

**Your ref:** DAS -2025-375  
**Our ref:** 12634561

**07 May 2026**

**Kingborough Council  
15 Channel Hwy  
Kingston TAS 7050**

**Application for Sewerage Main Works at Lot 2 Nautilus Grove and Road Reserve (CT 114677/102),  
Huntingfield – Response to further information request**

Dear Brian

Please consider this letter a formal response to Councils request for further information to letter dated 24 April 2026.

**Response to Item 1**

The following easements, covenants, and Part 5 agreements are attached to this letter:

- Attachment 1: Dealing no. C823998
- Attachment 2: Dealing no. C824001
- Attachment 3: Dealing no. E45493
- Attachment 4: Dealing no. E46567
- Attachment 5: Dealing no. E46575

**Response to Item 2**

To assist Council in determining whether parts of the area benefit from the Clause 5.2.7 exemption, a Natural Values Assessment has been prepared. This assessment covers all areas concerning works for the sewerage rising main and associated pumping station and is included in Attachment 6 to this letter.

The NVA has confirmed that there is no threatened vegetation within the area of works for the rising main.

**Response to Item 3**

To assist Council in determining whether any existing trees of high conservation value are impacted and demonstrate compliance with Clause 17.4.8 Environmental Values, an arborist assessment has been undertaken. The Arboriculture Report includes a site plan with accurate tree plan and is included in Attachment 7 to this letter.

As noted in the Arboriculture Report, no trees are proposed for removal, and there will be only minor encroachment into tree protection zones. It is assumed that tree protection fencing and measures in accordance with the Arboriculture Report will mitigate any impacts to the nearby trees.

**Response to Item 4**

To demonstrate compliance with Performance Criteria P1 for works within the Waterway and Coastal Protection Area, a planning-level construction environmental management plan has been prepared and is included in Attachment 8 of this letter. Please note that a more detailed CEMP will be prepared by the

contractor prior to works commencing. The CEMP provided as a response to Council's request for further information is plan-based and high level only.

Please reach out should you have any questions or require further information.

Regards



**Hannah Ware**  
Environmental Planner  
+61 3 6210 0655  
hannah.ware@ghd.com

# **Attachment 1**

**Dealing number C823998**

# TASMANIAN LAND TITLES OFFICE

## Transfer

Section 58 Land Titles Act 1980.



THE TRANSFEROR for the consideration specified below (receipt of which from the transferee is hereby acknowledged) HEREBY TRANSFERS to the TRANSFEE the estate and interest specified in the land described hereunder subject to the mortgages and encumbrances registered thereon including any created by dealings lodged for registration before the lodging of this transfer.

DESCRIPTION OF LAND			
Folio of the Register		If subject to existing mortgages - list here	
Volume	Folio	Volume	Folio
172592	2		
		If part of land - describe part	
		If easement created- describe easement	
		<b>An Easement over portion of the land as hereunder described.</b>	

Estate and Interest: **A Pipeline and Services Easement (as defined hereunder) in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked "Pipeline & Services Easement 'Q' 3.00 wide", "Pipeline & Services Easement and Drainage Easement 'L' 3.50 wide", "Pipeline & Services Easement 'M' 3.00 wide" shown on the Plan of Survey by Andrew Stephen Birch Registered Number SP.174917 ('Easement Land').**

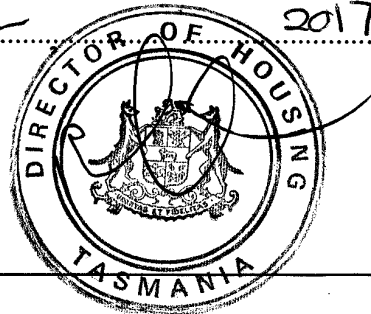
Transferor: **Director of Housing**

Transferee: **Tasmanian Water and Sewerage Corporation Pty Limited of 69 Main Rd, Moonah TAS 7009**

Consideration: **ONE DOLLAR (\$1.00)**

Dated this 14<sup>th</sup> day of November 2017

Signed by the Transferor  
in the presence of  
Emil Paul Kovic  
DEVELOPMENT OFFICER  
22 EZZARON ST MOONAH



Land Titles Office Use Only  
**REGISTERED**  
28 MAR 2018  
Version 1  
Alise K  
**RECORDER**

DUTIES ACT 2001 - TAS LICENCE 21487  
Document Number 2208317-214  
Document Code 15/11/2017  
Lodgement Date 1-00  
Consideration 50-00  
Duty m  
Interest KH  
Initials .....

Stamp Duty  
(19/3/18)

THE BACK OF THIS FORM MUST NOT BE USED

P.174918

The Pipeline and Services Easement is defined as follows:-

THE FULL RIGHT AND LIBERTY for the TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that the TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
  - (i) without doing unnecessary damage to the Easement Land; and
  - (ii) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:
  - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
  - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
  - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
  - (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
  - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
  - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

.....

**T** Version 1



**THE BACK OF THIS FORM MUST NOT BE USED**

- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
- (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.
- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
  - (a) reinstate the ground level of the Easement Land; or
  - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
  - (c) replace anything that supported, protected or covered the Infrastructure.

Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

.....



**T** Version 1

**THE BACK OF THIS FORM MUST NOT BE USED**

# **Attachment 2**

**Dealing number C824001**

# TASMANIAN LAND TITLES OFFICE

## Transfer

Section 58 Land Titles Act 1980.



THE TRANSFEROR for the consideration specified below (receipt of which from the transferee is hereby acknowledged) HEREBY TRANSFERS to the TRANSFEREE the estate and interest specified in the land described hereunder subject to the mortgages and encumbrances registered thereon including any created by dealings lodged for registration before the lodging of this transfer.

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
172592	2		
If subject to existing mortgages - list here If part of land - describe part If easement created- describe easement <b>An Easement over portion of the land as hereunder described.</b>			

Estate and Interest: **A right of drainage in favour of the Kingborough Council over the Drainage Easement 'P' Variable Width, Drainage Easement 'N' Variable Width and Pipeline & Services Easement and Drainage Easement 'L' 3.50 Wide shown on Plan of Survey by Andrew Stephen Birch Registered Number SP.174917**

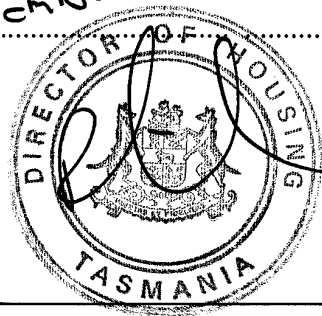
Transferor: **Director of Housing**

Transferee: **Kingborough Council of Kingborough Civic Centre 15 Channel Highway Kingston in Tasmania 7050**

Consideration: **ONE DOLLAR (\$1.00)**

Dated this 14th day of November 2017

Signed by the Transferor  
 in the presence of  
Emil Paul Kavc  
DEVELOPMENT OFFICER  
22 Elizabeth St Hobart



REGISTERED  
 Land Titles Office Use Only

28 MAR 2018

**T** Version 1  
*Emil Paul Kavc*  
 RICORIS DEPT

DUTIES ACT 2001 - TAS LICENCE 21487	
Document Number	2205066-343
Document Code	171017
Lodgement Date	14/11/17
Consideration	1.00
Duty	50.00
Interest	Nil
Initials	KH

Stamp Duty

THE BACK OF THIS FORM MUST NOT BE USED

# **Attachment 3**

**Dealing number E45493**

TASMANIAN LAND TITLES OFFICE

Notification of Agreement  
under the

Land Use Planning and Approvals Act 1993  
(Section 71)



E45493

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
134204	1		
157436	2		

REGISTERED PROPRIETOR:

DIRECTOR OF HOUSING & DIRECTOR GENERAL OF HOUSING AND CONSTRUCTION of  
LEVEL 4, 99 BATHURST STREET, HOBART, TAS 7000

PLANNING AUTHORITY:

KINGBOROUGH COUNCIL of LOCKED BAG 1 KINGSTON TAS 7050

Dated this 7<sup>th</sup> day of October, 2016

I/We The Kingborough Council

of Locked Bag 1 Kingston in Tasmania

the abovenamed Planning Authority, certify that the above particulars are correct and that attached is a certified executed copy of the agreement between the abovenamed parties, notice of which is to be registered against the abovementioned folio of the Register.

The abovenamed Planning Authority holds the original executed Agreement.

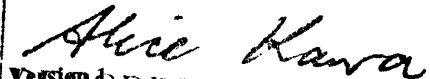
Signed   
(on behalf of the Planning Authority)

REGISTERED

Land Titles Office Use Only

15 NOV 2016

~~10 NOV 2016~~



RECORD OF TITLES

LUA

Stamm Duty

THE BACK OF THIS FORM MUST NOT BE USED

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL  
DOCUMENT PRESENTED TO ME ON

7/10/2016

*Andre Dugan JP* 86

JUSTICE OF THE PEACE (TASMANIA)



## Part 5 Agreement

(under the *Land Use Planning and  
Approvals Act 1993*)

Dated *28 September* 2016

**Director of Housing** ("Owner")

and

**Kingborough Council** ("Council")

**The Crown Solicitor of Tasmania**

GPO Box 825

Hobart 7001

Phone: (03) 6165 3650

Fax: (03) 6233 2874

Matter No. 47183

Email: [crown.solicitor@justice.tas.gov.au](mailto:crown.solicitor@justice.tas.gov.au)

# Deed under Part 5 Land Use Planning and Approvals Act 1993

## Details

Parties		Owner, Council
Owner	Name	<b>Director of Housing constituted a corporation sole by section 6A of the <i>Homes Act 1935</i> (“Owner”)</b>
	Address	Level 4, 99 Bathurst Street, Hobart in Tasmania 7000
	Facsimile	
Council	Name	<b>Kingborough Council a body corporate established by the <i>Local Government Act 1993</i> (“Council”)</b>
	Address	Civic Centre, 15 Channel Highway, Kingston in Tasmania 7050

- Recitals**
- A** The Owner is the registered proprietor of the Land.
  - B** Council is the planning authority under LUPAA for the Planning Scheme.
  - C** The Land is subject to the Planning Scheme.
  - D** The Owner, by its agent Town and Country Planning Pty. Ltd., lodged the Planning Application and Council issued the Planning Permit.
  - E** Condition 29 of the Planning Permit states:

“House roof stormwater detention and collection tank provisions must be provided at the time of house construction on each lot.

An agreement with Council under Part 5 of the *Land Use Planning and Approvals Act 1993* is to be registered with the Recorder of Titles having the effect that a roof stormwater detention and collection dual purpose tank must be provided and maintained by the owner to the requirements of the Executive Manager – Engineering Services.”

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF AN ORIGINAL DOCUMENT PRESENTED TO ME ON 7/11/2016  
*Anda Nugra IP4586*  
 JUSTICE OF THE PEACE (TASMANIA)

**F** The parties acknowledges that this Deed is entered into under Part 5 of the LUPAA and that the Council may register this Deed in accordance with section 78 of LUPAA and that the effect of registration will be that:

- (a) the burden and benefit of any covenant contained in this Deed will run with the Land as if it were a covenant to which Section 102(2) of LTA applies; and
- (b) this Deed is enforceable between the parties to it, and any person deriving title under any such party, as if the Deed were entered into by a fee simple owner of land for the benefit of adjacent land held by the Crown in fee simple that was capable of being benefitted by this Deed and as if that adjacent land continued to be so held by the Crown.

---

**Date of Deed**    See Signing page

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL  
DOCUMENT PRESENTED TO ME ON  
7/10/2016  
*Anda Duggan JP 4586*  
JUSTICE OF THE PEACE (TASMANIA)

# General terms

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL  
DOCUMENT PRESENTED TO ME ON  
7 110 12016

*Anda Duggan JP 4586*  
JUSTICE OF THE PEACE (TASMANIA)

## 1 Definitions and interpretation

### 1.1 Definitions

**Deed or this Deed** means this agreement made by deed including all Schedules and annexures to it.

**Land** means the land situated at and known as 1287 Channel Highway Huntingfield in Tasmania comprised in Folio of the Register Volume [ ] Folio [ ]. [*Drafting Note: is part only*]

**LTA** means the *Land Titles Act 1980*.

**LUPAA** means the *Land Use Planning and Approvals Act 1993*.

**Planning Application** means application number DAS-2013-22 lodged with Council.

**Planning Permit** means the permit dated 11 August 2014 approving the Planning Application subject to the terms and conditions therein contained. A copy of the Planning Permit is attached in Schedule 1.

**Planning Scheme** means the *Kingborough Planning Scheme 2000*.

### 1.2 Interpretation

In this Deed, unless the contrary intention is expressed:

- (a) a reference to a statute, ordinance, code or other legislative instrument includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of it and any of them;
- (b) the singular includes the plural and conversely;
- (c) a reference to a gender includes reference to each other gender;
- (d) a reference to a person includes:
  - (i) an individual, a firm, a body corporate, an unincorporated association or a statutory or responsible authority or other authority, as constituted from time to time; and
  - (ii) the person's executors, administrators, successors and permitted assigns;
- (e) a covenant forbidding a person from doing something, also forbids that person from authorising or allowing another person to do it;
- (f) words or phrases derived from a defined word have a corresponding meaning to the defined word;

- (g) a term of inclusion is not to be interpreted to be a term of limitation;
- (h) an uncertainty or ambiguity in the meaning of a provision is not to be interpreted against a party only because that party prepared the provision; and
- (i) headings are included for convenience only, do not form part of it, and are not to be used in its interpretation.

## 2 Applicability of section 71 of LUPAA

The parties agree that this Deed is entered into pursuant to section 71 of LUPAA.

## 3 Covenants by Owner

The Owner covenants with Council to:

- (a) not construct any residential dwelling on the Land that does not have a roof stormwater detention and collection tank; and
- (b) ensure that at all times any residential dwelling on the Land is not occupied unless such dwelling is connected to a dual purpose tank for the detention of roof stormwater and collection thereof and that the tank is being maintained to the reasonable requirements from time to time of the Council, including the requirements of Council's Executive Manager-Engineering Services.

## 4 Council to register Deed under section 78 of LUPAA

The parties agree that Council will apply to the Recorder of Titles for registration of this Deed pursuant to section 78 of LUPAA on the relevant folios of the Register comprising the Land.

## 5 Effect of registration of this Deed pursuant to LUPAA

The parties acknowledge that pursuant to section 79 of LUPAA on registration of this Deed:

- (a) the burden and benefit of any covenant contained in this Deed will run with the Land as if it were a covenant to which Section 102(2) of LTA applies; and
- (b) this Deed is enforceable between the parties to it, and any person deriving title under any such party, as if the Deed were entered into by a fee simple owner of land for the benefit of adjacent land held by the Crown in fee simple that was capable of being benefitted by this Deed and as if that adjacent land continued to be so held by the Crown.

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL  
DOCUMENT PRESENTED TO ME ON  
7/11/2016  
*Anda Dugan JP 4586*  
JUSTICE OF THE PEACE (TASMANIA)

---

## 6 Each party responsible for own costs of Deed

Each party must pay its own costs of and incidental to the preparation, execution and registration of this Deed.

---

## 7 Notices

Any notice under this Deed must be in writing under the hand of the party, its agent or solicitors addressed to the recipient party at their address in the Details section of this Deed or such other address as may be notified by one party to the other from time to time and will be taken to have been duly served if:

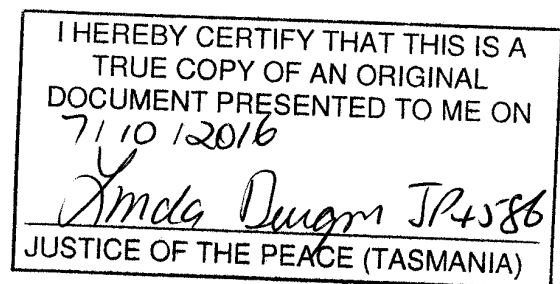
- (a) in the case of hand delivery – when delivered; or
- (b) if sent by prepaid post – on the fifth day after the date of posting.

---

## 8 Disclosure

- (a) Despite any confidentiality or intellectual property right subsisting in this Agreement or a schedule, appendix, annexure or attachment to it, either party may publish all or any part of them without reference to the other.
- (b) Nothing in this clause derogates from a party's obligations under the Personal Information Protection Act 2004 (Tas) or the Privacy Act 1988 (Cth).

Executed as a Deed.



# Signing page

Dated: 28 September

2016

The Common Seal of the Director of Housing affixed in the presence of:

Signature of witness

Emil Kavic

Name of witness (block letters)

5/10 MURRAY ST HOBAI

Address of witness

DEVELOPMENT OFFICER

Occupation

Affix common seal



The Common Seal of Kingborough Council was affixed pursuant to a resolution of the said Council in the presence of:

Signature of witness

AMANDA MORTON

Name of witness (block letters)

15 CHANNEL HIGHWAY KINGSON

Address of witness

EXECUTIVE ASSISTANT

Occupation

Affix common seal



I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF AN ORIGINAL DOCUMENT PRESENTED TO ME ON 7/10/2016

Amanda Duggan JP4588  
JUSTICE OF THE PEACE (TASMANIA)

# Schedule 1 – Planning Permit

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL  
DOCUMENT PRESENTED TO ME ON  
7 1 10 2016  
*Amanda Deegan JP 578*  
JUSTICE OF THE PEACE (TASMANIA)



HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL  
DOCUMENT PRESENTED TO ME ON  
7/10/2016

*Anda Dugan JP 5/6*  
JUSTICE OF THE PEACE (TASMANIA)

15 August 2014

Our Ref: DAS-2013-22

*Rec: 20/8/14.*

Town and Country Planning Pty Ltd  
1 Madras Lane  
CAROLINE SPRINGS VIC 3023

Dear Sir/Madam

**PROPOSED DEVELOPMENT/USE – SUBDIVISION OF 44 LOTS, THREE PUBLIC OPEN SPACE LOTS AND BALANCE LOT AT 1287 CHANNEL HIGHWAY, HUNTINGFIELD (CT 134204/1 AND CT 157436/2) - WITH ACCESS OFF HUNTINGFIELD AVENUE**

Your Planning Application dated 25 July 2013 for the above proposal, has now been approved by Council.

The Development/Use Permit containing the conditions under which the approval was granted is attached. The Permit relates to the development/use of the land or buildings irrespective of the applicant or subsequent occupants and whoever acts on it must comply with all conditions attached thereto. **Please read the permit carefully to ensure that all conditions are complied with.**

If you need to obtain a building permit and have not already done so, you should now lodge a building application in accordance with the conditions of approval of this Permit and complying with the Building Code of Australia. **Works must not commence until a building permit has been issued for the proposal.**

Any person who made representations in response to the public notification has been advised of Council's decision and of their right to lodge an appeal. Consequently, although the Development/Use Permit is enclosed, the development should not proceed until after the two week period in which an appeal may be lodged has lapsed and no appeals have been lodged.

**NOTE:**

A building or part of a building is not to be occupied until a final inspection has been made and a Certificate of Occupancy issued by the Building Surveyor, and all conditions of the Planning Permit complied with.

Please read the conditions of the Permit carefully as fines and daily penalties are provided for in cases of non-compliance.

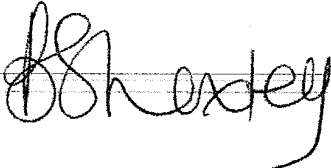
[kingborough.tas.gov.au](http://kingborough.tas.gov.au)

Civic Centre, 15 Channel Hwy, Kingston, Tasmania 7050 Locked Bag 1, Kingston Tasmania 7050  
AusDoc: DX 70854 T: (03) 6211 8200 F: (03) 6211 8211 E: [kc@kingborough.tas.gov.au](mailto:kc@kingborough.tas.gov.au)

Should you not be satisfied with the conditions of the Permit you have a right to appeal Council's decision. Appeals must be lodged with the Resource Management and Planning Appeal Tribunal (the Tribunal) within a 14 day period from date of notification of Council's decision, and be accompanied by the prescribed fee. For further information, please refer to the Resource Management and Planning Appeal Tribunal website, [www.rmpat.tas.gov.au](http://www.rmpat.tas.gov.au).

If you have concerns regarding Council's decision or any of the permit conditions please contact Melissa Stevenson on 6211 8126.

Yours sincerely



**BELINDA LOXLEY**  
**MANAGER DEVELOPMENT SERVICES**



I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL  
DOCUMENT PRESENTED TO ME ON

7 110 12016

*Jonda Dugan JP 14586*

JUSTICE OF THE PEACE (TASMANIA)

## DEVELOPMENT / USE PERMIT

### KINGBOROUGH PLANNING SCHEME 2000

Application No. DAS-2013-22 dated 25 July 2013 submitted by Town And Country Planning Pty Ltd.

This permit is granted, subject to the conditions set out below, for the development and/or use of - **subdivision of 44 lots, three public open space lots and balance lot** at the land situated and described as - **1287 Channel Highway, Huntingfield (CT 134204/1 And CT 157436/2) - With Access Off Huntingfield Avenue.**

This approval shall lapse at the expiration of two (2) years from the date on which it is granted if the development and/or use is not substantially commenced within that period.

### CONDITIONS

1. Except as otherwise required by this Permit, use and development of the land must be substantially in accordance with Development Application No. DAS-2013-22 and Council Plan Reference No. P5 submitted on 20 June 2014. This Permit relates to the use of land or buildings irrespective of the applicant or subsequent occupants, and whoever acts on it must comply with all conditions in this Permit. Any amendment, variation or extension of this Permit requires further planning consent of Council.
2. Lots 45, 46 and 47 must be shown as a single lot and endorsed as "Public Open Space" on the Final Plan of Survey. The proposed footways are to be endorsed as "Footway" on the Final Plan of Survey. In accordance with section 83(1)(a) of the *Local Government (Building and Miscellaneous Provisions) Act 1993*, these areas are to be sold to Council for a nominal consideration. The Final Plan of Survey submitted for sealing by the Council is to be accompanied by a signed transfer in respect of these areas, together with the payment of applicable Land Titles Office lodgement fees and payment of Stamp Duty.

3. No works are to be undertaken outside the boundaries of CT 134204/1 and CT 157436/2, except where required for connection to the existing road. No encroachment into the adjacent Peter Murrell Conservation Area is permitted.

Except where required for the purpose of infrastructure, the following activities are to be excluded from areas designated as Lots 45, 46 and 47 on the submitted plans:

- construction vehicle traffic;
- soil disturbance;
- storage or placement of fill and other materials.

Where works within these areas are required, zones excluding the above activities must be established around:

- all paddock trees to establish a Tree Root Protection Zone in accordance with AS 4970-2009;
- all Aboriginal relics in accordance with the recommendations of Aboriginal Heritage Tasmania or a recognised Aboriginal Heritage Consultant; and
- the riparian zone of the waterway running through the southern portion of the site to a minimum distance of 10m from the streambank (being the top of the bank) except within the immediate footprint of stormwater infrastructure works.

Exclusion zones must be established and clearly delineated onsite prior to commencement of works.

4. All relics identified in the submitted Huntingfield Aboriginal Heritage Assessment (CHMA 2010) within the development site must be protected during construction.

Prior to commencement of any soil disturbance or works within the area labelled Area 12 in CHMA (2010), a cultural heritage management plan for the works must be submitted to Council to the satisfaction of the Manager Development Services. The plan must include recommendations from an Aboriginal Heritage Consultant recognised as such by Aboriginal Heritage Tasmania, and demonstrate that the relics will not be disturbed.

5. Other than stormwater outfalls and associated mitigation, no works are to be undertaken within 10m of the boundary of the streambank (top of the bank) of the waterway running through the southern part of the site, including placement of infrastructure and property boundaries.
6. Environmental weeds listed under Schedule 9 of the Kingborough Planning Scheme 2000, and declared under the *Weed Management Act 1999* are present on the site. These weeds include blackberry and gorse. A number of other environmental weeds also occur on the site.

Prior to commencement of construction, a weed management plan produced by a suitably qualified person to the satisfaction of the Manager Development Services must be submitted to Council. This plan should include a site plan showing known locations and identify timeframes, methods and estimated costs of primary and follow up treatment for all infestations of these weeds.

Initial treatment of all weeds within the construction footprint must be undertaken prior to commencement of works.

Initial treatment of all weeds across the site (including the public open space areas) must be undertaken prior to sealing of the final plan of survey.

Follow-up treatment of all weeds must be undertaken 6 months after initial treatment. If the public open space areas are transferred to Council ownership prior to follow-up treatment, the cost of the follow-up treatment as prescribed in the weed management plan must be bonded to Council prior to transfer of ownership.

To ensure weeds are not spread from the site:

- (a) Weed plant material or soil containing their seed must not be removed from the site, unless approval is obtained from State government as required under the *Weed Management Act 1999*;
- (b) Weed plant material and topsoil containing their seed must not be stored or moved into areas containing weed-free native vegetation;
- (c) Appropriate hygiene measures must be undertaken prior to any machinery entering and leaving the site as per the *Tasmanian Washdown Guidelines for Weed and Disease Control* produced by the Department of Primary Industries, Parks, Water and Environment;
- (d) ~~Any imported fill materials are to be sourced from quarries able to provide documentation as to the weeds present on the source site in order to minimise introduction of new weeds and pathogens to the area.~~

7. A Council fee of 2% of the estimated value of the construction works (including GST, provisional items and contingencies) for the development or a minimum of \$679 must be paid at the time of submission of the design plans for approval.

The actual amounts paid shall be based on the rates adopted by Council and prevailing at the time of payment.

8. All appropriate signage, traffic control measures, barricading and safety measures in accordance with all statutory requirements must be applied to the required construction works at all times. Any unsafe activities shall result in Council formally applying a 'Stop Works Notice' to the site until proper measures are in place, with any remedial actions required to be carried out by Council being directly invoiced to the applicant.
9. The works must be supervised by the approved professional engineer above and in accordance with Council's audit inspections schedule.
10. The satisfactory completion of all public infrastructure shall be considered achieved when:
  - A Certificate of Practical Completion has been issued;
  - Minor defects and any defective works have been satisfactorily rectified at the completion of the statutory 26 week maintenance period;
  - A further 26 week maintenance period may be applied to the defective works after rectification;

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL  
DOCUMENT PRESENTED TO ME ON  
7 110 12016  
*Andis Dugan JP 4576*  
JUSTICE OF THE PEACE (TASMANIA)

**Development/Use Permit Conditions - DAS-2013-22, 1287 Channel Highway, Huntingfield (CT 134204/1 and CT 157436/2) - with access off Huntingfield Avenue**

- Council shall be entitled to call upon the bond and bank guarantee funds to complete or rectify any outstanding defective works after the expiry of the maintenance period;
- At the end of the statutory 26 week maintenance period, the supervising Engineer must request a joint on site inspection with the Council's authorised representative to confirm that all outstanding practical completion minor defects and defective works have been satisfactorily rectified;
- Upon satisfactory completion of all outstanding practical completion, minor defects and defective works Council will issue a notice of satisfactory 'Final Inspection' and all of the works shall be the sole responsibility of Council;
- The effective date of the Certificate of Final Inspection shall be the latest on site inspection date; and
- After take over of the works, it shall be the responsibility of the supervising engineer or applicant to request Council to release all Bond and Bank Guarantee monies.

11. Council will provide unique KC road numbers for all the proposed roads within the development, these numbers must be referenced on design and As-Constructed drawings required to be lodged with Council. Council will assess the suitability of street numbering for each road segment.

The applicant must submit to Council within one month of the permit being issued a list of preferred names for new roads or alternately select name from Council's preferred road name listing.

Council will endorse (or otherwise) the proposed road names or seek approval from the Nomenclature Board.

Should the applicant not submit or select a road name(s) Council will allocate a name from the preferred road name listing.

All new road signs related to this development are to be provided and installed by Council at the applicant's cost. The actual amounts must be paid prior to the sealing of the Final Plan of Survey and shall be based on the rates adopted by Council and prevailing at the time of payment.

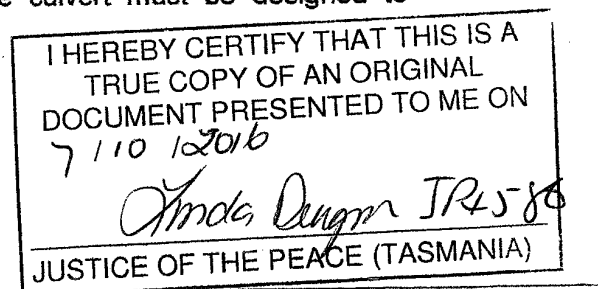
12. The applicant must not commence civil construction works within Council's road reservation until the following requirements are met:
- A 'Permit to carry out works within a Council road reservation' has been issued by Council and the associated application fee paid.
  - A traffic and pedestrian management plan in accordance with Department of Infrastructure, Energy and Resources 'Traffic Control at Work Sites' code of practice has been lodged with and approved by the Executive Manager - Engineering Services.
13. New minimum 18m wide road reservations must be provided with lot boundaries splayed where necessary, and shown as "Road" on the Final Plan of Survey. The applicant must arrange for the necessary transfer of the road reservations to Council at the time of lodgement of the Final Plan of Survey for sealing.

14. The 7.5m wide sealed urban road layout and design must be adequate to provide for the proper operation and manoeuvrability of Council's contract garbage collection vehicles to the satisfaction and approval of the Executive Manager - Engineering Services.
15. New road pavements must be designed to suit the ultimate traffic loads determined after completion of geotechnical reports of the sub grade.

The pavement design calculations must accompany the engineering design plans submitted to the satisfaction and approval of the Executive Manager - Engineering Services and as follows:

- General road gradient shall be  $> 0.5\%$  and  $\leq 16\%$ ;
  - The pavement must be designed to suit the ultimate traffic loads determined after completion of geotechnical reports of the sub grade. Minimum soil testing to be undertaken for the design of the pavement must comprise a representative on-site CBR test for every 100m of road pavement (or part thereof) or where there is change of sub grade;
  - The pavement design calculations (including the geotechnical report) must accompany the plans submitted for approval;
  - The sub grade must be inspected and approved prior to commencement of construction of the pavement in accordance with Kingborough inspection audit and construction guidelines. Any sub grade improvements will be subject to additional inspections and approvals;
  - Geotextile membrane and/or geo grid fabric as required must be placed prior to the construction of the sub base course;
  - Sub base course must be a minimum 200mm thickness of approved compacted crushed rock;
  - Base course must be a minimum 100mm thickness approved compacted crushed rock;
  - Surface (wearing course) must be a minimum 40mm thickness approved compacted hot mixed asphalt;
  - Concrete kerbs and channels must be provided to both sides of any new road pavement unless alternative drainage methods (such as permeable pavement, swales and broken kerb) are proposed. Approval will be to the satisfaction of the Executive Manager - Engineering Services;
  - Road pavements must be designed to convey the 1 in 100 year ARI storm event overland flow; and
  - Road drainage systems must be integrated with the subdivisional piped stormwater reticulation system and associated detention system and discharge points.
16. A 4m wide emergency vehicle gravel access way must be constructed within a 6m wide Right-of-Way from Nautilus Grove to the Peter Murrell Conservation Area boundary adjacent to the Tarremah School northern boundary as detailed on the submitted application proposal plan "P5".

The access way and associated drainage must be constructed generally in accordance with Council's standard drawing KSD 2-02A and be provided with a pipe culvert at the watercourse crossing. The culvert must be designed to withstand a 1 in 50 year ARI return storm event.



All works must be detailed on the engineering plans lodged to the satisfaction and approval of the Executive Manager - Engineering Services.

17. A re-peg survey is to be undertaken by a registered surveyor upon completion of subdivision construction works. A copy of the re-peg survey notes are to be lodged with Council, together with evidence that they have been registered at the Land Titles Office. In cases where a Bond and Bank Guarantee are lodged, the cost of the re-peg survey is to be included in the Bond and Bank Guarantee.
18. Vehicular accesses must be constructed in standard grey concrete with a broomed non slip finish to all lots (including public open spaces) and emergency vehicle access ways from the back of the kerb crossing layback, to the lot(s) boundary in accordance with Council's standard drawing KSD 1-07 and specification and as follows:
  - Base course shall be a minimum 150mm approved compacted crushed rock over an approved sub grade.
  - Maximum grade 1 in 5 onto the lot.
  - The use of alternate materials or coloured concrete is not permitted.
19. Reinforced concrete footpaths must be constructed in accordance with Council's standard drawing KSD and specification and as follows:
  - The footpaths must be constructed adjacent to the kerbs on both sides of the new roads.
  - Base course shall be a minimum 100mm approved compacted crushed rock over an approved sub grade.
  - 1.35m wide N25 standard grey concrete reinforced concrete footpaths with a broomed non slip finish of a minimum 100mm thickness, reinforced with SL 72 reinforcement fabric (40 cover top) supported on appropriately sized bar chairs.
  - Tooled contraction joints must be provided to coincide with all kerb and channel contraction joints with a maximum spacing of 3.00m centres.
  - Dowelled expansion joints must be provided to coincide with kerb and channel contraction joints at the following locations:
    - Centrally between vehicular access spacings of 36.00m or less.
    - A maximum spacing of 18.00m centres for all other locations.
  - Dowelled construction joints must be provided to both sides of the vehicular accesses.
  - The use of alternate pavement materials or coloured concrete is not permitted.
20. 1.5 m wide concrete footpaths must be provided centrally within a 3m wide "footways" at locations shown on the plans. Footways required acting as flood ways from low points in roads and road turning areas must be designed to contain such flows and be provided with an acceptable overland flow path beyond to the satisfaction and approval of the Executive Manager - Engineering Services.

All "footways" must be provided with 1.8 m tall paling fences tapering to 1.2m tall at road reservation boundaries. A lockable/removable bollard must be provided at the midpoint of each "footway" road reservation boundary.

21. Notwithstanding the minimum general road gradient of 0.5%, the minimum kerb and channel gradient must be 1.0%.

Concrete kerb and channel must consist of an approved concrete kerb mix, laid by means of a continuous slip form extrusion machine and as follows:

- Base course must be a minimum 100mm approved compacted crushed rock over an approved sub grade.
- The kerb and channel must be laid true to horizontal and vertical alignments.
- The finished kerbing must be well compacted and the finished slurry surfaces must be free of voids and slump.
- Contraction joints must be made at regular spacings not exceeding 3.0m by means of an approved spade. All joints must be normal to the top surface of the kerb and square to the kerb alignment.

22. Reinforced concrete kerb ramps must be constructed in accordance with Council's standard drawing KSD 1- 06 and specification and as follows:

- Approved compacted crushed rock sub base course of 100 minimum thickness over an approved sub grade.
- Kerb ramp units must be constructed of N25 standard grey reinforced concrete with a broomed non slip finish of a minimum 100mm thickness, reinforced with SL72 reinforcement fabric (40 cover top) supported on appropriately sized bar chairs.
- All construction must be in compliance with Design for access and mobility, Australian standard AS1428-1 new building works and Australian standard AS1428-4 Tactile Indicators.
- The use of alternate pavement materials or coloured concrete is not permitted.

23. The design and construction works must be carried out generally in accordance with the submitted application proposal plans and reports "P5" to the satisfaction and approval of the Executive Manager - Engineering Services and as follows:

- The Kingborough Council standard construction drawings and specifications;
- All current Australian standards;
- Austroads standards;
- Australian rainfall and run off guide lines;
- Kingborough Council development and capital works inspection and administration guidelines;
- Kingborough Council standard testing methods and procedures;
- The engineering design plans must include but not be limited to adequately detailed overall road network including the provision of a 4m wide emergency link road and services plans, including associated traffic, pedestrian and hydraulic services contained within the full extent of the subdivision and demonstrating compatibility with adjacent areas;
- All sewerage, stormwater and water services must be sized and constructed according to the extremities of the development to allow for future development within the hydraulic catchment and supply zones for adjacent and surrounding land. All reticulation pipework must terminate adjacent to the upstream lot boundaries;

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL  
DOCUMENT PRESENTED TO ME ON  
7/11/2016  
*Yvonne Duggan JP 4586*  
JUSTICE OF THE PEACE (TASMANIA)

- The engineering plan approval shall be valid for a maximum period of two years from the date of Council endorsement, and if practical completion has not been achieved within the time limit, the engineering plans shall be subject to re-assessment in light of the appropriate prevailing Council standards at the time;
  - Design reports and calculations must be provided if required;
  - The engineering plans and specifications must be prepared and certified by an accredited professional engineer to the satisfaction and approval of the Executive Manager - Engineering Services.
24. Road junctions and accesses must be designed by a professional engineer in accordance with the provisions of the Kingborough Planning Scheme 2000 and the requirements of the draft guidelines of the Department of Infrastructure, Energy and Resources for traffic impact and site distance assessments.

The applicant must submit to the Department of Infrastructure, Energy and Resources and the Executive Manager - Engineering Services a traffic management plan for approval, incorporating the following:

- Road signage;
- Pavement markings;
- Pedestrian crossings; and
- Any other requirements that the Department of Infrastructure, Energy and Resources or the Executive Manager - Engineering Services may require.

The provision and installation of all such infrastructure shall be at the applicant's cost.

25. All existing and proposed water, sewer and stormwater pipelines must be provided with all necessary drainage and pipeline easements and shown on the Final Plan of Survey lodged for sealing.

Specific easements as required by other authorities and for road embankments extending into lots must also be provided and shown on the Final Plan of Survey lodged for sealing.

26. Any existing sewer, water, stormwater and plumbing infrastructure including Aurora and telecommunication authorities supply infrastructure traversing newly created lots, must be removed and/or replaced as necessary so that they are contained within the boundaries of the specific lot which they service with all associated costs borne by the applicant. The applicant must comply with the requirements of the relevant service authorities.

27. All sewer, water and stormwater extensions or relocations including Aurora and telecommunication authorities supply infrastructure that are externally required to service the development must be constructed to the approval of the Executive Manager - Engineering Services and other service providers at the applicant's cost.

28. A piped reticulated stormwater system and associated stormwater detention system and point discharges to the existing creek and watercourse must be provided generally in accordance with the submitted subdivision application proposal plans "P5" and include the following requirements:

- Sized to contain a minimum of a 1 in 5 year ARI storm event from the contributing developed upstream catchment.
- Road grated and side entry pits must be provided with approved internal removable trash collection baskets or similar facilities.
- 150mm diameter individual lot drainage connections to the lowest point of each lot connected to a piped stormwater main or sub main system as applicable.
- Overland flow paths for the 1 in 100 ARI storm event. This flood way must include the road reservation and pavements, "footways" and/ or public open spaces and discharge into the detention pond system.
- The fenced and gated detention pond must be designed and constructed to attend the 1 in 100 year ARI return storm event and provide piped low flow dissipated point discharge to the creek system.
- The pond must be infill planted with tufted native grasses and ground covers to assist management of soil and water erosion at times of low to moderate flows. Planting must be detailed on the required engineering plans to the satisfaction and approval of the Manager Development Services.

