NATURAL VALUES ASSESSMENT



27 SELBY ROAD, KETTERING

FOR

S. B. PERCIVAL & R. E. MARTIN

4 June 2026

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1. Introduction, scope and site description

S. B. Percival & R. E. Martin have engaged Lark and Creese Pty Ltd to report on the natural values contained within the property 27 Selby Road, Kettering (C.T. 141484/1, PID 2527893). The assessment specifically addresses the possible impacts on natural values resulting from works associated with a Development Application to rezone the allotment from Rural Living to Low Density Residential application including a three Lot subdivision and future development (construction of a Class 1A dwelling and implementing bushfire management recommendations) to assist the Kingborough Council, State and Commonwealth agencies during the assessment and approval process. The study site was assessed by Doug Summers (Author) on January 5th, 2026.

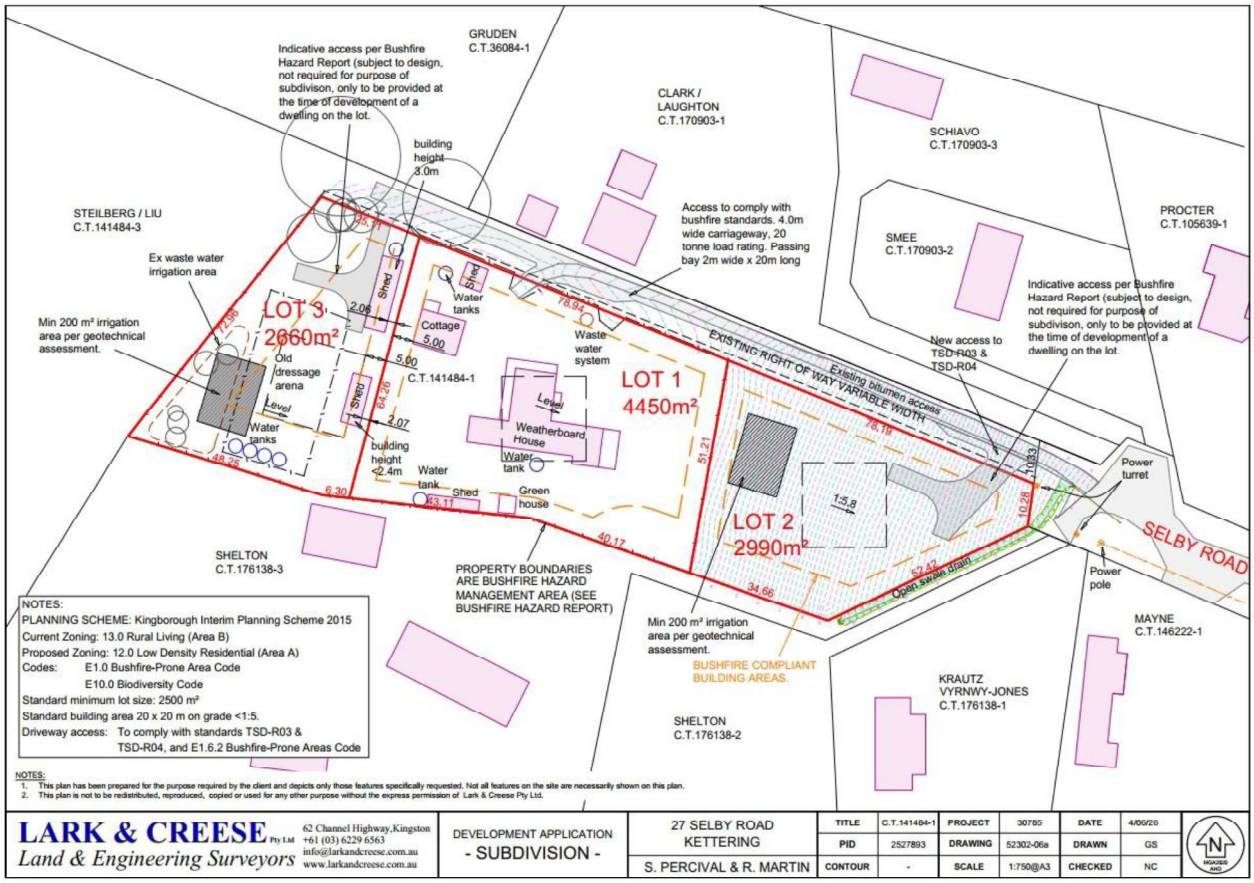


Figure 1 – Proposed site plan showing location of development site including the extent of upgrade and locations of passing bays within internal access and Selby Road corridor (Ref: Lark and Creese, Development Application Subdivision 27 Selby Road, Kettering DWG#52302-06a IPS).

Scope

The survey specifically focuses on:

- Potential threatened flora and fauna habitat values including species of conservation significance within the proposed subdivision footprint and possible implications of the impacts with regards to the Tasmanian *Threatened Species Protection Act 1995* and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*,
- Potential residual impacts on surrounding vegetation communities and natural values, and
- Demonstrate the site has capacity to accommodate proposed development / works.

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Study site description

The 1.01 hectare property within the Kingborough Municipality is currently identified as Zone Number 13: Rural Living under the Kingborough Interim Planning Scheme 2015 (KIPS2015). In conjunction with the subdivision, a rezoning is proposed to Low Density Residential (Area A). At the time of assessment, the existing infrastructure and current land use consists of a vehicular access via Selby Road to the northern boundary. Existing land use and management practices indicates the land is classified as managed. Aerial images indicate native vegetation occupies the entire allotment. Centre coordinates E:519651, N:5225263 GDA94, MGA55).



Figure 2 – Locality image, 27 Selby Road, Kettering (C.T. 141484/1, PID 2527893).



Figure 3 – Image showing subject property in red (Ref: LISTmap State Aerial Photo layer).

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Aboriginal Cultural Heritage
A desktop assessment of the Aboriginal Heritage Register for PID 2527893 indicates no Aboriginal or cultural heritage sites have been identified or documented within the allotment (Search Id No. PS0432934).

Geology
A desktop assessment (Listmap geological layer – Geology Units 250K) indicates the allotment supports an underlying geology described as Tasmanian Dolerite with locally developed granophyre. A desktop survey (LISTmap) found no geomorphic conservation features or geoconservation sites within the property.

Biosecurity
A desktop search of the Natural Values Atlas found there were no known biosecurity risks found within the study site or within 1000m of the site. The property has a site hygiene management strategy for land use and management practices.

