000	520012	5264884	1485	Specimen	1943-12-23	Present	NVA
Haloragis heterophylla	variable raspwort	100	522211	5266484	1450	Specimen	1991-01-06	Present	NVA
Goodenia paradoxa	spur velleia	1000	520512	5263984	1575	Specimen	1892-11-30	Present	NVA
Goodenia paradoxa	spur velleia	100	520812	5264083	1329	Specimen	1989-11-17	Present	NVA
Vittadinia gracilis	woolly new-holland-daisy	100	521451	5265433	185	Specimen	1991-01-05	Present	NVA
Caladenia caudata	tailed spider-orchid	5	520983	5264153	1191	Specimen	2011-09-29	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	1000	520454	5265067	1014	Specimen	1975-03-13	Present	NVA
Caladenia caudata	tailed spider-orchid	1000	520454	5265065	1015	Specimen	1969-09-22	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	50	522140	5266356	1304	Specimen	2017-06-01	Present	NVA
Stuckenia pectinata	fennel pondweed	1000	521050	5266822	1625	Specimen	2018-01-22	Present	NVA

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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: 10-Mar-2026

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	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	4
Listed Threatened Species:	57
Listed Migratory Species:	28

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:	5
Commonwealth Heritage Places:	None
Listed Marine Species:	36
Whales and Other Cetaceans:	None
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:	5
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	8
Key Ecological Features (Marine):	None
Biologically Important Areas:	5
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands) [Resource Information]

Ramsar Site Name	Proximity	Buffer Status
Pitt water-orielton lagoon	Within 10km of Ramsar site	In buffer area only

Listed Threatened Ecological Communities [Resource Information]

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

Community Name	Threatened Category	Presence Text	Buffer Status
Alpine Sphagnum Bogs and Associated Fens	Endangered	Community may occur within area	In buffer area only
Lowland Native Grasslands of Tasmania	Critically Endangered	Community likely to occur within area	In buffer area only
Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana)	Critically Endangered	Community likely to occur within area	In feature area
Tasmanian white gum (Eucalyptus viminalis) wet forest	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species [Resource Information]

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

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

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to 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 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 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
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding known to occur within area	In feature area
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat known 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 known to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pardalotus quadragintus Forty-spotted Pardalote [418]	Endangered	Foraging, feeding or related behaviour may occur within area	In feature area
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In feature area
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	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

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 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 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 known 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	Breeding known to occur within area	In feature area
FISH			
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat known to occur within area	In feature area
FROG			

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Ranoidea raniformis listed as Litoria raniformis](#)			
Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell 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 likely to occur within area	In feature area
MAMMAL			
[Dasyurus maculatus maculatus (Tasmanian population)](#)			
Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Dasyurus viverrinus](#)			
Eastern Quoll, Luaner [333]	Endangered	Species or species habitat likely to occur within area	In feature area
[Perameles gunnii gunnii](#)			
Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Sarcophilus harrisii](#)			
Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			
[Barbarea australis](#)			
Native Wintercress, Riverbed Wintercress [12540]	Endangered	Species or species habitat likely to occur within area	In buffer area only
[Caladenia anthracina](#)			
Black-tipped Spider-orchid [64855]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
[Caladenia caudata](#)			
Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Colobanthus curtisiae](#)			
Curtis' Colobanth [23961]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Dianella amoena Matted Flax-lily [64886]	Endangered	Species or species habitat known to occur within area	In feature area
Epacris virgata Pretty Heath, Dan Hill Heath [20375]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hibbertia basaltica Basalt Guinea-flower [81675]	Endangered	Species or species habitat known to occur within area	In feature area
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat known to occur within area	In feature area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area	In feature area
Ozothamnus reflexifolius Reflexed Everlasting [77384]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Prasophyllum apoxychilum Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area	In feature area
Pseudocephalozia paludicola Alpine Leafy Liverwort [66441]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Pterostylis commutata Midland Greenhood [64535]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Pterostylis ziegeleri Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Xerochrysum palustre](#) Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area
SNAIL			
[Ammoniropa vigens](#) Ammonite Pinwheel Snail [90200]	Critically Endangered	Species or species habitat known to occur within area	In feature area

Listed Migratory Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
[Apus pacificus](#) Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
[Ardenna grisea](#) Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In feature area
[Diomedea antipodensis](#) Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In 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
[Macronectes giganteus](#) Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In 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 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 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 known to occur within area	In feature area
Migratory Marine Species			
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In feature area
Migratory Terrestrial Species			

Scientific Name	Threatened Category	Presence Text	Buffer Status
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
[Actitis hypoleucos](#) Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
[Calidris acuminata](#) Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Calidris ferruginea](#) Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Calidris melanotos](#) Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
[Calidris ruficollis](#) Red-necked Stint [860]		Species or species habitat likely to occur within area	In feature area
[Charadrius bicinctus](#) Double-banded Plover [895]		Species or species habitat likely to occur within area	In feature area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
[Limosa lapponica](#) Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
[Numenius madagascariensis](#) Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
[Pluvialis fulva](#) Pacific Golden Plover [25545]		Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
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

Commonwealth Lands [Resource Information]

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

Commonwealth Land Name	State	Buffer Status
Department of Defence		
AAC 65 Army Cadet Unit - Bridgewater [DD_3406]	TAS	In buffer area only
Derwent Barracks [AGPR3267]	TAS	In buffer area only
Derwent Barracks - Dowsing Point [DD_0803]	TAS	In buffer area only
Lot 1 Glenstone Road Bridgewater [DD_1122]	TAS	In buffer area only
Volume 217769 Folio 1 [AGPR6634]	TAS	In buffer area only

Listed Marine Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat likely to occur within area	In feature area
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Ardenna grisea as Puffinus griseus			
Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris ruficollis Red-necked Stint [860]		Species or species habitat likely to occur within area overfly marine area	In feature area
Charadrius bicinctus Double-banded Plover [895]		Species or species habitat likely to occur within area overfly marine area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In 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

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
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding known to occur within area overfly marine area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known 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]		Breeding known to occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area	In feature area
Pluvialis fulva Pacific Golden Plover [25545]		Species or species habitat likely to occur within area	In feature area
Sterna striata White-fronted Tern [799]		Migration route may occur within area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In 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 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 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 known to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves [Resource Information]

Protected Area Name	Reserve Type	State	Buffer Status
Goulds Lagoon	Private Sanctuary	TAS	In buffer area only
Meehan Range	Nature Recreation Area	TAS	In buffer area only
Mount Direction	Conservation Area	TAS	In buffer area only
River Derwent	Marine Conservation Area	TAS	In feature area
Unnamed (Goulds Lagoon)	Conservation Area	TAS	In buffer area only

Regional Forest Agreements [Resource Information]

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

RFA Name	State	Buffer Status
Tasmanian	Tasmania	In feature area

EPBC Act Referrals [Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Controlled action				
Brighton Bypass, Northern Project	2009/4762	Controlled Action	Post-Approval	In buffer area only
Brighton Bypass Southern Project - Upgrade of the Midland Highway	2009/4757	Controlled Action	Post-Approval	In buffer area only
Tasmania Natural Gas Project - Stage 3	2001/212	Controlled Action	Post-Approval	In feature area
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
Redevelopment of reclaimed land	2001/532	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
Brighton Transport Hub, road and rail line construction	2008/4537	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
South East Irrigation Scheme	2013/6843	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Referral decision				
New Bridgewater Bridge	2021/9114	Referral Decision	Referral Publication	In buffer area only

Biologically Important Areas			[Resource Information]
Scientific Name	Behaviour	Presence	Buffer Status
Seabirds			
Ardenna grisea Sooty Shearwater [82651]	Foraging	Known to occur	In feature area
Ardenna tenuirostris Short-tailed Shearwater [82652]	Foraging	Known to occur	In feature area
Pelecanoides urinatrix Common Diving-petrel [1018]	Foraging	Known to occur	In feature area
Pterodroma mollis Soft-plumaged Petrel [1036]	Foraging	Known to occur	In feature area
Thalassarche cauta cauta Shy Albatross [82345]	Foraging likely	Likely to occur	In feature area

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.

Department of Climate Change, Energy, the Environment and Water
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Canberra ACT 2601 Australia
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DOYLE SOIL CONSULTING

SITE AND SOIL EVALUATION REPORT

ONSITE WASTEWATER ASSESSMENT

13A Compton Rd

Old Beach

April 2026

ATTENTION:
Printed Copies of this report must be printed in colour, and in full.
No responsibility is otherwise taken for its contents

Doyle Soil Consulting: 6/76 Auburn Rd Kingston Beach 7050 – 0488 080 455 – robyn@doylesoilconsulting.com.au

SITE INFORMATION

Client: David Bacon

Address: 13A Compton Rd, Old Beach (CT 104251/1)

Site Area: Approximately 1.0 ha

Date of inspection: 27/02/2026 & 27/3/26

Building type: New 4-bedroom dwelling

Services: Reticulated water supply and onsite wastewater management

Relevant Planning Overlays: None relevant

Mapped Geology - Mineral Resources Tasmania 1:25 000 Richmond sheet: **Qpw =** Pleistocene aeolian deposits; (Overlying) **Tb =** Tertiary basalt

Soil Depth: 1.2 - 2.5 m

Subsoil Drainage: well drained

Drainage lines/water courses: Derwent Estuary 30 m from western boundary

Vegetation: bush

Rainfall in previous 7 days: Approximately 3.6 mm

Slope/Aspect at proposed LAA: Approximately 4° / W

SITE ASSESSMENT AND SAMPLE TESTING

Site and soil assessment in accordance with AS1547-2012 *Onsite domestic wastewater assessment and design*.

