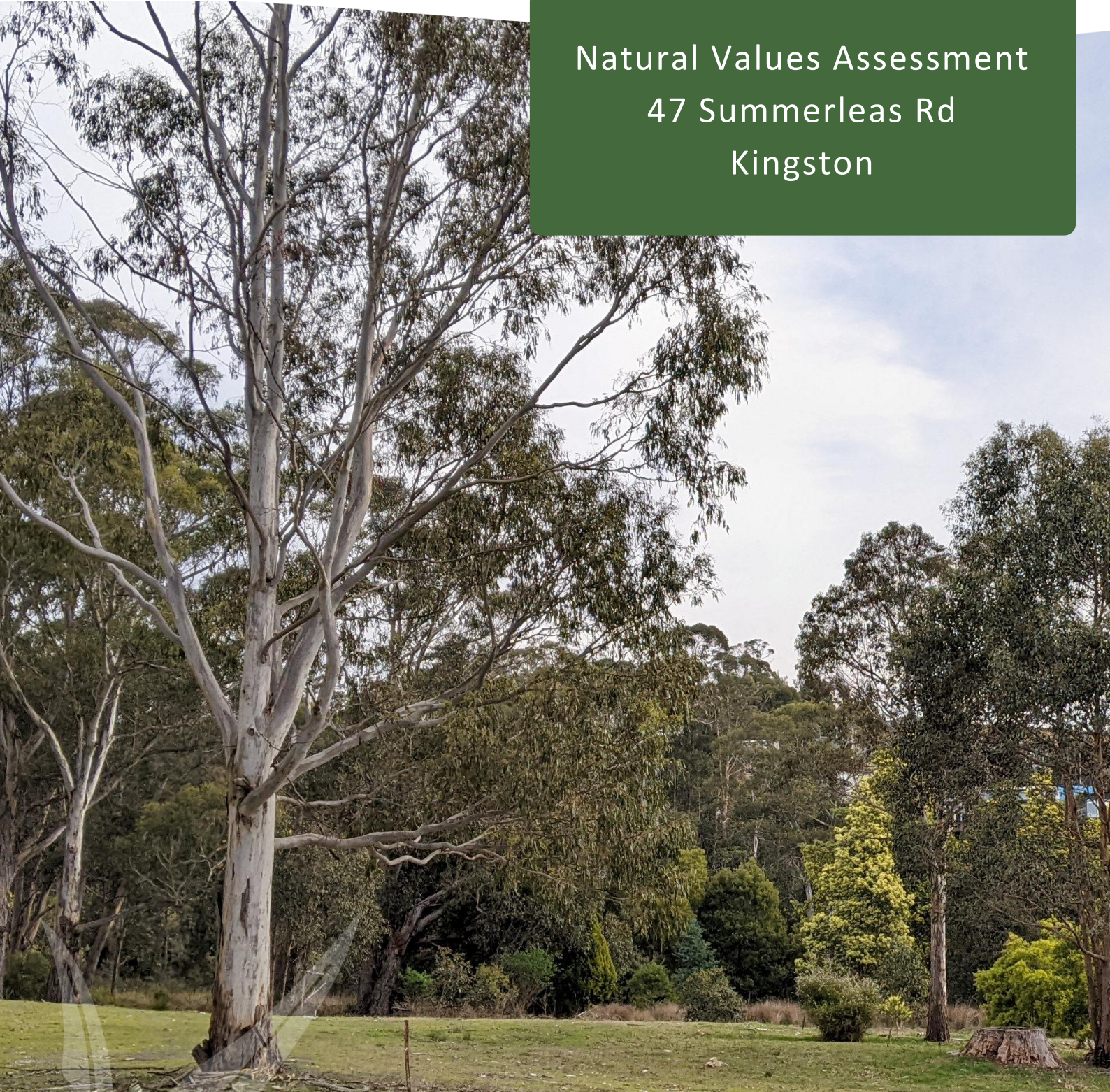


Natural Values Assessment  
47 Summerleas Rd  
Kingston



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# 1 Introduction

This natural values report has been prepared as a requirement of a development application under the *Kingborough Interim Planning Scheme 2015* (KIPS). The site at 47 Summerleas Road (Figure 1 ) is zoned General Residential under the KIPS. The entire property is mapped as a Bushfire Prone Area. A Waterway and Coastal Protection Area applies to the western margin of the land.

Enviro-dynamics has been contracted to undertake this natural values assessment on behalf of the proponents. 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. It also maps weed infestations and identifies any other threats present. Any potential impacts to natural values posed by the development are then analysed against the requirements of the relevant legislation. The assessment includes a tree plan in accordance with Kingborough Council guidelines.

## 2 Background

### 2.1 Site Description

The 1.4 hectare property (PID 9425773) is an irregular shaped lot with a 130 m long access from Summerleas Road (Figure 1). The property is freehold owned by Homes Tasmania.

The land is flat to gently sloping with a north-westerly aspect. Elevation ranges from 30 m a.s.l. at the western boundary to 40 m at the eastern boundary. The underlying geology is Triassic sandstone. Most of the property is cleared land with remnant trees and some paved areas remaining following the demolition of previous buildings.

The site is zoned General Residential under the KIPS. Whitewater Creek is located on Council land 15-35 m from the property. The associated Waterway and Coastal Protection Area extends onto the property, covering around 1000 m<sup>2</sup> along the western boundary (Figure 2).

Surrounding land includes Crown Land (Reserved road) and private freehold on the eastern side, freehold residential land to the north and Local Government Reserve to the west and south. Native vegetation occupies the surrounding land, apart from the residential land to the north, and is mostly subject to a Biodiversity Protection Area overlay.



Figure 1: Site Location.

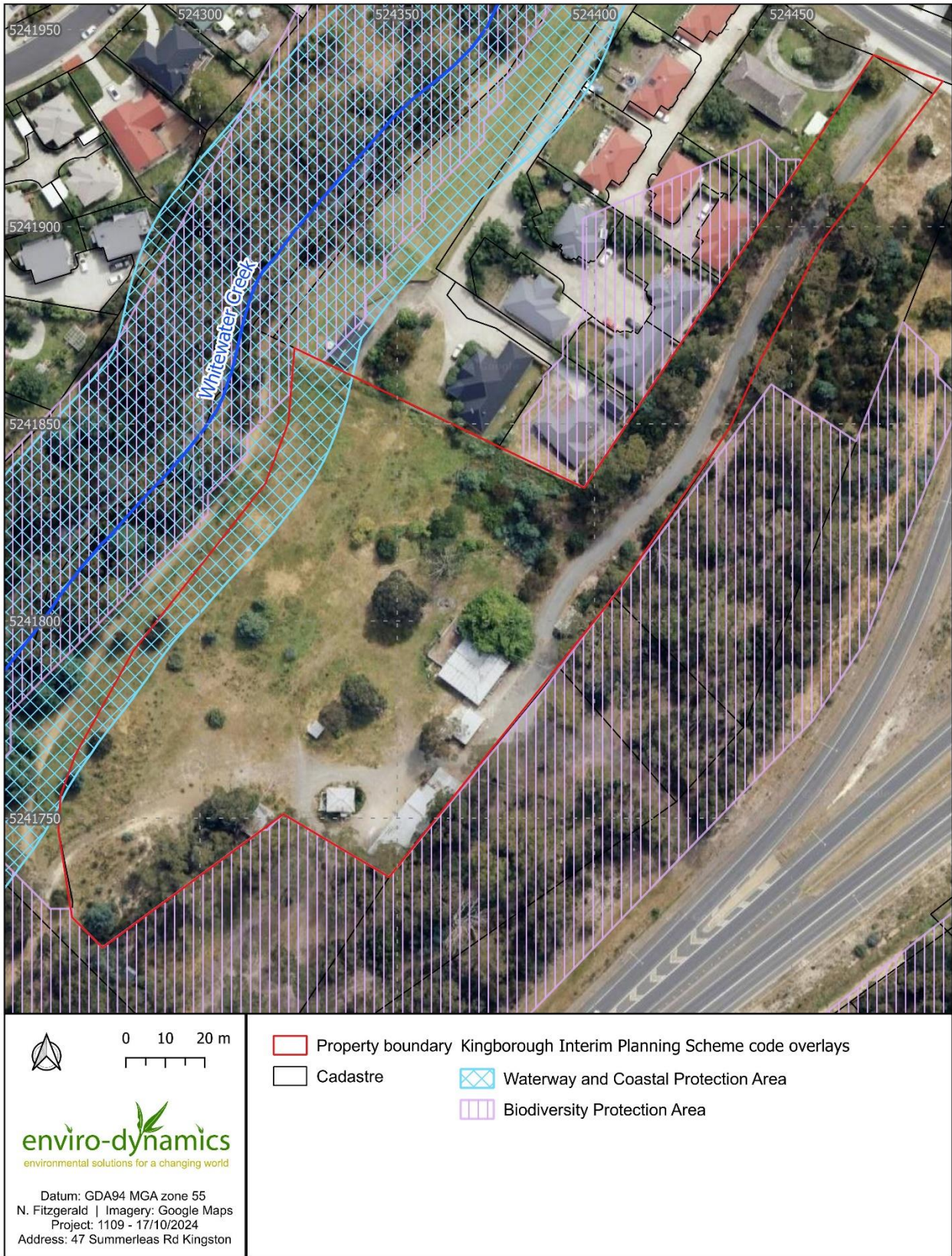


Figure 2: Biodiversity Protection Area and Waterway and Coastal Protection Area planning scheme overlays.

