



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/060044

PROPOSAL: Clearance of an Area of Pine Plantation Forestry
(Resource Development)

LOCATION: 158 Surf Road, Seven Mile Beach (with access over
1309 Tasman Highway, Cambridge)

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 13/05/2026 00:00:00

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 13/05/2026 00:00:00. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 13/05/2026 00:00:00.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Planning Application

Use this form to obtain planning approval for the use and development of land, including change of use, subdividing land into smaller lots, lot consolidation, or signage.

Please refer to the Planning Application checklist on the following pages to determine what documentation must be submitted with your application.

Proposal: Clearance of an area of pine plantation

Location: 158 Surf Road, Seven Mile Beach

Personal Information Removed



exemptions may apply which may save you time on your proposal.

If you had pre-application discussions with City of Clarence, please provide planner's name:

Vanessa Tomlin

Current use of site: **plantation forestry**

Does the proposal involve land administered or owned by the Crown or Council? Yes No

Declaration

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached.
- I declare that the information in this declaration is true and correct.

Acknowledgement

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Personal Information Removed



Planning Application checklist

Mandatory Documents

This information is required for the application to be valid. We are unable to proceed with an application without these documents.

- Details of the location of the proposed use or development.
- A copy of the current Certificate of Title, Sealed Plan, Plan or Diagram and Schedule of Easements and other restrictions for each parcel of land on which the use or development is proposed.
- Full description of the proposed use or development.
- Description of the proposed operation. May include where appropriate: staff/student/customer numbers; operating hours; truck movements; and loading/unloading requirements; waste generation and disposal; equipment used; pollution, including noise, fumes, smoke or vibration and mitigation/management measures.
- Declaration the owner has been notified if the applicant is not the owner.
- Crown or Council consent (if publically-owned land).
- Any reports, plans or other information required by the relevant zone or code.
- Fees prescribed by the City of Clarence.

Application fees (please phone 03 6217 9550 to determine what fees apply). An invoice will be emailed upon lodgement.

Additional Documents

In addition to the mandatory information required above, Council may, to enable it to consider an application, request further information it considers necessary to ensure that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development.

- Site analysis and site plan, including where relevant:
 - Existing and proposed use(s) on site.
 - Boundaries and dimensions of the site.
 - Topography, including contours showing AHD levels and major site features.
 - Natural drainage lines, watercourses and wetlands on or adjacent to the site.
 - Soil type.
 - Vegetation types and distribution, and trees and vegetation to be removed.
 - Location and capacity of any existing services or easements on/to the site.
 - Existing pedestrian and vehicle access to the site.
 - Location of existing and proposed buildings on the site.
 - Location of existing adjoining properties, adjacent buildings and their uses.
 - Any natural hazards that may affect use or development on the site.
 - Proposed roads, driveways, car parking areas and footpaths within the site.
 - Any proposed open space, communal space, or facilities on the site.
-



- Main utility service connection points and easements.
- Proposed subdivision lot boundaries.

- Where it is proposed to erect buildings, detailed plans with dimensions at a scale of 1:100 or 1:200 showing:
 - Internal layout of each building on the site.
 - Private open space for each dwelling.
 - External storage spaces.
 - Car parking space location and layout.
 - Major elevations of every building to be erected.
 - 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.
 - Relationship of the elevations to natural ground level, showing any proposed cut or fill.
 - Materials and colours to be used on rooves and external walls.

- Where it is proposed to erect buildings, a plan of the proposed landscaping showing:
 - Planting concepts.
 - Paving materials and drainage treatments and lighting for vehicle areas and footpaths.
 - Plantings proposed for screening from adjacent sites or public places.

- Any additional reports, plans or other information required by the relevant zone or code.

This list is not comprehensive for all possible situations. If you require further information about what may be required as part of your application documentation, please contact City of Clarence Planning team on (03) 6217 9550.



SEARCH OF TORRENS TITLE

VOLUME 148359	FOLIO 1
EDITION 4	DATE OF ISSUE 29-Oct-2020

SEARCH DATE : 01-Apr-2026

SEARCH TIME : 11.27 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Sealed Plan [148359](#)

Derivation : Part of 1200.0.0 Loc to Anthony Williams

Prior CT [124961/1](#)

SCHEDULE 1

[C800943](#) TRANSFER to HOBART INTERNATIONAL AIRPORT PTY LIMITED
Registered 31-July-2007 at noon

SCHEDULE 2

Land is limited in depth to 15 metres, excludes minerals and
is subject to reservations relating to drains sewers
and waterways in favour of the Crown

[SP148359](#) EASEMENTS in Schedule of Easements

FENCING PROVISION in Transfer

[D49725](#) MORTGAGE to BOSI Security Services Ltd Registered
11-Dec-2012 at noon

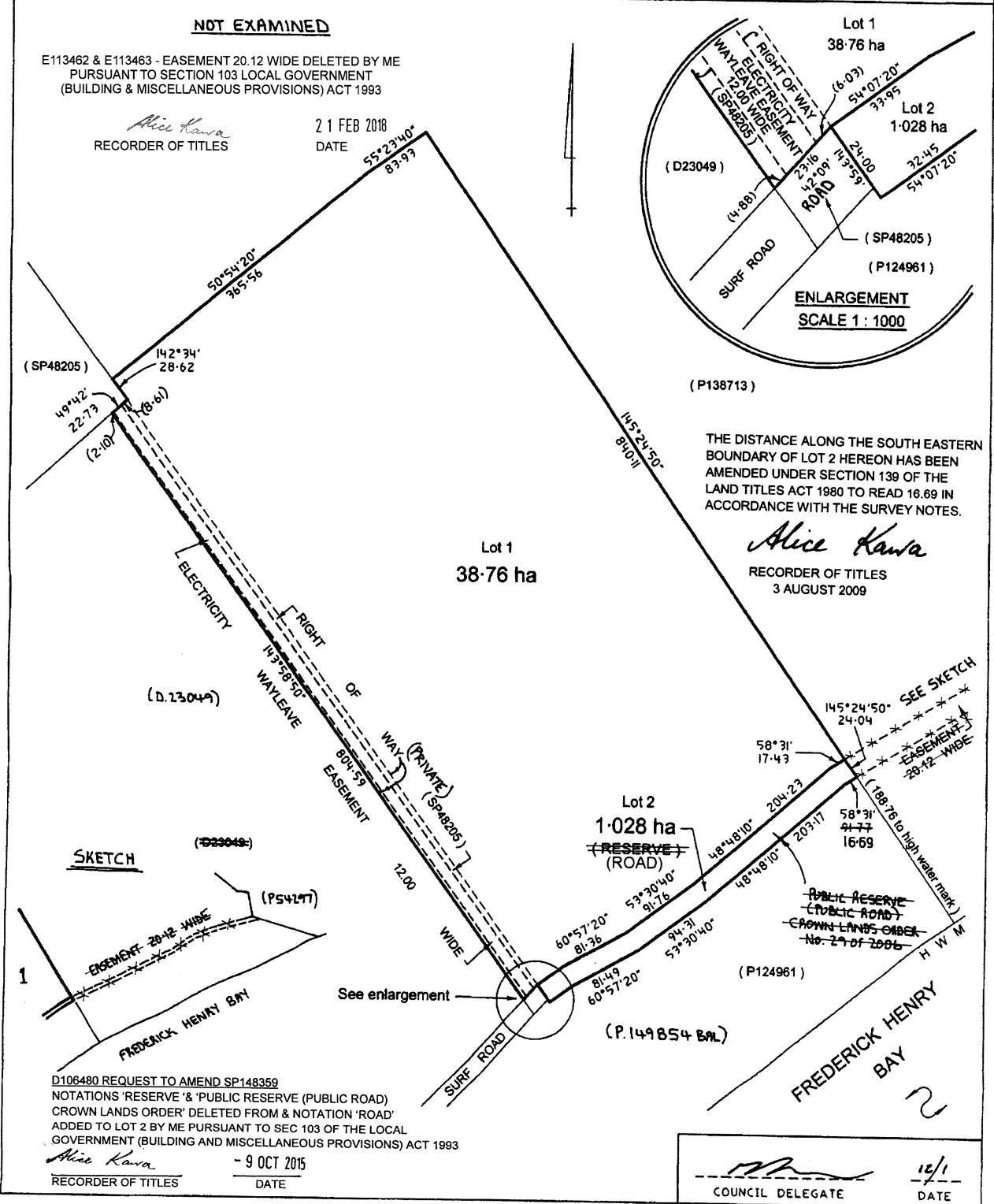
[E238571](#) APPLICATION Mortgage [D49725](#) to Westpac Administration
3 Pty Limited Registered 29-Oct-2020 at noon

[E230098](#) INSTRUMENT VARYING MORTGAGE [D49725](#) Registered
29-Oct-2020 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

NOTICE: This folio is affected as to amended easements
pursuant to Request to Amend No. E113463 made under
Section 103 of the Local Government (Building and
Miscellaneous Provisions) Act 1993. Search Sealed
Plan No. [148359](#) Lodged by MURDOCH CLARKE on
20-Dec-2017 BP: E113461

OWNER: The Crown		PLAN OF SURVEY		REGISTERED NUMBER SP148359	
FOLIO REFERENCE: F.R.124961/1				BY SURVEYOR Jonathan Green	
GRANTEE: Part of 1200.0.0 LDC 678 to Anthony Williams		LOCATION CITY OF CLARENCE (LOCALITY OF SEVEN MILE BEACH)		Recorder of Titles <i>Alice Kawa</i>	
MAPSHEET MUNICIPAL CODE No. 107 (5425)-21,31		LAST UPI No. FFA49		LAST PLAN No. P124961 LTO	
		SCALE 1:4000		LENGTHS IN METRES	
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN					



SEARCH OF TORRENS TITLE

VOLUME 152454	FOLIO 1
EDITION 12	DATE OF ISSUE 23-May-2019

SEARCH DATE : 01-Apr-2026

SEARCH TIME : 11.27 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 1 on Plan [152454](#)

Derivation : Part of 1285A-0R-30.3/10Ps acquired by The Commonwealth of Australia.

Prior CT [138713/1](#)

SCHEDULE 1

[C124556](#) THE COMMONWEALTH OF AUSTRALIA Registered
05-Oct-1998 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BENEFITING EASEMENT: the right for the Commonwealth its successors and assigns and the owners and occupiers for the time being of the above land (excepting the lands marked A.B.C. and D.E.F.G. on Plan No. [152454](#))
 FIRSTLY to pass discharge and conduct all surface percolating and other drainage waters by means of open or covered drains or line or lines of pipes through over under and along the land marked Drainage Easement 15.24 Wide on P.[152454](#) and together with the right for the Commonwealth its workmen servants and others to enter into or upon the said land for the purposes of excavating constructing laying cleansing amending or repairing such open or covered drains or line or lines of pipes AND Secondly to erect lay use and maintain an approach lightingsystem and lay gravel tracks through over under and along the land marked `Easement for Approach Lighting 6.10 Wide' on P.[152454](#) together with the right to enter into and upon the said land by its workmen servants and others with or without horses or other animals carts or other vehicles for the purpose of excavating erecting laying amending or repairing such approach lighting system or tracks.