The system must include road drainage and drainage for other concentrated water through the development and from the upstream catchment. The method of connection to Council's stormwater reticulation system and/or natural watercourses must be provided and detailed on the engineering plans to the satisfaction and approval of the Executive Manager - Engineering Services.

#### ADVICE

The proposed small detention pond on the existing watercourse at the side of the Tarremah School shown on the drawings is not required and should be deleted from the plans. Drainage flow detention and treatment is already provided at the St Aloysius School stormwater retention system site and is considered as sufficient for the existing watercourse.

29. House roof stormwater detention and collection tank provisions must be provided at the time of house construction on each lot.

An agreement with Council under Part 5 of the *Land Use Planning and Approvals Act 1993* is to be registered with the Recorder of Titles having the effect that a roof stormwater detention and collection dual purpose tank must be provided and maintained by the owner to the requirements of the Executive Manager - Engineering Services.

30. Underground power must be provided to each lot and street lighting in accordance with the requirements of TasNetworks at the applicant's cost.

31. Telecommunications services must be provided to each lot in accordance with the requirements of the telecommunication agencies at the applicant's cost.

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL  
DOCUMENT PRESENTED TO ME ON  
7/11/2016  
*Linda Dugan JP 1578*  
JUSTICE OF THE PEACE (TASMANIA)

32. A copy of relevant subdivision services provisions compliance certificates from both TasNetworks and the telecommunication agencies will be required to be submitted to Council confirming that all requirements have been carried out prior to the sealing of the Final Plan of Survey.
33. Prior to the commencement of works on site a subdivision construction soil and water management plan (SWMP) undertaken in accordance with the NRM South – Soil and Water Management of Construction Sites Guidelines by a suitably qualified person must be lodged for approval by the Development Inspector.

The approved plan must be implemented on site and satisfactorily inspected by the Development Inspector prior to acceptance of a start of works notice.

The SWMP must be maintained during the subdivision construction period.

Natural ground cover must not be removed in areas clear of required works to maintain existing site soil stability. Areas damaged during the construction phase must be top soiled and the grass cover reestablished to the satisfaction of the Development Inspector.

34. Works must not commence on site, or within a Council roadway, without a statutory start of works notice being lodged with and accepted by the Executive Manager - Engineering Services.
35. At practical completion and the satisfactory completion of all mandatory audit inspections the supervising engineer must:
- Request a joint on site practical completion inspection with the Council's authorised representative;
  - Provide written confirmation that the works have been substantially completed in accordance with the approved engineering plans and specifications and that the appropriate levels of quality and workmanship have been achieved;
  - Provide a copy of relevant documentation that all requirements have been carried out as applicable by the following:
    - Department Infrastructure Energy and Resources
    - Department Primary Industries and Water
    - Telecommunication authorities
    - TasNetworks
  - Provide a signed Council checklist for 'as constructed' drawings;
  - Submit A1 size 'As Constructed' drawings in accordance with Council's Survey Brief, at a scale of 1:200 or 1:500 as appropriate, unless approved otherwise, certified as correct by a registered land surveyor in accordance with Council's Survey requirements for subdivisions, developments and capital works projects;
  - Submit A1 size 'As Constructed' drawings of all traffic management signage, pavement markings and associated infrastructure as approved by the Department of Infrastructure, Energy and Resources;
  - Provide digital information on compact disc clearly labelled with the Project name and stage. The disc shall be virus checked and be endorsed as to the software and version utilised (Digital information shall be provided in AutoCAD DXF/DWG format);

**Development/Use Permit Conditions - DAS-2013-22, 1287 Channel Highway, Huntingfield (CT 134204/1 and CT 157436/2) - with access off Huntingfield Avenue**

- The supervising engineer must provide operating and maintenance manuals and appropriate training sessions for the stormwater detention facilities;
  - Council will issue a Certificate of Practical Completion including a minor defects list, upon the successful completion of:
    - All mandatory audit inspections
    - Provision of acceptable documentation
    - Practical completion inspection
    - Provision of Bond and Bank guarantees as required
  - The effective date of the Certificate of Practical Completion shall be the last on-site inspection date.
36. The supervising engineer must lodge a maintenance bond and Bank guarantee of 10% of the total contract sum including GST to cover the satisfactory rectification of minor defects and defective works during the statutory 26 weeks maintenance period prior to the issue of Certificate of Practical Completion.
37. Titles Office lodgement fees being paid to Council or, in the case of 'Early Issue' lodgement, direct to the Recorder of Titles.
38. Final Plan of Survey being provided together with Schedule of Easements, a copy of the survey notes, and a copy of the balance plan. Payment of Council's fee for sealing the Final Plan of Survey and Schedule of Easements.
39. Subject to compliance with the above conditions to the satisfaction of the Manager – Development Services, Council will sign and seal the Final Plan of Survey and Schedule of Easements.
40. The conditions as determined by TasWater, and set out in the attached Appendix A, form part of this permit.
41. In accordance with section 53(5) of the *Land Use Planning and Approvals Act 1993* this permit lapses after a period of two years from the date on which it is granted if the use or development in respect of which it is granted is not substantially commenced within that period.
42. A landscaping plan for the new road reservation nature strips and associated areas must be prepared by a qualified landscape architect or suitably qualified person knowledgeable in the field and submitted for approval by Council's Manager – Development Services prior to Council acceptance of the statutory subdivision "start of works" notification.

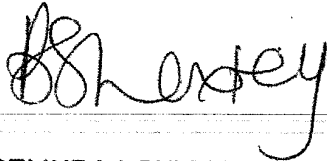
The landscape plan must be at a suitable scale, and must detail the following:

- (a) proposed tree planting by quantity, genus, species, common name, expected mature height;
- (b) existing trees to be retained where possible and the measures proposed to be carried out for their preparation and protection during construction must be detailed;
- (c) earth shaping proposal, including retaining wall(s);
- (d) fencing, paths footways, floodway's, stormwater detention ponds and swales and tracks (indicating materials and surface finish);
- (e) proposed maintenance program.

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL  
DOCUMENT PRESENTED TO ME ON  
7 11 0 2016  
*Ynda Dugm JP 588*  
JUSTICE OF THE PEACE (TASMANIA)

**ADVICE**

- A. It is recommended that advice be sought from the Federal Department of the Environment as to whether the proposal is considered a 'Controlled Action' under the *Environment Protection and Biodiversity Conservation Act 1999* in regard to potential impacts on white gums (*Eucalyptus viminalis*) and the forty-spotted pardalote (*Pardalotus quadragintus*) in the adjacent Peter Murrell Reserves.



---

**BELINDA LOXLEY**  
**MANAGER DEVELOPMENT SERVICES**

Decision Date: 11 August 2014

Appendix A

Phone: 13 6992  
 Fax: 1300 862 066  
 Web: www.taswater.com.au

# TasWater

Submission to Planning Authority Notice			
Council Planning Permit No.	DAS 2013-22	Council notice date	26/07/2013
<b>TasWater details</b>			
TasWater Reference No.	TWSA 2013/00295-KIN	Date of response	16 June 2014
TasWater Contact	Greg Clausen	Phone No.	(03) 6237 8242
<b>Response issued to</b>			
Council name	KINGBOROUGH		
Contact details	kc@kingborough.tas.gov.au		
<b>Development details</b>			
Address	1287 CHANNEL HWY, HUNTINGFIELD	Property ID (PID)	2989844
Description of development	Subdivision into 44 lots and open space		
<b>Schedule of drawings/documents</b>			
Prepared by	Drawing/document No.	Revision No.	Date of Issue
Town & Country Planning	Plan of Subdivision	00	14-4-2014
Town & Country Planning	Sewer Diversion Work Plan (Drg 13036-08)	00	23-12-2013
Unidentified	Huntingfield Residential Development Sewer Diversion Work Plan (13142-SK01)		26/11/2013
TasWater	Document D1		29 May 2014
Lark and Creese	Sewer Location: Nautilus Drive, Huntingfield		15 <sup>th</sup> May 2014
<b>Conditions</b>			

Pursuant to the *Water and Sewerage Industry Act 2008 (TAS)* Section 56P(2)(b) TasWater imposes the following conditions on the permit for this application:

**INFRASTRUCTURE WORKS**

- 1) A new DN200 water main must be extended generally as shown on Document D1 to the requirements and approval of TasWater at the developer's cost. The extension must be performed by a contractor approved by TasWater. The developer must apply to Southern Water for reimbursement for costs for design and construction of eligible works. To be eligible for reimbursement, costs for which reimbursement is claimed must be determined from a competitive public tender process, with process and reimbursements determined prior to construction, and to the written approval of Southern Water. Applicable reimbursements for eligible works are: The marginal additional cost between sizes DN150 and DN200 of constructing the water main between points 'A' and 'B' on Document D1.
- 2) The sewer over lots 12-17 and the public open space land must be diverted by TasWater at the developer's cost.

**GENERAL CONDITONS**

- 3) The developer must take all precautions to protect existing TasWater infrastructure. Any damages caused to the existing TasWater infrastructure during the construction period must be promptly reported to TasWater and repaired by TasWater at the developer's cost.
- 4) Ground levels over the TasWater assets /easements must not be altered without the approval of TasWater.

**ASSET CREATION**

- 5) Prior to the issue of a Consent to Register a Legal Document all water and sewerage Infrastructure Works including additions, extensions, alterations or upgrades (including all associated costs) required to service the development, generally as shown on the drawings listed in the "Schedule of drawings/documents", together with all property connections must be constructed to the satisfaction of TasWater at the expense of the developer and

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF AN ORIGINAL DOCUMENT PRESENTED TO ME ON 7/10/2016  
*Ynda Deugn JP 586*  
 JUSTICE OF THE PEACE (TASMANIA)

Phone: 13 6992  
Fax: 1300 862 066  
Web: www.taswater.com.au

# TasWater

performed by TasWater or a contractor approved by TasWater.

- 6) Prior to applying for a Permit to Construct the developer must obtain from TasWater, Engineering Design Approval for new TasWater infrastructure. The application for Engineering Design Approval must include Engineering Design plans prepared by a registered professional engineer showing the hydraulic servicing requirements for water and sewerage to TasWater's satisfaction.
- 7) A construction management plan must be submitted with the application for engineering design approval. The construction management plan must detail how the new TasWater sewerage/water infrastructure will be constructed while maintaining current levels of services provided by TasWater to the community. The construction plan must also include a risk assessment and contingency plans covering major risks to TasWater during the relocation process. The construction plan must be to the satisfaction of TasWater prior to Engineering Design Approval being issued.
- 8) All works are to be constructed under the supervision of a qualified engineer in accordance with TasWater's requirements. The qualified engineer is to certify that the works have been constructed in accordance with the approved plans.
- 9) Prior to works commencing a Permit to Construct must be applied for by the developer and issued by TasWater. Infrastructure works must be undertaken under the supervision of TasWater's Inspector to TasWater's satisfaction.
- 10) The developer must apply to TasWater for connection of newly created works after testing/disinfection to TasWater's requirements to TasWater's existing infrastructure. This work must be undertaken by TasWater at the developer's cost.
- 11) At practical completion of the infrastructure works the developer must obtain a Certificate of Practical Completion from TasWater for the newly constructed infrastructure that will be transferred to TasWater. After the Certificate of Practical Completion has been issued, a 12 month defects liability period must apply to this infrastructure. During this period all defects must be rectified at the developer's cost and to the satisfaction of TasWater. A further 12 month maintenance period may be applied to defects after rectification. TasWater may, at its own discretion, undertake rectification of any defects at the developer's cost. The maintenance period will be deemed to be complete on issue of a "Final Certificate" from TasWater. To obtain a Certificate of Practical Completion the developer must:
  - a) Provide written confirmation that the works have been completed in accordance with the plans and specifications and that the appropriate level of workmanship have been achieved.
  - b) Request a joint on-site inspection with TasWater's authorised representative.
  - c) Lodge security with TasWater as required for a twelve (12) month defects liability period. The security is to be 10% of the value of the TasWater infrastructure. Such security must be in the form of a bank guarantee.
  - d) As Constructed Drawings must be prepared by a qualified Surveyor and forwarded to TasWater, to TasWater's satisfaction
- 12) Upon completion, to TasWater's satisfaction, of the defects liability period for the newly constructed infrastructure that will be transferred to TasWater, the developer must request TasWater to issue a "Final Certificate".

## SUBDIVISIONS (FINAL PLANS)

- 13) Prior to the Sealing of the Final Plan of Survey, the developer must obtain a 'Consent to Register a Legal Document' from TasWater and the certificate must be submitted to the Council as evidence of compliance with these conditions when application for sealing is made;
- 14) Prior to the issue of a TasWater Consent to Register a Legal Document, a Certificate of Practical Completion must have been applied for and issued for the infrastructure to be transferred to TasWater for the stage(s) of the subdivision.
- 15) Pipeline easements must be created over existing/proposed sewerage/water pipelines on TasWater's standard pipeline easement conditions. Pipeline easement width, location of easements relative to pipes and terms and conditions must be in accordance with TasWater's requirements.
- 16) The exact location of existing sewerage pipelines to the Catholic school (CT154678/1) and the Tarramah School (CT157435/1), must be determined and private service easements benefitting of the owners placed over the pipelines.

**Advice:** The pipelines were not transferred to TasWater. TasWater will consider an application to transfer the pipelines to TasWater if it can be demonstrated that:

Phone: 13 6992  
Fax: 1300 862 066  
Web: [www.taswater.com.au](http://www.taswater.com.au)

# TasWater

*the pipelines are in good condition, they meet TasWater design requirements and they were constructed with the intention of being public infrastructure.*

## HEADWORKS

- 17) Prior to the issue of a Consent to Register a Legal Document by TasWater, the applicant or landowner as the case may be, must pay a headworks charge totalling \$88,572.00 to TasWater for water infrastructure for 44 additional Equivalent Tenements, indexed as approved by the Economic Regulator from the date of this Submission to Planning Authority Notice until the date it is paid to TasWater.

*Advice: If the Consent to Register a Legal Document is applied for in the period 1 April 2014 to 31 March 2016, then the above headworks amount will be waived in line with the prevailing State Government Policy. Please visit [www.development.tas.gov.au](http://www.development.tas.gov.au) for further information.*

- 18) Prior to the issue of a Consent to Register a Legal Document by TasWater, the applicant or landowner as the case may be, must pay a headworks charge totalling \$66,880.00 to TasWater for sewerage infrastructure for 44 additional Equivalent Tenements, indexed as approved by the Economic Regulator from the date of this Submission to Planning Authority Notice response until the date it is paid to TasWater.

*Advice: If the Consent to Register a Legal Document is applied for in the period 1 April 2014 to 31 March 2016, then the above headworks amount will be waived in line with the prevailing State Government Policy. Please visit [www.development.tas.gov.au](http://www.development.tas.gov.au) for further information.*

- 19) In the event Council approves a staging plan and prior to TasWater issuing a Certificate(s) for Certifiable Work (Building) and/or (Plumbing) for each stage, the developer must pay the headworks charges for each stage commensurate with the number of Equivalent Tenements in that stage.

## DEVELOPMENT ASSESSMENT FEE

- 20) The applicant or landowner as the case may be, must pay a development assessment fee to TasWater for this proposal of \$1,758.92 as approved by the Economic Regulator and the following:

- The fee will be indexed as approved by the Economic Regulator from the date of the Submission to Planning Authority Notice until the date it is paid to TasWater; and
- Payment is required within 30 days from the date of the invoice.

*Advice: The invoice will be sent by mail to the 'Applicant' as described on the Planning Authority (Council) planning application form. If you are an agent acting on behalf of a client and require the invoice to be sent to the client, please email [development@taswater.com.au](mailto:development@taswater.com.au) within 48 hours of receiving the invoice and provide alternative details quoting the invoice number.*

## Advice

### Locating TasWater's Infrastructure

*The developer is responsible for arranging to locate existing TasWater infrastructure and clearly showing it on any drawings. Existing TasWater infrastructure may be located by TasWater (call 136 992) on site at the developer's cost, alternatively a surveyor and/or a private contractor may be engaged at the developer's cost to locate the infrastructure.*

### Private Water and Sewerage Service Pipes

*All private water and sewerage service pipes should be separated so that they are wholly contained within the lot they service.*

### TasWater Forms

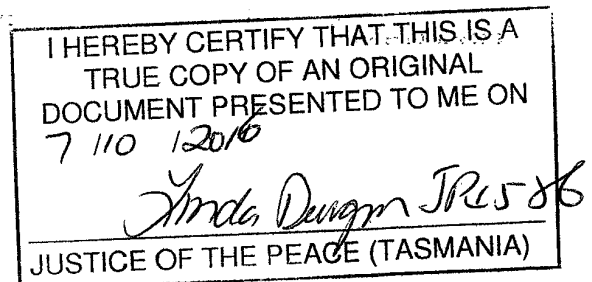
*Application forms and development information can be found on the TasWater internet page: [www.taswater.com.au](http://www.taswater.com.au)*

### Explanation of Fees

*This proposed development has been assessed as Significant in accordance with the TasWater Development Assessment Services - Fee Schedule as posted on the TasWater Web site for the whole development.*

Page 5 of 7

Development/Use Permit Conditions - DAS-2013-22, 1287 Channel Highway, Huntingfield (CT 134204/1 and CT 157436/2) - with access off Huntingfield Avenue



Phone: 13 6992  
 Fax: 1300 862 066  
 Web: www.taswater.com.au

# TasWater

Description of Fee (GST Inclusive)	Fee	Date from which the TasWater Invoice will be issued
Application for engineering design approval	\$4,349.62	The date of Engineering Design Approval
Application for Permit to Construct (Asset Creation Insp/GIS Update (not inc "As Con")	\$6,434.71	The date of the Permit to Construct
Consent to Register a Legal Document	\$148.98	The date of the TasWater Consent to Register a Legal Document

## Explanation of Headworks Charges

TasWater's Developer Charges Policy provides for infrastructure contribution (Headworks charge) based on the burden expressed as Equivalent Tenements (ETs) the proposed development will place on TasWater's infrastructure. A copy of the policy can be found on TasWater's website at: [www.taswater.com.au](http://www.taswater.com.au)

The calculation of Headworks charges is based on the following criteria:

Water headwork charge/Equivalent Tenements (ETs)	\$2,013.00 (Huntingfield)
Sewer headwork charge/ Equivalent Tenements (ETs)	\$1,520.00 (Huntingfield)
Total number of lots (ETs) created	44
Total number of lots (ETs) credited	0
Net number of lots (ETs) created	44
Water headworks charge	\$88,572.00
Sewer headworks charge	\$66,880.00
Total headworks charge	\$155,452.00

To arrange payment of Headworks, please send an email to [development@taswater.com.au](mailto:development@taswater.com.au) to request the invoice(s) for the charges to be raised. In the email subject line, write "Request to Raise Invoice" and include the following in the body of the email:

- a. TasWater Reference Number (see page 1 above);
- b. Address of the development;
- c. A copy of the planning permit, including any appendices; and
- d. Contact details of the payer, i.e. to whom the invoice should be addressed:
  - I. Name;
  - II. Email address;
  - III. Contact numbers / Fax (if applicable); and
  - IV. Postal address.

Please submit evidence of payment when the charges have been paid.

### Headworks Payment

If the final plan of survey is lodged with Council and practical completion has been met for the relevant stage(s), in the period 1 April 2014 to 31 March 2016 then the above headworks amount will be waived in line with the prevailing State Government Policy. Please visit [www.development.tas.gov.au](http://www.development.tas.gov.au) for further information.

Phone: 13 6992  
Fax: 1300 862 066  
Web: www.taswater.com.au

# TasWater

## Declaration

The drawings/documents and conditions stated above constitute TasWater's Submission to Planning Authority Notice.

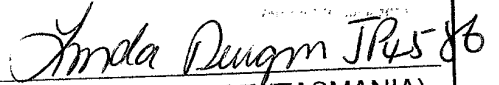
If you need any clarification in relation to this request, please contact TasWater. Please quote the TasWater reference number. Phone: 13 6992, Email: [development@taswater.com.au](mailto:development@taswater.com.au)

## Authorised by



**Jason Taylor**  
Development Assessment Manager

I HEREBY CERTIFY THAT THIS IS A  
TRUE COPY OF AN ORIGINAL  
DOCUMENT PRESENTED TO ME ON  
7/10/2016

  
Linda Deegan JP4586  
JUSTICE OF THE PEACE (TASMANIA)





19 March 2015

Department of Health and Human Services  
GPO Box 125  
HOBART TAS 7001

Attention: Emil Kavic

Dear Mr Kavic

**REQUEST FOR STAGING OF PROPOSED SUBDIVISION OF 44 LOTS, THREE PUBLIC OPEN SPACE LOTS AND BALANCE LOT - 1287 CHANNEL HIGHWAY, HUNTINGFIELD (CT 134204/1 AND CT 157436/2) - WITH ACCESS OFF HUNTINGFIELD AVENUE**

Reference is made to your letters dated 15 October 2014 and 6 February 2015 and the recent meeting with Council officers regarding a request to stage the approved subdivision as detailed above. Please accept my apologies for the delay in providing this response.

I wish to confirm that Council is satisfied that the subdivision can proceed in stages as follows:

Stage 1: the area to be developed for residential purposes being created as a single lot and the public open space areas being created and transferred to public ownership

Stage 2: the 44 residential lots being subdivided

This approval is granted on the basis that the following requirements must be met for the first stage of the subdivision:

- The residential lot must be provided with a road access to Huntingfield Avenue, a sewer connection, a water connection and a stormwater connection to the low point of the lot.
- TasWater requirements must be met.
- TasNetworks and NBN/Telstra requirements must be met.
- The property boundaries of the residential lot must be located clear of the waterway in accordance with the requirements of condition 5 of the Planning Permit dated 11 August 2014 and appropriate documentation must be submitted with the Final Plan of Survey to demonstrate compliance.
- A Weed Management Plan must be prepared in accordance with the requirements of condition 6.
- All primary treatment of weeds must be undertaken and a bond submitted for the follow up treatment of weeds in accordance with the requirements of condition 6.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF AN ORIGINAL DOCUMENT PRESENTED TO ME ON 7/11/2016

*Amelia Bugman JP 4586*

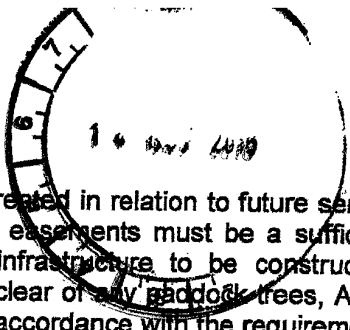
JUSTICE OF THE PEACE (TASMANIA)

Our Ref: DAS-2013-22

DEPARTMENT OF HEALTH & HUMAN SERVICES  
CORPORATE OFFICE  
HOUSING TASMANIA

23 MAR 2015

ACTION OFFICER .....  
FILE No. ....



- All necessary easements must be created in relation to future servicing works within the public open space areas. The easements must be a sufficient size and in a location to enable the necessary infrastructure to be constructed for the future residential subdivision and must be clear of any paddock trees, Aboriginal relics and the riparian zone of the waterway in accordance with the requirements of the relevant conditions on the Planning Permit.

Compliance with all relevant conditions in the Planning Permit must be met for each stage of the development and any future developer of the residential lot must be advised of the requirements of the conditions in the Planning Permit.

I trust the above advice enables you to move forward with this development, however, should you have any further queries please contact the Planning Officer handling this application, Melissa Stevenson on 6211 8126.

Yours sincerely

**BELINDA LOXLEY**  
**MANAGER DEVELOPMENT SERVICES**

# **Attachment 4**

**Dealing number E46567**

# TASMANIAN LAND TITLES OFFICE

## Transfer

Section 58 Land Titles Act 1980.



E46567

THE TRANSFEROR for the consideration specified below (receipt of which from the transferee is hereby acknowledged) HEREBY TRANSFERS to the TRANSFEREE the estate and interest specified in the land described hereunder subject to the mortgages and encumbrances registered thereon including any created by dealings lodged for registration before the lodging of this transfer.

DESCRIPTION OF LAND		
Folio of the Register		If subject to existing mortgages - list here If part of land - describe part If easement created- describe easement
Volume	Folio	
172592	2	An easement over portion of the said land as hereunder described.

Estate and Interest:

A pipeline and services easement (described on the Annexure Page) appurtenant to the land comprised in folio of the Register Volume 154678 Folio 1 over the Pipeline and Services Easement "F" 3.00 Wide shown on SP 172592.

Transferor:

THE DIRECTOR OF HOUSING of LEVEL 5, 22 ELIZABETH STREET, HOBART TAS 7000

Transferee:

ROMAN CATHOLIC CHURCH TRUST CORPORATION OF THE ARCHDIOCESE OF HOBART (ABN 24 097 986 470) OF 35 TOWER ROAD, NEW TOWN TAS 7008

4-4-19

Consideration:

\$1.00

Dated this 4<sup>th</sup> day of APRIL 2019

"SEE ANNEXURE PAGE FOR EXECUTION CLAUSE"

Land Titles Office Use Only

**T** Version 1

**REGISTERED**  
  
- 9 MAY 2019  
  
DEPUTY  
RECORDER OF TITLES

DUTIES ACT 2001-TAB LICENCE 21014  
Document Number 3043753-422  
Document Code .....  
Lodgement Date 16.4.19  
Consideration \$ 50.00  
Duty \$ -  
Interest .....  
Initials O.B.

Stamp Duty

THE BACK OF THIS FORM MUST NOT BE USED

**Pipeline and Services Easement means:**

(a) A right, for the registered proprietor of the Dominant Tenement (the Transferee) and every person authorised by the Transferee, at all times with workers and others and machinery:

*AP 4-4-19*

*SP 172592*

- (i) to enter on the Servient Tenement as shown on ~~the Plan~~ as 'Pipeline & Services Easement 'F' 3.00 Wide' ('Easement Land'); and
- (ii) to open, break up and excavate the Easement Land; and
- (iii) to lay and maintain on, over or in the Easement Land, water pipes and all necessary valves and fittings; and
- (iv) to convey water through those pipes; and
- (v) to inspect, clean, repair and maintain the pipes valves and fittings; and
- (vi) to lay new pipes with valves and fittings in substitution for, or in addition to, the originals if necessary; and
- (vii) to do all necessary works in connection with the exercise of those rights, or as authorised by any relevant legislation.

(b) The registered proprietor of the Servient Tenement must not do (or permit anyone else to do) anything which will or might damage or contribute to damage to any of the infrastructure on or in the Easement Land;

(c) The registered proprietor of the Servient Tenement must not install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;

(d) If the registered proprietor of the Servient Tenement causes damage to any of the infrastructure, they are liable for the actual cost to the registered proprietor of the Dominant Tenement of the repair of the infrastructure damaged.

*P 4-4-19*

*In this transfer, (a) "Servient Tenement" means the land comprised in Folio of the Register Volume 172592 Folio 2 adjoining the Dominant Tenement on which the easement is created; and (b) "Dominant Tenement" means the land comprised in Folio of the Register Volume 154678 Folio 1.*

The official seal of the **Director of Housing** was hereunto affixed in the presence of:

Director of Housing signature: →

\*Print name:

Richard Robert Gilmour

Seal: →



\*Use BLOCK LETTERS

**T** Version 1

THE BACK OF THIS FORM MUST NOT BE USED

# **Attachment 5**

**Dealing number E46575**

# TASMANIAN LAND TITLES OFFICE

## Transfer

Section 58 Land Titles Act 1980.



**E46575**

THE TRANSFEROR for the consideration specified below (receipt of which from the transferee is hereby acknowledged) HEREBY TRANSFERS to the TRANSFEREE the estate and interest specified in the land described hereunder subject to the mortgages and encumbrances registered thereon including any created by dealings lodged for registration before the lodging of this transfer.

DESCRIPTION OF LAND		
Folio of the Register		If subject to existing mortgages - list here If part of land - describe part If easement created- describe easement
Volume	Folio	
172592	2	<b>An easement over portion of the said land as hereunder described.</b>

Estate and Interest:

**A pipeline and services easement (described on the Annexure Page) appurtenant to the land comprised in folio of the Register Volume 157435 Folio 1 over the Pipeline and Services Easement "J" 3.50 Wide shown on SP 172592.**

Transferor:

**THE DIRECTOR OF HOUSING of LEVEL 5, 22 ELIZABETH STREET, HOBART IN TASMANIA 7000**

Transferee:

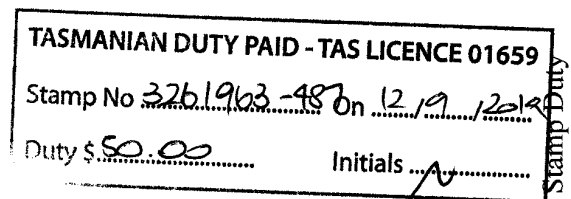
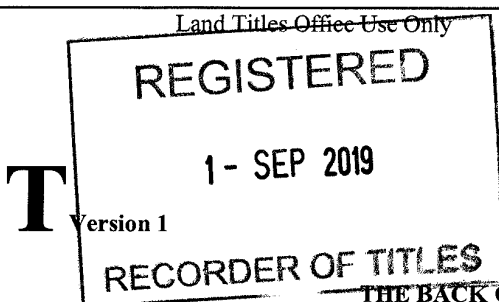
**TARREMAH STEINER SCHOOL FOUNDATION INC (ABN 83 409 311 072) OF 4 NAUTILUS GROVE, HUNTINGFIELD IN TASMANIA 7055**

Consideration:

**\$1.00**

Dated this 21 day of June 2019

"SEE ANNEXURE PAGE FOR EXECUTION CLAUSE"



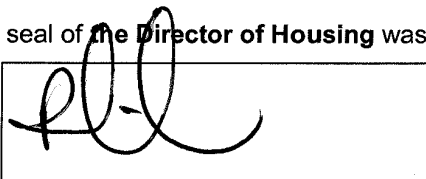
THE BACK OF THIS FORM MUST NOT BE USED

**Pipeline and Services Easement means:**

- (a) A right, for the registered proprietor of the Dominant Tenement (the Transferee) and every person authorised by the Transferee, at all times with workers and others and machinery:
- (i) to enter on the Servient Tenement as shown on the Plan as 'Pipeline & Services Easement 'J' 3.50 Wide' ('Easement Land'); and
  - (ii) to open, break up and excavate the Easement Land; and
  - (iii) to lay and maintain on, over or in the Easement Land, water pipes and all necessary valves and fittings; and
  - (iv) to convey water through those pipes; and
  - (v) to inspect, clean, repair and maintain the pipes valves and fittings; and
  - (vi) to lay new pipes with valves and fittings in substitution for, or in addition to, the originals if necessary; and
  - (vii) to do all necessary works in connection with the exercise of those rights, or as authorised by any relevant legislation.
- (b) The registered proprietor of the Servient Tenement must not do (or permit anyone else to do) anything which will or might damage or contribute to damage to any of the infrastructure on or in the Easement Land;
- (c) The registered proprietor of the Servient Tenement must not install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
- (d) If the registered proprietor of the Servient Tenement causes damage to any of the infrastructure, they are liable for the actual cost to the registered proprietor of the Dominant Tenement of the repair of the infrastructure damaged.

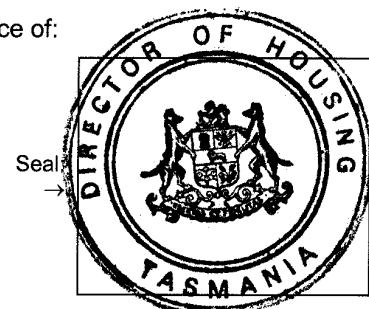
The official seal of the Director of Housing was hereunto affixed in the presence of:

Director of  
Housing  
signature:  
→



\*Print  
name:

Richard Robert Gilmour



\*Use BLOCK LETTERS

**T** Version 1

**THE BACK OF THIS FORM MUST NOT BE USED**

# **Attachment 6**

## **Natural Values Assessment**



# Huntingfield Sewage Pump Station Natural Values Assessment

20 November 2025

<b>To</b>	Claire Austin	<b>Contact No.</b>	0492 204 756
<b>Copy to</b>	Suzanne Ashlin	<b>Email</b>	claire.austin@homes.tas.gov.au
<b>From</b>	Nick Priest	<b>Project No.</b>	12634561
<b>Project Name</b>	Huntingfield Master Plan & Civil Design		
<b>Subject</b>	Sewage Pump Station Natural Values Assessment		

Dear Claire

## 1. Introduction

GHD has been engaged by Homes Tasmania to conduct a natural values assessment (NVA) for works relating to the upgrade of an existing sewage pump station that will service the new Huntingfield Master Plan development, specifically stages 2 & 3. It was determined that the existing pump station is not fit for purpose and may not adequately serve the proposed residential development. The existing pumpstation may pose a spillage risk to nearby Peter Murrell Reserves and Coffee Creek should the existing pump station meet capacity.

### 1.1 Purpose of this report

The purpose of this report is to provide an assessment of the:

- Native flora and fauna habitat values, including
  - Presence of any threatened flora and fauna habitat or threatened vegetation communities
- Presence of weeds, particularly weeds declared under the Tasmanian *Biosecurity Act* 2019 and Weeds of National Significance.
- Potential impacts of the Project on natural values, including:
  - Recommendations to minimise impacts of the proposed development on identified ecological values, and
  - Advice regarding any permits of approval processes that may be required under State and Commonwealth legislation

### 1.2 Scope and limitations

*This report: has been prepared by GHD for Homes Tasmania and may only be used and relied on by Homes Tasmania for the purpose agreed between GHD and Homes Tasmania as set out in section 1.1 of this report.*

*GHD otherwise disclaims responsibility to any person other than Homes Tasmania arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.*

*The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section(s) 1.3 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.*

*The services undertaken by GHD in connection with preparing this report:*

- were limited to those specifically detailed in the report and are subject to the scope & limitations set out in the report.*
- were limited to an ecological assessment of vascular plant species (ferns, conifers and flowering plants), terrestrial and migratory vertebrate fauna;*
- did not include non-vascular flora (e.g. mosses, liverworts, lichens, and fungi), marine and aquatic fauna habitat and invertebrate habitat, which were not formally surveyed as part of this assessment;*
- did not include a detailed fauna field survey (i.e. trapping) at the study area. The fauna investigation instead focused on fauna habitat, and evidence of animals (e.g. scats, tracks and feathers).*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered, observations made, and information reviewed at the date of presentation of the report. Due to the fact that GHD was only present at the site(s) on specific dates and certain time periods, this report is only indicative (and not definitive) of flora and fauna present on the site(s). Flora and fauna (type or quantity) can also change and fluctuate at different times throughout the year (due to factors including seasonal changes, external events or third-party intervention), where it is not possible to observe such changes or fluctuations where only discrete site(s) visits have taken place. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

### **Accessibility of documents**

*If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.*

## **1.3 Assumptions**

*GHD has prepared this report on the basis of information provided by Homes Tasmania and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.*

*The desktop assessment undertaken collated data from verified publicly available databases, acknowledging that small scale variations in vegetation, flora composition, fauna habitat and general condition of the site are unlikely to be represented in the publicly available information. It is assumed that any such small-scale variations that may exist would have negligible impact on the recommendations of this study.*

## 2. Background

### 2.1 Huntingfield Site

The overall Huntingfield Masterplan Project area is located on a 68.29 ha area near Kingston in south-east Tasmania. The Project is situated between the Channel Highway to the west, and the Peter Murrell Conservation Area to the east. Peter Murrell Reserves area made up of three reserves managed by the Tasmania Parks and Wildlife Service and is a popular recreational area. Most of the area within the Huntingfield Site (~80%) is heavily modified agricultural land.

### 2.2 Project Area

For the purposes of this report, the Project Area is defined as the proposed sewer pump system site, including the pump station and the rising main alignment, shown in Figure 2.

### 2.3 Vegetation

According to the TASVEG 4.0 layer, the Project Area is mapped as Agricultural land (FAG) on the western portion, and *Eucalyptus amygdalina* forest and woodland on sandstone (DAS) on the eastern side of the area, primarily represented by Peter Murrell Conservation Area.

### 2.4 Climate

The nearest Bureau of Meteorology weather station of similar geographical setting capturing current weather data is Dennes Point (ID number: 094255). The mean annual maximum and minimum temperature for this station is 17.2 °C and 9.7 °C respectively, and the mean annual rainfall is 512.7mm<sup>1</sup> (Figure 1).

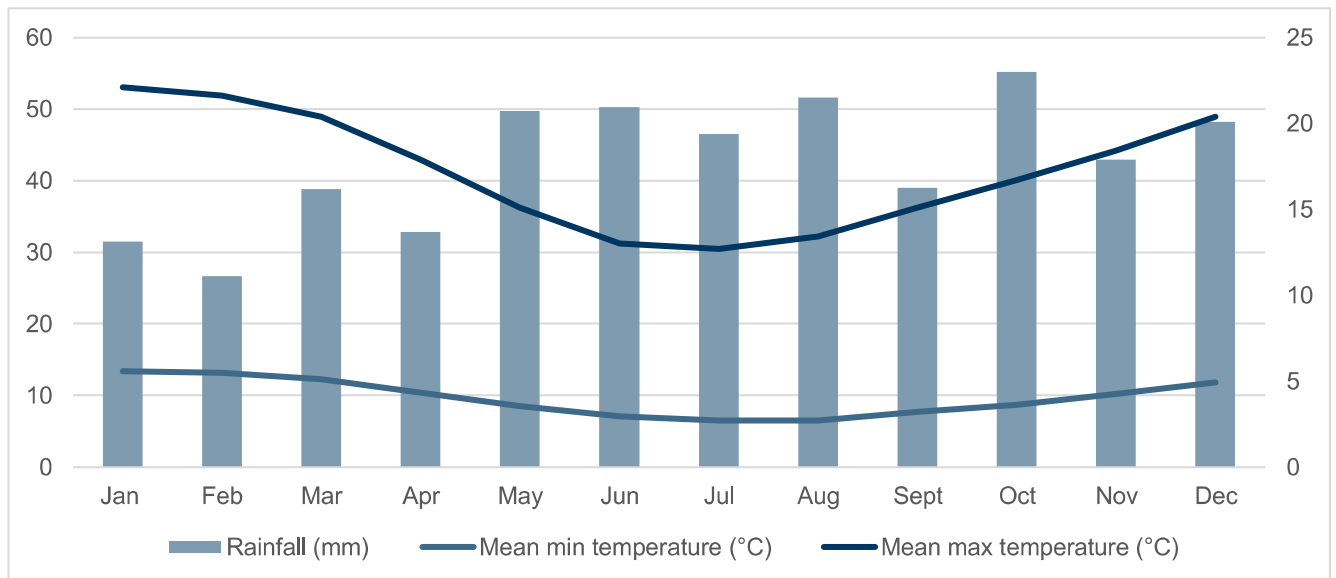


Figure 1 Mean rainfall and mean maximum and minimum temperature data from Bureau of Meteorology (BOM) monitoring site at Dennes Point for the period of 2012-2025

### 2.5 IBRA region

The study area is located within the 'Tasmanian South East' Interim Biogeographic Regionalisation for Australia (IBRA) region, described as:

*'Subhumid cool to subhumid warm coastal plains on a highly indented coastline, bordered inland by low mountain ranges formed from Jurassic dolerite and Permo-Triassic sediments. Soils predominantly clay to sandy loams.'*

<sup>1</sup> BOM, 2025

Vegetation is predominantly dry sclerophyll forest, with patches of wet sclerophyll forest, relict rainforest, coastal heath and dry coniferous forest. Extensive areas have been converted to improved pasture and cropland. Land is used primarily agriculture (grazing) and forestry.<sup>2</sup>

## 2.6 Soils and Geology

The soil type within the Project Area is not currently mapped, and therefore an exact soil classification is not known. The underlying geology of the site is mapped as the following:

Table 1 Summary of underlying geology mapped in the study area

Geology symbol	Description
Tb	Basalt (tholeiitic to alkalic) and related pyroclastic rocks.
Rq	Dominantly quartz sandstone.