## 2.2 Proposal

Homes Tasmania proposes a residential development comprising:

- 6 single storey two bedroom villa units, either conjoined or standalone,
- 14 double storey two bedroom conjoined townhouses,
- Resident and visitor parking, and
- Landscaping.

The proposed design for by Philp Lighton architects is shown in Figure 3. The location of residential dwellings is constrained by bushfire hazard management area setbacks from the property boundary and by water mains located in the western part of the property.



Figure 3: Proposed residential development.

### 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 (accessed August 2024):

- Natural Values Atlas report
- Protected Matters Search Tool
- LIST map

#### 3.2 Field survey

The field survey was undertaken on 15<sup>th</sup> August 2024. Vegetation communities on the site were assessed and classified according to TASVEG 4.0. All vascular plant species observed 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. No detailed fauna surveys were conducted.

Locations of threatened flora, fauna habitat and significant weeds were mapped using Mergin Maps app on a smartphone with built in GPS at an accuracy of 5–10 m. Geographic datum used was GDA94 Zone 55.

All trees >25 cm DBH on the property and on neighbouring land within 15 m of the proposed development were mapped by Rogerson and Birch surveyors or by Enviro-dynamics using GPS with sub-metre accuracy. The field survey recorded the tree species and trunk diameter at 1.4 m (DBH) for each mapped tree.

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.

### 4.1 Vegetation Communities

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

- *Eucalyptus viminalis* grassy forest (DVG)
- Urban (FUR)

The distribution of the two vegetation communities is illustrated in Figure 4.

No communities listed as threatened under the *Nature Conservation Act 2005* or the *Environment Protection and Biodiversity Conservation Act 1999* are present.

#### **Eucalyptus viminalis grassy forest (DVG)**

Native forest dominated by white gum (*E. viminalis*) occurs along the access corridor in the north of the property and on the southern boundary, totalling 0.28 ha (Photo 1). The canopy is around 20 m in height and comprises a mix of white gum and stringybark (*E. obliqua*) trees of mixed ages, including some large mature trees.

The understorey features dense patches of large shrubs such as native cherry (*Exocarpos cupressiformis*), blackwood (*Acacia melanoxylon*) and juvenile eucalypts. The groundcover is mostly grasses and sagg (*Lomandra longifolia*). Woody weeds and montpellier broom (*Genista monspessulana*) are common. The understorey along the access road is somewhat modified, with open grassy patches lacking in native shrubs and groundcover vegetation occurring between dense native shrubs.

This community occurs extensively on neighbouring land to the east and south, where black gum (*E. ovata*) is common, along with occasional black peppermint (*E. amygdalina*).

#### **Urban (FUR)**

Most of the property is open paddocks with a few trees including black gum, white gum, silver wattle (*Acacia dealbata*) (Photo 2). Exotic trees present include two English oaks (*Quercus robur*). The grassy areas are dominated by exotic grasses, notably cocksfoot (*Dactylis glomerata*), with dense patches of native rushes (*Juncus* species).

An abandoned garden in the north-east of the property includes a variety of exotic shrubs including grevillea, bottlebrush, silver birch, laurustinus and brown boronia. Weeds are present in low densities

throughout most of the site, with scattered spanish heath, gorse and spear thistle. Higher densities of weeds occur along the northern boundary, where blackberry and periwinkle are common.



Photo 1: *Eucalyptus viminalis* forest (DVG) with modified understorey along access road.



Photo 2: Cleared land (FUR) with scattered native eucalypt and wattle trees and groundcover of exotic grasses.



Photo 3: Cleared paddock (FUR) dominated by exotic grasses in western half of property.



Figure 4: Vegetation communities and declared (triangles) and environmental (circles) weeds.

## 4.2 Flora

A total of 62 vascular plants, including 35 introduced species, were recorded during the survey, which includes immediately neighbouring bushland to the east and south of the property. A full list of plant species is included in Appendix 1.

### 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, none of which have been recorded within 500 m (Table 1). The vegetation on the property is modified to an extent that there is very limited potential habitat for threatened flora. Given the degree of disturbance of the site and the low diversity of native flora recorded, it is unlikely that any threatened flora species occur on the site. However, the neighbouring bushland is relatively intact and may support threatened flora such as orchids.

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

Species	Status TSPA	Status EPBCA	Records within 5km	Comments
<i>Acacia ulicifolia</i> coast wirilda	r		1	<i>Acacia uncifolia</i> is thought to be restricted to the Furneaux Group. Occurrences on mainland Tasmania are assumed to have originated from ornamental plantings.  <b>Species not observed and if present would not be naturally occurring.</b>
<i>Allocasuarina duncanii</i> conical sheoak	r		1	Endemic to south-eastern Tasmania, with a restricted distribution on shallow dolerite soils at moderate elevation. Records from Sandfly area from late 1800s. Recent searches have not found species.  <b>Site is outside known geographic and altitudinal range and lacks suitable habitat.</b>
<i>Asperula scoparia</i> subsp. <i>scoparia</i> prickly woodruff	r		1	Occurs in native grassland and grassy woodland and scrub on fertile dolerite soils.  <b>No suitable habitat present.</b>

Species	Status TSPA	Status EPBCA	Records within 5km	Comments
<i>Austrostipa bigeniculata</i> doublejointed speargrass	r		3	Habitat is open woodlands and grasslands. Ideal survey timing is summer, when plants are flowering or seeding. <b>Potential habitat on forest margins at eastern edge of property and along access road.</b>
<i>Caladenia caudata</i> tailed spider-orchid	v	VU	10	Occurs in eucalypt forest on sandstone or sand. Flowering September-October. <b>No suitable habitat present.</b>
<i>Caladenia filamentosa</i> daddy longlegs	r		12	Occurs in heathy and sedgely open eucalypt forest on sandy soils. Flowering October-November. <b>No suitable habitat present.</b>
<i>Caladenia patersonii</i> patersons spider orchid	v		1	Occurs in heathland and heathy eucalypt forest on sandy and clay loam. Flowering October-November. <b>No suitable habitat present.</b>
<i>Carex gunniana</i> mountain sedge	r		1	Variable habitats including wet forest, rough pasture and damp sites in heathland or dry forest. <b>Potential habitat present in rough pasture.</b>
<i>Comesperma defoliatum</i> leafless milkwort	r		7	Occurs in moorland, heathland or scrub on peaty or sandy soils. <b>No suitable habitat present.</b>
<i>Lepidosperma tortuosum</i> twisting rapiersedge	r		22	Occurs in open heathland and eucalypt woodland. <b>No suitable habitat present.</b>
<i>Prostanthera rotundifolia</i> roundleaf mintbush	v		2	Grows in scrubby vegetation and dry forest on rocky slopes and riverbanks. <b>No suitable habitat present.</b>
<i>Pterostylis squamata</i> ruddy greenhood	v		12	Grows on dry sandy or gravelly soils. Flowering January. <b>No suitable habitat present.</b>
<i>Thelymitra atronitida</i> blackhood sun-orchid	e		30	Occurs in heathland, sedgeland and heathy/sedgely eucalypt woodland on poorly-drained soils. Flowering October-November. <b>No suitable habitat present.</b>

Species	Status TSPA	Status EPBCA	Records within 5km	Comments
<i>Thelymitra malvina</i> mauvetuft sun-orchid	e		2	Occurs in coastal heathland and sedgeland. Flowering October-November. <b>No suitable habitat present.</b>
<i>Vittadinia muelleri</i> narrowleaf new-holland-daisy	r		2	Grows in native grasslands and grassy woodlands including somewhat degraded and remnant sites. <b>No suitable habitat present.</b>
<i>Xerochrysum bicolor</i> eastcoast paperdaisy	r		2	Coastal species found on sand dunes. <b>No suitable habitat present.</b>

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

#### 4.2.2 Weeds

A wide variety of introduced flora species were recorded at the site, including six listed as declared pests under the *Biosecurity Act 2019* (Table 2, Figure 4). Spanish heath, Montpellier broom and blackberry are common on the property (Photo 4). Invasive mainland wattle species are common along the access road. Herbaceous weeds such as spear thistle, mignonette and Italian arum occur in low densities in grassy areas, mostly around the old garden. Some of the shrubs and climbers (English ivy and Japanese honeysuckle) in the abandoned garden have potential to invade native vegetation.

Table 2: Declared weeds present on site. Those that are also Weeds of National Significance (WoNs) are noted.