BURDENING EASEMENT: a right of carriageway (appurtenant to the

- land comprised in Indenture of Conveyance No. [17/9515](#)) over the "Easement 20.12 Wide" on Plan No. [152454](#)
- [A264712](#) BURDENING EASEMENT: Pipeline Easement for the Metropolitan Water Board over the land marked "Pipeline Easement "A" (excepting thereout the land marked "Pipeline Easement "B")" on Plan No. [152454](#)
- [A300536](#) BURDENING EASEMENT: Pipeline Easement for the Metropolitan Water Board over the land marked "Pipeline Easement "B" on Plan No. [152454](#) (subject to provisions contained therein)
- [B653475](#) TRANSFER - granting the Right, appurtenant to the said land within described of transmitting into and across Folio of the Register 106304/1 such noise and vibration as might arise from the proper use and operation by Federal Airports Corporation of a Schedule Airport, under Section 3 (1) of The Federal Airports Corporation Act, 1986 of the Hobart Airport situate upon the said land within described
- [B954887](#) LEASE to AIRSERVICES AUSTRALIA of a leasehold estate for the term of 39 years less 5 days from 6-Jul-1995 in such part of the within land shown on the plan thereon Registered 25-June-1996 at noon
- [B954889](#) LEASE to AIRSERVICES AUSTRALIA of a leasehold estate for the term of 39 years less 5 days from 6-Jul-1995 in such part of the within land shown on the plan thereon Registered 25-June-1996 at 12.02 pm
- [B954890](#) LEASE to AIRSERVICES AUSTRALIA of a leasehold estate for the term of 39 years less 5 days from 6-Jul-1995 in such part of the within land shown on the plan thereon Registered 25-June-1996 at 12.03 pm
- [C30987](#) PROCLAMATION under Section 9A and 52A of the Roads and Jetties Act 1935 Registered 24-June-1997 at noon
- [C108891](#) LEASE to AIRSERVICES AUSTRALIA of a leasehold estate of portion of the said land within described as shown by diagrams on the said lease for the term of 39 years less 5 days commencing from the 6th-July-1995 Registered 22-July-1998 at noon
- [C143922](#) CONCURRENT LEASE to HOBART INTERNATIONAL AIRPORT PTY LIMITED of a leasehold estate for the term of 50 years from 11-June-1998 (together with an option for renewal) Registered 14-Apr-1999 at 12.01 pm
- [C806010](#) PARTIAL SURRENDER of LEASE [C143922](#) as relates to Lot 1 on P.152445 and Lot 4 on P.152444 only. Registered 04-Sept-2007 at noon
- [D49724](#) MORTGAGE to BOSI Security Services Ltd of a leasehold estate created by Concurrent Lease [C143922](#) Registered 11-Dec-2012 at 12.01 pm
- [E36437](#) RELEASE of a right of carriageway over Easement 20.12 Wide as relates to Certificates of Title [27887/1](#), [129786/1](#) and [129785/3](#) only on Plan [152454](#) Registered

- 01-June-2016 at noon
- [E36438](#) RELEASE of a right of carriageway over the Easement 20.12 Wide as relates to Certificate of Title [149853/1](#) only on Plan [152454](#) Registered 01-June-2016 at 12.01 pm
- [E36439](#) RELEASE of a right of carriageway over the Easement 20.12 Wide as relates to Certificate of Title [23049/1](#) only on Plan [152454](#) Registered 01-June-2016 at 12.02 pm
- [E36446](#) RELEASE of a right of carriageway over the Easement 20.12 wide as relates to Certificate of Title [48205/1](#) only on Plan [152454](#) Registered 06-Feb-2017 at noon
- [E68202](#) RELEASE of a right of carriageway over the Easement 20.12 wide as relates to Certificates of Title [141389/2-5](#), [169350/1](#) and [169351/1](#) only on Plan [152454](#) Registered 06-Feb-2017 at noon
- [E113466](#) RELEASE of a right of carriageway over Easement 20.12 wide as relates to Certificates of Title [48205/2](#), [25526/2](#) and [129632/5](#) only on Plan [152454](#) Registered 22-Feb-2018 at noon
- [E113467](#) RELEASE of a right of carriageway over Easement 20.12 wide as relates to Certificate of Title [161938/1](#) only on Plan [152454](#) Registered 22-Feb-2018 at noon
- [E111804](#) LEASE to AIRSERVICES AUSTRALIA of a leasehold estate for the term of 30 years 11 months and 10 days from 01-Jul-2017 Registered 30-Aug-2018 at 12.01 pm
Leasehold Title(s) issued: [175558/2](#), [175558/3](#), [175558/4](#) and [175558/1](#)
- [E227469](#) Portion of the Drainage Easement 15.24 wide and Easement for Approach Lighting 6.10 wide has been partially extinguished in consequence of the acquisition of the servient land pursuant to Acquisition [E227469](#)

UNREGISTERED DEALINGS AND NOTATIONS

- 179654 Plan - Pending Lodged by STATE GROWTH on 12-Aug-2020
BP: 179654

<p>OWNER: The Commonwealth of Australia</p> <p>FOLIO REFERENCE: F/R 136510 F/R 138713-1</p> <p>GRANTEE: Part of 1285 0 30³/₁₀ Acquired by the Commonwealth of Australia.</p>	<p>PLAN OF TITLE</p> <p>LOCATION</p> <p>CITY OF CLARENCE</p> <p>FIRST SURVEY PLAN No. P1160, 312/8D & 343/24D</p> <p>COMPILED BY OFFICE OF THE SURVEYOR-GENERAL</p> <p>SCALE 1: no scale 15000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER</p> <p>P152454</p> <p>APPROVED 22 APRIL 2002 4 SEPT 2007</p> <p>EFFECTIVE FROM <i>Alice Kawa</i></p> <p>Recorder of Titles</p>	
MAPSHEET MUNICIPAL CODE No 107 (5425-II)	LAST UPI No 1423296	LAST PLAN No P136510	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

B713548: PORTION OF THE DRAINAGE EASEMENT 15.24 WIDE HEREON HAS BEEN EXTINGUISHED BY ACQUISITION OF LOT 1 ON D107171.

E227469: PORTION OF THE DRAINAGE EASEMENT 15.24 WIDE HEREON HAS BEEN EXTINGUISHED BY ACQUISITION OF LOT 6 ON P179658.

C355590: PORTION OF THE EASEMENT FOR APPROACH LIGHTING 6.10 WIDE HEREON HAS BEEN EXTINGUISHED BY ACQUISITION OF LOT 2 ON P136915.

E227469: PORTION OF THE EASEMENT FOR APPROACH LIGHTING 6.10 WIDE HEREON HAS BEEN EXTINGUISHED BY ACQUISITION OF LOT 6 ON P179658.

BALANCE PLAN

ENLARGEMENT No.1
NOT TO SCALE

ENLARGEMENT No.2
NOT TO SCALE

Lot 1
498.5ha
(NOT INCLUDING HATCHED PORTIONS)

FREDERICK HENRY BAY

THE FOLIO REFERENCE AND PLAN APPROVAL DATE SHOWN ON THE TITLE BLOCK HEREON HAVE BEEN AMENDED UNDER SECTION 139 OF THE LAND TITLES ACT 1980.

01120 RECORDER OF TITLES

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 148359

PAGE 1 OF 4 PAGES/
2

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.

1. ~~Lot 1 on the Plan is together with a right of carriage way over the land marked "Easement 20.12 Wide" on Plan P124961. The Plan.~~

2. Lot 1 on the Plan is subject to:

(AS HEREINAFTER DEFINED)

(a) An Electricity Wayleave Easement over the land marked "Electricity Wayleave Easement 12.00 Wide" in favour of Aurora Energy Pty Ltd as shown passing through Lot 1 on the Plan.

(b) A Right of carriage way (appurtenant to the land comprised in Lot 1 on Sealed Plan No. 48205) over the land marked "Right of Way", as shown on the Plan.

(PRIVATE)

3. ~~Lot 2 on the Plan is together with a right of carriage way over the land marked "Easement 20.12 Wide" on Plan P124961. The Plan.~~

Right of Carriageway marked Easement 20.12 wide benefiting Lots 1 & 2 hereon deleted by me pursuant to Request to Amend No. E113462 & E113463 made under Section 103 of the Local Government (Building & Miscellaneous Provisions) Act 1993

Alice Kawa

21 FEB 2018

Recorder of Titles

"Electricity Wayleave Easement" means:

FIRSTLY all the full and free right and liberty for Aurora Energy Pty Ltd and its successor and its and their servants and agents and contractors ("Aurora")

(a) **TO** maintain, lay, erect and install anything used for, or in connection with the generation, transmission or distribution of electricity including powerlines (overhead or underground), substations for transforming or controlling electricity and equipment for metering, monitoring or controlling electricity (the "Electricity Infrastructure") of such materials and type as Aurora may determine above, on or under the land marked "Electricity Wayleave Easement 12.00 Wide" on the plan ("the Servient Land").

(USE ANNEXURE PAGES FOR CONTINUATION)


SUBDIVIDER: THE CROWN FOLIO REF: 124961/1 SOLICITOR & REFERENCE: Crown Solicitor	PLAN SEALED BY: DATE: REF NO. Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	


<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 2 PAGE/S</p>	<p>Registered Number</p> <p>SP 148359</p>
<p>SUBDIVIDER: THE CROWN FOLIO REFERENCE: 124961/1</p>	

- (b) TO cause or permit electrical energy to flow or be transmitted or distributed through and along the Electricity Infrastructure.
- (c) TO enter onto and remain on the Servient Land in order to cut away, remove and keep clear, of the Electricity Infrastructure, all trees and all other obstructions or erections of any nature whatsoever which may at any time overhang, encroach or be in, or on the Servient Land and which may in any way endanger or interfere with the proper operation of the Electricity Infrastructure.
- (d) TO enter onto and remain on the Servient Land in order to erect examine, operate, maintain, repair, modify, add to or replace fencing, signs, barriers or other protective structures on the Servient Land if in the opinion of Aurora these are necessary for reasons of safety and to protect the Electricity Infrastructure.
- (e) TO enter onto and remain on the Servient Land for the purpose of examining, operating, maintaining, repairing, modifying, adding to or replacing Electricity Infrastructure without doing unnecessary damage to the Servient Land.
- (f) TO enter onto and remain on the Servient Land, and if necessary to enter and pass over adjoining land for the purpose of access and egress, to and from, the Servient Land for all or any of the above purposes with and without all necessary plant equipment, machinery and vehicles of every kind, and the making good all damage occasioned by that access.

SECONDLY the benefit of a covenant for Aurora and its successors with the registered proprietors for themselves and their successors in title of the Servient Land not to erect any buildings or place any structures, objects or vegetation that could interfere with the proper and safe operation of the Electricity Infrastructure to the intent that the burden of the covenant may run with and bind the Servient Land and every part thereof and that the benefit thereof may be annexed to this easement.

Signed by MICHAEL DAVID JONES)
 being and as MANAGER CROWN LAND)
SERVICES prescribed in Statutory Rule)
 No. 187 of 2001 and pursuant to an)
 Instrument of Delegation dated the 25th day)
of November 2004 in the presence of:)



Signature of witness: 
 Full name of witness: CHRIS DENT
 Occupation: PUBLIC SERVANT
 Address: HOBART

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.

