



DEVELOPMENT APPLICATION

PDPLANPMTD-2025/054442

PROPOSAL: Secondary Residence

LOCATION: 26 Wiregai Court, Sandford

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24 November 2025

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 November 2025. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 24 November 2025.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.



Application for Development / Use or Subdivision

Use this form to obtain planning approval for developing or using land, including subdividing it into smaller lots or lot consolidation.

Proposal: NOV SECONDARY DWELLING

Location: 26 WIREBAY COURT SANDFORD

Personal Information Removed

Estimated cost of development:





Development/use or subdivision checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
-



- Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
 - Main utility service connection points and easements.
 - Proposed subdivision lot boundaries.
- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
- Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - Shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.
- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
- Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.
- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



Is the property on the Tasmanian Heritage Register? Yes No

If yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Current use of site:

Does the proposal involve land administered or owned by the Crown or Council? Yes No

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Applicant:

Date:

**Personal
Information
Removed**

Please refer to the development/use and subdivision checklist on the following pages to determine what documentation must be submitted with your application.





SCHEDULE OF EASEMENTS

Plan No. **S.P**
12220

NOTE:--The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

~~Lot 10 is subject to a right of drainage of metres wide as shown on the Plan as approved by the balance of the Land in Indenture of Conveyance No 50/7633~~

COVENANTS

The Owner of each lot excluding Lots 111,112 and 113 covenants with the Vendor and the owners for the time being of every Lot to the intent that the burden of this covenant may run with and bind the Covenantors Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of every other lot and with the residue of the land comprised in Indenture of Conveyance 50/7633 and each and every part thereof to observe the following stipulations:-

1. The said Lot shall be used for residential purposes only and not more than one dwelling shall be erected except with the approval of the Council of the Municipality of Clarence.
2. No building, carport, covered porch or other structure shall be erected, placed or maintained upon the said Lot or any part thereof within a distance equal to one-sixth of the average mean depth of

12220

the said lot from any boundary line which has a frontage to a public roadway or reserve.

3. No building or structure shall be erected, placed or maintained upon the said lot or any part thereof unless and until:-
 - (i) The exterior design plans and finish of such building or structure (including colour, paint and materials intended to be used therein); and
 - (ii) Its location and/or placement on the subject land has been approved by the Council of the Municipality of Clarence or its duly authorised officer or agent.
4. No person or persons shall without prior approval of the Council of the Municipality of Clarence or its duly authorised officer or agent commence and/or carry out the ring-barking, cutting down, tapping lopping, removing, injuring or wilful destruction of any tree or trees situate upon the said lot or any part thereof.
5. No part or portion of the said lot shall at any time be further divided or partitioned so as to reduce or otherwise diminish the said lot from its present area, without the approval of the Council of the Municipality of Clarence.
6. Only such sanitary convenience, septic tank, outhouse, water closet, drainage trenches and/or pipes or any other means of disposing of human and/or material waste shall be erected, constructed or installed upon the said lot or any part thereof by such method and in such manner as the Council of the Municipality of Clarence or its duly authorised officer or agent shall approve of and direct.

12220

SIGNED by MARTIN PAUL GEOFFREY ALLEN the Beneficial Owner of the land comprised in Indenture of Conveyance Regd.No. 50/7633 in the presence of

*M.P. Allen Clerk
Rosny*

EXECUTED by FINANCE CORPORATION OF AUSTRALIA LIMITED (as mortgagee under Mortgage registered No. 50/7634) by being signed by its Attorney under Power of Attorney No. 22263 in the presence of

*g Moore
Clerk, Hobart*

Executed by Finance Corporation of Australia Limited by being signed by two of its Attorneys under Power of Attorney Registered No. 52732 (and its said Attorneys declare that they have received no Notice of Revocation of the said Power).

FINANCE CORPORATION OF AUSTRALIA LIMITED
by its Attorneys

[Signature]
[Signature]

EXECUTED by AUSTRALIA AND NEW ZEALAND BANKING GROUP (as Mortgagee under Mortgage No. 47/3307) by its Attorney KENNETH DANIEL FOLEY

who hereby certifies that he has received no notice of revocation of Power of Attorney No. 22751 under which this instrument is signed, in the presence of

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
By its Attorney
[Signature]
Chief Manager Banking Tasmania

BAR. FOLEY, ROBERT

SIGNED by JOACHIM SIGISMUND ASSMANN and LOIS ELEANOR ASSMANN as Mortgagees under mortgage No. 50/7635 both in the presence of

[Signature]
Law Clerk
40 Bank

[Signature]
[Signature]

12220

Certified correct for the purposes of the Real Property Act 1862, as amended.

Subdivider/Solicitor for the Subdivider

This is the schedule of easements attached to the plan of Martin Paul Geoffrey Allen
(Insert Subdivider's Full Name)

affecting land in

Conveyance Regd. No. 50/7633
(Insert Title Reference)

Sealed by MUNICIPALITY OF CLARENCE

on 21st NOVEMBER 1918

David
Council Clerk/Town Clerk

10364

13320

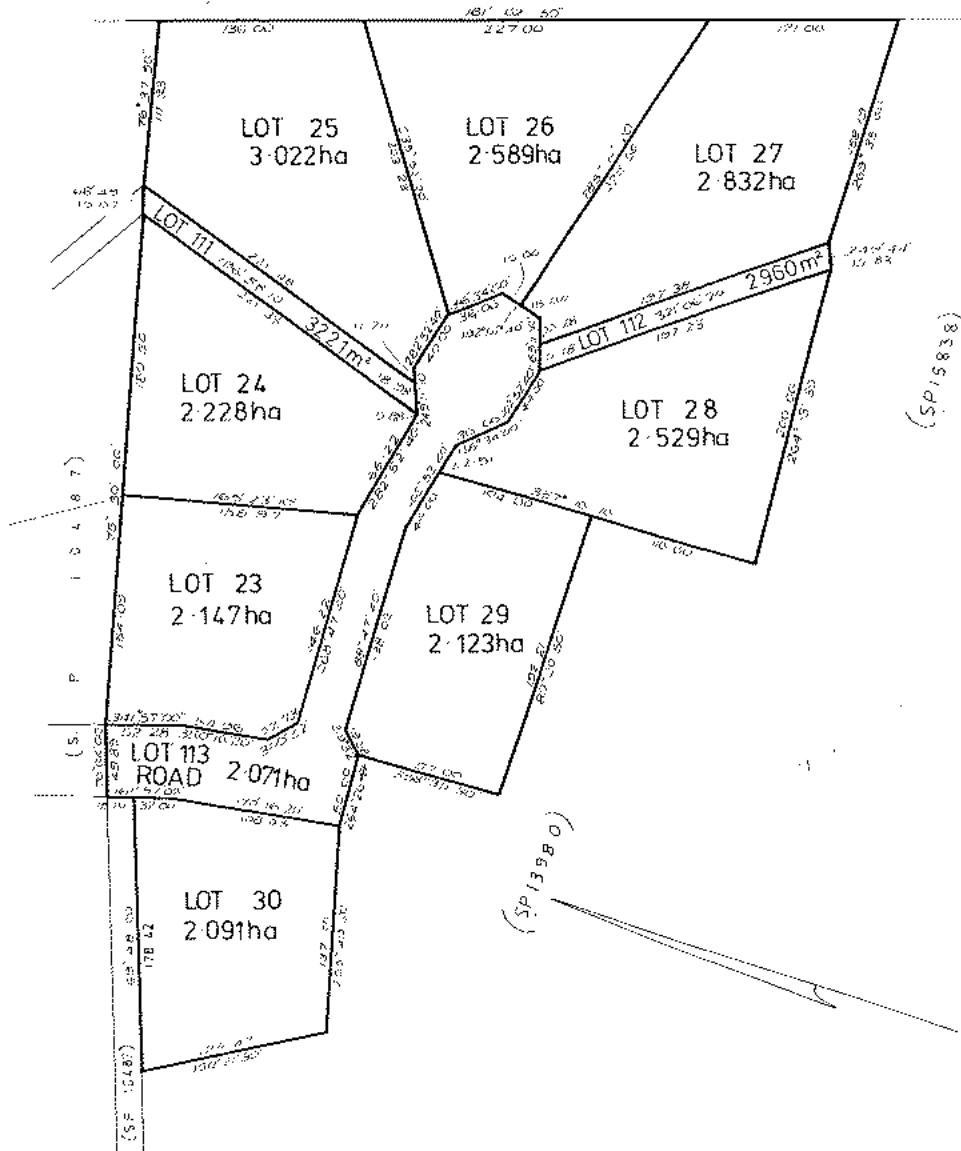
Owner: MARTIN PAUL GEOFFREY ALLEN	PLAN OF SURVEY by Surveyor: C. L. ANDREWS of land situated in the	Registered Number: S.P. 12220
Title Reference: CONV. 50/7633	LAND DISTRICT OF MONMOUTH PARISH OF RALPHS BAY	
Grants: Part of 1453 acres granted to Sir George Best Robinson	SCALE 1:2500 Effective from <i>[Signature]</i> 1881 Recorder of Titles	

ALL MEASUREMENTS ARE IN METRES

Memo 7/2/74

(S.P. 24334)

(P4761 L.O.) (P 3113 L.O.)



(P. 111E)

SEARCH OF TORRENS TITLE

VOLUME 12220	FOLIO 28
EDITION 5	DATE OF ISSUE 28-Apr-2025

SEARCH DATE : 31-Jul-2025

SEARCH TIME : 10.42 AM

DESCRIPTION OF LAND

City of CLARENCE

Lot 28 on Sealed Plan [12220](#)

Derivation : Part of 1,453 Acre Gtd. to Sir G.B. Robinson.

Prior CT [3761/54](#)

SCHEDULE 1

[N248192](#) TRANSFER to LUKE AARON HORNE and NICOLA MAREE HORNE
Registered 28-Apr-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP [12220](#) COVENANTS in Schedule of Easements

SP [12220](#) COUNCIL NOTIFICATION under Section 468(12) of the
Local Government Act 1962

[E413048](#) MORTGAGE to MyState Bank Limited Registered
28-Apr-2025 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Secondary Dwelling

PROJECT SPECIFIC:

Susan Prentice
26 Wiregai Court
Sandford

Tasmanian Planning Scheme
Title Reference : Vol 12220 / Folio 28

Layout	Drawing		Last Updated	Scale
	ID	Name		
1078-01 Cover Page	1	Sub Floor (4)	31/10/2025 6:24 ...	1:100
	2	Drawing List (6)	3/11/2025 8:34 AM	1:1.22
	3	Sub Floor (66)	31/10/2025 6:24 ...	1:100
1078-02 Location Plan	1	Sub Floor (93)	31/10/2025 6:24 ...	1:2000
1078-03 Site Plan	1	Sub Floor (93)	31/10/2025 6:24 ...	1:1000
1078-04 Part Site Plan	1	Sub Floor (93)	31/10/2025 6:24 ...	1:500
1078-05 Floor Plan	1	Sub Floor (74)	31/10/2025 6:24 ...	1:100
1078-06 Elevations	1		3/11/2025 8:30 AM	1:100
	2		3/11/2025 8:30 AM	1:100
1078-07 Elevations	1		3/11/2025 8:34 AM	1:100
	2		31/10/2025 6:24 ...	1:100
1078-08 Tree Removal	1	Sub Floor (96)	31/10/2025 6:24 ...	1:528.93
1078-09 Tree Removal	1	Sub Floor (97)	31/10/2025 6:24 ...	1:320.56
1078-10 Floor Plan	1	Sub Floor (98)	31/10/2025 6:24 ...	1:100
1078-11 Floor Plan	1	Sub Floor (98)	31/10/2025 6:24 ...	1:100

SITE INFORMATION

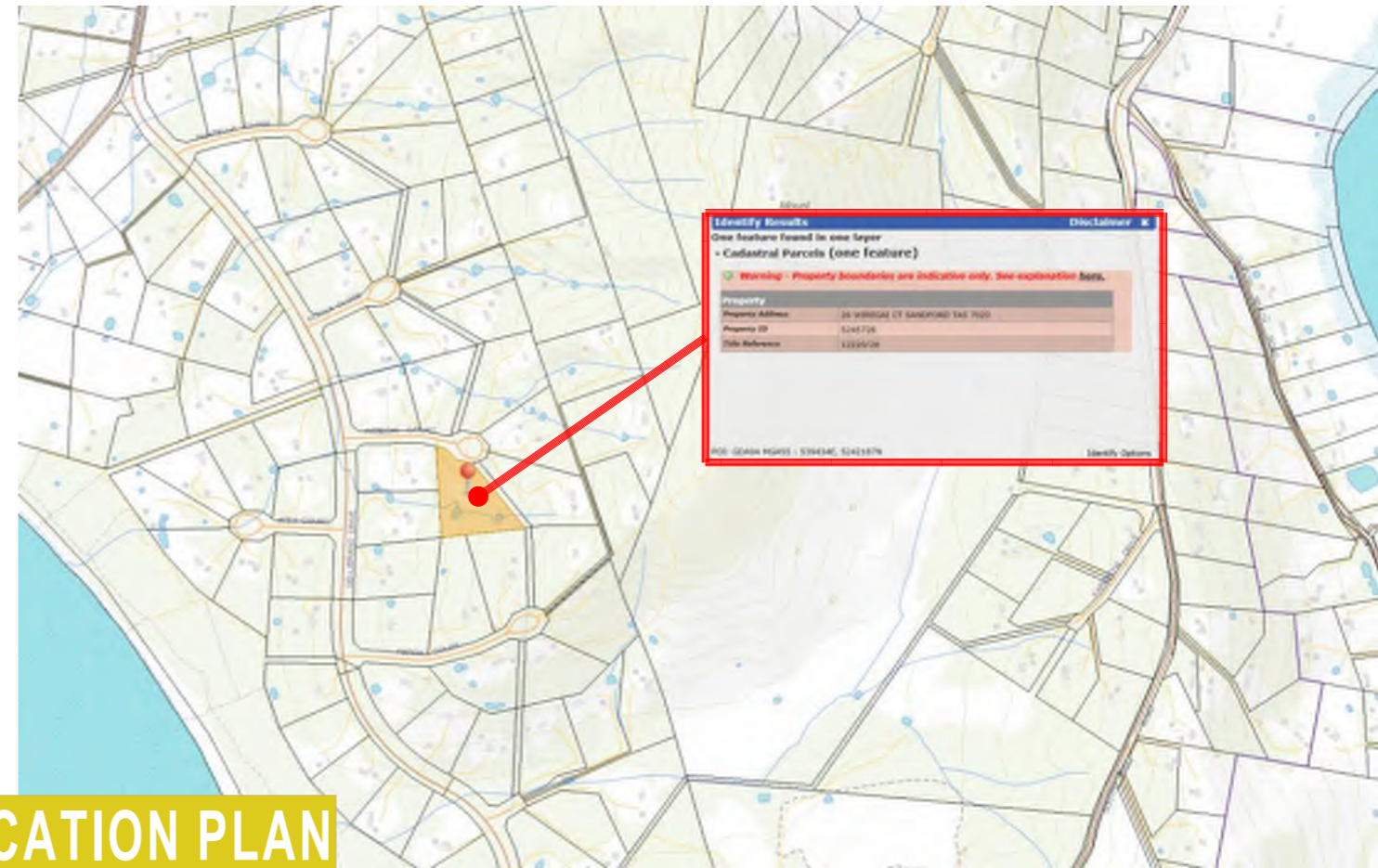
Lot: 28
Title: 12220 folio 28
Land Size: 2.526 Ha
Council: Clarence Council
Zoning: 11.00 Rural Living (B)
Overlays: 13.0 Bushfire Prone Area
7.0 Natural Assets Code(priority Vegetation)
D.A APPROVAL:REQUIRED
BAL:Refer to report by others
WIND CLASSISIFCATION :
CLIMATE ZONE: 7
ENERGY RATING :Na
BUILDING CLASSISIFCATION: tba

Lot 28

12220 folio 28
PID 5245728
2.526 Ha site area

Calculations

Existing Residence site coverage	209.00 sqm
Secondary Dwelling floor area	60.00 sqm
Site Coverage Secondary	60.00sqm
Site Area	2.526 Ha.
site coverage	269.00 sqm
Site Coverage	1.10%



LOCATION PLAN



Artist impression

we the client authorise POD MATRIX to proceed with a developemnt application Authority to proceed:
signed: _____ date: _____



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PM-13.30-SK-01 = chassis
1 Bed

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revision-date
ISSUE DRAWING A01
Ancillary 13.30

PROJECT NAME :

amendments "b"27/10/2025 building moved by 3000mm ramps added to deck window configuration changed

CLIENT :
Susan Prentice

SITE :
26 Wiregai Court

Sandford

Date: 3/11/2025

DRAWN BY :Marcus
Ralph

Cover Page

PROJECT NO. DRAWING NO.
2025-1078 1078-01

SCALE : 1:100, 1:1.22

Calculations

Existing Residence site coverage	209.00 sqm
Secondary Dwelling floor area	60.00 sqm
Site Coverage Secondary	60.00sqm
Site Area	2.526 Ha.
site coverage	269.00 sqm
Site Coverage	1.10%



we the client authorise POD MATRIX to proceed with a developemnt application
 Authority to proceed:
 signed: _____
 Name: _____ date: _____



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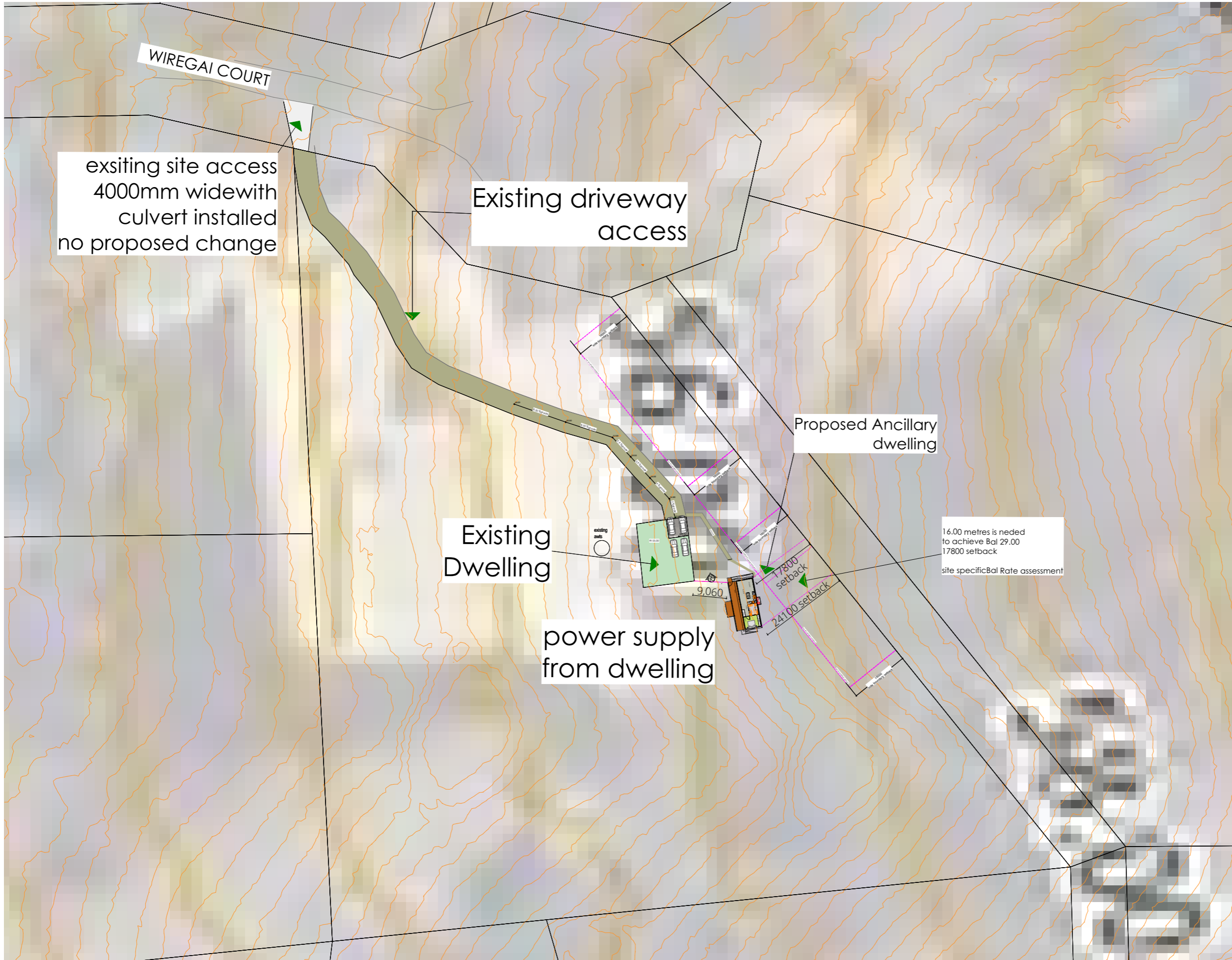
PM-13.30-SK-01 = chassis
1 Bed
 © Copyright property of PODMATRIX CAMBRIDGE TASMANIA

revision-date
ISSUE DRAWING A01
Ancillary 13.30

PROJECT NAME :
 CLIENT :
 Susan Prentice
 SITE :
 26 Wiregai Court

amendments "b" 27/10/2025 building moved by 3000mm ramps added to deck window configuration changed
Sandford
 Date: 3/11/2025
 DRAWN BY : Marcus Ralph

Location Plan
 PROJECT NO. 2025-1078
 DRAWING NO. 1078-02
 SCALE : 1:2000



Calculations

Existing Residence site coverage	209.00 sqm
Secondary Dwelling floor area	60.00 sqm
Site Coverage Secondary	60.00sqm
Site Area	2.526 Ha.
site coverage	269.00 sqm
Site Coverage	1.10%

We the client authorise POD MATRIX to proceed with a development application
 Authority to proceed:
 signed: _____
 Name: _____ date: _____



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PM-13.30-SK-01 = chassis
1 Bed
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revision-date
ISSUE DRAWING A01
Ancillary 13.30

PROJECT NAME :
 CLIENT :
 Susan Prentice
 SITE :
 26 Wiregai Court

amendments "b" 27/10/2025 building moved by 3000mm ramps added to deck window configuration changed
Sandford
 Date: 3/11/2025
 DRAWN BY : Marcus Ralph

Site Plan
 PROJECT NO. 2025-1078
 DRAWING NO. 1078-03
 SCALE : 1:1000

LEGEND

- smoke detector hard wired to electrical system
- ⊕ extractor fan with heating elements optional
- DP downpipe
- AJ articulation joint
- METER BOX meter box

LEGEND:

- dw - dishwasher
- hp - hot plates
- ubo - under bench oven
- wo - wall oven bank
- sink - stainless kitchen sink
- sh - shower
- bth - bath
- wc - toilet
- spa - spa bath
- vb - vanity basin
- tr - laundry trough
- wm - washing machine
- mh - manhole
- ds or shs-structural support



Ancillary 13.30
PM-13.30-SK-01

1 Bed

Floor area	60.00 Sqm
Deck Area	38.00 Sqm

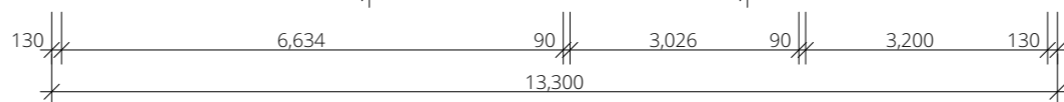
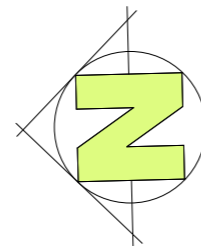
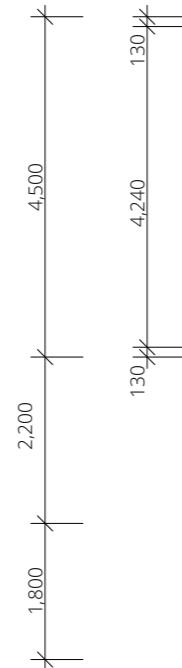
Existing Residence site coverage 209.00 sqm

Secondary Dwelling floor area 60.00 sqm
Proposed Deck 38.00 sqm
Roof Over Deck 33.00 sqm
Site Coverage Secondary 93.00sqm

Site Area 2.526 Ha.

