

NOTICE OF PROPOSED DEVELOPMENT

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

SITE:

317 HILLCREST ROAD, PAWLEENA

PROPOSED DEVELOPMENT:

DWELLING [RETROSPECTIVE]

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 15th September 2025**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 15th September 2025**.

APPLICATION NO: 5.2024.336.1
DATE: 29 AUGUST 2025

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	Use:
	Development:
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal: \$	

Is all, or some the work already constructed:	No: <input type="checkbox"/> Yes: <input type="checkbox"/>
-----------------------------------------------	------------------------------------------------------------


Location of proposed works:	Street address: (with access over 315 & 316 Hillcrest Road)
	Suburb: Postcode:
	Certificate of Title(s) Volume: Folio:

Current Use of Site
---------------------	-------

Current Owner/s:	Name(s).....(B Grattidge, P & J Harvey)
------------------	--------------------------------------------------


Is the Property on the Tasmanian Heritage Register?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No: <input type="checkbox"/> Yes: <input type="checkbox"/>	<i>If yes, please complete the Council or Crown land section on page 3</i>

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
<https://www.sorell.tas.gov.au/services/engineering/>



Sorell Council
 Development Application: 5.2024.336.1 -
 Response to Request For Information - 317
 Hillcrest Road, Pawleena - P4.pdf
 Plans Reference: P4
 Date Received: 27/08/2025

Declarations and acknowledgements	
<ul style="list-style-type: none"> I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land. I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council's representatives to enter the land at any time during normal business hours. I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies. I/we declare that, in accordance with s52(1) of the <i>Land Use Planning and Approvals Act 1993</i>, that I have notified the owner(s) of the intention to make this application. I/we declare that the information in this application is true and correct. <p><i>Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council's Privacy Policy available on the Council website.</i></p>	
<ul style="list-style-type: none"> I/we 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 exhibition, 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. 	
<ul style="list-style-type: none"> Where the General Manager's consent is also required under s.14 of the <i>Urban Drainage Act 2013</i>, by making this application I/we also apply for that consent. 	
Applicant Signature:	Signature: <u>DN White</u> Date: (19/08/2025 amended).....

Crown or General Manager Land Owner Consent	
<p>If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the <i>Land Use Planning and Approvals Act 1993</i>).</p> <p>Please note:</p> <ul style="list-style-type: none"> If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au If the application involves Crown land you will also need a letter of consent. Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development. 	
<p>I _____ being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application for _____</p>	
<div style="text-align: right;">  <div style="border: 1px solid orange; padding: 5px; display: inline-block;"> Sorell Council Development Application: 5.2024.336.1 - Response to Request For Information - 317 Hillcrest Road, Pawleena - P4.pdf Plans Reference: P4 Date Received: 27/08/2025 </div> </div>	
Signature of General Manager, Minister or Delegate:	Signature: Date:

SEARCH OF TORRENS TITLE

VOLUME 16152	FOLIO 3
EDITION 6	DATE OF ISSUE 29-Oct-2014

SEARCH DATE : 12-Aug-2025

SEARCH TIME : 02.37 PM

DESCRIPTION OF LAND

Parish of CANNING Land District of PEMBROKE

Lot 3 on Diagram 16152

Derivation : Part of 99A-1R-8P Gtd.to Thomas Fazeckerley

Derived from A23261

SCHEDULE 1

M305662 TRANSFER to BRAD CHAYNEE GRATTIDGE Registered
31-Mar-2011 at 12.04 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

57/2748 BURDENING EASEMENT: Right of Carriageway: Created by
and more fully set forth in Grant of Easement 57/2748

C978158 BURDENING EASEMENT: A Right of Carriageway
(appurtenant to Lot 1 on P159813) over the Right of
Way 10.00 wide marked AB on D16152

M305662 BURDENING EASEMENT: A Right of Carriageway
(appurtenant to Lot 1 on P159813) over the Right of
Way 10.00 wide marked BA on D16152

D30427 BURDENING EASEMENT: a right of carriageway
(appurtenant to Lot 5 on Plan 159813) over the Right
of Way 6.00 Wide and Roadway 10.06 Wide marked 'YZ'
on Diagram 16152

D129981 BURDENING EASEMENT: A Right of Carriageway
(appurtenant to Lot 4 on Diagram 16152) over that
part of the land shown as Right of Way 10.00 and
marked AB as shown on Diagram 16152 Registered
29-Oct-2014 at noon

C983529 Mortgage to Murdoch Clarke Mortgage Management
Limited Registered 31-Mar-2011 at 12.05 PM

D30554 Mortgage to Murdoch Clarke Mortgage Management
Limited Registered 07-Dec-2011 at noon


D30555 MORTGAGE to Robin Shirley Badenach Registered
07-Dec-2011 at 12.01 PM

**Sorell Council**

Development Application: 5.2024.336.1 -
Response to Request For Information - 317
Hillcrest Road, Pawleena - P4.pdf
Plans Reference: P4
Date Received: 27/08/2025

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**
Development Application: 5.2024.336.1 -
Response to Request For Information - 317
Hillcrest Road, Pawleena - P4.pdf
Plans Reference: P4
Date Received: 27/08/2025

SEARCH OF TORRENS TITLE

VOLUME 16152	FOLIO 4
EDITION 7	DATE OF ISSUE 17-Aug-2022

SEARCH DATE : 12-Aug-2025

SEARCH TIME : 02.36 PM

DESCRIPTION OF LAND

Parish of CANNING Land District of PEMBROKE

Lot 4 on Diagram 16152

Derivation : Part of Lot 1391,110A-0R-0P Gtd.to Samuel Page

Derived from A23261

SCHEDULE 1

M782433 TRANSFER to PREBEN SOERENSEN and JONATHAN GEOFFREY
HARVEY as tenants in common in equal shares
Registered 06-Nov-2019 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

57/2748 BURDENING EASEMENT: Right of Carriageway: Created by
and more fully set forth in Grant of Easement 57/2748


C978158 BURDENING EASEMENT: A Right of Carriageway
(appurtenant to Lot 1 on P159813) over the Right of
Way 10.00 wide marked BC on D16152

D129981 BENEFITING EASEMENT: A Right of Carriageway over that
part of the land shown as Right of Way 10.00 and
marked AB as shown on Diagram 16152 Registered
29-Oct-2014 at noon

E303208 MORTGAGE to Bank Australia Limited Registered
17-Aug-2022 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**

Development Application: 5.2024.336.1 -
Response to Request For Information - 317
Hillcrest Road, Pawleena - P4.pdf
Plans Reference: P4
Date Received: 27/08/2025

SEARCH OF TORRENS TITLE

VOLUME 159813	FOLIO 1
EDITION 5	DATE OF ISSUE 14-Aug-2024

SEARCH DATE : 27-Nov-2024

SEARCH TIME : 02.32 PM

DESCRIPTION OF LAND

Parish of CANNING Land District of PEMBROKE
Lot 1 on Plan 159813
Derivation : Whole of Lot 1895 - Gtd. to R. Blyth
Prior CT 225584/1

SCHEDULE 1

M525339 TRANSFER to DARREN TODD CARTER and KATHRYN JANE
CARTER Registered 06-Jul-2015 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C978158 BENEFITING EASEMENT: A Right of Carriageway over the
Right of Way 10.00 wide on P159813
M305662 BENEFITING EASEMENT: A Right of Carriageway over the
Right of Way 10.00 wide marked BA on P159813

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**

Development Application: 5.2024.336.1 -
Response to Request For Information - 317
Hillcrest Road, Pawleena - P4.pdf
Plans Reference: P4
Date Received: 27/08/2025

SEARCH OF TORRENS TITLE

VOLUME 159813	FOLIO 2
EDITION 3	DATE OF ISSUE 07-Dec-2011

SEARCH DATE : 12-Aug-2025

SEARCH TIME : 02.37 PM

DESCRIPTION OF LAND

Parish of CANNING Land District of PEMBROKE

Lot 2 on Plan 159813

Derivation : Whole of Lot 25226 - Gtd. to H.N. Thornbury.

Prior CT 225584/1

SCHEDULE 1

D30429 TRANSFER to BRAD CHAYNEE GRATTIDGE Registered
29-Nov-2011 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

D30427 BURDENING EASEMENT: a right of carriageway
(appurtenant to Lot 5 on Plan 159813) over the Right
of Way 6.00 Wide on Plan 159813

D30430 Mortgage to Murdoch Clarke Mortgage Management
Limited Registered 29-Nov-2011 at 12.03 PM

D30554 Mortgage to Murdoch Clarke Mortgage Management
Limited Registered 07-Dec-2011 at noon

D30555 MORTGAGE to Robin Shirley Badenach Registered
07-Dec-2011 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

**Sorell Council**

Development Application: 5.2024.336.1 -
Response to Request For Information - 317
Hillcrest Road, Pawleena - P4.pdf
Plans Reference: P4

Date Received: 27/08/2025

SEARCH OF TORRENS TITLE

VOLUME 159813	FOLIO 3
EDITION 3	DATE OF ISSUE 07-Dec-2011

SEARCH DATE : 12-Aug-2025

SEARCH TIME : 02.37 PM

DESCRIPTION OF LAND

Parish of CANNING Land District of PEMBROKE

Lot 3 on Plan [159813](#)Derivation : whole of Lot 14693 - Gtd. to H.N. Thornbury and
AnorPrior CT [225584/1](#)SCHEDULE 1[D30429](#) TRANSFER to BRAD CHAYNEE GRATTIDGE Registered
29-Nov-2011 at 12.01 PMSCHEDULE 2