Australia Post

Architectural Drawings
Design Development

DRAWING LIST

NO.	DRAWING NAME
DA-00	COVER PAGE
DA-01	SITE LOCATION
DA-02	SITE PLAN

PROJECT INFORMATION

LAND TITLE REFERENCE: 14359/1
PROPERTY ID: 2796938
PROPERTY ADDRESS: 158 SURF RD SEVEN MILE BEACH TAS 7170
OWNER: HOBART INTERNATIONAL AIRPORT P/L
MUNICIPALITY: CLARENCE
AREA SUMMARY: 28,285.70 M2
SOIL CLASSIFICATION: XX
BUILDING CLASS: CLASS 8, TYPE C CONSTRUCTION
BAL RATING: N/A
CLIMATE ZONE: 7
ALPINE AREA: N/A
CORROSION AREA: C4
OTHER HAZARDS: XX

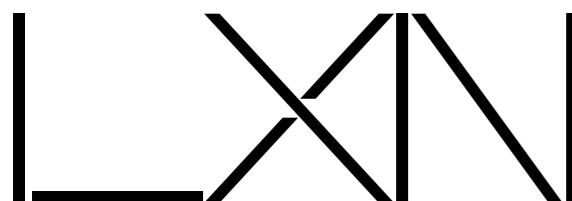
PROJECT CONTACTS

ARCHITECT:
LXN ARCHITECTURE
SARAH LINDSAY / JOSH CROSSIN, hello@lxn.com.au, 6228 0113

GEOTECHNICAL CONSULTANT
TBC

PLANNING CONSULTANT
ALL URBAN PLANNING

BUILDER
HUTCHINSON BUILDERS



Architecture

21a Cross Street, New Town, 7008
PO Box 136 North Hobart, 7002
P. 03 6228 0113
E. hello@lxn.com.au

PROJECT NAME

Australia Post

SITE
158 SURF RD SEVEN MILE BEACH
TAS 7170
CLIENT
HUTCHINSON BUILDERS

PROJECT NUMBER

A25178

STATUS
Design Development

REVISIONS

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	16/3/2026

DRAWING TITLE

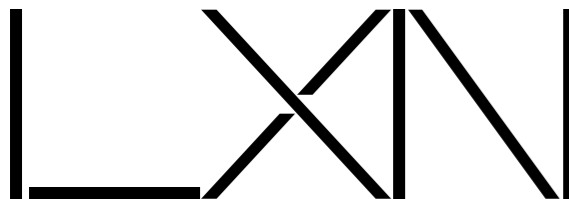
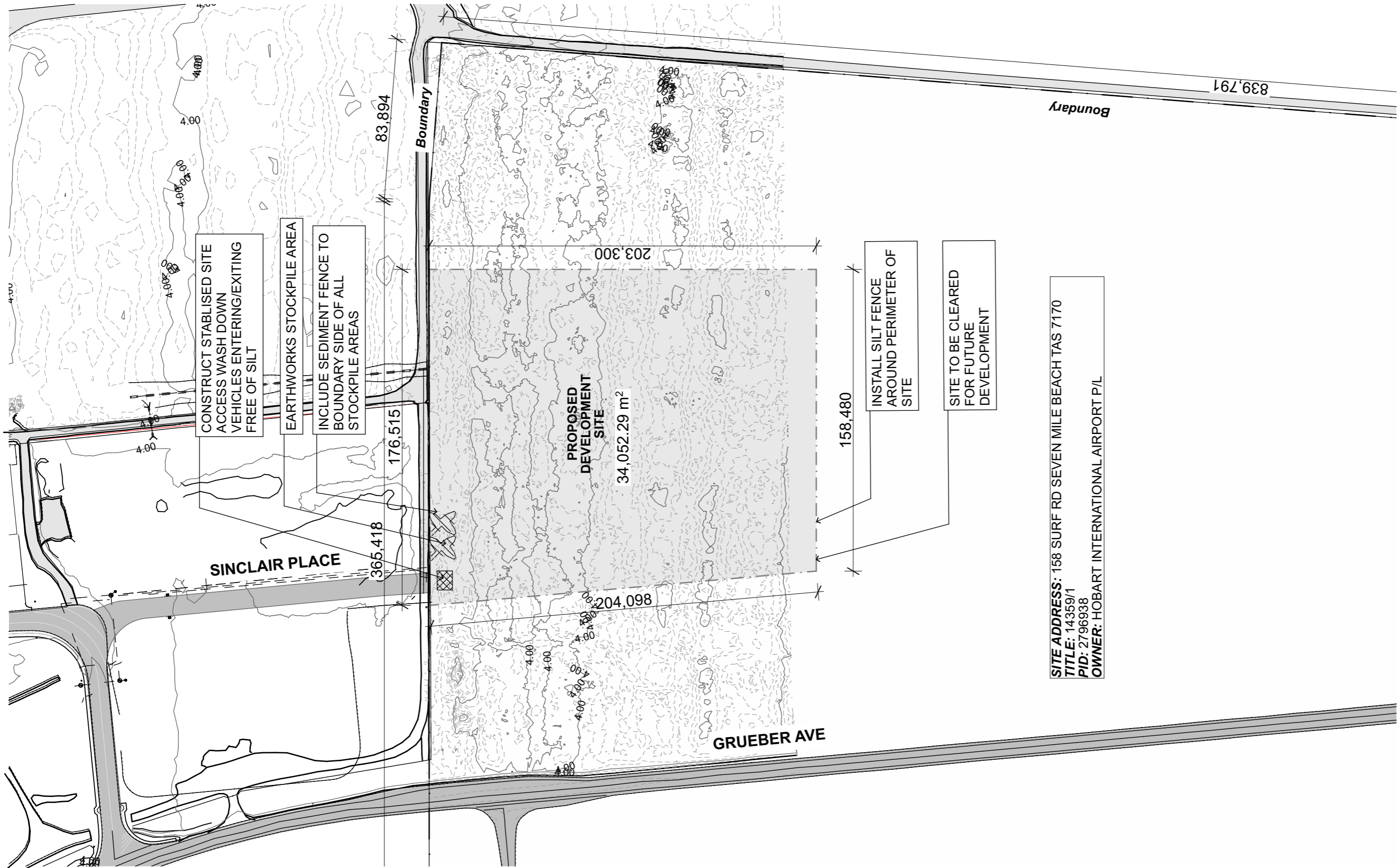
COVER PAGE

DRAWING NO.

DA-00

REVISION NO.

A



Architecture

21a Cross Street, New Town, 7008
 PO Box 136 North Hobart, 7002
 P. 03 6228 0113
 E. hello@lxn.com.au

PROJECT NAME

Australia Post

SITE
 158 SURF RD SEVEN MILE BEACH
 TAS 7170

CLIENT
 HUTCHINSON BUILDERS

PROJECT NUMBER

A25178

SCALE
 1:200 @ A3
 STATUS
 Design Development

REVISIONS

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	16/3/2026

PLAN TO BE READ IN PORTRAIT FORMAT

DRAWING TITLE

SITE PLAN

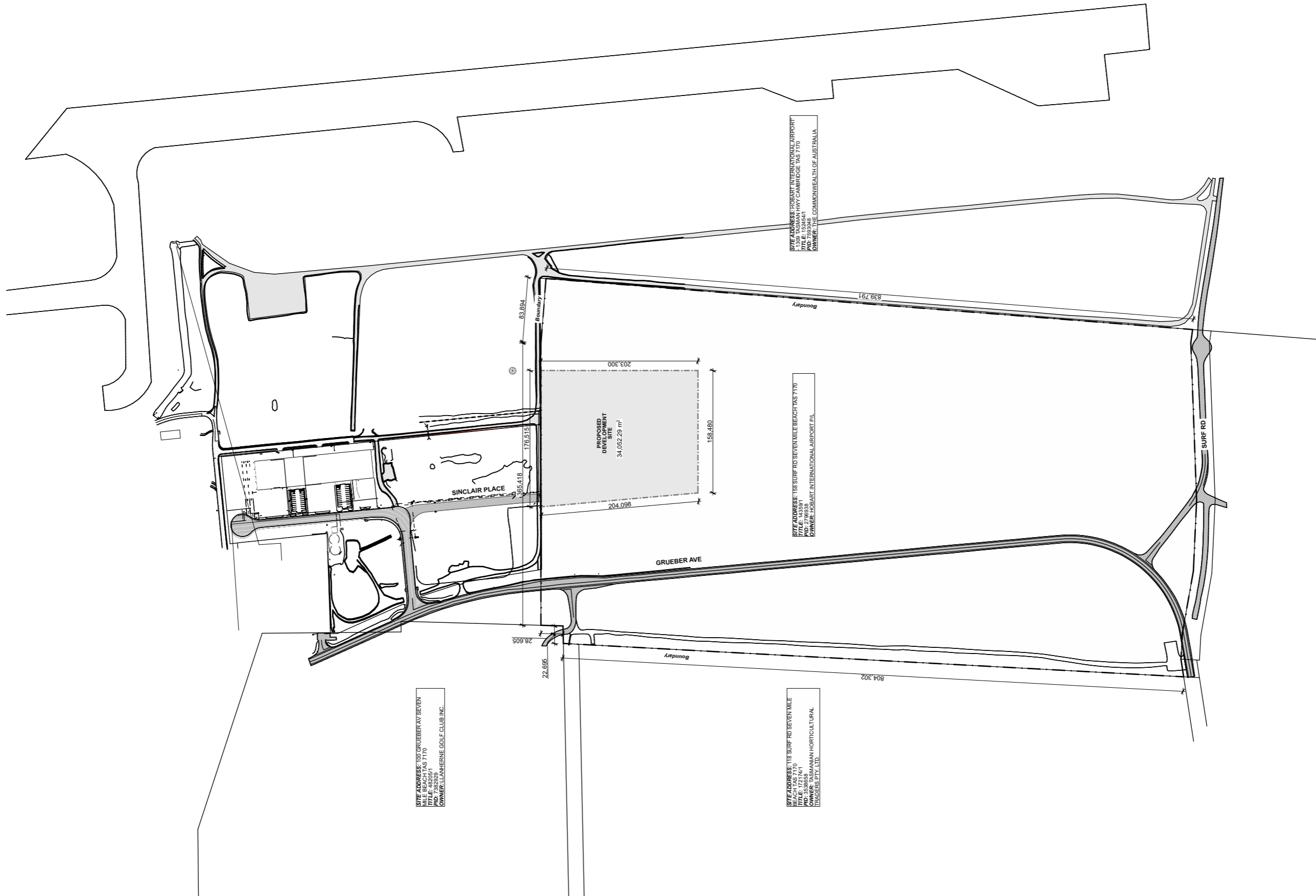
DRAWING NO.

DA-02

REVISION NO.

A

FILE: A25178_AusPost_260316 SITE CLEARING.pln DATE: 16/3/2026

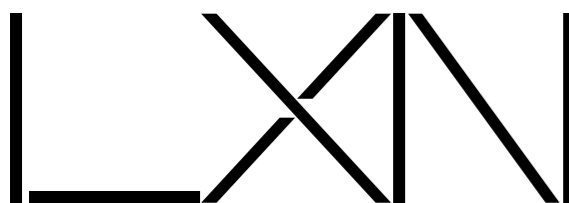


SITE ADDRESS: 100 GRUEBER AVE SEVEN MILE BEACH TAS 7170
 TITLE: 145591
 OWNER: L'ANNEE GOLF CLUB INC.

SITE ADDRESS: 105 SURF RD SEVEN MILE BEACH TAS 7170
 TITLE: 145591
 OWNER: HOBART INTERNATIONAL AIRPORT P/L

SITE ADDRESS: HOBART INTERNATIONAL AIRPORT
 105 TASMAN HWY CAMBRIDGE TAS 7170
 TITLE: 758348
 OWNER: THE COMMONWEALTH OF AUSTRALIA

1
 Site Location Plan (A3)
 1:5000



Architecture
 21a Cross Street, New Town, 7008
 PO Box 136 North Hobart, 7002
 P. 03 6228 0113
 E. hello@lxn.com.au

PROJECT NAME
Australia Post
 SITE
 158 SURF RD SEVEN MILE BEACH
 TAS 7170
 CLIENT
 HUTCHINSON BUILDERS

PROJECT NUMBER
A25178
 SCALE
 @ A3
 STATUS
 Design Development

REVISIONS

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	16/3/2026

PLAN TO BE READ IN PORTRAIT FORMAT
 DRAWING TITLE
SITE LOCATION
 DRAWING NO.
DA-01
 FILE: A25178_AusPost_260316 SITE CLEARING.pln DATE: 16/3/2026
 REVISION NO.
A

17 April 2026

Clarence City Council
PO Box 96
ROSNY PARK 7018

Dear

Application for a Planning Permit – PDPLANPMTD-2026/060044 - Exotic Vegetation Clearance – 158 Surf Road, Seven Mile Beach

This planning assessment has been updated 17 April 2026 in response to Council’s request for information, 10 April.

