

Natural Values Assessment

670 Van Morey Road,
Margate

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June 2026 (v3.0)

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1 Introduction

This natural values report has been prepared as a requirement of a 1-lot subdivision application under the *Kingborough Interim Planning Scheme 2015* (KIPS).

Enviro-dynamics has been contracted to undertake this natural values assessment on behalf of the proponent. The assessment identifies the natural values of the site including the type and extent of vegetation communities, presence of threatened species and threatened fauna habitat. Any potential impacts to natural values posed by the development are then analysed against the requirements of relevant legislation and the Kingborough Interim Planning Scheme 2015 (KIPS).

2 Background

2.1 Site Description

The 26ha lot (CT: 128062/1) is situated on the mid to lower eastern slopes of the Snug Tiers approximately 6.7km from the township of Margate (Figure 1). The land occupies a north to north east facing slope on the northern side of Van Morey Road. There is a small drainage line in the centre of the property which drains to Margate Rivulet at the bottom of the valley. The elevation of the site ranges from 260 – 360 ASL. The site geology is dominated by mudstone with some dolerite extrusions.

The site is zoned Environmental Living within the Kingborough Municipality and has the following overlays covering all or part of the site:

- Bushfire Prone Area
- Biodiversity Protection Area
- Scenic Landscape Area
- Landslip Hazard Area
- Waterway Coastal Protection Area.

There is an existing dwelling, workshop and managed bushfire protection areas in the eastern half of the building adjacent to Van Morey Road. Several fire trails occur around the dwelling, and one traverses the western side of the site. The western fire trail provides access between Van Morey Road and Old Bernies Road and is a TFS designated Fire Management Unit. There is a power line easement along the eastern boundary (Figure 2).

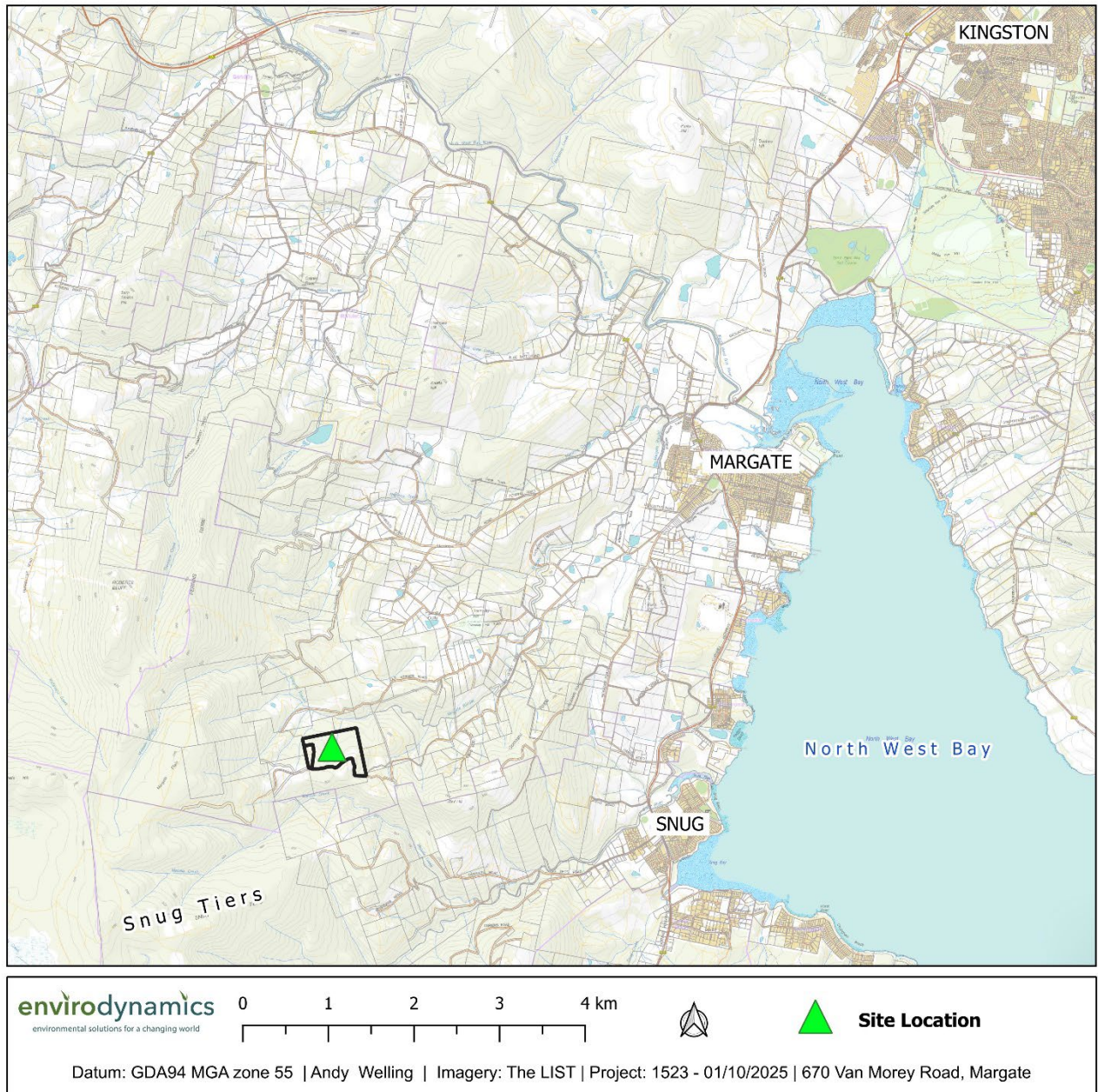


Figure 1: Site Location ((Image source: LISTmap 2026)

2.2 Proposal

The development proposal is to subdivide the existing lot to form a new smaller lot at the western side of the site as per Figure 2. The larger balance lot will contain the existing dwelling and workshop.

The proposed new lot has an existing access road, and the proposed building envelope is located within an area of approved clearing (TFS fire trail). The required bushfire hazard management area surrounding the building envelope is partially cleared (clearing undertaken without a valid permit).

3 Methods

The natural values assessment was undertaken in two stages; desktop analysis and field survey.

3.1 Desktop analysis

The desktop analysis involved extracting data from the following sources:

- Natural Values Atlas report, generated 19th August 2025 (detailed report) and 20th Oct 2025 (summary report, NRE 2025)
- LIST map

3.2 Field survey

The field surveys were undertaken on the 14th September 2025. An additional survey of the impact area was undertaken in May 2026 to assess trees within the bushfire hazard management area following the relocation of the building area. Vegetation communities on the site were assessed and classified according to TASVEG 4.0. All vascular plant species encountered were recorded, with an emphasis on detecting rare and threatened species. Searches for potential threatened fauna habitat e.g. tree hollows and den sites, and other evidence e.g. scats, diggings and tracks were also undertaken. Trees with a DBH greater than 70cm within the proposed impact area were plotted as part of assessment.

Locations of threatened flora, fauna habitat and significant weeds and trees were mapped using Mergin Maps (merginmaps.com) on a handheld device with built in GPS at an accuracy of between 3.5 and 5 m. Geographic datum used was GDA94 Zone 55.

