



DEVELOPMENT APPLICATION

PDPLANPMTD-2026/061829

PROPOSAL: Dwelling, Outbuilding & Pool (Single Dwelling)

LOCATION: 14 Eleanor Court, Acton Park

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 23/09/2026 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 23/09/2026 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 23/09/2026 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: **NEW DWELLING, SHED & POOL**

Location: **14 ELEANOR COURT, ACTON PARK**

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:

Current use of site: **VACANT LOT**

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 177726	FOLIO 73
EDITION 3	DATE OF ISSUE 10-Jan-2024

SEARCH DATE : 11-Mar-2026

SEARCH TIME : 11.04 am

DESCRIPTION OF LAND

City of CLARENCE

Lot 73 on Sealed Plan [177726](#)

Derivation : Part of 1000 Acres Located to John Jewell

Prior CT [172346/400](#)SCHEDULE 1

[N168370](#) TRANSFER to TATNELL INVESTMENTS PTY LTD Registered
10-Jan-2024 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP177726](#) COVENANTS in Schedule of Easements[SP177726](#) FENCING PROVISION in Schedule of Easements[SP177726](#) SEWERAGE AND/OR DRAINAGE RESTRICTION[SP177726](#) SEPTIC TANK NOTIFICATION[SP172346](#) FENCING PROVISION in Schedule of Easements[SP172346](#) SEWERAGE AND/OR DRAINAGE RESTRICTION[SP172346](#) SEPTIC TANK NOTIFICATION

[C403611](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
03-Sept-2002 at noon

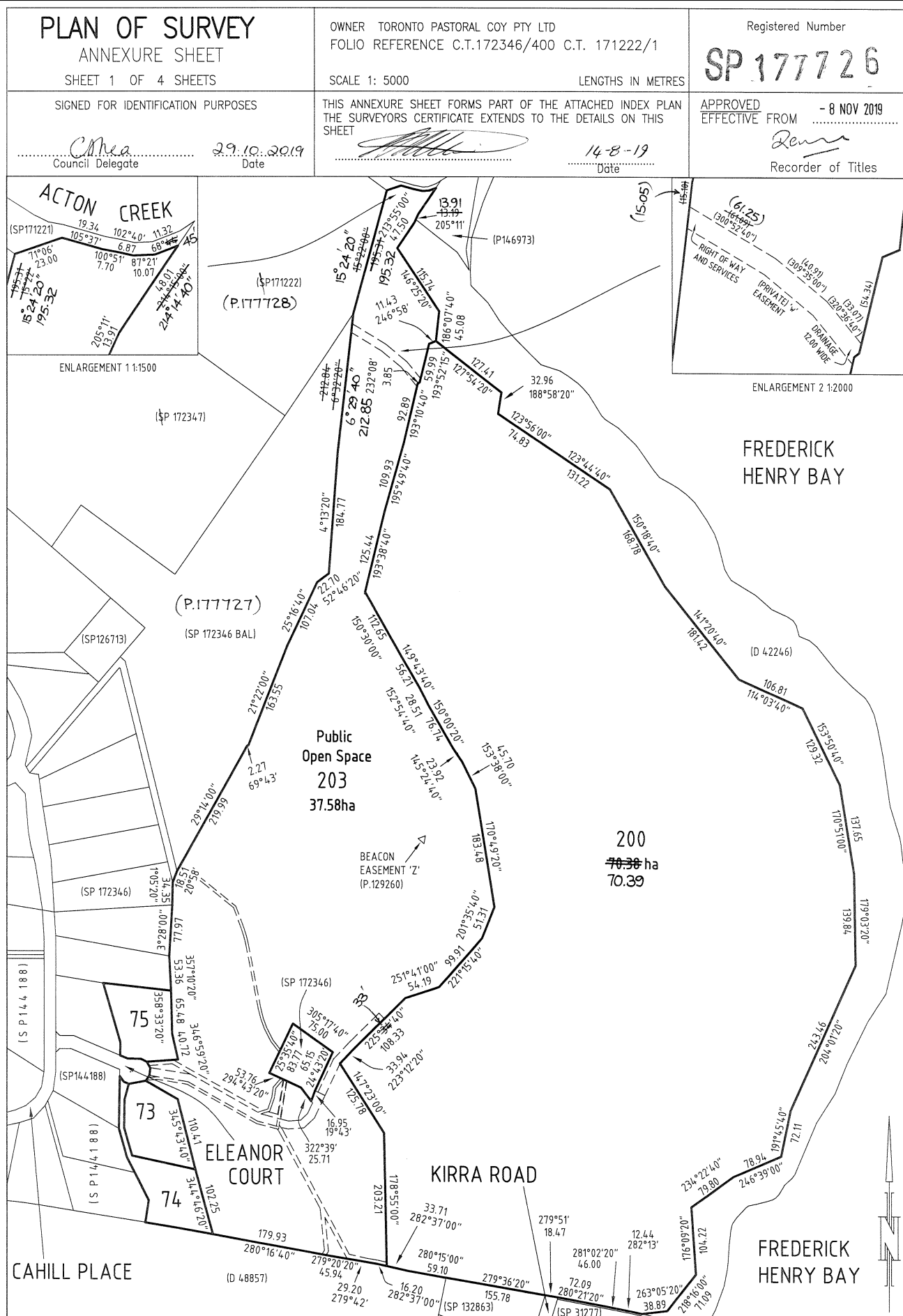
[E61128](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
29-Sept-2016 at noon

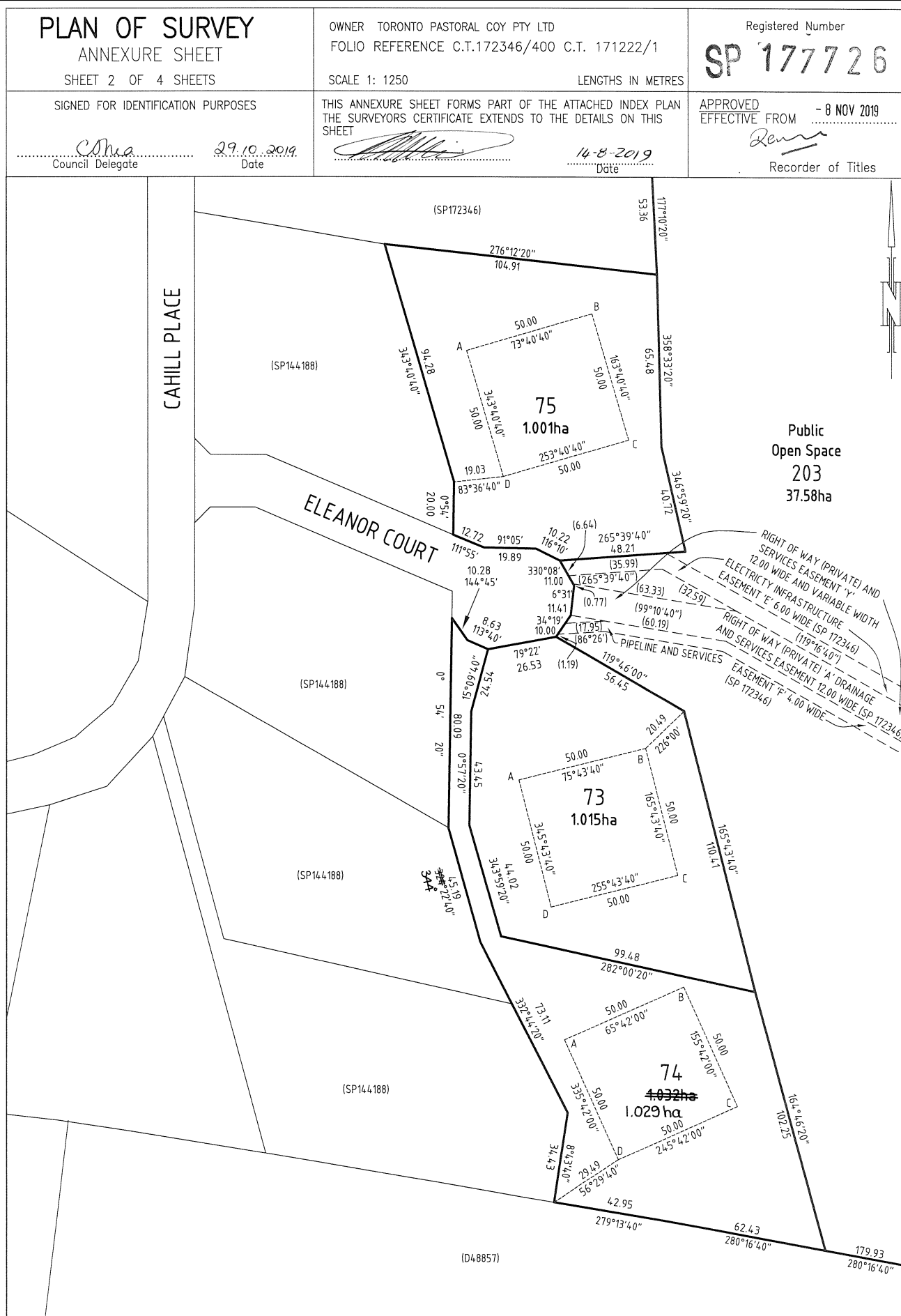
[E197503](#) AGREEMENT pursuant to Section 78 of the Land Use
Planning and Approvals Act 1993 Registered
08-Nov-2019 at noon

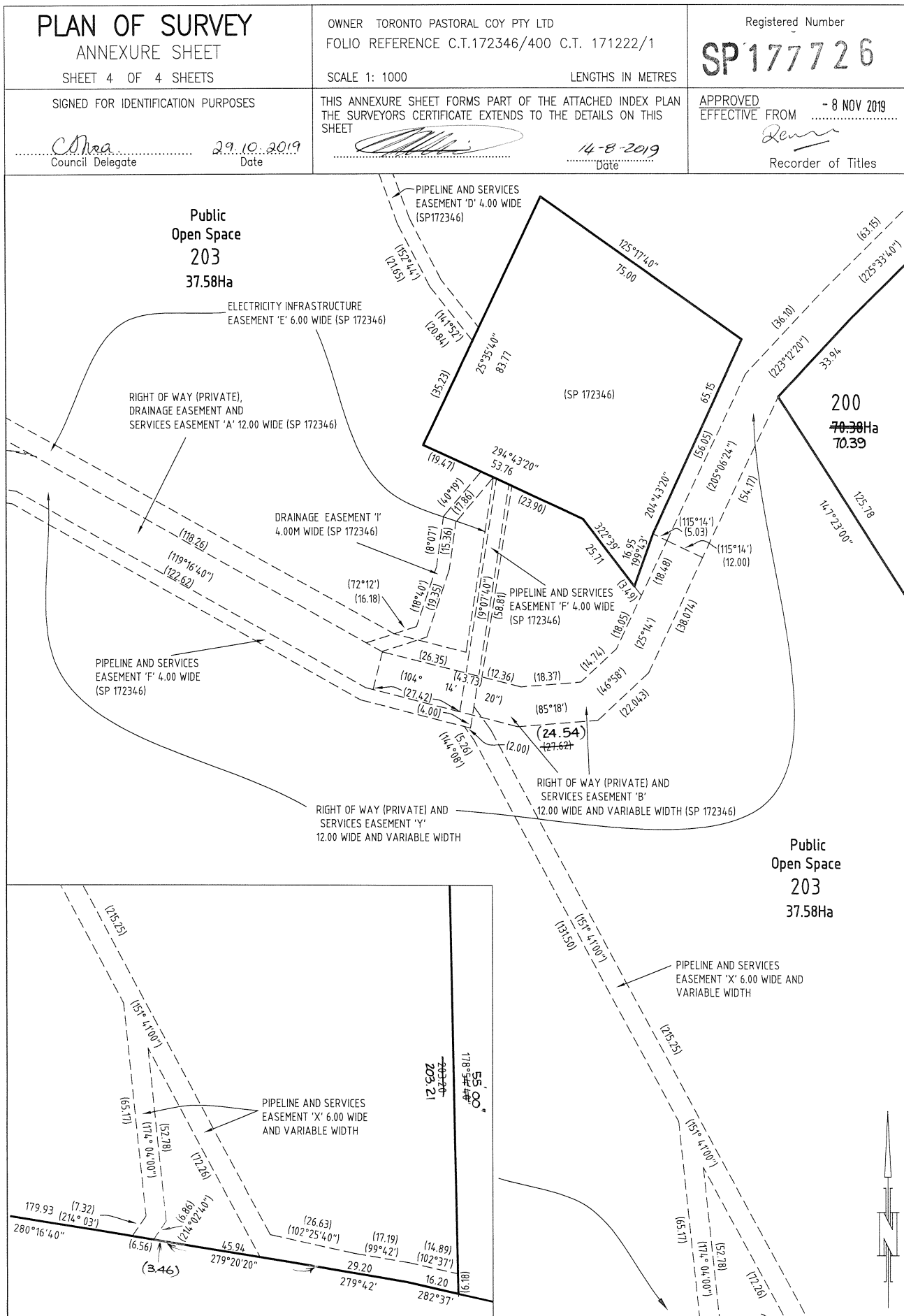
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER TORONTO PASTORAL COY. PTY. LTD. FOLIO REFERENCE: C.T.172346/400 C.T.171222/1 GRANTEE PART OF 1000 ACRES LOCATED TO JOHN JEWELL PART OF 90 ACRES GTD TO GEORGE & CHARLOTTE JOSEPH	PLAN OF SURVEY BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON & BIRCH SURVEYORS UNIT 1 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0418-120-796 LOCATION CITY OF CLARENCE SCALE 1: 7500 LENGTHS IN METRES	REGISTERED NUMBER SP177726 APPROVED EFFECTIVE FROM - 8 NOV 2019 <i>Ren</i> Recorder of Titles
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		
<i>[Signature]</i> REGISTERED LAND SURVEYOR 14-8-19 DATE	<i>C. Mea</i> COUNCIL DELEGATE 29.10.2019 DATE	







SCHEDULE OF EASEMENTS	Registered Number SP 177726
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

PAGE 1 OF 8 PAGE/S

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.

Drainage Easement

Lot 203 on the plan is SUBJECT TO a right of drainage over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) 'w' DRAINAGE AND SERVICES EASEMENT 12.00 WIDE" appurtenant to Lot 200 on the plan and the Balance Land

Lot 203 on the plan is SUBJECT TO a right of drainage over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT 'Y' 12.00 WIDE" appurtenant to Lot 200 on the plan and the Balance Land
& VARIABLE WIDTH

Lot 203 on the plan is SUBJECT TO a right of drainage over that part of Lot 203 shown on the plan as "PIPELINE AND SERVICES EASEMENT 'X' 6.00 WIDE AND VARIABLE WIDTH" appurtenant to Lot 200 on the plan and the Balance Land

Lot 200 on the plan is TOGETHER WITH a right of drainage over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) 'w' DRAINAGE AND SERVICES EASEMENT 12.00 WIDE"

Lot 200 on the plan is TOGETHER WITH a right of drainage over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT 'Y' 12.00 WIDE" **& VARIABLE WIDTH**

Lot 200 on the plan is TOGETHER WITH a right of drainage over that part of Lot 203 shown on the plan as "PIPELINE AND SERVICES EASEMENT 'X' 6.00 WIDE AND VARIABLE WIDTH"

Right of Way Easement

Lot 203 on the plan is SUBJECT TO a right of carriageway over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) 'w' DRAINAGE AND SERVICES EASEMENT 12.00 WIDE" appurtenant to Lot 200 on the plan and the Balance Land

T-T1119666-1 (USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Toronto Pastoral Coy Pty Ltd FOLIO REF: CT 172346/400 and 171222/1 SOLICITOR & REFERENCE: Dobson Mitchell Allport James Ramsay	PLAN SEALED BY: Clarence City Council DATE: 29 th October 2019 SD-2012/1 REF NO. _____ Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 8 PAGES	Registered Number SP 177726
SUBDIVIDER: Toronto Pastoral Coy Pty Ltd FOLIO REFERENCE: CT 172346/400 and 171222/1	

Lot 203 on the plan is SUBJECT TO a right of carriageway over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT 'Y' 12.00 WIDE" appurtenant to Lot 200 on the plan and the Balance Land
& VARIABLE WIDTH

Lot 203 on the plan is SUBJECT TO a right of carriageway over that part of Lot 203 shown on the plan as "PIPELINE AND SERVICES EASEMENT 'X' 6.00 WIDE AND VARIABLE WIDTH" appurtenant to Lot 200 on the plan and the Balance Land

Lot 200 on the plan is TOGETHER WITH a right of carriageway over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) 'w' DRAINAGE AND SERVICES EASEMENT 12.00 WIDE"

Lot 200 on the plan is TOGETHER WITH a right of carriageway over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT 'Y' 12.00 WIDE" **& VARIABLE WIDTH**

Lot 200 on the plan is TOGETHER WITH a right of carriageway over that part of Lot 203 shown on the plan as "PIPELINE AND SERVICES EASEMENT 'X' 6.00 WIDE AND VARIABLE WIDTH"

Service Easement

Lot 203 on the plan is SUBJECT TO a Service Easement over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) 'w' DRAINAGE AND SERVICES EASEMENT 12.00 WIDE" appurtenant to Lot 200 on the plan and the Balance Land

Lot 203 on the plan is SUBJECT TO a Service Easement over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT 'Y' 12.00 WIDE" appurtenant to Lot 200 on the plan and the Balance Land
& VARIABLE WIDTH

Lot 203 on the plan is SUBJECT TO a Service Easement over that part of Lot 203 shown on the plan as "PIPELINE AND SERVICES EASEMENT 'X' 6.00 WIDE AND VARIABLE WIDTH" appurtenant to Lot 200 on the plan and the Balance Land

Lot 200 on the plan is TOGETHER WITH a Service Easement over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) 'w' DRAINAGE AND SERVICES EASEMENT 12.00 WIDE"

Lot 200 on the plan is TOGETHER WITH a Service Easement over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT 'Y' 12.00 WIDE" **& VARIABLE WIDTH**

Lot 200 on the plan is TOGETHER WITH a Service Easement over that part of Lot 203 shown on the plan as "PIPELINE AND SERVICES EASEMENT 'X' 6.00 WIDE AND VARIABLE WIDTH"

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.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 8 PAGES	Registered Number SP 177726
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Pipeline and Services Easement in Gross

Lot 203 (**the Lot**) is SUBJECT TO a PIPELINE AND SERVICES EASEMENT in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns (**TasWater**) over the land marked PIPELINE AND SERVICES EASEMENT 'X' 6.00 WIDE AND VARIABLE WIDTH on the Plan (**the Easement Land**)

Electricity Infrastructure Easement in gross

Lot 203 on the plan is SUBJECT TO an Electricity Infrastructure Easement in gross over that part of Lot 203 shown on the plan as "ELECTRICITY INFRASTRUCTURE EASEMENT 'E' 6.00 WIDE in favour of the Water Corporation (subject to conditions more fully set forth in Sealed Plan 172346 (if any))

Right of Way in Gross

Lot 203 on the plan is SUBJECT TO a Right of Way Easement in gross over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) DRAINAGE EASEMENT AND SERVICES EASEMENT 'A' 12.00 WIDE" in favour of the Water Corporation (subject to conditions more fully set forth in Sealed Plan 172346 (if any))

Lot 203 on the plan is SUBJECT TO a Right of Way Easement in gross over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT 'B' 12.00 WIDE AND VARIABLE WIDTH" in favour of the Water Corporation (subject to conditions more fully set forth in Sealed Plan 172346 (if any))

Drainage Easement in Gross

Lot 203 on the plan is SUBJECT TO a right of drainage in gross over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) DRAINAGE EASEMENT AND SERVICES EASEMENT 'A' 12.00 WIDE" in favour of the Water Corporation (subject to conditions more fully set forth in Sealed Plan 172346 (if any))

Lot 203 on the plan is SUBJECT To a right of drainage in gross over that part of Lot 203 shown on the plan as "DRAINAGE EASEMENT 'I' 4.00M WIDE" in favour of the Water Corporation (subject to conditions more fully set forth in Sealed Plan 172346 (if any))

Service Easement in Gross

Lot 203 on the plan is SUBJECT TO a Service Easement in gross over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) DRAINAGE EASEMENT AND SERVICES EASEMENT 'A' 12.00 WIDE" in favour of the Water Corporation (subject to conditions more fully set forth in Sealed Plan 172346 (if any))

Lot 203 on the plan is SUBJECT TO a Service Easement in gross over that part of Lot 203 shown on the plan as "RIGHT OF WAY (PRIVATE) AND SERVICES EASEMENT 'B' 12.00 WIDE AND VARIABLE WIDTH" in favour of the Water Corporation (subject to conditions more fully set forth in Sealed Plan 172346 (if any))

Pipeline and Services Easement in Gross

Lot 203 on the plan is SUBJECT TO a Pipeline and Services Easement in gross over that part of Lot 203 shown on the plan as "PIPELINE AND SERVICES EASEMENT 'D' 4.00 WIDE" in favour of the Water Corporation (subject to conditions more fully set forth in Sealed Plan 172346 (if any))

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 8 PAGES	Registered Number SP 177726
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Lot 203 on the plan is SUBJECT TO a Pipeline and Services Easement in gross over that part of Lot 203 shown on the plan as "PIPELINE AND SERVICES EASEMENT 'F' 4.00 WIDE" in favour of the Water Corporation (subject to conditions more fully set forth in Sealed Plan 172346 (if any))

Beacon Easement

Lot 203 on the plan is SUBJECT TO an aviation facility easement as defined therein for the benefit of Federal Airports Corporation over the "BEACON EASEMENT 'Z'" created by and more fully set forth in Dealing C108265 (subject to conditions (if any))

Restrictive Covenants

The owners of Lot 73, 74 and 75 each covenant with the Vendor and the owners for the time being of every other lot shown on the plan and the Balance Land to the intent that the burden of this covenant may run with and bind the covenantor's Lot, and every part of it, and that the benefit of it may be annexed to and devolve with each and every part of every other lot shown on the plan (and with the Balance Land and each and every part of it) to observe the following stipulations:

1. NOT TO, without the consent of Council, erect or permit to be erected or permit to remain on a Lot any advertising signs of any type whatsoever PROVIDED THAT a sign indicating that a Lot is for sale will be permitted for a limited period;
2. NOT TO use reflective materials in the construction of any dwelling on a Lot nor to erect any shed or outbuilding of anything but non-reflective materials;
3. NOT TO construct a residential building on a Lot using materials other than general brick, weatherboard, finished rendered surface or masonry construction but the use of other timber or non-masonry materials used as in-fill panels will be permitted PROVIDED THAT these latter materials do not exceed 30 percent of the total external wall area;
4. NOT TO use galvanised iron or other reflective material in the construction of the roof of any dwelling or other structure on a Lot;
5. NOT TO construct a dwelling on a Lot that has a minimum floor area of less than 160 square metres which area does not include patios, garages or carports;
6. NOT TO permit vehicles with a Gross Vehicle Mass greater than 10 tonne to be parked, stored or allowed to remain on the Lot for in excess of six hours;
7. NOT TO store or allow to remain on a Lot any construction plant and equipment, transport equipment or salvage or building materials except where immediately required for use in the construction of a dwelling and associated infrastructure on a Lot;
8. NOT TO bring on a Lot any transportable house or a house relocated from another place;
9. NOT TO place or permit to remain on a Lot any water tank which has any external metal finish;

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF 8 PAGES	Registered Number SP 177726
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10. NOT TO place or permit to remain on a Lot any caravan, shed or other structure (excluding dwellings) to be used as a permanent residence provided that a caravan, shed or other structure may be utilised for a period not exceeding one year during the construction of a permanent dwelling or residence;
11. NOT TO, without the consent of Council, conduct any trade or business on a Lot PROVIDED THAT the letting for residential purposes of the whole of any dwelling erected on a Lot will not be in contravention of this stipulation;
12. NOT TO use colourbond and/or cedar boards as the main materials in the construction of a residential dwelling; and
13. NOT TO construct any building or part of a building on the Lot outside the building envelope area marked A, B, C, D on the plan unless otherwise approved by Council.

Fencing Provision

In respect of each lot shown on the plan the Vendor will not be required to fence

Definitions

Balance Land means the balance of the land remaining in folios of the Register Volume 172346 Folio 400 and Volume 171222 Folio 1 at the date of acceptance of the plan excepting Lots 73, 74, 75, 200 and 203 on the plan

Pipeline and Services Easement is defined as follows:

THE FULL RIGHT AND LIBERTY for the TasWater at all times to:

- (1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;
- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and

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(8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

(1) The registered proprietors of the Lot in the folio of the Register (**the Owner**) must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:

- (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
- (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
- (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
- (d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
- (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
- (f) permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

- (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
- (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

- (a) reinstate the ground level of the Easement Land; or
- (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
- (c) replace anything that supported, protected or covered the Infrastructure.

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Interpretation:

"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) anything reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

Service Easement means the full and free right of every person who is entitled to an estate or interest in possession in the land indicated as the dominant tenement or any part of that land, and those persons' employees, agents and contractors, with which such right being capable of enjoyment in common with the owner of the servient tenement and the relevant Council, the relevant Water Authority, Aurora Energy Pty Ltd or any other relevant electrical supply entity and Telstra Corporation Ltd or any other telecommunication supply entity (and their successors from time to time), to lay services and to have the right of free and uninterrupted passage and running of water, electricity, telephone or other services or supplies (including electronic or other information transfer services) through, under, over and along the easement by pipes, wires, cables, poles, and all other conducting media which are now or at any time laid under or over the easement provided that pipes, wires, cables and all other conducting media under the natural surface of the land are safe and protected in accordance with all relevant Acts, Regulations or By-laws, together with a right for them and their surveyors and workmen to enter on the easement with or without machinery, materials and specialist service providers for the purposes of inspecting, laying, installing, cleaning, repairing, maintaining, renewing, re-laying or removing any such pipes, wires, cables, poles or other conducting media, with every person exercising such right causing as little damage and inconvenience as reasonably practicable in so doing and making good any damage caused to the servient tenement.

Vendor means Toronto Pastoral Coy Pty Ltd ACN 009 480 086 or its legal successors from time to time

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Executed by **Toronto Pastoral Coy Pty Ltd** in)
accordance with section 127(1) of the Corporations)
Act 2001



Full name: **CRAG BRADLEY ROWAN**
Position held: **DIRECTOR**



Full name: **Andrew John Farre**
Position held: **Director**

T-T1119666-1 **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.

	DRAWING SCHEDULE
A.01	LOCATION PLAN
A.02	SITE ANALYSIS
A.03	SITE PLAN 1:500
A.04	SITE PLAN 1:200
A.05	GROUND FLOOR PLAN 1:100
A.06	GROUND FLOOR PLAN 1:150
A.07	ELEVATIONS 01
A.08	ELEVATIONS 02
A.09	ROOF PLAN
A.10	SHED FLOOR PLAN
A.11	SHED ELEVATIONS
A.12	SHED ELEVATIONS



14 ELEANOR COURT,
ACTON PARK TAS

NEW DWELLING
JOB NO: 2544

SITE INFORMATION

Title Reference: 177726/73
Property ID: 9861258
Council: Clarence
Planning Zone: Rural Living
Covenants: Refer to Title

General Overlays: N/A

Code Overlays:
-Low landslip hazard band,
-Airport obstacle limitation area
-Priority vegetation area
-Bushfire-prone areas

Soil Classification: **CLASS 'M'**
Refer to GES Geo-Environmental Assessment for more info

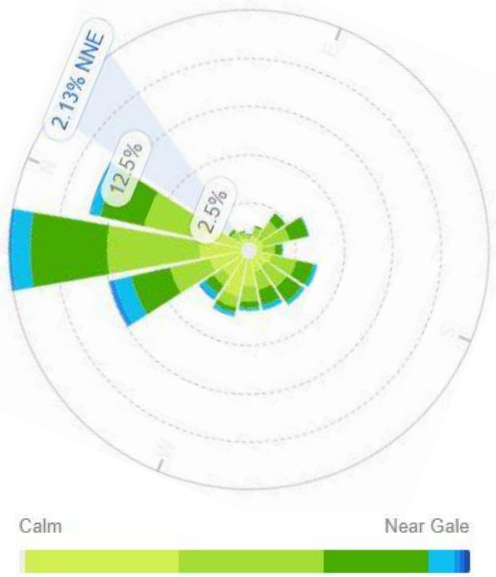
Bushfire Attack Level (BAL): **12.5**
(Refer to FUTURA Bushfire Assessment for more info)

Wind Classification: N3
Terrain Category Classification: TC2.5
Topography: T2
Shielding: NS
Climate zone: 7

NCC Building Class: 1a

Land area: 10150m²
Shed: 280.35m²
Proposed Building Area: 424.75m²
Proposed Deck Area: 139.79m²
Proposed Pool Area: 57.96m²

WIND ROSE



All dimensions in millimetres
unless noted otherwise.

PRINT ALL DRAWINGS IN COLOUR



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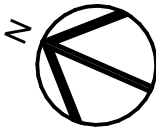


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CLIENT: **EVERARD**
JOB NO: **2544**
PROPOSAL: **NEW DWELLING**
PROJECT STAGE: **D.A**
ADDRESS: **14 ELEANOR CT, ACTON PARK 7170**

DATE: **2/09/2026**
SCALE: **NTS**

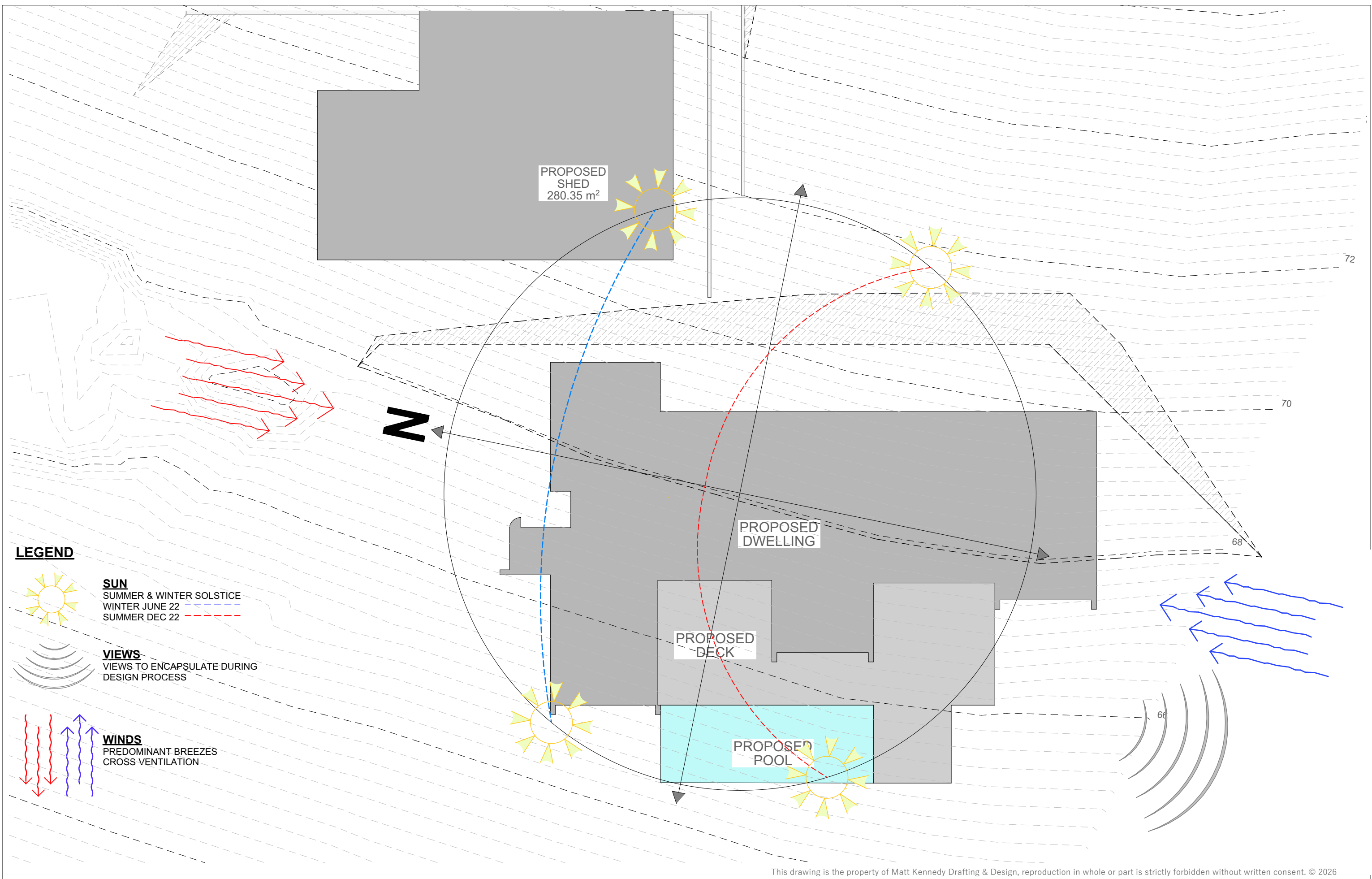


REV
2
3

AMENDMENT
COUNCIL RFI
COUNCIL RFI

DATES
07/07/26
02/09/26

A.01
LOCATION PLAN



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SCALE
1:200 @ A3



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AMENDMENT
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COUNCIL RFI

DATES
07/07/26
02/09/26

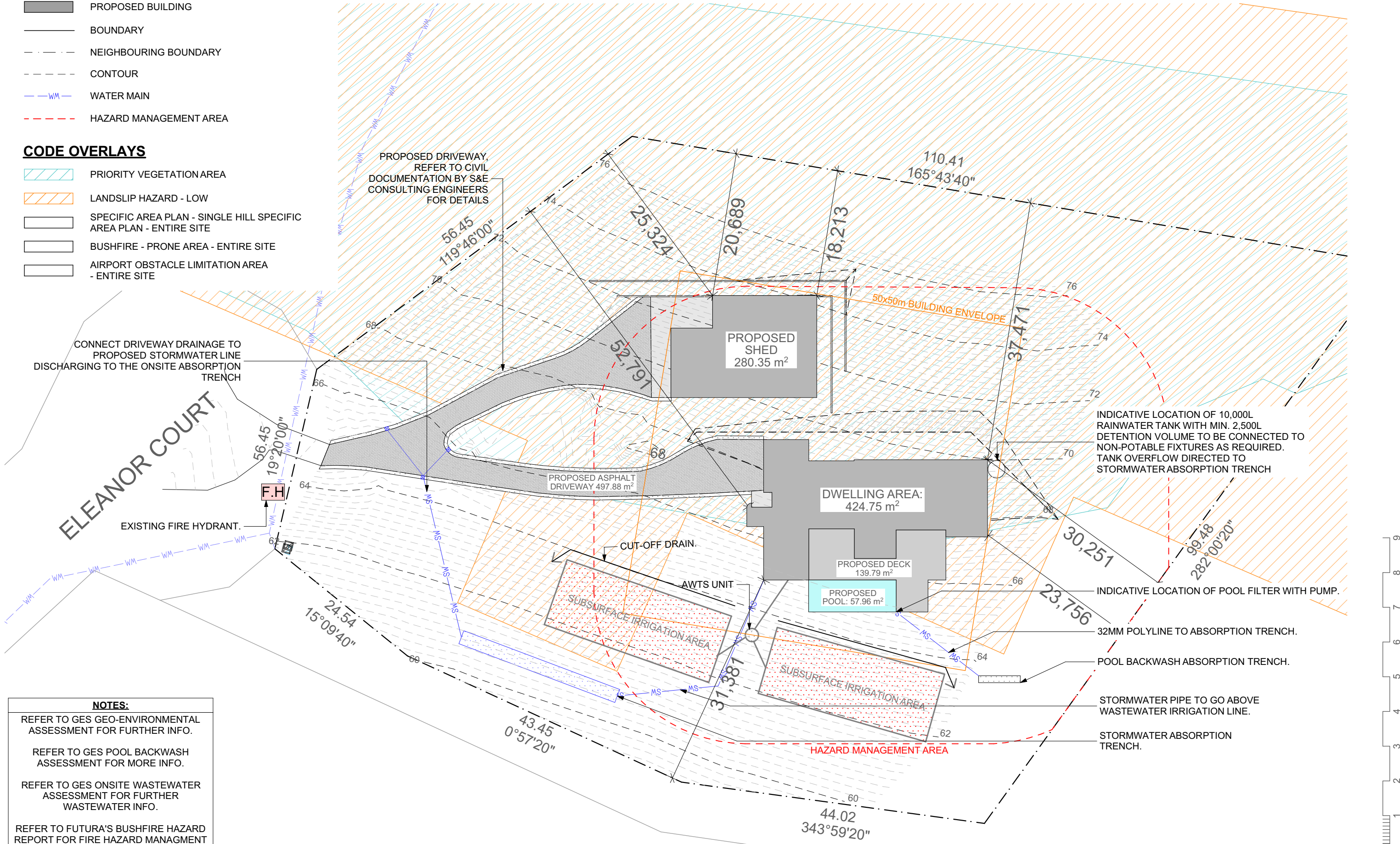
A.02
SITE ANALYSIS

LEGEND

- PROPOSED BUILDING
- BOUNDARY
- NEIGHBOURING BOUNDARY
- CONTOUR
- WM WATER MAIN
- HAZARD MANAGEMENT AREA

CODE OVERLAYS

- PRIORITY VEGETATION AREA
- LANDSLIP HAZARD - LOW
- SPECIFIC AREA PLAN - SINGLE HILL SPECIFIC
AREA PLAN - ENTIRE SITE
- BUSHFIRE - PRONE AREA - ENTIRE SITE
- AIRPORT OBSTACLE LIMITATION AREA
- ENTIRE SITE



NOTES:

- REFER TO GES GEO-ENVIRONMENTAL ASSESSMENT FOR FURTHER INFO.
- REFER TO GES POOL BACKWASH ASSESSMENT FOR MORE INFO.
- REFER TO GES ONSITE WASTEWATER ASSESSMENT FOR FURTHER WASTEWATER INFO.
- REFER TO FUTURA'S BUSHFIRE HAZARD REPORT FOR FIRE HAZARD MANAGMENT INFO.



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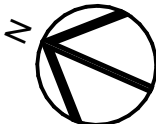


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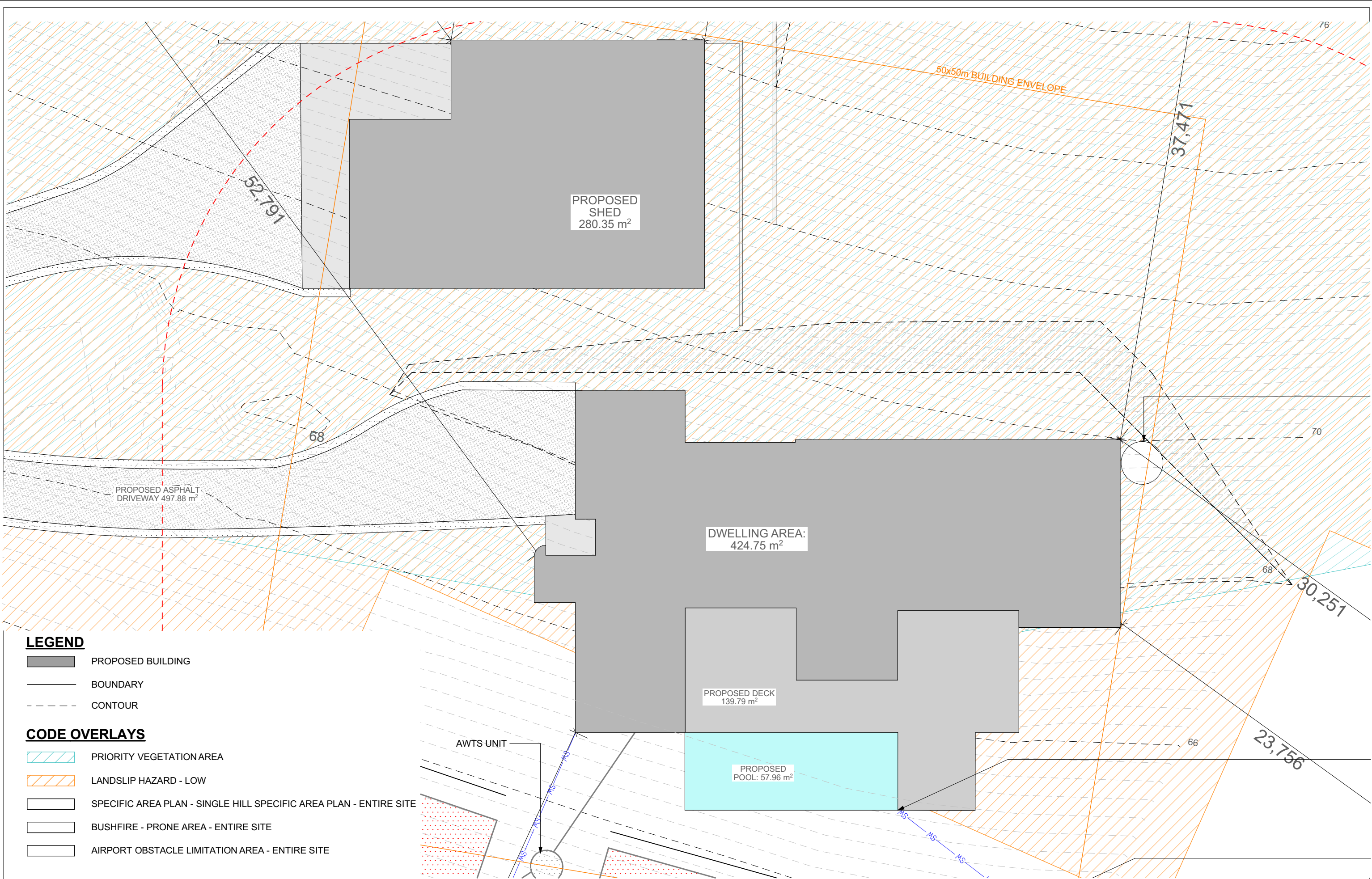
AMENDMENT
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COUNCIL RFI

DATES
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02/09/26

A.03
SITE PLAN 1:500

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LEGEND

- PROPOSED BUILDING
- BOUNDARY
- CONTOUR

CODE OVERLAYS

- PRIORITY VEGETATION AREA
- LANDSLIP HAZARD - LOW
- SPECIFIC AREA PLAN - SINGLE HILL SPECIFIC AREA PLAN - ENTIRE SITE
- BUSHFIRE - PRONE AREA - ENTIRE SITE
- AIRPORT OBSTACLE LIMITATION AREA - ENTIRE SITE



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A.04
SITE PLAN 1:200



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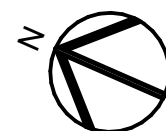


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SCALE
1:100 @ A3



REV
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AMENDMENT
COUNCIL RFI
COUNCIL RFI

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02/09/26

A.05
GROUND FLOOR
PLAN 1:100

LEGEND

- ◆ New levels
BS Basin
BA Bath
BAL Balustrade
DW Dishwasher
F Refrigerator
FR Freezer
FP Fire Place
HP Hot Plates
O Oven
S Sink
SHR Shower
TR Trough
TW Towel rail
WC Water closet
WM Washing machine

CONCRETE - Concrete slab.
To Engineers details.

CARPET - To Owners selection.

TILE - Ceramic Floor Tile-
To Owners selection.

TIM - C - Modwood or similar.
Colour To Owners selection.

DRIVEWAY - Surface to Owners selection

DUCTED HEATING TO
BE CONFIRMED BY
SUPPLIER



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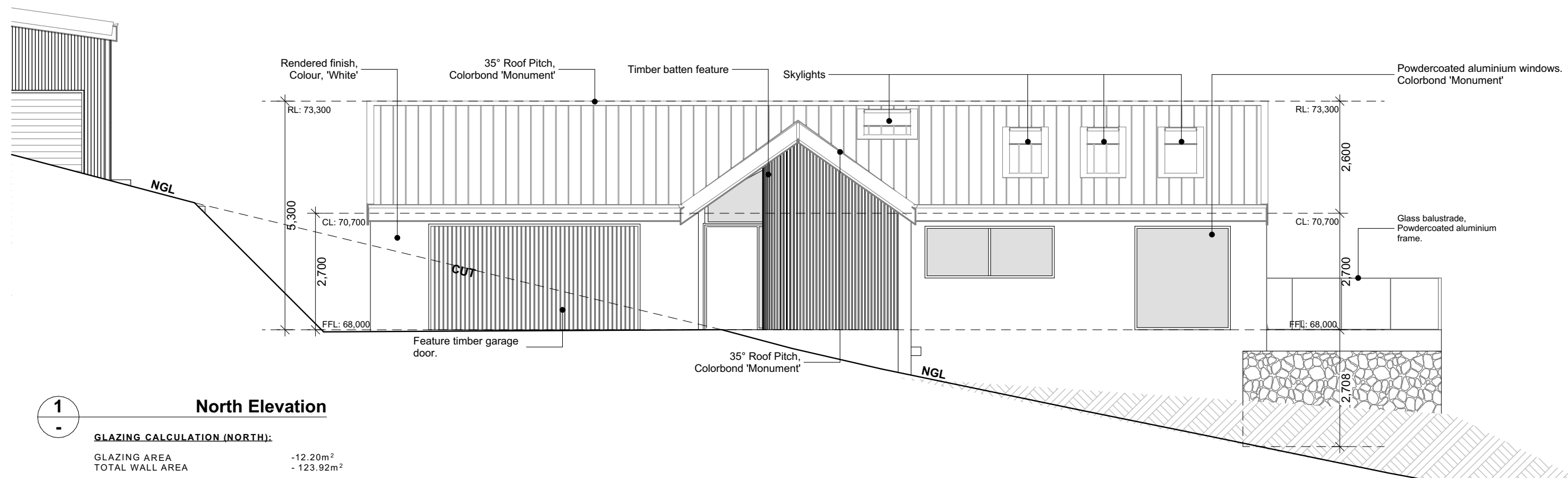
REV
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AMENDMENT
COUNCIL RFI
COUNCIL RFI

DATES
07/07/26
02/09/26

A.06
GROUND FLOOR
PLAN 1:150



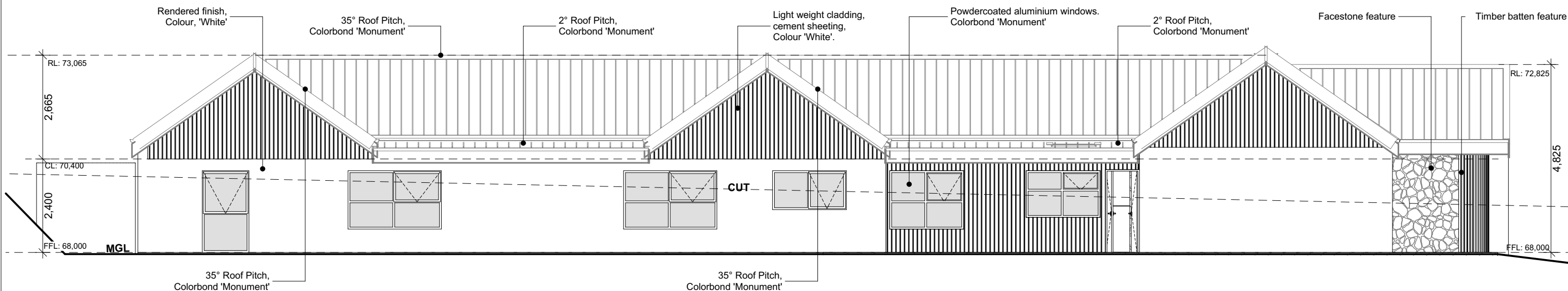


1

North Elevation

GLAZING CALCULATION (NORTH):

GLAZING AREA	-12.20m ²
TOTAL WALL AREA	- 123.92m ²
GLAZING VS WALL AREA	= 9.84%



2

East Elevation

GLAZING CALCULATION (EAST):

GLAZING AREA	-14.98m ²
TOTAL WALL AREA	- 174.11m ²
GLAZING VS WALL AREA	= 8.60%

ALL EXTERNAL WINDOWS, GLAZED DOORS AND GLAZED BALUSTRADES ARE TO COMPRISE LOW-REFLECTIVITY, NON-MIRRORED GLASS SELECTED TO MINIMISE REFLECTIONS OF THE SKY AND SURROUNDING VEGETATION.

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BUILDING DESIGNERS
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DATE
2/09/2026
SCALE
1:100 @ A3

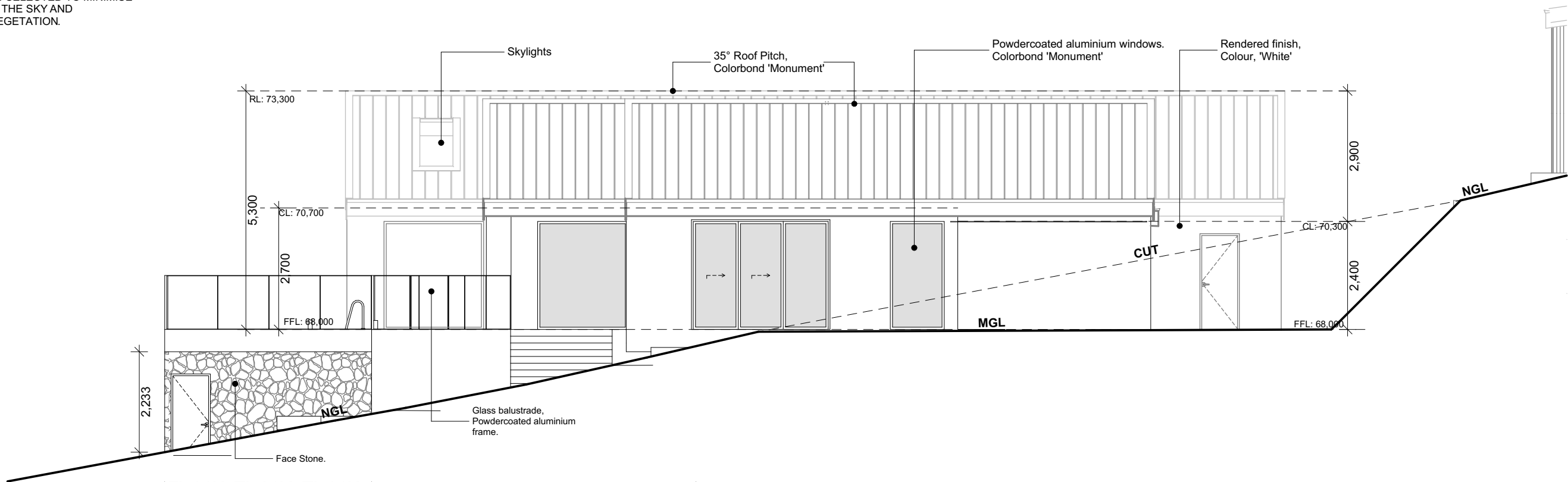
REV
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AMENDMENT
COUNCIL RFI
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DATES
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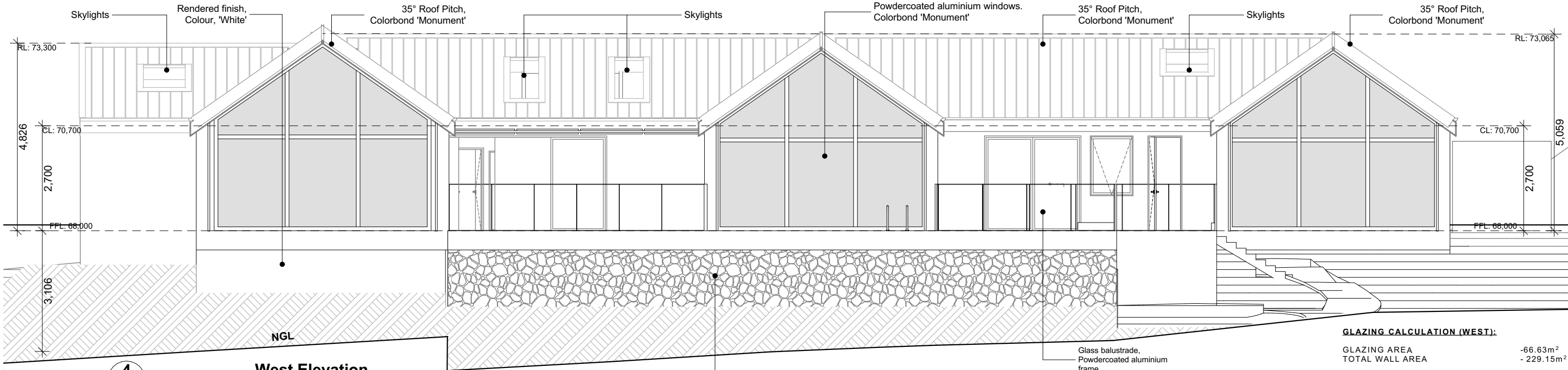
A.07
ELEVATIONS 01

ALL EXTERNAL WINDOWS, GLAZED DOORS AND GLAZED BALUSTRADES ARE TO COMPRISE LOW-REFLECTIVITY, NON-MIRRORED GLASS SELECTED TO MINIMISE REFLECTIONS OF THE SKY AND SURROUNDING VEGETATION.



GLAZING CALCULATION (SOUTH):

GLAZING AREA	- 18.42m ²
TOTAL WALL AREA	- 128.62m ²
GLAZING VS WALL AREA	= 14.32%



GLAZING CALCULATION (WEST):

GLAZING AREA	- 66.63m ²
TOTAL WALL AREA	- 229.15m ²
GLAZING VS WALL AREA	= 29.07%

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SCALE
1:100 @ A3

REV
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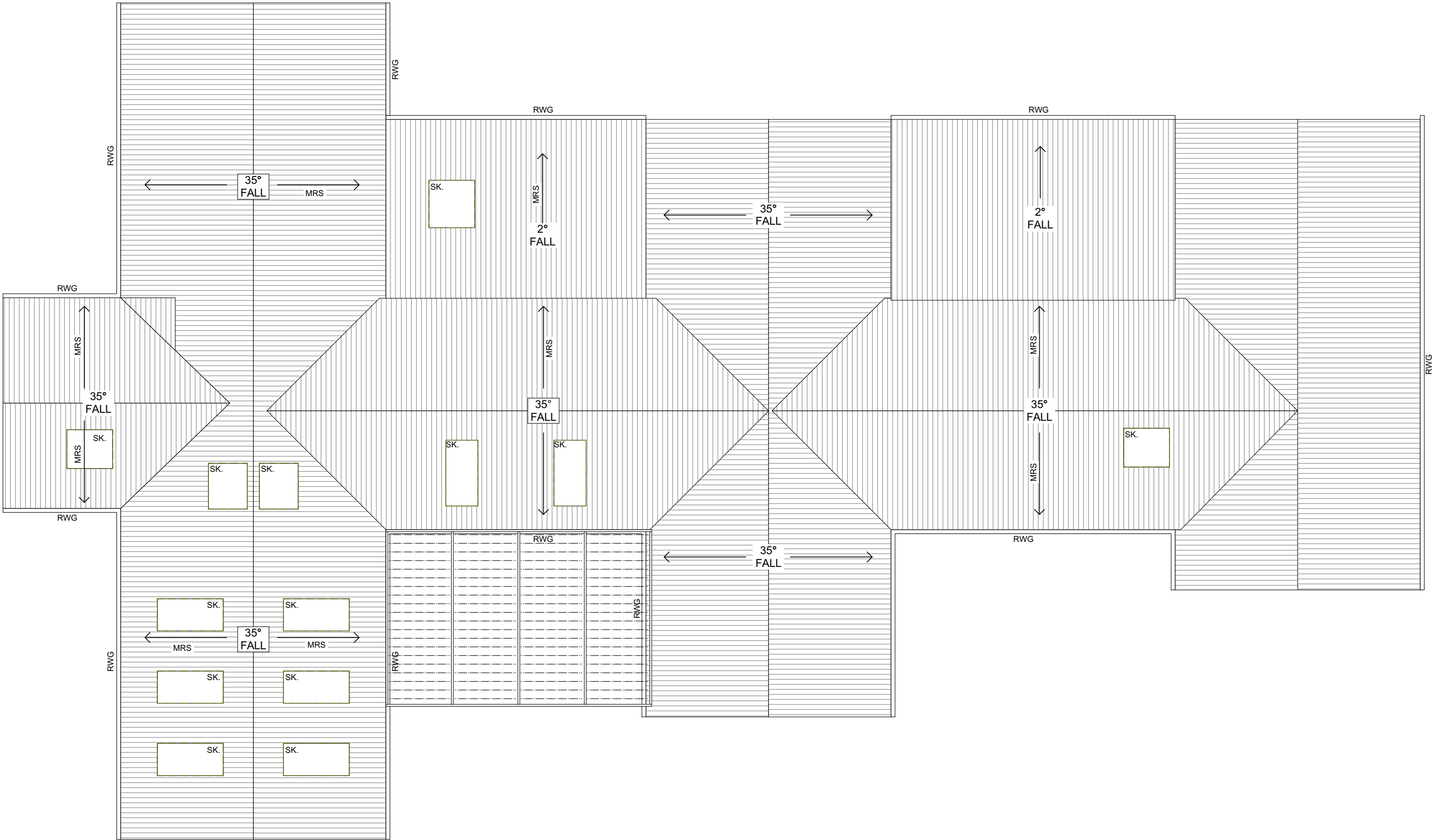
AMENDMENT
COUNCIL RFI
COUNCIL RFI

DATES
07/07/26
02/09/26

A.08
ELEVATIONS 02

LEGEND

- RWG - RAINWATER GUTTER
- MRS - METAL ROOF SHEETING
- SK - SKYLIGHT



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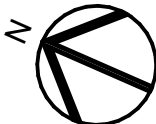
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AMENDMENT
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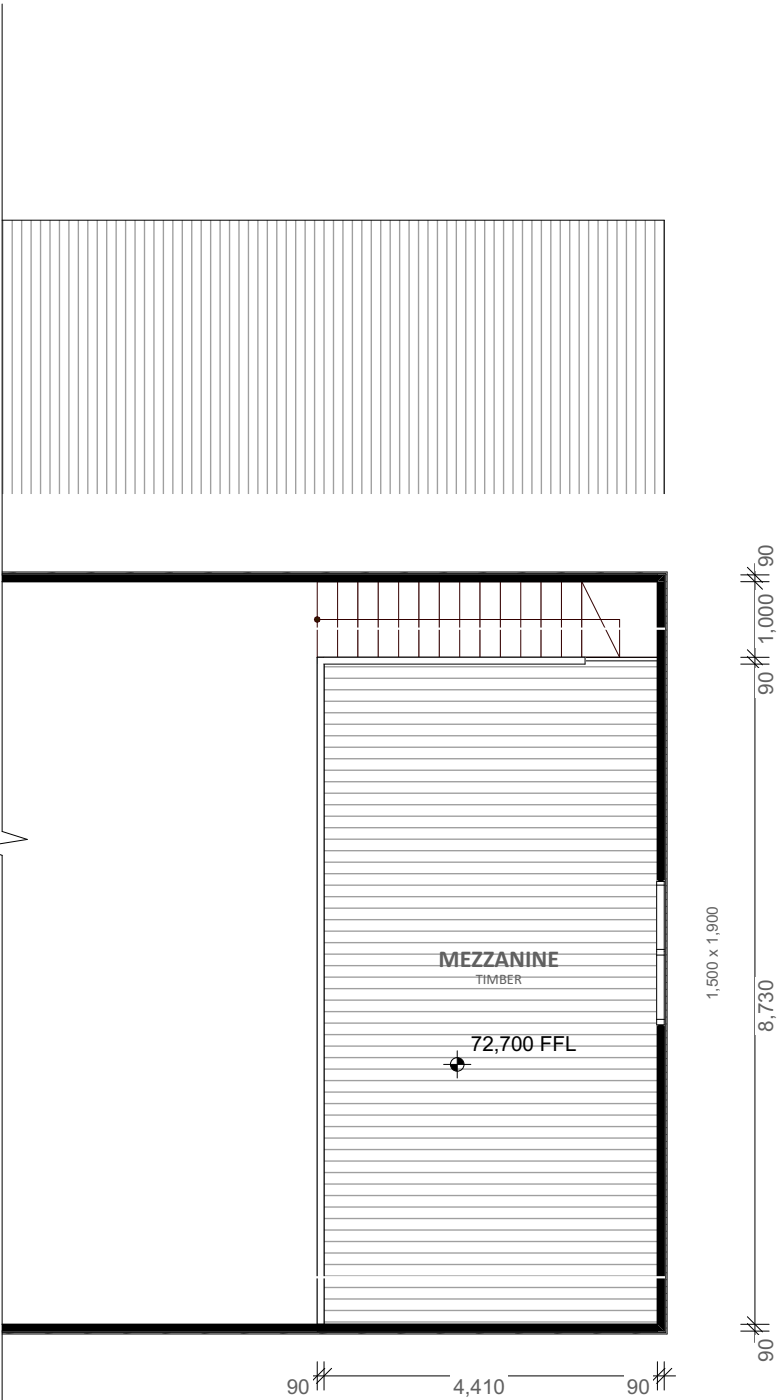
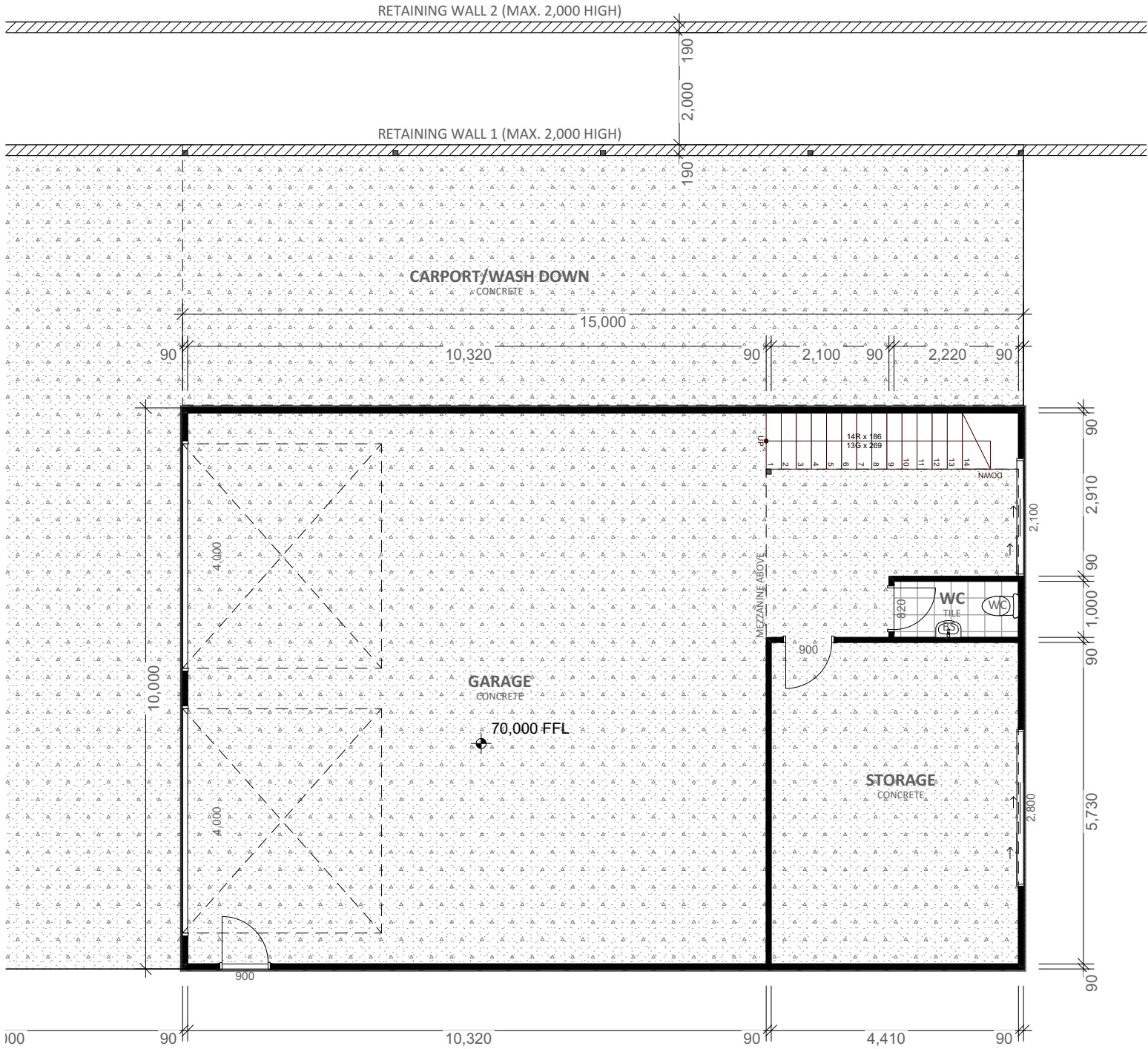
A.09
ROOF PLAN

CONCRETE - Concrete slab.
To Engineers details.