All Urban Planning Pty Ltd has been engaged to prepare a planning assessment for the proposed clearance of an area of existing pine plantation at 158 Surf Road, Seven Mile Beach. The purpose of the vegetation clearance is to facilitate the future development of a transport depot on the site, which will be the subject of a separate development application to Council.



Figure 1– Site Plan (source annotated from theList)

The Proposal

The application seeks approval for clearance of an area of existing pine plantation.

As shown on the submitted plan, the proposed works include clearing of a defined central portion of the site (approximately 3.4 ha), establishment of a temporary construction access over the adjacent Commonwealth owned airport site from Sinclair Place/Grueber Avenue, and installation of temporary perimeter sediment control fencing around the cleared area. Ancillary works include provision of a stabilised access point, sediment control measures, and nominated stockpile areas to manage earthworks.

The application is accompanied by a Natural Values Assessment, which confirms the site comprises predominantly modified and regenerating vegetation of low ecological value, with no significant constraints identified that would preclude the proposed works.

No buildings or operational infrastructure are proposed as part of this application. The works are limited to site clearing and preparation only, with any future development to be subject to a separate development application and assessment.

The Site

The site (CT 148359/1) comprises approximately 38.76 ha of generally flat, low-lying land. The site is owned by Hobart International Airport Pty Limited and adjoins the southern boundary of the Commonwealth-owned Hobart International Airport.

The accompanying Natural Values Assessment confirms that no flora listed as threatened under the TSP Act or the EPBC Act were observed during the survey and given the poor habitat and ecological integrity of the site associated with the pine forest litter, none are considered likely to occur.

The Planning Scheme

The site is zoned Light Industrial under the Tasmanian Planning Scheme – Clarence (planning scheme).

The Use

The proposed clearing relates to a future proposal for a transport depot for Australia Post. The proposed clearing is not for the transport depot use itself and no transport depot development is incorporated at this stage. Therefore, the Use for the purpose of this assessment is considered according to the existing plantation forestry activity which falls within the Resource Development Use Class.

Resource Development is a Prohibited Use in the Light Industrial Zone and Clause 7.1 of the planning scheme relating to existing non-conforming uses applies.

Changes to an Existing Non-conforming Use (7.1)

The existing pine plantation on the site represents an established and lawful use of the land for plantation forestry, which falls within the Resource Development use class. As Resource

Development is a Prohibited Use in the Light Industrial Zone, the existing forestry activity is properly characterised as an existing non-conforming use.

The proposed vegetation clearance comprises the harvesting and removal of plantation timber within a defined portion of the site. The works do not introduce a new or different use, but instead represent the continuation and ultimate cessation of the existing plantation forestry activity.

In this context, the proposal is appropriately considered under Clause 7.1.1(c) as a minor development associated with an existing non-conforming use, comprising the harvesting of plantation timber without the introduction of new or ongoing operational activities.

In accordance with Clause 7.1.2:

(a) No unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area

The proposed works are limited in duration and extent, involving the removal of plantation vegetation within a managed and previously disturbed environment. The site is located within the Light Industrial Zone and is separated from the nearest sensitive uses by a distance exceeding 700m.

The clearing activities will be undertaken during standard working hours and incorporate appropriate sediment and erosion control measures. Given the temporary nature of the works and the absence of ongoing operational impacts, the proposal will not result in any unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.

(b) No substantial intensification of the use

The proposal does not intensify the existing non-conforming use. Rather, it represents the orderly harvesting and cessation of plantation forestry within the subject area, resulting in a reduction of the use over time.

Accordingly, the proposal satisfies the requirements of Clause 7.1.2.

In accordance with Clause 7.1.3, the proposal is also consistent with the purpose of the Light Industrial Zone, as it facilitates the orderly transition of the land from a non-conforming forestry use toward a future industrial use anticipated within the zone, without giving rise to conflict with surrounding land uses or applicable codes.

The proposed temporary clearing works will be conducted during normal work hours and are located more than 50m from the closest residential zone, being the Low Density Residential properties of Aqua Place, over 700m to the west of the site. The Use Standards under Clause 18.3.1 therefore do not apply.

Development Standards

The proposal does not involve a new building and the Development Standards of Clause 18.4.1, 18.4.2, 18.4.4 and 18.4.5 do not apply. The proposed temporary perimeter sediment control fencing is also exempt and Clause 18.4.3 does not apply.

Codes

Parking and Sustainable Transport Code

The proposed clearing will not generate any ongoing traffic and parking and does not raise any matters for assessment under this code.

Road and Railway Assets Code

The proposed clearing will not generate any ongoing traffic and does not raise any matters for assessment under this code.

Natural Assets Code

The site is not located within a Priority Vegetation Area, Future Coastal Refugia Area or a Waterway and Coastal Protection Area and does not require assessment under this code.

Scenic Protection Code

The site is not located within a Scenic Protection Area or Scenic Road Corridor and does not require assessment under this code.

Coastal Inundation Code

The site includes narrow strips of Low Coastal Inundation Hazard Band in an Urban Zone under this code. The Use Standards of Clause C11.5 do not apply.

In terms of development, the harvesting of plantation forestry (Resource Development) is exempt from this Code under C11.4.1 (d) of this code.

Flood Prone Areas Code

The harvesting of plantation forestry (Resource Development) is exempt from this Code under C12.4.1 (b)(iv) of this code.

Bushfire Prone Areas Code

This code does not apply to the proposed clearing.

Safeguarding of Airports Code

The proposal does not relate to a sensitive use and on the basis that it is for removal of trees, will not involve development that will exceed the specified height in the obstacle limitation area. The provisions of this code do not apply.

Conclusion

The proposed vegetation clearance represents a logical and low-impact preparatory stage for the future development of the site for a transport depot.

The works are limited in scope, involve the removal of modified plantation vegetation of low ecological value, and do not give rise to any significant planning, environmental or amenity impacts. The proposal has been appropriately designed to incorporate sediment control, managed access, and defined clearing extents.

The application is considered to satisfy the relevant provisions of the planning scheme, including the discretionary considerations under Clause 7.1.

Accordingly, it is respectfully requested that Council grant a permit for the proposed vegetation clearance pursuant to Section 57 of the Act following public advertising.

The future use of the land for a transport depot is the subject to a separate development application to Council.

I would be pleased to discuss as necessary.

Yours sincerely,



Frazer Read
Principal
All Urban Planning Pty Ltd



158 Surf Road Seven Mile Beach
NATURAL VALUES ASSESSMENT

8 April 2025

For Hobart Airport
HIA022



313 Macquarie Street, Hobart Tasmania, 7000

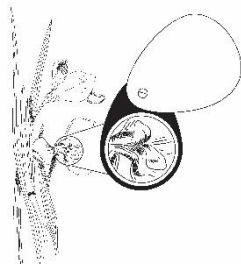
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ACKNOWLEDGEMENTS

Project Name	158 Surf Road Seven Mile Beach Natural Values Assessment		
Location	158 Surf Road, Seven Mile Beach TAS 7170		
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NBES Project Summary	Natural Values Assessment		
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Mapping	Craig Stobbs (MSc)		
Version	Date	Author & Comment	Position
Version 0.1	05/03/2025	Will Dobson- report draft	Ecologist & HSE Officer
Version 1.0	08/04/2025	Andrew North	Director



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SUMMARY

158 Surf Road Seven Mile Beach – Natural Values Assessment	
Title Ref:	Title Ref: 148359/1 (PID 2796938)
Zoning	Light industrial (Zone no: 18)
Applicable Overlays	Flood-prone hazard areas code (C12) Coastal inundation hazard code (C11) Safeguarding of airports code (C16)
Threatened vegetation	None recorded
Threatened flora	None recorded or considered likely to occur
Threatened fauna and habitat	None recorded or considered likely to occur
Geoconservation	The project area is listed within the ‘Seven Mile Beach Spit’ Tasmanian geoconservation site.
Impacts	Clearance of approximately 33.19 ha of modified vegetation (TASVEG: FPS and FUM) within the project area. No impacts to any threatened flora or fauna species are expected. Future development within the project area may impact upon the ‘Seven Mile Beach Spit’ Tasmanian geoconservation site.
Legislative consideration	
Environment Protection and Biodiversity Conservation Act (EPBCA)	Not applicable- no significant impact to MNES is expected to occur as a result of the proposal.
Threatened Species Protection Act (TSPA)	Not applicable- no impacts to any TSPA-listed species is expected to occur as a result of the proposal.
Nature Conservation Act (NCA)	No impacts to any NCA-listed vegetation communities are expected to occur as a result of the proposal.
Biosecurity Act (BA)	The declared weed species African boxthorn (<i>Lycium ferocissimum</i>), blackberry (<i>Rubus fruticosus</i> agg.), boneseed (<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>) and Californian thistle (<i>Cirsium arvense</i>) all occur within the site. All species are listed as a ‘Zone B’ species under the BA within the Clarence Council. Subsequently, the project area should be subject to weed and hygiene management plan (WHMP) as part of any future proposed works.
Tasmanian Planning Scheme- Clarence Local Provisions Schedule	None of the applicable sites code overlays contain matters pertaining to natural values and given the absence of conservation-significant flora and fauna values, any future anticipated removal of modified vegetation contained on site is expected to comply with the requirements of the planning scheme. However, as part of future planning approvals, it is recommended that a geoconservation assessment should be undertaken to investigate the potential for impacts to the ‘Seven Mile Beach Spit’ Tasmanian geoconservation site.



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1. INTRODUCTION

1.1. BACKGROUND

Hobart Airport is investigating potential development opportunities within a remnant pine plantation forest located at 158 Surf Road, Seven Mile Beach (Property ID 2796938, Figure 1). Any development within the site is expected to involve clearance of the pine forest to make way for a range of commercial precincts similar to those proposed on Grueber Avenue to the northwest of the site.

A natural values assessment of the site has been undertaken to identify natural values present within the site and to determine the significance of potential impacts where relevant. This report provides analysis on the scope for avoidance or mitigation of impacts and commentary regarding compliance with environmental legislative requirements.

1.2. PROJECT AREA

The project area comprises the entirety (38.76 ha) of the land title (Title reference 148359/1) that exists as a remnant pine plantation forest south of the airport's runway (Figure 1 and Figure 2). This site was once utilised as a commercial softwood plantation as mapped under Tasmanian Forest Group Plantation (TFGP) dataset but now exists as a remnant plantation site not used for any commercial means for several decades. The pines that occupy the site have naturally recruited following previous pine harvesting. The site is located in Seven Mile Beach and within the Tasmanian South East Bioregion¹. The region has relatively low rainfall compared to the rest of the state with a mean average rainfall for the area of 495 mm².

The geology of the project area is modelled as sand, gravel and mud of alluvial, lacustrine and littoral origin under the ListTasmania³. The site is largely flat and low-lying with elevation less than 10 m asl. The nearest watercourse is Federick Henry Bay, occurring approximately 250 m to the south.

1.3. METHOD

The project area was surveyed by an ecologist on the 21st of February 2025 and was undertaken in accordance with the *Guidelines for Natural Values Surveys- Terrestrial Development Proposals*⁴. In addition to a field investigation, a review of the sites potential to support threatened species known to occur within 500 m of the site has been undertaken as a desktop analysis.

Vegetation communities were mapped in accordance with the units defined in Forest to Fjaeldmark⁵. The site was mapped using a Timed Meander Search Procedure⁶ and vascular plants were recorded in accordance with the current census of Tasmanian plants⁷. Particular attention was paid to habitat suitable for threatened species listed under the Tasmanian *Threatened Species Protection Act 1995* (TSP Act) and/or the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Declared weeds listed under the Tasmanian listed under the *Biosecurity Act 2019* and associated *Biosecurity Regulations 2022* were mapped throughout the project area with plant numbers and/or area of cover recorded where possible.

¹ Department of Climate Change, Energy, the Environment and Water (2025)

² Bureau of Meteorology (2025)

³ Department of Natural Resources and Environment (2025a)

⁴ Department of Primary Industries, Parks, Water and the Environment (2019).