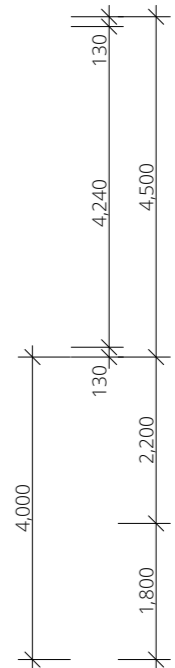
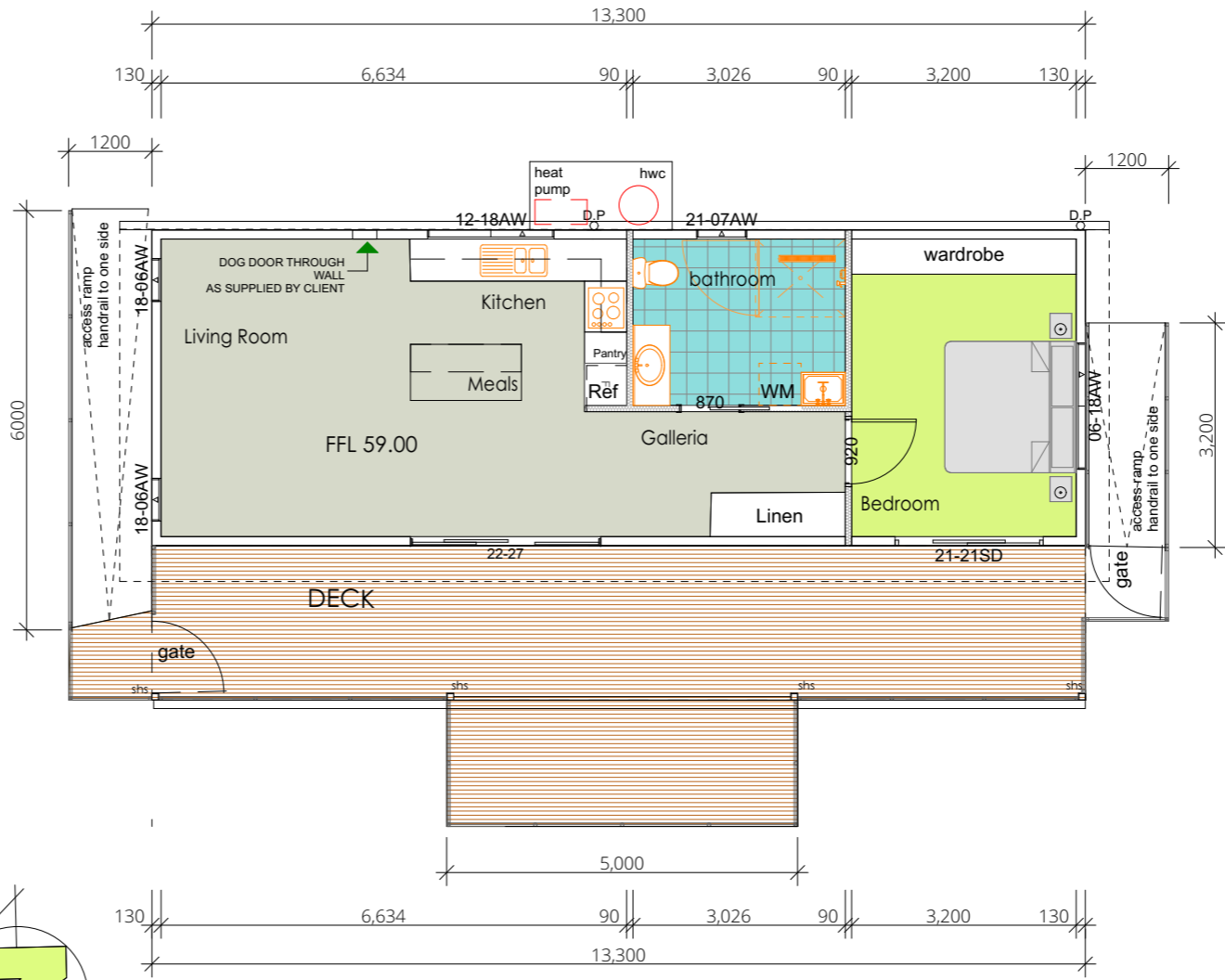
site coverage 299.00 sqm
Site Coverage 1.10%

2.
elevation



1.
elevation

3.
elevation



4.
elevation



Ancillary

we the client authorise POD MATRIX to proceed with a development application
Authority to proceed:
signed:
Name: _____ date: _____



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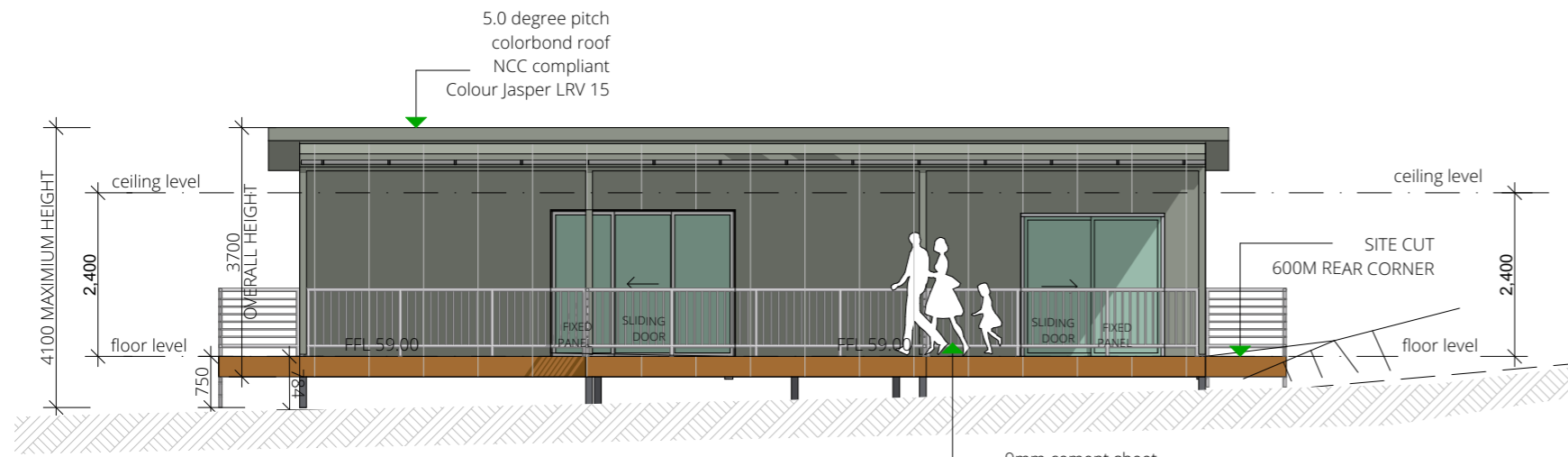
PM-13.30-SK-01 = chassis
1 Bed
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revision-date
ISSUE DRAWING A01
Ancillary 13.30

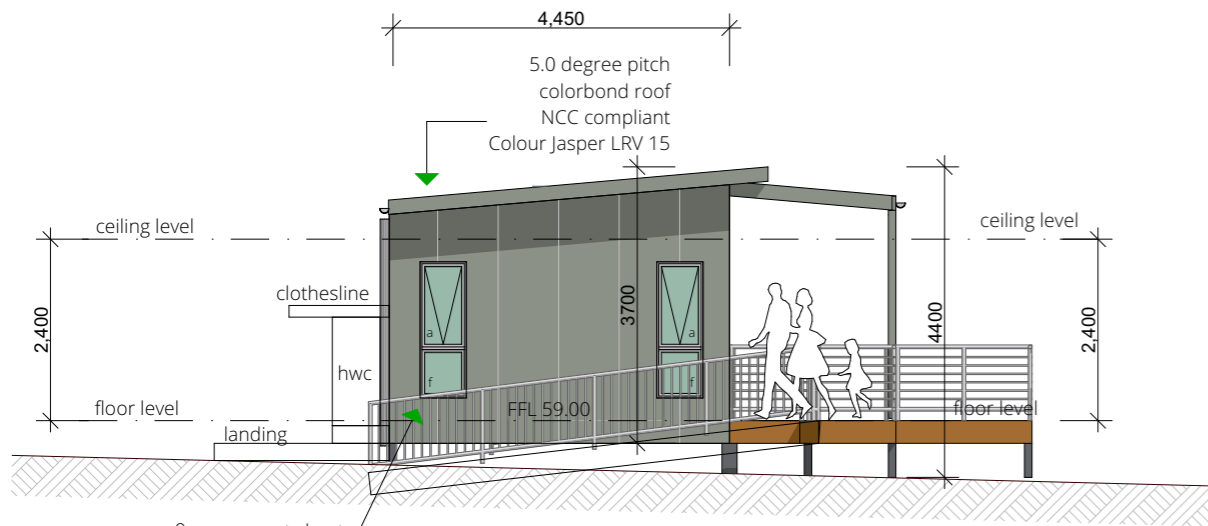
PROJECT NAME :
CLIENT :
26 Wiregai Court

amendments "b"27/10/2025 building moved by 3000mm ramps added to deck window configuration changed
Sandford
Date: 3/11/2025
DRAWN BY : Marcus Ralph

Floor Plan
PROJECT NO. 2025-1078
DRAWING NO. 1078-05
SCALE : 1:100



Ancillary 13.30
ELEVATION 01
West Elevation
PM-13.30-SK-01
1 Bed
 SCALE 1:100



Ancillary 13.30
ELEVATION 02
North Elevation
PM-13.30-SK-01
1 Bed
 SCALE 1:100

exterior wall cladding

- External Colours :**
- External cladding and downpipes colorbond COVE LRV 29
 - ROOF Colour and guttering colorbond JASPER LRV 15
 - Fascia colorbond SURF MIST LRV 70
 - Windows SURF MIST LRV 70
 - External Sliding Doors Colorbond Mangrove LRV 18



Artist Impression

we the client authorise POD MATRIX to proceed with a developemnt application
 Authority to proceed:
 signed: _____
 Name: _____ date: _____



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PM-13.30-SK-01 = chassis
1 Bed

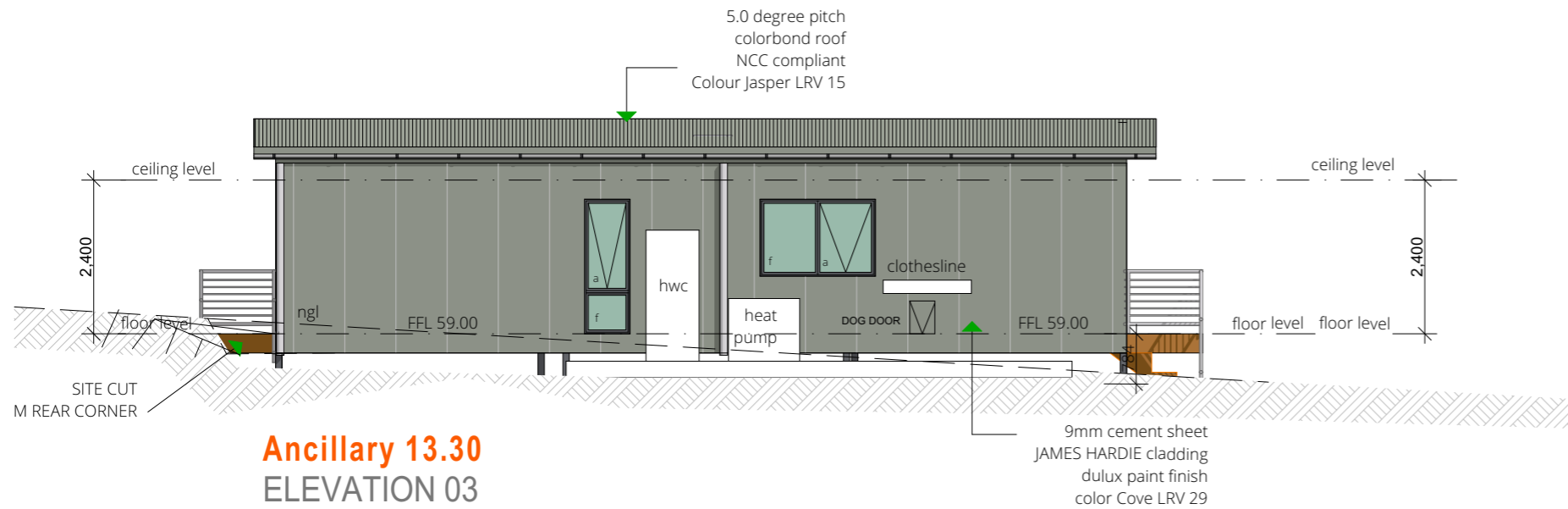
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revision-date
ISSUE DRAWING A01
Ancillary 13.30

PROJECT NAME :
 CLIENT :
 Susan Prentice
 SITE :
 26 Wiregai Court

amendments "b"27/10/2025 building moved by 3000mm ramps added to deck window configuration changed
Sandford
 Date: 3/11/2025
 DRAWN BY : Marcus Ralph

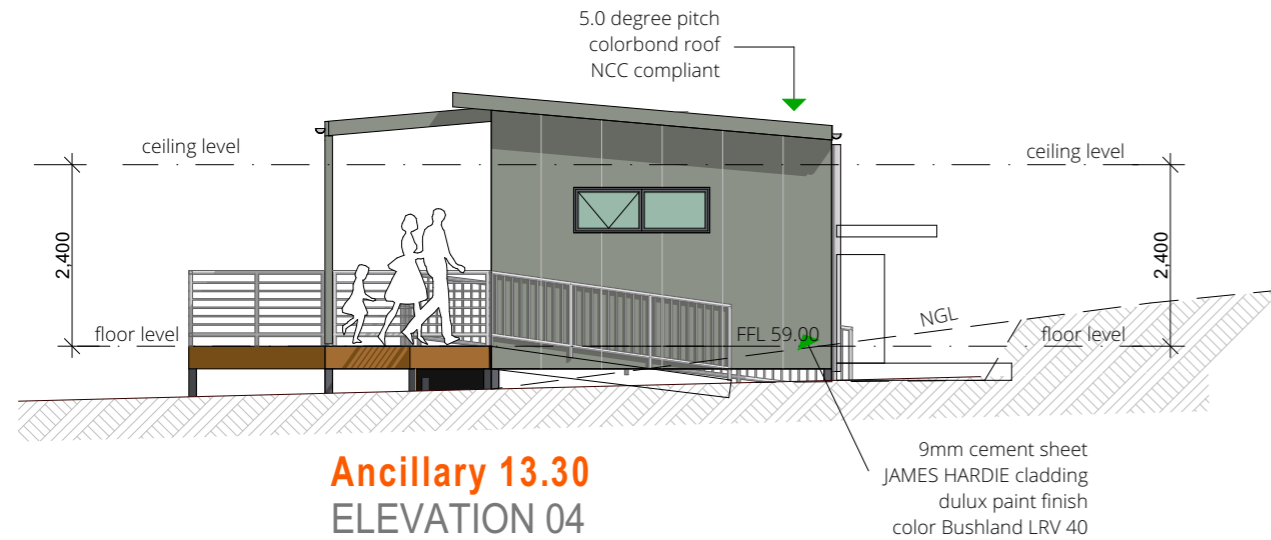
Elevations
 PROJECT NO. 2025-1078
 DRAWING NO. 1078-06
 SCALE : 1:100



Ancillary 13.30
ELEVATION 03
East Elevation
PM-13.30-SK-01
1 Bed
 SCALE 1:100

External Colours :
 External cladding and downpipes
 colorbond COVE LRV 29
 ROOF Colour and guttering
 colorbond JASPER LRV 15
 Fascia colorbond SURF MIST LRV 70
 Windows SURF MIST LRV 70
 External Sliding Doors Colorbond Mangrove LRV 18

exterior wall cladding



Ancillary 13.30
ELEVATION 04
South Elevation
PM-13.30-SK-01
1 Bed
 SCALE 1:100



Artist Impression

we the client authorise POD MATRIX to proceed with a development application
 Authority to proceed:
 signed:
 Name: _____ date: _____



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PM-13.30-SK-01 = chassis
1 Bed

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revision-date
ISSUE DRAWING A01
Ancillary 13.30

PROJECT NAME :

amendments "b"27/10/2025 building moved by 3000mm ramps added to deck window configuration changed

CLIENT :
 Susan Prentice

SITE :
 26 Wiregai Court

Sandford

Date: 3/11/2025

DRAWN BY : Marcus Ralph

Elevations

PROJECT NO. 2025-1078
 DRAWING NO. 1078-07

SCALE : 1:100



Proposed Tree Removal



Proposed Tree Removal



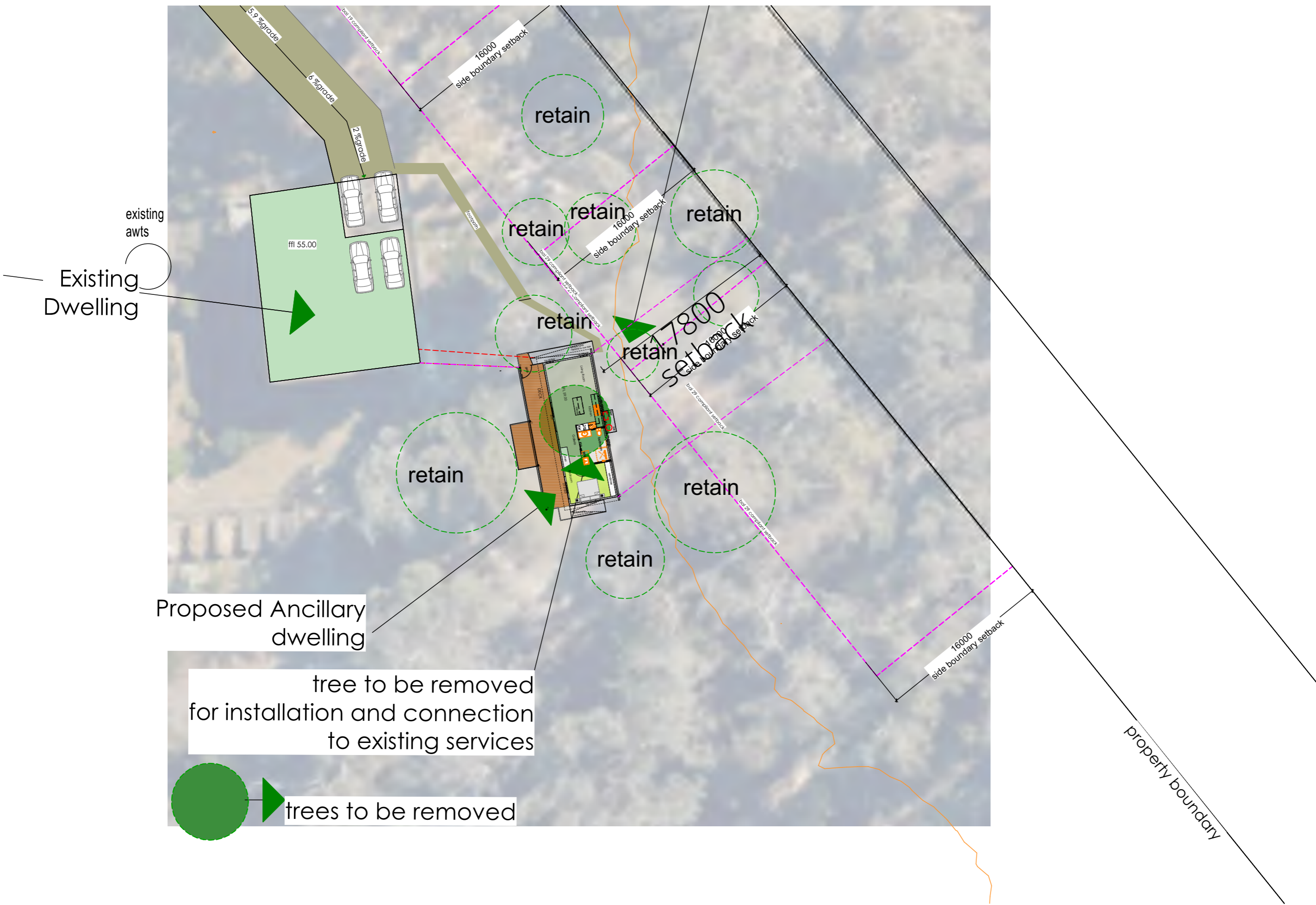
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1 Bed
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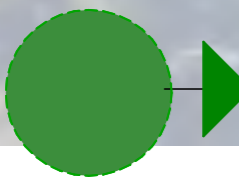
revision-date
ISSUE DRAWING A01
Ancillary 13.30

PROJECT NAME :	amendments "b"27/10/2025 building moved by 3000mm ramps added to deck window configuration changed
CLIENT :	Susan Prentice
SITE :	26 Wiregai Court
	Sandford
	Date: 3/11/2025
	DRAWN BY : Marcus Ralph

Tree Removal	
PROJECT NO.	DRAWING NO.
2025-1078	1078-08
SCALE : 1:528.93	



tree to be removed
for installation and connection
to existing services

 trees to be removed



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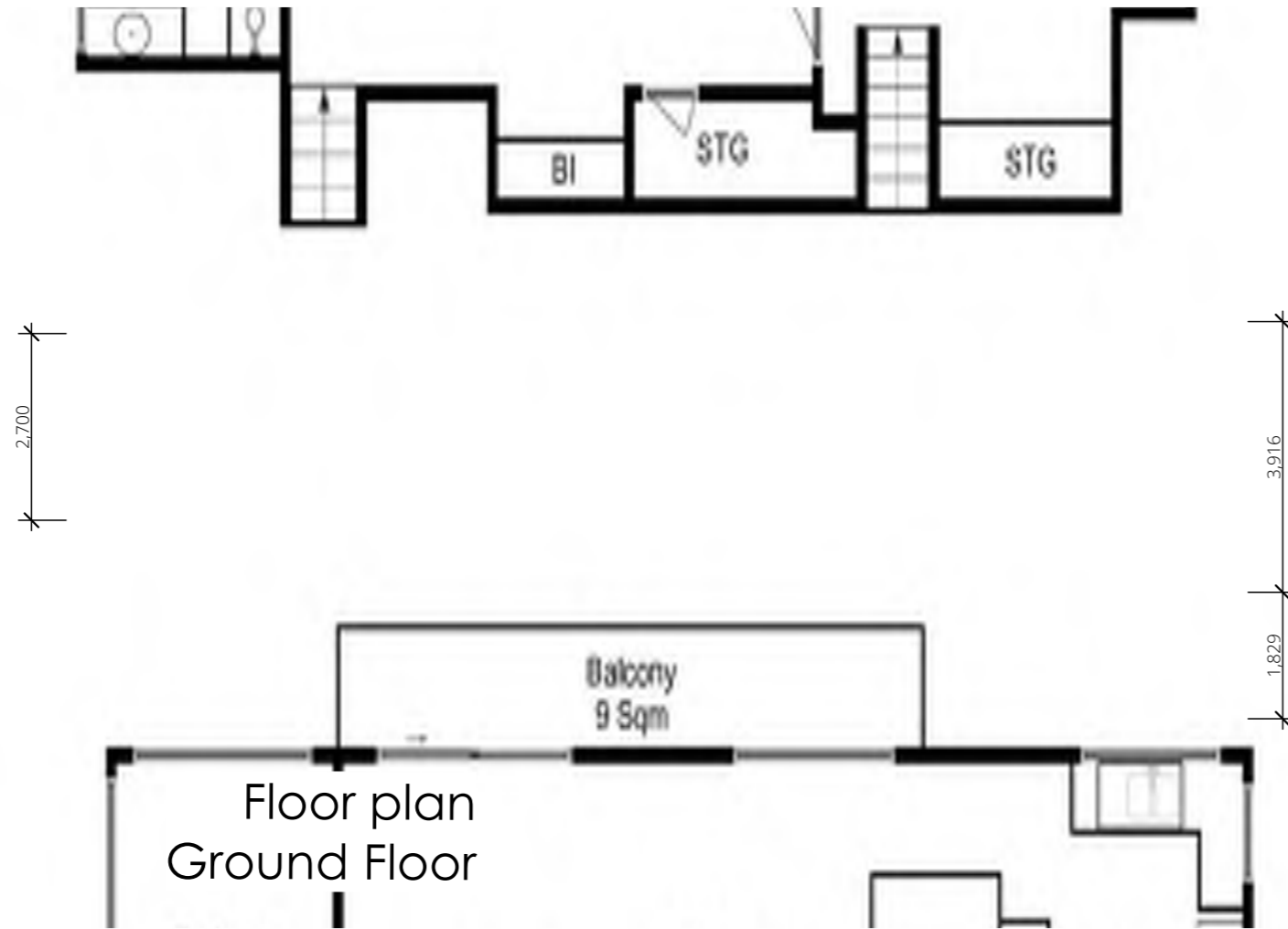
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1 Bed
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revision-date
ISSUE DRAWING A01
Ancillary 13.30

PROJECT NAME :
CLIENT :
SITE :
26 Wiregai Court

amendments "b"27/10/2025 building moved by 3000mm ramps added to deck window configuration changed
Sandford
Date: 3/11/2025
DRAWN BY : Marcus Ralph