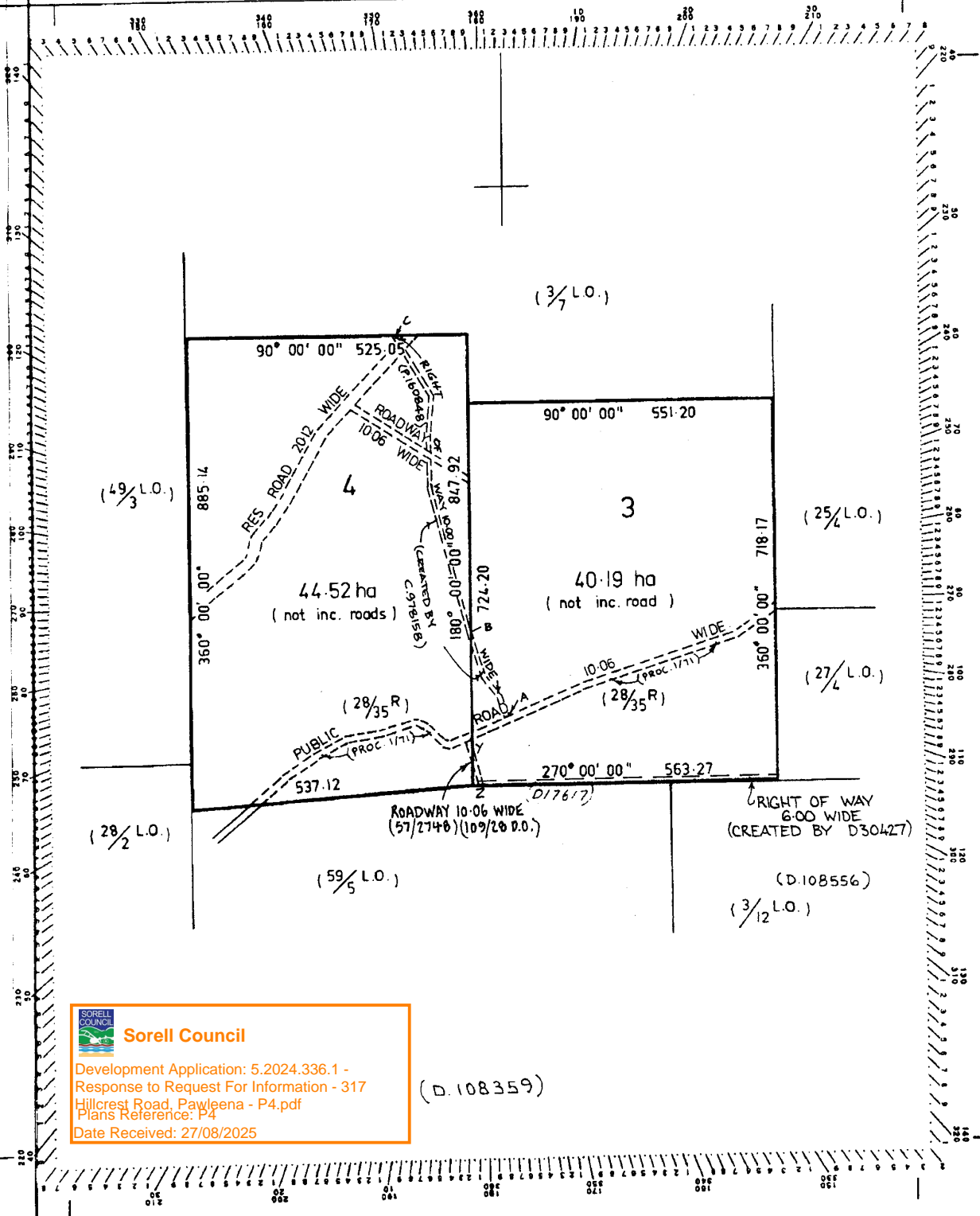
Reservations and conditions in the Crown Grant if any

[D30430](#) Mortgage to Murdoch Clarke Mortgage Management
Limited Registered 29-Nov-2011 at 12.03 PM[D30554](#) Mortgage to Murdoch Clarke Mortgage Management
Limited Registered 07-Dec-2011 at noon[D30555](#) MORTGAGE to Robin Shirley Badenach Registered
07-Dec-2011 at 12.01 PMUNREGISTERED DEALINGS AND NOTATIONS

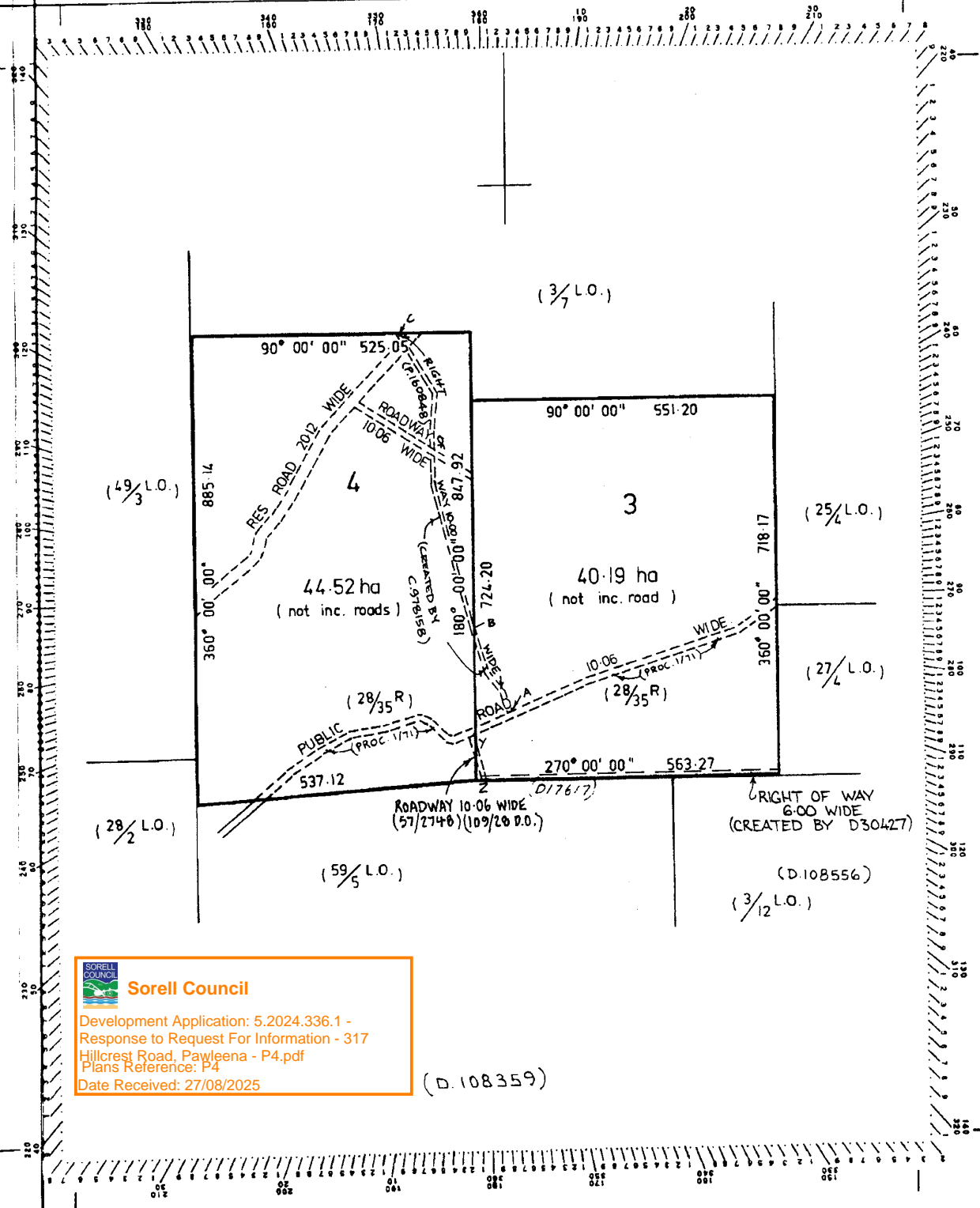
No unregistered dealings or other notations

**Sorell Council**Development Application: 5.2024.336.1 -
Response to Request For Information - 317
Hillcrest Road, Pawleena - P4.pdf
Plans Reference: P4
Date Received: 27/08/2025

Owner: DECEASED PERSONS ESTATE Title Reference: Z 1154 Grantee: WHOLE OF LOT 1391, 110.0.0 GTD TO SAMUEL PAGE & WHOLE OF 99.1.8 GTD TO THOMAS FAZECKERLEY	PLAN OF SURVEY by Surveyor of land situated in the LAND DISTRICT OF PEMBROKE PARISH OF CANNING SCALE 1: 7500 MEASUREMENTS IN METRES	Registered Number: D.16152 Approved 28 MAY 2008 Effective from: <i>Alice Kava</i> Recorder of titles
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------



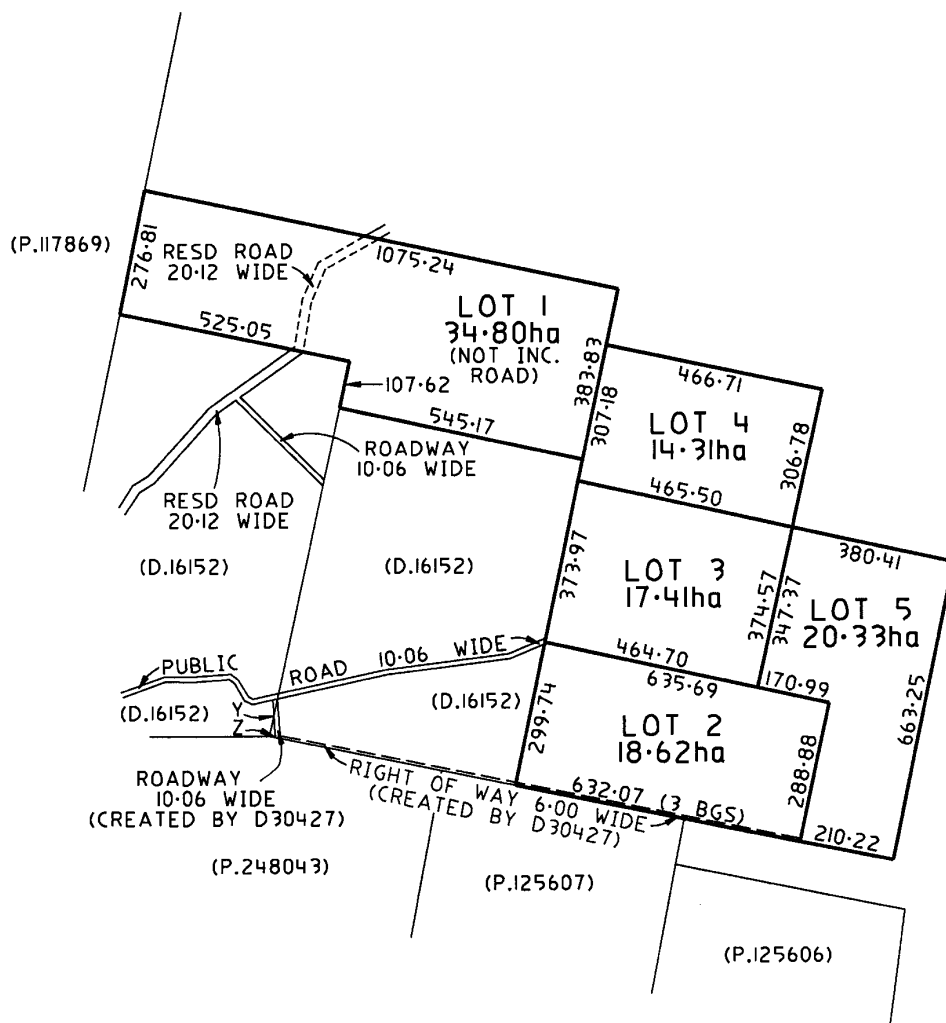
Owner: DECEASED PERSONS ESTATE	PLAN OF SURVEY by Surveyor of land situated in the	Registered Number: D.16152
Title Reference: <i>RE.</i> Z 16154	LAND DISTRICT OF PEMBROKE PARISH OF CANNING	Approved Effective from: 28 MAY 2008 <i>Alice Kava</i>
Grantee: WHOLE OF LOT 1391, 110.0.0 GTO TO SAMUEL PAGE & WHOLE OF 99.1.8 GTO TO THOMAS FAZECKERLEY	SCALE 1: 7500 MEASUREMENTS IN METRES	Recorder of titles