⁵ Kitchener and Harris (2013) with revisions available at <http://nre.tas.gov.au/conservation/flora-of-tasmania/from-forest-to-fjaeldmark-descriptions-of-tasmanias-vegetation>

⁶ Goff et al. (1982)

⁷ de Salas and Baker (2024)

All spatial data including vegetation communities, threatened flora and weeds is collated and provided in digital format.

The Tasmanian Natural Values Atlas (NVA) database was queried for records of threatened species and vegetation types within a 500 m radius⁸. The possibility of threatened values known from within a 500 m radius occurring within the project area has been considered in the interpretation of results (Appendix B and Appendix C).

1.4. LIMITATIONS

Data points were recorded on a handheld GPS with a reliable accuracy of < 10 m, but typically < 5m.

Due to seasonal variations in detectability and identification, there may be some species that have been overlooked or were seasonally absent during our surveys. To compensate for these limitations to some degree, data from our field surveys are supplemented with data from the:

- TASVEG version 4.0 digital layer⁹
- Tasmanian Natural Values Atlas (NVA)¹⁰
- Numerous thematic layers on LISTmap

Buffers of 500 m were used for identifying previous observations of natural values stored in these sources.

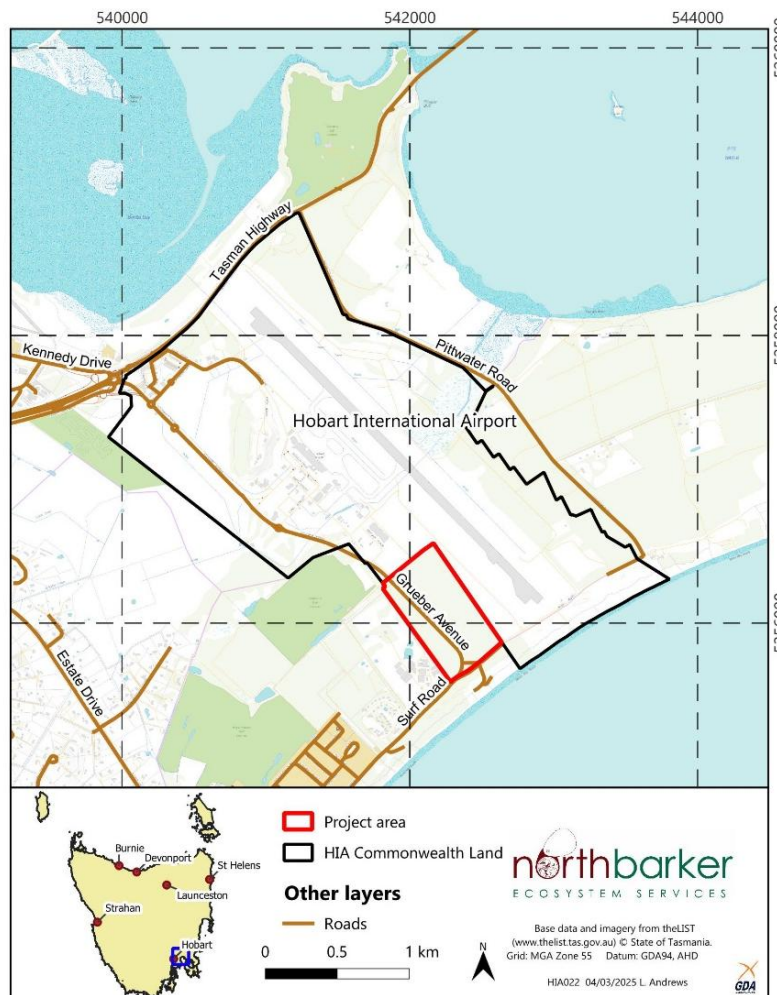


Figure 1. Project area locality overview

⁸ Department of Natural Resources and Environment (2025b) Natural Values Atlas Report, (report nvr_1_24-Feb-2025)

⁹ Department of Natural Resources and Environment (2025a)

¹⁰ Department of Natural Resources and Environment (2025b) Natural Values Report, (nvr_1_24_Feb-2025)



Figure 2. Project area aerial overview

2. BIOLOGICAL VALUES

2.1. VEGETATION COMMUNITIES

The entirety of the project areas vegetation (38.76 ha) comprises the modified land communities 'Softwood plantations for silviculture (FPS)' and 'Extra-urban miscellaneous (FUM)' (Figure 3). FPS vegetation includes mapping of monocultures of commercial *Pinus radiata* derived from the Tasmanian Forest Group Plantation (TFGP) dataset. Alternatively, FUM represents areas where native vegetation has been replaced with human infrastructure and/or cleared by human activity in rural and remote areas. The vegetation found on site is broadly consistent with the vegetation community's modelled currently under TASVEG4.0¹¹.

Both FPS and FUM vegetation are afforded no protection under the Tasmanian *Nature Conservation Act 2002* (NCA) or the EPBCA and given an absence of native vegetation, both are typically well suited for development.

The sites vegetation and species composition are described in further detail below. A list of all flora species recorded across the project area is provided in Appendix A.

2.1.1. Softwood plantations for silviculture (FPS)

The majority of the project area (33.19 ha) comprises FPS vegetation following the sites historical use as a pine plantation as part of the broader Seven Mile plantation forest (Figure 3). The project area is modelled as a commercial *Pinus radiata* plantation under the TFGP dataset but currently constitutes regenerating pines following the last commercial harvest. The site is dominated by the introduced species *Pinus radiata* (radiata pine). The species sheds large amounts of foliage (needles) that dominates the surrounding ground cover and limits the ability of other species to grow (Plate 1). However, native species were occasionally observed within gaps of the pine canopy including tall shrubs such as *Exocarpos cupressiformis* (native cherry) and *Acacia dealbata* (silver wattle), smaller shrubs such as *Persoonia juniperina* (prickly geebung) and *Styphelia humifusa* (native cranberry) and sedges including *Lomandra longifolia* (sagg) and *Dianella brevicaulis* (shortstem flaxlily). However, large sections of the pine forests understorey is dominated by exotic shrub and herb species including spear thistle (*Cirsium vulgare*), hairy hawkbit (*Leontodon saxatilis*), prickly sowthistle (*Sonchus asper*), blackberry nightshade (*Solanum nigrum*) and white clover (*Trifolium repens*).

The declared weeds African boxthorn (*Lycium ferocissimum*), boneseed (*Chrysanthemoides monilifera* subsp. *monilifera*), blackberry (*Rubus fruticosus* sp. agg) and Californian thistle (*Cirsium arvense*) were all recorded. Boneseed is the most encountered declared weed species and is particularly abundant in windrows within the centre of the plantation on both sides of Grueber Avenue. Numerous African boxthorn shrubs are concentrated within the north of the project area near the airport boundary fence with blackberry and Californian thistle occurring within disturbed soils in the north and east of the site (Figure 4).

During the survey evidence of unauthorised public use of the site was regularly observed including waste dumping and littering, informal camp shelters, campfires and alcohol consumption (Plate 2). Scattered bottles and plastic waste throughout the forest further contributes to the poor ecological integrity of the site.

2.1.2. Extra-urban miscellaneous (FUM)

FUM represents a minor component of the project area (5.57 ha) that is associated with roads and cleared vegetation along Grueber Avenue that is managed as part of the road network (Figure 3, Plate 3). This comprises a mixture of native and exotic vegetation with native shrubs and sedges such as

¹¹ Department of Natural Resources and Environment (2025a)

Acacia longifolia (coast wattle), *Acacia dealbata* (silver wattle), *Rhagodia candolleana* subsp. *candolleana* (coastal saltbush), *Lepidosperma gladiatum* (coast swordseed) and *Dianella brevicaulis* (shortstem flaxlily) at the boundary of the pine forest. Closer to the road weeds become more prolific including pasture grasses such as cocksfoot (*Dactylis glomerata*), harestail grass (*Lagurus ovatus*), perennial ryegrass (*Lolium perenne*) and couchgrass (*Cynodon dactylon* var. *dactylon*) amongst herbs such as hoary mustard (*Hirschfeldia incana*), haresfoot clover (*Trifolium arvense*) and weld (*Reseda luteola*). Weedy shrubs are scattered throughout with radiata pine (*Pinus radiata*), tree lucerne (*Chamaecytisus palmensis*), tree lupin (*Lupinus arboreus*) all frequent.

The declared weeds African boxthorn (*Lycium ferocissimum*) and boneseed (*Chrysanthemoides monilifera* subsp. *monilifera*) occur throughout although in lower densities than within the FPS vegetation (Figure 4).



Plate 1. FPU vegetation with minimal understorey species due to the abundance of pine needle litter



Plate 2. Evidence of waste dumping within FPS vegetation south of Grueber Avenue



Plate 3. Maintained FUM vegetation adjacent to Grueber Avenue



Figure 3. Vegetation communities recorded across the project area

2.2. CONSERVATION SIGNIFICANT FLORA

A total of sixty-six vascular-plant species were recorded within the project area including twenty-six introduced species and four declared weeds.

A full list of species recorded during the survey is provided in Appendix A.

No flora listed as threatened under the TSP Act or the EPBC Act were observed during the survey and given the poor habitat and ecological integrity of the site associated with the pine forests litter, none are considered likely to occur. Two threatened species listed on the NVA have been previously recorded within 500 m of the project area¹². The likelihood of occurrence of each of these species is extremely low as justified in Appendix B.

2.3. CONSERVATION SIGNIFICANT FAUNA

No sightings, signs or evidence of any use by threatened fauna was observed during the survey. The site comprises a dense pine plantation that offers minimal habitat to locally present threatened fauna due to a lack of vegetation to browse upon, shelter in the form of tree hollows, burrows and nesting habitat and an absence of prey for carnivore species. As such the site provides minimal habitat features for threatened fauna known to reside, although wide ranging carnivore marsupials may traverse through.

According to the NVA report¹³, five terrestrial threatened fauna species have been previously recorded within 500 m of the project area. The likelihood of occurrence of each these species within the project area is considered in Appendix C.

2.4. WEEDS

Weeds were regularly encountered throughout the project area with a total of twenty-six introduced species recorded during the survey. The pine forest plantation is largely invaded by weed that have likely established following the historical use of heavy machinery for harvesting and associated disturbances to the soil bed that has favoured weed species. In addition to various environmental weeds, the declared weeds African boxthorn (*Lycium ferocissimum*), boneseed (*Chrysanthemoides monilifera* subsp. *monilifera*), Californian thistle (*Cirsium arvense*) and blackberry (*Rubus fruticosus* sp. agg) were detected across the project area in high numbers (Table 1, Figure 3).

African boxthorn is a thorny shrub with an extensive deep branched taproot that is known to invade coastal areas and can significantly degrade native vegetation. The species was recorded on 13 occasions and was concentrated within disturbed soils in the north of the project area (Plate 4). This species is regarded as a weed of national significance (WONS) due to its invasiveness, potential for spread and environmental, social and economic impacts¹⁴.

Boneseed is an evergreen woody shrub with elongated leathery leaves that can grow to two metres in height and width. The species can invade the understorey of native forests and bushland and is particularly invasive in coastal areas where it can outcompete native plants and reduce biodiversity. The species is abundant and widespread being recorded on 242 occasions. Boneseed is also regarded as a WONS due to its invasive potential.

Californian thistle is a perennial weed of pasture and crops that can compete with pasture species and can significantly reduce agricultural production. It is often associated with disturbed land and can be difficult to eradicate once established due to its resilient perennial root system. The species was recorded in small numbers within the east of the site associated with historical soil disturbance.