Emerson Dispersion test on subsoils.

Test holes were dug using a Christie Post Driver Soil Sampling Kit, comprising CHPD78 Christie Post Driver with Soil Sampling Tube (50 mm OD x 1600/2100 mm).

SITE AND SOIL COMMENTS

The natural soil profiles (TH1, TH3 & TH4) are formed from deep Quaternary windblown sand deposits, overlying weathered Tertiary basalt bedrock at approximately 2.5 m depth.

We note that much of the natural sands have been quarried/removed from the site of the proposed building envelope (TH2) and that the proposed LAA shall not be located in such disturbed areas.

Due to minimum setback distance to downslope surface water, land application of *primary* treated effluent using passive (gravity-fed) means is not possible. It must be pumped to the area upslope of the dwelling.

Site constraints (to be addressed by suitably designed OWMS):

- No natural fall from proposed buildings to suitable land application areas.

Site strengths: (to be exploited by suitably designed OWMS):

- Deep soil: 2.5 m total (upper approx. 1.9 m depth = sand)
- Sand (Cat. 1) soil materials
- Low average annual rainfall (504 mm/annum at Dodges Ferry BOM station)
- Estimated maximum linear loading rate (LLR) of approx. 70 L/m/day

The site constraints may be addressed by pump-dosing primary treated effluent (from a septic tank via pump well) to suitably sized absorption trenches. Trenches shall be located in the deep sand deposits, upslope and east of the house to achieve an acceptable horizontal setback distance to surface water (per Directors Guidelines, 2016).

Total trench area to be sized using a design flow allowance appropriate for a 4-bedroom dwelling with reticulated water supply (per Directors Guidelines, 2016), and an appropriate design loading rate for deep sands (per Table L1, ASNZS1547:2012). Trench depth to be determined using the TRENCH™ program.

This may result in the clearance of several trees with in the Priority Vegetation Area overlay.

Compliance with C7.6.2 of Tasmanian Planning Scheme – State Planning Provisions (*Clearance within a priority vegetation area*) provided in design section of this report. Temporary clearance (revegetation proposed) is considered preferable to locating the LAA too close to downslope surface water.

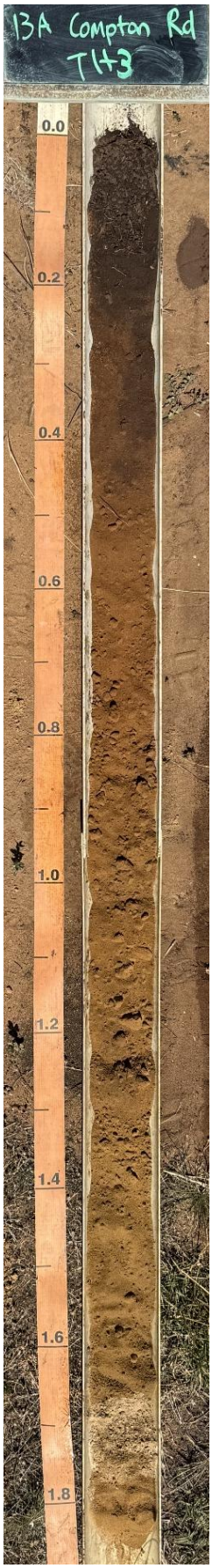
SOIL PROFILES – Test Hole 1

Depth (m)	Horizon	Description and field texture grade	Soil Cat.
0 - 0.4	A1	Strong brown (7.5YR 4/6), **Sand,** poorly graded, dry loose consistency	**1**
0.4 – 1.8	C	Brown (10YR 3/3) **Sand,** poorly graded, slightly moist medium dense consistency	**1**

SOIL PROFILES – Test Hole 2

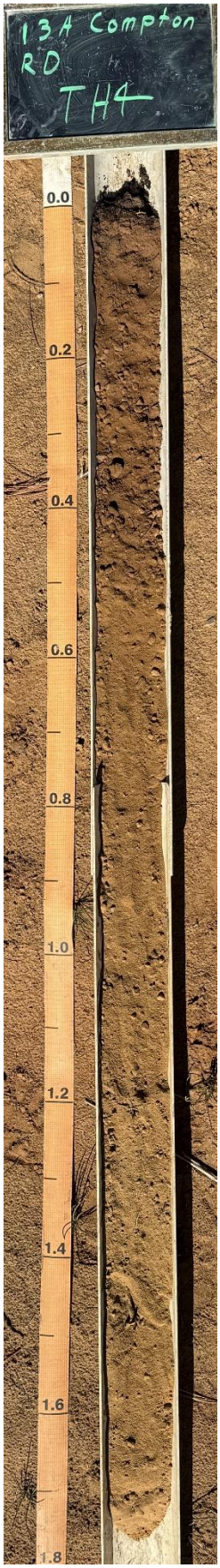
Depth (m)	Horizon	Description and field texture grade	Soil Cat.
0 – 0.5	A1	Dark brown (10YR 3/3) grading to brown (7.5YR 4/3), **Sand,** poorly graded, dry loose consistency	**1**
0.5 – 1.2	B2	Dark greyish brown (2.5YR 4/2), **Sandy Medium Clay,** massive, slightly moist stiff consistency	**6**
1.2 – 1.5	BC	Very dark greyish brown (2.5YR 3/2) **Gravelly Sandy Light Clay**, strong fine/medium polyhedral structure, slightly moist firm consistency, common basalt gravels	**5**
1.5 – 1.65	C_w	Highly weathered basalt bedrock: dark greyish brown (2.5YR 4/2), **Gritty Clay Loam,** single grain, dry dense consistency. **REFUSAL ON WEATHERD BASALT BEDROCK**	**N/A**

SOIL PROFILES – Test Hole 3



Depth (m)	Horizon	Description and field texture grade	Soil Cat.
0 – 0.4	A1	Dark brown (7.5YR 3/2), **Sand,** poorly graded, dry loose consistency	**1**
0.3 – 1.8	C	Strong brown (7.5YR 4/6) grading to yellow brown (10YR 5/4), **Sand,** poorly graded, dry loose consistency. Highly calcareous lens of sand at 1.65 – 1.75m **NO REFUSAL**	**1**

SOIL PROFILES – Test Hole 4



Depth (m)	Horizon	Description and field texture grade	USCS Class
0 – 0.4	A1	Reddish brown (5YR 4/4), **Sand,** poorly graded, dry loose consistency	**1**
0.4 – 1.8	C	Strong brown (7.5YR 4/6), **Sand,** poorly graded, dry loose consistency. **NO REFUSAL**	**1**

Key to Soil Horizon Nomenclature	
Horizon name	**Meaning**
A1	Dark topsoils, zone of maximum organic activity
A2 or E	Leached, light/pale washed-out sandy layer
A3 or AB	Transition from A to B, more like A
B1 or BA	Transition from A to B, more like B
B2	Main subsoils layer with brown colouration, accumulations of clay, humus, iron oxide, etc
B3	Transitional from B2 to C
C	Weakly weathered soil parent materials
Subscript	**Meaning**
r	Reducing conditions (anaerobic)
t	Enriched in translocated clay
s	Iron/aluminium oxide accumulations in subsoil
g	Mottled, suggesting periodic/seasonal wetness
m	Cemented layer (oxides, carbonates, humus, silica etc)
k	Calcium carbonate (lime) accumulation
h	Humus accumulation in subsoil

WASTEWATER LAND APPLICATION AREA SETBACKS

Required setback from foundations: 6 m

Required setback from downslope surface water: 100 m

Required setback from downslope boundary: 8 m

Required setback from upslope and side boundaries: 1.5 m

Required vertical setback to bedrock: 1.5 m below the LAA (Table R1 of AS1547-2012)

Required vertical setback to groundwater: 1.5 m below the LAA (Table R1 of AS1547-2012)

WASTEWATER CLASSIFICATION AND DESIGN

In accordance with AS1547-2012, the soil at the land application area is **category 1** (sand).

Primary treatment suitable

Wastewater loading: 6 persons @ 150 L/day (total 900 L/day)

Design Loading Rate (DLR): 30 mm/day

Total land application area (LAA): 30 m^2 absorption trenches.

The proposed four-bedroom house requires a design flow allowance of 900 L/day. A dual-purpose septic tank is required. The septic tank shall have a minimum 4000 L capacity and be fitted with an outlet filter able to retain solids ≥ 3mm in diameter.

The septic tank shall drain to a pump well (min. 1000 L) compliant with section 2.3.3 of AS/NZS 1546.1:2008. Tall narrow pumpwells are easier to set the dose volume using a float switch. The Everahard 1000 L is recommended for its narrow shape. Pumpwell is to be vented and have a highwater alarm/light.

Pump to sequentially dose three absorption trenches via low pressure effluent distribution (LPED) lines. LPED lines comprise UPVC pressure pipe with 5 mm (pre-drilled) squirt holes in the top invert. These are nested within larger 100 mm perforated distribution pipes to ensure even distribution along the length of each trench.

Use 32 mm lilac-coloured LDPE pipe for the supply main between the pumpwell, the Indexing valve and the trenches.

Using a DLR of 30 mm/day, a minimum LAA of 30 m^2 is required. This shall be installed as three absorption trenches, **17.0 m long x 0.6 m wide x 0.4 m deep**. A minimum separation of 2 m between the trench walls is required.

An indexing valve is required for dosing the individual trenches. It should be installed at or above the uppermost trench. Use a **4-port Netafim 32 mm indexing valve with the three port cam**. Each of the three ports to be connected to one LPED line. All valves to be housed in lilac-coloured valve boxes, installed flush with the ground surface. See Spec Sheet.