Sorell Council
Development Application: 5.2024.336.1 -
Response to Request For Information - 317
Hillcrest Road, Pawleena - P4.pdf
Plans Reference: P4
Date Received: 27/08/2025

(D.108359)

OWNER FOLIO REFERENCE CT.225584/1 GRANTEE WHOLE OF LOT 1895 (86A-OR-OP) GTD TO ROBERT BLYTH WHOLE OF LOT 20610 (35A-IR-18P) GTD TO RICHARD EDGAR THORNBURY WHOLE OF LOT 14693 (43A-OR-4P) GTD TO HENRY NATHANIEL THORNBURY AND RICHARD EDGAR THORNBURY WHOLE OF LOT 25226 (46A-OR-OP) GTD TO HENRY NATHANIEL THORNBURY WHOLE OF LOT 25291 (50A-OR-36P) GTD TO RICHARD EDGAR THORNBURY		PLAN OF TITLE LOCATION PEMBROKE - CANNING FIRST SURVEY PLAN No. 3/7 L.O. 27/6 L.O. 25/4 L.O. 27/4 L.O. 51/1 L.O. COMPILED BY LDRB SCALE 1: 10000 LENGTHS IN METRES		Registered Number P.159813 16 JUN 2010 APPROVED <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 124 (5426-13)	LAST UPI No FPY64	LAST PLAN No. P.225584	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

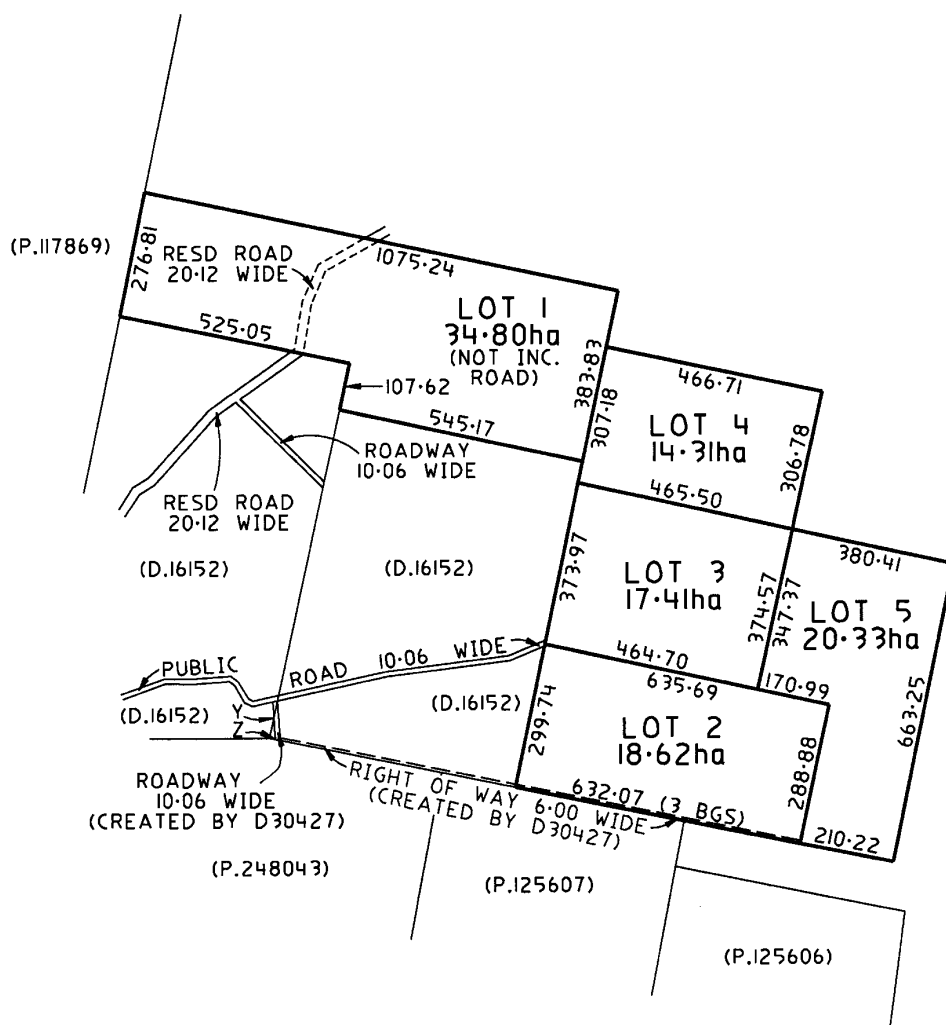


Sorell Council

Development Application: 5.2024.336.1 -
 Response to Request For Information - 317
 Hillcrest Road, Pawleena - P4.pdf
 Plans Reference: P4
 Date Received: 27/08/2025

NC

<p>OWNER FOLIO REFERENCE CT.225584/1 GRANTEE WHOLE OF LOT 1895 (86A-OR-OP) GTD TO ROBERT BLYTH WHOLE OF LOT 20610 (35A-IR-18P) GTD TO RICHARD EDGAR THORNBURY WHOLE OF LOT 14693 (43A-OR-4P) GTD TO HENRY NATHANIEL THORNBURY AND RICHARD EDGAR THORNBURY WHOLE OF LOT 25226 (46A-OR-OP) GTD TO HENRY NATHANIEL THORNBURY WHOLE OF LOT 25291 (50A-OR-36P) GTD TO RICHARD EDGAR THORNBURY</p>	<p>PLAN OF TITLE</p> <p>LOCATION PEMBROKE - CANNING</p> <p>FIRST SURVEY PLAN No. 3/7 L.O. 27/6 L.O. 25/4 L.O. 27/4 L.O. 51/1 L.O.</p> <p>COMPILED BY LDRB</p> <p>SCALE 1: 10000 LENGTHS IN METRES</p>	<p>Registered Number P.159813</p> <p>APPROVED 16 JUN 2010 <i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 124 (5426-13)</p>	<p>LAST UPI No FPY64</p>	<p>LAST PLAN No. P.225584</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>

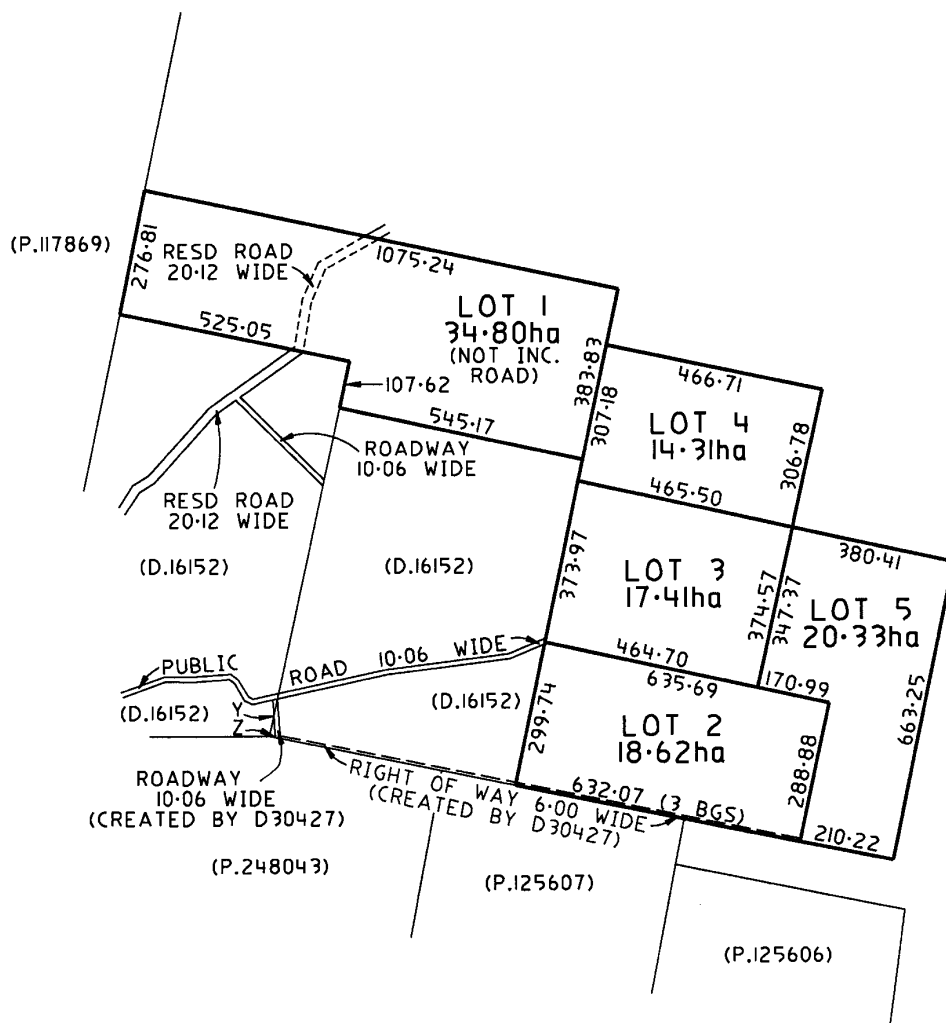


Sorell Council

Development Application: 5.2024.336.1 -
Response to Request For Information - 317
Hillcrest Road, Pawleena - P4.pdf
Plans Reference: P4
Date Received: 27/08/2025

