



**GLAMORGAN/SPRING BAY COUNCIL**  
**NOTICE OF PROPOSED DEVELOPMENT**

Notice is hereby given that an application has been made for planning approval for the following development:

**SITE:** **RA6 Suncoast Drive, Bicheno**  
**CT 162922/100**

**PROPOSAL:** **Retrospective Application for Existing Shed**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail ([planning@freycinet.tas.gov.au](mailto:planning@freycinet.tas.gov.au)) addressed to the Chief Executive Officer.

Representations must be received before midnight on 08 July 2026.

**APPLICANT:** **Onshore Designs**

**DATE:** **02/12/2025**

**APPLICATION NO:** **DA 2025 / 216**

# Application for Planning Approval

## Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:			
Contact person: (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

*Note: All correspondence with the applicant will be via email unless otherwise advised*

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site <i>(Note: If your application is discretionary, the following will be placed on public exhibition)</i>			
Address of proposal:			
Suburb:		Post Code:	
Size of site: (m <sup>2</sup> or Ha)			
Certificate of Title(s):			
Current use of site:			

**General Application Details** *Complete for All Applications*

Description of proposed use or development:	
Estimated value of works: (design & construction) \$ The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	
Is the property on the State Heritage Register? (Circle one)	Yes / No

**For all Non-Residential Applications**

Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

**Personal Information Protection Statement**

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

### Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Applicant Signature:		Date:	
----------------------	---	-------	--

### Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	
--	--	-------	--

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

***It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.***

## **Checklist of application documents:** *Taken from Section 6 of the Planning Scheme*

An application must include:

- a signed application form;
- any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;
- details of the location of the proposed use or development;
- a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and
- a full description of the proposed use or development.

In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

- any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;
- a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:
  - (i) the existing and proposed use(s) on the site;
  - (ii) the boundaries and dimensions of the site;
  - (iii) topography including contours showing AHD levels and major site features;
  - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
  - (v) soil type;
  - (vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;
  - (vii) the location and capacity and connection point of any existing services and proposed services;
  - (viii) the location of easements on the site or connected to the site;
  - (ix) existing pedestrian and vehicle access to the site;
  - (x) the location of existing and proposed buildings on the site;
  - (xi) the location of existing adjoining properties, adjacent buildings and their uses;
  - (xii) any natural hazards that may affect use or development on the site;
  - (xiii) proposed roads, driveways, parking areas and footpaths within the site;
  - (xiv) any proposed open space, common space, or facilities on the site; and
  - (xv) proposed subdivision lot boundaries;
- where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:
  - (xvi) the internal layout of each building on the site;
  - (xvii) the private open space for each dwelling;
  - (xviii) external storage spaces;
  - (xix) parking space location and layout;
  - (xx) major elevations of every building to be erected;
  - (xxi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;
  - (xxii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and
  - (xxiii) materials and colours to be used on roofs and external walls.

SEARCH OF TORRENS TITLE

VOLUME 162922	FOLIO 100
EDITION 7	DATE OF ISSUE 01-Jun-2023

SEARCH DATE : 02-Dec-2025

SEARCH TIME : 11.22 AM

DESCRIPTION OF LAND

Parish of BICHENO Land District of GLAMORGAN  
 Lot 100 on Sealed Plan 162922  
 Derivation : Part of 2096 Acres Gtd to James Barnard, John Foster and Robert Officer  
 Prior CT 133554/1

SCHEDULE 1

M605297 & N119575 GAIL ELIZABETH MURRAY Registered  
 01-Jun-2023 at noon

SCHEDULE 2

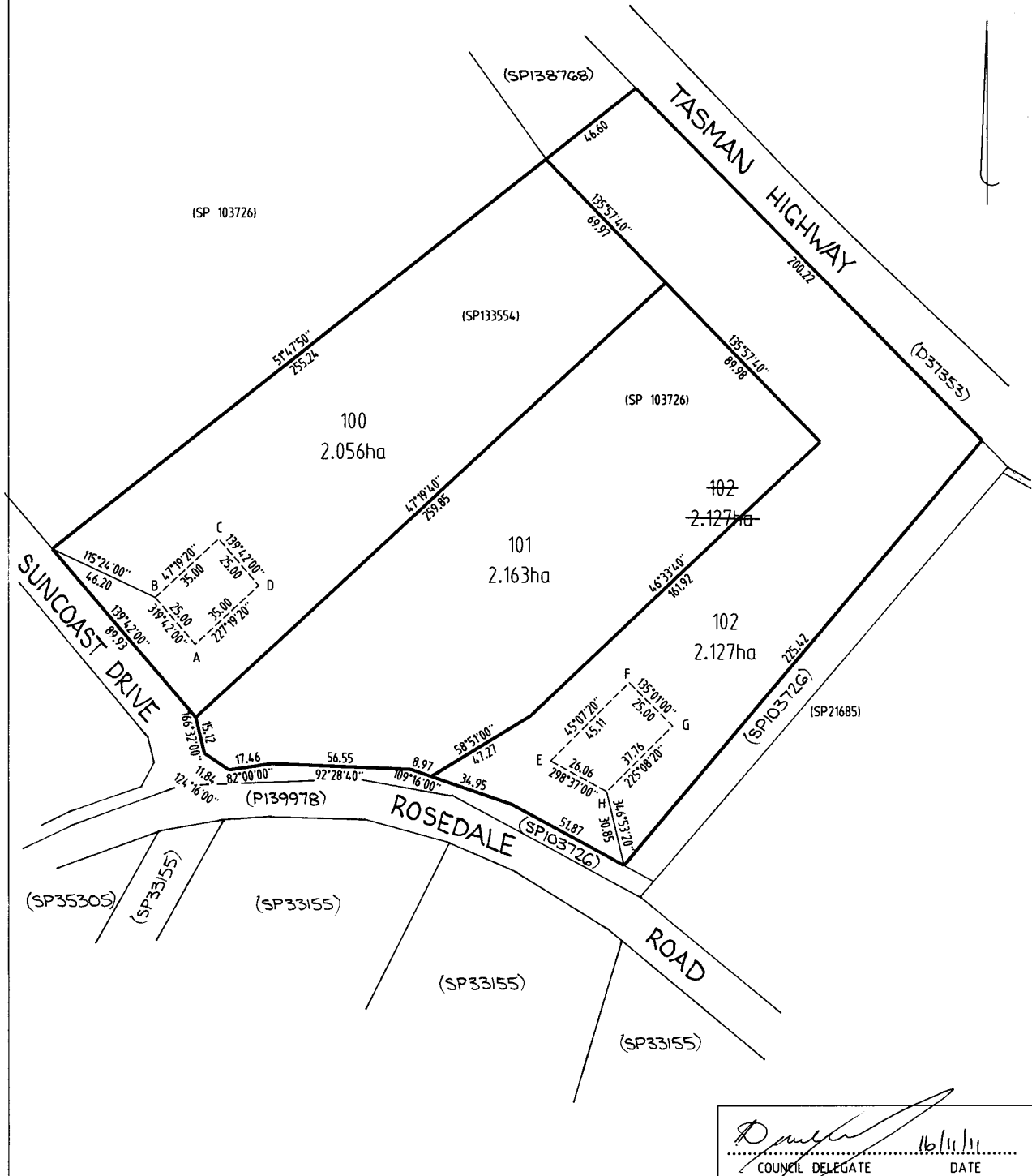
Reservations and conditions in the Crown Grant if any  
 SP162922 COVENANTS in Schedule of Easements  
 SP162922 FENCING COVENANT in Schedule of Easements  
 SP103726 & SP133554 COVENANTS in Schedule of Easements  
 SP103726 & SP133554 FENCING COVENANT in Schedule of Easements  
 SP133554 WATER SUPPLY RESTRICTION  
 SP133554 SEWERAGE AND/OR DRAINAGE RESTRICTION  
 C138135 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 relating to the land formerly comprised in Lot 1 on Plan No. 130511 Registered 02-Nov-1998 at noon  
 D36214 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 24-Nov-2011 at noon

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended covenants pursuant to Request to Amend No. D144173 made under Section 103 of the Local Government (Building and Miscellaneous Provisions) Act 1993. Search Sealed Plan No. 162922 Lodged by Janet McGuire, PO Box 61, Bicheno, TAS 7215 on 11-Dec-2014 BP: D144173

OWNER ALFRED HORSFALL, MARGARET HORSFALL		<b>PLAN OF SURVEY</b>		REGISTERED NUMBER <b>SP162922</b>
FOLIO REFERENCE CT 133554-1		BY SURVEYOR A. S. HAMILTON		APPROVED EFFECTIVE FROM 14 DEC 2011 <i>Alice Kawa</i> Recorder of Titles
GRANTEE PART OF 2096AC GTD TO JAMES BARNARD AND ORS		LOCATION LAND DISTRICT OF GLAMORGAN PARISH OF BICHENO		
MAPSHEET MUNICIPAL CODE No. 112 (G03G)	LAST UPI No. GHP98	LAST PLAN No. SP133554	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

LOT 102 IS COMPILED FROM CT.133554-1 AND THIS SURVEY



*[Signature]*  
COUNCIL DELEGATE  
16/11/11  
DATE

<b>SCHEDULE OF EASEMENTS</b>	Registered Number
<b>NOTE:</b> THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	<b>SP162922</b>

PAGE 1 OF 2 PAGE

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

COVENANTS & CONTINUED ON PAGE 2

100

Lots ~~101~~ to 102 on the Plan, which together formerly comprised Lot 1 on Sealed Plan No. 133554 are affected by Restrictive Covenant set forth in Sealed Plan No. 133554.

Fencing Covenant

The Owner/Owners of each Lot shown on the Plan covenants with the Vendors Alfred Horsfall and Margaret Horsfall that the Vendors shall not be required to fence. *A*

~~(2) Not to carry out any developments on the Lot other than within the building envelopes marked A, B, C, D on Lot 100 and E, F, G, H on Lot 102~~

There are no easements, covenants or profits a prendre intended to benefit or burden the said land.

SIGNED by the said **ALFRED HORSFALL AND MARGARET HORSFALL** the registered Proprietors of Certificate of Title volume 133554 folio 1 in the presence of:

*Alfred Horsfall*  
*Margaret Horsfall*

(Witness Signature) *Reay Payne*  
(Witness - block capitals) *Reay Payne*  
Address) *291 Garden Rd Ringwood Bay*  
(Occupation) *Sales Consultant*

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: ALFRED HORSFALL AND MARGARET HORSFALL FOLIO REF: Vol. 133554 folio 1 SOLICITOR: BISHOPS & REFERENCE: Fenton Jones	PLAN SEALED BY: GLAMORGAN SPRING BAY COUNCIL DATE: <u><i>Vol. 11/11</i></u> <u><i>SU.10026</i></u> REF NO. <i>[Signature]</i> Council Delegate
<b>NOTE:</b> The Council Delegate must sign the Certificate for the purposes of identification.	

PHORSJA\M\_110167\_005.DOC

<b>ANNEXURE TO SCHEDULE OF EASEMENTS</b> PAGE 2 OF 2 PAGES	Registered Number  <b>SP162922</b>
SUBDIVIDER: ALFRED HORSFALL AND MARGARET HORSFALL FOLIO REFERENCE: vol. 13354 folio 1	

SIGNED by MECU LIMITED as Mortgagee )  
 Over Certificate of Title volume 133554 folio 1 )  
 by its Attorney Peter James

*MECU LIMITED by  
its attorney  
Peter Nicholson  
Solicitor, Legalstream*

Nicholson pursuant to Power  
 of Attorney (Registration No PA 37922)

*(and the said Peter James Nicholson  
 declares that he has received notice of revocation  
 of the said Power) in the presence of:*

*[Signature]*  
 Maggie Lee  
 Justice of the Peace  
 157798

Restrictive covenant hereon amended by me pursuant to Request to Amend No. D144173 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

*Alice Kawa*  
 8 / 1 / 2015 Recorder of Titles

**COVENANTS CONTINUED**

The owner of Lots 100 & 102 on the plan covenants with the Vendor Alfred Horsfall & Margaret Horsfall and the owners for the time being of every other lot shown on the plan and the Glamorgan Spring Bay Council to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit shall be annexed to and devolve with each and every part of every other lot shown on the plan and the said Glamorgan Spring Bay Council to observe the following stipulation, namely:

~~Not to carry out any developments on Lots 100 & 102 other than within the building envelopes marked A.B.C.D. on Lot 100 and E.F.G.H. on Lot 102.~~

"Not to construct or occupy any dwelling on Lots 100 and 102 other than within the building envelopes marked A.B.C.D on Lot 100 and E.F.G.H. on Lot 102"

**NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.**

PHORS)A\M\_110167\_003.DOC

**PROJECT INFORMATION**

BUILDING DESIGNER: MICHAEL EASTWOOD  
ACCREDITATION No: CC 1066 S  
LAND TITLE REFERENCE NUMBER: 162922/100  
FLOOR AREA: EXISTING 77.7m<sup>2</sup> DEMOLITION 32.7m<sup>2</sup> TOTAL 45m<sup>2</sup>  
DECK FLOOR AREA: ---  
DESIGN WIND SPEED: N2  
SOIL CLASSIFICATION: M  
CLIMATE ZONE: 7  
BUSHFIRE-PRONE BAL RATING: NA  
ALPINE AREA: NOT APPLICABLE  
CORROSION ENVIRONMENT: MEDIUM  
FLOODING: NO  
LANDSLIP: NO  
DISPERSIVE SOILS: UNKNOWN  
SALINE SOILS: UNKNOWN  
SAND DUNES: UNKNOWN  
MINE SUBSIDENCE: NO  
LANDFILL: UNKNOWN  
DATUM LEVEL AT KERB: UNKNOWN  
GROUND LEVEL: RL26000 approx.  
FINISHED FLOOR LEVEL: RL26100 approx.  
OVERFLOW RELIEF GULLY LEVEL: NA



# Proposed Garage For Gail Murray

6 Suncoast Drive  
Bicheno TAS  
7215

## PLANNING APPLICATION

**Michael Eastwood**

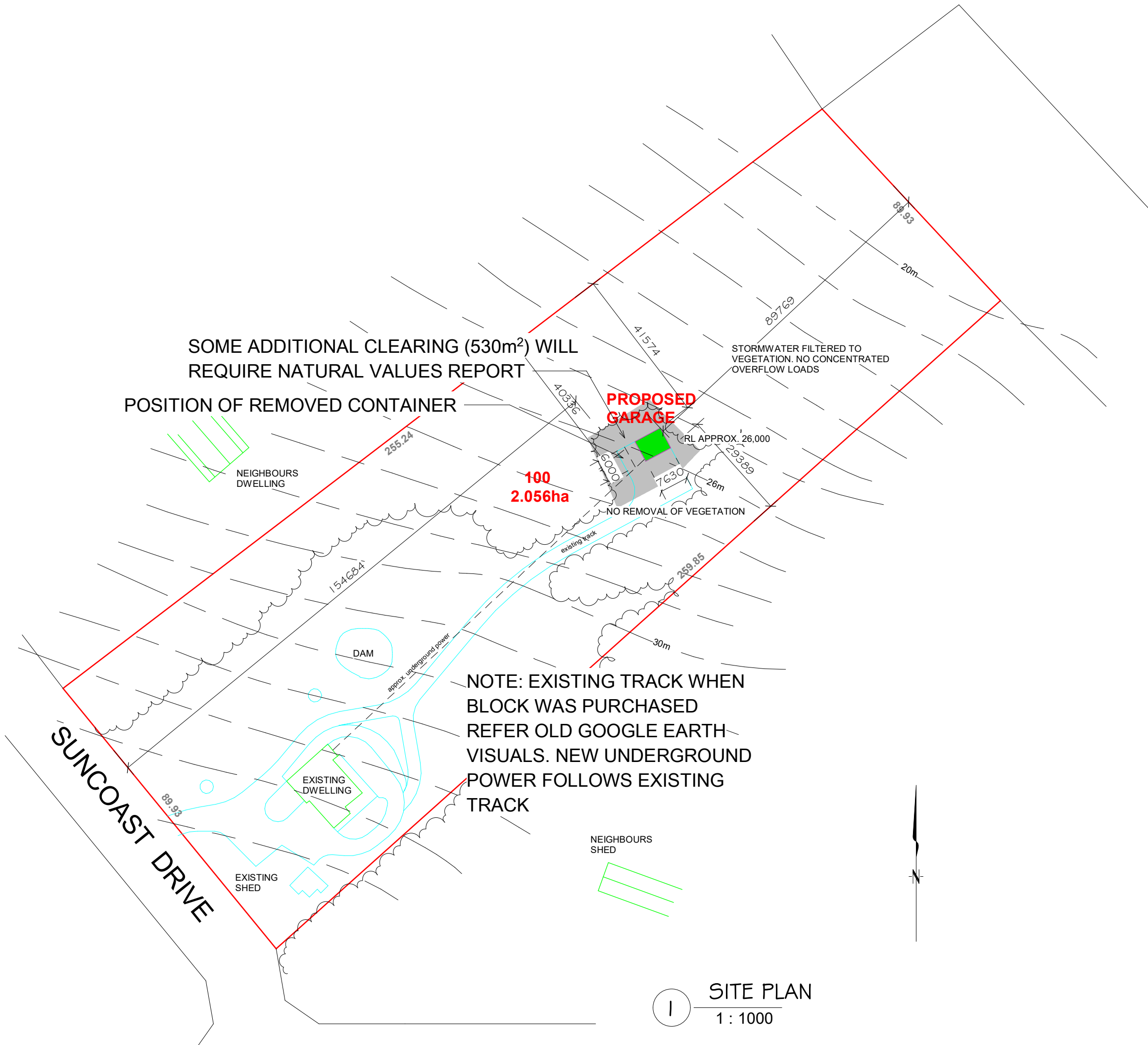
Onshore Design  
building designSTUDIO  
www.buildingdesignstudio.com.au

mail/ 10 Restdown Drive, Otago, 7017  
0429901003  
onshoredesigns@bigpond.com

**Drawing List**

Sheet Number	Sheet Name
A0	Title Sheet
A1	Site Plan
A2	Existing Floor Plan
A3	Existing Elevations
A4	Existing Elevations
A5	Demolition Plan
A6	Floor Plan
A7	Elevations
A8	Elevations
A9	Section A-A, B-B
A10	Section C-C

*"Drawings and Specifications as instruments of service are and shall remain the property of the Building Designer. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Building Designer. The General Contractor is responsible for confirming and correlating dimensions at the job site. The Building Designer will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project."*



Job Title  
**Proposed Garage**  
at  
**6 Suncoast Drive**  
**Bicheno Tas**  
**7215**  
for  
Gail Murray

Drawing Title  
**Site Plan**

Date:  
5/01/26

Drawn By:  
Michael Eastwood

Accreditation No  
CC 1066 S

Scale:  
**1 : 1000**

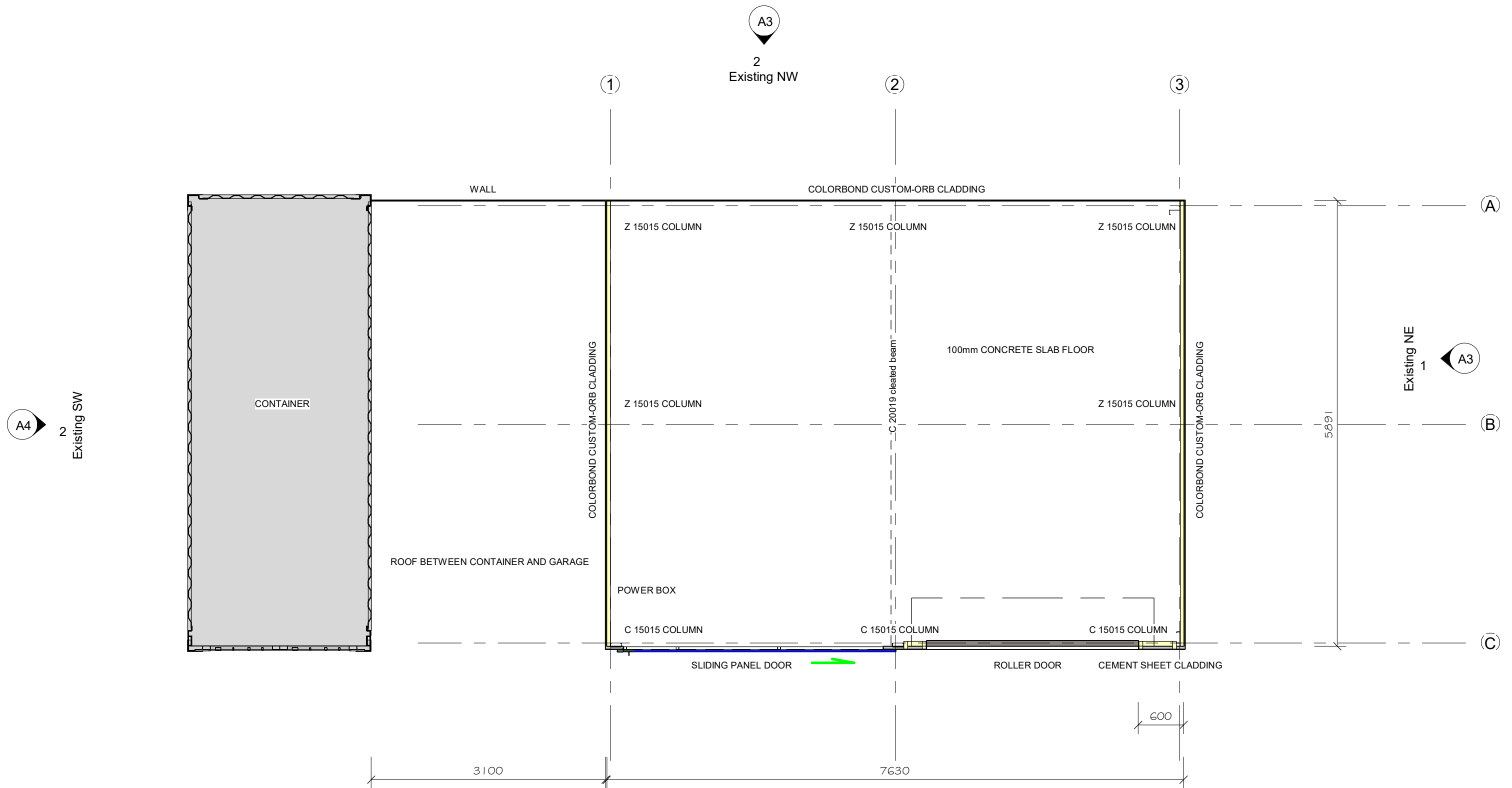
Project No:

Sheet No:  
**A1**

AMMENDMENTS

DATE	

1 SITE PLAN  
1 : 1000



Existing Floor Plan  
1 : 50



**ONSHORE DESIGNS**

MICHAEL EASTWOOD  
 BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS  
 Accredited Building Practitioners  
 Design + Documentation  
 Interior Design / Planning / Energy Assessments  
 Bushfire Assessments / Healthy House

10 Restdown Drive, Otago Bay, 7017

0429 901 003

Existing SE  
1



Job Title  
**Proposed Garage**  
 at 6 Suncoast Drive  
 Bicheno Tas 7215  
 for Gail Murray

Drawing Title  
**Existing Floor Plan**

Date:  
5/01/26

Drawn By:  
Michael Eastwood

Accreditation No.  
CC 1066 S

Scale:  
**1 : 50**

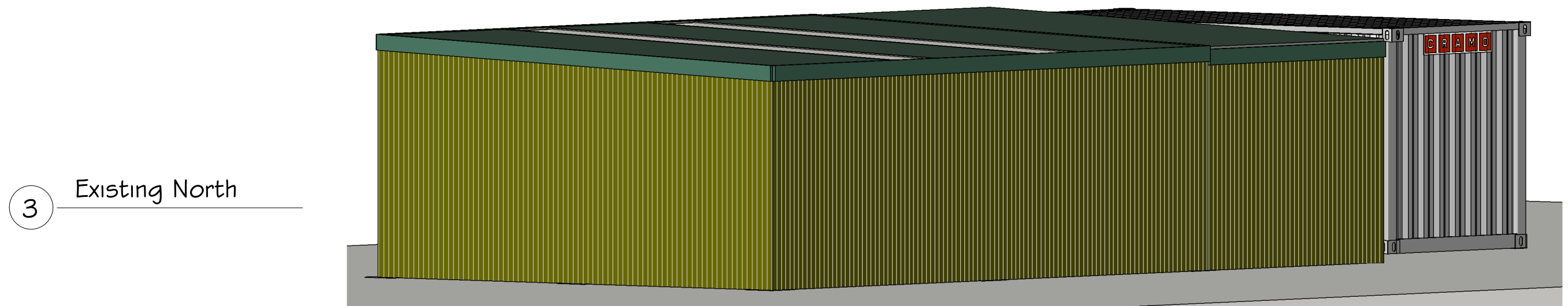
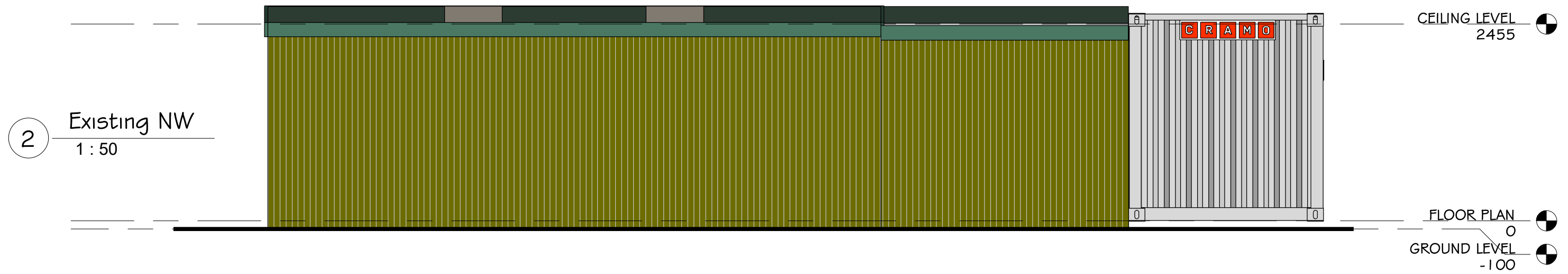
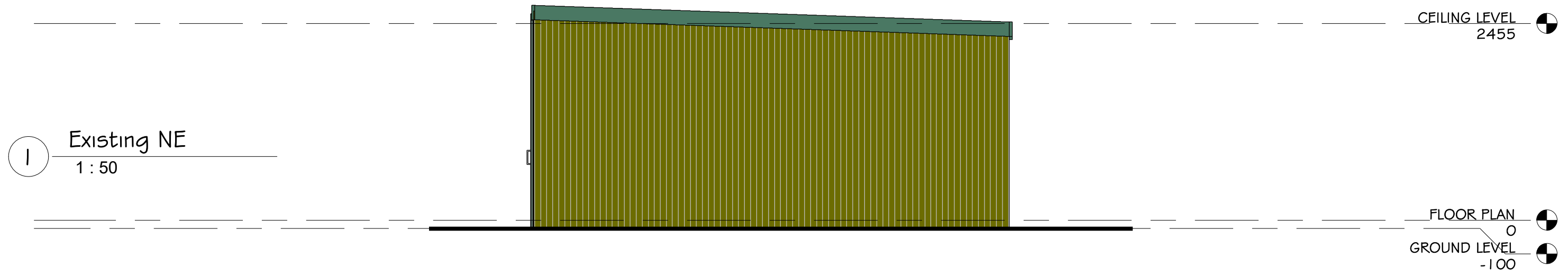
Project No:

Sheet No:

**A2**

Rev.	Date	Description

Printed Date  
10/02/2026 9:02:49 AM



**ONSHORE DESIGNS**

MICHAEL EASTWOOD  
 BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS  
 Accredited Building Practitioners  
 Design + Documentation  
 Interior Design / Planning / Energy Assessments  
 Bushfire Assessments / Healthy House

10 Restdown Drive, Otago Bay, 7017

0429 901 003

Job Title  
**Proposed Garage**  
 at 6 Suncoast Drive  
 Bicheno Tas 7215  
 for Gail Murray

Drawing Title  
**Existing Elevations**

Date:  
**5/01/26**

Drawn By:  
 Michael Eastwood

Accreditation No.  
 CC 1066 S

Scale: **1 : 50**

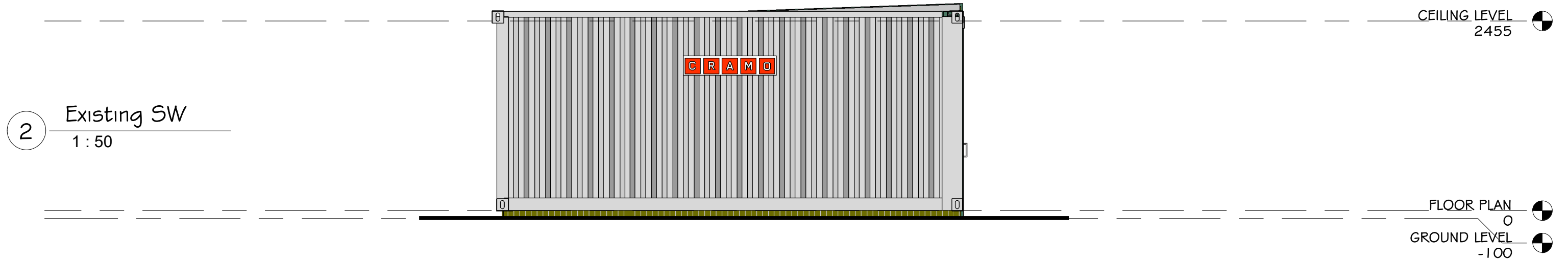
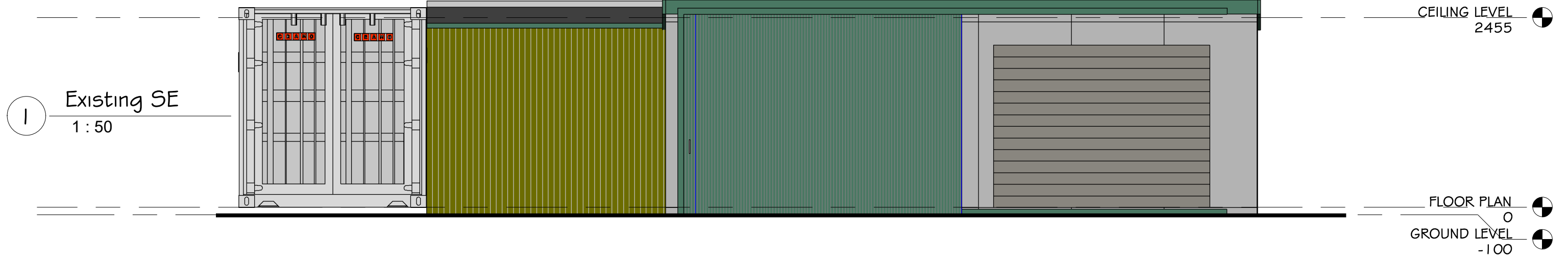
Project No:

Sheet No:

**A3**

Rev.	Date	Description

Printed Date  
 10/02/2026 9:02:50 AM



**ONSHORE DESIGNS**

MICHAEL EASTWOOD  
 BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS  
 Accredited Building Practitioners  
 Design + Documentation  
 Interior Design / Planning / Energy Assessments  
 Bushfire Assessments / Healthy House

10 Restdown Drive, Otago Bay, 7017

0429 901 003

Job Title  
**Proposed Garage**  
 at 6 Suncoast Drive  
 Bicheno Tas 7215  
 for Gail Murray