Tree Removal
PROJECT NO. 2025-1078
DRAWING NO. 1078-09
SCALE : 1:320.56



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PM-13.30-SK-01 = chassis
1 Bed

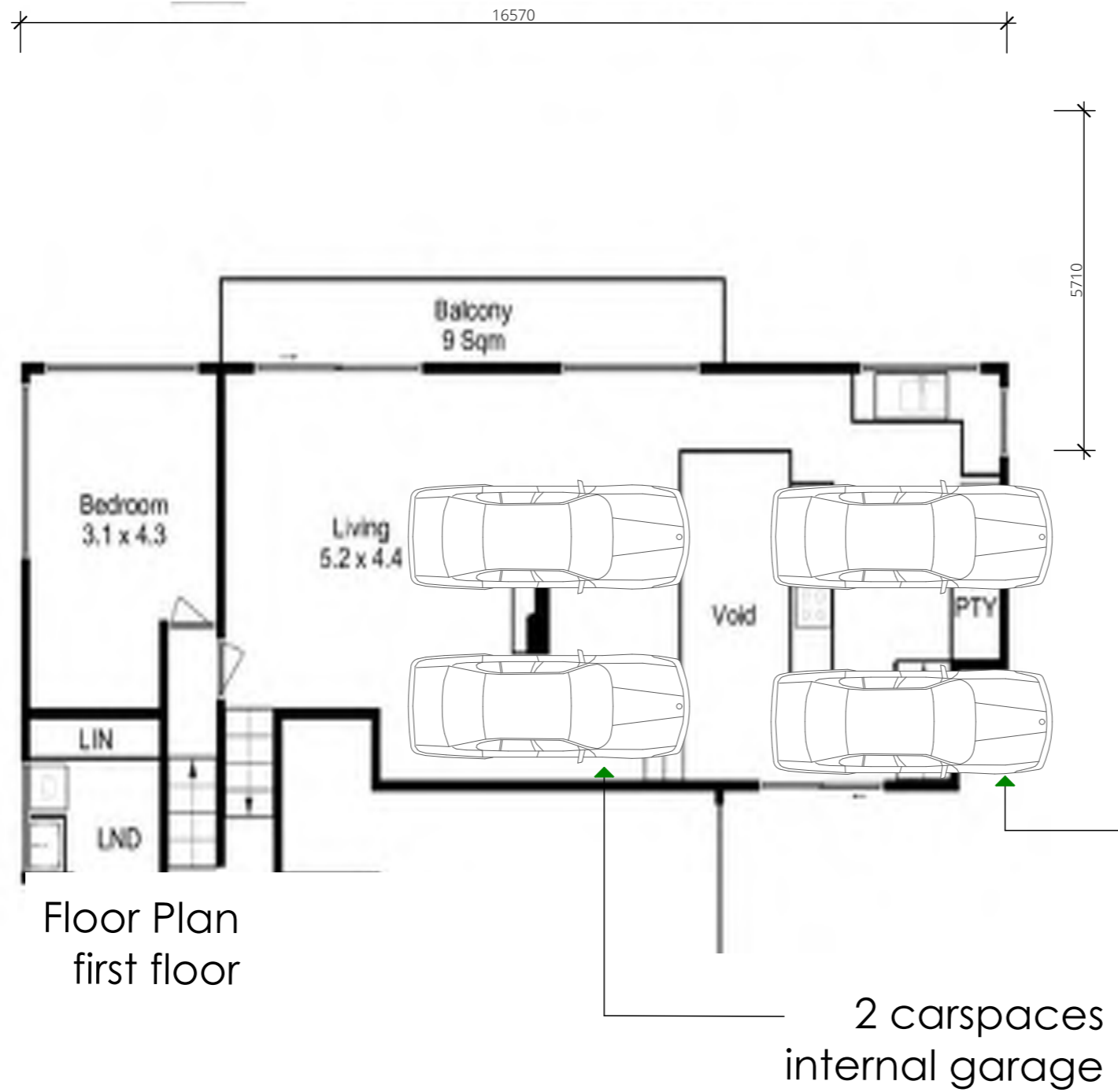
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revision-date
ISSUE DRAWING A01
Ancillary 13.30

PROJECT NAME :
 CLIENT :
 Susan Prentice
 SITE :
 26 Wiregai Court

amendments "b"27/10/2025 building moved by 3000mm ramps added to deck window configuration changed
Sandford
 Date: 3/11/2025
 DRAWN BY : Marcus Ralph

Floor Plan
 PROJECT NO. 2025-1078
 DRAWING NO. 1078-10
 SCALE : 1:100



Floor Plan
first floor



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PM-13.30-SK-01 = chassis
1 Bed

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revision-date
ISSUE DRAWING A01
Ancillary 13.30

PROJECT NAME :

amendments "b"27/10/2025 building moved by 3000mm ramps added to deck window configuration changed

CLIENT :

Susan Prentice

SITE :

26 Wiregai Court

Sandford

Date: 3/11/2025

DRAWN BY : Marcus Ralph

Floor Plan

PROJECT NO. DRAWING NO.
2025-1078 1078-11

SCALE : 1:100



NATURAL VALUES ASSESSMENT

PID 5245728

26 Wiregai Court, Sandford

October 2025





pinion

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Sustainable Management Solutions

Document status

Final

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24/10/2025	Draft	Review	RF	RF
24/10/2025	Draft	Client review	MR	RF
27/10/2025	Final	Internal Review	RB	RF

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1 Introduction

Pinion Advisory was engaged in September 2025 to conduct a targeted ecological survey of the proposed dwelling footprint on 26 Wiregai Court, Sandford, PID 5245728. The focus of the survey was to identify the presence or habitat for threatened species highlighted in a natural values desktop assessment. This assessment is required to establish if the proposed works will impact any threatened species or vegetation communities.

The natural values assessment has been requested by City of Clarence Council in requests for further information (14 August 2025 and 8 September 2025). The information requests require assessment against the Natural Assets Code, particularly;

C7.6.2 Clearance within a priority vegetation area

- Please provide for further information addressing performance criteria P1.2 relating to how the proposal minimises adverse impacts on priority vegetation. Note that priority vegetation is defined as the following:

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.

2 Scope of the assessment

The assessment commenced with desktop assessment to identify any state or nationally listed threatened species or vegetation communities, and any declared weeds, that occur or are likely to occur within the project area. A field assessment was undertaken in accordance with *Guidelines for Natural Values Surveys - Terrestrial Development Proposals* (Natural and Cultural Heritage Division, 2015) which included identification of flora and fauna species and communities within the impacted area, as well as any significant fauna habitat within the project area.

3 Methodology

A site inspection was conducted by Ryan Francis on 7 October 2025. The site was traversed over a period of an hour, with focus on the threatened species, habitat for threatened species (hollows) and vegetation communities identified in the Natural values report (NVR) (Appendix B – Natural values report) and Environment Protection and Biodiversity Conservation Act (EPBCA) 1999 Protected Matters Report (Appendix D – EPBC Act Protected Matters Report). Plants were identified in the field and through the use of photographs to avoid the need to take specimens.

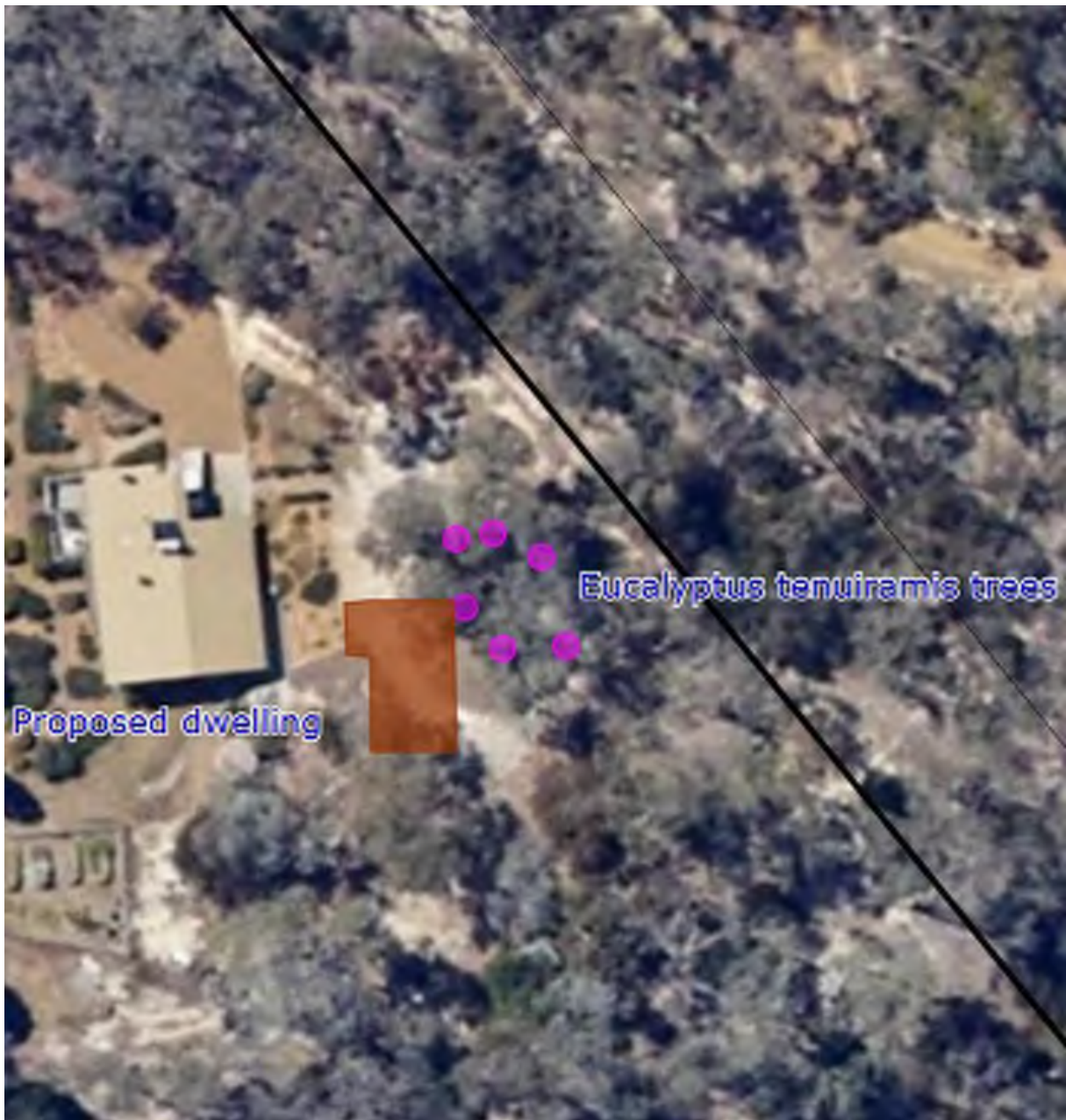


Figure 1 Proposed dwelling and trees in the vicinity of the dwelling

4 Summary of desktop assessment

The property is mapped as *Eucalyptus tenuiramis* forest and woodland on sediments (DTO), a threatened native vegetation community.

Verified records of three threatened flora species were identified within 500m of the property (Table 1). Verified records of 23 threatened flora species were identified within 5000m (Appendix B). Of the 18 total threatened flora species identified as listed under the Threatened Species Protection Act (TSPA) 1995, two species are also federally listed as endangered under the EPBCA 1999 (Appendix B – Natural values report).

Three verified records of threatened fauna species were identified within 500m of the property (Table 2). Verified records of 15 threatened fauna species were identified within 5000m of the property (Appendix B – Natural values report).

Table 1 Threatened flora recorded within 500m

Species	TSP A	EPBC A	Results of site inspection	Habitat required	Presence of suitable habitat
<i>Caladenia filamentosa</i>	R	NL	Not recorded	Lowland heathy and sedgy open eucalypt forest and woodland on sandy soils.	Potential
<i>Pterostylis atriola</i>	R	NL	Not recorded	Generally grows on stony soils in dry to damp sclerophyll forest, typically with an open understorey	Unlikely
<i>Vittadinia muelleri</i>	R	NL	Not recorded	Dry, fertile soils. Hobart area extending north to the midlands	Unlikely

Table 2 Threatened fauna recorded within 500m

Species	TSP A	EPBC A	Results of site inspection	Habitat required	Presence of suitable habitat
Swift parrot (<i>Lathamus discolor</i>)	R	NL	Not recorded	Feed and nest in eucalyptus sp.	Potential
Blue-winged parrot (<i>Neophema chrysotoma</i>)	R	NL	Not recorded	Feed and nest in eucalyptus sp.	Potential
Eastern barred bandicoot (<i>Perameles gunnii</i>)	R	NL	Not recorded	Grasslands and grassy woodlands	Potential

5 Field assessment results

5.1 THREATENED FLORA

All threatened flora species identified as being within 5000m of the dwelling were targeted during the survey. The field assessment identified seven flora species within the surveyed area, none of which are listed as threatened under either the TSPA 1995 or the EPBCA 1999. The area of the proposed dwelling is devoid of vegetation, being a gravel track, with the exception of the one tree that requires removal. **The proposed dwelling will not impact on any threatened flora.**

5.2 VEGETATION COMMUNITIES

The vegetation community mapped by TASVEG 4.0 is correct, being the Threatened Native Vegetation Communities (TNVC) 22. *Eucalyptus tenuiramis* forest and woodland on sediments listed under schedule 3A of the *Nature Conservation Act 2002*. The proposed dwelling does not fall within the threatened community, with the area better described as urban area (FUR). **The proposed dwelling will not impact on the threatened community.**

5.3 THREATENED FAUNA

There were no fauna species identified within the survey area. The survey area was surveyed for hollows which may provide suitable nesting habitat for Swift parrots and Blue-winged parrots, one large Silver peppermint (*Eucalyptus tenuiramis*) was identified as having three hollows in it. Two of these hollows are suitable for nesting by Swift parrots and Blue-winged parrots. To avoid this tree, the proposed dwelling has been shifted to the west. **The proposed dwelling will not impact on any threatened fauna or their nesting habitat.**



6 Summary of project legislative requirements

6.1 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

An assessment of the impact of the proposed works on threatened species, populations and ecological communities as listed under the EPBC Act is presented below.

6.1.1 Critically endangered and endangered species

An action is likely to have a significant impact on a critically endangered or endangered species if it does, will, or is likely to:

- lead to a long-term decrease in the size of a population;
- reduce the area of occupancy of the species;
- fragment an existing population into two or more populations;
- adversely affect habitat critical to the survival of a species;
- disrupt the breeding cycle of a population;
- modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline;
- result in invasive species that are harmful to a critically endangered or endangered species becoming established in the endangered or critically endangered species' habitat; or
- interfere with the recovery of the species.

Field survey confirmed Swift parrot habitat on the property. The proposed location of the dwelling will not impact the Swift parrot or suitable nesting and foraging habitat.

6.1.2 Vulnerable species

An action has, will have, or is likely to have a significant impact on a vulnerable species if it does, will, or is likely to:

- lead to a long-term decrease in the size of an important population of a species;
- reduce the area of occupancy of an important population;
- fragment an existing important population into two or more populations;
- adversely affect habitat critical to the survival of a species;
- disrupt the breeding cycle of an important population;
- modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline;
- result in invasive species that are harmful a vulnerable species becoming established in the vulnerable species habitat; or
- interferes substantially with the recovery of the species.

An important population is one that is necessary for a species' long-term survival and recovery. This may include populations that are:

- key source populations either for breeding or dispersal;
- populations that are necessary for maintaining genetic diversity; and/or
- populations that are near the limit of the species' range.

While foraging habitat exists at the site for species listed as vulnerable under the EPBCA 1999, evidence of presence was not observed during the site survey.

Field survey confirmed Blue-winged parrot habitat on the property. The proposed location of the dwelling will not impact the Blue-winged parrot or suitable nesting and foraging habitat.

No potential dasyurid den sites were observed within proximity to the proposed dwelling. It is unlikely the proposed action will disrupt the Tasmanian devil, Eastern quoll or Spotted-tail quoll such that any potentially viable local population would be placed at risk of extinction. The potential impacts of the proposed action on these species are unlikely to result in any of the points listed above.

Eucalyptus tenuiramis forest and woodland on sediments (DTO) is listed TNVCs under schedule 3A of the *Nature Conservation Act 2002* but are not listed under the *EPBCA 1999*.

6.2 FOREST PRACTICES ACT 1985

Per section 4 of the *Forest Practices Regulations 2017*, a forest practices plan is not required for:

(j) the harvesting of timber or the clearing of trees on any land, or the clearance and conversion of a threatened native vegetation community on any land, for the purpose of enabling –

(i) the construction of a building within the meaning of the *Land Use Planning and Approvals Act 1993* or of a group of such buildings; or

(ii) the carrying out of any associated development –

if the construction of the buildings or carrying out of the associated development is authorised by a permit issued under that Act;

Provided the proposed dwelling is authorised by a permit issued under the *Land Use Planning and Approvals Act 1993*, a forest practices plan is not required for vegetation clearing or impacts associated with the proposed dwelling.

6.3 NATURE CONSERVATION ACT 2002

Eucalyptus tenuiramis forest and woodland on sediments (DTO) is a listed TNVC under schedule 3A of the *Nature Conservation Act 2002*. The community will not be impacted by the dwelling.

6.4 THREATENED SPECIES PROTECTION ACT 1995

Offences relating to threatened species of both flora and fauna are addressed under section 51 of the *Tasmanian Threatened Species Protection Act 1995*:

51. Offences relating to listed taxa

(1) Subject to subsections (2) and (3), a person must not knowingly, without a permit –

(a) take, keep, trade in or process any specimen of a listed taxon of flora or fauna; or

(b) disturb any specimen of a listed taxon of flora or fauna found on land subject to an interim protection order; or

(c) disturb any specimen of a listed taxon of flora or fauna contrary to a land management agreement; or

(d) disturb any specimen of a listed taxon of flora or fauna that is subject to a conservation covenant entered into under Part 5 of the *Nature Conservation Act 2002*; or

(e) abandon or release any specimen of a listed taxon of flora or fauna into the wild.



Penalty: Fine not exceeding 629 penalty units or imprisonment for a term not exceeding 12 months, or both, and a further fine not exceeding 126 penalty units for each day during which the offence continues after conviction.

(2) A person may take, keep or process, without a permit, a specimen of a listed taxon of flora in a domestic garden.

(3) A person acting in accordance with a certified forest practices plan or a public authority management agreement may take, without a permit, a specimen of a listed taxon of flora or fauna, unless the Secretary, by notice in writing, requires the person to obtain a permit.

(4) A person undertaking dam works in accordance with a Division 3 permit issued under the *Water Management Act 1999* may take, without a permit, a specimen of a listed taxon of flora or fauna.

Any specimen knowingly taken must be done so under a formal permit issued through the Conservation Assessments branch of the Department of Natural Resources and Environment Tasmania (NRE).

A field survey conducted by Pinion Advisory did not identify any threatened flora species present within the dwelling footprint, though the area does provide habitat for threatened fauna, including the Swift Parrot and Blue-winged parrot, however the habitat will not be impacted. There are expected to be no impacts to threatened species from the dwelling.

Disturbance of the observed potential habitat, including that for threatened fauna, does not require a formal permit issued by NRE. A formal permit to take or disturb a threatened species will not be required under the TSPA 1995 for the proposed works.

6.5 WEED MANAGEMENT ACT 1999

There were no declared weeds identified within the proposed dwelling footprint.

6.6 PLANNING SCHEME

The dwelling is situated within the Clarence City Council area and as such falls under the Tasmanian Planning Scheme – Clarence Local Provisions Schedule.

The natural assets code has been identified for assessment against within the planning scheme, in particular, C7.6.2 Clearance within a priority vegetation area, performance criteria P1.2.

The assessment identified a tree which contained habitat for threatened species and a threatened vegetation community, due to this tree and community being impacted by the original dwelling location, the dwelling has been moved west to avoid natural values. This results in the removal of only a single native species, a Silver peppermint (*Eucalyptus tenuiramis*). The tree has historically had two trunks removed, with the remaining tree being a coppiced trunk.

The assessment concludes that the new dwelling location **does not** impact:

- e) a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002;
- f) a threatened flora species;
- g) significant habitat for a threatened fauna species; or
- h) native vegetation of local importance.

7 Conclusion

Assessment of the proposed dwelling conducted by Pinion Advisory on 7 October 2025 confirmed mapped vegetation and concluded that there would be no impacts to natural values from the dwelling. No significant loss of fauna habitat or impact to threatened species are expected from the proposed works, with the impact limited to the loss of only one mature tree, which has no hollows and is too small to be a Swift parrot feed tree.

The assessment concludes that the proposed dwelling meets the performance criteria of the natural assets code under the Tasmanian Planning Scheme – Clarence Local Provisions Schedule.



8 References

Biosecurity Act (2019)

Cropper, S.C. (1993) Management of Endangered Plants. CSIRO Australia, Melbourne.

Department of Natural Resources and Environment Tasmania (2023) Natural Values Atlas Report. Department of Natural Resources and Environment Tasmania, Hobart, Tasmania.

Environment Protection and Biodiversity Conservation Act (1999)

Forest Practices Authority (2010) *Interim Species Habitat Planning Guideline for the conservation management of Lathamus discolor (swift parrot) in areas regulated under the Tasmanian forest practices system'*, Internal report to the Forest Practices Authority, Hobart, Tasmania.

Forest Practices Regulations (2017)

Tasmanian Planning Scheme (2023)

Natural and Cultural Heritage Division (2015) *Guidelines for Natural Values Surveys - Terrestrial Development Proposals*. Department of Primary Industries, Parks, Water and Environment

Natural and Cultural Heritage Division (2015) *Survey Guidelines and Management Advice for Development Proposals that may impact on the Tasmanian Devil (Sarcophilus harrisii)*. Department of Primary Industries, Parks, Water and Environment.

Nature Conservation Act (2002)

Saunders, D.L. and Tzaros, C.L. (2011) *National Recovery Plan for the Swift Parrot Lathamus discolor*, Birds Australia, Melbourne.

Tasmanian Threatened Species Protection Act (1995)

Weed Management Act (1999)

Appendix 1 Site photos



Figure 2 Proposed dwelling location roughly where the trailer is located



Figure 3 Tree to be removed showing historical removal of trunks



Figure 4 Silver peppermint (*Eucalyptus tenuiramis*) with hollows



Figure 5 Artists impression of proposed dwelling

Appendix 2 Natural Values Report



Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:

Requested For:

Report Type: Summary Report

Timestamp: 11:56:39 AM Friday 24 October 2025

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

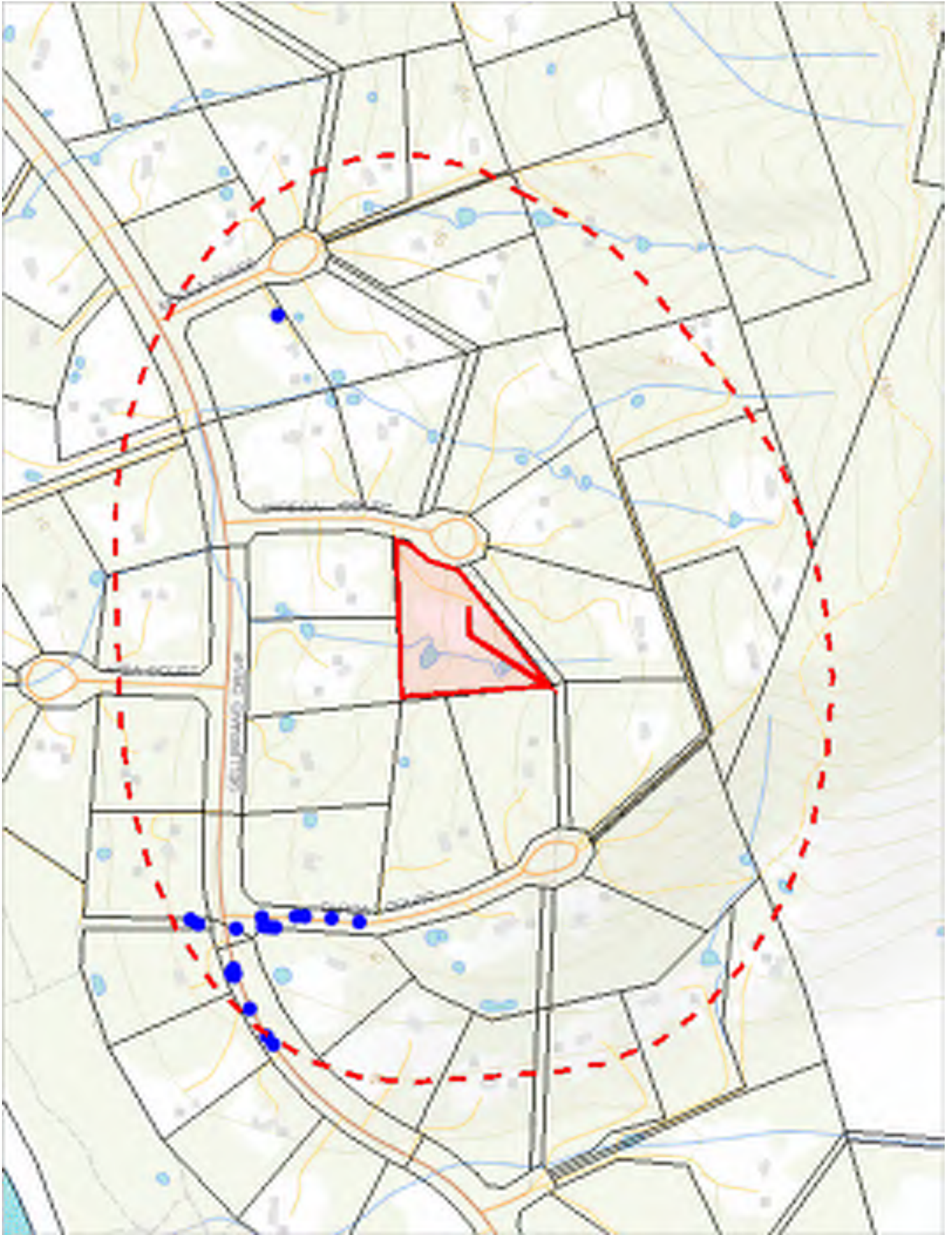


The centroid for this query GDA94: 539436.0, 5242168.0 falls within:

Property: 5245728

Threatened flora within 500 metres

540083, 5242993



538846, 5241384

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
<i>Caladenia filamentosa</i>	daddy longlegs	r		n	4	05-Oct-2021
<i>Pterostylis atriola</i>	snug greenhood	r		e	2	29-May-2024
<i>Vittadinia muelleri</i>	narrowleaf new-holland-daisy	r		n	15	18-Oct-2023

Unverified Records

No unverified records were found!