TILE - Ceramic Floor Tile-
To Owners selection.

TIM - Timber overlay.
Colour To Owners selection.

- LEGEND**
- New levels
 - BS Basin
 - WC Water closet



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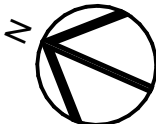
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JOB NO:
2544

PROPOSAL
NEW DWELLING
PROJECT STAGE
D.A

DATE
2/09/2026
SCALE
1:100 @ A3



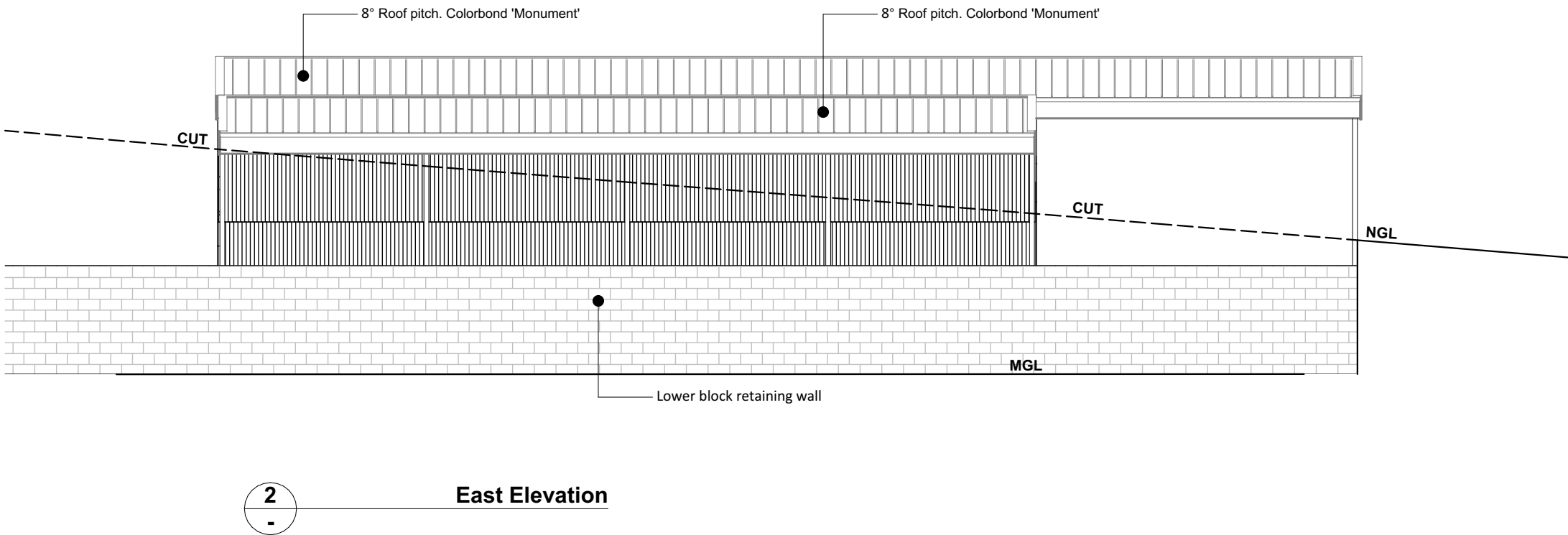
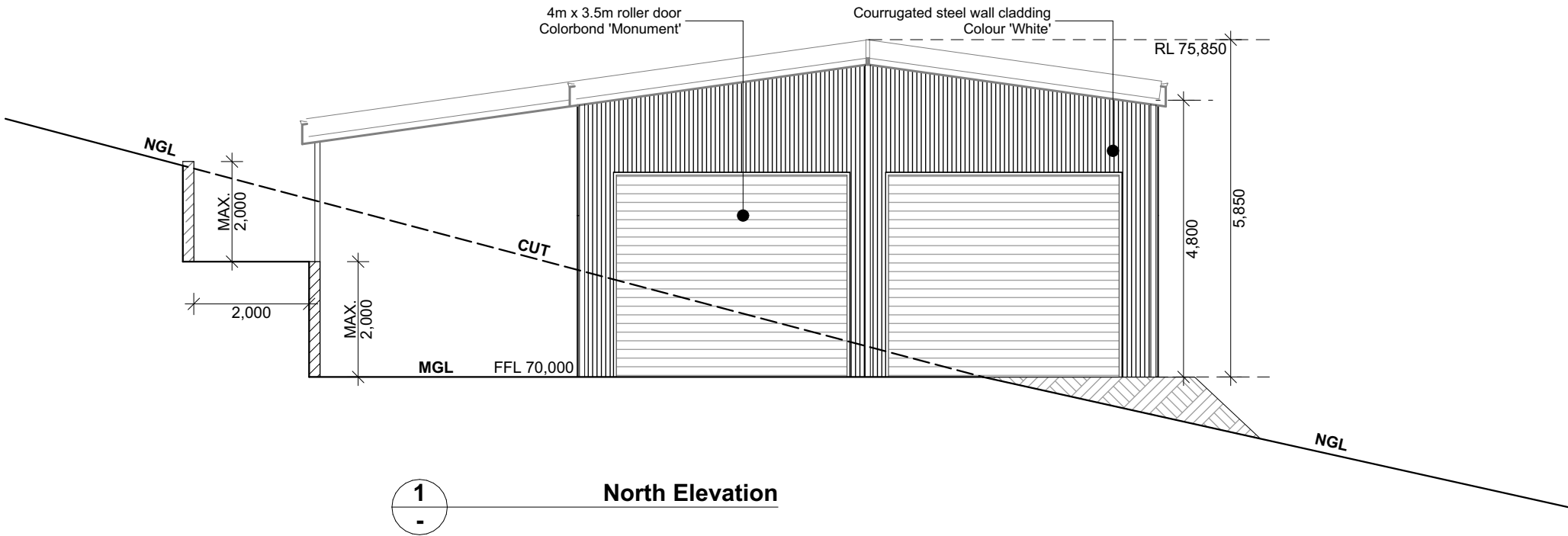
REV
2
3

AMENDMENT
COUNCIL RFI
COUNCIL RFI

DATES
07/07/26
02/09/26

A.10
SHED FLOOR PLAN

ALL EXTERNAL WINDOWS, GLAZED DOORS
AND GLAZED BALUSTRADES ARE TO
COMPRISE LOW-REFLECTIVITY, NON-
MIRRORED GLASS SELECTED TO MINIMISE
REFLECTIONS OF THE SKY AND
SURROUNDING VEGETATION.



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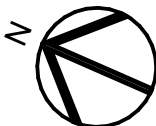


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SCALE
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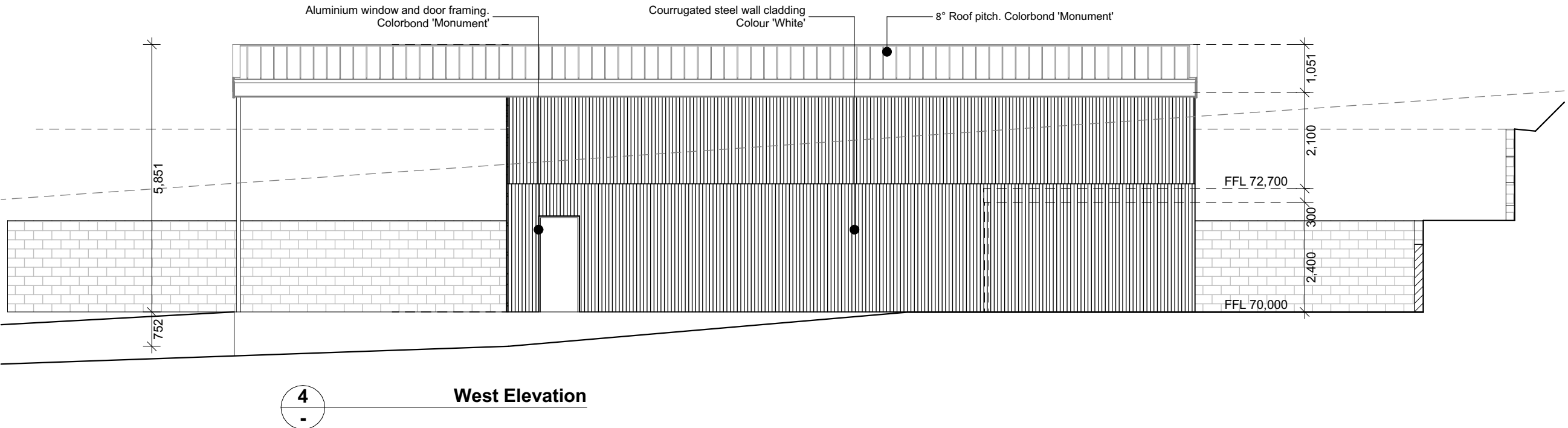
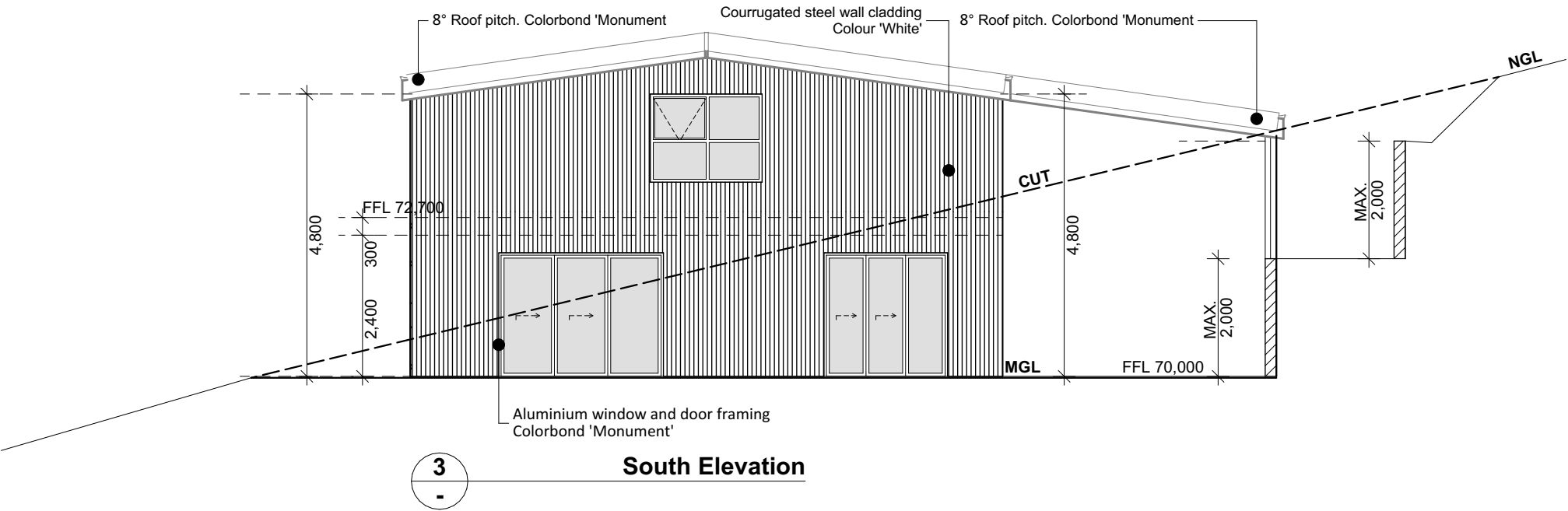
REV
2
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AMENDMENT
COUNCIL RFI
COUNCIL RFI

DATES
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02/09/26

A.11
SHED ELEVATIONS

ALL EXTERNAL WINDOWS, GLAZED DOORS
AND GLAZED BALUSTRADES ARE TO
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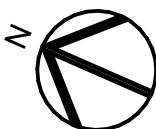


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A.12
SHED ELEVATIONS

PROPOSED DWELLING

14 ELEANOR COURT

ACTON PARK

DRAWING INDEX

C001	DRAWING INDEX
C002	GENERAL NOTES 1
C003	GENERAL NOTES 2
C004	SAFETY IN DESIGN
C100	OVERALL SITE PLAN
C101	LEVELS & GRADES
C102	SITEWORKS DETAILS & NOTES
C103	STORMWATER PLAN
C104	LONGITUDINAL SECTION CL1
C105	LONGITUDINAL SECTION CL2
C106	CL1 - CROSS SECTIONS PLAN 1
C107	CL1 - CROSS SECTIONS PLAN 2
C108	CL1 - CROSS SECTIONS PLAN 3
C109	CL1 - CROSS SECTIONS PLAN 4
C110	CL1 - CROSS SECTIONS PLAN 5
C111	CL2 - CROSS SECTIONS PLAN 1
C112	CL2 - CROSS SECTIONS PLAN 2
C113	CL2 - CROSS SECTIONS PLAN 3
C114	CL2 - CROSS SECTIONS PLAN 4
C115	DETAILS PLAN 1

LEGEND

	Existing surface level (surveyed)
	Existing surface level (interpolated)
	Proposed bulk earthworks level
	Proposed finished surface level
	Existing water supply external to building
	Proposed water supply external to building
	Existing fire supply
	Proposed fire supply
	Existing sewer drain
	Proposed sewer drain
	Proposed sewer drain (greasy waste)
	Proposed sewer drain (trade waste)
	Existing stormwater drain
	Proposed stormwater drain
	Proposed stormwater (larger)
	Proposed DN100 ag. drain and geofabric sock

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	01/09/26		EVERARD	DRAWING INDEX	NE	NE	-	01/09/26
				ADDRESS:	PROJECT NAME:	SCALE:		SIZE:	
				14 ELEANOR COURT ACTON PARK	NEW DWELLING	N.T.S		A3	
					ISSUE:	S&E REF:		DRAWING:	REVISION:
					BUILDING APPROVAL	26328		C001	0

GENERAL

1. These drawings shall be read in conjunction with all other contract drawings and specifications. Any discrepancies shall be referred to S&E for clarification.

2. Setting out dimensions and levels shown on the drawings shall be verified by the Contractor prior to commencement.

3. Dimensions shall not be obtained by scaling these drawings.

4. During construction the Contractor shall maintain excavations and structures in a stable condition and ensure that no part is overstressed under construction activities.

5. The contractor is responsible for the creation and maintenance of temporary site accesses. Strengthening of design pavements to carry construction vehicles (in excess of the design allowance) shall be at the contractor's expense.

6. Location and verification of existing services is the contractor's responsibility. Refer any services discovered onsite which are not shown on the drawings, or are in a different location to that shown to S&E. Seek confirmation from S&E that redundant services are able to be sealed and abandoned prior to doing so.

7. Protect all existing services and other infrastructure from damage during construction. Should damage occur, advise S&E immediately along with details of proposed remedial action. The cost of remedial work (including redesign if required) shall be borne by the contractor.

8. The contractor is responsible for undertaking whatever dilapidation surveys of existing buildings/infrastructure they consider necessary prior to construction commencing, and consultation with adjoining land owners to minimise disruption to services/access etc. during construction.

9. All surplus construction materials (including excess cut and fill material) shall be removed from the site (unless instructed otherwise) at completion.

10. Survey information has been supplied by Leary & Cox Surveyors for the purposes of preparing the design drawings. All other survey required to setout and construct the works shall be provided by the contractor.

11. All works are to be undertaken by the contractor and his subcontractors unless noted otherwise on the drawings.

12. Proposed changes to the design of any part of the works shall be submitted to S&E for review. The contractor shall bear all costs associated with the design change.

13. On completion, the contractor is to supply as-constructed drawings (prepared by a licensed surveyor in accordance with AS1100.401) and full service manual in both hard copy (3 sets) and electronic (.pdf and .dwg) formats.

14. The contractor is to allow for all testing of raw materials and constructed works that is required to demonstrate compliance with the nominated Australian Standards, specifications, and standard drawings.

EARTHWORKS

E1. All earthworks shall be in accordance with AS3798 "Guidelines on earthworks for commercial and residential developments" with testing methods in accordance with AS1289 "Methods of testing soils for engineering purposes".

E2. All existing topsoil, vegetation and debris under the building and paved areas shall be stripped to a minimum of 300mm unless noted otherwise. Top soil to be stockpiled as directed, and vegetation and debris removed from site unless noted otherwise. Tree stumps shall be grubbed and holes filled with approved compacted fill.

E3. For excavation purposes, rock is defined as hard or strongly cemented beds or masses which cannot be ripped at a production rate exceeding 3 m³ per hour using a standard 20 tonne excavator attached with a rock breaker.

E4. Any interface between cut and fill shall be no steeper than 1V:3H. Cut horizontal benches for any fill placed on ground steeper than 1V:3H.

E5. All excavations shall be inspected by the Engineer and/or the Local Authority before proceeding any further. Inspection and testing shall occur after each lift during filling. Testing (in accordance with Table 8.1 of AS3798.1) shall be arranged by the contractor such that results are available at time of inspection.

E6. Subgrade shall be compacted to achieve 98% standard density ratio for cohesive soil, and 75% density index for cohesionless soil. Prior to filling, subgrade is to be proof roll tested. All proof roll testing is to be witnessed by the Engineer. The test shall consist of witnessing soil deflection from the tyre of a single rear axle truck driven at walking speed with a minimum 8 tonne rear axle load and a tyre pressure of 550 kPa. The allowable deflection of subgrade shall not be more than is just visible to an observer standing still as the test vehicle passes, and no visible movement is allowed for sub-base and base tests. Other vehicles that may be allowed by the Engineer are a 12 tonne static roller with 6 tonne/m load, or 20 tonne plant with 450 kPa tyres and greater than 0.035 m² contact area per tyre.

E7. Fill shall be placed in horizontal layers of 200 to 300 mm deep loose measurement, unless testing can demonstrate to the Engineer that compaction is adequate within larger lifts. Compact each layer of fill within 1% of its optimum moisture content. Maximum particle size is two thirds depth of each lift. Each layer is to be proof roll tested, using nuclear density testing as directed to achieve 98% standard density ratio. For material 60 mm and courser, in-lieu of density testing a test by deflection to done using spot level difference at representative locations before and after rolling three times with 12 tonne roller, with acceptable differences being less than 2 mm.

E8. Cohesionless (granular) fill to be used unless otherwise approved by the Engineer. Cohesionless (granular) fill to have less than 15% passing the 75 micron sieve, with grading curves submitted for approval. Cohesionless fill shall be compacted to the requirements of Table 5.1 of AS3798. Cohesive fill shall have a minimum 4 day soaked CBR of 5% and a maximum CBR swell of 1%. Minimum standard density ratios for cohesive material shall be as per Table 5.1 of AS3798. Reactive clay shall have a maximum standard density ratio of 100%. Landscaping zones should be compacted to standard density ratio of 85% unless noted otherwise.

ROADWORKS

R1. All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.

R2. It is assumed roads accessing the development site are adequate to take the design traffic load during the design life of 40 years.

R3. Pavement depth shall be as shown on the typical cross section but shall be subject to CBR testing of subgrade or proof rolling, with final depth shall be confirmed by the Engineer.

R4. Kerb and channel shall be formed on a minimum of 100mm sub-base (see note R7) which shall extend a minimum 150 mm beyond the back of the kerb.

R5. Subsoil drains shall be formed as shown on the drawings and in accordance with AS/NZS3500.

R7. All radii are to the back of kerb.

R8. The road profile and cross-fall shall be finished to the satisfaction of the Engineer and shall be to line and level indicated on the drawings, free of any local high or low areas which may hold water.

R9. All gravel to comply with the following DIER specifications:

Base course: R40 class A - 19 mm Fine Crushed Rock (FCR)

Sub-base course: Sub-base 1 - 40 mm FCR

R10. Sub-base shall have a minimum modified density ratio of 95% and base to have a minimum modified density ratio of 98%, with nuclear density test results available at proof roll inspection. Tests to be taken at a frequency based on AS3798 (typically the greater of four tests per inspection or one test per 1000 m³).

R11. Proof roll shall be with a Truck using a single rear axle, tyres at 550 kPa, and the load over rear axle shall be 8 tonnes.

R12. All landscaped areas affected by the works are to be reinstated to match existing. Refer Landscape Architect for specific requirements.

R13. Concrete footpaths and driveways are to be constructed to the Municipal Standard drawings unless noted otherwise.

APPROVALS

1. Prior to construction commencing, the Contractor is responsible for ensuring that a valid building and engineering permit is in place for the work & that the relevant authorities are notified and allowed to inspect at the nominated hold points.

2. Unless nominated otherwise, the following inspection regime is to be adopted:

• Road formations:

Inspection of subgrade, subbase and base lifts, kerbing and seal undertaken by S&E;

• Stormwater:

Inspection of stormwater infrastructure to be owned by the local council undertaken by the local council;

• Sewer and water:

Sewer and water infrastructure to be owned by TasWater inspected and self certified by civil contractor or their subcontractor;

• As-built services surveys

Water, sewer, stormwater surveys undertaken by contractor's licensed surveyor (depth of water reticulation recorded prior to backfilling);

• Installation of other in-ground services

Power, communications, gas etc. undertaken by the relevant managing authority.

3. A minimum of 24 hours notice is required for S&E to attend the site. Do not rely upon facsimile or email to communicate requests - make contact with our office to confirm attendance.

4. Inspection of road formations may involve proof rolling with a test vehicle. Confirm with S&E and ensure a suitable vehicle is available at the time of inspection.

5. Photographic documentation is not an adequate basis to proceed beyond a hold point unless approved by S&E.

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S&E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT: EVERARD	SHEET: GENERAL NOTES 1	DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 01/09/26	
0	BUILDING APPROVAL	01/09/26		ADDRESS: 14 ELEANOR COURT ACTON PARK	PROJECT NAME: NEW DWELLING	SCALE: N.T.S	SIZE: A3			
					ISSUE: BUILDING APPROVAL	S&E REF: 26328		DRAWING: C002	REVISION: 0	

Document Set ID: 6032777

Version: 1, Version Date: 02/09/2026

STORMWATER			WATER			CONCRETE												
SW1.	All works to be in accordance with Local Government Association Tasmania - IPWEA standard drawings.		W1.	All works in accordance with the Water Supply Code of Australia W.S.A. 03-2011-3.1 M.R.W.A. Edition - Version 2 and TasWater's Supplement (Draft 03 issued May 2013)		C1.	All workmanship and materials shall be in accordance with AS3600.											
SW2.	All materials and workmanship shall be in accordance with the local authority's specifications, standard drawings, by-laws and AS/NZS3500.		W2.	Single house connections to be DN25 HDPE class 16 to TasWater's standard drawing TW-SD-W-20 series with meter, backflow device and box to each lot. Located 500 mm inside boundary and 500 mm from edge of driveway on middle side of lot.		C2.	Concrete grades (UNO on drawings) : <table><tr><th>ELEMENT</th><th>Grade</th></tr><tr><td>General</td><td>N25</td></tr><tr><td>Footings</td><td>N20</td></tr><tr><td>Blinding</td><td>N15</td></tr><tr><td>Pavement</td><td>N25</td></tr></table>		ELEMENT	Grade	General	N25	Footings	N20	Blinding	N15	Pavement	N25
ELEMENT	Grade																	
General	N25																	
Footings	N20																	
Blinding	N15																	
Pavement	N25																	
SW3.	Pipe and channel infrastructure has been designed to convey 20 year average recurrence interval (ARI) storms, with overland flow paths provided for 100 year ARI storms. It is assumed that water flowing onto the development site is contained within Local Authority infrastructure for 20 year ARI storms and the road reserve for 100 year ARI storms. For storms up to 24 hours duration, an allowance of 25% extra rainfall intensity has been made due to protected future climate change in Tasmania (above the 30-years-to-1983 intensities compared to projected ones in approximately 2080).		W3.	All water mains to be tested and witnessed by the relevant water corporation inspector to static pressure plus 50% prior to backfilling.		C3.	Concrete shall not be poured when the site temperatures are below 5°C.											
SW4.	Stormwater trenches, pipe bedding and back filling to comply with the Concrete Pipe Association of Australia installation requirements for type HS2 support.		W4.	All hydraulic connections and taping to be clear of driveways and trafficked areas.		C4.	Concrete shall be cured by continuous wetting (water spray, ponding or irrigated hessian) or application of an impermeable membrane (secured plastic or curing compound) for an appropriate period of time (not less than 3 days). In hot dry and windy weather spray the surface with aliphatic alcohol while concrete is plastic, water cure for at least 24 hours then cover with impermeable membrane (or continue to water cure) for a further 2 days.											
SW5.	Below ground pipework and fittings to be PVC-U SWHD, joints shall be of solvent cement type or flexible joints made with approved rubber rings.		W5.	For minimum cover over pipes refer to Clause 7.4.2 of the above Supplement.		C5.	Construction joints shall be properly formed and used only where shown or specifically approved by the Engineer. Sawn joints shall be cut one third of the way through a slab, through the top mesh for 100 mm slabs and in thicker slabs the mesh shall be placed to avoid being cut. Unless noted elsewhere, sawn joints shall be at 6 m centres at points of changes in geometry and construction joints at 24 m, with jointed areas to have a plan aspect ratio no slenderer than 1:2.											
SW6.	Minimum grade of paved areas and pipework shall be 1 in 100. Paved areas ideally shaped to drain to grated pits and trenches without ponding (acceptable limit is 3 mm under a 2 m straight edge).		W6.	All trenches under trafficked areas to be back filled with approved compacted FCR including future driveway extensions.		C6.	Cover to reinforcement shall be 40 mm for slabs and 50 mm for footings.											
SW7.	Surface water drains, catchpits/grated pits, and junction boxes shall be constructed as detailed or as specified by the manufacturer. Grated pits to have 150 mm sumps. Pits and lids to be Class A in non-trafficked areas, and pre-cast concrete Class C elsewhere. Convey trench water into pits/manholes through weep holes on upstream side using 2 m of DN100 ag-drain with filter sock.		W7.	Flushing of mains to be carried out in accordance with the manufacturer's recommendations.		C7.	Reinforcement shall be deformed, 500 MPa yield strength, normal (N) ductility in accordance with AS/NZS4671 for bars and low (L) ductility for mesh.											
SW8.	Install all agricultural drains to the requirements of AS/NZS3500 and part 3.1.2. of the BCA.		W8.	Electromagnetic tracker tape to be placed in all water main trenches above the pipe.		C8.	Formwork shall be designed and constructed in accordance with AS3610, and is the responsibility of the contractor.											
SW9.	All hydraulic connections and tapings to be clear of driveways and trafficked areas.		W9.	Taping and takeoffs to be separated by at least 1000 mm.		C9.	All steel items to be cast into the concrete surface shall be hot dip galvanised.											
SW10.	Where both stormwater and sewer lines are along rear and side boundaries they shall be located to fit inside a 3.0 m easement unless noted otherwise. A single line shall fit within a 2.0 m easement.		W10.	Water mains to be bedded on 80 mm approved 7 mm clean metal.														
SW11.	All manholes to be located clear of future fencelines.		W11.	Concrete anchor blocks to be provided at all sudden changes of direction, both vertically and horizontally at tees and end of lines. Refer to above code drawings MRWA-W-205B and MRWA-W-205C.														
SW12.	Property connections to be clear of driveways and clear of future fencelines.		W12.	Road crossings: DN100 PVC-U conduits for all HDPE. DICL with PE wrapping sleeve as per City West Water approved products catalogue.														
			W13.	For valve and hydrant surface box markings refer to Clause 8.10.3 of the above Supplement. Hydrant road markings to comply with the Institute of Municipal Engineering Australia Tasmania Division document titled Fire Hydrant Guidelines - refer section 8. All valves and hydrants to be resilient seated powder coated class 16 and all components to be DN100.														
SEWER			RETAINING WALLS															
S1.	All works in accordance with the Sewerage Code of Australia W.S.A. 02-2002-2.3 M.R.W.A. Edition - Version 1 and TasWater's Supplement (Draft 05 issued May 2013).		RW1.	Retaining walls shall be constructed in accordance with AS4678-2002.														
S2.	Property connections to be DN100 PVC-U with a minimum grade of 1 in 60. (Refer above code WSAA SEW-1106). To be located clear of trafficked areas, driveways and fences.		RW2.	Backfill to walls shall be an approved granular material (clay shall not be used). A 300mm wide free draining drainage layer shall be provided behind the wall.														
S3.	Where both stormwater and sewer lines are along a rear or side boundary they shall be located in an easement that wholly contains both services. Refer TasWaters Supplement Clause 4.2.5. and Clause 4.4.5.2 for clearances to other services.		RW3.	Provide a suitable waterproofing system to the rear of the wall, unless confirmed otherwise.														
S4.	All manholes to be located clear of future fence lines with end of lines to be 1.2 m past the boundary for any future extension. Refer Clause 4.3.6.		RW4.	The wall shall be drained with 100mm slotted PVC pipe installed at 1% fall (minimum) and be connected to the stormwater disposal system (or weepholes installed at the base where appropriate).														
			RW5.	The Contractor shall maintain excavated batters at a stable slope and provide shoring to steeper excavations until construction and backfilling of the wall is complete.														
			RW6.	Retaining walls that rely on other structural elements for stability shall be provided with temporary support until after these elements have been constructed.														
			RW7.	The Contractor shall allow a suitable curing period prior to backfilling. Backfilling shall be performed in a controlled manner which will not impose excessive stress on the wall.														

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	01/09/26		EVERARD	GENERAL NOTES 2	NE	NE	-	01/09/26
				ADDRESS:	PROJECT NAME:	SCALE:		SIZE:	
				14 ELEANOR COURT ACTON PARK	NEW DWELLING	N.T.S		A3	
					ISSUE:	S&E REF:		DRAWING:	REVISION:
				BUILDING APPROVAL	26328		C003	0	

CONSTRUCTION RISK ASSESSMENT

THIS CONSTRUCTION RISK ASSESSMENT IS TO HIGHLIGHT TO THE BUILDER, SUB CONTRACTORS AND SUB CONSULTANTS THE MAIN RICK FACTORS IN UNDERTAKING THE CONSTRUCTION OF THE WORKS TO WHICH THESE NOTES FORM PART OF THE WORKING DRAWINGS.

THIS ASSESSMENT IN NOT EXHAUSTIVE AND THE BUILDER IS TO UNDERTAKE THEIR OWN SIMILAR ASSESSMENT AND MAINTAIN APPROPRIATE RISK MANAGEMENT ACTIVITIES FOR THE DURATION OF THE CONSTRUCTION PERIOD.

IT IS THE BUILDER RESPONSIBILITY TO ENSURE ALL PERSONNEL THAT ENTER THE CONSTRUCTION SITE ARE BRIEFED ON THE SPECIFIC SAFETY HAZARDS AND RISKS ASSOCIATED WITH THE DAILY ACTIVITIES.

WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT WORK AND WORK AND HEALTH SAFETY REQUIREMENTS.

THIS SITE SPECIFIC RISK ASSESSMENT ASSIGNS A RISK RATING ACCORDING TO THE FOLLOWING MATRIX. THIS ASSIGNS THE MAIN CONSTRUCTION TASK A LIKELIHOOD (L), SEVERITY (S) AND RESULTING RISK RATING (R).

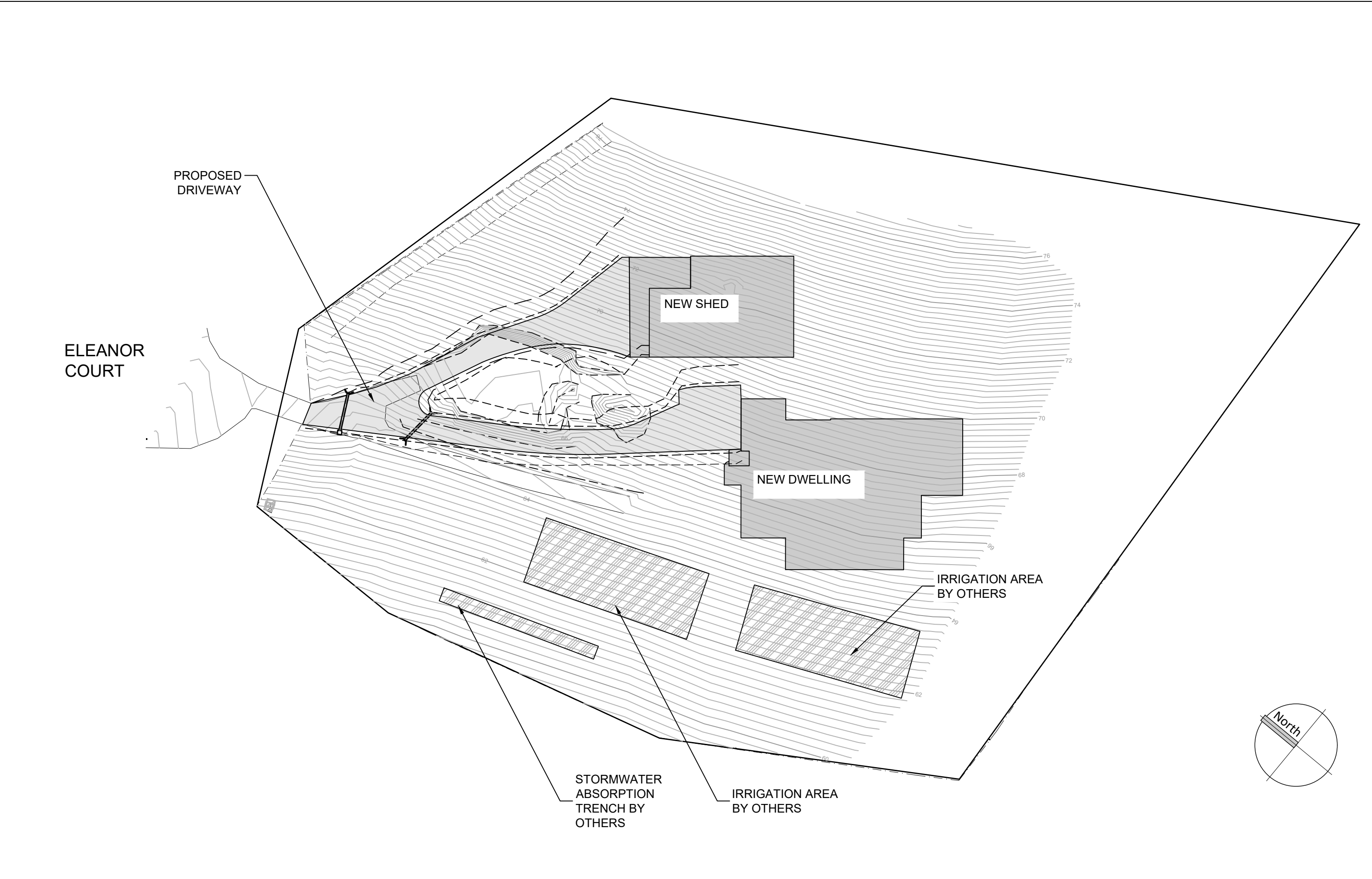
S&E HAS TO THE BEST OF THEIR ABILITY, UNDERTAKEN TO IDENTIFY POTENTIAL CONSTRUCTION HAZARDS AND MINIMIZE THE RISK POTENTIAL TO THOSE INVOLVED WITH THE CONSTRUCTION OF THESE WORKS.

			Severity (S)			
			H	Fatality, major injury causing long term disability	M	Injury or illness causing short term disability
Likelihood (L)	H	Certain or near certain	3	3	2	1
	M	Reasonably likely	3	2	1	
	L	Very seldom	2	1	1	

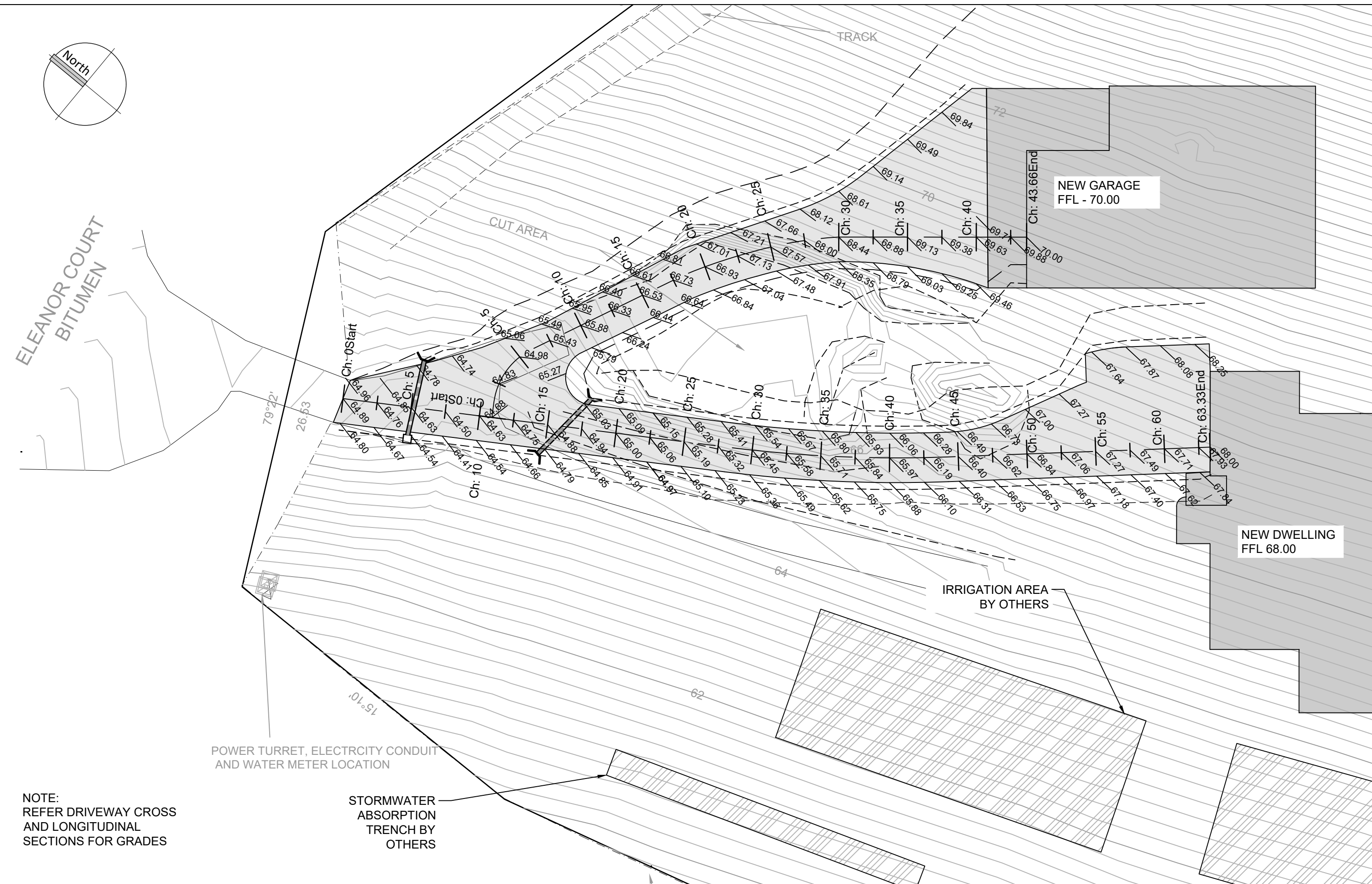
Risk Rating (R)		
3	High risk	Action required by contractor to mitigate or eliminate risk.
2	Medium risk	Action required by contractor to reduce risk.
1	Low risk	No direct action required by the contractor.

Hazard risk register and design safety response						Before control		Uncontrolled Risk Rating	Control Measure	Control type	After control		Controlled Risk Rating	Drawing number(s)	
Category	Hazard (factor/event)	Consequence Description	Likelihood	Consequence	Likelihood	Consequence									
DEMOLITION (prior to construction)															
General	Working at heights	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls In Housing Construction, Managing the Risk of Falls in the Workplace				Administration	Rare	Extreme	M		
	Plant & equipment	Serious injury and/or fatality to workers, public	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Managing Risks of Plant in the Workplace				Engineering	Rare	Extreme	M		
	Contamination / Hazardous substances	Serious injury and/or fatality to workers, public	Unlikely	Extreme	H	Undertake contamination investigation/audit. Work in accordance with Safe Work Australia Code of Practice: Demolition Work				Isolation	Rare	Extreme	M		
	Erosion	Uncontrolled erosion pollutes stormwater systems and/or watercourses downstream	Likely	Minor	M	Install erosion protection and follow Stormwater Management Plan (SWMP)				Engineering	Rare	Minor	L		
Existing Services	Stormwater services	Damage to existing service	Possible	Minor	L	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work				Isolation	Rare	Minor	L		
	Sewer services	Damage to existing service	Possible	Minor	L	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work				Isolation	Rare	Minor	L		
	Water supply	Damage to existing service and injury to worker and/or undermining of adjacent structure	Possible	Extreme	H	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work				Isolation	Extremely Rare	Extreme	L		
	Electrical services	Electrocution and serious injury/fatality	Possible	Extreme	H	Dial before you dig (1100) & locate existing services on site prior to commencing work. Work in accordance with local authority guidelines & Safe Work Australia Code of Practice: Demolition Work				Isolation	Extremely Rare	Extreme	L		
CONSTRUCTION															
General	Working at heights	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls In Housing Construction, Managing the Risk of Falls in the Workplace				Administration	Rare	Extreme	M		
	Plant & equipment	Serious injury and/or fatality to workers, public	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Managing Risks of Plant in the Workplace				Engineering	Rare	Extreme	M		
	Contamination/hazardous substances	Serious injury and/or fatality to workers, public	Unlikely	Extreme	H	Undertake contamination investigation/audit. Work in accordance with Safe Work Australia Code of Practice: Demolition Work				Isolation	Rare	Extreme	M		
	Construction loading	Construction loads (due to traffic, back propping etc.) on structures exceed design load allowances, collapse, serious injury and/or fatality	Unlikely	Extreme	H	Limit construction loads to the documented design loads. Engage a Temporary Works Engineer to provide specific advice where higher construction loads are required.				Administration	Rare	Extreme	M		
	Manual handling of heavy materials & equipment	Major injury	Possible	Major	H	Make sure to use proper lifting techniques, Use appropriate lifting equipment and adhere to recognised safe work procedures.				Administration	Rare	Major	L		
	Use of vibrating equipment (rock breaker, vibrating roller etc.) adjacent to existing buildings/infrastructure	Damage to neighbouring property, possible minor injury	Possible	Major	H	Dilapidation survey prior to work starting, use appropriate sized plant and monitor neighbouring property				Administration	Rare	Major	L		
	Construction in confined spaces	Entrapment, suffocation leading to serious injury and/or fatality	Possible	Extreme	H	Entry to confined spaces by permit only and by trained personnel. Work in accordance with Safe Work Australia Code of Practice: Confined Spaces				Administration	Extremely Rare	Extreme	L		
	Construction traffic	Uncontrolled site traffic entering and leaving site causes serious injury/fatality	Unlikely	Extreme	H	Develop and implement site specific traffic management plan and direct traffic on site				Administration	Rare	Extreme	M		
	Working in remote or extreme environment	Unreliable or infrequent access to essential services and supplies in the event of an	Unlikely	Extreme	H	Develop and implement site specific disaster plans, including communication and transport plans				Administration	Extremely Rare	Extreme	L		
	Excavation	Extreme weather/natural disaster	High winds, earthquake, bushfire etc. makes site unsafe. Serious injury/fatality	Unlikely	Extreme	H	Prepare site and monitor weather, and secure site and evacuate in a timely manner as required.				Administration	Extremely Rare	Extreme	L	
Excavation	Deep excavations (>1.5m deep)	Collapse of excavation leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Engage a Temporary Works Engineer to provide specific shoring advice.				Engineering	Extremely Rare	Extreme	L		
	Shallow excavations (<1.5m deep)	Collapse of excavation, serious injury	Possible	Moderate	M	Work in accordance with Safe Work Australia Code of Practice: Excavation Work.				Administration	Extremely Rare	Moderate	L		
	Steep slopes	Collapse of excavation leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Engage Geotechnical Engineer &/or Temporary Works Engineer to provide specific advice				Administration	Extremely Rare	Extreme	L		
	In-ground concrete	High level spread footings	Fall, injury	Possible	Moderate	M	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Provide reinforcement caps to all starter bars				Administration	Rare	Moderate	L	
In-ground concrete	Bored, cast in situ piles/piers	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Pour concrete as soon as practical after excavation				Administration	Extremely Rare	Extreme	L		
	Lift overrun shafts	Fall leading to serious injury and/or fatality	Possible	Major	H	Work in accordance with Safe Work Australia Code of Practice: Excavation Work. Provide reinforcement caps to all starter bars or other potential impalement hazards.				Administration	Extremely Rare	Major	L		
	Retaining walls	Temporary support until slabs are poured	Collapse leading to serious injury and/or fatality	Almost Certain	Extreme	E	Do not backfill wall prior to completion of supporting structure and adequate curing time. Engage Temporary Works Engineer to provide specific advice if early backfilling is required.				Engineering	Extremely Rare	Extreme	L	
	Retaining walls	Temporary support whilst backfilling	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Do not back fill until concrete footing and grout fill to wall have reached 28 day strength. Alternatively engage a Temporary Works Engineer to provide specific advice.				Engineering	Extremely Rare	Extreme	L	
Retaining walls	Installation of tanking, drainage etc. behind wall	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Install without accessing rear of wall. Alternatively engage a Temporary Works Engineer to provide specific advice.				Administration	Extremely Rare	Extreme	L		
	Precast concrete	Transport, handling and erection of precast elements	Likely	Catastrophic	E	Work in accordance with the National Code of Practice for Precast, Tilt-up and Concrete Elements in Buildings. Engage a Temporary Works Engineer to provide specific advice				Engineering	Extremely Rare	Catastrophic	M		
	Precast concrete	Temporary support of precast elements	Likely	Catastrophic	E	Work in accordance with the National Code of Practice for Precast, Tilt-up and Concrete Elements in Buildings. Engage a Temporary Works Engineer to provide specific advice				Administration	Extremely Rare	Catastrophic	M		
Suspended concrete	Formwork support	Collapse leading to serious injury and/or fatality	Possible	Catastrophic	E	Engage a Temporary Works Engineer to provide specific advice				Engineering	Extremely Rare	Catastrophic	M		
	Back propping	Collapse leading to serious injury and/or fatality	Unlikely	Catastrophic	E	Engage a Temporary Works Engineer to provide specific advice				Engineering	Extremely Rare	Catastrophic	M		
Suspended concrete	Live edges	Fall leading to serious injury and/or fatality	Possible	Extreme	H	Protect live edges and/or install temporary floors. Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls In Housing Construction, Managing the Risk of Falls in the Workplace				Isolation	Extremely Rare	Extreme	L		
	Openings in formwork	Fall leading to serious injury and/or fatality	Likely	Extreme	E	Protect live edges and/or install temporary floors Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls In Housing Construction, Managing the Risk of Falls in the Workplace				Isolation	Extremely Rare	Extreme	L		
	Framing	Transport, handling and erection of steel/timber framing	Collapse of structure or fall from height, leading to serious injury and/or fatality	Possible	Extreme	H	Engage a Temporary Works Engineer to provide specific advice. Work in accordance with Safe Work Australia Codes of Practice: Preventing Falls In Housing Construction, Managing the Risk of Falls in the Workplace				Engineering	Extremely Rare	Extreme	L	
OPERATION (in service)															
Performance	Services/infrastructure is fit for purpose and safe to use	Loss of amenity	Unlikely	Major	M	Services/infrastructure designed by a competent person in accordance with relevant Australian Standards, NCC and recognised engineering principles				Engineering	Extremely Rare	Extreme	L		
	Structure is fit for purpose and safe to use	Collapse leading to serious injury and/or fatality	Unlikely	Catastrophic	E	Structure designed by a competent person in accordance with relevant Australian Standards, NCC and recognised engineering principles				Engineering	Extremely Rare	Catastrophic	M		
Modifications	Alterations and additions affecting structure	Collapse leading to serious injury and/or fatality	Possible	Extreme	H	Engage a Structural Engineer to provide specific advice. All work to be undertaken in accordance with relevant building regulations.				Engineering	Extremely Rare	Extreme	L		
	Alterations affecting civil or hydraulic services	Impaired functionality, reduced safety leading to serious injury and/or fatality	Possible	Extreme	H	Engage a specialist (civil, hydraulic, traffic engineer) to provide specific advice. All work to be undertaken in accordance with relevant building regulations.				Engineering	Extremely Rare	Extreme	L		
Post disaster functions	Natural disaster (earthquake, flood, bushfire etc.)	Building is not operational during or after a natural disaster and cannot deliver essential services	Possible	Catastrophic	E	Design building to relevant Australian Standards, NCC and consult with building operator for specific requirements which exceed these standards.				Engineering	Extremely Rare	Catastrophic	M		

REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT:	EVERARD	SHEET:	SAFETY IN DESIGN	DRAWN:	NE	DESIGNED:	NE	VERIFIED:	-	DATE:	01/09/26								
0	BUILDING APPROVAL	01/09/26		ADDRESS:	14 ELEANOR COURT ACTON PARK	PROJECT NAME:	NEW DWELLING	SCALE:	N.T.S		SIZE:	A3		26328	C004	0							
				ISSUE:		BUILDING APPROVAL		S&E REF:	DRAWING:														



REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S&E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com		CLIENT:	SHEET:	DRAWN:	DESIGNED:	VERIFIED:	DATE:
0	BUILDING APPROVAL	01/09/26			EVERARD	OVERALL SITE PLAN	NE	NE	-	01/09/26
					ADDRESS:	PROJECT NAME:	SCALE: 1:500		SIZE: A3	
					14 ELEANOR COURT ACTON PARK	NEW DWELLING	S&E REF: 26328		DRAWING: C100	REVISION:
						BUILDING APPROVAL				0



NOTE:
REFER DRIVEWAY CROSS
AND LONGITUDINAL
SECTIONS FOR GRADES

STORMWATER
ABSORPTION
TRENCH BY
OTHERS

POWER TURRET, ELECTRCITY CONDUIT
AND WATER METER LOCATION

REV	DESCRIPTION	DATE
0	BUILDING APPROVAL	01/09/26

Saltmarsh & Escobar Consulting Engineers

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CLIENT:	EVERARD
ADDRESS:	14 ELEANOR COURT ACTON PARK

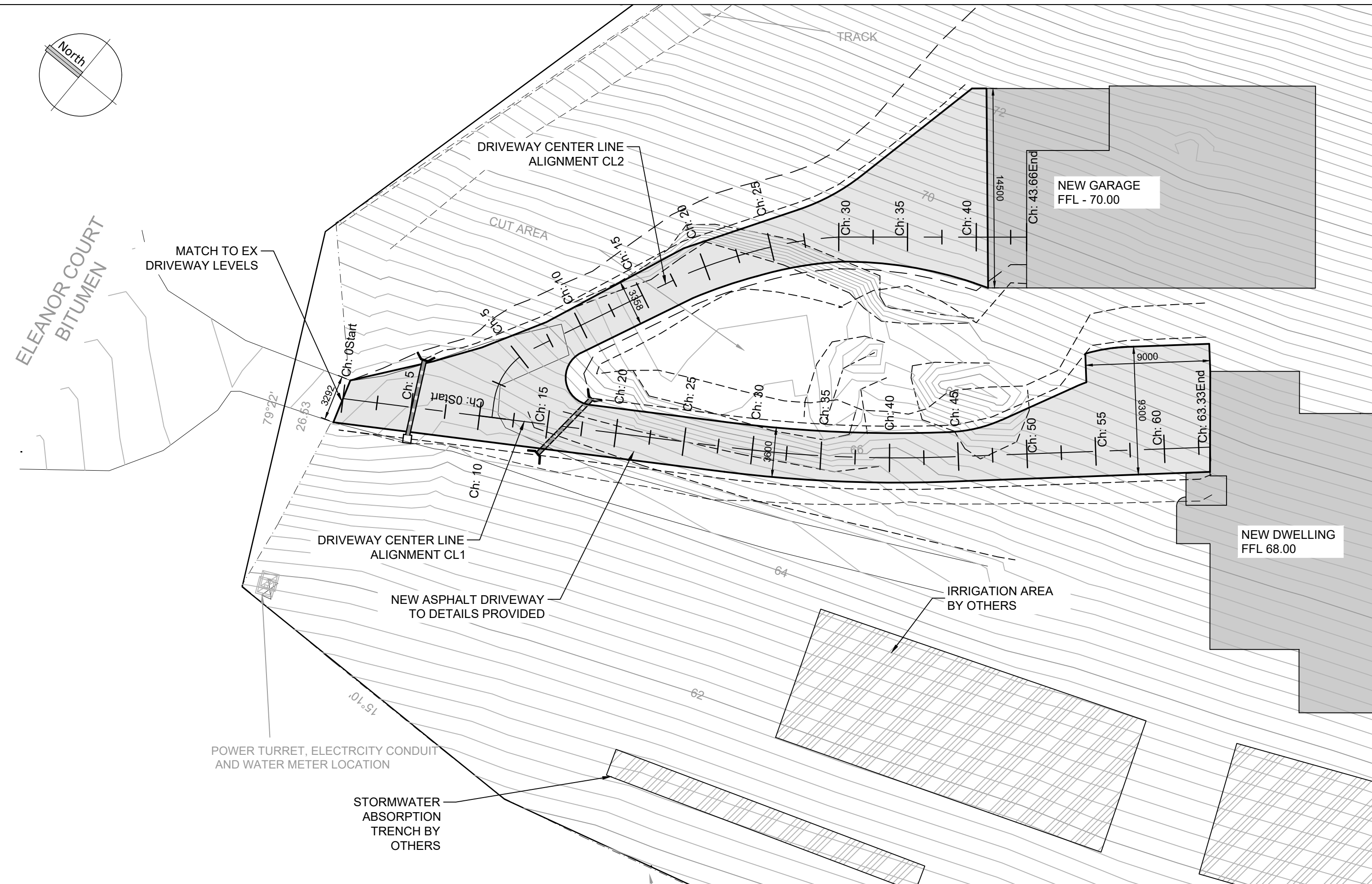
SHEET:	LEVELS & GRADES
PROJECT NAME:	NEW DWELLING
ISSUE:	BUILDING APPROVAL

DRAWN:	NE	DESIGNED:	NE	VERIFIED:	-	DATE:	01/09/26
SCALE:	1:250	SIZE:	A3	DRAWING:	C101	REVISION:	0

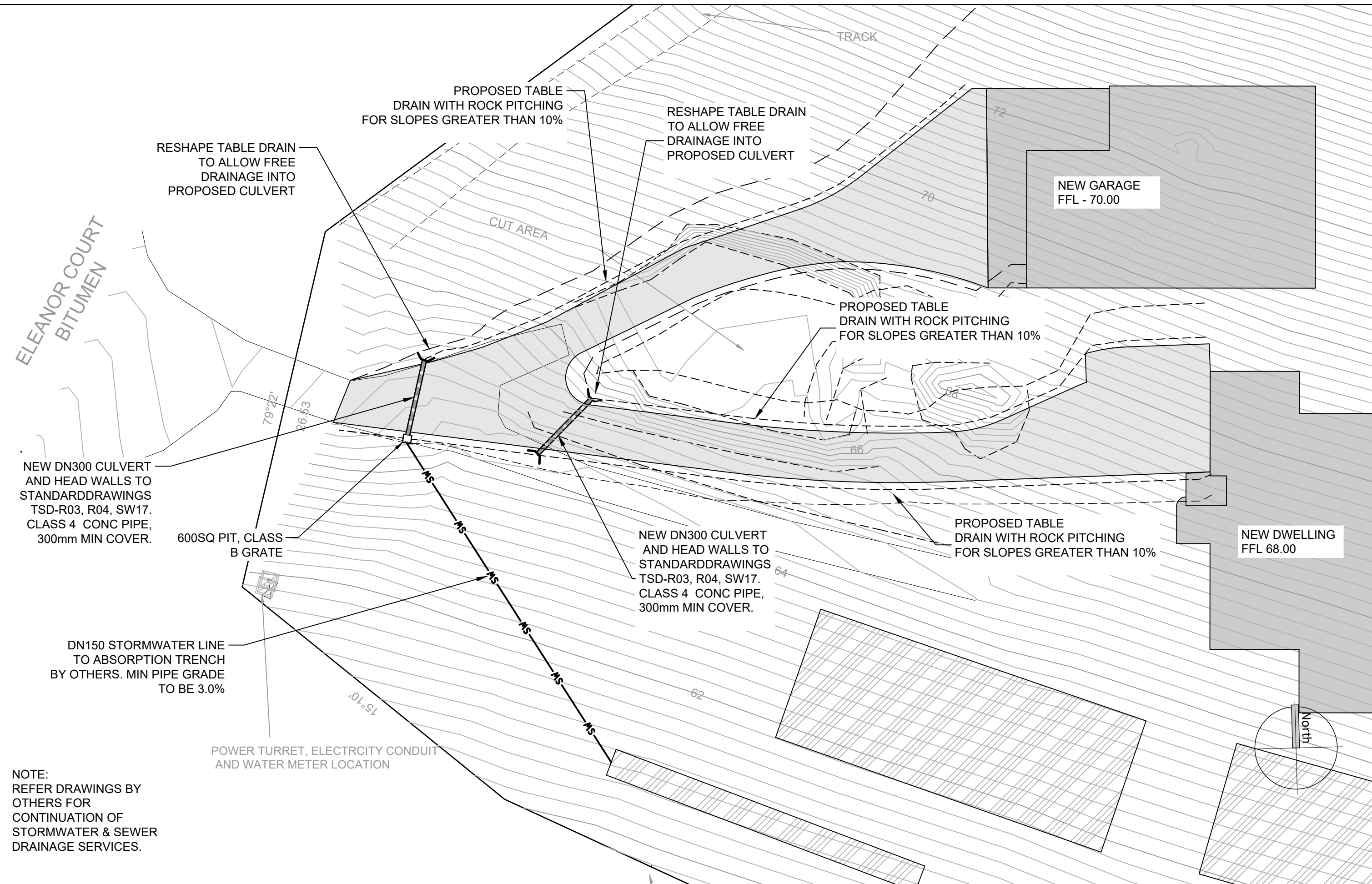
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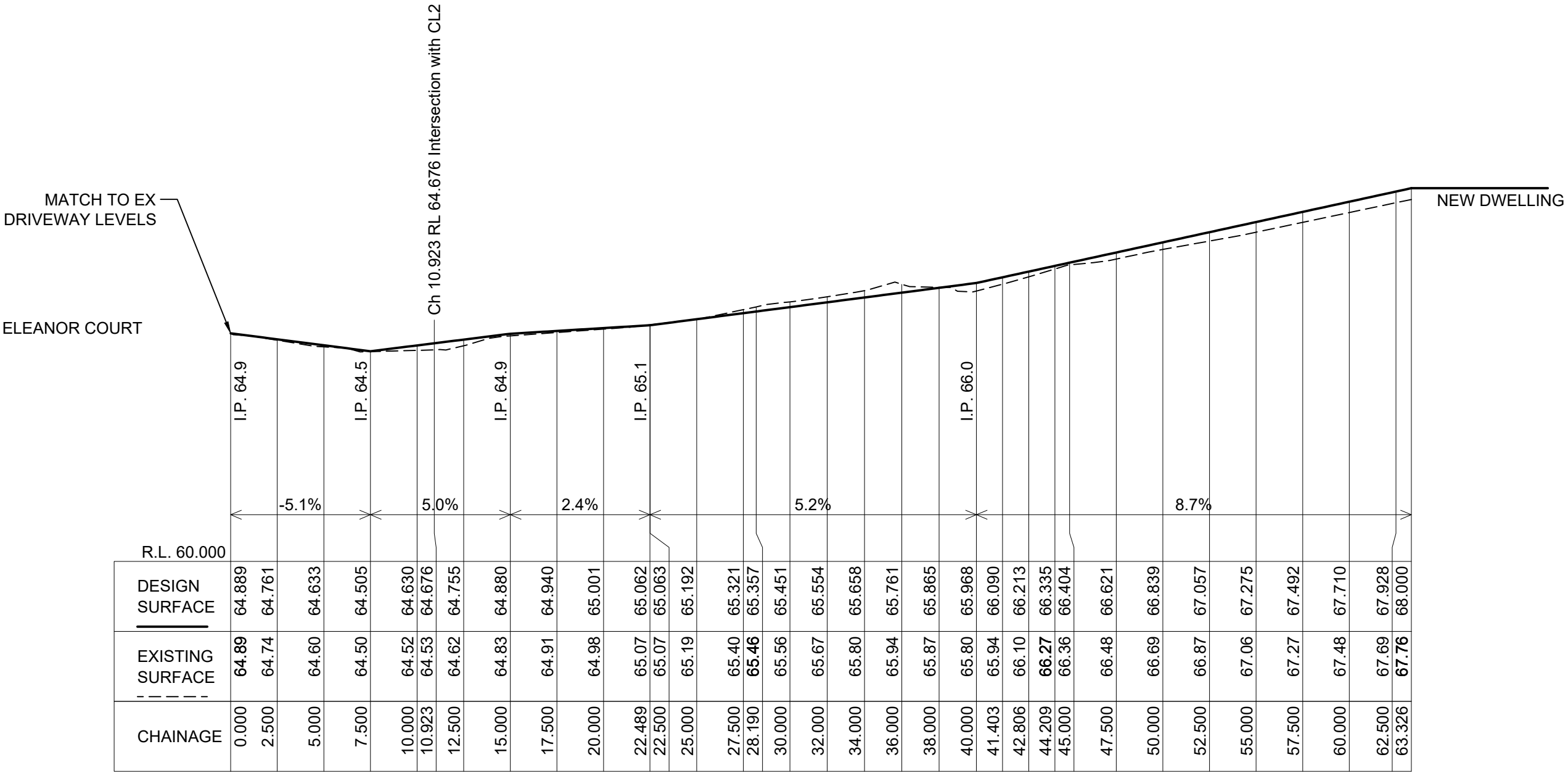


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NOTE:
REFER DRAWINGS BY
OTHERS FOR
CONTINUATION OF
STORMWATER & SEWER
DRAINAGE SERVICES.