## 2.7 Topography

The topography of the area ranges from 40-50m above sea level (ASL), ascending to the west into the Peter Murrell Reserve.

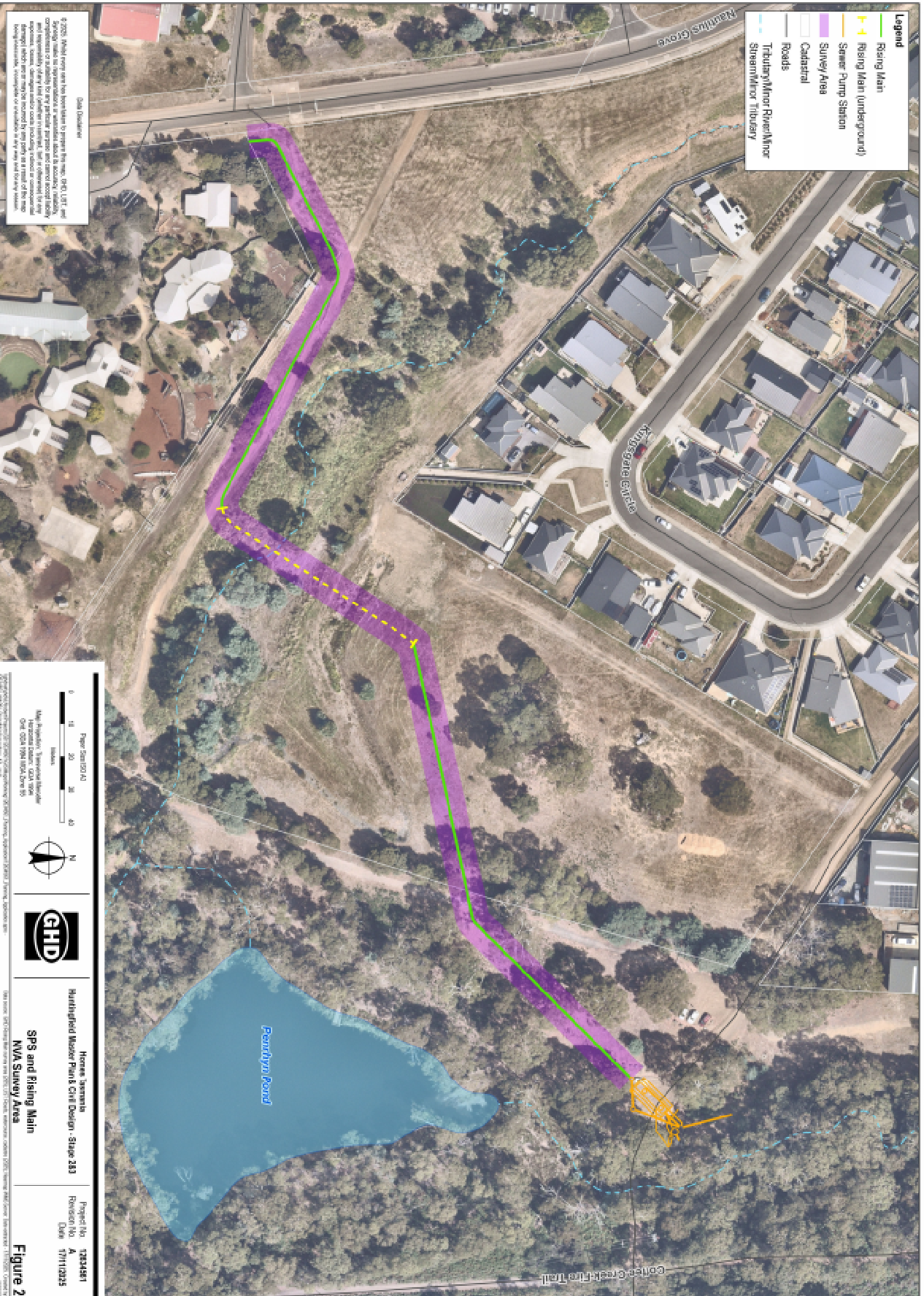
## 2.8 Reserves

The Project area is within the Peter Murrell Reserve, a Conservation area under the *Nature Conservation Act*, managed by the Department of Natural Resources and Environment Tasmania.

---

<sup>2</sup> Environment Australia 2000

Figure 2 Project Area



### 3. Methodology

#### 3.1 Overview

This assessment involved desktop background research and field survey effort, as detailed below.

#### 3.2 Background Research

The primary data sources accessed during background research included:

- The Natural Values Atlas (NVA) database<sup>3</sup> - An NVA generated report will identify threatened fauna and flora records within 500m and 5000m from the edge of the study area. The report will also provide lists of TASVEG vegetation communities, geoconservation sites listed on the Tasmanian Geoconservation Database for any site or area within the State;
- The *Environment Protection and Biodiversity Conservation (EPBC) Act 1999* Protected Matters Search Tool (PMST)<sup>4</sup> – which provides a report that identifies any matters of national environmental significance (MNES) listed under the EPBC Act within a 5000m buffer around the study area;
- The Species Profile and Threats (SPRAT) database – A Commonwealth database designed to provide information about species and ecological communities listed under the EPBC Act.
- The Land Information System Tasmania (LIST) database<sup>5</sup> – A web-based repository of the State’s comprehensive spatial data resources including property and land title information, satellite imagery, topographic maps, geological maps and natural values data;
- The Department of Natural Resources and Environment Tasmania (NRE) website – which contains links to biological and ecological information on many of the State’s threatened species as well as biosecurity and invasive species information.
- The Tasmanian Threatened Species Link – contains management and conservation advice on Tasmania’s threatened species, including species-specific information on survey periods, habitat, activities most likely to cause an impact, and links to species note sheets and recovery plans<sup>6</sup>.
- Other recognised databases such as eBird, Atlas of Living Australia and iNaturalist were used to form a greater understanding of potential species presence at the site.

#### 3.3 Desktop Assessment

A detailed desktop assessment was undertaken to identify any potential matters of conservation significance and to help inform field surveys at the site.

The desktop assessment was informed by the NVA report and the PMST report. A buffer distance of 500m and 5km was used for database searches and is considered appropriate for detecting conservation significant species in the area. The likelihood of occurrence was determined for all identified conservation significant flora and fauna species, using categories outlined in the table below.

Table 2 Categories of likelihood of occurrence for conservation significant species

Likelihood Category	Assessment
Present	Individuals recorded within the study area during the field assessment or any previous assessment within the boundaries of study area.
Possible	Suitable habitat occurs or is likely to occur within the study area

<sup>3</sup> Biodiversity Conservation Branch, 2012

<sup>4</sup> Department of Climate Change, Energy, the Environment and Water, 2015

<sup>5</sup> Department of Natural Resources and Environment Tasmania, 2023

<sup>6</sup> Tasmanian Threatened Species Link, 2021

Likelihood Category	Assessment
Unlikely	Suitable habitat unlikely to occur within the study area, or suitable habitat substantially modified, or suitable habitat present but species not recorded for over 50 years within 5km of the site
Highly Unlikely	No suitable habitat present within the study area, and individuals not recorded within the study area during current or any previous assessment

### 3.4 Nomenclature and Assessment of Significance

All flora species are identified in accordance with *A Census of the Vascular Plants of Tasmania*. Flora and fauna conservation significance was determined in accordance with the *Tasmanian Threatened Species Protection Act 1995* (TSP Act) and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Conservation significance of vegetation communities was assessed in accordance with the *TASVEG 4.0* and *Regional Forestry Agreement* (RFA) classification and associated criteria. Conservation significance of other ecological communities was determined in accordance with the *Commonwealth EPBC Act*.

### 3.5 Field Surveys

#### 3.5.1 Vegetation mapping

In Tasmania, the primary information source relating to vegetation is the *TASVEG* mapping database (with *TASVEG 4.0*<sup>7</sup> being the latest iteration, and current distribution data available in the *TASVEG Live* database version). The development of *TASVEG* has been an iterative process of improvement and refinement upon the original base layer, which was collated from several sources.

As a result, *TASVEG* does not always accurately represent the in-situ vegetation and/or extent at a single date or scale. Vegetation community mapping at any scale is a subjective process with an intrinsic observer bias and possibilities for variability. As such, best practice assessments aim to ground truth the mapped *TASVEG* communities using aerial imagery and field survey results.

Throughout the study area, field staff recorded vegetation characteristics relating to structure, height, floristic composition, general condition, and disturbance. This information was used to classify the on-ground vegetation according to descriptions and keys within the current *TASVEG 4.0* manual. Vegetation was classified as a community where similar characteristics were observed within a defined extent. Where relevant, vegetation communities are mapped according to any known *Threatened Native Vegetation Communities* (TNVC) or *Threatened Ecological Communities* (TEC).

#### 3.5.2 Flora survey

Flora was surveyed via a traverse of the project site. Threatened flora species were prioritised; however, all common plant species incidentally detected with the requisite features to identify to species level were recorded. The flora survey was conducted during peak flowering period for the majority of Tasmanian threatened flora species, including those threatened flora identified during the desktop assessment component. The field survey was conducted on 13 October 2025.

#### 3.5.3 Fauna survey

Survey effort for common and threatened fauna consisted of an assessment of suitability of habitat (e.g. mature hollow-bearing trees, structurally complex forest environs) that may support a particular species, as well as observations of individuals or any evidence (e.g. scats, tracks, burrows, feathers, shelters) of presence. While surveying the study area, all terrestrial fauna species observed were recorded, along with any key habitat features. The survey involved a traverse of the study area by foot (concurrently with flora survey). Fauna species (primarily birds) detected audibly directly adjacent to the Project area were recorded.

<sup>7</sup> DPIPWE, 2020

## 4. Results

### 4.1 Desktop Assessment

#### 4.1.1 Vegetation Communities

The NVA report (Appendix A) identified eight vegetation communities within 1km of the study area, one of which is known as a Threatened Native Vegetation Communities (TNVCs). The PMST report (Appendix B) identified four Commonwealth listed Threatened Ecological Communities (TECs) within 1km of the study area (Table 3). The TEC “Giant Kelp Marine Forests of South East Australia” was omitted as this community is strictly marine.

**Table 3** Summary of conservation significant vegetation communities identified by the NVA and the PMST within 1km of the study area

Tasmanian TNVC	EPBC TEC	Source	NC Act	EPBC Act
<i>Eucalyptus amygdalina</i> forest and woodland on sandstone (DAS)		NVA	Threatened	
	Tasmanian forests and woodland dominated by black gum or Brookers gum ( <i>Eucalyptus ovata</i> / <i>E. brookeriana</i> )	PMST		Critically Endangered
	Lowland Native Grasslands of Tasmania	PMST		Critically Endangered
	Subtropical and Temperate Coastal Saltmarsh	PMST		Vulnerable
	Tasmanian white gum ( <i>Eucalyptus viminalis</i> ) wet forest	PMST		Critically Endangered

#### 4.1.2 Threatened Flora

The NVA report identified 21 threatened flora species within 5 km of the project area. From the PMST report, a further 10 species were identified. Of the total species identified in both reports, no species were considered likely to occur within the study area, three were considered possible to occur, listed below.

- Ruddy greenhood (*Pterostylis squamata*) – Vulnerable (TSP Act)
- Leafy fireweed (*Senecio squarrosus*) – Rare (TSP Act)
- Blackhood sun-orchid (*Thelymitra atronitida*) – Endangered (TSP Act)

The remaining species identified in both reports were considered unlikely or highly unlikely to occur (Appendix C). Species likelihoods were assessed based on the known habitat preferences for each species and the likely vegetation, habitat, soils and landforms present based on the available information.

#### 4.1.3 Threatened Fauna

The NVA report identified 16 threatened fauna species within 5 km of the project area. The PMST report identified one further species. Of the species identified in both reports, no species were considered likely to occur, and one species was considered possible to occur, the forty-spotted pardalote (*Pardalotus quadragintus*).

The remaining species were considered unlikely or highly unlikely to occur. Species likelihoods were assessed based on the known habitat preferences for each species and the likely vegetation, habitat, soils and landforms present based on the available information.

#### 4.1.4 Raptors

According to the NVA, there were four overhead sightings recorded within 500 m of the study area. No nests were recorded within 500 m of the study area.

#### 4.1.5 Weeds and Pathogens

According to the NVA report, 13 declared weed species, pursuant the Tasmanian *Biosecurity Act 2019* have been recorded within 500 m of the study area. These include:

- Slender thistle (*Carduus pycnocephalus*)
- Pink pampas grass (*Cortaderia jubata*)
- Silver pampas grass (*Cortaderia selloana*)
- English broom (*Cytisus scoparius*)
- Foxglove (*Digitalis purpurea*)
- Paterson's curse (*Echium plantagineum*)
- Spanish heath (*Erica lusitanica*)
- Montpellier broom or Canary broom (*Genista monspessulana*)
- Serrated tussock (*Nassella trichotoma*)
- Blackberry (*Rubus fruticosus*)
- Grey willow (*Salix cinerea cinerea*)
- Ragwort (*Senecio jacobaea*)
- Gorse (*Ulex europaeus*)

Five of these (Canary broom, serrated tussock, blackberry, grey willow and gorse) are classified as Weeds of National Significance (WoNS)<sup>8</sup>.

Under the *Biosecurity Act*, landowners have a responsibility to control and manage declared weeds on their property in accordance with the relevant statutory management plan.

## 4.2 Field Survey

### 4.2.1 Vegetation Communities

The Project area is comprised of a carpark, which is classified as agricultural land (FAG) under the TASVEG 4.0 categories. Adjacent to the carpark, the eastern areas were comprised broad eucalypt forest with species including *Eucalyptus viminalis*, and *Eucalyptus amygdalina*. Four significant mature *E. viminalis* were recorded on the periphery of the carpark area. The carpark was chosen as the preferred site for these works to ensure minimal impact to the surrounding vegetation, in particular the identified *E. viminalis* (Plate 1). It is likely the threatened native vegetation community “*Eucalyptus amygdalina* forest and woodland on sandstone (DAS)” persists directly to the east of the Project Area with the project area itself dominated by Extra-urban miscellaneous (FUM) areas, namely the carpark and Agricultural (FAG) areas to the south and west, where the rising main works are proposed (Plate 2). Interrogation of the existing mapping of this area at a finer scale would likely result in the exclusion of the carpark area from the DAS mapped area as it does not compose the requisite ground and sub-canopy layers.

Most of the rising main alignment survey area was heavily grazed and/or regular managed through mowing and spraying regimes (Plate 2). It was noted that the small tributary running perpendicular to the rising main alignment and into Coffee Creek showed evidence of recent rehabilitation attempts with various native plantings and tree guards. This area is proposed to be directional drilled resulting in no impacts to the ground cover or flora/vegetation within the tributary.

---

<sup>8</sup> Weeds Australia, 2021



Plate 1 & 2: Area proposed for installation of new SPS – compacted gravel carpark bordered by mature *E. viminalis*. Heavily grazed/modified groundcover representative of much of the rising main alignment.

## 4.2.2 Flora

No threatened flora species listed under either the Tasmanian *Threatened Species Protection Act 1995* (TSP) or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC) were detected during field survey effort. This is discussed further below. Many common flora species representative of the Tasmanian South-East bioregion were recorded including *Eucalyptus viminalis*, *Eucalyptus amygdalina*, *Acacia dealbata*, *Acacia melanoxylon*, *Lomandra longifolia*, and *Pteridium esculentum*. Much of the mapped agricultural area was heavily impacted by macropod grazing and regular maintenance via mowing and slashing making identification of many ground cover species difficult as mature leaves and flowering components were absent. Where species identification was possible, it was noted, these areas were represented by predominantly introduced pastoral species and some native groundcovers such as *Anagallis arvensis*, *Vicia sativa*, *Hypochaeris radicata*, *Centaureum erythraea*, *Dactylis glomerata*, *Lolium perenne* and *Acaena novae-zelandiae*.

No declared weed species under the Tasmanian *Biosecurity Act 2019* or Weeds of National Significance were identified from the survey area.

## 4.2.3 Fauna

No threatened fauna species were recorded during the field survey. A total of 34 fauna species were detected during survey effort comprising 33 birds and one mammal, the latter, Tasmanian pademelon (*Thylogale billardierii*) identified via scats.

The Project area has the potential to provide habitat for the forty-spotted pardalote (*Pardalotus quadragintus*). The results of the survey have been discussed further below with respect to this species.

## 5. Discussion and Potential Impacts

### 5.1 Flora and Vegetation Communities

As noted in section 4.2.1 there exists a mapped threatened native vegetation community (TNVC) directly adjacent to the project area. The *Eucalyptus amygdalina* forest and woodland on sandstone (DAS) community is mapped over much of the northern extent of Peter Murell Reserves. Whilst this current mapping illustrates a line through the middle of the project area, a finer scale view would suggest the boundary should exclude the carpark, compacted gravel area as this space does not qualify as the TNVC. The description for the community states: “*Eucalyptus amygdalina* forest and woodland on sandstone is a dry sclerophyll community, generally with a tall, shrub layer and a shrubby, sedgy, heathy, or sometimes grassy ground layer. The tall shrub layer is commonly *Acacia dealbata* (silver wattle), *Banksia marginata* (silver banksia) and *Allocasuarina littoralis* (black sheoak). The ground layer varies with soil type. On podzol, heath and legumes are dominant, with *Lomandra longifolia* (sagg) more common on shallow or clayish soils. *Pteridium esculentum* (bracken) can become dominant in areas where grazing or fire is frequent”<sup>9</sup>. The carpark area exhibits none of these understory species as evidenced by Plate 1 in section 4.2.1. It is more appropriate the carpark area is mapped as FUM – Extra-urban miscellaneous.

A number of mature *Eucalyptus viminalis* (white gum) individuals are located on the periphery of the carpark area. These have potential to provide habitat for the forty-spotted pardalote (*Pardalotus quadragintus*) and other species. An arborist assessment was undertaken for the Project site, (Appendix D), assessing the individual white gums and any potential for disturbance. The arborist assessed each of these trees as very high conservation value, likely due to size, age and potential for habitat in the form of hollow-bearing limbs.

The arborist report states: “Works such as trenching, excavation, and site cuts can directly damage trees by removing roots that absorb water and nutrients critical for tree health, or by severing structural roots that keep the tree upright. Various activities, including soil compaction in the root zone, sealing the surface, and adding fill over roots, can inhibit root growth and function by limiting oxygen and moisture availability in the soil. Such damage to trees may take several years to become apparent in the crown but can also be sudden and irreversible. It is therefore important that roots are protected throughout all stages of a development.”. The author then goes on to note: “The precise location of the upgraded system has been carefully selected to minimise disturbance to the neighbouring trees” and “No trees on site require removal. The upgrade of the sewer pump system is situated in the existing car park. The compacted substrate offers little resources for tree root systems. This hostile environment makes it unlikely to encounter significant roots. The other sides of the tree offer more friendly environments for root growth. These environments include a creek, overgrown garden and grassed area. The compacted carpark can be considered as pre-existing encroachment. Arborist supervision is required for the initial excavation down to 500mm. The majority of tree roots grow in the top 300mm of soil. If no roots are found there is no further requirements for excavation”<sup>10</sup>.

The careful placement and design of proposed works, along with due diligence assessments conducted by a qualified arborist and senior ecologist suggest the proposed works are unlikely to substantially affect the viability of the trees surround the carpark area.

The forty-spotted pardalote is discussed further in section 5.3.1.

### 5.2 Threatened Flora

No threatened flora species were identified during field survey of the Project area. The potential for any threatened species to occur may be limited by the lack of suitable habitat, as well as regular land management works such as mowing and slashing undertaken in the area. Maintenance works can have significant impacts on native and threatened flora species, as they can lead to elimination of whole plant groups<sup>11</sup>.

Grazing by introduced fauna and native marsupials in the area assessed for the rising main alignment could also have led to the reduced likelihood of threatened flora occurring in the area. The 2012 study “*Effects of wildlife grazing on the production, ground cover and plant species composition of an established perennial pasture in the Midlands region*” by Smith *et al*, outlined that impacts of wildlife grazing on pasture loss and flora as a whole varied

<sup>9</sup> Tasmanian Threatened Native Vegetation Communities, 2025.

<sup>10</sup> Tree Pioneers, 2025

<sup>11</sup> Davidson, *et al*, 2007

spatially and temporally. Impacts and biomass loss decreased with increased distance from vegetative cover<sup>12</sup>. This statement may apply to the observed heavy grazing in the rising main alignment. The alignment exists in the interface between the substantive cover provided by Peter Murrell Reserves and urban encroachment from existing Huntingfield housing estates and industrial areas. Herbivorous species such as Tasmanian pademelon (*Thylogale billardierii*) and Bennetts wallaby (*Notamacropus rufogriseus*) are known to impact Tasmanian native orchids<sup>13</sup>. Whilst many orchid species have evolved with some level of herbivory pressure, instances where fauna species are restricted to a relatively small area for grazing is likely to exacerbate these pressures. Combine these impacts with a regular land management regime including mowing and weed spraying, it is not remarkable no orchid species or spring emergent flora, including those species outlined in section 4.1.2 were identified during field survey effort.

## 5.3 Threatened Fauna

### 5.3.1 Forty-spotted pardalote

The forty-spotted pardalote is endemic to Tasmania and occurs in a few specific locations; Bruny Island, the Strzelecki Range of Flinders Island, Maria Island, and parts of mainland Tasmania including Tinderbox and Coningham peninsula.

The species feeds on invertebrates and lerp, as well as manna (a sugary secretion produced by the trees in response to incisions made on branchlets by birds and insects). Historically, this species was thought to be widely distributed in lowland white gum (*Eucalyptus viminalis*) forests, however the recovery plan for the species suggests several viable subpopulations have likely become unviable, including one from the Peter Murrell Reserve<sup>14</sup>, adjacent to the project area. Noting this, there are a total of 243 records of the species within 5 km of the project area on the Tasmanian natural values atlas with the most recent record being from March 2024<sup>15</sup>. There are 74 records from the eBird database from the last 10 years with the most recent record being from January 2025<sup>16</sup>. These statistics suggest the species persists in some capacity in the area but may be in a transient and opportunistic basis. It is unknown whether any of these records were of breeding individuals.

Noting the likely unviable nature of the Peter Murrell Reserve subpopulation, it should be noted that there exists sufficient habitat comprising white gum located adjacent to the Project area, and the species may therefore use the Project area in a transient nature should any individuals be present, i.e. moving from patch to patch through the Project area.

The main threat for forty-spotted pardalote is the loss of suitable habitat, resulting in reduced patch size and increased fragmentation. Another significant threat is urban development, which brings an increase in human disturbance and predation by domestic and feral animals<sup>17</sup>. The Rehabilitation and Revegetation Plan for the Huntingfield site developed by GHD considered the forty-spotted pardalote as part of Commonwealth project approvals. Approvals for the development of Stage 1 were contingent on rehabilitating suitable habitat that lies adjacent to the project development area.

The four individual white gum trees discussed in section 5.1 may represent habitat for this species but as outlined in the same section, it is unlikely these trees will be impacted by proposed works. Therefore, no significant impacts of this proposal to forty-spotted pardalote are considered likely to occur.

## 6. Recommendations

In order to minimise any potential impacts, works associated with the Project should be conducted in line with the arborist impact assessment, in order to minimise any impacts to significant or threatened vegetation.

---

<sup>12</sup> Smith et al, 2012.

<sup>13</sup> NRET, 2025.

<sup>14</sup> DCCEEW, 2024

<sup>15</sup> NVA, 2025

<sup>16</sup> eBird, 2025

<sup>17</sup> Threatened Species Scientific Committee, 2016

## 7. Legislative context

### 7.1 *Tasmanian Threatened Species Protection Act 1995*

Threatened flora and fauna listed under this Act are protected under section 51, whereby a permit would be required to 'take, keep, trade in or process' any listed species. Under this Act, any unauthorised activities which may impact on those species listed under the Act would be considered an offence.

The results of the field survey indicate impacts to state listed threatened flora and fauna are considered highly unlikely, and therefore a permit to take is not considered necessary.

### 7.2 *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*

Under the Commonwealth EPBC Act, an action will require approval from the minister if the action has, will have, or is likely to have, a significant impact on a matter of national environmental significance (MNES). MNES considered under the EPBC Act include listed migratory species, Ramsar wetlands of international importance, Commonwealth marine environment, world heritage properties, national heritage places, the Great Barrier Reef Marine Park, nuclear actions and a water resource, in relation to coal seam gas development and large coal mining development.

Where an action is likely to have a significant impact on a matter protected under the EPBC Act, the proponent may be required to refer the proposed action to the Department of Climate Change, Environment, Energy and Water (DCCEEW) for assessment.

The DCCEEW provides a *Significant Impact Guidelines* policy statement<sup>18</sup> to determine if referral to the department is required. The *Guidelines* consider a "significant impact" to comprise loss that is likely to lead to a long-term decrease in the size of an important population of a species ; reduce the area of occupancy of an important population ; fragment an existing important population into two or more; 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 to a threatened species becoming established in the threatened species' habitat ; introduce disease that may cause the species to decline; or interfere substantially with the recovery of the species.

Based on the results of the field survey, the project area is unlikely to provide significant habitat for any MNES. It is considered unlikely the Project will significantly impact upon any MNES.

### 7.3 *Tasmanian Nature Conservation Act 2002*

Schedule 3A of the Act lists vegetation types classified as threatened within Tasmania. The project area does not support any threatened native vegetation communities.

### 7.4 *Nature Conservation (Wildlife) Regulations 2021*

To take, possess, release and/or dispose of wildlife (or products of wildlife) scheduled under the *Nature Conservation (Wildlife) Regulations 2021*, a Special Purposes Wildlife Permit (SPWP) issued under Regulation 48 pursuant to Regulation 38 will be required. The specific take activities that may be authorised under a SPWP include killing, destroying, catching or injuring. A SPWP may also be issued for the destruction of products of wildlife including eggs and nests (dens and burrows). It is unlikely the project will require a SPWP.

### 7.5 *Tasmanian Biosecurity Act 2019*

Under the *Biosecurity Act 2019*, landowners have obligations to control and manage declared weed species in accordance with the relevant species statutory management plans. There were no declared weed species recorded within the project area.

---

<sup>18</sup> DotE 2013

## 8. References

- Australian Government. (2015). *Protected Matters Search Tool*. Department of the Environment (DOE). Available online at: <http://www.environment.gov.au/epbc/pmst/index.html>.
- Climate statistics for Australian locations (2024) Bureau of Meteorology. Available at: [http://www.bom.gov.au/climate/averages/tables/cw\\_094255.shtml](http://www.bom.gov.au/climate/averages/tables/cw_094255.shtml).
- Department of Climate Change, Energy, the Environment and Water (DCCEEW). 2016. *Conservation Advice for Pardalotus quadragintus* (forty-spotted pardalote) Canberra.
- Department of Climate Change, Energy, the Environment and Water (DCCEEW). 2024. *National Recovery Plan for the Forty-spotted pardalote (Pardalotus quadragintus)*, Department of Climate Change, Energy, the Environment and Water, Canberra.
- Department of Natural Resources and Environment Tasmania. 2023. *Weeds index – declared weeds alphabetically by common name*. Available at: <https://nre.tas.gov.au/invasive-species/weeds/weeds-index/declared-weeds-index>
- Department of Natural Resources and Environment Tasmania. 2025. *Tasmanian Threatened Native Vegetation Communities. Eucalyptus amygdalina forest and woodland on sandstone*.
- Department of Natural Resources and Environment Tasmania. 2025. *Threatened Species Listing Statement. Pterostylis wapstratum – fleshy greenhood*.
- Department of Natural Resources and Environment Tasmania. 2025. *Tasmanian Natural Vales Atlas Report*. Report produced 24 October 2025.
- Department of the Environment (cited as DotE). 2013. *Matters of National Environmental Significance, Significant impact guidelines 1.1 – Environment Protection and Biodiversity Conservation Act 1999*. Available online at: <http://www.environment.gov.au/resource/significant-impact-guidelines-11-matters-national-environmental-significance>.
- eBird. 2025. *Species profiles – Forty-spotted Pardalote (Pardalotus quadragintus)*. Date accessed 19 November 2025.
- Edworthy, A. B. (2017). *Ecology and conservation of the endangered forty-spotted pardalote (PhD Thesis, The Australian National University)* <https://openresearch-repository.anu.edu.au/server/api/core/bitstreams/e15984cc-05ad-421b-a7bd-d02a6f97db06/content> **Amanda Edworthy - 19 July 2017.docx**
- Environment Australia. 2000. *Revision of the Interim Biogeographic Regionalisation of Australia (IBRA) and the Development of Version 5.1 - Summary Report*. Canberra, Australia.
- Listmap (2023) *LISTmap | Department of Natural Resources and Environment Tasmania*. Available at: <https://nre.tas.gov.au/land-tasmania/the-list/listmap> (Accessed: 12 December 2024).
- Management and conservation advice on Tasmania's threatened species. 2021. Threatened Species Link. Available at: <https://www.threatenedspecieslink.tas.gov.au/Pages/default.aspx> (Accessed: 19 December 2024).
- Smith RW, Statham M, Norton TW, Rawnsley RP, Statham HL, Gracie AJ, Donaghy DJ. 2012. *Effects of wildlife grazing on the production, ground cover and plant species composition of an established perennial pasture in the Midlands region, Tasmania*. Wildlife Research 39, 123–136. <https://doi.org/10.1071/WR11032>
- Tasveg - the digital vegetation map of Tasmania (no date) **TASVEG - The Digital Vegetation Map of Tasmania | Department of Natural Resources and Environment Tasmania**. Available at: [https://nre.tas.gov.au/conservation/development-planning-conservation-assessment/planning-tools/monitoring-and-mapping-tasmanias-vegetation-\(tasveg\)/tasveg-the-digital-vegetation-map-of-tasmania#:~:text=From%201998%20to%202001%20NRE](https://nre.tas.gov.au/conservation/development-planning-conservation-assessment/planning-tools/monitoring-and-mapping-tasmanias-vegetation-(tasveg)/tasveg-the-digital-vegetation-map-of-tasmania#:~:text=From%201998%20to%202001%20NRE) (Accessed: 13 December 2024).
- Tree Pioneers. 2025. *Arboricultural Impact Assessment Report for Homes Tasmania*.

# Appendices

# Appendix A

## Natural Values Atlas Report

# Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

**Reference:**

**Requested For:**

**Report Type:** Summary Report

**Timestamp:** 09:31:30 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

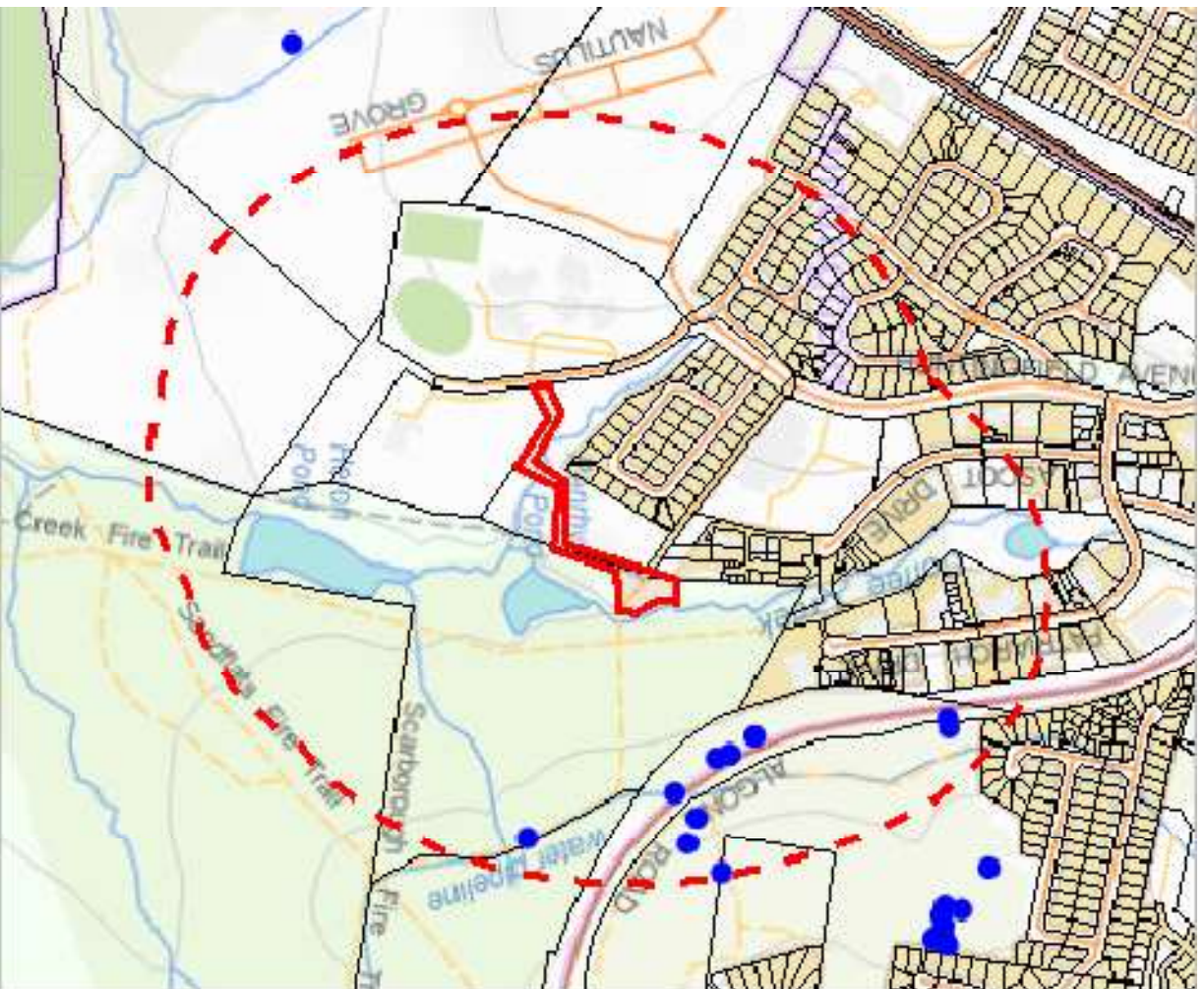
**Biosecurity Risks:** buffer 1000m



The centroid for this query GDA94: **523751.0, 5239553.0** falls within:

**Property:** 9659855

# Threatened flora within 500 metres



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

523040, 5238747

# 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
Acacia uncifolia	coast wirilda	r		n	6	01-Nov-2023
Lepidosperma tortuosum	twisting rapiersedge	r		n	4	04-Aug-2014
Thelymitra atronitida	blackhood sun-orchid	e		n	1	23-Nov-2012

## Unverified Records

No unverified records were found!

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

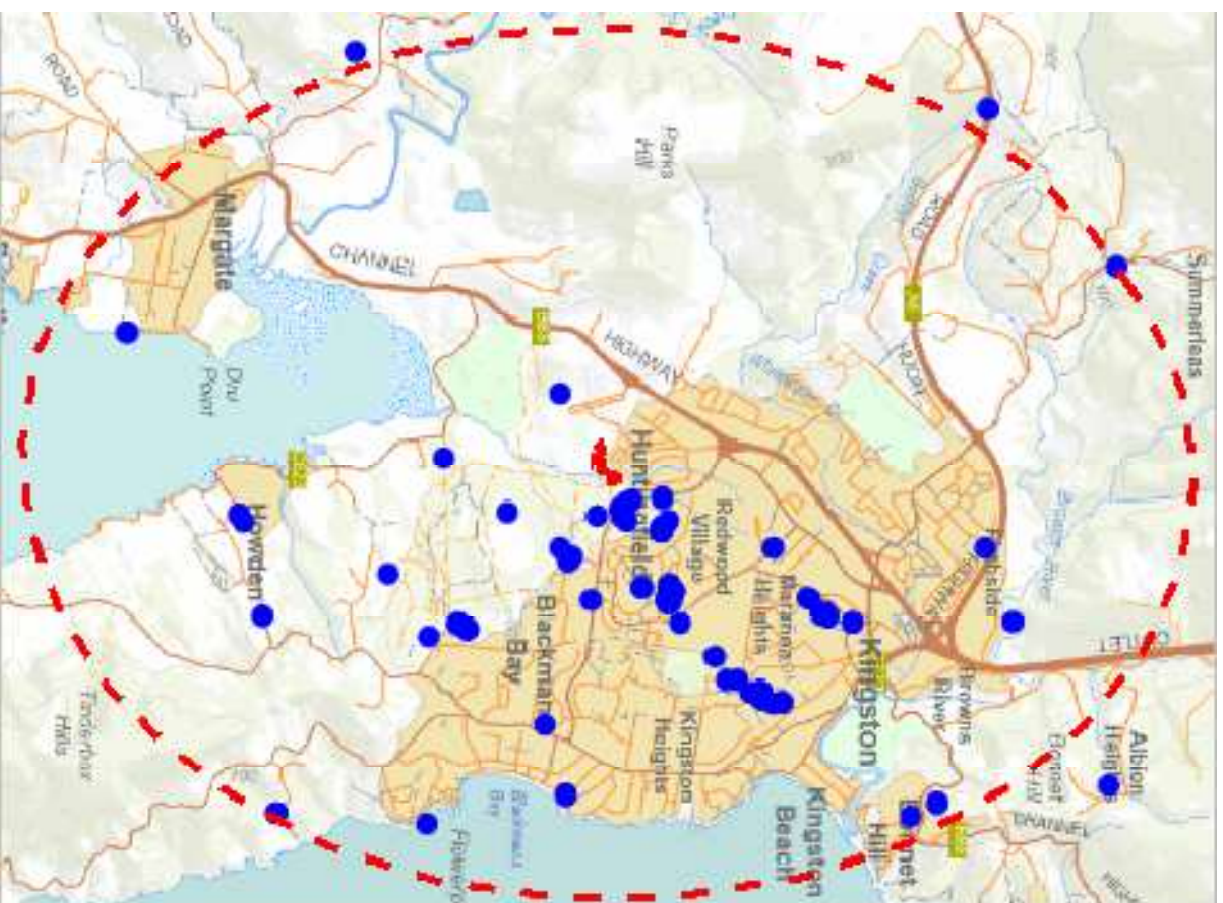
Telephone: 1 300 368 550

Email: [ThreatenedSpecies.Enquiries@nre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@nre.tas.gov.au)

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

# Threatened flora within 5000 metres

527684, 5244875



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

519729, 5234240

# 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>Acacia uncifolia</i>	coast wirilda	r		n	10	19-Feb-2024
<i>Austrostipa bigeniculata</i>	doublejointed speargrass	r		n	3	18-Aug-2010
<i>Caladenia caudata</i>	tailed spider-orchid	v	VU	e	10	17-Sep-2008
<i>Caladenia filamentosa</i>	daddy longlegs	r		n	12	30-Oct-2007
<i>Carex gunniana</i>	mountain sedge	r		n	1	01-Nov-1984
<i>Comesperma defoliatum</i>	leafless milkwort	r		n	7	26-Jan-2015
<i>Discaria pubescens</i>	spiky anchorplant	e		n	1	01-Jan-1840
<i>Eucalyptus obliqua</i> x <i>risdonii</i>		ph		e	1	17-Nov-2004
<i>Goodenia geniculata</i>	bent native-primrose	e		n	1	20-Oct-1929
<i>Lachnagrostis robusta</i>	tall blownglass	r		n	1	23-Dec-1944
<i>Lachnagrostis semibarbata</i> var. <i>filifolia</i>	narrowleaf blownglass	r		n	1	01-Feb-1929
<i>Lepidosperma tortuosum</i>	twisting rapiersedge	r		n	28	20-Dec-2021
<i>Lythrum salicaria</i>	purple loosestrife	v		n	3	14-Feb-2023
<i>Parietaria debilis</i>	shade pellitory	r		n	2	07-Nov-2009
<i>Pomaderris elachophylla</i>	small-leaf dogwood	v		n	2	15-May-1945
<i>Prostanthera rotundifolia</i>	roundleaf mintbush	v		n	3	24-Oct-2023
<i>Pterostylis squamata</i>	ruddy greenhood	v		n	12	14-Dec-2020
<i>Senecio longipilus</i>	longhair fireweed	v		n	1	20-Oct-1929
<i>Senecio squarrosus</i>	leafy fireweed	r		n	7	07-Aug-2012
<i>Thelymitra atronitida</i>	blackhood sun-orchid	e		n	31	05-Nov-2024
<i>Thelymitra malvina</i>	mauve tuft sun-orchid	e		n	2	20-Nov-2010

## Unverified Records

No unverified records were found!