Trench bases are to be levelled**.** Line all trench side walls with geotextile. Backfill with 20-40 mm aggregate. Install the LPED distribution pipes in the upper 150 mm of the aggregate. Geotextile fabric over the aggregate layer. Local topsoil should be mounded over the trenches to min. 200 mm depth.

The 90-100 mm PVC pipe shall be capped and sealed. The pressure pipe shall be capped above ground for manual flushing/servicing requirements - caps in valve boxes. See Spec Sheets.

The minimum pump capacity for the proposed design is approximately **87 L/min @ 22 m head**. an **Orange SP334** is the recommended pump unit. At maximum design flows (900 L/day) the **pump will operate for approximately 10 mins/day**. Soil treatment is best achieved using small, frequent, doses. Pump float switches should be setup to deliver approx. 160 L doses (see Appendix 2). At 900 L/day, this will result in approximately three, 100 L doses per trench per day. 32 mm supply main to the indexing valve to drain back to the pumpwell between cycles. See Appendix 2 for hydraulic design, minimum pump capacity and trench dosing calculations.

The finished LAA shall not be subjected to vehicular or livestock traffic.

A 100% reserve area is set aside for future wastewater requirements (see Site Plan).

Compliance with *the Directors Guidelines 2016* is shown in the attached table for acceptable criteria. It is recommended that during construction Doyle Soil Consulting be notified of any major variation to the soil conditions or loading rate as predicted in this report.

For long term performance of the proposed system, the owner should familiarise themselves with the requirements and limitations of septic tank systems. Sections 3-5 of *The Easy Septic Guide* (https://www.olg.nsw.gov.au/wp-content/uploads/Easy-septic-guide.pdf) provide a good outline for owners.

IMPORTANT NOTICE REGARDING CERTIFICATION

Doyle Soil are to be notified by email before the plumber engaged commences work.

Progress photos with date and time stamp are to be provided to Doyle Soil at each stage of the work and that work confirmed or inspected by Doyle Soil before proceeding to the next stage

The plumber is to provide photos of the following:

Excavation -The depth of the trenches with tape measure,

Soil prep -The base of trenches excavated level

Geotextile fabric down all sides of the trenches

Pipe placement and pressure tested before covering with topsoil

All specified filters and valves

Geotextile fabric over trench aggregate

Topsoil seeded with grass over

Brand of septic tank

Evidence of the pump make/model installed

A completed Form 71b and as-installed plan.

Doyle Soil cannot provide a certificate of compliance unless the above has been complied with.

Robyn Doyle
B.Agr.Sc.
CPSS (Certified Prof Soil Scientist)
Soil Scientist and Wastewater Designer
Licence no. CC7418

Rowan Mason
B.Agr.Sc.(hons)
Soil Scientist

APPENDIX 1 – TRENCH™

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

OWMS for new 4-bedroom dwelling

Assessment for	David Bacon	Assess. Date	2-Apr-26
		Ref. No.	
Assessed site(s)	13A Compton Rd, Old Beach	Site(s) inspected	27-Feb-26
Local authority	Brighton Council	Assessed by	R Doyle

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations w hich probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

'astewater volume (L/day) used for this assessment = 900 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 900

Sullage volume (L/day) = 0

Total nitrogen (kg/year) generated by wastewater = 6.6

'otal phosphorus (kg/year) generated by wastewater = 1.6

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	36	39	35	40	38	46	40	44	43	49	45	45
Adopted rainfall (R, mm)	36	39	35	40	38	46	40	44	43	49	45	45
Retained rain (Rr, mm)	32	35	32	36	34	41	36	40	39	44	41	41
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	132	103	84	51	32	21	23	34	53	78	98	120
Evapotr. less rain (mm)	**99**	**69**	**52**	**15**	**-2**	**-20**	**-13**	**-6**	**14**	**34**	**57**	**80**

Annual evapotranspiration less retained rain (mm) = 379

Soil characterisitics

Texture = Sand Category = 1 Thick. (m) = 1.9

Adopted permeability (m/day) = 2.5 Adopted LTAR (L/sq m/day) = 30 Min depth (m) to water = 3

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In dual purpose septic tank(s)
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	Trench(es)
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Are needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	30
Width (m) =	0.6
Depth (m) =	0.4
Total disposal area (sq m) required =	140
comprising a Primary Area (sq m) of:	140
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The adopted DLR for the category 1 soil is 30 mm/day and a total LAA of 30 sq m is required. This is to be installled as three 17 m long x 0.6 m wide x 0.4 m deep trenches. Therefore the system should have the capacity to cope with predicted climatic and loading events.

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

OWMS for new 4-bedroom dwelling

Assessment for	David Bacon	Assess. Date	2-Apr-26
		Ref. No.	
Assessed site(s)	13A Compton Rd, Old Beach	Site(s) inspected	27-Feb-26
Local authority	Brighton Council	Assessed by	R Doyle

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
	Expected design area	sq m	2,000		Low		
	Density of disposal systems	/sq km	13		Low		
	Slope angle	degrees	4		Very low		
	Slope form	Straight simple			Low		
	Surface drainage	Good			Very low		
	Flood potential	Site floods <1:100 yrs			Very low		
	Heavy rain events	Very rare			Very low		
	Aspect (Southern hemi.)	Faces E or W			Moderate		
	Frequency of strong winds	Common			Low		
A	Wastewater volume	L/day	900		High		
	SAR of septic tank effluent		1.0		Low		
	SAR of sullage		2.5		Moderate		
	Soil thickness	m	1.9		Very low		
	Depth to bedrock	m	2.5		Very low		
	Surface rock outcrop	%	0		Very low		
	Cobbles in soil	%	0		Very low		
	Soil pH		6.0		Low		
	Soil bulk density	gm/cub. cm	1.4		Very low		
	Soil dispersion	Emerson No.	8		Very low		
AA	Adopted permeability	m/day	2.5		Very high		
	Long Term Accept. Rate	L/day/sq m	30		Moderate		

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The site is suitable for onsite wastewater disposal with a very large area available and deep free-draining sand. A moderately conservative DLR of 30 mm/day has been adopted

Doyle Soil Consulting

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

OWMS for new 4-bedroom dwelling

Assessment for	David Bacon	Assess. Date	2-Apr-26
		Ref. No.	
Assessed site(s)	13A Compton Rd, Old Beach	Site(s) inspected	27-Feb-26
Local authority	Brighton Council	Assessed by	R Doyle

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation Trench	Limitation Amended	Remarks
AA	Cation exchange capacity	mmol/100g	15		Very high		
AA	Phos. adsorp. capacity	kg/cub m	0.1		Very high		
	Annual rainfall excess	mm	-379		Very low		
	Min. depth to water table	m	3		Very low		
	Annual nutrient load	kg	8.2		Low		
	G'water environ. value	Indust non-sensit			Very low		
AA	Min. separation dist. required	m	100		Very high		
	Risk to adjacent bores						Factor not assessed
	Surf. water env. value	Indust non-sensit			Very low		
A	Dist. to nearest surface water	m	120		High		
	Dist. to nearest other feature	m	40		Moderate		
	Risk of slope instability	Very low			Very low		
	Distance to landslip	m	10000		Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

Very high limitations are identified for low P sorption capacity and low cation exchange capacity. The basalt bed rock is topped with a layer of medium clay apprroximately 0.6 m thick which has much higher cationexchange capacity and P-sorption capacity. There will be a low environmental risk due to the large site area, the distance to the dowslope boundary and to surface water. There is a very low risk of off-site movement or accesion of nutrients to surface waters

APPENDIX 2 – Design Hydraulics, System Componentry, Pump Capacity and float Switch Setup

System sizing and components for pump-dosed absorption trenches - 13A Compton Rd, Old Beach			
Design hydraulic load (L/day)	Design Loading Rate (mm/day)	Total Land application area (m^2)	
900	30	30.0	
Number of trenches	Sequencing valve required?	Make & model	
3	Yes	4-port Netafim 32 mm Indexing Valve (with 3-port cam)	
Supply line material	Supply main ID (mm)	Supply line length (m)	
LILAC LDPE PRESSURE PIPE (32/3)	31.7	80	
Distribution lateral length (m)	Distribution laterals per trench	Distribution lateral (pipe) material	Distribution lateral ID (mm)
16.5	1	PVCU - DN30 - (PN12)	37.5
Perforation Spacing (mm)	Number of perforations	Perforation diameter (mm)	Flow rate/perforation @ 1.5 m head (L/min)
700	24	5	3.62

Dynamic head calculation	
Component	Approx. Head loss (m)
Supply line (friction @ flow rate)	8.9
Sequencing valve (friction @ flow rate)	2.7
Other Fittings (friction)	2.9
Approx. Elevation differential (bottom of pumpwell to distribution manifold)	6.0
Required head @ distribution manifold	1.5
Total Dynamic Head (TDH)	**21.9**

System flow rate (L/min)
87

Pump duty requirements	
Min. pump capacity	Max. pumping time @ 900 L/day
87 L/min @ 21.9 m Head	10 mins/day
Recommended pump	**Orange SP334**

Dose volume and pump float-switch setup			
Supply line void volume (L)	Distribution lateral void volume (L)	Set float-switches to pump (L)	Dose volume delivered (L)
63	19	158	95

Dosing rates in accordance with: *Converse, 2000. Pressure Distribution Network Design* - i.e., individual dose volume to:

(a) be minimum 5 times the distribution manifold total void volume; ✓

(b) not exceed 20% the daily hydraulic load volume ✓

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: i) 3m from an upslope building or level building; ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building	P1 The land application area is located so that a) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and b) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with A1 (a) Land application area will be located with minimum separation distance to proposed building of 6m.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) a) be no less than 100m; or b) be no less than the following: i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 (a) Land application area located > 100m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: a) be no less than 40m from a property boundary; or b) be no less than: i) 1.5m from an upslope or level property boundary; and ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; and b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (ii) Land application area will be located with a minimum separation distance of 80 m of downslope property boundary (8 m required)
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; and b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: a) 1.5m if primary treated effluent; or b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: a) Setback must be consistent with AS/NZS 1547 Appendix R; and b) A risk assessment completed in accordance with appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	No groundwater encountered.
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: a) 1.5m if primary treated effluent; or b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 (a)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: Another Perspective *Owner name*

Level 1, 67 Letitia St North *Address*

Hobart TAS 7000 *Suburb/postcode*

Qualified person details:

Qualified person: Robyn Doyle

Address: 6/76 Auburn Rd

Kingston Beach 7050

Phone No: 0488 080 455

Fax No:

Licence No: N/A

Email address: robyn@doylesoilconsulting.com.au

Qualifications and Insurance details: Certified Professional Soil Scientist (CPSS)
Professional Indemnity cover –

About Underwriting -Lloyd's of London ENG 24 000305

(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Site and Soil evaluation and land application system design

(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 13A Compton Rd

Old Beach TAS 7017

Lot No: 1

Certificate of title No: 104251/1

The assessable item related to this certificate: Onsite wastewater management -Site evaluation and soil classification for onsite wastewater management capability

Including
Characterisation of wastewater and predicted hydraulic loadings
Selection of land application area
Determination of design loading rate

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: On-site wastewater management - Site and soil evaluation

(description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - *(tick one)*

building work, plumbing work or plumbing installation or demolition work: X

or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	AS/NZS 1547-2012 On-Site Domestic Wastewater Management
Relevant calculations:	
References:	AS1547-2012 On-Site Domestic Wastewater Management Directors Guidelines for On-Site wastewater Management Systems - CBOS -2017

Substance of Certificate: (what it is that is being certified)

Site and soil evaluation

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earthworks, drainage condition changes or variations in site maintenance.

I certify the matters described in this certificate.

	Signed:	*Certificate No:*	*Date:*
Qualified person:		1961-1	28/02/2026

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Another Perspective *Owner name*
Level 1, 67 Letitia St North *Address*
Hobart TAS 7000 *Suburb/postcode*

Designer details:

Name:	Robyn Doyle	Category:	Bldg srvcs dsgnr-hydraulic domestic
Business name:	Doyle Soil Consulting	Phone No:	0488080455
Business address:	6/76 Auburn Rd		
	Kingston Beach 7050	Fax No:	
Licence No:	CC7418	Email address:	robyn@doylesoilconsulting.com.au

Details of the proposed work:

Owner/Applicant David Bacon — Designer's project reference No. 2026-4

Address: 13A Compton Rd — Lot No: 1

Old Beach TAS 7017

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:

Wastewater Design

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Services Designer
	☐ Structural design	Structural Engineer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (*X the appropriate box*)

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Doyle Soil Consulting	Date: April 2026
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Doyle Soil Consulting	Date: April 2026
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Doyle Soil Consulting	Date: April 2026

Standards, codes or guidelines relied on in design process:

AS1547-2012 On site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Site and Soil Evaluation Report

Attribution as designer:

I, Robyn Doyle, am responsible for the design of that part of the work as described in this certificate.

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act.

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	R Doyle		13/4/2026
Licence No:	CC7418		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [X] The works will not increase the demand for water supplied by TasWater
- [X] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [X] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [X] The works will not damage or interfere with TasWater's works
- [X] The works will not adversely affect TasWater's operations
- [X] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [X] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [X] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I, ……Robyn Doyle……being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	Robyn Doyle		13/4/2026

DOYLE SOIL CONSULTING

AS1547:2012 – Loading Certificate – Septic System Design

This loading certificate is provided in accordance with Clause 7.4.2(d) of AS/NZS 1547:2012 and sets out the design criteria and the limitations associated with the use of the system.

Site Address: 13A Compton Rd Old Beach

System Capacity: 6 occupants @ 150 L/occupants/day (or 900 L/day)

Summary of Design Criteria

DLR: 30 L/m^2/day.

Absorption area: 30 m^2

Reserve area location /use: area assigned

Water-saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200 % daily loading per quarter

Typical loading change consequences: Expected to be minimal due to capacity of system and site area (provided loading changes within 25 % of design)

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non-occupation. Under such circumstances additional maintenance of the system may be required. Risk considered acceptable.

Maintenance recommendations (by owner): The septic tank must be de-sludged at approximately every 3 years depending on occupation. Septic tank outlet filter should be cleaned every 6 months.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the absorption area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Septic tank de-sludging must also be monitored to prevent excessive sludge and scum accumulation. Monitoring and servicing by the property owner required to ensure compliance.

Other considerations: Owners/occupiers must be aware of the operational requirements and limitations of the system (by owner owner's agent if letting). The absorption area must not be subject to traffic by vehicles or heavy stock and should be fenced off if deemed necessary to avoid this. The absorption area must be maintained with adequate grass cover to assist in evapotranspiration of treated effluent. Consult Sections 3-5 of *The Easy Septic Guide* (attached) and at https://www.olg.nsw.gov.au/wp-content/uploads/Easy-septic-guide.pdf.

TRENCH DETAIL

13A COMPTON RD, OLD BEACH

DOYLE SOIL CONSULTING

Design notes:

Three trenches required.

Absorption trench dimensions 17 000 mm long by 600 mm wide by 400 mm deep. Geotextile down all trench walls.

Base of the trench to be excavated level. Fill with 20 - 40 mm aggregate to approx 300 mm depth before installing LPED distribution lines - See

Detail. Pressure test and cover with geotextile and remaining aggregate.

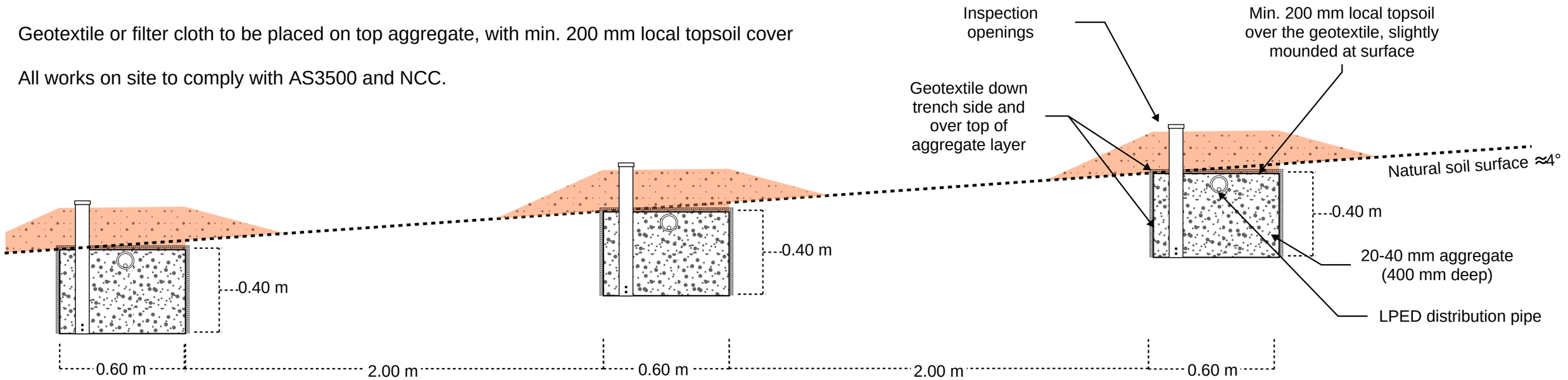
LPED lines: DN30 UPVC pressure pipe with 5 mm (pre-drilled) squirt holes in the upper at 700 mm centres. pressure pipe to be nested within larger 90-100 mm perforated distribution pipe, with 100 holes drilled at 4 and 8 o'clock.

Pressure pipe to be capped above ground using 90-degreee elbow for manual flushing/servicing requirements. End caps in valve boxes.

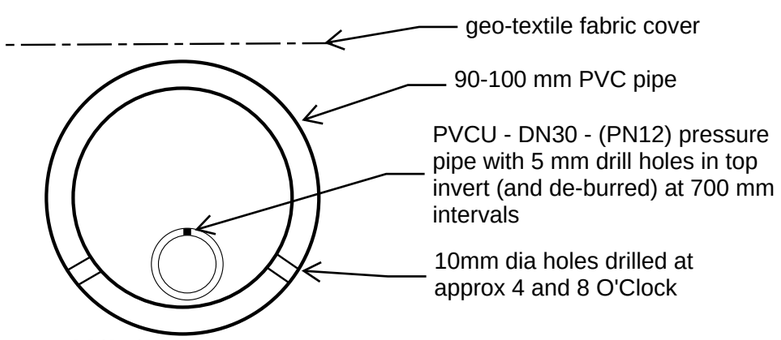
Inspection opening to be placed on downslope side of the trench and perforated in lower section.