Taxonomic nomenclature for flora follows the latest Census of Vascular Plants of Tasmania (Baker & de Salas 2024). Classification of vegetation communities is in accordance with Kitchener and Harris (2013) and TASVEG 4.0.

3.3 Limitations of the survey

Whilst every effort was made to compile a complete list of vascular plants and identify threatened fauna and their habitat, a single survey is unlikely to detect all species present due to seasonal/temporal variations. Some plants could not be identified to a species level and some species may have been overlooked due to a lack of fertile material. It is also possible that additional species are present but were dormant at the time of survey e.g. annuals, ephemerals.

4 Natural Values Assessment

This section outlines the findings of the desktop analysis and field survey, including a description of any vegetation communities, threatened flora, fauna habitat values and weeds identified. A full taxonomic list identified on site is available in Appendix 1.

4.1 Vegetation Communities

One native and three modified vegetation communities were identified during the field survey, as per the TASVEG 4.0 classification system.

- *Eucalyptus obliqua* forest over broad-leafed shrubs - WOB
- Permanent easements - FPE
- Agricultural land - FAG

The distribution of the vegetation/modified communities is illustrated on Figure 2 below.

TASVEG Unit –*Eucalyptus obliqua* forest over broad-leafed shrubs

Description from Harris and Kitchener, 2005 (updated 2021):

Eucalyptus obliqua wet forest is a tall to very tall wet sclerophyll or mixed forest community. It is one of the most widespread forest communities in Tasmania and is found growing on a number of different substrates. This community occurs extensively throughout the north-west, central north, north-east, east and south-east of Tasmania in regions of relatively high rainfall. In wet sclerophyll forest the understorey is typically composed of broadleaf shrubs, the most common including *Pomaderris apetala*, *Nematolepis squamea* and *Olearia argophylla*, with a high number of ground ferns (Harris and Kitchener, 2005).

This community occurs across the majority of the property apart from cleared ground surrounding the existing residence, along the powerline easement and the fire trail and cleared area in the western portion of the site (Figure 2).

The dominant eucalypt species on the site is stringybark (*E. obliqua*) with isolated blue gum (*E. globulus*) and swamp gum trees (*E. regnans*) also present. The tall shrub layer is dense and is typical of regrowth following fire in this type of vegetation. The dominant species is varnishing wattle (*Acacia leprosa* var. *graveolens*) and dogwood (*Pomaderris apetala*), with dollybush (*Cassinia aculeata*), native cherry (*Exocarpos cupressiformis*), common teatree (*Leptospermum scoparium*) and hop native-primrose (*Goodenia ovata*) also present in lower numbers. Closer to the existing residence there are several species that are not apparent on the western side of the site including common heath (*Epacris impressa*), prickly beauty (*Pultenaea juniperina*), silver banksia (*Banksia marginata*) and yellow

dogwood (*Pomaderris elliptica*). The understorey is dominated by bracken (*Pteridium esculentum*) with sedge species (*Lepidosperma* sp.) and cutting grass (*Gahnia grandis*) also common.

Some WOB vegetation around the existing dwelling has been modified to reduce bushfire risk by managing the understorey vegetation. The area contains a tree layer of small *E. obliqua* trees (all <15m high) over a rocky groundlayer (Plate 3).

Permanent easements (FPE)

Description from Harris and Kitchener, 2005 (updated 2021):

Permanent easements (FPE) represents native vegetation that is permanently maintained in a modified state, such as for easements below electricity or telecommunications infrastructure (powerlines) or where mappable on the shoulders or verges of roads traversing native vegetation. This mapping unit covers areas of light to heavy disturbance (and correspondingly variable condition).

The vegetation community occurs under the power line along the eastern side of the site is classified as permanent easement site (Figure 2). The strip is cleared of the tree and tall shrub layer with an intact low shrub layer dominated by cutting grass, bracken and hops native primrose with some native grasses such as plume grass (*Dichelachne* sp.) and herbs including forest raspwort (*Gonocarpus tetragynus*), hairy pennywort (*Hydrocotyle hirta*) and kidney weed (*Dichondra repens*) are present.

Agricultural Land (FAG) (can also be classified as Urban Land (FUR))

Description from Harris and Kitchener, 2005 (updated 2021):

Agricultural land (FAG) includes exotic grassland pastures and croplands. The pastures are dominated by mixtures of exotic temperate grasses and clovers.

Urban areas (FUR) include urban and suburban landscapes. These areas are largely or wholly devoid of vegetation apart from areas such as suburban gardens, street trees and parks. (Harris and Kitchener, 2005).

Cleared Land covers approximately 2 hectares of the site (Plates 1 -2 and 4 - 9). This land classification includes the existing dwelling and workshop and surrounding parking areas, driveways and bushfire hazard management areas and the existing clearing and fire trail at the western side of the site (Figure 2). The area is largely devoid of native vegetation with isolated stringybark trees over bare ground and minimal ground cover within the bushfire hazard management areas.

The cleared area and fire trail at the western side of the site is predominantly bare ground with some minor regrowth of bracken and cutting grass. These cleared areas have been formed for 15-20 years. They were initially cleared by TFS to form a fire trail link between Old Bernies Road and Van Morey

Road and a staging area. The driveway to the clearing was formalised as part of the previously approved subdivision (not completed). Some regrowth vegetation along the edge of the fire trail, driveway and staging area was cleared recently during emergency bushfire works associated with the 2025 Margate Plain Fire.



Plate 1: Managed land below and to the north of the existing residence



Plate 2: Existing cleared land to the east of the existing residence.



Plate 3: Managed understorey in forest to the south between existing residence and Van Morey Road.



Plate 4: Existing access and turning area to west of the existing residence.



Plate 5: Existing concrete driveway to existing residence

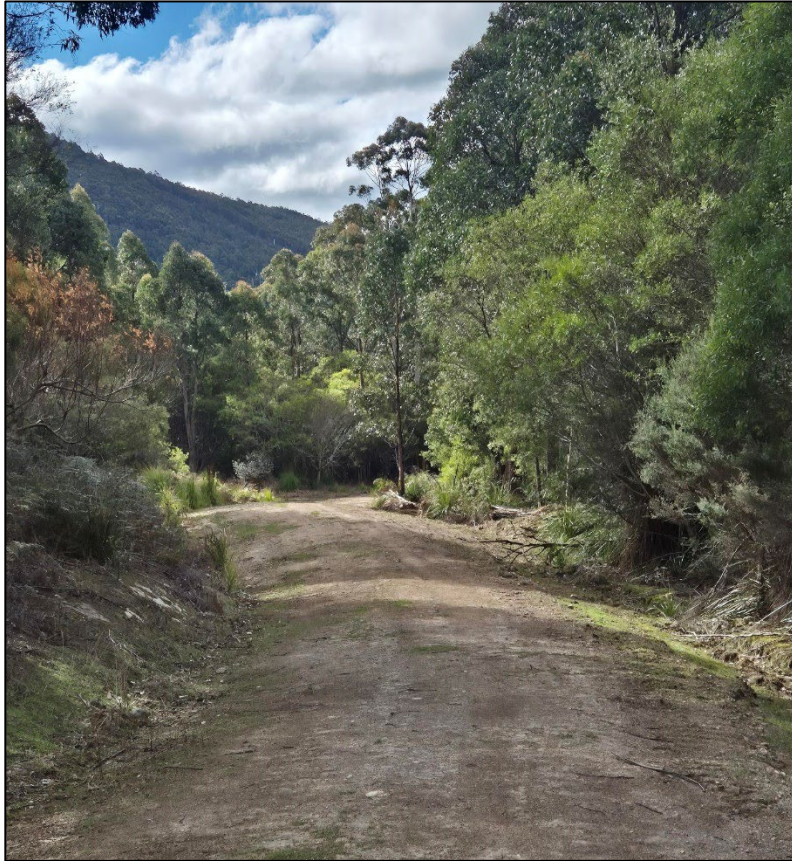


Plate 6: Existing formed access road to new building area (formed by TFS as a fire break).