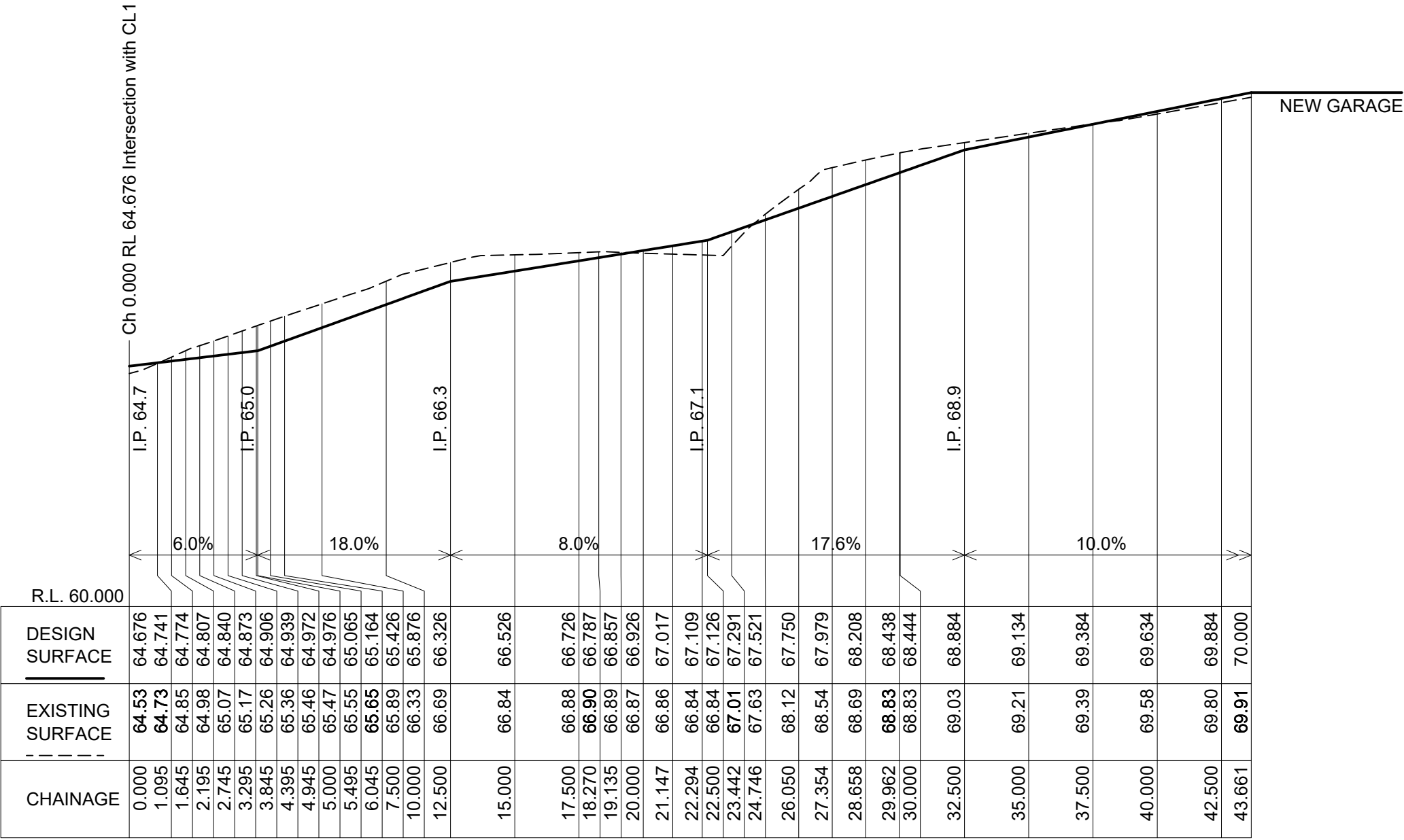
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LONGITUDINAL SECTION - CL1

SCALES: HORIZONTAL 1:250 VERTICAL 1:100

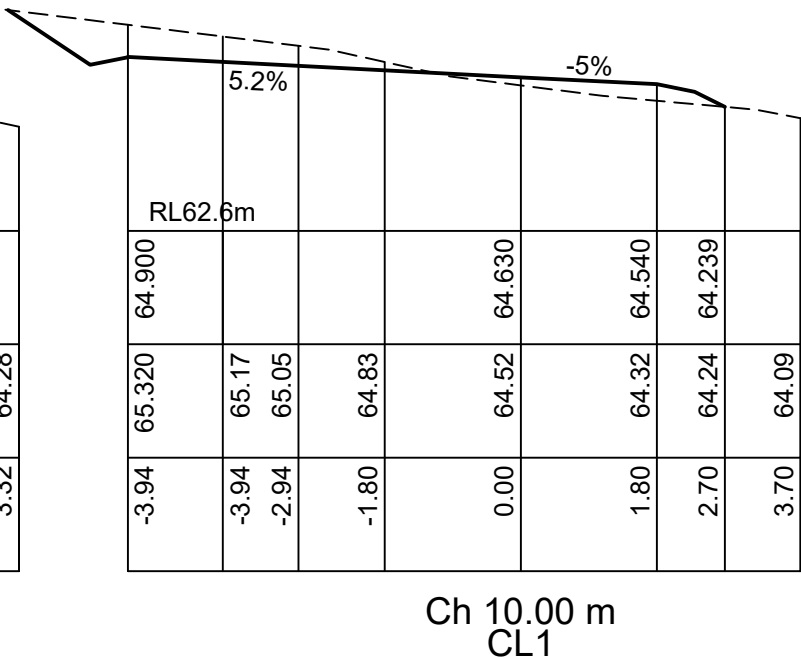
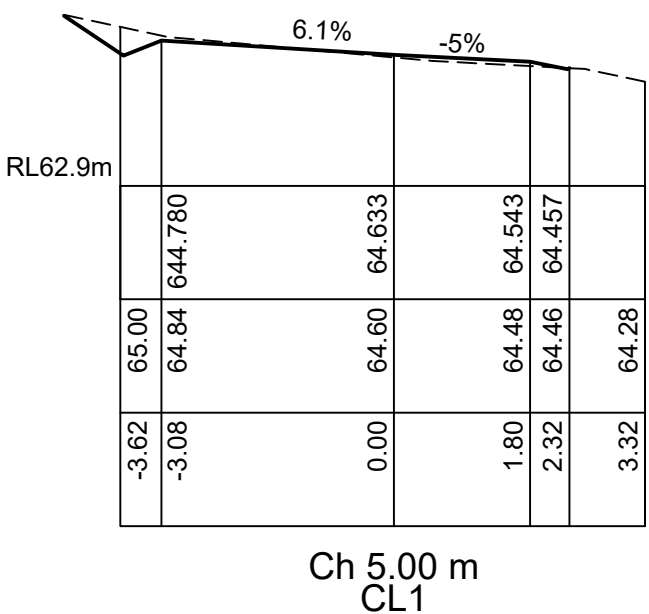
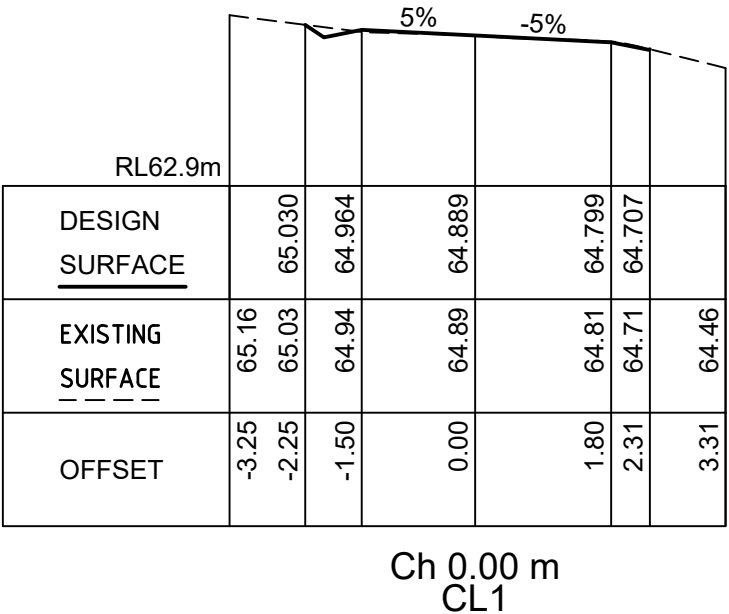
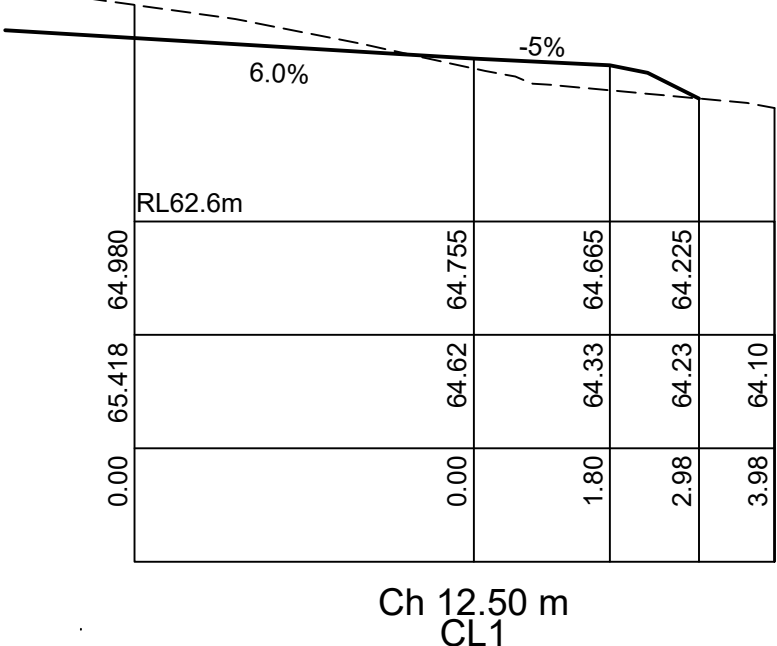
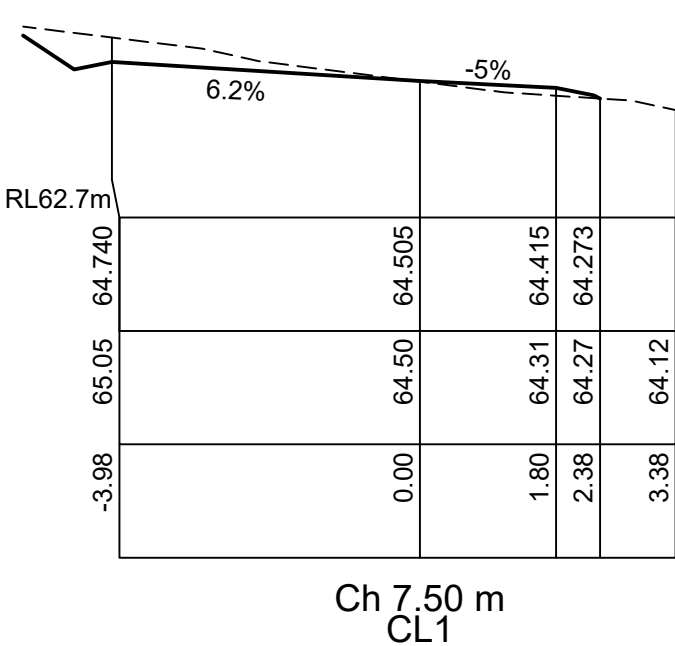
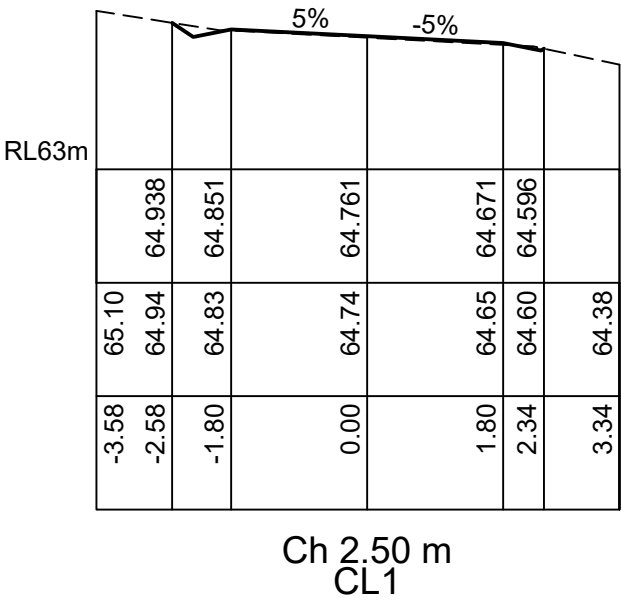
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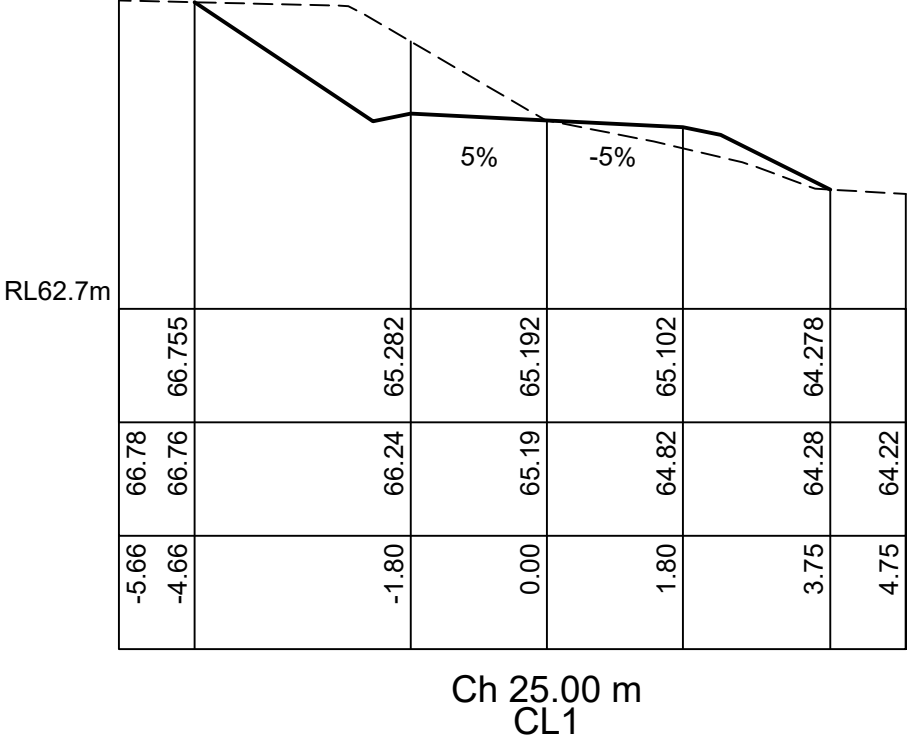
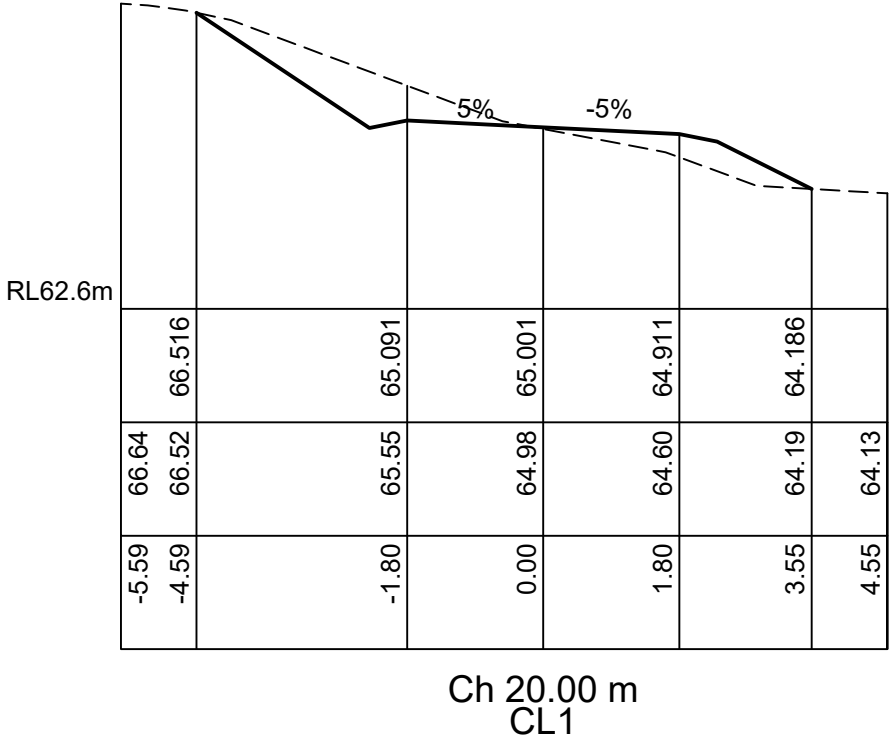
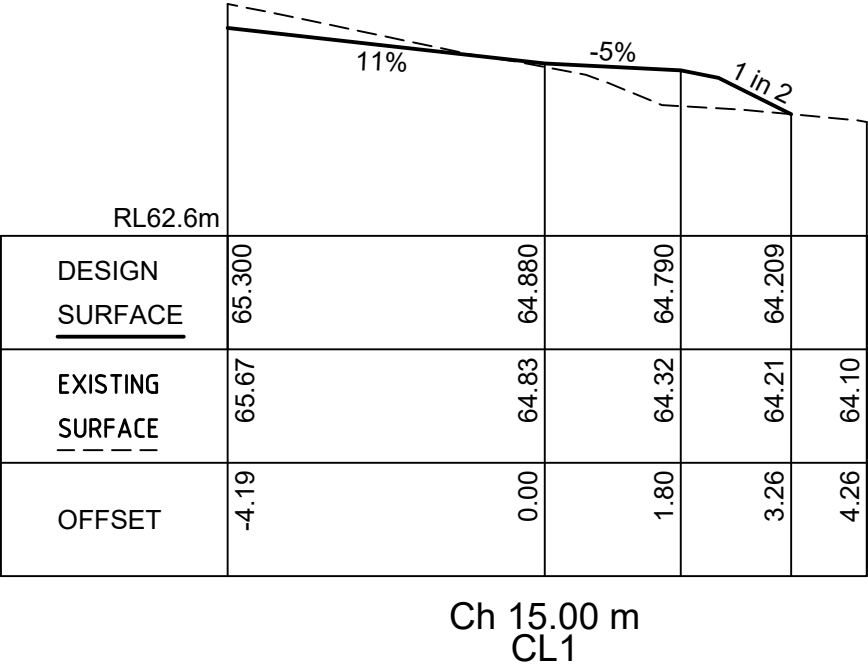
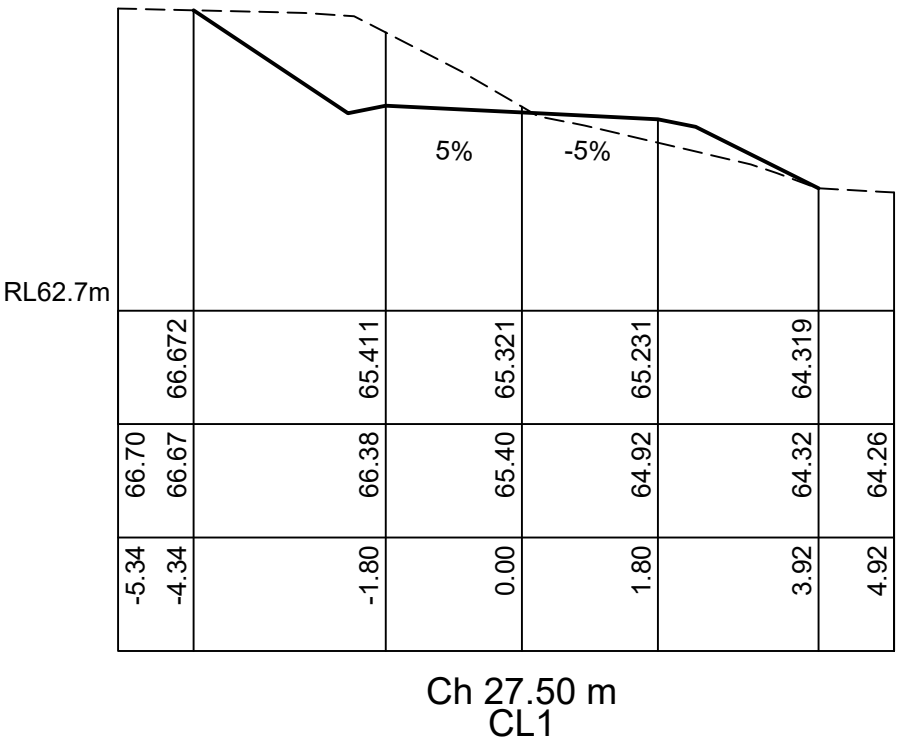
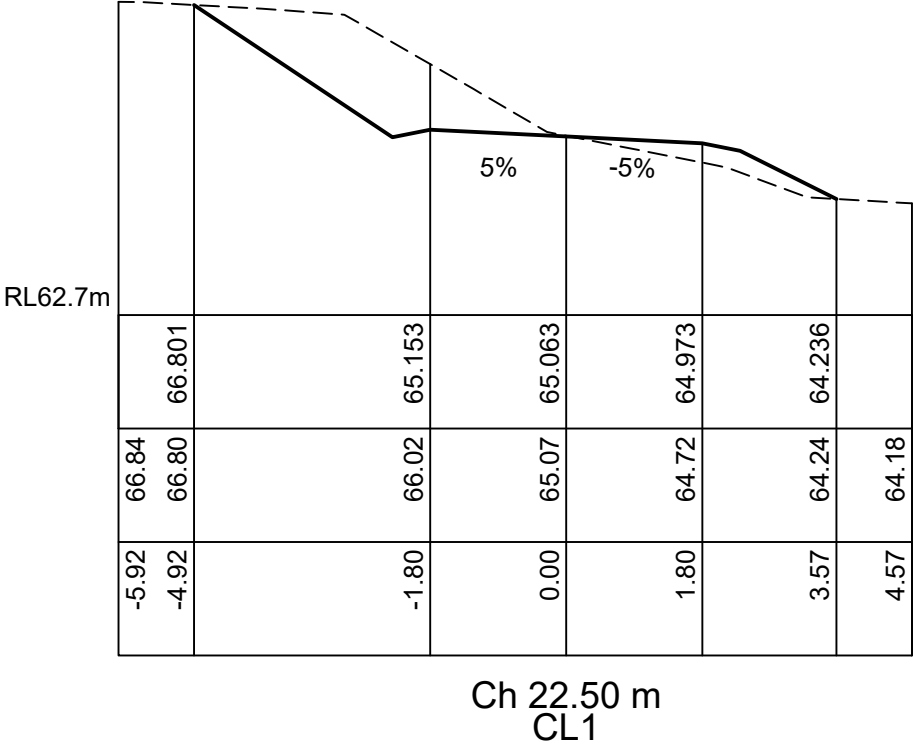
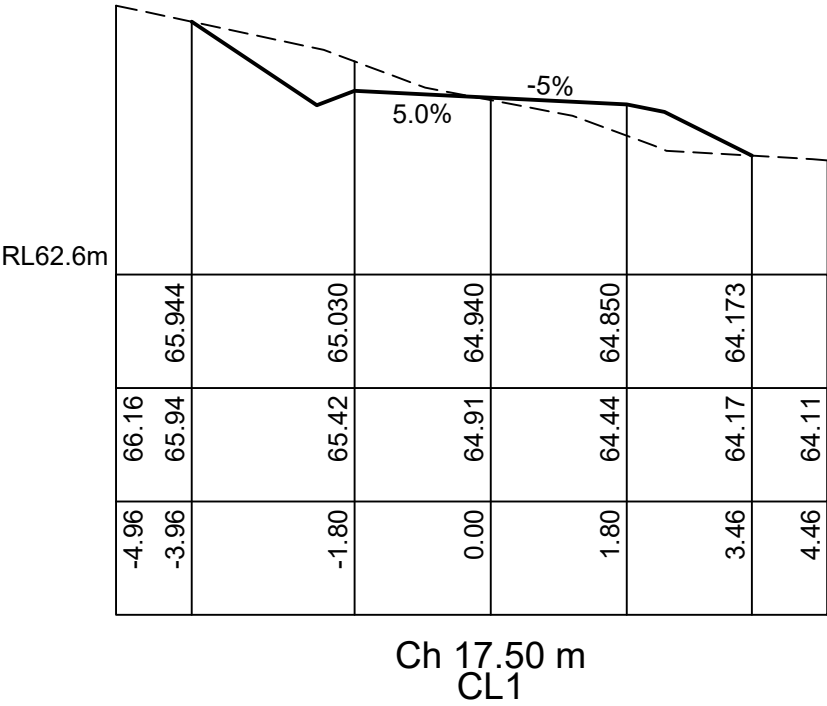
LONGITUDINAL SECTION - CL2

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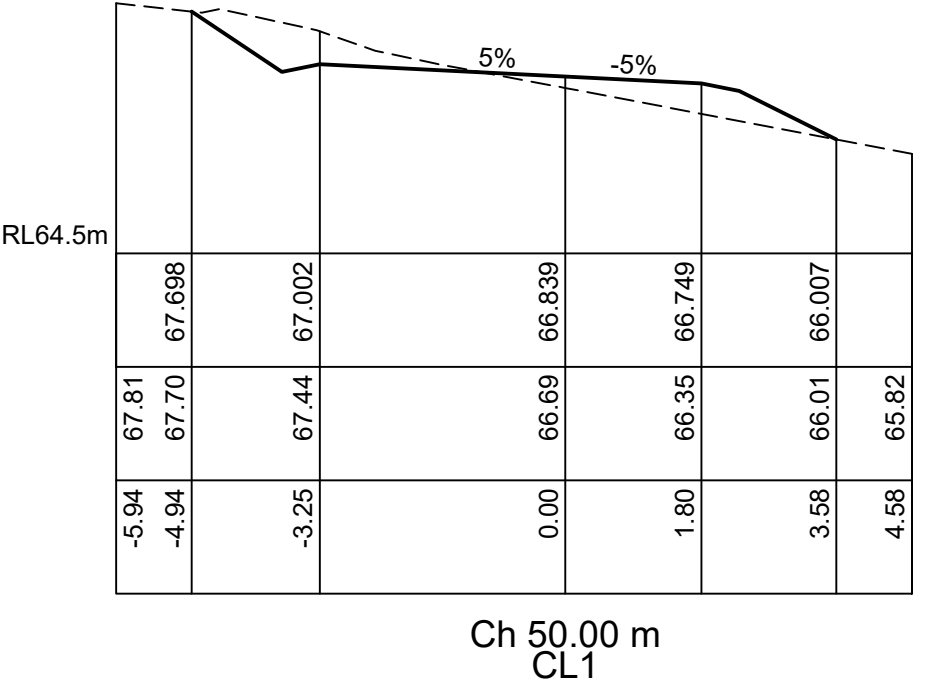
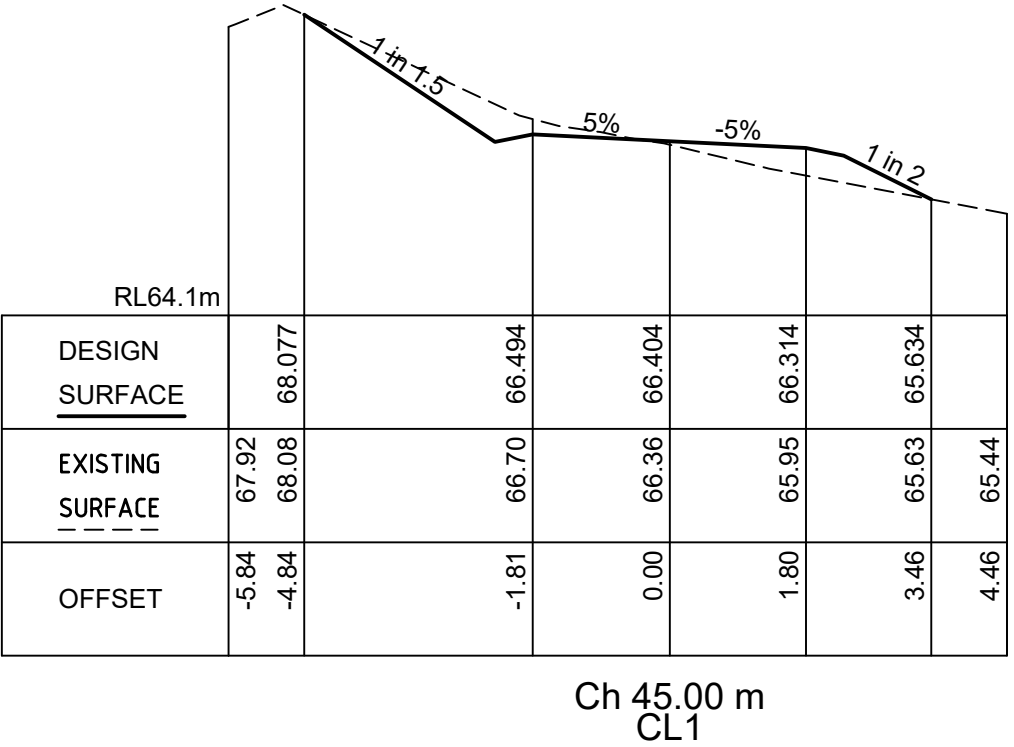
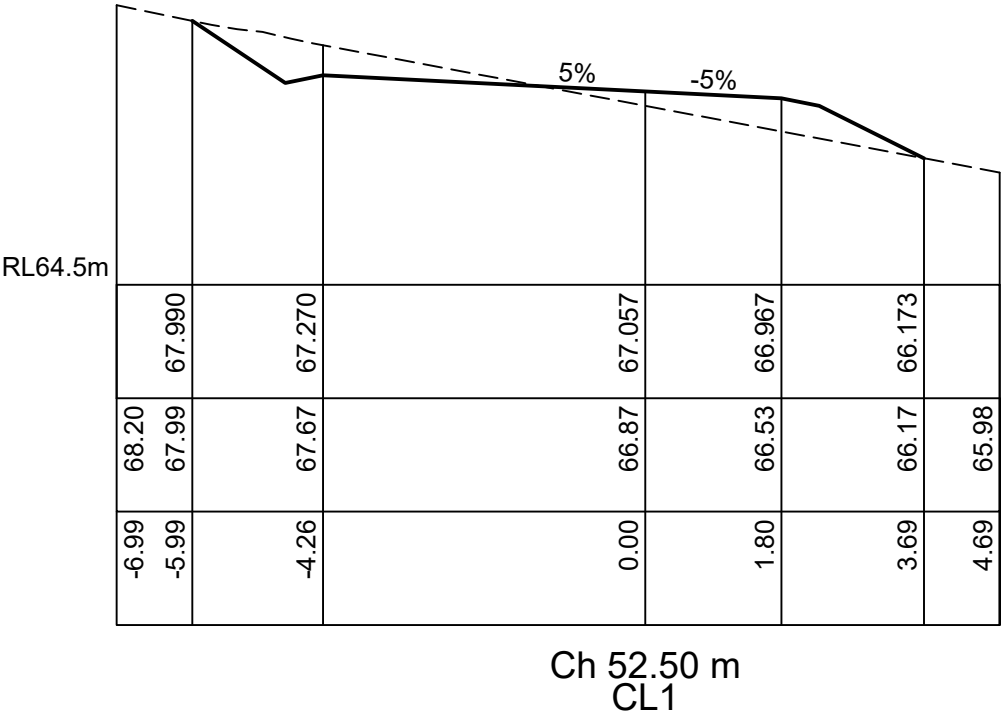
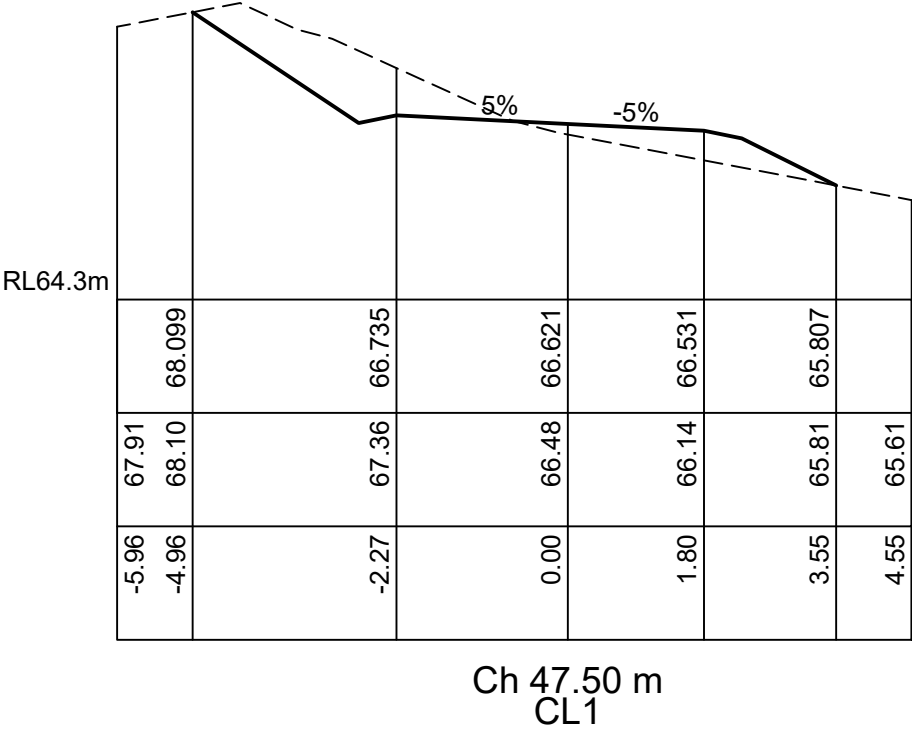
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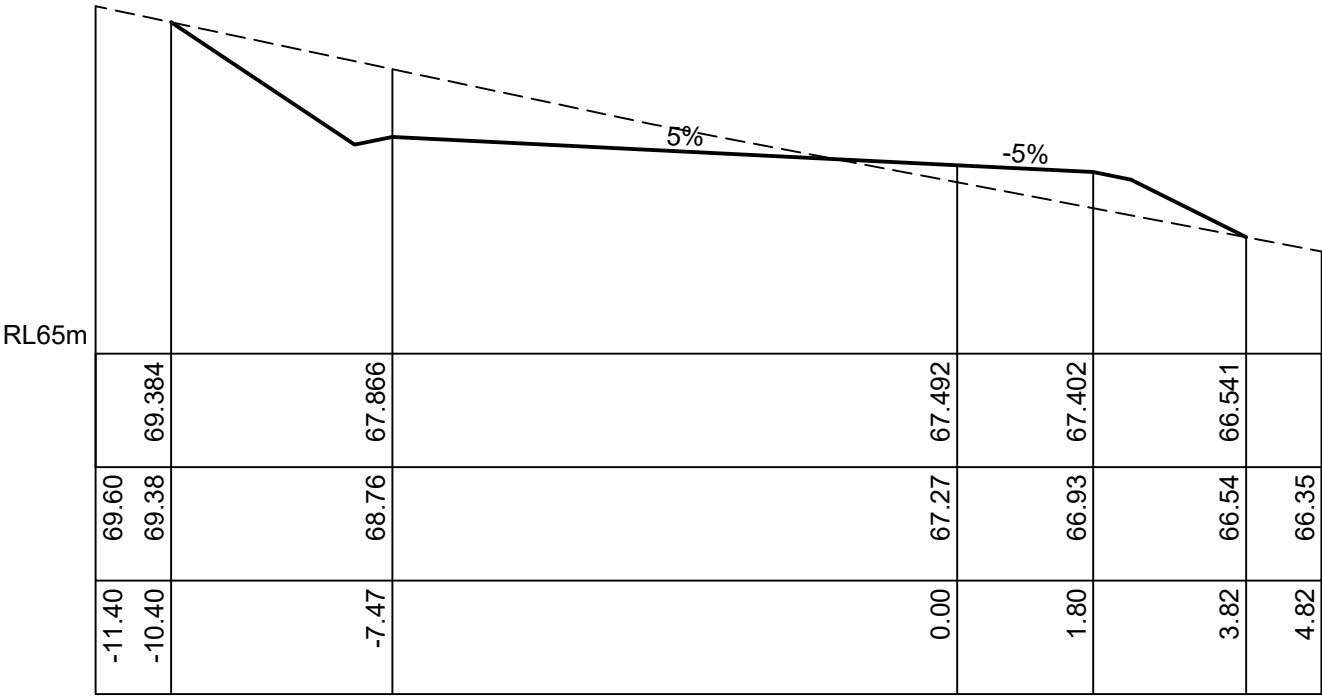
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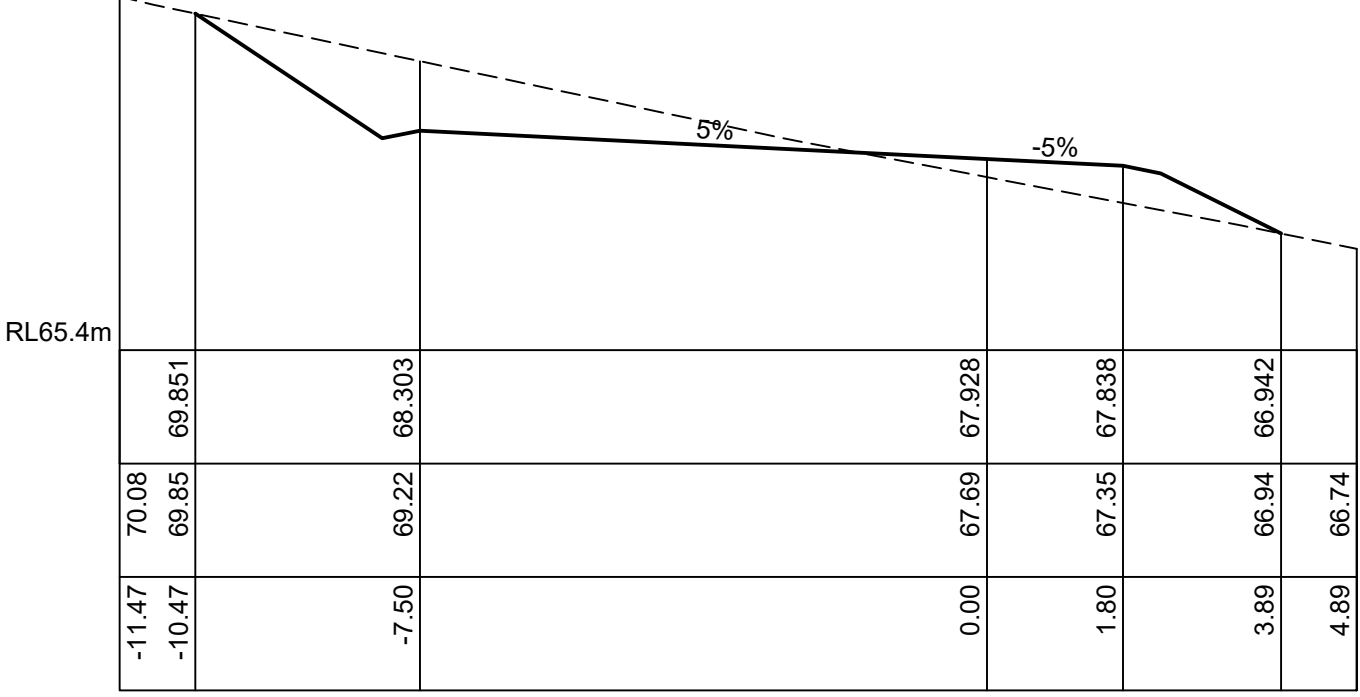
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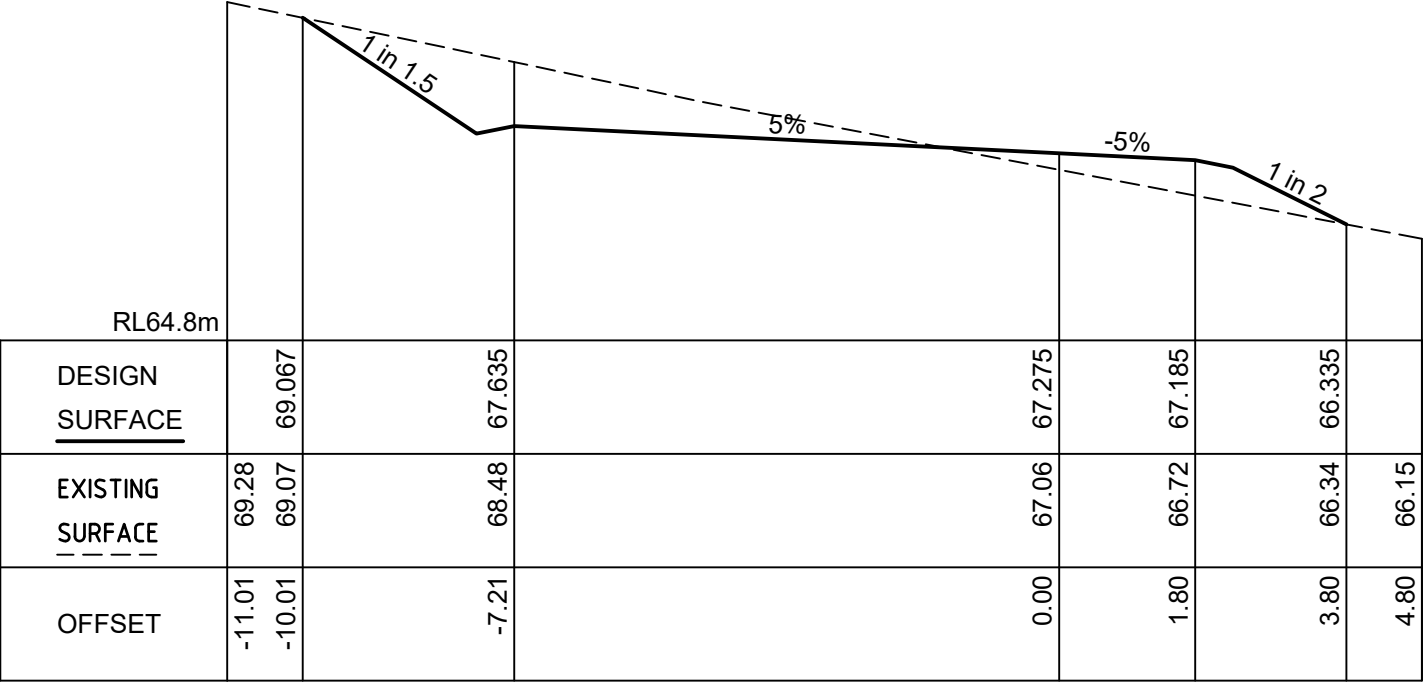
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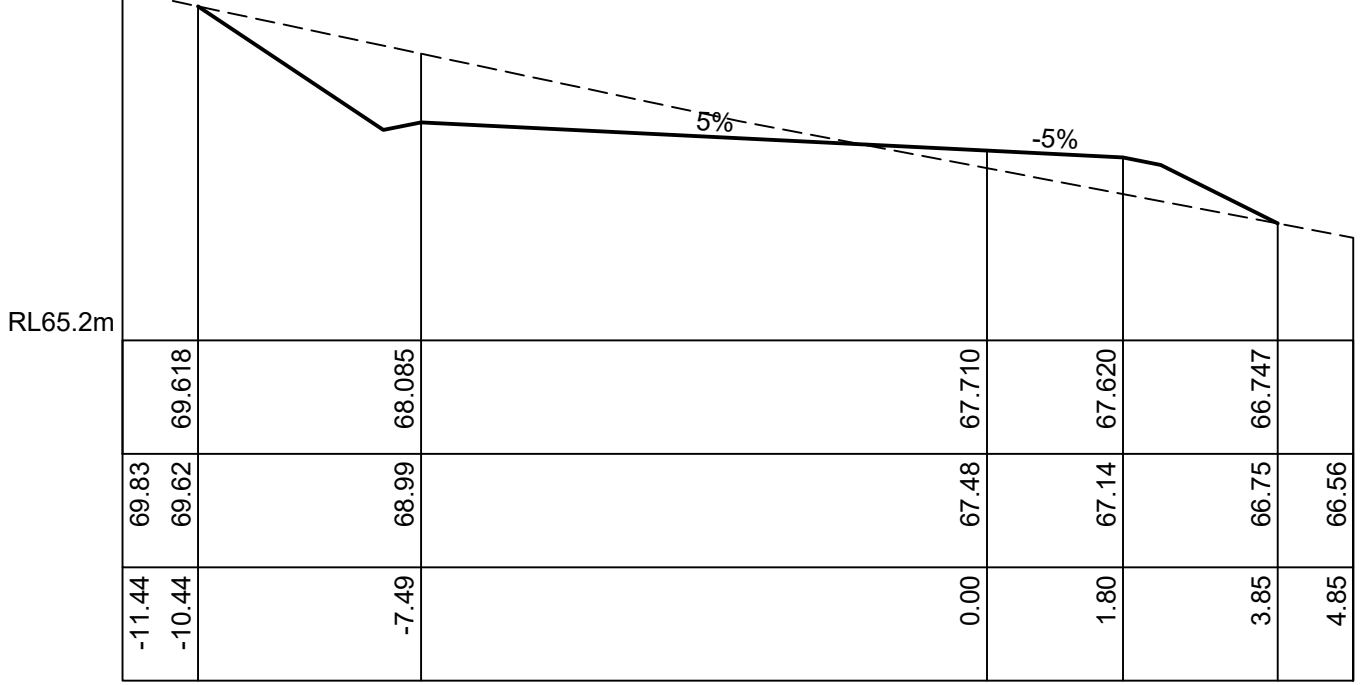
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CL1



Ch 62.50 m
CL1

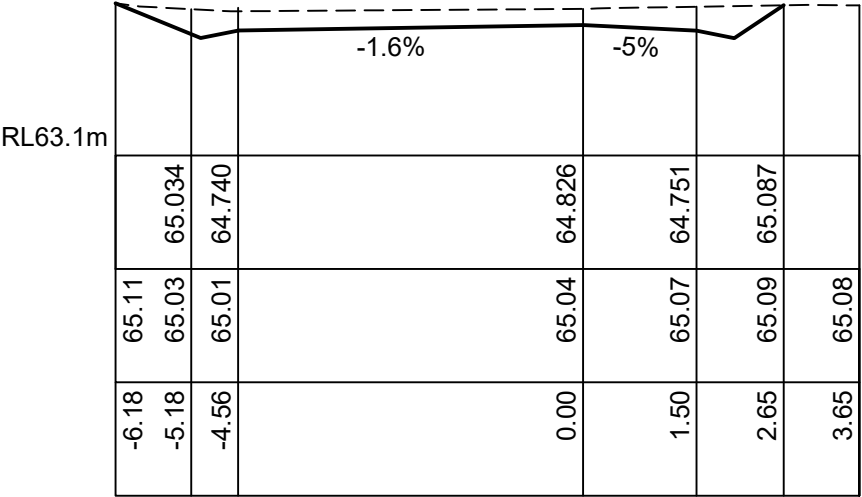


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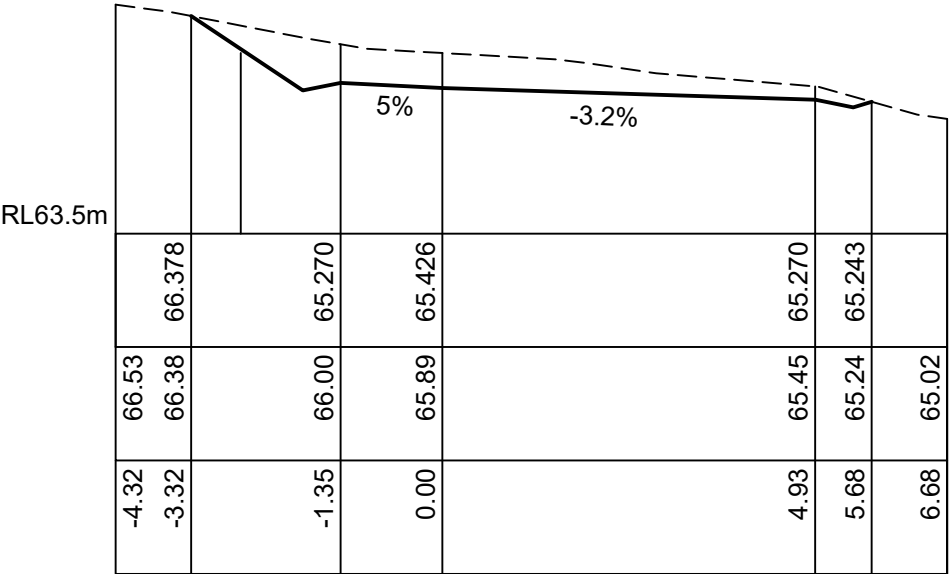