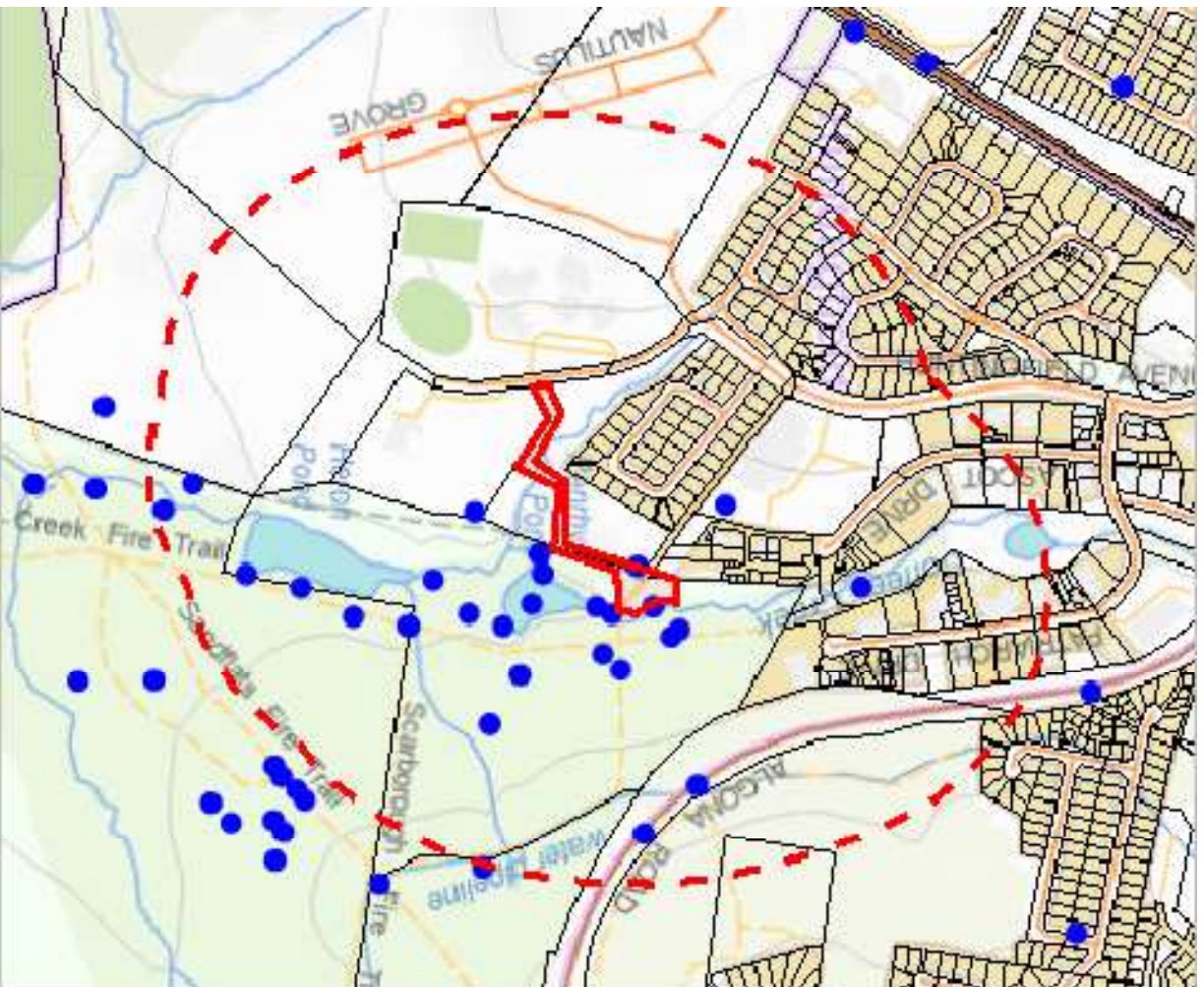
For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@nre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@nre.tas.gov.au)

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

# Threatened fauna within 500 metres



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

523040, 5238747

# 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>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	1	18-Sep-2018
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	2	31-Dec-2023
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	1	15-Mar-2023
<i>Neophema chrysostoma</i>	blue-winged parrot	v	VU	n	4	25-Jan-2014
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	26	12-Dec-2019
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	2	25-Apr-2025
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	1	01-Feb-2022
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	e	VU	e	1	09-Mar-2009

## 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>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	1
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	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>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	1
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	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	1
<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

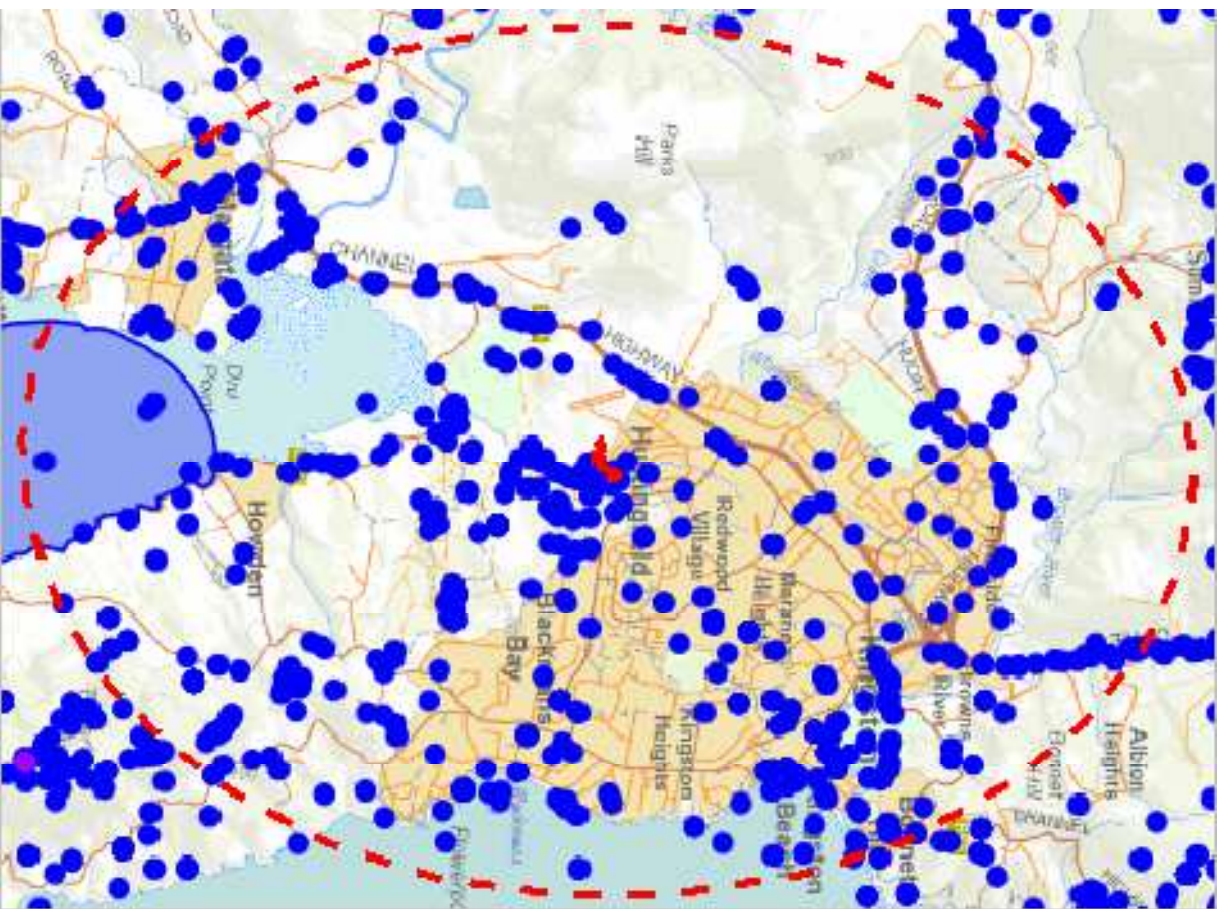
For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1 300 368 550

Email: [ThreatenedSpecies.Enquiries@nre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@nre.tas.gov.au)

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

# Threatened fauna within 5000 metres



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

519729, 5234240

# Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



# Threatened fauna within 5000 metres

## Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	96	16-May-2025
<i>Alcedo azurea</i> subsp. <i>diemenensis</i>	azure kingfisher or azure kingfisher (tasmanian)	e	EN	e	2	27-Jul-1978
<i>Antipodia chaostola</i> subsp. <i>leucophaea</i>	chaostola skipper	e	EN	e	41	31-Oct-2020
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	97	23-Aug-2023
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	19	14-May-2024
<i>Arctocephalus forsteri</i> subsp. <i>doriferus</i>	new zealand fur seal	r		n	2	08-Dec-2007
<i>Brachionichthys hirsutus</i>	spotted handfish	e	CR	e	3	03-Sep-2013
<i>Ceyx azureus</i> subsp. <i>diemenensis</i>	Tasmanian azure kingfisher	e	EN	e	1	20-May-2023
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	2	18-Jun-2023
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	2	19-Dec-1992
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	111	27-Apr-2024
<i>Eubalaena australis</i>	southern right whale	e	EN	m	15	21-Jul-2021
<i>Gallinago hardwickii</i>	Latham's snipe		VU	n	2	14-Dec-2022
<i>Gazameda gunnii</i>	Gunn's screw shell	v		ae	19	09-Jun-2023
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	86	05-Sep-2025
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	28	15-Mar-2023
<i>Hydroptila scamandra</i>	caddis fly (upper scamander river)	r		n	1	06-Jan-1977
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	101	11-Nov-2024
<i>Mirounga leonina</i>	southern elephant seal	e	VU	n	2	20-Jun-2023
<i>Mirounga leonina</i> subsp. <i>macquariensis</i>	southern elephant seal	pe	PVU	n	4	25-Nov-1984
<i>Neophema chrysostoma</i>	blue-winged parrot	v	VU	n	55	26-Dec-2024
<i>Oecetis gilva</i>	caddis fly (south esk river)	r		n	4	10-Apr-2010
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	243	31-Mar-2024
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	192	25-Apr-2025
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	3	26-Nov-1972
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	91	06-Jan-2025
<i>Sternula albifrons</i> subsp. <i>sinensis</i>	little tern	e		n	1	19-Nov-2022
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	14	20-May-1998
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	e	VU	e	10	14-Jan-2023

## 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
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Lissotes menalcas</i>	mount mangana stag beetle	r		e	1	1	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	15	0	0
<i>Discocharopa vigens</i>	Ammonite Pinwheel Snail	e	CR		1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	6	0	1
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	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	3	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	1
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	4	0	2
<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>Brachionichthys hirsutus</i>	spotted handfish	e	CR	e	1	1	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

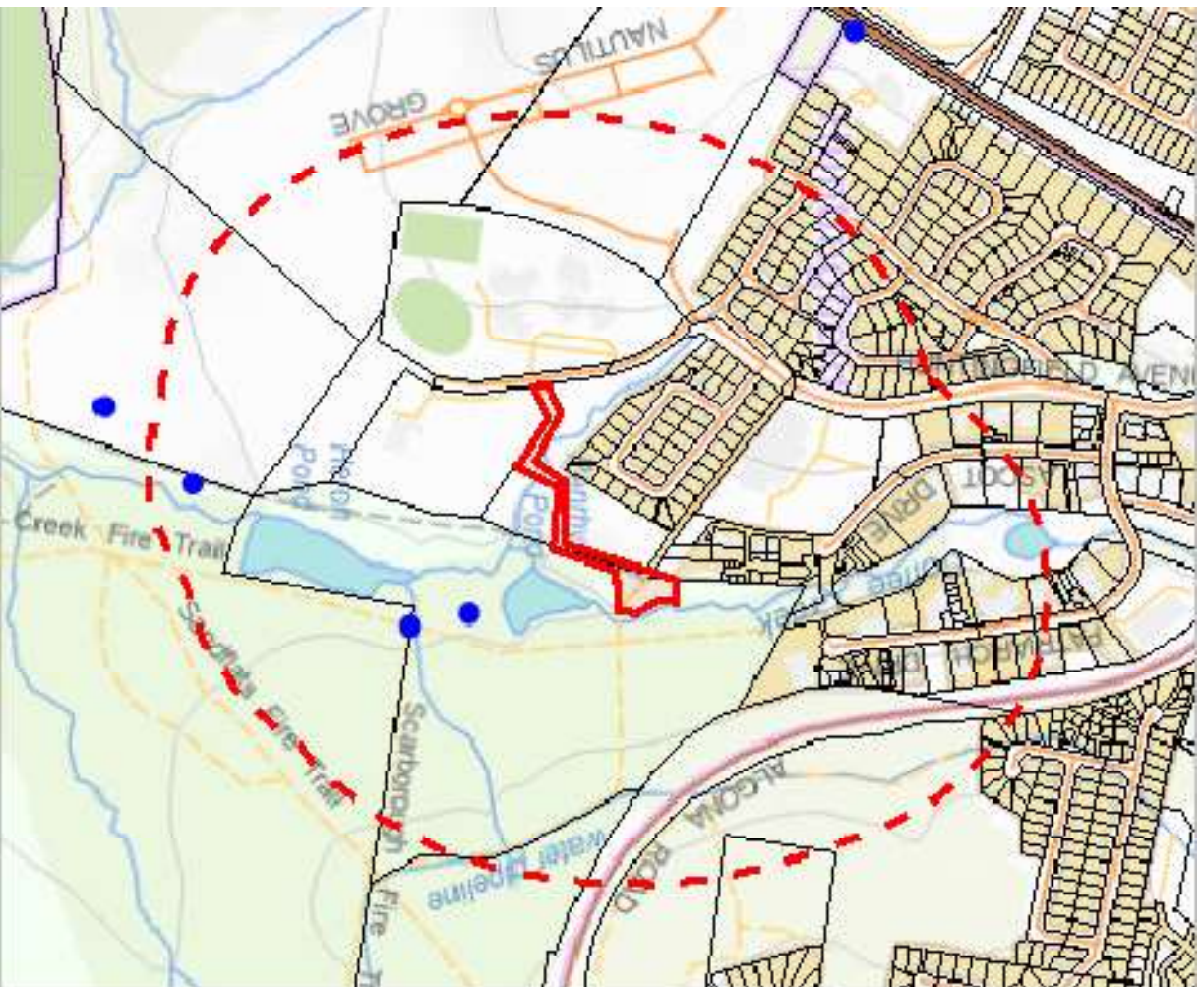
For more information about threatened species, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@nre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@nre.tas.gov.au)

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

# Raptor nests and sightings within 500 metres



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

523040, 5238747

# Raptor nests and sightings within 500 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 500 metres

## Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
	Aquila audax	wedge-tailed eagle	Sighting	1	18-Sep-2018
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	2	31-Dec-2023
	Falco longipennis	australian hobby	Sighting	1	23-Dec-2018

## Unverified Records

No unverified records were found!

## Raptor nests and sightings within 500 metres (based on Range Boundaries)

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

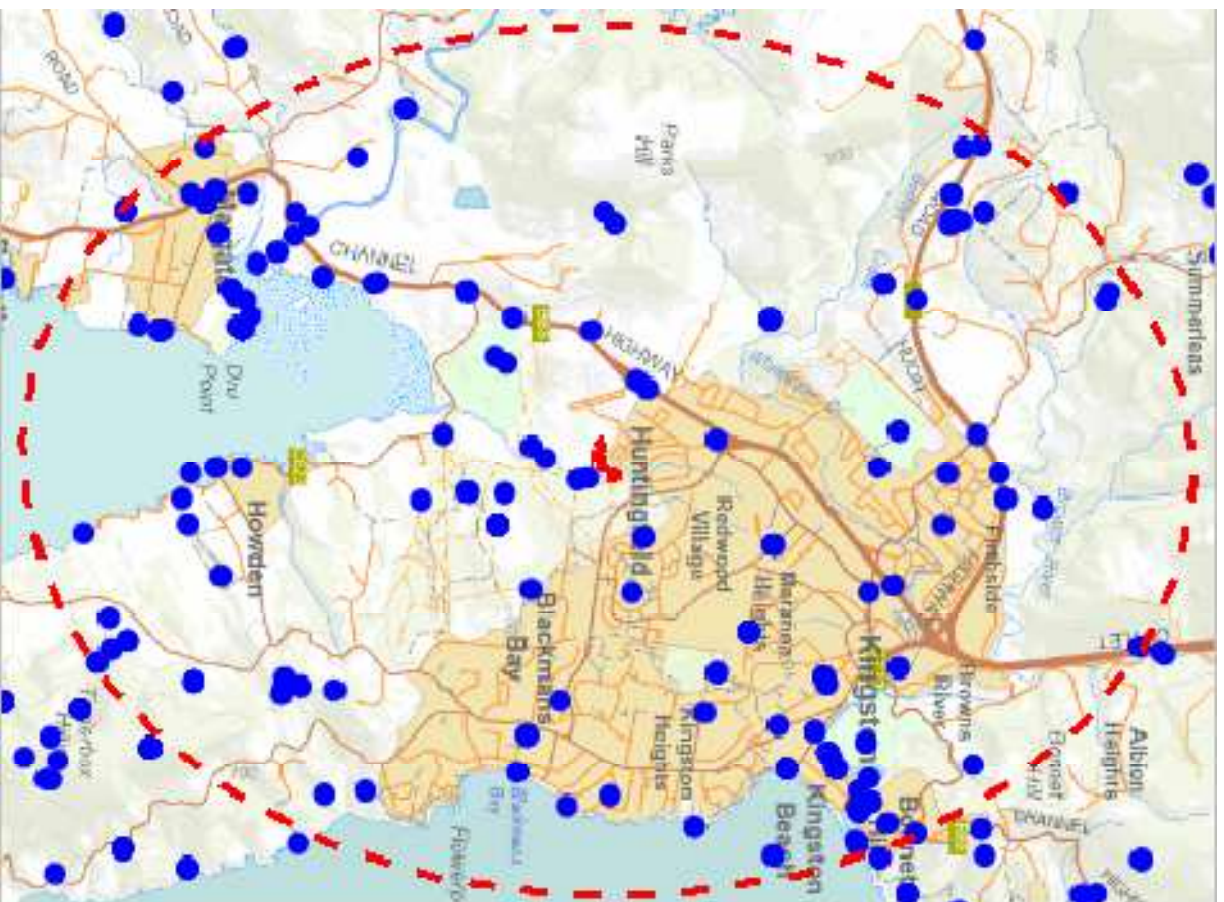
For more information about raptor nests, please contact Threatened Species Enquiries.

Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@nre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@nre.tas.gov.au)

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

# Raptor nests and sightings within 5000 metres



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

519729, 5234240

# 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
1677	Accipiter novaehollandiae	grey goshawk	Nest	1	27-Jul-2008
2665	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	13-Mar-2023
2666	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	13-Mar-2023
2803	Accipiter novaehollandiae	grey goshawk	Nest	3	15-Nov-2022
3272	Accipiter sp.	goshawk	Nest	1	20-Nov-2022
3273	Accipiter sp.	goshawk	Nest	1	20-Nov-2022
3380	Accipiter novaehollandiae	grey goshawk	Nest	3	15-Nov-2022
3397	Accipiter novaehollandiae	grey goshawk	Nest	3	15-Nov-2022
3400	Accipiter novaehollandiae	grey goshawk	Nest	3	15-Nov-2022
3401	Accipiter novaehollandiae	grey goshawk	Nest	3	15-Nov-2022
3403	Accipiter novaehollandiae	grey goshawk	Nest	3	15-Nov-2022
3416	Accipiter novaehollandiae	grey goshawk	Nest	3	15-Nov-2022
3610	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	12-Jul-2025
377	Falco peregrinus	peregrine falcon	Nest	1	01-Jan-1985
807	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	4	13-Mar-2023
	Accipiter novaehollandiae	grey goshawk	Carcass	1	14-Jun-2023
	Accipiter novaehollandiae	grey goshawk	Not Recorded	25	26-Nov-2017
	Accipiter novaehollandiae	grey goshawk	Sighting	48	16-May-2025
	Aquila audax	wedge-tailed eagle	Carcass	1	27-May-2019
	Aquila audax	wedge-tailed eagle	Not Recorded	34	15-Jun-2018
	Aquila audax	wedge-tailed eagle	Sighting	62	23-Aug-2023
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	11	14-May-2024
	Falco cenchroides	nankeen kestrel	Not Recorded	1	27-Jun-2016
	Falco longipennis	australian hobby	Sighting	9	23-Dec-2023
	Falco peregrinus	peregrine falcon	Audible	1	10-Jan-2021
	Falco peregrinus	peregrine falcon	Not Recorded	7	11-Jun-2018
	Falco peregrinus	peregrine falcon	Sighting	24	28-Dec-2024
	Haliaeetus leucogaster	white-bellied sea-eagle	Audible	1	10-Jan-2021
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	31	31-Aug-2018
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	53	05-Sep-2025
	Tyto novaehollandiae	masked owl	Not Recorded	6	20-May-1998
	Tyto novaehollandiae	masked owl	Sighting	8	30-Apr-1989

## Unverified Records

No unverified records were found!

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

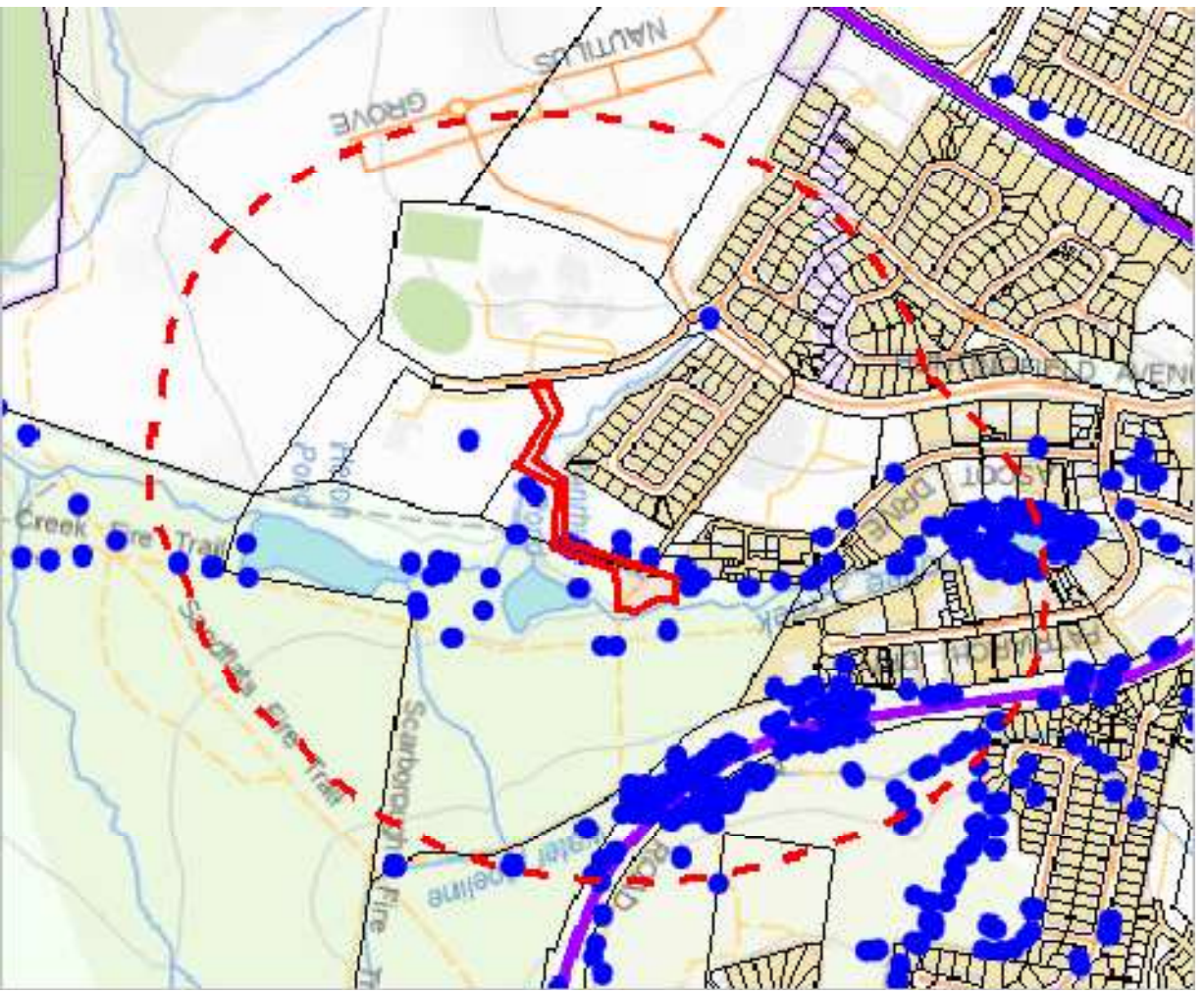
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		3	0	0

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

Telephone: 1300 368 550

Email: [ThreatenedSpecies.Enquiries@nre.tas.gov.au](mailto:ThreatenedSpecies.Enquiries@nre.tas.gov.au)

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



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

523040, 5238747

# Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

▭ Polygon Verified

▭ Polygon Unverified

Legend: Cadastral Parcels



# Tas Management Act Weeds within 500 m

## Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Carduus pycnocephalus</i>	slender thistle	6	01-Dec-2022
<i>Cortaderia jubata</i>	pink pampasgrass	1	06-Dec-2024
<i>Cortaderia selloana</i>	silver pampasgrass	2	02-Dec-2011
<i>Cortaderia</i> sp.	pampas grass	85	20-Nov-2024
<i>Cytisus scoparius</i>	english broom	1	11-Nov-2011
<i>Digitalis purpurea</i>	foxglove	3	22-Mar-2023
<i>Echium plantagineum</i>	patersons curse	2	02-Aug-2022
<i>Erica lusitanica</i>	spanish heath	48	18-Jul-2025
<i>Genista monspessulana</i>	montpellier broom or canary broom	15	13-Jan-2025
<i>Nassella trichotoma</i>	serrated tussock	1	16-Jul-2025
<i>Rubus fruticosus</i>	blackberry	15	20-Dec-2021
<i>Salix cinerea</i> subsp. <i>cinerea</i>	grey willow	2	25-Aug-2006
<i>Senecio jacobaea</i>	ragwort	1	02-Mar-2023
<i>Ulex europaeus</i>	gorse	98	18-Jul-2025

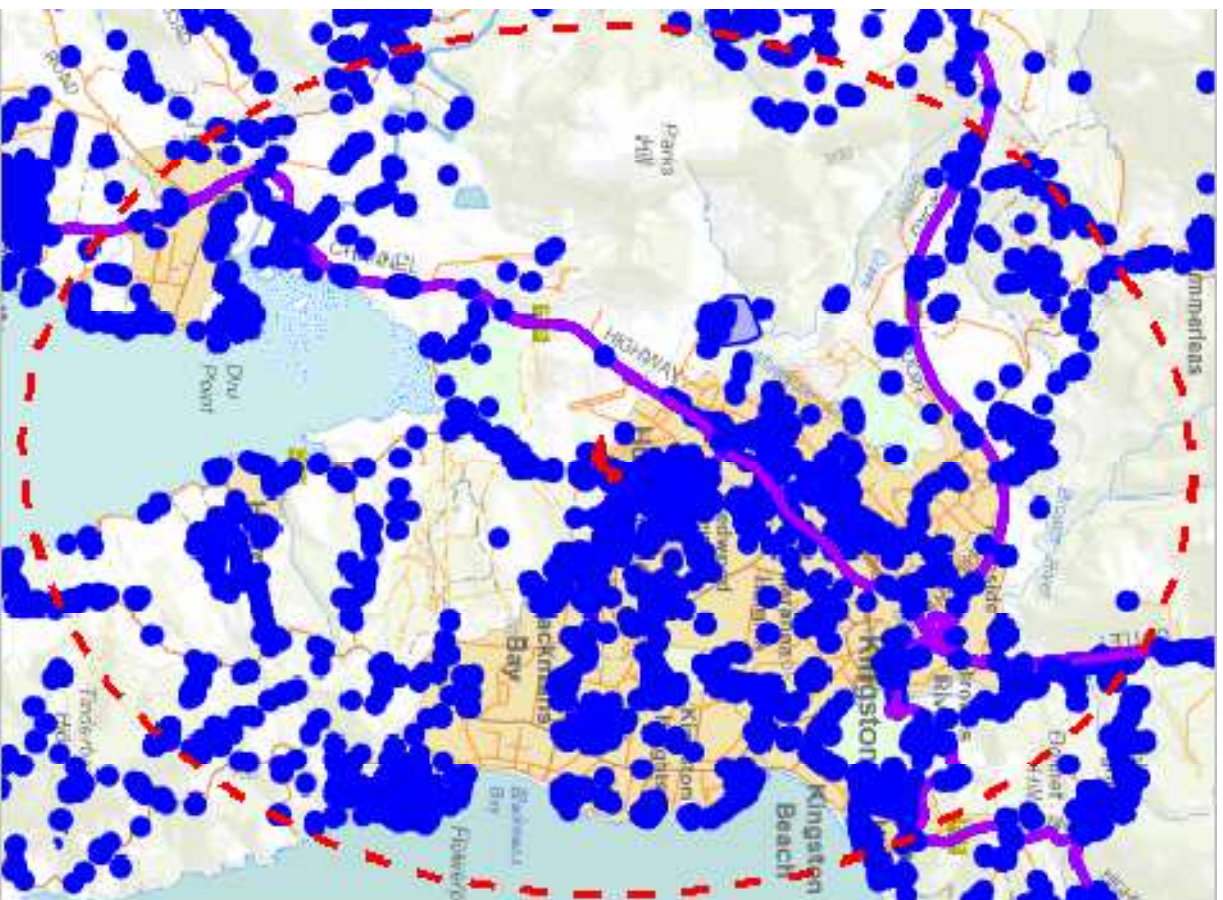
## Unverified Records

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

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

# Tas Management Act Weeds within 5000 m

527684, 5244875



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

519729, 5234240

# 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

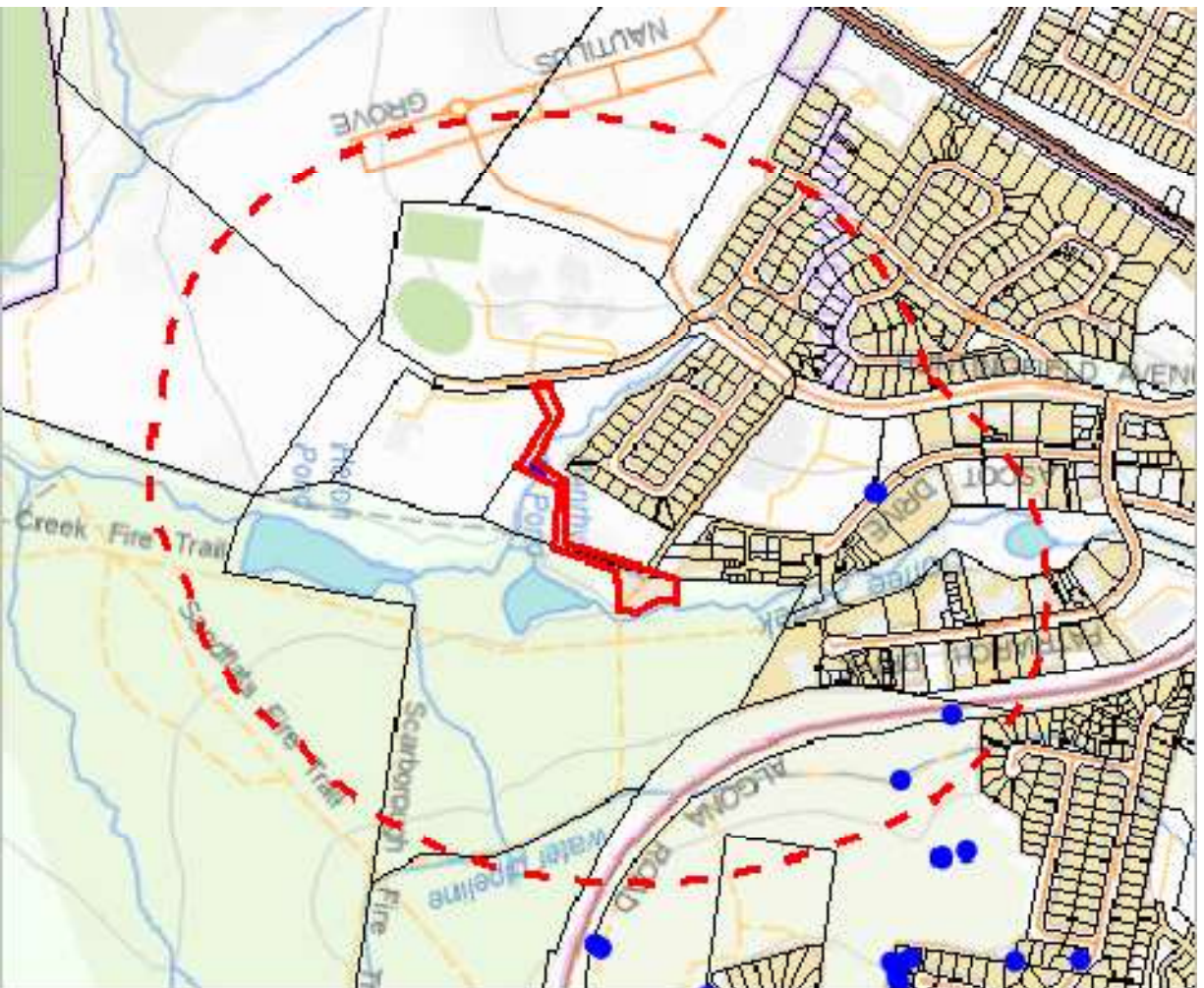
Species	Common Name	Observation Count	Last Recorded
<i>Amsinckia calycina</i>	hairy fiddleneck	85	01-Sep-2025
<i>Asparagus asparagoides</i>	bridal creeper	1	24-Jul-2009
<i>Asparagus plumosus</i>	common asparagus fern	1	27-Aug-2024
<i>Asphodelus fistulosus</i>	onion weed	1	29-Oct-2024
<i>Berberis darwinii</i>	darwins barberry	11	23-Sep-2023
<i>Calluna vulgaris</i>	heather	30	06-Mar-2023
<i>Carduus nutans</i>	nodding thistle	15	16-Nov-2022
<i>Carduus pycnocephalus</i>	slender thistle	52	13-Nov-2024
<i>Carduus tenuiflorus</i>	winged thistle	8	05-Dec-2011
<i>Cenchrus macrourus</i>	african feathergrass	6	21-Feb-2022
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	422	08-Sep-2025
<i>Cirsium arvense</i> var. <i>arvense</i>	creeping thistle	51	08-Sep-2025
<i>Coprosma robusta</i>	karamu	50	18-Oct-2023
<i>Cortaderia jubata</i>	pink pampasgrass	35	01-Sep-2025
<i>Cortaderia selloana</i>	silver pampasgrass	57	14-May-2024
<i>Cortaderia</i> sp.	pampas grass	291	04-Sep-2025
<i>Cytisus multiflorus</i>	white spanish broom	1	27-Nov-2011
<i>Cytisus scoparius</i>	english broom	154	08-Sep-2025
<i>Datura stramonium</i>	common thornapple	1	19-Apr-2021
<i>Digitalis purpurea</i>	foxglove	71	04-Sep-2025
<i>Echium plantagineum</i>	patersons curse	576	05-Aug-2025
<i>Echium vulgare</i>	vipers bugloss	2	10-Dec-2024
<i>Eragrostis curvula</i>	african lovegrass	10	24-Jan-2023
<i>Erica afra</i>	african heath	1	09-Sep-2008
<i>Erica arborea</i>	tree heath	4	19-Apr-2023
<i>Erica baccans</i>	berryflower heath	39	09-Jan-2025
<i>Erica holosericea</i>	silky heath	7	18-Sep-2012
<i>Erica lusitanica</i>	spanish heath	819	18-Aug-2025
<i>Foeniculum vulgare</i>	fennel	20	05-Oct-2024
<i>Genista monspessulana</i>	montpellier broom or canary broom	442	08-Sep-2025
<i>Hypericum perforatum</i>	perforated st johns-wort	60	26-Feb-2025
<i>Ilex aquifolium</i>	holly	32	20-Aug-2025
<i>Lepidium draba</i>	hoary cress	12	23-Sep-2024
<i>Leycesteria formosa</i>	himalayan honeysuckle	10	03-Jun-2025
<i>Lycium ferocissimum</i>	african boxthorn	45	07-Aug-2025
<i>Marrubium vulgare</i>	white horehound	18	02-Jan-2024
<i>Nassella neesiana</i>	chilean needlegrass	2	27-Mar-2025
<i>Nassella tenuissima</i>	mexican feather grass	4	18-Mar-2022
<i>Nassella trichotoma</i>	serrated tussock	31	18-Jul-2025
<i>Opuntia</i> sp.	prickly pear or cholla	4	15-Aug-2024
<i>Rubus anglocandicans</i>	blackberry	24	21-Mar-2022
<i>Rubus fruticosus</i>	blackberry	283	15-Aug-2024
<i>Rubus leucostachys</i>	blackberry	5	04-Aug-2020
<i>Salix cinerea</i> subsp. <i>cinerea</i>	grey willow	67	25-Nov-2020
<i>Salix matsudana</i>	sallow willow	2	24-Mar-2022
<i>Salix x fragilis</i> nothovar. <i>fragilis</i>	crack willow	13	13-Nov-2024
<i>Salix x sepulcralis</i> nothovar. <i>chrysocoma</i>	golden weeping willow	1	22-Oct-2003
<i>Senecio jacobaea</i>	ragwort	27	03-Feb-2025
<i>Ulex europaeus</i>	gorse	368	20-Aug-2025
<i>Urospermum dalechampii</i>	false dandelion	1	05-Nov-2019