Plate 7: Existing cleared area on proposed new lot - looking to NE (land cleared without valid permit).



Plate 8: Vegetation to south of proposed building area. BA located on existing fire trail lawfully cleared by TFS(refer to subdivision plans for details).



Plate 9: Existing cleared area on proposed new lot, looking north (land cleared without valid permit).

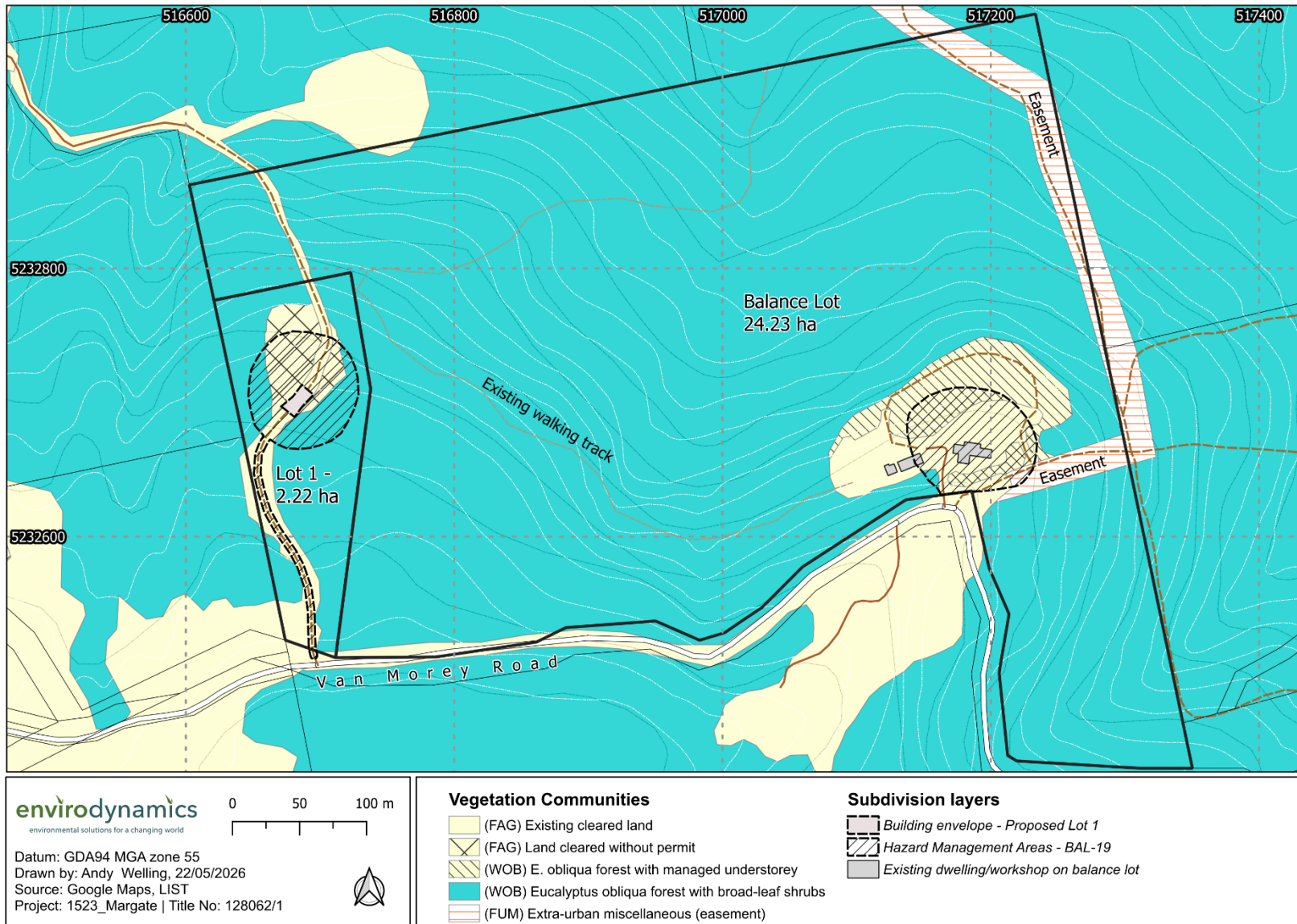


Figure 2: Vegetation communities recorded on site.

4.2 Flora

A total of 42 vascular plant species (including 3 introduced species) were recorded at the site in the vicinity of the proposed subdivision and around the existing residence (Appendix 1). The area of the proposed new 2.2ha (approximately) lot was surveyed in more detail than the remainder of the proposed balance lot. There is potential for additional species to occur on the site in different locations.

4.2.1 Threatened Flora

No threatened flora species listed under the *Threatened Species Protection Act 1995* (TSPA) or the *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA) were recorded during the survey.

A search of the Natural Values Atlas (NRE database) indicated that several threatened flora species have been recorded within 5 km of the site. Those recorded within 5 km and have suitable habitat on site are addressed in the table below. Those with no suitable habitat and no conceivable chance of occurring are listed in Appendix 2.

Table 1: Threatened flora species recorded on the Natural Values Atlas within 5 km of the site

Species	Status TSPA / EPBCA	Records within 500m / 5km	Comments
<i>Senecio squarrosus</i> leafy fireweed	r/ -	0/3	<i>Senecio squarrosus</i> occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types. Suitable habitat present however no <i>Senecio</i> species recorded.
<i>Acacia ulicifolia</i> coast wirilda	r/ -	0 / 1	Distinctive species. Not recorded on site
<i>Allocasuarina duncanii</i> conical sheoak	r/ -	0 / 18	Distinctive species. Not recorded on site.
<i>Austrostipa bigeniculata</i> doublejointed speargrass	r/ -	0 / 1	No suitable habitat on site. No <i>Austrostipa</i> sp. recorded on site.
<i>Corunastylis nuda</i> tiny midge orchid	r/ -		Usually found on sandy soils and clay loams in scrub and subalpine grassland and heathy open

Species	Status TSPA / EPBCA	Records within 500m / 5km	Comments
			eucalypt forest. Not recorded, unlikely to be present.
<i>Isolepis habra</i> wispy clubsedge	r/ -	0/1	The habitat of <i>Isolepis habra</i> is poorly understood and variable as it occurs from lowland to highland sites in forest and non-forest habitats. Wet sclerophyll and riparian habitats may be preferred. No suitable habitat
<i>Thelymitra inflata</i> inflated sun orchid	e/ -	0/1	<i>Thelymitra inflata</i> is known from only two locations at Leslie Hill and Ridgeway, near Hobart. <i>Thelymitra inflata</i> occurs in dry to moist Eucalyptus woodlands and open Eucalyptus forests, often in disturbed, winter wet sites on clay loam soils Suitable habitat present although unlikely to occur due to restricted range of this species.