Drawing Title  
**Existing Elevations**

Date:  
 5/01/26

Drawn By:  
 Michael Eastwood

Accreditation No.  
 CC 1066 S

Scale:  
**1 : 50**

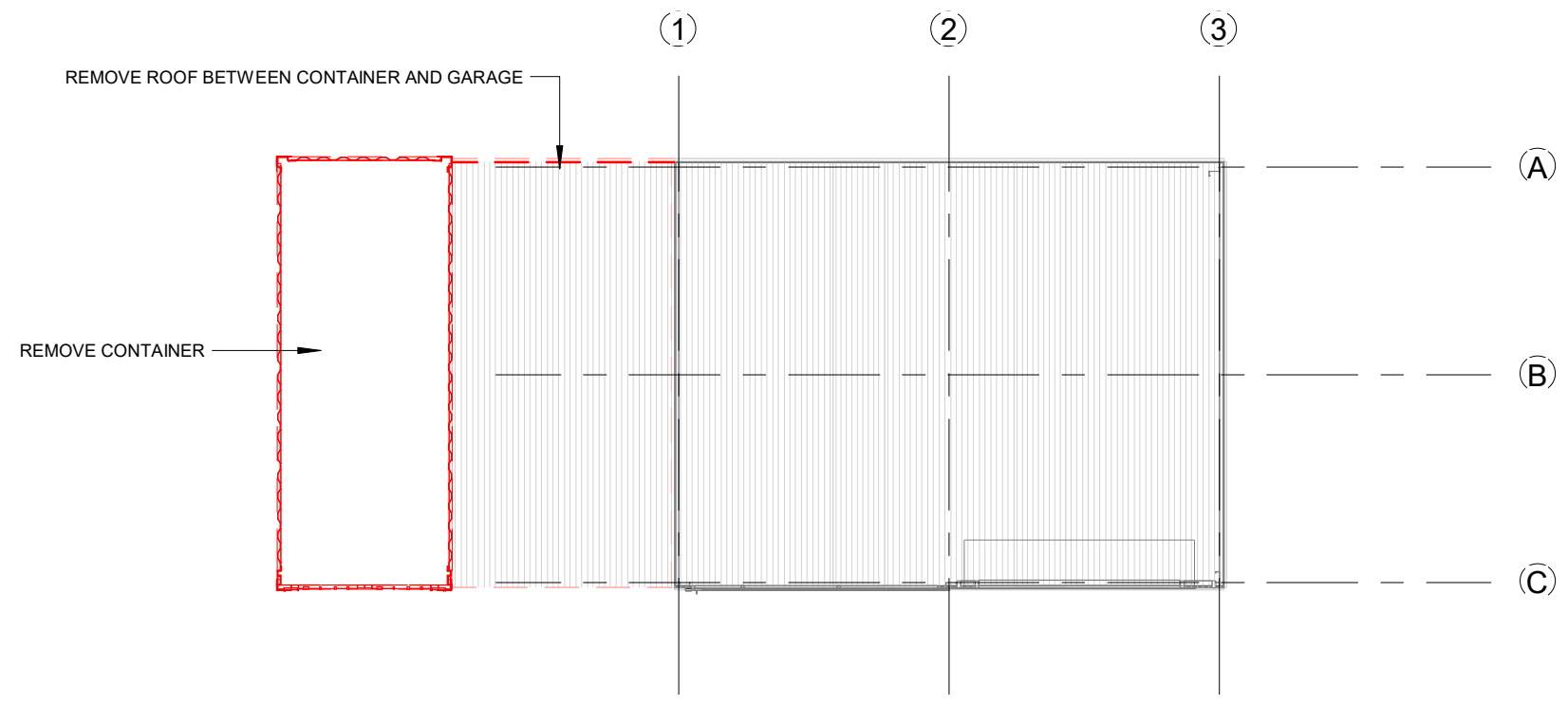
Project No:

Sheet No:

**A4**

Rev.	Date	Description

Printed Date  
 10/02/2026 9:02:51 AM



① DEMOLITION PLAN  
1 : 100



**ONSHORE DESIGNS**

MICHAEL EASTWOOD  
 BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS  
 Accredited Building Practitioners  
 Design + Documentation  
 Interior Design / Planning / Energy Assessments  
 Bushfire Assessments / Healthy House

10 Restdown Drive, Otago Bay, 7017

0429 901 003

Job Title  
**Proposed Garage**  
 at 6 Suncoast Drive  
 Bicheno Tas 7215  
 for Gail Murray

Drawing Title  
**Demolition Plan**

Date:  
**5/01/26**

Drawn By:  
 Michael Eastwood

Accreditation No.  
 CC 1066 S

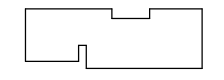
Scale:  
**1 : 100**

Project No:

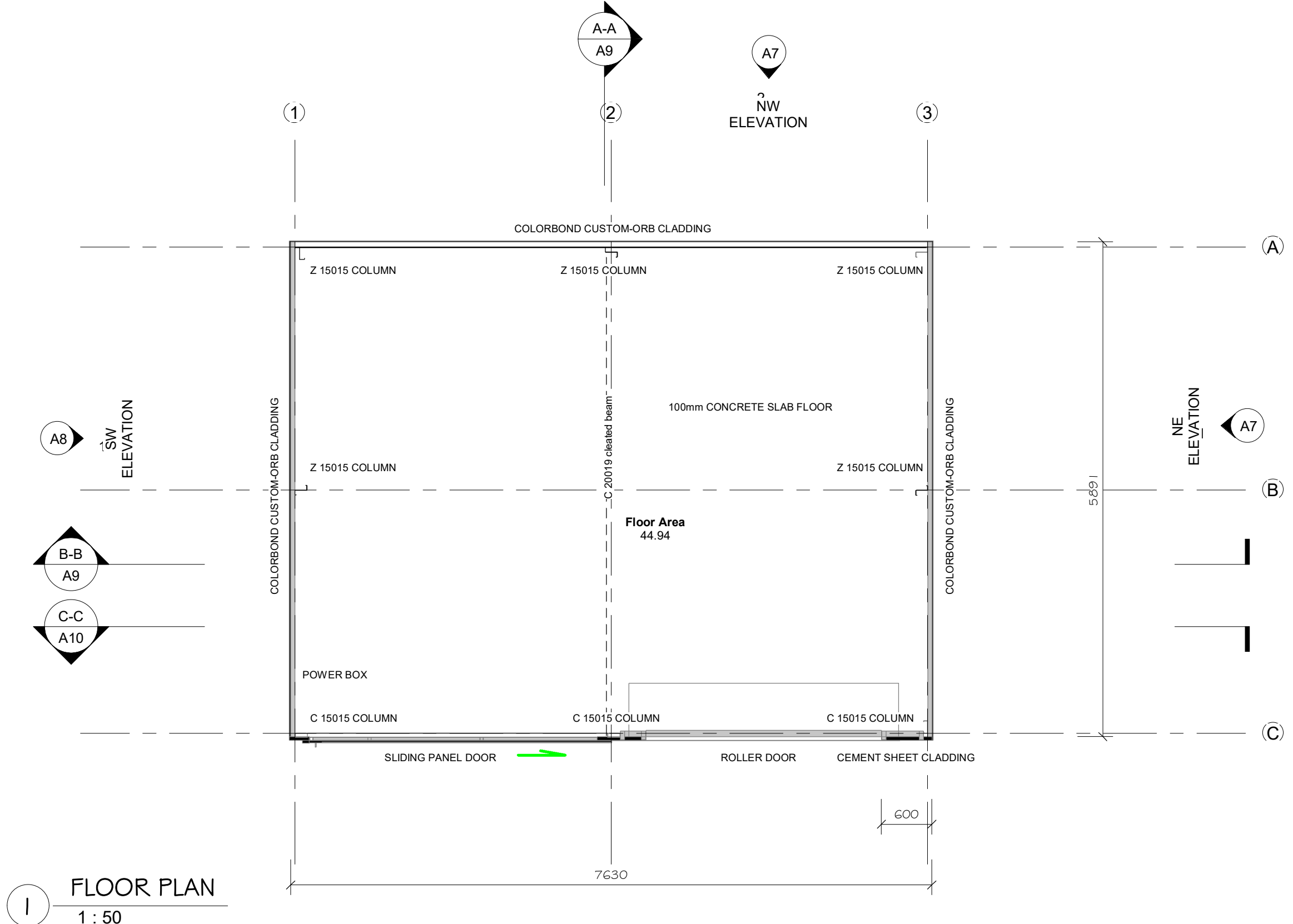
Sheet No:

**A5**

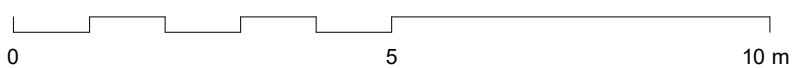
Rev.	Date	Description



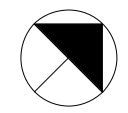
Printed Date  
 10/02/2026 9:02:51 AM



**FLOOR PLAN**  
1 : 50



**ONSHORE DESIGNS**  
MICHAEL EASTWOOD  
BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS  
Accredited Building Practitioners  
Design + Documentation  
Interior Design / Planning / Energy Assessments  
Bushfire Assessments / Healthy House  
10 Restdown Drive, Otago Bay, 7017  
0429 901 003



**W40N2**

Rev.	Date	Description

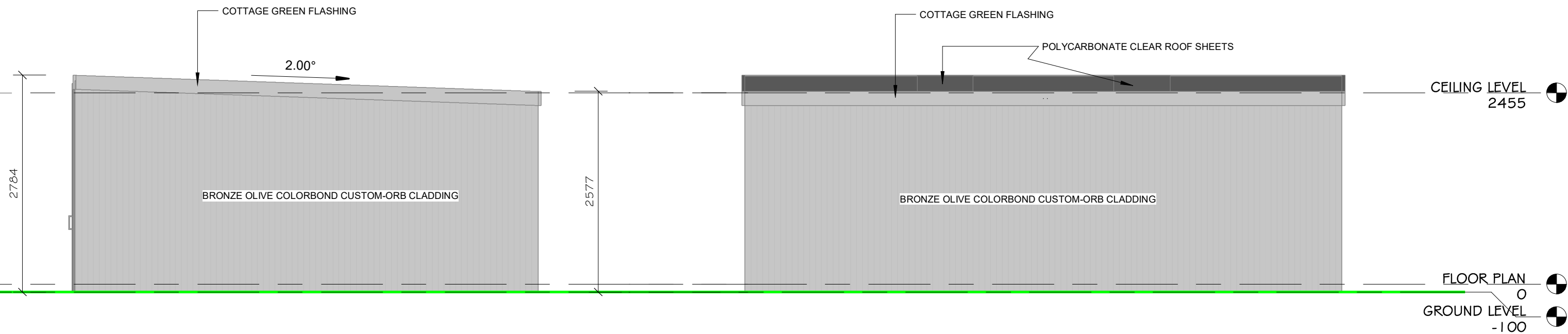
Printed Date  
10/02/2026 9:02:51 AM

Job Title  
**Proposed Garage**  
at 6 Suncoast Drive  
Bicheno Tas 7215  
for Gail Murray

Drawing Title  
**Floor Plan**

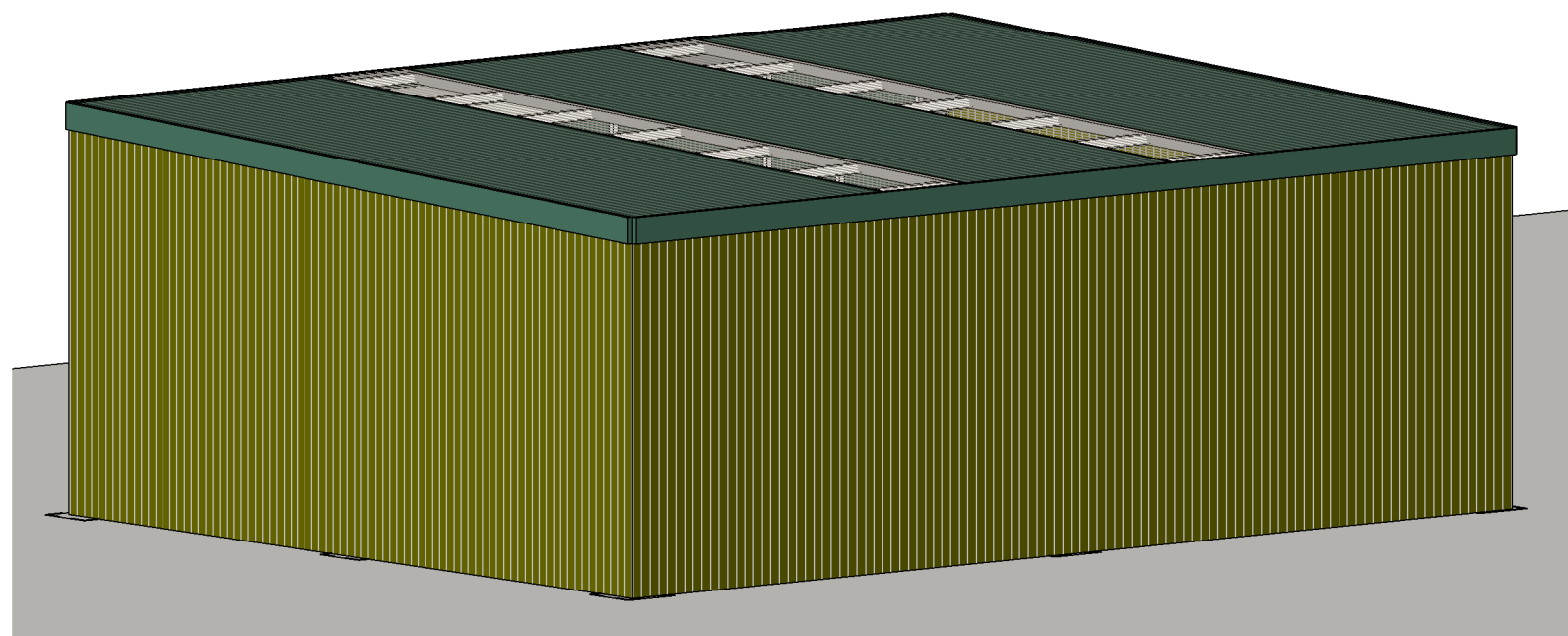
Date:  
5/01/26  
Drawn By:  
Michael Eastwood  
Accreditation No.  
CC 1066 S  
Scale:  
**1 : 50**

Project No:  
Sheet No:  
**A6**

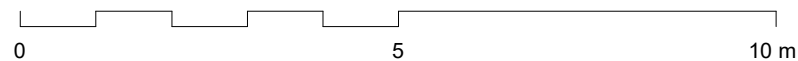


1 NE ELEVATION  
1 : 50

2 NW ELEVATION  
1 : 50



3 NORTH VISUAL



**ONSHORE DESIGNS**  
 MICHAEL EASTWOOD  
 BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS  
 Accredited Building Practitioners  
 Design + Documentation  
 Interior Design / Planning / Energy Assessments  
 Bushfire Assessments / Healthy House  
 10 Restdown Drive, Otago Bay, 7017  
 0429 901 003

Job Title  
**Proposed Garage**  
 at 6 Suncoast Drive  
 Bicheno Tas 7215  
 for Gail Murray

Drawing Title  
**Elevations**

Date:  
**5/01/26**

Drawn By:  
 Michael Eastwood

Accreditation No.  
 CC 1066 S

Scale:  
**1 : 50**

Project No:

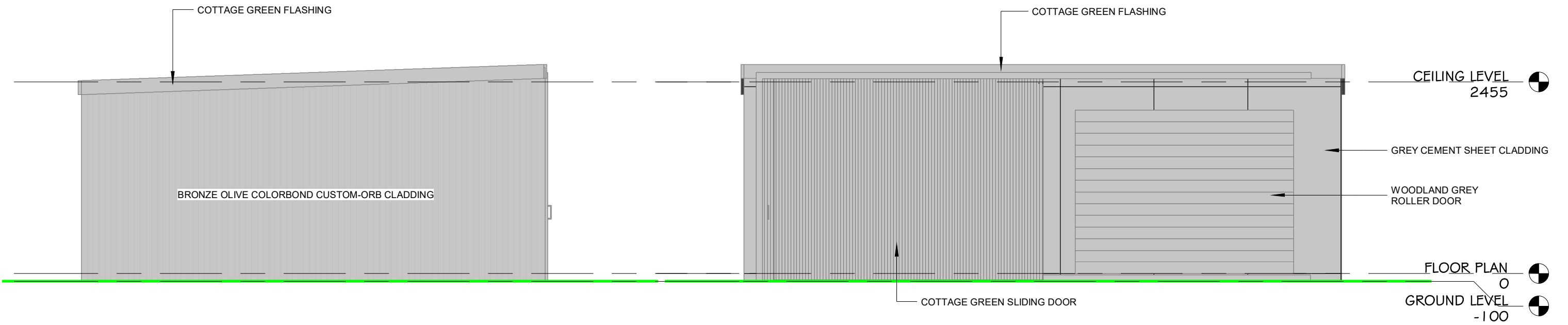
Sheet No:

**A7**

Rev.	Date	Description

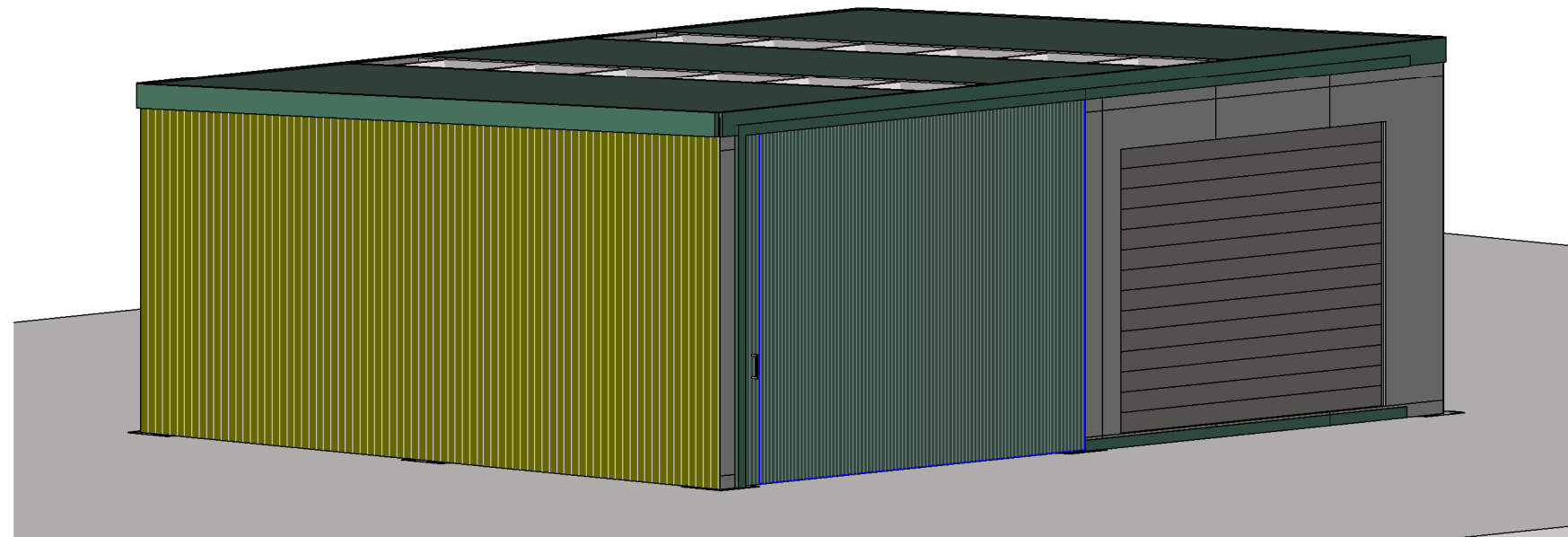


Printed Date  
 10/02/2026 9:02:52 AM



1 SW ELEVATION  
1 : 50

2 SE ELEVATION  
1 : 50



3 SOUTH VISUAL



**ONSHORE DESIGNS**

MICHAEL EASTWOOD  
 BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS  
 Accredited Building Practitioners  
 Design + Documentation  
 Interior Design / Planning / Energy Assessments  
 Bushfire Assessments / Healthy House

10 Restdown Drive, Otago Bay, 7017

0429 901 003

Job Title  
**Proposed Garage**  
 at 6 Suncoast Drive  
 Bicheno Tas 7215  
 for Gail Murray

Drawing Title  
**Elevations**

Date:  
**5/01/26**

Drawn By:  
 Michael Eastwood

Accreditation No.  
 CC 1066 S

Scale: **1 : 50**

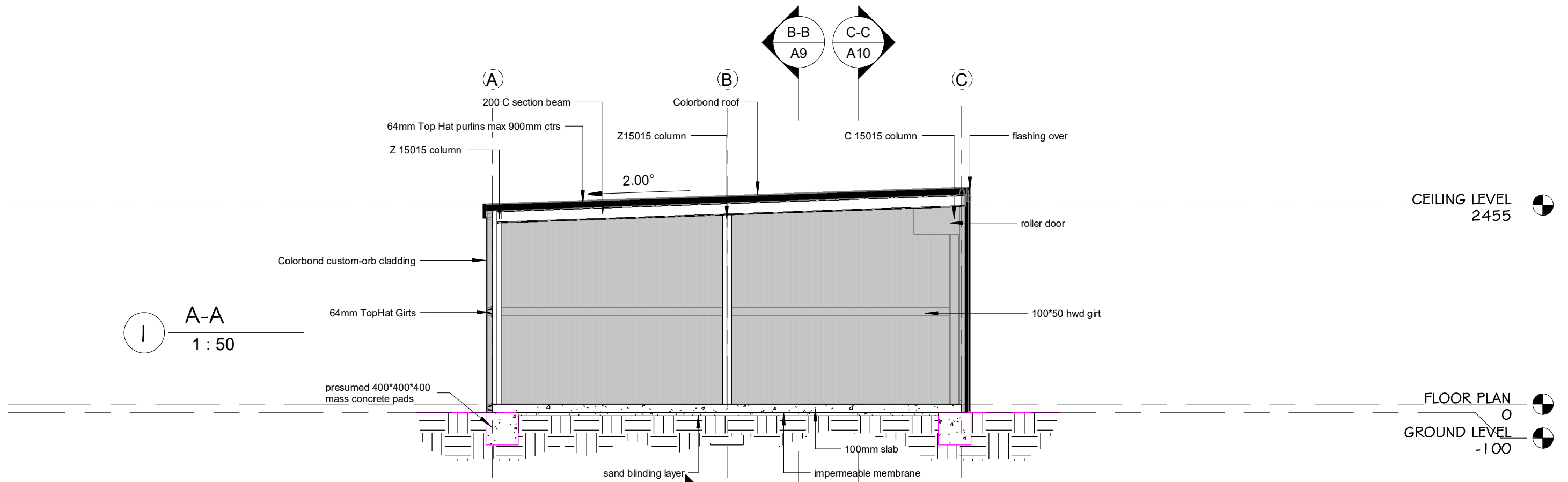
Project No:

Sheet No:

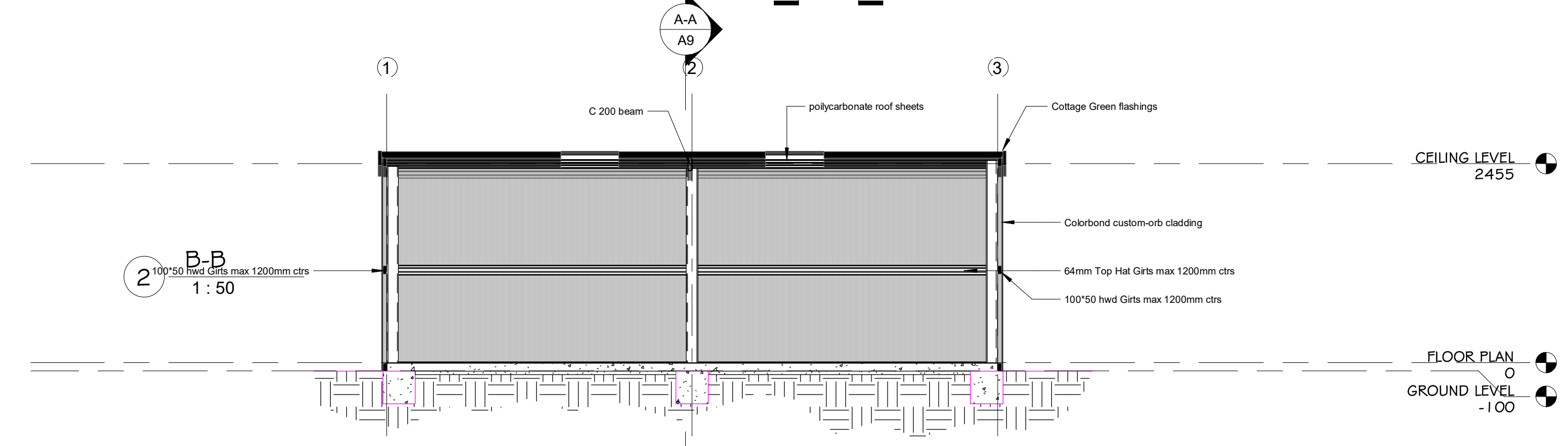
**A8**

Rev.	Date	Description

Printed Date  
 10/02/2026 9:02:52 AM



1 A-A  
1 : 50



2 B-B  
1 : 50

W40N2



**ONSHORE DESIGNS**

MICHAEL EASTWOOD  
 BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS  
 Accredited Building Practitioners  
 Design + Documentation  
 Interior Design / Planning / Energy Assessments  
 Bushfire Assessments / Healthy House

10 Restdown Drive, Otago Bay, 7017

0429 901 003

Job Title  
**Proposed Garage**  
 at 6 Suncoast Drive  
 Bicheno Tas 7215  
 for Gail Murray

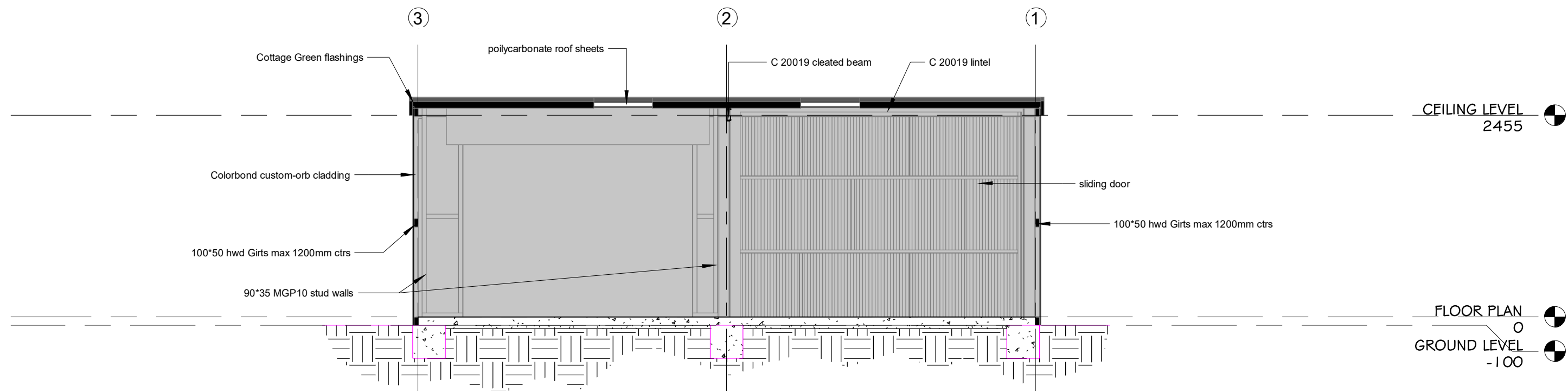
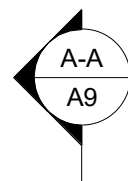
Drawing Title  
**Section A-A. B-B**

Date:  
 5/01/26  
 Drawn By:  
 Michael Eastwood  
 Accreditation No.  
 CC 1066 S  
 Scale:  
**1 : 50**

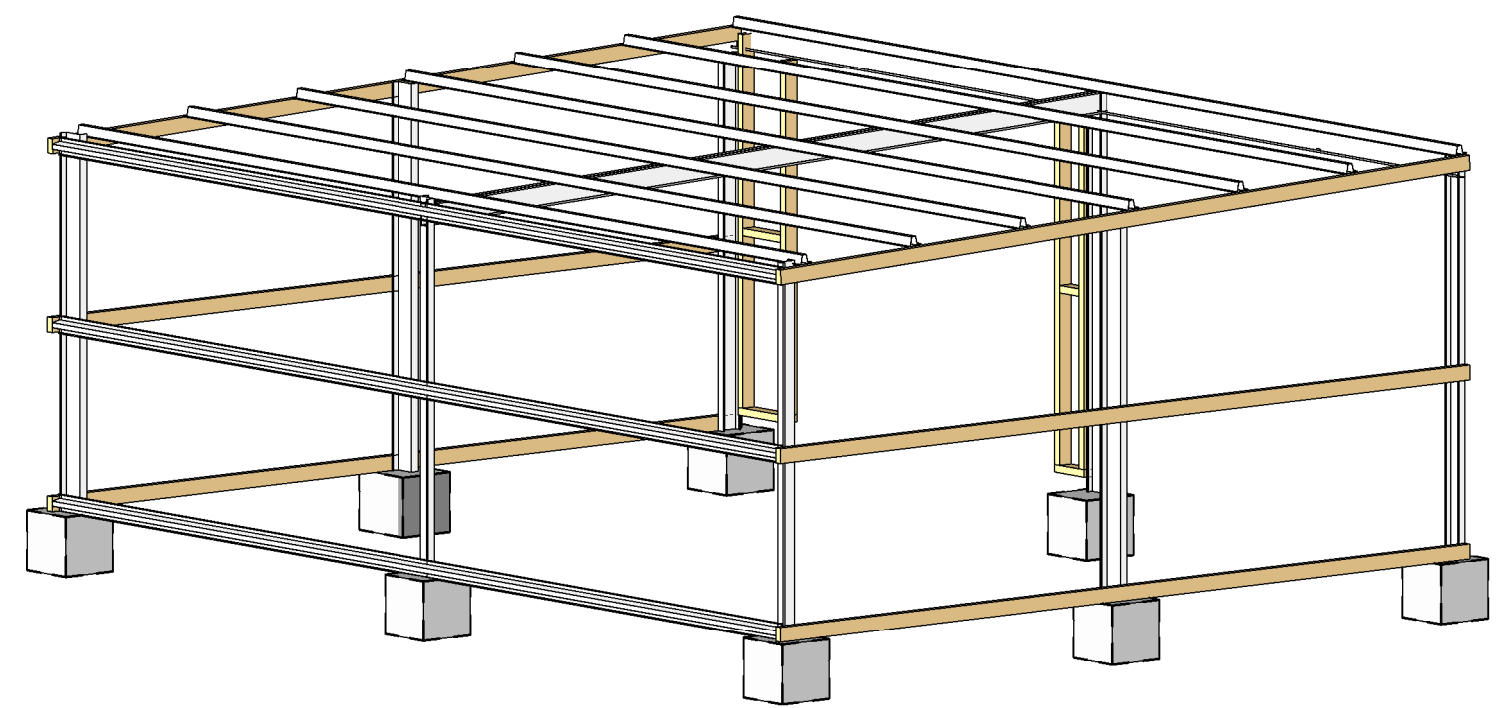
Project No:  
 Sheet No:  
**A9**

Rev.	Date	Description

Printed Date  
 10/02/2026 9:02:53 AM



1 C-C  
1 : 50



2 skeletal



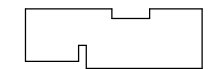
**ONSHORE DESIGNS**

MICHAEL EASTWOOD  
 BUILDING · ENERGY REPORTS · BUSHFIRE REPORTS  
 Accredited Building Practitioners  
 Design + Documentation  
 Interior Design / Planning / Energy Assessments  
 Bushfire Assessments / Healthy House

10 Restdown Drive, Otago Bay, 7017

0429 901 003

Rev.	Date	Description



Printed Date  
10/02/2026 9:02:53 AM

Job Title  
**Proposed Garage**  
 at 6 Suncoast Drive  
 Bicheno Tas 7215  
 for Gail Murray

Drawing Title  
**Section C-C**

Date:  
5/01/26

Drawn By:  
Michael Eastwood

Accreditation No.  
CC 1066 S

Scale:  
**1 : 50**

Project No:

Sheet No:

**A10**

---

December 2025

# **Development Application Compliance report**

**Prepared for**

**Glamorgan Spring Bay Council**

---

**obo**

Gail Murray  
RA 6 Suncoast Drive  
Bicheno TAS  
7215

**Prepared by**

**Michael Eastwood**  
onshoredesigns@bigpond.com  
mobile 0429901003

# Introduction

This report forms part of a Development Application for **retrospective Garage approval** in the **11.0 Rural Living Zone** and relies on the **acceptable solutions** to satisfy part of the relevant planning standards. The report is to be read in conjunction with the design drawings prepared by **Michael Eastwood** that form part of this application.

It is the intent of this report to demonstrate compliance with all relevant scheme standards that form part of the Glamorgan Spring Bay Tasmanian Planning Scheme and current local provisions that are applicable to this application.

---

## Appendices:

### Documents

1. Planning Application Form
2. Titles and folio plans

### Drawings

3. Floor plan, elevations and site plans

### External Reports

**Ecotas priority vegetation report**

---

Date December 2025

Applicant Details **Michael Eastwood  
Onshore Designs**

Owner Details Gail Murray  
6 Suncoast Drive  
Bicheno  
7215

Property Details Cert Title no 162922/100

Development Address 6 Suncoast Drive , Bicheno, 7215

---

Development Type **Retrospective Garage Approval**

Development Area **Garage**

**Total 45m<sup>2</sup>**

Zone **11 Rural Living**

Use **Residential**

Application **No Permit Required**

## **Description of Development Proposal**

**Garage: Existing colourbond garage used when building the existing house to provide safe storage for materials on site.**



## COMPLIANCE WITH PLANNING SCHEME

The proposed development is within a defined **Rural Living Zone**. Each scheme standard will be addressed in relation to the proposal.