Species	Comment	Declared pest ( <i>Biosecurity Act 2019</i> )	WoNs
English broom <i>Cytisus scoparius</i>	Few plants on margin of access road.	Yes - Zone B	Yes
Spanish heath <i>Erica lusitanica</i>	Scattered plants in western half of property.	Yes (no Statutory Management Plan)	
Montpellier broom <i>Genista monspessulana</i>	Numerous large plants along access road. Few plants in south of property.	Yes - Zone B	Yes
prickly pear <i>Opuntia bonaerensis</i>	Isolated occurrence of small plants on eastern boundary of property.	Yes (no Statutory Management Plan)	Yes

Species	Comment	Declared pest ( <i>Biosecurity Act 2019</i> )	WoNs
blackberry <i>Rubus fruticosus</i>	Extensive patches of blackberry in paddock near western boundary. Scattered plants elsewhere.	Yes - Zone B	Yes
gorse <i>Ulex europaeus</i>	Few scattered plants in western half of property.	Yes - Zone B	Yes



Photo 4: Blackberry and Montpellier broom along fence line at entrance to site.

## 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 or have been recorded on the site according to the NVA.

Threatened fauna species recorded within 5 km of the site, including four species recorded within 500 m, are listed in Table 3 along with comments on the habitat suitability of the site.

### **4.3.2 Threatened fauna habitat**

Potentially significant habitat for four species listed under the TSPA and/or the EPBCA were recorded during the survey, as described below. Additionally, wide-ranging species such as quolls, Tasmanian devil, eagles and grey goshawk may pass through the site at times, however critical habitat for these species is absent.

It is difficult to determine presence and characteristics of tree hollows from an on-ground survey. Several eucalypt trees on the site either appear to have trunk or branch hollows or are sufficient size to likely contain hollows suitable for nesting by species such as swift parrot.

#### **Swift parrot (*Lathamus discolor*)**

EPBCA – Critically endangered, TSPA – Endangered

The swift parrot only breeds in Tasmania, where it is reliant on nectar sources (primarily flowering blue gum and black gum) for feeding in close proximity to nesting sites (FPA 2014). Colonies of swift parrots nest in tree hollows in spring and summer in eastern Tasmania. Nesting sites vary between years depending on the availability of foraging resources (i.e. flowering trees). The birds migrate to mainland Australia during the winter.

The swift parrot population has declined severely due to factors including loss of nesting and foraging habitat, collisions with structures (e.g. fences, windows) and predation by feral animals. Large old trees of black gum (*E. ovata*) and blue gum (*E. globulus*) are critical for swift parrots since these trees flower much more prolifically than smaller trees.

Several large mature black gum trees occur on the property, providing potential foraging habitat. Some of the large mature eucalypt trees, of various species, on the property and neighbouring bushland may have trunk and branch hollows suitable for swift parrot nesting. The nearest recorded nesting sites are 3 km north of the property.

#### **Forty-spotted pardalote (*Pardalotus quadragintus*)**

EPBCA – Endangered, TSPA – Endangered

Small bird endemic to eastern Tasmania, where it is restricted to stands of white gum (*E. viminalis*) trees. Most breeding colonies have declined or disappeared in recent decades. Nearest recorded breeding colony is at Coffee Creek, 2 km south of the property.

Forty-spotted pardalotes forage on white gum trees for lerp, manna and invertebrates. Habitat includes forests or woodlands containing some white gum, particularly open grassy forests at low elevations. Nesting is usually in tree hollows. Threats to the species include habitat loss and degradation, and competition with other bird species.

White gum trees on the property and in neighbouring forest provide suitable habitat for forty-spotted pardalotes, although the lack of observations of the species within 2 km of the site suggests that they do not utilise this area.

#### **Eastern barred bandicoot (*Perameles gunnii* subsp. *gunnii*)**

EPBCA – Vulnerable

The eastern barred bandicoot originally occurred in native grasslands and grassy woodlands in Tasmania's Midlands. However, it is now rare in the Midlands and has spread into agricultural areas in other parts of the state. In these areas, the eastern barred bandicoot occurs in mosaic habitats of pasture and remnant native forest, often with a significant amount of cover provided by weeds such as gorse and blackberry (Threatened Species Section 2023). They dig for worms, insects, bulbs and fungi.

Bandicoots adapt well to modified landscapes such as farmland and suburban areas, particularly where dense vegetation occurs close to open grassy habitat. The eastern barred bandicoot is extinct in the wild on mainland Australia and has declined across most of Tasmania but has secure populations in southeast Tasmania (DCCEEW 2024).

This species may utilise the site for foraging and breeding. Dense groundcover vegetation – including sagg, rushes (*Juncus*) and blackberry – provides shelter close to open grassy areas suitable for foraging.

#### **Chaostola skipper (*Antipodia chaostola* subsp. *leucophaea*)**

EPBCA –endangered, TSPA – Endangered

This small butterfly is endemic to eastern Tasmania, where it is known from very few sites including Peter Murrell Reserve, 2 km south of the property. Habitat is near-coastal heathland, dry forest and woodland on sandy soils. Adults fly between October and December, laying eggs on saw sedges (*Gahnia microstachya* or *G. radula*), where the larvae feed and grow over a two-year lifespan.

Suitable habitat is present in two very small patches of thatch sawsedge (*G. radula*) in the north of the property (Figure 4). Sawsedge plants in these areas were inspected for signs of the distinctive chaostola skipper larval shelters but none were detected (if present, larvae can be detected at any time of year). More extensive patches of sawsedge occur on neighbouring land.

#### **Raptor nests**

The site contains no suitable nesting habitat for wedge-tailed eagle, sea eagle or grey goshawk. Tree hollows suitable for masked owl nesting may be present. No eagle or owl nests are known to occur within 1.5 km of the site.

Table 3: Threatened fauna species recorded on the Natural Values Atlas within 5 km of the site

Species	Status TSPA	Status EPBCA	Records 500 m / 5 km	Comments
<i>Accipiter novae-hollandiae</i> grey goshawk	e		2/96	Nests in wet forest, typically in riparian areas. May forage over site. Nearest known nest sites are 1.5 and 2 km from site. <b>No suitable nesting habitat.</b>
<i>Ammoniropa vigens</i> ammonite pinwheel snail	e	CR	0/3	Tiny terrestrial snail only known to occur at several sites near Hobart. Found under dolerite rocks in wet or dry forest. <b>No suitable habitat present.</b>
<i>Antipodia chaostola</i> subsp. <i>leucophaea</i> chaostola skipper	e	EN	0/42	Butterfly reliant on saw sedges ( <i>Gahnia</i> species) as a larval food plant. <b>Small patches of suitable breeding habitat (<i>Gahnia radula</i>) present.</b>
<i>Aquila audax</i> subsp. <i>fleayi</i> wedge-tailed eagle	e	EN	0/17	May forage over site. No known nest sites within 3 km of site. <b>No suitable nesting trees are present.</b>
<i>Ceyx azureus</i> subsp. <i>diemensis</i> Tasmanian azure kingfisher	e	EN	0/1	Inhabits densely vegetated riparian areas. <b>No suitable habitat present on site. Poor quality habitat on Council land at proposed stormwater outfall.</b>
<i>Dasyurus maculatus</i> spotted-tail quoll	r	VU	1/3	May forage across site. Requires sheltered sites such as large logs or caves for denning. <b>No potential denning habitat.</b>
<i>Dasyurus viverrinus</i> eastern quoll		EN	0/116	Likely to forage across site. Requires sheltered sites such as large logs or caves for denning. <b>No potential denning habitat.</b>
<i>Haliaeetus leucogaster</i> white bellied sea-eagle	v		0/60	Nests close to rivers, waterbodies or coastline. No known nest sites within 3 km of site. <b>No potential nesting habitat.</b>
<i>Hirundapus caudacutus</i> white-throated needletail		VU	0/34	Does not breed in Australia. Species is mostly aerial in the non-breeding season, but occasionally roosts in trees. <b>No habitat present.</b>

Species	Status TSPA	Status EPBCA	Records 500 m / 5 km	Comments
<i>Lathamus discolor</i> swift parrot	e	CR	0/122	Species has strong association with blue gum and black gum. These trees provide potential foraging habitat. No recorded nesting sites within 3 km of property.  <b>Potential foraging trees (mature black gums) and nesting trees (old-growth eucalypts) are present on the property and neighbouring bushland.</b>
<i>Neophema chrysostoma</i> blue-winged parrot		VU	0/64	Occurs in grassy areas including native grasslands, grassy woodlands and paddocks.  <b>Suitable foraging habitat present in open grassy areas.</b>
<i>Pardalotus quadragintus</i> forty-spotted pardalote	e	EN	0/213	Species has strong association with white gum ( <i>E. viminalis</i> ) for feeding and nesting. Nearest recorded nesting sites are 2 km south of property.  <b>Potential habitat (white gum trees) present on property and neighbouring bushland.</b>
<i>Perameles gunnii gunnii</i> eastern barred bandicoot		VU	2/223	Likely to forage across the site. Dense understorey vegetation including weeds provides suitable shelter for this species.  <b>Suitable foraging habitat across site.</b>
<i>Prototroctes mareana</i> Australian grayling	v	VU	0/1	Fish species not recorded in the area since 1953.  <b>No habitat present.</b>
<i>Sarcophilus harrisii</i> Tasmanian devil	e	EN	1/205	Wide ranging species which forages across a variety of natural and modified habitats. Requires sheltered sites such as large logs or caves for denning.  <b>Suitable foraging habitat. No denning habitat present.</b>
<i>Tyto novaehollandiae</i> Tasmanian masked owl	e	VU	0/3	May forage across site. Mature trees on site may have hollows large enough for masked owl nesting.  <b>Potential nesting habitat present in old-growth trees.</b>

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

## 5 Tree Plan

A total of 107 trees (> 25 cm DBH) were mapped within the development footprint or within a 15 m radius of potential works (Table 4 and Figure 5). This includes 28 trees classified as **Very High** conservation value due to potential nesting hollows (native trees >70 cm DBH) and 32 **High** conservation value trees on the basis of forty spotted pardalote habitat (*Eucalyptus viminalis* 25-70 cm DBH) or swift parrot habitat (*E. ovata* 40-70 cm DBH).