NC

<p>OWNER FOLIO REFERENCE CT.225584/1 GRANTEE WHOLE OF LOT 1895 (86A-OR-OP) GTD TO ROBERT BLYTH WHOLE OF LOT 20610 (35A-IR-18P) GTD TO RICHARD EDGAR THORNBURY WHOLE OF LOT 14693 (43A-OR-4P) GTD TO HENRY NATHANIEL THORNBURY AND RICHARD EDGAR THORNBURY WHOLE OF LOT 25226 (46A-OR-OP) GTD TO HENRY NATHANIEL THORNBURY WHOLE OF LOT 25291 (50A-OR-36P) GTD TO RICHARD EDGAR THORNBURY</p>	<p>PLAN OF TITLE</p> <p>LOCATION PEMBROKE - CANNING</p> <p>FIRST SURVEY PLAN No. 3/7 L.O. 27/6 L.O. 25/4 L.O. 27/4 L.O. 51/1 L.O.</p> <p>COMPILED BY LDRB</p> <p>SCALE 1: 10000 LENGTHS IN METRES</p>	<p>Registered Number P.159813</p> <p>APPROVED 16 JUN 2010 <i>Alice Kawa</i> Recorder of Titles</p>	
<p>MAPSHEET MUNICIPAL CODE No. 124 (5426-13)</p>	<p>LAST UPI No FPY64</p>	<p>LAST PLAN No. P.225584</p>	<p>ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN</p>



Sorell Council

Development Application: 5.2024.336.1 -
Response to Request For Information - 317
Hillcrest Road, Pawleena - P4.pdf
Plans Reference: P4
Date Received: 27/08/2025

NC



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

Darryn White & Associates

PO Box 381
 Rosny Park TAS 7018

18 June 2025

Dear Darryn

RE: 317 Hillcrest Road, Pawleena (PID 3061618; C.T. 159813/1; LPI JWS11)
Proposed Single Residential Dwelling: Natural Values Assessment
DA 5.2024.336.1

Preamble

An application will be made for a single residential dwelling at 317 Hillcrest Road, Pawleena (PID 3061618; C.T. 159813/1; LPI JWS11) to be lodged with Sorell Council and considered under the provisions of the *Tasmanian Planning Scheme – Sorell Council Local Provisions Schedule*.

Correspondence from Sorell Council dated 13 Jan. 2025 indicated that:

2. Provide a natural values report prepared by a suitably qualified and experienced ecologist or equivalent that is:
 - prepared in accordance with the Guidelines for Natural Values Surveys (www.nre.tas.gov.au); and
 - has regard to clause C7.6.2 Clearing within a **priority vegetation** area P1.1 and P1.2 of Code 7.0 Natural Assets Code. The Natural Assets Code is part of the State Planning Provisions

Note: the above is required as the proposal appears to have removed and cleared native vegetation within the Priority Vegetation Area.

The following assessment is restricted to the proposed development area, which is taken to be the location of the existing house and required hazard management area.

Site details

Address: 317 Hillcrest Road, Pawleena (Figures 1-3)

PID 3061618; C.T. 159813/1; LPI JWS11

Zoning: Rural (Figure 4)

Overlays (relevant to the present assessment): Priority Vegetation Area (Natural Assets Code) (Figure 5)



Geology: mapped (Figure 6) at a 1:250,000 scale as Quaternary-age "sand gravel and mud of alluvial, lacustrine and littoral origin" (geocode: Qh) and Jurassic-age "dolerite (tholeiitic) with locally developed granophyre" (geocode: Jd); the geology is mentioned because of its influence on vegetation classification and potential for threatened flora (and to a lesser extent, threatened fauna)

Current land use: residential dwelling and associated outbuildings in a rural setting (existing cleared land prior to placement of dwelling)

For the purposes of maps/plans included in this report, it is acknowledged that there has been a boundary adjustment along the southern boundary that is of a width that encapsulates the required hazard management area within the title. The maps in here are not to be used for design purposes and are indicative only to illustrate natural values findings.

Assessment

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 2025), the Forest Practices Authority's *Biodiversity Values Database* (FPA 2025) and the Commonwealth *Protected Matters Report* (CofA 2025) to support the assessment process (all appended for reference).

Summary of key natural values findings

Vegetation types

TASVEG 3.0 & 4.0 (Figure 7) map the subject title and surrounds as *Eucalyptus pulchella* forest and woodland (TASVEG code: DPU), *Eucalyptus obliqua* wet forest undifferentiated (TASVEG code: WOU), *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL) and agricultural land (TASVEG code: FAG). TASVEG Live correctly adjusts the boundary between DPU and FAG accounting for the long cleared areas (Figure 8). Note that there is no evidence that any part of this cleared area has been undertaken recently. Tree canopy modelling clearly indicates the long-cleared part of the title and that the whole of the hazard management area is not native vegetation and supports no trees (Figure 9).

One TASVEG mapping unit identified from the subject title equates to a native vegetation community listed as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, viz. *Eucalyptus globulus* dry forest and woodland (TASVEG code: DGL). This is mapped as a small area in the southwest of the subject title outside any proposed development and associated hazard management area.

The area proposed for development is wholly correctly mapped as agricultural land (TASVEG code: FAG), which does not qualify as "priority vegetation" within the intent of C7.3.1 of the *State Planning Provisions*, which is defined as follows:

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, C7.3.1(a) is not applicable. It is noted that the Priority Vegetation Area overlay applies to only part of the proposed hazard management area but that the whole of the area is existing cleared and rurally developed land i.e. does not support "native vegetation" of any sort.

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. The vegetation type within the study area (i.e. FAG = existing cleared paddock area with rural structures and use) does not provide potential habitat for such listed species.

On this basis, the project area cannot qualify as "priority vegetation" in that it is not "a threatened flora species". That is, C7.3.1(b) of the *State Planning Provisions* (see definition cited previously) is not applicable.

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 from the project area. The vegetation type within the study area (i.e. FAG = existing cleared paddock area with rural structures and use) does not provide potential habitat for such listed species.

On this basis, the project area cannot qualify as "priority vegetation" because of the presence of "significant habitat for a threatened fauna species" within the intent of C7.3.1(c) of the *State Planning Provisions* (see definition cited previously), 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 *Scheme* does 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 2025; FPA 2025). 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 site 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".

That is, C7.3.1(c) of the *State Planning Provisions* (see definition cited previously) is not applicable.



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 project 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 not present, rendering C7.1.4 moot. C7.1.1, C7.1.2 or C7.1.3 are not considered relevant. C7.1.5 is not considered relevant at any reasonable scale (see previous consideration of the concept of "significant habitat").

The application of the Natural Assets Code is stated below:

C7.2 Application of this Code:

C7.2.1 This code applies to development on land within the following areas:

- (a) a waterway and coastal protection area;
- (b) a future coastal refugia area; and
- (c) a priority vegetation area only if within the following zone:
 - (iii) Rural

C7.2.2 This code does not apply to use.

The proposed development area is zoned as Rural and is partly subject to the Priority Vegetation Area overlay under the *Scheme* such that C7.2.1(c) may have application. The rationale for the overlay is not understood, such that at this point it is worth discussing the classification of the site with respect to the intention of the *Scheme's* definition of "priority vegetation", which is:

C7.3 Definition of Terms

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

priority vegetation

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.

The site is best mapped as agricultural land (TASVEG code: FAG), which does not equate to a native vegetation community listed as threatened under Schedule 3A of the *Nature Conservation Act 2002*, such that C7.3.1(a) cannot apply.

The site does not support threatened flora, such that C7.3.1(b) cannot apply.



The site does not support significant habitat for threatened fauna such that C7.3.1(c) cannot apply. Note that this also goes to why purpose statement C7.1.5 ("to manage impacts on threatened fauna species by minimising clearance of significant habitat") does not have direct application.

No part of the site appears to have been "identified as native vegetation of local importance", such that C7.3.1(d) cannot apply. This clause cannot simply refer to a site subject to the overlay as that would be circular argument based on false logic. It seems clear that the intent of this clause was to refer to specific natural values identified through something such as a project-based assessment of a particular value (for example, mapping of remnants in a municipality, locations of poorly-reserved but not necessarily threatened flora and/or fauna, etc.). In this case, it is reiterated that the extent of the overlay was based on erroneous information and should have been much tighter.

On the basis of the above review, the site does not support "priority vegetation" but is still partly 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 *Scheme* fails 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.

This is a challenging provision to interpret for this specific situation because the *Scheme* fails to provide a definition of "clearing". In linking the concept of "clearing" to "native vegetation", however, it becomes a simple exercise to reiterate that this is not present so it becomes a logical impossibility to subject it to "clearance". It is, of course, already logically impossible to subject existing cleared land to "clearance" per se. On this basis, it is somewhat irrelevant if the said



"clearance of native vegetation" will or will not occur "within a building area on a sealed plan approved under this planning scheme". However, it is assumed that all parts of A1 must be satisfied so in the absence of such a "building area", A1 is considered not satisfied (even though there will be no "clearance of native vegetation within a priority vegetation area").

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.

Since the sub-clauses of P1.1 are linked by the disjunctive "or", only one need to be satisfied. P1.1(b) appears to be of direct application (i.e. "buildings and works associated with the construction of a single dwelling or an associated outbuilding") to the present proposal meaning 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.



Note previous discussion regarding the interpretation of "clearance of native vegetation", the phrase now used in the opening of P1.2. Since this will not occur, it is presumed that P1.2 must be satisfied because in the absence of such "clearance", it becomes a logical impossibility to have "an adverse impact" (indeed, any impact) on "priority vegetation" (which is not present). 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.