Limitations
Given the proposed access and works / development footprint appear limited to the area identified, it was considered a full assessment of the natural values within the entire allotment was considered unnecessary. Assessment focused on the areas identified by designers/proponents. Site assessment was undertaken 5th January 2026. Every effort was made to sample the range of habitats within the study site. Many plant species have seasonal growth and flowering, patchy distribution. During the flora and fauna survey it is possible some species were missed, particularly grass species, and not recorded at time of survey. Whilst every effort was made to survey the range of habitat to overlap likelihood occurrence. Optimum survey times are usually spring to summer, however their potential for occurrence is discussed. The survey was also limited to vascular plant species and did not include mosses, lichens and fungi. Surveys for threatened fauna were limited to the likelihood of species the study site represented potential range habitat and the identification of tracks, scats and other signs.

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2. Native Vegetation

Methodology
Survey methodology is based on '*Site Examination for Threatened and Endangered Plant* Species' supported by methodology outlined in "*Manual for Assessing Vegetation Condition in Tasmania*". The report also specifically addresses possible environmental issues that may arise under the Kingborough Interim Planning Scheme 2015 (KIPS2015).

Vegetation classification is in accordance with TASVEG 5.0, as described in '*From Forest to Fjaeldmark: Descriptions of Tasmania's vegetation* (Kitchener & Harris 2013). Vascular plant species nomenclature is consistent with de Salas & Baker (2014) for scientific names. Fauna species scientific and common names is in accordance with fauna listed in the *Natural Values Atlas* report for the site (NRE). All grid references in this report are in GDA94 MGA55 GDA 2020 unless where stated.

Initial assessment
A desktop assessment of natural values data bases recording of flora and fauna listed as threatened under the *Threatened Species Protection Act 1995* and *Commonwealth Environment Protection & Biodiversity Conservation Act 1999,* vegetation communities listed under Tasmania's *Nature Conservation Act 2002* including additional conservation values. Remote assessment resources using:

- The LIST (Land Information Systems Tasmania), Department of Natural Resources and Environment, Tasmania. C.T. 141484/1, PID 2527893 . E:519651, N:5225263 GDA94, MGA55
- Department of Natural Resources and Environment's *Natural Values Atlas Report (27 Selby Road, Kettering PID 2176931,* 5km search radius E:519651, N:5225263 GDA94, MGA55
- Forestry Practices Authority Biodiversity Values Database, 5km search radius E:503105, N:5223938 GDA94, MGA55

Flora

Potential threatened flora habitat values and vegetation type and distribution
No threatened plant species listed under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* have previously been recorded within 500m of the site, or at the time of survey (typical buffer measurements usually used to discuss the potential of a particular study area to support various threatened flora and fauna species listed in NVA and BVD databases).

A flora survey found previous and current and likely ongoing land use and management practices are typically associated with rural and urban land use. A flora survey found the land is consistent with Agricultural / Urban land use classification and does not represent potential habitat values for threatened flora recorded within 5km of the site. The area supporting the dwelling and outbuildings is consistent with Urban areas / Modified land (FUR). The small area of pasture occupying the eastern section and horse exercise area in the western section of the allotment are consistent with TASVEG 5.0 land use classification of Agricultural / Modified land (FAL).

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Figure 4 – Image looking east at land classified as Agricultural / Modified (FAL).



Figure 5 – Image of maintained horse exercise area occupying the western section of the proposed subdivision footprint classified as FAL.

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Figure 6 – Image of managed land and existing wastewater disposal area located in the south-western corner of the proposed subdivision occupied by mixed native and exotic species.

3. Introduced plant species

No introduced plant species listed as 'Declared' or weeds of National Significance (WoNS) under the Tasmanian *Weed Management Act 1999* (WMA)*, Biosecurity Act 2019* and National Weed Strategy were recorded within the study site. Given the absence of Declared weed species, it is recommended best hygiene practice / management mechanisms are adopted and implemented prior to and during the construction phase. It is recommended all machinery and earthmoving equipment are washed down offsite prior to commencement of works to mitigate the accidental introduction of additional weed species and plant pathogens such as *Phytophthora cinnamomi*. (*Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004)*. In line with best hygiene practices, it is recommended the movement of machinery and vehicles is limited to the access corridor and proposed development site footprint. Given the absence of weed species, it is not anticipated a hygiene facility at the entry/exit point is required.

Phytophthora cinnamomi (Pc)
Pc is an introduced mould that attacks the roots of susceptible plant species causing the roots to rot. Dieback, caused by Pc and other factors, is a listed "Key Threatening Process" under both the Federal *Environment Protection and Biodiversity Conservation Act 1999* and Tasmanian *Threatened Species Protection Act 1995*. Pc cannot be eradicated from an area once it has become infested. Forest Practices Authority Technical Note No. 8: *Management of* Phytophthora cinnamomi *in production forest* indicate dry sclerophyll vegetation communities, including DPU vegetation community, considered moderately susceptible to *Phytophthora cinnamomi*. A recent desktop Biosecurity search of the Natural Values Database indicated no *Pc* infestation within the EMZ or within 1km of the property. Whilst WRE is not susceptible to PC, washing down machinery and earthmoving equipment in accordance with *Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004)* prior to entering the property will mitigate the accidental introduction plant pathogens such as *Phytophthora cinnamomi*.

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4. Discussion

Potential threatened fauna and flora habitat values

Threatened flora
A desk top assessment of Department of Natural Resources and Environment's *Natural Values Atlas* and the Forest Practices Authority's *Biodiversity Values Database,* indicates no vascular plant species listed under Schedule 3, 4 or 5 of the *Threatened Species Protection Act 1995* or the *Commonwealth Environment Protection & Biodiversity Conservation Act 1999* have previously been recorded within 500m of the study site (typical buffer measurements usually used to discuss the potential of a particular study area to support various threatened flora and fauna species listed in NVA and BVD databases). A flora survey found the land is consistent with Agricultural / Urban land use classification and does not represent potential habitat values for threatened flora recorded within 5km of the site.

Vegetation community distribution and structure
As previously mentioned, LISTmap TASVEG 5.0 and Threatened Native Vegetation Communities (TNVC 2020) mapping is predominantly undertaken using aerial imagery, and subject to errors in identification and community boundaries. Assessment of the site found the previous and current land use and management practices within the allotment are in line with TASVEG 5.0 overlay descriptions in that the core area supporting the dwelling and outbuildings is consistent with Urban areas / Modified land (FUR). The small area of pasture occupying the eastern section and horse exercise area in the western section of the allotment are consistent with TASVEG 5.0 land use classification of Agricultural / Modified land (FAL).

Biodiversity Code overlay
Site assessment and aerial imagery appear to indicate the current location of the biodiversity protection area (BPA) boundary is an error (see Figure 10). Given the surrounding rural land use and absence of native vegetation, it is my opinion the BPA boundary should have been located on the western margin of the vegetation boundary to the west and not encapsulate the agricultural / managed land associated with rural / residential style development within and surrounding the site.