Most of the high conservation value (HCV) trees are on neighbouring land, some of which have a tree protection zone extending onto the property (Photo 5). There are 19 HCV trees on the property, 11 of which are along the driveway. Trees on neighbouring Crown Land within 15 m east of the access road and trees on Council land within 15 m of the proposed stormwater pipe were assessed due to potential works within tree protection zones.

Table 4: Individual trees with trunk diameter of >25 cm on the property and on neighbouring land within 15 m of potential works. Trees are assessed under criteria in the Kingborough Council Guidelines for a tree plan.

ID	Species	DBH (cm)	TPZ (m)	Conservation Value	Development Impact	Comments
1	<i>E. viminalis</i>	42	5	High	Remove	
2	<i>Acacia dealbata</i>	32	3.8		Remove	
3	<i>E. obliqua</i>	42	5		Remove	
4	<i>E. viminalis</i>	70	8.4	Very High	Remove	
5	<i>E. obliqua</i>	51	6.1		Remove	
6	<i>E. obliqua</i>	89	10.7	Very High	Remove	
7	dead eucalypt	35	4.2		Remove	
8	<i>E. obliqua</i>	38	4.6		Remove	
9	<i>E. obliqua</i>	83	10	Very High	Remove	
10	<i>E. viminalis</i>	27	3.2	High	Remove	
11	<i>E. viminalis</i>	29	3.5	High	Remove	
12	<i>E. viminalis</i>	29	3.5	High	Remove	
13	<i>E. viminalis</i>	27	3.2	High	Remove	
14	<i>E. viminalis</i>	38	4.6	High	Remove	
15	<i>E. viminalis</i>	28	3.4	High	Remove	
16	<i>E. viminalis</i>	130	15.6	Very High	Remove	
17	<i>E. viminalis</i>	69	8.3	High	Remove	
18	<i>E. obliqua</i>	45	5.4			
19	<i>E. viminalis</i>	65	7.8	High	Retain, works within TPZ	
20	dead eucalypt	71	8.5	Very High	Remove	dead <i>E. obliqua</i>
21	<i>E. viminalis</i>	76	9.1	Very High	Retain - works within TPZ	

ID	Species	DBH (cm)	TPZ (m)	Conservation Value	Development Impact	Comments
22	<i>E. viminalis</i>	83	10	Very High	Retain, works within TPZ	Poor condition
23	<i>Allocasuarina littoralis</i>	39	4.7		Remove	
24	<i>E. ovata</i>	41	4.9	High	Retain, works within TPZ	
25	<i>E. viminalis</i>	27	3.2	High	Retain (tree and TPZ on neighbouring land)	
26	<i>E. ovata</i>	35	4.2			
27	<i>E. viminalis</i>	81	9.7	Very High	Retain (tree and TPZ on neighbouring land)	
28	<i>E. viminalis</i>	116	13.9	Very High	Retain - works within TPZ	
29	<i>E. ovata</i>	44	5.3	High	Retain (tree and TPZ on neighbouring land)	
30	<i>E. ovata</i>	38	4.6		Retain - works within TPZ	
31	<i>E. viminalis</i>	89	10.7	Very High	Retain (tree and TPZ on neighbouring land)	
32	<i>Acacia dealbata</i>	30	3.6		Remove	
33	<i>E. ovata</i>	68	8.2	High	Remove	
34	<i>E. ovata</i>	66	7.9	High	Remove	
35	<i>Quercus robur</i>	60	7.2		Remove	
36	<i>Quercus robur</i>	55	6.6		Remove	
37	<i>E. ovata</i>	50	6	High	Remove	
38	<i>E. viminalis</i>	46	5.5	High	Remove	
39	<i>E. ovata</i>	65	7.8	High	Retain (tree and TPZ on neighbouring land)	
40	<i>E. obliqua</i>	39	4.7			
41	<i>E. ovata</i>	75	9	Very High	Retain (tree and TPZ on neighbouring land)	
42	<i>E. ovata</i>	55	11.1	High	Retain	3 trunks
43	<i>E. ovata</i>	39	4.7			
44	<i>E. ovata</i>	82	13.3	Very High	Retain - works possibly within TPZ	2 trunks
45	<i>E. ovata</i>	85	14.6	Very High	Remove	3 trunks
46	<i>Acacia melanoxylon</i>	28	3.4		Remove	
47	<i>E. viminalis</i>	113	13.6	Very High	Retain - works within TPZ	
48	<i>E. ovata</i>	119	14.3	Very High	Retain - works possibly within TPZ	
49	<i>E. ovata</i>	78	9.4	Very High	Retain (tree and TPZ on neighbouring land)	
50	<i>E. ovata</i>	51	6.1	High	Retain (tree and TPZ on neighbouring land)	

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ID	Species	DBH (cm)	TPZ (m)	Conservation Value	Development Impact	Comments
51	<i>E. viminalis</i>	75	9	Very High	Retain - works possibly within TPZ	
52	<i>E. ovata</i>	42	5	High	Retain (tree and TPZ on neighbouring land)	
53	<i>E. viminalis</i>	67	8	High	Retain (tree and TPZ on neighbouring land)	
54	<i>E. viminalis</i>	116	13.9	Very High	Retain - works possibly within TPZ	
55	<i>E. viminalis</i>	35	4.2	High	Retain (tree and TPZ on neighbouring land)	
56	<i>E. viminalis</i>	56	6.7	High	Retain - works possibly within TPZ	Poor condition
57	<i>E. amygdalina</i>	30	3.6			
58	<i>E. viminalis</i>	78	9.4	Very High	Retain (tree and TPZ on neighbouring land)	
59	<i>E. obliqua</i>	34	4.1			
60	<i>E. amygdalina</i>	67	8			
61	<i>E. ovata</i>	32	3.8			Poor condition
62	<i>E. obliqua</i>	34	4.1			
63	<i>E. obliqua</i>	44	5.3			
64	<i>E. obliqua</i>	55	6.6			
65	<i>E. obliqua</i>	43	5.2			
66	<i>E. viminalis</i>	69	8.3	High	Remove	
67	<i>E. ovata</i>	80	11.5	Very High	Retain - works within TPZ	3 trunks
68	<i>E. viminalis</i>	80	9.6	Very High	Retain (tree and TPZ on neighbouring land)	
69	<i>E. viminalis</i>	81	10.3	Very High	Retain (tree and TPZ on neighbouring land)	2 trunks
70	<i>E. ovata</i>	73	8.8	Very High	Retain (tree and TPZ on neighbouring land)	Main trunk missing
71	<i>E. amygdalina</i>	68	8.2			Poor condition
72	<i>E. obliqua</i>	30	3.6			
73	<i>E. viminalis</i>	29	3.48	High	Retain (tree and TPZ on neighbouring land)	
74	<i>E. viminalis</i>	77	9.24	Very High	Retain - works within TPZ	
75	<i>E. viminalis</i>	29	3.48	High	Retain (tree and TPZ on neighbouring land)	
76	<i>E. amygdalina</i>	42	5.04		Retain (tree and TPZ on neighbouring land)	
77	<i>E. amygdalina</i>	49	5.88		Retain (tree and TPZ on neighbouring land)	