## Unverified Records

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

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

# Priority Weeds within 500 m



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

523040, 5238747

# 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

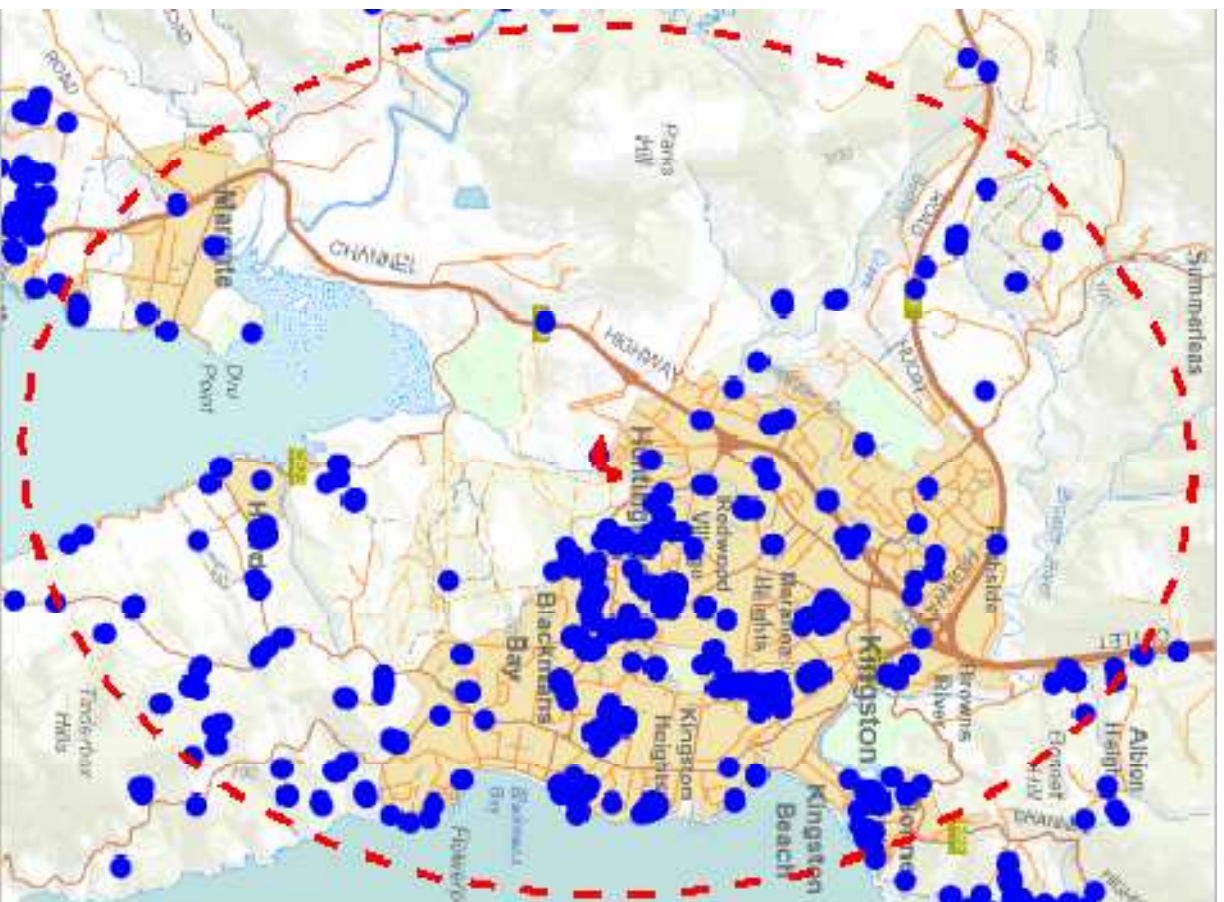
Species	Common Name	Observation Count	Last Recorded
Acacia baileyana	cootamundra wattle	1	15-May-2012
Billardiera heterophylla	bluebell creeper	2	29-Aug-2024
Pittosporum undulatum	sweet pittosporum	4	29-Aug-2024
Reseda luteola	weld	1	07-Oct-2020

## 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



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

519729, 5234240

# 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

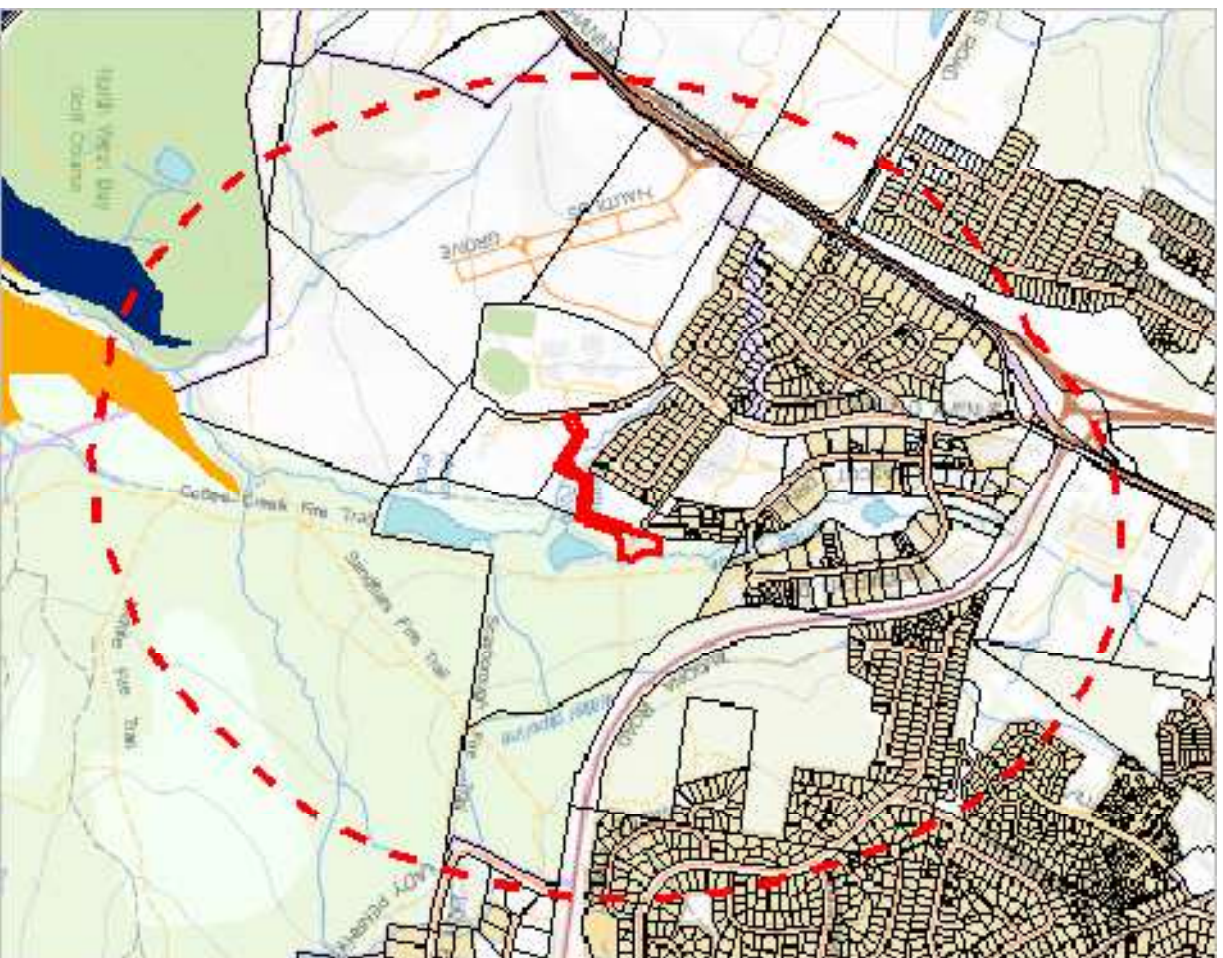
Species	Common Name	Observation Count	Last Recorded
<i>Acacia baileyana</i>	cootamundra wattle	46	18-Feb-2025
<i>Acacia howittii</i>	sticky wattle	52	20-Aug-2025
<i>Achillea millefolium</i>	yarrow	1	27-Apr-2020
<i>Billardiera heterophylla</i>	bluebell creeper	174	21-Aug-2025
<i>Dipsacus fullonum</i>	wild teasel	3	17-Aug-2022
<i>Echium candicans</i>	pride-of-madeira	17	26-Aug-2023
<i>Gomphocarpus fruticosus</i> subsp. <i>fruticosus</i>	swanplant	1	29-Mar-2022
<i>Grevillea rosmarinifolia</i>	rosemary grevillea	12	02-Oct-2024
<i>Iris pseudacorus</i>	yellow flag iris	4	09-Apr-2025
<i>Opuntia elatior</i>	prickly pear	1	15-Aug-2024
<i>Pittosporum undulatum</i>	sweet pittosporum	199	08-Sep-2025
<i>Polygala myrtifolia</i>	myrtleleaf milkwort	7	18-Aug-2025
<i>Reseda luteola</i>	weld	17	19-Aug-2025
<i>Salix x pendulina</i> var. <i>pendulina</i>	weeping willow	2	23-Jul-2010
<i>Schinus terebinthifolius</i>	broadleaf pepper tree	1	14-Nov-2011
<i>Tradescantia fluminensis</i>	wandering creeper	2	28-Sep-2021
<i>Verbascum thapsus</i>	great mullein	9	20-May-2025
<i>Watsonia meriana</i> var. <i>bulbillifera</i>	bulbil watsonia	7	24-Jul-2025

## Unverified Records

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

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

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



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

522672, 5238246

# Acid Sulfate Soils within 1000 metres

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

 High

 Low

 Extremely Low

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


 High

 Low

 Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

 High (Intertidal)

 High (Subtidal)

Legend: Cadastral Parcels



## Acid Sulfate Soils within 1000 metres

Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Extremely Low	Cj(p3)	Extremely low probability of 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	Bu(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Unclassified - Insufficient landscape information available to classify map unit. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.

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

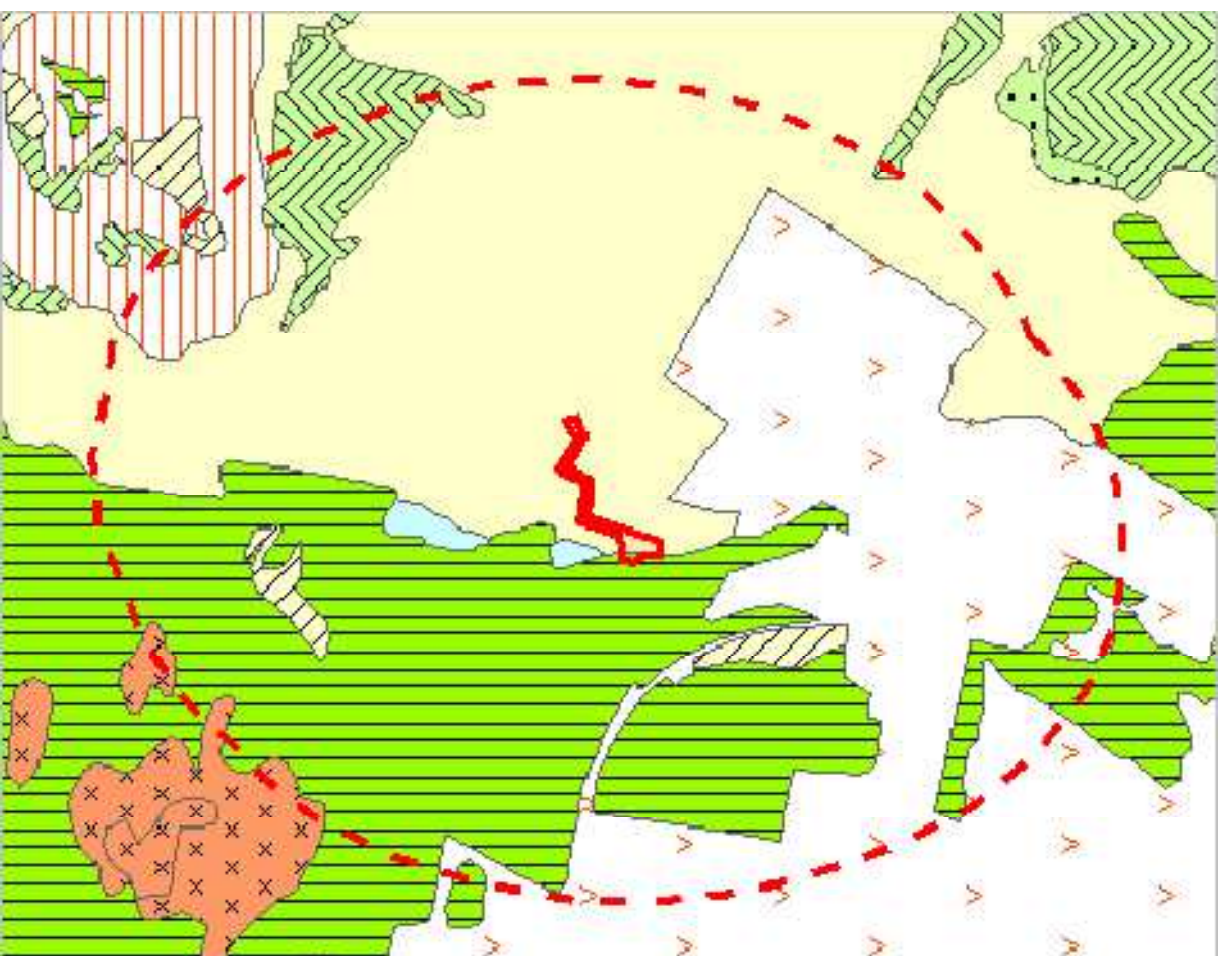
Telephone: (03) 6777 2227

Email: [LandManagement.Enquiries@nre.tas.gov.au](mailto:LandManagement.Enquiries@nre.tas.gov.au)

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

# TASVEG 4.0 Communities within 1000 metres

524749, 5240868






























































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



























































522672, 5238246

# 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 gunnill 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 herbfield
	(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
	(RKK) 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) Rockery 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)
-  (WGL) 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

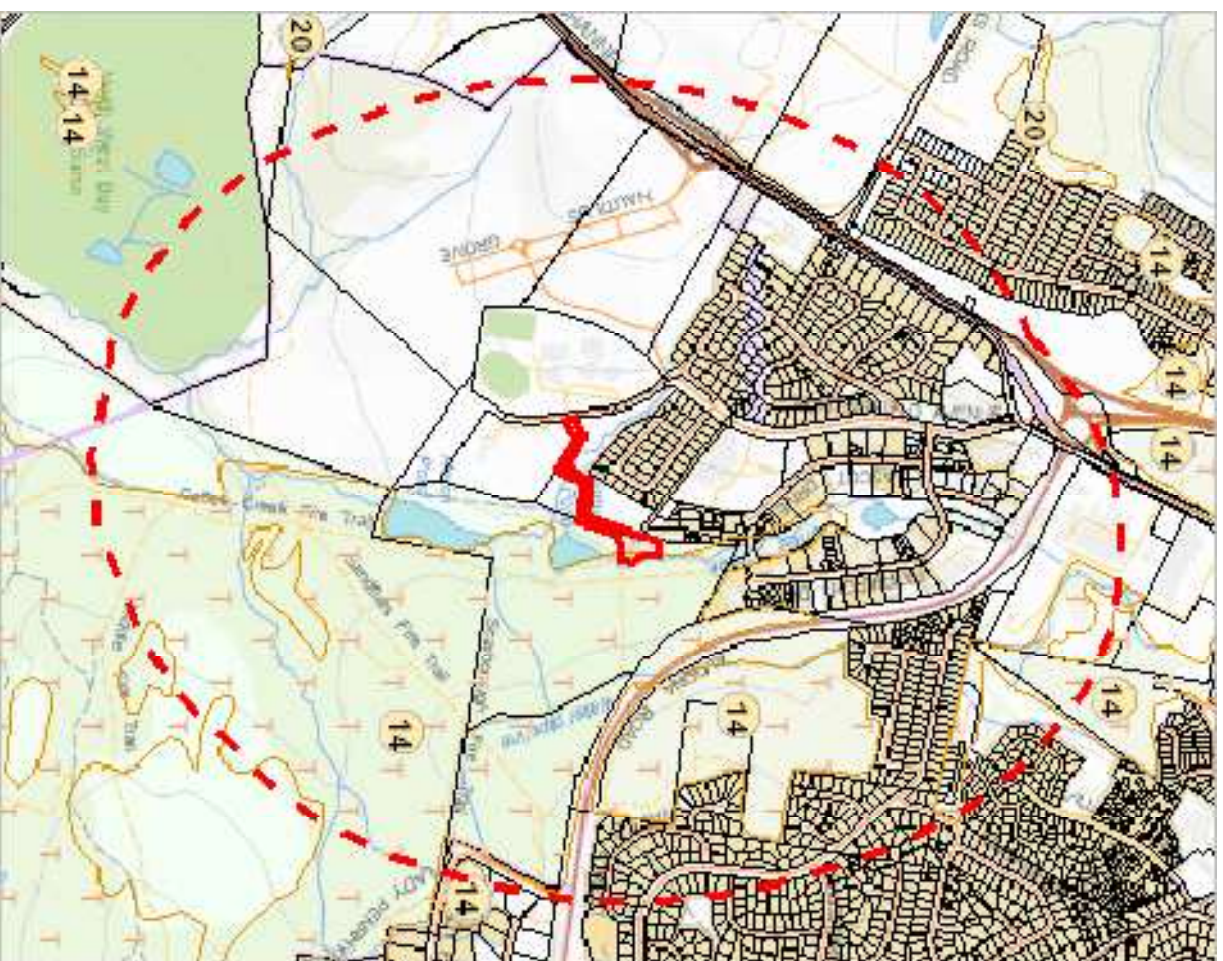
Code	Community	Canopy Tree
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	
DOB	(DOB) Eucalyptus obliqua dry forest	
FAG	(FAG) Agricultural land	
FRG	(FRG) Regenerating cleared land	
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	
OAQ	(OAQ) Water, sea	
SLS	(SLS) Leptospermum scoparium heathland and scrub	EA

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

Telephone: (03) 6165 4320

Email: [TVMMPsupport@nre.tas.gov.au](mailto:TVMMPsupport@nre.tas.gov.au)

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



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

522672, 5238246

# 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 calozoic 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 *Diplarrhena latifolia* rushland
- 38 - Subalpine *Leptospermum nitidum* woodland
- 39 - Wetlands

## Legend: Cadastral Parcels



## Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
14	Eucalyptus amygdalina forest and woodland on sandstone

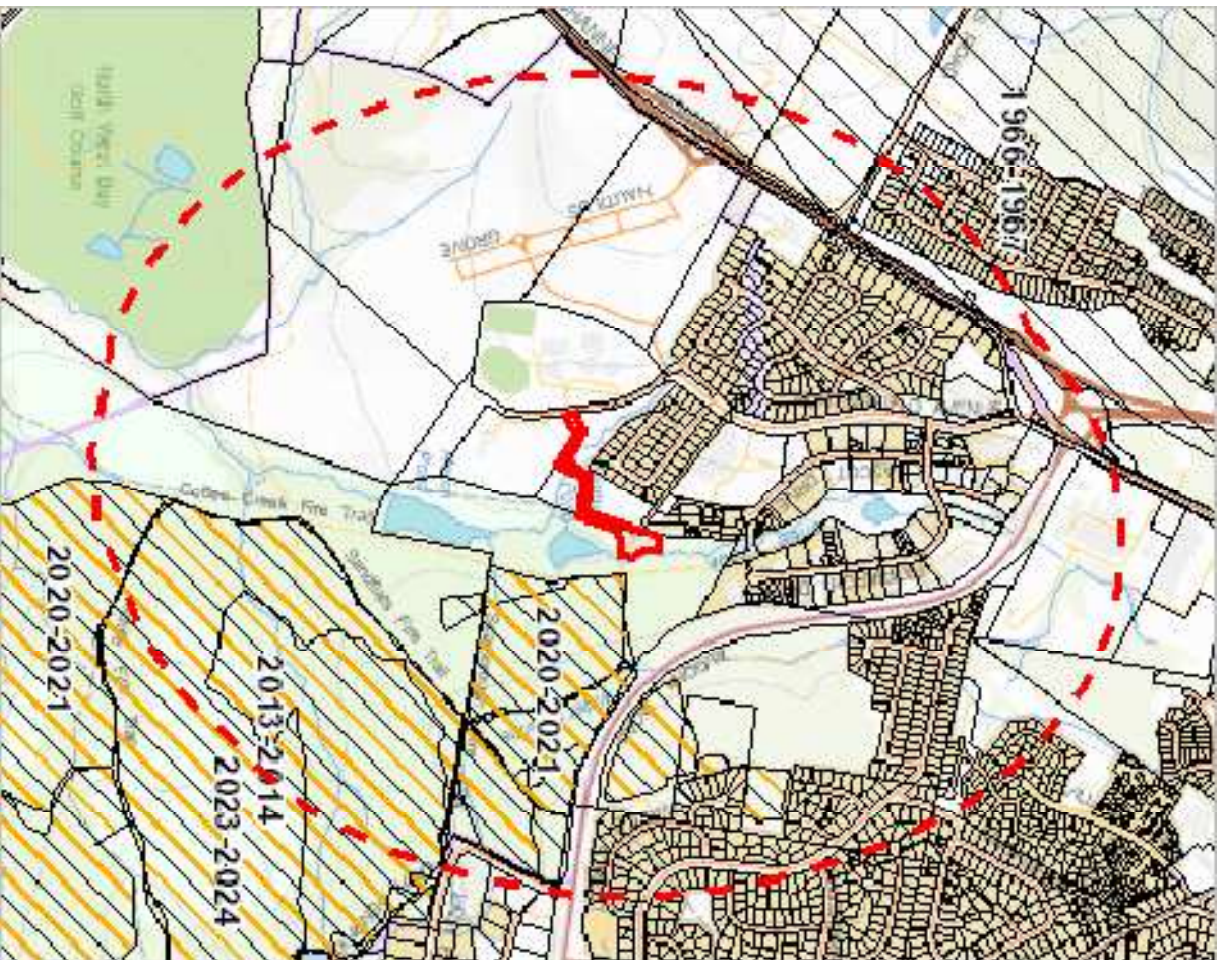
For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.

Telephone: (03) 6165 4320

Email: [TVMMPsupport@nre.tas.gov.au](mailto:TVMMPsupport@nre.tas.gov.au)

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

# Fire History (All) within 1000 metres



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

522672, 5238246

# 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)
I25420	Peter Murrell	29-Aug-2006	Bushfire	Deliberate	0.46872751
I53752	Algona Road Huntingfield	26-Dec-2008	Bushfire	Accidental	3.20779049
I67788	Algona Rd Huntingfield	08-Jan-2010	Bushfire	Undetermined	0.30977873
256545	Peter Murrell NR, Blackmans Bay	19-Nov-2017	Bushfire	Deliberate	4.90318919
600377	Peter Murrell Campfire	01-Nov-2012	Bushfire	Accidental	9.229E-4
KSK402BU	Lot 200 Algona Road South	05-May-2019	Planned Burn	Planned Burn	3.14137359
KSK403BU	Lot 200 Algona Road North	08-Jun-2019	Planned Burn	Planned Burn	1.20297132
PEMCA027AP	Peter Murrell Middle West - PEMCA027AP	29-May-2024	Planned Burn	Planned Burn	38.62166213
PEMSR4AP	Middle West PEMS4AP	16-Dec-2013	Planned Burn	Planned Burn	59.81794318
PMCA25AP	PMCA25AP - Peter Murrell Pony Club	30-Mar-2021	Planned Burn	Planned Burn	29.10049855
PMCA26AP	PMCA26AP - Peter Murrell North	27-Apr-2021	Planned Burn	Planned Burn	13.50539792
PMCA3SFR	Peter Murrell PMCA3SFR	16-Apr-2010	Planned Burn	Planned Burn	10.83964927
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

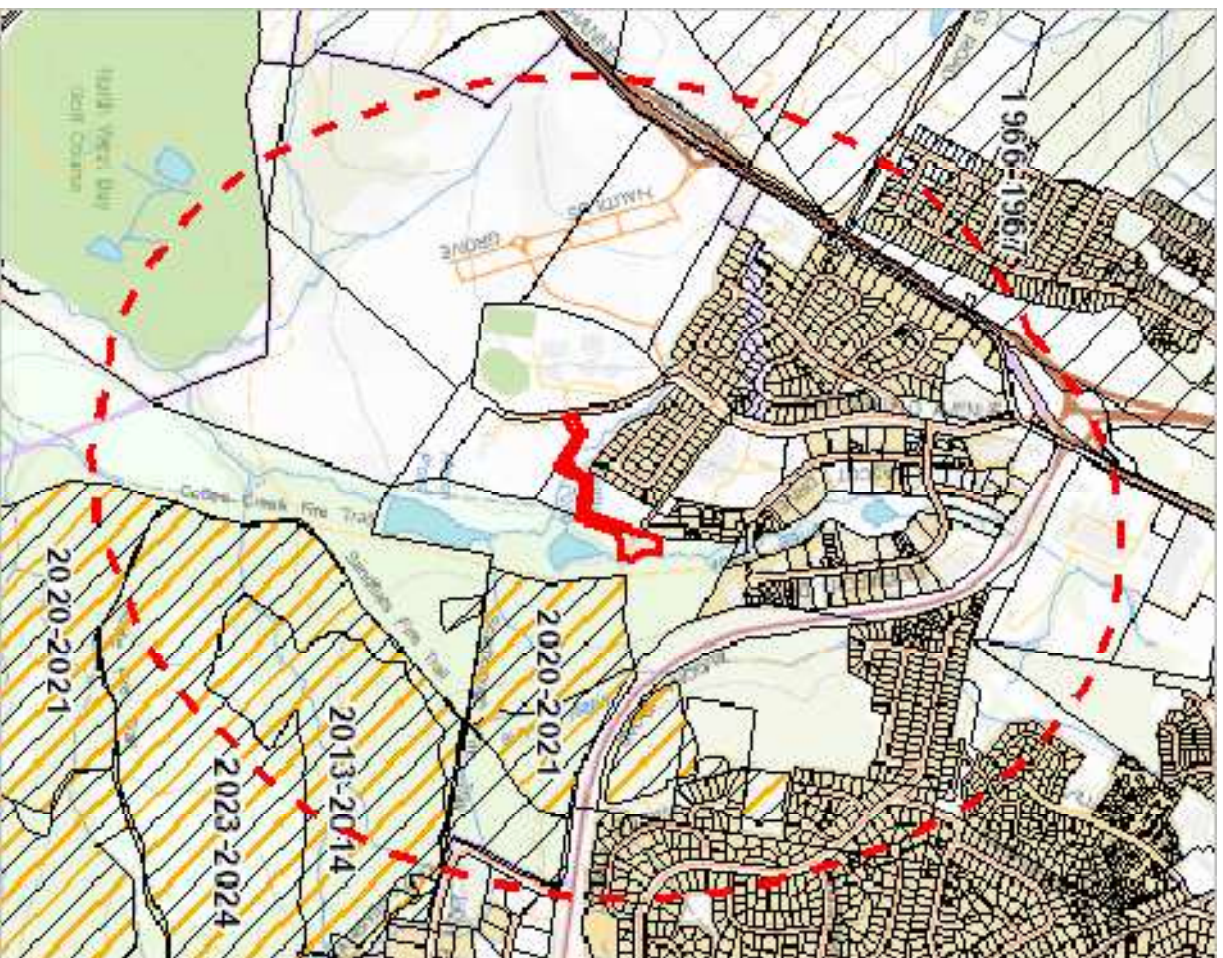
Telephone: 1800 000 699

Email: [planning@fire.tas.gov.au](mailto:planning@fire.tas.gov.au)

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

# Fire History (Last Burnt) within 1000 metres

524749, 5240868



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

522672, 5238246



# 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)
I25420	Peter Murrell	29-Aug-2006	Bushfire	Deliberate	0.46872751
I53752	Algona Road Huntingfield	26-Dec-2008	Bushfire	Accidental	3.20779049
256545	Peter Murrell NR, Blackmans Bay	19-Nov-2017	Bushfire	Deliberate	4.90318919
600377	Peter Murrell Campfire	01-Nov-2012	Bushfire	Accidental	9.229E-4
KSK402BU	Lot 200 Algona Road South	05-May-2019	Planned Burn	Planned Burn	3.14137359
KSK403BU	Lot 200 Algona Road North	08-Jun-2019	Planned Burn	Planned Burn	1.20297132
PEMCA027AP	Peter Murrell Middle West - PEMCA027AP	29-May-2024	Planned Burn	Planned Burn	38.62166213
PEMSR4AP	Middle West PEMSR4AP	16-Dec-2013	Planned Burn	Planned Burn	59.81794318
PMCA25AP	PMCA25AP - Peter Murrell Pony Club	30-Mar-2021	Planned Burn	Planned Burn	29.10049855
PMCA26AP	PMCA26AP - Peter Murrell North	27-Apr-2021	Planned Burn	Planned Burn	13.50539792
PMCA3SFR	Peter Murrell PMCA3SFR	16-Apr-2010	Planned Burn	Planned Burn	10.83964927
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.

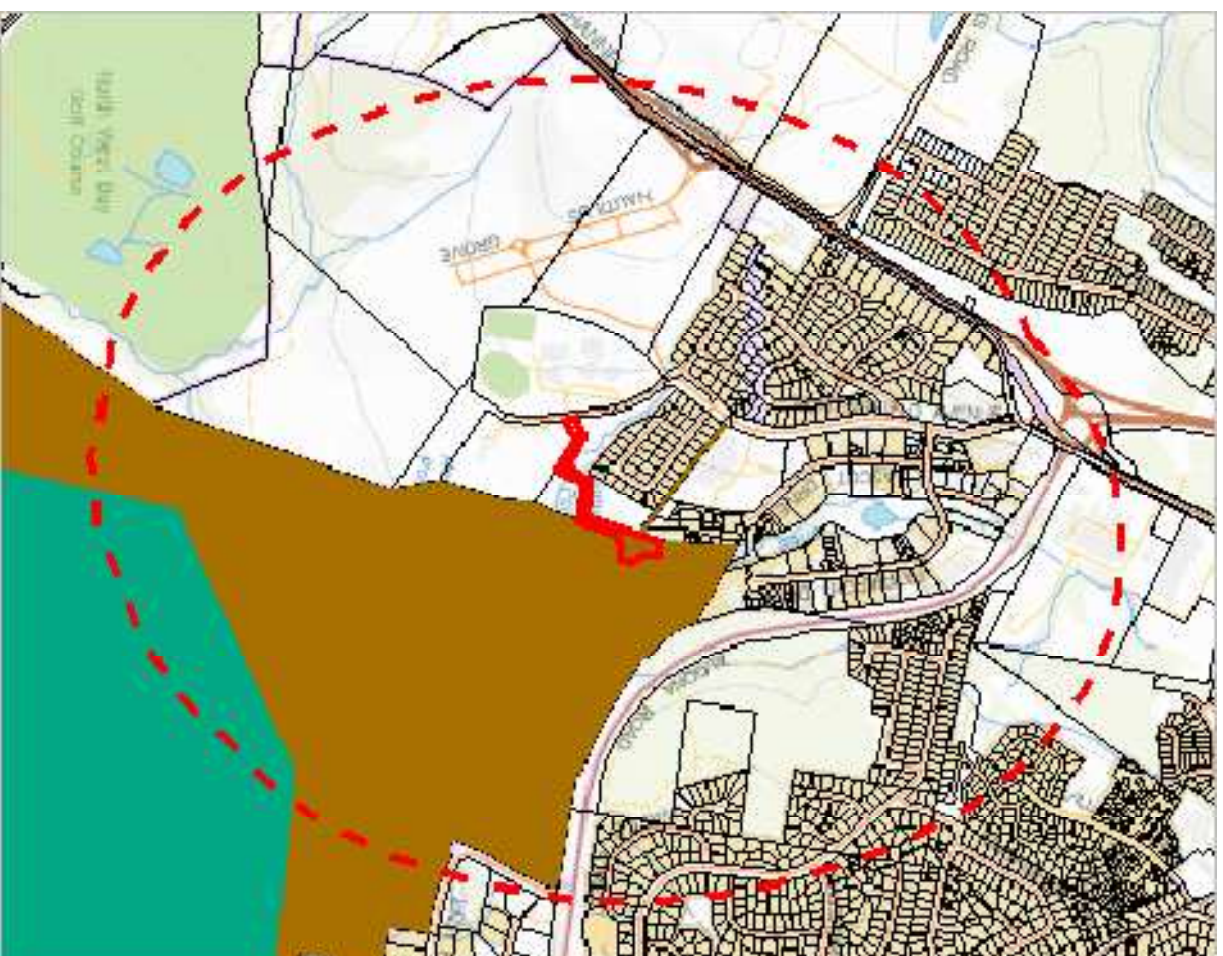
Telephone: 1800 000 699

Email: [planning@fire.tas.gov.au](mailto:planning@fire.tas.gov.au)

Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

# Reserves within 1000 metres

524749, 5240868



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

522672, 5238246

# 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



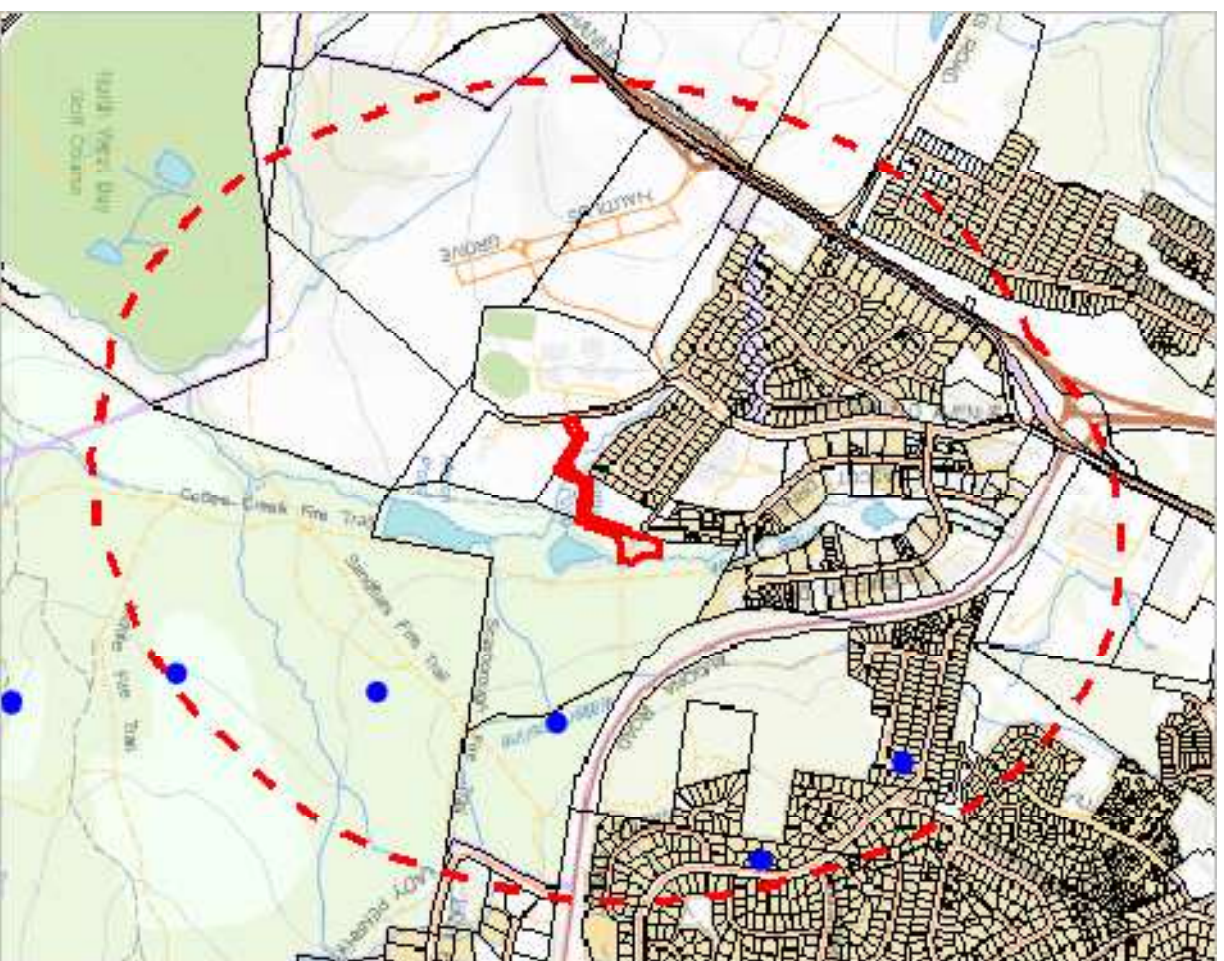
## Reserves within 1000 metres

Name	Classification	Status	Area (HA)
Peter Murrell Conservation Area	Conservation Area	Other Formal Reserve	9.0959394
Peter Murrell Conservation Area	Conservation Area	Other Formal Reserve	131.80705417
Peter Murrell State Reserve	State Reserve	Dedicated Formal Reserve	134.98289241

For more information about the Tasmanian Reserve Estate, please contact the Natural Values Science Services Branch.