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 Sorell 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) (2025). *Protected Matters Report* for a polygon defining the subject title, buffered by 5 km, dated 2 Apr. 2025 – Appended for reference.
- de Salas, M.F. (Ed.) (2024+). *Flora of Tasmania Online*. Tasmanian Herbarium, Hobart. [for nomenclature of vascular flora species]
- de Salas, M.F. & Baker, M.L. (2024). *A Census of the Vascular Plants of Tasmania, including Macquarie Island*. Tasmanian Herbarium, Hobart. [for nomenclature of vascular flora species]
- DNRET (Department of Natural Resources and Environment Tasmania) (2025). *Natural Values Atlas* report ECotas_317HillcrestRd for a polygon defining the subject title (centred on 551602mE 5269790mN), buffered by 5 km, dated 2 Apr. 2025 – Appendix E.
- DPIPWE (Department of Primary Industries, Parks, Water & Environment) (2015). *Guidelines for Natural Values Surveys – Terrestrial Development Proposals*. Department of Primary Industries, Parks, Water & Environment, Hobart. [for assessment standards]
- FPA (Forest Practices Authority) (2025). *Biodiversity Values Database* report, specifically the species' information for grid reference centroid 551602mE 5269790mN (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 2 Apr. 2025 – Appendix F.
- Kitchener, A. & Harris, S. (2013+). *From Forest to Fjaeldmark: Descriptions of Tasmania's Vegetation*. Edition 2 (online edition). Department of Primary Industries, Parks, Water & Environment, Hobart. [nomenclature and classification of vegetation types]
- Wapstra, H., Wapstra, A., Wapstra, M. & Gilfedder, L. (2005+, updated online at www.nre.tas.gov.au). *The Little Book of Common Names for Tasmanian Plants*. Department Primary Industries, Parks, Water & Environment, Hobart. [nomenclature of vascular flora species]



317 Hillcrest Road, Pawleena: Natural Values Advice

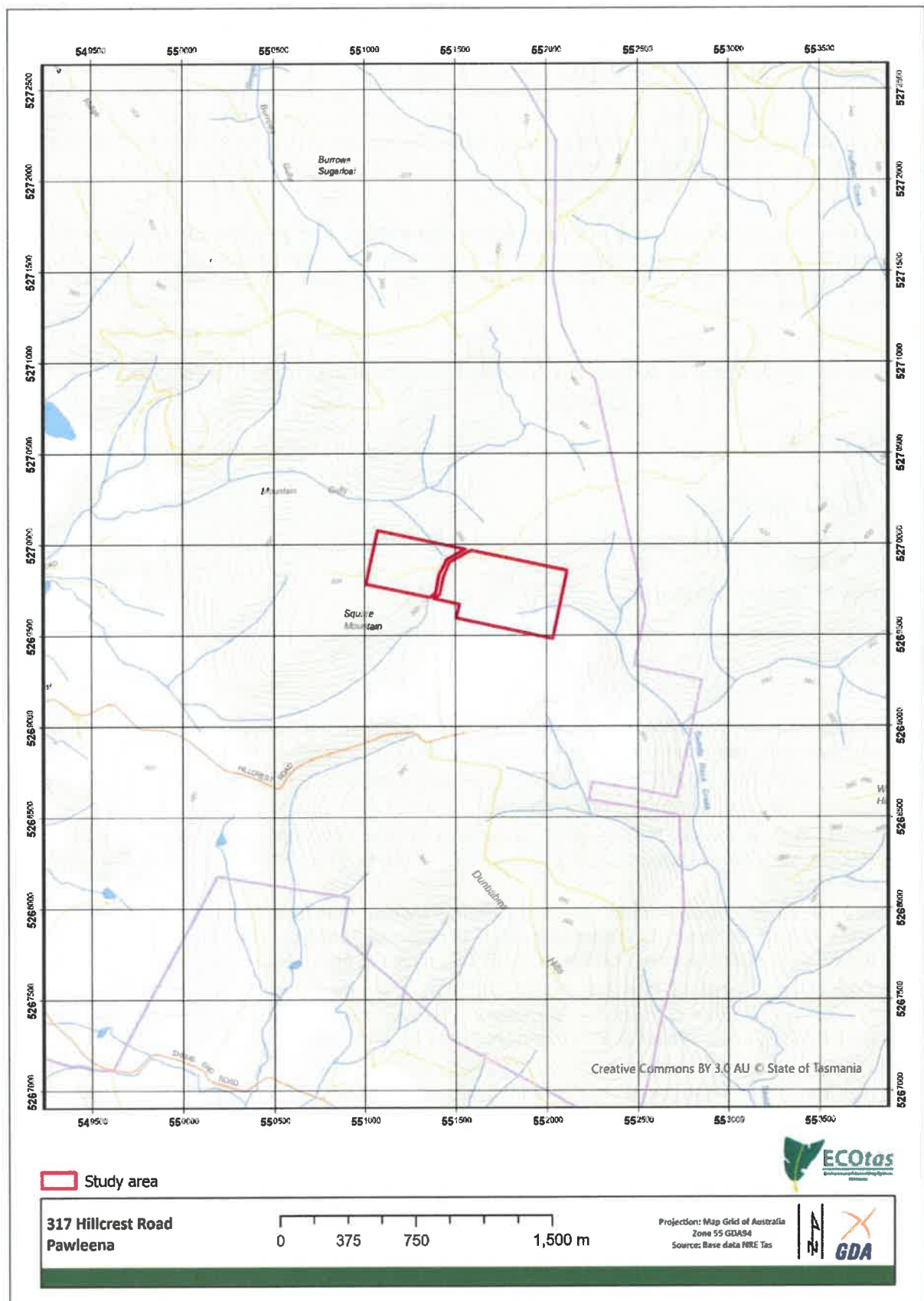


Figure 1. General location of study area

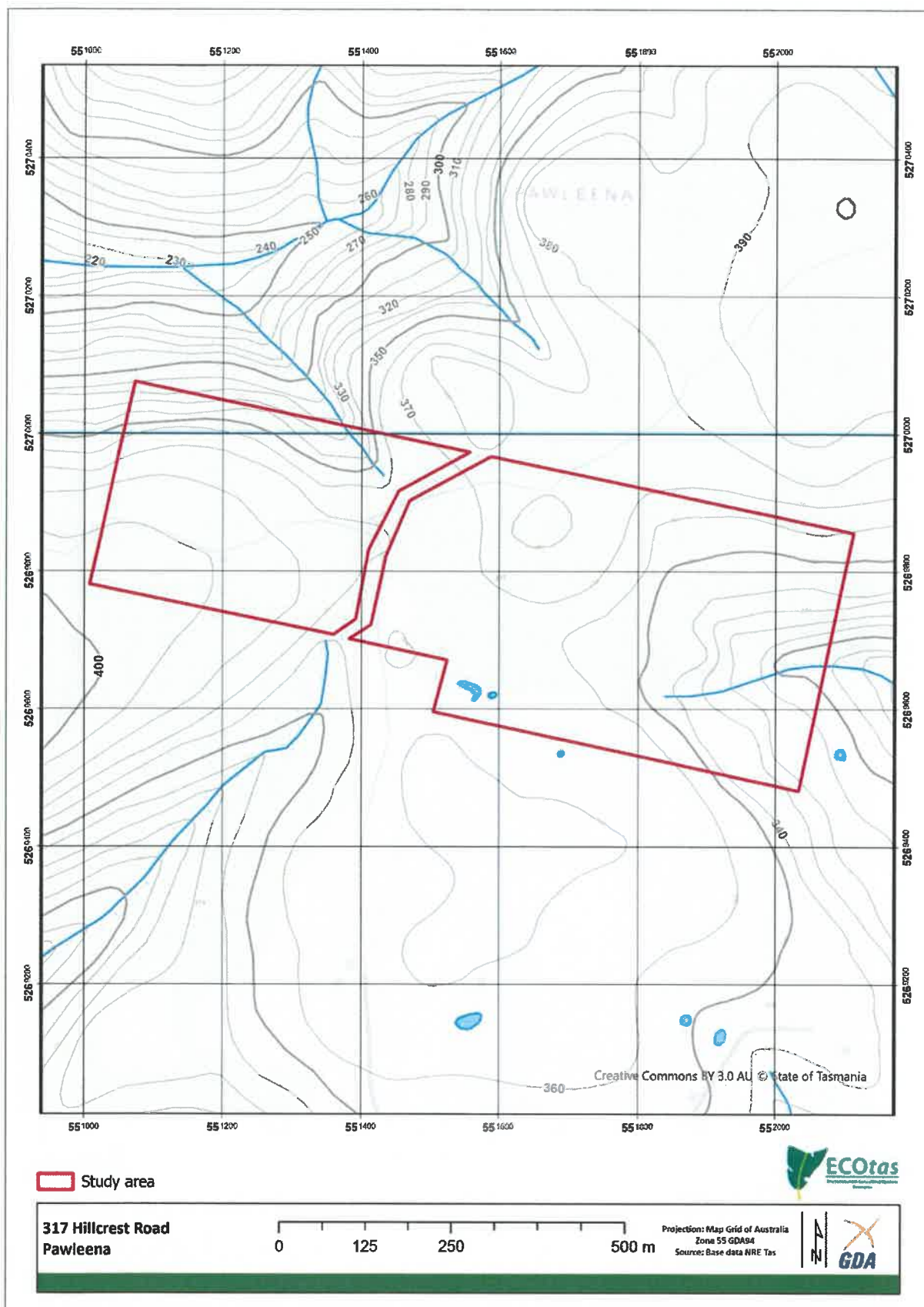


Figure 2. Detailed location of study area, showing topographic and cadastral features