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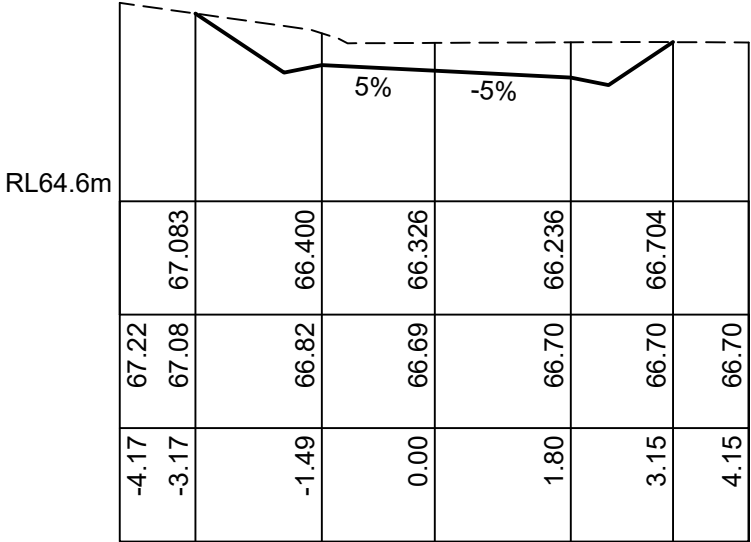
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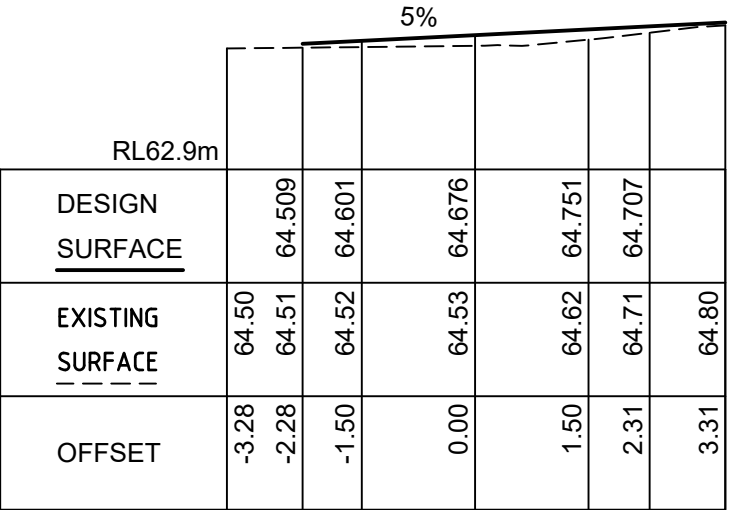
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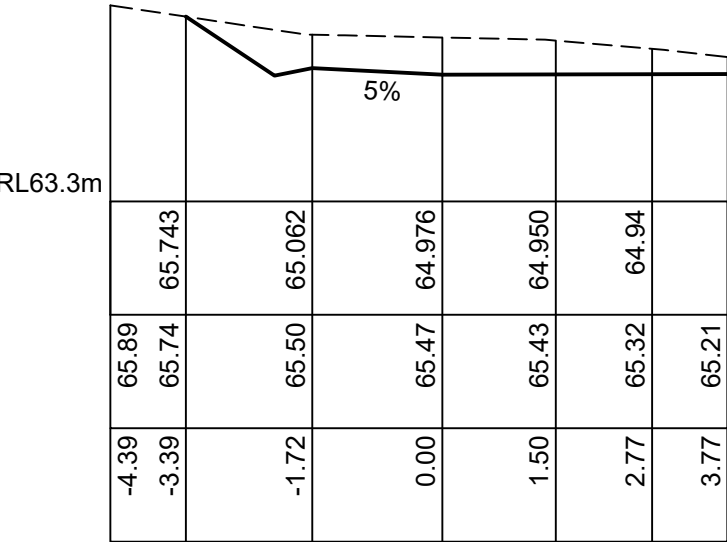
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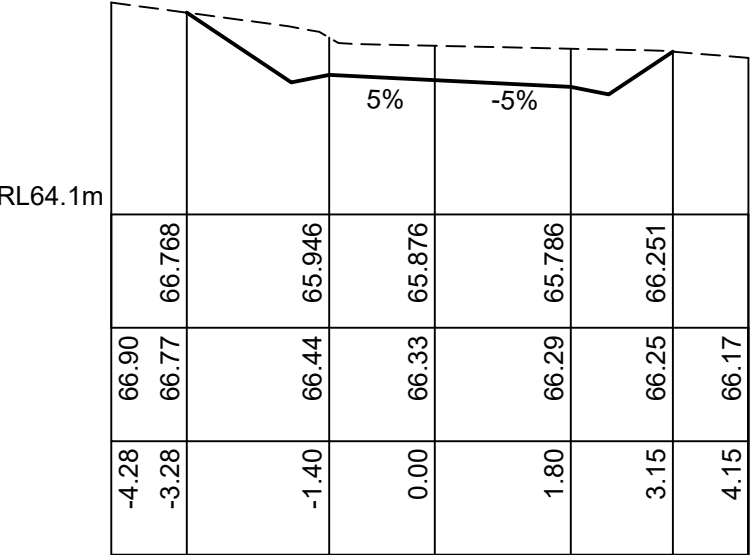
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Ch 0.00 m
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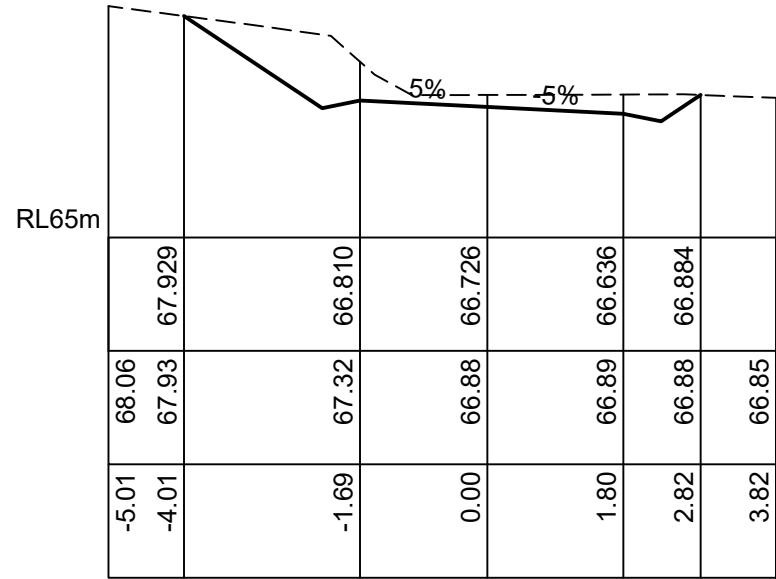


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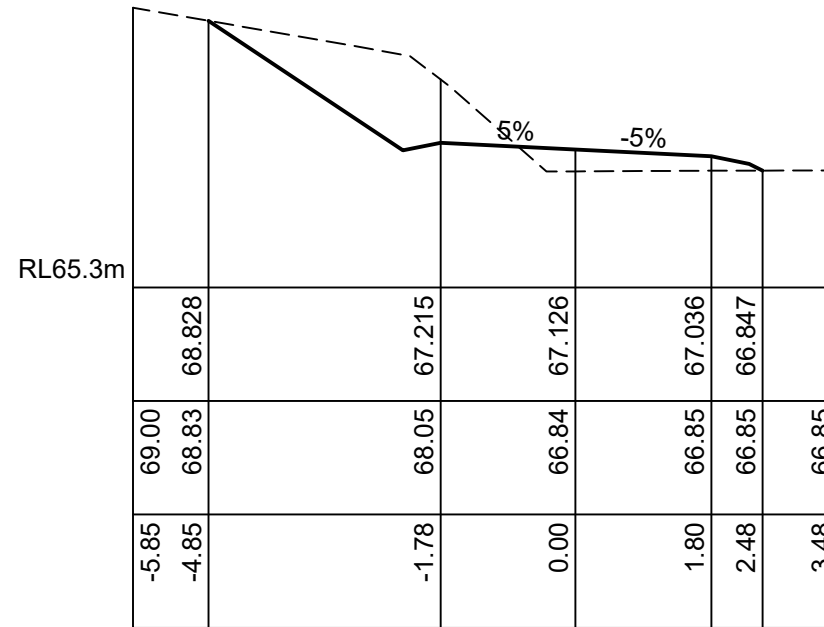


Ch 10.00 m
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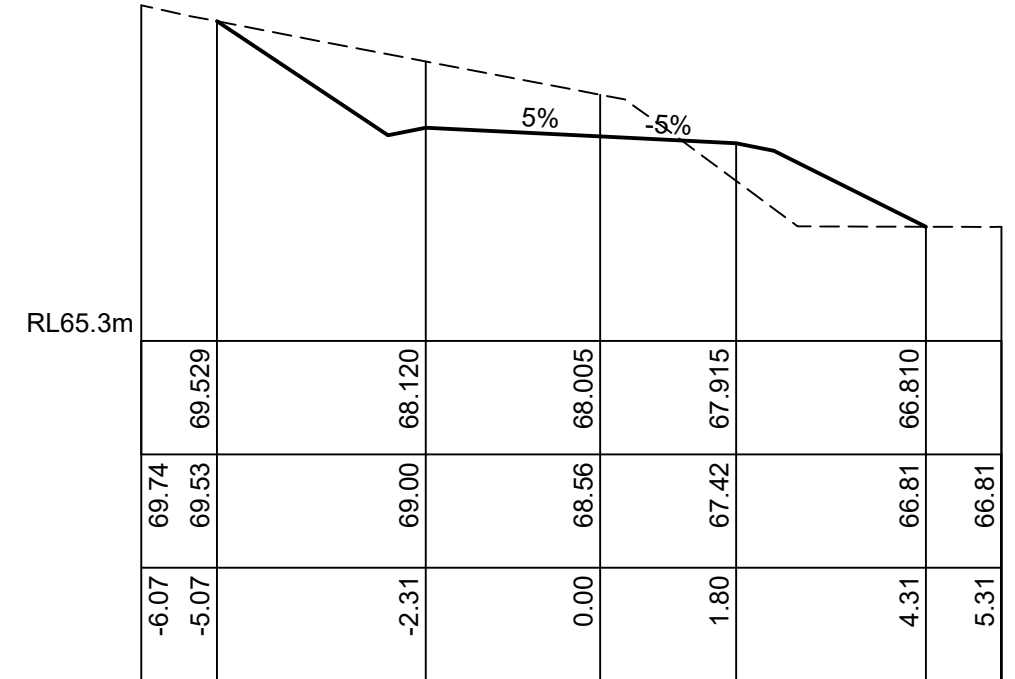
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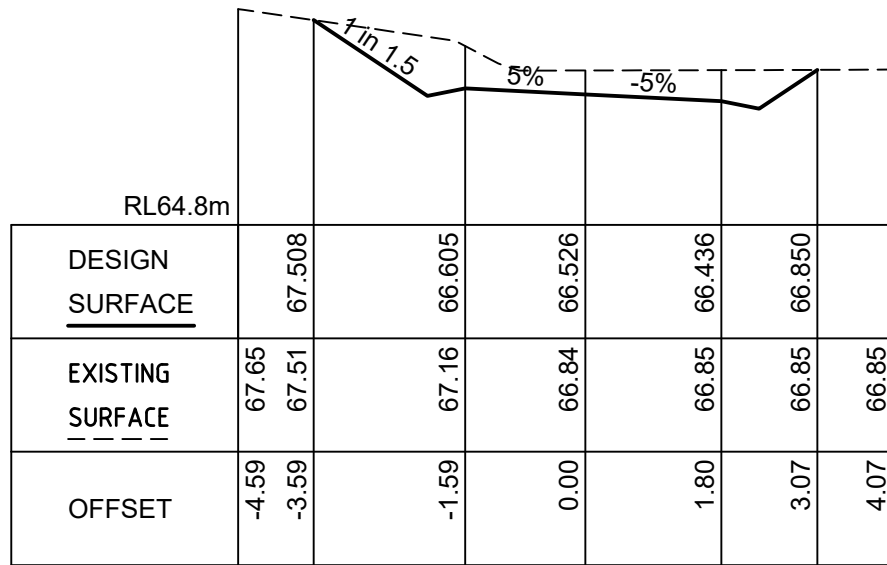
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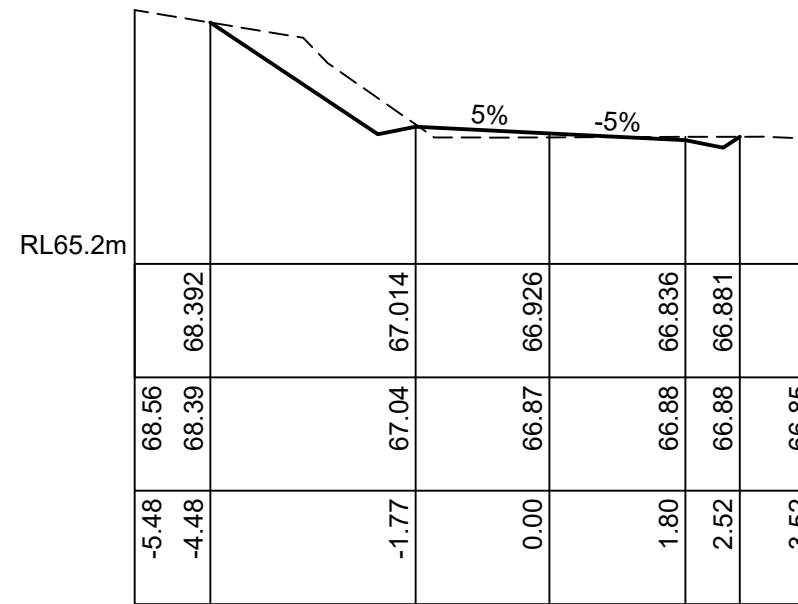
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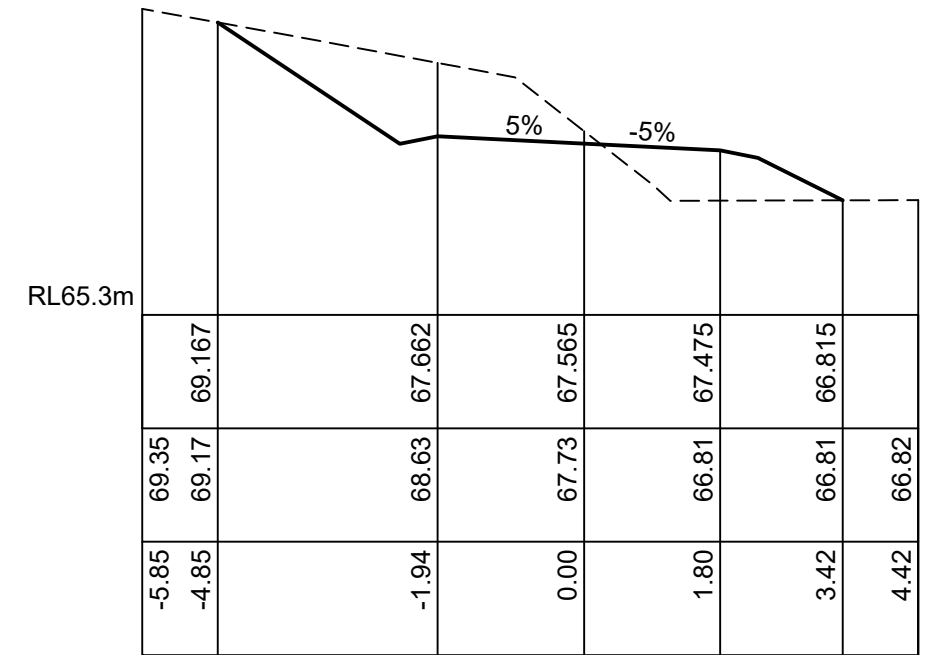
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CL2



Ch 15.00 m
CL2

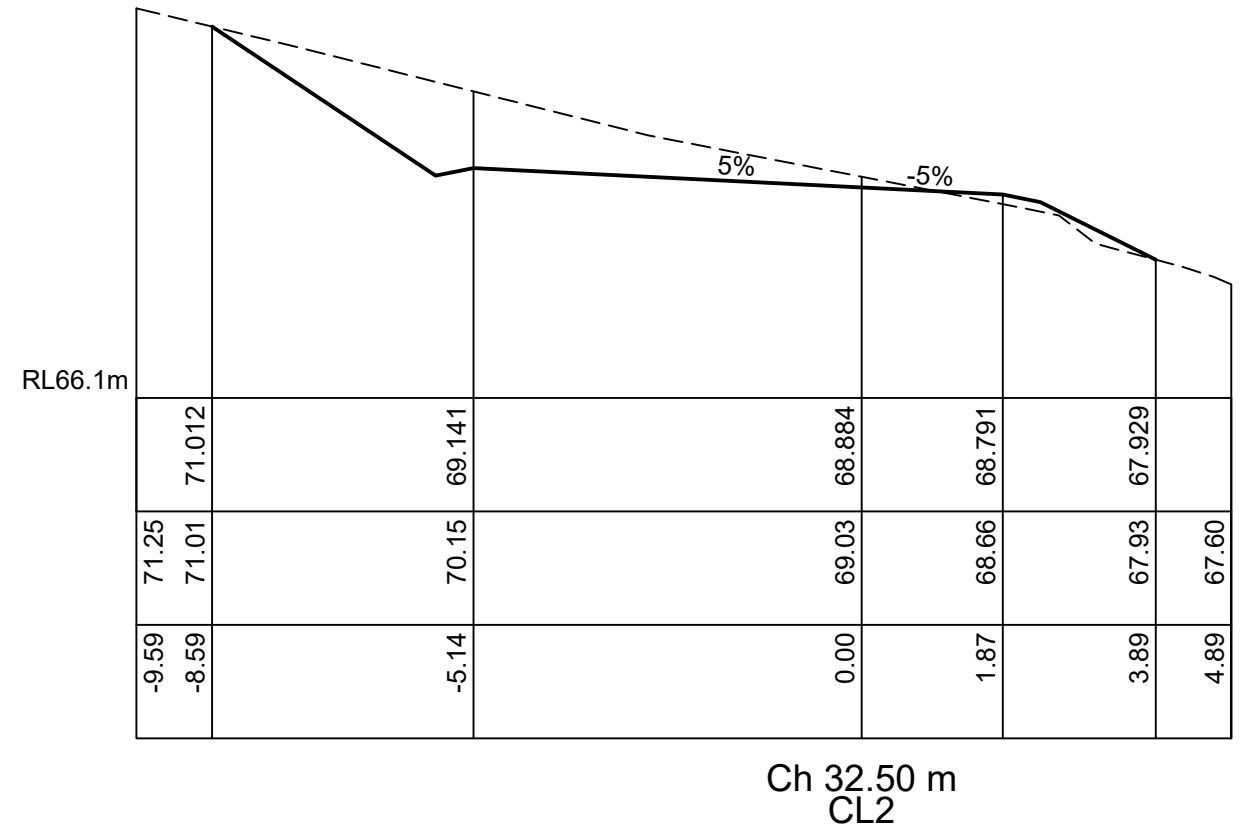
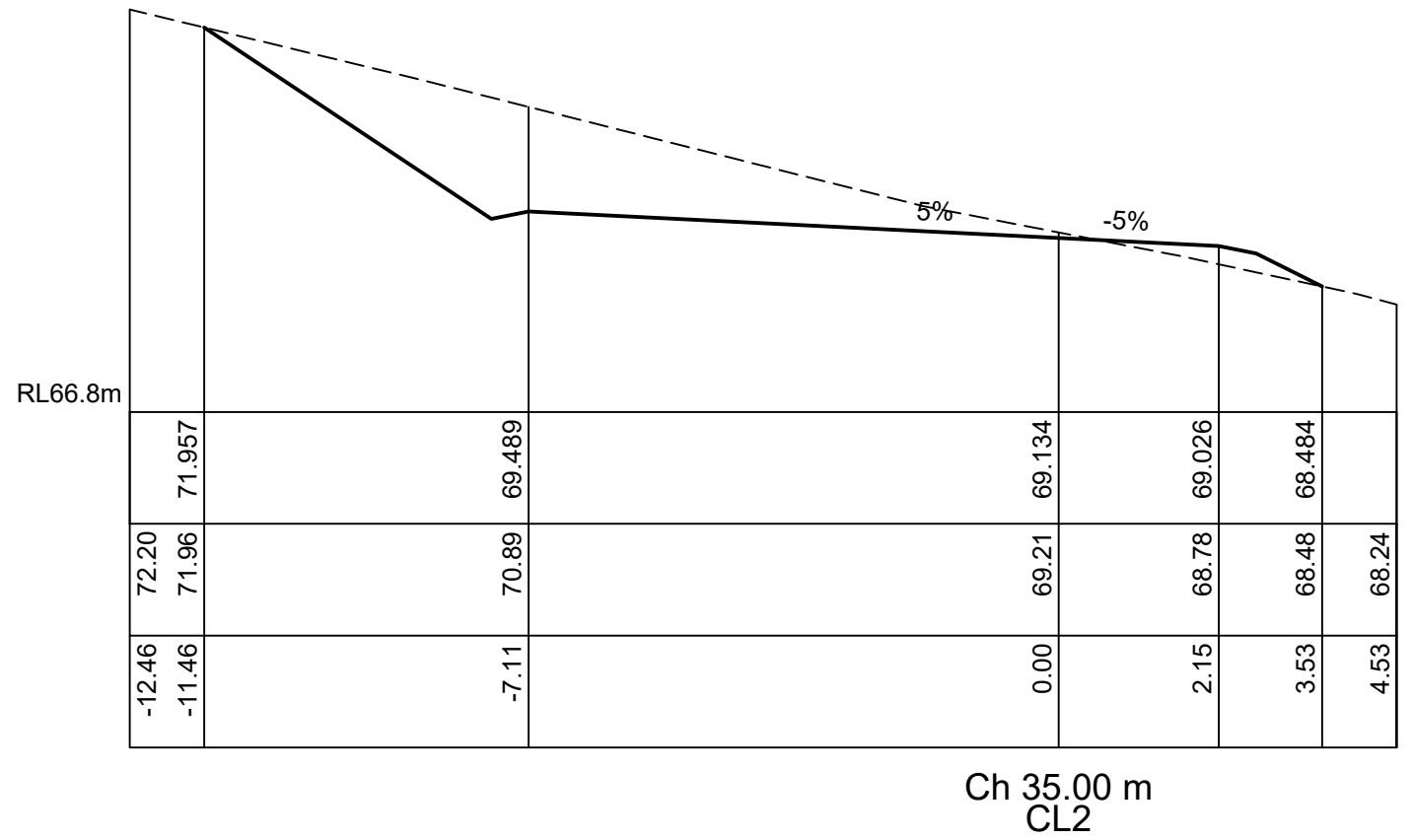
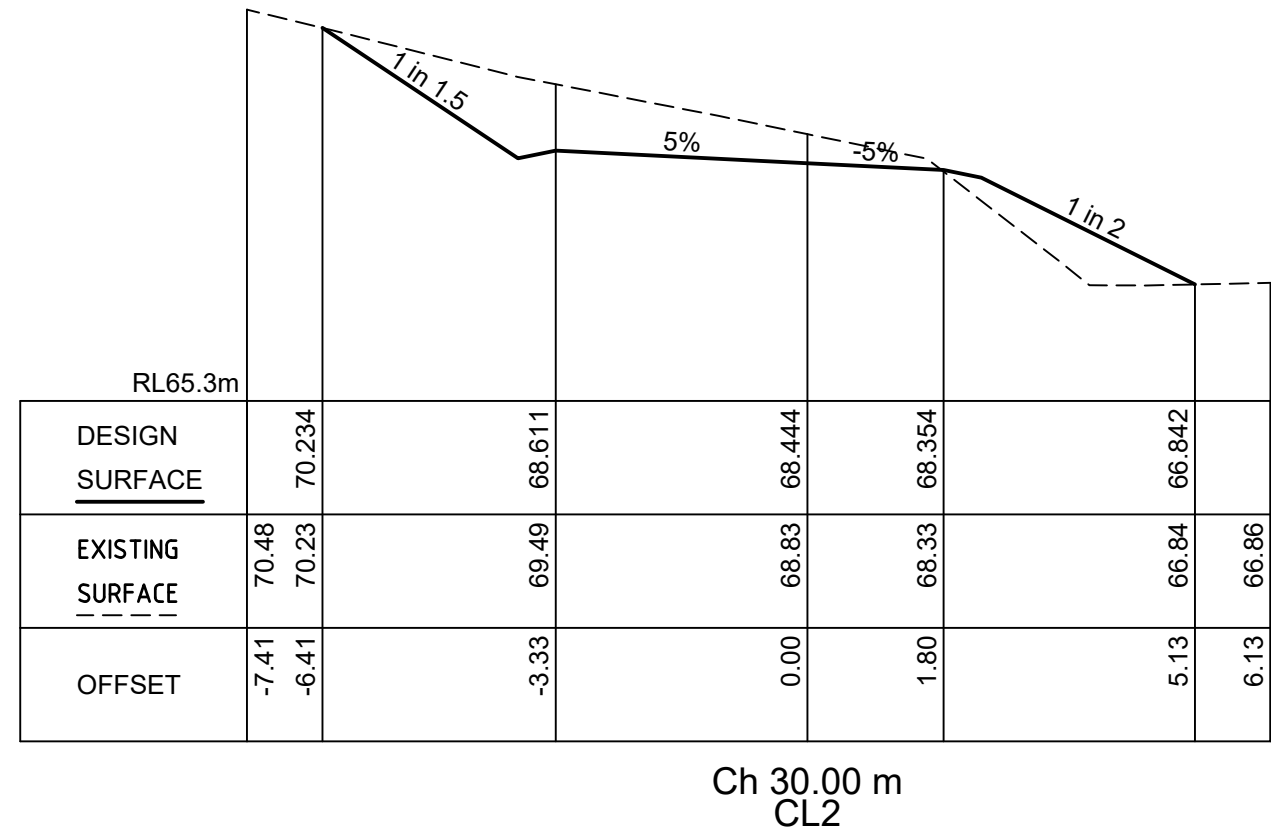


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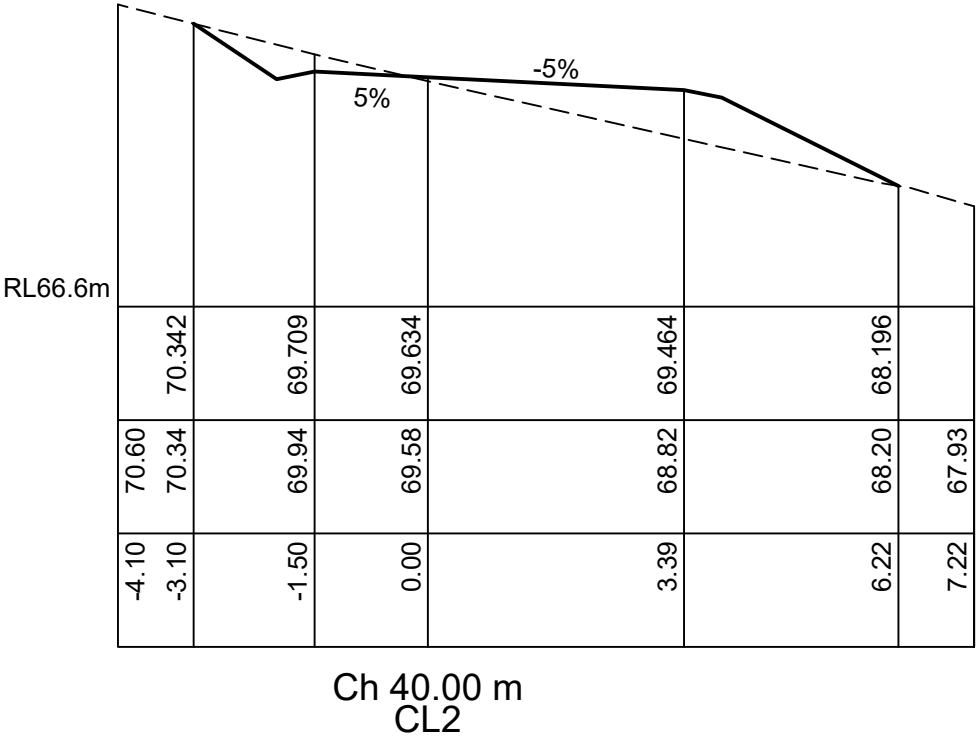
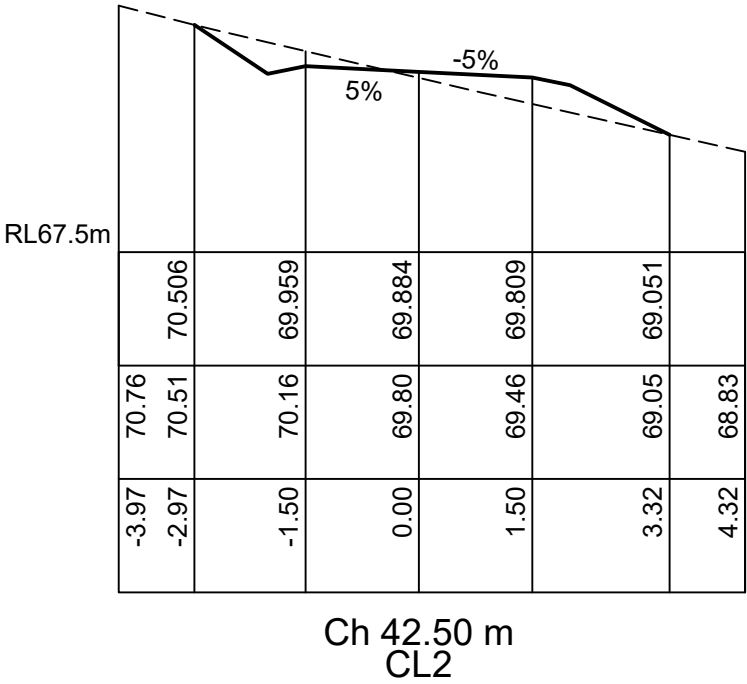
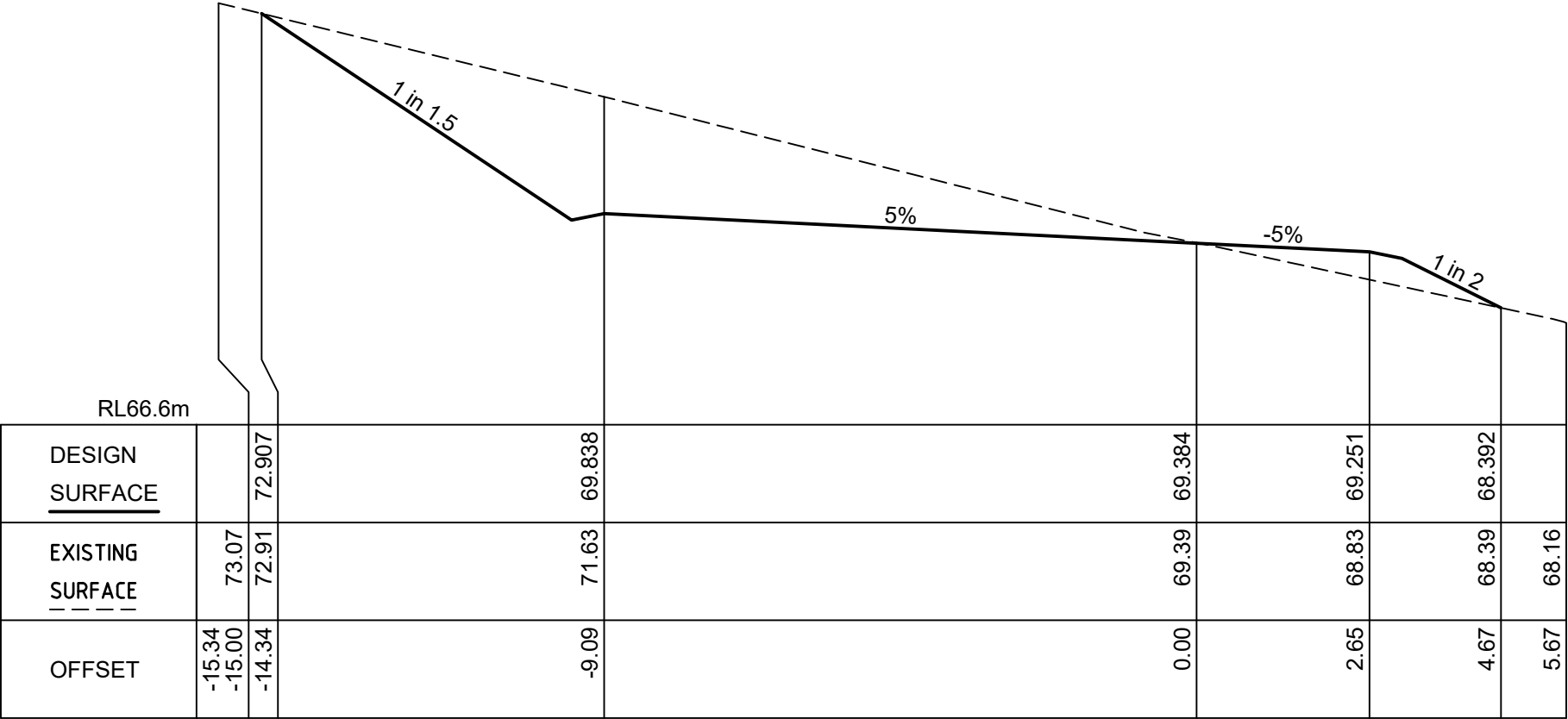


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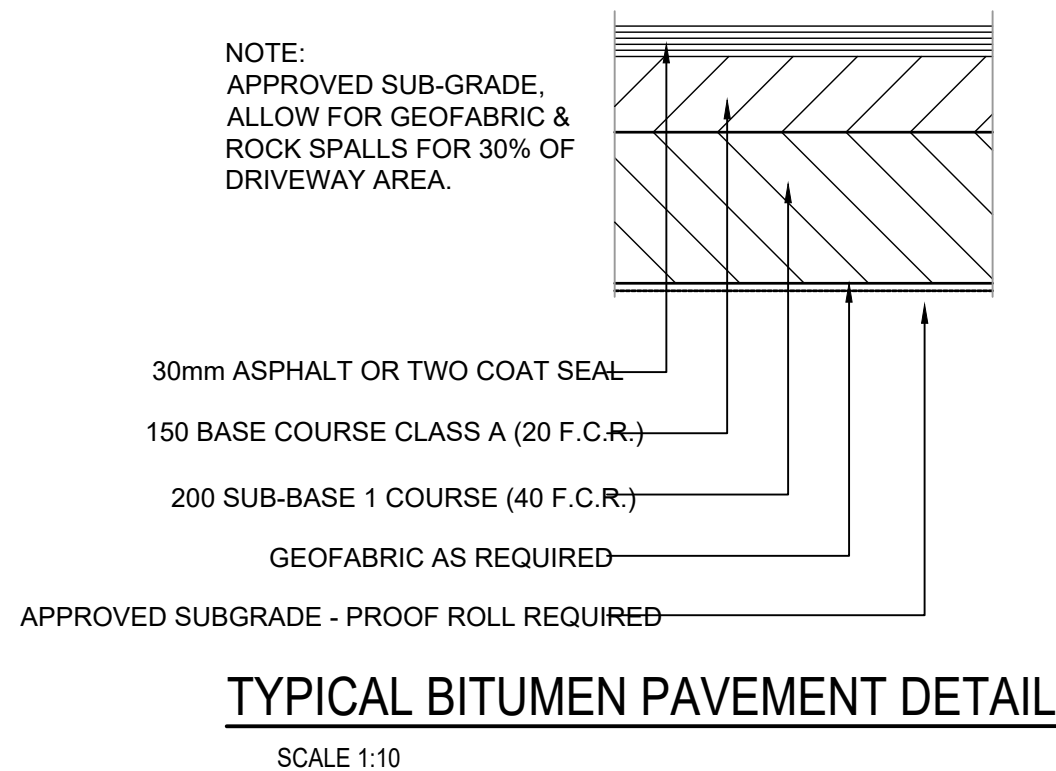
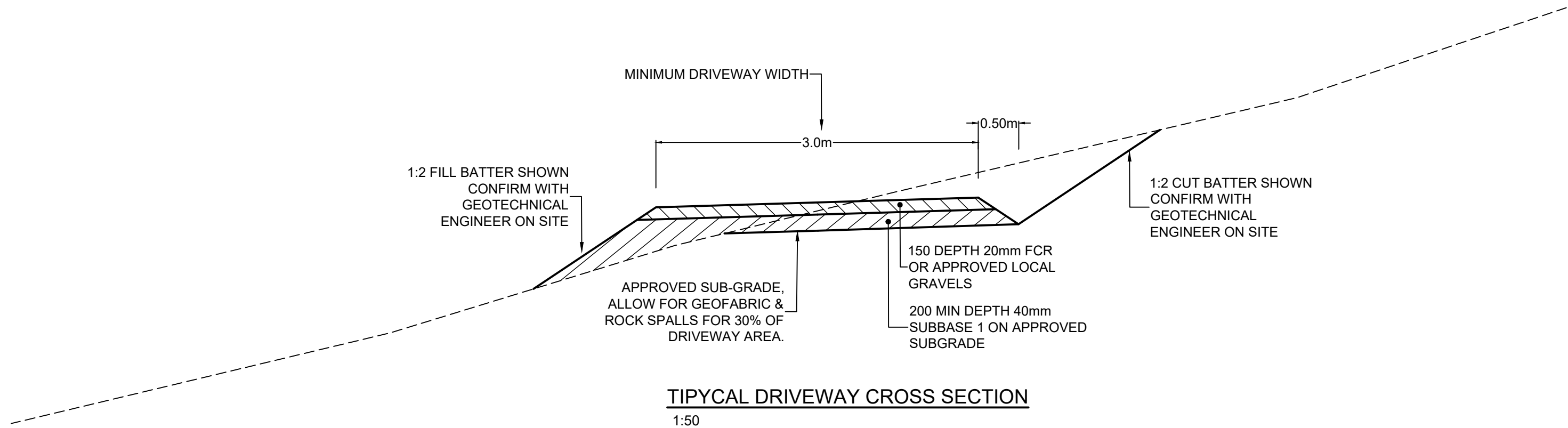
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REV	DESCRIPTION	DATE	Saltmarsh & Escobar Consulting Engineers S & E Leigh 0400 024 463 Noe 0416 074 935 info@lsandne.com	CLIENT: EVERARD		SHEET: DETAILS PLAN 1	DRAWN: NE	DESIGNED: NE	VERIFIED: -	DATE: 01/09/26
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						ISSUE: BUILDING APPROVAL	S&E REF: 26328		DRAWING: C115	REVISION: 0



MATT KENNEDY DRAFTING & DESIGN

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0472 655 173 ADMIN@MATT-KENNEDY.COM.AU

13/07/2026

Subject: PDPLANPMTD-2026/061829 - 14 Eleanor Court, Acton Park

Dear Holly,

Thank you for your Request for Further Information dated 12 June 2026.

We have reviewed the matters raised and have amended the plans accordingly, together with preparing written responses to each of Council's queries.

Please find enclosed the updated documentation *14 Eleanor Court, Acton Park – DA – REV #2* (dated 7 July 2026), along with our written responses below addressing each of the matters raised.

CLA-S3.0 Single Hill Specific Area Plan CLA-S3.7.1 A3/P3 - Vegetation protection and visual impact

Please demonstrate how the proposed driveway complies with either A3/P3 of the above clause in relation to driveway width.

The proposed driveway has been designed to minimise its overall width, vegetation impact and visual impact across the site. The majority of the driveway is no wider than 3.5m, consistent with Acceptable Solution A3.

The only portion of driveway exceeding 3.5m, other than garage access and turning areas immediately adjacent to the garage/outbuilding, is the short section where the driveway separates to provide access to the dwelling garage and the upper outbuilding/shed. This widened section is limited in length and is required to safely manage the change in vehicle direction between the two access legs.

The short widened section allows vehicles to clearly and safely transition to either the dwelling access or the outbuilding access without reversing, undertaking awkward manoeuvres, or encroaching beyond the formed driveway. This is particularly relevant given the sloping site conditions and the need to maintain safe and functional access for domestic, service and emergency vehicles.

The driveway split has been located toward the front portion of the site where practical, reducing the extent of additional driveway formation further up the slope and minimising visual impact and vegetation disturbance. On this basis, the

short section of driveway exceeding 3.5m is considered to satisfy Performance Criteria P3.

CLA-S3.7.2 - Built form

In relation to CLA-S3.7.2 P1, it appears that the overall height of the proposed dwelling exceeds 6m, In this instance please address the corresponding performance criteria.

The proposed dwelling exceeds the 6m building height identified under Acceptable Solution A1 in limited areas only. The proposal remains below the maximum 9m height contemplated by Performance Criteria P1 and is considered to satisfy the performance criteria for the following reasons.

- A) The portion of the proposed dwelling exceeding 6m in height is limited to the upper roof form and associated gable elements created by the sloping site and raked roof design. The area of the building exceeding 6m is approximately 85m², representing approximately 7.4% of the dwelling site cover. This is below the 20% threshold specified under Performance Criteria P1(a).
- B) The subject site has a notable fall across the proposed building area. The dwelling has been designed to respond to the natural slope of the land, including through the use of cut, retaining and stepped building elements. Achieving full compliance with the 6m Acceptable Solution would require substantially greater excavation, retaining and modification of the site, which would not produce a better outcome.

The current design already incorporates a significant degree of site cut and retaining to lower the dwelling into the slope and reduce its overall height. Given the site topography, further lowering of the building to achieve full compliance with A1 would be unreasonable and would likely increase earthworks, retaining, construction impact and disturbance to the site.

- C) The proposed dwelling has been designed to minimise visual impact through a combination of siting, building articulation, roof form, material selection and colour treatment.

The dwelling is positioned into the hillside rather than being elevated above it. The built form sits below the higher land and vegetation backdrop of Single Hill, assisting the building to recede into the surrounding landscape rather than presenting as a dominant skyline element.

The design also incorporates a restrained and natural external palette, including dark roof sheeting, neutral wall finishes, natural timber-look elements and stonework. These materials assist in reducing contrast with the surrounding hillside, established vegetation and natural landscape character. The darker roof tone is intended to visually relate to the background treeline,

while the stone and timber elements soften the lower portions of the building and tie the development back into the site.

Landscaping and hardscaping have also been used to reduce apparent bulk, including the use of stone-faced base elements, controlled fill and ground shaping to transition the building into the surrounding landform.

For these reasons, the proposed dwelling is considered to satisfy CLA-S3.7.2 P1.

In relation to CLA-S3.7.2 P2, it appears that the proposed retaining walls exceed 2m in height. Please note that the above performance criteria allows for retaining walls with a maximum height of 2m. Please provide amended plans to demonstrate compliance with the above clause.

The proposed retaining walls have been amended so that no individual retaining wall exceeds 2m in height. Where retaining is required due to the sloping site conditions, the retaining has been revised to a benched arrangement rather than a single retaining wall exceeding 2m.

The amended retaining design responds to the natural slope of the land while reducing the visual impact of the retaining walls. The use of stepped retaining assists in breaking down the apparent height and bulk of the walls and provides opportunity for landscaping between retained levels where practical.

The proposed retaining is considered necessary due to the site slope and the need to provide safe and functional building, driveway and outdoor areas. The retaining wall design, external materials, colours and associated landscaping will assist in minimising visual impact and is considered to satisfy CLA-S3.7.2 P2.

In relation to CLA-S3.7.2 A3/P3, please clarify the external surfaces and colour schemes proposed.

The proposed external materials and colour scheme have been selected to minimise visual impact and reduce contrast with the surrounding Single Hill landscape.

The proposed external finishes are generally as follows:

- Roof sheeting: Colorbond Monument or similar dark neutral tone
- Window and door frames: Powdercoated aluminum, Colorbond Monument or similar
- Wall finish: Neutral mid-toned render/cladding, final colour to be confirmed
- Feature cladding: Natural timber-look battening or similar
- Garage door: Timber-look finish or similar natural tone

- Base/foundation elements: Natural stone or stone-faced cladding
- Balustrading: Low-reflective glazing with powdercoated frame

The overall palette is deliberately neutral and natural in appearance. The use of darker roof sheeting and window framing assists in reducing reflectivity and contrast with the background vegetation. Timber-look elements and stonework provide a more natural finish and assist the building in visually integrating with the rural residential and bushland setting.

The proposal does not rely on bright primary colours or high contrast complementary colour schemes. Any stronger feature finishes are limited and used as recessive or natural accent materials rather than visually dominant elements.

The use of controlled fill, stone-faced base elements, and landscape integration further assists in reducing the perceived bulk of the dwelling and grounding the development into the slope of the site. On this basis, the proposed external finishes and colour scheme are considered to satisfy CLA-S3.7.2 A3 or, to the extent required, Performance Criteria P3.

In relation to CLA-S3.7.2 A4/P4, please demonstrate how the proposed glazing areas meet the requirements of the above clause.

The proposed glazing areas have been reviewed and are less than 50% of the total wall area on each elevation. Glazing calculations are shown on the amended elevation sheets (refer to Sheets A.07 & A.08 for details).

Accordingly, the proposed glazing complies with Acceptable Solution A4 and no assessment against Performance Criteria P4 is required.

In relation to CLA-S3.7.2 P7, as the driveway finish proposed is gravel, please address the performance criteria in relation to the materials proposed, site conditions and potential visual impact.

The amended plans now nominate hotmix asphalt as the proposed driveway surface.

As hotmix asphalt is an acceptable sealed surface under CLA-S3.7.2 A7, the proposal now complies with Acceptable Solution A7 and no assessment against Performance Criteria P7 is required.

CLA-S3.7.3 A2/P2 - Bird strike

In relation CLA-S3.7.3 A2/P2, please provide amended plans and/or demonstrate how the proposed development minimises the risk of bird strike.

The proposed development has been designed to minimise the risk of bird strike through the siting and articulation of the dwelling and the specification of low-reflectivity external glazing.

All external windows, glazed doors and glazed balustrades will comprise low-reflectivity, non-mirrored glass selected to minimise reflections of the sky, surrounding vegetation and habitat. The glazing is also broken into individual panels by powder coated frames and is visually interrupted by solid walls, recessed openings, eaves, roof forms and other architectural elements, reducing the appearance of large, continuous reflective surfaces.

The principal areas of glazing are generally oriented toward the proposed deck, pool and managed areas surrounding the dwelling rather than directly toward the adjoining woodland. The building layout also avoids clear, uninterrupted sightlines through opposing glazed openings that could appear to birds as a continuous flight path.

In regards to the sloping topography, building siting, surrounding managed areas, articulated window design and use of low-reflectivity glazing; the proposed development is considered to appropriately minimise the risk of bird strike and satisfy CLA-S3.7.3 P2.

CLA-S3.7.4 A1, A2, A4 - Water conservation

In relation to CLA-S3.7.4 A1 and A2, please show on the site plan the location of the required rainwater storage.

The amended site plan has been updated to show the location of the required rainwater storage tank/s.

The proposed rainwater storage will provide a minimum capacity of 10,000L and will be connected to the roofed development. The system will maintain a free volume of not less than 2,500L to assist in reducing peak stormwater discharge. Stored rainwater will be available for non-potable domestic purposes, including laundry, toilet flushing and/or garden watering, as required.

Tank overflows will be directed to a suitably located stormwater absorption trench, soakage trench, detention area or other approved stormwater disposal system to minimise erosion and manage stormwater discharge on site.

The proposed tank location is within the building area/building envelope and is shown on the amended site plan. The proposal is therefore considered to satisfy CLA-S3.7.4 A1 and A2.

In relation to CLA-S3.7.4 A4, please demonstrate that the site has been assessed for risk of dispersive soils (tunnel erosion) and, if a risk is identified, all construction is carried out in accordance with expert engineering advice.

The site has been assessed by *Geo-Environmental Solutions* as part of the submitted Geo-Environmental, Stormwater and Onsite Wastewater reports. The *GES* reports identify the site soil conditions, including the presence of slightly dispersive soils, and provide recommendations for the design and construction of stormwater, wastewater and associated site works.

All construction, stormwater, wastewater, driveway/access and underground infrastructure works are to be undertaken in accordance with the recommendations of the *GES* reports and any associated engineering documentation.

On this basis, the proposal is considered to comply with CLA-S3.7.4 A4.

Parking and Sustainable Transport Code

C2.6.1 Construction of parking areas & C2.6.2 Design and layout of parking areas

The proposal does not meet the acceptable solution requirements of clause C2.6.1 (A1) as the driveway and parking areas proposed are gravel, in this instance, please address the corresponding performance criteria.

The driveway and parking areas have been amended from gravel to hotmix asphalt. As the driveway and parking areas are now proposed to be sealed, the proposal complies with the relevant acceptable solution requirements of C2.6.1 A1 and no assessment against the performance criteria is required.

Please provide the proposed driveway gradients in relation to clause C2.6.2 of the Parking and Sustainable Transport Code.

Amended Sheet A.13 has been provided showing the proposed spot levels and gradients throughout the driveway and access areas. The proposed grading has been developed having regard to the provisions and intent of AS 2890.1, the sloping characteristics of the site, expected residential vehicle movements and the need to provide safe and functional all-weather access.

The driveway will be asphalt sealed and provides direct access to the proposed dwelling and shed, with flatter approach and manoeuvring areas provided adjacent to the buildings. Having regard to the site conditions, proposed gradients, layout, anticipated vehicle use and all-weather construction, the driveway is considered to provide convenient, safe and efficient access and satisfy Performance Criterion P1 of clause C2.6.2.

Safeguarding of Airport Code

C16.6.1 Buildings and works within an airport obstacle limitation area

The subject site is located within the 55m and 60m AHD airport obstacle limitation area (OLS), and as the elevation contours of the location of the development is approximately 65m – 75 AHD, OLS height, the development exceeds the obstacle limitation area specified for the site. In this instance, the Safeguarding of Airports Code applies, specifically clause C16.6.1 ‘Buildings and works within an airport obstacle limitation area’. Please note that there are no Performance Criteria for this provision. As the development exceeds the OLS height, approval for the development must be provided (in writing) from the relevant Commonwealth department under the Airports Act 1996 (Commonwealth). Please contact the Department of Infrastructure, Transport, Regional Development and Communications on (02) 6274 6125 (within Australia) or Via Flysafes@infrastructure.gov.au

The updated documentation has been submitted to *Hobart Airport* and *Flysafes*, we were advised on 7th July that the development has been sent to the Department Delegate for approval, we are just awaiting the official approval which we will forward onto council as soon as we receive it.

We appreciate the time Council has taken in assessing the application and trust the above satisfies Councils Request for Further Information under Section 54 of the Land Use Planning and Approvals Act 1993 (LUPAA).

Kind Regards,

Matt Kennedy

Matt Kennedy Drafting & Design

ONSITE-WASTEWATER ASSESSMENT

14 Eleanor Court

Acton Park

May 2026



GEO-ENVIRONMENTAL

SOLUTIONS

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Aimee & Joel Everard
Site Address:	14 Eleanor Court, Acton Park
Date of Inspection:	24/04/2026
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	177726/73
Title Area:	Approx. 1.019 ha
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation , Airportobstacle limitation area
Slope & Aspect:	9° SW facing slope
Vegetation:	Grass & Weeds
Ground Surface:	Disturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Permian Mudstone
Climate:	Annual rainfall 550mm
Water Connection:	Mains
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS1547:2012

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.10	0.00-0.20	0.0-0.20	ML	TOPSOIL: Clayey SILT : Dark brown, slightly moist, loose.
0.10-0.70	0.20-0.80	0.20-0.60	CH	CLAY : High plasticity, brown-grey-yellow, slightly moist, BH1 firm, BH2 stiff.
0.70-1.00		0.60-1.10	CI	CLAY : Medium plasticity, orange-brown, slightly moist, firm.
1.00-1.10	0.80-0.90	1.10-1.20	GW	Sandy GRAVEL : White-grey, dry, very dense, refusal on assumed rock.

Site Notes

The soils on site consist of fine sand topsoils overlying clay subsoils developing from Permian Mudstone.

A low permeability of 0.12m/day is expected at this site.

GES have identified the following at the site:

- The site has a 14% slope and presents low to slope instability and landslip
- There are no proposals for cuts or change of grade which will impact on stormwater disposal
- The site soils have been identified as comprising of shallow clay dominant soils.
- A water table was not identified during the investigation.
- There is no evidence to suggest saline water intrusion at the site
- Bedrock was encountered at 1.20 meters.

Soil Dispersion

The site soils have been identified as slightly dispersive (Emerson class 2.1).

Existing Conditions and Assumptions

The site covers an area of approximately 1.019ha. The proposed dwelling and shed have a total roof area of approx. 705m². In addition the the proposed pool, deck and driveway with a combined area of 802m². There are no practical on-street stormwater connection options therefore detention on-site will be required.

It is proposed that overflow be directed to the 24m x 2m x 1m absorption trench. The stormwater management report is prepared in accordance with the design criteria listed below:

- The stormwater drainage system is designed using Bureau of Meteorology (BOM) published rainfall Intensity Frequency Duration (IFD) data as a minor / major system to accommodate the 5% AEP / 20 min storm events.
- The flow rate of stormwater leaving the site shall be designed so that it does not exceed the pre-developed flow rate for both the minor and major rain events.
- The total site discharges are modelled as described in *Storm Drainage Design in Small Urban Catchments*, a handbook for Australian practice by *Australian Rainfall and Runoff (ARR2019)*, Book 9 – Runoff in Urban Areas.

Detention Calculations

Detention calculations area provided in Appendix A

Summary and Conclusions

- Detention design to be adopted as per design and documentation.
- The designed solution complies with the performance solution design check carried out.
- • The 48m² base (24m x 2m x 1m) trench is designed over a 20 minute storm duration for the proposed development.
- Soils were found to be slight dispersive therefore gypsum should be applied to the bottom of the trench at a rate of 1kg/m².
- DN100 slotted PVC pipe with geotextile covering on top of aggregate to be installed within the soakage trench

It is also recommended that regular inspection and maintenance is conducted to ensure the stormwater system is operating without obstruction. A schematic of recommended checks is attached.

GES Stormwater Maintenance Plan Checklist

Indicative frequency	Inspection and criteria	Maintenance activities (where required)
Annual	Check whether any tree branches overhang the roof or are likely to grow to overhang the roof	If safe and where permitted, consider pruning back any overhanging branches
	Check that access covers to storage tanks are closed	Secure any open access covers to prevent risk of entry
	Check that screens on inlets, overflows and other openings do not have holes and are securely fastened	Repair any defective screens to keep out mosquitoes
	Inspect tank water for presence of rats, birds, frogs, lizards or other vermin or insects	Remove any infestations, identify point of entry and close vermin and insect-proof mesh
	Inspect tank water for presence of mosquito larvae (inspect more frequently in sub-tropical and tropical northern Australia, based on local requirements)	Identify point of entry and close with insect-proof mesh with holes no greater than 1.6 mm in diameter
	Inspect gutters for leaf accumulation and ponding	Clean leaves from gutters-remove more regularly if required. If water is ponding, repair gutter to ensure water flows to downpipe
	Check signage at external roof water taps and that any removable handle taps are being properly used	Replace or repair the missing or damaged signage and fittings
	Check plumbing and pump connections are watertight/without leakage	Repair any leaks as necessary
	Check suction strainers, in-line strainers and pump location for debris	Clean suction strainers, in-line strainers or debris from pump location
	Check pump installation is adequate for reliable ongoing operation	Modify and repair as required
	Check first flush diverter, if present	Clean first flush diverter, repair and replace if necessary
	Check condition of roof and coatings	Investigate and resolve any apparent changes to roof condition, such as loss of material coatings
	Drain, clean out and check the condition of the tank walls and roof to ensure no holes have arisen due to tank deterioration	Repair any tank defects

Triennial	Check sediment levels in the tank	Organise a suitable contractor to remove accumulated sediment if levels are approaching those that may block tank outlets
	Undertake a systematic review of operational control of risks to the system	Identify the reason for any problems during inspections and take actions to prevent failures occurring in future
	Inspect and follow up on any complaints or concerns raised that could indicate problems with the system	Repair or replace any problems that are notified
After 20 years and then every 5 years	Monitor the effectiveness of the stormwater absorption area to assess for any clogging due to algal growth, or blocking due to tree roots/grass growth/trench failure.	Clean or replace clogged equipment
Ongoing	Inspect and follow up on any complaints or concerns raised that could indicate problems with the system	Repair or replace any problems that are notified

Location

Label: Acton Park
Easting: 540562
Northing: 5252552
Zone: 55
Latitude: Nearest grid cell: 42.8875 (S)
Longitude: Nearest grid cell: 147.4875 (E)



IFD Design Rainfall Intensity (mm/h)

Issued: 21 May 2026

Rainfall intensity for Durations, Exceedance per Year (EY), and Annual Exceedance Probabilities (AEP).
[FAQ for New ARR probability terminology](#)

Table

Chart

Unit: mm/h

Duration	Annual Exceedance Probability (AEP)						
	63.2%	50%#	20%*	10%	5%	2%	1%
1 min	61.7	69.7	96.6	117	137	167	192
2 min	52.5	58.7	79.0	93.2	107	124	137
3 min	46.5	52.2	70.7	83.8	96.7	113	126
4 min	42.1	47.3	64.6	77.1	89.6	106	120
5 min	38.5	43.5	59.7	71.6	83.7	101	114
10 min	28.1	31.8	44.3	53.7	63.7	78.3	90.5
15 min	22.8	25.8	36.0	43.7	51.9	64.0	74.1
20 min	19.5	22.1	30.7	37.2	44.1	54.2	62.7
25 min	17.2	19.5	27.0	32.7	38.6	47.3	54.5
30 min	15.6	17.6	24.3	29.3	34.6	42.1	48.3
45 min	12.4	14.0	19.1	22.9	26.8	32.2	36.6
1 hour	10.5	11.9	16.2	19.2	22.4	26.6	30.0
1.5 hour	8.43	9.47	12.8	15.1	17.4	20.4	22.8
2 hour	7.21	8.10	10.9	12.8	14.7	17.1	19.0
3 hour	5.79	6.52	8.77	10.3	11.7	13.5	14.9
4.5 hour	4.67	5.27	7.10	8.29	9.44	10.9	12.0
6 hour	4.00	4.53	6.12	7.16	8.15	9.46	10.4
9 hour	3.19	3.64	4.97	5.83	6.66	7.79	8.63
12 hour	2.71	3.09	4.26	5.03	5.77	6.79	7.56
18 hour	2.11	2.43	3.39	4.03	4.65	5.54	6.22
24 hour	1.75	2.02	2.84	3.40	3.95	4.73	5.34
30 hour	1.50	1.73	2.46	2.95	3.44	4.14	4.69
36 hour	1.32	1.52	2.17	2.61	3.05	3.68	4.18
48 hour	1.06	1.22	1.75	2.12	2.48	3.00	3.41
72 hour	0.762	0.879	1.26	1.53	1.79	2.16	2.46
96 hour	0.597	0.687	0.978	1.18	1.39	1.67	1.90
120 hour	0.491	0.564	0.797	0.958	1.13	1.35	1.53
144 hour	0.419	0.480	0.672	0.803	0.943	1.13	1.28
168 hour	0.366	0.419	0.582	0.689	0.810	0.969	1.10

Note:

The 50% AEP IFD **does not** correspond to the 2 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 1.44 ARI.

* The 20% AEP IFD **does not** correspond to the 5 year Average Recurrence Interval (ARI) IFD. Rather it corresponds to the 4.48 ARI.