Email: [LandManagement.Enquiries@nre.tas.gov.au](mailto:LandManagement.Enquiries@nre.tas.gov.au)

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



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

522672, 5238246

# 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

Species Name	Common Name	Prescription	Observation Count	Last Recorded
Mus musculus	house mouse		1	05-Mar-2011
Phytophthora cinnamomi	root rot or water mould		1	01-Jan-1900
Phytophthora cinnamomi - symptoms	water mould or root rot		1	11-Nov-2011
Rattus norvegicus	brown rat		1	01-Jan-1961
Rattus rattus	black rat		1	05-Mar-2011

## 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 B**

## **Protected Matters Search Report**

Provides general guidance on matters of national environmental significance and other  
the EPBC Act in the area you have selected. Please see the caveat for interpretation  
provided here.

Created: 24-Oct-2025

[ary](#)

[ers of NES](#)

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

[a Information](#)

[t](#)  
[wledgements](#)

<a href="#">Large Properties:</a>	None
<a href="#">Heritage Places:</a>	None
<a href="#">International Importance (Ramsar):</a>	None
<a href="#">Great Barrier Reef Marine Park:</a>	None
<a href="#">Health Marine Area:</a>	None
<a href="#">Threatened Ecological Communities:</a>	5
<a href="#">Threatened Species:</a>	66
<a href="#">Migratory Species:</a>	34

## Matters Protected by the EPBC Act

The report summarises other matters protected under the Act that may relate to the area you have been required for a proposed activity that significantly affects the environment on 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 to take an action that is likely to have a significant impact on the environment anywhere.

The 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 is part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage Areas on Commonwealth land. Information on the new heritage laws can be found at [www.environment.gov.au/parks-heritage/heritage](https://www.environment.gov.au/parks-heritage/heritage)

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

<a href="#">Health Lands:</a>	17
<a href="#">Health Heritage Places:</a>	None
<a href="#">Threatened Species:</a>	56
<a href="#">Other Cetaceans:</a>	9
<a href="#">Migratory Species:</a>	None
<a href="#">Health Reserves Terrestrial:</a>	None
<a href="#">Marine Parks:</a>	None
<a href="#">Critical Habitat for the Survival of Marine Turtles:</a>	None

## Other Information

The report provides information that may also be relevant to the area you have been required for a proposed activity that significantly affects the environment on Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land.

<a href="#">Territory Reserves:</a>	13
<a href="#">Treaty Agreements:</a>	1
<a href="#">Important Wetlands:</a>	None



			habitat may occur within area	
<a href="#">ginea</a>				
pipper [856]	Critically Endangered		Species or species habitat may occur within area	In feat
<a href="#">s diemenensis</a>				
Azure Kingfisher [25977]	Endangered		Species or species habitat likely to occur within area	In feat
<a href="#">ntipodensis</a>				
Albatross [64458]	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">ntipodensis gibsoni</a>				
atross [82270]	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">omophora</a>				
yal Albatross [89221]	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">kulans</a>				
Albatross [89223]	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">anfordi</a>				
yal Albatross [64456]	Endangered		Foraging, feeding or related behaviour likely to occur within area	In buff

<a href="#">caudacutus</a> Red Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feat
<a href="#">scolor</a> [744]	Critically Endangered	Breeding known to occur within area	In feat
<a href="#">onica baueri</a> Red-tailed Godwit, Western Red-tailed Godwit [86380]	Endangered	Species or species habitat likely to occur within area	In feat
<a href="#">s giganteus</a> Ant-Petrel, Southern Giant	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">s halli</a> Ant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">chryostoma</a> Parrot [726]	Vulnerable	Species or species habitat known to occur within area	In feat
<a href="#">adagascariensis</a> Curlew, Far Eastern Curlew	Critically Endangered	Species or species habitat likely to occur within area	In feat
<a href="#">rtur subantarctica</a> (southern) [64445]	Vulnerable	Species or species habitat known to occur within area	In buff

<a href="#">e is nereis</a>			habitat may occur within area	
<a href="#">airy Tern [82950]</a>	Vulnerable		Breeding likely to occur within area	In feat
<a href="#">e bulleri</a>				
<a href="#">tross, Pacific Albatross</a>	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">e bulleri platei</a>				
<a href="#">ler's Albatross, Pacific [2273]</a>	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">e carteri</a>				
<a href="#">w-nosed Albatross [64464]</a>	Vulnerable		Species or species habitat likely to occur within area	In buff
<a href="#">e cauta</a>				
<a href="#">s [89224]</a>	Endangered		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">e chrysostoma</a>				
<a href="#">d Albatross [66491]</a>	Endangered		Species or species habitat may occur within area	In buff
<a href="#">e impavida</a>				
<a href="#">atross, Campbell Black-tross [64459]</a>	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">e melanophris</a>				
<a href="#">d Albatross [66472]</a>	Vulnerable		Foraging, feeding or related behaviour	In buff

Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buff
<a href="#">cucullatus cucullatus</a>			
Hooded Plover, Eastern Hooded [67051]	Vulnerable	Species or species habitat may occur within area	In buff
<a href="#">aria</a>			
Greenshank, Greenshank	Endangered	Species or species habitat may occur within area	In feat
<a href="#">ollandiae castanops (Tasmanian population)</a>			
(Tasmanian) [67051]	Vulnerable	Breeding known to occur within area	In feat
<a href="#">hys hirsutus</a>			
Wharf fish [64418]	Critically Endangered	Species or species habitat known to occur within area	In buff
<a href="#">maraena</a>			
Rayling [26179]	Vulnerable	Species or species habitat known to occur within area	In feat
<a href="#">ama</a>			
Warty Frog [69374]	Conservation Dependent	Species or species habitat known to occur within area	In buff
<a href="#">politus</a>			
Warty Frog [83756]	Critically Endangered	Species or species habitat may occur within area	In buff
<a href="#">ermis</a>			
Ill Frog, Growing Grass and Golden Frog, Warty Frog	Vulnerable	Species or species habitat known to	In feat

[36]	Endangered	Species or species habitat likely to occur within area	In buff
<a href="#">maculatus maculatus (Tasmanian population)</a>			
Quoll, Spot-tailed Quoll, Tasmanian population)	Vulnerable	Species or species habitat known to occur within area	In feat
<a href="#">errinus</a>			
ll, Luaner [333]	Endangered	Species or species habitat known to occur within area	In feat
<a href="#">ustralis</a>			
ght Whale [40]	Endangered	Breeding known to occur within area	In buff
<a href="#">unnii gunnii</a>			
ed Bandicoot (Tasmania)	Vulnerable	Species or species habitat known to occur within area	In feat
<a href="#">harrisii</a>			
Devil [299]	Endangered	Species or species habitat likely to occur within area	In feat
<a href="#">audata</a>			
r-orchid [17067]	Vulnerable	Species or species habitat known to occur within area	In feat
<a href="#">lvicola</a>			
rs [64860]	Critically Endangered	Species or species habitat may occur within area	In buff
<a href="#">curtisiae</a>			
anth [23961]	Vulnerable	Species or species habitat may occur within area	In buff

er-cross, Pepperweed

habitat likely to occur within area

[m albicans subsp. tricolor](#)

y, Grassland Paper-daisy

Endangered

Species or species habitat may occur within area

In buff

[m apoxychilum](#)

k-orchid [64947]

Endangered

Species or species habitat likely to occur within area

In feat

[egeleri](#)

reenhood, Cape Portland [64971]

Vulnerable

Species or species habitat may occur within area

In feat

[nesii](#)

n-orchid [76352]

Endangered

Species or species habitat may occur within area

In buff

[n palustre](#)

lasting, Swamp Paper [5]

Vulnerable

Species or species habitat likely to occur within area

In feat

[vivipara](#)

live-bearing Seastar [85451]

Vulnerable

Species or species habitat may occur within area

In buff

[n carcharias](#)

, Great White Shark [64470]

Vulnerable

Species or species habitat known to occur within area

In buff

[galeus](#)

κ, Eastern School Shark, ark, Tote, Soupfin Shark

Conservation Dependent

Species or species habitat likely to occur within area

In buff

<a href="#">neipes</a>				
Shearwater, Fleshy-footed [82404]			Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">ea</a>				
water [82651]	Vulnerable		Species or species habitat likely to occur within area	In buff
<a href="#">ntipodensis</a>				
Albatross [64458]	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">omophora</a>				
yal Albatross [89221]	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">kulans</a>				
Albatross [89223]	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">anfordi</a>				
yal Albatross [64456]	Endangered		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">s giganteus</a>				
ant-Petrel, Southern Giant	Endangered		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">s halli</a>				
ant-Petrel [1061]	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff

White-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buff
<a href="#">Puffin <i>cauta</i></a> Puffins [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">Puffin <i>chrysostoma</i></a> Laysan Albatross [66491]	Endangered	Species or species habitat may occur within area	In buff
<a href="#">Puffin <i>impavida</i></a> Black-footed Albatross, Campbell Black-footed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">Puffin <i>melanophris</i></a> Black-footed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">Puffin <i>salvini</i></a> Black-footed Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">Puffin <i>stedi</i></a> Black-footed Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buff

## Marine Species

<a href="#">Puffin <i>musculus</i></a> Puffins [36]	Endangered	Species or species habitat likely to occur within area	In buff
--	------------	--	---------

<a href="#">chus obscurus</a>			Species or species habitat may occur within area	In buff
in [43]				
<a href="#">s</a>				
Mackerel Shark [83288]			Species or species habitat likely to occur within area	In buff
<a href="#">ovaeangliae</a>				
Whale [38]			Foraging, feeding or related behaviour known to occur within area	In buff
Terrestrial Species				
<a href="#">caudacutus</a>				
ed Needletail [682]	Vulnerable		Species or species habitat known to occur within area	In feat
Wetlands Species				
<a href="#">eucos</a>				
ndpiper [59309]			Species or species habitat may occur within area	In feat
<a href="#">minata</a>				
Sandpiper [874]	Vulnerable		Species or species habitat may occur within area	In feat
<a href="#">itus</a>				
not [855]	Vulnerable		Species or species habitat may occur within area	In feat
<a href="#">ginea</a>				
piper [856]	Critically Endangered		Species or species habitat may occur within area	In feat

<a href="#">Madagascariensis</a>			habitat likely to occur within area	
Curlew, Far Eastern Curlew	Critically Endangered		Species or species habitat likely to occur within area	In feature
<a href="#">Arenaria</a>				
Greenshank, Greenshank	Endangered		Species or species habitat may occur within area	In feature

## Areas Protected by the EPBC Act

### Health Lands

[\[ Resource \]](#)

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

Health Land Name	State	Buffer
Health Land - [60255]	TAS	In buffer
Health Land - [60263]	TAS	In buffer
Health Land - [60262]	TAS	In buffer
Health Land - [60265]	TAS	In buffer
Health Land - [60264]	TAS	In buffer
Health Land - [60267]	TAS	In buffer
Health Land - [60266]	TAS	In buffer
Health Land - [60272]	TAS	In buffer
Health Land - [60275]	TAS	In buffer

Species Name	Threatened Category	Presence Text	Buffer
<a href="#">Puffinus pacificus</a> Sandpiper [59309]		Species or species habitat may occur within area	In feat
<a href="#">Puffinus pacificus</a> Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feat
<a href="#">Puffinus carneipes</a> Shearwater, Fleshy-footed [82404]		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">Puffinus griseus</a> Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buff
<a href="#">Ardea ibis</a> [66521]		Species or species habitat may occur within area overfly marine area	In feat
<a href="#">Puffinus pacificus</a> Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feat
<a href="#">Puffinus pacificus</a> [855]	Vulnerable	Species or species habitat may occur	In feat

[Pipit \[858\]](#)

Species or species  
habitat may occur  
within area overfly  
marine area

In feat

[Antipodensis](#)

Albatross [64458]

Vulnerable

Foraging, feeding or  
related behaviour  
likely to occur within  
area

In buff

[Antipodensis gibsoni as Diomedea gibsoni](#)

Albatross [82270]

Vulnerable

Foraging, feeding or  
related behaviour  
likely to occur within  
area

In buff

[Phoebastria immutabilis](#)

Royal Albatross [89221]

Vulnerable

Foraging, feeding or  
related behaviour  
likely to occur within  
area

In buff

[Phoebastria immutabilis](#)

Albatross [89223]

Vulnerable

Foraging, feeding or  
related behaviour  
likely to occur within  
area

In buff

[Phoebastria immutabilis](#)

Albatross [64456]

Endangered

Foraging, feeding or  
related behaviour  
likely to occur within  
area

In buff

[Elanus leucurus](#)

Snakebird, Japanese Snipe [863]

Vulnerable

Species or species  
habitat likely to occur  
within area overfly  
marine area

In feat

[Elanus leucurus](#)

Sea-Eagle [943]

Breeding known to  
occur within area

In feat

[744]	Critically Endangered	Breeding known to occur within area overfly marine area	In feat
<a href="#">onica</a> odwit [844]		Species or species habitat likely to occur within area	In feat
<a href="#">s giganteus</a> ant-Petrel, Southern Giant	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">s halli</a> ant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">noleuca</a> cher [612]		Species or species habitat known to occur within area overfly marine area	In feat
<a href="#">hrysostoma</a> Parrot [726]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feat
<a href="#">adagascariensis</a> ew, Far Eastern Curlew	Critically Endangered	Species or species habitat likely to occur within area	In feat
<a href="#">rtur</a> [1066]		Species or species habitat known to occur within area	In buff

			related behaviour likely to occur within area	
<a href="#">e bulleri</a>				
tross, Pacific Albatross	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">e bulleri platei as Thalassarche sp. nov.</a>				
ler's Albatross, Pacific [2273]	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">e carteri</a>				
w-nosed Albatross [64464]	Vulnerable		Species or species habitat likely to occur within area	In buff
<a href="#">e cauta</a>				
s [89224]	Endangered		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">e chrysostoma</a>				
d Albatross [66491]	Endangered		Species or species habitat may occur within area	In buff
<a href="#">e impavida</a>				
atross, Campbell Black-tross [64459]	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff
<a href="#">e melanophris</a>				
d Albatross [66472]	Vulnerable		Foraging, feeding or related behaviour likely to occur within area	In buff

er, Hooded Dotterel [87735]			Species or species habitat may occur within area overfly marine area	In buff
<a href="#">cullatus cucullatus as Thinornis rubricollis rubricollis</a>				
ded Plover, Eastern Hooded [6231]	Vulnerable		Species or species habitat may occur within area overfly marine area	In buff
<a href="#">aria</a>				
reenshank, Greenshank	Endangered		Species or species habitat may occur within area overfly marine area	In feat
<a href="#">s abdominalis</a>				
ahorse, Eastern Potbelly ew Zealand Potbelly [6233]			Species or species habitat may occur within area	In buff
<a href="#">s breviceps</a>				
Seahorse, Short-snouted [6235]			Species or species habitat may occur within area	In buff
<a href="#">elus briggsii</a>				
efish, Briggs' Crested ggs' Pipefish [66242]			Species or species habitat may occur within area	In buff
<a href="#">rserrata</a>				
pefish [66252]			Species or species habitat may occur within area	In buff
<a href="#">mollisoni</a>				
pefish [66260]			Species or species habitat may occur within area	In buff

<a href="#">spinosissimus</a>		habitat may occur within area	
orse, Australian Spiny [6275]		Species or species habitat may occur within area	In buff
<a href="#">a argus</a>			
fish, Gulf Pipefish, Peacock [276]		Species or species habitat may occur within area	In buff
<a href="#">a nigra</a>			
pefish, Wide-bodied Black Pipefish [66277]		Species or species habitat may occur within area	In buff
<a href="#">carinirostris</a>			
h [66282]		Species or species habitat may occur within area	In buff
<a href="#">s phillipi</a>			
pipefish [66284]		Species or species habitat may occur within area	In buff
<a href="#">us forsteri</a>			
Fur-seal, New Zealand Fur-		Species or species habitat may occur within area	In buff
<a href="#">us pusillus</a>			
ur-seal, Australo-African		Species or species habitat may occur within area	In buff
d Other Cetaceans			<a href="#">[ Resource</a>
Scientific Name	Status	Type of Presence	Buffer
Document Set ID: 4774848			
Version: 1, Version Date: 15/05/2026			
<a href="#">a scutirostris</a>			

			related behaviour may occur within area	
<a href="#">Delphinus</a>				
Dolphin, Short-beaked Dolphin [60]			Species or species habitat may occur within area	In buff
<a href="#">Australis</a>				
Right Whale [40]	Endangered		Breeding known to occur within area	In buff
<a href="#">Grampus</a>				
Dolphin, Grampus [64]			Species or species habitat may occur within area	In buff
<a href="#">Phocoena obscura</a>				
Dolphin [43]			Species or species habitat may occur within area	In buff
<a href="#">Phocoena australis</a>				
Whale [38]			Foraging, feeding or related behaviour known to occur within area	In buff
<a href="#">Phocoena stewarti</a>				
Dolphin [68417]			Species or species habitat may occur within area	In buff

## Information

Territory Reserves			[ Resource
Area Name	Reserve Type	State	Buffer
Old Fern Tree	Conservation Covenant	TAS	In buff
	Conservation Area	TAS	In buff

	Nature Reserve	TAS	In buff
	Marine Nature Reserve	TAS	In buff
owns River)	Conservation Area	TAS	In buff
he Lea)	Conservation Area	TAS	In buff

## Forest Agreements [\[ Resource](#)

areas with completed RFAs have been included. Please see the associated resource agreements and use limitations associated with RFA boundary information.

RFA	State	Buffer
	Tasmania	In feat

## Referrals [\[ Resource](#)

Referral	Reference	Referral Outcome	Assessment Status	Bu
<a href="#">Vale Quarry - capacity</a>	2022/09412		Assessment	In on
<a href="#">Master Plan ? Stage 2</a>	2020/8869		Post-Approval	In
<a href="#">Bypass Stage 2 and Algona des</a>	2023/09751		Assessment	In

## Action

<a href="#">of a Bypass Section</a>	2008/4445	Controlled Action	Post-Approval	In
<a href="#">t of 90 residential lots ted public roads and</a>	2004/1706	Controlled Action	Post-Approval	In
<a href="#">Market Development</a>	2010/5568	Controlled Action	Completed	In on

<a href="#">Telecommunications</a>	2011/5837	Not Controlled Action	Completed	In on
d action (particular manner)				
<a href="#">Subdivision</a>	2012/6277	Not Controlled Action (Particular Manner)	Post-Approval	In on
sion				
<a href="#">Bay Sewer Scheme</a>	2005/1989	Referral Decision	Completed	In

## Important Areas [\[ Resource](#)

Area	Behaviour	Presence	Buffer
<a href="#">Shearwater</a> [82651]	Foraging	Known to occur	In buff
<a href="#">Shearwater</a> [82652]	Foraging	Known to occur	In buff
<a href="#">Shearwater</a> [1018]	Foraging	Known to occur	In buff
<a href="#">Shearwater</a> [59660]	Foraging	Known to occur	In buff
<a href="#">Shearwater</a> [1036]	Foraging	Known to occur	In buff
<a href="#">Shearwater</a> [82345]	Foraging likely	Likely to occur	In buff

of International and National Importance;  
wealth and State/Territory reserves;  
of listed threatened, migratory and marine species;  
threatened ecological communities; and  
information that may be useful as an indicator of potential habitat value.

## DISCLAIMER

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

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

## SOURCES

### Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in maps and remote sensing imagery and other sources. Where threatened ecological community distributions are not shown on maps and point location data are used to produce indicative distribution maps.

### Migratory and marine species

Migratory and marine species distributions have been discerned through a variety of methods. Where distributions are not shown on maps, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data.

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

Historical maps of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 200K resolution distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

## EXCLUSIONS

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

Extinct species listed as extinct or considered vagrants;

Recently listed species and ecological communities;

Non-threatened migratory and listed marine species, which are not listed as threatened species; and

Species that are very widespread, vagrant, or only occur in Australia in small numbers.

Groups have been mapped, but may not cover the complete distribution of the species:

Migratory and/or listed marine seabirds, which are not listed as threatened,

and have not been mapped for recorded breeding sites; and

Species that have only been mapped for breeding sites near the Australian continent

which may be important for the protection of the Commonwealth Marine environment.

Users are encouraged to check the metadata for the feature group (using the Resource Information link) for the currency of the information.

[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](#)  
[Department of Planning Directorate, ACT](#)  
[Australia](#)

[Australian Bird and Bat Banding Scheme](#)

[Australian National Wildlife Collection](#)

[Historical museums of Australia](#)

[Museum Victoria](#)

[Australian Museum](#)

[Australian Museum](#)

[Queensland Museum](#)

[Zoological Collections of Australian Museums](#)

[Queensland Herbarium](#)

[New South Wales Herbarium of NSW](#)

[Royal Botanic Gardens and National Herbarium of Victoria](#)

[Queensland Herbarium](#)

[Herbarium of South Australia](#)

[Northern Territory Herbarium](#)

[New South Wales Australian Herbarium](#)

[Australian National Herbarium, Canberra](#)

[University of New England](#)

[Biogeographic Information System](#)

[Australian Government, Department of Defence](#)

[Defence Corporation, NSW](#)

[Defence Australia](#)

[Queensland Tropical Herbarium, Cairns](#)

[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](#)

[Geospatial Survey Australia](#)

[Australian Museum of Natural History](#)

[Victoria Museum and Art Gallery, Inveresk, Tasmania](#)

[Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)

[Groups and individuals](#)



# **Appendix C**

## **Arboriculture Report**



**Arboricultural Impact Assessment  
Report**

For

**Homes Tasmania  
TasWater**

Site

**Patriarch Drive, Huntingfield,  
TAS, 7055**

Prepared By

**Tree Pioneers Pty Ltd**  
**ABN: 15 687 986 876**  
33 Ballantyne Heights, Franklin,  
Tasmania, 7113

Consulting Arborist

Joe Loorham  
Diploma of Horticulture  
(Arboriculture)  
Graduate Certificate in Arboriculture  
**Ph: 0433 918 192**  
**Email: [treepioneers@outlook.com](mailto:treepioneers@outlook.com)**  
**[treepioneers@gmail.com](mailto:treepioneers@gmail.com)**

---

## Contents

1. Executive Summary.....	3
2. Overview .....	4
3. Key Objectives.....	4
4. Method .....	4
5. Site .....	5
6. Site Plans .....	6
7. Tree Data.....	6
8. Observations .....	7
9. Conclusion/Recommendations .....	8
Temporary Tree Protection Measures.....	8
Tree Health.....	8
Construction.....	8
10. Tree Protection .....	9
11. References .....	14
12. Tree Descriptors.....	15
13. Assumptions and limitations.....	18

## 1. Executive Summary

Commissioned by Claire Austin of Homes Tasmania, Tree Pioneers Pty Ltd was engaged to provide an Arboricultural Impact Assessment Report. The assessment is for the proposed upgrade of the sewer pump system.

There are 4 Very High Conservation value trees on site within 15m of the development. There are 3 trees with encroachment. Trees 2 and 3 have minor encroachment. Tree 1 has moderate encroachment with the expected total to be up to 17% with the benching excavation method.

The precise location of the sewer pump is to be developed in the compacted carpark. The compacted substrate offers little resources for tree root systems. This hostile environment makes it unlikely to encounter significant roots.

The encroachments into the TPZ can be managed by the site arborist. Trees 1, 2 and 3 will remain viable in the future landscape with the implementation of tree protection methods.

The site can be developed and effectively retain the landscape with the implementation of the following:

- Installation of TPZ fence. Figure 5. shows a typical TPZ fence. Tree Protection fences to be erected at the edge of the encroachment/excavation site/pre-existing encroachment zones. The edge of the encroachment is the edge of the site cut.
- A sign installed on the Tree protection zone and along TPZ fences to ensure no access to area.
- Appoint a site arborist.
- Inspection by site arborist to 'sign off' Tree Protection measures implementation.
- No storage of machinery or materials inside TPZ.
- Carefully excavate edge of trench to 500mm to determine if roots are present. This is required to be undertaken under the supervision of the site arborist. Digging method at the discretion of the site arborist.
- Damaged roots are to be pruned square and covered in soil.
- No further scaping or altering of soil level inside the TPZ.
- No storage of machinery or materials inside TPZ.

Additional tree health measures can be implemented to assist the tree deal with the encroachment.

## 2. Overview

Commissioned by Claire Austin of Homes Tasmania, Tree Pioneers Pty Ltd was engaged to provide an Arboricultural Impact Assessment Report. The assessment is for the proposed upgrade of the sewer pump system. Tasmanian Homes are undertaking the works on behalf of TasWater. The site is at Patriarch Drive. There is existing TasWater infrastructure on site.

## 3. Key Objectives

- Provide a tree assessment and record tree data.
- Discuss and provide recommendations for the management of trees on development sites.

## 4. Method

The site was inspected from the ground on the 26<sup>th</sup> of July 2025 by Joe Loorham. The trees were assessed using the Visual Tree Assessment (VTA) methods and hazard identification methods described by Harris, Clark & Matheny (2004), Lonsdale (1999), Matheny & Clark (1998), Mattheck & Breloer (1994), and Matheny & Clark (1994). Tree data and detailed site map was supplied by North Barker Ecosystems Services. The data provided the following.

- Species identification and origin
- Approximate age of the tree
- Stem diameter at 1.4 meters above ground level with DBH tape or at ground if not possible
- An estimation of the height and width of the tree canopy with Nikon Forestry Pro 2
- The structure of the tree
- The health of the tree

The visual tree inspection was undertaken from the ground and recorded. No aerial assessment has taken place. An aerial inspection of the tree will be recommended if further assessment is required. Anything not visible from the ground cannot be accounted for. No underground investigation took place. The tree assessment relates to the data taken on the day of the assessment and does not include any changes thereafter. Any changes to site environment will render the risk assessment void.

## 5. Site

The site is Peter Murrell Conservation Reserve in the municipality of Kingborough. It is accessed via Huntington Avenue, down a dirt road. This road cuts between St Aloysius Senior School and houses. The proposed development is amongst 4 mature White Gums in the car park of the reserve. There is a minor declining aspect to the South-East to a small creek. The trees requiring assessment are native trees of high conservation value.



**Figure 1.** Map showing rough site boundaries in yellow (Source, Google Maps).

## 6. Site Plans



**Figure 2.** Site plans provided by Claire Austin showing plans overlaid on the site.

## 7. Tree Data

ID	Common name	TPZ (m)	SRZ (m)	Conservation Value
1	<i>Eucalyptus viminalis</i> White Gum	15	4.2	Very High
2	<i>Eucalyptus viminalis</i> White Gum	8.6	3.2	Very High
3	<i>Eucalyptus viminalis</i> White Gum	9.6	3.14	Very High
4	<i>Eucalyptus viminalis</i> White Gum	5.4	2.45	Very High

**Table. 1** Tree Data

## 8. Observations

The site is located at Peter Murrell Conservation Area. There is a proposed upgrade of the sewer pump system. There are 4 trees that require an arborist assessment.

Trees grow in a delicate balance with their surrounding environment, and the effects of disturbance or site changes are often, not immediately obvious. Additional impacts to already stressed trees, such as construction activities, can add further stress and cause advanced decline. This damage cannot be reversed.

Machinery and tools can also wound or cause mechanical damage to the above-ground parts of a tree. Mechanical damage to wood or bark; the tree's outer protective tissue, creates an entry point for pathogens. Although a tree may seal a wound, the initial damage is permanent.

Works such as trenching, excavation, and site cuts can directly damage trees by removing roots that absorb water and nutrients critical for tree health, or by severing structural roots that keep the tree upright. Various activities, including soil compaction in the root zone, sealing the surface, and adding fill over roots, can inhibit root growth and function by limiting oxygen and moisture availability in the soil. Such damage to trees may take several years to become apparent in the crown but can also be sudden and irreversible. It is therefore important that roots are protected throughout all stages of a development.

The precise location of the upgraded system has been carefully selected to minimise disturbance to the neighbouring trees. The trees close to the development are large mature White Gums. Trees of this size and types are considered Very High Conservation value by the Kingborough council.

No trees on site require removal. The upgrade of the sewer pump system is situated in the existing car park. The compacted substrate offers little resources for tree root systems. This hostile environment makes it unlikely to encounter significant roots. The other sides of the tree offer more friendly environments for root growth. These environments include a creek, overgrown garden and grassed area.

The compacted carpark can be considered as pre-existing encroachment. Arborist supervision is required for the initial excavation down to 500mm. The majority of tree roots grow in the top 300mm of soil. If no roots are found there is no further requirements for excavation.

## 9. Conclusion/Recommendations

The proposed upgrade of the sewer pump system at Patriarch Drive, Huntington has 4 trees that required an arborist assessment. Trees 2 and 3 have minor encroachment. No action is required. The TPZ can be offset to the opposite side of tree. Tree 1 has moderate encroachment. This encroachment is pre-existing. This encroachment is required to be managed by the site arborist.

### Temporary Tree Protection Measures

Listed below are protection measures to be implemented till the completion of the development.

These measures can be removed after all works are complete.

- Installation of TPZ fence. Figure 5. shows a typical TPZ fence. Tree Protection fences to be erected at the edge of the encroachment/excavation site/pre-existing encroachment zones. The edge of the encroachment is the edge of the site cut.
- A sign installed on the Tree protection zone and along TPZ fences to ensure no access to area.
- Appoint a site arborist.
- Inspection by site arborist to 'sign off' Tree Protection measures implementation.
- No storage of machinery or materials inside TPZ.

### Tree Health

Listed below are measures to be implemented to ensure the health of the tree during the development stages.

- No scraping or altering of soil level or debris inside TPZ.
- Inspection of the trees post development to determine any changes in health. Any recommendations to be implemented to ensure the trees remain viable in the future.

### Construction

Listed below are the procedures for building onsite for the protection of the trees.

- Carefully excavate edge of trench to 500mm to determine if roots are present. This is required to be undertaken under the supervision of the site arborist. Digging method at the discretion of the site arborist.
- Damaged roots are to be pruned square and covered in soil.
- No further scaping or altering of soil level inside the TPZ of Tree 6.
- No storage of machinery or materials inside TPZ.

## 10. Tree Protection

### **Notional Root Zone (NRZ)**

Zone enclosed by a radius 12 times the Diameter at Standard Height (DSH) that is a primary trigger for arboricultural input on a development site.

### **Tree Protection Zones (TPZ)**

The specific area set aside above ground at a given distance from the trunk set aside for the protection of the tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

### **Structural Root Zones (SRZ)**

The area around the base of a tree is of value for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in meters. This zone considers the trees structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be much larger area.

### **Encroachment**

In some case, encroachment into the TPZ is necessary. There are provisions for encroachment, within the Australian standards framework. Encroachment is categories as minor or major.

#### **Minor Encroachment AS 4970-2025**

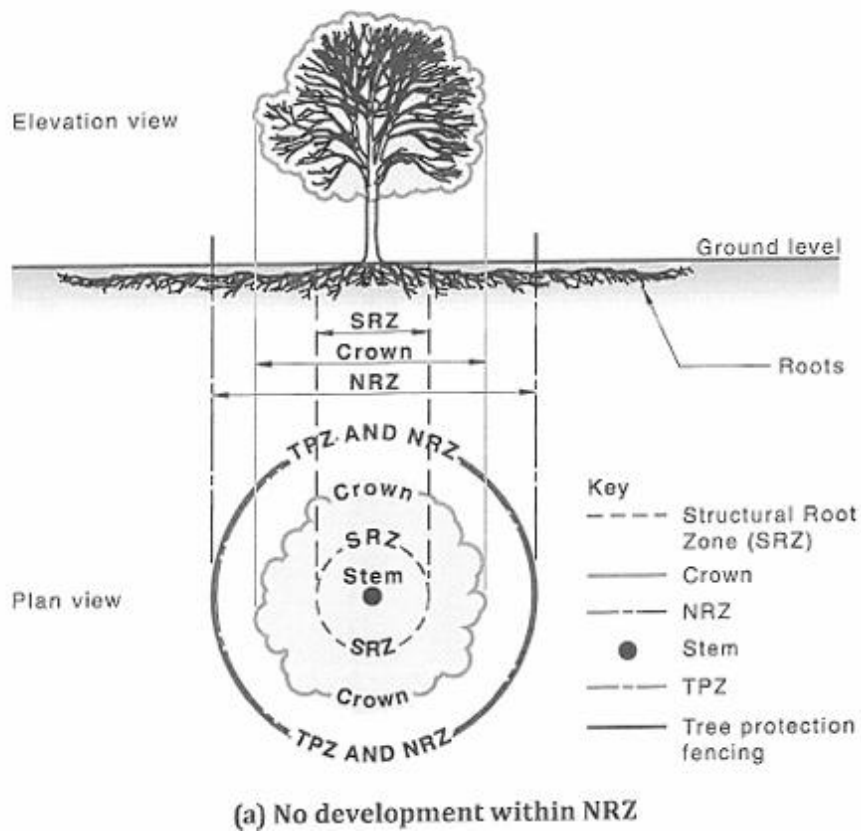
Minor encroachment is less than or equal to 10% of the TPZ and doesn't enter the SRZ (Structural Root Zone). Generally, it is unlikely that there will be any significant impact to tree health, longevity or structure. Tree protection should be implemented during site works. An equivalent area to the encroachment shall be incorporated into the TPZ, unless the project arborist can otherwise demonstrate the tree will remain viable.

#### **Moderate Encroachment AS 4970-2025**

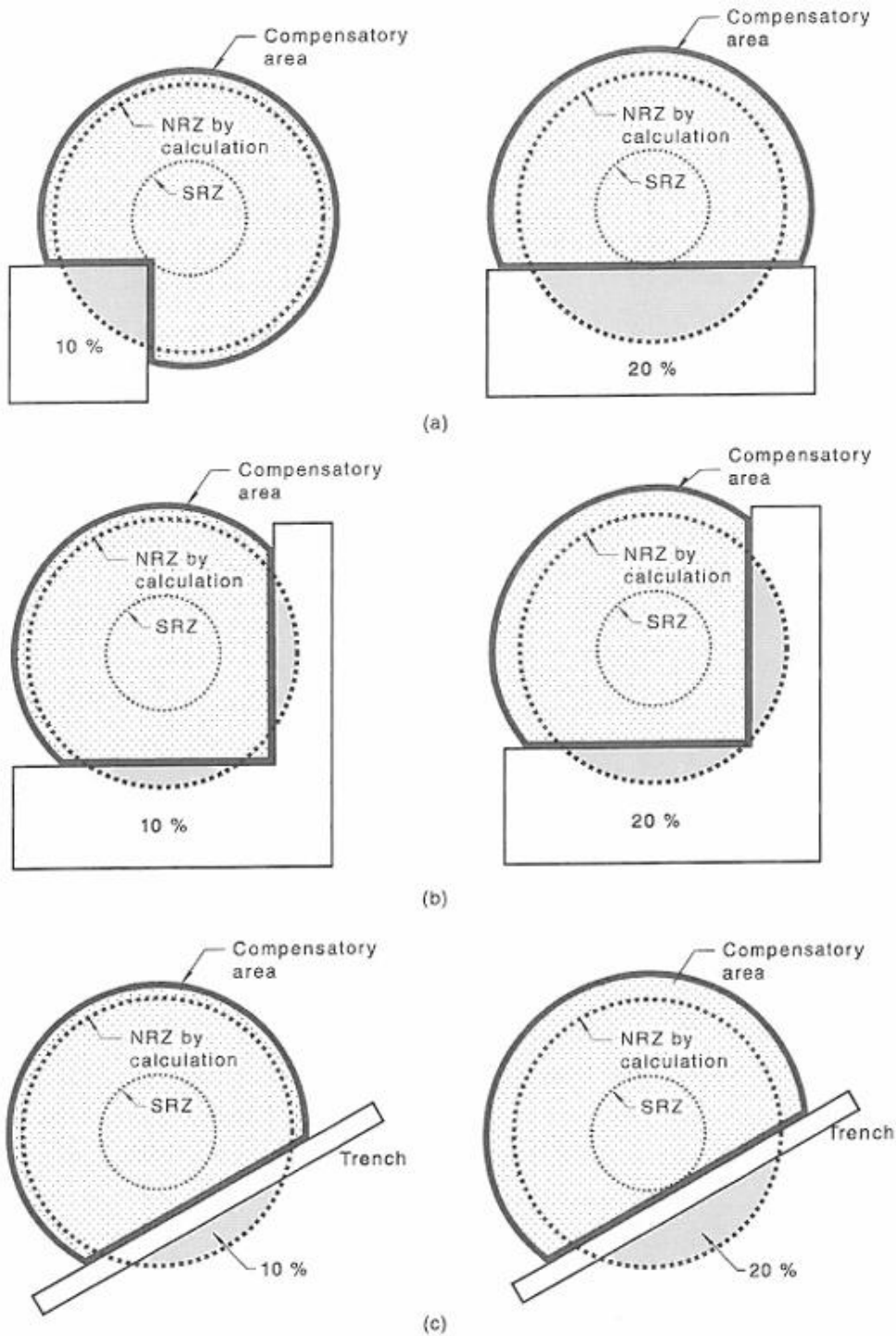
Moderate encroachment is greater than 10% and less than or equal to 20% of the TPZ and doesn't enter the SRZ. The project arborist shall be engaged to review the proposed impact and undertake any necessary investigation to demonstrate how the tree will remain viable. This may be through implementation of suitable design measures and construction control measures to mitigate impact during process. An equivalent area to the encroachment shall be incorporated into the TPZ, unless the project arborist can otherwise demonstrate the tree will remain viable.

### Major Encroachments AS 4970-2025

Major encroachment is greater than 20% of the TPZ and into the SRZ. The project arborist shall be engaged to review the proposed impact and undertake any necessary investigation to demonstrate how the tree will remain viable. This can include research such as root investigation, soil analysis, historical records of the tree or site relevant literature and examples of similar encroachment. These encroachments must be supervised by the project arborist. An equivalent area to the encroachment shall be incorporated into the TPZ, unless the project arborist can otherwise demonstrate the tree will remain viable.



**Figure 3.** Image of a tree with no encroachment showing all the requirements. Image source from Australian Standard 4970-2025.



NOTE These examples are not to scale and are for illustrative purposes. The proposed encroachment is considered minor if it is less than or equal to 10 % of the area of the NRZ, has not had recent TPZ encroachments and is outside of the SRZ (see [Clause 3.4](#)). The proposed encroachment is considered moderate if it is greater than 10 % and less than or equal to 20 % of the area of the NRZ and is outside of the SRZ (see [Clause 3.4](#)).