### **11 Rural Living Zone**

#### **11.0 Rural Living Zone**

##### **11.1 Zone Purpose**

The purpose of the Rural Living Zone is:

- 11.1.1 To provide for residential use or development in a rural setting where:
  - (a) services are limited; or
  - (b) existing natural and landscape values are to be retained.
- 11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
- 11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.
- 11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

#### **11.2 Use Table**

##### **Use Class**

**Residential (single dwelling) No permit required.**

##### **Discretionary Use**

#### **11.3 Use Standards**

NA. Permitted use

## 11.4 Development Standards for Buildings and Works

### 11.4.1 Site Coverage

<b>Retrospective Garage</b>	<b>45m<sup>2</sup></b>
<b>Existing Dwelling</b>	<b>Approx. 285m<sup>2</sup></b>
<b>Existing shed</b>	<b>Approx. 42m<sup>2</sup></b>
<b>Total</b>	<b>372m<sup>2</sup></b>

If including tanks etc. the meterage would be approx. 394m<sup>2</sup>

### 11.4.2 Building height, setback and siting

#### Acceptable Solution



Michael Eastwood

# Natural Values Atlas Report

*Authoritative, comprehensive information on Tasmania's natural values.*

Reference: ECOtas\_6SuncoastDrive

Requested For: Mwapstra

Report Type: Summary Report

Timestamp: 11:13:11 AM Tuesday 06 January 2026

Threatened Flora: buffers Min: 500m Max: 5000m

Threatened Fauna: buffers Min: 500m Max: 5000m

Raptors: buffers Min: 500m Max: 5000m

Tasmanian Weed Management Act Weeds: buffers Min: 500m Max: 5000m

Priority Weeds: buffers Min: 500m Max: 5000m

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m

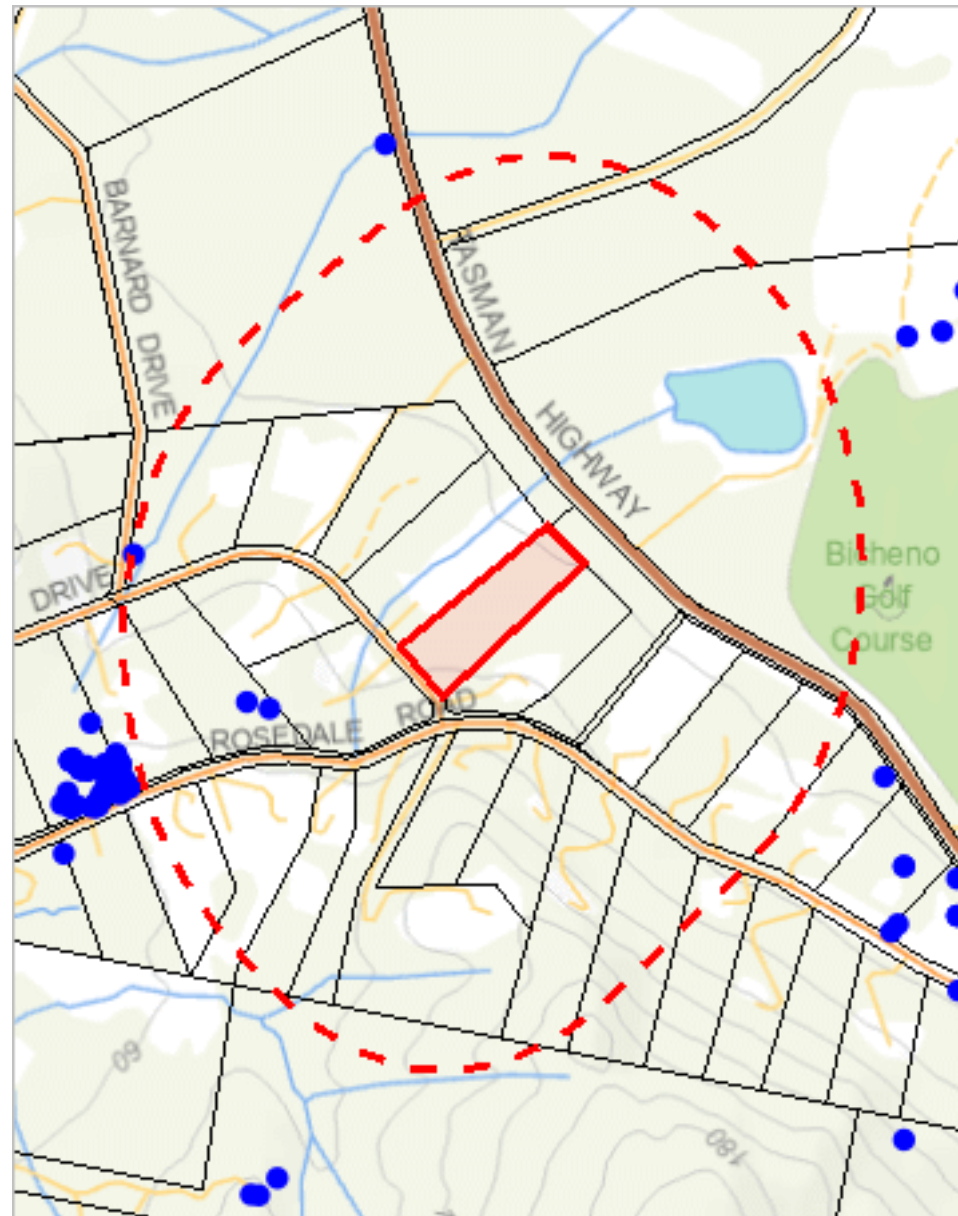


The centroid for this query GDA94: 604292.0, 5366199.0 falls within:

Property: 3150020

# Threatened flora within 500 metres

604952, 5367021



603636, 5365375

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

# Threatened flora within 500 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

▭ Polygon Verified

▭ Polygon Unverified

Legend: Cadastral Parcels



# Threatened flora within 500 metres

## Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Epacris apsleyensis</i>	apsley heath	e	EN	e	104	27-Jul-2022

## Unverified Records

No unverified records were found!

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

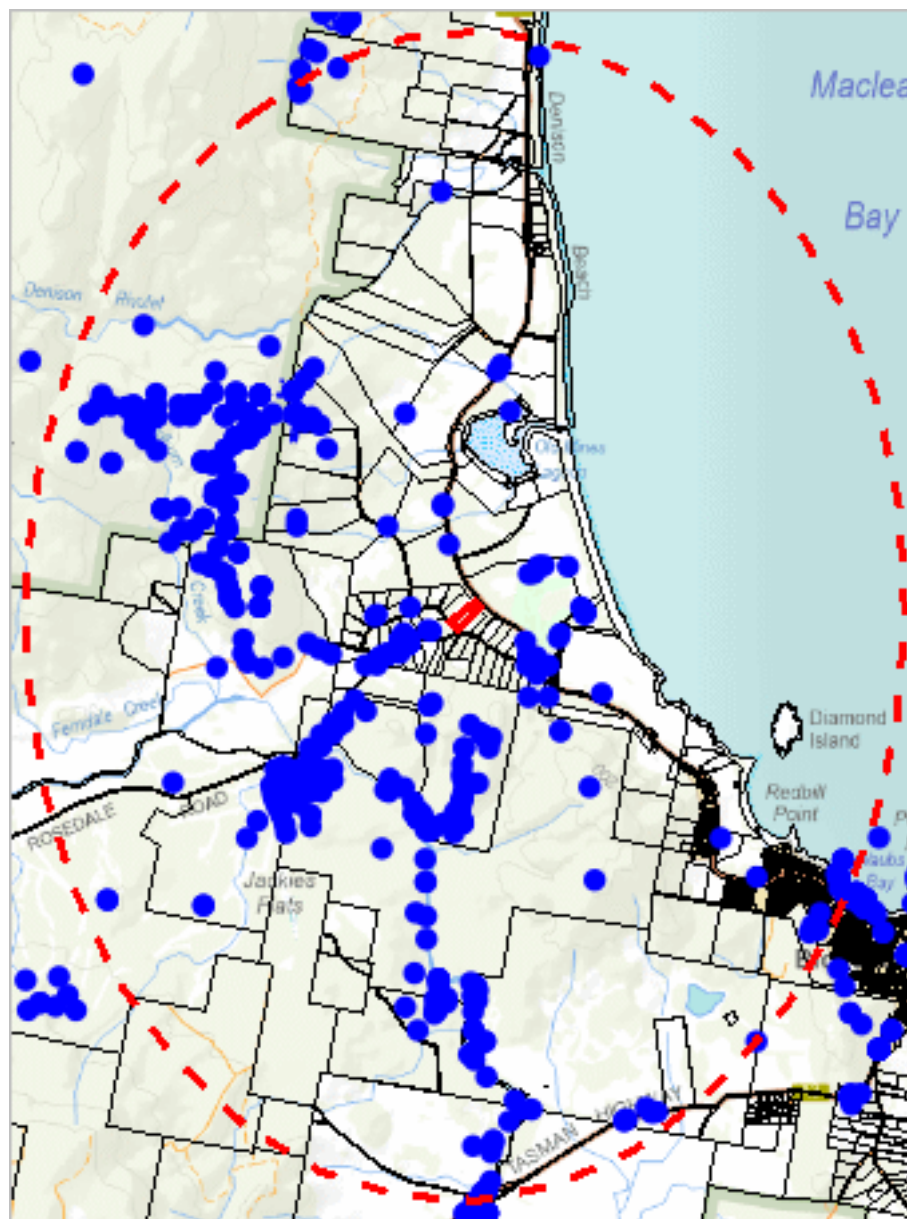
Telephone: 1300 368 550

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

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

# Threatened flora within 5000 metres

608384, 5371562



600221, 5360832

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

# Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

▭ Polygon Verified

▭ Polygon Unverified

Legend: Cadastral Parcels



# Threatened flora within 5000 metres

## Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Acacia axillaris</i>	midlands wattle	v	VU	e	1	29-May-2000
<i>Acacia siculiformis</i>	dagger wattle	r		n	1	12-Jan-1991
<i>Acacia ulicifolia</i>	juniper wattle	r		n	2	29-Jul-2011
<i>Boronia gunnii</i>	river boronia	v	VU	e	1	10-Jun-1987
<i>Brachyloma depressum</i>	spreading heath	r		n	9	30-May-2022
<i>Caladenia caudata</i>	tailed spider-orchid	v	VU	e	2	01-Jan-1972
<i>Calandrinia granulifera</i>	pygmy purslane	r		n	1	19-Nov-1942
<i>Callitris oblonga</i> subsp. <i>oblonga</i>	south esk pine	v	EN	e	8	13-Mar-2017
<i>Calystegia soldanella</i>	sea bindweed	r		n	1	01-Jan-1992
<i>Carex gunniana</i>	mountain sedge	r		n	1	25-Dec-1989
<i>Desmodium gunnii</i>	southern ticktrefoil	v		n	15	10-May-2022
<i>Deyeuxia apseyensis</i>	apsley bentgrass	r		e	3	21-Jan-2010
<i>Deyeuxia decipiens</i>	trickery bentgrass	r		n	1	17-Jan-1968
<i>Epacris apseyensis</i>	apsley heath	e	EN	e	292	26-Sep-2024
<i>Epacris grandis</i>	tall heath	e	EN	e	31	05-Feb-2010
<i>Eucalyptus barberi</i>	barbers gum	r		e	79	17-Dec-2015
<i>Glycine microphylla</i>	small-leaf glycine	v		n	1	23-Jan-1989
<i>Gyrostemon thesioides</i>	broom wheelfruit	r		n	1	21-Aug-2014
<i>Haloragis heterophylla</i>	variable raspwort	r		n	2	16-Jul-2016
<i>Isoetes elatior</i>	tall quillwort	r		e	1	01-Jan-1990
<i>Lachnagrostis robusta</i>	tall blownglass	r		n	1	29-Dec-1990
<i>Olearia hookeri</i>	crimsontip daisybush	r		e	1	31-Oct-1924
<i>Pellaea calidirupium</i>	hotrock fern	r		n	2	06-Feb-2004
<i>Persicaria decipiens</i>	slender waterpepper	v		n	1	10-May-1980
<i>Pimelea curviflora</i>	curved riceflower	p		n	1	06-Feb-2004
<i>Poa mollis</i>	soft tussockgrass	r		e	1	05-Jul-1990
<i>Polyscias</i> sp. <i>Douglas-Denison</i>	ferny panax	e		n	16	07-Aug-2015
<i>Pterostylis grandiflora</i>	superb greenhood	r		n	8	17-Jun-2019
<i>Pterostylis squamata</i>	ruddy greenhood	v		n	1	01-Jan-1959
<i>Pterostylis ziegeleri</i>	grassland greenhood	v	VU	e	2	15-Oct-1972
<i>Scaevola aemula</i>	fairy fanflower	e		n	6	08-Feb-2023
<i>Spyridium lawrencei</i>	small-leaf dustymiller	v	EN	e	48	29-Oct-2015
<i>Stenanthemum pimeleoides</i>	propeller plant	v	VU	e	1	26-Sep-2024
<i>Stonesiella selaginoides</i>	clubmoss bushpea	e	EN	e	25	13-May-1998
<i>Thryptomene micrantha</i>	ribbed heathmyrtle	v		n	30	30-May-2022
<i>Veronica plebeia</i>	trailing speedwell	r		n	5	09-Sep-2009
<i>Xanthorrhoea arenaria</i>	sand grasstree	v	VU	e	1	26-Sep-2017
<i>Zieria littoralis</i>	downy zieria	r		n	83	15-Oct-2023

## Unverified Records

No unverified records were found!

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

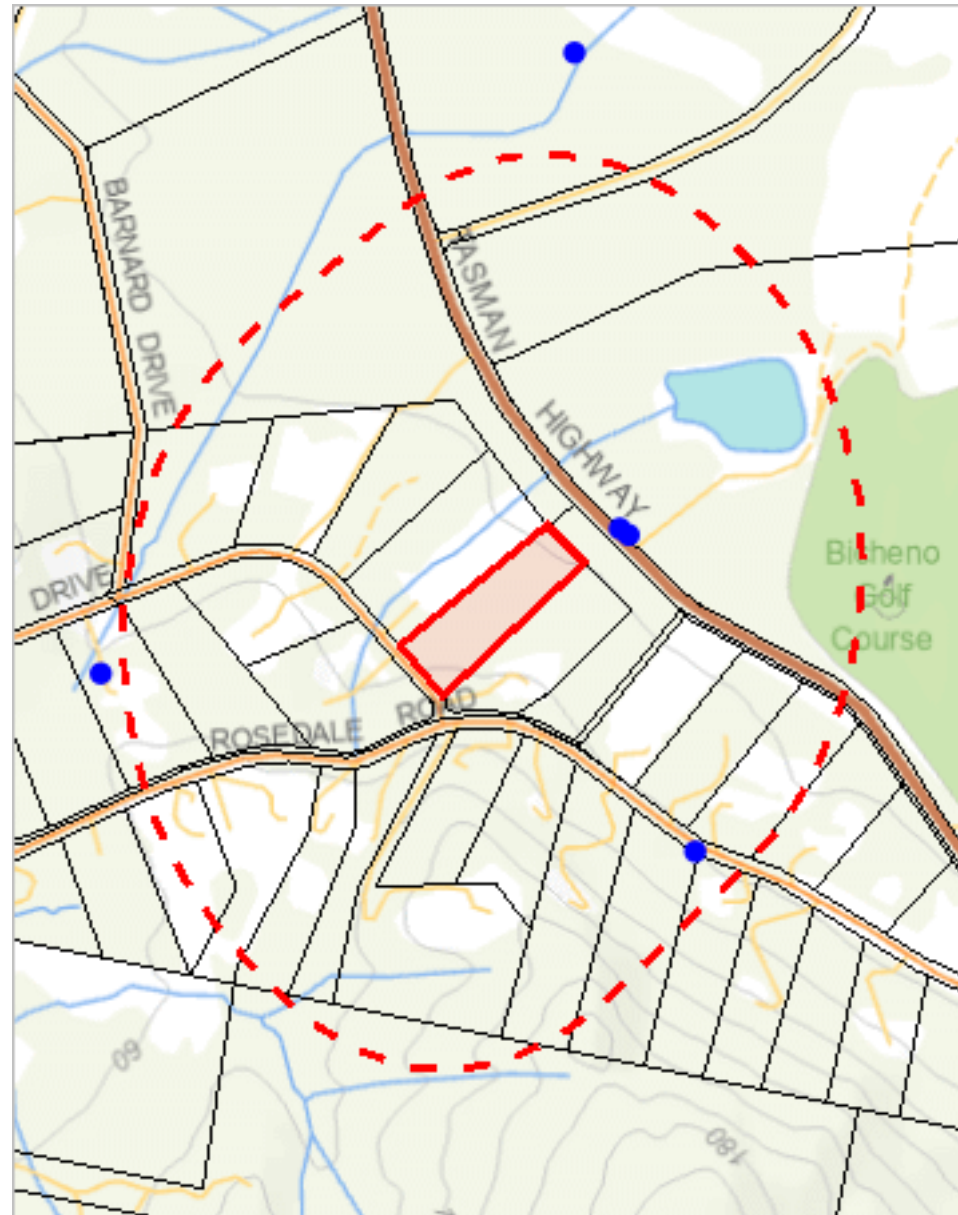
Telephone: 1300 368 550

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

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

# Threatened fauna within 500 metres

604952, 5367021



603636, 5365375

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

# Threatened fauna within 500 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



# Threatened fauna within 500 metres

## Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Gallinago hardwickii</i>	Latham's snipe		VU	n	1	01-Jan-1900
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	1	25-Jun-2024
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	2	09-Mar-2025

## Unverified Records

No unverified records were found!

## Threatened fauna within 500 metres (based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Galaxias fontanus</i>	swan galaxias	e	EN	e	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	1
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Pseudomys novaehollandiae</i>	pookila or new holland mouse	e	VU	n	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

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

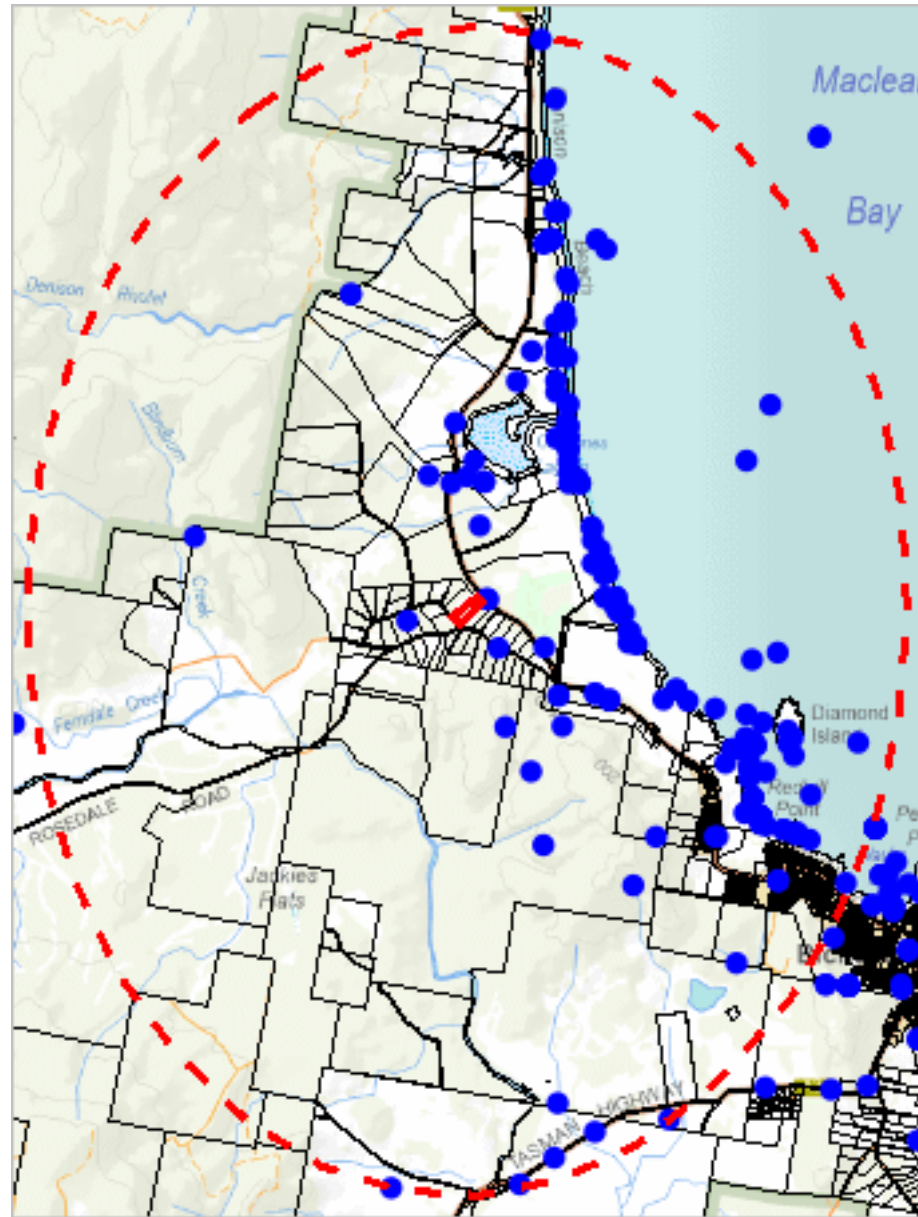
Telephone: 1300 368 550

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

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

# Threatened fauna within 5000 metres

608384, 5371562



600221, 5360832

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

# Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



# Threatened fauna within 5000 metres

## Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	3	03-Jul-2021
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	9	19-Apr-2021
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	7	30-Apr-2016
<i>Arenaria interpres</i>	ruddy turnstone		VU	n	1	15-Mar-2014
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	01-Feb-1988
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	1	14-Jun-1979
<i>Dermochelys coriacea</i>	leatherback turtle	v	VU	n	1	30-Jun-1959
<i>Eubalaena australis</i>	southern right whale	e	EN	m	36	10-Jul-2021
<i>Gallinago hardwickii</i>	Latham's snipe		VU	n	2	07-Nov-2017
<i>Gazameda gunnii</i>	Gunn's screw shell	v		ae	7	22-Sep-2012
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	43	25-Jun-2024
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	4	27-Feb-2020
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	3	05-Mar-2016
<i>Macronectes giganteus</i>	southern giant-petrel	v	EN	n	1	02-Jul-2014
<i>Macronectes halli</i>	northern giant-petrel	r	VU	n	1	07-Sep-1999
<i>Mirounga leonina</i>	southern elephant seal	e	VU	n	1	06-Jan-2015
<i>Mirounga leonina</i> subsp. <i>macquariensis</i>	southern elephant seal	pe	PVU	n	3	27-Mar-2008
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	28	09-Mar-2025
<i>Sterna striata</i>	white-fronted tern	v		n	1	10-Feb-2017
<i>Sternula albifrons</i> subsp. <i>sinensis</i>	little tern	e		n	2	26-Jan-2005
<i>Sternula nereis</i> subsp. <i>nereis</i>	fairy tern	v	VU	n	4	10-Feb-2017
<i>Thalassarche bulleri</i>	buller's albatross		VU	n	3	10-Feb-2017
<i>Thalassarche cauta</i>	shy albatross	v	EN	ae	12	24-Feb-2023
<i>Thalassarche melanophris</i>	black-browed albatross	e	VU	n	4	05-Aug-2024
<i>Theclinesthes serpentatus</i>	chequered blue	pr		n	4	29-Feb-2024
<i>Thinornis cucullatus</i>	hooded plover		PVU	ae	89	09-May-2025
<i>Thinornis rubricollis</i>	hooded plover		VU	n	17	12-Feb-2005
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	3	06-Oct-1995

## Unverified Records

No unverified records were found!

# Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	25	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	9	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Galaxias fontanus</i>	swan galaxias	e	EN	e	25	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	4	0	0
<i>Brachiopsilus ziebelli</i>	Ziebell's Handfish	e	VU	e	1	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Tasmanipatus anophthalmus</i>	blind velvet worm	pe	PEN		1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisi</i>	tasmanian devil	e	EN	e	1	0	0
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	1
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Pseudomys novaehollandiae</i>	pookila or new holland mouse	e	VU	n	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

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

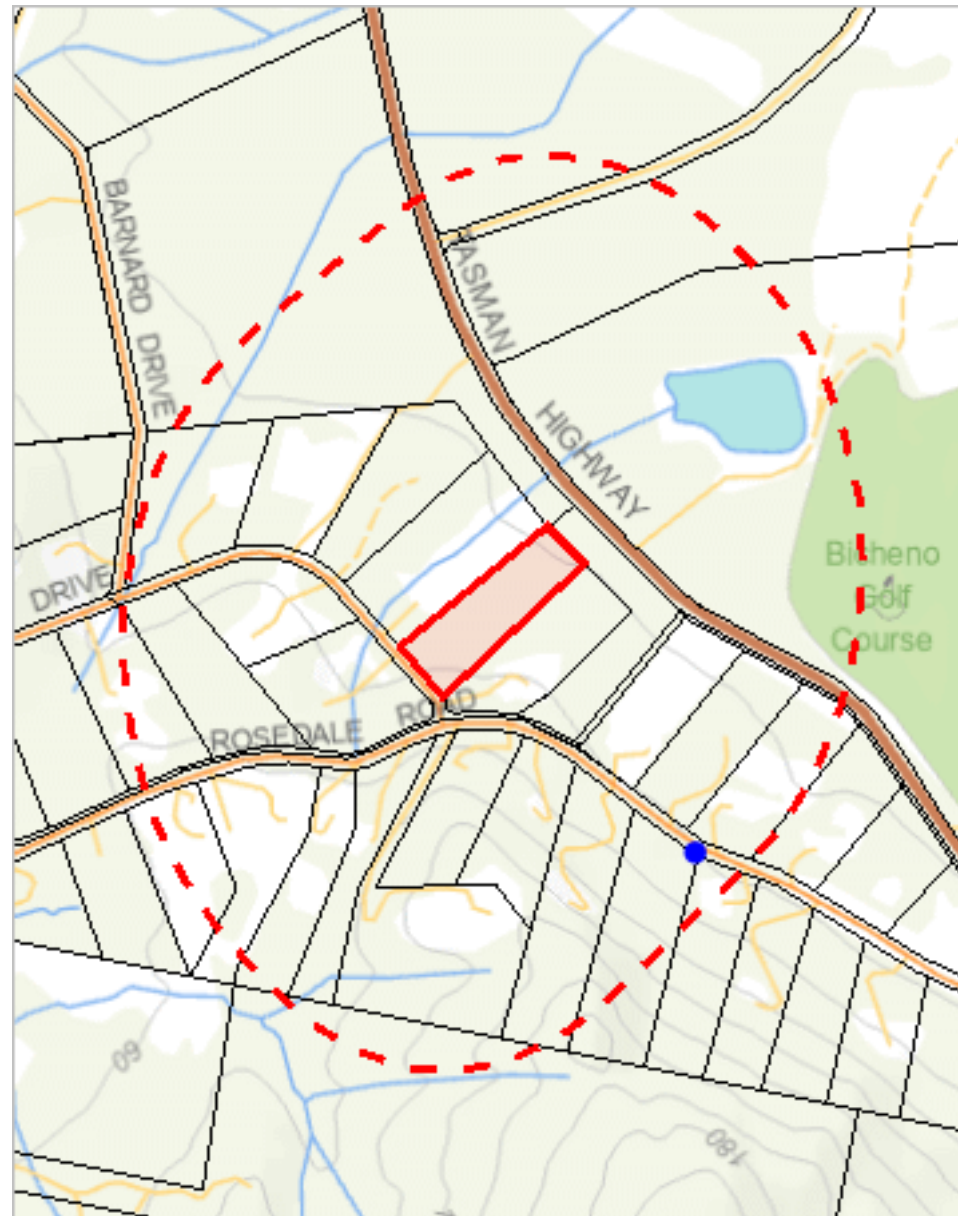
Telephone: 1300 368 550

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

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

# Raptor nests and sightings within 500 metres

604952, 5367021



603636, 5365375

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

# Raptor nests and sightings within 500 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

▭ Polygon Verified

▭ Polygon Unverified

Legend: Cadastral Parcels



# Raptor nests and sightings within 500 metres

## Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	1	25-Jun-2024

## Unverified Records

No unverified records were found!

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

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

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

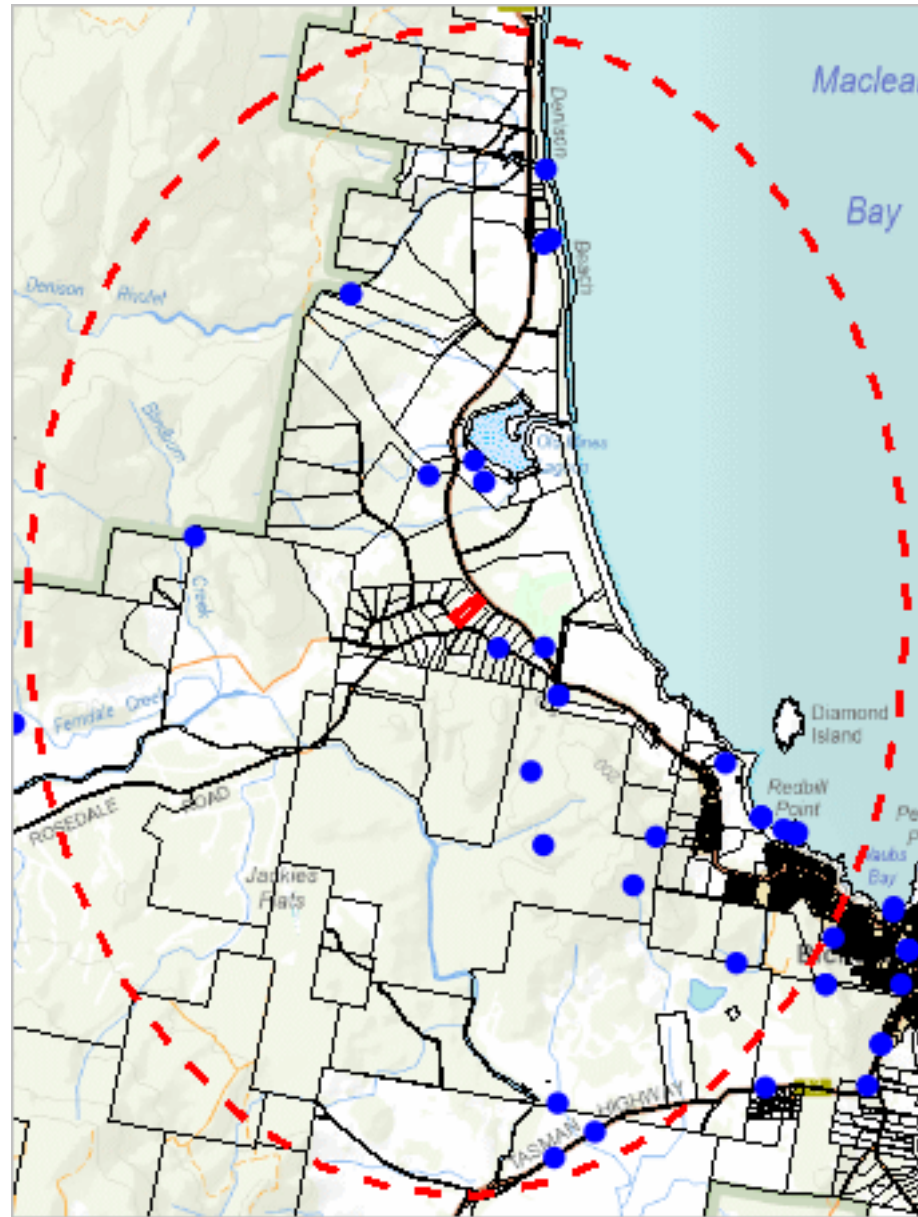
Telephone: 1300 368 550

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

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

# Raptor nests and sightings within 5000 metres

608384, 5371562



600221, 5360832

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

# Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



# Raptor nests and sightings within 5000 metres

## Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1793	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	03-Aug-2009
2317	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	15-Aug-2016
232	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	23-Nov-1994
486	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	2	23-Jan-2008
539	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	01-Jan-1985
876	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	01-Jan-1985
	Accipiter novaehollandiae	grey goshawk	Sighting	3	03-Jul-2021
	Aquila audax	wedge-tailed eagle	Not Recorded	6	07-Nov-2017
	Aquila audax	wedge-tailed eagle	Sighting	3	19-Apr-2021
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Carcass	2	30-Apr-2016
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	2	14-Nov-1996
	Haliaeetus leucogaster	white-bellied sea-eagle	Carcass	1	12-Nov-2021
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	21	03-Jun-2018
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	17	25-Jun-2024
	Tyto novaehollandiae	masked owl	Sighting	3	06-Oct-1995

## Unverified Records

No unverified records were found!