STORAGE TRENCH			
Hydrology			
Total Catchment Area		1507	m ²
Runoff Coefficient		0.734	
Annunal Recurrence Interval (ARI)		20	yr
Ground Conditions			
Hydraulic conductivity (K)		0.12	m/day
		0.080	mm/min
Adjusted Rate (15% clogging factor)		0.068	mm/min
Trench Design			
Length		24	m
Width		2	m
Depth		1	m
Infiltration Area		48	m ²
Porosity		0.35	%
Trench Storage		16.80	m ³
		16800	L
Final Check			
Criteria	Requirement	Design	Check
Detention reqd	8790	16800	OK

STORM CHECK					
Storm Duration	Intensity	Inflow Volume	Outflow Volume	Required Storage	Emptying time
	(mm/hr)	(m ³)	(L)	(L)	(hr)
1 min	137	2526	3	2522	12.88
2 min	107	3945	7	3939	20.11
3 min	96.7	5348	10	5338	27.26
4 min	89.6	6607	13	6594	33.67
5 min	83.7	7715	16	7699	39.31
10 min	63.7	11743	33	11711	59.80
15 min	51.9	14352	49	14303	73.04
20 min	44.1	16260	65	16195	82.69
25 min	38.6	17790	82	17709	90.42
30 min	34.6	19136	98	19038	97.21
45 min	26.8	22233	147	22086	112.78
1 hour	22.4	24777	196	24582	125.52
1.5 hour	17.4	28870	294	28576	145.92
2 hour	14.7	32520	392	32129	164.06
3 hour	11.7	38825	588	38238	195.25
4.5 hour	9.44	46989	881	46107	235.43
6 hour	8.15	54090	1175	52915	270.20
9 hour	6.66	66302	1763	64539	329.55
12 hour	5.77	76589	2350	74239	379.08
18 hour	4.65	92584	3525	89059	454.75
24 hour	3.95	104862	4700	100162	511.45
30 hour	3.44	114153	5875	108278	552.89
36 hour	3.05	121454	7050	114404	584.17
48 hour	2.48	131675	9400	122274	624.36
72 hour	1.79	142559	14100	128459	655.94
			Full volume	16800	655.94
Notes:					
Inflow volume calculated using Equation 10.1 (WSUD Guidelines: Chapter 10)					
Outflow volume calculated using Equation 10.2 (WSUD Guidelines: Chapter 10)					
Required storage and emptying time is left blank when outflow volume exceeds inflow volume					

Location: Acton Park
Site: 1507m² with tc = 20 and tcs = 10 mins.
PSD: AEP of 5%, Underground rectangular tank PSD = 10.33L/s
Storage: AEP of 5%, Underground rectangular tank volume = 8.79m³

Design Criteria (Custom AEP IFD data used)

Location = Acton Park
 Method = E (A)RI 2001,A(E)P 2019

PSD annual exceedance probability (APE) = 5 %
 Storage annual exceedance probability (APE) = 5 %

Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom

Site Geometry

Site area (As) = 1507 m² = 0.1507 Ha
 Pre-development coefficient (Cp) = 0.50
 Post development coefficient (Cw) = 0.70
 Total catchment (tc) = 20 minutes
 Upstream catchment to site (tcs) = 10 minutes

Coefficient Calculations

Pre-development				Post development			
Zone	Area (m ²)	C	Area * C	Zone	Area (m ²)	C	Area * C
Concrete	0	0.90	0	Concrete	0	0.90	0
Roof	0	1.00	0	Roof	705	1.00	705
Gravel	0	0.50	0	Gravel	802	0.50	401
Garden	1507	0.30	452	Garden	0	0.30	0
Total	1507	m²	452	Total	1507	m²	1106

$$C_p = \Sigma \text{Area} * C / \text{Total} = 0.300$$

$$C_w = \Sigma \text{Area} * C / \text{Total} = 0.734$$

Permissible Site Discharge (PSD) (AEP of 5%)

PSD Intensity (I) = 44.5 mm/hr For catchment tc = 20 mins.
 Pre-development (Qp = Cp*I*As/0.36) = 9.31 L/s
 Peak post development (Qa = 2*Cw*I*As/0.36) = 26.08 L/s =(0.586 x I) Eq. 2.24
 Storage method = U (A)bove,(P)ipe,(U)nderground,(C)ustom
 Permissible site discharge (Qu = PSD) = 10.330 L/s

Above ground - Eq 3.8

$$Q = \text{PSD}^2 - 2 * Q_a / t_c * (0.667 * t_c * Q_p / Q_a + 0.75 * t_c + 0.25 * t_{cs}) * \text{PSD} + 2 * Q_a * Q_p$$

Taking x as = PSD and solving

$$a = 1.0 \quad b = -58.1 \quad c = 485.8$$

$$\text{PSD} = \frac{-b \pm \sqrt{b^2 - 4ac}}{(2a)}$$

$$\text{PSD} = 10.136 \text{ L/s}$$

Below ground pipe - Eq 3.3

$$Q_p = \text{PSD} * [1.6 * t_{cs} / \{t_c * (1 - 2 * \text{PSD} / (3 * Q_a))\} - 0.6 * t_{cs}^{2.67} / \{t_c * (1 - 2 * \text{PSD} / (3 * Q_a))\}^{2.67}]$$

$$= 9.31$$

$$\text{PSD} = 10.605 \text{ L/s}$$

Below ground rectangular tank - Eq 3.4

$$t = t_{cs} / (t_c * (1 - 2 * \text{PSD} / (3 * Q_a))) = 0.679$$

$$Q_p = \text{PSD} * [0.005 - 0.455 * t + 5.228 * t^2 - 1.045 * t^3 - 7.199 * t^4 + 4.519 * t^5]$$

$$= 9.31$$

$$\text{PSD} = 10.330 \text{ L/s}$$

Design Storage Capacity (AEP of 5%)

$$\begin{aligned} \text{Above ground (Vs)} &= [0.5*Q_a*td - [(0.875*PSD*td)(1-0.917*PSD/Q_a) + (0.427*td*PSD^2/Q_a)]] * 60/10^3 \text{ m}^3 & \text{Eq 4.23} \\ \text{Below ground pipe (Vs)} &= [(0.5*Q_a - 0.637*PSD + 0.089*PSD^2/Q_a)*td] * 60/10^3 \text{ m}^3 & \text{Eq 4.8} \\ \text{Below ground rect. tank (Vs)} &= [(0.5*Q_a - 0.572*PSD + 0.048*PSD^2/Q_a)*td] * 60/10^3 \text{ m}^3 & \text{Eq 4.13} \end{aligned}$$

td (mins)	I (mm/hr)	Qa (L/s)	Above Vs (m³)	Pipe Vs (m³)	B/G Vs (m³)
5	84.6	49.6			5.69
9	67.3	39.5			7.53
11	61.3	35.9			8.05
13	56.4	33.0			8.40
15	52.3	30.6			8.62
17	48.8	28.6			8.75
19	45.8	26.9			8.79
21	43.3	25.3			8.78
23	41.0	24.0			8.72
25	39.0	22.9			8.61

Table 1 - Storage as function of time for AEP of 5%

Type	td (mins)	I (mm/hr)	Qa (L/s)	Vs (m³)
Above Pipe				
B/ground	19.6	45.0	26.4	8.79

Table 2 - Storage requirements for AEP of 5%

Frequency of operation of Above Ground storage

$$\begin{aligned} Q_{p2} &= 0.75 \text{ CI 2.4.5.1} \\ Q_{p2} &= Q_{p2} * Q_{p1} \text{ (where } Q_{p1} = PSD) = 7.60 \text{ L/s at which time above ground storage occurs} \\ I &= 360 * Q_{p2} / (2 * C_w * A_s * 10^3) = 13.0 \text{ mm/h} & \text{Eq 4.24} \end{aligned}$$

Period of Storage

Time to Fill:

$$\begin{aligned} \text{Above ground (tf)} &= td * (1 - 0.92 * PSD / Q_a) & \text{Eq 4.27} \\ \text{Below ground pipe (tf)} &= td * (1 - 2 * PSD / (3 * Q_a)) & \text{Eq 3.2} \\ \text{Below ground rect. tank (tf)} &= td * (1 - 2 * PSD / (3 * Q_a)) & \text{Eq 3.2} \end{aligned}$$

Time to empty:

$$\begin{aligned} \text{Above ground (te)} &= (V_s + 0.33 * PSD^2 * td / Q_a * 60 / 10^3) * (1.14 / PSD) * (10^3 / 60) & \text{Eq 4.28} \\ \text{Below ground pipe (te)} &= 1.464 / PSD * (V_s + 0.333 * PSD^2 * td / Q_a * 60 / 10^3) * (10^3 / 60) & \text{Eq 4.32} \\ \text{Below ground rect. tank (te)} &= 2.653 / PSD * (V_s + 0.333 * PSD^2 * td / Q_a * 60 / 10^3) * (10^3 / 60) & \text{Eq 4.36} \end{aligned}$$

$$\text{Storage period (Ps = tf + te)} \quad \text{Eq 4.26}$$

Type	td (mins)	Qa (L/s)	Vs (L/s)	tf (mins)	te (mins)	Ps (mins)
Above Pipe						
B/ground	19.6	26.4	8.8	14.5	44.4	58.9

Table 3 - Period of Storage requirements for AEP of 5%

Orifice

$$\begin{aligned} \text{Permissible site discharge (Qu=PSD)} &= 10.33 \text{ L/s (Underground storage)} \\ \text{Orifice coefficient (CD)} &= 0.61 \text{ For sharp circular orifice} \\ \text{Gravitational acceration (g)} &= 9.81 \text{ m/s}^2 \\ \text{Maximum storage depth above orifice (H)} &= 400 \text{ mm} \\ \text{Orifice flow (Q)} &= CD * A_o * \sqrt{2 * g * H} \\ \text{Therefore:} \\ \text{Orifice area (Ao)} &= 6045 \text{ mm}^2 \\ \text{Orifice diameter (D = } \sqrt{4 * A_o / \pi} \text{)} &= 87.7 \text{ mm} \end{aligned}$$

LEGEND

- PROPOSED BUILDING
- BOUNDARY
- NEIGHOURING BOUNDARY
- CONTOUR
- WM WATER MAIN
- S SEWER MAIN
- SET BACK

CODE OVERLAYS

- PRIORITY VEGETATION AREA
- LANDSLIP HAZRD - LOW
- SPECIFIC AREA PLAN - SINGLE HILL SPECIFIC AREA PLAN - ENTIRE SITE
- BUSHFIRE - PRONE AREA - ENTIRE SITE
- AIRPORT OBSTACLE LIMITATION AREA - ENTIRE SITE

New Services

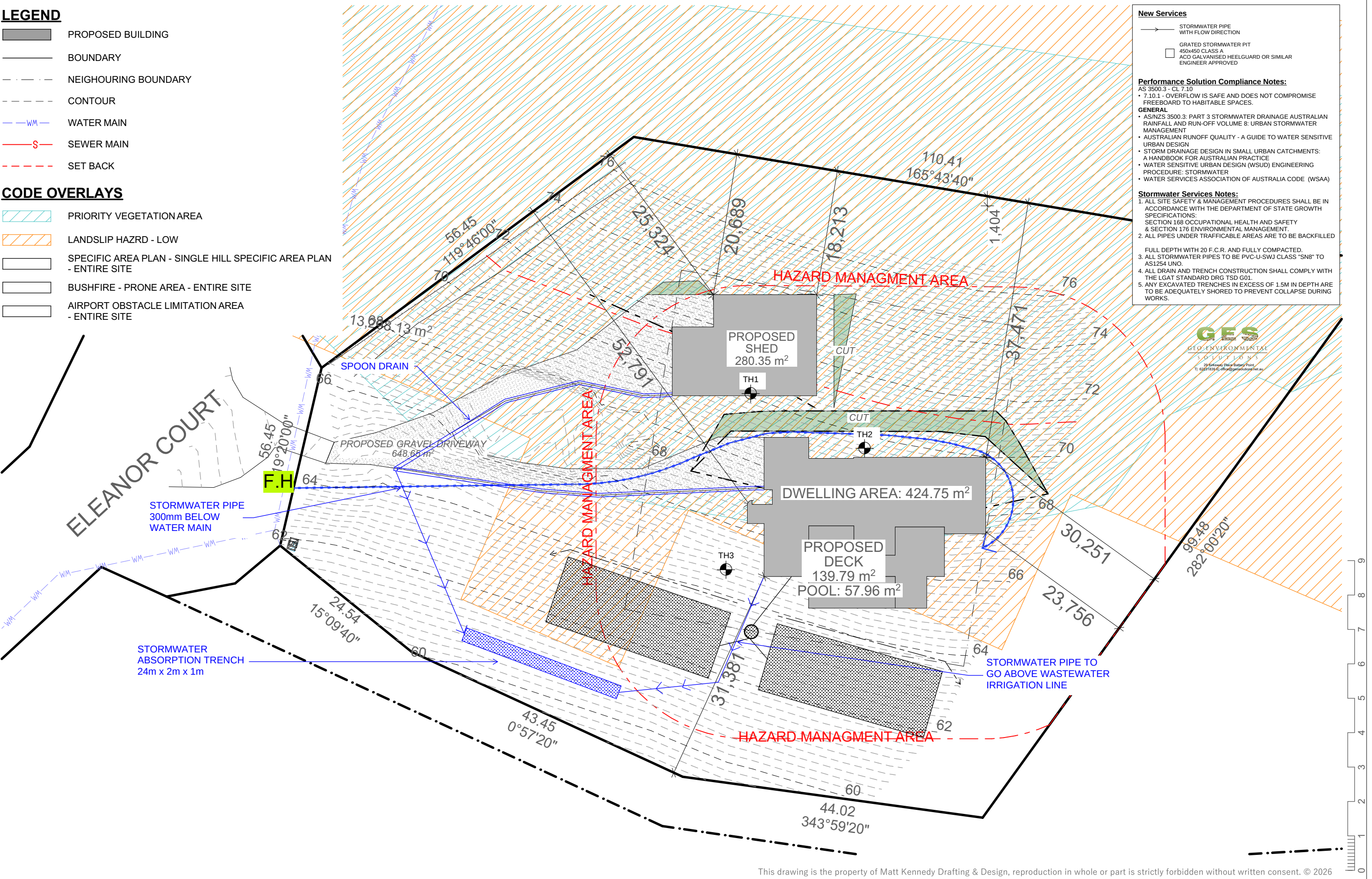
- STORMWATER PIPE WITH FLOW DIRECTION
- GRATED STORMWATER PIT
- 450x450 CLASS A ACO GALVANISED HEELGUARD OR SIMILAR ENGINEER APPROVED

Performance Solution Compliance Notes:

- AS 3500.3 - CL 7.10
- 7.10.1 - OVERFLOW IS SAFE AND DOES NOT COMPROMISE FREEBOARD TO HABITABLE SPACES.
- GENERAL
- AS/NZS 3500.3: PART 3 STORMWATER DRAINAGE AUSTRALIAN RAINFALL AND RUN-OFF VOLUME 8: URBAN STORMWATER MANAGEMENT
 - AUSTRALIAN RUNOFF QUALITY - A GUIDE TO WATER SENSITIVE URBAN DESIGN
 - STORM DRAINAGE DESIGN IN SMALL URBAN CATCHMENTS: A HANDBOOK FOR AUSTRALIAN PRACTICE
 - WATER SENSITIVE URBAN DESIGN (WSUD) ENGINEERING PROCEDURE: STORMWATER
 - WATER SERVICES ASSOCIATION OF AUSTRALIA CODE (WSAA)

Stormwater Services Notes:

- ALL SITE SAFETY & MANAGEMENT PROCEDURES SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF STATE GROWTH SPECIFICATIONS: SECTION 168 OCCUPATIONAL HEALTH AND SAFETY & SECTION 176 ENVIRONMENTAL MANAGEMENT.
- ALL PIPES UNDER TRAFFICABLE AREAS ARE TO BE BACKFILLED FULL DEPTH WITH 20 F.C.R. AND FULLY COMPACTED.
- ALL STORMWATER PIPES TO BE PVC-U-SWJ CLASS "SN8" TO AS1254 UNO.
- ALL DRAIN AND TRENCH CONSTRUCTION SHALL COMPLY WITH THE LGAT STANDARD DRG TSD G01.
- ANY EXCAVATED TRENCHES IN EXCESS OF 1.5M IN DEPTH ARE TO BE ADEQUATELY SHORED TO PREVENT COLLAPSE DURING WORKS.



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MATT KENNEDY
DRAFTING & DESIGN
P: 0472 655 173
E: admin@matt-kennedy.com.au
Licence: 189009392



CLIENT:
EVERARD
ADDRESS:
14 ELEANOR CT, ACTON PARK 7170

JOB NO:
2544

PROPOSAL
NEW DWELLING
PROJECT STAGE
D.A

DATE
22/04/2026
SCALE
@A3

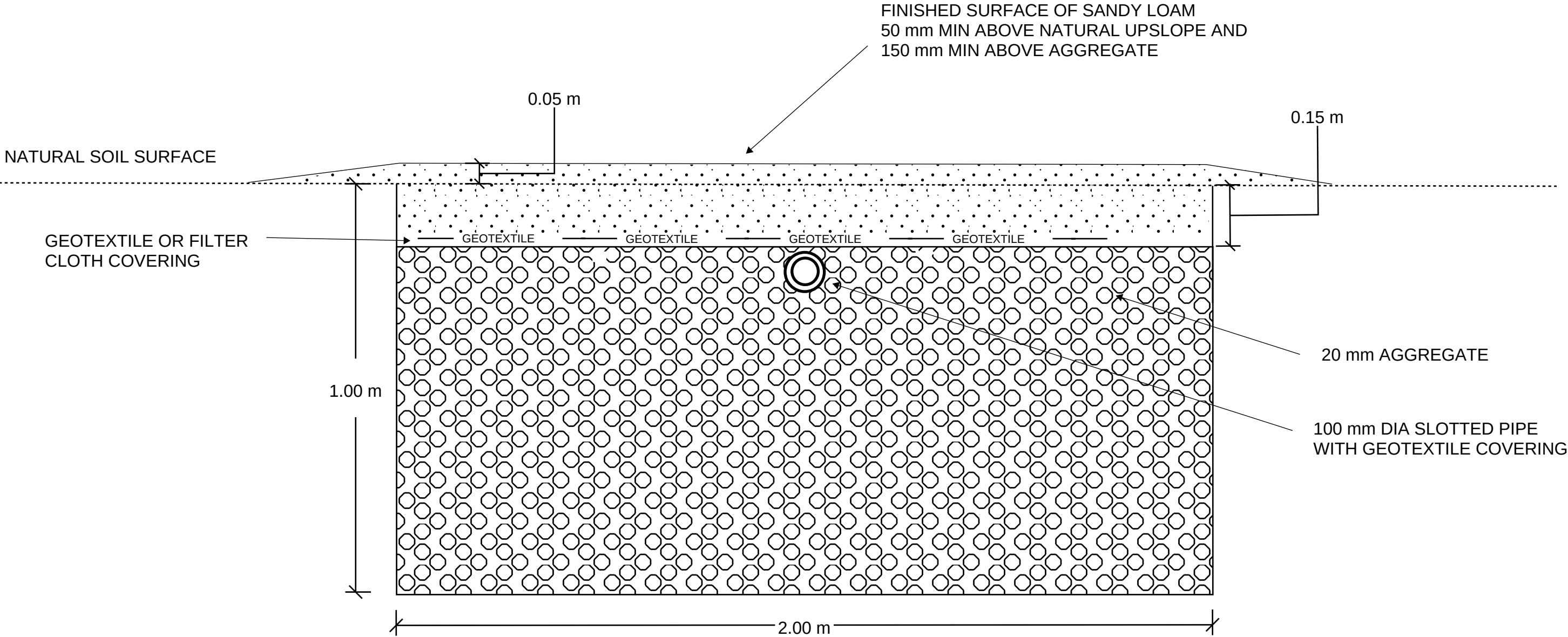


REV	AMENDMENT	DATES

A.03
SITE PLAN 1:500

Design notes:

1. Absorption bed dimensions of up to 21m long by 1m deep by 2m wide
– total storage volume calculated at average 35% porosity.
2. Base of bed to be excavated level and smearing and compaction avoided.
3. 90-100mm slotted pipe should be placed in the top 100mm of the 20mm aggregate
4. Geotextile or filter cloth to be placed over the pipe to prevent clogging of the pipes and aggregate
5. All works on site to comply with AS3500 and Tasmanian Plumbing code.



Do not scale from these drawings.
Dimensions to take precedence
over scale.

Geo-Environmental Solutions
Stormwater trench

Stormwater Absorption Detail

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: Owner name
 Address
 Suburb/postcode

Form **35**

Designer details:

Name: Category:
Business name: Phone No:
Business address:
 Fax No:
Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

Type of work: Building work ☐ Plumbing work ☒ (X all applicable)

Description of work:

(new building / alteration / addition / repair / removal / re-erection / water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☒ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☐ Performance Solution: ☒ (X the appropriate box)

Other details:

Stormwater Assessment

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: May-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: May-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by: Geo-Environmental Solutions	Date: May-26
Test reports:	Prepared by: Geo-Environmental Solutions	Date: May-26

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Stormwater Assessment - 14 Eleanor Court Acton Park - May-26

Attribution as designer:

I Vinamra Gupta, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Vinamra Gupta		21/05/2026
Licence No:	685982720		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☒ The works will not damage or interfere with TasWater's works
- ☒ The works will not adversely affect TasWater's operations
- ☒ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☒ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☒ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I Vinamra Gupta..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Vinamra Gupta		21/05/2026

14/04/2026

To: Aimee & Joel Everard

RE: Pool backwash management – 14 Eleanor Court Acton Park

In response to your inquiry regarding management of backwash volume from the proposed pool filter, I can advise the following:

Soil conditions

The soils on site have developed from Permian Mudstone and consist of clay dominant soils. The silty clay subsoils have a limiting permeability of approximately 0.12m/day (falling head permeability) and are classified according to AS1547-2012 as category 5 – Light Clay

Loading calculations

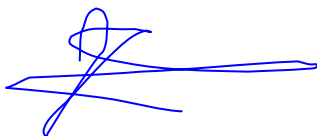
The estimated pool filter backwash volume is taken as 1% for a standard domestic pool filter. Based upon the supplied manufactures specifications for the pool filter media the combined pool and spa volume (86.4KL), the calculated backwash volume from the filter is up to 86.4L per month, equivalent to approximately 29L per day.

Taking a design loading rate of 5L/m²/day for the silty clay soils on site then an absorption trench area of at least 6m² with a storage volume of 850L is required.

Summary

Based upon the required trench area it is recommended that the trench area be installed into one 6m x 1.0m x 0.6m trench (please see attached design). The resultant retention area/volume should therefore be sufficient to handle the projected backwash volumes.

Please contact me if you have any further questions.



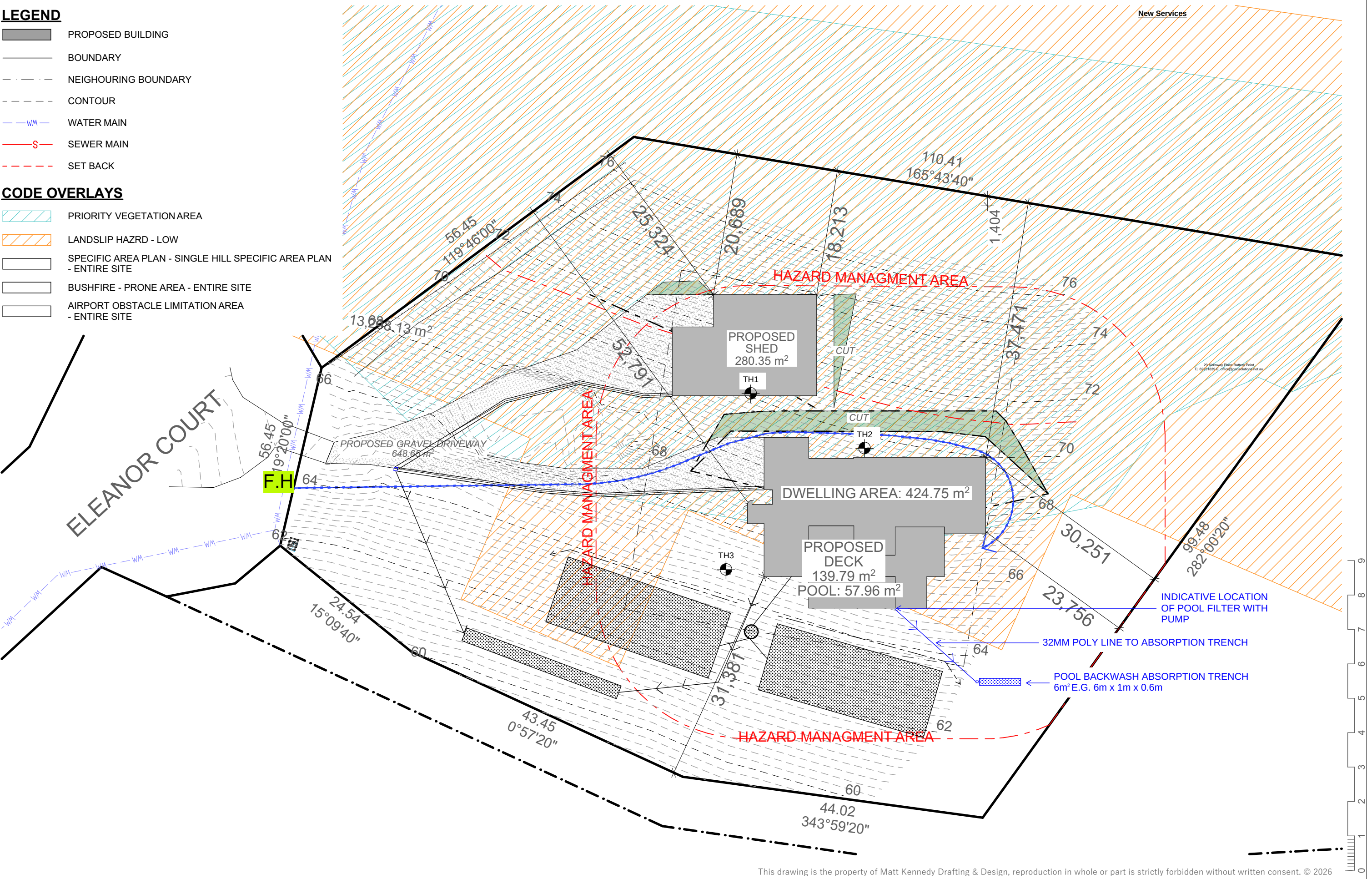
Dr John Paul Cumming PhD CPSS
Director

LEGEND

- PROPOSED BUILDING
- BOUNDARY
- NEIGHOURING BOUNDARY
- CONTOUR
- WM WATER MAIN
- S SEWER MAIN
- SET BACK

CODE OVERLAYS

- PRIORITY VEGETATION AREA
- LANDSLIP HAZRD - LOW
- SPECIFIC AREA PLAN - SINGLE HILL SPECIFIC AREA PLAN - ENTIRE SITE
- BUSHFIRE - PRONE AREA - ENTIRE SITE
- AIRPORT OBSTACLE LIMITATION AREA - ENTIRE SITE



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MATT KENNEDY
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Licence: 189009392

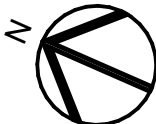


CLIENT:
EVERARD
ADDRESS:
14 ELEANOR CT, ACTON PARK 7170

JOB NO:
2544

PROPOSAL
NEW DWELLING
PROJECT STAGE
D.A

DATE
22/04/2026
SCALE
@A3



REV	AMENDMENT	DATES

A.03
SITE PLAN 1:500

Design notes:

- 1. Absorption trench dimensions of up to 20m long by 0.55m deep by 1m wide.
- 2. Base of trenches to be excavated level and smearing and compaction avoided.
- 3. Lower 400mm of bed to be filled with 20mm drainage aggregate and slotted 100mm distribution pipes packed into upper 100mm of aggregate
- 4. Final finished surface with sandy loam from on site to be 100 mm above natural surface to allow for settlement.
- 5. Construction on slopes up to 20% to allow trench depth range 650mm upslope edge to 450mm on down slope edge.
- 6. On slopes over 5% the sandy loam cover should be 75-100mm above natural with a toes no less than 500mm in length to avoid surface water accumulation (up slope ag drain also recommended to divert surface water flows).
- 7.The distribution pipe grid must be absolutely level to allow even distribution of effluent around the absorption area – it is recommended that the level be verified by running water into the system before backfilling and commissioning the trench
- 8.The slotted 90-100mm PVC distribution pipes must be slotted at “8 and 4 o’clock” when looking at the pipe section end-on, with the slots running level along the horizontal length of the pipe – please see figure 2 – or commercially available pre-slotted PVC pipe utilised
- 9.All works on site to comply with AS3500 and Tasmanian Plumbing code.

G

E

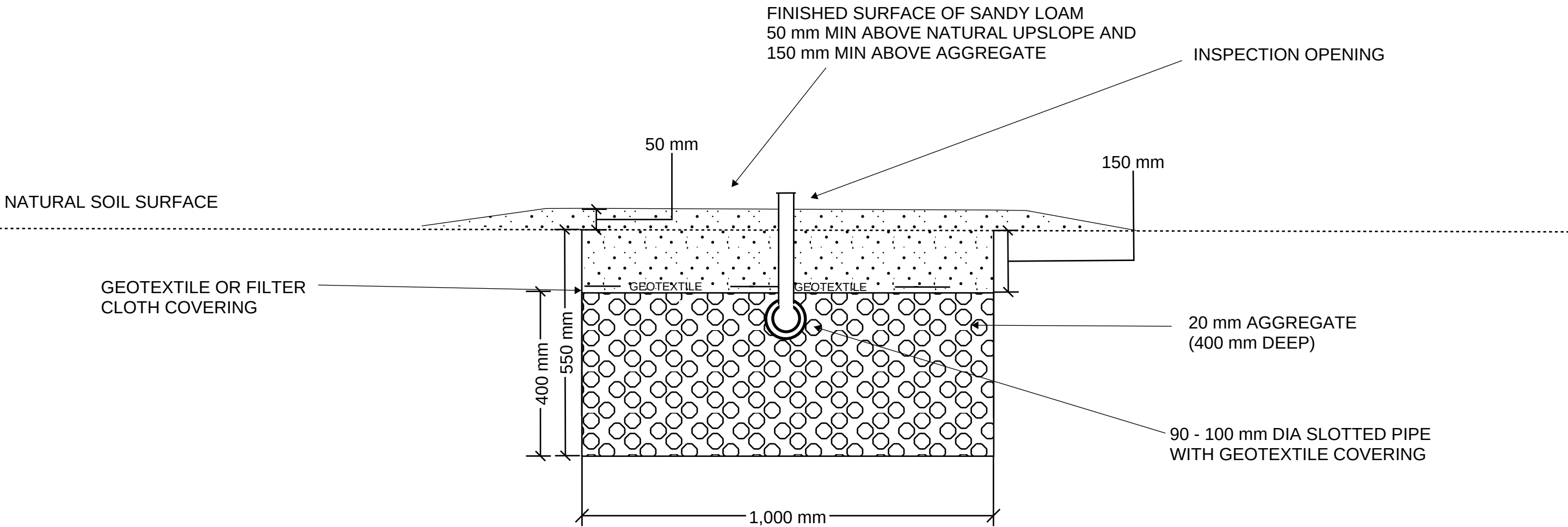
S

GEO-ENVIRONMENTAL

SOLUTIONS

29 Kirksway Place, Battery Point

T| 62231839 E| office@geosolutions.net.au



Do not scale from these drawings.
Dimensions to take precedence
over scale.

Absorption Trench Design- Slotted Pipe

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

To: Owner name
 Address
 Suburb/postcode

Form **35**

Designer details:

Name: Category:
Business name: Phone No:
Business address:
 Fax No:
Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

Type of work: Building work ☐ Plumbing work ☒ (X all applicable)

Description of work:

(new building / alteration / addition / repair / removal / re-erection / water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

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	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☒ Civil design	Civil Engineer or Civil Designer
	☐ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☐ Performance Solution: ☒ (X the appropriate box)

Other details:

Pool backwash assessment

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: May-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: May-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by: Geo-Environmental Solutions	Date: May-26
Test reports:	Prepared by: Geo-Environmental Solutions	Date: May-26

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AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Stormwater Assessment - 14 Eleanor Court Acton Park - May-26

Attribution as designer:

I Vinamra Gupta, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Vinamra Gupta		21/05/2026
Licence No:	685982720		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

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- ☒ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☒ The works will not damage or interfere with TasWater's works
- ☒ The works will not adversely affect TasWater's operations
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Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	Vinamra Gupta		21/05/2026

GEO-ENVIRONMENTAL ASSESSMENT

14 Eleanor Court

Acton Park

May 2026



GEO-ENVIRONMENTAL

S O L U T I O N S

Disclaimer: The author does not warrant the information contained in this document is free from errors or omissions. The author shall not in any way be liable for any loss, damage or injury suffered by the User consequent upon, or incidental to, the existence of errors in the information.

Investigation Details

Client:	Aimee & Joel Everard
Site Address:	14 Eleanor Court, Acton Park
Date of Inspection:	02/08/2022
Proposed Works:	New house
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	M. Campbell

Site Details

Certificate of Title (CT):	177726/73
Title Area:	Approx. 1.019 ha
Applicable Planning Overlays:	Bushfire-prone areas, Priority Vegetation, Airport obstacle limitation area
Slope & Aspect:	9° SW facing slope
Vegetation:	Grass & Weeds
Ground Surface:	Disturbed

Background Information

Geology Map:	MRT 1:250000
Geological Unit:	Permian Mudstone
Climate:	Annual rainfall 550mm
Water Connection:	Mains
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS1547:2012

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	BH 3 Depth (m)	USCS	Description
0.00-0.10	0.00-0.20	0.0-0.20	ML	TOPSOIL: Clayey SILT : Dark brown, slightly moist, loose.
0.10-0.70	0.20-0.80	0.20-0.60	CH	CLAY : High plasticity, brown-grey-yellow, slightly moist, BH1 firm, BH2 stiff.
0.70-1.00		0.60-1.10	CI	CLAY : Medium plasticity, orange-brown, slightly moist, firm.
1.00-1.10	0.80-0.90	1.10-1.20	GW	Sandy GRAVEL : White-grey, dry, very dense, refusal on assumed rock.

Site Notes

The soils on site consist of fine sand topsoils overlying clay subsoils developing from Permian Mudstone.

Site Classification

The site has been assessed and classified in accordance with AS2870:2011 “*Residential Slabs and Footings*”.

The site has been classified as:

Class M

Y^s range: **20-40mm**

Notes: Soils on site are have plastic and reactive characteristics, however, these soils are shallow and not likely to exhibit maximum ground surface movement potential with an indicative Y’s range of 20-40mm. It is recommended that all footing loads are transferred to bedrock (either directly or via piers/piles).

Wind Loading Classification

According to “AS4055:2021 - Wind Loads for Housing” the house site is classified below:

Wind Classification:	N3
Region:	A
Terrain Category:	2.0
Shielding Classification:	NS
Topographic Classification:	T2
Wind Classification:	N3
Design Wind Gust Speed – m/s ($V_{h,u}$):	50

Wastewater Classification & Recommendations

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as **Light Clay (category 5)**. The site is unsuited to the installation of a traditional septic tank and trenches due steep slopes and high wastewater load. Secondary treatment of effluent will be required, and it is proposed to install a package treatment system (e.g. Econocycle, Envirocycle, Ozzikleen etc) with treated effluent disposed by subsurface irrigation. A Design Irrigation Rate (DIR) of 2.4L/m²/day has been assigned for this site.

The proposed six-bedroom dwelling has a calculated maximum wastewater output of 1200L/day. This is based on a mains water supply and a maximum occupancy of 8 people (150L/day/person). With secondary treatment this will require an absorption area of at least 500m². This can be accommodated by subsurface irrigation. Soils were found to be slightly dispersive therefore gypsum will needed to be applied to the bottom of the irrigation area at a rate of 1kg/5m². For all calculations please refer to the Trench summary reports. A cut-off drain will be required upslope of the absorption area and excluded from all traffic or future building works. In light of the use of irrigation and secondary treatment the designation of a reserve area can be eliminated. This is justified by the ease at which irrigation systems can be replaced, with old lines and topsoil removed and replaced with new topsoil and irrigation systems within a 48 hour period.

The following setback distances are consistent with the Building Act 2016:

Upslope or level buildings:	3m
Downslope buildings:	4m
Upslope or level boundaries:	1.5m
Downslope boundaries:	9.5m
Downslope surface water:	100m

with Building Act 2016 Guidelines for On-site Wastewater Management Systems is outlined in the attached table. During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

Construction Notes & Recommendations

The site has been classified as **Class M**.

It is recommended that all footing loads are transferred to bedrock (either directly or via piers/piles).

All earthworks on site must comply with AS3798:2007, and I further recommend that consideration be given to drainage and sediment control on site during and after construction. Care should also be taken to ensure there is adequate drainage in the construction area to avoid the potential for weak bearing and foundation settlement associated with excessive soil moisture.

During construction GES will need to be notified of any variation to the soil conditions or wastewater loading as outlined in this report.

A handwritten signature in blue ink, consisting of a stylized 'J' and 'P' followed by a horizontal line.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD

Director

GES

Land suitability and system sizing for on-site wastewater management Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Aimee & Joel Everard	Assess. Date	19-May-26
		Ref. No.	
Assessed site(s)	14 Eleanor Court, Acton Park	Site(s) inspected	2-Aug-22
Local authority	Clarence	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and system sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 1,200 (using the 'No. of bedrooms in a dwelling' method)
 Septic tank wastewater volume (L/day) = 400
 Sullage volume (L/day) = 800
 Total nitrogen (kg/year) generated by wastewater = 4.4
 Total phosphorus (kg/year) generated by wastewater = 2.2

Climatic assumptions for site

(Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	45	36	29	46	47	40	48	44	56
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	35	31	31	38	31	25	39	40	34	41	37	48
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	95	79	60	25	11	5	-8	2	29	43	68	78
Annual evapotranspiration less retained rain (mm) =												489

Soil characteristics

Texture = Light Clay Category = 5 Thick. (m) = 1.2
 Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 2 Min depth (m) to water = 3

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site: All wastewater will be disposed of on the site
 The preferred method of on-site primary treatment: In a package treatment plant
 The preferred method of on-site secondary treatment: In-ground
 The preferred type of in-ground secondary treatment: None
 The preferred type of above-ground secondary treatment: None
 Site modifications or specific designs: Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) = 50
 Width (m) = 10
 Depth (m) = 0.2
 Total disposal area (sq m) required = 500
 comprising a Primary Area (sq m) of: 500
 and a Secondary (backup) Area (sq m) of:

Sufficient area is available on site

Comments

The calculated DIR for the Category 5 soil present is 2.4mm/day using an AWTS with a required subsurface irrigation area of 500sq. Therefore the system will have the capacity to cope with predicted climatic and loading events.

GES

Land suitability and system sizing for on-site wastewater management Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report Site assessment for on-site waste water disposal

Assessment for Aimee & Joel Everard

Assess. Date 19-May-26

Ref. No.

Assessed site(s) 14 Eleanor Court, Acton Park

Site(s) inspected 2-Aug-22

Local authority Clarence

Assessed by John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	1,000	V. high	Moderate		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	8	High	Low		
	Slope form	Straight simple		High	Low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
A	Aspect (Southern hemi.)	Faces SE or SW		V. high	High		
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	1,200	High	Very high	Moderate	Other factors lessen impact
	SAR of septic tank effluent		1.2	High	Low		
	SAR of sullage		2.1	High	Moderate		
	Soil thickness	m	1.2	V. high	Very low		
	Depth to bedrock	m	1.2	Mod.	Moderate		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		7.0	High	Very low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
AA	Soil dispersion	Emerson No.	2	V. high	Very high		
	Adopted permeability	m/day	0.12	Mod.	Very low		
A	Long Term Accept. Rate	L/day/sq m	2	High	High		

Comments: Soils were found to be slightly dispersive therefore gypsum will needed to be applied to the bottom of the irrigation area at a rate of 1kg/5m².

GES

Land suitability and system sizing for on-site wastewater management Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report Site assessment for on-site waste water disposal

Assessment for Aimee & Joel Everard

Assess. Date 19-May-26

Ref. No.

Assessed site(s) 14 Eleanor Court, Acton Park

Site(s) inspected 2-Aug-22

Local authority Clarence

Assessed by John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Cation exchange capacity	mmol/100g	110	High	Very low		
	Phos. adsorp. capacity	kg/cub m	0.7	High	Moderate		
	Annual rainfall excess	mm	-489	High	Very low		
	Min. depth to water table	m	3	High	Very low		
	Annual nutrient load	kg	6.6	High	Low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	3	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	145	V. high	Moderate		
A	Dist. to nearest other feature	m	11	V. high	High		
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	150	V. high	Low		

Comments

The soil onsite is clay dominant with a good CEC and P absorption, therefore the soil system has a good capacity to cope with the applied nutrient load from the wastewater system. There is a low environmental risk associated with onsite wastewater disposal.

Demonstration of wastewater system consistency with the *Building Act 2016 Guidelines for On-site Wastewater*

Acceptable Solutions	Performance Criteria	Compliance
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Consistent with A1 (b) (i) Land application area will be located with a minimum separation distance of 3m from an upslope or level building. Consistent with A1 (b) (iii) Land application area will be located with a minimum separation distance of 4m from a downslope building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A2 (b) (ii) Land application area will be located a minimum of 100m from downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Consistent with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Consistent with A3 (b) (iii) Land application area will be located with a minimum separation distance of 9.5m from a downslope property boundary.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	Consistent with A4 No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Consistent with A5 (b) No groundwater encountered
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Consistent with A5 (b)
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Consistent

AS1547:2012 – Loading Certificate – AWTs Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 14 Eleanor Court, Acton Park

System Capacity: 8 persons @ 150L/person/day

Summary of Design Criteria

DIR: 2.4mm/day.

Irrigation area: 500m²

Reserve area location /use: Not assigned. Irrigation lines and topsoil will need to be replaced within a 48 hour period

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTs and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the irrigation area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the irrigation area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Owner name
 Address
 Suburb/postcode

Designer details:

Name: Category:
Business name: Phone No:
Business address:
 Fax No:
Licence No: Email address:

Details of the proposed work:

Owner/Applicant Designer's project reference No.
Address: Lot No:

Type of work: Building work ☐ Plumbing work ☒ (X all applicable)

Description of work:

On-site wastewater management system - design

(new building / alteration / addition / repair / removal / re-erection
water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): (X all applicable certificates)

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☒ Performance Solution: ☐ (X the appropriate box)

Other details:

AWTS with subsurface irrigation

Design documents provided:

The following documents are provided with this Certificate –
Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: May-26
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: May-26
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by: Geo-Environmental Solutions	Date: May-26

Standards, codes or guidelines relied on in design process:	
AS1547:2012 On-site domestic wastewater management.	
AS3500 (Parts 0-5)-2013 Plumbing and drainage set.	

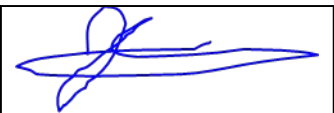
Any other relevant documentation:	
Geo-Environmental Assessment - 14 Eleanor Court Acton Park - May-26	
Geo-Environmental Assessment - 14 Eleanor Court Acton Park - May-26	

Attribution as designer:	
---------------------------------	--

I John-Paul Cumming, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	<i>Name: (print)</i>	<i>Signed</i>	<i>Date</i>
Designer:	John-Paul Cumming		19/05/2026
Licence No:	CC774A		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

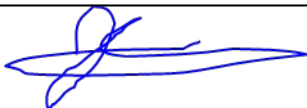
I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- ☒ The works will not increase the demand for water supplied by TasWater
- ☒ The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- ☒ The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- ☒ The works will not damage or interfere with TasWater's works
- ☒ The works will not adversely affect TasWater's operations
- ☒ The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- ☒ I have checked the LISTMap to confirm the location of TasWater infrastructure
- ☒ If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I John-Paul Cumming..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	Signed	Date
Designer:	John-Paul Cumming		19/05/2026



CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot No:
 Certificate of title No:
The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable item, at any stage, as part of - (tick one)

building work, plumbing work or plumbing installation or demolition work ☒
or

a building, temporary structure or plumbing installation: ☐

In issuing this certificate the following matters are relevant –

Documents:	The attached soil report for the address detailed above in 'details of work'
Relevant calculations:	Reference the above report.
References:	AS2870:2011 residential slabs and footings AS1726:2017 Geotechnical site investigations CSIRO Building technology file – 18.

Substance of Certificate: (what it is that is being certified)

Site Classification consistent with AS2870-2011.

Scope and/or Limitations

The classification applies to the site as inspected and does not account for future alteration to foundation conditions as a result of earth works, drainage condition changes or variations in site maintenance.

I, John-Paul Cumming certify the matters described in this certificate.

Qualified person:

Signed:

Certificate No:

Date:

J13028

19/05/2026



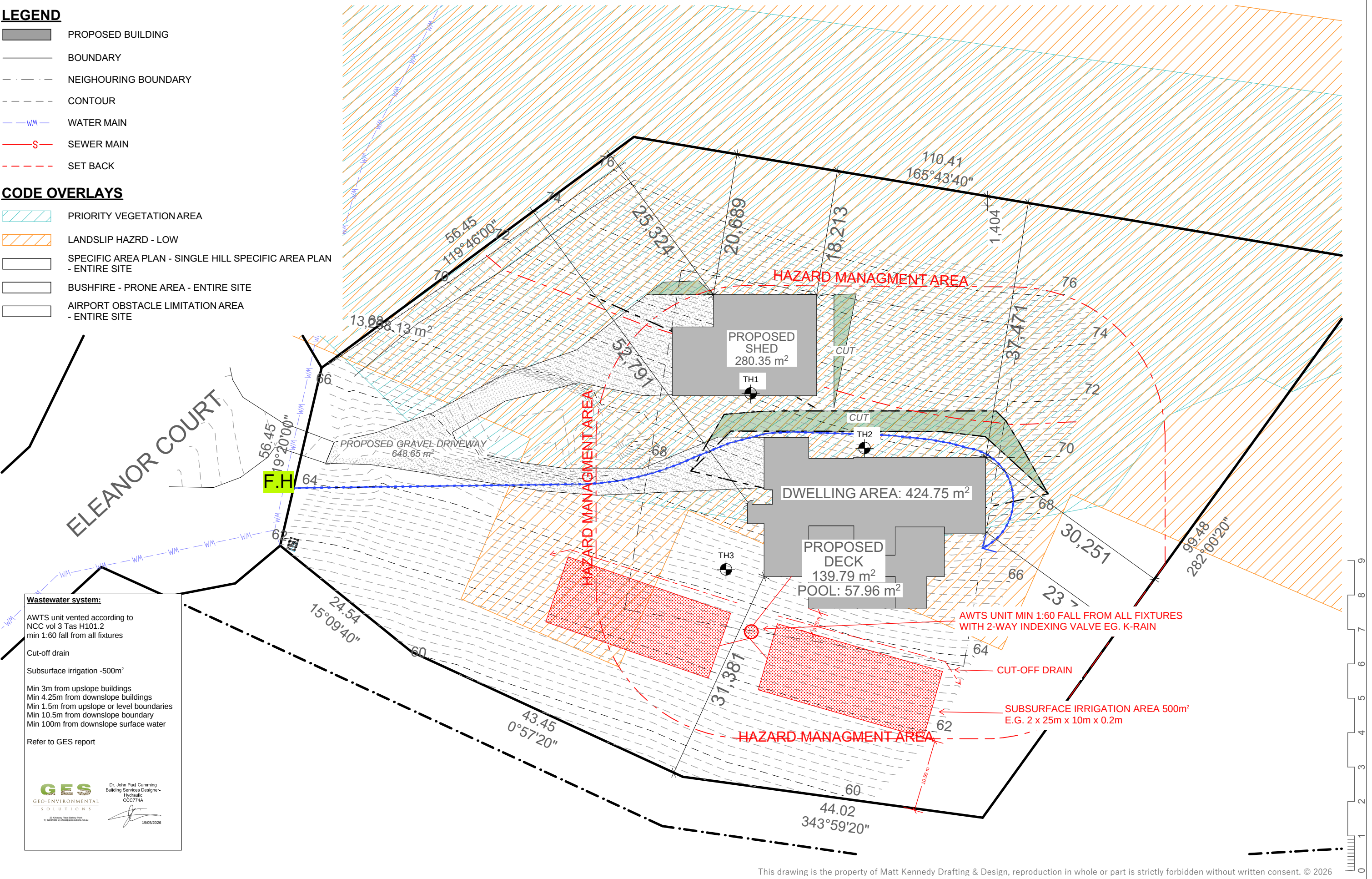
A handwritten signature in black ink, appearing to be "John Paul Cumming".

LEGEND

- PROPOSED BUILDING
- BOUNDARY
- NEIGHOURING BOUNDARY
- CONTOUR
- WM WATER MAIN
- S SEWER MAIN
- SET BACK

CODE OVERLAYS

- PRIORITY VEGETATION AREA
- LANDSLIP HAZRD - LOW
- SPECIFIC AREA PLAN - SINGLE HILL SPECIFIC AREA PLAN - ENTIRE SITE
- BUSHFIRE - PRONE AREA - ENTIRE SITE
- AIRPORT OBSTACLE LIMITATION AREA - ENTIRE SITE



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DRAFTING & DESIGN
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E: admin@matt-kennedy.com.au
Licence: 189009392



CLIENT:
EVERARD
ADDRESS:
14 ELEANOR CT, ACTON PARK 7170

JOB NO:
2544

PROPOSAL
NEW DWELLING
PROJECT STAGE
D.A

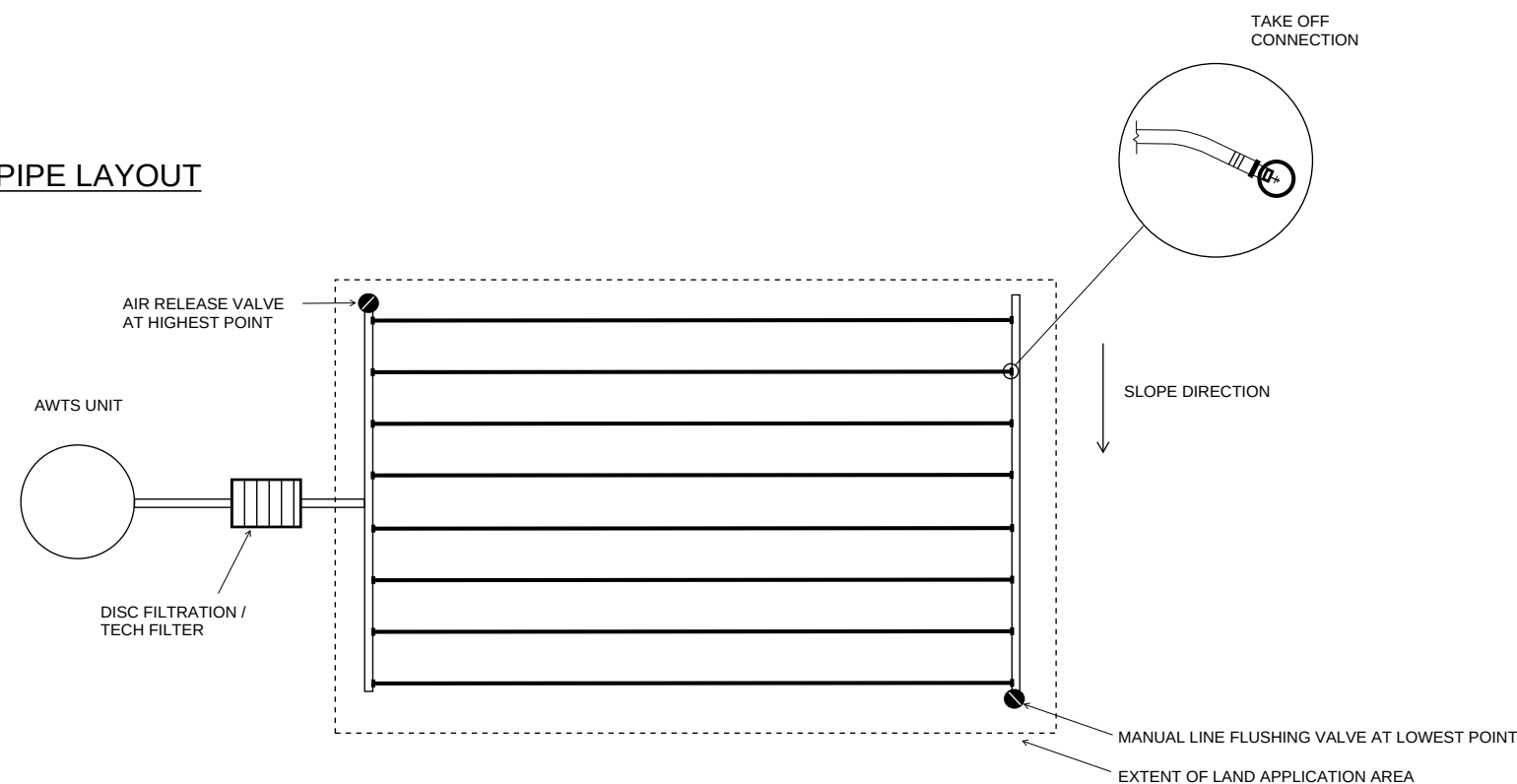
DATE
22/04/2026
SCALE
@A3



REV	AMENDMENT	DATES

A.03
SITE PLAN 1:500

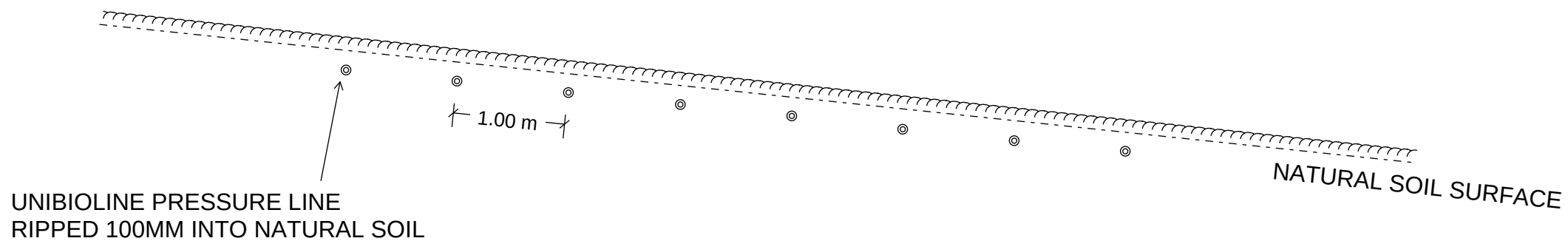
BED PLAN PIPE LAYOUT



APPLICATION AREA NOTES

1. APPLICABLE FOR SLOPE ANGLES 10-20%
2. BASE OF APPLICATION AREA TO BE SCARIFIED TO BREAK SURFACE LAYER. ALTERNATIVELY LINES CAN BE RIPPED INTO TOPSOIL WITH SUITABLE TRACTOR AND PIPE LAYER. SMEARING AND COMPACTION TO BE AVOIDED
3. IRRIGATION LINES TO BE INSTALLED INTO NATURAL SANDY TOPSOIL MIN 100mm DEPTH
4. DEPENDANT ON TREATMENT SYSTEM A 200µm FILTER MAY BE INSTALLED AT THE PUMPING CHAMBER OUTLET, BUT A 100-120µm INLINE DISC FILTER SHOULD BE INSTALLED PRIOR TO DISCHARGE INTO THE IRRIGATION AREA.
5. A VACUUM BREAKER VALVE MUST BE INSTALLED AT THE HIGHEST POINT OF THE IRRIGATION AREA IN A MARKED AND PROTECTED VALVE CONTROL BOX.
6. A FLUSH LINE MUST BE INSTALLED AT THE LOWEST POINT OF THE IRRIGATION AREA
7. THE MINIMUM IRRIGATION PUMPING CAPACITY SHOULD BE EQUIVALENT TO 120 kpa (i.e. 12m OF HEAD) AT THE HIGHEST POINT OF THE IRRIGATION AREA.
8. CUT-OFF DIVERSION DRAIN UPSLOPE AS REQUIRED
9. ALL WORKS TO COMPLY WITH AS3500 AND TASMANIAN PLUMBING CODE

APPLICATION AREA CROSS-SECTION



Do not scale from these drawings.
Dimensions to take precedence
over scale.