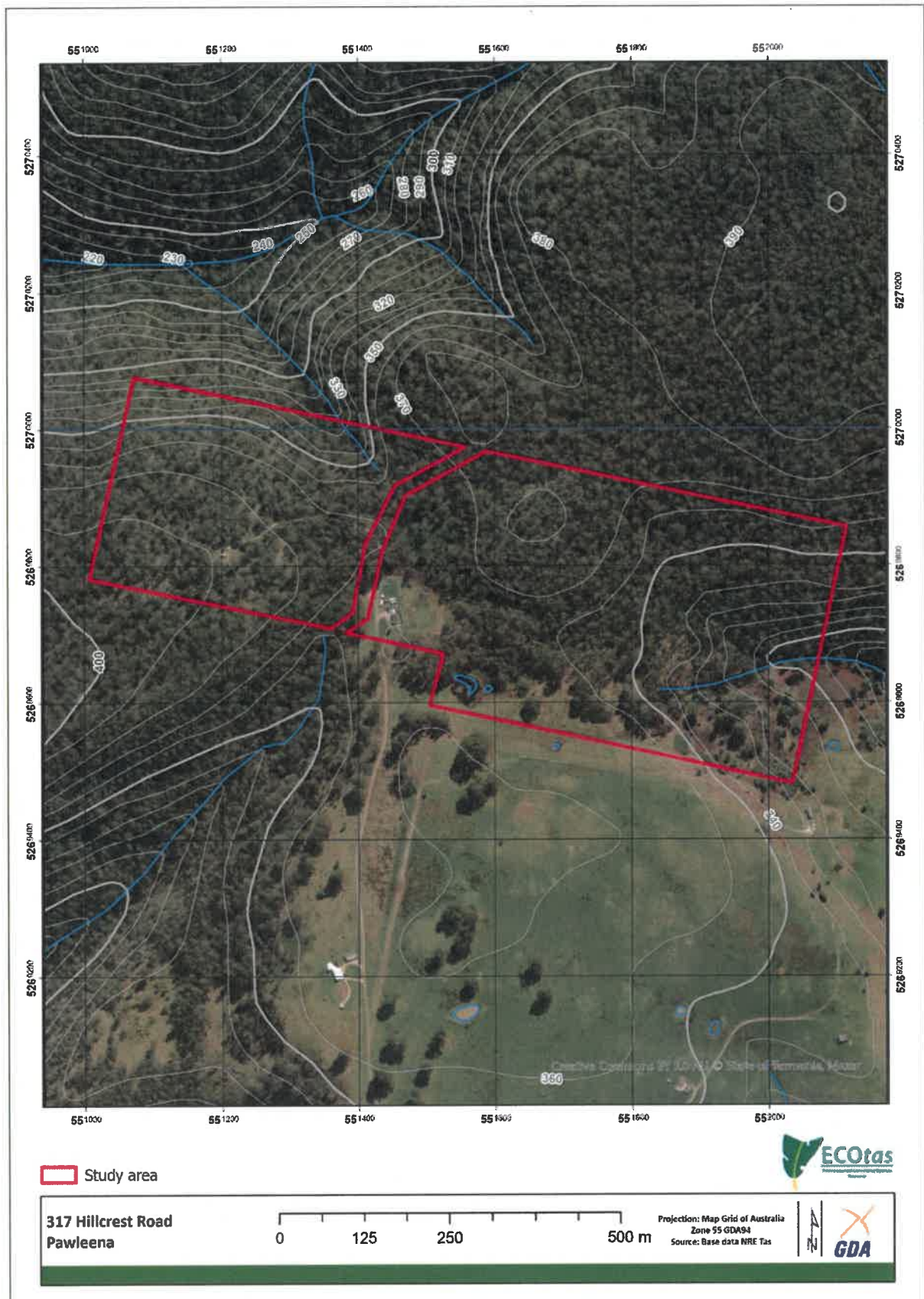


Figure 3a. Detailed location of study area, showing aerial imagery (ESRI World Imagery)



Figure 3b. Detailed location of study area, showing aerial imagery (ESRI World Imagery) and proposed hazard management area (note: this is wholly in cleared land with only fringing vegetation impinging by canopy i.e. there is no "native vegetation" within the hazard management area)

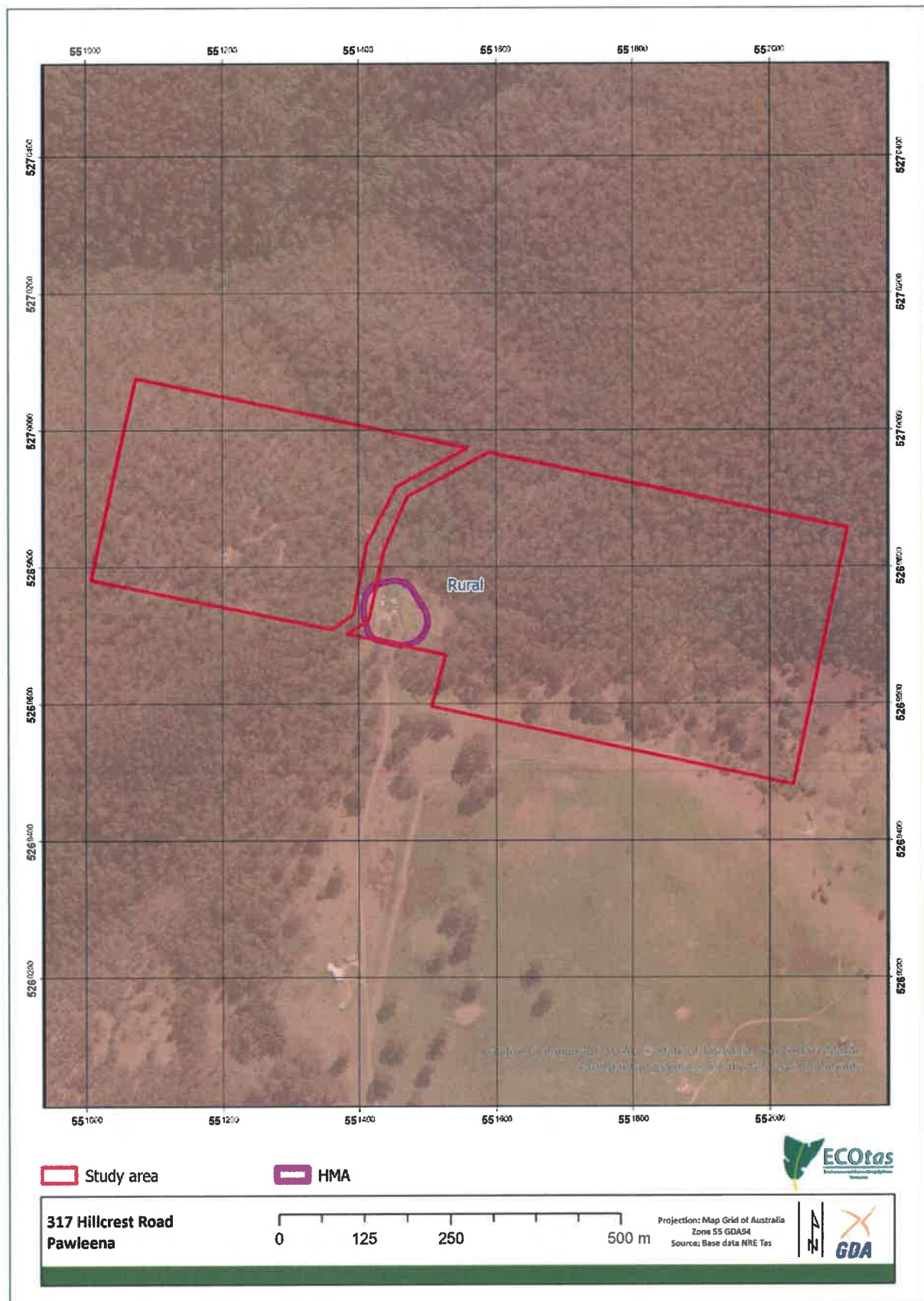


Figure 4. Zoning of study area and surrounds pursuant to *Tasmanian Planning Scheme – Sorell Local Provisions Schedule*

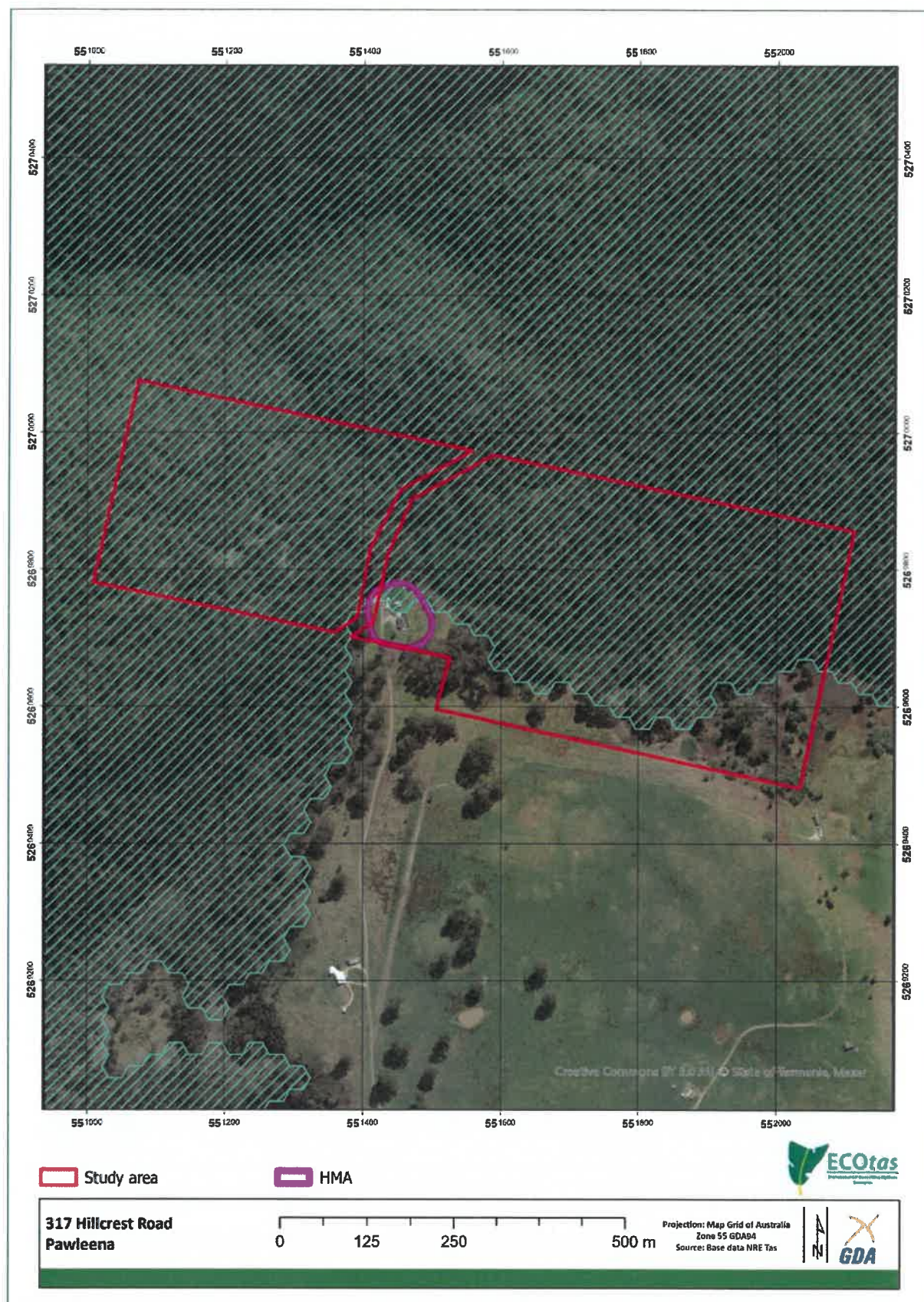


Figure 5a. Detailed location of study area, showing extent of Priority Vegetation Area overlay (green hatching) pursuant to the *Tasmanian Planning Scheme – Sorell Local Provisions Schedule*