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

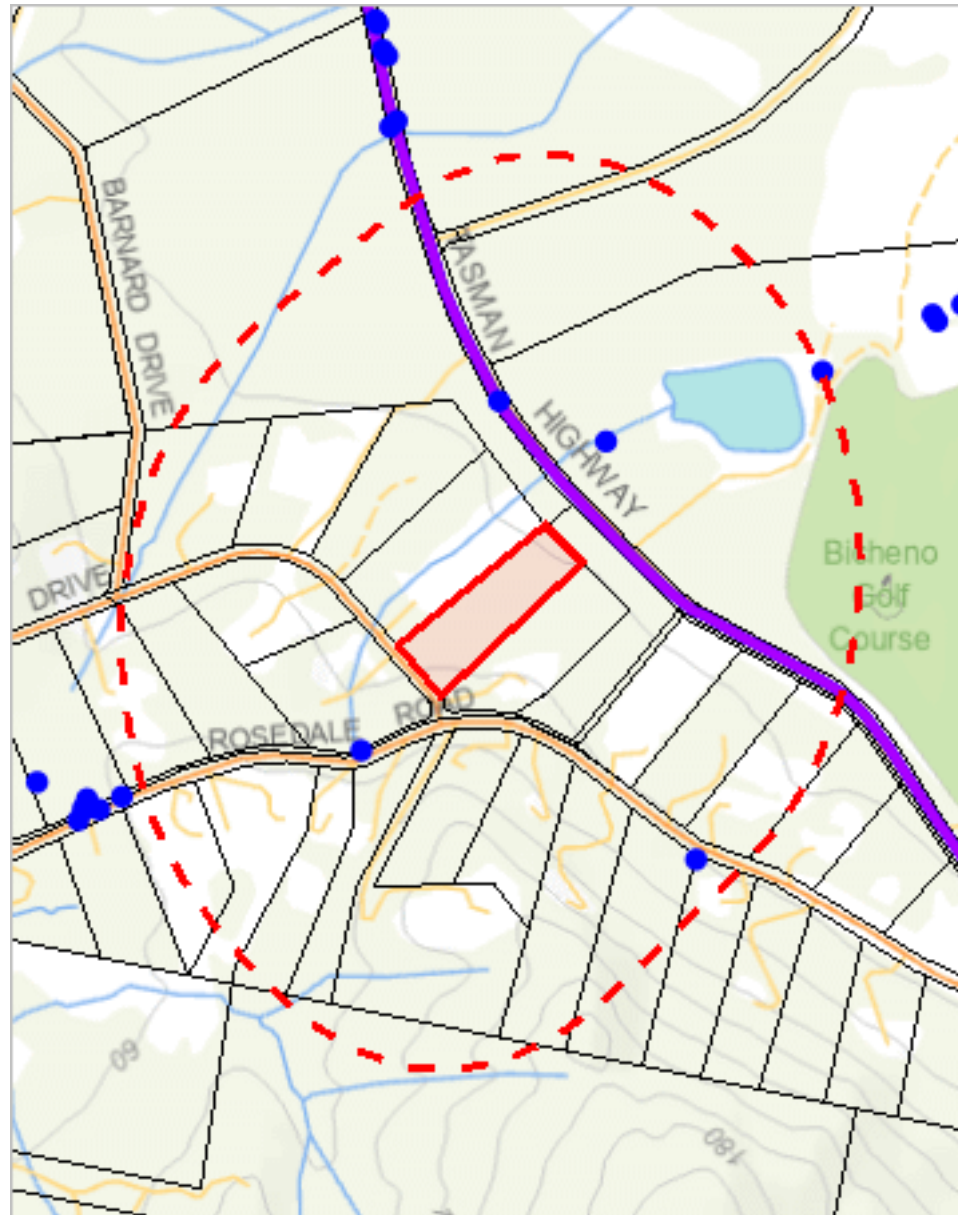
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		4	0	0

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

Telephone: 1300 368 550

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

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



603636, 5365375

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

# Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



# Tas Management Act Weeds within 500 m

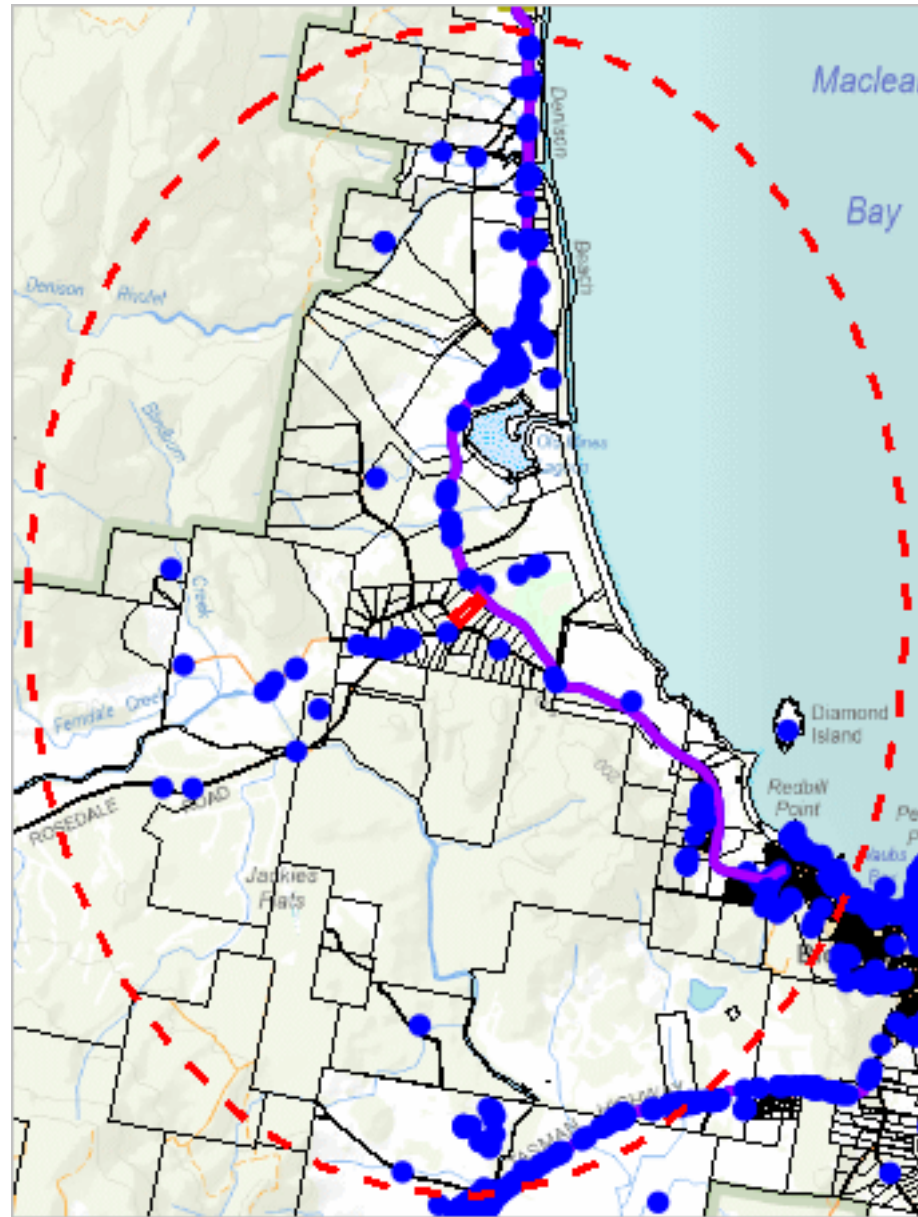
## Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	1	24-Oct-2011
<i>Erica lusitanica</i>	spanish heath	1	30-Jan-2023
<i>Nassella trichotoma</i>	serrated tussock	1	19-Nov-2020
<i>Rubus fruticosus</i>	blackberry	1	08-Jan-1995
<i>Ulex europaeus</i>	gorse	11	19-Mar-2021

## Unverified Records

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

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



600221, 5360832

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

# Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



# Tas Management Act Weeds within 5000 m

## Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	55	13-Sep-2022
<i>Cirsium arvense</i> var. <i>arvense</i>	creeping thistle	1	13-Mar-2017
<i>Cortaderia</i> sp.	pampas grass	1	24-Feb-2021
<i>Erica lusitanica</i>	spanish heath	197	07-May-2024
<i>Foeniculum vulgare</i>	fennel	1	28-Nov-2011
<i>Genista monspessulana</i>	montpellier broom or canary broom	5	30-Nov-2011
<i>Lycium ferocissimum</i>	african boxthorn	42	04-Feb-2024
<i>Nassella trichotoma</i>	serrated tussock	1	19-Nov-2020
<i>Rubus fruticosus</i>	blackberry	88	05-Mar-2022
<i>Rubus leucostachys</i>	blackberry	2	14-Jan-2000
<i>Ulex europaeus</i>	gorse	155	26-Sep-2024

## Unverified Records

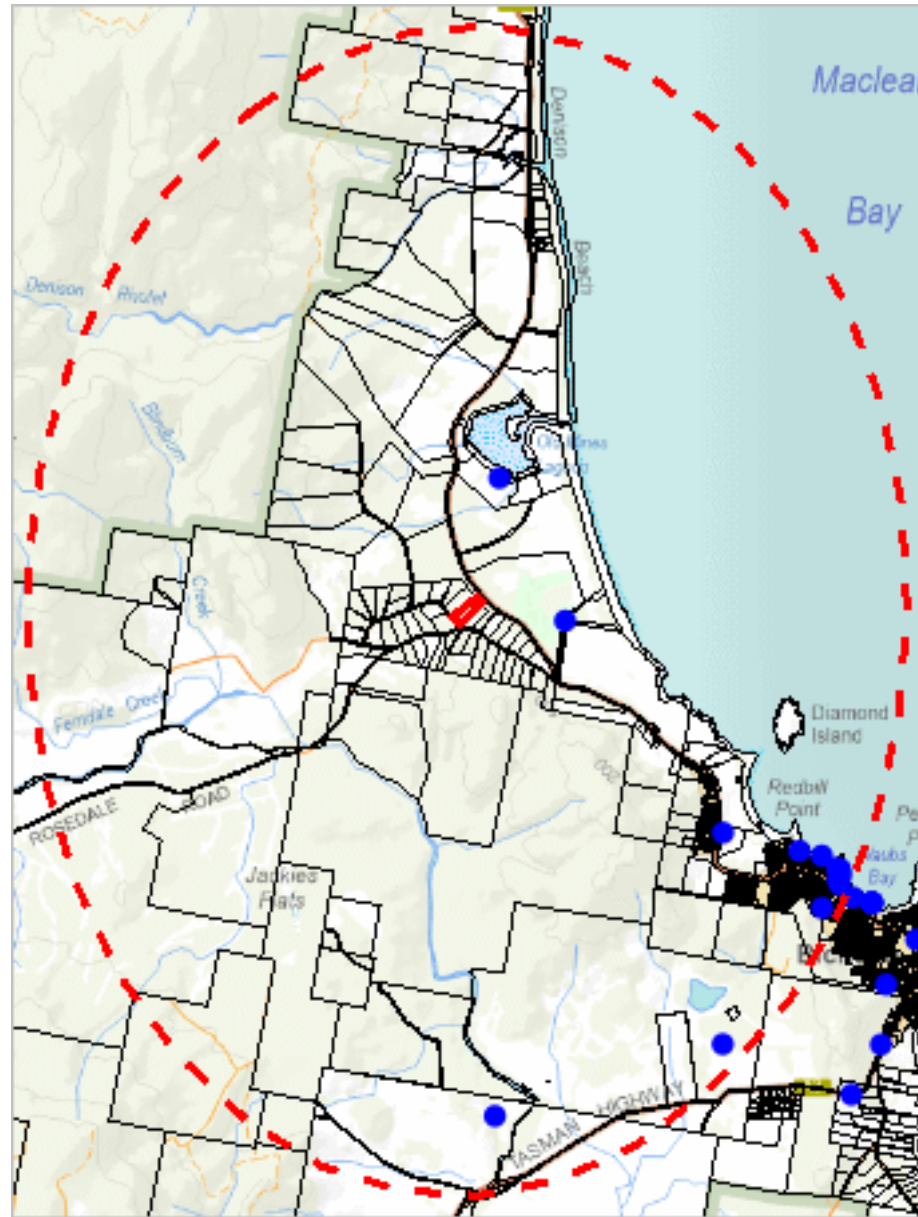
For more information about introduced weed species, please visit the following URL for contact details in your area:

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

\*\*\* No Priority Weeds found within 500 metres \*\*\*

# Priority Weeds within 5000 m

608384, 5371562



600221, 5360832

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

# Priority Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

▬ Line Verified

▬ Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



# Priority Weeds within 5000 m

## Verified Records

Species	Common Name	Observation Count	Last Recorded
Acacia baileyana	cootamundra wattle	1	01-Dec-2011
Billardiera heterophylla	bluebell creeper	4	15-Jan-2025
Pittosporum undulatum	sweet pittosporum	5	26-Sep-2024
Polygala myrtifolia	myrtleleaf milkwort	10	14-Jan-2025
Reseda luteola	weld	1	21-Dec-2023
Tradescantia fluminensis	wandering creeper	1	01-Dec-2011

## Unverified Records

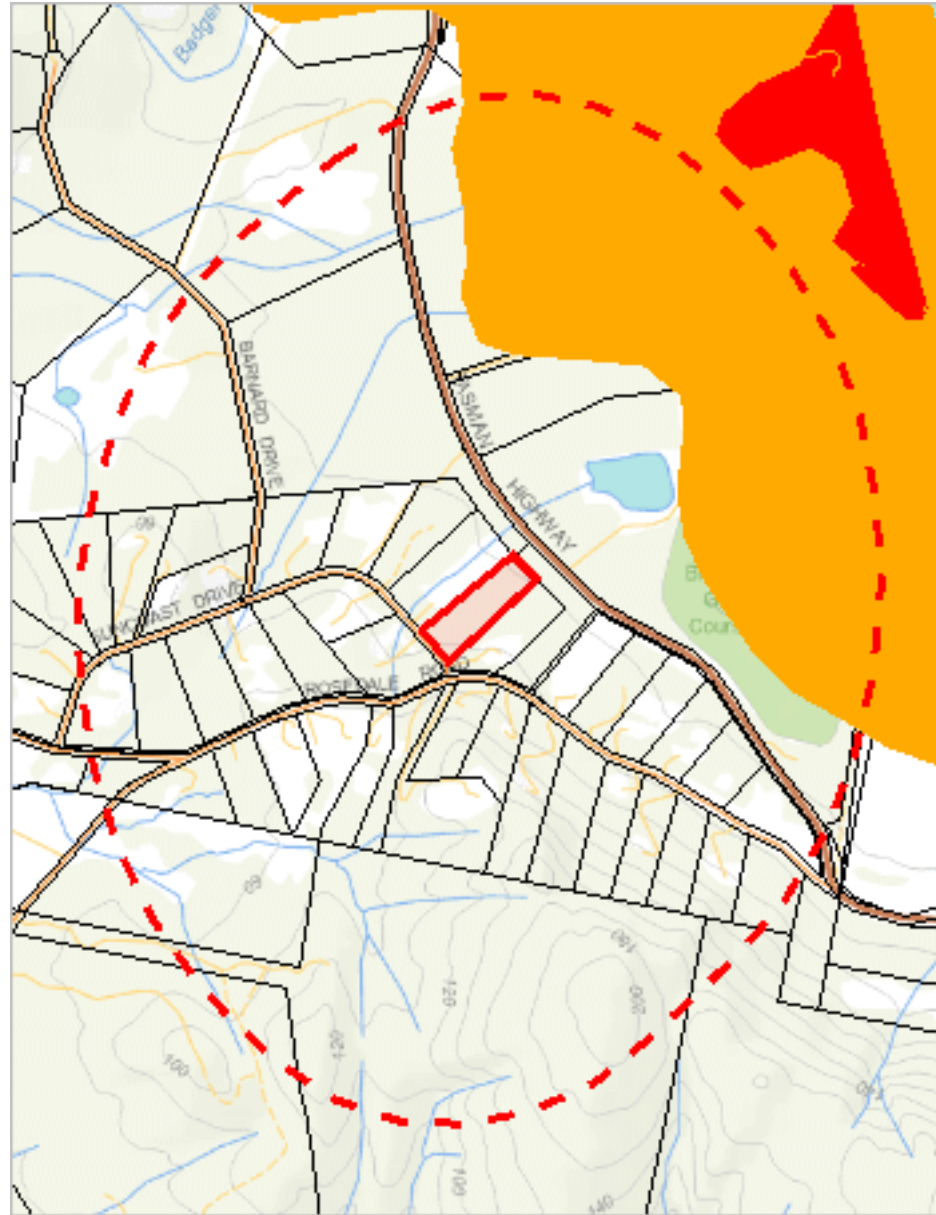
For more information about introduced weed species, please visit the following URL for contact details in your area:

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

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

# Acid Sulfate Soils within 1000 metres

605333, 5367526



603256, 5364870


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

# Acid Sulfate Soils within 1000 metres

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

 High


 Low

 Extremely Low


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


 High

 Low

 Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

 High (Intertidal)

 High (Subtidal)

Legend: Cadastral Parcels



## Acid Sulfate Soils within 1000 metres

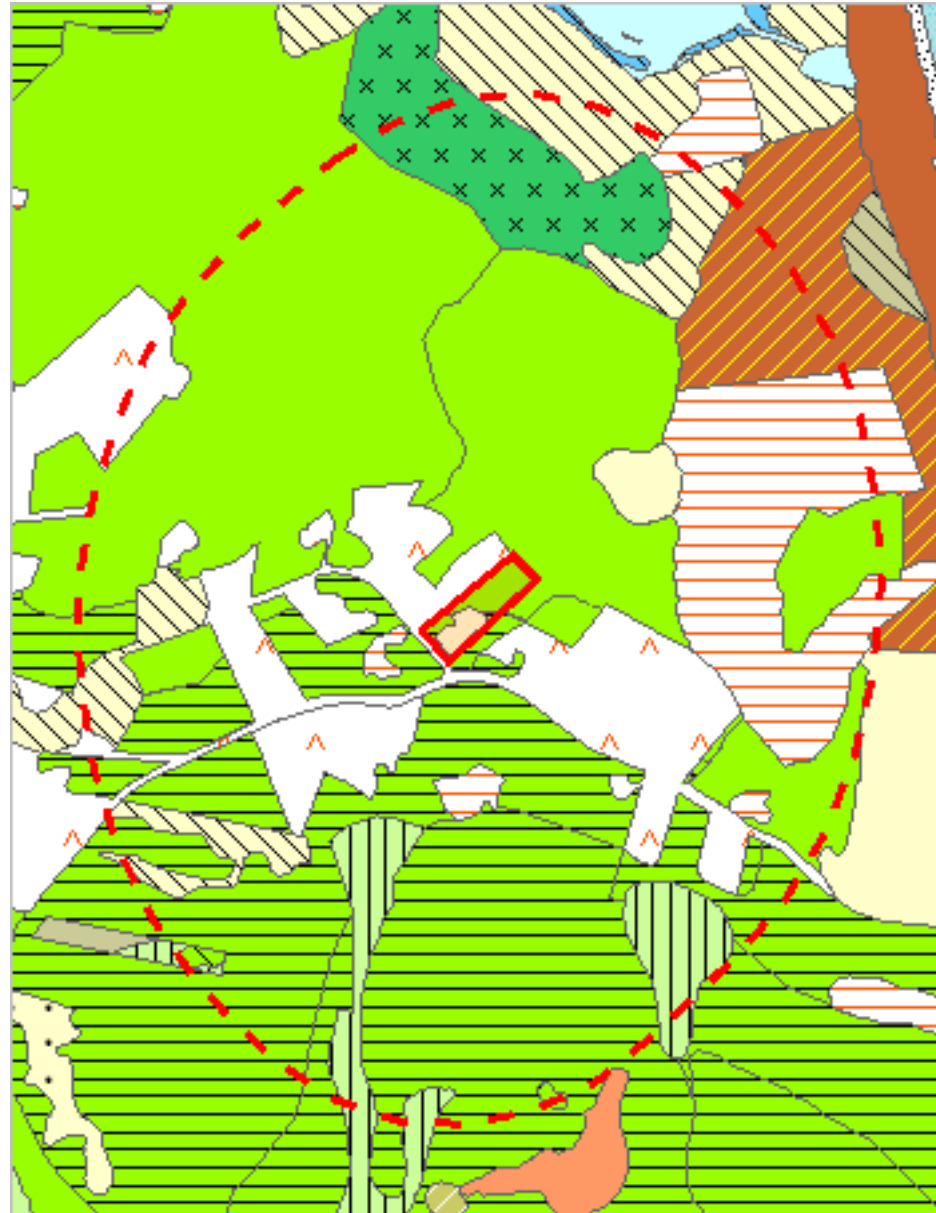
Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Low	Bc(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Supratidal flats, ASS generally within upper 1m. Halophytes (mainly samphire), salt marsh, salt pans. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.

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

Telephone: (03) 6777 2227

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




























































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
































































603256, 5364870

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






































## Legend: TASVEG 5.0

-  (DAC) Eucalyptus amygdalina coastal forest and woodland
-  (DAD) Eucalyptus amygdalina forest and woodland on dolerite
-  (DAM) Eucalyptus amygdalina forest on mudstone
-  (DAS) Eucalyptus amygdalina forest and woodland on sandstone
-  (DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
-  (DBA) Eucalyptus barberi forest and woodland
-  (DCO) Eucalyptus coccifera forest and woodland
-  (DCR) Eucalyptus cordata forest
-  (DDE) Eucalyptus tasmaniensis dry forest and woodland
-  (DDP) Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
-  (DFP) Furneaux peppermint forest
-  (DGL) Eucalyptus globulus dry forest and woodland
-  (DGW) Eucalyptus gunnii woodland
-  (DKW) King Island Eucalypt woodland
-  (DMO) Eucalyptus morrisbyi forest and woodland
-  (DMW) Midlands woodland complex
-  (DNI) Eucalyptus nitida dry forest and woodland
-  (DOB) Eucalyptus obliqua dry forest
-  (DOV) Eucalyptus ovata forest and woodland
-  (DOW) Eucalyptus ovata heathy woodland
-  (DPD) Eucalyptus pauciflora forest and woodland on dolerite
-  (DPE) Eucalyptus perriniana forest and woodland
-  (DPO) Eucalyptus pauciflora forest and woodland not on dolerite
-  (DPU) Eucalyptus pulchella forest and woodland
-  (DRI) Eucalyptus risdonii forest and woodland
-  (DRO) Eucalyptus rodwayi forest and woodland
-  (DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
-  (DSG) Eucalyptus sieberi forest and woodland on granite
-  (DSO) Eucalyptus sieberi forest and woodland not on granite
-  (DTD) Eucalyptus tenuiramis forest and woodland on dolerite
-  (DTG) Eucalyptus tenuiramis forest and woodland on granite
-  (DTO) Eucalyptus tenuiramis forest and woodland on sediments
-  (DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
-  (DVF) Eucalyptus viminalis Furneaux forest and woodland
-  (DVG) Eucalyptus viminalis grassy forest and woodland
-  (HCH) Alpine coniferous heathland
-  (HCM) Cushion moorland
-  (HHE) Eastern alpine heathland
-  (HHW) Western alpine heathland
-  (HSE) Eastern alpine sedgeland
-  (HSW) Western alpine sedgeland/herbland
-  (HUE) Eastern alpine vegetation (undifferentiated)
-  (FAC) Improved pasture with native tree canopy
-  (FAL) Agricultural land
-  (FMG) Marram grassland
-  (FPE) Permanent easements
-  (FPF) Pteridium esculentum fernland
-  (FPH) Plantations for silviculture - hardwood
-  (FPS) Plantations for silviculture - softwood
-  (FPU) Unverified plantations for silviculture
-  (FRG) Regenerating cleared land
-  (FSM) Spartina marshland
-  (FUM) Extra-urban miscellaneous
-  (FUR) Urban areas
-  (FWU) Weed infestation
-  (MBE) Eastern buttongrass moorland
-  (MBP) Pure buttongrass moorland
-  (MBR) Sparse buttongrass moorland on slopes
-  (MBS) Buttongrass moorland with emergent shrubs

# TASVEG 5.0 Communities within 1000 metres

	(MBU) Buttongrass moorland (undifferentiated)
	(MBW) Western buttongrass moorland
	(MDS) Subalpine Diplarrena latifolia rushland
	(MGH) Highland grassy sedgeland
	(MRR) Restionaceae rushland
	(MSW) Western lowland sedgeland
	(GCL) Lowland grassland complex
	(GHC) Coastal grass and herbfield
	(GPH) Highland Poa grassland
	(GPL) Lowland Poa labillardierei grassland
	(GRP) Rockplate grassland
	(GSL) Lowland grassy sedgeland
	(GTL) Lowland Themeda triandra grassland
	(NAD) Acacia dealbata forest
	(NAF) Acacia melanoxylon swamp forest
	(NAL) Allocasuarina littoralis forest
	(NAR) Acacia melanoxylon forest on rises
	(NAV) Allocasuarina verticillata forest
	(NBA) Bursaria - Acacia woodland
	(NBS) Banksia serrata woodland
	(NCR) Callitris rhomboidea forest
	(NLA) Leptospermum scoparium - Acacia mucronata forest
	(NLE) Leptospermum forest
	(NLM) Leptospermum lanigerum - Melaleuca squarrosa swamp forest
	(NLN) Subalpine Leptospermum nitidum woodland
	(NME) Melaleuca ericifolia swamp forest
	(OAQ) Water, sea
	(ORO) Lichen lithosere
	(OSM) Sand, mud
	(RCO) Coastal rainforest
	(RFE) Rainforest fernland
	(RFS) Nothofagus gunnii rainforest scrub
	(RHP) Lagarostrobos franklinii rainforest and scrub
	(RKF) Athrotaxis selaginoides - Nothofagus gunnii short rainforest
	(RKP) Athrotaxis selaginoides rainforest
	(RKS) Athrotaxis selaginoides subalpine scrub
	(RKX) Highland rainforest scrub with dead Athrotaxis selaginoides
	(RML) Nothofagus - Leptospermum short rainforest
	(RMS) Nothofagus - Phyllocladus short rainforest
	(RMT) Nothofagus - Atherosperma rainforest
	(RMU) Nothofagus rainforest (undifferentiated)
	(RPF) Athrotaxis cupressoides - Nothofagus gunnii short rainforest
	(RPP) Athrotaxis cupressoides rainforest
	(RPW) Athrotaxis cupressoides open woodland
	(RSH) Highland low rainforest and scrub
	(AAP) Alkaline pans
	(AHF) Freshwater aquatic herbland
	(AHL) Lacustrine herbland
	(AHS) Saline aquatic herbland
	(ARS) Saline sedgeland / rushland
	(ASF) Freshwater aquatic sedgeland and rushland
	(ASP) Sphagnum peatland
	(ASS) Succulent saline herbland
	(AUS) Saltmarsh (undifferentiated)
	(AWU) Wetland (undifferentiated)
	(SAL) Acacia longifolia coastal scrub
	(SBM) Banksia marginata wet scrub
	(SBR) Broad-leaf scrub
	(SCA) Coastal scrub on alkaline sands
	(SCH) Coastal heathland
	(SCL) Heathland on calcareous substrates

# TASVEG 5.0 Communities within 1000 metres

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

Legend: Cadastral Parcels



## TASVEG 5.0 Communities within 1000 metres

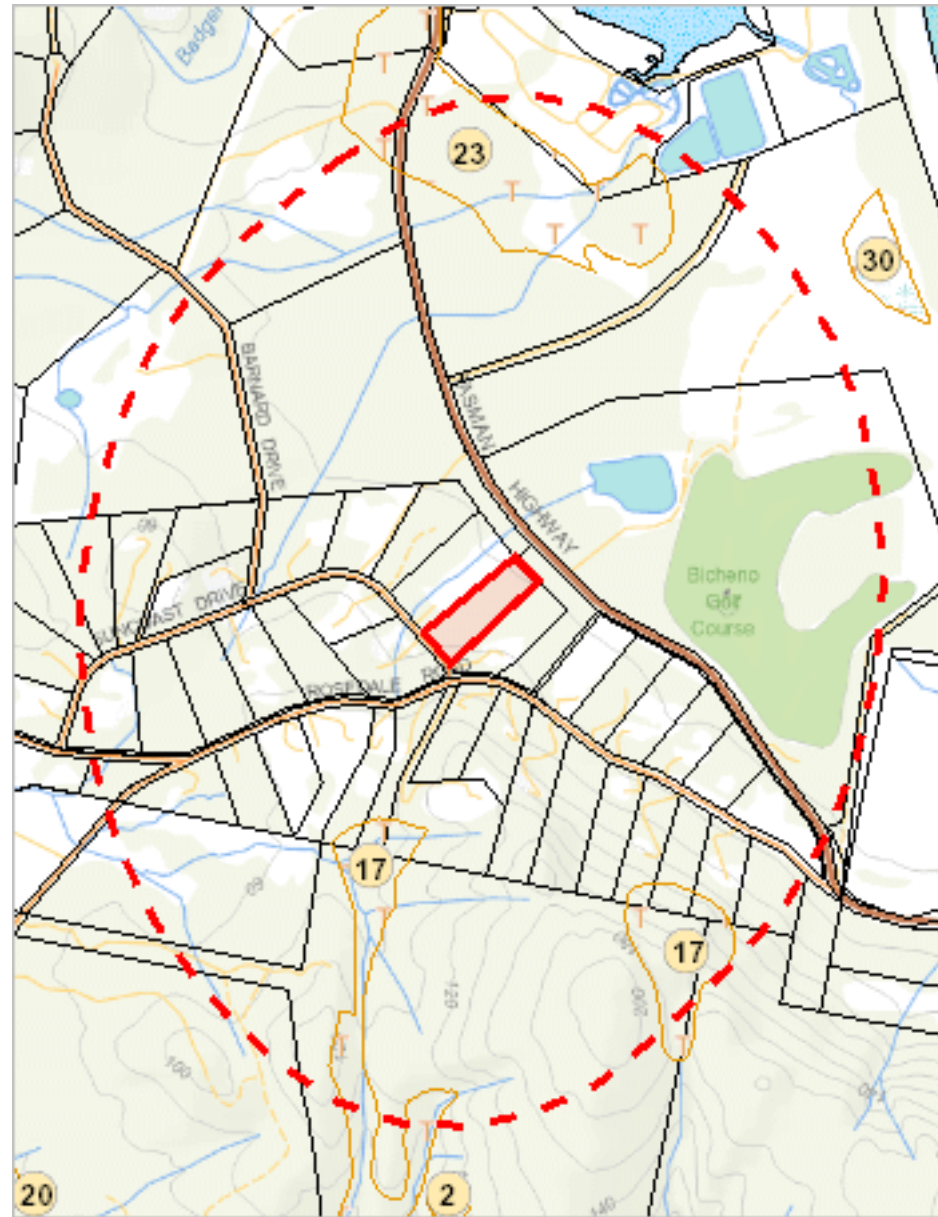
Code	Community	Notable Tree
DAC	(DAC) Eucalyptus amygdalina coastal forest and woodland	
DAD	(DAD) Eucalyptus amygdalina forest and woodland on dolerite	
DAZ	(DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits	
DBA	(DBA) Eucalyptus barberi forest and woodland	
DGL	(DGL) Eucalyptus globulus dry forest and woodland	
DVC	(DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland	
FAL	(FAL) Agricultural land	(EA) E. amygdalina
FAL	(FAL) Agricultural land	
FRG	(FRG) Regenerating cleared land	(EA) E. amygdalina
FRG	(FRG) Regenerating cleared land	
FUM	(FUM) Extra-urban miscellaneous	(EA) E. amygdalina
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	(EA) E. amygdalina
SCH	(SCH) Coastal heathland	

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

Telephone: (03) 6165 4320

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

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



603256, 5364870

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

# Threatened Communities (TNVC 2020) within 1000 metres

## Legend: Threatened Communities

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

## Legend: Cadastral Parcels



## Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
17	Eucalyptus globulus dry forest and woodland
23	Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland

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

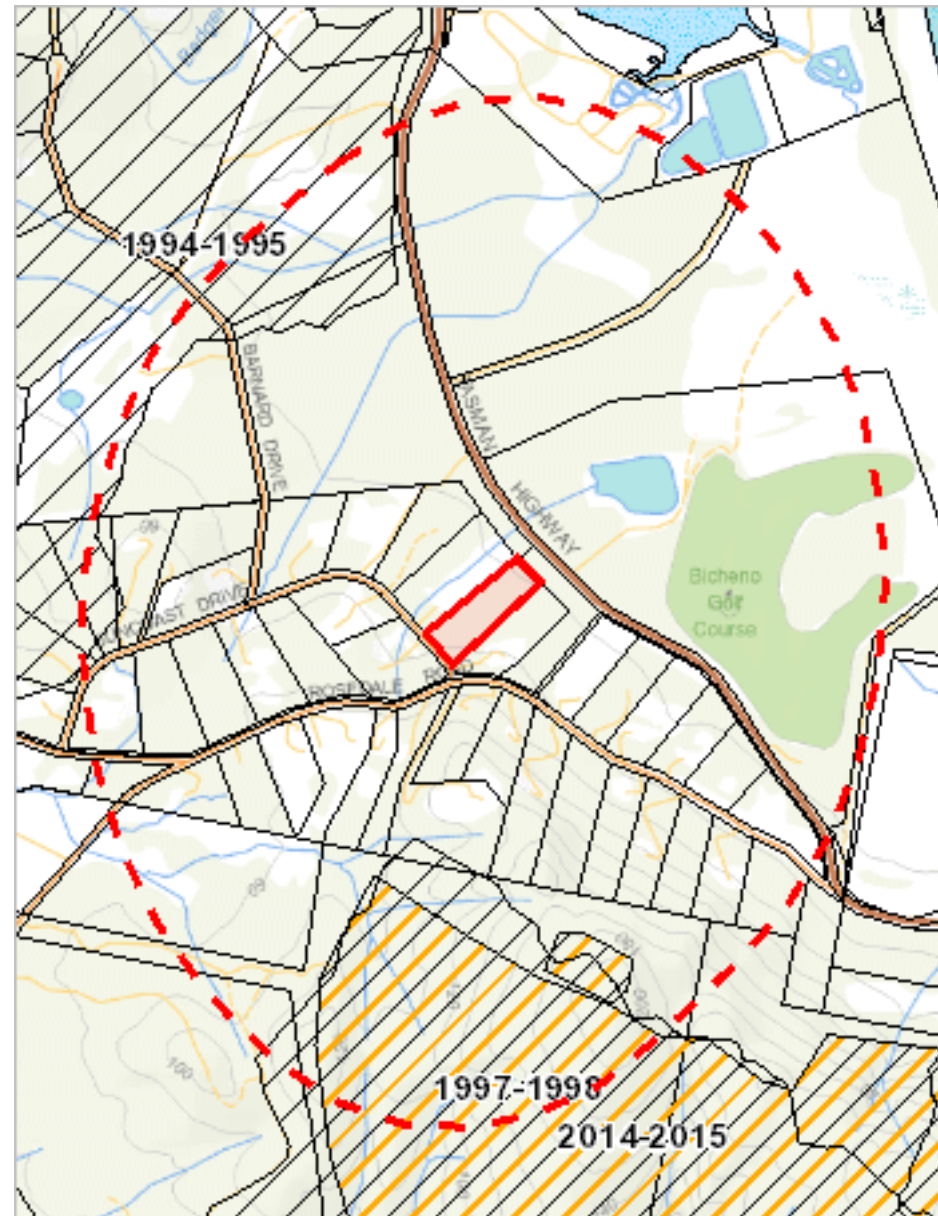
Telephone: (03) 6165 4320

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

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

# Fire History (All) within 1000 metres

605333, 5367526





603256, 5364870


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

# Fire History (All) within 1000 metres

Legend: Fire History All

 Bushfire-Unknown Category

 Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



## Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
1305	Denison River	14-Oct-1994	Bushfire	Accidental	391.71118519
318	Jackies Flat Bicheno (FT)	31-Mar-1998	Bushfire	Undetermined	656.08836956
APACA001SFR	Applawn Conservation Area	15-Apr-2015	Planned Burn	Planned Burn	444.88071402

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

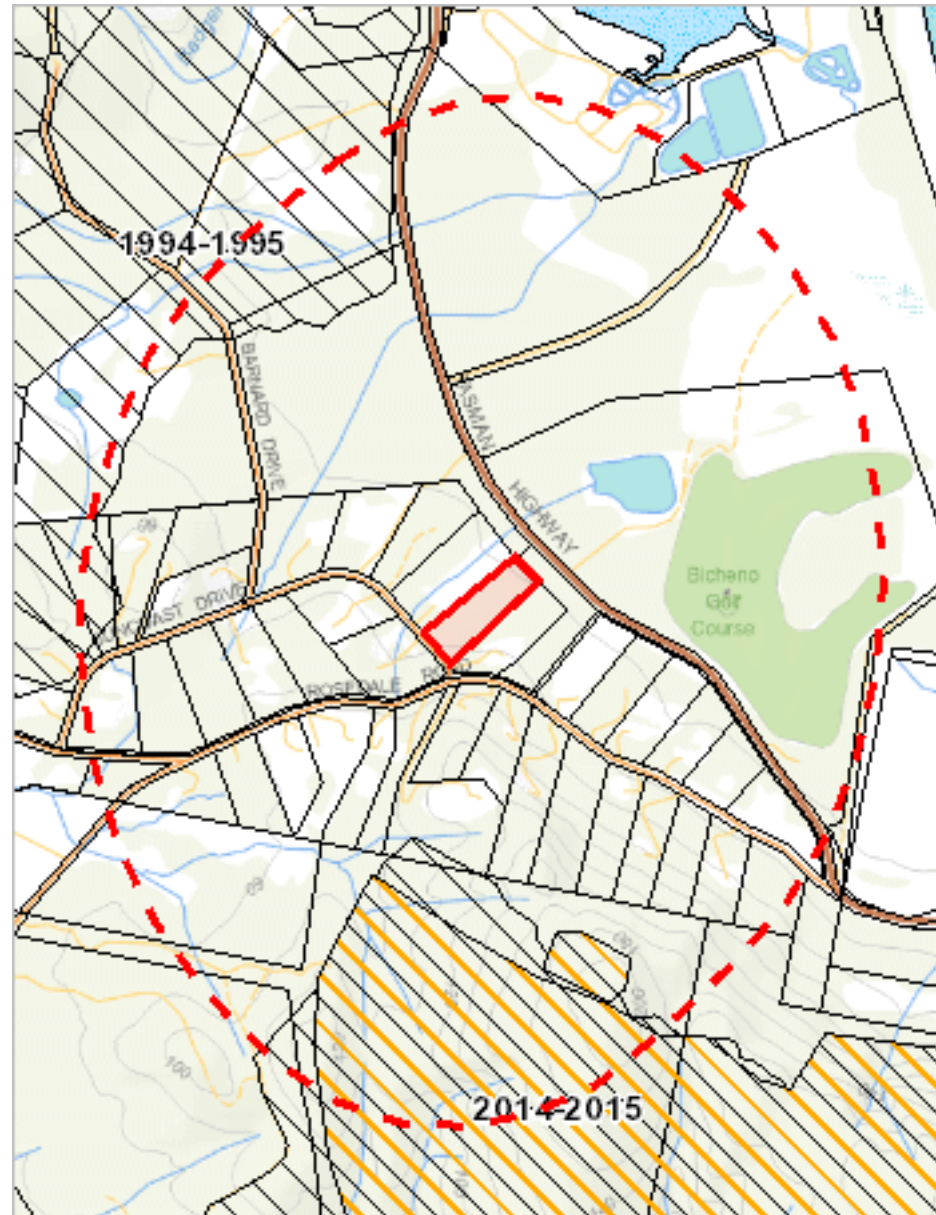
Telephone: 1800 000 699

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

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

# Fire History (Last Burnt) within 1000 metres

605333, 5367526





603256, 5364870


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

# Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

 Bushfire-Unknown category

 Completed Planned Burn

 Bushfire

Legend: Cadastral Parcels



## Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
1305	Denison River	14-Oct-1994	Bushfire	Accidental	391.71118519
318	Jackies Flat Bicheno (FT)	31-Mar-1998	Bushfire	Undetermined	656.08836956
APACA001SFR	Applawn Conservation Area	15-Apr-2015	Planned Burn	Planned Burn	444.88071402

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

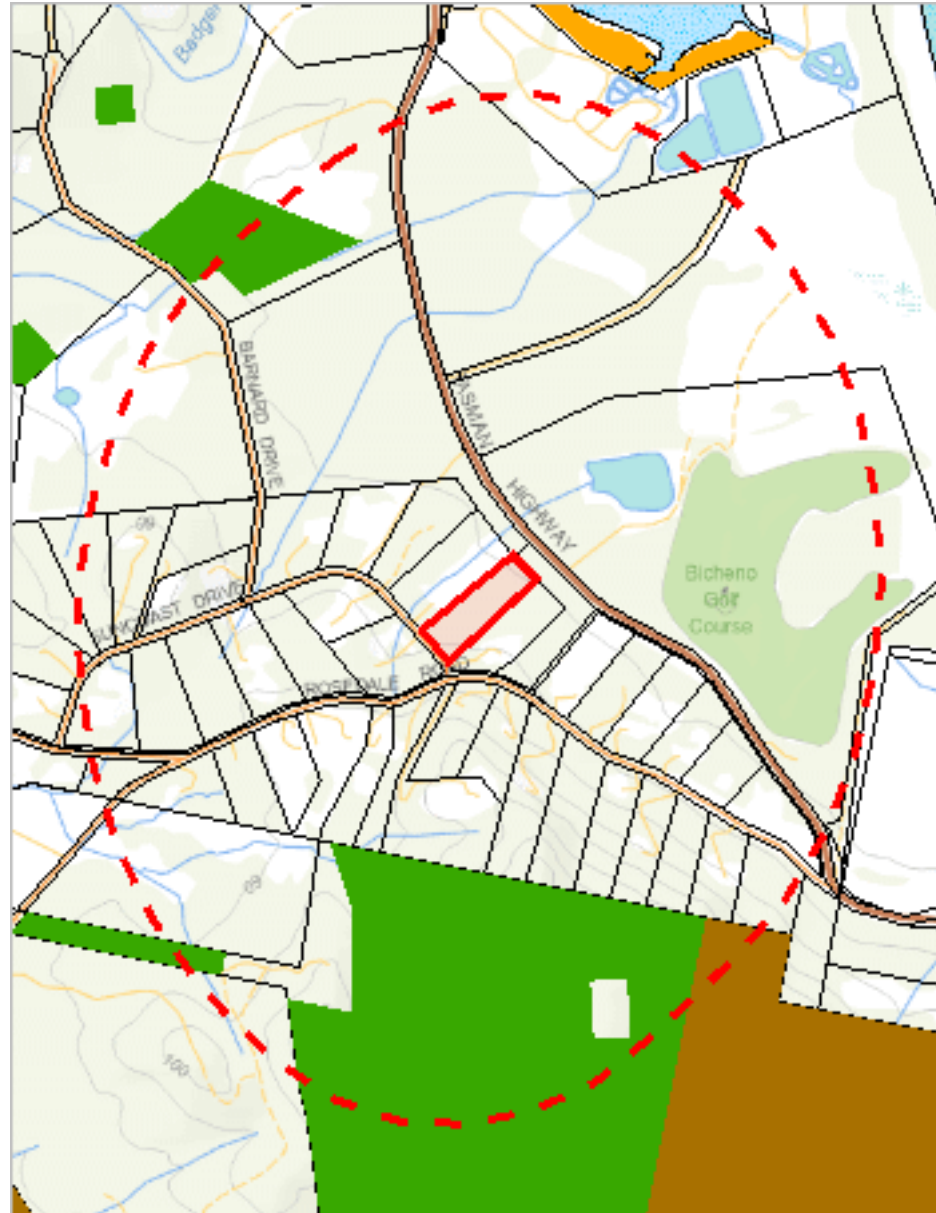
Telephone: 1800 000 699

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

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

# Reserves within 1000 metres

605333, 5367526




603256, 5364870

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

# Reserves within 1000 metres

## Legend: Tasmanian Reserve Estate

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

## Legend: Cadastral Parcels



## Reserves within 1000 metres

Name	Classification	Status	Area (HA)
Apsley Conservation Area	Conservation Area	Other Formal Reserve	456.99706623
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	2.2816666
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	5.27972888
	Conservation Covenant (NCA)	Private Reserve (Perpetual)	100.3493189

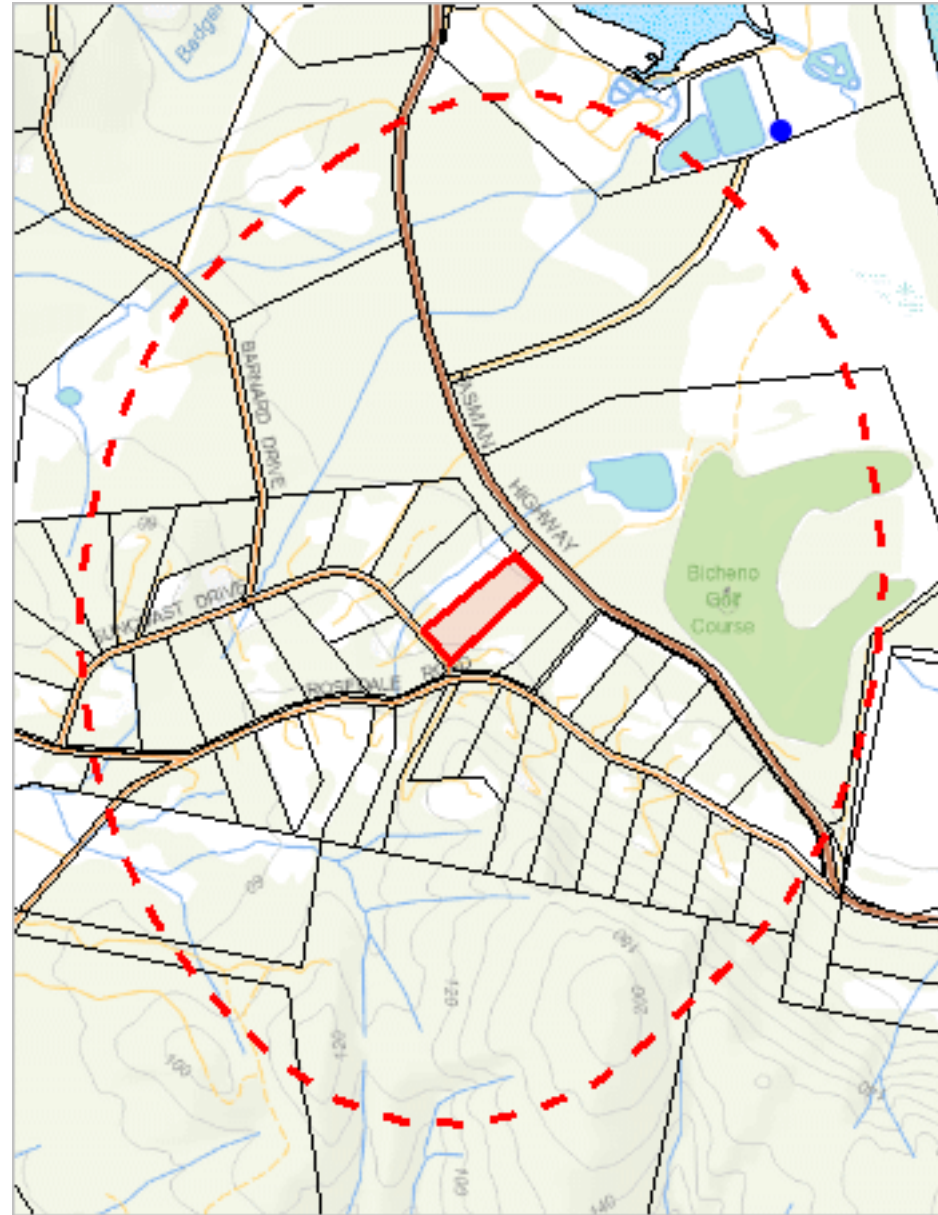
For more information about the Tasmanian Reserve Estate, please contact the Natural Values Science Services Branch.

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

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

# Known biosecurity risks within 1000 meters

605333, 5367526



603256, 5364870

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

# Known biosecurity risks within 1000 meters

## Legend: Biosecurity Risk Species

● Point Verified

▬ Line Unverified

● Point Unverified

▭ Polygon Verified

▬ Line Verified

▭ Polygon Unverified

## Legend: Hygiene infrastructure

● Location Point Verified

▬ Location Line Verified

▭ Location Polygon Verified

● Location Point Unverified

▬ Location Line Unverified

▭ Location Polygon Unverified

## Legend: Cadastral Parcels



# Known biosecurity risks within 1000 meters

## Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

## Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

## Generic Biosecurity Guidelines

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

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

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

Apply controls relevant to the area / activity:

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

## Hygiene Infrastructure

No known hygiene infrastructure found within 1000 metres



Australian Government

Department of Climate Change, Energy,  
the Environment and Water

# EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 06-Jan-2026

[Summary](#)

[Details](#)

[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

# Summary

## Matters of National Environment Significance

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

<a href="#">World Heritage Properties:</a>	None
<a href="#">National Heritage Places:</a>	None
<a href="#">Wetlands of International Importance (Ramsar)</a>	2
<a href="#">Great Barrier Reef Marine Park:</a>	None
<a href="#">Commonwealth Marine Area:</a>	None
<a href="#">Listed Threatened Ecological Communities:</a>	4
<a href="#">Listed Threatened Species:</a>	80
<a href="#">Listed Migratory Species:</a>	38

## Other Matters Protected by the EPBC Act

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

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

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

<a href="#">Commonwealth Lands:</a>	None
<a href="#">Commonwealth Heritage Places:</a>	None
<a href="#">Listed Marine Species:</a>	68
<a href="#">Whales and Other Cetaceans:</a>	9
<a href="#">Critical Habitats:</a>	None
<a href="#">Commonwealth Reserves Terrestrial:</a>	None
<a href="#">Australian Marine Parks:</a>	None
<a href="#">Habitat Critical to the Survival of Marine Turtles:</a>	None

## Extra Information

This part of the report provides information that may also be relevant to the area you have

<a href="#">State and Territory Reserves:</a>	22
<a href="#">Regional Forest Agreements:</a>	1
<a href="#">Nationally Important Wetlands:</a>	None
<a href="#">EPBC Act Referrals:</a>	2
<a href="#">Key Ecological Features (Marine):</a>	None
<a href="#">Biologically Important Areas:</a>	9
<a href="#">Bioregional Assessments:</a>	None
<a href="#">Geological and Bioregional Assessments:</a>	None

# Details

## Matters of National Environmental Significance

### Wetlands of International Importance (Ramsar Wetlands) [\[ Resource Information \]](#)

Ramsar Site Name	Proximity	Buffer Status
<a href="#">Apsley marshes</a>	Within 10km of Ramsar site	In feature area
<a href="#">Moulting lagoon</a>	Within 10km of Ramsar site	In feature area

### Listed Threatened Ecological Communities [\[ Resource Information \]](#)

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

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

Community Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Eucalyptus ovata - Callitris oblonga Forest</a>	Vulnerable	Community likely to occur within area	In buffer area only
<a href="#">Giant Kelp Marine Forests of South East Australia</a>	Endangered	Community may occur within area	In buffer area only
<a href="#">Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana)</a>	Critically Endangered	Community likely to occur within area	In feature area
<a href="#">Tasmanian white gum (Eucalyptus viminalis) wet forest</a>	Critically Endangered	Community likely to occur within area	In feature area

### Listed Threatened Species [\[ Resource Information \]](#)

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
<b>BIRD</b>			
<a href="#">Aquila audax fleayi</a>	Endangered	Breeding likely to occur within area	In feature area
Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area	In feature area
<a href="#">Ardenna grisea</a>	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Botaurus poiciloptilus</a> Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Calidris canutus</a> Red Knot, Knot [855]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Ceyx azureus diemenensis</a> Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Diomedea antipodensis</a> Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Diomedea antipodensis gibsoni</a> Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Diomedea epomophora</a> Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Diomedea exulans</a> Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Diomedea sanfordi</a> Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Fregetta grallaria grallaria</a> White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
<a href="#">Halobaena caerulea</a> Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Breeding known to occur within area	In feature area
<a href="#">Limosa lapponica baueri</a> Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat likely to occur within area	In feature area
<a href="#">Macronectes giganteus</a> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Macronectes halli</a> Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Neophema chrysostoma</a> Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Pachyptila turtur subantarctica</a> Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Phoebetria fusca</a> Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<a href="#">Pterodroma leucoptera leucoptera</a> Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Sternula albifrons</a> Little Tern [82849]	Vulnerable	Breeding known to occur within area	In buffer area only
<a href="#">Sternula nereis nereis</a> Australian Fairy Tern [82950]	Vulnerable	Species or species habitat known to occur within area	In feature area
<a href="#">Thalassarche bulleri</a> Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche bulleri platei</a> Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche carteri</a> Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<a href="#">Thalassarche cauta</a> Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche chrysostoma</a> Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
<a href="#">Thalassarche eremita</a> Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Thalassarche impavida</a> Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche melanophris</a> Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche salvini</a> Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche steadi</a> White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
<a href="#">Thinornis cucullatus cucullatus</a> Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat known to occur within area	In feature area
<a href="#">Tringa nebularia</a> Common Greenshank, Greenshank [832]	Endangered	Species or species habitat may occur within area	In buffer area only
<a href="#">Tyto novaehollandiae castanops (Tasmanian population)</a> Masked Owl (Tasmanian) [67051]	Vulnerable	Species or species habitat known to occur within area	In feature area
<b>FISH</b>			
<a href="#">Brachiopsilus ziebelli</a> Ziebell's Handfish, Waterfall Bay Handfish [83757]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<a href="#">Galaxias fontanus</a> Swan Galaxias [26167]	Endangered	Species or species habitat may occur within area	In buffer area only
<a href="#">Prototroctes maraena</a> Australian Grayling [26179]	Vulnerable	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Seriolella brama</a> Blue Warehou [69374]	Conservation Dependent	Species or species habitat known to occur within area	In buffer area only
<a href="#">Thymichthys politus</a> Red Handfish [83756]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
<b>FROG</b>			
<a href="#">Litoria raniformis</a> Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<b>INSECT</b>			
<a href="#">Antipodia chaostola leucophaea</a> Tasmanian Chaostola Skipper, Heath-sand Skipper [77672]	Endangered	Species or species habitat likely to occur within area	In feature area
<b>MAMMAL</b>			
<a href="#">Balaenoptera musculus</a> Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
<a href="#">Dasyurus maculatus maculatus (Tasmanian population)</a> Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area	In feature area
<a href="#">Dasyurus viverrinus</a> Eastern Quoll, Luaner [333]	Endangered	Species or species habitat likely to occur within area	In feature area
<a href="#">Eubalaena australis</a> Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
<a href="#">Perameles gunnii gunnii</a> Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<a href="#">Pseudomys novaehollandiae</a> New Holland Mouse, Pookila [96]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<a href="#">Sarcophilus harrisii</a> Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area	In feature area

**OTHER**

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Leucopatus anophthalmus</a> Blind Velvet Worm [90855]	Endangered	Species or species habitat likely to occur within area	In buffer area only
<b>PLANT</b>			
<a href="#">Acacia axillaris</a> Midlands Mimosa, Midlands Wattle [13563]	Vulnerable	Species or species habitat known to occur within area	In feature area
<a href="#">Bertya tasmanica subsp. tasmanica</a> Tasmanian Bertya [78359]	Endangered	Species or species habitat likely to occur within area	In feature area
<a href="#">Boronia gunnii</a> Gunn's Boronia, Cataract Gorge Boronia [29394]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<a href="#">Boronia hippopala</a> Velvet Boronia [78925]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<a href="#">Caladenia caudata</a> Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Callitris oblonga</a> Pygmy Cypress-pine, Pigmy Cypress-pine, Dwarf Cypress-pine [66687]	Vulnerable	Species or species habitat known to occur within area	In feature area
<a href="#">Callitris oblonga subsp. oblonga</a> South Esk Pine [64864]	Endangered	Species or species habitat known to occur within area	In buffer area only
<a href="#">Conospermum hookeri</a> Variable Smoke-bush [68161]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<a href="#">Dianella amoena</a> Matted Flax-lily [64886]	Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Epacris apsleyensis</a> Apsley Heath [15428]	Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Epacris barbata</a> Bearded Heath, Freycinet Heath [17625]	Endangered	Species or species habitat likely to occur within area	In buffer area only
<a href="#">Epacris grandis</a> Grand Heath, Tall Heath [18719]	Endangered	Species or species habitat known to occur within area	In feature area
<a href="#">Glycine latrobeana</a> Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<a href="#">Lepidium hyssopifolium</a> Basalt Pepper-cress, Peppergrass, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat likely to occur within area	In feature area
<a href="#">Prasophyllum apoxychilum</a> Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area	In buffer area only
<a href="#">Pterostylis ziegeleri</a> Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Senecio psilocarpus</a> Swamp Fireweed, Smooth-fruited Groundsel [64976]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<a href="#">Spyridium lawrencei</a> Small-leaf Spyridium [27036]	Endangered	Species or species habitat known to occur within area	In feature area
<a href="#">Stenanthemum pimeleoides</a> Spreading Stenanthemum, Propellor Plant [15450]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Stonesiella selaginoides</a> Clubmoss Bush-pea [68100]	Endangered	Species or species habitat likely to occur within area	In feature area
<a href="#">Thelymitra jonesii</a> Sky-blue Sun-orchid [76352]	Endangered	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Xerochrysum palustre</a> Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<b>REPTILE</b>			
<a href="#">Chelonia mydas</a> Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<b>SHARK</b>			
<a href="#">Carcharodon carcharias</a> White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
<a href="#">Galeorhinus galeus</a> School Shark, Eastern School Shark, Snapper Shark, Tope, Soupfin Shark [68453]	Conservation Dependent	Species or species habitat may occur within area	In buffer area only
<b>Listed Migratory Species</b>			<b>[ Resource Information ]</b>
Scientific Name	Threatened Category	Presence Text	Buffer Status
<b>Migratory Marine Birds</b>			
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
<a href="#">Ardenna carneipes</a> Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Ardenna grisea</a> Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<a href="#">Diomedea antipodensis</a> Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Diomedea epomophora</a> Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Diomedea exulans</a> Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Diomedea sanfordi</a> Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Macronectes giganteus</a> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Macronectes halli</a> Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Phoebastria fusca</a> Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<a href="#">Sternula albifrons</a> Little Tern [82849]	Vulnerable	Breeding known to occur within area	In buffer area only
<a href="#">Thalassarche bulleri</a> Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche carteri</a> Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<a href="#">Thalassarche cauta</a> Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche chrysostoma</a> Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Thalassarche eremita</a> Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour may occur within area	In buffer area only
<a href="#">Thalassarche impavida</a> Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche melanophris</a> Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche salvini</a> Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche steadi</a> White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
<b>Migratory Marine Species</b>			
<a href="#">Balaenoptera musculus</a> Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
<a href="#">Caperea marginata</a> Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In buffer area only
<a href="#">Carcharodon carcharias</a> White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
<a href="#">Chelonia mydas</a> Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<a href="#">Eubalaena australis as Balaena glacialis australis</a> Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Lagenorhynchus obscurus</a> Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
<a href="#">Lamna nasus</a> Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In buffer area only
<a href="#">Megaptera novaeangliae</a> Humpback Whale [38]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
<b>Migratory Terrestrial Species</b>			
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
<b>Migratory Wetlands Species</b>			
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Calidris canutus</a> Red Knot, Knot [855]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
<a href="#">Limosa lapponica</a> Bar-tailed Godwit [844]		Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Tringa nebularia</a> Common Greenshank, Greenshank [832]	Endangered	Species or species habitat may occur within area	In buffer area only

## Other Matters Protected by the EPBC Act

Listed Marine Species			[ Resource Information ]
Scientific Name	Threatened Category	Presence Text	Buffer Status
<b>Bird</b>			
<a href="#">Actitis hypoleucos</a> Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
<a href="#">Apus pacificus</a> Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
<a href="#">Ardenna carneipes as Puffinus carneipes</a> Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Ardenna grisea as Puffinus griseus</a> Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<a href="#">Bubulcus ibis as Ardea ibis</a> Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
<a href="#">Calidris acuminata</a> Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
<a href="#">Calidris canutus</a> Red Knot, Knot [855]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Calidris ferruginea</a> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
<a href="#">Calidris melanotos</a> Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
<a href="#">Diomedea antipodensis</a> Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Diomedea antipodensis gibsoni as Diomedea gibsoni</a> Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Diomedea epomophora</a> Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Diomedea exulans</a> Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Diomedea sanfordi</a> Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Gallinago hardwickii</a> Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
<a href="#">Haliaeetus leucogaster</a> White-bellied Sea-Eagle [943]		Breeding known to occur within area	In feature area
<a href="#">Halobaena caerulea</a> Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Hirundapus caudacutus</a> White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
<a href="#">Lathamus discolor</a> Swift Parrot [744]	Critically Endangered	Breeding known to occur within area overfly marine area	In feature area
<a href="#">Limosa lapponica</a> Bar-tailed Godwit [844]		Species or species habitat likely to occur within area	In feature area
<a href="#">Macronectes giganteus</a> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Macronectes halli</a> Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Myiagra cyanoleuca</a> Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
<a href="#">Neophema chrysostoma</a> Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
<a href="#">Numenius madagascariensis</a> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
<a href="#">Pachyptila turtur</a> Fairy Prion [1066]		Species or species habitat likely to occur within area	In feature area
<a href="#">Phoebastria fusca</a> Sooty Albatross [1075]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Pterodroma cervicalis</a> White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
<a href="#">Stercorarius antarcticus as Catharacta skua</a> Brown Skua [85039]		Species or species habitat may occur within area	In buffer area only
<a href="#">Sterna striata</a> White-fronted Tern [799]		Foraging, feeding or related behaviour likely to occur within area	In feature area
<a href="#">Sternula albifrons as Sterna albifrons</a> Little Tern [82849]	Vulnerable	Breeding known to occur within area	In buffer area only
<a href="#">Thalassarche bulleri</a> Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche bulleri platei as Thalassarche sp. nov.</a> Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche carteri</a> Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<a href="#">Thalassarche cauta</a> Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche chrysostoma</a> Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
<a href="#">Thalassarche eremita</a> Chatham Albatross [64457]	Endangered	Foraging, feeding or related behaviour may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Thalassarche impavida</a> Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche melanophris</a> Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche salvini</a> Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<a href="#">Thalassarche steadi</a> White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
<a href="#">Thinornis cucullatus as Thinornis rubricollis</a> Hooded Plover, Hooded Dotterel [87735]		Species or species habitat known to occur within area overfly marine area	In feature area
<a href="#">Thinornis cucullatus cucullatus as Thinornis rubricollis rubricollis</a> Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
<a href="#">Tringa nebularia</a> Common Greenshank, Greenshank [832]	Endangered	Species or species habitat may occur within area overfly marine area	In buffer area only
<b>Fish</b>			
<a href="#">Hippocampus abdominalis</a> Big-belly Seahorse, Eastern Potbelly Seahorse, New Zealand Potbelly Seahorse [66233]		Species or species habitat may occur within area	In buffer area only
<a href="#">Hippocampus breviceps</a> Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area	In buffer area only
<a href="#">Histiogamphelus briggsii</a> Crested Pipefish, Briggs' Crested Pipefish, Briggs' Pipefish [66242]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Hypselognathus rostratus</a> Knifesnout Pipefish, Knife-snouted Pipefish [66245]		Species or species habitat may occur within area	In buffer area only
<a href="#">Kaupus costatus</a> Deepbody Pipefish, Deep-bodied Pipefish [66246]		Species or species habitat may occur within area	In buffer area only
<a href="#">Kimblaeus bassensis</a> Trawl Pipefish, Bass Strait Pipefish [66247]		Species or species habitat may occur within area	In buffer area only
<a href="#">Lissocampus runa</a> Javelin Pipefish [66251]		Species or species habitat may occur within area	In buffer area only
<a href="#">Maroubra perserrata</a> Sawtooth Pipefish [66252]		Species or species habitat may occur within area	In buffer area only
<a href="#">Mitotichthys mollisoni</a> Mollison's Pipefish [66260]		Species or species habitat may occur within area	In buffer area only
<a href="#">Mitotichthys semistriatus</a> Halfbanded Pipefish [66261]		Species or species habitat may occur within area	In buffer area only
<a href="#">Mitotichthys tuckeri</a> Tucker's Pipefish [66262]		Species or species habitat may occur within area	In buffer area only
<a href="#">Notiocampus ruber</a> Red Pipefish [66265]		Species or species habitat may occur within area	In buffer area only
<a href="#">Phyllopteryx taeniolatus</a> Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area	In buffer area only
<a href="#">Pugnaso curtirostris</a> Pugnose Pipefish, Pug-nosed Pipefish [66269]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
<a href="#">Solegnathus robustus</a> Robust Pipehorse, Robust Spiny Pipehorse [66274]		Species or species habitat may occur within area	In buffer area only
<a href="#">Solegnathus spinosissimus</a> Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within area	In buffer area only
<a href="#">Stigmatopora argus</a> Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area	In buffer area only
<a href="#">Stigmatopora nigra</a> Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area	In buffer area only
<a href="#">Urocampus carinirostris</a> Hairy Pipefish [66282]		Species or species habitat may occur within area	In buffer area only
<a href="#">Vanacampus phillipi</a> Port Phillip Pipefish [66284]		Species or species habitat may occur within area	In buffer area only
<a href="#">Vanacampus poecilolaemus</a> Longsnout Pipefish, Australian Longsnout Pipefish, Long-snouted Pipefish [66285]		Species or species habitat may occur within area	In buffer area only
<b>Mammal</b>			
<a href="#">Arctocephalus forsteri</a> Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area	In buffer area only
<a href="#">Arctocephalus pusillus</a> Australian Fur-seal, Australo-African Fur-seal [21]		Species or species habitat may occur within area	In buffer area only
<b>Reptile</b>			
<a href="#">Chelonia mydas</a> Green Turtle [1765]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<b>Whales and Other Cetaceans</b>			
			<a href="#">[ Resource Information ]</a>
Current Scientific Name	Status	Type of Presence	Buffer Status
<b>Mammal</b>			

Current Scientific Name	Status	Type of Presence	Buffer Status
<a href="#">Balaenoptera acutorostrata</a> Minke Whale [33]		Species or species habitat may occur within area	In buffer area only
<a href="#">Balaenoptera musculus</a> Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
<a href="#">Caperea marginata</a> Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In buffer area only
<a href="#">Delphinus delphis</a> Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area	In buffer area only
<a href="#">Eubalaena australis</a> Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
<a href="#">Grampus griseus</a> Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area	In buffer area only
<a href="#">Lagenorhynchus obscurus</a> Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
<a href="#">Megaptera novaeangliae</a> Humpback Whale [38]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
<a href="#">Tursiops truncatus s. str.</a> Bottlenose Dolphin [68417]		Species or species habitat may occur within area	In buffer area only

## Extra Information

State and Territory Reserves			[ Resource Information ]
Protected Area Name	Reserve Type	State	Buffer Status
Apsley	Conservation Area	TAS	In buffer area only
Apsley River	Conservation Covenant	TAS	In feature area

Protected Area Name	Reserve Type	State	Buffer Status
Blindburn Creek	Private Nature Reserve	TAS	In buffer area only
Connemara	Conservation Covenant	TAS	In buffer area only
Denison River	Conservation Covenant	TAS	In buffer area only
Denison Rivulet	Conservation Area	TAS	In buffer area only
Diamond Island	Nature Reserve	TAS	In buffer area only
Douglas-Apsley	National Park	TAS	In buffer area only
Douglas River	Conservation Covenant	TAS	In buffer area only
Freycinet	National Park	TAS	In buffer area only
Lilla Villa	Conservation Covenant	TAS	In buffer area only
Lookout Rock	State Reserve	TAS	In buffer area only
Toxteth Park #1	Conservation Covenant	TAS	In buffer area only
Toxteth Park #2	Conservation Covenant	TAS	In buffer area only
Toxteth Park #3	Conservation Covenant	TAS	In buffer area only
Toxteth Park #4	Conservation Covenant	TAS	In feature area
Toxteth Park #5	Conservation Covenant	TAS	In buffer area only
Toxteth Park #6	Conservation Covenant	TAS	In buffer area only
Toxteth Park #7	Conservation Covenant	TAS	In buffer area only
Toxteth Park #8	Conservation Covenant	TAS	In buffer area only
Waubadebars Grave	Historic Site	TAS	In buffer area only
Whalers Lookout	Conservation Area	TAS	In buffer area only

## Regional Forest Agreements

[\[ Resource Information \]](#)

Note that all areas with completed RFAs have been included. Please see the associated resource information for specific caveats and use limitations associated with RFA boundary information.