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

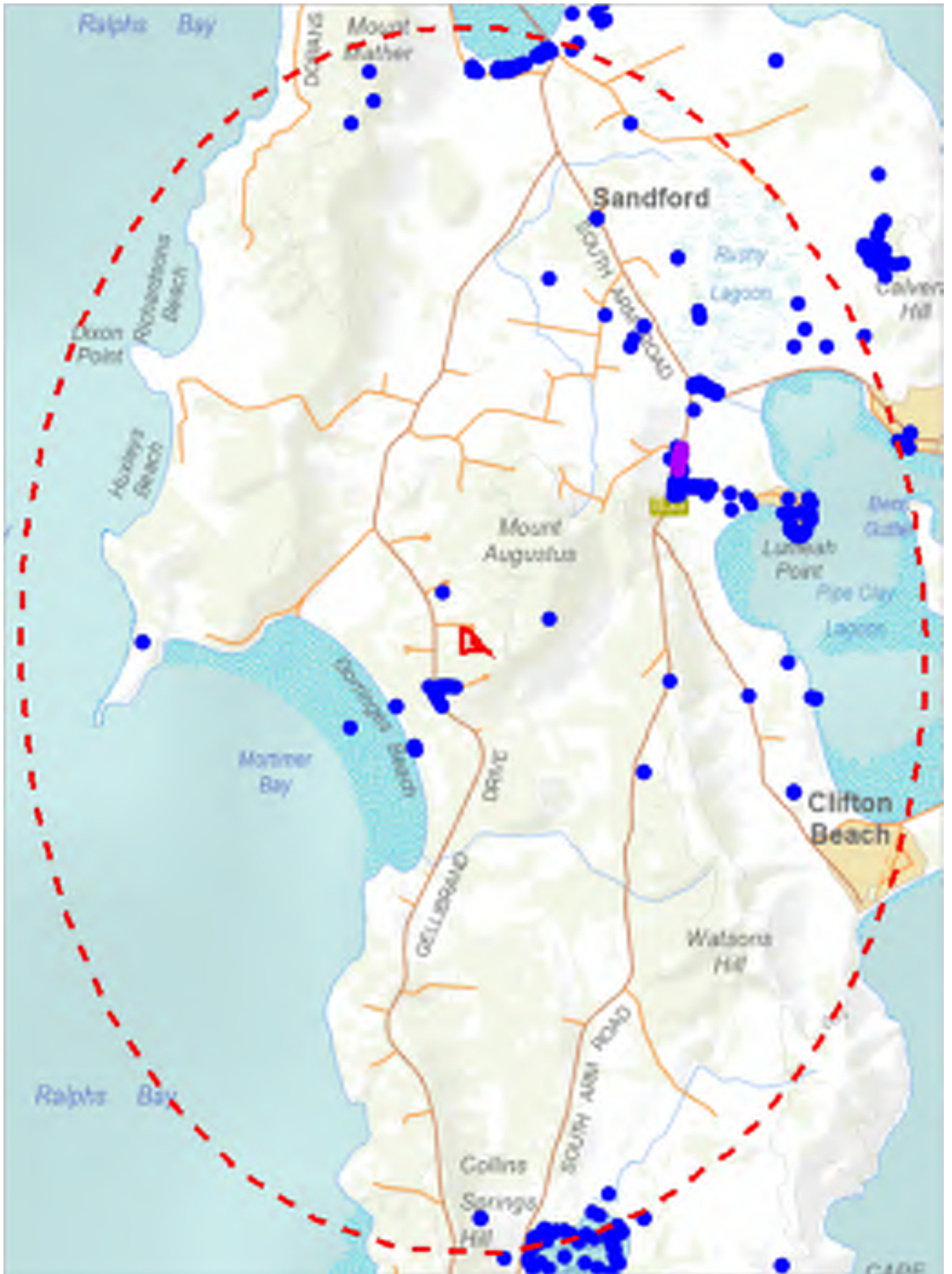
Telephone: 1300 368 550

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

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

Threatened flora within 5000 metres

543414, 5247495



535525, 5236873

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
<i>Althenia patentifolia</i>	spreading watermat	r		ae	12	30-Jan-2023
<i>Althenia preissii</i>	slender watermat	r		n	2	08-Oct-2011
<i>Austroparmelina whinrayi</i>		r		e	1	15-Mar-1981
<i>Bolboschoenus caldwellii</i>	sea clubsedge	r		n	2	12-Nov-2009
<i>Caladenia filamentosa</i>	daddy longlegs	r		n	6	05-Oct-2021
<i>Cotula vulgaris</i> var. <i>australasica</i>	slender buttons	r		n	1	15-Nov-1906
<i>Cuscuta tasmanica</i>	golden dodder	r		n	21	27-Feb-2023
<i>Cyrtostylis robusta</i>	large gnat-orchid	r		n	2	05-Sep-2009
<i>Eucalyptus morrisbyi</i>	morrisbys gum	e	CR	e	364	07-Mar-2023
<i>Eucalyptus morrisbyi</i> x <i>viminalis</i>		ph	PH	e	22	29-Sep-2020
<i>Eucalyptus risdonii</i>	risdon peppermint	r		e	3	15-Oct-2019
<i>Hyalosperma demissum</i>	moss sunray	e		n	1	10-Oct-2017
<i>Lachnagrostis robusta</i>	tall blownglass	r		n	6	04-Jan-2012
<i>Lachnagrostis semibarbata</i> var. <i>filifolia</i>	narrowleaf blownglass	r		n	4	21-Dec-2016
<i>Lepidium hyssopifolium</i>	soft peppergrass	e	EN	n	2	23-Jan-1930
<i>Pterostylis atriola</i>	snug greenhood	r		e	2	29-May-2024
<i>Ruppia megacarpa</i>	largefruit seatassel	r		n	5	22-Dec-2020
<i>Ruppia tuberosa</i>	tuberous seatassel	r		n	74	29-Sep-2021
<i>Senecio squarrosus</i>	leafy fireweed	r		n	1	09-Dec-2010
<i>Stylidium despectum</i>	small triggerplant	r		n	1	26-Nov-1958
<i>Triglochin minutissima</i>	tiny arrowgrass	r		n	13	14-Nov-2016
<i>Vittadinia muelleri</i>	narrowleaf new-holland-daisy	r		n	21	18-Oct-2023
<i>Wilsonia rotundifolia</i>	roundleaf wilsonia	r		n	1	01-Apr-1978

Unverified Records

Species	Common Name	SS	NS	Bio	Observation Count
<i>Eucalyptus morrisbyi</i>	morrisbys gum	e	CR	e	57

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

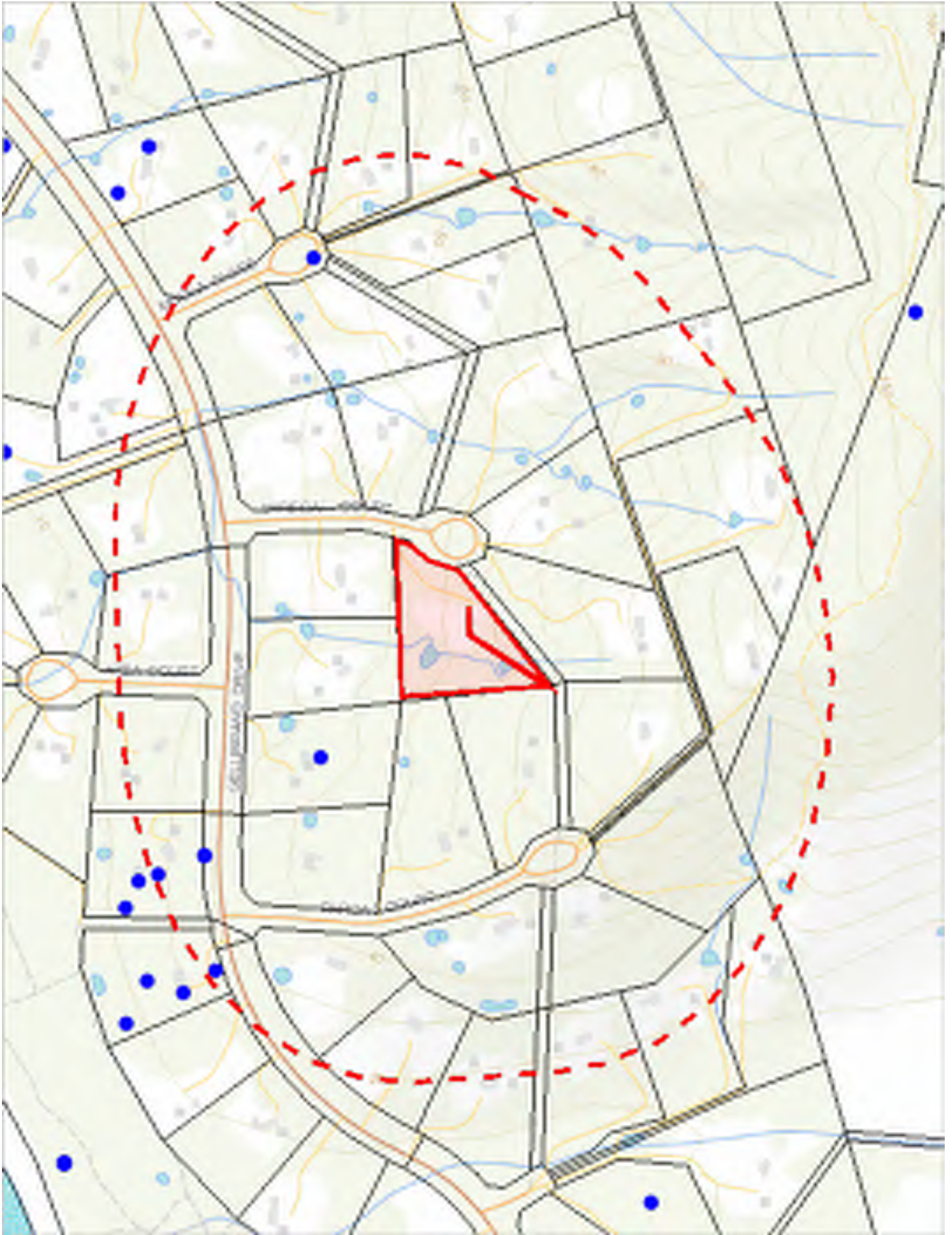
Telephone: 1300 368 550

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

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

Threatened fauna within 500 metres

540083, 5242993



538846, 5241384

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

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

▭ Polygon Verified

▭ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	3	01-Dec-1981
<i>Neophema chrysostoma</i>	blue-winged parrot	v	VU	n	2	17-Dec-2016
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	6	07-Feb-2021

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

(based on Range Boundaries)

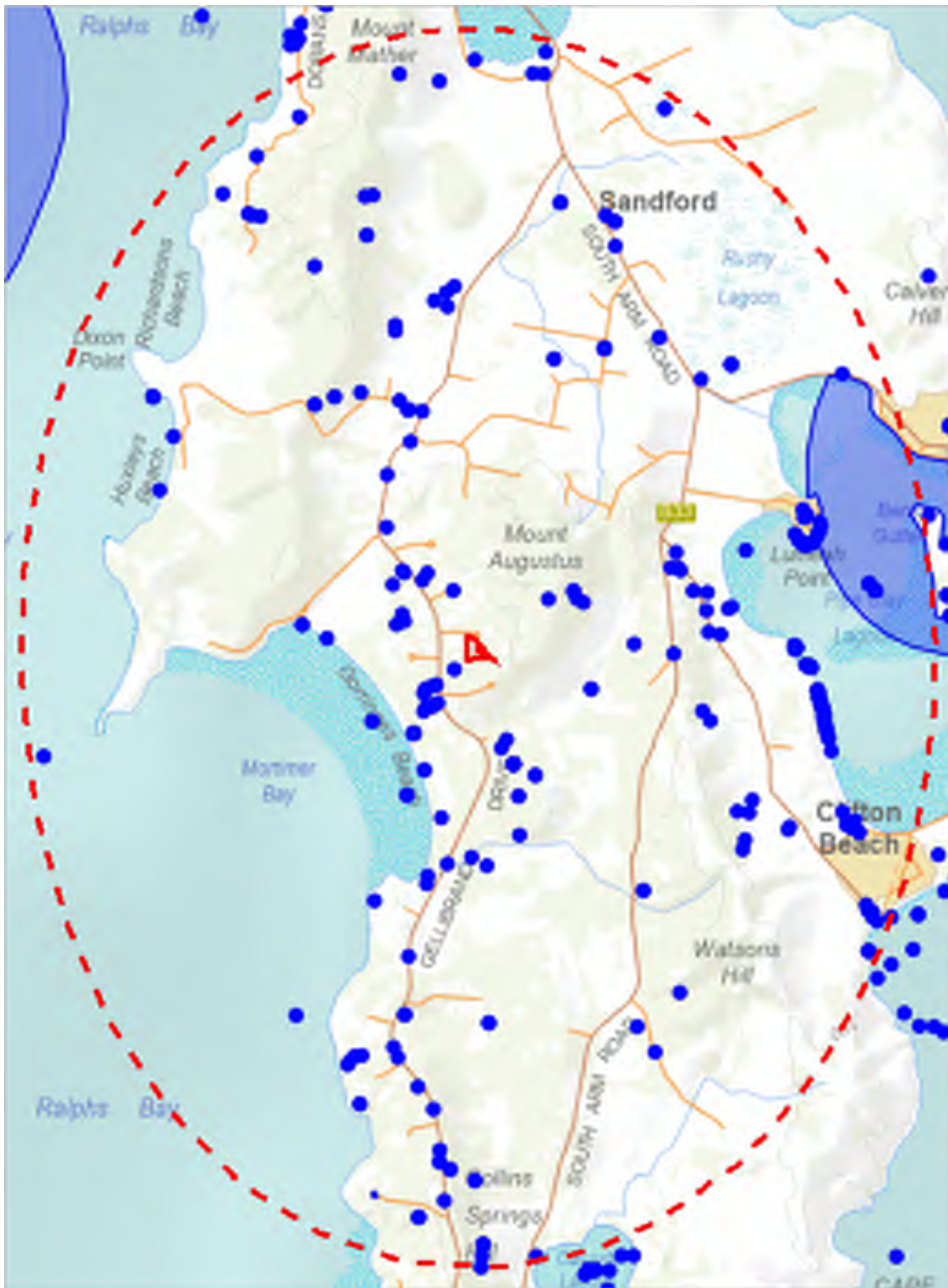
Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Scopula achroa</i>	saltmarsh looper moth	v		ae	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Amelora acontistica</i>	chevron looper moth	v			1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	1	0	0
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	1
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

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

Telephone: 1300 368 550

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

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



535525, 5236873

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

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Accipiter novaehollandiae	grey goshawk	e		n	2	22-Feb-2024
Amelora acontistica	chevron looper moth	v			9	29-Jan-2022
Aquila audax	wedge-tailed eagle	pe	PEN	n	11	15-Mar-2023
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	5	23-Oct-2024
Arctocephalus forsteri	new zealand fur seal	r		n	1	04-Jun-2018
Arctocephalus tropicalis	sub-antarctic fur seal	e	VU	n	1	01-Jan-1992
Arenaria interpres	ruddy turnstone		VU	n	1	26-Sep-1998
Botaurus poiciloptilus	australasian bittern		EN	n	1	16-Feb-1990
Brachionichthys hirsutus	spotted handfish	e	CR	e	3	03-Sep-2013
Calidris acuminata	sharp-tailed sandpiper		VU	n	3	24-Oct-2011
Calidris ferruginea	curlew sandpiper		CR	n	12	22-Sep-2012
Charadrius leschenaultii	greater sand plover		VU	n	1	26-Nov-1967
Chrysolarentia decisaria	tunbridge looper moth	e		ae	1	06-Apr-2023
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	1	15-Mar-2021
Dasyurus viverrinus	eastern quoll		EN	n	1	01-Apr-1991
Eagle sp.	Eagle	e	EN	n	2	31-May-2023
Eubalaena australis	southern right whale	e	EN	m	21	30-Jul-2019
Gallinago hardwickii	Latham's snipe		VU	n	27	03-Mar-2023
Gazameda gunnii	Gunn's screw shell	v		ae	5	23-Sep-2006
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	39	22-Feb-2024
Hirundapus caudacutus	white-throated needletail		VU	n	3	21-Dec-2017
Lathamus discolor	swift parrot	e	CR	mbe	16	14-Sep-2025
Limosa limosa	black-tailed godwit		EN	n	1	01-Jan-1900
Mirounga leonina	southern elephant seal	e	VU	n	6	17-Jul-2022
Mirounga leonina subsp. macquariensis	southern elephant seal	pe	PVU	n	9	24-Jul-2011
Neophema chrysostoma	blue-winged parrot	v	VU	n	75	22-Feb-2024
Numenius madagascariensis	eastern curlew	e	CR	n	7	11-Feb-2001
Parvulastra vivipara	live-bearing seastar	e	VU	e	158	07-Apr-2025
Perameles gunnii	eastern barred bandicoot		VU	n	74	11-Sep-2023
Perameles gunnii subsp. gunnii	eastern barred bandicoot		VU		1	09-May-2025
Sarcophilus harrisi	tasmanian devil	e	EN	e	1	01-Feb-1996
Serirolella brama	Blue Warehou		CD	n	3	01-Jan-1995
Sternula nereis subsp. nereis	fairly tern	v	VU	n	2	01-Jan-1900
Thalassarche cauta	shy albatross	v	EN	ae	1	10-Dec-1985
Theclinessthes serpentatus lavara	chequered blue	r		e	1	11-Feb-2013
Thinornis cucullatus	hooded plover		PVU	ae	2	01-Feb-2018
Thinornis rubricollis	hooded plover		VU	n	2	01-Jan-1900
Tringa nebularia	common greenshank		EN	n	2	30-Dec-2001
Tyto novaehollandiae	masked owl	pe	PVU	n	6	19-Aug-1996
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	6	01-Nov-2022

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
Antipodia chaostola	chaostola skipper	e	EN	ae	5	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Scopula achroa	saltmarsh looper moth	v		ae	1	1	0
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	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
Amelora acontistica	chevron looper moth	v			1	0	5
Litoria raniformis	green and gold frog	v	VU	ae	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	0
Sarcophilus harrisi	tasmanian devil	e	EN	e	1	0	0
Pardalotus quadragintus	forty-spotted pardalote	e	EN	e	1	0	0
Chrysolarentia decisaria	tunbridge looper moth	e		ae	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	1

Threatened fauna within 5000 metres

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Brachionichthys hirsutus</i>	spotted handfish	e	CR	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

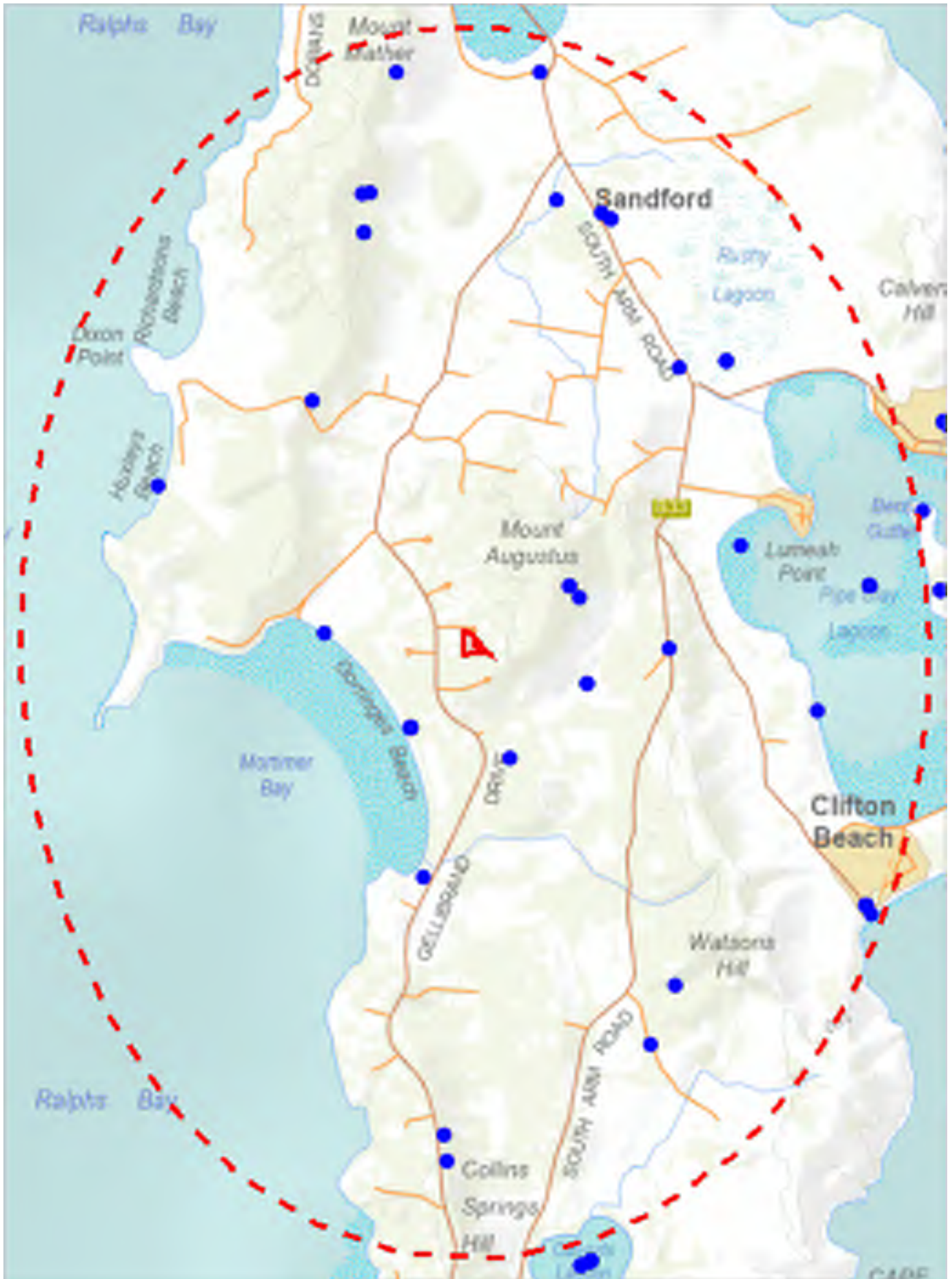
For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