¹² Department of Natural Resources and Environment (2025b) Natural Values Atlas Report, (report nvr_1_24-Jan-2025)

¹³ Department of Natural Resources and Environment (2025b) Natural Values Atlas Report, (report nvr_1_24-Jan-2025)

¹⁴ Weeds Australia (2025)

Blackberry is a long lived, sprawling, mound-forming and fast-growing shrub that can grow to 2-3 metres that impacts upon agriculture, forestry and native vegetation. The species is regarded as a WONS and is known to be a significant weed across the country and is well-known from within the Clarence municipality. A small population of blackberry was recorded in the north of the project area on the boundary of the pine forest.

African boxthorn, boneseed and Californian thistle are all listed as 'Priority 3' species under the Clarence Weed Strategy 2016-2030 (CWS)¹⁵. Under the CWS, 'Priority 3' species are considered weeds with a widespread distribution that require strategic control. Isolated infestations of these weeds should be eradicated with wider infestations to be contained to ensure no further spread within the term of the action plan (10 years). Blackberry is listed as a 'Priority 4' species under the CWS and as such requires strategic control and containment where threatening important values¹⁶.

All of these declared weed species are listed as 'Zone B' species within the Clarence Council under their respective statutory weed management plans of the Biosecurity Act. Isolated and local infestations of boneseed and Californian thistle are known from within Clarence whereas African boxthorn and blackberry are listed as having widespread occurrences. 'Zone B' species are to be contained to prevent their ongoing spread from existing infestations to areas free or in the process of becoming free from the species.

Table 1. Declared weeds recorded within the project area

Species	Comment	BA Zone within Clarence City Council	WONS
<i>Cirsium arvense</i> Californian thistle	A small number of this species was recorded in the east of the project area where it was observed colonising disturbed soils.	Zone B- Localised infestations	-
<i>Chrysanthemoides monilifera subsp. monilifera</i> boneseed	Significant infestation of this species was observed throughout the pine plantation with approximately 242 individuals recorded. This species is especially dense in the south of the project area near Surf Road.	Zone B- Isolated occurrences	YES
<i>Lycium ferocissimum</i> African boxthorn	Scattered populations of this species were recorded throughout the project area with a total of 13 shrubs recorded. The species is particularly abundant in the north of the project area where it was observed colonising disturbed soils.	Zone B- Widespread occurrences	YES
<i>Rubus fruticosus</i> sp. agg. blackberry	A small population of this species was recorded in the north of the project area at the boundary of the pine plantation.	Zone B- Widespread infestations	YES

¹⁵ North Barker Ecosystem Services (2023)

¹⁶ North Barker Ecosystem Services (2023)



Plate 4. African boxthorn recorded within FPS vegetation



Plate 5. Boneseed infestation within FPS vegetation



Plate 6. Californian thistle recorded in the east of the project area



Plate 7. Blackberry recorded at the margin FPS vegetation in the north of the project area

2.5. GEOCONSERVATION SITES

The project area is situated within the 'Seven Mile Beach Spit' Tasmanian geoconservation site as shown on the LISTmap¹⁷. This site is described as the entire spit and beach ridge terrain behind Seven Mile Beach that is well developed with abundant Holocene beach ridges. Varied beach ridge orientations are indicative of changes in local mid-Holocene coastal processes. The site was listed in April of 1993 by Jason Bradbury with the goal to maintain the sites form and process integrity. The most recent management notes for the site states that the landform has already been subject to degradation by pine plantations, airport, roads, housing development, golf courses and marram grass¹⁸.

¹⁷ Department of Natural Resources and Environment (2025a)

¹⁸ Department of Natural Resources and Environment (2025c)

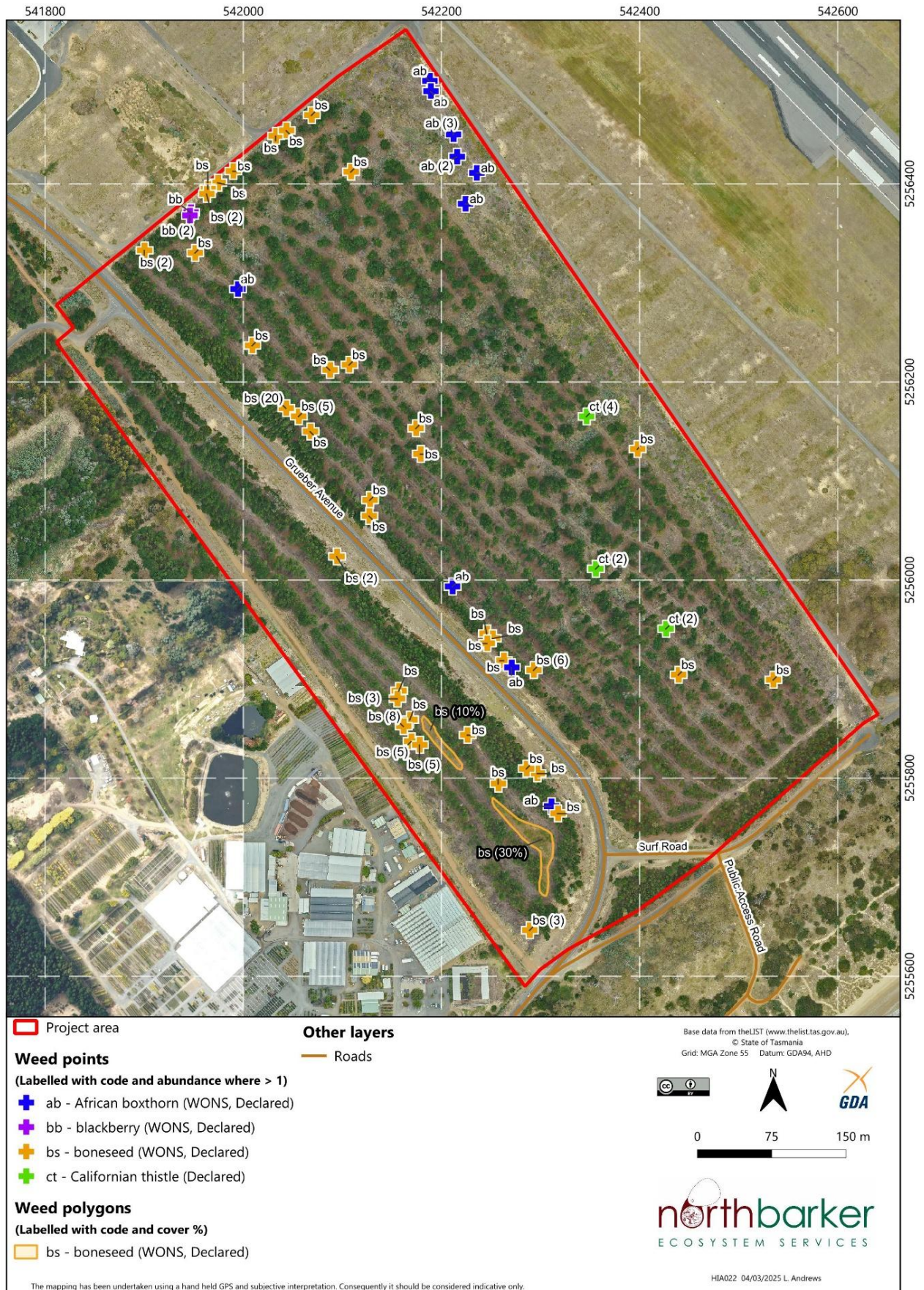


Figure 4. Declared weeds recorded across the project area

3. ASSESSMENT OF IMPACT AND MITIGATION

3.1. VEGETATION COMMUNITIES

There are no native vegetation communities within the site. No impacts or mitigation necessary.

3.2. CONSERVATION SIGNIFICANT FLORA

No threatened flora species were recorded during the field survey, and it is considered unlikely that the site supports any threatened flora species given the extent of poor-quality habitat (Appendix B). No threatened flora mitigation is considered necessary as part of any future works.

3.3. CONSERVATION SIGNIFICANT FAUNA

No threatened fauna species or threatened fauna habitat was recorded during the field survey. Given the lack of foraging resources, habitat values and the degraded nature of the site no threatened fauna species are expected to realistically utilise the site in any capacity (Appendix C). Any occurrence of threatened fauna within the project area are likely to be transient in nature as species migrate throughout the wider landscape. No threatened fauna mitigation is considered necessary as part of any future works.

3.4. WEEDS

The declared weeds African boxthorn (*Lycium ferocissimum*), boneseed (*Chrysanthemoides monilifera* subsp. *monilifera*), Californian thistle (*Cirsium arvense*) and blackberry (*Rubus fruticosus* sp. agg) all occur within the project area. Boneseed is the most abundant declared weed species and occurs in dense infestations throughout old windrows within FPS vegetation (Figure 4). Any future works have the potential to further exacerbate the spread of these declared weeds in addition to other environmental weeds through ground works disturbances that creates habitat more favourable to weeds. Increased weed infestations will likely spread to further areas and risks degrading and compromising adjacent native vegetation, threatened flora values and the integrity of neighbouring land.

Recommended mitigation

- As part of any future works prepare and implement a project-specific Weed and Hygiene Management Plan (WHMP) that outlines primary and secondary weed control and requirements. Best-practice construction hygiene should be practised to prevent the spread of weed propagules in contaminated soil. This involves cleaning all machinery before leaving the works area, as well as not bringing dirty machinery onto the site. The WHMP should identify the 'declared' weeds throughout the works area and other environmental weeds that should be controlled. Specifically, it should:
 - i. Plan for targeted pre-works control to reduce the number of established weeds from which weed-free areas may be infested during works;
 - All occurrences of African boxthorn, boneseed, Californian thistle and blackberry within the project area should be treated and removed prior to commencing construction works.
 - Weeds can be treated through a combination of methods including mechanical removal such as chipping using a mattock and cut-stump treatment, where stems of bushes are cut as low as possible, and the stumps are painted with a herbicide solution to prevent regrowth¹⁹.
 - ii. Ensure excavated soil from weed-affected areas is not spread to weed-free areas and preferably is buried beneath 500 mm of fill;

¹⁹ Department of the Environment and Heritage (2003)

- iii. Include prescriptions for hygiene measures during work;
- iv. Allow for targeted weed treatment on completion of works and during follow-up – this should include annual weed control on the site for up to five years following completion, to specifically target weeds that have exploited the disturbances associated with earthworks;
- v. Undertake follow-up weed inspection of the project area to establish whether treatment is warranted for any weeds that have proliferated because of disturbance associated with the project. This should be undertaken in spring or summer and at least 6 months after works are completed.

The WHMP should consult the following best practice prescriptions:

- *Keeping it clean- A Tasmanian field hygiene manual to prevent the spread of freshwater pests and pathogens* (Allen and Gartenstein, 2010)²⁰
- *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (DPIPWE, Stewart and Askey-Doran, 2015)²¹
- *Wetlands and Waterways Works Manual* (DPIPWE, 2003)²².

3.5. GEOCONSERVATION SITES

The project area forms part of the wider 'Seven Mile Beach Spit' Tasmanian geoconservation site. Given the sensitivity of this site, any future development may warrant an understanding of the impact to the geoconservation site.

Statutory protection for geosites on private land is dependent on local planning schemes but is also triggered where a forest practices plan is required; the Tasmanian *Forest Practices Code 2020* stipulates that forest managers should: avoid or minimise disturbance [to] important geological and geomorphic features.

Recommended mitigation

- As part of the planning for any future works a geoconservation assessment may be appropriate to investigate the potential for impacts to the 'Seven Mile Beach Spit' geoconservation site. Geoconservation assessments can be arranged by contacting a representative the Forest Practices Authority (FPA).

²⁰ Allan. K & Gartenstein. S (2010)

²¹ Department of Primary Industries, Parks, Water and the Environment (2015).

²² Department of Primary Industries, Water and Environment (2003)

4. LEGISLATIVE IMPLICATIONS

4.1. COMMONWEALTH *ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999*

The EPBC Act is structured for self-assessment. There are guidelines and criteria available²³ to assist any person to determine if the action they propose is likely to have a significant impact on any species or community listed under the Act. If a significant impact is likely, then the Action should be referred to the Australian Government Department of the Environment for a decision by the Minister (the minister) on whether assessment and approval is required under the Act.