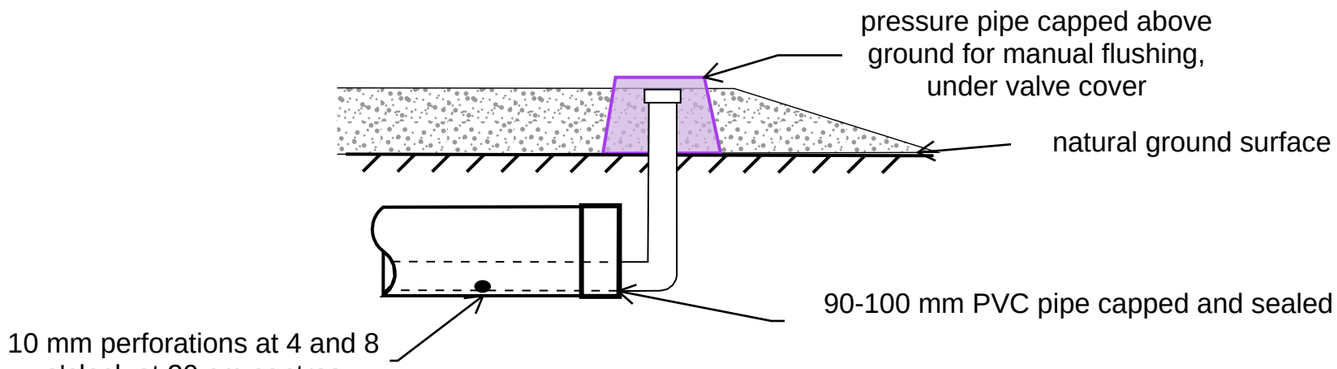
Geotextile or filter cloth to be placed on top aggregate, with min. 200 mm local topsoil cover

All works on site to comply with AS3500 and NCC.



Distribution pipe detail





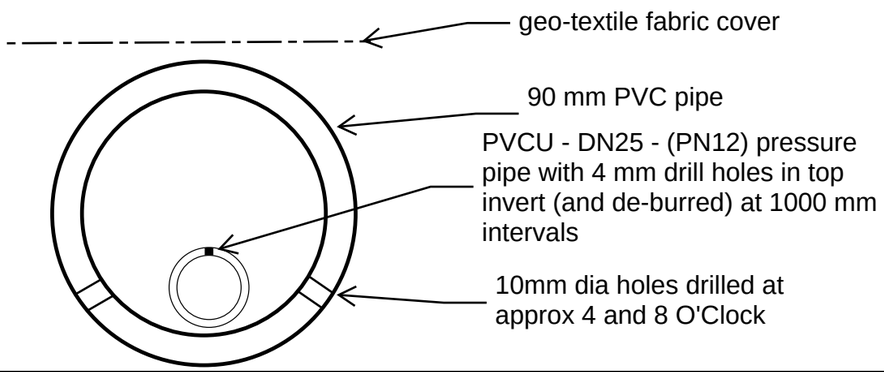
13A COMPTON RD, OLD BEACH

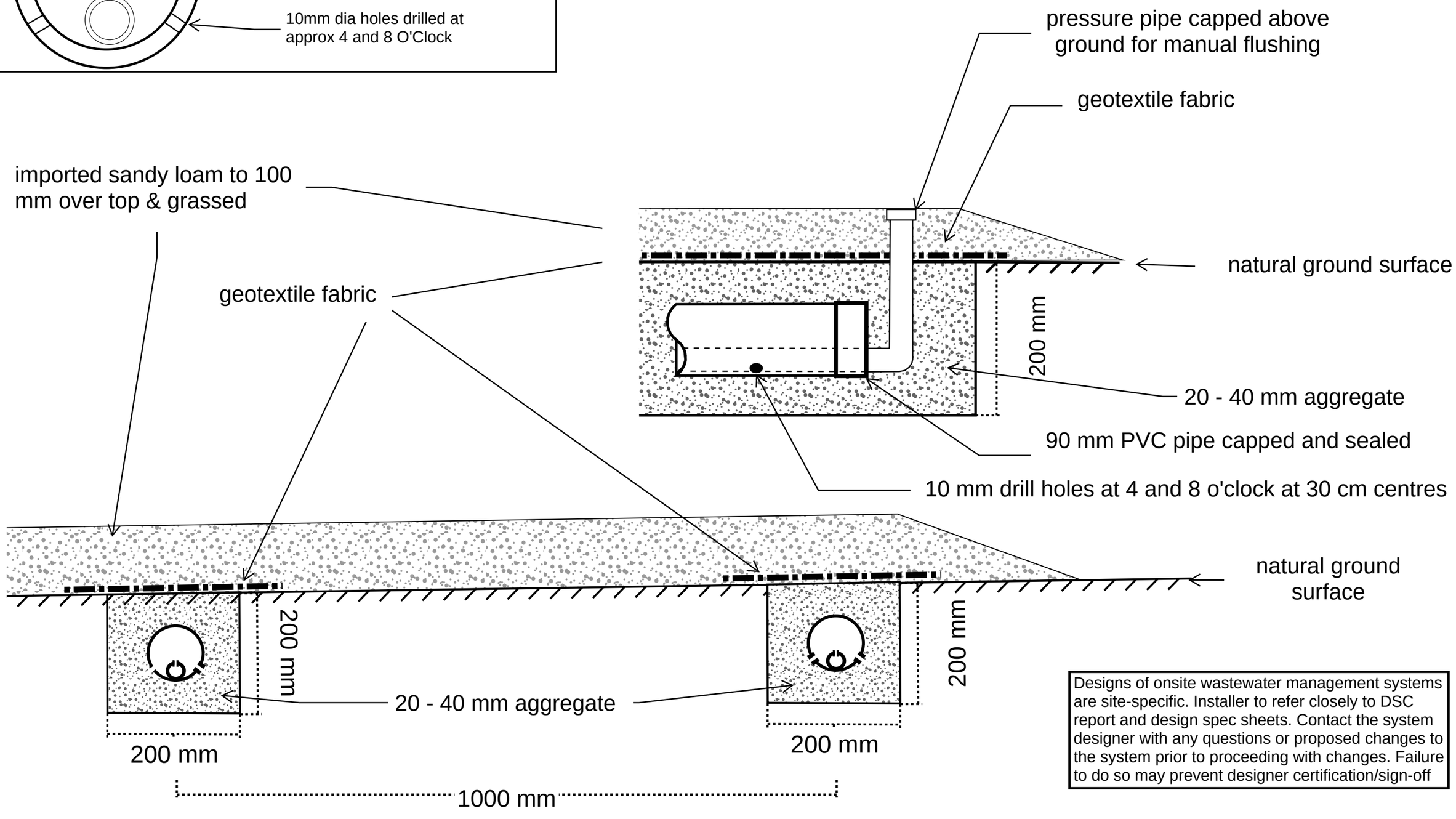
Low Pressure Effluent Distribution (LPED) Irrigation system

Section detail views

DOYLE SOIL CONSULTING

Distribution pipe detail





Designs of onsite wastewater management systems are site-specific. Installer to refer closely to DSC report and design spec sheets. Contact the system designer with any questions or proposed changes to the system prior to proceeding with changes. Failure to do so may prevent designer certification/sign-off

13A COMPTON RD, OLD BEACH

Low Pressure Effluent Distribution (LPED) Irrigation system

DOYLE SOIL CONSULTING

Proposed ONWMS design:

Dual-purpose septic (min. 3000 L) with outlet filter (able to retain solids ≥3mm in diameter) is required. Septic tank to drain to pumpwell (min 1000 L) compliant with section 2.3.3 of AS/NZS 1546.1:2008

6-port 32 mm Netafim indexing valve required. Each port to supply two 20.0 m long LPED lines. Valves to be housed in lilac-coloured valve boxes, installed flush with the ground surface.

Use 32 mm LDPE for the supply main from the pumpwell and from each port of the indexing valve to the LPED lines.

LPED irrigation area of 240 m^2 is required, dims: 20.0 m x 12.0 m. Installed as twelve 20 m long LPED lines, installed at 1.0 m spacing. LPED irrigation trenches to be 200 x 200 mm excavations into the topsoil, with LPED lines installed in the centre of the distribution aggregate and levelled. See Spec Sheetsq