ID	Species	DBH (cm)	TPZ (m)	Conservation Value	Development Impact	Comments
78	<i>E. amygdalina</i>	31	3.72		Retain (tree and TPZ on neighbouring land)	
79	<i>E. viminalis</i>	88	10.6	Very High	Retain (tree and TPZ on neighbouring land)	
80	<i>E. viminalis</i>	85	10.2	Very High	Retain (tree and TPZ on neighbouring land)	
81	<i>E. amygdalina</i>	32	3.84		Retain (tree and TPZ on neighbouring land)	
82	<i>E. viminalis</i>	31	3.72	High	Retain (tree and TPZ on neighbouring land)	
83	<i>E. amygdalina</i>	37	4.44		Retain (tree and TPZ on neighbouring land)	
84	<i>E. amygdalina</i>	38	4.56		Retain (tree and TPZ on neighbouring land)	
85	<i>E. viminalis</i>	48	5.76	High	Retain (tree and TPZ on neighbouring land)	
86	<i>E. amygdalina</i>	45	5.4		Retain (tree and TPZ on neighbouring land)	
87	<i>E. ovata</i>	78	9.36	Very High	Retain (tree and TPZ on neighbouring land)	
88	<i>E. viminalis</i>	52	6.24	High	Retain (tree and TPZ on neighbouring land)	
89	<i>E. amygdalina</i>	41	4.92		Retain (tree and TPZ on neighbouring land)	
90	<i>E. obliqua</i>	29	3.48		Retain (tree and TPZ on neighbouring land)	
91	<i>E. viminalis</i>	83	9.96	Very High	Retain - works possibly within TPZ	Poor condition
92	<i>E. amygdalina</i>	29	3.48		Retain (tree and TPZ on neighbouring land)	
93	<i>E. obliqua</i>	30	3.6		Retain (tree and TPZ on neighbouring land)	
94	<i>Acacia melanoxylon</i>	36	4.32		Retain (tree and TPZ on neighbouring land)	
95	<i>Exocarpos cupressiformis</i>	30	3.6		Retain (tree and TPZ on neighbouring land)	
96	<i>E. viminalis</i>	50	6	High	Retain - works possibly within TPZ	
97	<i>Acacia dealbata</i>	30	3.6		Retain (tree and TPZ on neighbouring land)	Dead
98	<i>Acacia dealbata</i>	29	3.48		Retain (tree and TPZ on neighbouring land)	
99	<i>E. ovata</i>	48	5.76	High	Retain - works possibly within TPZ	

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ID	Species	DBH (cm)	TPZ (m)	Conservation Value	Development Impact	Comments
100	<i>E. ovata</i>	33	3.96		Retain (tree and TPZ on neighbouring land)	
101	<i>Acacia dealbata</i>	54	6.48		Retain (tree and TPZ on neighbouring land)	
102	<i>E. obliqua</i>	29	3.48		Retain (tree and TPZ on neighbouring land)	
103	<i>E. ovata</i>	28	3.36		Retain (tree and TPZ on neighbouring land)	
104	<i>E. ovata</i>	28	3.36		Retain (tree and TPZ on neighbouring land)	
105	<i>Acacia melanoxyton</i>	32	3.84		Retain (tree and TPZ on neighbouring land)	
106	<i>E. amygdalina</i>	56	7.8		Retain (tree and TPZ on neighbouring land)	
107	<i>E. viminalis</i>	36	4.32	High	Retain (tree and TPZ on neighbouring land)	



Figure 5: Native trees >25 cm DBH on the property and within 15 m on neighbouring land. TPZ radius shown for trees classified as high conservation value. Numbers refer to trees listed in Table 4.



Photo 5: HCV white gum (*E. viminalis*) trees on neighbouring freehold and Crown land within 15 m of property boundary. Proposed development area is cleared land in background.

## 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.

### Impacts on natural values

The site is predominantly non-native vegetation with some remnant native trees (Photos 6 & 7) and a small patch of native vegetation in a modified state. The development (including buildings, roading, car parking and gardens) has a footprint of approximately 0.7 ha, of which 0.1 ha is native vegetation. Permanent clearing of a narrow strip of native vegetation along the access will be required. The remnant vegetation in this area is in a modified state, with most of the understorey removed, and is separated from the extensive area of native forest on neighbouring Council land by the existing access road.

Stormwater will involve some earthworks to install a line from the development to Whitewater Creek, on Council land. Earthworks will impact exotic grassland and riparian vegetation classified as *Eucalyptus obliqua* wet forest (WOB) and will be remediated following installation of the underground pipe. Stormwater impacts (pollution and sedimentation) will be mitigated by on-site detention and treatment prior to outflow to Whitewater Creek, with the outfall designed to reduce streambank and streambed erosion.

The bushfire hazard management area is yet to be finalised but will cover almost the entire property, including the access road. Native vegetation along the access road is modified and fragmented by past disturbances, including the existing access road. Further modification of this vegetation will be required to meet bushfire standards.

Significant impacts to natural values are limited to potential impacts on threatened fauna habitat. Removal of remnant native trees within the development footprint includes trees classified as High and Very High conservation value due to their potential habitat value for threatened fauna. At least 19 high conservation value trees will be removed, including 15 in the remnant forest strip along the access. The total number of high conservation value trees to be impacted will depend on the final design of the development and the specifications of the bushfire hazard management plan, and will require an arborist assessment to determine potential impacts and mitigation measures

Proposed buildings and fencing may pose a collision risk for swift parrots. Impacts on chaostola skipper are negligible given the very small extent of suitable habitat to be destroyed and the apparent absence

of the species. No significant impacts on eastern barred bandicoots are anticipated since extensive suitable habitat will be retained and the species is known to persist in and around residential areas.



Photo 6: Location of proposed residential development with HCV black gum (*E. ovata*) trees to be removed (trees on right are numbered 33 and 34 in Tree Plan).



Photo 7: Location of proposed development featuring pasture grass with young silver wattles and exotic garden in background.

### 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).*

No Matters of National Environmental Significance are present apart from potential threatened species habitat. A self-assessment of the significant impact guidelines (Commonwealth of Australia 2013) was undertaken to determine if a referral to the Commonwealth is necessary with regard to habitat for listed threatened species (see Appendix 3). For both swift parrot and forty-spotted pardalote, the relatively small extent of suitable habitat on the site compared with surrounding areas and the lack of observations of either species on the site and neighbouring land means that the proposed development does not meet the significant impact criteria. Therefore, no action is required under the EPBC Act.

### 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.*

The proposal does not have any direct impacts on listed species and therefore no action is required under the TSP Act.

### 6.3 **Tasmanian *Nature Conservation Act 2002***

Impacts on vegetation communities listed under the NC Act can be approved by local government under the *Land Use and Planning Approvals Act 1993*. No threatened communities are present. No impacts on species regulated under the Act are anticipated. No action required.

### 6.4 **Tasmanian *Biosecurity Act 2019***

Six declared pests (weeds) were recorded on site: spanish heath, blackberry, gorse, English broom, Montpellier broom and prickly pear cactus.

These will need to be managed during and post construction in accordance with the relevant Statutory Weed Management Plans following the best practice prescriptions as laid out in the *Weed and Disease Planning and Hygiene Guidelines* (DPIPWE 2015).

## 6.5 ***Kingborough Interim Planning Scheme 2015***

The proposed subdivision is within the General Residential Zone. There is a Waterway and Coastal Protection Area (WCPA) over the western margin of the property. Proposed works within the WCPA are limited to installation of a stormwater pipe, which will include works within the WCPA on neighbouring Council land to deliver stormwater to Whitewater Creek. The property is also subject to the Bushfire Prone Areas Code (E1.0), which will be addressed in a separate Bushfire Hazard Management Plan.

Proposed works within the WCPA are assessed under the Waterway and Coastal Protection Code (E11.0) as follows.

### 6.5.1 **Requirements of the Waterway and Coastal Protection Code (E11.0)**

The purpose of the code is to minimise impacts on water quality, riparian vegetation, river condition and ecological function.

The proposed stormwater works are assessed here against the criteria under the performance criteria (P1) for Buildings and Works (E11.7.1):

*(a) avoid or mitigate impact on natural values;*

Works within the WCPA will impact non-priority vegetation. Priority biodiversity values within the WCPA are limited to high conservation values trees. Impacts on these trees will depend on the exact alignment of the stormwater works. If works within the tree protection zone are unavoidable an arborist assessment will be necessary to determine the risk level of any earthworks within the TPZ and recommend mitigation measures.

*(b) mitigate and manage adverse erosion, sedimentation and runoff impacts on natural values;*

Soil will be replaced following earthworks and pipe installation. Subsequent revegetation (either natural or active) will reduce soil erosion risk, which is low due to the gentle gradient.

Runoff impacts on Whitewater Creek, including pollution and sedimentation, will be mitigated by an on-site stormwater detention and treatment system prior to disposal to the creek.

Creebank erosion will be mitigated by construction of a stormwater outfall with headwall and rip rap scour protection.

*(c) avoid or mitigate impacts on riparian or littoral vegetation;*

Impacts on riparian vegetation will be limited to the stormwater line, and vegetation will be rehabilitated following installation to Council's specifications. Streambank vegetation at the site is predominantly weeds (blackberry). The riparian zone includes some remnant and planted native trees and shrubs.

*(d) Maintain natural streambank and streambed condition, (where it exists);*

Streambank works will be necessary to install the stormwater outflow. The streambank is steep and lacking in native vegetation. Installation of scour protection at the stormwater outflow will mitigate impacts on streambank and streambed condition.