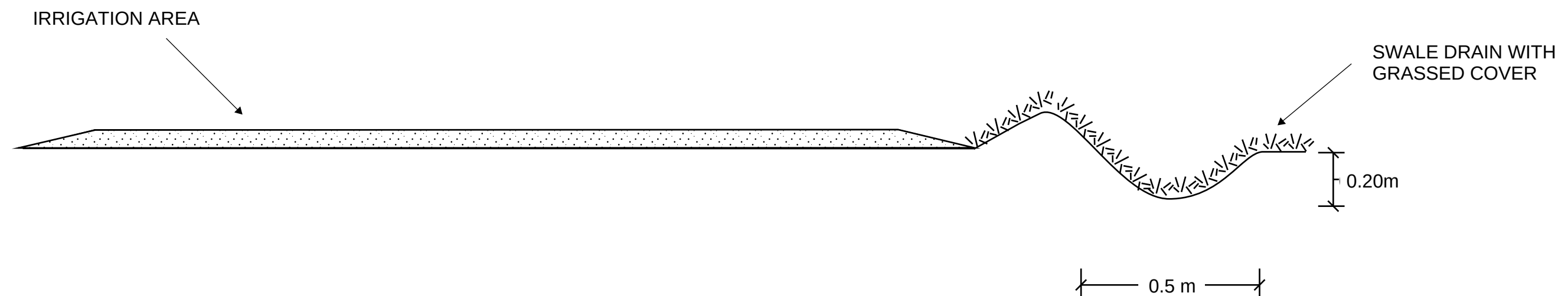
CROSS-SECTION
SUBSURFACE APPLICATION SLOPES 10-20%

Sheet 1 of 1
Drawn by: SR

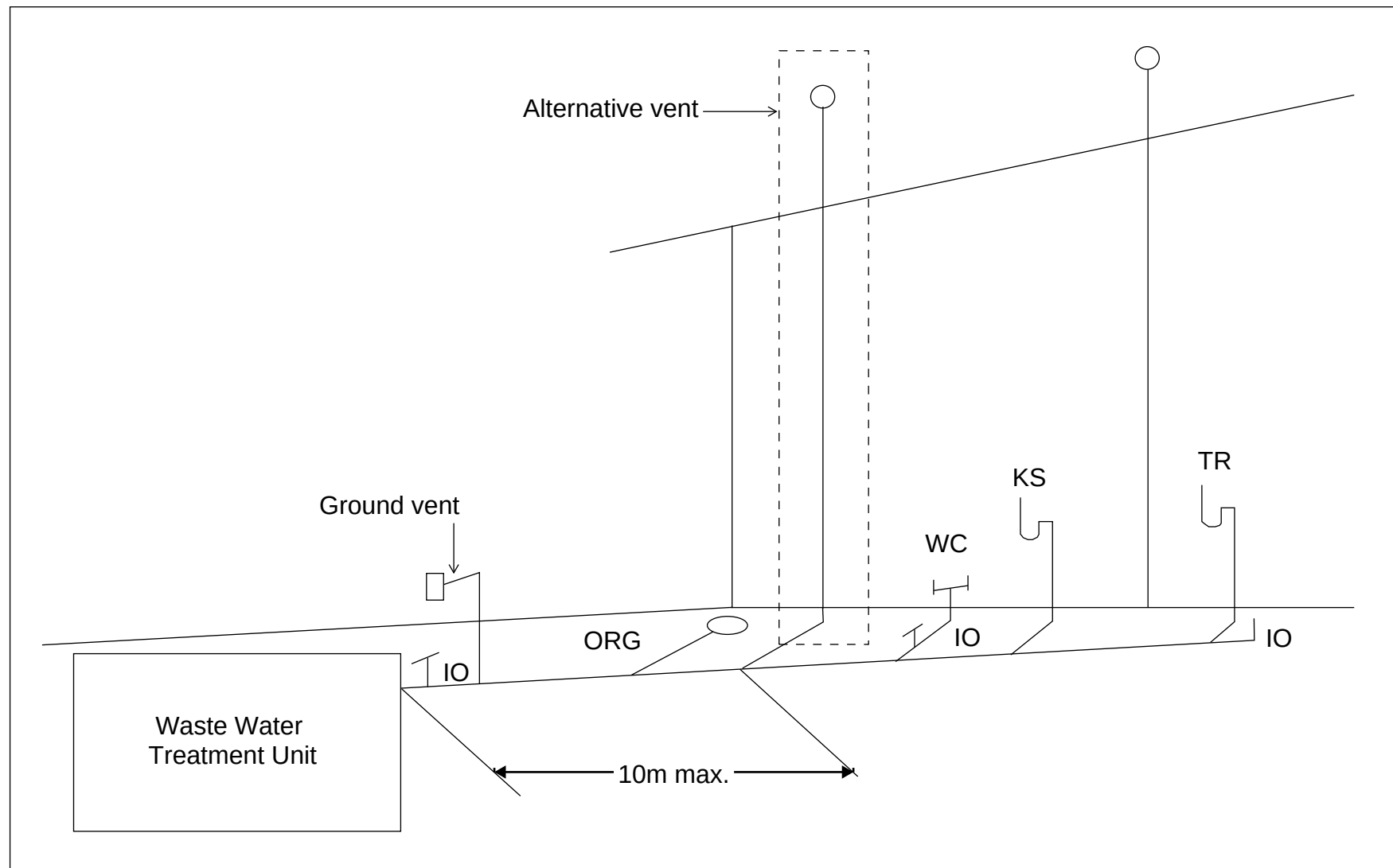
TYPICAL GRASSED SWALE DRAIN CROSS-SECTION

SWALE DRAIN TO BE MIN 0.5M WIDE BY MIN 0.20M DEEP

GRASS COVER TO BE MAINTAINED TO SLOW WATER FLOW AND MINIMSE EROSION



Do not scale from these drawings. Dimensions to take precedence over scale.	Geo-Environmental Solutions			Grassed swale drain typical cross-section	Sheet 1 of 1 Drawn by SR
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Tas Figure C2D6 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent is not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment units must terminate at or above finished surface level

Threatened Fauna Range Boundaries

Search Point 540589E,5252553N is within the following fauna range boundaries as at Fri Apr 24 2026 12:28:53 GMT+1000 (Australian Eastern Standard Time)

Common name	Species name	Range Class
grey goshawk	Accipiter novaehollandiae	Potential Range
chevron looper moth	Amelora acontistica	Potential Range
chaostola skipper	Antipodia chaostola subsp. leucophaea	Potential Range
wedge-tailed eagle	Aquila audax subsp. fleayi	Potential Range
tunbridge looper moth	Chrysolarentia decisaria	Potential Range
spotted-tailed quoll	Dasyurus maculatus subsp. maculatus	Potential Range
eastern quoll	Dasyurus viverrinus	Core Range
eastern quoll	Dasyurus viverrinus	Potential Range
white-bellied sea-eagle	Haliaeetus leucogaster	Potential Range
swift parrot	Lathamus discolor	Core Breeding Range
swift parrot	Lathamus discolor	SE Potential Range
swift parrot	Lathamus discolor SPIBA	SPIBA - Meehan Range
green and golden frog	Litoria raniformis	Potential Range
blue wing parrot	Neophema chrysostoma	Potential Range
forty-spotted pardalote	Pardalotus quadragintus	Potential Range
eastern barred bandicoot	Perameles gunnii	Core Range
eastern barred bandicoot	Perameles gunnii	Potential Range
australian grayling	Prototroctes maraena	Potential Range
tussock skink	Pseudemoia pagenstecheri	Potential Range
tasmanian devil	Sarcophilus harrisii	Potential Range
masked owl	Tyto novaehollandiae	Potential Range
masked owl	Tyto novaehollandiae	Core Range

Showing 1 to 22 of 22 entries

Threatened Fauna Records

Fauna Records within 5000m of 540589E,5252553N
NVA Data Currency: 24/4/2026 (4am)

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	100	541112	5251183	1466	Sighting	1996-01-01	Present	fos cra-rfa:fos:11880/1	NVA
Tyto novaehollandiae	masked owl	1000	537112	5254683	4078	Sighting	1991-12-29	Present	fos cra-rfa:fos:13649/1	NVA
Tyto novaehollandiae	masked owl	1000	540212	5257183	4645	Sighting	1987-08-10	Present	tmag-fos cra-rfa:tmag-fos:13234/1	NVA
Amelora acontistica	chevron looper moth	100	539612	5248184	4477	Sighting	1899-12-31	Present	tfm tfm:tfm:1251/1	NVA
Scopula achroa	saltmarsh looper moth	100	539612	5248184	4477	Sighting	1994-01-01	Present	tfm tfm:tfm:1251/2	NVA
Lathamus discolor	swift parrot	100	536012	5251983	4612	Sighting	1995-01-12	Present	swp tpswp:8337/1	NVA
Lathamus discolor	swift parrot	10	537372	5253591	3380	Sighting	2005-12-04	Present	tss data	NVA
Amelora acontistica	chevron looper moth	20	539788	5248288	4340	Sighting	2007-02-15	Present	tss data	NVA
Amelora acontistica	chevron looper moth	20	539903	5247751	4851	Sighting	2007-02-15	Present	tss data	NVA
Chrysolarentia decisaria	tunbridge looper moth	10	538935	5249474	3495	Sighting	2009-04-02	Present	tss data LCB5	NVA
Tyto novaehollandiae	masked owl	100	537112	5254683	4078	Sighting	1993-05-19	Present	fpa: 6436	NVA
Tyto novaehollandiae	masked owl	100	536912	5255033	4435	Sighting	1949-12-31	Present	fpa: 5934	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	1000	540013	5251784	961	Nest	1985-01-01	Present	rmd 566	NVA
Eagle sp.	Eagle	10	537121	5253534	3604	Nest	2005-11-01	Present	rmd 1393	NVA
Eagle sp.	Eagle	10	536925	5253316	3743	Nest	2005-10-01	Present	rmd 1394	NVA
Eagle sp.	Eagle	20	537824	5251343	3018	Nest	2005-01-01	Present	rmd 1398	NVA
Theclinesthes serpentatus lavara	chequered blue	50	539810	5248124	4497	Sighting	2013-02-11	Present	dpiw-fauna	NVA
Theclinesthes serpentatus lavara	chequered blue	50	539810	5248124	4497	Sighting	2013-02-02	Present	dpiw-fauna	NVA
Litoria raniformis	green and gold frog	5000	540180	5249175	3403	Sighting	1971-04-27	Present	tmagvert C290	NVA
Tyto novaehollandiae	masked owl	5000	541860	5256938	4565	Sighting	1987-08-10	Present	tmagvert B4289	NVA
Tyto novaehollandiae	masked owl	5000	541847	5254718	2504	Sighting	1993-08-28	Present	tmagvert B4508	NVA
Lathamus discolor	swift parrot	10	537188	5255879	4757	Sighting	2012-10-08	Present	nbd: 201305-fa 002 GGW001	NVA
Lathamus discolor	swift parrot	10	537073	5255106	4345	Sighting	2012-10-08	Present	nbd: 201305-fa 003 GGW001	NVA
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	500	538696	5251204	2324	Sighting	2016-07-17	Present	dpiw-flora	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	50	536654	5254899	4581	Nest	2018-08-03	Present	rmd 2534	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	20	536716	5255009	4586	Nest	2016-12-10	Absent	rmd 1910	NVA
Lathamus discolor	swift parrot	10000	540820	5250169	2395	Sighting	2017-11-01	Present	dr:359	NVA
Lathamus discolor	swift parrot	100	536253	5251481	4467	Sighting	2023-09-04	Present	fpa:	NVA

Showing 1 to 28 of 28 entries

Summary of Threatened Flora Species in Search

Species name	Common name
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy
Scleranthus fasciculatus	spreading knawel
Bolboschoenus caldwellii	sea clubsedge
Vittadinia muelleri	narrowleaf new-holland-daisy

Showing 1 to 5 of 5 entries

Threatened Flora Records

Flora Records within 2000m of 540589E, 5252553N

NVA Data Currency: 24/4/2026 (4am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Vittadinia cuneata var. cuneata	fuzzy new-holland-daisy	100	541512	5253383	1241	Sighting	1984-11-01	Present	NVA
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	100	541512	5253383	1241	Sighting	1984-11-01	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	100	540694	5252281	292	Sighting	2003-03-01	Present	NVA
Scleranthus fasciculatus	spreading knawel	50	540708	5252246	329	Sighting	2003-03-01	Present	NVA
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	10	541068	5253397	970	Sighting	2007-12-09	Present	NVA
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	10	541093	5253254	863	Sighting	2007-12-09	Present	NVA
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	10	540777	5253180	655	Sighting	2007-12-09	Present	NVA
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	10	540930	5253977	1464	Sighting	2007-04-13	Present	NVA
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	10	540946	5253955	1447	Sighting	2007-04-13	Present	NVA
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	10	540970	5253912	1411	Sighting	2007-04-13	Present	NVA
Vittadinia muelleri (broad sense)	narrow leaf new holland daisy	10	540918	5253256	776	Sighting	2007-04-13	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	540753	5252186	402	Sighting	2010-06-17	Present	NVA
Scleranthus fasciculatus	spreading knawel	10	540665	5252271	292	Sighting	2010-06-17	Present	NVA
Scleranthus fasciculatus	spreading knawel	10	540665	5252285	279	Sighting	2010-06-17	Present	NVA
Scleranthus fasciculatus	spreading knawel	10	540664	5252298	266	Sighting	2010-06-17	Present	NVA
Scleranthus fasciculatus	spreading knawel	10	540665	5252304	260	Sighting	2010-06-17	Present	NVA
Scleranthus fasciculatus	spreading knawel	10	540664	5252325	240	Sighting	2010-06-17	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	540763	5252313	296	Sighting	2010-06-17	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	540813	5252284	350	Sighting	2010-06-17	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	540826	5252258	378	Sighting	2010-06-17	Present	NVA
Scleranthus fasciculatus	spreading knawel	10	541009	5252321	480	Sighting	2010-06-17	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	541002	5252274	498	Sighting	2010-06-17	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	540986	5252213	523	Sighting	2010-06-17	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	540973	5252189	529	Sighting	2010-06-17	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	540899	5252046	594	Sighting	2010-06-17	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	5	540821	5254275	1738	Sighting	2012-06-10	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	5	540834	5254286	1750	Sighting	2012-06-10	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	5	540868	5254302	1771	Sighting	2012-06-10	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	5	540872	5254321	1791	Sighting	2012-06-10	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	5	540879	5254337	1807	Sighting	2012-06-10	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	5	540880	5254291	1762	Sighting	2012-06-10	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	5	540893	5254365	1837	Sighting	2012-06-10	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	5	540903	5254391	1865	Sighting	2012-06-10	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541448	5253436	1232	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541461	5253426	1234	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541471	5253415	1233	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541487	5253402	1236	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541498	5253386	1233	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541507	5253374	1232	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541536	5253355	1241	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541564	5253334	1249	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541582	5253320	1255	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541600	5253298	1256	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541615	5253278	1256	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541626	5253264	1257	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541644	5253244	1261	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541660	5253219	1261	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541666	5253205	1259	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541677	5253187	1259	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541687	5253156	1253	Sighting	2012-04-22	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	5	541689	5253169	1261	Sighting	2012-04-22	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	5	540371	5254518	1977	Sighting	2012-10-09	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	5	540401	5254522	1978	Sighting	2012-10-09	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	540762	5252322	289	Sighting	2020-10-20	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	541152	5253343	970	Sighting	2021-02-05	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	541258	5253060	839	Sighting	2021-02-05	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	541312	5252845	780	Sighting	2021-02-05	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	540934	5253973	1461	Sighting	2021-02-05	Present	NVA
Vittadinia muelleri	narrowleaf new-holland-daisy	10	540924	5253962	1448	Sighting	2021-02-05	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	5	540783	5254234	1692	Sighting	2022-05-12	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	5	540878	5254345	1815	Sighting	2022-05-12	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	5	540698	5254235	1686	Sighting	2022-05-12	Present	NVA
Bolboschoenus caldwellii	sea clubsedge	5	540952	5254006	1498	Sighting	2022-05-12	Present	NVA
Scleranthus fasciculatus	spreading knawel	2	540838	5253016	526	Sighting	2024-09-12	Present	NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
<i>Scleranthus fasciculatus</i>	spreading knawel	2	540841	5253018	529	Sighting	2024-09-12	Present	NVA
<i>Scleranthus fasciculatus</i>	spreading knawel	2	540842	5253020	531	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	541000	5253841	1352	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540996	5253842	1352	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540988	5253847	1354	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540944	5253658	1161	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540911	5253670	1162	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540904	5253669	1160	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540898	5253666	1155	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540942	5252327	419	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540964	5252257	478	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540966	5252256	480	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540969	5252253	484	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540853	5253339	829	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540961	5252263	472	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540929	5252136	538	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540887	5252122	524	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540954	5253652	1158	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540970	5252231	499	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540870	5253329	825	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540889	5253309	813	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540928	5253272	795	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540950	5253198	739	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540871	5253196	702	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540910	5253199	721	Sighting	2024-09-12	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540857	5253179	681	Sighting	2024-09-12	Present	NVA
<i>Scleranthus fasciculatus</i>	spreading knawel	2	540912	5252847	437	Sighting	2024-11-14	Present	NVA
<i>Scleranthus fasciculatus</i>	spreading knawel	2	540908	5252847	434	Sighting	2024-11-14	Present	NVA
<i>Scleranthus fasciculatus</i>	spreading knawel	2	540908	5252843	431	Sighting	2024-11-14	Present	NVA
<i>Scleranthus fasciculatus</i>	spreading knawel	2	540851	5252889	426	Sighting	2024-11-14	Present	NVA
<i>Scleranthus fasciculatus</i>	spreading knawel	2	540898	5252868	441	Sighting	2024-11-14	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	100	541411	5253383	1168	Specimen	2012-12-09	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	2	540853	5253340	830	Taken under permit	2024-12-24	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540870	5253330	826	Taken under permit	2024-12-24	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540889	5253310	814	Taken under permit	2024-12-24	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540928	5253273	796	Taken under permit	2024-12-24	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540950	5253199	740	Taken under permit	2024-12-24	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540871	5253197	703	Taken under permit	2024-12-24	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540910	5253200	722	Taken under permit	2024-12-24	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	5	540857	5253180	682	Taken under permit	2024-12-24	Present	NVA
<i>Bolboschoenus caldwellii</i>	sea clubsedg	10	540934	5254483	1961	Sighting	2021-02-04	Present	NVA
<i>Bolboschoenus caldwellii</i>	sea clubsedg	10	540926	5254483	1959	Sighting	2020-05-19	Present	NVA
<i>Bolboschoenus caldwellii</i>	sea clubsedg	10	540936	5254475	1953	Sighting	2020-05-19	Present	NVA
<i>Bolboschoenus caldwellii</i>	sea clubsedg	20	540752	5254497	1951	Sighting	2020-05-19	Present	NVA
<i>Bolboschoenus caldwellii</i>	sea clubsedg	10	540909	5254396	1871	Sighting	2023-09-20	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540712	5252538	124	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540712	5252540	124	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540770	5252446	210	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540770	5252447	210	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540771	5252447	211	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540771	5252447	211	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540773	5252450	211	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	6	540770	5252443	212	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540771	5252444	212	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540777	5252442	218	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540781	5252442	222	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540773	5252422	226	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540777	5252423	229	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540776	5252421	229	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540778	5252419	232	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540777	5252418	231	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540775	5252418	230	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540781	5252422	232	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540783	5252423	234	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540786	5252420	238	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540785	5252419	237	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540762	5252396	234	Sighting	2025-10-01	Present	NVA
<i>Vittadinia muelleri</i>	narroleaf new-holland-daisy	4	540766	5252388	242	Sighting	2025-10-01	Present	NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Vittadinia muelleri	narroleaf new-holland-daisy	4	540765	5252387	242	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540768	5252387	244	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540764	5252383	244	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540757	5252382	240	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540747	5252381	234	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	8	540742	5252381	230	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540738	5252382	227	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540734	5252383	223	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540733	5252374	230	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540735	5252373	232	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540739	5252365	241	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540743	5252363	245	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540725	5252357	239	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540723	5252353	241	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540720	5252354	238	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540723	5252351	242	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540705	5252335	247	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540706	5252337	246	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540703	5252330	250	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540700	5252329	250	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540708	5252325	257	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540707	5252322	259	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540705	5252320	260	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540703	5252317	262	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540702	5252314	264	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	6	540706	5252294	284	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540706	5252294	284	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540694	5252291	282	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540691	5252295	277	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540691	5252294	278	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540691	5252292	280	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540689	5252289	282	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540689	5252285	286	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540689	5252284	287	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540689	5252284	287	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540687	5252279	291	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540686	5252277	293	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540685	5252271	298	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540686	5252271	298	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540683	5252265	303	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540682	5252264	304	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540682	5252261	306	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540683	5252256	312	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540682	5252253	314	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540685	5252251	317	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540677	5252248	317	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540680	5252243	323	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540678	5252241	324	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540681	5252240	326	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540687	5252236	332	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540681	5252235	331	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540682	5252231	335	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540685	5252224	343	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540679	5252219	346	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540679	5252205	359	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540875	5252048	580	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540965	5252146	554	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540963	5252144	554	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540961	5252144	553	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540963	5252147	552	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540966	5252149	553	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540975	5252211	516	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540975	5252212	515	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540975	5252214	514	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	8	540975	5252219	510	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	8	540978	5252219	513	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	6	540973	5252228	503	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	8	540972	5252230	501	Sighting	2025-10-01	Present	NVA

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	NVA id
Vittadinia muelleri	narroleaf new-holland-daisy	6	540969	5252237	494	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540969	5252241	492	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540967	5252245	488	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540967	5252247	486	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540967	5252252	483	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540966	5252256	480	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540957	5252261	470	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540956	5252272	462	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540956	5252274	461	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540955	5252279	457	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540954	5252282	455	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540954	5252284	453	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540942	5252326	420	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540943	5252327	420	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540943	5252331	418	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540942	5252336	414	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540940	5252340	411	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540931	5252360	393	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540916	5252489	333	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540917	5252490	334	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540917	5252490	334	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540917	5252495	333	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540916	5252499	331	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540915	5252501	330	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540913	5252502	328	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	6	540915	5252507	329	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540913	5252512	327	Sighting	2025-10-01	Present	NVA
Vittadinia muelleri	narroleaf new-holland-daisy	4	540915	5252515	328	Sighting	2025-10-01	Present	NVA

Showing 1 to 228 of 228 entries

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: ECOtas_14EleanorCourt

Requested For: Mwapstra

Report Type: Summary Report

Timestamp: 12:24:18 PM Friday 24 April 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

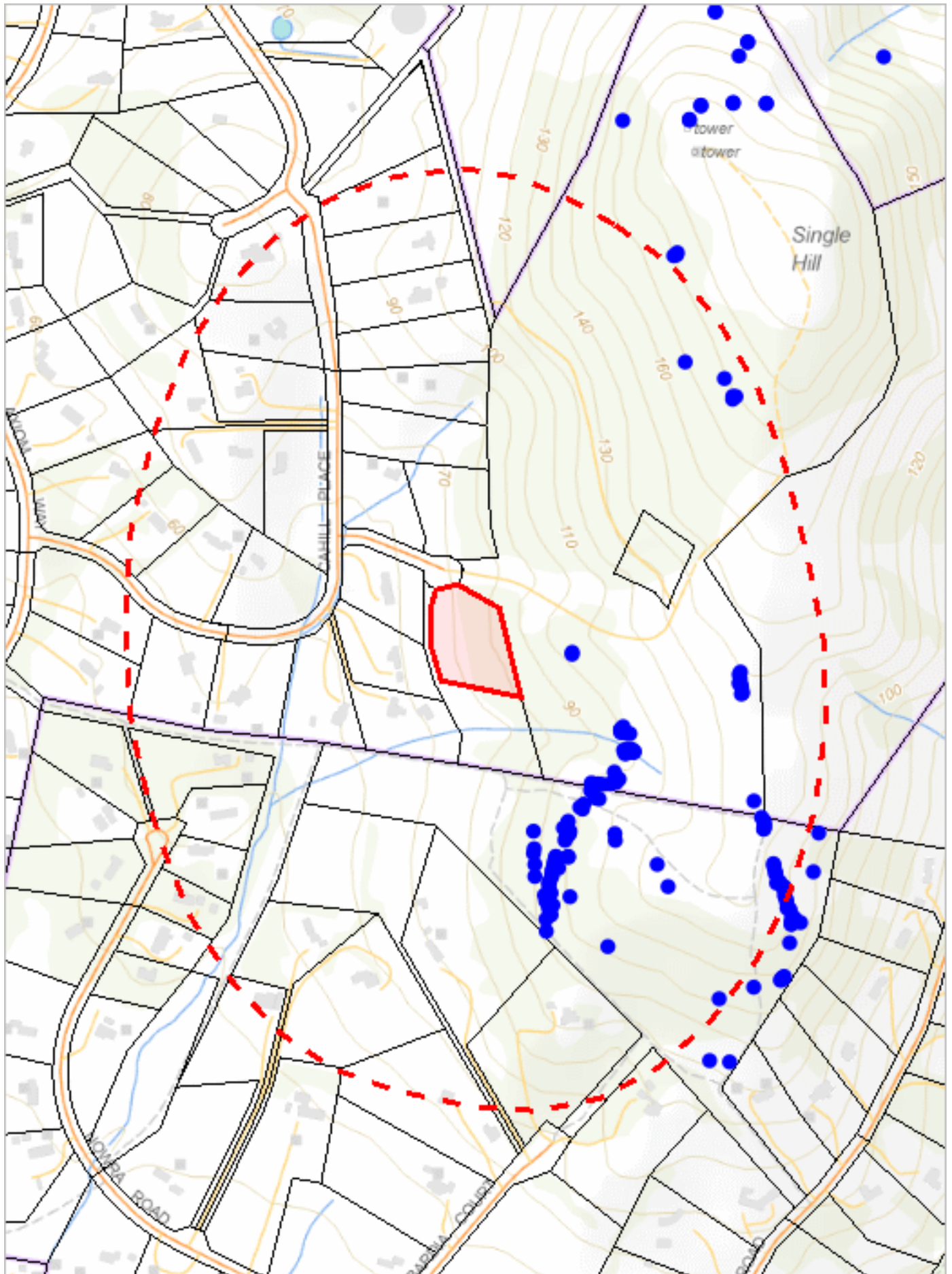
Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m



The centroid for this query GDA94: 540589.0, 5252553.0 falls within:

Property: 9861258



540021, 5251785

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

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Polygon Verified

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Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Scleranthus fasciculatus	spreading knawel	v		n	15	14-Nov-2024
Vittadinia muelleri	narrowleaf new-holland-daisy	r		n	136	01-Oct-2025

Unverified Records

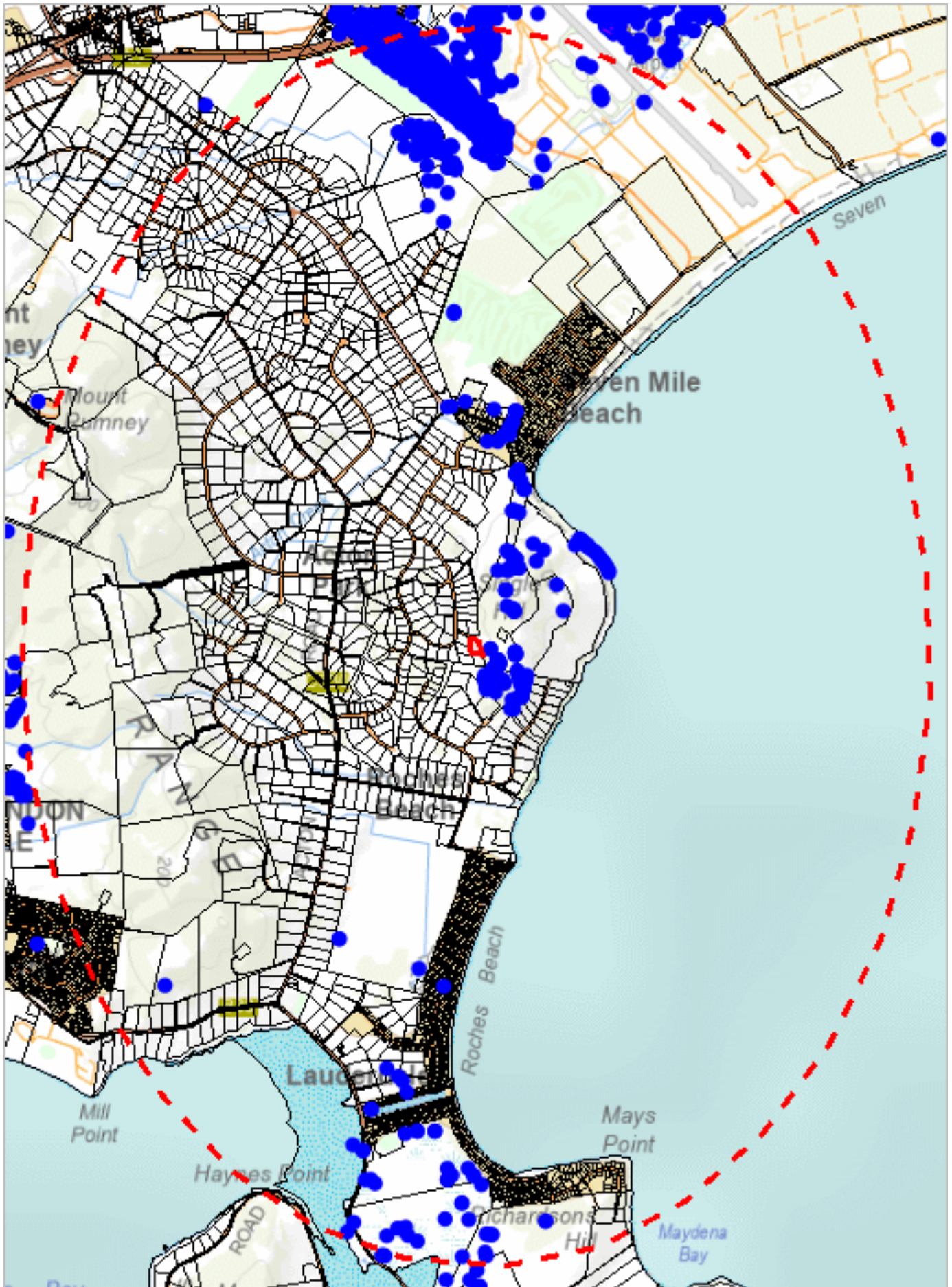
No unverified records were found!

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



536689, 5247274

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

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line 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 ulicifolia</i>	juniper wattle	r		n	2	29-Nov-2019
<i>Asperula scoparia</i> subsp. <i>scoparia</i>	prickly woodruff	r		ae	22	04-Nov-2021
<i>Asperula subsimplex</i>	water woodruff	r		n	82	18-Oct-2024
<i>Austrostipa bigeniculata</i>	doublejointed speargrass	r		n	2	04-Dec-2005
<i>Bolboschoenus caldwellii</i>	sea clubsedge	r		n	27	20-Sep-2023
<i>Caladenia filamentosa</i>	daddy longlegs	r		n	1	31-Aug-1920
<i>Calocephalus citreus</i>	lemon beautyheads	r		n	524	01-Mar-2025
<i>Carex longebrachiata</i>	drooping sedge	r		n	1	06-Nov-2009
<i>Coronidium gunnianum</i>	swamp everlasting	e		n	435	29-Nov-2025
<i>Cotula vulgaris</i> var. <i>australasica</i>	slender buttons	r		n	1	21-Apr-2004
<i>Craspedia paludicola</i>	swamp billybuttons	?r		n	8	19-Nov-2024
<i>Cuscuta tasmanica</i>	golden dodder	r		n	2	09-Nov-1980
<i>Dianella amoena</i>	grassland flaxlily	r	EN	n	2	25-Jan-2022
<i>Haloragis heterophylla</i>	variable raspwort	r		n	66	19-Nov-2024
<i>Isolepis stellata</i>	star clubsedge	r		n	2	21-Feb-2022
<i>Lachnagrostis robusta</i>	tall blownglass	r		n	35	29-Feb-2016
<i>Lachnagrostis semibarbata</i> var. <i>filifolia</i>	narrowleaf blownglass	r		n	18	11-Dec-2025
<i>Lachnagrostis semibarbata</i> var. <i>semibarbata</i>	bristle blownglass	r		n	29	11-Dec-2025
<i>Lepidium hyssopifolium</i>	soft peppergrass	e	EN	n	2	29-Oct-2004
<i>Limonium australe</i> var. <i>australe</i>	yellow sea-lavender	r		n	2	14-Feb-1966
<i>Lobelia pratioides</i>	poison lobelia	v		n	25	19-Nov-2024
<i>Ranunculus pumilio</i> var. <i>pumilio</i>	fern buttercup	r		n	34	19-Nov-2024
<i>Ruppia tuberosa</i>	tuberous seatassel	r		n	3	15-Oct-2016
<i>Scleranthus diander</i>	tufted knawel	v		n	1	01-Jan-1995
<i>Scleranthus fasciculatus</i>	spreading knawel	v		n	18	14-Nov-2024
<i>Senecio squarrosus</i>	leafy fireweed	r		n	259	05-Dec-2024
<i>Stuckenia pectinata</i>	fennel pondweed	r		n	4	29-Nov-2019
<i>Triglochin minutissima</i>	tiny arrowgrass	r		n	1	13-Oct-1978
<i>Vittadinia cuneata</i> var. <i>cuneata</i>	fuzzy new-holland-daisy	r		n	1	01-Nov-1984
<i>Vittadinia gracilis</i>	woolly new-holland-daisy	r		n	1	06-Nov-2009
<i>Vittadinia muelleri</i>	narrowleaf new-holland-daisy	r		n	198	01-Oct-2025
<i>Vittadinia muelleri</i> (broad sense)	narrow leaf new holland daisy	p		n	24	09-Dec-2007
<i>Wilsonia rotundifolia</i>	roundleaf wilsonia	r		n	23	03-Dec-2024
<i>Xerochrysum palustre</i>	swamp paperdaisy	v	VU	n	30	10-Dec-2020

Unverified Records

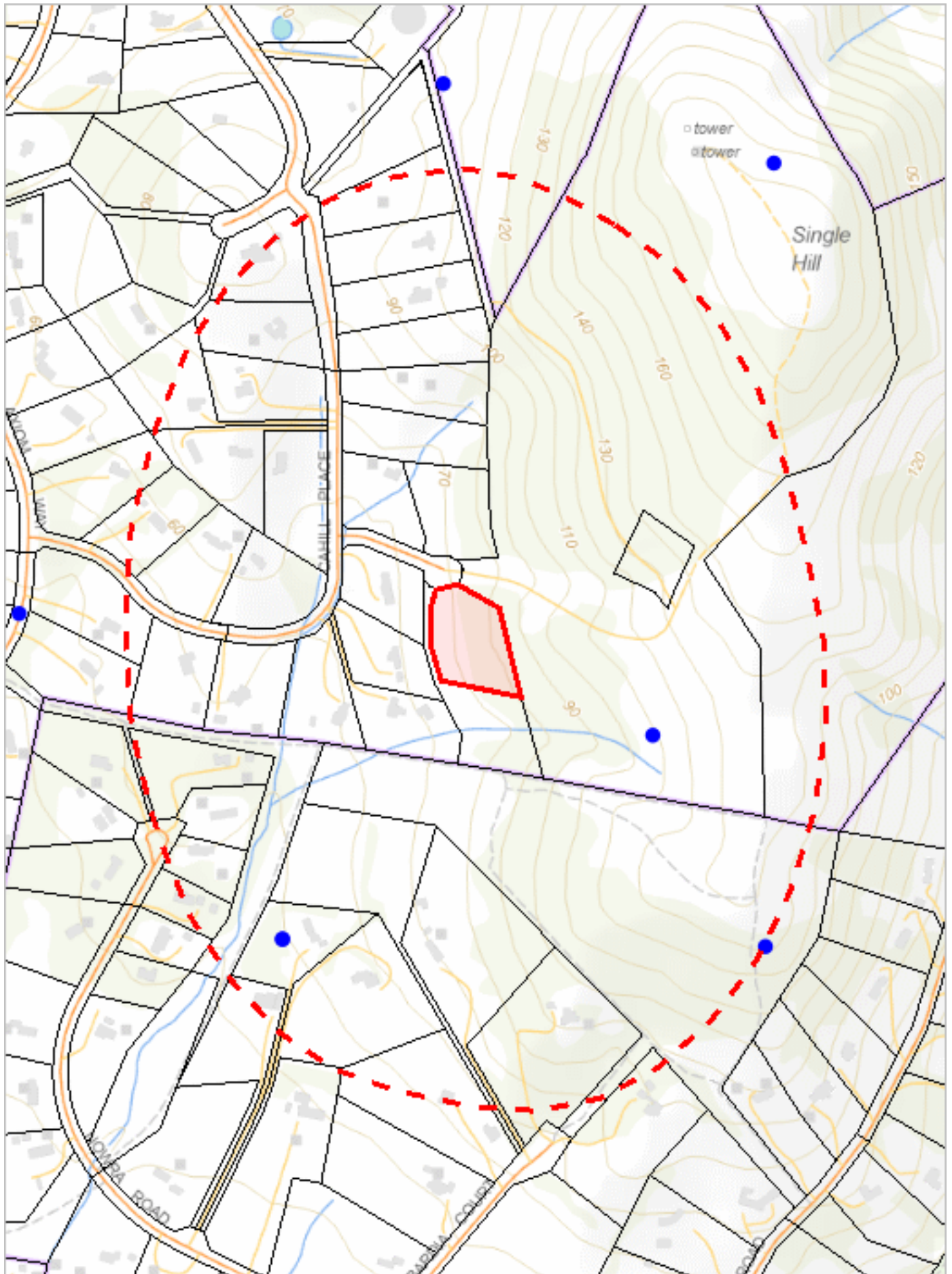
No unverified records were found!

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540021, 5251785

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

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Neophema chrysostoma</i>	blue-winged parrot	v	VU	n	3	13-Jul-2017
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	07-Jan-2019
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	11-May-1980

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

(based on Range Boundaries)

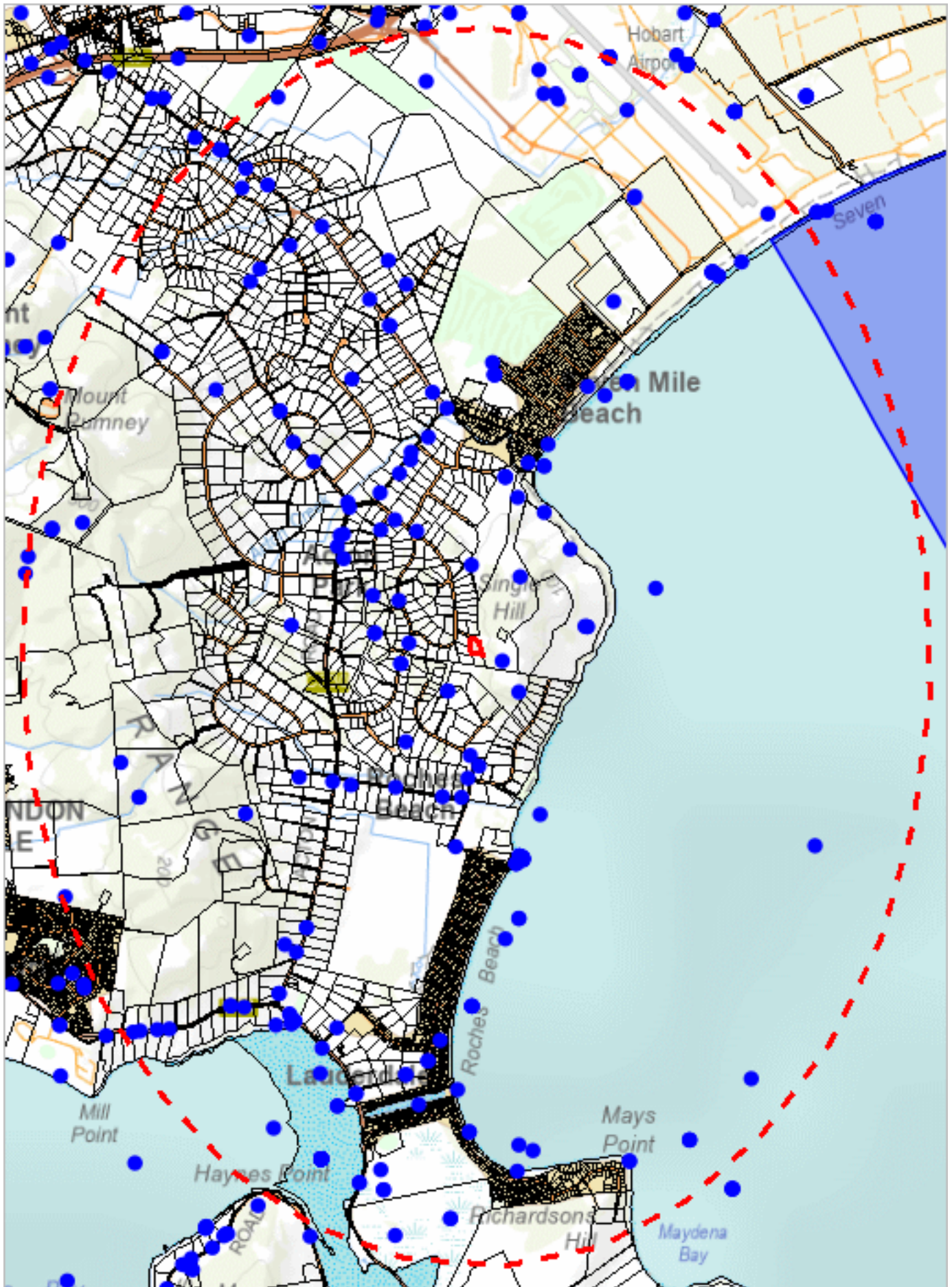
Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	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>Amelora acontistica</i>	chevron looper moth	v			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 harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	1	0	0
<i>Chrysolarentia decisaria</i>	tunbridge looper moth	e		ae	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>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

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536689, 5247274

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

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Line Unverified

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Polygon Verified

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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	7	04-Apr-2023
<i>Amelora acontistica</i>	chevron looper moth	v			3	15-Feb-2007
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	21	25-Mar-2023
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	12	10-Jun-2024
<i>Arctocephalus forsteri</i>	new zealand fur seal	r		n	1	10-Mar-2019
<i>Arctocephalus forsteri subsp. doriferus</i>	new zealand fur seal	r		n	2	06-Aug-2008
<i>Calidris canutus</i>	red knot		VU	n	4	09-Nov-2022
<i>Calidris ferruginea</i>	curlew sandpiper		CR	n	6	09-Nov-2022
<i>Charadrius mongolus subsp. mongolus</i>	mongolian plover		PEN	n	2	28-Nov-1965
<i>Chrysolarentia decisaria</i>	tunbridge looper moth	e		ae	1	02-Apr-2009
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	2	01-Mar-1995
<i>Eagle sp.</i>	Eagle	e	EN	n	3	01-Nov-2005
<i>Eubalaena australis</i>	southern right whale	e	EN	m	17	27-Jun-2020
<i>Gazameda gunnii</i>	Gunn's screw shell	v		ae	4	26-Jun-2004
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	22	10-Nov-2025
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	6	23-Mar-2019
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	10	04-Sep-2023
<i>Limosa lapponica subsp. baueri</i>	western alaskan bar-tailed godwit		EN	n	1	18-Aug-2024
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	27-Apr-1971
<i>Mirounga leonina</i>	southern elephant seal	e	VU	n	1	17-Oct-1980
<i>Mirounga leonina subsp. macquariensis</i>	southern elephant seal	pe	PVU	n	4	02-Mar-1992
<i>Neophema chrysostoma</i>	blue-winged parrot	v	VU	n	13	07-Jan-2020
<i>Numenius madagascariensis</i>	eastern curlew	e	CR	m	6	16-May-2014
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	2	05-Sep-2017
<i>Parvulastra vivipara</i>	live-bearing seastar	e	VU	e	42	07-Nov-2025
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	72	16-May-2025
<i>Perameles gunnii subsp. gunnii</i>	eastern barred bandicoot		VU		4	10-May-2025
<i>Podiceps cristatus</i>	great crested grebe	v		n	1	13-Oct-2018
<i>Pterodroma lessonii</i>	white-headed petrel	v		n	2	15-Nov-1976
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	11	11-Sep-2025
<i>Scopula achroa</i>	saltmarsh looper moth	v		ae	1	01-Jan-1994
<i>Serialella brama</i>	Blue Warehou		CD	n	1	01-Jan-1995
<i>Sterna nereis subsp. nereis</i>	fairy tern	pv	PVU		2	24-Oct-1951
<i>Theclinesthes serpentatus lavara</i>	chequered blue	r		e	2	11-Feb-2013
<i>Thinornis cucullatus</i>	hooded plover		PVU	ae	6	21-Jun-2022
<i>Thinornis rubricollis</i>	hooded plover		VU	n	4	24-Oct-1951
<i>Thymichthys politus</i>	red handfish	e	CR	e	1	30-Apr-2021
<i>Tringa nebularia</i>	common greenshank		EN	n	11	07-Apr-2021
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	9	01-Jan-1996
<i>Tyto novaehollandiae subsp. castanops</i>	Tasmanian masked owl	e	VU	e	3	17-Jul-2016

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	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	0	0	1
<i>Scopula achroa</i>	saltmarsh looper moth	v		ae	1	1	0
<i>Tyto novaehollandiae subsp. castanops</i>	Tasmanian masked owl	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	3	0	0
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Amelora acontistica</i>	chevron looper moth	v			1	0	2
<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 harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	1	0	0
<i>Chrysolarentia decisaria</i>	tunbridge looper moth	e		ae	1	0	1

Threatened fauna within 5000 metres

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	1
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Brachionichthys hirsutus</i>	spotted handfish	e	CR	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

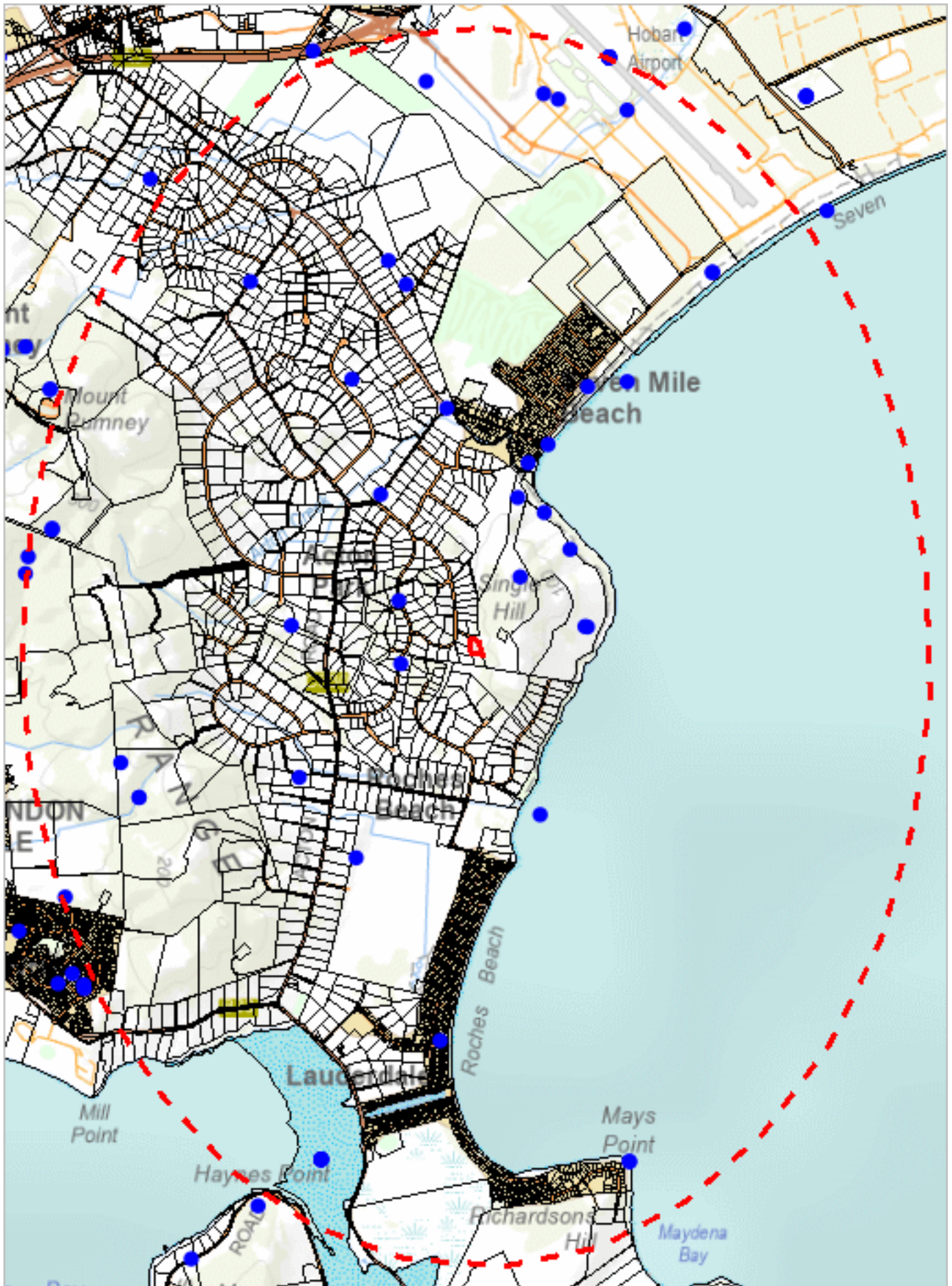
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*** No Raptor nests or sightings found within 500 metres. ***



536689, 5247274

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
1393	Eagle sp.	Eagle	Nest	1	01-Nov-2005
1394	Eagle sp.	Eagle	Nest	1	01-Oct-2005
1398	Eagle sp.	Eagle	Nest	1	01-Jan-2005
1416	Falco longipennis	australian hobby	Nest	1	18-Jul-2006
1910	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	3	05-Feb-2011
2534	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	03-Aug-2018
566	Tyto novaehollandiae subsp. castanops	Tasmanian masked owl	Nest	1	01-Jan-1985
	Accipiter novaehollandiae	grey goshawk	Not Recorded	4	03-Mar-2018
	Accipiter novaehollandiae	grey goshawk	Sighting	3	04-Apr-2023
	Aquila audax	wedge-tailed eagle	Not Recorded	7	21-Jun-2018
	Aquila audax	wedge-tailed eagle	Sighting	14	25-Mar-2023
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	8	10-Jun-2024
	Falco longipennis	australian hobby	Sighting	2	14-Sep-2022
	Falco peregrinus	peregrine falcon	Sighting	2	04-Mar-2025
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	6	11-Jun-2016
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	16	10-Nov-2025
	Tyto novaehollandiae	masked owl	Not Recorded	1	28-Oct-1993
	Tyto novaehollandiae	masked owl	Sighting	8	01-Jan-1996

Unverified Records

No unverified records were found!

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

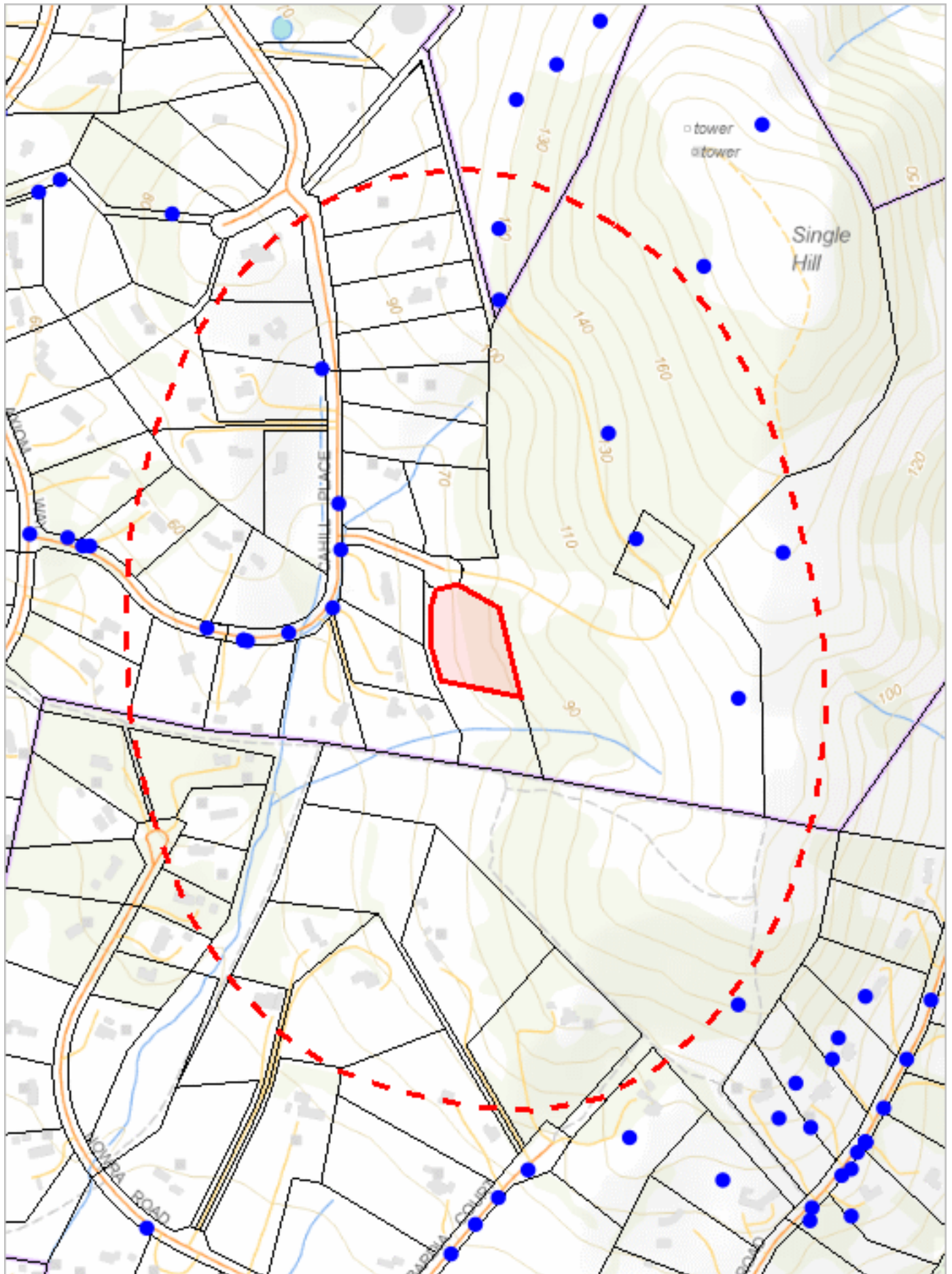
Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	0
Haliaeetus leucogaster	white-bellied sea-eagle	v		3	0	0

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

Telephone: 1300 368 550

Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

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



540021, 5251785

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

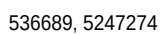
Verified Records

Species	Common Name	Observation Count	Last Recorded
Amsinckia calycina	hairy fiddleneck	1	20-Oct-2020
Chrysanthemoides monilifera subsp. monilifera	boneseed	4	08-Aug-2012
Erica lusitanica	spanish heath	5	10-May-2009
Lycium ferocissimum	african boxthorn	2	05-Feb-2021
Marrubium vulgare	white horehound	1	09-Mar-2007
Nassella trichotoma	serrated tussock	7	30-Jul-2024
Ulex europaeus	gorse	1	10-May-2009

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>



Department of Natural Resources and Environment Tasmania
Document Set ID: 5931599
Version: 1, Version Date: 02/06/2026 Page

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

Line Verified

Line Unverified

Polygon Verified

Polygon Unverified

Legend: Cadastral Parcels



Tas Management Act Weeds within 5000 m

Verified Records

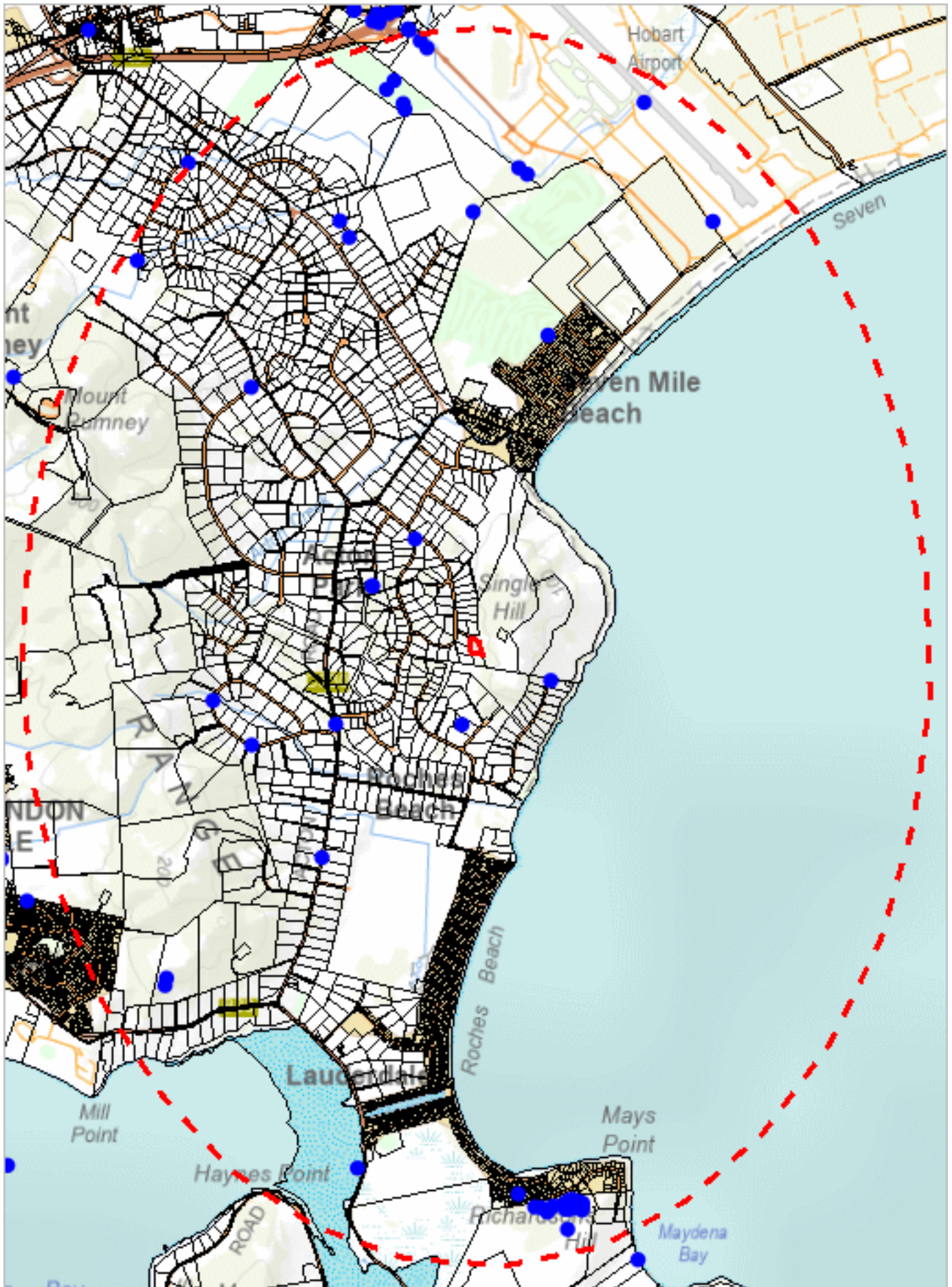
Species	Common Name	Observation Count	Last Recorded
<i>Allium vineale</i>	crow garlic	98	17-Dec-2024
<i>Amsinckia calycina</i>	hairy fiddleneck	1	20-Oct-2020
<i>Asparagus asparagoides</i>	bridal creeper	7	01-Aug-2009
<i>Asparagus scandens</i>	asparagus fern	7	11-May-2022
<i>Asphodelus fistulosus</i>	onion weed	2	12-Oct-1988
<i>Austroderia richardii</i>	toe-toe pampasgrass	1	04-Mar-2011
<i>Carduus nutans</i>	nodding thistle	1	01-Jan-1995
<i>Carduus pycnocephalus</i>	slender thistle	11	20-Dec-2022
<i>Carduus tenuiflorus</i>	winged thistle	2	08-Jan-2009
<i>Chrysanthemoides monilifera</i> subsp. <i>monilifera</i>	boneseed	358	21-Feb-2025
<i>Cirsium arvense</i> var. <i>arvense</i>	creeping thistle	39	21-May-2025
<i>Cortaderia</i> sp.	pampas grass	1	01-Jan-1900
<i>Cytisus scoparius</i>	english broom	8	30-Mar-2021
<i>Datura ferox</i>	longspine thornapple	1	20-Apr-2007
<i>Echium plantagineum</i>	patersons curse	3	09-Nov-2017
<i>Echium vulgare</i>	vipers bugloss	4	25-Apr-2024
<i>Eragrostis curvula</i>	african lovegrass	153	09-Jan-2025
<i>Erica lusitanica</i>	spanish heath	68	03-Dec-2024
<i>Foeniculum vulgare</i>	fennel	71	20-Feb-2025
<i>Genista monspessulana</i>	montpellier broom or canary broom	21	29-Nov-2019
<i>Hypericum perforatum</i>	perforated st johns-wort	1	23-Dec-2024
<i>Hypericum perforatum</i> subsp. <i>veronense</i>	perforated st johns-wort	3	27-Feb-2024
<i>Lepidium draba</i>	hoary cress	6	14-Oct-2015
<i>Lycium ferocissimum</i>	african boxthorn	214	21-May-2025
<i>Marrubium vulgare</i>	white horehound	14	21-May-2025
<i>Myriophyllum aquaticum</i>	parrotfeather	2	13-Oct-1986
<i>Nassella leucotricha</i>	texan needlegrass	1	05-Dec-2024
<i>Nassella neesiana</i>	chilean needlegrass	34	16-Feb-2023
<i>Nassella trichotoma</i>	serrated tussock	503	21-May-2025
<i>Rubus fruticosus</i>	blackberry	141	27-Sep-2022
<i>Salix caprea</i>	goat willow	1	12-Mar-2004
<i>Salix matsudana</i>	sallow willow	1	24-Jan-2013
<i>Solanum triflorum</i>	cutleaf nightshade	1	30-Mar-2006
<i>Tamarix aphylla</i>	athel tamarisk	1	01-Nov-2010
<i>Ulex europaeus</i>	gorse	12	30-Mar-2021
<i>Urospermum dalechampii</i>	false dandelion	5	16-Nov-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 ***