Biodiversity values within the subdivision footprint are limited to individual native trees located in the north-west corner of the property and a small area of managed vegetation in the south-west corner that supports the existing wastewater application land. The property to the north, separated by a 20m wide access way, is classified as managed land. Agricultural / managed land (FAL) to the west separates the allotment from regrowth centred around a small dam. Property to the south is also consistent with TASVEG 5.0 as FAL & FUR land use classification

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Figure 7 – Image showing LISTmap TASVEG 5.0 overlay of approximate boundaries of land use and vegetation type classification within the footprint of the 3 Lot subdivision. DOB – dry *Eucalyptus obliqua* woodland / forest, FUR – Urban / Modified land, FAL – Agricultural / Modified land (Ref: LISTmap TASVEG 5.0 overlay).

Table 1- Threatened flora species previously recorded within 5 km radius of the study area with discussion on likelihood of potential habitat within the study site and listed under the Tasmanian *Threatened Species Protection Act 1995* (TSPA), and the Commonwealth's *Environmental Protection, Biodiversity Conservation Act 1999* (EPBCA). Flora surveys were not limited to threatened flora species listed under TSPA & EPBCA but also included species considered within potential range and suitable habitat.

CONSERVATION STATUS			
Species	**TSPA**	**EPBCA**	**Observations/Comments**
No Threatened Flora Previously Recorded Within 500m			
Threatened Flora Previously Recorded Within 5000m			
Caladenia filamentosa Daddy longlegs	rare	-	Not previously recorded or at the time of assessment. This ground orchid dies back to subterranean tubers. Identifiable in months of Sept-Nov. Occurs in lowland heathy and sedgy open eucalypt forest and woodland on sandy soils. Proposed subdivision footprint not considered potential habitat. No further assessment or referral required under the TSP.
Comesperma defoliatum	rare	-	Not previously recorded or at the time of assessment. Flowering of this perennial shrub occurs between Nov and

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Leafless milkwort			May. Fresh flowers are necessary to identify this species as the petals become detached when picked (Jan and Feb). Generally recorded in wet heathland/sedgeland, buttongrass moorland, coastal low scrub and on the crests of dunes. Proposed access and subdivision footprint not considered potential habitat. No further assessment or referral required under the TSP.
Corunastylis morrisii Bearded midge-orchid	endangered	-	Not previously recorded or at the time of assessment. Flowers required for identification. Optimum survey time is Jan-Feb-Mar. Occurs in wide range of habitats including scrub, subalpine grassland, heathy open forest, open rock plates among forest, shrubby dry sclerophyll forest and open wet sclerophyll forest on a range of different soil types. Proposed access and subdivision footprint not considered potential habitat. No further assessment or referral required under the TSP.
Corunastylis nuda Tiny midge-orchid	rare	-	Not previously recorded or at the time of assessment. Mature inflorescences are required for identification (Jan). Occurs in a wide range of habitats including scrub, subalpine grassland, heathy open forest, open rock plates among forest, shrubby dry sclerophyll forest and open wet sclerophyll forest. Proposed access and subdivision footprint will not potential habitat. No further assessment or referral required under the TSP.
Corunastylis nudiscapa Bare midge-orchid	endangered	-	Not previously recorded or at the time of assessment. Mature inflorescences are required for identification (Feb-Apr). Occurs found in open forests and woodlands on mudstone dominated by *Eucalyptus tenuiramis* (silver peppermint), and occasionally by *Eucalyptus obliqua* (stringybark) or *Eucalyptus amygdalina* (black peppermint), with a heathy ground layer of varying density. Proposed access and subdivision footprint will not potential habitat. No further assessment or referral required under the TSP.
Deyeuxia minor Small bentgrass	rare	-	Not previously recorded or at the time of assessment. Mature inflorescences are required for identification (Nov-Dec). Occupies open eucalypt forests or the margins of wet Sclerophyll forest in the south of the State. Proposed access and subdivision footprint unlikely to represent potential habitat. No further assessment or referral required under the TSP.
Lepidosperma tortuosum Twisting rapiersedge	rare	-	Not previously recorded or at the time of assessment. Usually occurs in open heathland and eucalypt woodland in the south-east Tas. Proposed access and subdivision footprint unlikely to represent potential habitat. No further assessment or referral required under the TSP.
Westringia angustifolia Narrowleaf westringia	rare	-	Not previously recorded on site or at the time of assessment. Predominantly in dry, shrubby understorey, often on dolerite and associated with other endemic species from 300 to 900 metres (Curtis 1967). It is often associated with riverbanks (M. Wapstra pers. comm.). Proposed subdivision footprint does not represent potential habitat. No referral or further assessment required under the TSPA.

Note: Information outlined above is derived from Department of Natural Resources and Environment (NRE) *Natural Values Atlas, Forestry Practices Authority* (FPA) *Biodiversity Values Database, Threatened Species Unit* for potential habitat values and descriptions and Author's experience.

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Threatened fauna

Tasmanian Masked Owl

The Tasmanian Masked Owl (*Tyto novaehollandiae subsp. castanops*) occurs only in Tasmania and listed as endangered under the Tasmanian *Threatened Species Protection Act 1995* and Vulnerable under the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* due to small population and ongoing habitat loss. The Masked owl has previously been recorded within 500m of the site to the south-east. Nesting habitat generally consists of eucalypt dry forests and woodlands with at least 20% mature eucalypt crown cover, supporting old growth trees (>100cm dbh) with suitable hollows (>15cm) for nesting/roosting. Masked owls have also been recorded nesting in isolated old growth trees with suitable hollows. A survey for potential hollow bearing trees in accordance with Forestry Practices Authority (Fauna Technical Note #17: *Identifying Masked Owl habitat*, found the 2 large *Eucalyptus pulchella* trees within the access and in neighbouring allotment to the north did not record visible hollows. A survey found the site supported 'Low' potential nesting habitat as trees over 100cm dbh are present but appear to be less than 8 trees per hectare.



Figure 8 – Image of high priority value *Eucalyptus pulchella* #1 (foreground) and #2 (background) located on the northern boundary of Private access lane near the north-west corner. These trees represent potential nesting habitat values for the Masked owl and Swift parrot. These trees are clear of existing access and proposed works to construct access for Lot 3 and will be retained.