**Figure 4.** Examples of various encroachments. Sources Australia Standard 4970-2025.

## Development sites

Development sites incorporating trees need to implement protection measures to ensure the tree remains viable in the future landscape. Damage to trees during development can occur directly to the tree and indirectly to it through its environment.

- Direct damage includes mechanical injury to the trunk, severing roots, or alterations to the soil environment in the immediate vicinity of the roots. This included compaction or loss of organic matter.
- Indirect damage includes soil moisture alterations, changes in water tables and drainage patterns.

On development site, the protection of trees is achieved with a TPZ (Tree Protection Zone). TPZ are calculated according to *AS 4970-2025 Protections of amenity trees on development sites*. TPZ are 12 times the trunk diameter at 1.4 m above ground level. Once the TPZ has been calculated, a TPZ fence is erected to protect the tree and its environment. These fences must be erected before any work takes place.

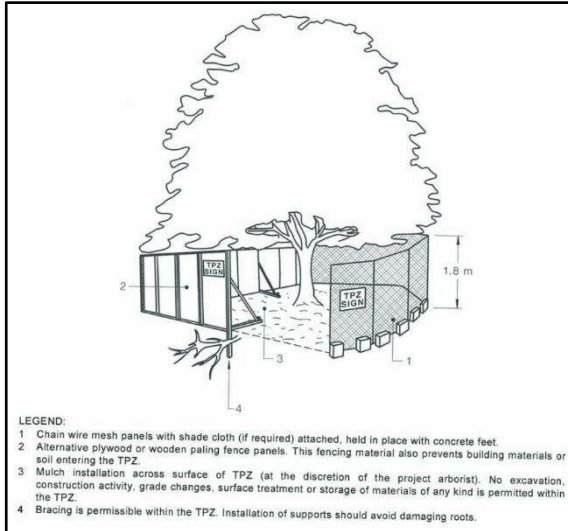
### Guidelines for TPZ's (Tree Protection Zones):

- No building structures or hard landscape features.
- No building material storage.
- No excavation or soil disturbance work
- No placing or storing of fill.
- No lighting of fire or preparing of chemicals.
- No vehicles or pedestrian access.

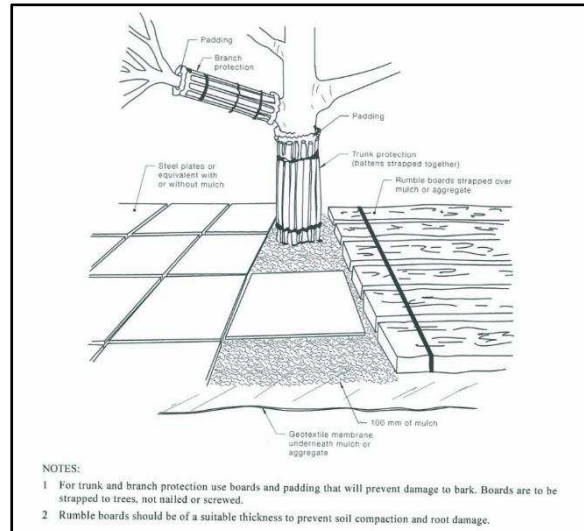
### TPZ requirements:

- Erect signs along the entire length of the protective fence.
- Construct TPZ to prevent pedestrian and vehicle access.
- Mulch TPZ area to a depth of 150mm with wood chips.
- Irrigate the TPZ periodically, as determined by the arborist.

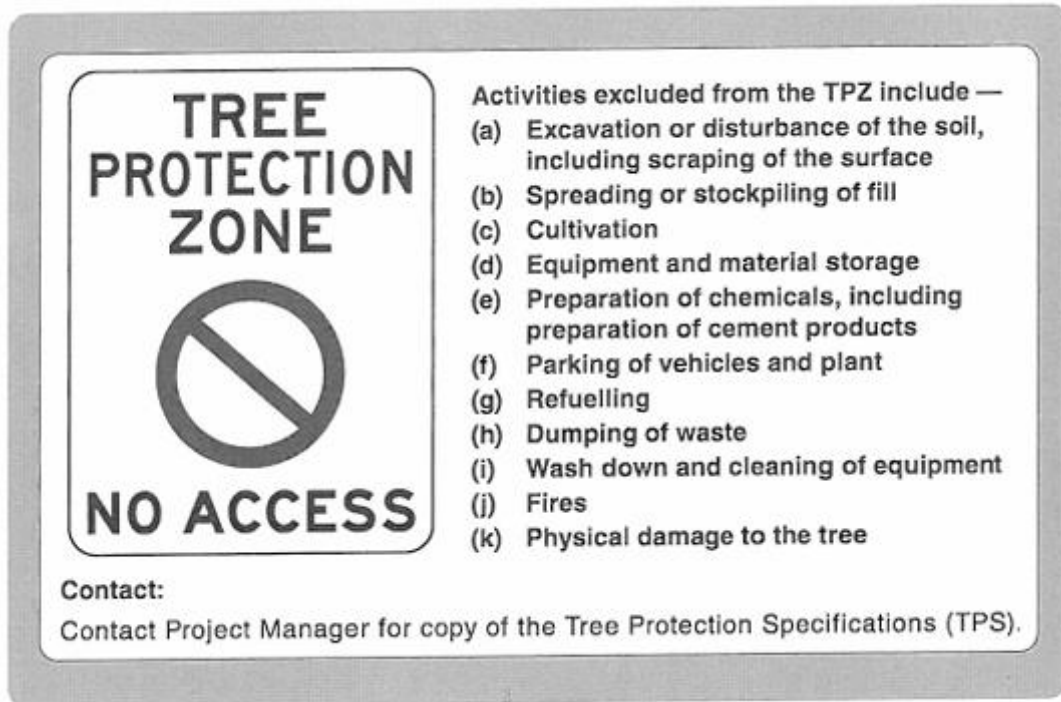
TPZ Guidelines and requirements need to be adhered to at all stages of the design and development process.



**Figure 5.** Tree Protection Fence and signs. Imaged sourced from the Australian Standard 4970-2025.



**Figure 6.** Trunk Protection and ground protection. Imaged sourced from the Australian Standard 4970-2025.



**Figure 7.** An example of a Tree Protection Zone Sign. Imaged sourced from the Australian Standard 4970-2025.

## 11. References

Australian Standards – AS 4970-2025 Protection of trees on development site.

Australian Standards – AS 4373-2007 Pruning of Amenity trees.

Arboriculture Australia. MIS313 Tree health and Maintenance 2020

Arboriculture Australia, MIS308 Tree pruning 2020

Alex L. Shigo – *Modern Arboriculture: A Systems Approach to the care of trees and their associates*, 1st edition, published January 1991

Alex L. Shigo – *New tree Biology: Facts, Photos and Philosophies on trees and their problems and proper care*, 2nd edition, published June 1989

Mattheck, C. & Breleor, H. 1994, *The Body Language of Trees: A Handbook for Failure Analysis*. The Stationary Office, London, UK.

Lonsdale, D, 1999. Principles of Tree Hazard Assessment and Management. The Stationery Office, London, UK.

Matheny, N & Clark, J, 1994. A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas, 2nd Ed. ISA, Champaign, Ill, USA.

Matheny, N & Clark, J, 1998. Trees and Development: A Practical Guide to Preservation of Trees During Land Development. ISA, Champaign, Ill, USA.

Moore. G. Windthrown Trees: Storm or Management 2015

Stokes. A. Tree Supporting Roots of Trees and Woody Plants: Forms, Function and Physiology 2000

## 12. Tree Descriptors

### AGE

The notation of age is based on the following categories.

Category	Description
Young	Less than 20% of the life expectancy of the tree.
Mature	20 – 80% of the life expectancy of the tree.
Over Mature	>80% of the life expectancy for the tree.
Dead	Tree is no longer alive.

### HEALTH

Pertains to the health and growth potential of the tree. The notation of 'health' is based on the following categories.

Category	Description
Good	Full canopy, good foliage density, average leaf colour for species. Average growth indicators such as good extension of growth per growing season, typical leaf size. Little to no dieback in the canopy, minimal deadwood. Good wound wood development. <b>Tree exhibits above average health and minimal to no work is required.</b>
Fair	Tree has <25% deadwood and may have minor canopy dieback. Foliage density and colour may be slightly below average for species. Imperfections in canopy present, pathogen signs present. Average growth indicators such as good extension of growth per growing season, typical leaf size and canopy density. Moderate wound wood development. <b>Tree exhibits below average health, and remedial works may be employed to improve tree health.</b>
Poor	Tree has >25% deadwood and has canopy die back. Foliage density and colour is below average for species. Leaf size distorted and discoloured. Epicormic growth is present throughout the canopy. Canopy is incomplete and has pathogen damage present. Poor wound wood development. <b>Tree exhibits low health and remedial work or removal <u>may</u> be required.</b>
Very Poor	Tree has more than 50% deadwood and extensive canopy dieback. Foliage density is sparse and leaf and colour is atypical for species. Epicormic shoots can make up large sections of canopy. Pathogen and stress agent is present are leading to decline. Very poor wound wood development. <b>Tree exhibits low health and remedial work or removal <u>are</u> required.</b>
Dead	<b>Tree is no longer living.</b>

### RETENTION VALUE

Retention Value is rated into three levels: LOW, MEDIUM and HIGH.

Category	Description
Low	Trees that offer little in terms of contributing to the future landscape. Should be considered for removal.
Medium	Trees with some beneficial attributes that may benefit the site. Could be considered for retention if possible.
High	Trees with the potential to positively contribute to the site. Should be considered for retention if possible.

## STRUCTURE

Pertains to the physical structure of the tree including main scaffold branches and roots. Structure includes those attributes that may influence the probability of major, trunk, root or limb failure.

Category	Description
Good	<p>Tree has well-defined and balance canopy. Branch unions appear strong and without defects evident. Trunk and branches have nice taper. Tree is unlikely to suffer trunk or branch failure under normal conditions. <b>The tree is considered a good example of the species with well-developed form.</b></p>
Fair	<p>Tree has some minor problems in the structure of the crown. The crown may slightly out on balance and some branch unions may exhibit structural faults. Tree may have a slight lean. Tree may have slight root damage. <b>These defects are not likely to result in catastrophic trunk or branch failure, although some branch failure may occur under normal conditions.</b></p>
Poor	<p>Tree may have significant problems in structural scaffold limbs and trunk. Canopy may be lopped sided and have gaps. Limbs crossing in canopy. Branch unions may be poor with faults present. Tree may have substantial lean. Tree may have suffered significant root damage. Tree may have basal or trunk damage. Tree may have co-dominate stems. Tree may have bifurcated unions. <b>These defects <u>may</u> predispose the tree to major truck and branch failure.</b></p>
Hazardous	<p>Tree has very significant problems in structural scaffold limbs and trunk. Canopy is lopped sided and has gaps. Limbs crossing in canopy causing rubbing and damage. Branch unions are poor with faults at the point of attachment. Tree has substantial lean. Tree has suffered significant root damage. Tree has basal or trunk damage. Tree has co-dominate stems. Tree has bifurcated unions. <b>These defects <u>are</u> likely to predispose the tree to trunk and scaffold limb failure</b></p>

## USEFUL LIFE EXPECTANCY (ULE)

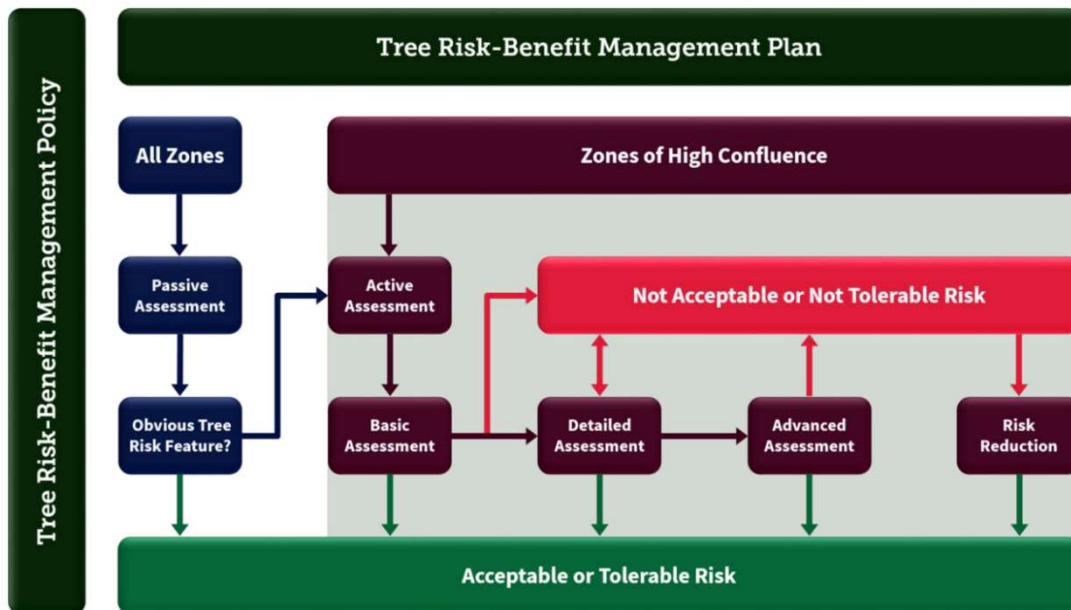
U.L.E. pertains to the span of time that the tree might reasonably be expected to provide useful amenity value with an acceptable level of safety at an acceptable cost. Trees with have varying U.L.E. according to the environment, economical and other factors. **(Note: Useful life expectancy is relevant to the tree if it is maintained and nothing significantly in the environment changes)**

The notation of U.L.E. is based on the following categories.

Category	Description
Short	The tree appears to be retainable with an acceptable level of risk for 5 to 15 years.
Medium	The tree appears to be retainable with an acceptable level of risk for 15 to 40 years.
Long	The tree appears to be retainable with an acceptable level of risk for more than 40 years.
Remove	The tree presents with a high level of risk that would need removal within the next 5 years

## RISK

Risk is calculated using the following chart.



**Passive Assessment** - is simply picking up on Obvious Tree Risk Features you can't help but notice as you got about your daily routine. We carry it out in all zones of use. Passive Assessment is our most valuable risk management asset because it can be done by anyone and it's going on day in day out.

**Active Assessment** - is where we have trained assessors looking for risks that might not be Acceptable or Tolerable. Or where Passive Assessment has picked up an Obvious Tree Risk Feature that needs a closer look. Active Assessment has three levels to it that increase in depth of investigation from Basic, to Detailed, up to Advanced. We'll carry out Active Assessment in zones of high confluence every 5 years.

**Risk Ratings** - VALID has applied ISO 31000: Risk Management and the Tolerability of Risk Framework to tree risk-benefit assessment and management, which we've adopted. We're going to manage the risk from our trees and branches falling using four easy-to-understand traffic light signal coloured risk ratings. Red Not Acceptable risks will be reduced to an Acceptable level Amber Not Tolerable risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks Amber Tolerable risks will not be reduced but may require an increased frequency of assessment than green Acceptable risks Green Acceptable risks will not be reduced.

More documentation is attached.

## TREE PROTECTION ZONES

The T.P.Z. applied is AS 4970-2025 'Protection of trees on development site'. AS 4970-2009 uses a multiplication method to determine the T.P.Z. based on T.P.Z. radius being 12 times stem diameter measured 1.4 metres above ground.

$$\text{T.P.Z. radius} = \text{DBH} \times 12$$



## STRUCTURAL ROOT ZONE

The S.R.Z. applied is AS 4970-2025 'Protection of trees on development site'. The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree.

$$\text{SRZ radius} = (D \times 50)^{0.42} \times 0.64$$

## 13. Assumptions and limitations

1. Any legal description provided to Tree Pioneers Pty Ltd is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.
2. Tree Pioneers Pty Ltd assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.
3. Tree Pioneers Pty Ltd has taken care to obtain all information from reliable sources. All data has been verified insofar as possible; however, Tree Pioneers Pty Ltd can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under Tree Pioneers Pty Ltd control.
4. No Tree Pioneers Pty Ltd employee shall be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
5. Loss of this report or alteration of any part of this report not undertaken by Tree Pioneers Pty Ltd invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the client or their directed representatives, without the prior consent of the Tree Pioneers Pty Ltd.
7. This report and any values expressed herein represent the opinion of the Tree Pioneers Pty Ltd consultant and the Tree Pioneers Pty Ltd fee is in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports or surveys.
9. Unless expressed otherwise: 1) Information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and 2) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
10. There is no warranty or guarantee, expressed or implied by Tree Pioneers Pty Ltd, that the problems or deficiencies of the plants or site in question may not arise in the future.
11. All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the Tree Pioneers Pty Ltd consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.
12. To the writer's knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writers' experience and observation.

<b>Project name</b>		Huntingfield Master Plan & Civil Design					
<b>Document title</b>		Huntingfield Sewage Pump Station Natural Values Assessment					
<b>Project number</b>		12634561					
<b>File name</b>		12634561-GHD-RPT-EN-SPS-Natural Values Assessment.pdf					
<b>Status Code</b>	<b>Revision</b>	<b>Author</b>	<b>Reviewer</b>		<b>Approved for issue</b>		
			<b>Name</b>	<b>Signature</b>	<b>Name</b>	<b>Signature</b>	<b>Date</b>
S0	1	Lily Knowles	N. Priest		K. Jarvie		19/11/2025

**GHD Pty Ltd | ABN 39 008 488 373**

Contact: Lily Knowles, Graduate Ecologist | GHD

2 Salamanca Square,

Hobart, Tasmania 7000, Australia

T +61 3 6210 0600 | F +61 3 8732 7046 | E [hbamail@ghd.com](mailto:hbamail@ghd.com) | [ghd.com](http://ghd.com)

© GHD 2025

This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

# **Attachment 7**

## **Arboriculture Report**



**Preliminary Arboricultural  
Assessment Report**

For

**Homes Tasmania**

Site

**Huntingfield  
Rising Main**

Prepared By

**Tree Pioneers Pty Ltd**  
**ABN: 15 687 986 876**  
33 Ballantyne Heights, Franklin,  
Tasmania, 7113

Consulting Arborist

Joe Loorham  
Graduate Certificate of Arboriculture  
Diploma of Arboriculture  
**Ph: 0433 918 192**  
**Email: [treepioneers@gmail.com](mailto:treepioneers@gmail.com)**

---

## Contents

1. Overview .....	3
2. Key Objectives .....	3
3. Method .....	3
4. Site .....	4
5. Tree Data.....	5
6. Observations .....	6
7. Conclusion/Recommendations.....	9
8. Tree Protection .....	10
9. References .....	15
10. Tree Descriptors.....	16
11. Assumptions and limitations.....	19

## 1. Overview

Commissioned by Claire Austin of Homes Tasmania, Tree Pioneers were engaged to provide a Preliminary Arboricultural Impact Assessment Report for a rising sewer main on the Huntingfield subdivision.

## 2. Key Objectives

- Provide a tree assessment and record tree data.
- Discuss and provide recommendations for the management of trees on development sites.
- Provide methods to safely install the pipeline around trees.

## 3. Method

The site was inspected from the ground on the 1<sup>st</sup> of February 2026 by Joe Loorham. The trees were assessed using the Visual Tree Assessment (VTA) methods and hazard identification methods described by Harris, Clark & Matheny (2004), Lonsdale (1999), Matheny & Clark (1998), Mattheck & Breloer (1994), and Matheny & Clark (1994). The trees were assessed for the following.

- Species identification and origin
- Approximate age of the tree
- Stem diameter at 1.3 meters above ground level with DBH tape or at ground if not possible
- An estimation of the height and width of the tree canopy with clinometer
- The structure of the tree
- The health of the tree
- The risk that the tree presents to the site using the Valid Trees Risk Assessment Method

The visual tree inspection was undertaken from the ground and recorded. No aerial assessment has taken place. An aerial inspection of the tree will be recommended if further assessment is required. Anything not visible from the ground cannot be accounted for. No underground investigation took place. The tree assessment relates to the data taken on the day of the assessment and does not include any changes thereafter. Any changes to site will void the risk assessment. Assessment is for trees under normal weather conditions.

## 4. Site

The site is council land in the municipality of the Kingborough Council. The development is a proposed water main for the Huntingfield subdivision. The proposed route runs along the Northern boundary of the Tarremah Stiner School before following the walking track. It then cuts across a small water course through vegetation to existing infrastructure. The site runs within 4 Tree Protection Zones (TPZ). The trees on site are all native and endemic to Tasmania.



Figure 1. Map of site with tree locations (Source Google Maps).

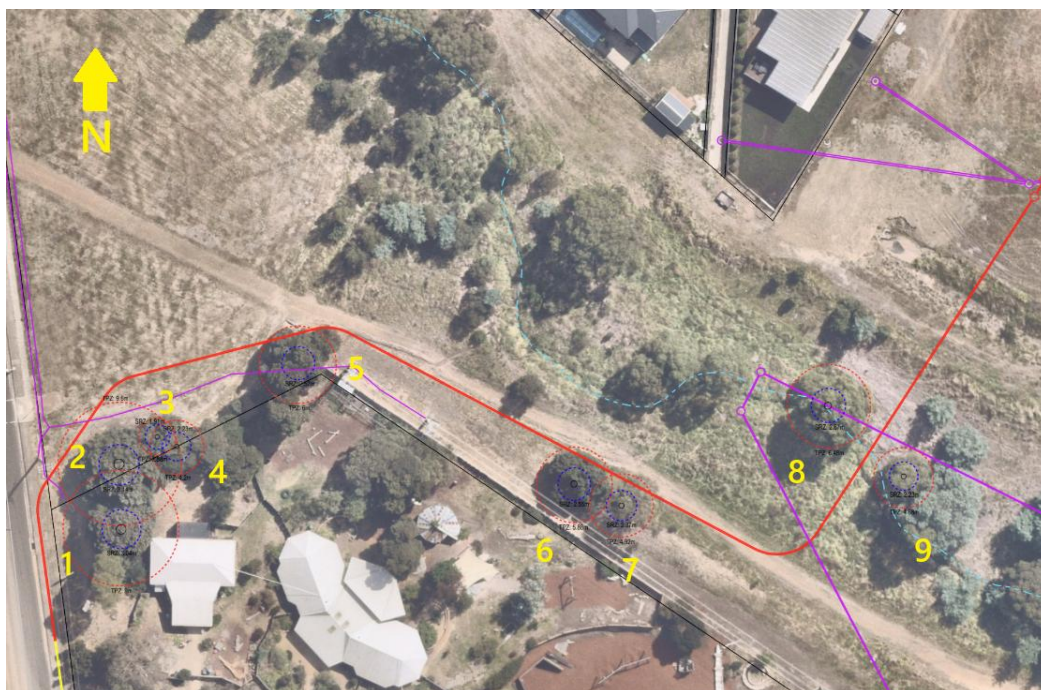


Figure 2. Map of site with tree locations and TPZ. (Source. Provided by Claire Austin).

## 5. Tree Data

	Tree ID	Common name	Age	Origin	DBH	TPZ	SRZ	Coordinates	Comments
1	<i>Acacia melanoxylon</i>	Blackwood	Mature	Native	0.75	9	3.04	-42.99709466222005, 147.28914476930865	
2	<i>Acacia melanoxylon</i>	Blackwood	Mature	Native	0.8	9.6	3.14	-42.99701717359095, 147.28914342820417	
3	<i>Acacia melanoxylon</i>	Blackwood	Young	Native	0.24	2.88	1.91	-42.9969838240243, 147.28920243680037	
4	<i>Acacia melanoxylon</i>	Blackwood	Young	Native	0.35	4.2	2.23	-42.996975977064814, 147.28923462330738	
5	<i>Acacia melanoxylon</i>	Blackwood	Group	Native	Varying	6	2.57	-42.996868081268346, 147.28947065770402	Grouped as smaller trees appear to be growing off roots of main tree.
6	<i>Acacia melanoxylon</i>	Blackwood	Young	Native	0.49	5.88	2.55	-42.99703384836561, 147.29002319274096	
7	<i>Eucalyptus viminalis</i>	White Gum	Young	Native	0.41	4.92	2.37	-42.997073083112056, 147.29013048113669	
8	<i>Eucalyptus ovata</i>	Black Gum	Young	Native	0.54	6.48	2.67	-42.9969141822179, 147.29051537811628	
9	<i>Eucalyptus ovata</i>	Black Gum	Young	Native	0.39	4.68	2.23	-42.997029924885155, 147.2906575351889	

## 6. Observations

The site for the pipeline has 9 trees within 15 meters of the development. The trees are on council land to the North of Tarremah Steiner School, 27 Nautilus Grove, Huntingfield. The 9 trees are native to Tasmania. They appear to have been both planted and self-sewn.

There is existing infrastructure in the area. The rising main is to join two parts of infrastructure together. A path of least resistance has been chosen to avoid any unnecessary encroachment into trees growing environment.

The growing environment is harsh and compacted. The roots in this environment will unlikely reach the extent of their TPZ. This does not rule out the possibility. Roots will farm water along the path of least resistance.

The proposed pipeline will not require any tree removal. The route can accommodate the pipeline installation with construction sensitive methods. Trees are assigned a Tree Protection Zone (TPZ) which is the area set aside for the tree to remain viable now and into the future. Construction can occur inside tree protection zones as long as an arborist can demonstrate that the works will not affect the tree.

Trees 1, 2, 3, 4 and group 5 are growing along a culvert to the North of the trees. It is located between the trees and the proposed pipe location. This culvert would likely be the location of most of the tree's roots. This is due to the increased likelihood of water being present. This means there are unlikely to be any roots along the proposed pipeline route near Trees 1 – 5.

Trees 2 and 5 have minor encroachment. It is unlikely that there will be roots present in the affected area of the TPZ. This is due to site condition, i.e. the culvert between the pipeline and the trees.

Trees 6 and 7 have minor encroachment to their TPZ. The encroachment is along a compacted path. Minor encroachment is unlikely to cause any significant impact to tree health, longevity or structure. Tree protection should be implemented during site works. An equivalent area to the encroachment should be incorporated into the TPZ

The trees in the park are in fair condition. This is due to their sub-optimal growing conditions. Conditions are compromised by compaction and lack of resources. There is also a lack of organic matter present in root zones. The addition of mulch would help with the retention of moisture and increase availability of nutrients.

Trees grow in a delicate balance with their surrounding environment, and the effects of disturbance or site changes are not usually immediately obvious. Additional impacts to already stressed trees, such as construction activities, can add further stress and cause advanced decline, which cannot be reversed.

Machinery and tools can wound or cause mechanical damage to the above-ground parts of a tree. Mechanical damage to wood or bark; the tree's outer protective tissue, creates an entry point for pathogens. Although a tree may seal a wound, the initial damage is permanent.

Works such as trenching, excavation, and site cuts can directly damage trees by removing roots that absorb water and nutrients critical for tree health, or by severing structural roots that keep the tree upright. Various activities, including soil compaction in the root zone, sealing the surface, and adding fill over roots, can all inhibit root growth and function by limiting oxygen and moisture availability in the soil. Such damage to trees may take several years to become apparent in the crown but can also be sudden and irreversible. It is therefore important that roots are protected throughout all stages of a development.



**Figure 3.** Image of Tree 5 in the fore ground and Trees 1-4 in the background. The covert is visible under the trees.



**Figure 4.** Image of Trees 6 and 7 along the path. Both trees experience minor encroachment to one side of the TPZ.



**Figure 5.** Image of Tree 6 and 7 in the background. New planting in the foreground near where the pipeline turns to cross the creek.



**Figure 6.** Image of Trees 8 and 9 in a creek.



**Figure 7.** Image of Trees 1, 2, 3, and 4.

## 7. Conclusion/Recommendations

The installation of rising main in Huntingfield for the subdivision has 9 trees within 15m of the development. There is minor encroachment into 4 trees TPZs. There are no trees on site that require removal. All 4 trees with encroachment can remain viable. Recommendations are as follows

- Appoint site arborist.
- Identify TPZ and SRZ of trees (measurements below).
- Arborist on site for supervision of any works within TPZ of trees.

Typically, Tree Protection Measures would be installed. On a small job it is not practical to do so. Tree Protection Measures to be adopted in this scenario are:

- Arborist supervision for the use of machinery inside the TPZ.
- No tracking or storing of materials inside the TPZ.
- No further scaping or altering of soil level inside the TPZ
- Any roots to be prune square.

	Tree ID	Common name	DBH (m)	TPZ (m)	SRZ (m)
2	<i>Acacia melanoxylon</i>	Blackwood	0.8	9.6	3.14
5	<i>Acacia melanoxylon</i>	Blackwood	Varying	6	2.57
6	<i>Acacia melanoxylon</i>	Blackwood	0.49	5.88	2.55
7	<i>Eucalyptus viminalis</i>	White Gum	0.41	4.92	2.37

## 8. Tree Protection

### **Notional Root Zone (NRZ)**

Zone enclosed by a radius 12 times the Diameter at Standard Height (DSH) that is a primary trigger for arboricultural input on a development site.

### **Tree Protection Zones (TPZ)**

The specific area set aside above ground at a given distance from the trunk set aside for the protection of the tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.

### **Structural Root Zones (SRZ)**

The area around the base of a tree is of value for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is nominally circular with the trunk at its centre and is expressed by its radius in meters. This zone considers the trees structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be much larger area.

### **Encroachment**

In some case, encroachment into the TPZ is necessary. There are provisions for encroachment, within the Australian standards framework. Encroachment is categories as minor or major.

#### **Minor Encroachment AS 4970-2025**

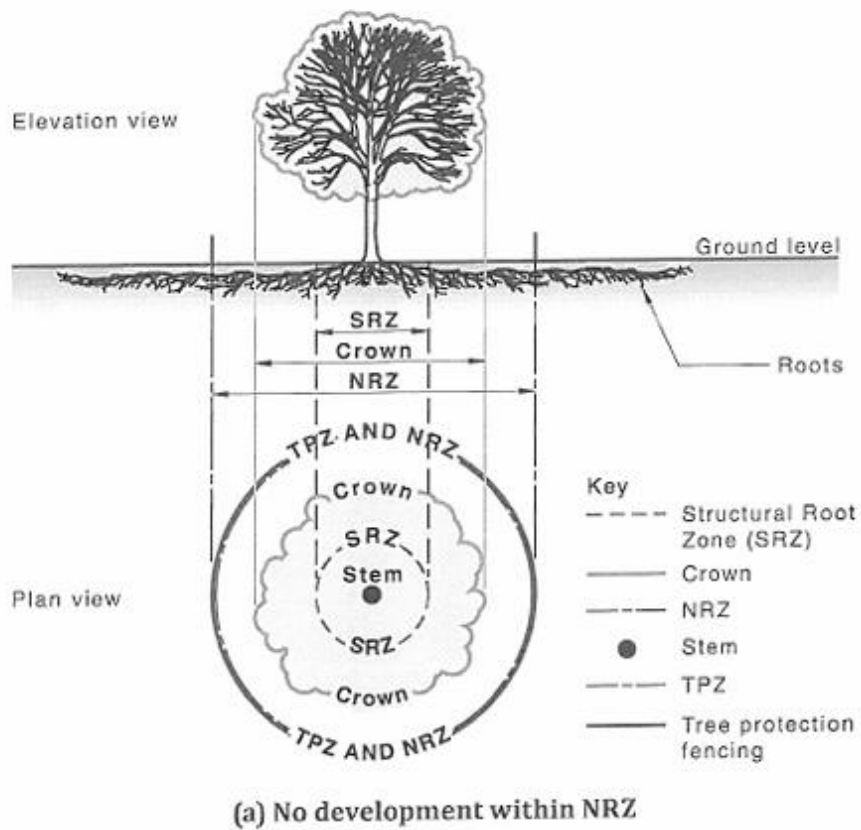
Minor encroachment is less than or equal to 10% of the TPZ and doesn't enter the SRZ (Structural Root Zone). Generally, it is unlikely that there will be any significant impact to tree health, longevity or structure. Tree protection should be implemented during site works. An equivalent area to the encroachment shall be incorporated into the TPZ, unless the project arborist can otherwise demonstrate the tree will remain viable.

#### **Moderate Encroachment AS 4970-2025**

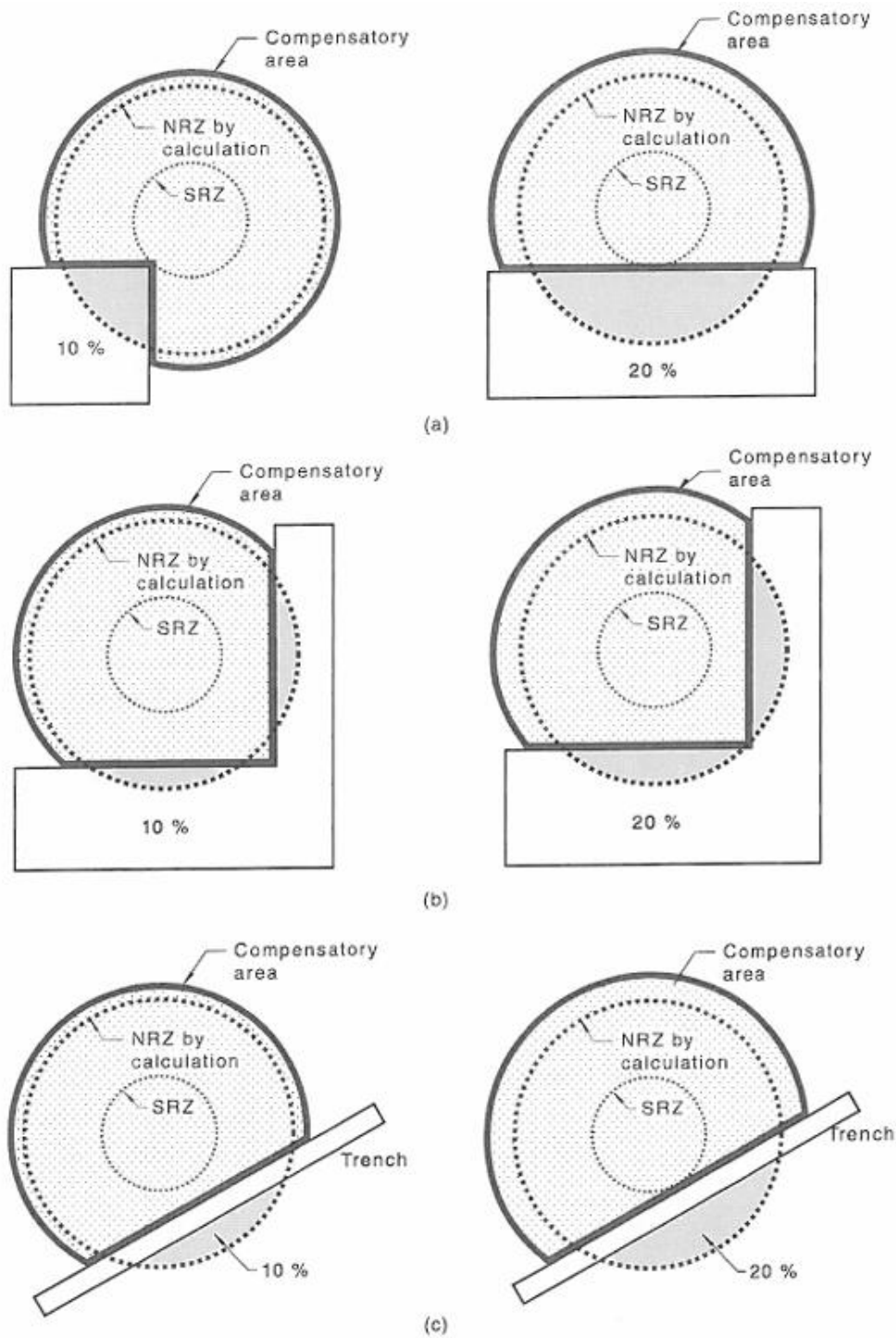
Moderate encroachment is greater than 10% and less than or equal to 20% of the TPZ and doesn't enter the SRZ. The project arborist shall be engaged to review the proposed impact and undertake any necessary investigation to demonstrate how the tree will remain viable. This may be through implementation of suitable design measures and construction control measures to mitigate impact during the process. An equivalent area to the encroachment shall be incorporated into the TPZ, unless the project arborist can otherwise demonstrate the tree will remain viable.

### Major Encroachments AS 4970-2025

Major encroachment is greater than 20% of the TPZ and into the SRZ. The project arborist shall be engaged to review the proposed impact and undertake any necessary investigation to demonstrate how the tree will remain viable. This can include research such as root investigation, soil analysis, historical records of the tree or site relevant literature and examples of similar encroachment. These encroachments must be supervised by the project arborist. An equivalent area to the encroachment shall be incorporated into the TPZ, unless the project arborist can otherwise demonstrate the tree will remain viable.



**Figure 4.** Image of a tree with no encroachment showing all the requirements. Image source from Australian Standard 4970-2025.



NOTE These examples are not to scale and are for illustrative purposes. The proposed encroachment is considered minor if it is less than or equal to 10 % of the area of the NRZ, has not had recent TPZ encroachments and is outside of the SRZ (see [Clause 3.4](#)). The proposed encroachment is considered moderate if it is greater than 10 % and less than or equal to 20 % of the area of the NRZ and is outside of the SRZ (see [Clause 3.4](#)).

**Figure 5.** Examples of various encroachments. Sources Australia Standard 4970-2025.

## Development sites

Development sites incorporating trees need to implement protection measures to ensure the tree remains viable in the future landscape. Damage to trees during development can occur directly to the tree and indirectly to it through its environment.

- Direct damage includes mechanical injury to the trunk, severing roots, or alterations to the soil environment in the immediate vicinity of the roots. This included compaction or loss of organic matter.
- Indirect damage includes soil moisture alterations, changes in water tables and drainage patterns.

On development site, the protection of trees is achieved with a TPZ (Tree Protection Zone). TPZ are calculated according to *AS 4970-2025 Protections of amenity trees on development sites*. TPZ are based on a NRZ which 12 times the trunk diameter at 1.4 m above ground level. Once the NRZ has been calculated, it can then be adjusted for encroachment and site-specific conditions. This new area becomes the TPZ and a TPZ fence is erected to protect the tree and its environment. This Fences must be erected before any work takes place.