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

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

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



535525, 5236873

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
1113	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	Nest	3	19-Oct-2010
2823	<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	Nest	2	22-Feb-2024
3029	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	Nest	1	09-Dec-2021
3207	Eagle sp.	Eagle	Nest	1	31-May-2023
3208	Eagle sp.	Eagle	Nest	1	31-May-2023
3419	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	Nest	1	22-Feb-2024
387	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	Nest	1	01-Jan-1985
626	<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	Nest	1	19-Aug-1996
	<i>Accipiter novaehollandiae</i>	grey goshawk	Sighting	2	22-Feb-2024
	<i>Aquila audax</i>	wedge-tailed eagle	Sighting	11	15-Mar-2023
	<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	Sighting	3	23-Oct-2024
	<i>Falco cenchroides</i>	nankeen kestrel	Not Recorded	1	01-Jan-1900
	<i>Falco longipennis</i>	australian hobby	Sighting	1	06-Nov-2021
	<i>Falco peregrinus</i>	peregrine falcon	Not Recorded	4	02-Feb-2016
	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	Not Recorded	6	25-Jun-2016
	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	Sighting	27	29-Mar-2023
	<i>Tyto novaehollandiae</i>	masked owl	Sighting	6	19-Aug-1996

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres (based on Range Boundaries)

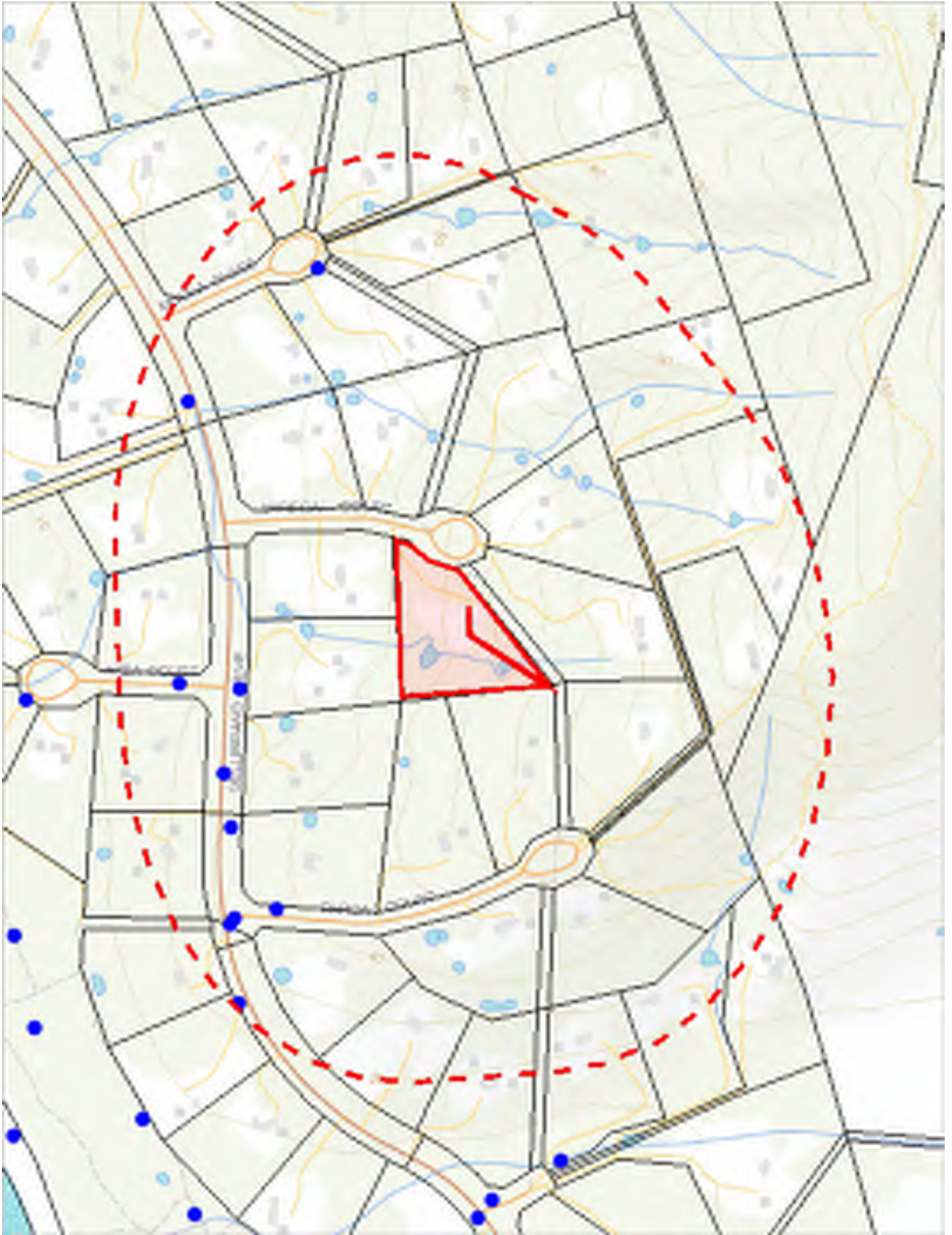
Species	Common Name	SS	NS	Potential	Known	Core
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		2	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

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

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



538846, 5241384

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

Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 500 m

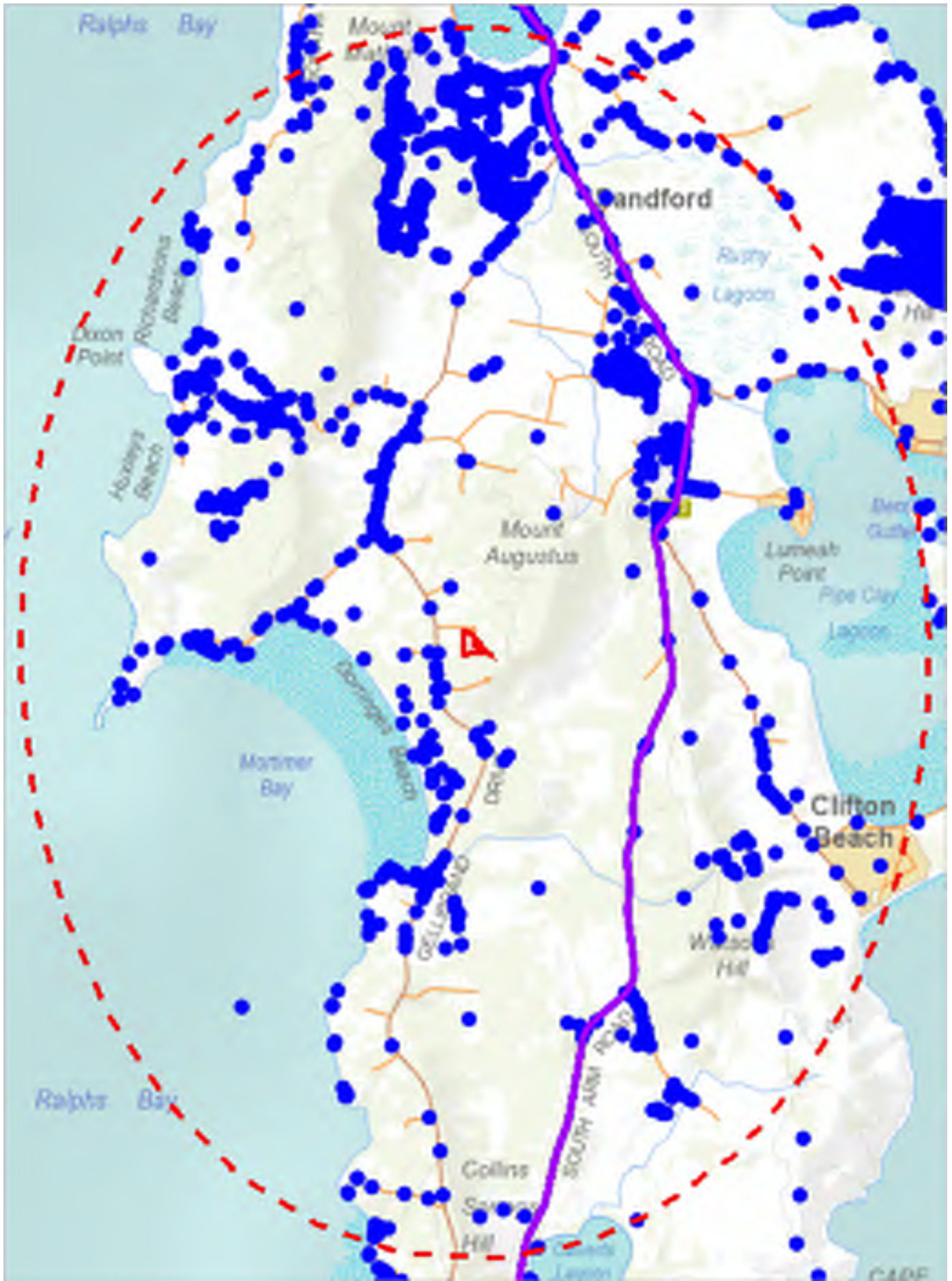
Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Erica lusitanica</i>	spanish heath	3	10-Feb-2009
<i>Genista monspessulana</i>	montpellier broom or canary broom	2	10-Feb-2009
<i>Hypericum perforatum</i>	perforated st johns-wort	1	18-Dec-2018
<i>Hypericum perforatum</i> subsp. <i>veronense</i>	perforated st johns-wort	2	04-Dec-2022
<i>Rubus fruticosus</i>	blackberry	1	10-Feb-2009
<i>Urospermum dalechampii</i>	false dandelion	2	04-Dec-2022

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>



535525, 5236873

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

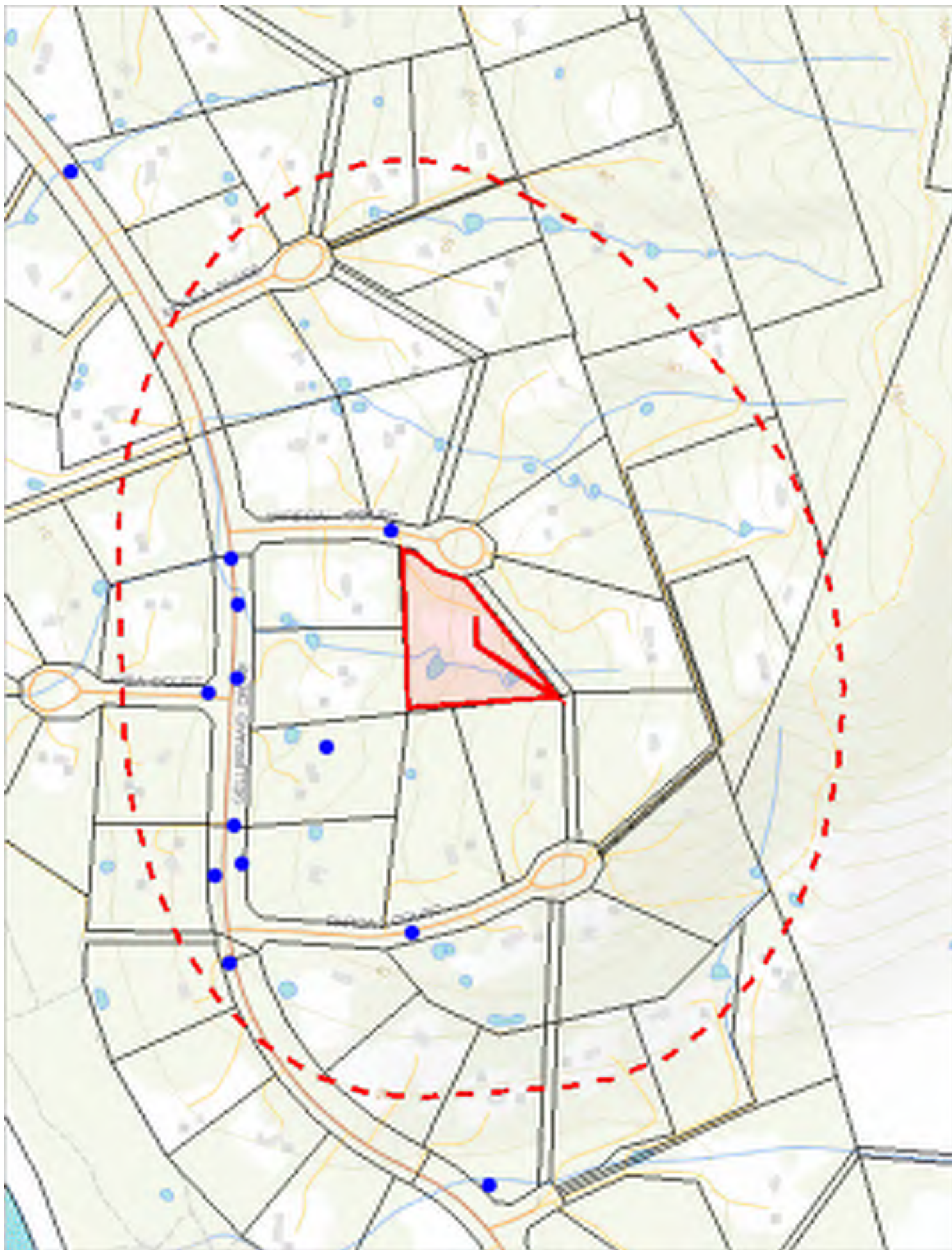
Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Allium vineale</i>	crow garlic	1	09-Jan-2025
<i>Asparagus asparagoides</i>	bridal creeper	3	04-Oct-2023
<i>Carduus pycnocephalus</i>	slender thistle	6	06-May-2025
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	252	21-May-2024
<i>Cirsium arvense</i> var. <i>arvense</i>	creeping thistle	9	06-May-2025
<i>Cortaderia selloana</i>	silver pampasgrass	1	27-Feb-2018
<i>Cortaderia</i> sp.	pampas grass	9	01-Jan-1900
<i>Cytisus scoparius</i>	english broom	2	01-Jan-2022
<i>Digitalis purpurea</i>	foxglove	1	19-Oct-2012
<i>Echium vulgare</i>	vipers bugloss	12	01-Mar-2023
<i>Eragrostis curvula</i>	african lovegrass	1	29-May-2018
<i>Erica lusitanica</i>	spanish heath	78	06-Oct-2024
<i>Foeniculum vulgare</i>	fennel	21	09-Jan-2025
<i>Genista monspessulana</i>	montpellier broom or canary broom	59	28-Jul-2022
<i>Hypericum perforatum</i>	perforated st johns-wort	22	25-Nov-2024
<i>Hypericum perforatum</i> subsp. <i>veronense</i>	perforated st johns-wort	10	04-Dec-2022
<i>Lepidium draba</i>	hoary cress	19	09-Jan-2025
<i>Lycium ferocissimum</i>	african boxthorn	92	06-May-2025
<i>Marrubium vulgare</i>	white horehound	14	06-May-2025
<i>Moraea flaccida</i>	oneleaf cape tulip	4	28-Oct-2019
<i>Nassella neesiana</i>	chilean needlegrass	382	12-Dec-2024
<i>Nassella trichotoma</i>	serrated tussock	7511	06-May-2025
<i>Opuntia stricta</i>	common prickly pear	3	19-Oct-2012
<i>Rubus anglocandicans</i>	blackberry	3	19-Oct-2012
<i>Rubus fruticosus</i>	blackberry	67	28-Jul-2022
<i>Salix x fragilis</i> nothovar. <i>fragilis</i>	crack willow	2	01-Aug-2018
<i>Senecio jacobaea</i>	ragwort	3	16-Aug-2024
<i>Ulex europaeus</i>	gorse	26	06-May-2020
<i>Urospermum dalechampii</i>	false dandelion	29	25-Nov-2024

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>



538846, 5241384

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
Acacia baileyana	cootamundra wattle	1	31-Jul-2021
Billardiera heterophylla	bluebell creeper	10	04-Dec-2022

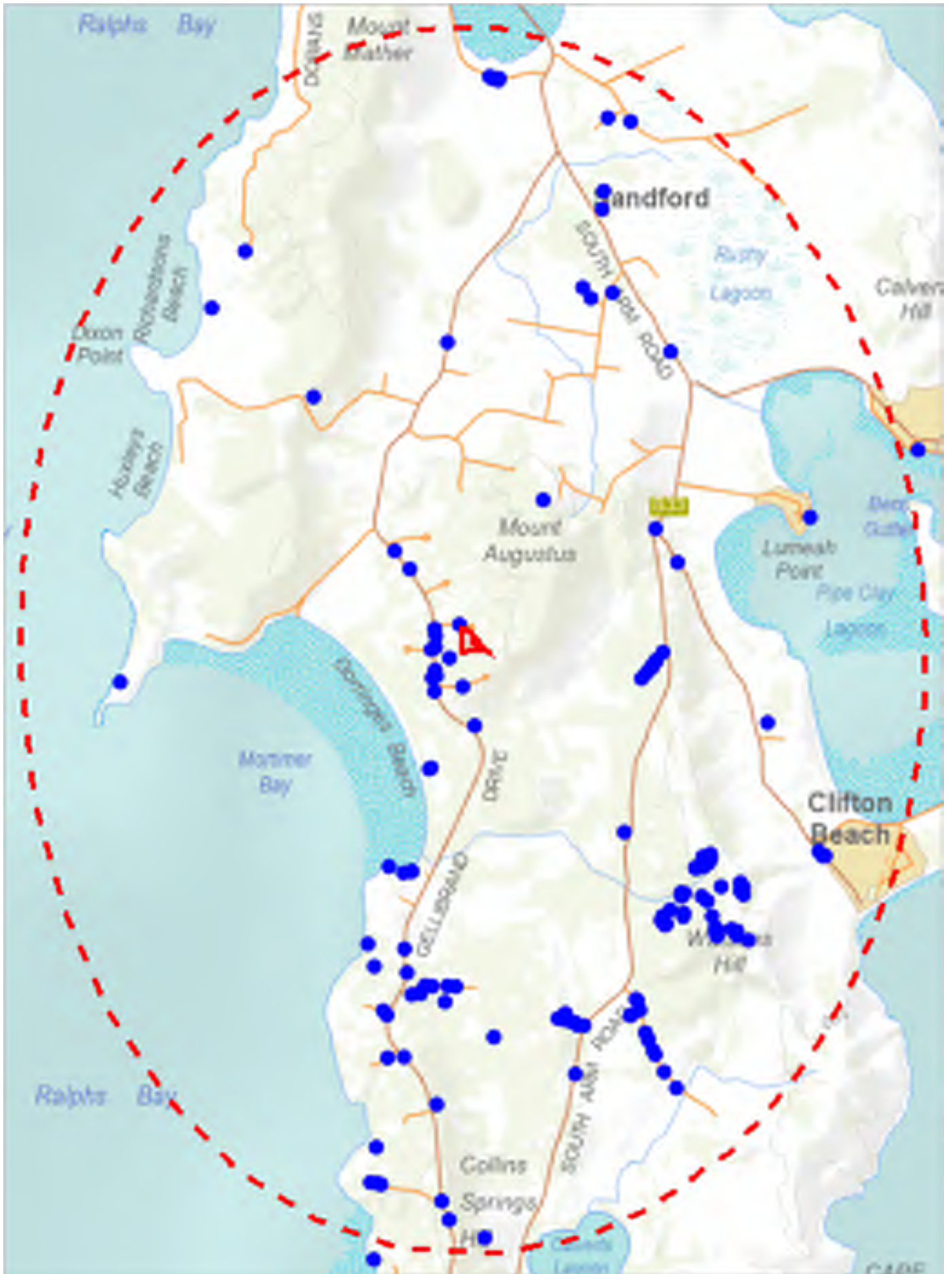
Unverified Records

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

543414, 5247495



535525, 5236873

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

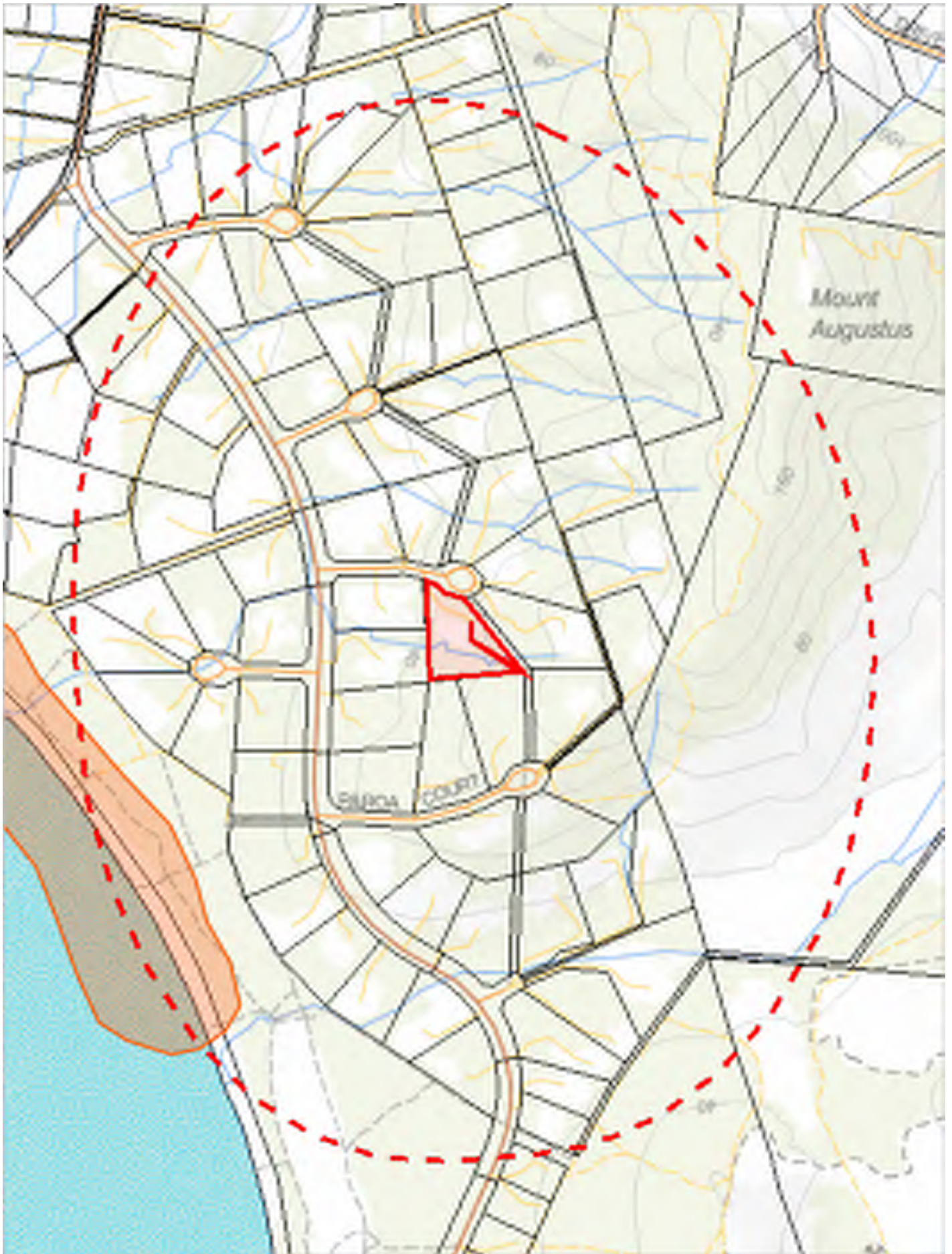
Verified Records

Species	Common Name	Observation Count	Last Recorded
Acacia baileyana	cootamundra wattle	15	21-May-2024
Acacia howittii	sticky wattle	2	19-Sep-2022
Billardiera heterophylla	bluebell creeper	113	09-Jan-2025
Cenchrus clandestinus	kikuyu grass	1	09-Nov-2012
Dipsacus fullonum	wild teasel	1	21-Aug-2012
Echium candicans	pride-of-madeira	3	30-Sep-2009
Pittosporum undulatum	sweet pittosporum	9	06-Feb-2021
Reseda luteola	weld	4	10-Feb-2009
Verbascum thapsus	great mullein	6	13-Oct-2024

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>



538477, 5240883

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

Geoconservation sites within 1000 metres

Legend: Geoconservation (NVA)



Legend: Cadastral Parcels



Geoconservation sites within 1000 metres

Id	Name	Statement of Significance	Significance Level	Status
2236	Mortimer Bay Beach Berms & Shell Sheets	Notable example of type.	District	Listed

For more information about the Geoconservation Database, please visit the website: <https://www.nre.tas.gov.au/conservation/geoconservation> or contact the Geoconservation Officer:

Telephone: (03) 6165 4401

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

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

Acid Sulfate Soils within 1000 metres

540453, 5243493



538477, 5240883


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

Acid Sulfate Soils within 1000 metres

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

 High


 Low

 Extremely Low


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


 High

 Low

 Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

 High (Intertidal)

 High (Subtidal)