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Swift parrot

The study site is located within a Swift Parrot Important Breeding Area (SPIBA) with 4 previous observations recorded within 500m. Assessment recorded young *Eucalyptus ovata* trees located in the north-west corner currently represented limited potential future core foraging habitat (> 40cm dbh). In accordance with forestry Practice Authority Fauna Technical Note No. 3: Identifying swift parrot breeding habitat assessment (Table 2 & 3 respectively) assessment of vegetation types occupying the study site indicates the 2 *Eucalyptus pulchella* within Selby Road reserve represent potential nesting habitat however, no hollows were recorded. A survey for current foraging and nesting habitat values found:

- Vegetation assessed as 'Nil' 'Low' potential foraging-habitat density class as potential foraging trees (*Eucalyptus globululs & E. ovata*) recorded were less than 40cm diameter at breast height,
- Nesting habitat values classification for dry sclerophyll vegetation found DPU representing 'Low' potential nesting habitat as trees over 70cm dbh are present but comprise of less than 8 trees per hectare. A survey for tree hollows found evidence of hollow forming mechanisms such as dieback and wind damage in mature trees.



Figure 9 – Image of young, low priority biodiversity value *Eucalyptus ovata* #3, 4, 5 & 6 located in the north-western corner. Due to young age, they currently represent limited potential foraging habitat values for the swift parrot. Assessment indicates these trees can be retained through the subdivision works as the construction of the access for Lot 3 is clear of the tree protection zones.

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Figure 10 – Image showing modified growth habit of #7 *Eucalyptus ovata* occupying the north-west corner.

Tasmanian Devil, Eastern Quoll & Spotted-tailed Quoll

Tasmanian Devil have previously been recorded 2 times within 500m of the site in 2013. In line with Forest Practices Authority (Fauna Technical Note #10: *Identifying Tasmanian Devil and Spotted-tailed quoll habitat*), the proposed development site does not constitute favourable habitat for the Tasmanian Devil. Spotted-tailed quolls are a forest dependent species with assessment indicating it is unlikely the proposed development site supports significant habitat values for this species. Assessment indicates the surrounding mosaic of bushland and agricultural land represents potential habitat values for the Eastern quoll where they forage for insects and worms from the soil using bushland to nest under vegetation for refuge and use dens for birthing. Numbers have been declining in Tasmanian, in large due to predation by cats.

Grey Goshawk

The Natural Values Atlas (NVA) database indicate the Grey Goshawk has been observed in 2022 within 500m of the site. Grey goshawks are listed as Vulnerable under the Tasmanian *Threatened Species Protection Act 1995.* The NVA indicates no nests have been recorded within 1 km of the site. Site assessment in accordance with the Forestry Practices Authority (Fauna Technical Note #12: *Identifying Grey Goshawk habitat categories*, found the site does not represent nesting suitability categories #3 primarily as foraging habitat.

Tasmanian Wedge-tailed eagle and White-bellied sea eagle .

The Natural Values Atlas database indicates the Tasmanian Wedge-tailed eagle or the White-bellied sea eagle have not previously been recorded within 1km of the site. Assessment in accordance with Forestry Practices Authority (Fauna Technical Note #6: *Using the wedge-tailed eagle nesting habitat* indicates the site does not support suitable nesting habitat values.

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Table 2- Threatened fauna species previously recorded within 5 km radius of the study area with discussion on likelihood of potential habitat o species listed under the Tasmanian *Threatened Species Protection Act 1995* (TSPA), and the Commonwealth's *Environmental Protection, Biodiversity Conservation Act 1999* (EPBCA). Fauna surveys were not limited to threatened flora species listed under TSPA & EPBCA but also included species considered within potential range and suitable habitat.

CONSERVATION STATUS			
SPECEIES	**TSPA**	**EPBC**	**COMMENTS**
Threatened fauna recorded within 500 metres			
Accipiter novaehollandiae Grey goshawk	endangered	-	Previously recorded within 500m. NVA shows nests recorded 1km within line of sight. Assessment indicates proposed development site will not impact nesting habitat. No further assessment, or referral is required under the TSPA.
Gallinago hardwickii Lathams snipe	-	Vulnerable	This vulnerable bird species is generally confined to coastal environments. Proposal will not result in the loss of potential nesting habitat. No further assessment or referral is required under the EPBCA.
Haliaeetus leucogaster White-bellied sea eagle	vulnerable	-	Not previously recorded on site or at the time of assessment. Recorded as observation only. No nests previously recorded within 1km within line-of-sight. Proposal will not impact potential nesting habitat or breeding activities. Anticipate no further assessment or referral is required under the TSPA or EPBCA.
Lathamus discolor Swift parrot	endangered	Critically Endangered	Not previously recorded on site. Site within Swift Parrot Important Breeding Area. *Eucalyptus ovata* currently represent limited potential foraging habitat. Large eucalypts represent potential nesting habitat. Proposal will not impact potential limited foraging or nesting habitat values under the Significant Impact Guidelines for this species. No further assessment or referral is required under the TSPA or EPBCA.
Neophema chrysostoma Blue-winged parrot	vulnerable	Vulnerable	Not previously recorded on site. Proposal will not result in a loss of potential nesting habitat values under the Significant Impact Guidelines for this species. No further assessment or referral is required under the TSPA or EPBCA.
Perameles gunnii Eastern-barred bandicoot	-	Vulnerable	Previously recorded within 500m. Mosaic of bushland and pasture represents potential habitat values. Proposal is likely to impact a small area of potential foraging habitat values but not expected to result in a significant loss of core foraging habitat under the Significant Impact Guidelines for this species. No further assessment or referral is required under the EPBCA.
Sarcophilus harrisii Tasmanian devil	endangered	Endangered	Previously recorded within 500m of the site in 2022. Proposed development unlikely to impact potential habitat values and anticipated the proposal will not result in a loss of priority habitat or denning habitat. not expected the proposal will trigger Significant Impact Guidelines for this species. No further