317 Hillcrest Road, Pawleena: Natural Values Advice

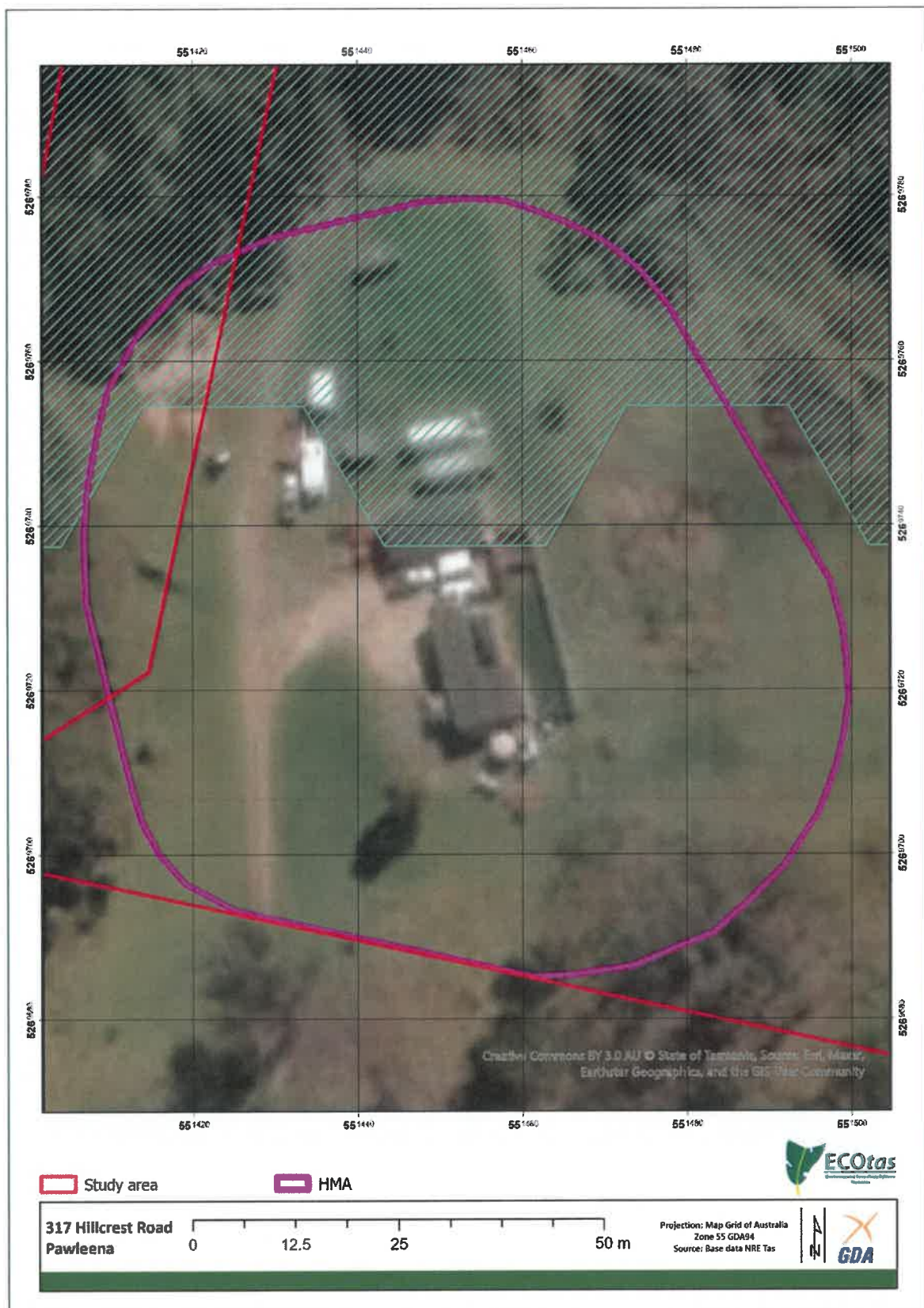


Figure 5b. Detailed location of study area, showing extent of Priority Vegetation Area overlay (green hatching) pursuant to the *Tasmanian Planning Scheme – Sorell Local Provisions Schedule* relative to proposed hazard management area

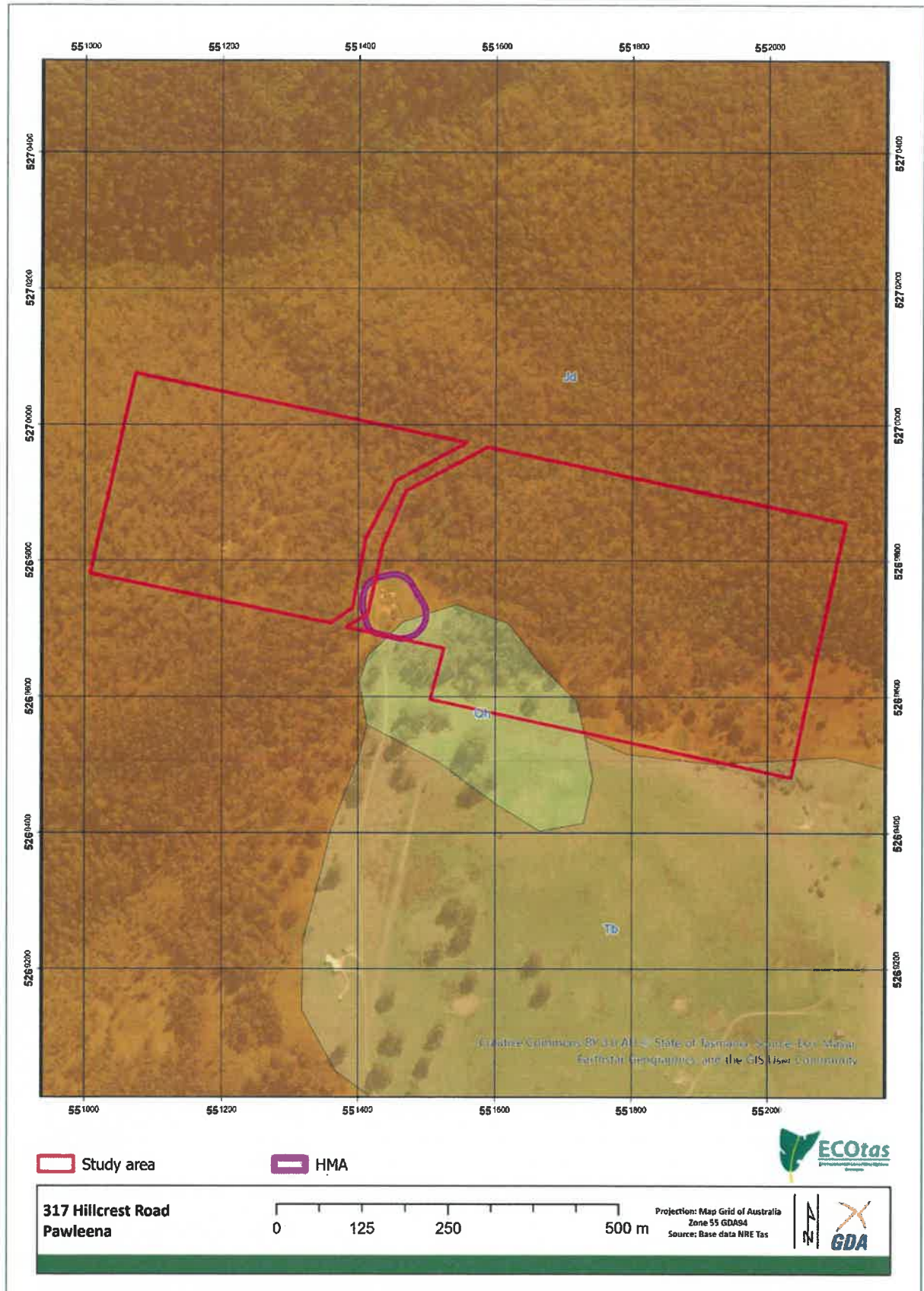


Figure 6. Geology of study area (refer to text for codes)

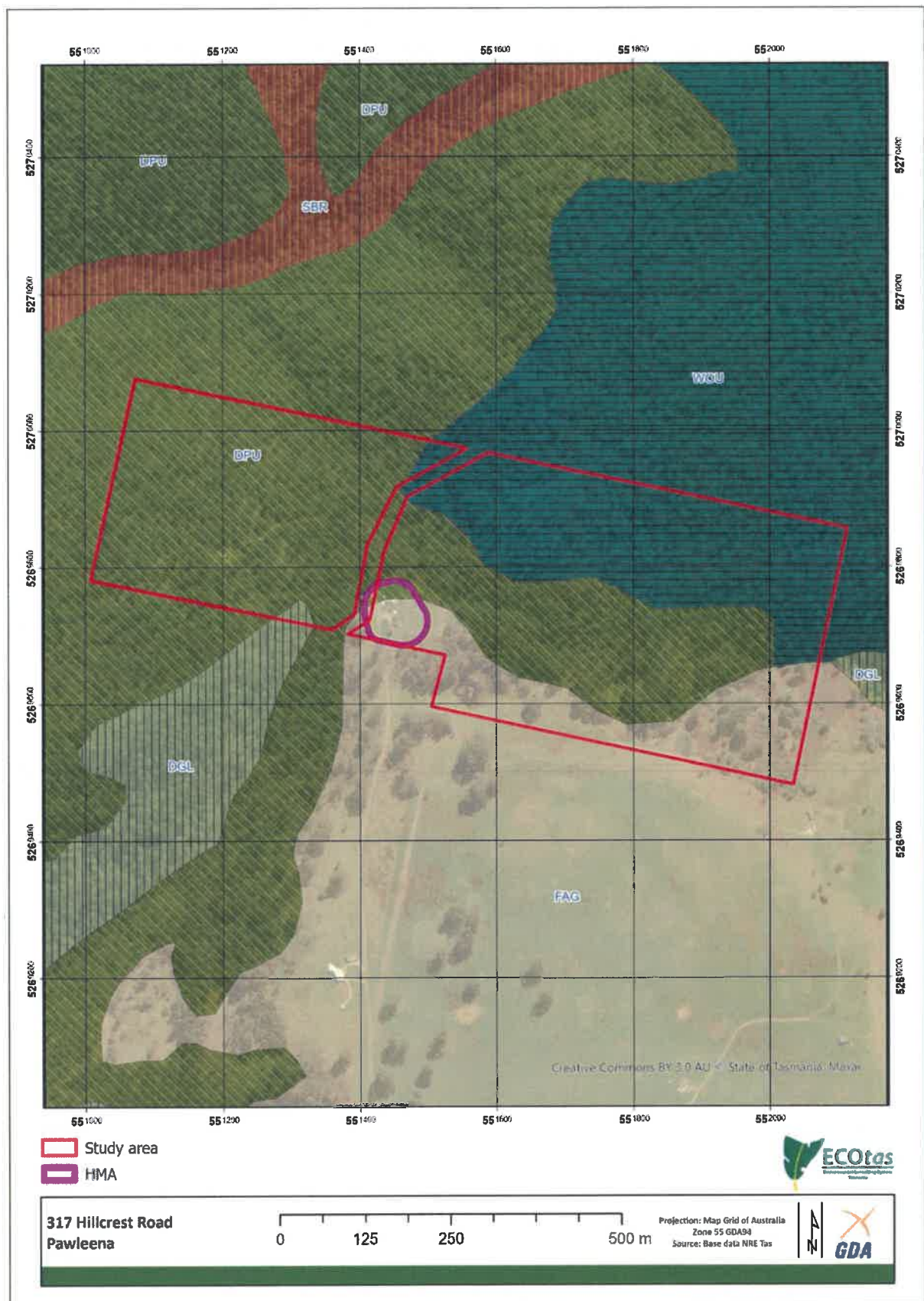


Figure 7. Existing TASVEG 3.0/4.0 vegetation mapping for subject title and surrounds (refer to text for codes)