RFA Name	State	Buffer Status
<a href="#">Tasmanian</a>	Tasmania	In feature area

## EPBC Act Referrals

[\[ Resource Information \]](#)

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
<b>Not controlled action</b>				
<a href="#">Exploration Seismic survey</a>	2001/516	Not Controlled Action	Completed	In feature area
<a href="#">Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia</a>	2015/7522	Not Controlled Action	Completed	In feature area

## Biologically Important Areas [ [Resource Information](#) ]

Scientific Name	Behaviour	Presence	Buffer Status
<b>Seabirds</b>			
<a href="#">Ardenna tenuirostris</a> Short-tailed Shearwater [82652]	Foraging	Known to occur	In buffer area only
<a href="#">Eudyptula minor</a> Little Penguin [1085]	Foraging	Known to occur	In buffer area only
<a href="#">Pelagodroma marina</a> White-faced Storm-petrel [1016]	Foraging	Known to occur	In buffer area only
<a href="#">Pelecanoides urinatrix</a> Common Diving-petrel [1018]	Foraging	Known to occur	In buffer area only
<a href="#">Pterodroma mollis</a> Soft-plumaged Petrel [1036]	Foraging	Known to occur	In buffer area only
<a href="#">Thalassarche cauta cauta</a> Shy Albatross [82345]	Foraging likely	Likely to occur	In buffer area only
<b>Whales</b>			
<a href="#">Balaenoptera musculus brevicauda</a> Pygmy Blue Whale [81317]	Foraging	Likely to be present	In buffer area only
<a href="#">Eubalaena australis</a> Southern Right Whale [40]	Migration		In buffer area only
<a href="#">Eubalaena australis</a> Southern Right Whale [40]	Reproduction		In buffer area only

# Caveat

## 1 PURPOSE

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

The report contains the mapped locations of:

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

## 2 DISCLAIMER

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

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

## 3 DATA SOURCES

### Threatened ecological communities

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

### Threatened, migratory and marine species

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

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

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

## 4 LIMITATIONS

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

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

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

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

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

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

# Acknowledgements

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

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

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

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

[© Commonwealth of Australia](#)

Department of Climate Change, Energy, the Environment and Water

GPO Box 3090

Canberra ACT 2601 Australia

+61 2 6274 1111



28 Suncrest Avenue  
Lenah Valley, TAS 7008  
mark@ecotas.com.au  
www.ecotas.com.au  
0407 008 685  
**ABN 83 464 107 291**

**Onshore Designs**

ATTENTION: Michael Eastwood  
10 Restdown Drive  
Otago Bay TAS 7017

6 February 2026

Dear Michael

**RE: 6 Suncoast Drive, Bicheno (PID 3150020; C.T. 162922/100; LPI GHP98)  
Natural Values Assessment: Priority Vegetation Area Overlay**

***Preamble***

Environmental Consulting Options Tasmania (ECOtas) was engaged by Onshore Designs to provide a natural values assessment of 6 Suncoast Drive, Bicheno (PID 3150020; C.T. 162922/100; LPI GHP98), specifically to address matters related to the Priority Vegetation Area Overlay present on part of the title such that the implications under the *State Planning Provisions* (Natural Assets Code) can be duly considered during further project planning associated with a retrospective application for the existing shed in the north of the title, with specific reference to DA 2025/216 and correspondence from Glamorgan Spring Bay Council dated 11 Dec. 2026 that stated:

C7.0 Natural Assets Code

C7.6.2 Clearance within a priority vegetation area

- Please provide a natural values assessment which has been prepared by a suitably qualified person, in accordance with the *Guidelines for Natural Values Surveys – Terrestrial Development Proposals*. This assessment should also address how the proposal has been sited to minimise impacts of priority vegetation, being a requirement of P1.2 of this clause.

*Note: The area where vegetation has been removed is subject to a section 71 Agreement with the Glamorgan Spring Bay Council to the effect that this vegetation must not be removed.*

***Site details***

Address: 6 Suncoast Drive, Bicheno, TAS 7215 (Figures 1-3)

Title Details: PID 3150020; C.T. 162922/100; LPI GHP98

Current zoning: Rural Living (Figure 4)

Overlays (relevant to the present assessment): Priority Vegetation Area (Natural Assets Code) overlay occurs over the entire title and surrounds (Figure 5).

Total area: computed area = 20,545.952 m<sup>2</sup>, measured area = 20,560 m<sup>2</sup> (ca. 2.05 ha) [source: LISTmap]



## 6 Suncoast Drive, Bicheno: Natural Values Statement

Topography: gentle northerly aspect lower slope.

Elevation: ca. 20 m a.s.l. in the north adjacent to the Tasman Highway to ca. 45 m a.s.l. in the south near the intersection of Suncoast Drive and Rosedale Road.

Geology: the title is mapped (Figure 6) at a 1:250,000 scale as Quaternary-period "talus, vegetated and active" (geocode: Qpt), which is mapped as the southern half of the title and Quaternary-period "undifferentiated Quaternary sediments" (geocode: Q), which is mapped in the north of the title; the geology is mentioned because of its influence on vegetation classification and potential for threatened flora (and to a lesser extent, threatened fauna); the geology was confirmed informally by the site assessment with sedimentary-derived sandy soils in the north and dolerite-derived talus exposed in the south of the title

Drainage: a spring was noted associated with the dam in the south of the title

Current land use: the existing residence is located near the southern boundary with an informal road dissecting the centre of the title to access the location of the shed (Plates 1-3). The shed is located within a ca. 530 m<sup>2</sup> clearing within a broad area of *Eucalyptus* dry forest in the north with cleared land associated with the existing residence dominating the south of the title (Plates 2-5). The title is bound by Suncoast Drive to the south, Tasman Highway to the north and private titles on the western and eastern boundaries. The title is accessed directly off Suncoast Drive in the south (see Figures 1 & 2).



**Plate 1.** Existing cleared land surrounding the dwelling in the south of the title with access road to north of the title and dam to left



**Plates 2 & 3.** Existing access to shed – view upslope to the south (left) and north toward shed (right)





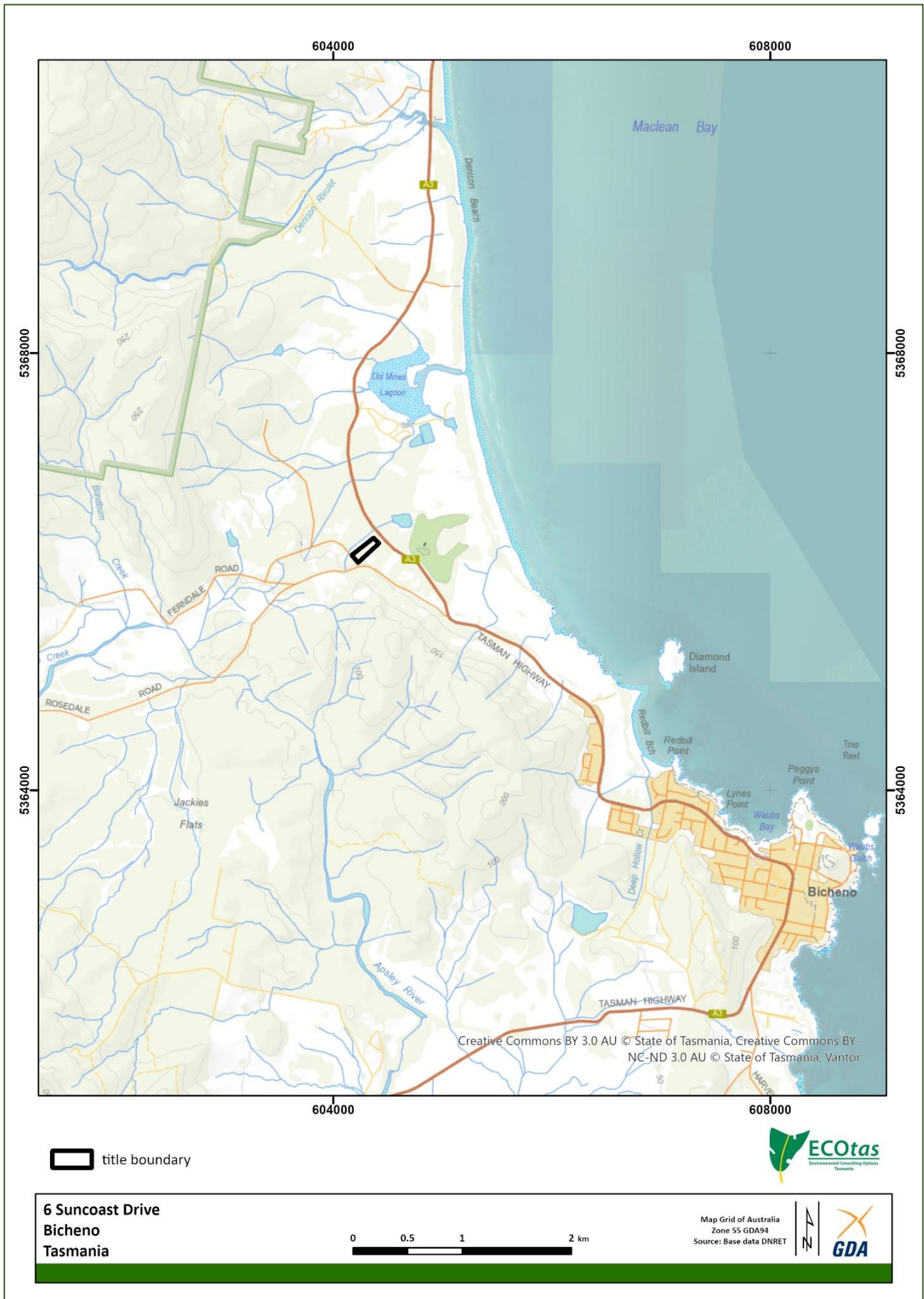
**Plate 4.** View north of existing shed and associated clearing



**Plate 5.** Uniform *Eucalyptus amygdalina* coastal forest and woodland (DAC) that surrounds the existing shed area



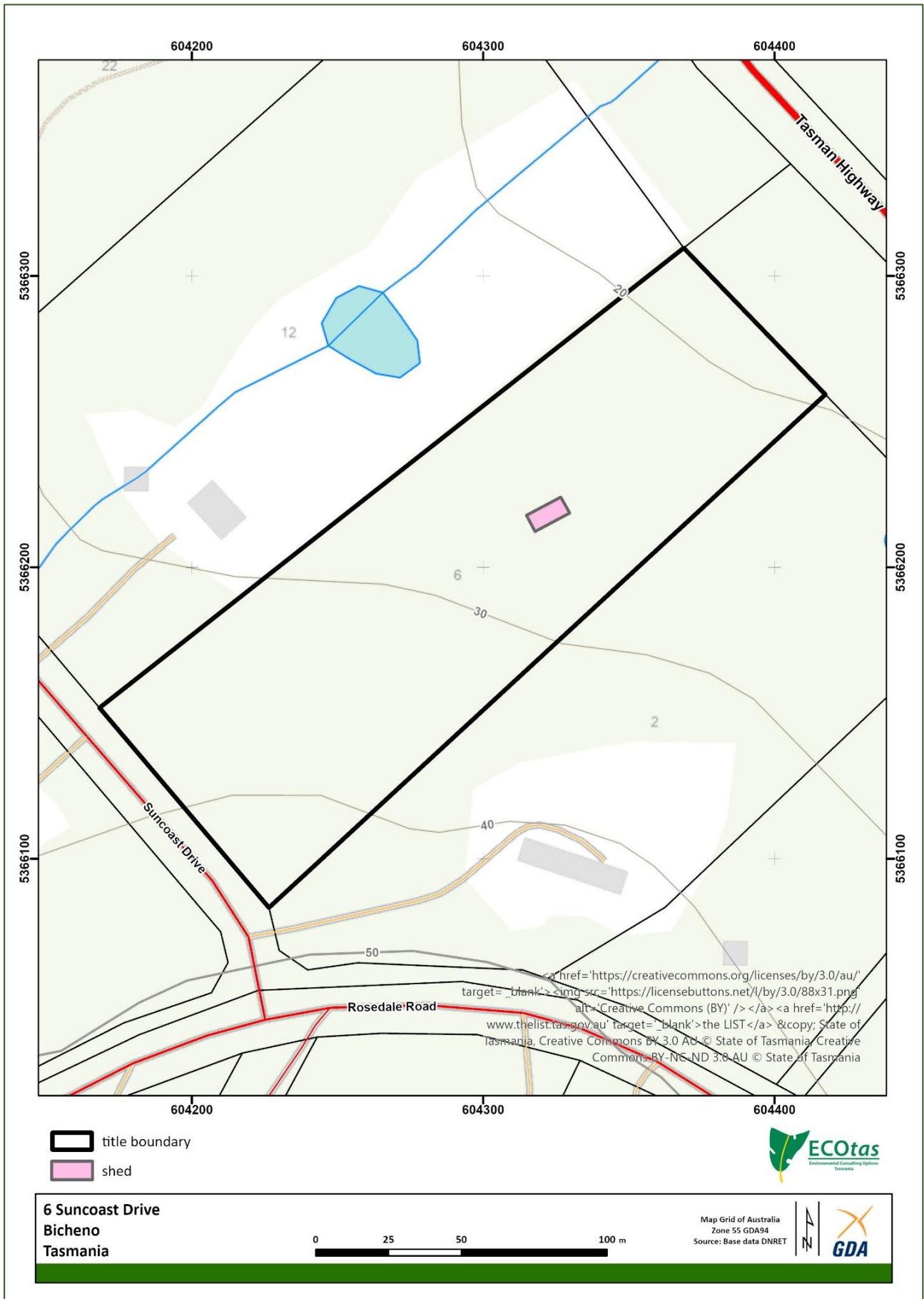
## 6 Suncoast Drive, Bicheno: Natural Values Statement



**Figure 1.** General location of study area



## 6 Suncoast Drive, Bicheno: Natural Values Statement



**Figure 2.** Detailed location of study area, showing topographic and cadastral features



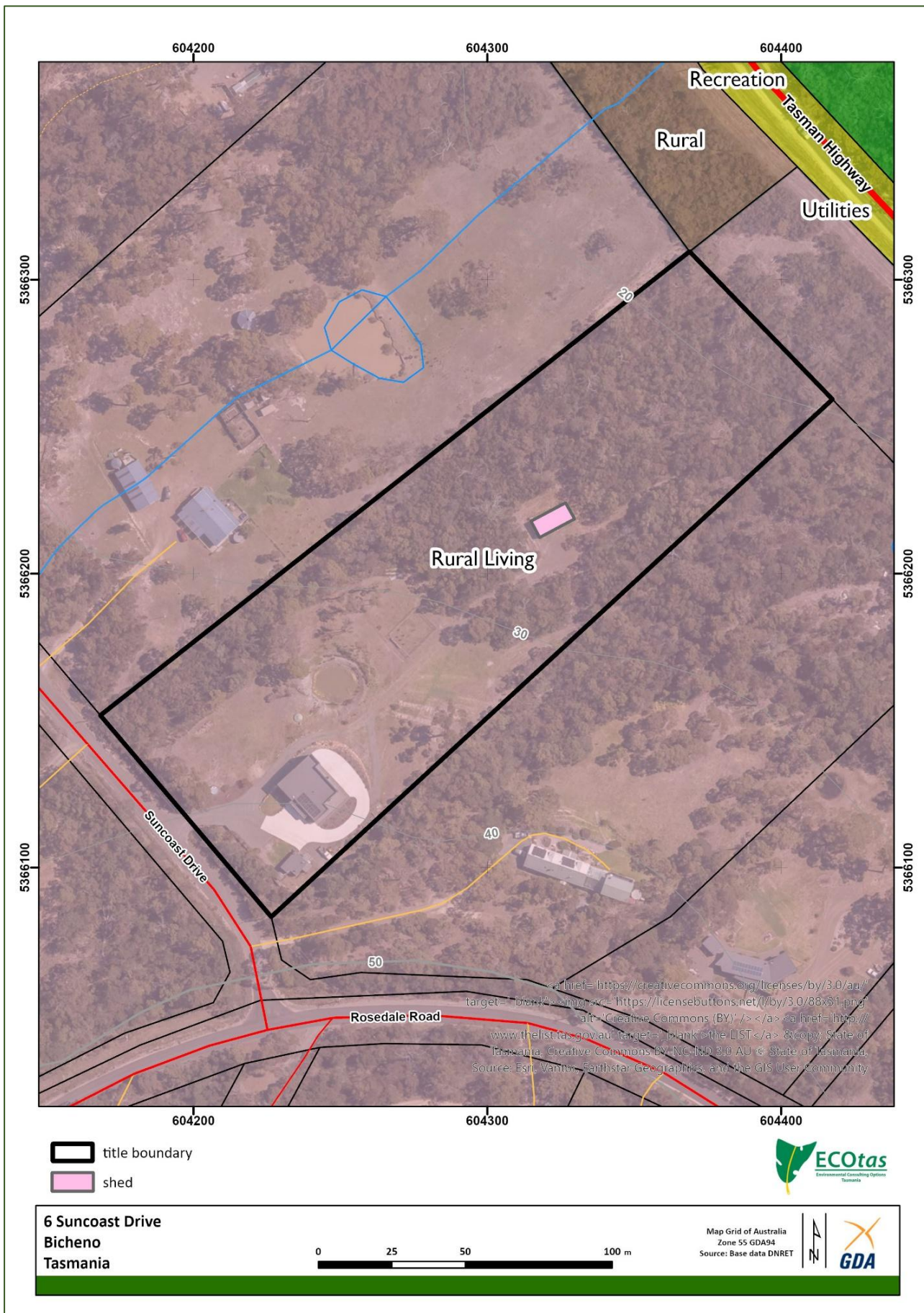
## 6 Suncoast Drive, Bicheno: Natural Values Statement



**Figure 3.** Detailed location of study area, showing recent aerial imagery (LISTmap)



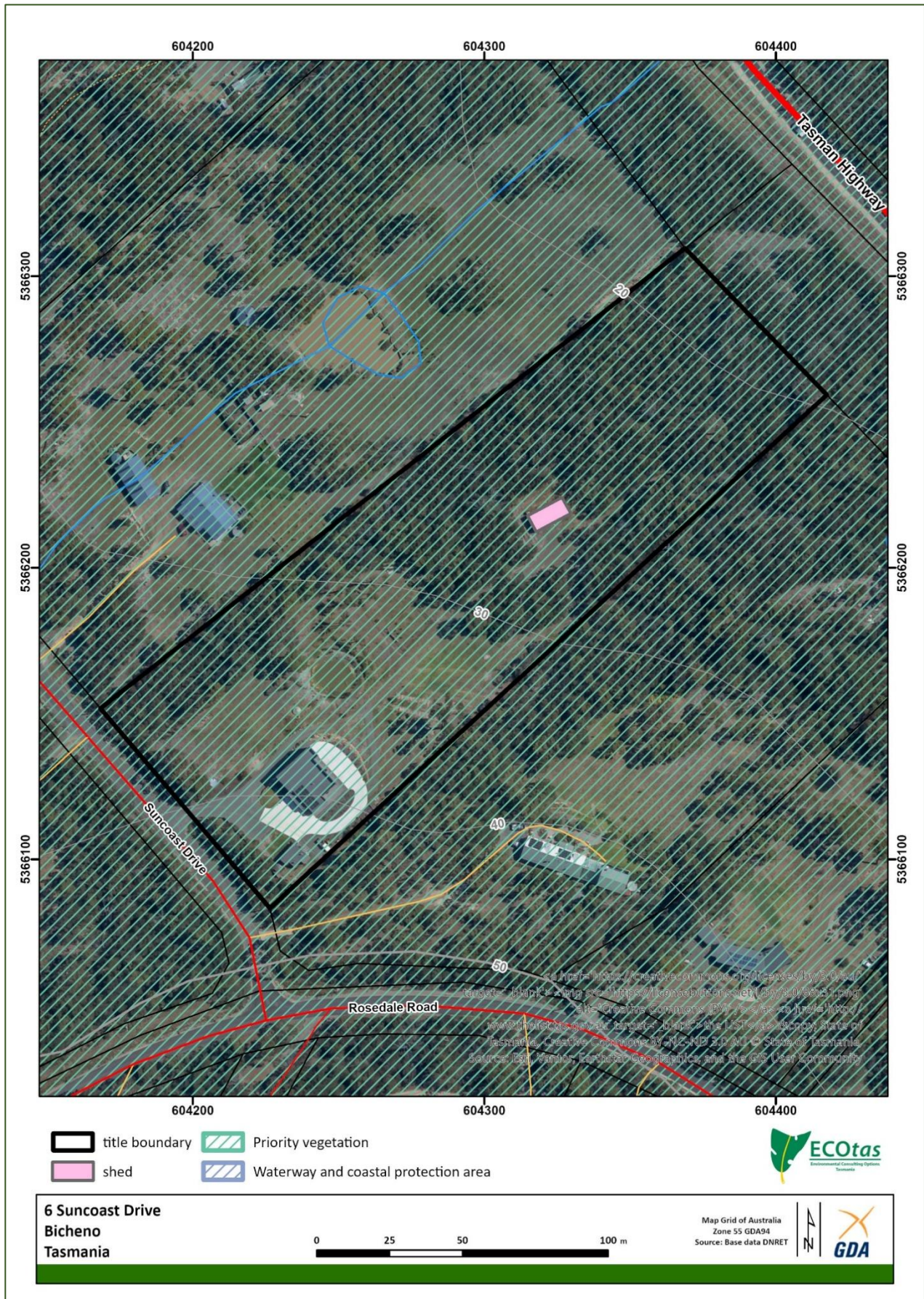
**6 Suncoast Drive, Bicheno: Natural Values Statement**



**Figure 4.** Zoning of study area and surrounds pursuant to *Tasmanian Planning Scheme – Glamorgan Spring Bay Local Provisions Schedule*



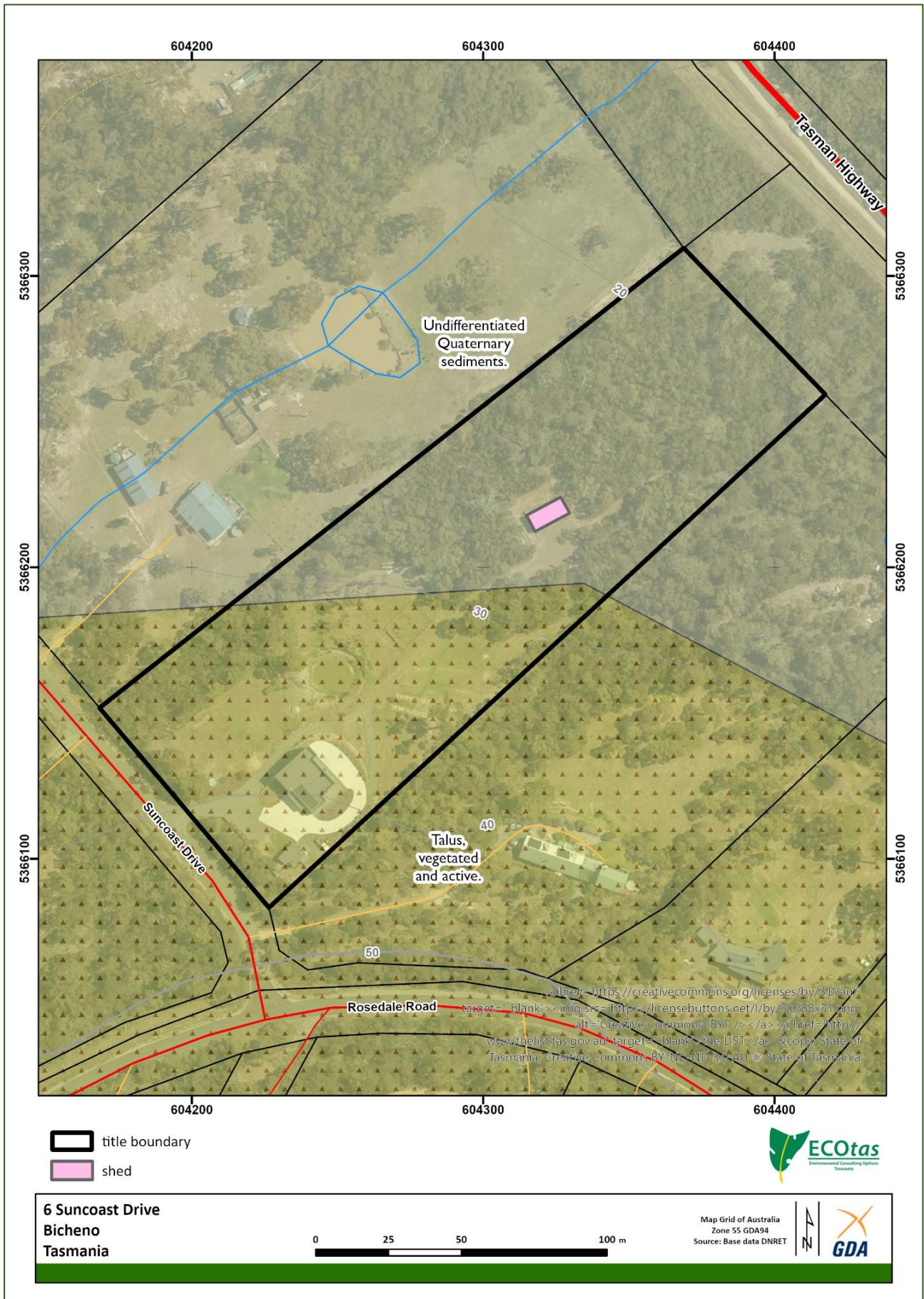
## 6 Suncoast Drive, Bicheno: Natural Values Statement



**Figure 5.** Detail of study area, showing extent of Priority Vegetation Area and Waterway and Coastal Protection Area overlays pursuant to *Tasmanian Planning Scheme – Glamorgan Spring Bay Local Provisions Schedule*



## 6 Suncoast Drive, Bicheno: Natural Values Statement



**Figure 6.** 1:250,000 scale geological mapping of study area and surrounds



### **Proposal**

The proposal is for a retrospective development application seeking approval of the existing shed in the centre-north of the title (Figures 2 & 3, Plates 3 & 4), now known as DA 2025/216.

The following provides an overall analysis of C7 of the Natural Assets Code of the *Tasmanian Planning Scheme – Glamorgan Spring Bay* in relation to the proposal.

### **Assessment**

#### Preliminary database checks

LISTmap was examined to determine existing vegetation mapping and known sites for threatened flora and fauna. Database reports were produced under DNRET's *Natural Values Atlas* (DNRET 2026), the Forest Practices Authority's *Biodiversity Values Database* (FPA 2026) and the Commonwealth *Protected Matters Report* (CofA 2026) to support the assessment process (all appended for reference).

#### Site assessment

Brian French (ECOtas) attended the site on 2 Feb. 2026.

### **Summary of key natural values findings**

#### Vegetation types

TASVEG 3.0, 4.0 & 5.0/Live map the subject title similarly as (Figure 7) as:

- *Eucalyptus amygdalina* coastal forest and woodland (TASVEG code: DAC)  
DAC is correctly mapped surrounding the shed area and lower slopes in the north; however, this community is more widespread in the south (see Figure 8).
- *Eucalyptus amygdalina* forest and woodland on dolerite (TASVEG code: DAD)  
DAD is mapped in the south of the title.
- agricultural land (TASVEG code: FAL)  
FAL is incorrectly mapped around the existing dwelling.

The survey found the vegetation of the title was marginally different with revised vegetation mapping indicated in Figure 8. Descriptions of the vegetation types present within the area is provided in Table 1, which map the site as a combination of DAC, DAD, FUM & OAQ.

Occurrences of DAC, DAD, FUM or OAQ do not equate to any native vegetation communities listed as threatened on Schedule 3A of the *Tasmanian Nature Conservation Act 2002* or to threatened ecological communities listed under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*.

Priority vegetation is defined in cl. C7.3.1 of the *State Planning Provisions* as:

C7.3 Definition of Terms

C7.3.1 In this code, unless the contrary intention appears:



## 6 Suncoast Drive, Bicheno: Natural Values Statement

means native vegetation where any of the following apply:

- (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*;
- (b) is a threatened flora species;
- (c) it forms a significant habitat for a threatened fauna species; or
- (d) it has been identified as native vegetation of local importance.