*(e) maintain in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;*

This section of Whitewater Creek is in a modified and degraded condition, with very limited natural habitat features. The proposed works will not modify any significant habitat.

*(f) avoid significantly impeding natural flow and drainage;*

Works will not impede natural drainage.

*(g) maintain fish passage (where applicable);*

No in stream barriers to fish passage are proposed.

*(h) avoid landfilling of wetlands;*

Not applicable.

*works are undertaken generally in accordance with Waterways and Wetlands Works Manual (j) (DPIWE, 2003) and Tasmanian Coastal Works Manual (DPIPWE, December 2010), and the unnecessary use of machinery within watercourses or wetlands is avoided.*

Any use of machinery near watercourses will be in accordance with the Waterways and Wetlands Works Manual (DPIWE 2003).

## 7 Conclusion and Recommendations

The natural values of the 1.4 hectare site at 47 Summerleas Road, Kingston, were assessed as part of an application for a 0.5 ha high-density residential development comprising 20 residences, with associated services, vehicular access, car parking and gardens.

### Threatened communities

No native vegetation communities listed as threatened under the *Nature Conservation Act 2002* or the EPBC Act occur on the property or on land bordering the property.

### Threatened species

No threatened flora species are known to occur on the property. The likelihood of threatened flora species being present is low.

Suitable habitat for several threatened fauna species is present and it is possible that some of these species may inhabit or utilise the site at times, or may in the future.

Impacts on swift parrot and forty-spotted pardalote habitat are unavoidable. However, the majority of high and very high conservation value trees in the vicinity of the proposed development are on neighbouring bushland and will not be impacted. Offsets may be required for any high conservation value trees removed, as outlined in the Kingborough Biodiversity Offset Policy.

The proposed development is not anticipated to impact the population viability of eastern barred bandicoots, if present in the area, due to the abundance of suitable habitat on surrounding land and the capacity of the species to persist in suburban areas.

### Recommendations:

- Prepare and implement a Weed Management Plan for the site prior to commencing works. All declared weeds and environmental weeds should be controlled in accordance with the *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (DPIPWE, Stewart and Askey-Doran, 2015). Weed management should be undertaken prior to the commencement of works and machinery and materials hygiene measures must be implemented to prevent spread of weeds to and from the site during works.
- Any soil or gravel imported to the site for construction or landscaping purposes must be from a source free of weeds and *Phytophthora* to prevent the establishment of further introduced species and root-rot pathogen on the site.

- In cases where high conservation value trees are intended to be retained and works are planned within the tree protection zone an assessment by a qualified arborist is required to determine potential impacts and mitigation measures for each tree.
- Machinery exclusion zones should be established to prevent access within tree protection zones during construction, except where trees are designated for removal or works are permitted within the TPZ following arborist advice.
- Earthworks on Kingborough Council land for stormwater services should be rehabilitated with local soil and vegetation following installation.

## References

*Biosecurity Act 2019.*

Available at <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2019-022>

Commonwealth of Australia (1999) *Environment Protection and Biodiversity Conservation Act 1999. No. 91, 1999.*

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DPIPWE (2015) *Guidelines for Natural Values Survey – Terrestrial Development Proposals. Version 1.0. 16th April 2015.* Policy and Conservation Advice Branch. Department of Primary Industries, Parks, Water and Environment, Hobart.

DPIPWE (2015) *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania.* (Eds.) Karen Stewart and Michael Askey-Doran. Department of Primary Industries, Parks, Water and Environment, Hobart, Tasmania.

FPA (2014) *Identifying swift parrot breeding habitat, Fauna Technical Note No. 3,* Forest Practices Authority, Hobart, Tasmania.

FPA (2016) *Identifying masked own habitat, Fauna Technical Note No. 17,* Forest Practices Authority, Hobart, Tasmania.

TASVEG 4.0, Released July 2020. Tasmanian Vegetation Monitoring and Mapping Program, Natural and Cultural Heritage Division.

Harris, S and Kitchener, A. 2005, *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation,* DPIW, Hobart.

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

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

*Nature Conservation Act 2002.*

Available at <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2002-063>

*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

Recorder: Nick Fitzgerald

Date: 15 August 2024

### *Dicotyledons*

ADOXACEAE

*Viburnum tinus* laurustinus i

APOCYNACEAE

*Vinca major* blue periwinkle i

ARALIACEAE

*Hedera helix* ivy i

ASTERACEAE

*Cirsium vulgare* spear thistle i

*Hypochaeris glabra* smooth catsear i

*Ozothamnus ferrugineus* tree everlastingbush

*Senecio sp.*

BETULACEAE

*Betula pendula* silver birch i

BRASSICACEAE

*Capsella bursa-pastoris* shepherds purse i

*Cardamine sp.*

*Lepidium pseudotasmanicum*

CACTACEAE

*Opuntia bonaerensis* prickly pear i d

CAPRIFOLIACEAE

*Lonicera japonica* japanese honeysuckle i

CARYOPHYLLACEAE

*Cerastium glomeratum* sticky mouse-ear i

CASUARINACEAE

*Allocasuarina littoralis* black sheoak

CRASSULACEAE

*Cotyledon orbiculata* round-leafed navel-wort i

*Crassula sp.*

ERICACEAE

*Erica lusitanica* spanish heath i d

<i>Rhododendron</i> sp.	azalea	i	
EUPHORBIACEAE			
<i>Euphorbia</i> <i>peplus</i>	petty spurge	i	
FABACEAE			
<i>Acacia dealbata</i> subsp. <i>dealbata</i>	silver wattle		
<i>Acacia longifolia</i> subsp. <i>longifolia</i>	sydney coast wattle	i	
<i>Acacia melanoxylon</i>	blackwood		
<i>Acacia pravissima</i>	ovens wattle	i	
<i>Chamaecytisus palmensis</i>	tree lucerne	i	
<i>Cytisus scoparius</i>	english broom	i	d
<i>Genista monspessulana</i>	montpellier broom	i	d
<i>Ulex europaeus</i>	gorse	i	d
GENTIANACEAE			
<i>Centaurium erythraea</i>	common centaury	i	
MYRTACEAE			
<i>Eucalyptus amygdalina</i>	black peppermint		end
<i>Eucalyptus obliqua</i>	stringybark		
<i>Eucalyptus ovata</i> var. <i>ovata</i>	black gum		
<i>Eucalyptus viminalis</i> subsp. <i>viminalis</i>	white gum		
<i>Melaleuca</i> sp.	bottlebrush	i	
POLYGONACEAE			
<i>Acetosella vulgaris</i>	sheep sorrel	i	
PROTEACEAE			
<i>Banksia marginata</i>	silver banksia		
<i>Grevillea</i> sp.	grevillea	i	
RESEDACEAE			
<i>Reseda</i> sp.		i	
RHAMNACEAE			
<i>Pomaderris apetala</i> subsp. <i>apetala</i>	common dogwood		
ROSACEAE			
<i>Cotoneaster glaucophyllus</i>	largeleaf cotoneaster	i	
<i>Crataegus monogyna</i>	hawthorn	i	
<i>Rubus fruticosus</i>	blackberry	i	d
RUBIACEAE			
<i>Galium aparine</i>	cleavers	i	

RUTACEAE		
<i>Boronia megastigma</i>	brown boronia	i
SANTALACEAE		
<i>Exocarpos cupressiformis</i>	common native-cherry	
<i>Exocarpos strictus</i>	pearly native-cherry	
SOLANACEAE		
<i>Solanum laciniatum</i>	kangaroo apple	
<i>Gymnosperms</i>		
PINACEAE		
<i>Pinus radiata</i>	radiata pine	i
<i>Monocotyledons</i>		
AMARYLLIDACEAE		
<i>Leucojum aestivum</i>	snowdrops	i
ARACEAE		
<i>Arum italicum</i>	Italian arum	i
<i>Zantedeschia aethiopica</i>	arum lily	i
ASPARAGACEAE		
<i>Lomandra longifolia</i>	sagg	
CYPERACEAE		
<i>Gahnia radula</i>	thatch sawsedge	
HEMEROCALLIDACEAE		
<i>Dianella tasmanica</i>	forest flaxlily	
JUNCACEAE		
<i>Juncus pallidus</i>	pale rush	
<i>Juncus sp.</i>		
POACEAE		
<i>Agrostis sp.</i>	bent	
<i>Austrostipa sp.</i>		
<i>Dactylis glomerata</i>	cocksfoot	i
<i>Poa labillardierei</i> var. <i>labillardierei</i>	silver tussockgrass	
<i>Tetrarrhena distichophylla</i>	hairy ricegrass	
<i>Pteridophytes</i>		
DENNSTAEDTIACEAE		
<i>Pteridium esculentum</i> subsp. <i>esculentum</i>	bracken	

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end = Tasmanian endemic i = introduced

d = declared weed

~ (*Weed Management Act 1999*)