EPBCA) CR = Critically Endangered, EN = Endangered, VU = Vulnerable (TSPA) e = endangered, v = vulnerable, r = rare

4.2.2 Weeds

The site is largely free of introduced species with no declared weeds species under the *Biosecurity Act 2019* (BA) or Weeds of National Significance (WoNS) present.

There are several common introduced herb and grass species around the existing disturbed areas including track edges and along Van Morey Road such as centaury (*Centaureum erythraea*), *Aira* sp., and scotch thistle (*Cirsium vulgare*).

4.3 Fauna

4.3.1 Threatened fauna

No threatened fauna species listed under the *Threatened Species Protection Act 1995* (TSPA) or under the *Environment Protection and Biodiversity Act 1999* (EPBCA) were recorded during the survey.

4.3.2 Threatened fauna habitat

Potential habitat for four species listed under the TSPA and/or the EPBCA were recorded during the survey: grey goshawk, spotted tailed quoll, eastern quoll, swift parrot, Tasmanian devil and masked owl. There is no significant habitat within the proposed new lot (refer to notes in Table 2).

A search of the Natural Values Atlas (NRE database) indicated that five threatened fauna species have been recorded within 500m of the site with a further 10 species within 5 km of the site. Those recorded within 5 km of the site and have suitable habitat on site are addressed in the table below. Those with no suitable habitat and no conceivable chance of occurring (such as marine species) are listed in Appendix 2.

Table 2: Threatened fauna species recorded on the Natural Values Atlas within 5 km of the site

Species	Status TSPA / EPBCA	Records 500m / 5 km	Comment
<i>Accipiter novaehollandiae</i> grey goshawk	e / -	16/121	Inhabits large tracts of wet forest and swamp forest, particularly patches with closed canopies above an open understorey, but with dense stands of prey habitat nearby. Mature trees provide the best nesting sites. Potential nesting habitat occurs on site. No nest recorded during site assessment.
<i>Antipodia chaostola</i> chaostola skipper	e / EN	0/5	This species is restricted to dry forest and woodland supporting the sedge <i>Gahnia radula</i> , and occurs in isolated populations in south-eastern and eastern Tasmania. No habitat on site.
<i>Aquila audax</i> subsp. <i>fleayi</i> wedge-tailed eagle	e / EN	20/74	Nests in a range of old growth native forests and is dependent on forest for nesting. Territories can contain up to five alternate nests usually close to each other but may be up to 1 km apart where habitat is locally restricted. This eagle preys and scavenges on a wide variety of fauna including fish, reptiles, birds, and mammals. No suitable nesting habitat. May utilise the site for foraging. The nearest recorded nest is approximately 850m to the south. There is no line of sight between the nest and the site or new lot.
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i> spotted-tailed quoll	r / VU	0/5	Habitat for the spotted-tailed quoll is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest, and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural and or plantation areas. No denning habitat. May utilise the site for foraging.

Species	Status TSPA / EPBCA	Records 500m / 5 km	Comment
<i>Dasyurus viverrinus</i> eastern quoll	e / -	0/24	Habitat for the eastern quoll includes rainforest, heathland, alpine areas, and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. No suitable denning habitat. May utilise the site for foraging.
<i>Haliaeetus leucogaster</i> white-bellied sea-eagle	v / -	0/21	Found in coastal habitats (especially those close to the seashore) and around terrestrial wetlands in tropical and temperate regions of mainland Australia and its offshore islands. The habitats occupied by the sea-eagle are characterised by the presence of large areas of open water (larger rivers, swamps, lakes, the sea). This species is mostly recorded in coastal lowlands but can occupy habitats up to 800 m above sea level in Tasmania. No suitable nesting habitat. Site distant from coastline.
<i>Hirundapus caudacutus</i> white-throated needletail	- / VU	0/18	This migratory species breeds in central and north-eastern Asia in Siberia, Mongolia, northern-eastern China and northern Japan. It migrates south through eastern China, Korea and Japan spending its non-breeding season in eastern and south-eastern Australia including Tasmania. This species is almost exclusively aerial, occurring over most types of habitat with a preference to wooded areas, open forests, heathland and rainforests. No impact on this species.
<i>Lathamus discolor</i> swift parrot	e / CE	0/59	During the breeding season, nectar from Tasmanian blue gum (<i>Eucalyptus globulus</i>) and black gum (<i>Eucalyptus ovata</i>) flowers are the primary food source for the species. Swift parrots breed in tree hollows in mature eucalypts within foraging range of a flower source. Isolated blue gums occur on the site provide some foraging habitat. No blue gums recorded nearby to new lot. There was no nesting habitat recorded on the site.
<i>Lissotes menaclas</i> mount Mangana stag beetle	v / -	0/8	This occurs in southeast Tasmania including parts of the Wellington range, South Bruny and the Forester and Tasman Peninsulas. Confined to wet forest with large logs although much of potential habitat is unoccupied. No large logs providing habitat in impact area.
<i>Neophema chrysostris</i> blue-winged parrot	- / VU		The blue-winged parrot inhabits a range of habitats from coastal, sub-coastal and inland areas, right through to semi-arid zones. Throughout their range they favour grasslands and grassy woodlands. They are often found near wetlands both near the coast and in semi-arid zones. Blue-winged parrots can also be seen in altered environments such as airfields, golf-courses, and paddocks.

Species	Status TSPA / EPBCA	Records 500m / 5 km	Comment
			No foraging or nesting habitat on site.
<i>Pardalotus quadragintus</i> forty-spotted pardalote	e / EN	0/4	Endemic to Tasmania and occurs in only a few small areas within the State. It is relatively restricted to dry grassy forest and woodland along the east coast containing mature white gum (<i>Eucalyptus viminalis</i>). No suitable habitat on site.
<i>Perameles gunnii</i> eastern barred bandicoot	- / VU	0/65	Potential habitat for the eastern barred bandicoot is forests with a grassy understorey, native and exotic open vegetation types including woodlands and open grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Site provides marginal habitat for this species and no records nearby to site.
<i>Sarcophilus harrisii</i> Tasmanian devil	e / EN	18/197	This species lives in a wide range of habitats across Tasmania, especially in landscapes with a mosaic of pasture and woodland. No suitable denning habitat. May utilise the site for foraging
<i>Tyto novaehollandiae castanops</i> Tasmanian masked owl	e / VU	1/13	This species occupies a range of habitats which contain some mature forest, usually below 600 m altitude - these include native forests and woodlands as well as agricultural areas with a mosaic of native vegetation and pasture. Species may forage across the site, no nesting on site due to lack of old growth trees.

5 Significant trees

The proposed new lot is located amongst regrowth *Eucalyptus obliqua* forest with trees generally less than 15m high. There are no trees within the proposed impact area of the new lot that qualify as significant trees under Table 2 of the Kingborough Council Policy 6.10. (no trees with a DBH <100cm - wet forest). The remainder of the trees, within the proposed impact areas, have a DBH of less than 70cm with the average around 40cm.