Referral under the EPBC Act will be necessary if, as the Act states:

'An action has, will have, or is likely to have a significant impact on an endangered or vulnerable species if it does, will, or is likely to (amongst other things):

- o *modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline.'*

Based upon our assessment any future development within the project area will not result in any impacts to matters of national environmental significance (MNES) as defined under the Act. As such referring the project under the EPBC Act is not warranted.

4.2. TASMANIAN *THREATENED SPECIES PROTECTION ACT 1995*

Under the TSP Act, a person cannot knowingly without a permit 'take' a listed species. The definition of 'take' encompassing actions that kill, injure, catch, damage, destroy and/or collect threatened species or vegetation elements that support threatened species, *e.g.*, nests and dens. Likewise, species listed under the *Nature Conservation (Wildlife) Regulations 2021* (essentially all native wildlife, with limited exceptions) are protected from direct impacts and impacts to their products (*e.g.* nests and dens).

Based upon our assessment of the project area, disturbance to threatened flora and fauna species within the meaning of the word 'take' as described under the Act is not expected from any future development. Any future works within the site are unlikely to have an impact upon any TSP Act listed species given the remote likelihood of threatened flora and fauna occurring within the project area.

4.3. TASMANIAN *NATURE CONSERVATION ACT 2002*

No threatened vegetation listed under the NC Act is contained within the project area.

4.4. TASMANIAN *BIOSECURITY ACT 2019*

African boxthorn (*Lycium ferocissimum*), boneseed (*Chrysanthemoides monilifera* subsp. *monilifera*), Californian thistle (*Cirsium arvense*) and blackberry (*Rubus fruticosus* sp. agg) are all listed as 'Zone B' species within the Clarence Council LGA. According to the provisions of the BSA, 'Zone B' municipalities are those that host infestations of 'declared' weeds that are not deemed eradicable because the feasibility of effective management is low at this time. Therefore, the objective is containment of infestations. This objective includes preventing the spread of the 'declared' weed beyond the municipality and preventing the spread to properties currently free of them. In particular, the Act requires 'declared' weeds to be prevented from spreading to properties containing sites of significant flora, fauna and vegetation communities.

²³ Department of the Environment, Water, Heritage and the Arts (2013)

4.5. TASMANIAN LAND USE PLANNING AND APPROVALS ACT 1993

LUPAA states that 'in determining an application for a permit, a planning authority must (amongst other things) seek out the objectives set out in Schedule 1. Schedule 1 includes the objectives of the 'Resource Management and Planning System of Tasmania' which includes (amongst other things):

'To promote sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity'

Sustainable development includes 'avoiding, remedying or mitigating any adverse effects of activities on the environment'. By conforming to the required Acts above as well as by meeting all relevant codes pertaining to natural values under the Tasmanian *Planning Scheme 2020*, and following the advice below, the Hobart Airport will satisfy the requirements of LUPAA.

4.6. TASMANIAN PLANNING SCHEME- CLARENCE LOCAL PROVISIONS SCHEDULE

The Hobart Airport is investigating potential development opportunities within 158 Surf Road, Seven Mile Beach and at this stage no design has been provided. Therefore, the project area provided is anticipated to be the maximum extent of impact for assessment under the Tasmanian Planning Scheme- Clarence Local Provisions Schedule (TPS).

The project area is zoned as 'light industrial (Zone number: 18)' within the Clarence local government area (LGA). The project area is subject to the following code overlays

- Flood-prone hazard areas code (C12)
- Coastal inundation hazard code (C11)
- Safeguarding of airports code (C16)

None of these code overlays contain matters pertaining to natural values and thus their subsequent development standards are not addressed in the context of this report. As such the anticipated removal of modified vegetation contained within the project area as part of any future development proposal does not trigger any provisions relating to natural assets.

CONCLUSION AND RECOMMENDATIONS

Hobart Airport is investigating future development opportunities within a previously harvested pine plantation located at 158 Surf Road, Seven Mile Beach. The site is zoned as 'light industrial' under the TPS but has not been used for commercial pine harvesting for several decades. A natural values assessment has determined the following values exist within the project area:

Vegetation communities:

- The modified TASVEG vegetation communities 'softwood plantations for silviculture (FPS)' and 'extra-urban miscellaneous (FUM)' encompasses the entirety of the site. Neither of these communities are expected to constrain any future development from a natural values perspective.

Conservation significant flora:

- None observed or considered likely to occur due to the site's poor-quality habitat and ecological integrity.

Conservation significant fauna:

- No signs or evidence of any threatened fauna use was observed and given the lack of foraging, nesting and breeding habitat, none are considered likely to occur.

Weeds:

- The declared weeds African boxthorn (*Lycium ferocissimum*), boneseed (*Chrysanthemoides monilifera* subsp. *monilifera*), Californian thistle (*Cirsium arvense*) and blackberry (*Rubus fruticosus* sp. agg) listed under the *Biosecurity Act 2019* (BSA) were all detected within the project area. Boneseed was the most encountered species and occurs in dense infestations throughout old windrows within FPS vegetation.

Geoconservation sites:

- The project area is contained within the wider 'Seven Mile Beach Spit' Tasmanian geoconservation site which encompass areas of the Seven Mile Beach and surrounding hinterland. This is a geologically significant site representing changes to coastal processes of the local landscape dating back to the Holocene epoch.

The following recommendations are made in the context of any future proposed development:

Weed management

- As part of any future works prepare and implement a project-specific Weed and Hygiene Management Plan (WHMP) that outlines primary and secondary weed control and requirements. Best-practice construction hygiene should be practised to prevent the spread of weed propagules in contaminated soil. The WHMP should consult the following best practice prescriptions:
 - *Keeping it clean- A Tasmanian field hygiene manual to prevent the spread of freshwater pests and pathogens* (Allen and Gartenstein, 2010)²⁴
 - *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania* (DPIPWE, Stewart and Askey-Doran, 2015)²⁵
 - *Wetlands and Waterways Works Manual* (DPIPWE, 2003)²⁶.

²⁴ Allan. K & Gartenstein. S (2010)

²⁵ Department of Primary Industries, Parks, Water and the Environment (2015).

²⁶ Department of Primary Industries, Water and Environment (2003)

Geoconservation management

- As part of the planning for any future works a **geoconservation assessment** could be undertaken to investigate the potential for impacts to the 'Seven Mile Beach Spit' geoconservation site. Geoconservation assessments can be arranged by contacting a representative the Forest Practices Authority (FPA) and would form part of the standard investigations for a Forest Practices Plan.

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APPENDIX A – VASCULAR PLANT SPECIES IN THE PROJECT AREA

Status codes:

ORIGIN

i - introduced
d - declared weed WM Act
en - endemic to Tasmania
t - within Australia, occurs only in Tas.

NATIONAL SCHEDULE

EPBC Act 1999
CR - critically endangered
EN - endangered
VU - vulnerable

STATE SCHEDULE

TSP Act 1995
e - endangered
v - vulnerable
r - rare

Sites:

1	FPS - E541878, N5256324	21/02/2025 Will Dobson
2	FUM - E542308, N5255696	21/02/2025 Will Dobson

Site	Name	Common name	Status
DICOTYLEDONAE			
AIZOACEAE			
1 2	<i>Disphyma crassifolium subsp. clavellatum</i>	roundleaf pigface	
1	<i>Tetragonia implexicoma</i>	bower spinach	
ASTERACEAE			
1	<i>Cassinia aculeata subsp. aculeata</i>	dollybush	
1 2	<i>Chrysanthemoides monilifera subsp. monilifera</i>	boneseed	d
1	<i>Cirsium arvense var. arvense</i>	Californian thistle	d
1 2	<i>Cirsium vulgare</i>	spear thistle	i
1	<i>Delairea odorata</i>	cape ivy	i
1	<i>Erigeron bonariensis</i>	flaxleaf fleabane	i
1 2	<i>Hypochaeris radicata</i>	rough catsear	i
1	<i>Leontodon saxatilis</i>	hairy hawkbit	i
1	<i>Senecio glomeratus</i>	shortfruit purple fireweed	
1	<i>Senecio pinnatifolius</i>	common coast groundsel	
1 2	<i>Senecio quadridentatus</i>	cotton fireweed	
1	<i>Sonchus asper</i>	prickly sowthistle	i
1	<i>Sonchus oleraceus</i>	common sowthistle	i
BORAGINACEAE			
1 2	<i>Cynoglossum australe</i>	coast houndstongue	
1	<i>Myosotis arvensis</i>	field forgetmenot	i
BRASSICACEAE			
2	<i>Hirschfeldia incana</i>	hoary mustard	i
CHENOPODIACEAE			
1	<i>Chenopodium murale</i>	nettleleaf goosefoot	i
1 2	<i>Rhagodia candolleana subsp.</i>	coastal saltbush	
CONVOLVULACEAE			
1	<i>Dichondra repens</i>	kidneyweed	
DILLENIACEAE			
1	<i>Hibbertia prostrata</i>	prostrate guineaflower	
ERICACEAE			
1	<i>Styphelia humifusa</i>	native cranberry	
FABACEAE			
1 2	<i>Acacia dealbata subsp. dealbata</i>	silver wattle	
1 2	<i>Acacia longifolia</i>	coast wattle	
1	<i>Acacia mearnsii</i>	black wattle	
2	<i>Chamaecytisus palmensis</i>	tree lucerne	i
1	<i>Indigofera australis subsp. australis</i>	native indigo	
1 2	<i>Lupinus arboreus</i>	tree lupin	i
2	<i>Trifolium arvense</i>	haresfoot clover	i
1	<i>Trifolium repens</i>	white clover	i
2	<i>Trifolium subterraneum</i>	subterranean clover	i

	MYRTACEAE		
1	<i>Eucalyptus viminalis subsp. viminalis</i>	white gum	
	OXALIDACEAE		
1	<i>Oxalis perennans</i>	grassland woodsorrel	
	PLANTAGINACEAE		
2	<i>Plantago lanceolata</i>	ribwort plantain	i
	PROTEACEAE		
1	<i>Persoonia juniperina</i>	prickly geebung	
	RESEDACEAE		
2	<i>Reseda luteola</i>	weld	i
	ROSACEAE		
1	<i>Rubus fruticosus</i>	blackberry	d
	SANTALACEAE		
1	<i>Exocarpos cupressiformis</i>	common native-cherry	
	SAPINDACEAE		
1	<i>Dodonaea viscosa subsp. spatulata</i>	broadleaf hopbush	
	SOLANACEAE		
1 2	<i>Lycium ferocissimum</i>	african boxthorn	d
1	<i>Solanum laciniatum</i>	kangaroo apple	
1	<i>Solanum nigrum</i>	blackberry nightshade	i
	GYMNOSPERMAE		
	CUPRESSACEAE		
1	<i>Hesperocyparis macrocarpa</i>	monterey cypress	i
	PINACEAE		
1 2	<i>Pinus radiata</i>	radiata pine	i
	MONOCOTYLEDONAE		
	ASPARAGACEAE		
1	<i>Lomandra longifolia</i>	sagg	
	CYPERACEAE		
2	<i>Ficinia nodosa</i>	knobby clubsedge	
2	<i>Lepidosperma gladiatum</i>	coast swordedge	
2	<i>Machaerina juncea</i>	bare twigsedge	