CR = Critically Endangered, EN = Endangered, VU =

~ (*Environment Protection and Biodiversity Conservation*

Vulnerable

*Act 1999*)

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; 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	10-Jul-2011
<i>Allocasuarina duncanii</i>	conical sheoak	r		e	1	01-Jan-2023
<i>Asperula scoparia</i> subsp. <i>scoparia</i>	prickly woodruff	r		n	1	08-Nov-2022
<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>Caladenia patersonii</i>	patersons spider-orchid	v		n	1	07-Oct-1994
<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 blowgrass	r		n	1	23-Dec-1944
<i>Lachnagrostis semibarbata</i> var. <i>filifolia</i>	narrowleaf blowgrass	r		n	1	01-Feb-1929
<i>Lepidosperma tortuosum</i>	twisting rapiersedge	r		n	22	21-Nov-2018
<i>Pomaderris elachophylla</i>	small-leaf dogwood	v		n	2	15-May-1945
<i>Prostanthera rotundifolia</i>	roundleaf mintbush	v		n	2	19-Oct-2020
<i>Pterostylis squamata</i>	ruddy greenhood	v		n	12	14-Dec-2020
<i>Ranunculus pumilio</i> var. <i>pumilio</i>	ferny buttercup	r		n	1	19-Dec-1946
<i>Senecio longipilus</i>	longhair fireweed	v		n	1	20-Oct-1929
<i>Senecio squarrosus</i>	leafy fireweed	r		n	1	20-Oct-1929
<i>Thelymitra atronitida</i>	blackhood sun-orchid	e		n	30	19-Nov-2018
<i>Thelymitra malvina</i>	mauve tuft sun-orchid	e		n	2	20-Nov-2010
<i>Vittadinia muelleri</i>	narrowleaf new-holland-daisy	r		n	2	12-Feb-2014
<i>Westringia angustifolia</i>	narrowleaf westringia	r		e	2	01-Oct-1918
<i>Xerochrysum bicolor</i>	eastcoast paperdaisy	r		n	2	28-Feb-2018

Verified threatened fauna records within 5 km of the project area; 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	96	28-Aug-2023
<i>Ammonitropa vigens</i>	Ammonite Pinwheel Snail	e	CR	e	3	10-Oct-2020
<i>Antipodia chaostola</i> subsp. <i>leucophaea</i>	chaostola skipper	e	EN	e	42	31-Oct-2020
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	94	23-Aug-2023
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	17	13-Mar-2023
<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	2	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	3	18-Jun-2023
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	3	19-Dec-1992
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	116	12-Jun-2023
<i>Eubalaena australis</i>	southern right whale	e	EN	m	19	21-Jul-2021
<i>Gazameda gunnii</i>	Gunn's screw shell	v		ae	32	09-Jun-2023
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	60	30-Mar-2023
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	34	15-Mar-2023
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	122	30-Oct-2023
<i>Megaptera novaeangliae</i>	humpback whale	e		m	10	24-Sep-2016
<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	2	04-Feb-1982
<i>Neophema chrysostoma</i>	blue-winged parrot		VU	n	64	16-Nov-2023
<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	213	31-Mar-2024
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	223	10-Nov-2023
<i>Perameles gunnii</i> subsp. <i>gunnii</i>	eastern barred bandicoot		VU		1	02-Aug-2021
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	17-Nov-1953
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	205	06-Mar-2024
<i>Sternula albifrons</i> subsp. <i>sinensis</i>	little tern	e		n	1	01-Mar-2020
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	21	14-Jan-2023
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	e	VU	e	3	24-Jun-2021

## Appendix 3 – EPBCA Significant Impact Criteria

The significant impact criteria for critically endangered and endangered species (Commonwealth of Australia 2013) were assessed for two listed species: swift parrot and forty-spotted pardalote.

### Significant Impact Criteria

An action is likely to have a significant impact on a critically endangered or endangered species if there is a real chance or possibility that it will:

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

Table 5: Self-assessment for proposed development, October 2024.

Significant Impact Criterion	Swift parrot	Forty-spotted pardalote
Lead to a long-term decrease in the size of a population	The scale of the impact is too small to lead to population decline (removal of 3 <i>E. ovata</i> trees out of 20 assessed within potential impact area and more on surrounding land).	Site has no known history of use by the species. Loss of some potential habitat at this site will not lead to population decline. Urbanised area may have historically contributed to population fragmentation and decline.
Reduce the area of occupancy of the species	Most of the potential habitat on the site will be retained and	Most of the potential habitat on the site will be retained and therefore maintain potential area of occupancy,

Significant Impact Criterion	Swift parrot	Forty-spotted pardalote
	therefore maintain potential area of occupancy.	noting that the site is currently not within known area of occupancy.
Fragment an existing population into two or more populations	Most of the potential habitat on the site will be retained and therefore maintain habitat connectivity.	No existing population at site.
Adversely affect habitat critical to the survival of a species	Adverse impacts are limited to removal of around 3 potential foraging trees, which are not critical to survival of species.	Habitat critical to survival is sites with substantial numbers of mature <i>E. viminalis</i> trees. Smaller or more fragmented patches such as at the site are unlikely to be critical habitat, particularly if there is no recorded presence of the species.
Disrupt the breeding cycle of a population	No known breeding sites within 3 km of site. Loss of potential foraging habitat is a very small proportion of foraging trees within breeding area.	Species not known from site. Loss of potential foraging habitat is a very small proportion of foraging trees within a 2 km radius of historical breeding area at Coffee Creek, and possibly too distant.
Modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline	Impacts on potential habitat are too small to lead to species decline.	Impacts on potential habitat are too small to lead to species decline.
Result in invasive species that are harmful to a critically endangered or endangered species becoming established in the endangered or critically endangered species' habitat	Proposed development unlikely to lead to an increase in invasive species or problematic such as sugar gliders since impacts are within already disturbed and modified habitat.	Proposed development unlikely to lead to an increase in invasive species or problematic such as sugar gliders and noisy miners since impacts are within already disturbed and modified habitat.

<b>Significant Impact Criterion</b>	<b>Swift parrot</b>	<b>Forty-spotted pardalote</b>
Introduce disease that may cause the species to decline	No impact anticipated.	No impact anticipated.
Interfere with the recovery of the species	No specific recovery projects at or near site.	No specific recovery projects at or near site.

Addendum –  
Natural Values Assessment  
47 Summerleas Rd  
Kingston



**Client:** Philp Lighton Architects  
**Prepared by:** Dr Nick Fitzgerald

April 2026

## 1 Introduction

This addendum to a Natural Values Report has been prepared in response to a request for information from Kingborough Council, dated 9 April 2026 (DA-2026-84). The addendum provides an updated tree plan consistent with specialist arboricultural advice from Tree Pioneers ('Preliminary Arboricultural Report for Homes Tasmania Site, 47 Summerleas Road', by Joe Loorham, 25/1/2026). The updated table replaces the tree plan in the original Natural Values Report by Enviro-dynamics (December 2024).

The RFI from Council .

## 2 Revised Tree Plan

Table 1: Individual trees with trunk diameter of >25 cm on the property and on neighbouring land within 15 m of potential works. Trees are assessed under criteria in the Kingborough Council Guidelines for a tree plan.

ID	Species	DBH (cm)	TPZ (m)	Conservation Value	Development Impact	Comments
1	<i>E. viminalis</i>	42	5	High	Remove	
2	<i>Acacia dealbata</i>	32	3.8		Remove	
3	<i>E. obliqua</i>	42	5		Remove	
4	<i>E. viminalis</i>	70	8.4	Very High	Retain	
5	<i>E. obliqua</i>	51	6.1		Retain	
6	<i>E. obliqua</i>	89	10.7	Very High	Remove	
7	dead eucalypt	35	4.2		Remove	
8	<i>E. obliqua</i>	38	4.6		Retain	
9	<i>E. obliqua</i>	83	10	Very High	Retain	
10	<i>E. viminalis</i>	27	3.2	High	Retain	
11	<i>E. viminalis</i>	29	3.5	High	Retain	
12	<i>E. viminalis</i>	29	3.5	High	Retain	
13	<i>E. viminalis</i>	27	3.2	High	Retain	
14	<i>E. viminalis</i>	38	4.6	High	Retain	
15	<i>E. viminalis</i>	28	3.4	High	Retain	
16	<i>E. viminalis</i>	130	15.6	Very High	Retain	
17	<i>E. viminalis</i>	69	8.3	High	Retain	
18	<i>E. obliqua</i>	45	5.4		Retain	
19	<i>E. viminalis</i>	65	7.8	High	Retain, works within TPZ	
20	dead eucalypt	71	8.5	Very High	Remove	dead <i>E. obliqua</i>
21	<i>E. viminalis</i>	76	9.1	Very High	Retain, works within TPZ	