6 Development Impacts and Legislation

The following section outlines the impacts of the proposed development on natural values and provides an assessment of the proposal against the relevant legislation and the provisions of the Kingborough Interim Planning Scheme 2015.

Impacts on natural values

The subdivision proposal includes the formation of a new lot and the associated building area, bushfire hazard management area and site access. The location of the new lot has been selected to utilise and existing cleared areas and existing access track and thereby minimise potential impacts on the sites natural values.

The designated building envelope is located entirely within an area of existing cleared land (TFS cleared fire trail). The extent of the bushfire hazard management area (HMA) has been minimised by site selection. The building area is within an existing cleared area in a location that has an existing access track and is relatively flat. The levelled nature of the site reduces the width of the required hazard management areas thereby minimising the vegetation to be cleared.

There is existing cleared land surrounding the building area to the north, northeast and west. Whilst this clearing was undertaken without a valid permit it provides an area with low natural value which will minimise the overall impacts of the subdivision. This area can also provide space around the building envelope for gardens and wastewater systems thereby removing the need to clear any more vegetation in the future.

An estimated 0.545 ha of regrowth WOB vegetation (classified as low priority vegetation under KIPS) occurs within the HMA for the new lot and will need to be cleared to establish the required HMA. Approximately 0.29ha of this area is already cleared (without a valid permit) and as such an additional 0.255 ha will need to be modified.

There are no threatened flora values or threatened fauna habitat within the vegetation that is to be cleared in the future for the HMA. There are no blue gums, den sites, large logs or trees with hollows within the impact area. No significant trees will need to be cleared.

No vegetation will need to be cleared for site access as the existing access meets clearance requirements for firefighting access. Power to the site from Van Morey Road can be run along the edge of the existing access, either underground or overhead, without the need to remove any vegetation.

Wastewater irrigation and stormwater discharge areas for a new dwelling can be located on flat ground within the HMA around a future dwelling.

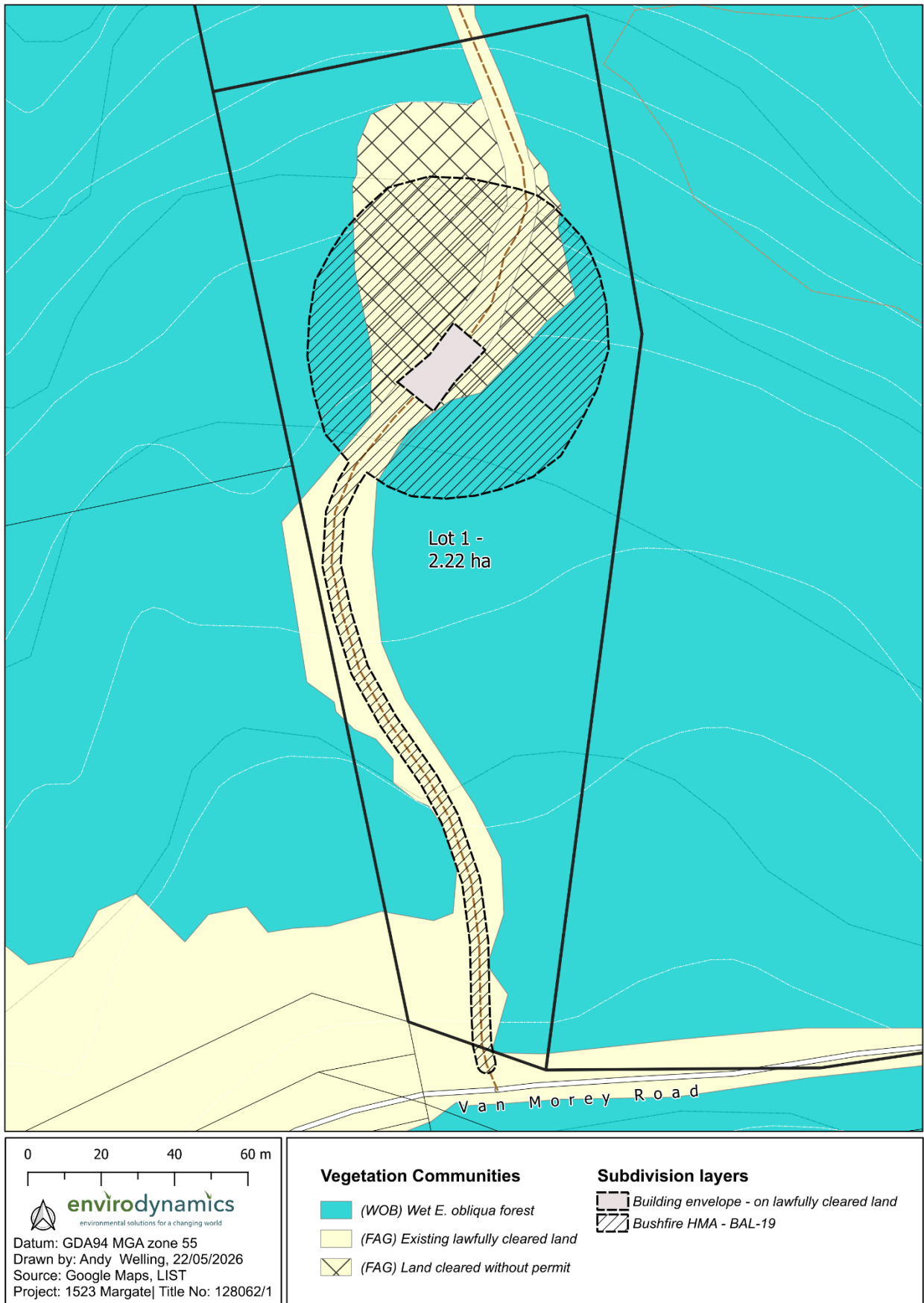


Figure 3: Impacts of development of new lot on natural values.

6.1 Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

A person must not take an action that has, will have or is likely to have a significant impact on any of the matters of national environmental significance without approval from the Australian Government Minister for the Environment (the Minister).

There are no Commonwealth listed values at the site which will be impacted by the subdivision and as such referral under the EPBCA is not required.

6.2 Tasmanian *Threatened Species Protection Act 1995*

In Tasmania, threatened species (flora and fauna) are protected under the Tasmanian Threatened Species Protection Act 1995. Under this Act, a permit is required to knowingly “take” (which includes kill, injure, catch, damage, destroy and collect), keep, trade in or process any specimen of a listed species.

No threatened flora species listed under the TSPA were recorded on site and no habitat for threatened fauna species listed under the TSPA will be removed because of the development. As such no permit to take will be required for this development.

6.3 Tasmanian *Nature Conservation Act 2002*

The small area of vegetation to be removed for the subdivision is a common and well reserved community and not listed as threatened community under Schedule 3A of the NCA.

6.4 Tasmanian *Biosecurity Act 2019*

No declared pests were recorded at the site.

6.5 Kingborough Interim Planning Scheme 2015

6.5.1 Zone Requirements

The site is zoned ‘Environmental Living’ under the Kingborough Interim Planning Scheme 2015.

The purpose of this zoning is ‘*To provide for residential use or development in areas where existing natural and landscape values are to be retained.*’

Future residential development on the proposed new Lot 1 will be a discretionary use under this zone, with only a single dwelling permitted.