Legend: Cadastral Parcels



Acid Sulfate Soils within 1000 metres

Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Extremely Low	Ci(p3)	Extremely low probability of occurrence (1-5% of mapping unit). with occurrences in small areas. Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). 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	Cj(p3)	Extremely low probability of occurrence (1-5% of mapping unit). with occurrences 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	Low	Bh(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Sandplains and dunes <2m AHD, ASS generally within 1m of the surface. Often wet heath. Holocene or 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	Low	Bi(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Marine Subaqueous and Intertidal Acid Sulfate Soils	High	Ab(p2)	High probability of occurrence (>70% chance of occurrence in mapping unit). Intertidal flats, PASS generally within upper 1m. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). 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


























































538477, 5240883

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

TASVEG 4.0 Communities within 1000 metres






































Legend: TASVEG 4.0

	(AAP) Alkaline pans
	(AHF) Freshwater aquatic herbland
	(AHL) Lacustrine herbland
	(AHS) Saline aquatic herbland
	(ARS) Saline sedgeland / rushland
	(ASF) Fresh water aquatic sedgeland and rushland
	(ASP) Sphagnum peatland
	(ASS) Succulent saline herbland
	(AUS) Saltmarsh (undifferentiated)
	(AWU) Wetland (undifferentiated)
	(DAC) Eucalyptus amygdalina coastal forest and woodland
	(DAD) Eucalyptus amygdalina forest and woodland on dolerite
	(DAM) Eucalyptus amygdalina forest on mudstone
	(DAS) Eucalyptus amygdalina forest and woodland on sandstone
	(DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
	(DBA) Eucalyptus barberi forest and woodland
	(DCO) Eucalyptus coccifera forest and woodland
	(DCR) Eucalyptus cordata forest
	(DDE) Eucalyptus delegatensis dry forest and woodland
	(DDP) Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
	(DGL) Eucalyptus globulus dry forest and woodland
	(DGW) Eucalyptus gunnii woodland
	(DKW) King Island Eucalypt woodland
	(DMO) Eucalyptus morrisbyi forest and woodland
	(DMW) Midlands woodland complex
	(DNF) Eucalyptus nitida Furneaux forest
	(DNI) Eucalyptus nitida dry forest and woodland
	(DOB) Eucalyptus obliqua dry forest
	(DOV) Eucalyptus ovata forest and woodland
	(DOW) Eucalyptus ovata heathy woodland
	(DPD) Eucalyptus pauciflora forest and woodland on dolerite
	(DPE) Eucalyptus perriniana forest and woodland
	(DPO) Eucalyptus pauciflora forest and woodland not on dolerite
	(DPU) Eucalyptus pulchella forest and woodland
	(DRI) Eucalyptus risdonii forest and woodland
	(DRO) Eucalyptus rodwayi forest and woodland
	(DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
	(DSG) Eucalyptus sieberi forest and woodland on granite
	(DSO) Eucalyptus sieberi forest and woodland not on granite
	(DTD) Eucalyptus tenuiramis forest and woodland on dolerite
	(DTG) Eucalyptus tenuiramis forest and woodland on granite
	(DTO) Eucalyptus tenuiramis forest and woodland on sediments
	(DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
	(DVF) Eucalyptus viminalis Furneaux forest and woodland
	(DVG) Eucalyptus viminalis grassy forest and woodland
	(FAC) Improved pasture with native tree canopy
	(FAG) Agricultural land
	(FMG) Marram grassland
	(FPE) Permanent easements
	(FPF) Pteridium esculentum fernland
	(FPH) Plantations for silviculture - hardwood
	(FPS) Plantations for silviculture - softwood
	(FPU) Unverified plantations for silviculture
	(FRG) Regenerating cleared land
	(FSM) Spartina marshland
	(FUM) Extra-urban miscellaneous
	(FUR) Urban areas
	(FWU) Weed infestation
	(GCL) Lowland grassland complex

TASVEG 4.0 Communities within 1000 metres

	(GHC) Coastal grass and herffield
	(GPH) Highland Poa grassland
	(GPL) Lowland Poa labillardierei grassland
	(GRP) Rockplate grassland
	(GSL) Lowland grassy sedgeland
	(GTL) Lowland Themeda triandra grassland
	(HCH) Alpine coniferous heathland
	(HCM) Cushion moorland
	(HHE) Eastern alpine heathland
	(HHW) Western alpine heathland
	(HSE) Eastern alpine sedgeland
	(HSW) Western alpine sedgeland/herbland
	(HUE) Eastern alpine vegetation (undifferentiated)
	(MBE) Eastern buttongrass moorland
	(MBP) Pure buttongrass moorland
	(MBR) Sparse buttongrass moorland on slopes
	(MBS) Buttongrass moorland with emergent shrubs
	(MBU) Buttongrass moorland (undifferentiated)
	(MBW) Western buttongrass moorland
	(MDS) Subalpine Diplarrena latifolia rushland
	(MGH) Highland grassy sedgeland
	(MRR) Restionaceae rushland
	(MSW) Western lowland sedgeland
	(NAD) Acacia dealbata forest
	(NAF) Acacia melanoxylon swamp forest
	(NAL) Allocasuarina littoralis forest
	(NAR) Acacia melanoxylon forest on rises
	(NAV) Allocasuarina verticillata forest
	(NBA) Bursaria - Acacia woodland
	(NBS) Banksia serrata woodland
	(NCR) Callitris rhomboidea forest
	(NLA) Leptospermum scoparium - Acacia mucronata forest
	(NLE) Leptospermum forest
	(NLM) Leptospermum lanigerum - Melaleuca squarrosa swamp forest
	(NLN) Subalpine Leptospermum nitidum woodland
	(NME) Melaleuca ericifolia swamp forest
	(OAQ) Water, sea
	(ORO) Lichen lithosere
	(OSM) Sand, mud
	(RCO) Coastal rainforest
	(RFE) Rainforest fernland
	(RFS) Nothofagus gunnii rainforest scrub
	(RHP) Lagarostrobos franklinii rainforest and scrub
	(RKF) Athrotaxis selaginoides - Nothofagus gunnii short rainforest
	(RKP) Athrotaxis selaginoides rainforest
	(RKS) Athrotaxis selaginoides subalpine scrub
	(RXX) Highland rainforest scrub with dead Athrotaxis selaginoides
	(RML) Nothofagus - Leptospermum short rainforest
	(RMS) Nothofagus - Phyllocladus short rainforest
	(RMT) Nothofagus - Atherosperma rainforest
	(RMU) Nothofagus rainforest (undifferentiated)
	(RPF) Athrotaxis cupressoides - Nothofagus gunnii short rainforest
	(RPP) Athrotaxis cupressoides rainforest
	(RPW) Athrotaxis cupressoides open woodland
	(RSH) Highland low rainforest and scrub
	(SAL) Acacia longifolia coastal scrub
	(SBM) Banksia marginata wet scrub
	(SBR) Broad-leaf scrub
	(SCA) Coastal scrub on alkaline sands
	(SCH) Coastal heathland
	(SCL) Heathland on calcareous substrates

TASVEG 4.0 Communities within 1000 metres

-  (SED) Eastern scrub on dolerite
-  (SHS) Subalpine heathland
-  (SHW) Wet heathland
-  (SKA) Kunzea ambigua regrowth scrub
-  (SLG) Leptospermum glaucescens heathland and scrub
-  (SLL) Leptospermum lanigerum scrub
-  (SLS) Leptospermum scoparium heathland and scrub
-  (SMM) Melaleuca squamea heathland
-  (SMP) Melaleuca pustulata scrub
-  (SMR) Melaleuca squarrosa scrub
-  (SRE) Eastern riparian scrub
-  (SRF) Leptospermum with rainforest scrub
-  (SRH) Rookery halophytic herbland
-  (SSC) Coastal scrub
-  (SSK) Scrub complex on King Island
-  (SSW) Western subalpine scrub
-  (SSZ) Spray zone coastal complex
-  (SWR) Western regrowth complex
-  (SWW) Western wet scrub
-  (WBR) Eucalyptus brookeriana wet forest
-  (WDA) Eucalyptus dalrympleana forest
-  (WDB) Eucalyptus delegatensis forest with broad-leaf shrubs
-  (WDL) Eucalyptus delegatensis forest over Leptospermum
-  (WDR) Eucalyptus delegatensis forest over rainforest
-  (WDU) Eucalyptus delegatensis wet forest (undifferentiated)
-  (W GK) Eucalyptus globulus King Island forest
-  (WGL) Eucalyptus globulus wet forest
-  (WNL) Eucalyptus nitida forest over Leptospermum
-  (WNR) Eucalyptus nitida forest over rainforest
-  (WNU) Eucalyptus nitida wet forest (undifferentiated)
-  (WOB) Eucalyptus obliqua forest with broad-leaf shrubs
-  (WOL) Eucalyptus obliqua forest over Leptospermum
-  (WOR) Eucalyptus obliqua forest over rainforest
-  (WOU) Eucalyptus obliqua wet forest (undifferentiated)
-  (WRE) Eucalyptus regnans forest
-  (WSU) Eucalyptus subcrenulata forest and woodland
-  (WVI) Eucalyptus viminalis wet forest

Legend: Cadastral Parcels



TASVEG 4.0 Communities within 1000 metres

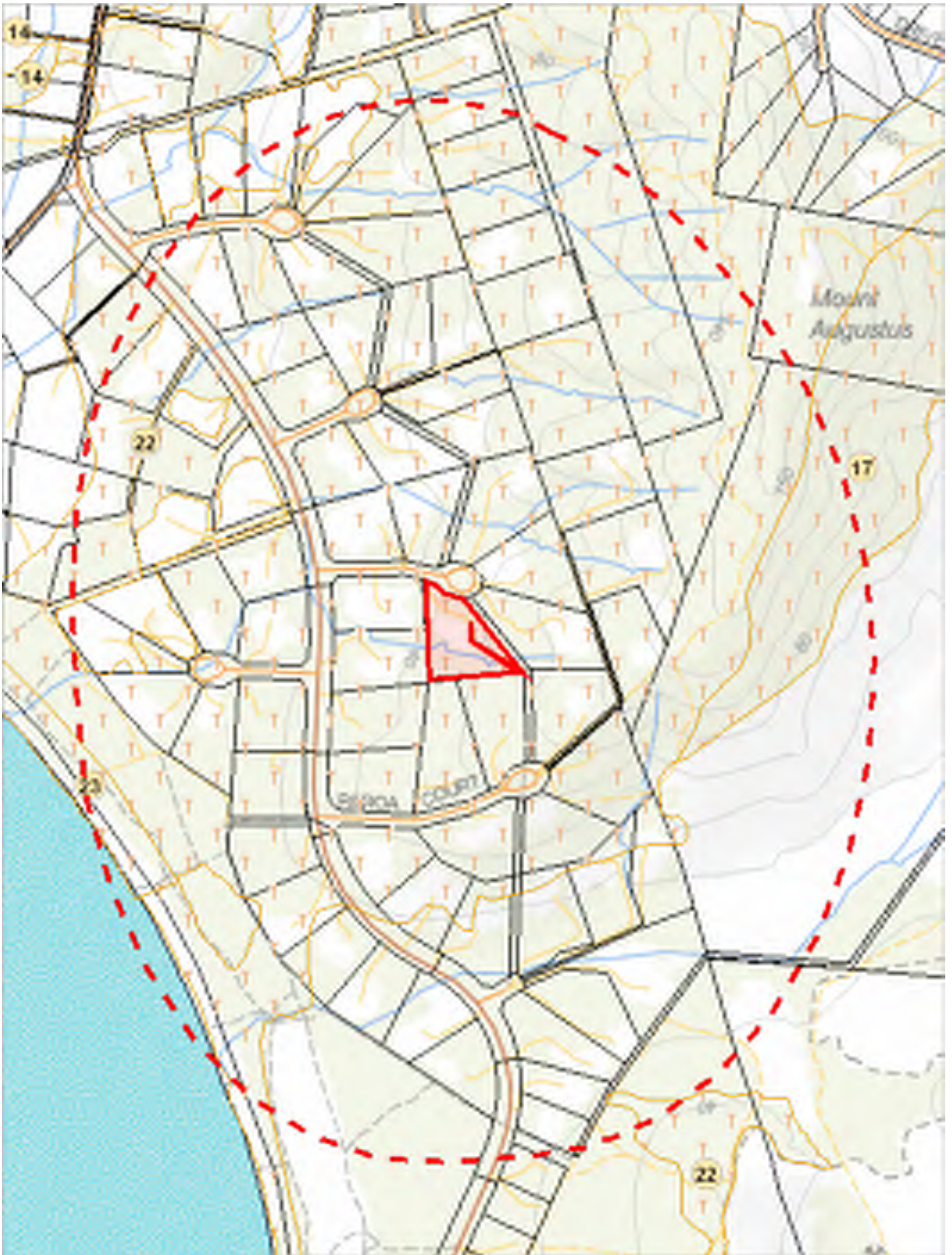
Code	Community	Canopy Tree
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
DAM	(DAM) Eucalyptus amygdalina forest on mudstone	
DGL	(DGL) Eucalyptus globulus dry forest and woodland	
DTO	(DTO) Eucalyptus tenuiramis forest and woodland on sediments	
DVC	(DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland	
FAG	(FAG) Agricultural land	
FPU	(FPU) Unverified plantations for silviculture	
FRG	(FRG) Regenerating cleared land	
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	
OSM	(OSM) Sand, mud	

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



538477, 5240883

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

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

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

Legend: Cadastral Parcels



Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
17	Eucalyptus globulus dry forest and woodland
22	Eucalyptus tenuiramis forest and woodland on sediments
23	Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland

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

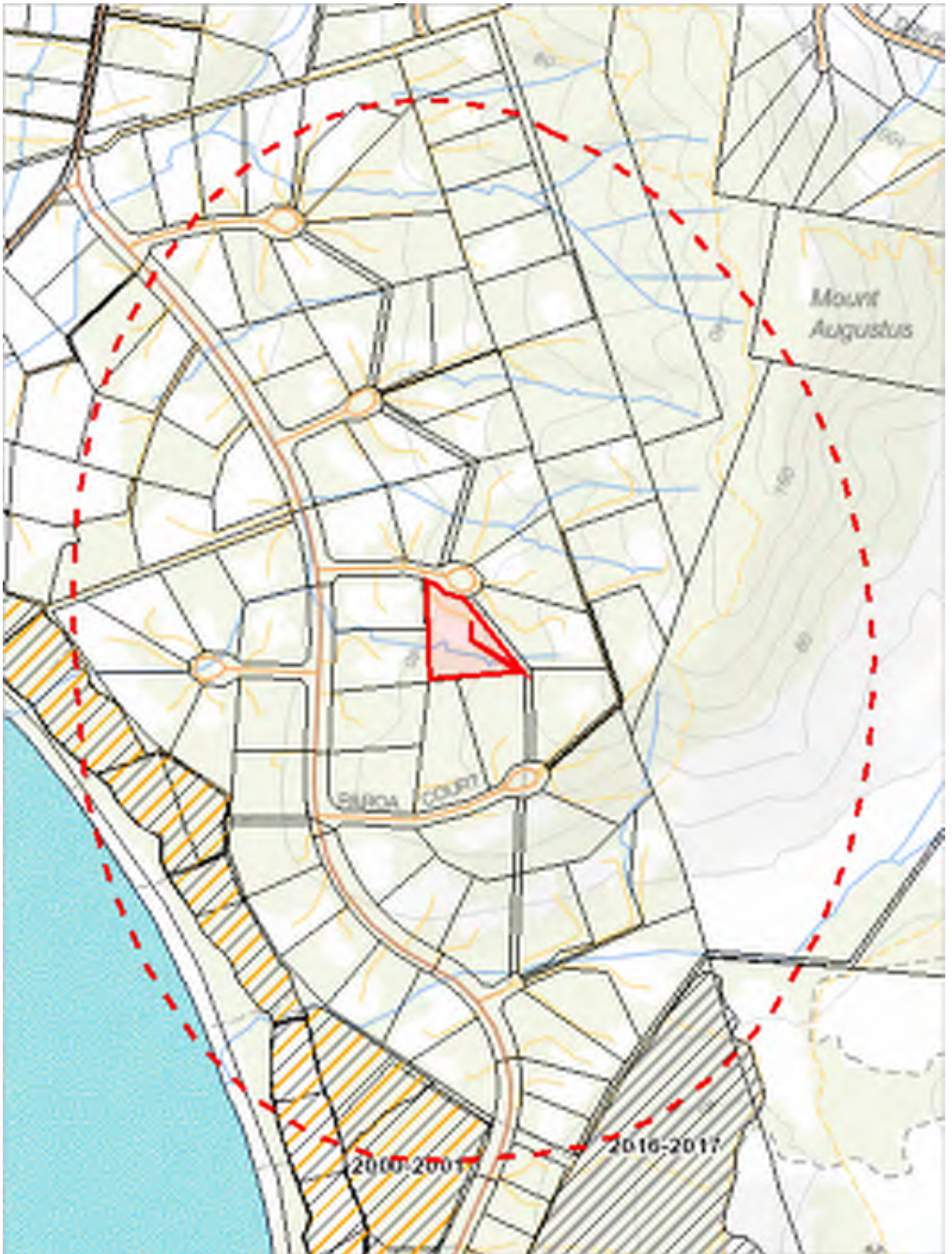
Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

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

Fire History (All) within 1000 metres

540453, 5243493






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

Fire History (All) within 1000 metres

Legend: Fire History All

-  Bushfire-Unknown Category
-  Completed Planned Burn

-  Bushfire

Legend: Cadastral Parcels



Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
CHS302BU	VMU 4 Mortimer Bay	05-May-2025	Planned Burn	Planned Burn	3.08974977
CHZ016BU	VMU 13 Mortimer Bay	20-Apr-2017	Planned Burn	Planned Burn	3.6322638
CHZ030BU	Mortimer Bay 4	15-Apr-2019	Planned Burn	Planned Burn	6.19076766
CHZ037BU	Mortimer Bay 7	01-Apr-2020	Planned Burn	Planned Burn	1.78350494
	Mortimer Bay 4	25-Sep-2015	Planned Burn	Planned Burn	6.19075502
	Mortimer Bay VMU 4	15-Apr-2011	Planned Burn	Planned Burn	6.18231848
	Mortimer Bay VMU 4	15-Apr-2013	Planned Burn	Planned Burn	6.18231017
	Mortimer Bay VMU 5	15-Apr-2012	Planned Burn	Planned Burn	6.91748479
	Mortimer Bay VMU 8	15-Apr-2013	Planned Burn	Planned Burn	4.89155039
	Mortimer planned burns post 2005	01-Mar-2005	Planned Burn	Planned Burn	5.98432791
	Mortimer planned burns post 2005	01-Mar-2007	Planned Burn	Planned Burn	3.57410626
	Mortimer planned burns post 2005	01-Apr-2008	Planned Burn	Planned Burn	3.73923556
	Mortimer planned burns pre 2005	15-Apr-1999	Planned Burn	Planned Burn	9.88016063
	Mortimer planned burns pre 2005	01-Dec-2000	Planned Burn	Planned Burn	6.22020313
	Mortimer planned burns pre 2005	01-Apr-2001	Planned Burn	Planned Burn	10.49160438
		05-May-2017	Unknown	Undetermined	32.84898284

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

540453, 5243493





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

Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

 Bushfire-Unknown category

 Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



Fire History (Last Burnt) within 1000 metres

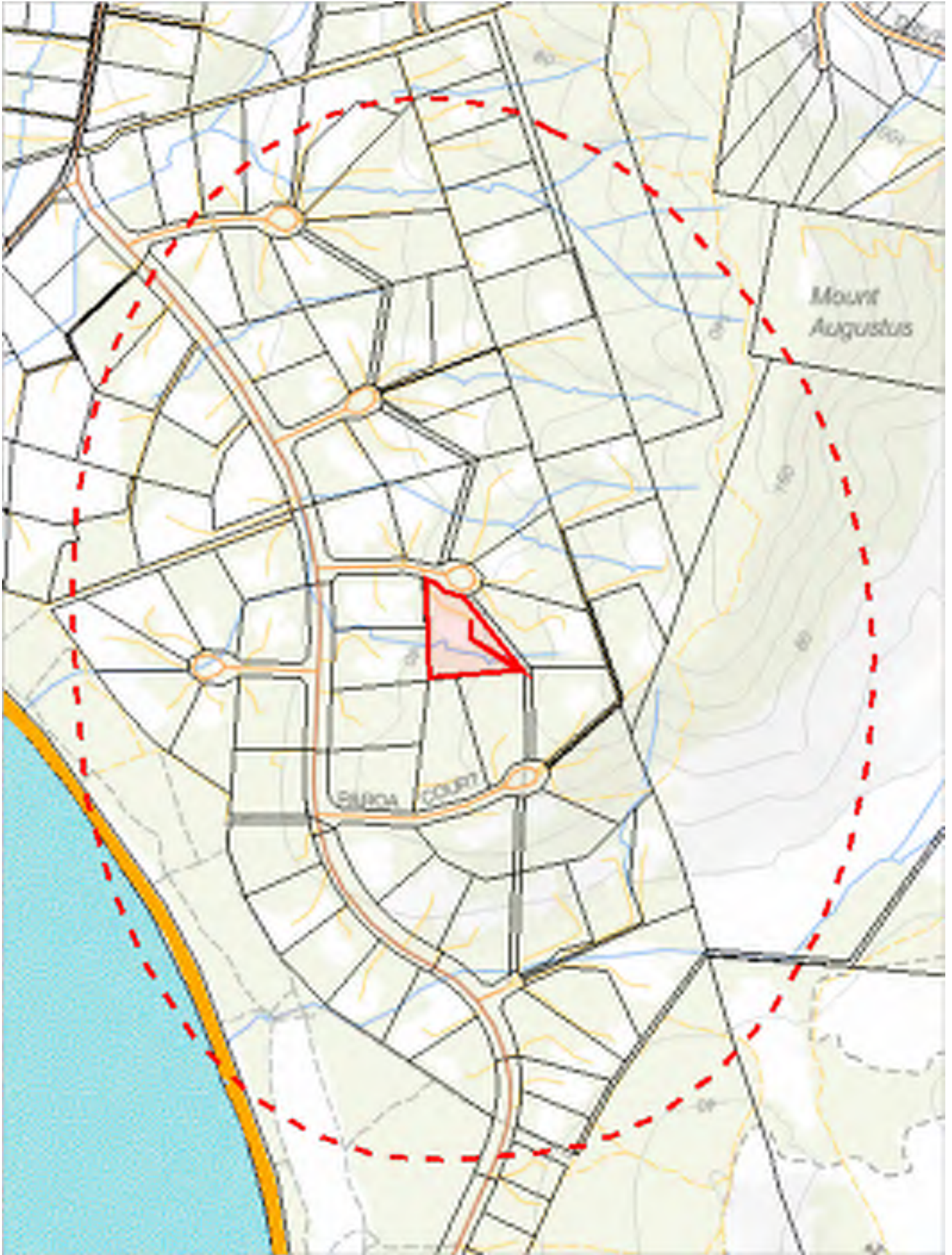
Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
CHS302BU	VMU 4 Mortimer Bay	05-May-2025	Planned Burn	Planned Burn	3.08974977
CHZ016BU	VMU 13 Mortimer Bay	20-Apr-2017	Planned Burn	Planned Burn	3.6322638
CHZ030BU	Mortimer Bay 4	15-Apr-2019	Planned Burn	Planned Burn	6.19076766
CHZ037BU	Mortimer Bay 7	01-Apr-2020	Planned Burn	Planned Burn	1.78350494
	Mortimer Bay VMU 4	15-Apr-2013	Planned Burn	Planned Burn	6.18231017
	Mortimer Bay VMU 5	15-Apr-2012	Planned Burn	Planned Burn	6.91748479
	Mortimer Bay VMU 8	15-Apr-2013	Planned Burn	Planned Burn	4.89155039
	Mortimer planned burns post 2005	01-Mar-2005	Planned Burn	Planned Burn	5.98432791
	Mortimer planned burns post 2005	01-Mar-2007	Planned Burn	Planned Burn	3.57410626
	Mortimer planned burns post 2005	01-Apr-2008	Planned Burn	Planned Burn	3.73923556
	Mortimer planned burns pre 2005	15-Apr-1999	Planned Burn	Planned Burn	9.88016063
	Mortimer planned burns pre 2005	01-Dec-2000	Planned Burn	Planned Burn	6.22020313
		05-May-2017	Unknown	Undetermined	32.84898284