That is, occurrences of DAC, DAD, FUM or OAQ do not form “an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*”, such that **C7.3.1(a) is not applicable**. On that basis (and in relation to native vegetation communities only), no part of this site (the title) can be considered as “priority vegetation”. This was also the case when TASVEG 3.0 vegetation mapping was used to inform the Regional Ecosystem Model and the overlay (because the site was mapped as a combination of non-threatened mapping units viz. DAC & DAD as indicated in Figure 7a).

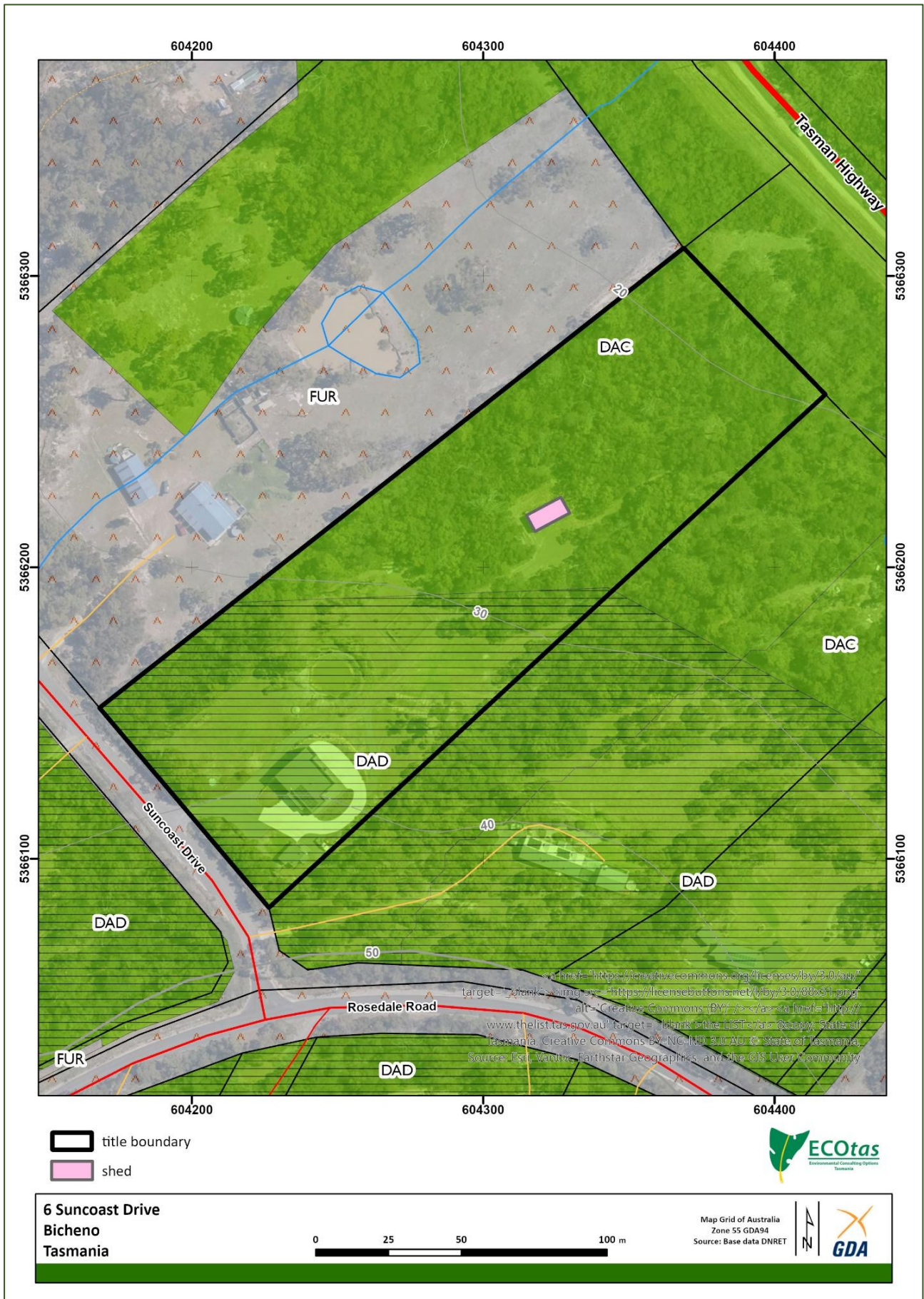
**Table 1.** Vegetation mapping units present in study area

[conservation status: NCA – as per Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, using units described by Kitchener & Harris (2013+), relating to TASVEG mapping units (DNRET 2026); EPBCA – as per the listing of ecological communities on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, relating to communities as described under that Act, but with equivalencies to TASVEG units]

TASVEG equivalent (Kitchener & Harris 2013+)	Conservation priority TASVEG EPBCA	Comments
<b>Dry eucalypt forest and woodland</b>		
<i>Eucalyptus amygdalina</i> coastal forest and woodland (DAC)	not threatened <i>not threatened</i>	DAC occurs as a low open woodland community in the north of the title (Plates 5 & 6). DAC has a multi-aged canopy due to past fire events, dominated by regrowth-form <i>Eucalyptus amygdalina</i> with scattered <i>E. ovata</i> and <i>E. globulus</i> over an even-aged tall shrub layer of <i>Allocasuarina littoralis</i> . The understorey is dominated by very dense layer of the graminoid species <i>Gahnia radula</i> and <i>Lomandra longifolia</i> with scattered <i>Lepidosperma</i> species. DAC is gradational with DAD as dolerite talus influences the vegetation community structure in the south. DAC is in good ecological condition with no weeds or symptoms of plant disease observed.
<i>Eucalyptus amygdalina</i> forest and woodland on dolerite (DAD)	not threatened <i>not threatened</i>	DAD is present as a remnant community in the west and south of the title (Figure 8). DAD is similar structurally to DAC; however, <i>E. ovata</i> is absent and <i>Acacia mearnsii</i> is present as a co-dominant species with <i>Allocasuarina littoralis</i> in the tall shrub layer. <i>Gahnia radula</i> is sparse with <i>Lomandra longifolia</i> occurring as the dominant graminoid species. DAD is gradational with DAC as geology and slope change to the north. DAD is in good ecological condition with no weeds or symptoms of plant disease observed.
<b>Modified land</b>		
extra-urban miscellaneous (FUM)	not threatened <i>not threatened</i>	FUM is used to describe modified environments across the title including the existing residence and associated surrounding modified area, clearings around the dam, firebreaks and vehicle tracks/roads. Any vegetation present generally consists of opportunistic native and introduced grasses and herb species. The areas mapped as FUM is weed-free. No symptoms were observed.
<b>Other natural environments</b>		
water, sea (OAQ)	not threatened <i>not threatened</i>	OAQ is the mapping unit used to describe generally unvegetated waterbodies including dams, lakes, sea. Within the title area, OAQ is used to map the small dam to the north of the existing residence.



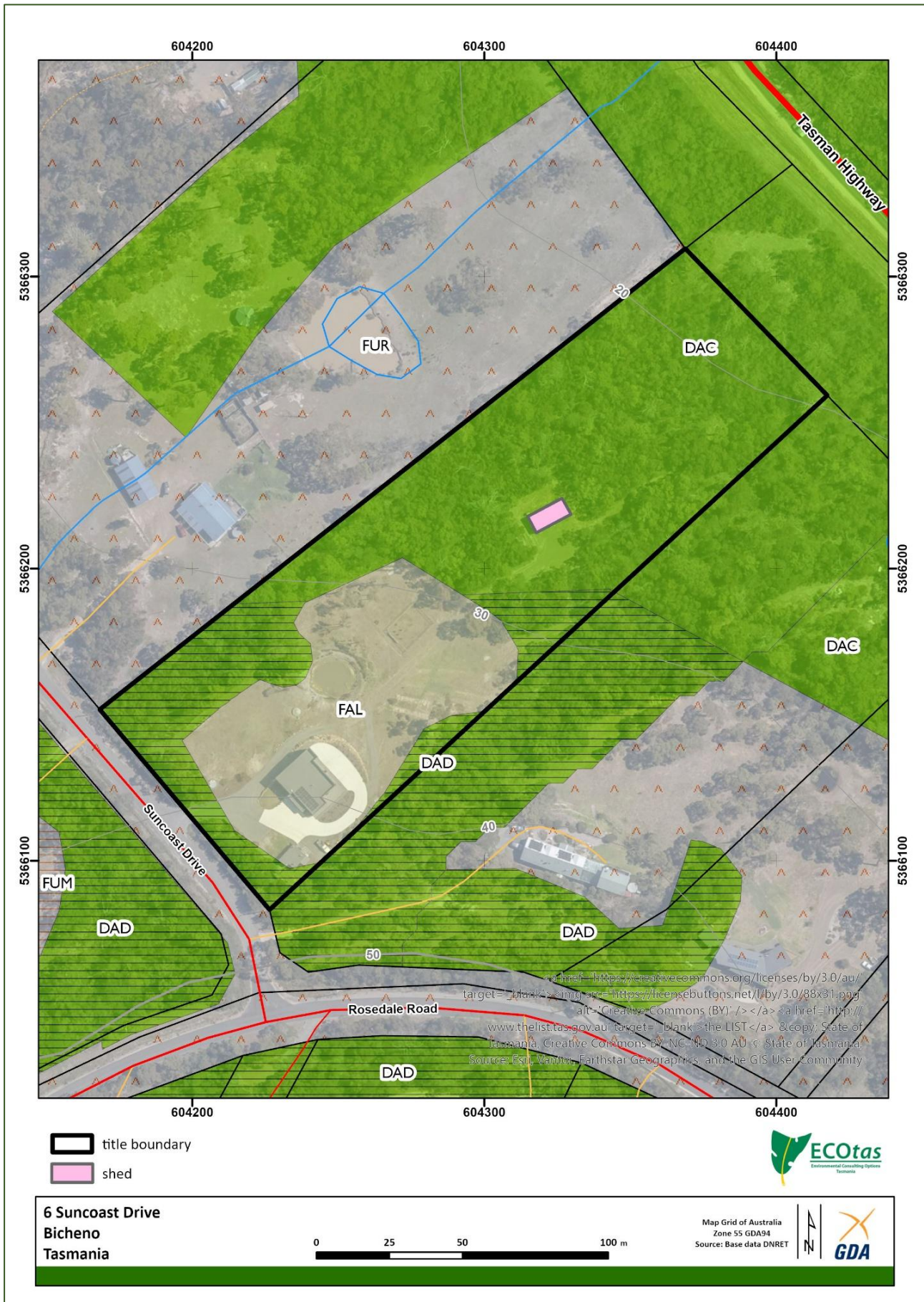
## 6 Suncoast Drive, Bicheno: Natural Values Statement



**Figure 7a.** TASVEG 3.0 vegetation mapping for subject title and surrounds (refer to text for codes)



## 6 Suncoast Drive, Bicheno: Natural Values Statement

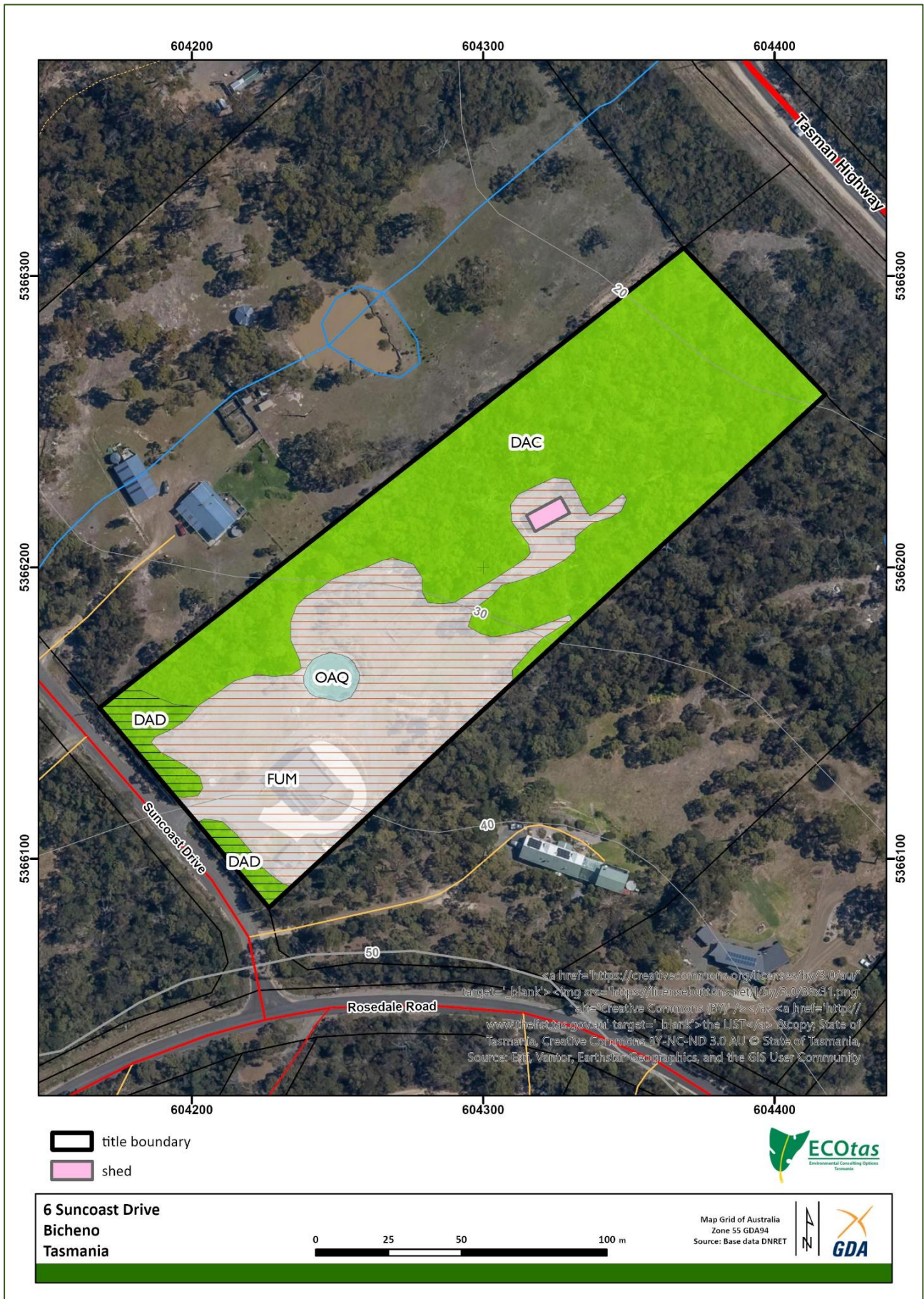


**Figure 7b.** Existing TASVEG 5.0 & Live vegetation mapping for subject title and surrounds (refer to text for codes)

**ECOtas...providing options in environmental consulting**



## 6 Suncoast Drive, Bicheno: Natural Values Statement



**Figure 8.** Revised vegetation mapping of subject title (refer to text for codes)





**Plate 6.** *Eucalyptus amygdalina* coastal forest and woodland (DAC) to the northeast of the existing shed clearing

#### Threatened flora

No plant species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* are known from database information, from the study area or immediate surrounds (Figure 9, DNRET 2026).

On this basis, no part of the title can be construed as “priority vegetation” (see previously cited definition), specifically that it “is a threatened flora species”, such that **C7.3.1(b) is not applicable.**

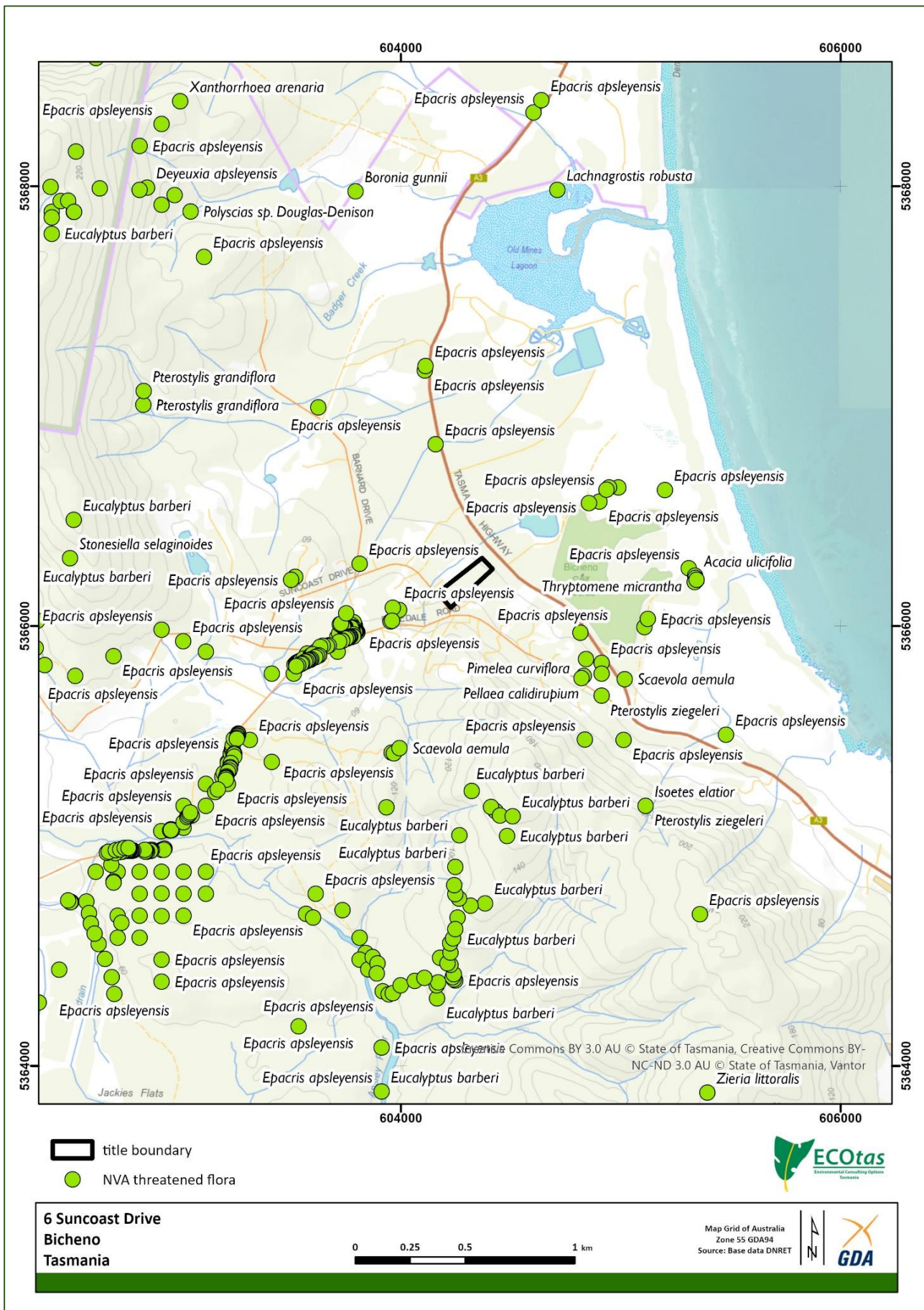
Further to this (and in relation to threatened flora only), no part of this site is “priority vegetation” and therefore applicable to the Priority Vegetation Area overlay, noting this was also the case when the then available point locations of threatened flora (via the *Natural Values Atlas*) were used to inform the Regional Ecosystem Model and the overlay (because the site and surrounds did not support threatened flora).

#### Threatened fauna

No fauna species listed as threatened on the Tasmanian *Threatened Species Protection Act 1995* and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* are known from database information, or were detected as a consequence of field survey, from the title area or surrounds (Figure 10, DNRET 2026). Furthermore, potential habitat for any known threatened fauna species is marginal.



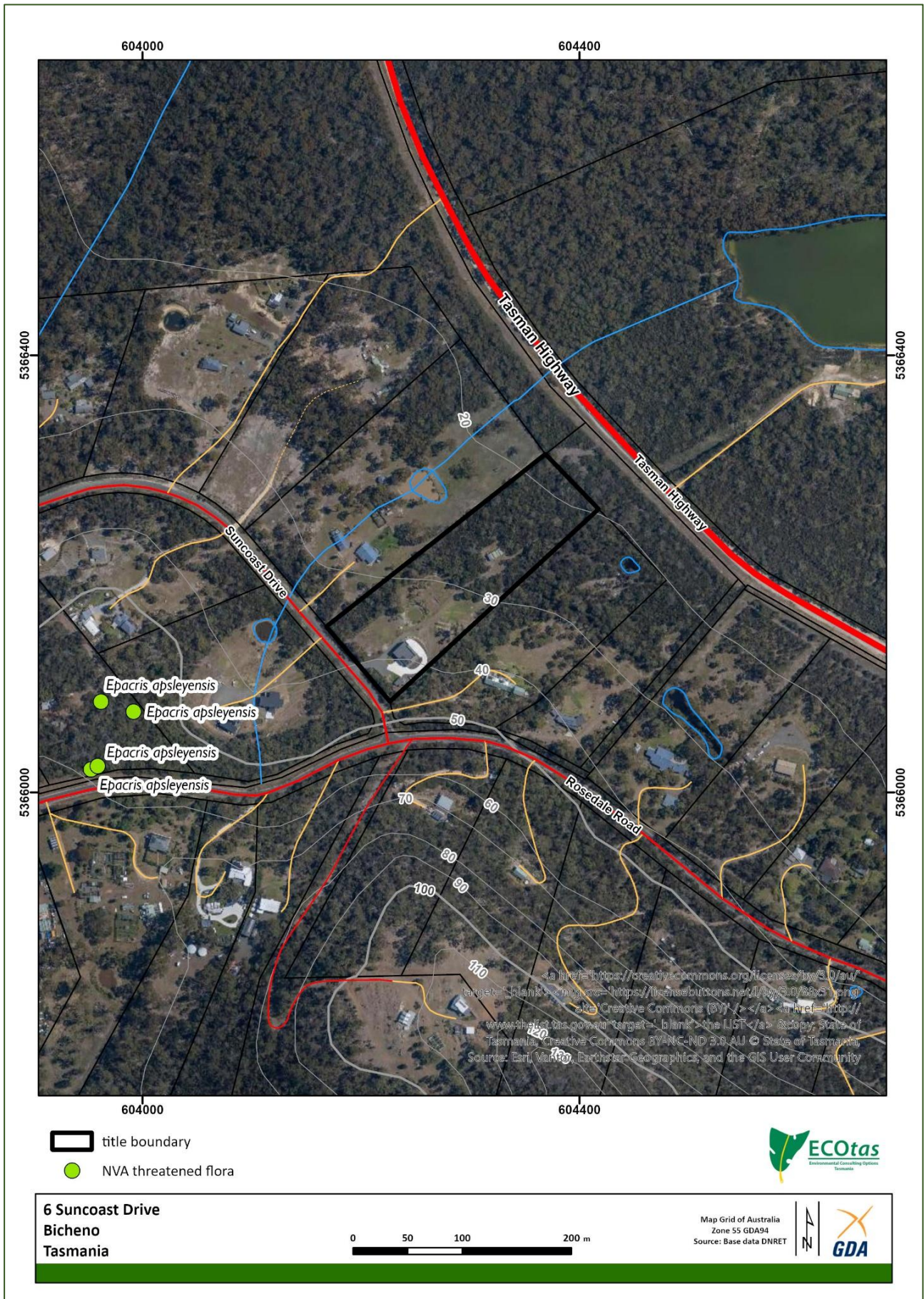
## 6 Suncoast Drive, Bicheno: Natural Values Statement



**Figure 9a.** Distribution of threatened flora in vicinity of study area (overview)



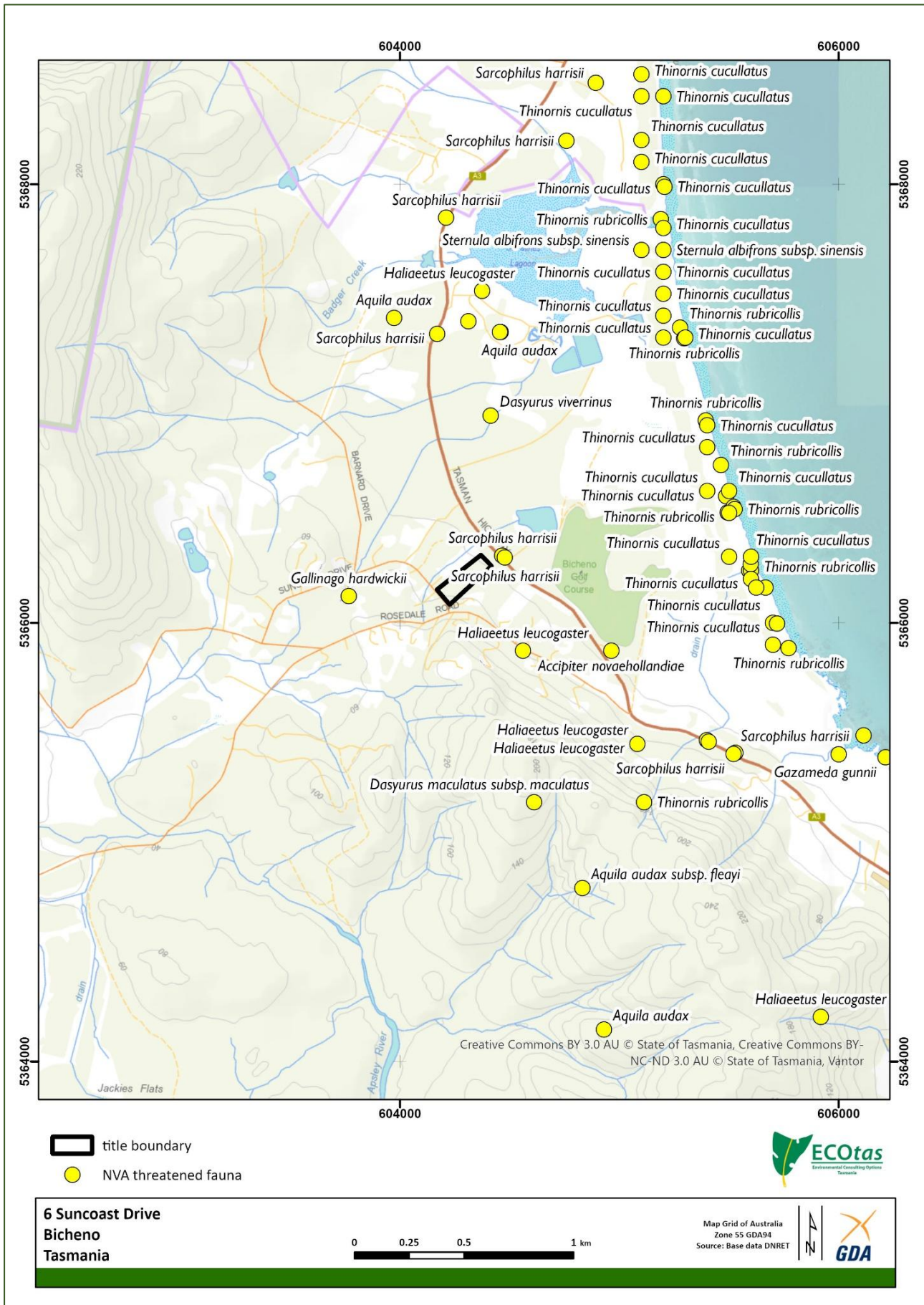
## 6 Suncoast Drive, Bicheno: Natural Values Statement



**Figure 9b.** Distribution of threatened flora in vicinity of study area (detail)



## 6 Suncoast Drive, Bicheno: Natural Values Statement



**Figure 10a.** Distribution of threatened fauna in vicinity of study area (overview)



## 6 Suncoast Drive, Bicheno: Natural Values Statement

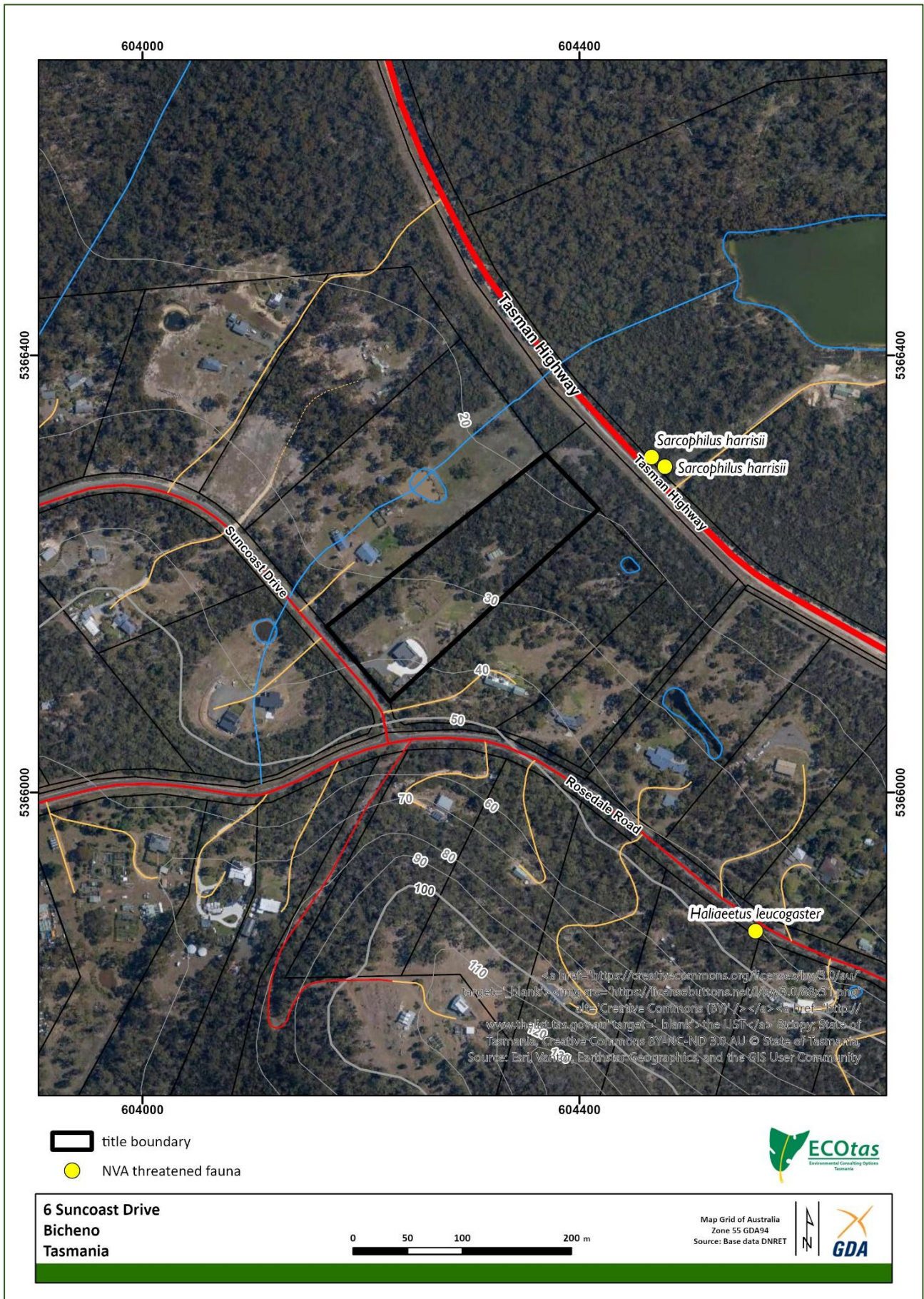


Figure 10b. Distribution of threatened fauna in vicinity of study area (detail)



### **Findings** Threatened fauna continued...

On this basis, the area cannot qualify as “priority vegetation” (see previously cited definition), specifically because of the absence of “significant habitat for a threatened fauna species”, where “significant habitat” is defined as follows:

“the habitat within the known or core range of a threatened fauna species, where any of the following applies:

- (a) is known to be of high priority for the maintenance of breeding populations throughout the species’ range; or
- (b) the conversion of it to non-priority vegetation is considered to result in a long-term negative impact on breeding populations of the threatened fauna species”.

Problematically, the *State Planning Provisions* do not define the terms “known” or “core” range, which means this could rely on those used by other agencies such as the Forest Practices Authority and/or the Department of Natural Resources and Environment Tasmania, which are effectively presented in the relevant database reports (DNRET 2026; FPA 2026). While the subject site is within the so-called “known or core range” of some listed fauna species, in no manner can any part of the title(s) proposed for development be assigned as being of “high priority for the maintenance of breeding populations throughout the species’ range” at any reasonable scale or be in any way construed as meeting the intent of a scenario in which “the conversion of it [i.e. “significant habitat”] to non-priority vegetation [could be] considered to result in a long-term negative impact on breeding populations of the threatened fauna species”. The title does not meet the intent of sub-clauses (a) or (b) of “significant habitat”, such that **C7.3.1(c) is not applicable.**

Further to this (and in relation to threatened fauna only), no part of this site is “priority vegetation” and therefore applicable to the Priority Vegetation Area overlay, noting this was also the case when the then available point locations of threatened fauna (via the *Natural Values Atlas*) were used to inform the Regional Ecosystem Model and the overlay (because the site and surrounds did not support threatened fauna nor what could be construed as “significant habitat” based on available vegetation mapping).