HEMEROCALLIDACEAE			
1 2	<i>Dianella brevicaulis</i>	shortstem flaxlily	
1	<i>Dianella tasmanica</i>	forest flaxlily	
JUNCACEAE			
1	<i>Juncus pallidus</i>	pale rush	
POACEAE			
1 2	<i>Austrostipa mollis</i>	soft speargrass	
1	<i>Austrostipa rudis subsp. australis</i>	southern speargrass	
2	<i>Austrostipa stipoides</i>	coast speargrass	
1	<i>Bromus diandrus</i>	great brome	i
2	<i>Cynodon dactylon var. dactylon</i>	couchgrass	i
2	<i>Dactylis glomerata</i>	cocksfoot	i
1 2	<i>Distichlis distichophylla</i>	australian saltgrass	
1 2	<i>Lagurus ovatus</i>	haretail grass	i
1 2	<i>Lolium perenne</i>	perennial ryegrass	i
1 2	<i>Poa labillardierei</i>	silver tussockgrass	
1 2	<i>Rytidosperma caespitosum</i>	common wallabygrass	
1	<i>Vulpia bromoides</i>	squirreltail fescue	i
PTERIDOPHYTA			
DENNSTAEDTIACEAE			
1 2	<i>Pteridium esculentum subsp. esculentum</i>	bracken	
SELAGINELLACEAE			
1	<i>Selaginella uliginosa</i>	swamp spikemoss	

APPENDIX B – SITE SUMMARY OF THE PROJECT AREA

Plantations for Silviculture- softwood (FPS)

Grid Reference:	541878E, 5256324N
Accuracy:	GPS (within 10 metres)
Recorder:	Will Dobson
Date of Survey:	21 Feb 2025
Trees:	<i>Eucalyptus viminalis</i> subsp. <i>viminalis</i>
Tall Shrubs:	<i>Acacia dealbata</i> subsp. <i>dealbata</i> , <i>Acacia mearnsii</i> , <i>Dodonaea viscosa</i> subsp. <i>spatulata</i> , <i>Exocarpos cupressiformis</i>
Shrubs:	<i>Acacia longifolia</i> , <i>Cassinia aculeata</i> subsp. <i>aculeata</i> , <i>Persoonia juniperina</i> , <i>Rhagodia candolleana</i> subsp. <i>candolleana</i> , <i>Solanum laciniatum</i>
Low Shrubs:	<i>Hibbertia prostrata</i> , <i>Indigofera australis</i> subsp. <i>australis</i> , <i>Styphelia humifusa</i>
Herbs:	<i>Cynoglossum australe</i> , <i>Dianella brevicaulis</i> , <i>Dianella tasmanica</i> , <i>Dichondra repens</i> , <i>Disphyma crassifolium</i> subsp. <i>clavellatum</i> , <i>Oxalis perennans</i> , <i>Senecio glomeratus</i> , <i>Senecio pinnatifolius</i> , <i>Senecio quadridentatus</i> , <i>Tetragonia</i>
Graminoids:	<i>Juncus pallidus</i> , <i>Lomandra longifolia</i>
Grasses:	<i>Austrostipa mollis</i> , <i>Austrostipa rudis</i> subsp. <i>australis</i> , <i>Distichlis distichophylla</i> , <i>Poa labillardierei</i> , <i>Rytidosperma caespitosum</i>
Ferns:	<i>Pteridium esculentum</i> subsp. <i>esculentum</i> , <i>Selaginella uliginosa</i>
Weeds:	<i>Bromus diandrus</i> , <i>Chenopodium murale</i> , <i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i> , <i>Cirsium arvense</i> var. <i>arvense</i> , <i>Cirsium vulgare</i> , <i>Delairea odorata</i> , <i>Erigeron bonariensis</i> , <i>Hesperocyparis macrocarpa</i> , <i>Hypochaeris radicata</i> , <i>Lagurus ovatus</i> , <i>Leontodon saxatilis</i> , <i>Lolium perenne</i> , <i>Lupinus arboreus</i> , <i>Lycium ferocissimum</i> , <i>Myosotis arvensis</i> , <i>Pinus radiata</i> , <i>Rubus fruticosus</i> , <i>Solanum nigrum</i> , <i>Sonchus asper</i> , <i>Sonchus oleraceus</i> , <i>Trifolium repens</i> , <i>Vulpia bromoides</i>

Extra-urban miscellaneous (FUM)

Grid Reference:	542308E, 5255696N
Accuracy:	GPS (within 10 metres)
Recorder:	Will Dobson
Date of Survey:	21 Feb 2025
Tall Shrubs:	<i>Acacia dealbata</i> subsp. <i>dealbata</i>
Shrubs:	<i>Acacia longifolia</i> , <i>Rhagodia candolleana</i> subsp. <i>candolleana</i>
Herbs:	<i>Cynoglossum australe</i> , <i>Dianella brevicaulis</i> , <i>Disphyma crassifolium</i> subsp. <i>clavellatum</i> , <i>Senecio quadridentatus</i>
Graminoids:	<i>Ficinia nodosa</i> , <i>Lepidosperma gladiatum</i> , <i>Machaerina juncea</i>
Grasses:	<i>Austrostipa mollis</i> , <i>Austrostipa stipoides</i> , <i>Distichlis distichophylla</i> , <i>Poa labillardierei</i> , <i>Rytidosperma caespitosum</i>
Ferns:	<i>Pteridium esculentum</i> subsp. <i>esculentum</i>
Weeds:	<i>Chamaecytisus palmensis</i> , <i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i> , <i>Cirsium vulgare</i> , <i>Cynodon dactylon</i> var. <i>dactylon</i> , <i>Dactylis glomerata</i> , <i>Hirschfeldia incana</i> , <i>Hypochaeris radicata</i> , <i>Lagurus ovatus</i> , <i>Lolium perenne</i> , <i>Lupinus arboreus</i> , <i>Lycium ferocissimum</i> , <i>Pinus radiata</i> , <i>Plantago lanceolata</i> , <i>Reseda luteola</i> , <i>Trifolium arvense</i> , <i>Trifolium subterraneum</i>

APPENDIX C – CONSERVATION SIGNIFICANT FLORA WITH 500 M²⁷

Species	Status TSPA / EPBCA	Records within 500 m / 5 km	Habitat	Potential to occur on site	Commentary
<i>Cotula vulgaris</i> var. <i>australasica</i> slender buttons	Rare / -	1 / 3	<i>Cotula vulgaris</i> var. <i>australasica</i> habitat includes saline herbfield, rocky coastal outcrops, and wet or brackish swamps.	None	The project area comprises a modified pine forest plantation and disturbed soil. No suitable saline herbfield or aquatic habitat is present to support this species. Survey timing was optimal for the detection of this species and is unlikely to have been overlooked. As such it has almost no chance of occurring within the project area. This record is likely erroneous in any case
<i>Wilsonia rotundifolia</i> roundleaf wilsonia	Rare / -	1 / 58	<i>Wilsonia rotundifolia</i> is found in coastal and inland saltmarshes in the eastern part of the State.	None	This matt forming herb is known from other areas of the Hobart Airport including ESA-E where it occurs in large patches several hectares in size. However, within the project area there is no suitable saltmarsh habitat present to support this species and it is unlikely to have been overlooked during the survey.

²⁷ Natural Values Atlas Report, report nvr_1_24-Jan-2025

APPENDIX D – CONSERVATION SIGNIFICANT FAUNA WITH 500 M²⁸

*Note- Marine mammal species have been excluded from consideration due to the sites absence of marine habitat

Species	Status TSPA / EPBCA	Records within 500 m / 5 km	Potential to Occur	Observations and Preferred Habitat	Commentary
MAMMALS					
<p><i>Sarcophilus harrisii</i> Tasmanian devil</p>	<p>Endangered / ENDANGERED</p>	<p>3 / 26</p>	<p>Denning: Low Foraging: None</p>	<p>This species occupies a wide range of habitats across Tasmania and exploits landscapes with a mosaic of pasture and forest with elevated prey densities and is attracted to roadkill hotspots with concentrated scavenging resource. Populations have declined substantially since the first observations of the infectious cancer Devil Facial Tumour Disease (DFTD). DFTD has now spread across much of Tasmania. The reduced population is also likely to be more sensitive to additional threats such as death by roadkill, competition with cats and foxes, and loss or disturbance of areas surrounding traditional dens where young are raised. The protection of breeding opportunities is particularly important for the species due to the mortalities from demographic pressures.</p>	<p>The project area provides limited habitat resources for the Tasmanian devil, which is known to occur throughout the broader landscape. During the survey, no signs or evidence of devil use was observed and the species is not considered likely to frequent the site given the absence of prey and carrion to forage on. Additionally, no evidence of any denning structures including wombat burrows, hollow logs or hideouts were observed throughout the site. The significant litter and evidence of human use within the site is also likely to be a further hinderance. Although the species may occasionally pass through the area it is considered highly unlikely to utilise the site as a significant habitat element.</p>

²⁸ Natural Values Atlas Report, report nvr_1_24-Jan-2025

Species	Status TSPA / EPBCA	Records within 500 m / 5 km	Potential to Occur	Observations and Preferred Habitat	Commentary
BIRDS					
<i>Aquila audax</i> subsp. <i>fleayi</i> Tasmanian wedge-tailed eagle	Endangered / Endangered	1 / 28	Nesting: None Foraging: None	This species nests in a range of old growth native forests and is dependent on forest for nesting. Territories can contain up to five alternate nests usually close to each other but may be up to 1 km apart where habitat is locally restricted. This eagle preys and scavenges on a wide variety of fauna including fish, reptiles, birds and mammals.	The project area provides no nesting habitat for this species given the juvenile size of the pine trees present and minimal foraging habitat due to the lack of prey fauna utilising the site. This species is much more likely to utilise native forest communities within the broader landscape for breeding activities.
<i>Haliaeetus leucogaster</i> white-bellied sea eagle	Vulnerable / -	1 / 50	Nesting: None Foraging: None	In Tasmania, this species is restricted to nesting within 5 km of coastlines, major estuaries and inland lakes. They typically build nests in large eucalypt trees, much like the Tasmanian wedge-tailed eagle (<i>Aquila audax fleayi</i>), although their specific nesting requirements aren't as strict, such that they often nest in relatively small and exposed coastal trees (including [in a minority of cases] non-native species [e.g. <i>Pinus radiata</i>]), and are also known to nest occasionally on sea cliffs or even piles of rocks at ground level on islands lacking ground predators (e.g. Ninth Island).	The nearest nest is close to the shore of Barilla Bay adjacent to the flight path, 2.5km north of the project area. Similar to the Tasmanian wedge-tailed eagle, this raptor is not expected to utilise the project area in any capacity given the lack of suitable nesting or foraging habitat. Although it may occasionally pass over the area whilst foraging through the broader landscape the site itself provides minimal habitat.
<i>Thinornis cucullatus</i> hooded plover	- / Pending vulnerable	5 / 6	Nesting: None Foraging: None	Widely distributed in Tasmania. Inhabits sandy ocean beaches. Nests on or near beaches, with nests located on flat beaches above the high tide mark, on stony terraces adjacent to beaches, or on the sides of sparsely vegetated dunes.	The project area supports no suitable habitat in the form of ocean beaches and the neighbouring records are highly likely to be associated with Seven Mile Beach to the south. As such this species has no likelihood of utilising the site in any habitat capacity.

Species	Status TSPA / EPBCA	Records within 500 m / 5 km	Potential to Occur	Observations and Preferred Habitat	Commentary
<p><i>Tyto novaehollandiae castanops</i> Tasmanian masked owl</p>	<p>Endangered / -</p>	<p>1 / 8</p>	<p>Nesting: None Foraging: None</p>	<p>Found in a range of habitats which contain some mature hollow-bearing forest, usually below 600 m altitude. This includes native forests and woodlands as well as agricultural areas with a mosaic of native vegetation and pasture. Significant habitat is limited to large eucalypts within dry eucalypt forest in the core range.</p>	<p>The project area supports no nesting habitat for this species in the form of habitat trees containing large hollows suitable for the species breeding. Any occurrence of the species is likely to be transient in nature and given the abundance of improved habitat across Hobart Airport grounds, any future proposed development will not result in any impacts to the species.</p>