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



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

Reserves within 1000 metres

Legend: Tasmanian Reserve Estate

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

Legend: Cadastral Parcels



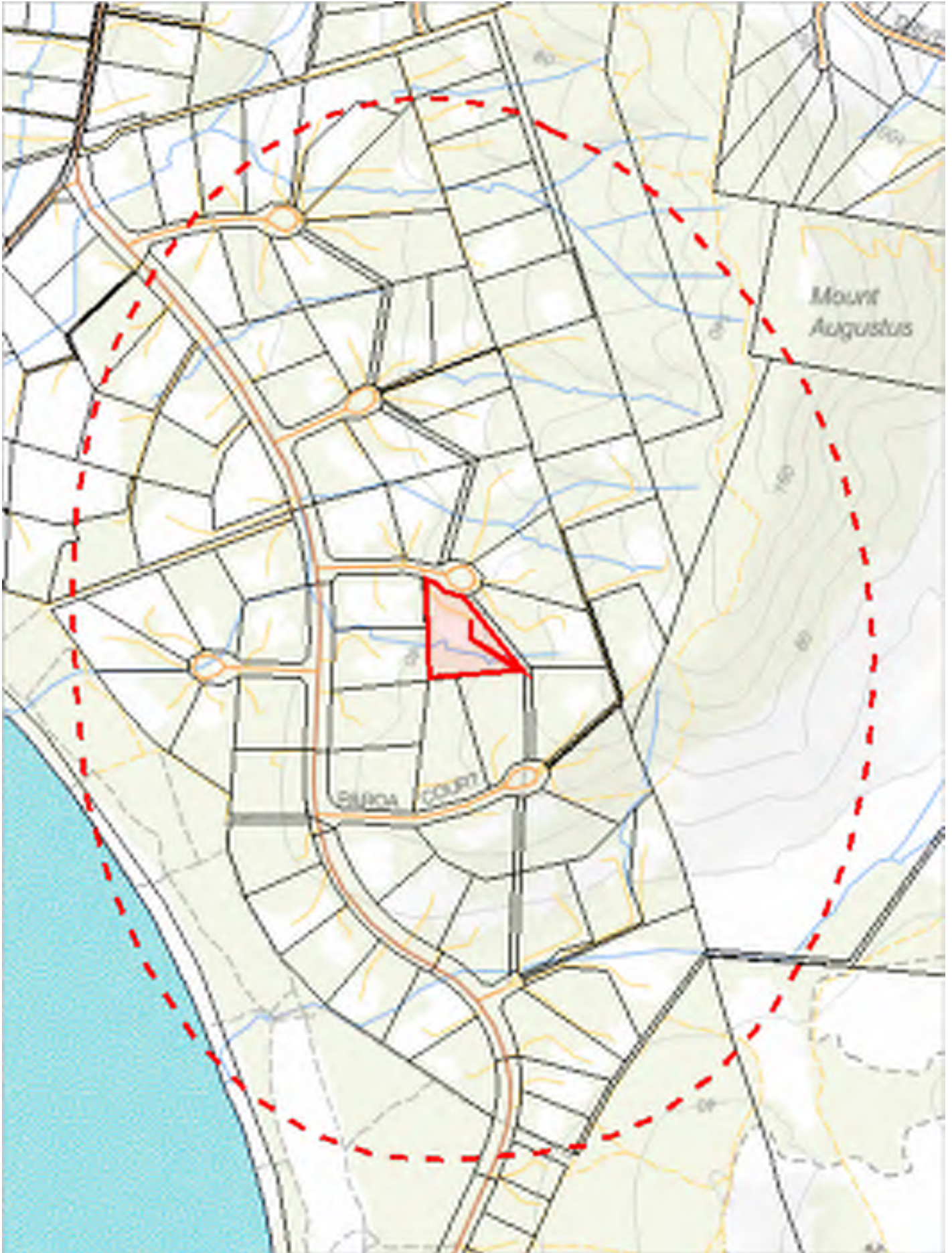
Reserves within 1000 metres

Name	Classification	Status	Area (HA)
	Informal Reserve on other public land	Informal Reserve	0.10908971
	Informal Reserve on other public land	Informal Reserve	8.01506686

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



538477, 5240883

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

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

● Point Verified

▬ Line Unverified

● Point Unverified

▭ Polygon Verified

▬ Line Verified

▭ Polygon Unverified

Legend: Hygiene infrastructure

● Location Point Verified

▬ Location Line Verified

▭ Location Polygon Verified

● Location Point Unverified

▬ Location Line Unverified

▭ Location Polygon Unverified

Legend: Cadastral Parcels



Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

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

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

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

Apply controls relevant to the area / activity:

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

Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres

Appendix 3 Protected Matter Search Report



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: 24-Oct-2025

[Summary](#)

[Details](#)

[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar)	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	2
Listed Threatened Species:	33
Listed Migratory Species:	11

Other Matters Protected by the EPBC Act

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

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

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

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	20
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:	None
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	1
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[[Resource Information](#)]

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

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text
Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana)	Critically Endangered	Community likely to occur within area
Tasmanian white gum (Eucalyptus viminalis) wet forest	Critically Endangered	Community may occur within 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
BIRD		
Aquila audax fleayi Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat likely to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area

Scientific Name	Threatened Category	Presence Text
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat known to occur within area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat likely to occur within area
Pardalotus quadragintus Forty-spotted Pardalote [418]	Endangered	Foraging, feeding or related behaviour likely to occur within area
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Species or species habitat may occur within area
Thinornis cucullatus cucullatus Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat may occur within area

Scientific Name	Threatened Category	Presence Text
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area
Tyto novaehollandiae castanops (Tasmanian population) Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area
FISH		
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area
FROG		
Litoria raniformis Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat likely to occur within area
INSECT		
Antipodia chaostola leucophaea Tasmanian Chaostola Skipper, Heath-sand Skipper [77672]	Endangered	Species or species habitat may occur within area
MAMMAL		
Dasyurus maculatus maculatus (Tasmanian population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat likely to occur within area
Dasyurus viverrinus Eastern Quoll, Luaner [333]	Endangered	Species or species habitat likely to occur within area
Perameles gunnii gunnii Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat likely to occur within area
Sarcophilus harrisii Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area
PLANT		
Caladenia caudata Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat likely to occur within area

Scientific Name	Threatened Category	Presence Text
Eucalyptus morrisbyi Morrisby's Gum, Morrisbys Gum [7382]	Critically Endangered	Species or species habitat may occur within area
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat likely to occur within area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area
Prasophyllum apoxychilum Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area
Pterostylis ziegeleri Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat may occur within area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat may occur within area

Listed Migratory Species [Resource Information]

Scientific Name	Threatened Category	Presence Text
Migratory Marine Birds		
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Migratory Terrestrial Species		
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area
Migratory Wetlands Species		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area

Scientific Name	Threatened Category	Presence Text
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat likely to occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area

Other Matters Protected by the EPBC Act

Listed Marine Species		[Resource Information]
Scientific Name	Threatened Category	Presence Text
Bird		
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat likely to occur within area

Scientific Name	Threatened Category	Presence Text
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat likely to occur within area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat likely to occur within area overfly marine area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat likely to occur within area overfly marine area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding likely to occur within area overfly marine area

Scientific Name	Threatened Category	Presence Text
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat likely to occur within area overfly marine area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area overfly marine area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat likely to occur within area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat likely to occur within area
Sterna striata White-fronted Tern [799]		Migration route may occur within area
Thinornis cucullatus as Thinornis rubricollis Hooded Plover, Hooded Dotterel [87735]		Species or species habitat may occur within area overfly marine area
Thinornis cucullatus cucullatus as Thinornis rubricollis rubricollis Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat may occur within area overfly marine area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area

Extra Information

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

[Tasmania RFA](#)

Tasmania

EPBC Act Referrals

[[Resource Information](#)]

Title of referral

Reference

Referral Outcome

Assessment Status

Not controlled action

[Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia](#)

2015/7522

Not Controlled Action

Completed

Caveat

1 PURPOSE

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

The report contains the mapped locations of:

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

2 DISCLAIMER

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

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

3 DATA SOURCES

Threatened ecological communities

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

Threatened, migratory and marine species

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

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

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

4 LIMITATIONS

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

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

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

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

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

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

Acknowledgements

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

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

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

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

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Department of Climate Change, Energy, the Environment and Water

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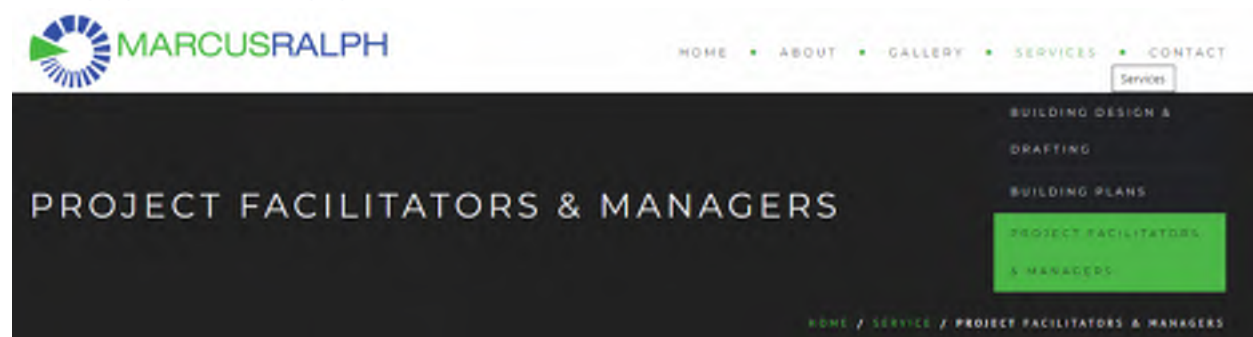
This message came from outside your organization.

From: "marcusralph@bigpond.com" <marcusralph@bigpond.com>
Sent: Tue, 4 Nov 2025 12:36:56 +1100
To: "City Planning" <cityplanning@ccc.tas.gov.au>
Subject: FW: 26 Wiregai Court Sandford
Attachments: 26 Wiregai Court, Sandford Geo-Environmental Report Collated September 2025.pdf
Categories: Brandon

Please add to the file for the planning application

Kind regards

MARCUS-RALPH -DESIGN



From: GES Operations <operations@geosolutions.net.au>
Sent: Tuesday, 4 November 2025 11:51 AM
To: marcusralph@bigpond.com; zack@podmatrix.com.au; mitch@podmatrix.com.au
Subject: 26 Wiregai Court Sandford

Hi all,

Apologies if you've already received a copy but please see attached the completed combined report.

Kind regards,

Maddison Poprawski

GEO Environmental Solutions

E: office@geosolutions.net.au

P: 03 6223 1839

A: 29 Kirksway Place, Battery Point, TAS 7004

W: <https://www.geosolutions.net.au/>

GEO-ENVIRONMENTAL ASSESSMENT

26 Wiregai Court

Sandford

September 2025



GEO-ENVIRONMENTAL

S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Podmatrix
Site Address:	26 Wiregai Court, Sandford
Date of Inspection:	15/09/2025
Proposed Works:	New ancillary dwelling
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	12220/28
Title Area:	Approx. 2.523 ha
Applicable Planning Overlays:	Bushfire-prone Areas Priority Vegetation Area Flood-prone Areas
Slope & Aspect:	Approx. 15% W facing slope
Vegetation:	Mixed flora

Background Information

Geology Map:	MRT 250 000
Geological Unit:	Permian siltstone
Climate:	Annual rainfall approx. 600mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017, AS4055:2021 & AS1547:2012

Investigation

A number of auger holes were completed to identify the distribution of, and variation in soil materials on the site. Representative auger holes drilled at the approximate location indicated on the site plan were chosen for testing and classification according to AS2870-2011 & AS1547-2012 (see profile summary).

Engineering Profile Summary

TH 1 Depth (m)	TH 2 Depth (m)	USCS	Description
0.00 – 0.50	0.00 – 0.30	SM	Silty SAND: pale grey, brown, slightly moist, dense, with GRAVELS, TH1 refusal on assumed rock
	0.30 – 0.50	CH	Sandy CLAY: brown, high plasticity, slightly moist, very stiff
	0.50 – 0.80	SW	Gravelly SAND: pale orange brown, slightly moist, very dense, with CLAY, TH2 refusal on assumed rock.

Wastewater Profile Summary

TH 3 Depth (m)	Horizon	Description
0.00 – 0.30	A1	Grey Brown SAND (SM): single grain, slightly moist loose consistency, clear boundary to
0.30 – 0.60	B2	Orange Brown CLAY (CH): well structured, slightly moist stiff consistency, gradual boundary to
0.60 – 0.70	BC	Pale Orange Sandy GRAVEL (GW): single grain, slightly moist dense consistency refusal on assumed rock.

Site Notes

The soils on the site are shallow predominantly clay profiles developing from Permian age deposits. The clay fraction is moderately plastic and is likely to have low permeability for onsite wastewater disposal.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “Residential Slabs and Footings”.

The site has been classified as:

Class M

Y^s range: **20-40mm**

Notes: The soils encountered on site are moderately reactive and are expected to exhibit moderate ground surface movements with moisture fluctuations.

Wind Loading Classification

According to “AS4055:2021 - Wind Loads for Housing” the house site is classified below:

Wind Classification:	N2
Region:	A
Terrain Category:	2.5
Shielding Classification:	PS
Topographic Classification:	T1
Wind Classification:	N2
Design Wind Gust Speed – m/s (V _{h,u}):	40

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Light CLAY (Category 5)**. The site contains an existing three-bedroom dwelling serviced by an AWTS unit with treated effluent dispersing into 200m² of subsurface irrigation, which all appears to be in good working order. It is proposed to connect the ancillary dwelling into the AWTS unit and extend the irrigation area to accommodate the additional loading.

The existing system was based on a loading of 600L/day and a Design Irrigation Rate (DIR) of 3mm/day. The proposed ancillary will have an estimated daily wastewater loading of 240L/day. This is based on a tank water supply and a maximum occupancy of 2 people (120L/day/person) and results in a total wastewater loading of 840L/day for the site. Using a DIR of 3mm/day, a total irrigation area of 280m² is required. It is therefore recommended that the existing irrigation area is extended by 80m². For all calculations, please refer to the Trench summary reports.

The following setback distances are required to be consistent with the Building Act 2016:

Buildings:	6m
Upslope or level boundaries:	1.5m
Downslope boundary:	9.5m
Downslope surface water:	100m

Demonstration of the system being consistent with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table.

Construction Notes & Recommendations

According to “AS2870-2011 Residential slabs & footings” the site has been classified as **Class M** (20-40mm Y^s range). Design and construction should be made in accordance with this classification.

All earthworks on site must comply with AS3798:2012, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

I also recommend that during construction that I and/or the design engineer be notified of any major variation to the soil conditions or wastewater loading as outlined in this report.



Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for Podmatrix	Assess. Date	22-Sep-25
	Ref. No.	
Assessed site(s) 26 Wiregai Court, Sandford	Site(s) inspected	15-Sep-25
Local authority Clarence City Council	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system 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 which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 840 (using a method independent of the no. of bedrooms)
 Septic tank wastewater volume (L/day) = 280
 Sullage volume (L/day) = 560
 Total nitrogen (kg/year) generated by wastewater = 2.6
 Total phosphorus (kg/year) generated by wastewater = 2.0

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)	46	46	52	52	50	53	52	52	47	63	55	60
Adopted rainfall (R, mm)	46	46	52	52	50	53	52	52	47	63	55	60
Retained rain (Rr, mm)	39	39	44	44	43	45	44	44	40	54	47	51
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	91	71	47	19	-1	-16	-13	-2	23	30	58	75
Annual evapotranspiration less retained rain (mm) =												383

Soil characteristics

Texture = Light clay Category = 5 Thick. (m) = 0.7
 Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 3 Min depth (m) to water = 5

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 a package treatment plant
 The preferred method of on-site secondary treatment: In-ground
 The preferred type of in-ground secondary treatment: None
 The preferred type of above-ground secondary treatment: None
 Site modifications or specific designs: Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 28
 Width (m) = 10
 Depth (m) = 0.2
 Total disposal area (sq m) required = 280
 comprising a Primary Area (sq m) of: 280
 and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

Comments

Due to the permeability of the soils on site a DIR of 3mm/day has been assigned. With the expected wastewater loading of 840L/day, an irrigation area of 280m² is required. Therefore the system should have the capacity to cope with extreme climatic and loading events.

GES P/L
Land suitability and system sizing for on-site wastewater management
 Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report
Site assessment for on-site waste water disposal

Assessment for Podmatrix

Assess. Date 22-Sep-25

Ref. No.

Assessed site(s) 26 Wiregai Court, Sandford

Site(s) inspected 15-Sep-25

Local authority Clarence City Council

Assessed by John Paul Cumming

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		Remarks
					Trench	Amended	
	Expected design area	sq m	3,000	V. high	Very low	Moderate	
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	8	High	Low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces E or W		V. high	Moderate		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	840	High	Moderate		
	SAR of septic tank effluent		1.7	High	Low		
	SAR of sullage		2.6	High	Moderate		
	Soil thickness	m	0.7	V. high	Low		
AA	Depth to bedrock	m	0.7	V. high	Very high		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		5.5	High	Low		
	Soil bulk density	gm/cub. cm	1.4	High	Very low		
AA	Soil dispersion	Emerson No.	2	V. high	Very high		
	Adopted permeability	m/day	0.12	Mod.	Very low	Moderate	
	Long Term Accept. Rate	L/day/sq m	3	High	High	Moderate	Other factors lessen impact

Comments

The site has the capability to accept onsite wastewater. Gypsum will be required to mitigate soil dispersion.

GES P/L

Land suitability and system sizing for on-site wastewater management
Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report
Site assessment for on-site waste water disposal

Assessment for Podmatrix

Assess. Date 22-Sep-25

Ref. No.

Assessed site(s) 26 Wiregai Court, Sandford

Site(s) inspected 15-Sep-25

Local authority Clarence City Council

Assessed by John Paul Cumming

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		Remarks
					Trench	Amended	
	Cation exchange capacity	mmol/100g	110	High	Very low		
	Phos. adsorp. capacity	kg/cub m	0.7	High	Moderate		
	Annual rainfall excess	mm	-383	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	4.6	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	190	V. high	Moderate		
	Dist. to nearest other feature	m	60	V. high	Low	Moderate	
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	500	V. high	Very low		

Comments

There is low risk of environmental degradation associated with the disposal of secondary treated wastewater on this site.

Explanatory Notes

1 Scope of Works

The methods of description and classification of soils used in this report are based largely on Australian Standard 1726 – Geotechnical Site Investigations (AS1726:2017), with reference to Australian Standard 1289 – Methods for testing soils for engineering purposes (AS1289), for eventual Site Classification according to Australian Standard 2870 (AS2870:2011) – Residential Slabs and Footings and Australian Standard 1547 (AS1547:2012) On-site domestic wastewater management.

1.1 Site Classification AS2870:2011

Site classification with reference to the above Australian Standards are based on site reactivity.

Class	Foundation Conditions	Characteristic Surface Movement
A	Most sand and rock sites with little or no ground movement from moisture changes.	0mm
S	Slightly reactive clay sites, which may experience only slight ground movement from moisture changes.	0 – 20mm
M	Moderately reactive clay or silt sites, which may experience moderate ground movement from moisture changes.	20 – 40mm
H-1	Highly reactive clay sites, which may experience high ground movement from moisture changes.	40 – 60mm
H-2	Highly reactive clay sites, which may experience very high ground movement from moisture changes.	60 – 75mm
E	Extremely reactive sites, which may experience extreme ground movement from moisture changes.	>75mm

*Note: Soils where foundation performance may be significantly affected by factors other than reactive soil movement are classified as **Class P**.*

A site is classified as **Class P** when:

- The bearing capacity of the soil profile in the foundation zone is generally less than 100kpa
- If excessive foundation settlement may occur due to loading on the foundation.
- The site contains uncontrolled fill greater than 0.8m in depth for sandy sites and 0.4m in depth for other soil materials.
- The site is subject to mine subsistence, landslip, collapse activity or coastal erosion.
- The site is underlain by highly dispersive soils with significant potential for erosion
- If the site is subject to abnormal moisture conditions which can affect foundation performance

1.2 Soil Characterisation

This information explains the terms of phrase used within the soil description area of the report.

It includes terminology for cohesive and non-cohesive soils and includes information on how the Unified Soil Classification Scheme (USCS) codes are determined.

NON COHESIVE – SAND & GRAVEL		
Consistency Description	Field Test	Dynamic Cone Penetrometer blows/100 mm
Very loose (VL)	Easily penetrated with 13 mm reinforcing rod pushed by hand.	0 - 1
Loose (L)	Easily penetrated with 13 mm reinforcing rod pushed by hand. Can be excavated with a spade; 50 mm wooden peg can be easily driven.	1 - 3
Medium dense (MD)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, - hard shovelling.	3 - 8
Dense (D)	Penetrated 300 mm with 13 mm reinforcing rod driven with 2 kg hammer, requires pick for excavation: 50 mm wooden peg hard to drive.	8 - 15
Very dense (VD)	Penetrated only 25 - 50 mm with 13 mm reinforcing rod driven with 2 kg hammer.	>15

COHESIVE - SILT & CLAY		
Consistency Description	Field Test	Indicative undrained shear strength kPa
Very soft	Easily penetrated >40 mm by thumb. Exudes between thumb and fingers when squeezed in hand.	<12
Soft	Easily penetrated 10 mm by thumb. Moulded by light finger pressure	>12 and <25
Firm	Impression by thumb with moderate effort. Moulded by strong finger pressure	>25 and <50
Stiff	Slight impression by thumb cannot be moulded with finger.	>50 and <100
Very Stiff	Very tough. Readily indented by thumbnail.	>100 and <200
Hard	Brittle. Indented with difficulty by thumbnail.	>200

1.3 USCS Material Descriptions

Soils for engineering purposes are the unconsolidated materials above bedrock, they can be residual, alluvial, colluvial or aeolian in origin.

Major Divisions	Particle size mm	USCS Group Symbol	Typical Names	Laboratory Classification					
COARSE GRAINED SOILS (more than half of material less than 60 mm is larger than 0.075 mm)	BOULDERS _____ 200			% < 0.075 mm (2)	Plasticity of fine fraction	$C_u = \frac{D_{60}}{D_{10}}$	$C_c = \frac{D_{30}^2}{(D_{10} \cdot D_{60})}$	NOTES	
	COBBLES _____ 60								
	GRAVELS (more than half of coarse fraction is larger than 2.36 mm)	coarse _____ 20	GW	Well-graded gravels and gravel-sand mixtures, little or no fines	0-5	---	>4	Between 1 and 3	(1) Identify fines by the method given for fine-grained soils. (2) Borderline classifications occur when the percentage of fines (fraction smaller than 0.075 mm size) is greater than 5% and less than 12%. Borderline classifications require the use of GP-SM, GW-GC.
		medium _____ 6	GP	Poorly graded gravels and gravel-sand mixtures, little or no fines, uniform gravels	0-5	---	Fails to comply with above		
		fine _____ 2.36	GM	Silty gravels, gravel-sand-silt mixtures (1)	10-50	Below 'A' line or $P_t > 4$	---	---	
			GC	Clayey gravels, gravel-sand-clay mixtures (1)	10-60	Above 'A' line and $P_t > 7$	---	---	
	SANDS (more than half of coarse fraction is smaller than 2.36 mm)	coarse _____ 0.6	SW	Well-graded sands and gravelly sands, little or no fines	0-5	---	>6	Between 1 and 3	
		medium _____ 0.2	SP	Poorly graded sands and gravelly sands, little or no fines	0-5	---	Fails to comply with above		
		fine 0.075	SM	Silty sands, sand silt mixtures (1)	10-50	Below 'A' line or $P_t > 4$	---	---	
			SC	Clayey sands, sand-clay mixtures (1)	10-50	Above 'A' line and $P_t > 7$	---	---	
FINE GRAINED SOILS (more than half of material less than 60 mm & smaller than 0.075 mm)	SILTS & CLAYS (Liquid Limit < 50%)	ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity						
		CL CI	Inorganic clays of low to medium plasticity; gravelly clays, sandy clays, silty clays, lean clays						
		OL	Organic silts and clays of low plasticity						
	SILTS & CLAYS (Liquid Limit > 50%)	MH	Inorganic silts, micro-aceous or diatomaceous fine sands or silts, elastic silts						
		CH	Inorganic clays of high plasticity, fat clays						
		OH	Organic silts and clays of high plasticity						
	HIGHLY ORGANIC SOILS		PT	Peat and other highly organic soils					

Use the gradation curve of material passing 60 mm for classification of fractions according to the criteria given in "Major Divisions"

Use the gradation curve of material passing 60 mm for classification of fractions according to the criteria given in "Major Divisions"

Plasticity Chart

For classification of fine grained soils and fine fraction of coarse grained soils.

The chart plots Plastic Index (PI) on the y-axis (0 to 60) against Liquid Limit (LL) on the x-axis (0 to 60). Key lines include the 'A' line (PI = LL - 0.73) and the 'U' line (PI = 0.73(LL - 20)). Regions are labeled: CL (low plasticity clay), CH (high plasticity clay), ML (low plasticity silt), MH (high plasticity silt), OL (low plasticity organic clay), OH (high plasticity organic clay), and PT (peat).