Subdivision within this zoning must meet requirements of the section 14.5 Development Standards for Subdivision. Requirements that relate to natural values are addressed below.

14.5 1 Lot Design

Assessed under Performance Criteria

P1 - Each lot, or a proposed lot in a plan of subdivision, excluding for public open space, riparian or littoral reserve or utilities, must satisfy the following:

- (a) the number of lots is no more than 1 lot per 10ha, or 1 lot per 20ha on Bruny Island

Response: *A single new lot is proposed.*

- (b) lots are clustered so that their building areas are in proximity to each other thereby reducing overall impact on natural values;

Response: *The new lot is proposed to be located at the western end of the site. This location is separated from the existing dwelling however the location has been selected to minimise the impacts on natural values. The new lot has an existing access road and the building area will be located on an existing fire trail which constitutes converted land and is not subject to the Biodiversity Protection Code (E10). Additional cleared land around the building area can be utilised for the bushfire hazard protection area (land cleared without a valid permit). This will mean that a relatively small area of native vegetation will be cleared when a future dwelling is developed (estimated at 0.255 ha). The selected building area is also located in the only flat area on the title and as such the clearance of vegetation to form the associated bushfire hazard management area will not occur on steeply sloping ground. This will mean that the HMA can be more readily managed and the risk of erosion risk is reduced.*

Clustering a new lot nearby to the existing residence would require a new access and clearance for bushfire hazard management and potentially a new building area. Whilst some of the existing cleared land to the west of the existing dwelling could potentially be used for a building area, the slope under this land is steeper slope than the proposed Lot 1 location. A future dwelling would require significant earthworks in this location. In addition, the vegetation around the existing dwelling contains some older trees and stags as well as isolated blue gums. The higher biodiversity values would be impacted by a lot clustered nearby to the existing dwelling and as such clearance of vegetation here would have a higher impact than the proposed location.

- (c) a net conservation benefit is provided through mechanisms on titles for collective responsibility and management of natural values on private land outside those areas required for building areas, private open space and bushfire protection measures;

Response: *Vegetation outside the existing occupied areas, easements and the new lot development area are to be protected through a Part V Agreement on each title to prevent future clearing of native vegetation. The area subject to the Part V Agreement (approximately 20ha) is indicated in Figure 4. A*

buffer zone around the disturbance areas have been provided to accommodate any future changes to bushfire hazard requirements (such as a higher FDI rating) or future use of the lots. The Part V Agreements are to include management actions that provide guidelines for the use and protection of the land including measures such as recreational use, fire wood collection, control of introduced species etc.

P2 - The design of each lot must contain a **building area** able to satisfy all of the following:

(a) is reasonably capable of accommodating residential use and development;

Response: A building area is designated on existing converted land (TFS fire trail) . Services such as wastewater trenches and irrigation can be contained within the associated bushfire HMA.

(b) meets any applicable standards in codes in this planning scheme;

Response: The building area is located on an existing fire trail which constitutes converted land and is not subject to the Biodiversity Protection Code (E10.0). The Bushfire-prone Areas Code (E1.0) is addressed in a separate Bushfire Hazard Report. No development occurs within areas that contains the Waterway and Coastal Protection overlay or Landslide Hazard Overlay. The Scenic Protection Code is not addressed in this report.

(c) enables future development to achieve reasonable solar access, given the slope and aspect of the land;

Response: The building area for the new lot is located on a flat area of the site and as such there is good solar access. The BE has been located towards the rear of the existing cleared area to maximise solar access and prevent shadowing from trees to the north as they grow over time. The building area will be surrounded by the bushfire hazard management area which provides a clearing around the future dwelling and will maintain solar access.

(d) minimises the requirement for earth works, retaining walls, and cut & fill associated with future development;

Response: The building area for the new lot is located on a flat area of the site and as such no significant earthworks, retaining walls or cut and fill will be required. There is an existing access road to the site utilising an existing fire trail (constructed by TFS).

(e) is located to minimise environmental impacts;

Response: The new lot created by the subdivision is located so that the impacts on the environmental values on the site are minimised. The new building area is located on an existing fire trail on a flat area of the site when there is an existing cleared pad. Access to the site will be via an existing formed access and no clearance will be required to supply the site with power (underground or overhead). The

vegetation clearance required for the development is of low priority community and there are no threatened flora species or threatened fauna habitat within the impact area. By locating the building area on a flat area no vegetation needs to be cleared on a slope thereby reducing erosion risk. No trees of high or very high conservation value need to be cleared for the subdivision.

(f) is does not impact on native vegetation subject to any codes in this planning scheme;

Response: The building area is located on an existing area of converted land on the fire trail.

14.5 4 Services (14.5.2 Roads and 14.5.3 Ways and Public Open Space do not apply to this subdivision)

Assessed under Performance Criteria

P2 - Each lot must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land:

Response: A future on-site wastewater treatment system can be accommodated within the bushfire hazard management area surrounding a new dwelling. No additional vegetation will need to be cleared for this system.

P3 - Each lot must be capable of accommodating an on-site stormwater management system adequate for the likely future use and development of the land:

Response: A future on-site stormwater management system can be accommodated within the bushfire hazard management area surrounding a new dwelling. No additional vegetation will need to be cleared for this system.