Addendum to Natural Values Assessment for 47 Summerleas Rd Kingston

ID	Species	DBH (cm)	TPZ (m)	Conservation Value	Development Impact	Comments
22	<i>E. viminalis</i>	83	10	Very High	Retain, works within TPZ	Poor condition
23	<i>Allocasuarina littoralis</i>	39	4.7		Remove	
24	<i>E. ovata</i>	41	4.9	High	Retain, works within TPZ	
25	<i>E. viminalis</i>	27	3.2	High	Retain (tree and TPZ on neighbouring land)	
26	<i>E. ovata</i>	35	4.2		Retain	
27	<i>E. viminalis</i>	81	9.7	Very High	Retain (tree and TPZ on neighbouring land)	
28	<i>E. viminalis</i>	116	13.9	Very High	Retain - works within TPZ	
29	<i>E. ovata</i>	44	5.3	High	Retain (tree and TPZ on neighbouring land)	
30	<i>E. ovata</i>	38	4.6		Retain - works within TPZ	
31	<i>E. viminalis</i>	89	10.7	Very High	Retain (tree and TPZ on neighbouring land)	
32	<i>Acacia dealbata</i>	30	3.6		Remove	
33	<i>E. ovata</i>	68	8.2	High	Remove	
34	<i>E. ovata</i>	66	7.9	High	Remove	
35	<i>Quercus robur</i>	60	7.2		Remove	
36	<i>Quercus robur</i>	55	6.6		Remove	
37	<i>E. ovata</i>	50	6	High	Remove	
38	<i>E. viminalis</i>	46	5.5	High	Remove	
39	<i>E. ovata</i>	65	7.8	High	Retain (tree and TPZ on neighbouring land)	
40	<i>E. obliqua</i>	39	4.7		Retain (tree and TPZ on neighbouring land)	
41	<i>E. ovata</i>	75	9	Very High	Retain (tree and TPZ on neighbouring land)	
42	<i>E. ovata</i>	55	11.1	High	Retain	3 trunks
43	<i>E. ovata</i>	39	4.7		Retain (tree and TPZ on neighbouring land)	
44	<i>E. ovata</i>	82	13.3	Very High	Retain - works possibly within TPZ	2 trunks
45	<i>E. ovata</i>	85	14.6	Very High	Retain	3 trunks
46	<i>Acacia melanoxylon</i>	28	3.4		Retain	
47	<i>E. viminalis</i>	113	13.6	Very High	Retain - works within TPZ	
48	<i>E. ovata</i>	119	14.3	Very High	Retain - works possibly within TPZ	
49	<i>E. ovata</i>	78	9.4	Very High	Retain (tree and TPZ on neighbouring land)	

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ID	Species	DBH (cm)	TPZ (m)	Conservation Value	Development Impact	Comments
50	<i>E. ovata</i>	51	6.1	High	Retain (tree and TPZ on neighbouring land)	
51	<i>E. viminalis</i>	75	9	Very High	Retain - works possibly within TPZ	
52	<i>E. ovata</i>	42	5	High	Retain (tree and TPZ on neighbouring land)	
53	<i>E. viminalis</i>	67	8	High	Retain (tree and TPZ on neighbouring land)	
54	<i>E. viminalis</i>	116	13.9	Very High	Retain - works possibly within TPZ	
55	<i>E. viminalis</i>	35	4.2	High	Retain (tree and TPZ on neighbouring land)	
56	<i>E. viminalis</i>	56	6.7	High	Retain - works possibly within TPZ	Poor condition
57	<i>E. amygdalina</i>	30	3.6		Retain	
58	<i>E. viminalis</i>	78	9.4	Very High	Retain (tree and TPZ on neighbouring land)	
59	<i>E. obliqua</i>	34	4.1		Retain	
60	<i>E. amygdalina</i>	67	8		Retain	
61	<i>E. ovata</i>	32	3.8		Retain	Poor condition
62	<i>E. obliqua</i>	34	4.1		Retain	
63	<i>E. obliqua</i>	44	5.3		Retain	
64	<i>E. obliqua</i>	55	6.6		Retain	
65	<i>E. obliqua</i>	43	5.2		Retain	
66	<i>E. viminalis</i>	69	8.3	High	Remove	
67	<i>E. ovata</i>	80	11.5	Very High	Retain - works within TPZ	3 trunks
68	<i>E. viminalis</i>	80	9.6	Very High	Retain (tree and TPZ on neighbouring land)	
69	<i>E. viminalis</i>	81	10.3	Very High	Retain (tree and TPZ on neighbouring land)	2 trunks
70	<i>E. ovata</i>	73	8.8	Very High	Retain (tree and TPZ on neighbouring land)	Main trunk missing
71	<i>E. amygdalina</i>	68	8.2		Retain (tree and TPZ on neighbouring land)	Poor condition
72	<i>E. obliqua</i>	30	3.6		Retain	
73	<i>E. viminalis</i>	29	3.48	High	Retain (tree and TPZ on neighbouring land)	
74	<i>E. viminalis</i>	77	9.24	Very High	Retain - works within TPZ	
75	<i>E. viminalis</i>	29	3.48	High	Retain (tree and TPZ on neighbouring land)	
76	<i>E. amygdalina</i>	42	5.04		Retain (tree and TPZ on neighbouring land)	

Addendum to Natural Values Assessment for 47 Summerleas Rd Kingston

ID	Species	DBH (cm)	TPZ (m)	Conservation Value	Development Impact	Comments
77	<i>E. amygdalina</i>	49	5.88		Retain (tree and TPZ on neighbouring land)	
78	<i>E. amygdalina</i>	31	3.72		Retain (tree and TPZ on neighbouring land)	
79	<i>E. viminalis</i>	88	10.6	Very High	Retain (tree and TPZ on neighbouring land)	
80	<i>E. viminalis</i>	85	10.2	Very High	Retain (tree and TPZ on neighbouring land)	
81	<i>E. amygdalina</i>	32	3.84		Retain (tree and TPZ on neighbouring land)	
82	<i>E. viminalis</i>	31	3.72	High	Retain (tree and TPZ on neighbouring land)	
83	<i>E. amygdalina</i>	37	4.44		Retain (tree and TPZ on neighbouring land)	
84	<i>E. amygdalina</i>	38	4.56		Retain (tree and TPZ on neighbouring land)	
85	<i>E. viminalis</i>	48	5.76	High	Retain (tree and TPZ on neighbouring land)	
86	<i>E. amygdalina</i>	45	5.4		Retain (tree and TPZ on neighbouring land)	
87	<i>E. ovata</i>	78	9.36	Very High	Retain (tree and TPZ on neighbouring land)	
88	<i>E. viminalis</i>	52	6.24	High	Retain (tree and TPZ on neighbouring land)	
89	<i>E. amygdalina</i>	41	4.92		Retain (tree and TPZ on neighbouring land)	
90	<i>E. obliqua</i>	29	3.48		Retain (tree and TPZ on neighbouring land)	
91	<i>E. viminalis</i>	83	9.96	Very High	Retain - works possibly within TPZ	Poor condition
92	<i>E. amygdalina</i>	29	3.48		Retain (tree and TPZ on neighbouring land)	
93	<i>E. obliqua</i>	30	3.6		Retain (tree and TPZ on neighbouring land)	
94	<i>Acacia melanoxylon</i>	36	4.32		Retain (tree and TPZ on neighbouring land)	
95	<i>Exocarpos cupressiformis</i>	30	3.6		Retain (tree and TPZ on neighbouring land)	
96	<i>E. viminalis</i>	50	6	High	Retain - works possibly within TPZ	
97	<i>Acacia dealbata</i>	30	3.6		Retain (tree and TPZ on neighbouring land)	Dead
98	<i>Acacia dealbata</i>	29	3.48		Retain (tree and TPZ on neighbouring land)	

Addendum to Natural Values Assessment for 47 Summerleas Rd Kingston

ID	Species	DBH (cm)	TPZ (m)	Conservation Value	Development Impact	Comments
99	<i>E. ovata</i>	48	5.76	High	Retain - works possibly within TPZ	
100	<i>E. ovata</i>	33	3.96		Retain (tree and TPZ on neighbouring land)	
101	<i>Acacia dealbata</i>	54	6.48		Retain (tree and TPZ on neighbouring land)	
102	<i>E. obliqua</i>	29	3.48		Retain (tree and TPZ on neighbouring land)	
103	<i>E. ovata</i>	28	3.36		Retain (tree and TPZ on neighbouring land)	
104	<i>E. ovata</i>	28	3.36		Retain (tree and TPZ on neighbouring land)	
105	<i>Acacia melanoxyton</i>	32	3.84		Retain (tree and TPZ on neighbouring land)	
106	<i>E. amygdalina</i>	56	7.8		Retain (tree and TPZ on neighbouring land)	
107	<i>E. viminalis</i>	36	4.32	High	Retain (tree and TPZ on neighbouring land)	

Addendum to Natural Values Assessment for 47 Summerleas Rd Kingston



Figure 1: Native trees >25 cm DBH on the property and within 15 m on neighbouring land. TPZ radius shown for trees classified as high conservation value. Numbers refer to trees listed in Table 1.