Grain size analysis is performed by two processes depending on particle size. Sand silt and clay particles are assessed using a standardised hydrometer test, and coarse sand and larger is assessed through sieving by USCS certified sieves. For more detail see the following section.

Soil Classification	Particle Size
Clay	Less than 0.002mm
Silt	0.002 – 0.06mm
Fine/Medium Sand	0.06 – 2.0mm
Coarse Sand	2.0mm – 4.75mm
Gravel	4.75mm – 60.00mm

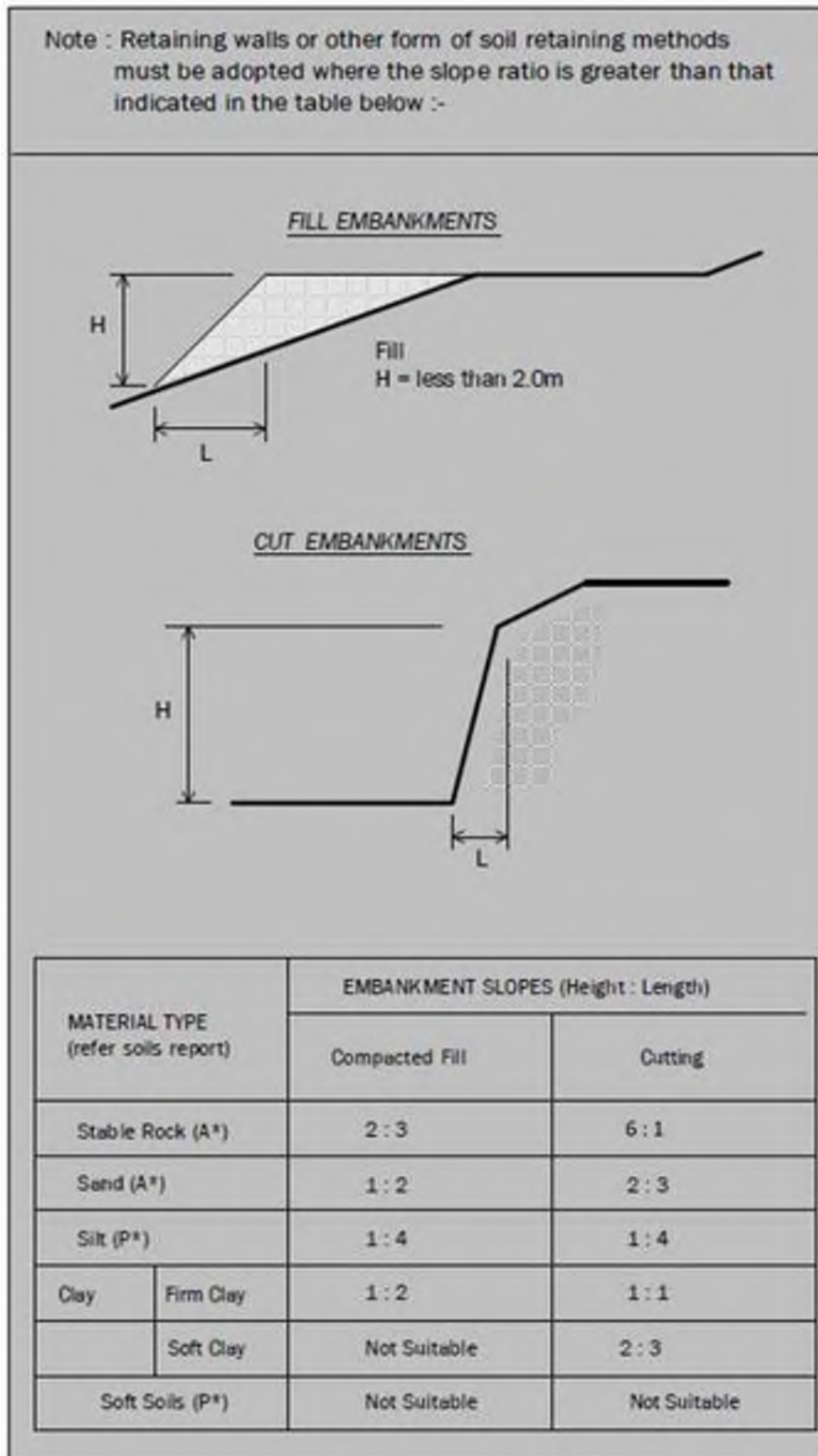
1.4 Bearing Capacities and DCP testing.

DCP and PSP weighted penetrometer tests – Dynamic Cone Penetrometer (DCP) and Perth Sand Penetrometer (PSP) tests are carried out by driving a rod into the ground with a falling weight hammer and measuring the blows for successive 100mm increments of penetration. Normally, there is a depth limitation of 1.2m but this may be extended in certain conditions by the use of extension rods. The methods for the two tests are quite similar.

- Dynamic Cone Penetrometer – a 16mm rod with a 20mm diameter cone end is driven with a 9kg hammer dropping 510mm (AS 1289, Test 6.3.2).
- Perth Sand Penetrometer – a 16mm diameter flat-ended rod is driven with a 9kg hammer, dropping 600mm (AS 1289 Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.

Site Anomalies – During construction GES will need to be notified of any major variation to the foundation conditions as predicted in this report.

1.5 Batter Angles for Embankments (Guide Only)



Glossary of Terms

Bearing Capacity – Maximum bearing pressure that can be sustained by the foundation from the proposed footing system under service loads which should avoid failure or excessive settlement.

Clay – (Mineral particles less than 0.002mm in diameter). Fine grained cohesive soil with plastic properties when wet. Also includes sandy clays, silty clays, and gravelly clays.

Dynamic Cone Penetrometer (DCP) – Field equipment used to determine underlying soil strength and therefore bearing capacity (kPa) by measuring the penetration of the device into the soil after each hammer blow.

Dispersive soil – A soil that has the ability to pass rapidly into suspension in water.

Footing – Construction which transfers the load from the building to the foundation.

Foundation – Ground which supports the building

Landslip – Foundation condition on a sloping site where downhill foundation movement or failure is a design consideration.

Qualified Engineer – A professional engineer with academic qualifications in geotechnical or structural engineering who also has extensive experience in the design of the footing systems for houses or similar structures.

Reactive Site – Site consisting of clay soil which swells on wetting and shrinks on drying by an amount that can damage buildings on light strip footings or unstiffened slabs. Includes sites classified as S, M, H-1, H-2 & E in accordance with AS2870-2011.

Sand – (Mineral particles greater than 0.02mm in diameter). Granular non-cohesive, non-plastic soil that may contain fines including silt or clay up to 15%.

Services – Means all underground services to the site including but not limited to power, telephone, sewerage, water & storm water.

Silt – (Mineral particles 0.002 – 0.02mm in diameter). Fine grained non-cohesive soil, non-plastic when wet. Often confers a silky smoothness of field texture, regularly includes clay and sand to form clayey silts, sandy silts and gravelly silts.

Site – The site title, as denoted by address, lot number, or Certificate of Title (CT) number, or Property Identification Number (PID).

Surface Movement (Ys) – Design movement (mm) at the surface of a reactive site caused by moisture changes.

Disclaimer

This Report has been prepared in accordance with the scope of services between Geo-Environmental Solutions Pty. Ltd. (GES) and the Client. To the best of GES's knowledge, the information presented herein represents the client's requirements at the time of printing of the Report. However, the passage of time, manifestation of latent conditions or impacts of future events may result in findings differing from that discussed in this Report. In preparing this Report, GES has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations referenced herein. Except as otherwise stated in this Report, GES has not verified the accuracy or completeness of such data, surveys, analyses, designs, plans and other information.

The scope of this study does not allow for the review of every possible geotechnical parameter or the soil conditions over the whole area of the site. Soil and rock samples collected from the investigation area are assumed to be representative of the areas from where they were collected and not indicative of the entire site. The conclusions discussed within this report are based on observations and/or testing at these investigation points.

This report does not purport to provide legal advice. Readers of the report should engage professional legal practitioners for this purpose as required.

No responsibility is accepted for use of any part of this report in any other context or for any other purpose by third a party.

Demonstration of wastewater system being consistent with *Building Act 2016 Guidelines for On-site Wastewater Disposal*

Acceptable Solutions	Performance Criteria	Compliance
<p>A1</p> <p>Horizontal separation distance from a building to a land application area must comply with one of the following:</p> <ul style="list-style-type: none"> a) be no less than 6m; or b) be no less than: <ul style="list-style-type: none"> (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. 	<p>P1</p> <ul style="list-style-type: none"> a) The land application area is located so that <ul style="list-style-type: none"> (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation 	<p>Consistent with A1 (a)</p> <p>Land application area will be located with minimum separation distance to proposed building of 6m.</p>
<p>A2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b)</p> <ul style="list-style-type: none"> (a) be no less than 100m; or (b) be no less than the following: <ul style="list-style-type: none"> (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. 	<p>P2</p> <p>Horizontal separation distance from downslope surface water to a land application area must comply with all of the following:</p> <ul style="list-style-type: none"> a) Setbacks 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. 	<p>Consistent with A2 (a)</p> <p>Land application area located > 100m from downslope surface water</p>

<p>A3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with either of the following:</p> <p>(a) be no less than 40m from a property boundary; or</p> <p>(b) be no less than:</p> <p>(i) 1.5m from an upslope or level property boundary; and</p> <p>(ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or</p> <p>(iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.</p>	<p>P3</p> <p>Horizontal separation distance from a property boundary to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.</p>	<p>Consistent 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</p> <p>Consistent with A3 (b) (iii) Land application area will be located with a minimum separation distance of 9.5m of downslope property boundary</p>
<p>A4</p> <p>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.</p>	<p>P4</p> <p>Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable</p>	<p>No bore or well identified within 50m</p>

<p>A5</p> <p>Vertical separation distance between groundwater and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.6m if secondary treated effluent</p>	<p>P5</p> <p>Vertical separation distance between groundwater and a land application area must comply with the following:</p> <p>(a) Setback must be consistent with AS/NZS 1547 Appendix R; and</p> <p>(b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable</p>	<p>No groundwater encountered</p>
<p>A6</p> <p>Vertical separation distance between a limiting layer and a land application area must be no less than:</p> <p>(a) 1.5m if primary treated effluent; or</p> <p>(b) 0.5m if secondary treated effluent</p>	<p>P6</p> <p>Vertical setback must be consistent with AS/NZS1547 Appendix R.</p>	<p>Consistent with A6 (b)</p>
<p>A7</p> <p>nil</p>	<p>P7</p> <p>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</p>	<p>Consistent with P7</p>

AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 26 Wiregai Court, Sandford

System Capacity: 7 persons @ 120L/person/day

Summary of Design Criteria

DIR: 3mm/day

Irrigation area: 280m²

Reserve area location /use: Not assigned – more than 100% available

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 use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

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. Long term under loading of the system may also result in vegetation die off in the irrigation areas and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Owner name
 Address
 Suburb/postcode

Designer details:

Name: Category:
 Business name: Phone No:
 Business address:
 Fax No:
 Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

Type of work: Building work Plumbing work (X all applicable)

Description of work:
 (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
	<input type="checkbox"/> Building design	Architect or Building Designer
	<input type="checkbox"/> Structural design	Engineer or Civil Designer
	<input type="checkbox"/> Fire Safety design	Fire Engineer
	<input type="checkbox"/> Civil design	Civil Engineer or Civil Designer
	<input checked="" type="checkbox"/> Hydraulic design	Building Services Designer
	<input type="checkbox"/> Fire service design	Building Services Designer
	<input type="checkbox"/> Electrical design	Building Services Designer
	<input type="checkbox"/> Mechanical design	Building Service Designer
	<input type="checkbox"/> Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	<input type="checkbox"/> 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:	Prepared by:	Date:
Drawing numbers:	Geo-Environmental Solutions	Sep-25

Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Sep-25
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Sep-25

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.	

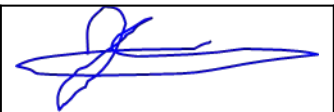
Any other relevant documentation:	
Geo-Environmental Assessment - 26 Wiregai Court Sandford - Sep-25	
Geo-Environmental Assessment - 26 Wiregai Court Sandford - Sep-25	

Attribution as designer:	
---------------------------------	--

I John-Paul Cumming, 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.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		22/09/2025
Licence No:	CC774A		

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:

- The works will not increase the demand for water supplied by TasWater
- 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
- The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- The works will not damage or interfere with TasWater's works
- The works will not adversely affect TasWater's operations
- The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- I have checked the LISTMap to confirm the location of TasWater infrastructure
- 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 John-Paul Cumming..... 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

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		22/09/2025



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

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

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (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: (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
or

a building, temporary structure or plumbing installation:

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

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

Site Classification consistent with AS2870-2011.

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 earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

Date:

J12128

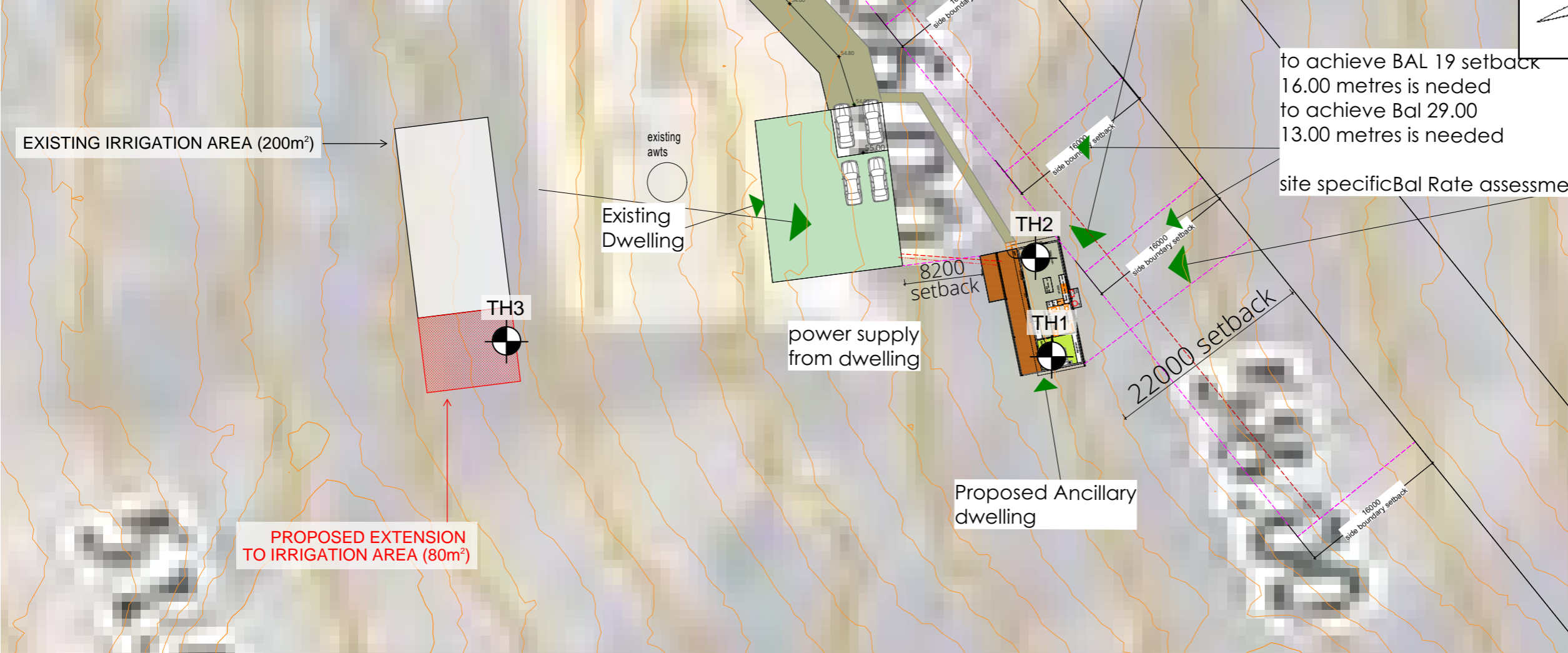
22/09/2025





EXISTING IRRIGATION AREA WITH CUT-OFF DRAIN ABOVE

INSET NTS



Wastewater system:

Proposed ancillary to connect into existing Ozzi Kleen AWTS unit

Existing subsurface irrigation area (200m²) to be extended to 280m²

Gypsum @ 1kg/5m²

Cut-off drain to be extended as required

Min 6m from buildings
 Min 1.5m from upslope or level boundaries
 Min 9.5m from downslope boundary
 Min 100m from downslope surface water

Refer to GES report
 Dr. John Paul Cumming
 Building Services Designer-
 Hydraulic
 CCC774A

GES
 GEO-ENVIRONMENTAL
 SOLUTIONS
 29 Kirksway Place Battery Point
 Tj 62231839 E| office@geosolutions.net.au

[Signature]
 23/09/2025

Approximate Test Hole Location

we the client authorise POD MATRIX to proceed with a development application
 Authority to proceed:
 signed: _____
 Name: _____ date: _____

Calculations

Existing Residence site coverage	209.00 sqm
Secondary Dwelling floor area	60.00 sqm
Site Coverage Secondary	60.00sqm
Site Area	2.526 Ha.
site coverage	269.00 sqm
Site Coverage	1.10%



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 DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.
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 ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.

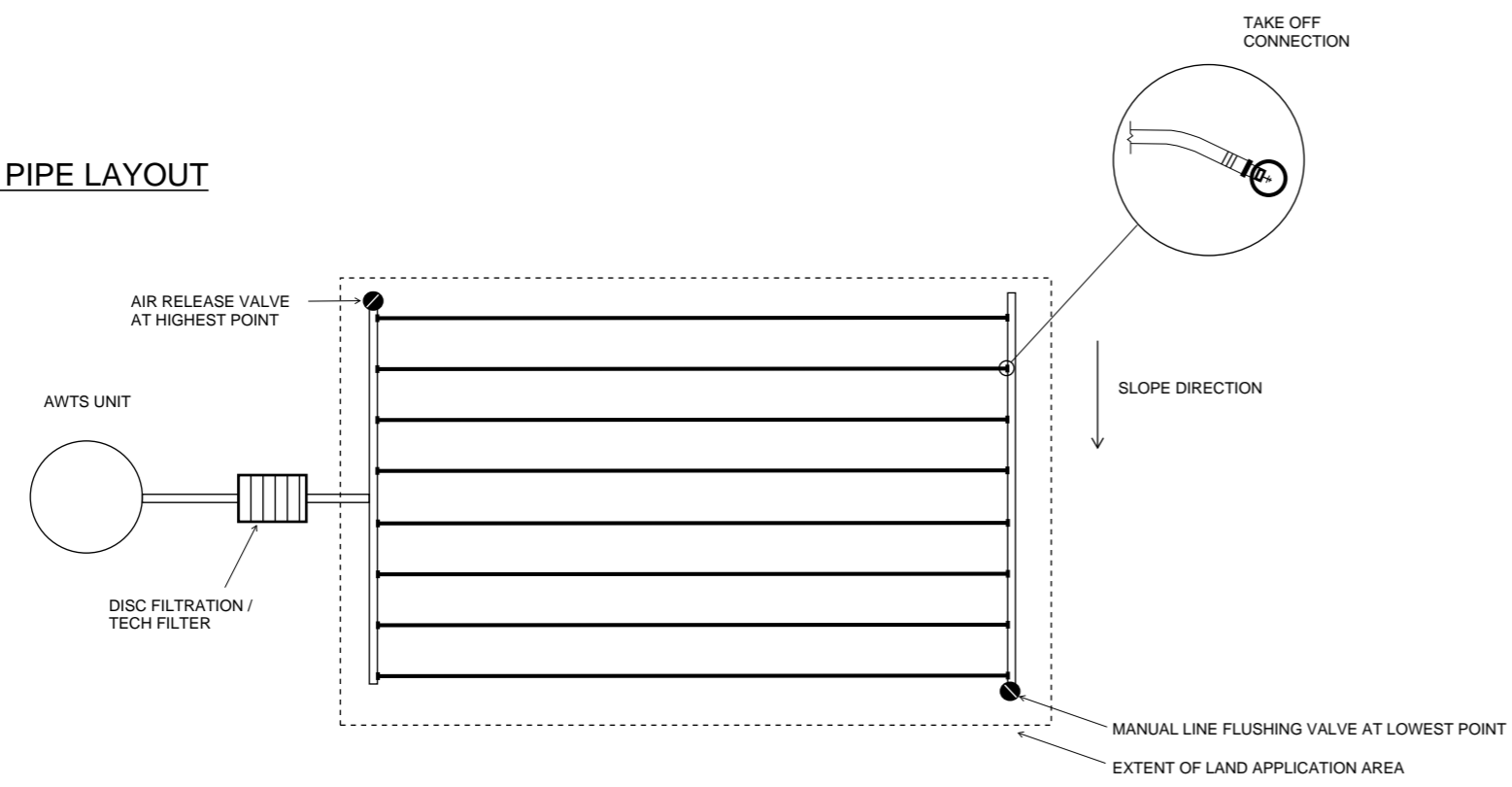
PM-13.30-SK-01 = chassis
1 Bed
 © Copyright property of PODMATRIX CAMBRIDGE TASMANIA

revision-date
ISSUE DRAWING A01
Ancillary 13.30

PROJECT NAME :
 CLIENT :
 Susan Prentice
 SITE :
 26 Wiregai Court
Sandford
 Date: 29/08/2025
 DRAWN BY : Marcus Ralph

Part Site Plan
 PROJECT NO. 2025-1078
 DRAWING NO. 1078-04
 SCALE : 1:500

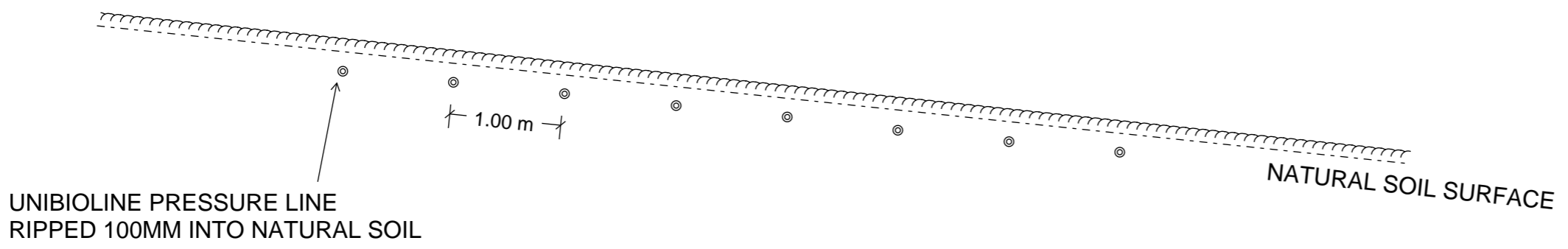
BED PLAN PIPE LAYOUT



APPLICATION AREA NOTES

1. APPLICABLE FOR SLOPE ANGLES 10-20%
2. BASE OF APPLICATION AREA TO BE SCARIFIED TO BREAK SURFACE LAYER. ALTERNATIVELY LINES CAN BE RIPPED INTO TOPSOIL WITH SUITABLE TRACTOR AND PIPE LAYER. SMEARING AND COMPACTION TO BE AVOIDED
3. IRRIGATION LINES TO BE INSTALLED INTO NATURAL SANDY TOPSOIL MIN 100mm DEPTH
4. DEPENDANT ON TREATMENT SYSTEM A 200µm FILTER MAY BE INSTALLED AT THE PUMPING CHAMBER OUTLET, BUT A 100-120µm INLINE DISC FILTER SHOULD BE INSTALLED PRIOR TO DISCHARGE INTO THE IRRIGATION AREA.
5. A VACUUM BREAKER VALVE MUST BE INSTALLED AT THE HIGHEST POINT OF THE IRRIGATION AREA IN A MARKED AND PROTECTED VALVE CONTROL BOX.
6. A FLUSH LINE MUST BE INSTALLED AT THE LOWEST POINT OF THE IRRIGATION AREA
7. THE MINIMUM IRRIGATION PUMPING CAPACITY SHOULD BE EQUIVALENT TO 120 kpa (i.e. 12m OF HEAD) AT THE HIGHEST POINT OF THE IRRIGATION AREA.
8. CUT-OFF DIVERSION DRAIN UPSLOPE AS REQUIRED
9. ALL WORKS TO COMPLY WITH AS3500 AND TASMANIAN PLUMBING CODE

APPLICATION AREA CROSS-SECTION



**Do not scale from these drawings.
Dimensions to take precedence
over scale.**

CROSS-SECTION
SUBSURFACE APPLICATION SLOPES 10-20%

Sheet 1 of 1
Drawn by: SR