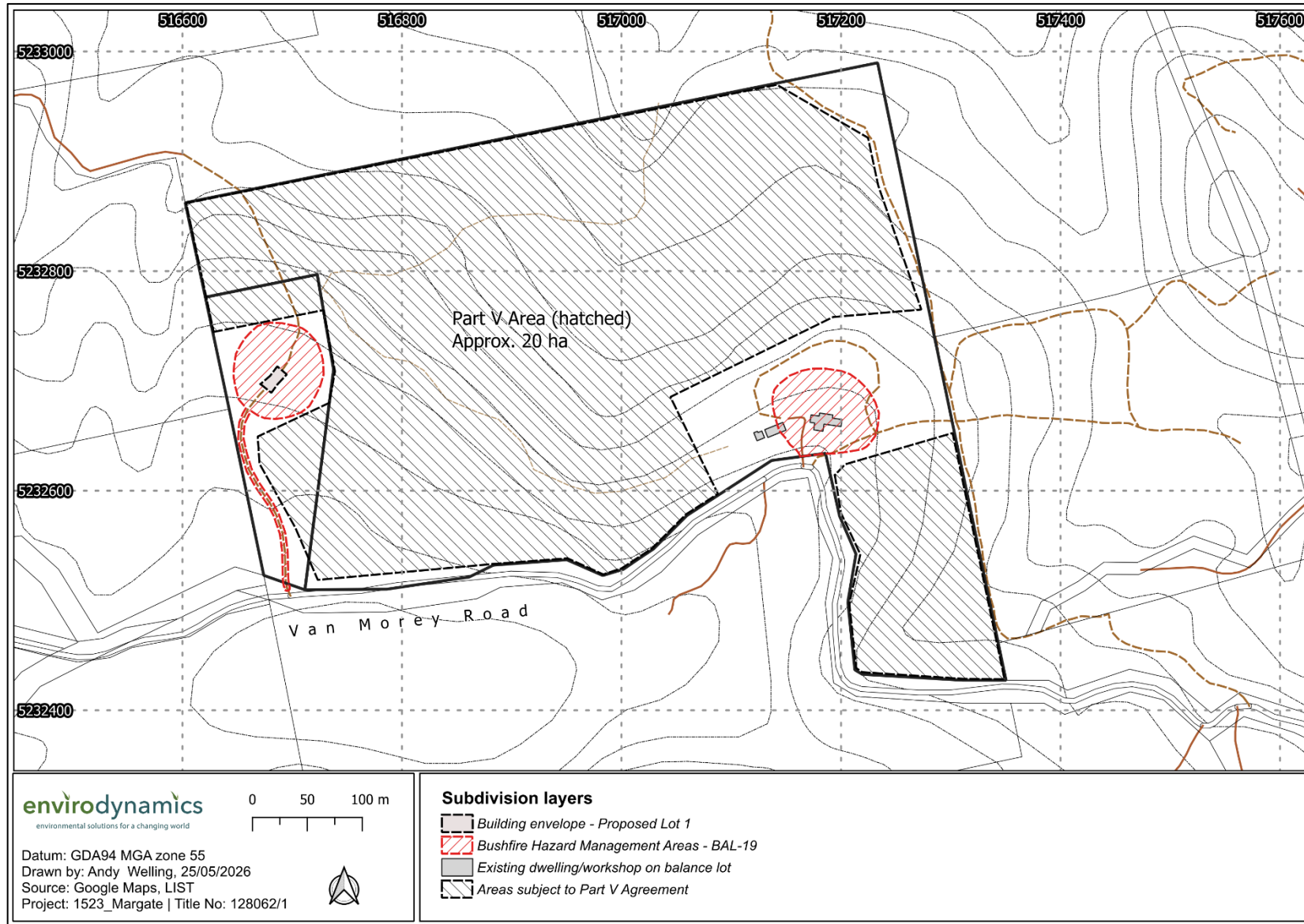


Figure 4: Areas of the site to be subject to Part V Agreements.

6.5.2 Code Requirements

The entire site is subject to a Biodiversity Protection Area overlay and as such the provisions of the Code (E10.8) must be addressed. There are portions of the site within Waterway and Coastal Protection Area and Landslide Hazard Areas however the proposed new lot (and hence impacts) are outside the area subject to these codes.

Requirements of Biodiversity Code (E10.0)

The proposed subdivision is within a Biodiversity Protection Area and must meet the subdivision standards of the Biodiversity Code (10.8). This vegetation present on the new lot and within the proposed building area is classed as a 'Low' priority biodiversity value under Table E10.1 of the Biodiversity Code. Other areas of the site may qualify as 'Moderate' priority biodiversity value as they contain scattered blue gums which provide habitat for threatened fauna. There will be no impact in areas of moderate value due to the subdivision.

Subdivision Standards (E10.8.1)

Objectives:

To ensure that:

- a) works associated with subdivision resulting in clearance and conversion or disturbance will not have an unnecessary or unacceptable impact on priority biodiversity values;
- b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority biodiversity values..

As the acceptable solutions cannot be met, the performance criteria must be addressed.

P.1. Clearance and conversion or disturbance must satisfy the following:

(a) if low priority biodiversity values:

- (i) subdivision works are designed and located to minimise impacts, having regard to constraints such as topography or land hazard and the particular requirements of the subdivision;

Response: The subdivision has been designed to minimise impacts. The building envelope has been located within an area of proposed Lot 1 that has been lawfully converted to cleared land (TFS fire trail). Additional vegetation is required to be cleared around the building envelope to accommodate bushfire hazard management areas. Approximately 0.545ha is required to be cleared and permanently managed in a low fuel condition. There is an estimated 0.29ha of cleared land around the building area which can form part of the HMA, although this was cleared without a valid permit.

The vegetation to be cleared contains no threatened flora or significant fauna habitat and the community is well reserved and common. The vegetation is regrowth and contains no mature trees. Two trees which classify as high significance under the KIPS were recorded outside the designated bushfire hazard management area and can be retained.

Proposed Lot 1 is located to utilise an existing formed access track and the building area is on one of the only flat areas on the site which reduces erosion risk.

(ii) impacts resulting from bushfire hazard management measures are minimised as far as reasonably practicable through siting of any building area;

Response: The site of the new lot and associated building area have been selected to minimise the impacts of bushfire management. The building area is located predominantly within an existing cleared area and over half of the required HMA is already cleared. The access road is existing and no additional vegetation needs to be cleared to comply with the bushfire requirements for access. The HMA is predominantly on a flat area of the site hence minimising the clearance and management of vegetation on a slope. This will help to minimise soil erosion and make maintenance of the HMA easier.

7 Conclusion and Recommendations

The natural values of land at 670 Van Morey Road, Margate were assessed as part of an application for a 1 lot subdivision.

The site contains a well reserved vegetation community. No threatened flora species occur on the site and there is limited habitat for threatened fauna species. Scattered blue gums provide some forging habitat for the swift parrot and species such as the Tasmanian devil, spotted-tailed and eastern quoll, masked owl and grey goshawk may forage over the site. No significant fauna habitat features occur within the proposed impact area on the site, such as mature to over mature trees with hollows, den sites or large fallen logs.

The proposed new lot has been located in the western side of the site to utilise an existing access track and clearing. The building area is located on converted land (TFS fire trail) in a flat portion of the land. By locating the building area on flat land the risk of erosion is reduced and the width of the HMA is reduced. No significant natural values will be impacted by the subdivision with the impact limited to the clearance of an estimated 0.545ha of regrowth *Eucalyptus obliqua* forest. The selected site represents the area of least environmental impact.

The subdivision can meet the requirements of the KIPS including the biodiversity protection code and bushfire prone area code.

The following recommendations are provided to minimise impacts of the subdivision on the values of the site. Council may consider incorporating these recommendations into a planning permit as part of the approval for the subdivision.

Recommendations:

- Any soil or gravel imported to the site for construction or landscaping purposes should be from a weed free source to prevent the establishment of further introduced species on the site.
- The building area for the single dwelling should be located on the fire trail to meet requirements of 14.5.1 P2. (Note: fire trail is no longer required by TFS – refer to letter from TFS).
- The vegetation to be cleared for the HMA is within the low priority vegetation community characterised by *Eucalyptus obliqua* on the flat land around the existing clearing.
- Any high significance trees on the new lot are outside the development area.
- Wastewater systems and irrigation trenches or beds associated with a future dwelling on Lot 1 should be contained within the area cleared for the bushfire hazard management area.

- Future vegetation clearance for the purposes of the development of a single dwelling should be confined to the impact area indicated in this report and noted on the final plan of subdivision.
- Vegetation outside the existing occupied areas, easements and the new lot development area is to be protected through a Part V Agreement on each title. The area subject to the Part V Agreement is approximately 20ha. The Part V Agreement should include a management plan to provide ongoing protection and management advice for the natural values of this land.

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NRE *Threatened Species Note Sheets, Listing Statements and Recovery Plans*

Available at <https://www.threatenedspecieslink.tas.gov.au/>

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Threatened Species Protection Act 1995.