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			assessment, or referral is required under the EPBCA.
Tyto novaehollandiae subsp *castanops* Tasmanian Masked owl	endangered	Vulnerable	Not previously recorded on site or at the time of survey. Assessment recorded few eucalypts >100cm dbh that represent potential nesting habitat. Proposed construction of access to Lot 3 will not impact the tree protection zones of 2 large *E. pulchella* that represent potential nesting habitat values, however, not hollows recorded. Given the proposal will not impact these values, no further assessment or referral is required under Significant Impact Guidelines the TSPA or EPBCA.
Threatened fauna recorded within 5000 metres			
Accipiter novaehollandiae Grey Goshawk	endangered	-	Previously recorded within 500m. NVA shows nests recorded 1km within line of sight. Assessment indicates proposed development site will not impact nesting habitat. No further assessment, or referral is required under the TSPA.
Aquila audax subsp *fleayi* Tasmanian Wedge-tailed eagle	endangered	Endangered	Not previously recorded on site or at the time of assessment. Site assessment indicates the site does not represent potential nesting habitat. Anticipate the proposal will not impact priority nesting habitat or breeding activities. Anticipate no further assessment or referral is required under the TSPA or EPBCA.
Botaurus poiciloptilus Australasian bittern	endangered	Endangered	This vulnerable bird species is generally confined to coastal environments. Proposal will not result in the loss of potential nesting habitat. No further assessment or referral is required under the TSPA or EPBCA.
Dasyurus maculatus Subsp *maculatus* Spotted-tailed quoll	rare	Vulnerable	Not previously recorded on site or at the time of assessment. Study site within the range boundaries. Unlikely the proposal will result in a loss of habitat values. No further assessment, or referral is required under the TSPA or EPBCA.
Dasyurus viverrinus Eastern Quoll	-	Endangered	Not previously recorded on site or at the time of assessment. Site assessment found surrounding mosaic of bushland and pasture constitutes potential habitat values. The proposal is likely to impact habitat and result in a minor loss of habitat values. However, it is anticipated the proposal will result in disturbance only and not result in a loss of habitat or priority denning habitat that will trigger Significant Impact Guidelines for this species. No further assessment, or referral is required under the EPBCA.
Eubalaena australis Southern right whale	endangered	Endangered	Marine species. Proposal will not impact habitat values. No further assessment or referral required under the TSP or EPBC.
Gallinago hardwickii Lathams snipe	-	Vulnerable	This vulnerable bird species is generally confined to coastal environments. Proposal will not result in the loss of potential nesting habitat. No further assessment or referral is required under the EPBCA.
Gazameda gunnii Gunn's screw shell	vulnerable	-	This is a marine species. No further assessment or referral is required under the or TSPA.
Haliaeetus leucogaster	vulnerable	-	Not previously recorded on site or at the time of assessment. Recorded as observation only. No nests

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White-bellied sea eagle			previously recorded within 1km within line-of-sight. Proposal will not impact potential nesting habitat or breeding activities. Anticipate no further assessment or referral is required under the TSPA or EPBCA.
Hirundapus caudacutus White-throated needletail	-	Vulnerable	Not previously recorded on site. This migratory is a rare visitor to Tas (Oct-April). Assessment found DPU vegetation represents potential nesting habitat but not expected the proposal will result in a substantial loss and will not trigger Significant Impact Guidelines. No further assessment or referral is required under the EPBCA.
Lathamus discolor Swift parrot	endangered	Critically Endangered	Not previously recorded on site. Site within Swift Parrot Important Breeding Area. *Eucalyptus ovata* currently represent limited potential foraging habitat. Large eucalypts represent potential nesting habitat. Proposal will not impact potential limited foraging or nesting habitat values under the Significant Impact Guidelines for this species. No further assessment or referral is required under the TSPA or EPBCA.
Lissotes menalcas Mt Mangana stag beetle	rare	-	Not previously recorded on site or at the time of assessment. Assessment found WOB supports potential habitat values finding suitably sized logs in a state of semi decay. Proposal will not impact potential habitat. No further assessment or referral is required under the or TSPA.
Neophema chrysostoma blue-winged parrot	-	Vulnerable	Not previously recorded on site. Proposal will not result in a loss of potential nesting habitat values under the Significant Impact Guidelines for this species. No further assessment or referral is required under the TSPA or EPBCA.
Perameles gunnii Eastern-barred bandicoot	-	Vulnerable	Previously recorded within 500m. Mosaic of bushland and pasture represents potential habitat values. Proposal is likely to impact a small area of potential foraging habitat values but not expected to result in a significant loss of core foraging habitat under the Significant Impact Guidelines for this species. No further assessment or referral is required under the EPBCA.
Sarcophilus harrisii Tasmanian devil	endangered	Endangered	Scats previously recorded within the allotment 2013. scats recorded at sites but semi decayed. Scats recorded 100m north of development site, semi-decayed. No dens recorded within proposed development site. A single burrow / den recorded within Selby Rod corridor. Anticipated den can be retained with impacts limited to disturbance. Proposed development likely to impact potential habitat values. but anticipated the proposal will not result in a significant loss of habitat or priority denning habitat that will trigger Significant Impact Guidelines for this species. No further assessment, or referral is required under the EPBCA.
Tyto novaehollandiae subsp *castanops* Tasmanian Masked owl	endangered	Vulnerable	Not previously recorded on site or at the time of survey. Assessment recorded few eucalypts >100cm dbh that represent potential nesting habitat. Proposed construction of access to Lot 3 will not impact the tree protection zones of 2 large *E. pulchella* that represent

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			potential nesting habitat values, however, not hollows recorded. Given the proposal will not impact these values, no further assessment or referral is required under Significant Impact Guidelines the TSPA or EPBCA.

Note: Information outlined above is derived from Department of Natural Resources and Environment (NRE) *Natural Values Atlas, Forestry Practices Authority* (FPA) *Biodiversity Values Database, Threatened Species Unit* for potential habitat values and descriptions and Author's experience.

Planning implications

E10.0 Biodiversity Code

In accordance with KIPS2015 the allotment is currently within Kingborough Council's Biodiversity Protection Area overlay. With regards to the proposed 3 Lot subdivision, the clearance of native vegetation within a Biodiversity Protection Area must satisfy the following objectives:

(a) does not result in unreasonable loss of priority vegetation,

(b) is appropriately managed to adequately protect identified priority vegetation; and