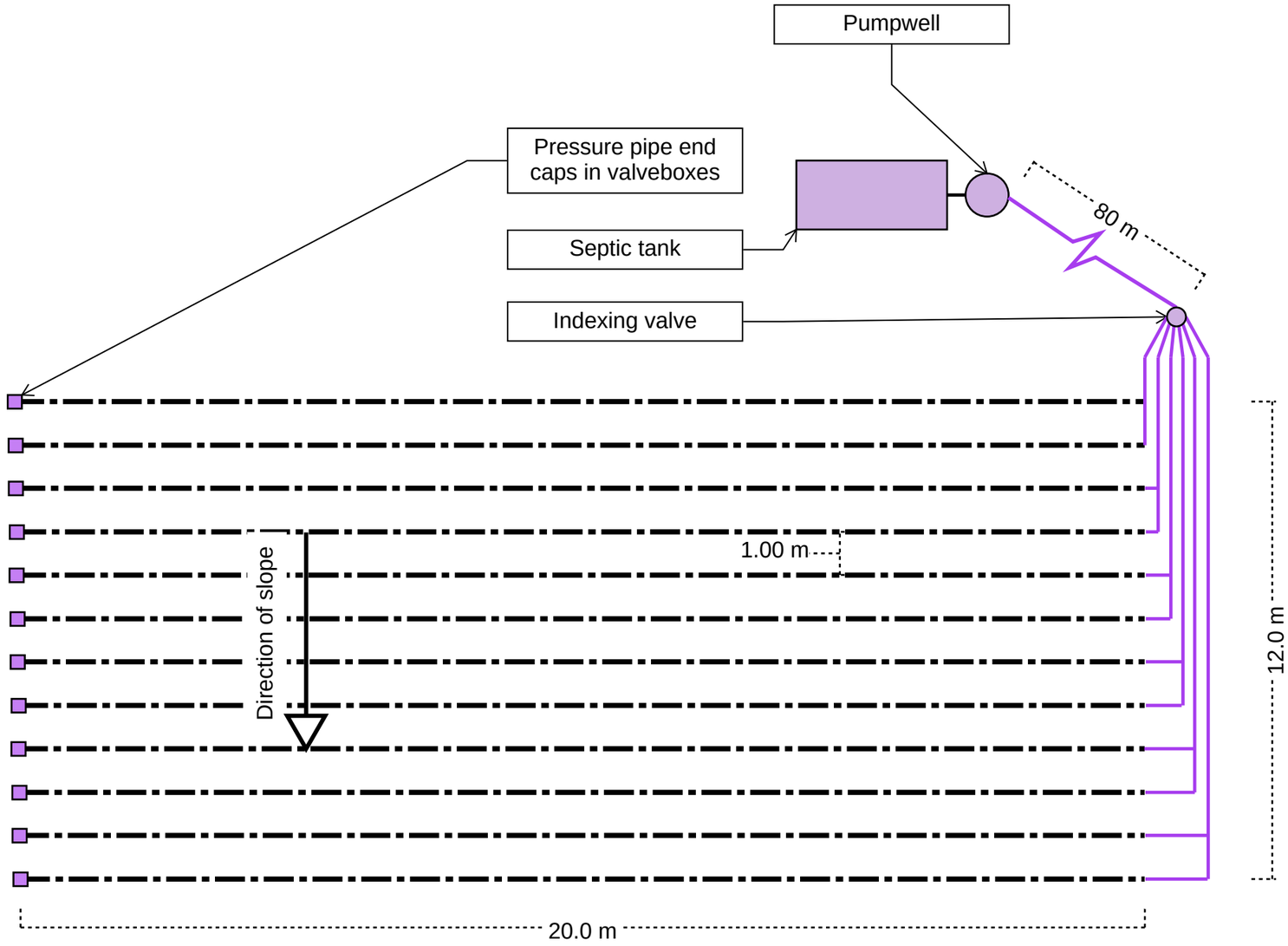
Bases of LPED irrigation trenches to be level, scarified and treated with gypsum at 0.5 kg/m2. Cover finished LPED trenches with geo-textile. Additional 100 mm sandy loam to cover the whole irrigation area, seeded with grass.

LPED lines to be PVCU - DN25 - PN12 pipe with 3 mm holes (pre-drilled and de-burred) in the top invert at 1000 mm intervals. Pressure pipe to be nested within larger 90-100 mm slotted distribution pipe with 10 mm holes pre-drilled at 4 and 8 o'clock at 300 mm intervals. Sealed end caps required on slotted pipe. Pressure pipe to be capped at far end above ground for manual flushing (caps in valve boxes).

The minimum pump capacity for the proposed design is 52 L/min @ 12.6 m head. A Zenox ZHS-075 is the recommended pump unit. Set float switches to deliver approx. 190 L per pump cycle. Wired-in high-water alarm required, fitted in a visible location within the dwelling.

Designs of onsite wastewater management systems are site-specific. Installer to refer closely to DSC report and design spec sheets. Contact the system designer with any questions or proposed changes to the system prior to proceeding with changes. Failure to do so may prevent designer certification/sign-off

Plan view - Schematic



13A Compton Rd, Old Beach

DOYLE SOIL CONSULTING

Wastewater Treatment system:

Dual purpose septic tank (min 4000L)

Outlet filter in septic tank

Gravity feed to (min 1000 L) pumpwell with specified pump (or pump with equivalent or greater capacity).

Sequentially pump-dose individual trenches via indexing valve.

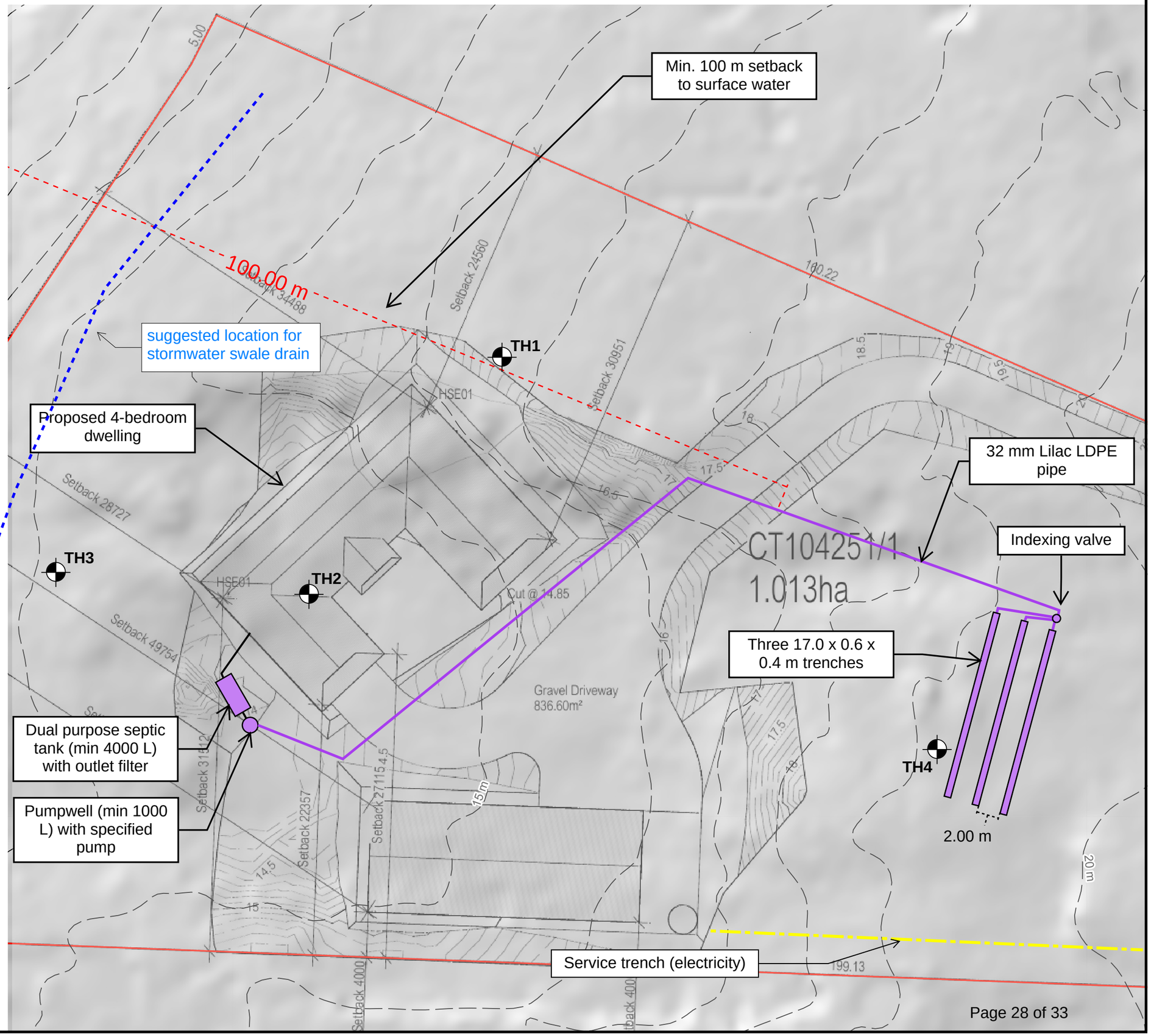
Land Application Area: total 30 m²

- three absorption trenches
- each dims: 17.0 m x 0.6 m x 0.4m
- distribution within trench via LPED lines
- min 200 mm local topsoil mounded over
- seed with grass

Min setback from downslope surface water: 100 m
Min setback from downslope boundary: 8.0 m
Min setback from foundations: 6.0 m

100% reserve area set aside

Approximate test hole locations



Robyn Doyle
Building Services Designer
Hydraulic
CC7418

13/4/2026

Prepared by
Rowan Mason

2/4/26

28/04/2026

Australian
Standard
AS/NZS1546
.1 Lic 1950
Septic Tanks

Certified Product

POLYMER PUMP WELL

1000 L

82202C

Tested to comply with AS/NZS 1546.1 (2008)

Assembly and Installation Instructions

for on-site domestic waste-water treatment and disposal systems

PARTS SUPPLIED WITH EACH POLYMER PUMP WELL:

1: 1 x moulded Plastic Pump Well Assembly
2: 1 x moulded Plastic Access Cover
3: 6 x Stainless Steel Screws
4: 2 x standard elastomeric rubber rings for 100mm uPVC SWV pipe

PARTS SUPPLIED WITH EACH RISER KIT:

5: 1 x 600mm x 630mm dia Ribstruct
6: 6 x Stainless Steel Screws
7: 1 x Black Butyl Joint Tape (97681)

(Complete single pump and duty/standby pumpwell kits are available on request)

*** Check with your local authority before selecting any part of a Waste-water disposal system.***

Refer Notes on back page.

The Polymer Pump Well should be located in areas not exposed to any vehicle or regular pedestrian traffic. It should be installed in an area set aside for garden use, and finally covered with bark or garden mulch after installation is complete. Where the Pump Well is in a high water table area extra anchorage may be required. *See "ANCHORAGE"*.