536689, 5247274

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

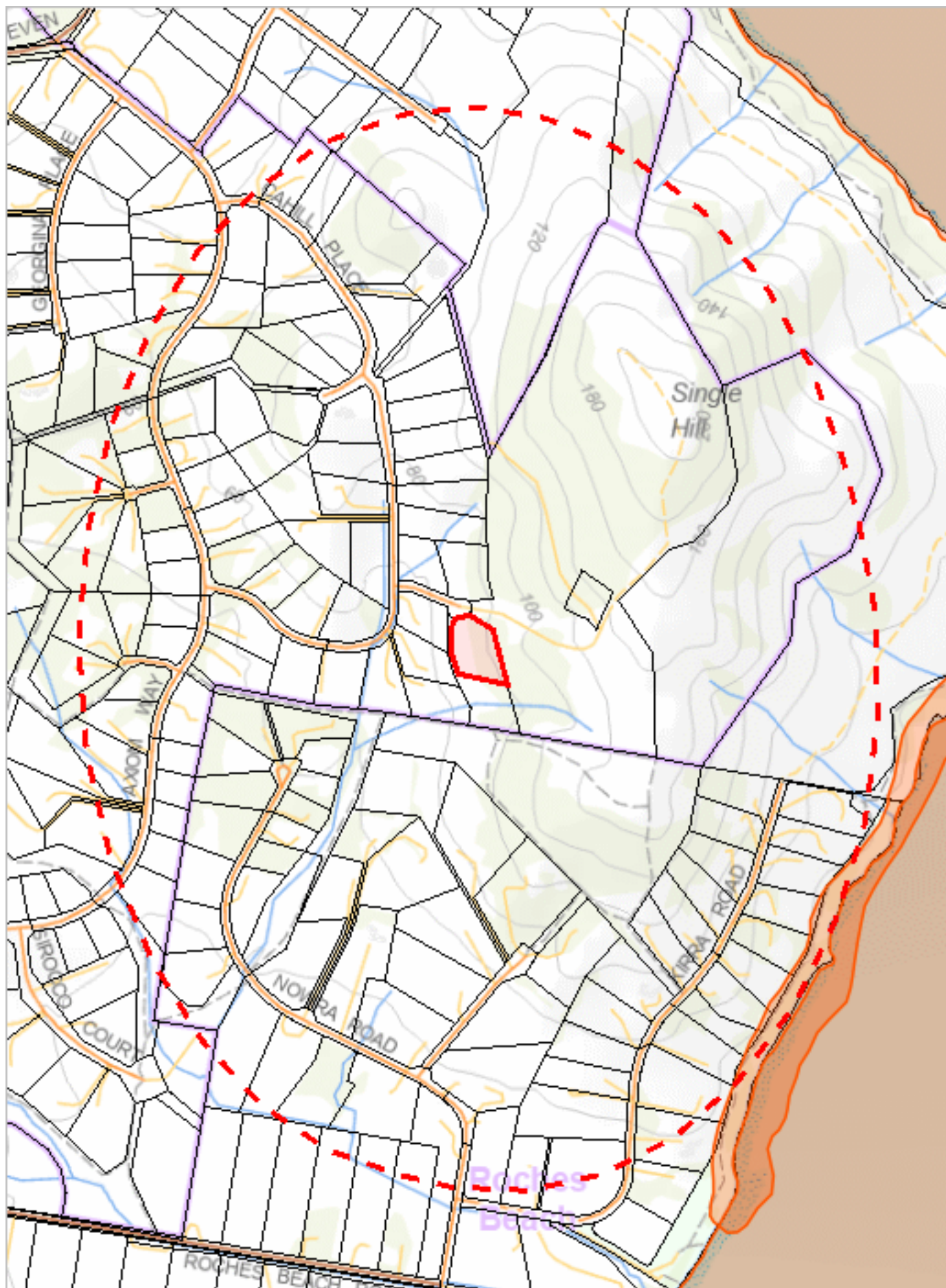
Verified Records

Species	Common Name	Observation Count	Last Recorded
Acacia baileyana	cootamundra wattle	9	30-Mar-2021
Acacia howittii	sticky wattle	3	08-Aug-2024
Billardiera heterophylla	bluebell creeper	21	29-Nov-2019
Cenchrus clandestinus	kikuyu grass	2	04-Mar-2011
Echium candicans	pride-of-madeira	1	23-Dec-2021
Gomphocarpus fruticosus subsp. fruticosus	swanplant	2	30-Mar-2021
Reseda luteola	weld	19	21-May-2025
Verbascum thapsus	great mullein	1	25-Apr-1931

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>



539651, 5251284

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

Geoconservation sites within 1000 metres

Legend: Geoconservation (NVA)



Legend: Cadastral Parcels



Geoconservation sites within 1000 metres

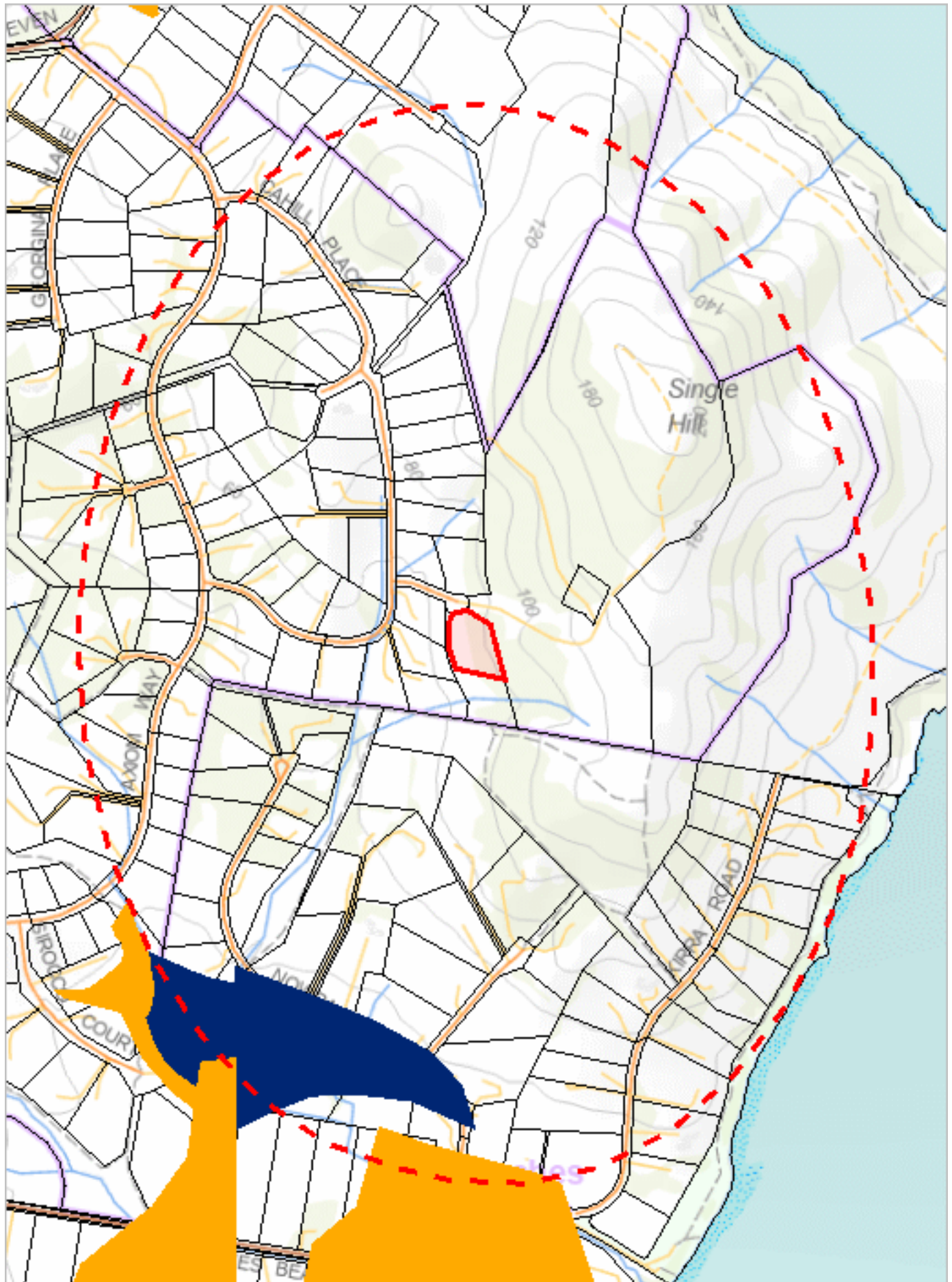
Id	Name	Statement of Significance	Significance Level	Status
2768	Frederick Henry Bay Beach Alignment	Notable example of type.	National	Listed
2755	Single Hill Dolerite Intrusion exposures	Part of a suite of sites identified as definitive of Jurassic dolerite intrusion in Tasmanian.	National	Listed

For more information about the Geoconservation Database, please visit the website: <https://www.nre.tas.gov.au/conservation/geoconservation> or contact the Geoconservation Officer:

Telephone: (03) 6165 4401

Email: Geoconservation.Enquiries@nre.tas.gov.au

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



539651, 5251284

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

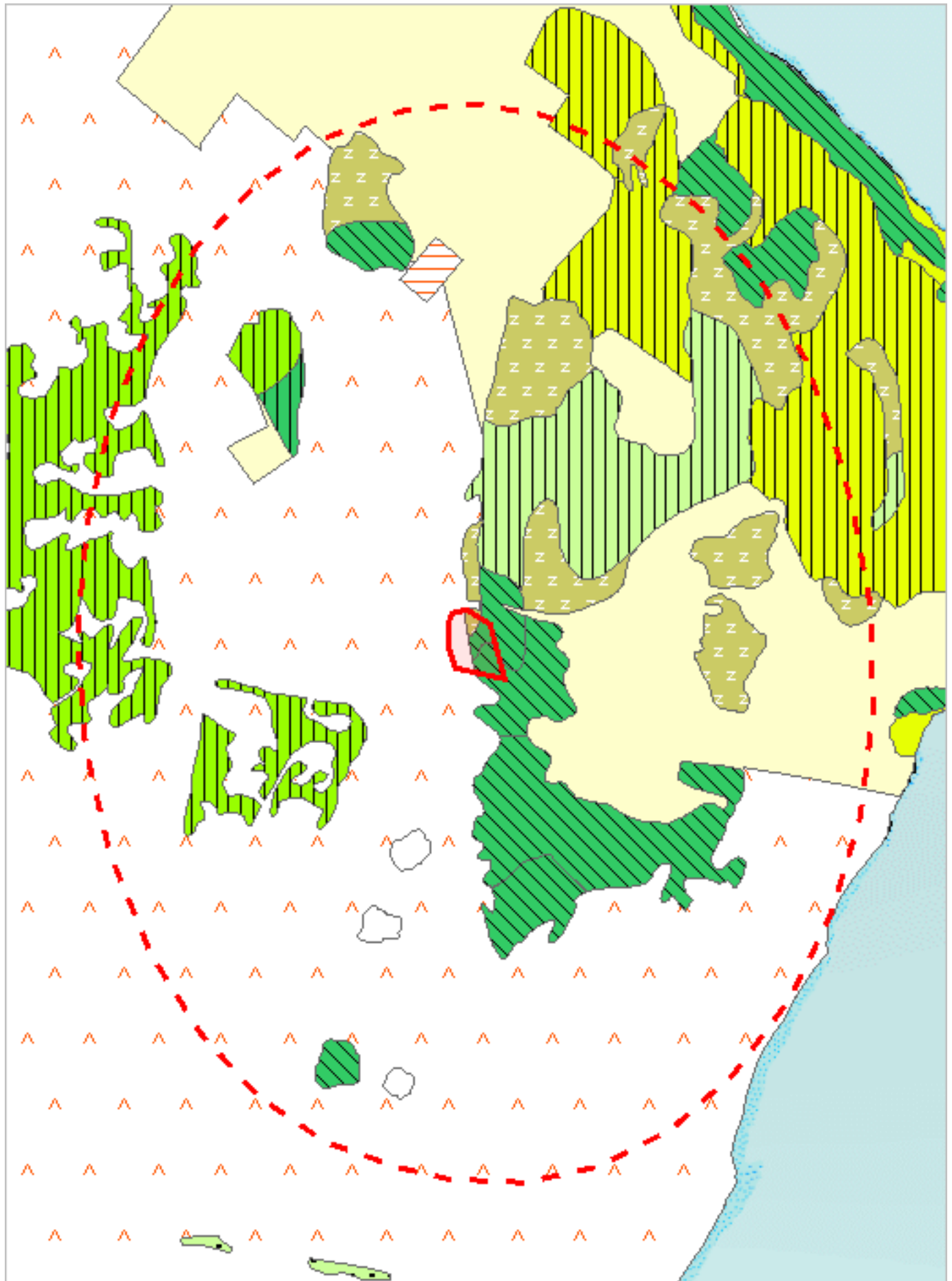
Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Extremely Low	Ci(p3)	Extremely low probability of occurrence (1-5% of mapping unit). with occurrences in small areas. Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. 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.
Coastal Acid Sulfate Soils	Extremely Low	Cj(p3)	Extremely low probability of occurrence (1-5% of mapping unit). with occurrences in small areas. Sandplains and dunes >10m AHD, ASS generally below 1m from the surface. Heath, forests. Mainly Pleistocene. 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.
Coastal Acid Sulfate Soils	Extremely Low	Cu(p3)	Extremely low probability of occurrence (1-5% of mapping unit). Unclassified - Insufficient landscape information available to classify map unit. 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.
Coastal Acid Sulfate Soils	Low	Bu(p3)	Low probability of occurrence (6-70% chance of occurrence in mapping unit). Unclassified - Insufficient landscape information available to classify map unit. 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

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



539651, 5251284

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
	{RKK} 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)
	{WGL} 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

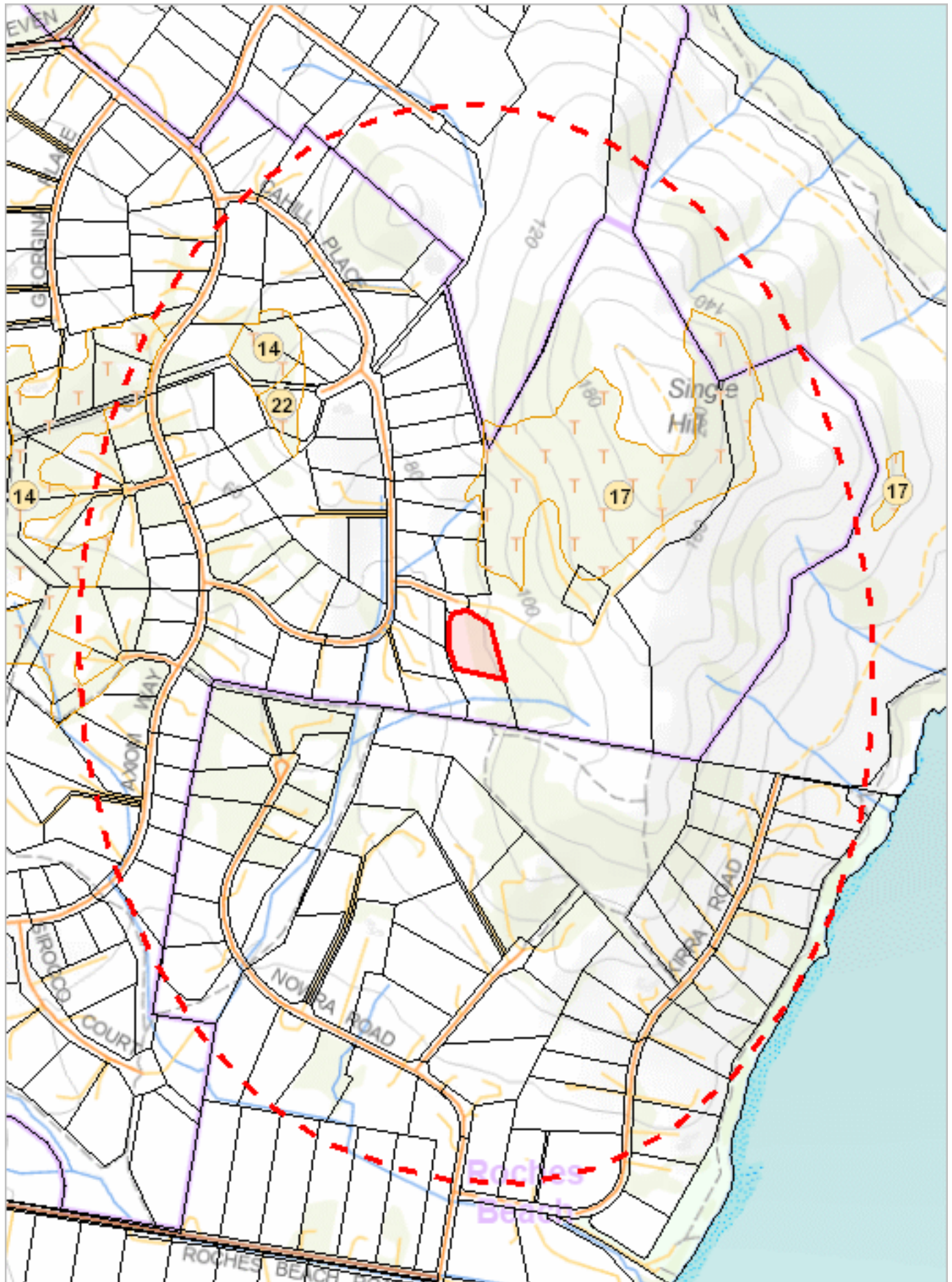
Code	Community	Notable Tree
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	(EA) E. amygdalina
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	(EV) E. viminalis
DAS	(DAS) Eucalyptus amygdalina forest and woodland on sandstone	
DGL	(DGL) Eucalyptus globulus dry forest and woodland	
DTO	(DTO) Eucalyptus tenuiramis forest and woodland on sediments	(EV) E. viminalis
DVG	(DVG) Eucalyptus viminalis grassy forest and woodland	(EV) E. viminalis
DVG	(DVG) Eucalyptus viminalis grassy forest and woodland	
FAL	(FAL) Agricultural land	(EV) E. viminalis
FUM	(FUM) Extra-urban miscellaneous	(EV) E. viminalis
FUR	(FUR) Urban areas	(EV) E. viminalis
FUR	(FUR) Urban areas	
GCL	(GCL) Lowland grassland complex	(EV) E. viminalis
NBA	(NBA) Bursaria - Acacia woodland	(EV) E. viminalis
NBA	(NBA) Bursaria - Acacia woodland	

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

Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

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



539651, 5251284

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

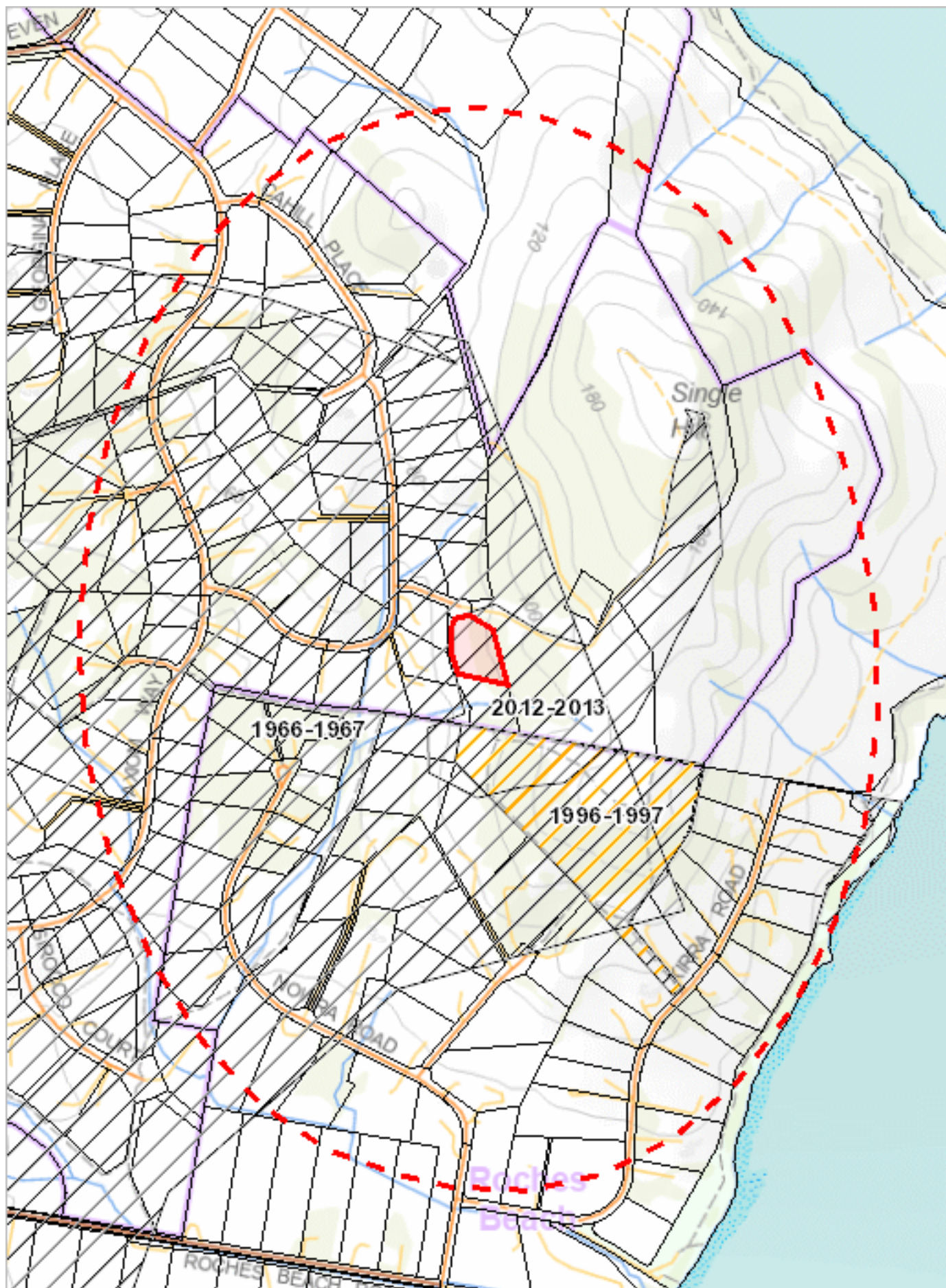
Scheduled Community Id	Scheduled Community Name
14	Eucalyptus amygdalina forest and woodland on sandstone
17	Eucalyptus globulus dry forest and woodland
22	Eucalyptus tenuiramis forest and woodland on sediments

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

Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

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



539651, 5251284

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
- ☒ Bushfire
- ☒ Completed Planned Burn

Legend: Cadastral Parcels



Fire History (All) within 1000 metres

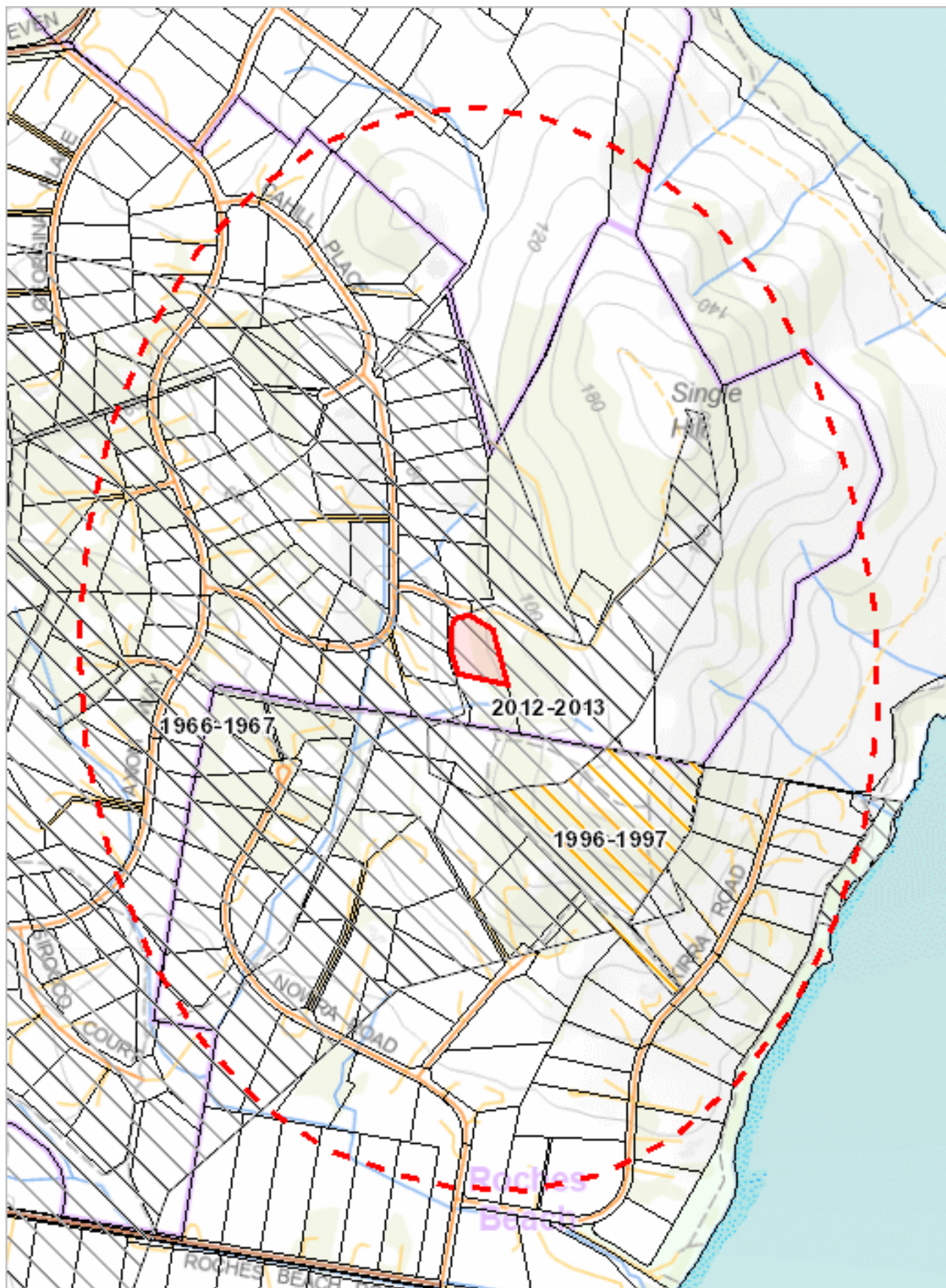
Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
203225	Bardia Court	11-Feb-2013	Bushfire	Undetermined	16.48887495
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169
	Roches beach fire history	15-Apr-1997	Planned Burn	Planned Burn	11.15739425
	Roches beach fire history	01-Dec-1999	Bushfire	Undetermined	1.2630348

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

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



539651, 5251284

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

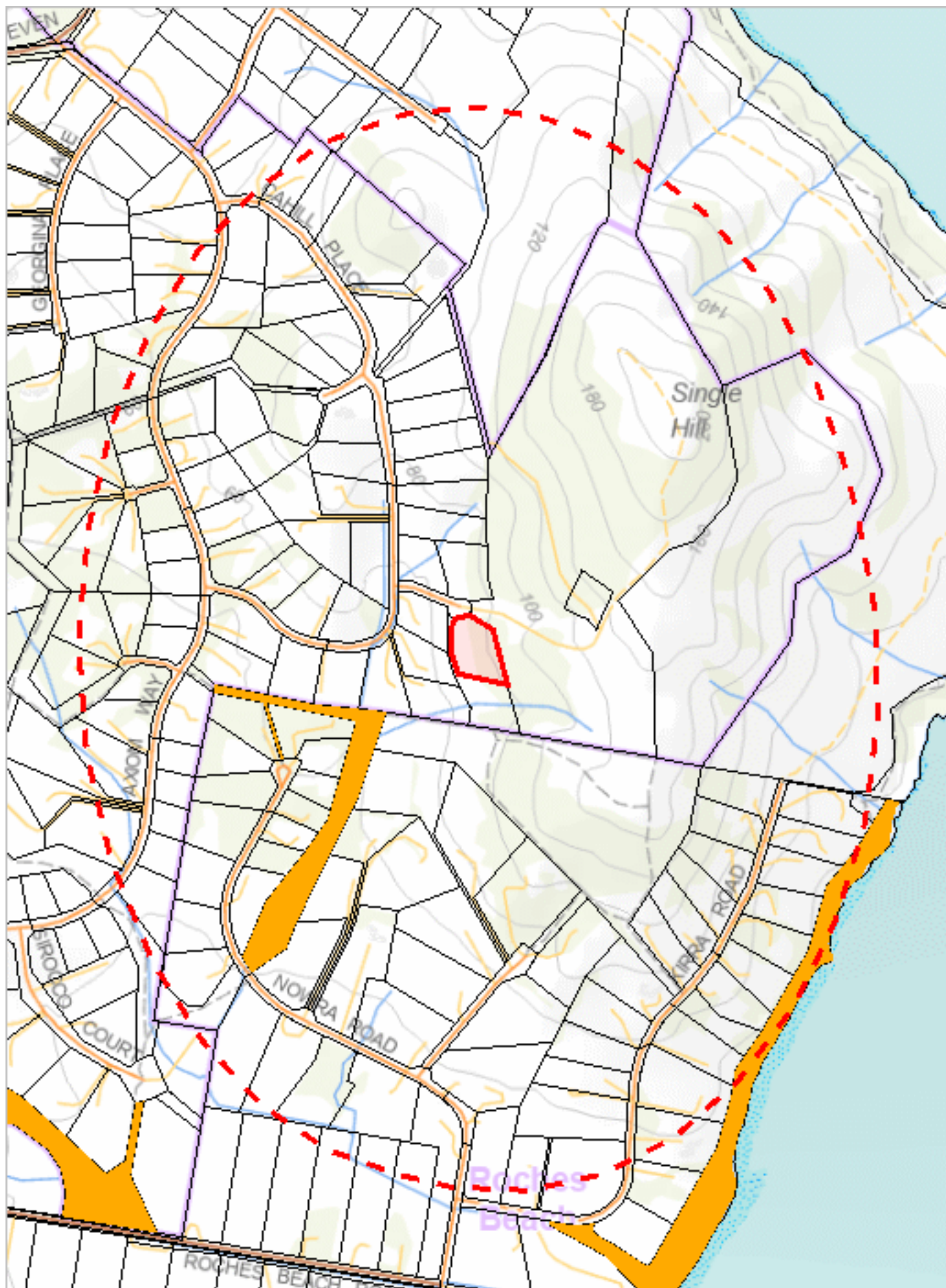
Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
203225	Bardia Court	11-Feb-2013	Bushfire	Undetermined	16.48887495
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169
	Roches beach fire history	15-Apr-1997	Planned Burn	Planned Burn	11.15739425
	Roches beach fire history	01-Dec-1999	Bushfire	Undetermined	1.2630348

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

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



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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



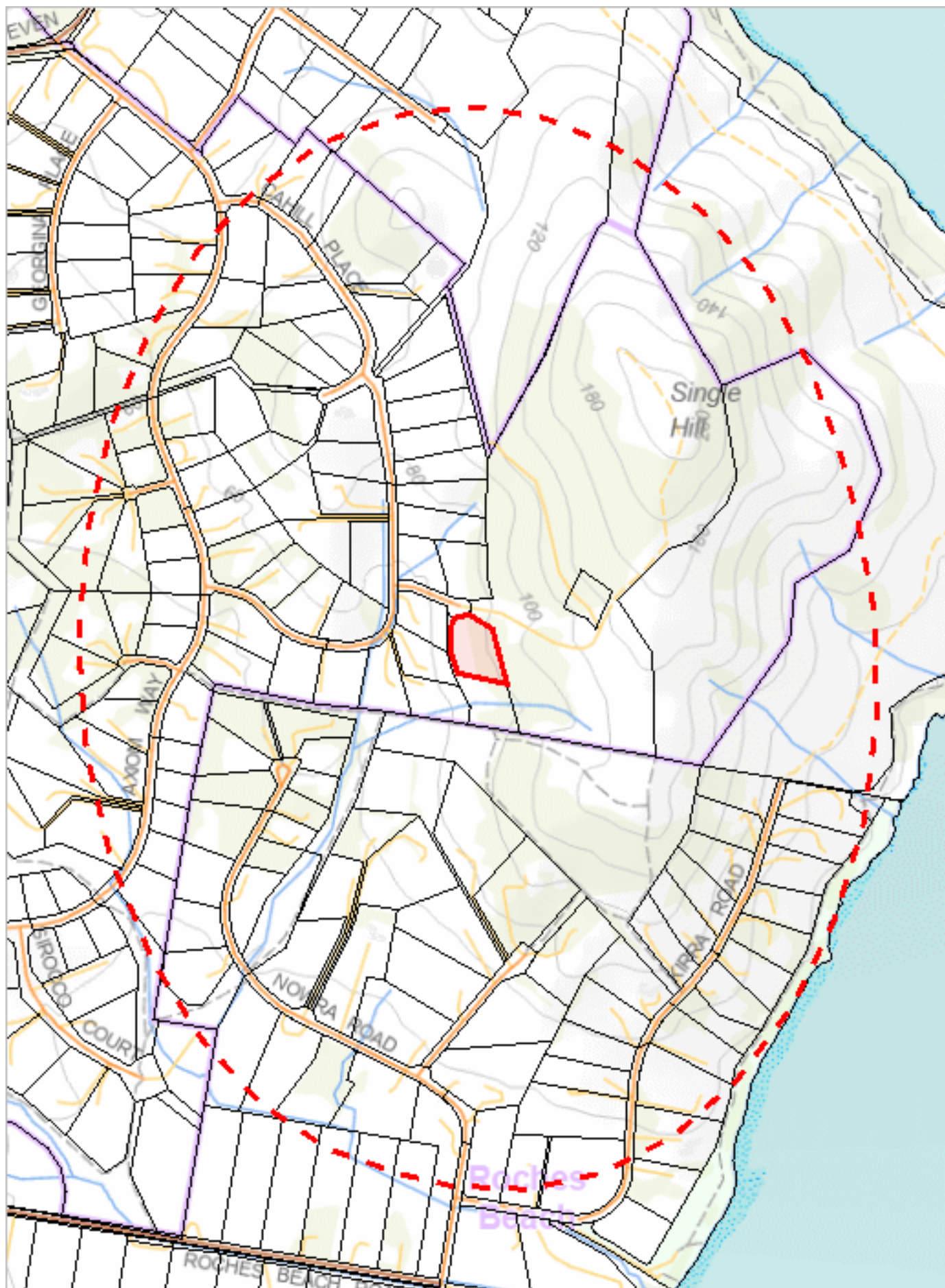
Reserves within 1000 metres

Name	Classification	Status	Area (HA)
	Informal Reserve on other public land	Informal Reserve	3.48647554
	Informal Reserve on other public land	Informal Reserve	6.10649185

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

Email: LandManagement.Enquiries@nre.tas.gov.au

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



539651, 5251284

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
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Hygiene infrastructure

- Location Point Verified
- Location Point Unverified
- Location Line Verified
- Location Line Unverified
- Location Polygon Verified
- 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



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: 24-Apr-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](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	5
Listed Threatened Species:	71
Listed Migratory Species:	48

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.

Commonwealth Lands:	3
Commonwealth Heritage Places:	1
Listed Marine Species:	72
Whales and Other Cetaceans:	9
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

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

State and Territory Reserves:	3
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	11
Key Ecological Features (Marine):	None
Biologically Important Areas:	8
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar Wetlands)		[Resource Information]
Ramsar Site Name	Proximity	Buffer Status
Pitt water-orielton lagoon	Within 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
Giant Kelp Marine Forests of South East Australia	Endangered	Community may occur within area	In buffer area only
Lowland Native Grasslands of Tasmania	Critically Endangered	Community likely to occur within area	In buffer area only
Subtropical and Temperate Coastal Saltmarsh	Vulnerable	Community likely to occur within area	In buffer area only
Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana)	Critically Endangered	Community likely to occur within area	In feature area
Tasmanian white gum (Eucalyptus viminalis) wet forest	Critically Endangered	Community likely to occur within area	In feature area

Listed Threatened Species			[<u>Resource Information</u>]
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
BIRD			
Aquila audax fleayi			
Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area	In feature area
Ardenna grisea			
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
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris tenuirostris Great Knot [862]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Ceyx azureus diemenensis Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat may occur within area	In buffer area only
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Species or species habitat known to occur within area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora 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
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Fregetta grallaria grallaria 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
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Halobaena caerulea Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding known to occur within area	In feature area
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat known to occur within area	In feature area
Limosa limosa Black-tailed Godwit [845]	Endangered	Species or species habitat known to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area	In feature area
Pardalotus quadragintus Forty-spotted Pardalote [418]	Endangered	Foraging, feeding or related behaviour known to occur within area	In feature area
Pluvialis squatarola Grey Plover [865]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In feature area
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Breeding likely to occur within area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche bulleri platei Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Thinornis cucullatus cucullatus Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat known to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area
Tyto novaehollandiae castanops (Tasmanian population) Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area	In feature area
Xenus cinereus Terek Sandpiper [59300]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
FISH			
Brachionichthys hirsutus Spotted Handfish [64418]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Seriolella brama Blue Warehou [69374]	Conservation Dependent	Species or species habitat known to occur within area	In buffer area only
Thymichthys politus Red Handfish [83756]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
FROG			
Ranoidea raniformis listed as Litoria raniformis Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [94668]	Vulnerable	Species or species habitat likely to occur within area	In feature area
INSECT			
Antipodia chaostola leucophaea Tasmanian Chaostola Skipper, Heath-sand Skipper [77672]	Endangered	Species or species habitat may occur within area	In feature area
MAMMAL			
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Dasyurus maculatus maculatus (Tasmanian population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Dasyurus viverrinus Eastern Quoll, Luaner [333]	Endangered	Species or species habitat likely to occur within area	In feature area
Eubalaena australis Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Perameles gunnii gunnii Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area	In feature area
Sarcophilus harrisii Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
PLANT			
Caladenia caudata Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat known to occur within area	In feature area
Caladenia saggicola Sagg Spider-orchid [64859]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
Dianella amoena Matted Flax-lily [64886]	Endangered	Species or species habitat known to occur within area	In feature area
Eucalyptus morrisbyi Morrisby's Gum, Morrisbys Gum [7382]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Glycine latrobeana Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat known to occur within area	In feature area
Leucochrysum albicans subsp. tricolor Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area	In feature area
Prasophyllum apoxychilum Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area	In feature area
Prasophyllum castaneum Chestnut Leek-orchid [64948]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Prasophyllum milfordense Milford Leek-orchid [64950]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
Pterostylis ziegeleri Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat known to occur within area	In feature area
SEASTAR			
Parvulastra vivipara Tasmanian Live-bearing Seastar [85451]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
SHARK			
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
SNAIL			
Ammoniropa vigens Ammonite Pinwheel Snail [90200]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only
Listed Migratory Species		[Resource Information]	
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Ardenna carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora 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
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Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Migratory Marine Species			
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Caperea marginata Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In buffer area only
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Eubalaena australis as Balaena glacialis australis Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Migratory Terrestrial Species			
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris alba Sanderling [875]		Species or species habitat known to occur within area	In buffer area only
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area	In feature area
Calidris pugnax as Philomachus pugnax Ruff [91256]		Species or species habitat known to occur within area	In buffer area only
Calidris ruficollis Red-necked Stint [860]		Species or species habitat known to occur within area	In buffer area only
Calidris tenuirostris Great Knot [862]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Charadrius bicinctus Double-banded Plover [895]		Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Species or species habitat known to occur within area	In buffer area only
Charadrius veredus Oriental Plover, Oriental Dotterel [882]		Species or species habitat known to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Limosa limosa Black-tailed Godwit [845]	Endangered	Species or species habitat known to occur within area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius phaeopus Whimbrel [849]		Species or species habitat known to occur within area	In buffer area only
Pluvialis fulva Pacific Golden Plover [25545]		Species or species habitat known to occur within area	In buffer area only
Pluvialis squatarola Grey Plover [865]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Tringa brevipes Grey-tailed Tattler [851]		Species or species habitat known to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Xenus cinereus			
Terek Sandpiper [59300]	Vulnerable	Species or species habitat known to occur within area	In buffer area only

Other Matters Protected by the EPBC Act

Commonwealth Lands [\[Resource Information \]](#)

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Department of Climate Change, Energy, the Environment and Water		
Hobart Airport Air Traffic Control Tower [CHL_106117]	TAS	In buffer area only

Department of Defence		
AAC 69 Army Cadet Unit - Cambridge [DD_1245]	TAS	In buffer area only

Department of Infrastructure, Transport, Regional Development, Communications and the Arts		
Hobart Airport [AGPR5045]	TAS	In buffer area only

Commonwealth Heritage Places [\[Resource Information \]](#)

Name	State	Status	Buffer Status
Historic			
Hobart Airport Air Traffic Control Tower	TAS	Listed place	In buffer area only

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

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Ardenna carneipes as Puffinus carneipes			
Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Ardenna grisea as Puffinus griseus Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris alba Sanderling [875]		Species or species habitat known to occur within area	In buffer area only
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area overfly marine area	In feature area
Calidris pugnax as Philomachus pugnax Ruff [91256]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Calidris ruficollis Red-necked Stint [860]		Species or species habitat known to occur within area overfly marine area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris tenuirostris Great Knot [862]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In buffer area only
Charadrius bicinctus Double-banded Plover [895]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Charadrius mongolus Lesser Sand Plover, Mongolian Plover [879]	Endangered	Species or species habitat known to occur within area	In buffer area only
Charadrius ruficapillus Red-capped Plover [881]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Charadrius veredus Oriental Plover, Oriental Dotterel [882]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea antipodensis gibsoni as Diomedea gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Halobaena caerulea Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Himantopus himantopus Pied Stilt, Black-winged Stilt [870]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding known to occur within area overfly marine area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In feature area
Limosa limosa Black-tailed Godwit [845]	Endangered	Species or species habitat known to occur within area overfly marine area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius phaeopus Whimbrel [849]		Species or species habitat known to occur within area	In buffer area only
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area	In feature area
Pluvialis fulva Pacific Golden Plover [25545]		Species or species habitat known to occur within area	In buffer area only
Pluvialis squatarola Grey Plover [865]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In buffer area only
Recurvirostra novaehollandiae Red-necked Avocet [871]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Stercorarius antarcticus as Catharacta skua Brown Skua [85039]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Sterna striata White-fronted Tern [799]		Foraging, feeding or related behaviour likely to occur within area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche bulleri platei as Thalassarche sp. nov. Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thinornis cucullatus as Thinornis rubricollis Hooded Plover, Hooded Dotterel [87735]		Species or species habitat known to occur within area overfly marine area	In feature area
Thinornis cucullatus cucullatus as Thinornis rubricollis rubricollis Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Tringa brevipes as Heteroscelus brevipes Grey-tailed Tattler [851]		Species or species habitat known to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Xenus cinereus Terek Sandpiper [59300]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In buffer area only
Fish			
Hippocampus abdominalis Big-belly Seahorse, Eastern Potbelly Seahorse, New Zealand Potbelly Seahorse [66233]		Species or species habitat may occur within area	In buffer area only
Hippocampus breviceps Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area	In buffer area only
Histiogamphelus briggsii Crested Pipefish, Briggs' Crested Pipefish, Briggs' Pipefish [66242]		Species or species habitat may occur within area	In buffer area only
Maroubra perserrata Sawtooth Pipefish [66252]		Species or species habitat may occur within area	In buffer area only
Mitotichthys mollisoni Mollison's Pipefish [66260]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Mitotichthys semistriatus Halfbanded Pipefish [66261]		Species or species habitat may occur within area	In buffer area only
Mitotichthys tuckeri Tucker's Pipefish [66262]		Species or species habitat may occur within area	In buffer area only
Phyllopteryx taeniolatus Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area	In buffer area only
Solegnathus spinosissimus Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within area	In buffer area only
Stigmatopora argus Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area	In buffer area only
Stigmatopora nigra Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area	In buffer area only
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area	In buffer area only
Vanacampus phillipi Port Phillip Pipefish [66284]		Species or species habitat may occur within area	In buffer area only
Mammal			
Arctocephalus forsteri Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area	In buffer area only
Arctocephalus pusillus Australian Fur-seal, Australo-African Fur-seal [21]		Species or species habitat may occur within area	In buffer area only
Whales and Other Cetaceans			
[Resource Information]			
Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			

Current Scientific Name	Status	Type of Presence	Buffer Status
Balaenoptera acutorostrata Minke Whale [33]	Endangered	Species or species habitat may occur within area	In buffer area only
Balaenoptera musculus Blue Whale [36]		Species or species habitat likely to occur within area	In buffer area only
Caperea marginata Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In buffer area only
Delphinus delphis Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area	In buffer area only
Eubalaena australis Southern Right Whale [40]		Breeding known to occur within area	In buffer area only
Grampus griseus Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area	In buffer area only
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Tursiops truncatus s. str. 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
Mount Rumney	Conservation Area	TAS	In buffer area only
Pitt Water	Nature Reserve	TAS	In buffer area only

Protected Area Name	Reserve Type	State	Buffer Status
Ralphs Bay	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
Tasmanian	Tasmania	In feature area

EPBC Act Referrals
[Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Tasman Highway Upgrade ? Hobart Airport to Sorell Causeway	2020/8805		Assessment	In buffer area only

Controlled action				
Lauderdale Quay Waterfront Housing and Marina Development	2006/3193	Controlled Action	Completed	In buffer area only

Not controlled action				
Construction of a new wastewater treatment plant	2006/3010	Not Controlled Action	Completed	In buffer area only
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
Industry/commercial precinct between Kennedy Rd and Tasman Hwy	2006/2557	Not Controlled Action	Completed	In feature area
Relocation of Oyster Lease Areas	2003/1269	Not Controlled Action	Completed	In buffer area only
Sediment Quality and Geotechnical Investigation for Lauderdale Quay Development	2008/4119	Not Controlled Action	Completed	In buffer area only
Tasman Highway - Holyman Avenue intersection upgrade, near Hobart International Airport, Tasmania	2017/8054	Not Controlled Action	Completed	In buffer area only
Upgrade of runway 12/30 at Cambridge Airport	2007/3677	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
Coal River Valley water recycling scheme	2002/898	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only

Referral decision

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Referral decision				
Hobart Airport runway extension, Tas	2014/7311	Referral Decision	Completed	In buffer area only

Biologically Important Areas	[Resource Information]
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Scientific Name	Behaviour	Presence	Buffer Status
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Seabirds

Ardenna grisea			
Sooty Shearwater [82651]	Foraging	Known to occur	In buffer area only

Ardenna tenuirostris			
Short-tailed Shearwater [82652]	Foraging	Known to occur	In buffer area only

Pelecanoides urinatrix			
Common Diving-petrel [1018]	Foraging	Known to occur	In buffer area only

Pterodroma mollis			
Soft-plumaged Petrel [1036]	Foraging	Known to occur	In buffer area only

Thalassarche cauta cauta			
Shy Albatross [82345]	Foraging likely	Likely to occur	In buffer area only

Whales

Balaenoptera musculus brevicauda			
Pygmy Blue Whale [81317]	Foraging	Likely to be present	In buffer area only

Eubalaena australis			
Southern Right Whale [40]	Migration		In buffer area only

Eubalaena australis			
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.

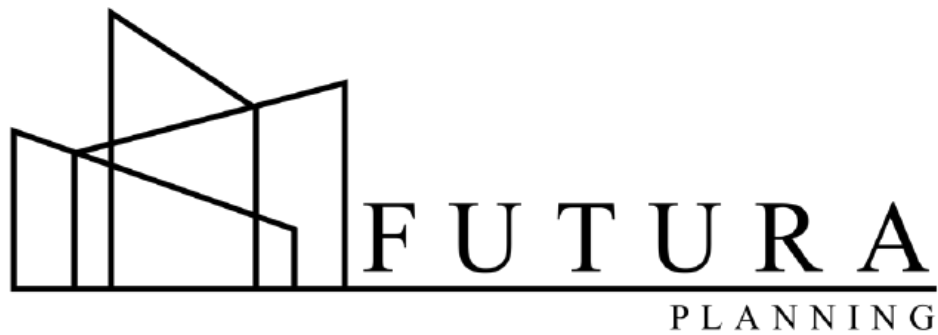
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Bushfire Hazard Report

Proposed Development: Residential Dwelling & Outbuilding

Address: 14 Eleanor Court, Acton Park 7170

Applicant: Aimee & Joel Everard



Prepared by: J S Mayne

Bushfire Practitioner BFP-172

Report Date: March 2026

Job Reference: FP029-2025

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Image 1: Location of Site

Image 2: 100m Vegetation Radius & Effective Slope

Attachment 1: Site Photos

Attachment 2: Bushfire Hazard Management Plan

Attachment 3: Form 55 Certificate

Limitations of this report

The viability of this report's efficacy hinges on the implementation and sustained upkeep of the prescribed measures and recommendations throughout the development's lifespan. Any alterations in site conditions could potentially lead to variations in the Bushfire Attack Level (BAL) classification, rendering this report null and void. It is important to note that the extent of this report's coverage does not ensure the complete prevention of property or life loss in the event of a bushfire. This is primarily due to the intricate nature of vegetation management, the inherently unpredictable behaviour of fires, and the influence of severe weather conditions. It is crucial to clarify that this report does not offer legal counsel, and no responsibility can be assumed for actions taken by property owners, the local council, or any other parties that might undermine the efficacy of this report.

1.0 Summary

The following is a Bushfire Assessment for an existing lot located at 14 Eleanor Court, Acton Park. The development proposal is for a single Class 1a dwelling and associated Outbuilding on a single lot. The client is Aimee & Joel Everard, the Building Designer is MK Drafting and Design.

The development is located in a Bushfire Prone Area. The report is based on a site assessment completed on the 26/9/2025 and additional information obtained from various electronic data bases.

The assessments contained in this report have been undertaken in accordance with the Australian Standard 3959:2018 Construction of buildings in bushfire-prone areas and Director's Determination- Bushfire Hazard Areas, Building Act 2016, Version: 1.2, Date: 16th July 2024.

Based on the Bushfire Attack Level (BAL) Assessment undertaken, the overall development has been assigned a BAL rating of BAL 12.5, which indicates a low to moderate risk of ember attack, radiant heat exposure and direct flame contact during a bushfire event. The assessment takes into account the Forest Fire Danger Index (FDI) of 50, but it should be noted that on days with an Extreme or Catastrophic Fire Danger Rating, the building's built resistance may be exceeded if directly impacted by bushfire. It is therefore recommended that appropriate measures are taken to enhance the building's bushfire resilience, such as installing ember screens on windows, sealing gaps and openings, and ensuring adequate access for firefighting vehicles.

2.0 Location

Site Address: 14 Eleanor Court, Acton Park 7170

Title Reference: 177726 / 73

Property ID: 9861258

Applicant: Aimee & Joel Everard

Municipality: Clarence City Council

Planning Scheme: Tasmanian Planning Scheme

Zoning: Rural Living

Overlays: Low landslip hazard band, Airport obstacle limitation area, Priority vegetation area, Bushfire-prone areas

Bushfire Attack Level: BAL 12.5



Image 1: Location of Site (Source: LISTMap 2026)

3.0 Site Characteristics

3.1 Topography and aspect

14 Eleanor Court is located within an established rural living area of Acton Park, characterised by large residential allotments, scattered dwelling development, and a mix of managed land and native vegetation. As shown on Image 2 (100m Vegetation and Effective Slope Radius), the proposed dwelling is positioned within the western-central portion of the allotment.

The broader landform within the 100m assessment area varies by aspect, with flat to upslope conditions to the north and east, downslope of 0 to 5° to the south, and downslope of 5 to 10° to the west. Hazardous vegetation within the relevant assessment area comprises woodland to the north and east, and grassland to the south and west, with surrounding managed areas and developed land considered low threat vegetation.

3.2 Vegetation Description

The vegetation within the proposed development site and broader 100m assessment radius at 14 Eleanor Court, Acton Park comprises a mix of woodland, grassland and low threat vegetation, reflective of the rural residential character of the site and surrounding area. Vegetation within the assessment area can be categorised into a limited number of classifications, with the predominant hazardous vegetation being woodland vegetation to the north and east of the proposed dwelling, and grassland vegetation to the south and west.

The predominant non-hazardous land cover within the assessment area comprises managed land immediately surrounding the proposed building area / lot, formed accessways, hardstand surfaces, and other maintained portions of the proposed site. These areas have been classified as Low Threat Vegetation in accordance with AS3959:2018 Section 2.2.3.2 (e) and (f), as they comprise either managed vegetation or non-vegetated surfaces that are not capable of supporting a continuous bushfire fuel load and are therefore excluded from further BAL consideration.

The woodland vegetation (Classification B – Woodland AS3959:2018) to the north and east of the proposed dwelling has been identified as the primary hazardous vegetation within the assessment area. This vegetation comprises a discontinuous overstorey of native trees and shrubs typical of the locality, with sufficient canopy spacing and understorey arrangement to support a woodland classification under AS3959:2018. This vegetation presents the primary bushfire hazard interface to the proposed dwelling.

The vegetation to the south and west of the proposed dwelling is predominantly classified as grassland (Classification G – Grassland AS3959:2018), comprising native and introduced grasses with a generally continuous fine fuel layer. While this vegetation is hazardous for the purposes of BAL assessment, its bushfire hazard is lower than that associated with the woodland vegetation due to its fuel structure and lower overall intensity potential.

Overall, the vegetation within the 100m assessment radius comprises a relatively straightforward mix of woodland, grassland and managed low threat areas. Accordingly, the vegetation setting of the site is typical of a rural residential allotment and provides a clear basis for assessment of the applicable bushfire protection measures.

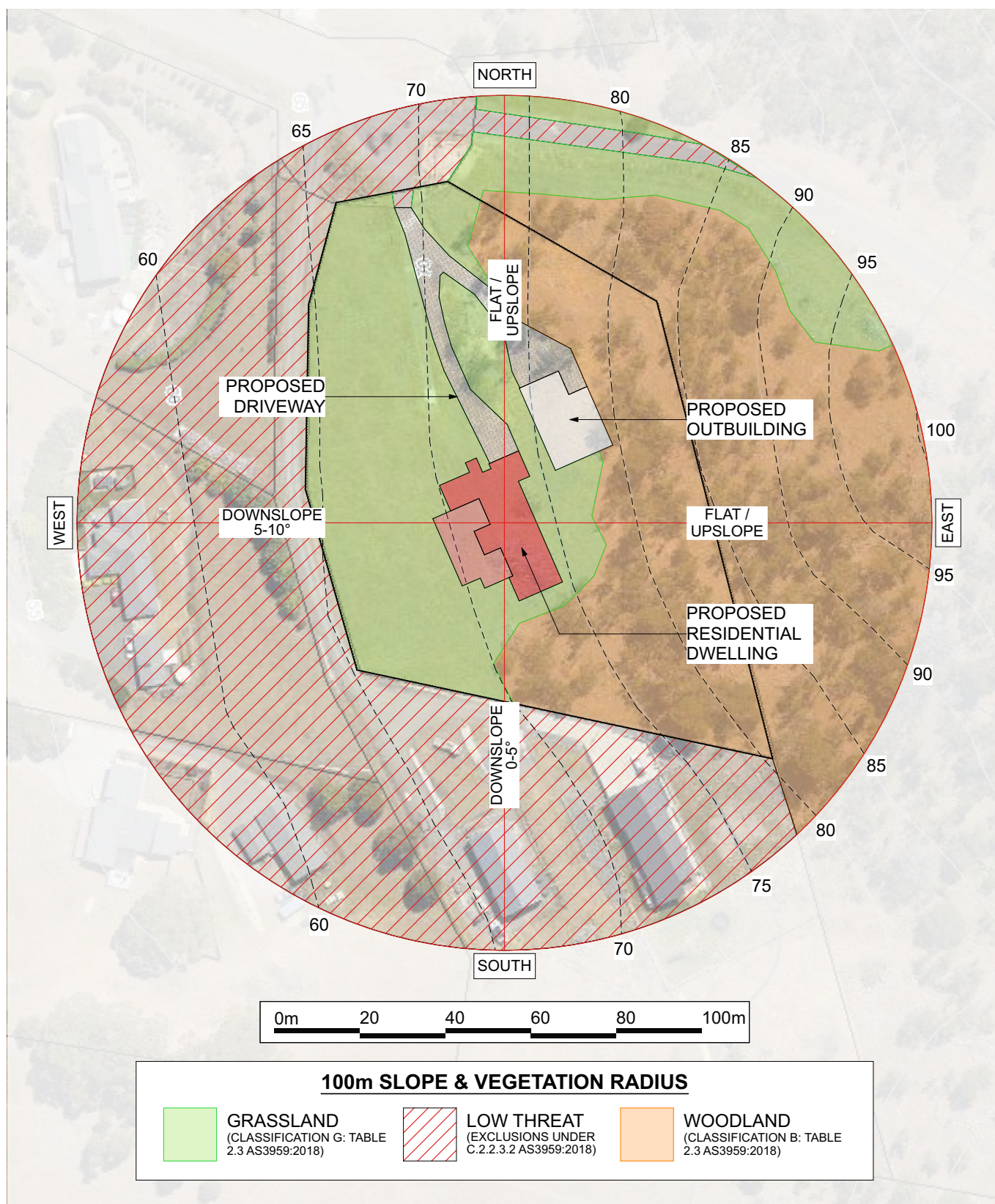


Image 2: 100m Vegetation & Effective Slope Radius – 14 Eleanor Court, Acton Park
(Source: LISTMap 2026) Topography, Vegetation, and directions of bushfire threat.

4.0 Proposed Development

The proposed development at 14 Eleanor Court, Acton Park comprises the construction of a new single residential dwelling and associated outbuilding on an existing lot. Based on the concept plans prepared by MK Design and Drafting, the development includes a single dwelling, associated deck areas, swimming pool, and a separate shed, with access provided via a proposed driveway extending from Eleanor Court.

The dwelling is sited within the developed portion of the allotment and is positioned to respond to the site's existing topography, access arrangements, and intended residential use. The proposal maintains separation from surrounding boundaries consistent with the spacious character of the area.

From a bushfire hazard management perspective, the proposed development is considered capable of achieving compliance with the relevant bushfire protection measures, subject to the implementation of the defensible space, access, water supply and construction standards outlined elsewhere within this report. Overall, the proposal represents a typical rural residential outcome and does not present any unusual siting constraints in respect to bushfire hazard management.