(c) minimises and appropriately manages impacts from construction

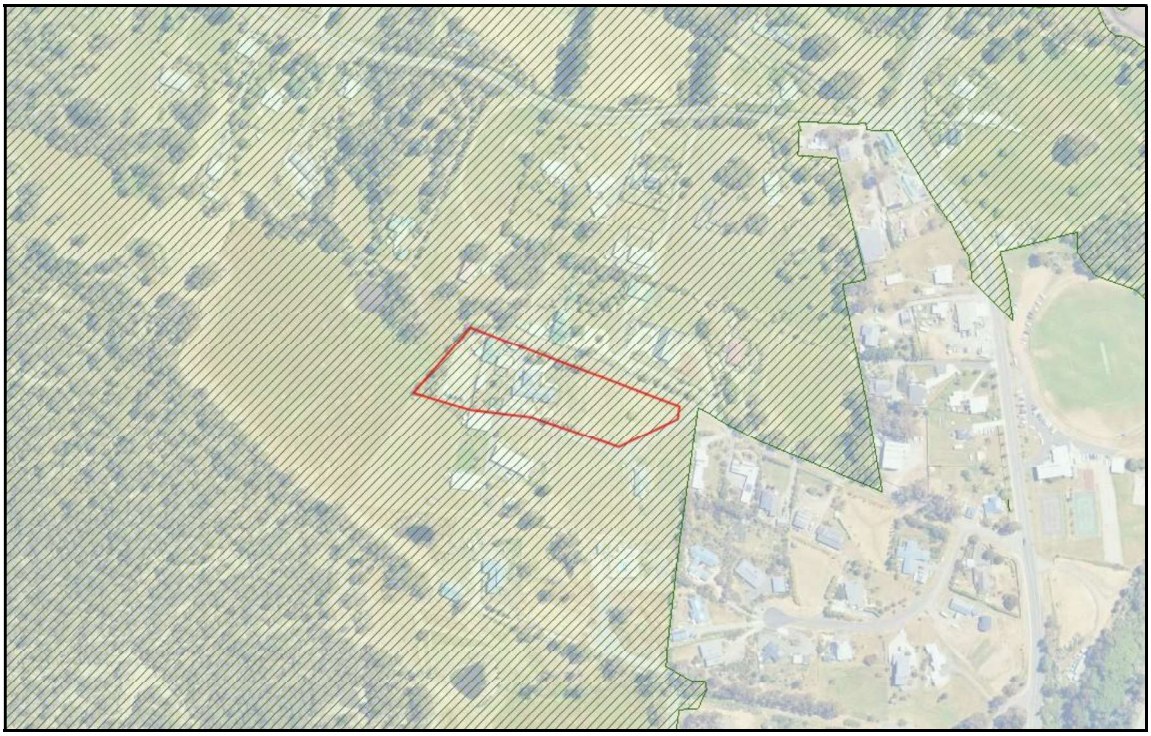


Figure 11 – LH image showing the location of allotment within the Biodiversity Protection Area overlay (hatched) classified as Agricultural / Modified land (FAL). (Ref: LISTmap Kingborough Interim Planning Scheme –Biodiversity Code Biodiversity Protection Area Overlay overlay).

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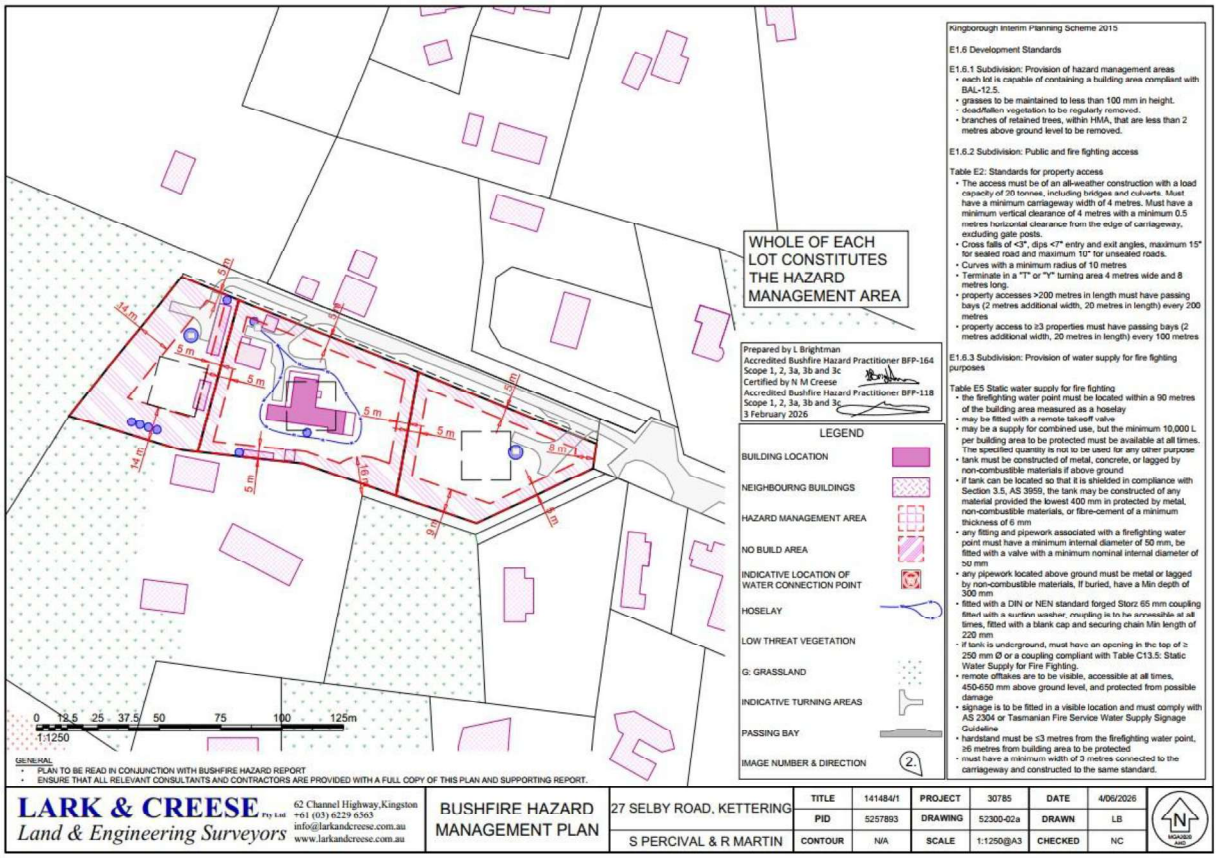


Figure 12 – Site plan showing access via Selby Road, proposed 3 Lot subdivision layout including configuration of proposed development envelopes and extent of the required bushfire hazard management area within the subdivision footprint (Ref: Lark & Creese Pty Ltd Dwg #52300-02a, 2025).

E10.0 Biodiversity Code
E10.8.1 Subdivision standards
Site assessment clearly indicates the proposal satisfies the Codes Objective, that states:
(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.

Assessment of the site found the previous and current land use and management practices within the allotment are in line with TASVEG 5.0 overlay descriptions in that the core area supporting the dwelling and outbuildings is consistent with Urban areas / Modified land (FUR). The small area of pasture occupying the eastern section and horse exercise area in the western section of the allotment are consistent with TASVEG 5.0 land use classification of Agricultural / Modified land (FAL).

Given all works, including the access, HMA and infrastructure is contained within the allotment and land classified as FUR and FAL, in accordance with Tabel E10.1 Priority Biodiversity values, it appears the site is consistent with descriptions outlined for 'Low' priority biodiversity values classification. Assessment indicates the proposal does not comply with A1 Acceptable Solutions However, assessment indicates the proposal addresses Performance Criteria P1 (a), in that:

a) 'if low priority biodiversity values:

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(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; and*;*
No limitations or constraints with regards to gradients or land hazards. Assessment indicates all works associated with the proposed 3 Lot subdivision will be contained within managed land minimising the broader impacts of the proposal.