Available at <https://www.legislation.tas.gov.au/view/html/inforce/current/act-1995-083>

Appendix 1 – Vascular Plant Species List

Flora species list for 670 Van Morey Road, Margate

Recorder: A. Welling,

Date: September 2025

e = endemic i = introduced

Dicotyledonae

Family name	Species name	Common name
APIACEAE		
	<i>Hydrocotyle hirta</i>	Hairy pennywort
ASTERACEAE		
e	<i>Bedfordia salicina</i>	Blanketleaf
	<i>Cassinia aculeata</i>	Dolly Bush
	<i>Pseudognaphalium luteoalbum</i>	
	<i>Senecio quadridentatus</i>	Cotton Fireweed
DILLENIACEAE		
	<i>Hibbertia empetrifolia</i> subsp. <i>empetrifolia</i>	Scrambling Guinea-flower
EPACRIDACEAE		
	<i>Styphelia humifusa</i>	Native Cranberry
	<i>Epacris impressa</i>	Common Heath
FABACEAE		
	<i>Pultenaea daphnoides</i> var. <i>obcordata</i>	Native Daphne
	<i>Pultenaea juniperina</i>	Prickly Beauty
GOODENIACEAE		
	<i>Goodenia ovata</i>	Parrot's Food
HALORAGACEAE		
	<i>Gonocarpus tetragynus</i>	Common Raspwort
LAURACEAE		
	<i>Cassytha glabella</i>	Slender Dodder-laurel
MIMOSACEAE		

<i>Acacia dealbata subsp. dealbata</i>	Silver Wattle
<i>Acacia myrtifolia</i>	Myrtle wattle
<i>Acacia verniciflua</i>	Varnished wattle
<i>Acacia verticillata subsp. verticillata</i>	Prickly moses

MYRTACEAE

<i>Eucalyptus globulus subsp. globulus</i>	Tasmanian Blue Gum
<i>Eucalyptus obliqua</i>	Stringybark
<i>Eucalyptus regnans</i>	Swamp Gum
<i>Leptospermum scoparium var. scoparium</i>	Common teatree

PROTEACEAE

<i>Banksia marginata</i>	Silver Banksia
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RHAMNACEAE

<i>Pomaderris apetala subsp. apetala</i>	Dogwood
<i>Pomaderris elliptica var. elliptica</i>	Yellow Pomaderris

ROSACEAE

<i>Acaena novae-zelandiae</i>	Buzzy
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RUBIACEAE

<i>Coprosma quadrifida</i>	Native Currant
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RUTACEAE

<i>Nematolepis squamea subsp. squamea</i>	Lancewood
<i>Zieria arborescens subsp. arborescens</i>	Stinkwood

SANTALACEAE

<i>Exocarpos cupressiformis</i>	Native Cherry
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Monocotyledonae

Family name	Species name	Common name
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CYPERACEAE

<i>Gahnia grandis</i>	Cutting grass
<i>Lepidosperma concavum</i>	Hill swordedge

Lepidosperma ensiforme Arching swordsgedge

Schoenus apogon Common Bog-rush

JUNACEAE

Juncus pallidus Pale Rush

Juncus procerus Great Rush

LILIACEAE

Dianella tasmanica Flax lily

ORCHIDACEAE

Pterostylis sp. Greenhood orchid

POACEAE

e *Rytidosperma* sp. Wallabygrass

Dichelachne sp. Plume Grass

Pteridophyta

Family name	Species name	Common name
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DENNSTAEDTIACEAE

Histiopteris incisa Bat's Wing

Pteridium esculentum Bracken

end = Tasmanian endemic i = introduced

d = declared weed

~ (*Weed Management Act 1999*)

CR = Critically Endangered, EN = Endangered, VU =

~ (*Environment Protection and Biodiversity Conservation Act 1999*)

Vulnerable

e = endangered v = vulnerable r = rare

~ (*Tasmanian Threatened Species Protection Act 1995*)

Appendix 2 – Natural Values Atlas Records within 5 km

Verified threatened flora records within 5 km of the project area (generated 20 Oct 2025)

SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999

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	1	01-Aug-2023
<i>Allocauarina duncanii</i>	conical sheoak	r		e	18	13-Dec-2024
<i>Austrostipa bigeniculata</i>	doublejointed speargrass	r		n	1	25-Jan-2006
<i>Caladenia filamentosa</i>	daddy longlegs	r		n	1	10-Oct-1935
<i>Comesperma defoliatum</i>	leafless milkwort	r		n	1	20-Jan-1928
<i>Corunastylis nuda</i>	tiny midge-orchid	r		n	1	03-Mar-1997
<i>Deyeuxia minor</i>	small bentgrass	r		n	8	28-Jan-2011
<i>Dryopoa dives</i>	tasmanian giant mountaingrass	r		n	71	28-Jan-2011
<i>Isolepis habra</i>	wispy clubseidge	r		n	1	07-Jan-1972
<i>Lepidosperma tortuosum</i>	twisting rapiersedge	r		n	3	16-May-2012
<i>Paraprasophyllum amoenum</i>	dainty leek-orchid	v	EN	e	6	15-Jan-2007
<i>Prostanthera rotundifolia</i>	roundleaf mintbush	v		n	1	22-Aug-2024
<i>Pterostylis atriola</i>	snug greenhood	r		e	16	13-Feb-2012
<i>Pterostylis squamata</i>	ruddy greenhood	v		n	1	01-Jan-1979
<i>Thelymitra bracteata</i>	leafy sun-orchid	e		n	2	11-Nov-2004
<i>Westringia angustifolia</i>	narrowleaf westringia	r		e	24	13-Dec-2024

Unverified Records

No unverified records were found!

Verified threatened fauna records within 5 km of the project area (generated 20 Oct 2025)

SS = Tasmanian Threatened Species Protection Act 1995, NS = Commonwealth Environment Protection and Biodiversity Conservation Act 1999

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	121	06-Jun-2024
<i>Antipodia chaostola</i> subsp. <i>leucophaea</i>	chaostola skipper	e	EN	e	5	15-May-2012
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	63	10-Mar-2024
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	14	10-Aug-2024
<i>Arctocephalus forsteri</i>	new zealand fur seal	r		n	1	27-Jun-2021
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	4	05-Jan-2024
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	01-Jan-1982
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	24	30-Mar-2025
<i>Gallinago hardwickii</i>	Latham's snipe		VU	n	2	14-Dec-2022
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	21	22-Jul-2023
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	18	25-Mar-2023
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	59	09-Oct-2024
<i>Lissotes menalcas</i>	mount mangana stag beetle	r		e	8	26-Sep-2009
<i>Mirounga leonina</i> subsp. <i>macquariensis</i>	southern elephant seal	pe	PVU	n	1	27-Jun-2021
<i>Neophema chrysostoma</i>	blue-winged parrot	v	VU	n	19	04-Jan-2025
<i>Numenius madagascariensis</i>	eastern curlew	e	CR	n	3	30-Nov-1980
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	4	28-Feb-1981
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	65	16-Apr-2025
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	197	13-Feb-2025
<i>Thalassarche cauta</i>	shy albatross	v	EN	ae	1	10-Jul-1986
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	3	02-May-2000
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	e	VU	e	10	29-May-2021

Unverified Records

No unverified records were found!