### Other values

The definition of priority vegetation includes the concept of “(d) it has been identified as native vegetation of local importance”. This is a challenging concept to assign to any particular site. It is noted that the Tasmanian Planning Commission’s (TPC) original information sheet on the Natural Assets Code did not include reference to C7.3.1(d) but it is presumed that the values included referred back to the Regional Ecosystem Model. This would have been variables such as relative reservation status, relative rarity, priority species, forest structure, landscape function, connectivity, remnant and riparian vegetation. None of these variables have specific relevance to the native vegetation identified from the subject site. Subsequently, the TPC have released a guidance document (Sep. 2024) that attempts to provide further information on the concept of “native vegetation of local importance” but in this case it provides little of direct relevance to the subject title.

In our opinion, the concept of “native vegetation of local importance” cannot logically refer to simply any area of native vegetation because this defies the purpose of the other elements of the definition of priority vegetation that assigns clear priority to particular values associated with native vegetation. We accept that there may be “native vegetation of local importance” present in every municipality. However, in our opinion, for these to be assigned to priority vegetation would logically and reasonably require some level of assessment, peer and planning authority review and incorporation into some form of policy recognised through a local provisions schedule (e.g. a Special Area Plan that identifies mapped habitat of a particular non-threatened but biogeographically important flora or fauna species). In the absence of any such values at this site, we find that C7.3.1(d) should not have application and hence there is no rationale (either when constructed through the Regional Ecosystem Model or based on current assessment) for any part of the site to be assigned to the Priority Vegetation Area overlay.



### Weed species

No plant species classified as declared weeds within the meaning of the Tasmanian *Biosecurity Act 2019 (Biosecurity Regulations 2022)* were detected within the title area or immediate surrounds.

For this site, it is recommended that the guidelines within *Weed and Disease Planning and Hygiene Guidelines – Preventing the Spread of Weeds and Diseases in Tasmania* (DPIPWE 2015) be implemented to prevent the introduction of invasive species into the title area which is currently weed free. Reference is also made to the General Biosecurity Duty under the Tasmanian Biosecurity Act 2019 ([https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-\(gbd\)](https://nre.tas.gov.au/biosecurity-tasmania/general-biosecurity-duty-(gbd))).

### **Assessment against Natural Assets Code of Tasmanian Planning Scheme**

The purpose of the Natural Assets Code is stated below:

#### C7.1 The purpose of the Natural Assets Code is:

- C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.
- C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.
- C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.
- C7.1.4 To minimise impacts on identified priority vegetation.
- C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

The above purpose statements are essentially addressed through the relevant development standards. However, as a general statement, the proposal should not compromise the intent of the purpose statements. Of the purpose statements, C7.1.4 is technically relevant to the present proposal because of the presence of the Priority Vegetation Area overlay, although it is noted that the preceding assessment has clearly demonstrated that “priority vegetation” is absent rendering C7.1.4 moot. No part of the development will impinge on any Waterway and Coastal Protection Area overlay (overlay absent) such that C7.1.1 will not have direct application. C7.1.2 or C7.1.3 are not considered relevant to this site. C7.1.5 is not considered relevant at any reasonable scale (see previous consideration of the concept of “significant habitat”).

The application of the Natural Assets Code is stated below:

#### C7.2 Application of this Code:

- C7.2.1 This code applies to development on land within the following areas:
  - (a) a waterway and coastal protection area;
  - (b) a future coastal refugia area; and
  - (c) a priority vegetation area only if within the following zone:
    - (i) Rural Living Zone
- C7.2.2 This code does not apply to use.

The subject title is zoned as Rural Living such that the Code could have application in relation to any part of the title, which is entirely covered by the Priority Vegetation Area overlay.



## 6 Suncoast Drive, Bicheno: Natural Values Statement

At this point, however, it is worth reiterating that no part of the title reasonably qualifies as "priority vegetation" pursuant to C7.3.1 (see previous discussion).

On the basis of the above review, the site does not support "priority vegetation" but is still subject to the Priority Vegetation Area overlay. While acknowledging the apparent disconnect between C7.2.1(c), which refers to the "priority vegetation area", and C7.3.1, which defines "priority vegetation", the balance of the Natural Assets Code provisions is reviewed below to ensure that the application can be considered with respect to an alternative interpretation.

The relevant development standards of the Natural Assets Code are C7.6.2 (Clearance within a priority vegetation area), and have the following objective:

### C7.6 Development Standards for Buildings and Works

#### C7.6.2 Clearance within a priority vegetation area

Objective: That clearance of native vegetation within a priority vegetation area:

- (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 and development activities.

Unfortunately, definitions and limits are not provided for terms and phrases such as "unreasonable loss", "appropriately managed", "adequately protect" and "minimises". However, all these terms clearly contemplate some level of impact as being acceptable, such that it falls to professional opinion to assess a particular proposal against these objective statements.

It is also noted that the *State Planning Provisions* fail to provide a definition of "clearing", although it does indicate that "clearance and conversion" means "as defined in the *Forest Practices Act 1985*" (that Act's definition of such is only applicable to threatened vegetation types so has no application here).

As a general statement, the proposal should not compromise the intent of the objective statements, noting that these specifically refer to "priority vegetation", which has been demonstrated as not being present. However, these statements are more formally addressed through the relevant acceptable solutions or performance criteria.

The acceptable solution for C7.6.2 is stated as:

#### C7.6.2 Clearance within a priority vegetation area

##### Acceptable Solutions

- A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.

It is assumed that A1 is not satisfied.

There are two performance criteria (P1.1 & P1.2) that must be satisfied under C7.6.2. Both are addressed below.

The performance criteria P1.1 are stated as:

#### C7.6.2 Clearance within a priority vegetation area

##### Performance Criteria

- P1.1 Clearance of native vegetation within a priority vegetation area must be for:



## 6 Suncoast Drive, Bicheno: Natural Values Statement

- (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person;
- (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding;
- (c) subdivision in the General Residential Zone or Low Density Residential Zone;
- (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design;
- (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or
- (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site.

The fact that P1.1 (a) through (f) are linked by the disjunctive “or” means that only one of these provisions needs to be satisfied. In this case, P1.1(f) has the greatest relevance. It relies on the concept of “clearance of native vegetation”, which has been undertaken. However, it also relies on such clearance being “of limited scale relative to the extent of priority vegetation on the site”. In the absence of any identified priority vegetation, technically meeting this sub-clause is challenging, although its intent is clearly satisfied by reference to the very “limited scale” of the “clearance of native vegetation” relative to both the extent of such on the title and in the wider area. That is, P1.1 is considered satisfied.

The performance criteria P1.2 are stated as:

### C7.6.2 Clearance within a priority vegetation area

#### Performance Criteria

P1.2 Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to:

- (a) the design and location of buildings and works and any constraints such as topography or land hazards;
- (b) any particular requirements for the buildings and works;
- (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings;
- (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation;
- (e) any on-site biodiversity offsets; and
- (f) any existing cleared areas on the site.

P1.2 refers to “minimis[ing] adverse impacts on priority vegetation”. There will be “clearance of native vegetation” (notwithstanding that “clearance” is not defined under the *State Planning Provisions*). However, since there is no “priority vegetation” present, it becomes a logical impossibility to have “an adverse impact” (indeed, any impact) on “priority vegetation”. On this basis, the balance of P1.2 is not examined.

In conclusion, the proposed development should meet the intent of P1.1 & P1.2 of the Natural Assets Code, without specific permit conditions in relation to natural values.



### Land Use Planning and Approvals Act 1993

The study area title is subject to an agreement pursuant to Section 71 of the *Land Use Planning and Approvals Act 1993*. A Section 71 Agreement empowers planning authorities (councils) to enter into binding legal agreements with landowners regarding the use or development of land. In this regard, the Section 71 Agreement applicable to the subdivision requires that:

- F. It is a condition of the Planning Permit that the Owners enter into an agreement with the Council to allow the balance land in the subdivision to be maintained as a natural element in the landscape for the provision of natural habitats for both flora and fauna.

This point outlines the original Development Application No. SU97018 Planning Permit (16 Dec. 1997) conditions associated with the terms of the subdivision approval. The term "balance land" is discussed further below. There is no interpretation provided in either the Planning Permit or Tasmanian Land Titles Office Notification of Agreement of the terms "natural element", "landscape" or "natural habitats for both flora and fauna". Our initial interpretation suggests that "balance land" is referring to an area greater than 50% of the title area is to be maintained in a pre-1997 state that allows "natural" flora and fauna to persist.

The deed outlines terms that are applicable to the current Natural Values survey under the Section 71 Agreement specifically:

3. THE Owners agree with the Council to allow the balance land in the subdivision to be maintained as a natural element in the landscape for the provision of natural habitats for both flora and fauna.
4. THE Owners agree with the Council that any future use or development of the balance land shall not diminish the natural historical and ecological assets of the balance land.
8. IN this deed the term "balance land" shall mean the balance of land remaining in Certificate of Title Volume 115304 Folio 1 after excepting thereout lot 50 on the plan of survey (assuming that lot 50 was a title associated with Toxteth Court as indicated in the original subdivision plan).

Under the concept that "balance land" is referring to greater than 50% of any of the title area(s) (excluding lot 50), the subject title's total area is 2.05 ha with 0.8 ha cleared surrounding the existing dwelling(s) and shed area, which includes the hazard management area with the remaining 1.25 ha balance retained as native forest (or 61% of the title area is retained as native vegetation – see Vegetation types above). Our interpretation of Point 3 above is that greater than 50% (the "balance") of the title is currently maintained as natural habitats for flora and fauna in the "landscape" (assuming that landscape refers to the 'seen' area concept of the subdivision visually maintaining the pre-subdivision "natural" landscape values).

Under the assumption that no further development is required to the "balance land", Point 4 above states [Owners agree with the Council] that "shall not diminish the natural historical and ecological assets of the balance land". This is a difficult concept to quantify as we are unaware of any preceding report or other benchmark of what the "natural historical and ecological assets" were prior to the 1997 subdivision. The subdivision pre-dates data and descriptions such as outlined in *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation* (Kitchener & Harris 2013+) and the associated TASVEG data set. However, as noted in the preceding report, the native vegetation communities within the title area are in good condition with no invasive weed species noted and the communities having essentially >90% dominance of native plant species, which provides potential habitat for fauna species (including several threatened species such as foraging habitat for Tasmanian masked owl, swift parrot, eastern barred bandicoot and marsupial carnivore species). Considering the findings from the field survey, it is hard to entertain the concept that the "natural historical and ecological assets" of the balance land of the title are "diminished".

Note that this statement does not constitute legal advice, and provides an interpretation of the provisions of the *State Planning Provisions*, which may not represent the views of Glamorgan Spring Bay Council. It is recommended that formal advice be sought from the relevant agency prior to acting on any aspect of this report.



Please do not hesitate to contact me further if additional information is required.

Kind regards



**Mark Wapstra**  
**Senior Scientist/Manager**

### References

- CofA (Commonwealth of Australia) (2026). *Protected Matters Report* for a polygon defining the subject title, buffered by 5 km, dated 6 Jan. 2026 – appended for reference.
- de Salas, M.F. (Ed.) (2026+). *Flora of Tasmania Online*. Tasmanian Herbarium, Hobart. [for nomenclature of vascular flora species]
- de Salas, M.F. & Baker, M.L. (2025). *A Census of the Vascular Plants of Tasmania, including Macquarie Island*. Tasmanian Herbarium, Hobart. [for nomenclature of vascular flora species]
- DNRET (Department of Natural Resources and Environment Tasmania) (2026). *Natural Values Atlas* report *ECOTas\_6SuncoastDrive* for a polygon defining the subject title (centred on 604292mE 5366199mN), buffered by 5 km, dated 6 Jan. 2026 – appended for reference.
- DPIPWE (Department of Primary Industries, Parks, Water & Environment) (2015, updated by NRE Tas 2021). *Guidelines for Natural Values Surveys – Terrestrial Development Proposals*. Department of Primary Industries, Parks, Water & Environment, Hobart. [for assessment standards]
- DPIPWE (Department of Primary Industries, Parks, Water & Environment) (2015). *Weed and Disease Planning and Hygiene Guidelines – Preventing the Spread of Weeds and Diseases in Tasmania*. Department of Primary Industries, Parks, Water & Environment, Hobart. [for recommended weed management at the site]
- FPA (Forest Practices Authority) (2026). *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 604292mE 5366199mN (i.e. a point defining the approximate centre of the assessment area), buffered by 5 km and 2 km for threatened fauna and flora records, respectively, hyperlinked species' profiles and predicted range boundary maps, dated 6 Jan. 2026 – appended for reference.
- Kitchener, A. & Harris, S. (2013+). *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation*. Edition 2 (online edition). Department of Primary Industries, Parks, Water & Environment, Hobart. [nomenclature and classification of vegetation types]
- Wapstra, H., Wapstra, A., Wapstra, M. & Gilfedder, L. (2005+, updated online at [www.nre.tas.gov.au](http://www.nre.tas.gov.au)). *The Little Book of Common Names for Tasmanian Plants*. Department Primary Industries, Parks, Water & Environment, Hobart. [nomenclature of vascular flora species]



## Threatened Fauna Range Boundaries

Search Point 604292E,5366199N is within the following fauna range boundaries as at Tue Jan 06 2026 11:14:57 GMT+1100 (Australian Eastern Daylight Time)

Common name	Species name	Range Class
grey goshawk	Accipiter novaehollandiae	Potential Range
chaostola skipper	Antipodia chaostola subsp. leucophaea	Potential Range
wedge-tailed eagle	Aquila audax subsp. fleayi	Potential Range
spotted-tailed quoll	Dasyurus maculatus subsp. maculatus	Potential Range
eastern quoll	Dasyurus viverrinus	Potential Range
eastern quoll	Dasyurus viverrinus	Core Range
Swan galaxias	Galaxias fontanus	Potential Range
white-bellied sea-eagle	Haliaeetus leucogaster	Potential Range
swift parrot	Lathamus discolor	SE Potential Range
swift parrot	Lathamus discolor	Core Breeding Range
green and golden frog	Litoria raniformis	Potential Range
blue wing parrot	Neophema chrysostoma	Potential Range
eastern barred bandicoot	Perameles gunnii	Core Range
eastern barred bandicoot	Perameles gunnii	Potential Range
australian grayling	Prototroctes maraena	Potential Range
glossy grass skink	Pseudemoia rawlinsoni	Potential Range
new holland mouse	Pseudomys novaehollandiae	Potential Range
tasmanian devil	Sarcophilus harrisii	Potential Range
masked owl	Tyto novaehollandiae	Core Range
masked owl	Tyto novaehollandiae	Potential Range

Showing 1 to 20 of 20 entries

## Threatened Fauna Records

Fauna Records within 5000m of 604292E,5366199N

NVA Data Currency: 3/1/2026 (7am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Tyto novaehollandiae	masked owl	5000	608112	5363183	4867	Sighting	1995-10-05	Present	tmag-fos	<a href="#">NVA</a>
Tyto novaehollandiae	masked owl	5000	608112	5363183	4867	Sighting	1989-01-01	Present	tmag-fos	<a href="#">NVA</a>
Tyto novaehollandiae	masked owl	5000	608112	5363183	4867	Sighting	1982-02-12	Present	tmag-fos	<a href="#">NVA</a>
Haliaeetus leucogaster	white-bellied sea-eagle	6	605082	5365449	1089	Nest	2008-01-23	Present	rnd 486	<a href="#">NVA</a>
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	1000	603313	5368984	2952	Nest	1985-01-01	Present	rnd 539	<a href="#">NVA</a>
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	1000	601913	5366885	2476	Nest	1985-01-01	Present	rnd 876	<a href="#">NVA</a>
Haliaeetus leucogaster	white-bellied sea-eagle	10	605918	5364204	2574	Nest	2009-08-03	Present	rnd 1793	<a href="#">NVA</a>
Haliaeetus leucogaster	white-bellied sea-eagle	20	606606	5363091	3875	Nest	2016-08-15	Present	rnd 2317	<a href="#">NVA</a>
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	1000	604831	5364791	1508	Nest	2017-03-24	Absent	rnd 232	<a href="#">NVA</a>
Theclinesthes serpentatus	chequered blue	120	607085	5365115	2996	Sighting	2016-02-11	Present	inat	<a href="#">NVA</a>
Theclinesthes serpentatus	chequered blue	6	607804	5363580	4381	Sighting	2022-03-13	Present	inat	<a href="#">NVA</a>
Theclinesthes serpentatus	chequered blue	6	607804	5363580	4381	Sighting	2022-03-13	Present	inat	<a href="#">NVA</a>
Theclinesthes serpentatus	chequered blue	173	608463	5363692	4866	Sighting	2024-02-29	Present	inat	<a href="#">NVA</a>

Showing 1 to 13 of 13 entries

## Summary of Threatened Flora Species in Search

Species name	Common name
Isoetes elatior	tail quillwort
Epacris grandis	tail heath
Epacris apslayensis	apsley heath
Callitris oblonga subsp. oblonga	south esk pine
Pterostylis ziegeleri	grassland greenhood
Pellaea caldirupium	hotrock fern
Pimelea curviflora	curved riceflower
Stonesiella selaginoides	clubmoss bushpea
Spyridium lawrencei	small-leaf dustymiller
Acacia ulicifolia	juniper wattle
Gyrostemon thesioides	broom wheelfruit
Eucalyptus barberi	barbers gum
Thryptomene micrantha	ribbed heathmyrtle
Scaevola aemula	fairy fanflower
Pterostylis grandiflora	superb greenhood
Glycine microphylla	small-leaf glycine
Boronia gunnii	river boronia
Lachnagrostis robusta	tall blowinggrass

Showing 1 to 18 of 18 entries

## Threatened Flora Records

Flora Records within 2000m of 604292E, 5366199N

NVA Data Currency: 3/1/2026 (7am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
<i>Eucalyptus barberi</i>	barbers gum	100	602512	5366483	1803	Sighting	1990-01-01	Present	<a href="#">NVA</a>
<i>Spyridium lawrencei</i>	small-leaf dustymiller	100	602512	5366483	1803	Sighting	1990-01-01	Present	<a href="#">NVA</a>
<i>Isoetes elatior</i>	tall quillwort	5000	605112	5365183	1306	Sighting	1990-01-01	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	602912	5364883	1907	Sighting	1999-12-06	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	25	603839	5364514	1745	Sighting	2000-04-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	25	602379	5365822	1950	Sighting	2000-12-13	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	25	602346	5366024	1954	Sighting	2000-12-13	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	25	602692	5365864	1635	Sighting	2001-05-01	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	25	602519	5365773	1823	Sighting	2001-05-01	Present	<a href="#">NVA</a>
<i>Epacris grandis</i>	tall heath	25	602339	5365901	1976	Sighting	2000-12-13	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	602812	5364883	1980	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	602912	5364883	1907	Sighting	1996-05-30	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603012	5364883	1836	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603112	5364883	1768	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	602912	5364784	1977	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603112	5364783	1843	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603012	5364683	1984	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603012	5365083	1698	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603112	5365183	1557	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603212	5365283	1416	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603212	5365383	1354	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603312	5365483	1214	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603412	5365784	973	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603112	5365883	1222	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603612	5365883	750	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	604912	5365783	747	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603012	5364783	1909	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603012	5365183	1634	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603112	5365283	1494	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603512	5365783	884	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	602912	5365983	1397	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603712	5365884	660	Sighting	1996-05-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	100	603012	5365083	1698	Sighting	1996-01-01	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	100	604912	5365833	720	Sighting	1996-01-01	Present	<a href="#">NVA</a>
<i>Eucalyptus barberi</i>	barbers gum	1000	602512	5366483	1803	Sighting	1996-11-07	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	1000	602912	5364983	1839	Sighting	1993-11-18	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	100	603012	5365083	1698	Sighting	1999-01-01	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	100	603412	5365383	1200	Sighting	1999-01-01	Present	<a href="#">NVA</a>
<i>Callitris oblonga</i> subsp. <i>oblonga</i>	south esk pine	100	603812	5364783	1571	Sighting	1999-01-01	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	100	603812	5364483	1782	Sighting	1999-01-01	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	100	603812	5364583	1686	Sighting	1999-01-01	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	100	603612	5364783	1571	Sighting	1999-01-01	Present	<a href="#">NVA</a>
<i>Pterostylis ziegeleri</i>	grassland greenhood	100	604912	5365683	807	Sighting	1972-10-14	Present	<a href="#">NVA</a>
<i>Pterostylis ziegeleri</i>	grassland greenhood	1000	605112	5365183	1306	Sighting	1964-10-14	Present	<a href="#">NVA</a>
<i>Pellaea caliduripium</i>	hotrock fern	100	604832	5365773	688	Sighting	2004-02-06	Present	<a href="#">NVA</a>
<i>Pimelea curviflora</i>	curved riceflower	100	604822	5365763	686	Sighting	2004-02-06	Present	<a href="#">NVA</a>
<i>Spyridium lawrencei</i>	small-leaf dustymiller	1850	603851	5364439	1814	Sighting	1978-04-19	Present	<a href="#">NVA</a>
<i>Spyridium lawrencei</i>	small-leaf dustymiller	1850	603851	5364439	1814	Sighting	1980-04-19	Present	<a href="#">NVA</a>
<i>Stonesiella selaginoides</i>	clubmoss bushpea	1850	602494	5366309	1801	Sighting	1980-05-27	Present	<a href="#">NVA</a>
<i>Eucalyptus barberi</i>	barbers gum	1850	602494	5366309	1801	Sighting	1980-05-27	Present	<a href="#">NVA</a>
<i>Spyridium lawrencei</i>	small-leaf dustymiller	1850	602494	5366309	1801	Sighting	1980-05-27	Present	<a href="#">NVA</a>
<i>Spyridium lawrencei</i>	small-leaf dustymiller	1850	602494	5366309	1801	Sighting	1980-05-27	Present	<a href="#">NVA</a>
<i>Spyridium lawrencei</i>	small-leaf dustymiller	1850	603851	5364439	1814	Sighting	1978-04-19	Present	<a href="#">NVA</a>
<i>Spyridium lawrencei</i>	small-leaf dustymiller	1850	603851	5364439	1814	Sighting	1980-04-19	Present	<a href="#">NVA</a>
<i>Stonesiella selaginoides</i>	clubmoss bushpea	1850	602494	5366309	1801	Sighting	1980-05-27	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	100	603992	5366074	325	Sighting	2003-12-11	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	100	602924	5364987	1828	Sighting	2005-07-27	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	10	603624	5366995	1039	Sighting	2009-03-26	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603796	5365968	547	Sighting	2012-10-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	10	605309	5366263	1019	Sighting	2012-03-07	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	10	605200	5366619	1000	Sighting	2012-03-07	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	10	604903	5366566	713	Sighting	2012-03-07	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	10	604856	5366560	670	Sighting	2012-03-07	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	604431	5365158	1050	Sighting	2013-02-28	Present	<a href="#">NVA</a>

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Eucalyptus barberi	barbers gum	5	603734	5364708	1592	Sighting	2010-02-18	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604165	5364307	1896	Sighting	2010-02-18	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604383	5364739	1463	Sighting	2010-02-18	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	603934	5365176	1084	Sighting	2010-02-18	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	603957	5365424	844	Sighting	2010-02-18	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604483	5365045	1170	Sighting	2012-11-12	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604163	5364366	1838	Sighting	2012-11-12	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604247	5364622	1578	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604237	5364580	1620	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604257	5364674	1525	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604317	5364729	1470	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604265	5364761	1438	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604248	5364782	1418	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604243	5364821	1379	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604248	5364905	1295	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604266	5365049	1150	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604321	5365251	948	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604410	5365178	1028	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604450	5365138	1073	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	5	604508	5365135	1086	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Spyridium lawrencei	small-leaf dustymiller	5	604163	5364366	1838	Sighting	2012-11-12	Present	<a href="#">NVA</a>
Spyridium lawrencei	small-leaf dustymiller	5	603871	5364495	1755	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Spyridium lawrencei	small-leaf dustymiller	5	603894	5364467	1777	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Spyridium lawrencei	small-leaf dustymiller	5	603890	5364420	1824	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Spyridium lawrencei	small-leaf dustymiller	5	604170	5364380	1823	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	604178	5364491	1712	Sighting	2012-11-12	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	603890	5364420	1824	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	603917	5364339	1897	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	603944	5364325	1906	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	603963	5364330	1898	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	603999	5364367	1855	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	604063	5364386	1827	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	604107	5364401	1807	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	604248	5364389	1811	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	604240	5364393	1807	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	604236	5364404	1796	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	604241	5364417	1783	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	604226	5364460	1740	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	604212	5364467	1734	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	604226	5364515	1685	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	604224	5364557	1643	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	604237	5364580	1620	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	604247	5364622	1578	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	604266	5365049	1150	Sighting	2013-02-28	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	605108	5365996	841	Sighting	2011-07-29	Present	<a href="#">NVA</a>
Acacia ulicifolia	juniper wattle	5	605338	5366229	1046	Sighting	2011-07-29	Present	<a href="#">NVA</a>
Thryptomene micrantha	ribbed heathmyrtle	10	605340	5366219	1048	Sighting	2011-07-29	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	5	603104	5367679	1898	Sighting	2002-09-12	Present	<a href="#">NVA</a>
Gyrostemon thesioides	broom wheelfruit	10	603968	5365422	842	Sighting	2014-06-21	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	10	603568	5364691	1673	Sighting	2014-06-23	Present	<a href="#">NVA</a>
Eucalyptus barberi	barbers gum	10	603601	5364674	1674	Sighting	2014-06-23	Present	<a href="#">NVA</a>
Thryptomene micrantha	ribbed heathmyrtle	10	605345	5366209	1053	Sighting	2013-01-05	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	10	602923	5364987	1828	Sighting	2005-07-27	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	10	605123	5366032	848	Sighting	2013-09-03	Present	<a href="#">NVA</a>
Scaevola aemula	fairy fanflower	10	603993	5365445	811	Sighting	2013-12-04	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	10	603520	5366224	772	Sighting	2015-03-18	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	10	603500	5366210	792	Sighting	2015-03-18	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	10	603790	5365977	549	Sighting	2017-04-06	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	10	603769	5365970	571	Sighting	2017-04-06	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	10	603772	5365982	563	Sighting	2017-04-06	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	10	603769	5365990	563	Sighting	2017-04-06	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	10	603769	5366003	559	Sighting	2017-04-06	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	10	603746	5365994	583	Sighting	2017-04-06	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	10	603731	5365948	615	Sighting	2017-04-06	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	10	603724	5365944	623	Sighting	2017-04-06	Present	<a href="#">NVA</a>
Epacris apslayensis	apsley heath	10	603713	5365952	629	Sighting	2017-04-06	Present	<a href="#">NVA</a>
Thryptomene micrantha	ribbed heathmyrtle	10	605336	5366200	1044	Sighting	2017-06-16	Present	<a href="#">NVA</a>
Scaevola aemula	fairy fanflower	100	604912	5365783	747	Sighting	1986-02-06	Present	<a href="#">NVA</a>

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
<i>Scaevola aemula</i>	fairly fanflower	100	604912	5365783	747	Sighting	1986-02-06	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	10	604989	5366631	820	Sighting	2018-08-23	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	10	604947	5366631	785	Sighting	2018-08-23	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	10	604935	5366620	769	Sighting	2018-08-23	Present	<a href="#">NVA</a>
<i>Pterostylis grandiflora</i>	superb greenhood	10	602828	5367006	1672	Sighting	2019-06-17	Present	<a href="#">NVA</a>
<i>Pterostylis grandiflora</i>	superb greenhood	10	602830	5367069	1701	Sighting	2019-06-17	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603790	5365962	555	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603802	5365971	540	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603802	5365971	540	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603799	5365976	541	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603795	5365983	542	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603790	5365999	540	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603790	5366003	539	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603790	5366003	539	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603789	5366003	540	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603789	5366004	539	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603789	5366004	539	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603788	5366005	540	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603786	5366013	539	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603785	5366017	539	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603776	5366004	552	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603783	5365994	549	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603784	5365992	549	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603785	5365991	548	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603785	5365991	548	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603784	5365989	550	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603784	5365990	549	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603784	5365989	550	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603785	5365988	549	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603790	5365984	546	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603791	5365985	545	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603792	5365978	547	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603792	5365978	547	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603795	5365974	546	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603795	5365973	546	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603795	5365973	546	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603796	5365974	545	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603796	5365974	545	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603793	5365973	548	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603792	5365973	549	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603790	5365973	551	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603777	5365974	562	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603776	5365987	558	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603777	5365987	557	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603776	5365988	557	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603776	5365988	557	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603776	5365988	557	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603779	5365986	555	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603780	5365986	555	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603779	5365985	556	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603776	5365988	557	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603714	5365951	629	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603710	5365950	633	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603719	5365966	619	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603777	5365971	563	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603763	5365962	580	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603759	5365952	587	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603759	5365952	587	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603759	5365951	588	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603760	5365951	587	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603760	5365951	587	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603761	5365952	586	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603772	5365991	560	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603773	5365992	559	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603748	5365996	581	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603745	5366001	582	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603741	5365999	586	Sighting	2021-03-19	Present	<a href="#">NVA</a>

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
<i>Epacris apsleyensis</i>	apsley heath	5	603741	5365997	587	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603741	5365998	587	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603740	5365997	588	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603739	5365996	589	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603737	5365997	591	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603737	5365997	591	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603737	5365997	591	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603736	5365997	592	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603736	5365997	592	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603736	5365997	592	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603760	5365950	587	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603760	5365949	588	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603760	5365949	588	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603759	5365949	589	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603758	5365949	590	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603758	5365947	590	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603757	5365946	592	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603757	5365946	592	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603751	5365946	597	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603783	5365963	561	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603736	5365999	591	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603723	5366007	601	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603723	5366008	600	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603723	5366009	600	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603723	5366009	600	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603727	5366011	595	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603751	5366058	559	Sighting	2021-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603524	5365831	852	Sighting	2022-01-10	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603527	5365833	848	Sighting	2022-01-10	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603531	5365835	844	Sighting	2022-01-10	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603532	5365835	843	Sighting	2022-01-10	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603533	5365836	841	Sighting	2022-01-10	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603536	5365837	838	Sighting	2022-01-10	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603555	5365850	815	Sighting	2022-01-10	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603589	5365866	778	Sighting	2022-01-10	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603596	5365868	771	Sighting	2022-01-10	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603605	5365873	760	Sighting	2022-01-10	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603607	5365872	759	Sighting	2022-01-10	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	5	603574	5365875	788	Sighting	2022-01-10	Present	<a href="#">NVA</a>
<i>Scaevola aemula</i>	fairy fanflower	5	605017	5365759	848	Sighting	2023-02-08	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	1000	603155	5365245	1484	Specimen	1987-11-03	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	1000	604841	5365850	651	Specimen	1989-01-23	Present	<a href="#">NVA</a>
<i>Glycine microphylla</i>	small-leaf glycine	1000	604841	5365850	651	Specimen	1989-01-23	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	10	605479	5365506	1374	Sighting	2022-07-27	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	10	604816	5365970	572	Sighting	2022-07-27	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	10	604109	5367162	980	Sighting	2022-07-27	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	10	604158	5366827	642	Sighting	2022-07-27	Present	<a href="#">NVA</a>
<i>Boronia gunnii</i>	river boronia	1000	603793	5367977	1847	Specimen	1987-06-10	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	1000	604836	5365484	898	Specimen	1989-01-23	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	603010	5365931	1310	Specimen	2004-11-25	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	50	602922	5364982	1832	Specimen	2005-07-27	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	25	605360	5364690	1849	Specimen	2007-03-01	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	100	604112	5367183	1000	Specimen	1983-05-30	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	300	605012	5365483	1015	Specimen	1989-01-24	Present	<a href="#">NVA</a>
<i>Lachnagrostis robusta</i>	tall blowgrass	100	604712	5367984	1834	Specimen	1990-12-29	Present	<a href="#">NVA</a>
<i>Thryptomene micrantha</i>	ribbed heathmyrtle	25	605344	5366211	1052	Specimen	2013-01-05	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	1000	602910	5365067	1786	Specimen	1984-03-19	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	100	603962	5366083	350	Specimen	2003-11-08	Present	<a href="#">NVA</a>
<i>Epacris apsleyensis</i>	apsley heath	100	603812	5366283	487	Specimen	1993-09-28	Present	<a href="#">NVA</a>

Showing 1 to 261 of 261 entries