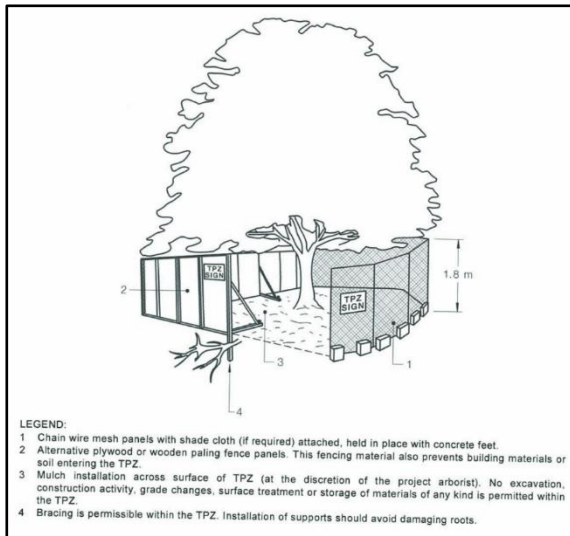
### Guidelines for TPZ's (Tree Protection Zones):

- No building structures or hard landscape features.
- No building material storage.
- No excavation or soil disturbance work
- No placing or storing of fill.
- No lighting of fire or preparing of chemicals.
- No vehicles or pedestrian access.

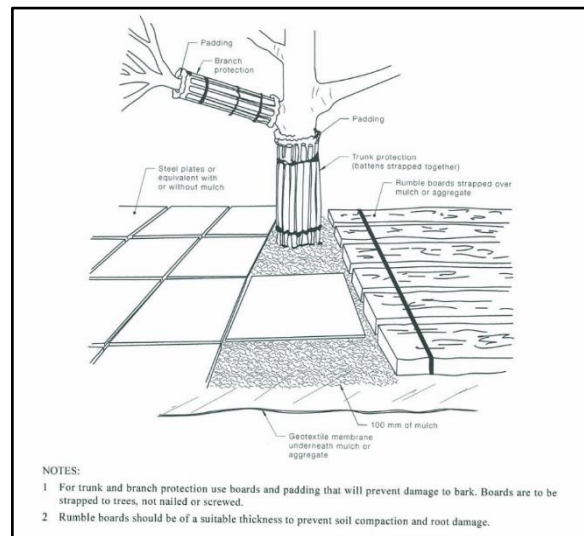
### TPZ requirements:

- Erect signs along the entire length of the protective fence.
- Construct TPZ to prevent pedestrian and vehicle access.
- Mulch TPZ area to a depth of 150mm with wood chips.
- Irrigate the TPZ periodically, as determined by the arborist.

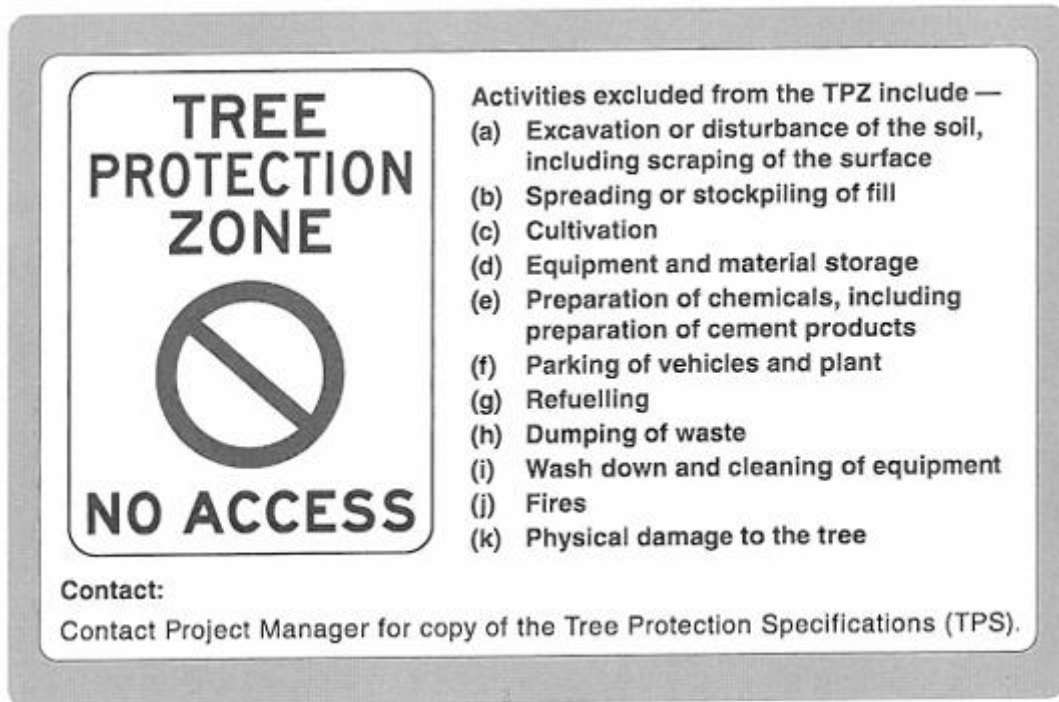
TPZ Guidelines and requirements need to be adhere to at all stages of the design and development process.



**Figure 6.** Tree Protection Fence and signs. Imaged sourced from the Australian Standard 4970-2025.



**Figure 7.** Trunk Protection and ground protection. Imaged sourced from the Australian Standard 4970-2025.



**Figure 8.** An example of a Tree Protection Zone Sign. Imaged sourced from the Australian Standard 4970-2025.

## 9. References

Australian Standards – AS 4970-2025 Protection of trees on development site.

Australian Standards – AS 4373-2007 Pruning of Amenity trees.

Arboriculture Australia. MIS313 Tree health and Maintenance 2020

Arboriculture Australia, MIS308 Tree pruning 2020

Alex L. Shigo – *Modern Arboriculture: A Systems Approach to the care of trees and their associates*, 1st edition, published January 1991

Alex L. Shigo – *New tree Biology: Facts, Photos and Philosophies on trees and their problems and proper care*, 2nd edition, published June 1989

Mattheck, C. & Breleor, H. 1994, *The Body Language of Trees: A Handbook for Failure Analysis*. The Stationary Office, London, UK.

Lonsdale, D, 1999. Principles of Tree Hazard Assessment and Management. The Stationery Office, London, UK.

Matheny, N & Clark, J, 1994. A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas, 2nd Ed. ISA, Champaign, Ill, USA.

Matheny, N & Clark, J, 1998. Trees and Development: A Practical Guide to Preservation of Trees During Land Development. ISA, Champaign, Ill, USA.

Moore. G. Windthrown Trees: Storm or Management 2015

Stokes. A. Tree Supporting Roots of Trees and Woody Plants: Forms, Function and Physiology 2000

## 10. Tree Descriptors

### AGE

The notation of age is based on the following categories.

Category	Description
Young	Less than 20% of the life expectancy of the tree.
Mature	20 – 80% of the life expectancy of the tree.
Over Mature	>80% of the life expectancy for the tree.
Dead	Tree is no longer alive.

### HEALTH

Pertains to the health and growth potential of the tree. The notation of 'health' is based on the following categories.

Category	Description
Good	Full canopy, good foliage density, average leaf colour for species. Average growth indicators such as good extension of growth per growing season, typical leaf size. Little to no dieback in the canopy, minimal deadwood. Good wound wood development. <b>Tree exhibits above average health and minimal to no work is required.</b>
Fair	Tree has <25% deadwood and may have minor canopy dieback. Foliage density and colour may be slightly below average for species. Imperfections in canopy present, pathogen signs present. Average growth indicators such as good extension of growth per growing season, typical leaf size and canopy density. Moderate wound wood development. <b>Tree exhibits below average health, and remedial works may be employed to improve tree health.</b>
Poor	Tree has >25% deadwood and has canopy die back. Foliage density and colour is below average for species. Leaf size distorted and discoloured. Epicormic growth is present throughout the canopy. Canopy is incomplete and has pathogen damage present. Poor wound wood development. <b>Tree exhibits low health and remedial work or removal <u>may</u> be required.</b>
Very Poor	Tree has more than 50% deadwood and extensive canopy dieback. Foliage density is sparse and leaf and colour is atypical for species. Epicormic shoots can make up large sections of canopy. Pathogen and stress agent is present are leading to decline. Very poor wound wood development. <b>Tree exhibits low health and remedial work or removal <u>are</u> required.</b>
Dead	<b>Tree is no longer living.</b>

### RETENTION VALUE

Retention Value is rated into three levels: LOW, MEDIUM and HIGH.

Category	Description
Low	Trees that offer little in terms of contributing to the future landscape. Should be considered for removal.
Medium	Trees with some beneficial attributes that may benefit the site. Could be considered for retention if possible.
High	Trees with the potential to positively contribute to the site. Should be considered for retention if possible.

## STRUCTURE

Pertains to the physical structure of the tree including main scaffold branches and roots. Structure includes those attributes that may influence the probability of major, trunk, root or limb failure.

Category	Description
Good	<p>Tree has well-defined and balance canopy. Branch unions appear strong and without defects evident. Trunk and branches have nice taper. Tree is unlikely to suffer trunk or branch failure under normal conditions. <b>The tree is considered a good example of the species with well-developed form.</b></p>
Fair	<p>Tree has some minor problems in the structure of the crown. The crown may slightly out on balance and some branch unions may exhibit structural faults. Tree may have a slight lean. Tree may have slight root damage. <b>These defects are not likely to result in catastrophic trunk or branch failure, although some branch failure may occur under normal conditions.</b></p>
Poor	<p>Tree may have significant problems in structural scaffold limbs and trunk. Canopy may be lopped sided and have gaps. Limbs crossing in canopy. Branch unions may be poor with faults present. Tree may have substantial lean. Tree may have suffered significant root damage. Tree may have basal or trunk damage. Tree may have co-dominate stems. Tree may have bifurcated unions. <b>These defects <u>may</u> predispose the tree to major truck and branch failure.</b></p>
Hazardous	<p>Tree has very significant problems in structural scaffold limbs and trunk. Canopy is lopped sided and has gaps. Limbs crossing in canopy causing rubbing and damage. Branch unions are poor with faults at the point of attachment. Tree has substantial lean. Tree has suffered significant root damage. Tree has basal or trunk damage. Tree has co-dominate stems. Tree has bifurcated unions. <b>These defects <u>are</u> likely to predispose the tree to trunk and scaffold limb failure</b></p>

## USEFUL LIFE EXPECTANCY (ULE)

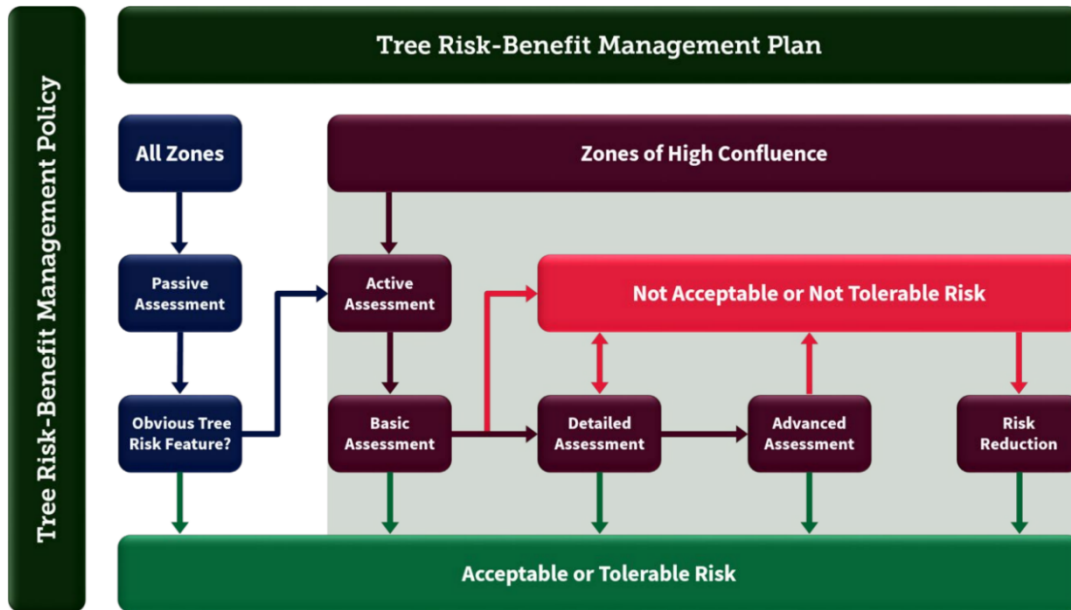
U.L.E. pertains to the span of time that the tree might reasonably be expected to provide useful amenity value with an acceptable level of safety at an acceptable cost. Trees with have varying U.L.E. according to the environment, economical and other factors. **(Note: Useful life expectancy is relevant to the tree if it is maintained and nothing significantly in the environment changes)**

The notation of U.L.E. is based on the following categories.

Category	Description
Short	The tree appears to be retainable with an acceptable level of risk for 5 to 15 years.
Medium	The tree appears to be retainable with an acceptable level of risk for 15 to 40 years.
Long	The tree appears to be retainable with an acceptable level of risk for more than 40 years.
Remove	The tree presents with a high level of risk that would need removal within the next 5 years

**RISK**

Risk is calculated using the following chart.



**Passive Assessment** - is simply picking up on Obvious Tree Risk Features you can't help but notice as you got about your daily routine. We carry it out in all zones of use. Passive Assessment is our most valuable risk management asset because it can be done by anyone and it's going on day in day out.

**Active Assessment** - is where we have trained assessors looking for risks that might not be Acceptable or Tolerable. Or where Passive Assessment has picked up an Obvious Tree Risk Feature that needs a closer look. Active Assessment has three levels to it that increase in depth of investigation from Basic, to Detailed, up to Advanced. We'll carry out Active Assessment in zones of high confluence every 5 years.

**Risk Ratings** - VALID has applied ISO 31000: Risk Management and the Tolerability of Risk Framework to tree risk-benefit assessment and management, which we've adopted. We're going to manage the risk from our trees and branches falling using four easy-to-understand traffic light signal coloured risk ratings. Red Not Acceptable risks will be reduced to an Acceptable level Amber Not Tolerable risks will be reduced to an Acceptable level, but with a lower priority than red Not Acceptable risks Amber Tolerable risks will not be reduced but may require an increased frequency of assessment than green Acceptable risks Green Acceptable risks will not be reduced.

More documentation is attached.

**TREE PROTECTION ZONES**

The T.P.Z. applied is AS 4970-2025 'Protection of trees on development site'. AS 4970-2009 uses a multiplication method to determine the T.P.Z. based on T.P.Z. radius being 12 times stem diameter measured 1.4 metres above ground.

$$T.P.Z. \text{ radius} = DBH \times 12$$

**STRUCTURAL ROOT ZONE**

The S.R.Z. applied is AS 4970-2025 'Protection of trees on development site'. The SRZ is the area required for tree stability. A larger area is required to maintain a viable tree.

$$SRZ \text{ radius} = ( D \times 50 )^{0.42} \times 0.64$$

## 11. Assumptions and limitations

1. Any legal description provided to Tree Pioneers Pty Ltd is assumed to be correct. Any titles and ownerships to any property are assumed to be correct. No responsibility is assumed for matters outside the consultant's control.
2. Tree Pioneers Pty Ltd assumes that any property or project is not in violation of any applicable codes, ordinances, statutes or other local, state or federal government regulations.
3. Tree Pioneers Pty Ltd has taken care to obtain all information from reliable sources. All data has been verified insofar as possible; however, Tree Pioneers Pty Ltd can neither guarantee nor be responsible for the accuracy of the information provided by others not directly under Tree Pioneers Pty Ltd control.
4. No Tree Pioneers Pty Ltd employee shall be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
5. Loss of this report or alteration of any part of this report not undertaken by Tree Pioneers Pty Ltd invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone but the client or their directed representatives, without the prior consent of the Tree Pioneers Pty Ltd.
7. This report and any values expressed herein represent the opinion of the Tree Pioneers Pty Ltd consultant and the Tree Pioneers Pty Ltd fee is in no way conditional upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural drawings, reports or surveys.
9. Unless expressed otherwise: 1) Information contained in this report covers only those items that were covered in the project brief or that were examined during the assessment and reflect the condition of those items at the time of inspection; and 2) The inspection is limited to visual examination of accessible components without dissection, excavation or probing unless otherwise stipulated.
10. There is no warranty or guarantee, expressed or implied by Tree Pioneers Pty Ltd, that the problems or deficiencies of the plants or site in question may not arise in the future.
11. All instructions (verbal or written) that define the scope of the report have been included in the report and all documents and other materials that the Tree Pioneers Pty Ltd consultant has been instructed to consider or to take into account in preparing this report have been included or listed within the report.
12. To the writer's knowledge all facts, matter and all assumptions upon which the report proceeds have been stated within the body of the report and all opinion contained within the report have been fully researched and referenced and any such opinion not duly researched is based upon the writers' experience and observation.

# **Attachment 8**

## **Construction Environmental Management Plan**



# Huntingfield Rising Main - Construction Environmental Management Plan

7 May 2026

<b>Project Name</b>	Rising Main – Huntingfield Subdivision	<b>Project No.</b>	12634561
<b>Subject</b>	Response to Council’s request for further information – DA-2025-375		

## 1. Introduction

### 1.1 Purpose of this management plan

This Construction Environmental Management Plan (CEMP) has been prepared to support the Development Application for the proposed sewer rising main at Lot 2 Nautilus Grove, Huntingfield. The purpose of this CEMP is to demonstrate compliance with Performance Criteria P1(a)–(i) of the Waterway and Coastal Protection Area Ode (*Kingborough Interim Planning Scheme 2015*) by outlining the proposed construction methodology and environmental protection measures for works adjacent to and beneath the watercourse. This CEMP is indicative and plan-based, and does not replace a contractor CEMP to be prepared prior to construction.

All works for the proposed rising main will be undertaken generally in accordance with the *Waterways and Wetlands Works Manual* (DPIWE, 2003), including principles of avoidance, minimisation of disturbance, protection of aquatic values, and post-construction stabilisation.

An Aboriginal Heritage Permit (Permit No. P291) has been issued under Section 14 of the *Aboriginal Heritage Act 1975 (Tas)* for the proposed works. The permit authorises interference with Aboriginal relics (AH 11776) strictly in accordance with the conditions set out in the permit.

This CEMP has been prepared to align with and support the requirements of Permit P291. All construction activities will be undertaken in a manner consistent with the permit conditions, including requirements for minimisation of disturbance, protection of identified heritage values, and management of unexpected discoveries.

Compliance with the permit forms a key component of the overall environmental management framework for the project and will be incorporated into the contractor-level CEMP prepared prior to construction.

## 2. Scope and limitations

### 2.1 Scope of work

This CEMP has been prepared for the purpose of responding to Council’s further information request letter (received 24 April 2026). This is a planning-level CEMP only. A contractor CEMP will be prepared prior to construction.

### 2.2 Limitations

*This report: has been prepared by GHD for Homes Tasmania and may only be used and relied on by Homes Tasmania for the purpose agreed between GHD and Homes Tasmania as set out in section 1.1 of this report.*

*GHD otherwise disclaims responsibility to any person other than Homes Tasmania arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.*

*The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.*

### **Accessibility of documents**

*If this report is required to be accessible in any other format, this can be provided by GHD upon request and at an additional cost if necessary.*

## **3. Assumptions**

This Construction Environmental Management Plan is based on the following assumptions:

- This CEMP has been prepared at a planning and development application stage to respond to Council's request for further information and to demonstrate compliance with Clause 11.7.1 P1(a)–(i) of the Waterway and Coastal Protection Area Code (KIPS 2015).
- The CEMP is plan-based and indicative only, and is not intended to represent a detailed contractor-level construction environmental management plan which will be prepared prior to construction.
- The environmental management measures outlined in this CEMP are based on the current design information and drawings submitted with the development application, including the amended plans showing the watercourse crossing methodology and associated environmental protection measures.
- The proposed sewer rising main will be constructed using directional drilling (HDD) beneath the watercourse, with no open-cut or in-stream works required within the Waterway and Coastal Protection Area (WCPA) buffer, as shown on the CEMP (Figure 1).
- Natural values and vegetation management have been addressed through the submitted Natural Values Assessment and Arborist Assessment, and no additional impacts to these values are proposed.
- A contractor CEMP will be prepared prior to construction that is consistent with the commitments and intent of this planning-level CEMP, and which provides detailed, site-specific construction controls as required by relevant approvals and standards.
- It is assumed that all construction works will be undertaken generally in accordance with the principles of the *Waterways and Wetlands Works Manual* (DPIWE, 2003).
- This CEMP is based on site conditions as understood at the time of preparation, and does not account for changes to design, construction methodology or site conditions that may occur following granting of approval.

## **4. Construction methodology**

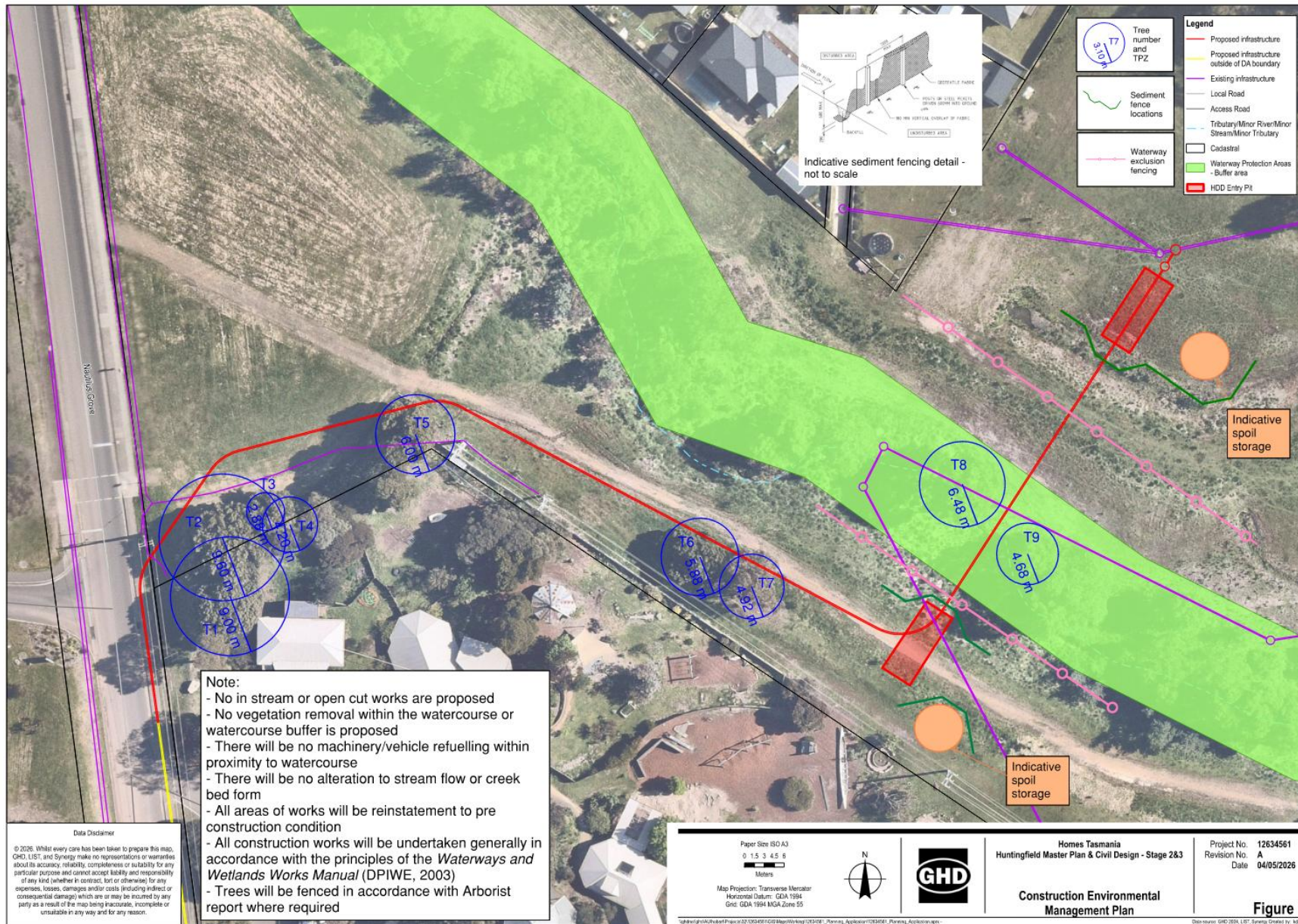
The proposed sewer rising main will traverse the watercourse via directional drilling (HDD) in order to avoid direct disturbance to the stream channel, stream banks and riparian vegetation. No open-cut trenching or in-stream works are proposed within the watercourse.

Directional drilling enables the pipeline to be installed beneath the watercourse at depth, maintaining the integrity of the stream bed and avoiding impacts to aquatic habitat, bank stability and flows. Drill entry and exit pits will be constructed on either side of the watercourse, located outside the defined buffer (see Figure 1).

The construction methodology has been developed to be consistent with the requirements of Aboriginal Heritage Permit P291, including minimising ground disturbance, limiting the footprint of works, and utilising directional drilling to avoid impacts to Aboriginal heritage values where practicable.

No.	Commitment Area	Commitment
4	Protection of Natural Values	Construction works will avoid disturbance to the watercourse, riparian vegetation and aquatic habitat.
5	Protection of Natural Values	Temporary exclusion fencing will be installed along the riparian buffer prior to commencement of works.
6	Protection of Natural Values	Construction access will be restricted to designated routes outside the waterway buffer.
7	Erosion and Sediment Control	Erosion and sediment controls will be installed prior to ground disturbance.
8	Erosion and Sediment Control	Sediment controls will be maintained for the duration of works and until disturbed areas are stabilised.
9	Erosion and Sediment Control	Disturbed soils will be minimised in extent and progressively rehabilitated following construction.
10	Contamination Prevention	Refuelling and servicing of plant and equipment will occur outside the watercourse buffer.
11	Contamination Prevention	Spill kits will be available on site, and spills will be immediately contained and remediated.
12	Contamination Prevention	The rising main will be constructed to minimise the risk of leaks or failures adjacent to the watercourse.
13	Water Flows and Fish Passage	No alteration to natural surface water flows, drainage patterns or fish passage will occur.
14	Water Flows and Fish Passage	HDD installation will occur beneath the stream bed at a depth sufficient to avoid disturbance.
15	Rehabilitation	All disturbed areas, including HDD entry and exit pits, will be rehabilitated following completion of works.
16	Rehabilitation	Temporary erosion and sediment controls will remain until sites are stabilised.
17	Guideline Compliance	Works will be undertaken generally in accordance with the <i>Waterways and Wetlands Works Manual</i> (DPIWE, 2003).
18	Aboriginal Heritage	All personnel will be inducted on the location of AH 11776 and permit requirements prior to works.
19	Aboriginal Heritage	Disturbance will be minimised and controlled in accordance with permit conditions, including defined work areas and exclusion zones.
20	Aboriginal Heritage	An Unanticipated Discovery Plan will be implemented if additional heritage material is encountered.
21	Aboriginal Heritage	Aboriginal Heritage Tasmania will be provided access for monitoring and post-construction documentation will be submitted.
22	Aboriginal Heritage	All personnel will be inducted on the location of AH 11776 and permit requirements prior to works.

Figure 1 Proposed Construction Environmental Management Plan



<b>Project name</b>	Rising Main – Huntingfield Subdivision
<b>Document title</b>	Huntingfield Rising Main - Construction Environmental Management Plan
<b>Project number</b>	12634561
<b>File name</b>	12634561-GHD-RPT-PL-Rising Main CEMP

**GHD Pty Ltd ABN 39 008 488 373**

2 Salamanca Square

Hobart, TAS 7000, Australia

**T** +61 3 6210 0600 | **F** +61 3 8732 7046 | **E** hbamail@ghd.com | **ghd.com**

© GHD 2026

This document is and shall remain the property of GHD. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

# Appendices

# **Appendix A**

## **Unanticipated Discovery Plan**

# Unanticipated Discovery Plan

Procedure for the management of unanticipated discoveries of Aboriginal relics in Tasmania

**For the management of unanticipated discoveries of Aboriginal relics in accordance with the *Aboriginal Heritage Act 1975* and the *Coroners Act 1995*. The Unanticipated Discovery Plan is in two sections and is issued alongside advice from Aboriginal Heritage Tasmania (AHT) and should not be relied upon in isolation without accompanying advice.**

If in doubt, please contact AHT for advice: call **1300 487 045** or email [aboriginal@heritage.tas.gov.au](mailto:aboriginal@heritage.tas.gov.au)

## Discovery of Aboriginal Relics other than Skeletal Material

### Step 1:

Any person who believes they have uncovered Aboriginal relics should notify all employees or contractors working in the immediate area that all earth disturbance works must cease immediately.

### Step 2:

A temporary 'no-go' or buffer zone of at least 10m should be established around all visible Aboriginal relics to protect the suspected Aboriginal site, where practicable. No unauthorised entry or works should be allowed within this 'no-go' zone until the suspected Aboriginal relics have been assessed by a consulting archaeologist, Aboriginal Heritage Officer or AHT staff member.

### Step 3:

Contact AHT on **1300 487 045** as soon as possible but no later than 48hrs from the discovery of the relic and inform them of the discovery. Documentation of the find should be emailed to [aboriginal@heritage.tas.gov.au](mailto:aboriginal@heritage.tas.gov.au) as soon as possible. AHT will then provide further advice in accordance with the *Aboriginal Heritage Act 1975*.

## Discovery of Skeletal Material

### Step 1:

Call the Police (or if practical, a coroner) immediately. Under no circumstances should the suspected skeletal material be touched or disturbed. It is advisable to immediately treat the area as a potential crime scene, and remove all personnel and equipment that may contaminate the area.

### Step 2:

Any person who believes they have uncovered skeletal material should notify all employees or contractors working in the immediate area that all earth disturbance works cease immediately.

### Step 3:

A temporary 'no-go' or buffer zone of at least 50m should be established to protect the suspected skeletal material, where practicable. No unauthorised entry or works will be allowed within this 'no-go' zone until the suspected skeletal remains have been dealt with under the *Coroners Act 1995* or the *Criminal Code Act 1924*.

### Step 4:

Should the skeletal material be determined to be Aboriginal, the Coroner will contact the Aboriginal organisation approved by the Attorney-General, as per the *Coroners Act 1995* and Aboriginal Heritage Tasmania as per the *Aboriginal Heritage Act 1975*.

## Guide to Aboriginal site types

### Stone Artefact Scatters

A stone artefact is any stone or rock fractured or modified by Aboriginal people to produce cutting, scraping or grinding implements. Stone artefacts are indicative of past Aboriginal living spaces, trade and movement throughout Tasmania. Aboriginal people used hornfels, chalcedony, spongelite, quartzite, chert and silcrete depending on stone quality and availability. Stone artefacts are typically recorded as being 'isolated' (single stone artefact) or as an 'artefact scatter' (multiple stone artefacts).

### Shell Middens

Middens are distinct concentrations of discarded shell that have accumulated as a result of past Aboriginal camping and food processing activities. These sites are usually found near waterways and coastal areas, and range in size from large mounds to small scatters. Tasmanian Aboriginal middens commonly contain fragments of mature edible shellfish such as abalone, oyster, mussel, warrener and limpet, however they can also contain stone tools, animal bone and charcoal.

### Rockshelters

An occupied rockshelter is a cave or overhang that contains evidence of past Aboriginal use and occupation, such as stone tools, middens and hearths, and in some cases, rock markings. Rockshelters are

usually found in geological formations that are naturally prone to weathering, such as limestone, dolerite and sandstone.

### Quarries

An Aboriginal quarry is a place where stone or ochre has been extracted from a natural source by Aboriginal people. Quarries can be recognised by evidence of human manipulation such as battering of an outcrop, stone fracturing debris or ochre pits left behind from processing the raw material. Stone and ochre quarries can vary in terms of size, quality and the frequency of use.

### Rock Marking

Rock marking is the term used in Tasmania to define markings on rocks which are the result of Aboriginal practices. Rock markings come in two forms; engraving and painting. Engravings are made by removing the surface of a rock through pecking, abrading or grinding, whilst paintings are made by adding pigment or ochre to the surface of a rock.

### Burials

Aboriginal burial sites are highly sensitive and may be found in a variety of places, including sand dunes, shell middens and rock shelters. Despite few records of pre-contact practices, cremation appears to have been more common than burial. Family members carried bones or ashes of recently deceased relatives. The Aboriginal community has fought long campaigns for the return of the remains of ancestral Aboriginal people.

## Further information on Aboriginal heritage is available from:

Aboriginal Heritage Tasmania  
Heritage Strategic Business Unit  
Department of Natural Resources and Environment Tasmania  
GPO Box 44 HOBART TAS 7001

**Telephone** 1300 487 045  
**Email** [aboriginal@heritage.tas.gov.au](mailto:aboriginal@heritage.tas.gov.au)  
**Web** [www.aboriginalheritage.tas.gov.au](http://www.aboriginalheritage.tas.gov.au)

This publication may be of assistance to you but the State of Tasmania and its employees do not accept responsibility for the accuracy, completeness, or relevance to the user's purpose, of the information and therefore disclaims all liability for any error, loss or other consequence which may arise from relying on any information in this publication.



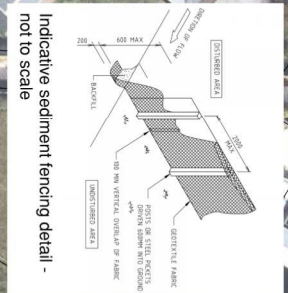
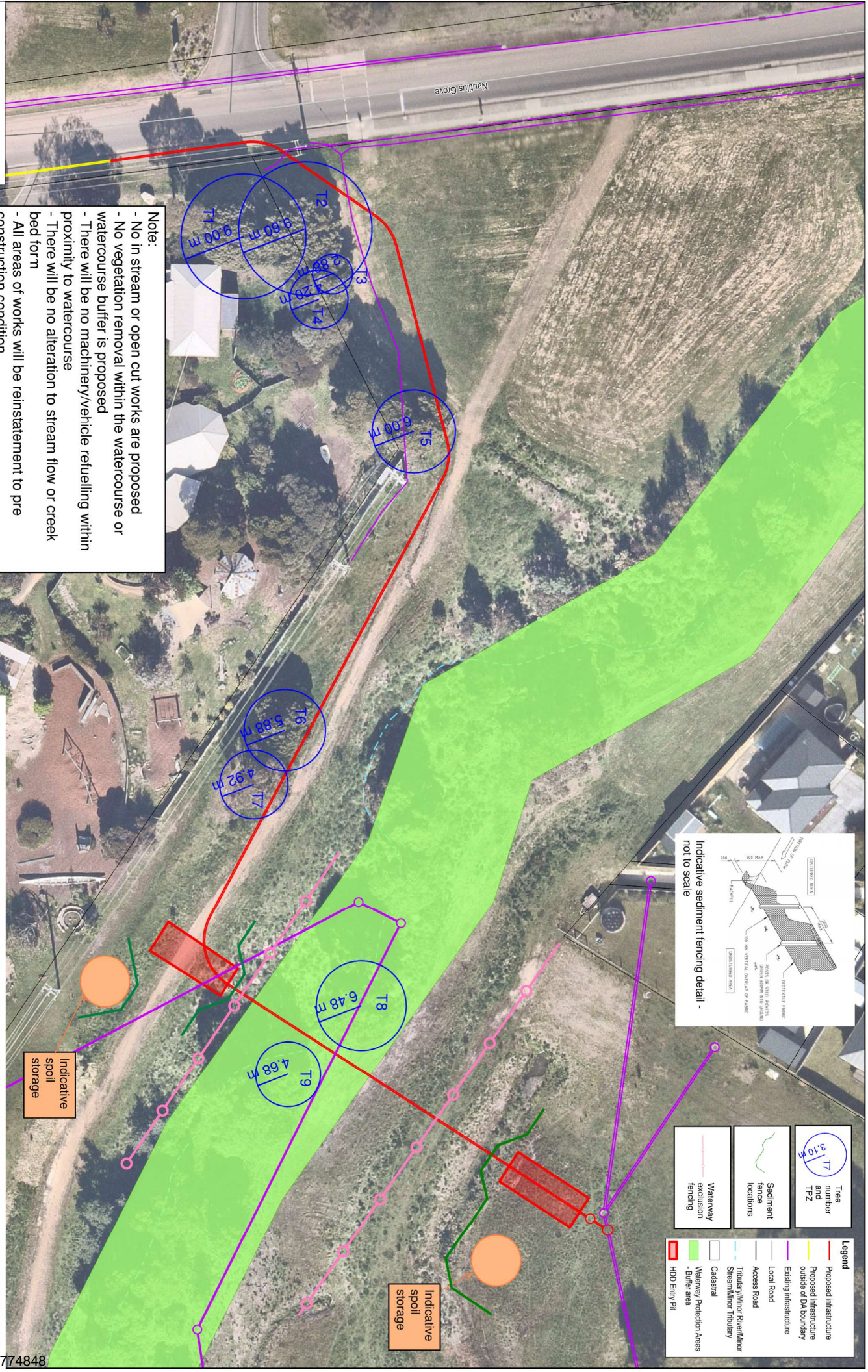
This document is in draft form. The contents, including any opinions, conclusions or recommendations contained in, or which may be implied from, this draft document must not be relied upon. GHD reserves the right, at any time, without notice, to modify or retract any part or all of the draft document. To the maximum extent permitted by law, GHD disclaims any responsibility or liability arising from or in connection with this draft document.

**Data Disclaimer**

© 2026. Whilst every care has been taken to prepare this map, GHD, LIST and Spynry make no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and cannot accept liability and responsibility for any errors, omissions, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred by any party as a result of the map being inaccurate, incomplete or outdated in any way and for any reason.

**Note:**

- No in stream or open cut works are proposed
- No vegetation removal within the watercourse or watercourse buffer is proposed
- There will be no machinery/vehicle refuelling within proximity to watercourse
- There will be no alteration to stream flow or creek bed form
- All areas of works will be reinstatement to pre construction condition
- All construction works will be undertaken generally in accordance with the principles of the *Waterways and Wetlands Works Manual (DPWE, 2003)*
- Trees will be fenced in accordance with Arborist report where required



Symbol	Description
Red line	Proposed infrastructure
Yellow line	Proposed infrastructure outside of DA boundary
Purple line	Existing infrastructure
Blue line	Local Road
Green line	Access Road
Light blue line	Thibden/Moor River/Moor Stream/Moor Tributary
Black line	Cadastral
Green shaded area	Waterway/Protection Areas
Red shaded area	Buffer area
Red rectangle	HDD Entry Pit
Pink dashed line	Waterway exclusion fence
Green line	Sediment fence locations
Blue circle	Tree number and TPZ

Indicative spoil storage

Indicative spoil storage

**Homes Tasmania**  
Huntingfield Master Plan & Civil Design - Stage 2&3

**Construction Environmental Management Plan**

Project No. 12634561  
Revision No. A  
Date 04/05/2026

Map Projection: Transverse Mercator  
Horizontal Datum: GDA 1984  
GHD GDA 1984 MGA Zone 55

Paper Size: ISO A3  
0 1.5 3 4.5 6  
Meters

Scale: 1:1000

North Arrow

**GHD**

Print date: 04 May 2026 - 10:48

Figure 4

Document Set ID: 774848

Version: 1, Version Date: 15/05/2026