(ii) impacts resulting from future bushfire hazard management measures are minimised as far as reasonably practicable through appropriate siting of any building area; and/or;
A review of the bushfire hazard management report and site assessment indicates surrounding land has been classified as managed land. Recommended subdivision layout and associated bushfire hazard management areas will not impact priority biodiversity and no additional management measures are required.

Low density residential
12.5 Development Standards for Subdivision
12.5.1 Lot Design
Given the proposal will not require the removal of vegetation to facilitate development, it appears the proposal satisfies Zone objectives in that, *To provide for new lots that:*

(a) have appropriate area and dimensions to accommodate development consistent with the Zone Purpose and any relevant Local Area Objectives or Desired Future Character Statements;
(b) contain building areas which are suitable for residential development, located to avoid hazards and values and will not lead to land use conflict and fettering of resource development use on adjoining rural land;
(c) are not internal lots, except if the only reasonable way to provide for desired residential density.
(d) contain building areas which are located to avoid environmental values.

With reference to potential environmental impacts to facilitate development, it appears the proposal satisfies A1. Assessment of acceptable solutions indicates the proposal satisfies A2(f) as;
'*No environmental values will be adversely impacted'*
In addition, if other clauses with in A2 do not comply, it appears the proposal satisfies environmental Performance Criteria P2, in that
(b) Meets any applicable standards in codes in this planning scheme;
Meets and complies with provisions for Low priority biodiversity values criteria outlined within the Biodiversity Code,

(e) Avoids , minimises and mitigates environmental impact arising from future use and development;
Design of the proposed subdivision layout and infrastructure works and positioning of envelopes for future development, including required bushfire hazard management areas effectively avoids environmental impacts.

(f) offsets impacts on trees of high conservation value.
Subdivisions works for the construction the access (crossover) for Lot 3 will not impact the tree protection zones for high priority trees #1 & 2. In accordance with Kingborough Council's Biodiversity Offset Policy 6.10: *Table 2: Conservation Values of Individual Trees*, assessment found *Eucalyptus ovata* trees located in the north-west corner and western boundary are not classified as high priority trees and therefore anticipated the proposal will satisfy this requirement. In addition, at the time of assessment the *Eucalyptus ovata* identified clear of the proposed works do not represent potential foraging habitat values for the critically endangered Swift parrot.

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5. Conclusions and recommendations

Potential threatened flora habitat values
Assessment indicates the proposal and future development is unlikely to result in a loss of potential threatened flora species previously recorded within 5km. No further assessment, or a permit is required under Section 51 of Tasmania's *Threatened Species Protection Act 1995*.

Vegetation types and distribution
Site assessment found current land use within the allotment is consistent with Agricultural / Urban land use classification. Given this classification, it appears and error was made to including the modified land within Kingborough Council's Biodiversity Protection Area overlay. Under the Biodiversity Code, the proposal endeavours to satisfy the planning objectives. Assessed under 'Low' priority biodiversity values, the proposal will not impact priority vegetation. No further assessment is required under Tasmania's *Nature Conservation Act 2002* or the *Land Use Planning and Approvals Act 1993*.

Potential threatened fauna habitat values
The Masked owl has previously been recorded within 500m of the site in 1984. Assessment for potential nesting habitat recorded 2 trees exceeding 80cm dbh adjacent to the proposed access corridor. Assessment indicates proposed subdivision works will not impact the tree protection zone of the high priority trees. No further assessment or referral required under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's Department of Environment under *Significant Impact Guidelines*.

The site is within Swift parrot important breeding area and have previously recorded within 500m. *Eucalyptus ovata* recorded in the north-west corner are not large enough to be classified as high priority trees outlined in Kingborough Council's Biodiversity Offset Policy 6.10 V2.1 *Table 2: Conservation value of Individual Trees*. At the time of assessment, these trees currently represent limited potential foraging habitat for the Swift parrot likely but likely to represent potential future foraging habitat values. 2 large *Eucalyptus pulchella* within the access corridor exceeding 70cm dbh represents potential nesting habitat will not be impacted with proposed subdivision works clear of the tree protection zones. No further assessment or referral required under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's Department of Environment under *Significant Impact Guidelines*.

Tasmanian Devil, Eastern & Spotted-tailed Quoll and Eastern-barred bandicoot
Assessment indicates the site is within range boundaries of these species however, given the previous modification and long standing management of the site, it is unlikely the proposal will result in a loss of critical foraging or denning habitat. No further assessment or referral required under Tasmania's *Threatened Species Protection Act 1995* or the Commonwealth's Department of Environment under *Significant Impact Guidelines*.

E10.0 Biodiversity Code
Site assessment found land within the proposed subdivision footprint is consistent with Urban / Agricultural land classification and appears an error has been made to include the allotment within the Biodiversity Protection Area overlay. Despite this, it appears the proposal satisfies provisions within E10.8 subdivision standards Performance Criteria P1 for development within 'Low' Priority Biodiversity Values.

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12.0 Low Density Residential

Given the proposal will not require the removal of vegetation to facilitate development, it appears the proposal satisfies Low Density Residential Zone objectives. It also appears the proposal adequately addresses the alternative solutions Performance Criteria with regards to satisfying environmental provisions within the Code.

Introduced plant species

No introduced plant species listed as 'Declared' or weeds of National Significance (WoNS) under the Tasmanian *Biosecurity Act 2019, Weed Management Act 1999* or the National Weed Strategy were recorded within the study site. No additional management prescriptions required under these Acts. Given the site is free of 'Declared' weed species, in accordance with best practice it is recommended hygiene management mechanisms are implement prior to commencement of works to mitigate the accidental introduction of Declared weed species and plant pathogens. This includes ensuring Contractor's vehicles and machinery are cleaned offsite before entering the property in accordance with best practice guidelines.

Conclusions

Providing works are consistent with the plans provided and the proponent follows the recommendations below and those contained in the Bushfire Assessment Report, site assessment indicates the scale and extent of proposed subdivision works and required BAL-19 construction standards for future development will not result in a loss of priority native vegetation or adversely impact existing limited natural values and potential threatened species habitat values of the site.

Significant Impact Guidelines issued by the Commonwealth Dept of the Environment to determine if referral to the department is required, indicates the proposal will not:

- Significantly impact threatened native vegetation or a native vegetation community,
- Directly impact potential threatened species habitat,
- Lead to a long-term decrease in the size of populations, reduce area of occupancy of a significant population, fragment an existing population or destroy habitat critical to the survival of species,
- Disrupt the breeding cycle of an important population,
- Modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline,
- Result in invasive species that are harmful to a threatened species becoming established I the threatened species habitat.