PREPARATION

Ensure that –

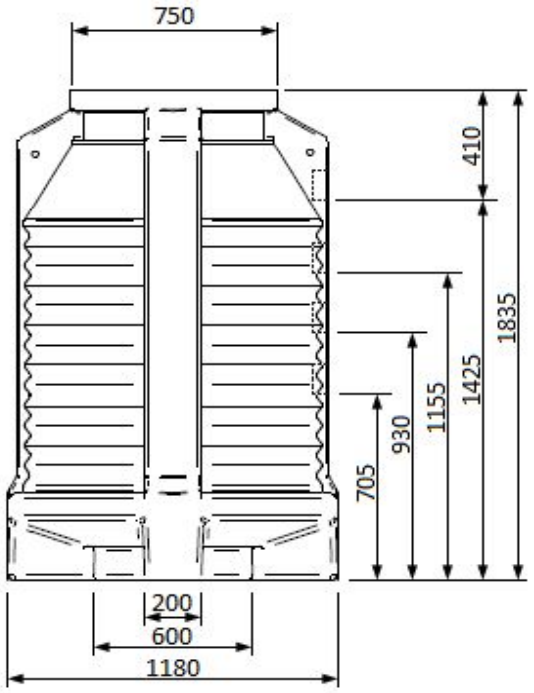
- appropriate approvals have been given by local authorities.
- appropriately qualified persons, including electricians and plumbers, are employed to install and connect the pumpwell.

We recommend that all holes cut in the pumpwell are made leak proof using rubber o-rings (provided), rubber seals or bulk head fittings.

The pumpwell has three additional flat vertical areas that allow inlets to be cut into the pumpwell. These should be sealed with an appropriate rubber seal or silicon.

SAFETY

- Take care when working around excavated holes.
- Deep holes can be considered confined spaces. Consult with local/state laws and make provisions as appropriate.
- An empty pumpwell weights in excess of 70kgs. Take appropriate precautions when manually handling the pumpwell.
- Always use lifting holes to lower the pump well into the excavated hole



SITE ASSESSMENT

Take note of the invert heights of the available inlets into the pumpwell and ensure that the incoming 100mm drainpipe is appropriately supported and allows for wastewater to flow directly into the pumpwell.

Site **MUST** be away from areas susceptible to all vehicular and foot traffic.

THE EXCAVATION

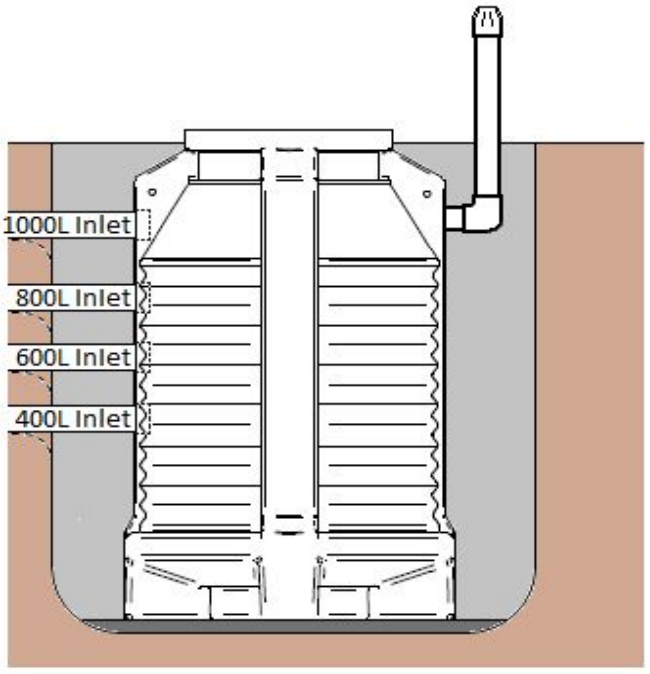
a) Prepare excavation greater than 1500mm diameter up to 1900mm deep (Deeper holes may be used when a riser is fitted). Sides and bottom should be free from all intruding roots, stones, or other matter.

b) Determine which of the inlet Connection Ports is to be used. This will depend on the depth of the pipe from the wastewater source at the point where it meets the Pump Well.

c) Trench excavation should be widened for

- vent connection (see below)
- pumped water discharge
- electrical connections

d) Line the bottom of the hole with 50mm of sand or 3mm pea gravel



PUMPWELL PREPARATION

a) Cut out the Inlet opening selected using an appropriately sized hole saw.

b) Venting of the upstream pipe is usually adequate for most installations. Where needed, a vent port to suit the required pipe size may be cut in the side of the pumpwell and may be secured using a bulk head fitting.

c) Cut hole to accept selected pump discharge hose or pipe fitting. This hole is normally in any vertical face of the pumpwell. The size of the hole will be dependent on the diameter of the discharge pipe

b) Cut the hole to accept the glands selected for the electrical cable and flexible conduit. This should be close to the side of the Pump Well to minimise the exposed electrical conduit.

POSITIONING AND FITTING OUT THE PUMP WELL

a) Remove the access cover and clear all cuttings from the interior of the pumpwell
b) Fit vent and discharge attachments as required
c) Using the lifting holes, carefully lower the pump well into the excavated hole, seating the base of the pump well into the sand bed.
d) Connect the 100mm drain pipe to the pump well.
e) Fit out pump as required.
f) Fit access cover ensuring all screws are secure.

BACKFILL

a) Backfill around the pump well, compacting as you go, ensuring that the pump well remains level and the pipe work is not damaged.
b) In areas that are effected by high water tables, the first 500mm must be backfilled using a concrete.
d) Use excess soil to build a bund above the pumpwell to divert stormwater away from the installation.

FURTHER RECOMMENDATIONS FOR INSTALLATION

Where the required depth to the pipe invert makes the Pump Well lower than normal, a **Riser** can extend the access opening to surface level. This is EVERHARD Ribstruct 600mm pipe fitted with a top collar, secured by screws, which accepts the standard Access Cover. The Pump Well access rim should be cut off with a saw, leaving a plain upstand of about 20mm. The Ribstruct is trimmed to the required length, leaving a rib-flange at the lower end. Apply the black butyl joint tape to the rim of the open access hole and push the firmly down over the upstand. Secure using six equally spaced Stainless Steel self-tapping screws. These must be driven down through the rib-flange into the top of the Pump Well to secure the Riser.

ANCHORAGE

On most normal sites, the backfill over the Pump Well skirt described above will be adequate. However, where the location is exposed to regular flooding or has high water table conditions, it may be necessary to provide extra anchorage to prevent the Pump Well from moving if the soil is saturated and fails to remain as a solid homogenous mass.

A quantity of concrete may be poured into the excavation and around the Pump Well to encase the vessel.

A concrete tube of 1220mm (outside diameter) and 850mm high around the vessel will have a mass of about 700kg, which will be sufficient to overcome the buoyant effect of a free-floating empty Pump Well.

IMPORTANT NOTES

"Pump Well" is a generic term for any vessel intended to temporarily store liquid before it is transferred by means of a pump to another location, perhaps for processing or long-term storage. The EVERHARD **Polymer Pump Well** has been tested and found to comply with the Australian/New Zealand standard for vessels such as Septic Tanks and Collection Wells for use in domestic, and some other, situations.

It may be used to receive treated wastewater from a Septic tank for pumped discharge to a disposal area, or in applications where site conditions dictate that short-term accumulations of “All-waste”, “Black-water” and/or “Greywater” (defined by AS/NZS 1546.1) wastes must be delivered to a treatment system by a suitable pump instead of free-flowing under gravity direct from the source.

Installers MUST check with your local authority to ensure that this pump well and usage will be permitted in your area before beginning plans for any installation.

The EVERHARD Pumpwell was designed for on-site treatment and disposal applications. It is tested for Standards Mark approval and does **not** carry WaterMark certification. Connection to sewer systems, and installation in sewered properties, may not be permitted by local authorities.

The EVERHARD **250/450L Plastic Pump Well** has a number of features which make it an obvious choice for many installations. It is light and easily handled and worked with, while also being durable and tough. Produced from a blend of polymer that has been stabilised against ultra-violet light degradation, its physical characteristics allow the product to exceed the required performance criteria for the applicable tests in AS/NZS 1546.1.

In testing for resistance to lateral load, a critical part of the standard, the EVERHARD **Polymer Pump Well** was subjected to side loading equivalent to the vessel being completely buried, a situation which a correctly installed unit should never encounter. The **Polymer Pump Well** remained intact and suffered no permanent damage whatsoever, despite extended exposure to the test load.

EVERHARD **Polymer Pump Wells** are ideally matched for use with the range of EVERHARD **Polymer Septic Tanks** and **Collection Wells**, all produced in accordance with AS/NZS 1546.1. Other products available for domestic wastewater applications include the popular EVERHARD **Xtra-treat** Filter which can be quickly and easily fitted into the Outlet Fitting inside most Septic Tanks. These help prevent the discharge of solid particles suspended in the treated fluid. An **Xtratreat** Filter can greatly extend the service life of the disposal system. The EVERHARD range of disposal system equipment also includes effluent Distribution Boxes in Concrete and in durable, tough Polymers. These complement the cost-effective and very efficient Polymer **EVERTRENCH** Trench Liner for use in Evapo-Transpiration and Soakage treated waste-water disposal systems.

HEAD OFFICE – BRISBANE
EVERHARD INDUSTRIES PTY LTD
A.C.N. 009 690 859
405 Newman Rd. Geebung, Brisbane, 4034
PO Box 543 Virginia BC , QLD 4014
Telephone (07) 3637 6444
Fax (07) 3265 2111

EVERHARD products are also available from most reputable building and hardware suppliers across Australia.