5.0 Bushfire Attack Level Assessment

The Bushfire attack level has been determined through the application of section 2 of AS3959:2018 'Simplified Procedure'. Vegetation has been classified using a combination of onsite observations and remotely sensed data to be consistent with table 2.3 of AS3959:2018. Slope and distances have been determined by infield measurement and/or the use of remotely sensed data (aerial/satellite photography, GIS layers from various sources) analysed with proprietary software systems. Where appropriate vegetation has been classified as low threat.

Table 1. Determination of Bushfire Attack Level (BAL) – FDI 50

Azimuth	Vegetation Classification	Effective Slope	Distance to Bushfire Prone Vegetation	Hazard management area width	Bushfire Attack Level
North	Grassland Woodland	Flat / Upslope	0-100m 50-75m	22m	BAL 12.5
East	Grassland Woodland	Flat / Upslope	0-15m 15-100m	22m	BAL 12.5
South	Grassland Woodland Low Threat Vegetation*	Downslope 0-5°	0-41m 20-48m 41-100m	26m	BAL 12.5
West	Grassland Low Threat Vegetation*	Downslope 5-10°	0-48m 48-100m	19m	BAL 12.5

Low Threat Vegetation / Exclusions Notes:

***Low Threat Vegetation** has been excluded under AS3959:2018 Section 2.2.3.2 (e) & (f), as they are non-vegetated areas that are permanently cleared, additionally the vegetation has been classified as low threat due to the factors such as flammability, moisture content or fuel load (refer to AS3959:2018 for details)

6.0 Compliance

All building work within a designated bushfire-prone area must be undertaken in accordance with the applicable standards and determinations governing bushfire protection. For this development, the requirements are set out in *AS 3959:2018 – Construction of Buildings in Bushfire-Prone Areas* and the *Director's Determination – Bushfire Hazard Areas* (Building Act 2016, Version 1.2, dated 16 July 2024).

6.1 Construction requirements

In accordance with the *National Construction Code* (NCC), construction in bushfire-prone areas must follow an Acceptable Construction Manual. For 14 Eleanor Court, the site assessment has determined a Bushfire Attack Level (BAL) of **BAL 12.5**. This rating requires construction measures addressing ember attack, radiant heat exposure up to 12.5 kW/m² and the potential for windborne debris. All external building elements, including walls, glazing, roofs, subfloor supports, decks and service penetrations, must therefore be designed and constructed in accordance with the requirements of *AS3959:2018* for **BAL 12.5**.

Compliance with these provisions will be confirmed through the Certificate of Likely Compliance (CLC) process at design stage and verified again prior to occupancy to ensure the dwelling meets all relevant bushfire construction standards.

6.2 Property Access

Property access is proposed directly from Eleanor Court via a new driveway extending to the proposed dwelling and associated outbuilding, generally in accordance with the approved site documentation.

As the existing fire hydrant is located immediately adjacent to the site crossover, fire fighting appliances are not required to enter the site in order to access a compliant firefighting water point. Accordingly, in accordance with Table 2 of the *Director's Determination – Bushfire Hazard Areas*, only **Element A** is applicable, and no additional access design or construction requirements are triggered for the development.

A compliant firefighting water supply is available from the existing fire hydrant located adjacent to the crossover on Eleanor Court. Fire appliances are able to park on Eleanor Court and access the hydrant directly. As such, no additional on-site firefighting water infrastructure or access upgrades are required as part of the proposal.

Table 2. (From Table 2, Requirements for Property Access)

Column 1		Column 2
Element		Requirement
A.	Property access length is less than 30 metres; or access is not required for a fire appliance to access a firefighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30 metres or greater; or access is for a fire appliance to a water connection point.	The following design and construction requirements apply to property access: (1) All-weather construction; (2) Load capacity of at least 20 tonnes, including for bridges and culverts; (3) Minimum carriageway width of 4 metres; (4) Minimum vertical clearance of 4 metres; (5) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway; (6) Cross falls of less than 3° (1:20 or 5%); (7) Dips less than 7° (1:8 or 12.5%) entry and exit angle; (8) Curves with a minimum inner radius of 10 metres; (9) Maximum gradient of 15° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and

		10) Terminate with a turning area for fire appliances provided by one of the following: (a) A turning circle with a minimum inner radius of 10 metres; (b) A property access encircling the building; or (c) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.
C.	Property access length is 200 m or greater.	The following design and construction requirements apply to property access: (1) The requirement for B above; (2) Passing bays of 2 metres additional carriageway and 20 metres length provided every 200 metres.
D.	Property access length is greater than 30 metres, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) Complies with Requirements for B above; and (b) Passing bays of 2 metres additional carriageway width and 20 metres length must be provided every 100 metres.

6.3 Reticulated Water Supply for Fire Fighting

Firefighting water supply for the proposed development will be provided via an existing TasWater fire hydrant located on the water main along Eleanor Court. The hydrant is positioned directly adjacent to the existing crossover.

The furthest extremity of the proposed development is located approximately 110m from the hydrant when measured as a hose lay along Eleanor Court and the proposed driveway alignment. This distance is less than 120m.

In accordance with Table 3A of the *Director's Determination – Bushfire Hazard Areas*, **Elements A, B and C** are applicable. The development satisfies these requirements, with the building located within 120m of the hydrant, the hydrant forming part of the TasWater reticulated network, and Eleanor Court providing an appropriate hardstand area for fire appliances.

Accordingly, the proposal complies with the Deemed-to-Satisfy provisions for reticulated firefighting water supply.

Table 3. (From Table 3A, Requirements for Reticulated Water Supply for Firefighting)

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	The following requirements apply: (a) The building area to be protected must be located within 120 metres of a fire hydrant; and (b) The distance must be measured as a hose lay, between the firefighting water point and the furthest part of the building area
B.	Design criteria for fire hydrants	The following requirements apply: (a) Fire hydrant system must be designed and constructed in accordance with TasWater Supplement to Water Supply Code of Australia WSA 03 – 2011-3.1 MRWA Edition 2.0; and (b) Fire hydrants are to be installed outside of the minimum access road width, and clear of any passing bay or parking area, to ensure access at all times to reticulated water for fire suppression
C.	Hardstand	A hardstand area for fire appliances must be provided: (a) No more than three metres from the hydrant, measured as a hose lay; (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

6.4 Hazard Management Areas

A Bushfire Hazard Management Plan (Attachment 2) has been prepared in accordance with the requirements of Table 4 - *Requirements for Hazard Management Areas of the Director's Determination - Bushfire Hazard Areas*. The plan establishes appropriate defendable space surrounding the proposed dwelling and outbuilding to effectively mitigate bushfire risk and support firefighting operations if required.

The Deemed-to-Satisfy requirements for Hazard Management Areas are detailed in Table 4 of the Determination and have been applied to the development. The design ensures that vegetation is managed to reduce potential flame contact, radiant heat exposure, and ember attack consistent with **Element A**.

All Hazard Management Areas are to be implemented and maintained in accordance with the plan, with compliance to be verified prior to the issue of an occupancy certificate.

Table 4. (From Table 4, Requirements for Hazard Management Area)

Column 1		Column 2
Element		Requirement
A.	Hazard management areas for new buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined at the time of subdivision; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
B.	Hazard management areas for new buildings on lots not provided with a BAL at the time of subdivision.	A new building must: (a) be located on the lot so as to be provided with a HMA no smaller than the separation distances required for BAL 29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan
C.	Hazard management areas or alterations or additions to buildings.	An alteration or addition to a building must: (a) be located on the lot so as to be provided with a HMA which: (i) has the separation distances required for the BAL assessed for the Construction of the existing building; or (ii) in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL 29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan

D.	Hazard management areas for new buildings and additions and alterations to buildings classified as an accommodation building BCA Class 1b, BCA Class 2, or BCA Class 3, other than Communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	A new building or an addition or alteration including change of use must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
E.	Hazard management areas for new buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the Bushfire-Prone Areas Code (Planning Directive 5.1)	A new building or an addition or alteration including change of use must: (a) Be: (i) located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL 12.5; or (ii) provided with a certificate from an accredited person that a bushfire hazard management plan provides, to the degree necessary, separation of the building from the bushfire hazard, appropriate resistance to ignition from bushfire, property access and water supply for firefighting; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.
F.	Hazard management areas for new buildings or additions and alterations to buildings associated with a hazardous use	A new building or an alteration or addition, including change of use, for a building determined as a hazardous use must: (a) Be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and (b) Have a HMA established in accordance with a certified bushfire hazard management plan.

7.0 Conclusion

BAL RATING: BAL 12.5

This Bushfire Hazard Report has been prepared in support of the proposed development at 14 Eleanor Court, Acton Park (CT: 177726/73) and demonstrates that the site is capable of being developed in accordance with the applicable bushfire protection requirements. The assessment has been undertaken in accordance with *AS3959:2018 - Construction of buildings in bushfire-prone areas* and the *Director's Determination - Bushfire Hazard Areas*, Version 1.2, dated 16 July 2024. Based on the site inspection, vegetation assessment, effective slope analysis, and separation distances to classified vegetation, the proposed dwelling and associated outbuilding have been assessed as achieving a Bushfire Attack Level of **BAL 12.5**.

The BAL outcome is influenced by the presence of woodland vegetation to the north and east of the proposed development, together with grassland vegetation to the south and west. While these vegetation classes present a bushfire hazard to the site, the required separation distances are able to be achieved, and surrounding managed land, accessways, hardstand areas and other maintained portions of the allotment have been appropriately excluded from further BAL consideration as low threat vegetation in accordance with AS3959:2018 Section 2.2.3.2 (e) and (f).

A certified Bushfire Hazard Management Plan has been prepared for the development and is included at Attachment 2. The plan identifies the required Hazard Management Areas and confirms that the proposed dwelling and outbuilding can be sited and managed in a manner consistent with the determined BAL outcome. In addition, the proposal is capable of complying with the relevant requirements for construction standards, property access, and reticulated water supply for firefighting, as outlined within this report.

Accordingly, it is considered that the proposed development at 14 Eleanor Court, Acton Park is suitable for development from a bushfire hazard management perspective, subject to construction in accordance with the requirements for BAL 12.5 and the ongoing implementation and maintenance of the prescribed hazard management measures.

8.0 References

Australian Building Codes Board, *National Construction Code, Building Code of Australia*, Australian Building Codes Board, Canberra.

Building Amendment (Bushfire-Prone Areas) Regulations 2016 Determination, Director of Building Control – Bushfire Hazard Areas, version 1.2 16th July 2024. Consumer, Building and Occupational Services, Department of Justice, Tasmania.

Tasmanian Planning Scheme 2015, Tasmanian Planning Commission 2015, Tasmanian Planning Commission, Hobart.

Standards Australia, AS3959-2018 Construction of buildings in bushfire-prone areas. Sydney, NSW., Australia.

Attachment 1: Site Photos



Image 3: Northern Azimuth (Photo taken on site 26/9/2025)



Image 4: Eastern Azimuth (Photo taken on site 26/9/2025)



Image 5: Southern Azimuth (Photo taken on site 26/9/2025)



Image 6: Western Azimuth (Photo taken on site 26/9/2025)



Image 7: Existing crossover from Eleanor Court into subject lot (Photo taken on site 26/9/2025)



Image 8: Existing fire hydrant adjacent to the existing crossover (Photo taken on site 26/9/2025)



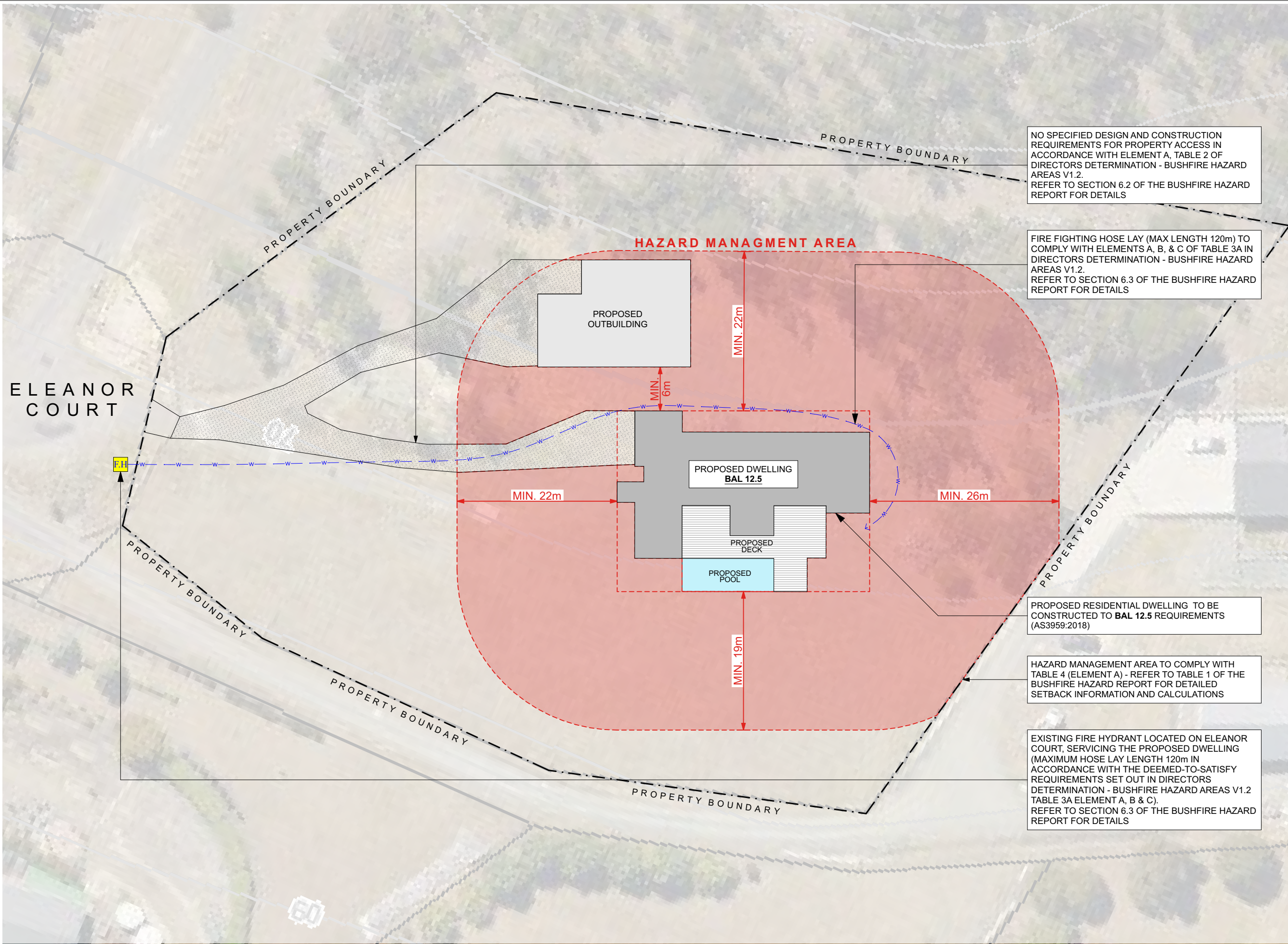
Image 9: Surrounding residential developments, north of the subject lot
(Photo taken on site 26/9/2025)



Image 10: Overview of site for the proposed development site (Photo taken
on site 26/9/2025)



Image 11: Eleanor Court, looking West (Photo taken on site 26/9/2025)



**BUSHFIRE HAZARD
MANAGEMENT PLAN**
Residential Dwelling

14 Eleanor Court, Acton Park
Title: 177726 / 73 - Dated March 2026
This plan is to be read in conjunction with 14 Eleanor Court, Acton Park Bushfire Hazard Report, Prepared by J S Mayne, Dated March 2026 (Job Ref# FP029-2025)

**BUSHFIRE MITIGATION
MEASURES BAL 12.5**

Refer to specifications as set out in Part 6.0 Compliance in accompanying report 14 Eleanor Court, Acton Park Bushfire Hazard Report, prepared by J S Mayne, dated March 2026. Compliance to be verified prior to occupancy.

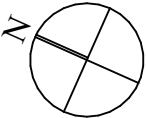
**HAZARD MANAGEMENT AREA
PRESCRIPTIONS**

Hazard reduction and removal
· The Hazard Management Area is to be maintained in minimal fuel condition as mowed grassland with paddock trees, mowed lawns, gardens, areas of gravel, driveway and a hardstand.
· Ground cover vegetation (grasses, herbs and graminoids) to be maintained no higher than 100mm.
· Remove fallen branches, bark and leaves and keep ground litter to a maximum of 20mm depth from around trees.
· Prune to create and maintain a separation distance of 2m (vertically) between the ground cover (maintained to <100mm) and the lowest branches of trees in the HMA.
· Clear private access of any trees and branches within 0.5m of carriageway and 4m over carriageway.
· Remove any fire hazards such as woodpiles and garden waste to at least 10m from dwelling.
· Keep roofs and guttering clear of flammable debris.
· Minimise the storage of petroleum fuels and store fuels at least 10m from dwelling in a suitable enclosed shed.

Landscaping
· Use low flammability plants in the garden and refrain from plantings within 1m of the dwelling (see Fire resisting garden plants Tasmanian Fire Service Brochure).
· Include non-flammable areas adjacent to dwelling such as paths

LEGEND

- PROPOSED DWELLING
- PROPOSED OUTBUILDING
- INDICATIVE DRIVEWAY
- HAZARD MANAGMENT AREA
- HOSE LAY
- EXISTING FIRE HYDRANT



SCALE
1:500 @ A3

0m 10 20 30 40 50m

REVISION SCHEDULE

DESCRIPTION	ISSUE	DATE

PREPARED BY:
J S Mayne - Accreditation No. BFP-172
Level 2 Suite 2/13-17 Castray Esplanade,
Battery Point TAS 7004
0456 449 823
admin@futuraPlanning.com.au
ABN 19 248 759 296

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form **55**

To: Owner /Agent
 Address
 Suburb/postcode

Qualified person details:

Qualified person:
Address: Phone No:
 Fax No:
Licence No: Email address:

Qualifications and Insurance details: (description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Speciality area of expertise: (description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: Lot No:
 Certificate of title No:

The assessable item related to this certificate: (description of the assessable item being certified)
Assessable item includes –
- a material;
- a design
- a form of construction
- a document
- testing of a component, building system or plumbing system
- an inspection, or assessment, performed

Certificate details:

Certificate type: (description from Column 1 of Schedule 1 of the Director's Determination - Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, at any stage, as part of – (tick one)

☒ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	Bushfire Hazard Report at 14 Eleanor Court, Acton Park (inc. bushfire hazard management plan), Job Ref: FP029-2025, Dated: March 2026
Relevant calculations:	AS 3959:2018 - Method 1 BAL assessment
References:	Determination, Director of Building Control Requirements for Bushfire Hazard Areas, version 1.2 16th July 2024. Consumer, Building and Occupational Services, Department of Justice, Tasmania. Building Amendment (Bushfire-Prone Areas) Regulations 2014 Standards Australia 2018, Construction of buildings in bushfire prone areas, Standards Australia, Sydney. Australian Standard 3959:2018 Construction of buildings in bushfire-prone areas

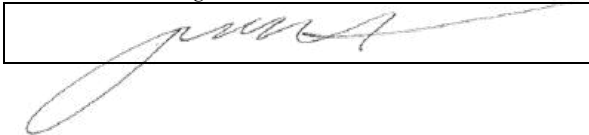
Substance of Certificate: (what it is that is being certified)

1. The assessed Bushfire Attack Level (BAL) is BAL 12.5.
2. The proposed building work – if designed and implemented in accordance with the bushfire hazard management plan referred to in this certificate – will comply with the deemed-to-satisfy requirements of the Director’s Determination – Bushfire Hazard Areas Version 1.2.

Scope and/or Limitations

1. The scope of this certification is limited to compliance with the requirements of the Director’s Determination – Bushfire Hazard Areas Version 1.2.
2. This certification may only be used for compliance purposes for 6 years from the date of certification.
3. The effectiveness of the measures prescribed in the bushfire hazard management plan and supporting report are dependent on their correct implementation and maintenance for the life of the development.
4. There is no guarantee that the building work will survive every bushfire event.

I certify the matters described in this certificate.

Qualified person:	Signed: 	Certificate No: BFP-172	Date: 23/03/2026
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28 Suncrest Avenue
Lenah Valley, TAS 7008
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ABN 83 464 107 291

Aimee & Joel Everard

c/- info@maevingroup.com.au
& aimeetatnell@gmail.com

2 May 2026

Dear Aimee & Joel

RE: 14 Eleanor Court, Acton Park (PID 9861258; C.T. 177726/73; LPI HQW68)
Natural Values Assessment: Priority Vegetation Area Overlay

Preamble

Environmental Consulting Options Tasmania (ECOtas) was engaged through Matt Kennedy Drafting & Design to provide a natural values assessment of 14 Eleanor Court, Acton Park (PID 9861258; C.T. 177726/73; LPI HQW68), 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 prior to submission of a planning application (on the assumption the planning authority will request such an assessment).

Site details

Address: 14 Eleanor Court, Acton Park (Figures 1-3).

Title Details: PID 9861258; C.T. 177726/73; LPI HQW68.

Current zoning: Rural Living (Figure 4).

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

Total area: computed area = 10,140.197 m², measured area = 10,150 m² (ca. 1.02 ha).

Topography: relatively gentle to moderate west-facing lower slope.

Elevation: ca. 70-80 m a.s.l.

Geology: the title is mapped (Figure 6) at a 1:250,000 scale as mainly Permian-age "upper glaciomarine sequences of pebbly mudstone, pebbly sandstone and limestone." (geocode: Pu), which is mapped across most of the title, and Jurassic-age "dolerite (tholeiitic) with locally developed granophyre" (geocode: Jd), which is mapped in the southeast 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, which indicated dolerite and dolerite-derived talus exposed across the title (rather than mudstone).



14 Eleanor Court, Acton Park: Natural Values Statement

Drainage features: the title and surrounds do not include any marked or observed drainage features.

Current land use: the site is a vacant fully-fenced block with recent clearing of remnant scrub adjacent to the new fenceline along the eastern boundary (Plates 1-6).



Plates 1-6. Various views of current status of title

Proposal

The proposal is for an application for single residential development with an associated shed in the approximate of the title (Plates 7-10). A hazard management area (BAL-12.5) is proposed.



14 Eleanor Court, Acton Park: Natural Values Statement

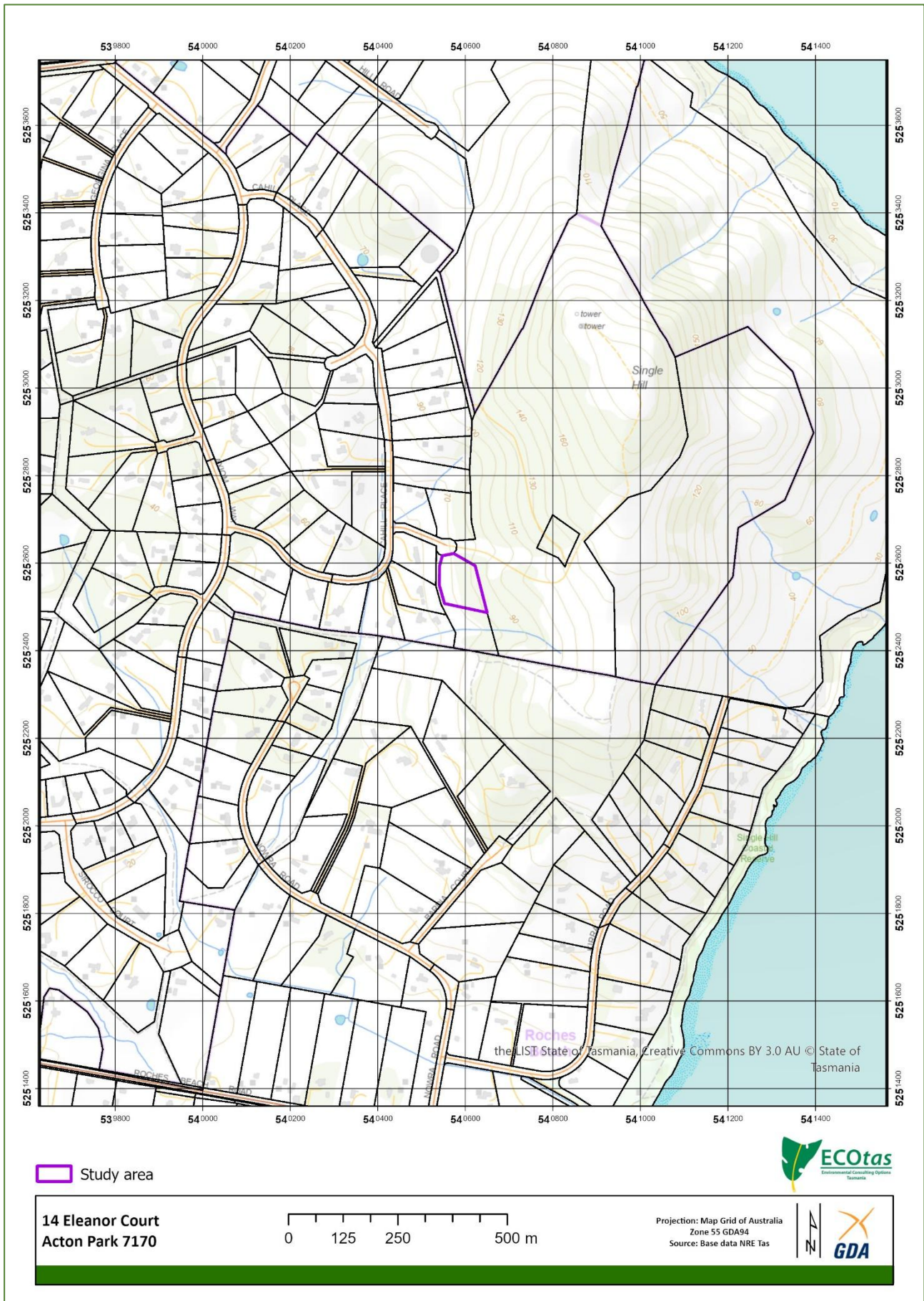


Figure 1. General location of study area

14 Eleanor Court, Acton Park: Natural Values Statement

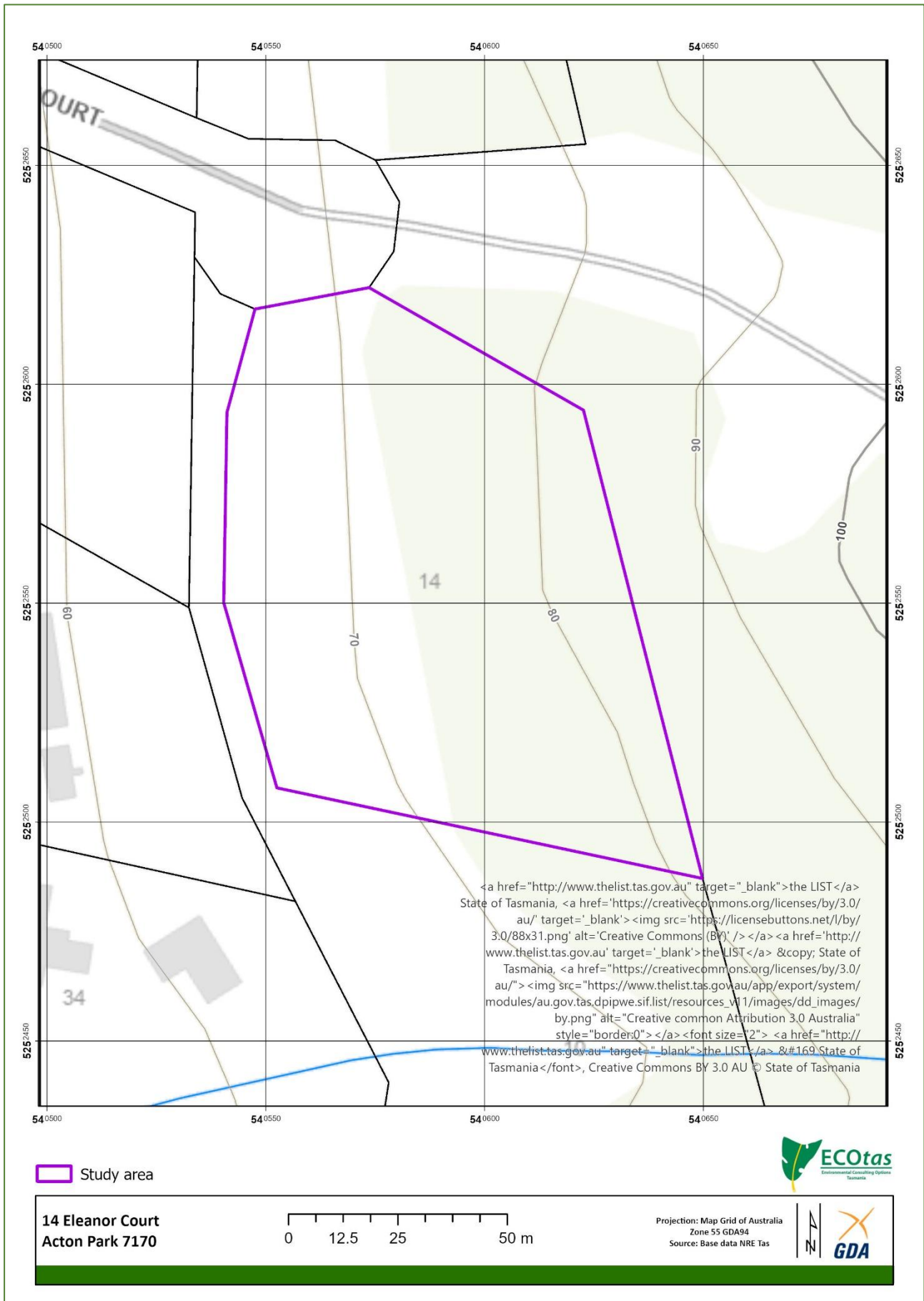


Figure 2. Detailed location of study area, showing topographic and cadastral features

14 Eleanor Court, Acton Park: Natural Values Statement



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

14 Eleanor Court, Acton Park: Natural Values Statement

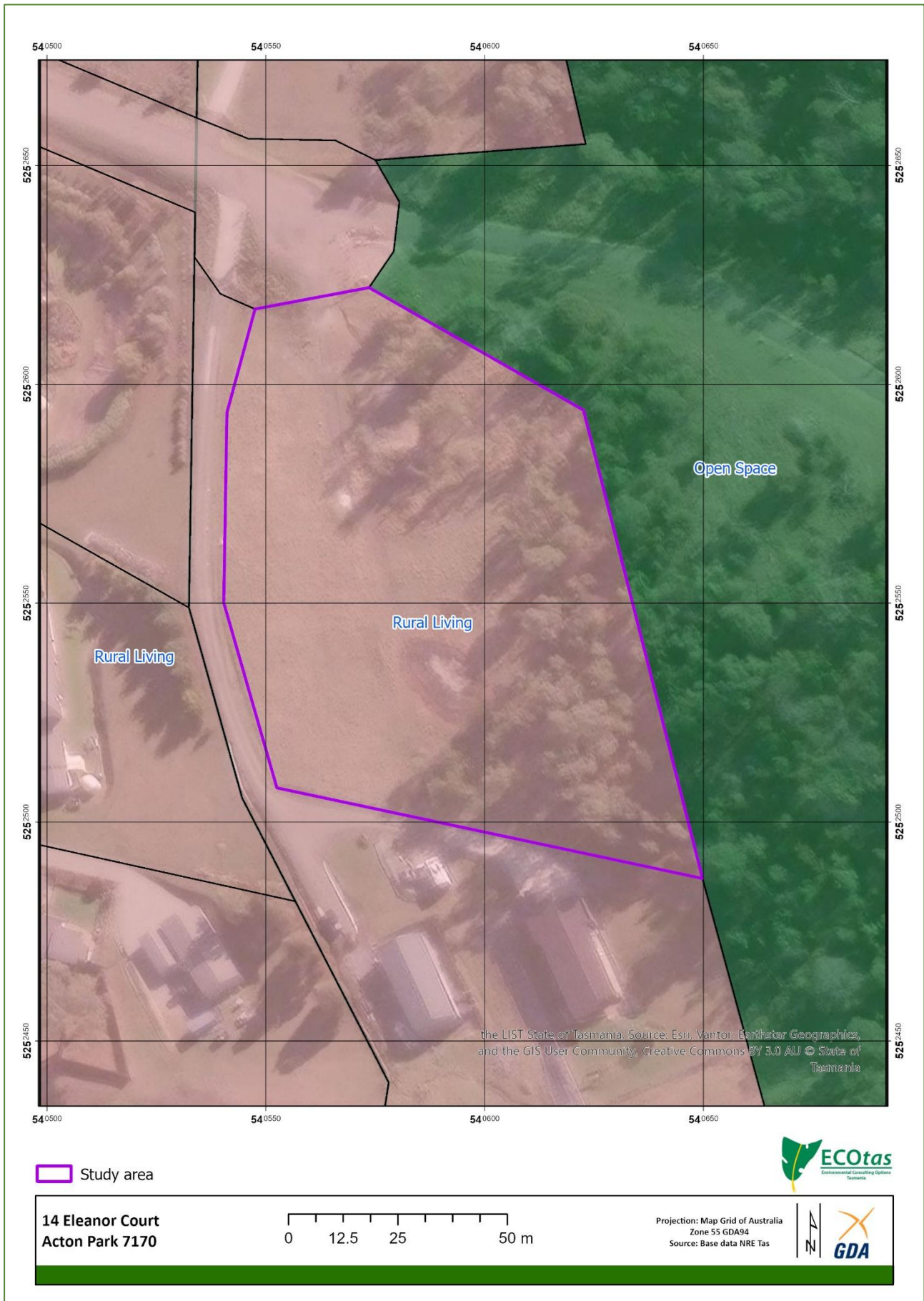


Figure 4. Zoning of study area and surrounds pursuant to *Tasmanian Planning Scheme – Clarence City Council Local Provisions Schedule*

14 Eleanor Court, Acton Park: 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 – Clarence City Council Local Provisions Schedule*



14 Eleanor Court, Acton Park: Natural Values Statement

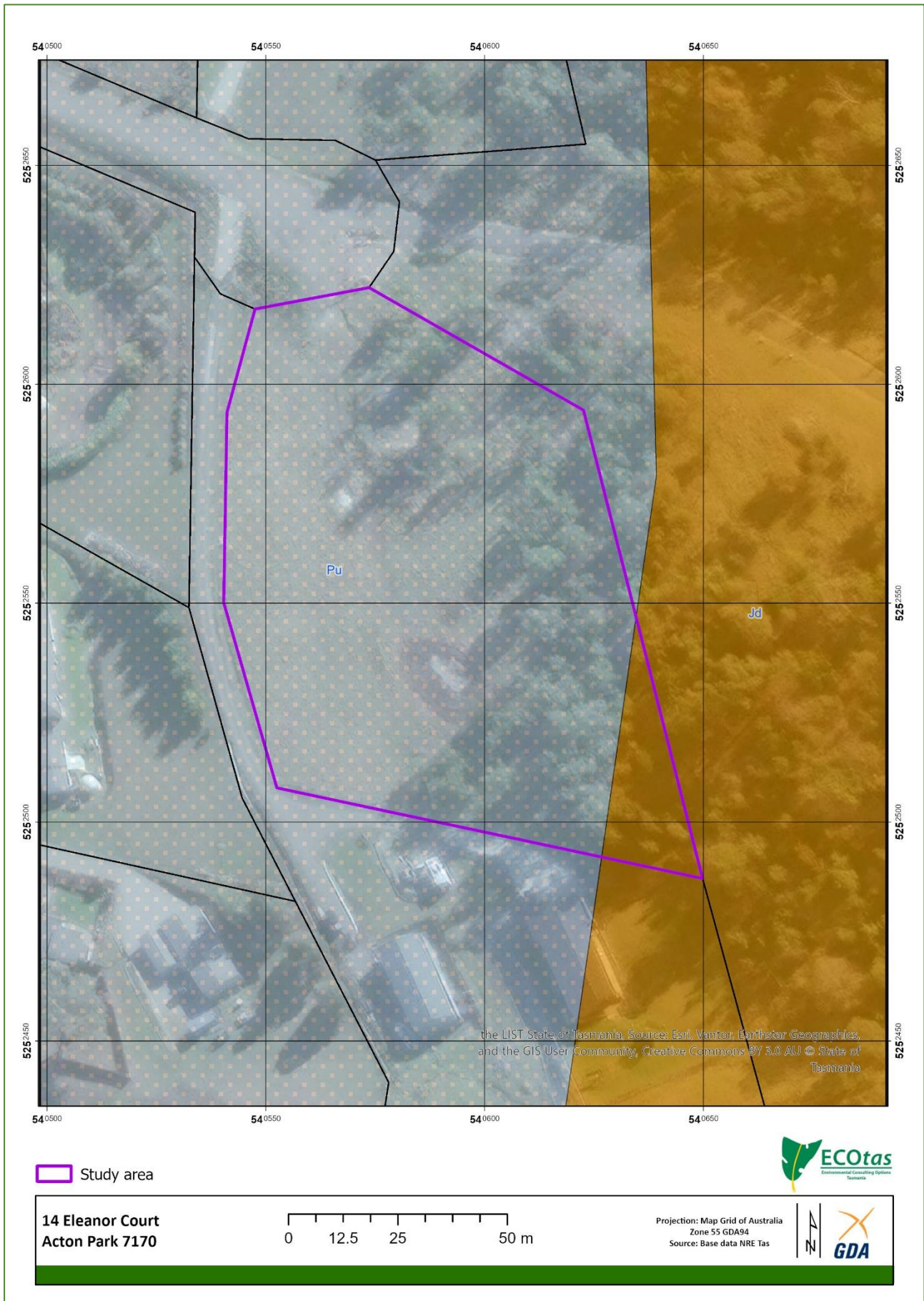


Figure 6. 1:250,000 scale geological mapping of study area and surrounds (refer to text for codes)



Plates 7-10. Views of proposed location of dwelling: (clockwise from top left) looking north, east, south and west

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

Mark Wapstra & James Wapstra (ECOtas) attended the site on 1 May. 2026.



Findings

Vegetation types

TASVEG 3.0 maps the subject title as (Figure 7) as:

- *Eucalyptus viminalis* grassy forest and woodland (TASVEG code: DVG)
DVG is mapped along the eastern fringe of the title and then extensively to the east, which is based approximately on the recent extent of open ground vs. vegetated parts of the title (refer Figure 3 & Figure 8, which shows LISTmap's Tree Canopy layer).
- agricultural areas (TASVEG code: FAG – now FAL)
FAL was mapped across the western portion of the title shown on various maps as open ground. While the site was once part of a much larger primary production site, it (and adjacent titles) have now been long not used for this purpose.

TASVEG 4.0 & 5.0/Live map the subject title identically as (Figure 9) as:

- urban areas (TASVEG code: FUR)
FUR is mapped across the western part of the subject title, a more appropriate classification that FAL (as the site is no longer used for primary production and is fenced ready for residential occupation).
- *Bursaria - Acacia* woodland and scrub (TASVEG code: NBA)
NBA is mapped in the northeast of the title.
- *Eucalyptus viminalis* grassy forest and woodland (TASVEG code: DVG)
DVG is still mapped along the eastern boundary of the title.

Site assessment indicated that vegetation classification is somewhat complex, although the final classification has no material consequence on the application of the provisions of the Natural Assets Code. Prior to recent fencing and associated clearing, the vegetated upper (eastern) portion of the title would have been best classified as *Bursaria - Acacia* woodland and scrub (TASVEG code: NBA). This is able to be concluded based on the adjacent vegetation that is very clearly NBA (Plates 11 & 12) and the Tree Canopy layer (Figure 8) showing far less than 5% canopy cover by larger trees (which may have been small eucalypts).



Plates 11 & 12. Views of NBA on adjacent title – this vegetation is dominated by an even-aged canopy of *Bursaria spinosa* (prickly box) with very sparse *Acacia mearnsii* (black wattle) and *Eucalyptus globulus* (blue gum) and *E. viminalis* (white gum)



14 Eleanor Court, Acton Park: Natural Values Statement

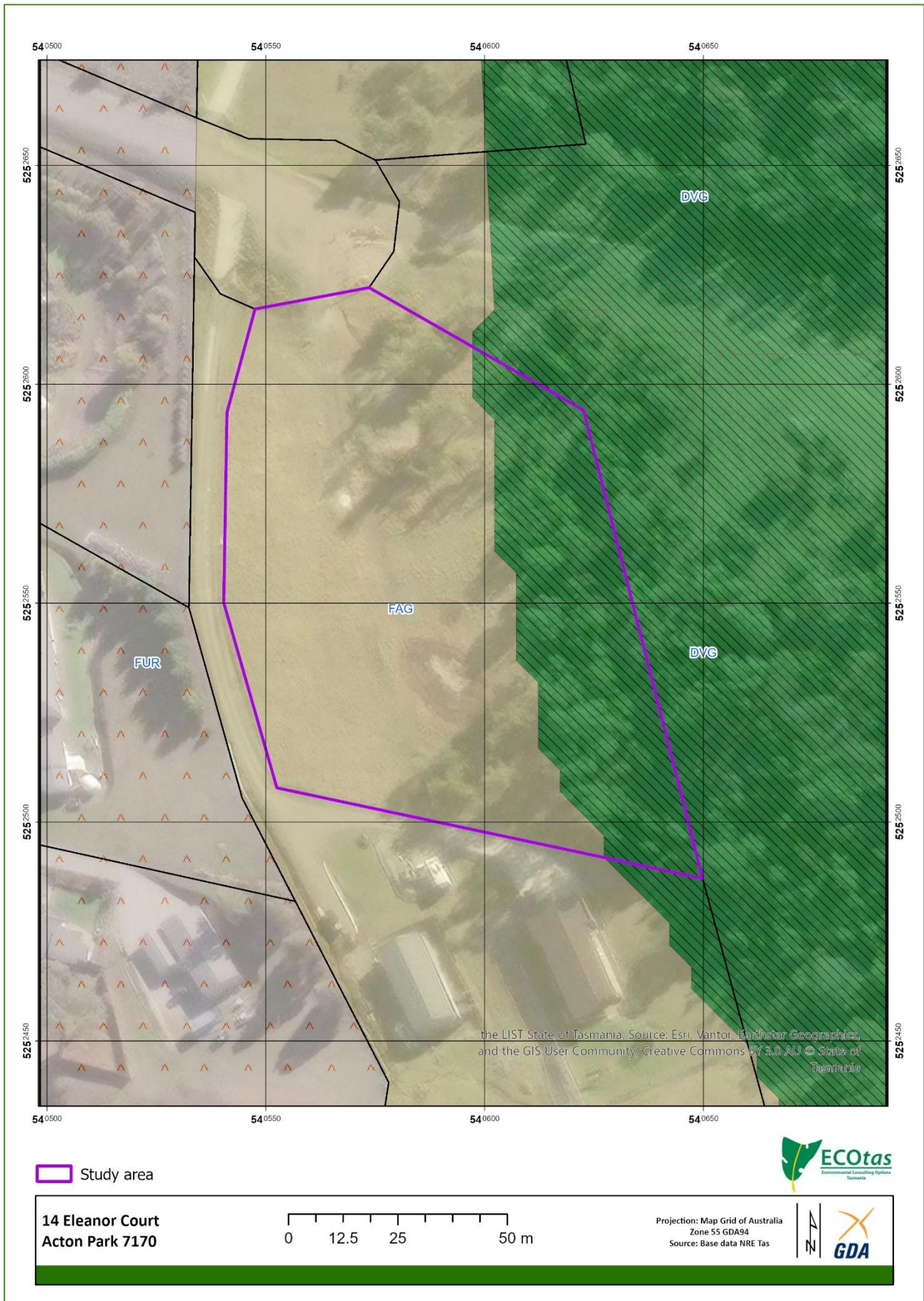


Figure 7. TASVEG 3.0 vegetation mapping for subject title and surrounds (refer to text for codes)

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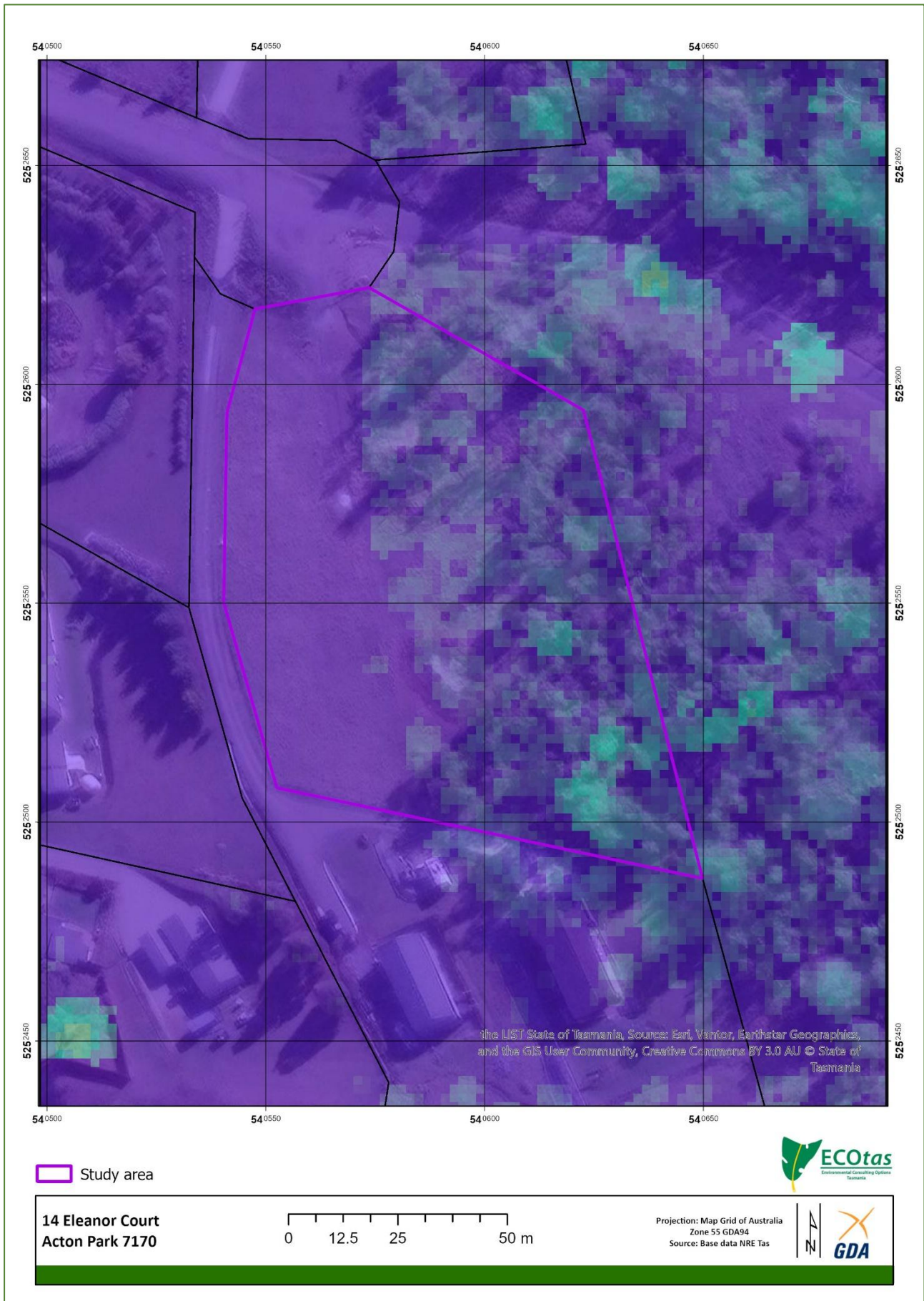


Figure 8. Tree Canopy modelling (LISTmap) for subject title and surrounds – note the virtual absence of taller trees and the otherwise even-aged scrub canopy

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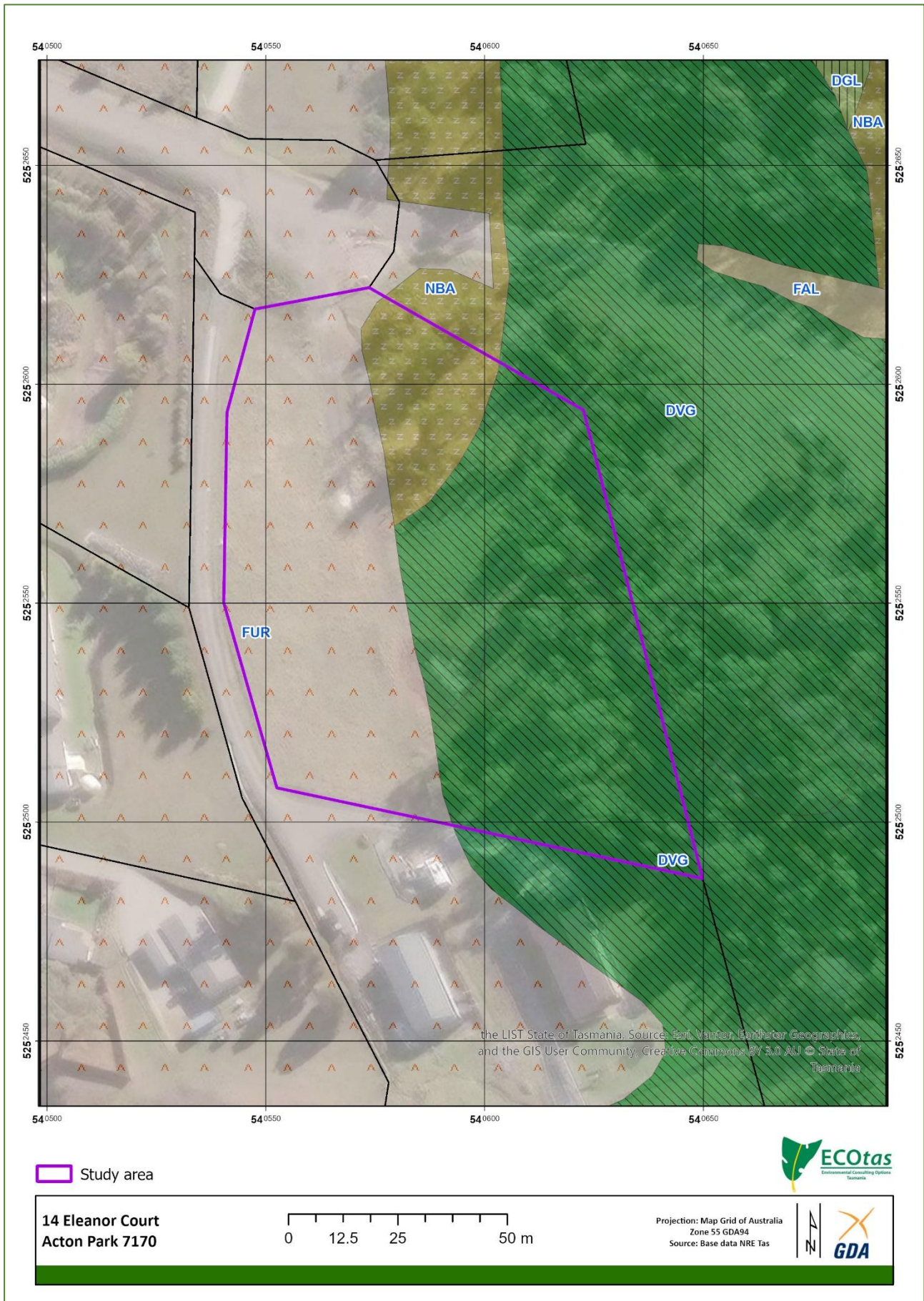


Figure 9. Existing TASVEG 4.0, 5.0 & Live vegetation mapping for subject title and surrounds (refer to text for codes)

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Figure 10a. Pre-clearance revised vegetation mapping of subject title (refer to text for codes)

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Figure 10b. Revised vegetation mapping of subject title (refer to text for code): option 1



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Figure 10c. Revised vegetation mapping of subject title (refer to text for code): option 2

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Figure 10d. Revised vegetation mapping of subject title (refer to text for code): option 1

Findings Vegetation types continued...

The lower portion (long-cleared part of the title) is very clearly dominated by *Nassella trichotoma* (serrated tussock) and has been for a long time. That is, it is mappable as a weed infestation (TASVEG code: FWU). That is, prior to recent fencing, the title would have been mapped as a combination of NBA & FWU (Figure 10a).

The now wholly cleared title is now best classified as some form of F-coded (i.e. modified land) TASVEG mapping unit. The different options are: weed infestation (TASVEG code: FWU) – Figure 10b); urban areas (TASVEG code: FUR) – Figure 10c) or extra-urban miscellaneous (TASVEG code: FUM) – Figure 10d).

All are equally valid, in my opinion. However, because recent versions of TASVEG have already re-coded part of the title to FUR and this has been extended iteratively to the wider area as development has occurred, coding as FUR is selected as the most appropriate of the all equally valid options (noting that once developed and occupied, the title will be best classified as FUR, such that pre-empting of this is reasonable).

Occurrences of FUR 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:

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 FUR 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”. For the record, had the site still supported the fringe of NBA (i.e. the patch of native vegetation – Figure 10a), the same conclusion would be valid (i.e. NBA is not a threatened vegetation community and therefore not priority vegetation).

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 11, 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**.



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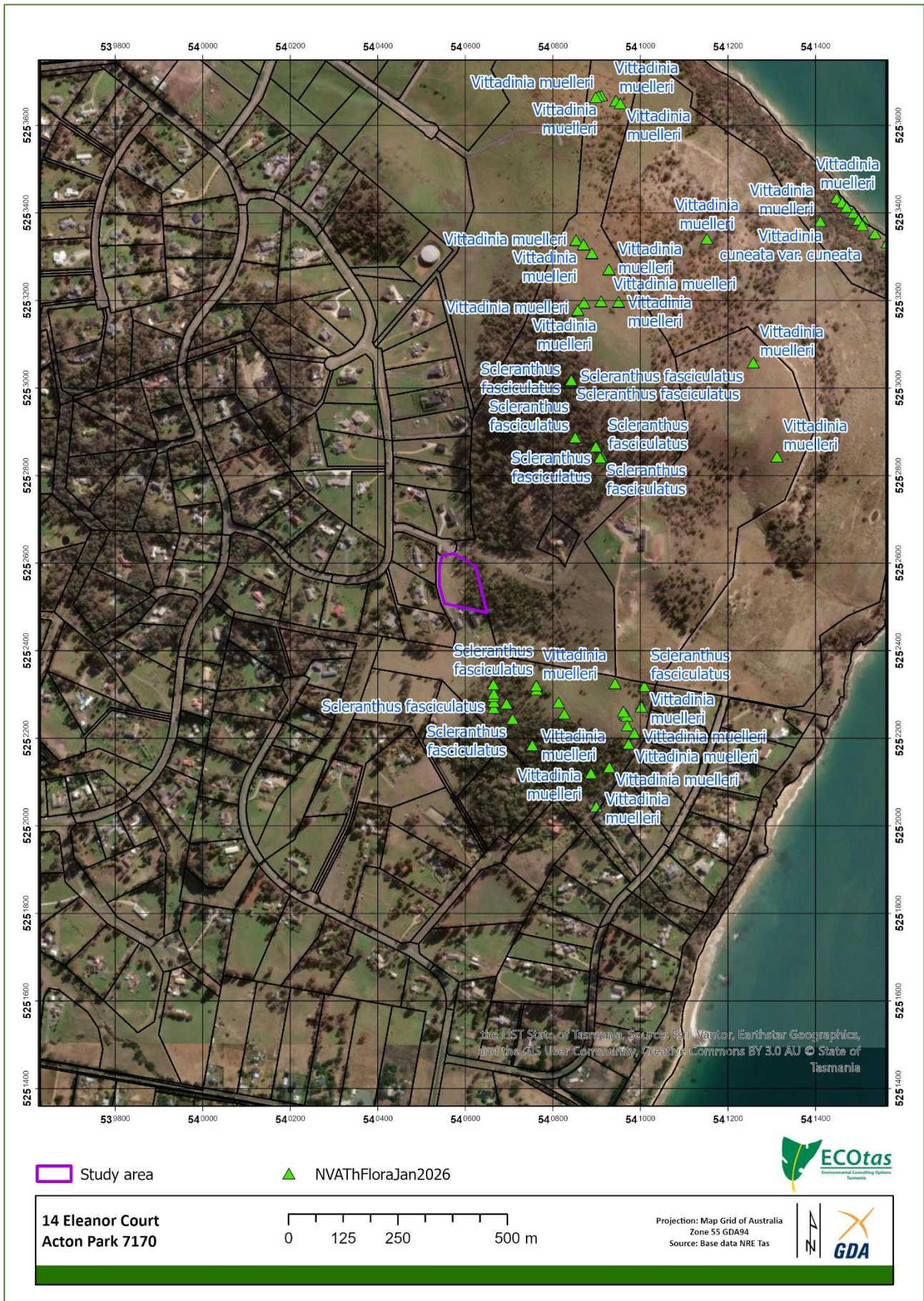


Figure 11. Distribution of threatened flora in vicinity of study area (overview)

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 12, DNRET 2026). Furthermore, potential habitat for any known threatened fauna species is marginal.

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.**

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 (used in many municipalities, although not Clarence). 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.**



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Figure 12. Distribution of threatened fauna in vicinity of study area (overview)

Findings continued...

Weed species

The site is extensively dominated by *Nassella trichotoma* (serrated tussock) with patches of *Cirsium arvense* var. *arvense* (creeping thistle), both classified as declared weeds within the meaning of the Tasmanian *Biosecurity Act 2019* (*Biosecurity Regulations 2022*). In fact, apart from scattered (but nowhere abundant) *Rytidosperma penicillatum*, *R. pilosa*, *Austrostipa stiposa*, *Senecio quadridentatus* and *Solanum laciniatum*, the vegetation of the title is entirely exotic.

Development will, eventually, result in the elimination of weeds, declared or otherwise, as they are replaced by a residential dwelling, shed, sealed areas and managed gardens. The key management issue therefore is to treat any topsoil and vegetation debris as “contaminated with weed propagules” and treat this accordingly (i.e. dispose of on-site by burial and /or burning or off-site at a facility registered to take such material, all subject to relevant council regulation and the provisions of the *Biosecurity Regulations 2022*).

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



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- (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 partly covered by the Priority Vegetation Area overlay.

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:

- (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(b) is applicable, such that P1.1 is 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 no “clearance of native vegetation” (none present). 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.



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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 Clarence City 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 24 Apr. 2026 – appended for reference.
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- DNRET (Department of Natural Resources and Environment Tasmania) (2026). *Natural Values Atlas* report *ECotas_14EleanorCourt* for a polygon defining the subject title (centred on 540589mE 5252553mN), buffered by 5 km, dated 24 Apr. 2026 – appended for reference.
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- FPA (Forest Practices Authority) (2026). *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 540589mE 5252553mN (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 24 Apr. 2026 – appended for reference.
- Kitchener, A. & Harris, S. (2013+, updated Nov. 2025). *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). *The Little Book of Common Names for Tasmanian Plants*. Department Primary Industries, Parks, Water & Environment, Hobart. [nomenclature of vascular flora species]