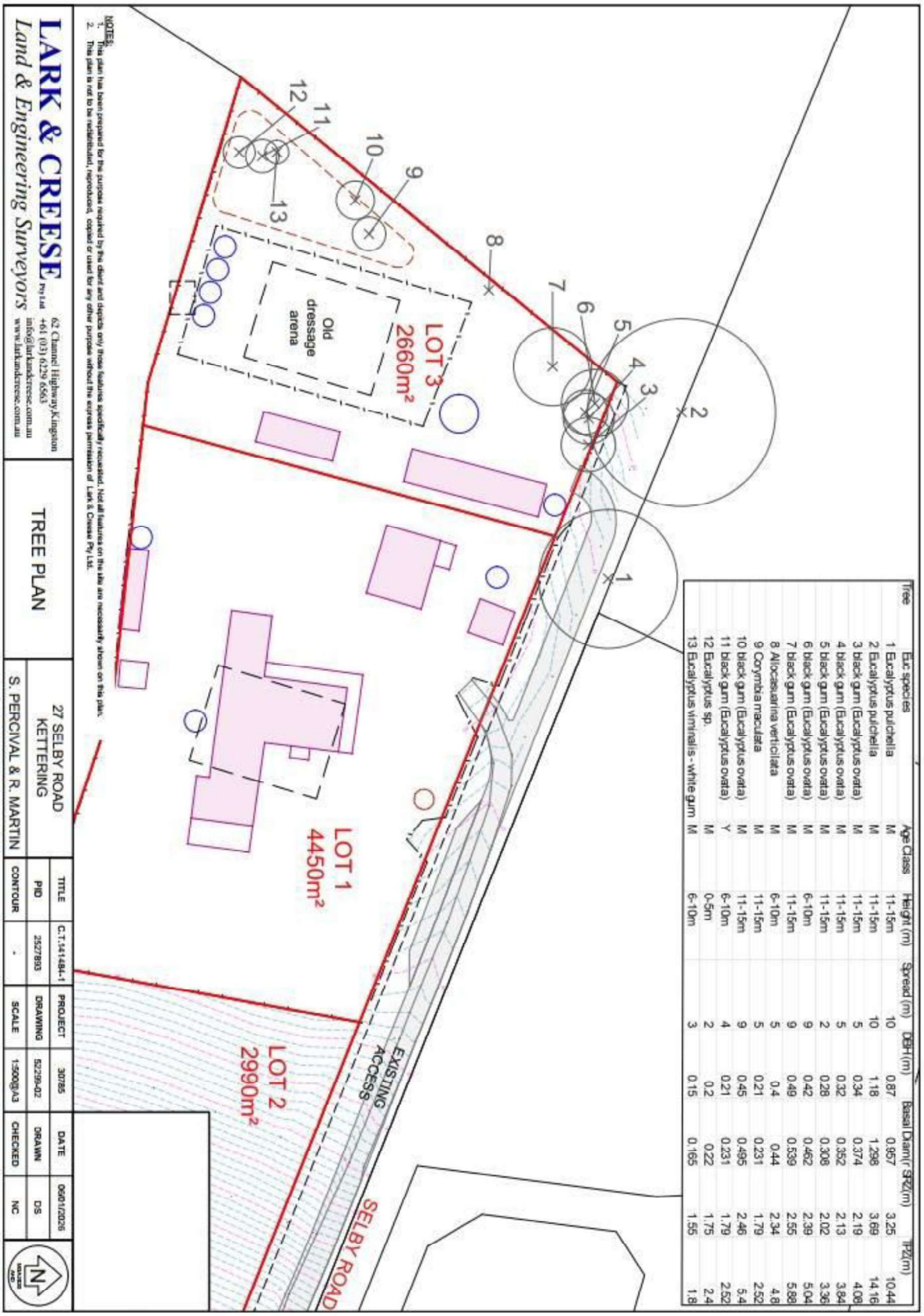
No further assessment or referral is required under Tasmania's *Threatened Species Protection Act 1995* or "Significant Impacts" as described in the Commonwealth's *Environmental Protection Biodiversity Conservation Act 1999.*

Recommended management prescriptions for development:

- Prior to commencement of works implement a hygiene management plan ensuring contractors have appropriately washed down vehicles and machinery offsite before entering the property to prevent accidental importation of common declared weed species and plant pathogens such as *Phytophthora cinnamomi*, (see *Tasmanian Washdown Guidelines for Weed and Disease Control: Machinery, Vehicles and Equipment (Edition 1, 2004*). Providing compliance with these basic hygiene recommendations, a hygiene / washdown facility for vehicles or machinery entering or existing the site is not required.
- Implement an appropriate water and erosion management plan following best practice guidelines for all earthworks including suitable locations for temporary stockpiling of soil material and appropriate fencing,

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6. Appendix A – Tree plan.



Tree	Est. species	Age Class	Height (m)	Spread (m)	DBH (m)	Basal Diam (m)	SRZ (m)	TPZ (m)
1	Eucalyptus pulchella	M	11-15m	10	0.87	0.957	3.25	10.44
2	Eucalyptus pulchella	M	11-15m	10	1.18	1.298	3.69	14.16
3	black gum (Eucalyptus ovata)	M	11-15m	5	0.34	0.374	2.19	4.08
4	black gum (Eucalyptus ovata)	M	11-15m	5	0.32	0.352	2.13	3.84
5	black gum (Eucalyptus ovata)	M	11-15m	2	0.28	0.308	2.02	3.36
6	black gum (Eucalyptus ovata)	M	6-10m	9	0.42	0.462	2.39	5.04
7	black gum (Eucalyptus ovata)	M	11-15m	9	0.49	0.539	2.55	5.88
8	Allocasuarina verticillata	M	6-10m	5	0.4	0.44	2.34	4.8
9	Corymbia maculata	M	11-15m	5	0.21	0.231	1.79	2.52
10	black gum (Eucalyptus ovata)	M	11-15m	9	0.45	0.495	2.46	5.4
11	black gum (Eucalyptus ovata)	Y	6-10m	4	0.21	0.231	1.79	2.52
12	Eucalyptus sp.	M	0-5m	2	0.2	0.22	1.75	2.4
13	Eucalyptus viminalis - white gum	M	6-10m	3	0.15	0.165	1.55	1.8

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7. Appendix B - Supporting documentation.

Author	Description / Summary
Lark & Creese Pty Ltd Liam Brightman	Bushfire Hazard Assessment Report Plan 27 Selby Road, Kettering. Dwg #52300-02, 18/12/2025.
Lark & Creese Pty Ltd Nick Creese	Development Application – Subdivision, 27 Selby Road, Kettering. Dwg #52302-04 IPS, 20/08/2025.
Phil Jackson	Arboricultural Assessment, 27 Selby Road, Kettering.

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8. Appendix C: Disclaimer.

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