DOYLE SOIL CONSULTING

To Brighton Council

Attn Dang Tran

Re RFI 7/5/2026

DA 2026/008

Dear Dang

Tasmanian Planning Scheme - State Planning Provisions

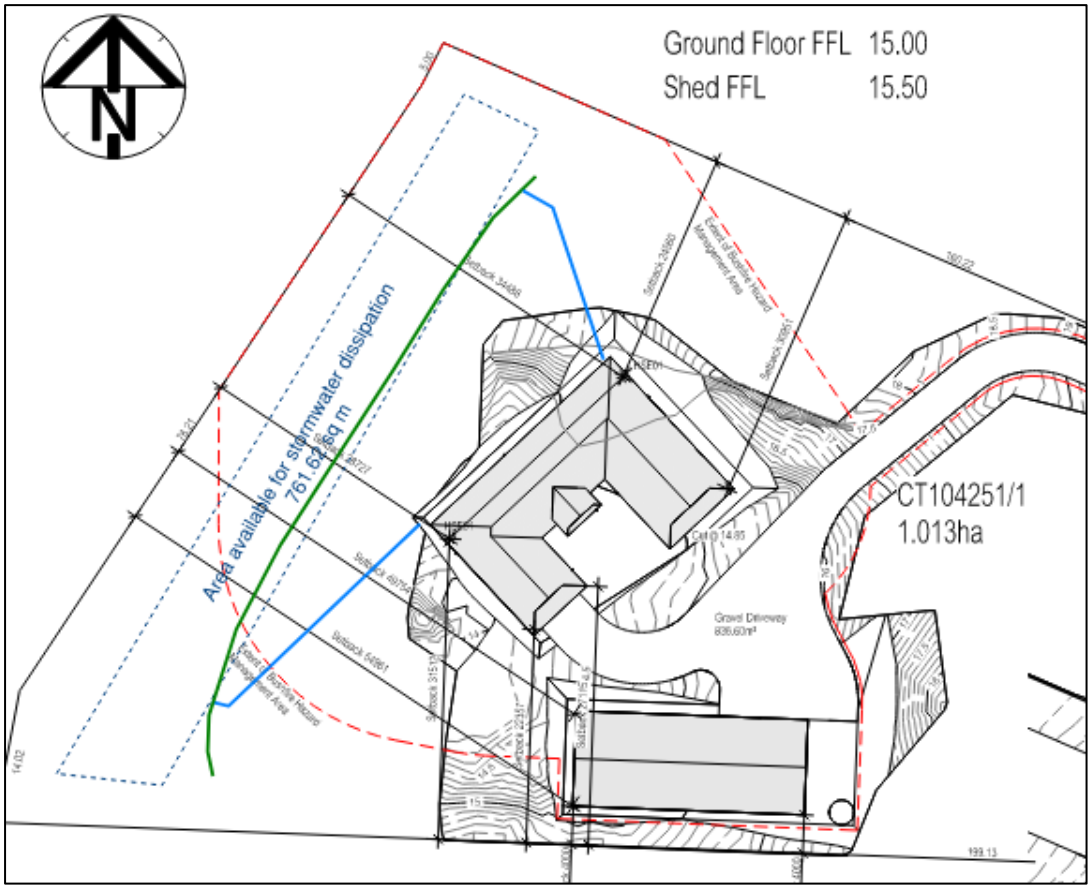
11.4 Development Standards for Buildings and Works

11.4.1 Site coverage

Objective:	That the site coverage: (a) is compatible with the character of existing development in the area; and (b) assists with the management of stormwater runoff.

Acceptable Solutions	**Performance Criteria**
A1 The site coverage must be not more than 400m².	**P1** The site coverage must be consistent with that existing on established properties in the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the need to remove vegetation; and (f) the character of development existing on established properties in the area.

In answer to 11.4.1 P1(b) Test hole 3 was conducted in the area of the proposed stormwater swale drain. The soils are deep sands with no refusal at 1.8 m. Sand is highly permeable.



Running a wide grassed swale (green) across the site will ensure that rain falling from the sky, and hitting the roof of the proposed house will be directed back onto the site in a way that spreads the water evenly, reduces risk of erosion, and ensures that the water may be utilised by any remaining vegetation after BAL clearing. Calculations show there is approximately 760m^2 of area available for infiltration.

Robyn Doyle

B.Agr.Sc.

CPSS (Certified Prof Soil Scientist)

Soil Scientist and Wastewater Designer

Licence no. CC7418

DOYLE SOIL CONSULTING

13A Compton Rd, Old Beach

Wastewater Treatment system:

Dual purpose septic tank (min 4000L)

Outlet filter in septic tank

Gravity feed to (min 1000 L) pumpwell with specified pump (or pump with equivalent or greater capacity).

Sequentially pump-dose individual trenches via indexing valve.

Land Application Area: total 30 m²

- three absorption trenches
- each dims: 17.0 m x 0.6 m x 0.4m
- distribution within trench via LPED lines
- min 200 mm local topsoil mounded over
- seed with grass

Min setback from downslope surface water: 100 m
Min setback from downslope boundary: 8.0 m
Min setback from foundations: 6.0 m

100% reserve area set aside

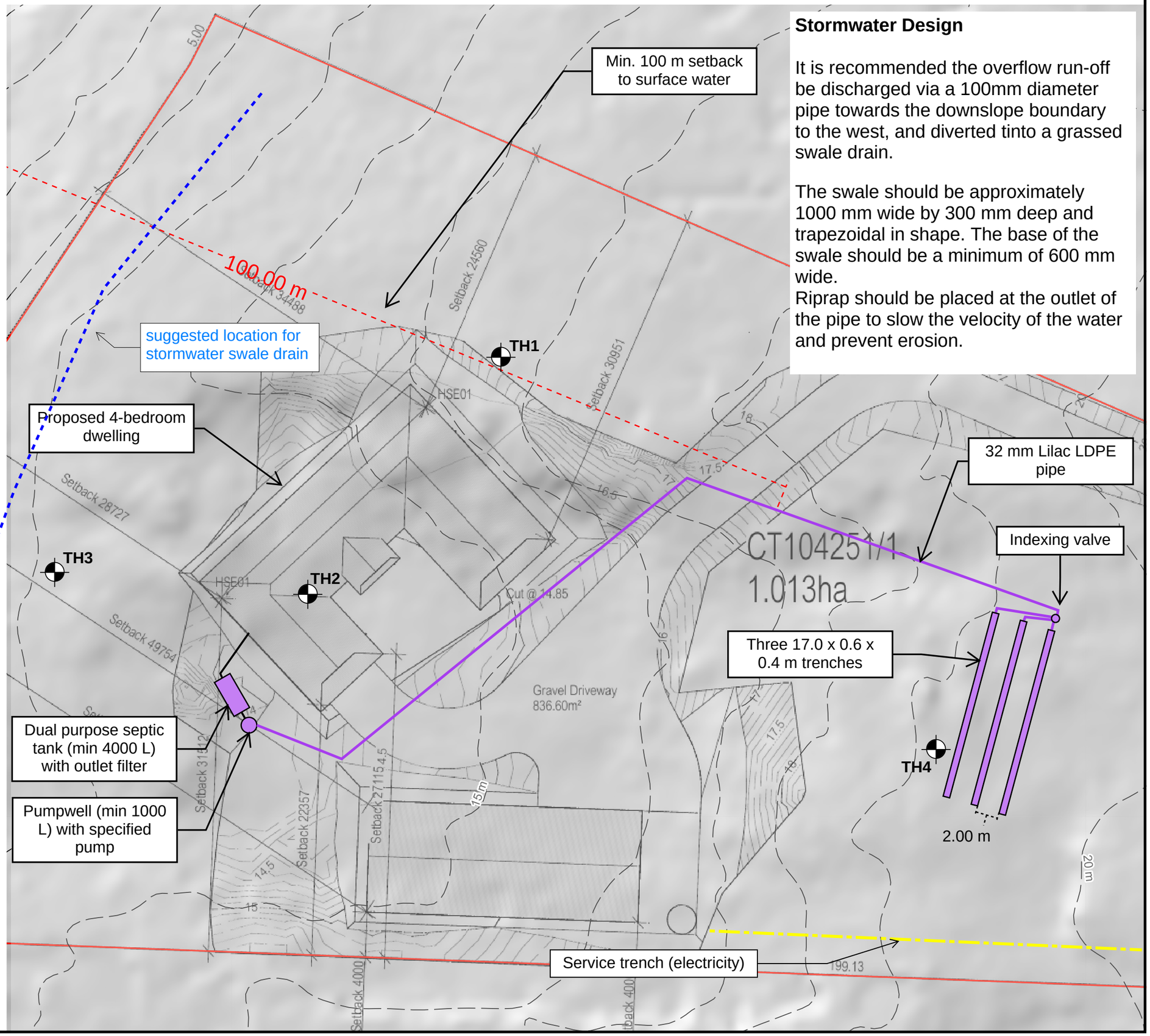
Approximate test hole locations

Robyn Doyle
Building Services Designer
Hydraulic
CC7418

13/4/2026
Updated 18/5/2026

Prepared by
Rowan Mason

2/4/26



Stormwater Design

It is recommended the overflow run-off be discharged via a 100mm diameter pipe towards the downslope boundary to the west, and diverted tinto a grassed swale drain.

The swale should be approximately 1000 mm wide by 300 mm deep and trapezoidal in shape. The base of the swale should be a minimum of 600 mm wide.
Riprap should be placed at the outlet of the pipe to slow the velocity of the water and prevent erosion.