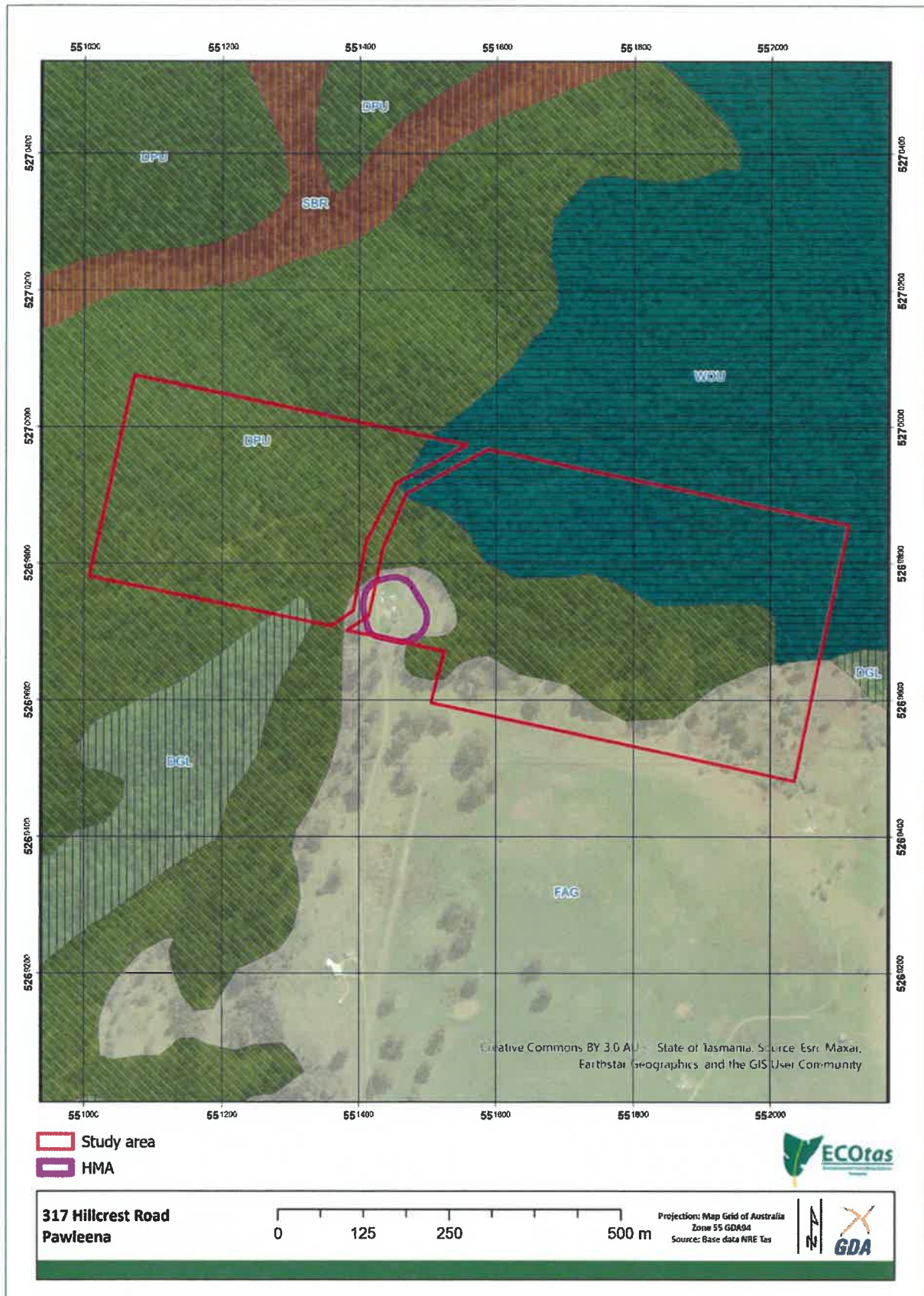


Figure 8. Existing TASVEG Live vegetation mapping for subject title and surrounds (refer to text for codes): note that the extent of DPU has been corrected relative to true extent of FAG

ECOtas...providing options in environmental consulting

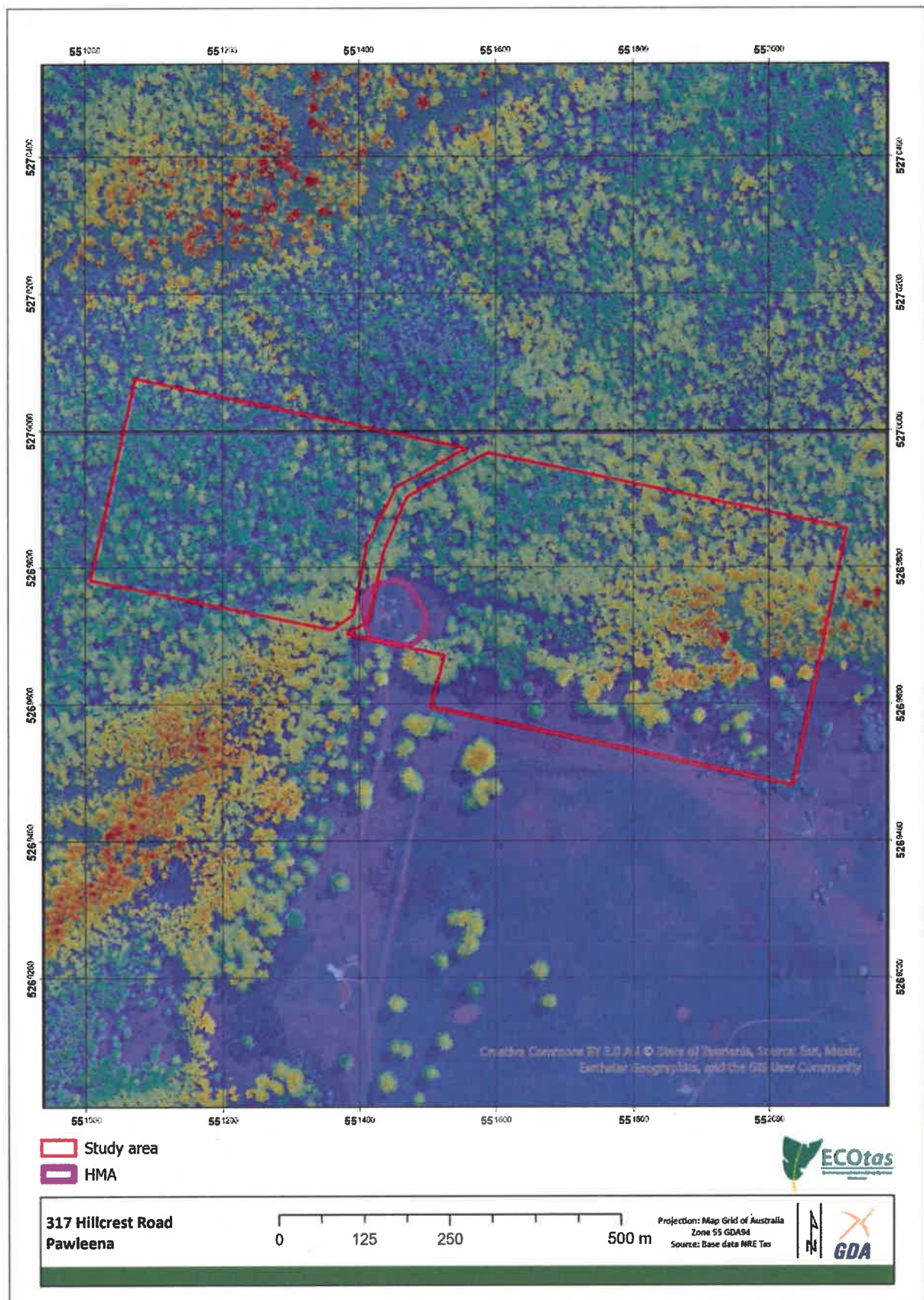


Figure 9. Tree canopy modelling showing lack of native vegetation cover within part of title proposed for development

Threatened Fauna Range Boundaries

Search Point 551602E,5269790N is within the following fauna range boundaries as at Wed Apr 02 2025 13:28:41 GMT+1100 (Australian Eastern Daylight Time)

Common name	Species name	Range Class
grey goshawk	<i>Accipiter novaehollandiae</i>	Potential Range
Tasman Peninsula dusky antechinus	<i>Antechinus vandycki</i>	Potential Range
chaostola skipper	<i>Antipodia chaostola</i>	Potential Range
wedge-tailed eagle	<i>Aquila audax subsp. fleayi</i>	Potential Range
spotted-tailed quoll	<i>Dasyurus maculatus subsp. maculatus</i>	Potential Range
eastern quoll	<i>Dasyurus viverrinus</i>	Core Range
eastern quoll	<i>Dasyurus viverrinus</i>	Potential Range
white-bellied sea-eagle	<i>Haliaeetus leucogaster</i>	Potential Range
swift parrot	<i>Lathamus discolor</i>	Core Breeding Range
swift parrot	<i>Lathamus discolor</i>	SE Potential Range
swift parrot	<i>Lathamus discolor SPIBA</i>	SPIBA - Wielangta
broad-toothed stag beetle	<i>Lissotes latidens</i>	Potential Range
broad-toothed stag beetle	<i>Lissotes latidens</i>	Known Range
blue wing parrot	<i>Neophema chrysostoma</i>	Potential Range
eastern barred bandicoot	<i>Perameles gunnii</i>	Potential Range
eastern barred bandicoot	<i>Perameles gunnii</i>	Core Range
tasmanian devil	<i>Sarcophilus harrisii</i>	Potential Range
masked owl	<i>Tyto novaehollandiae</i>	Potential Range
masked owl	<i>Tyto novaehollandiae</i>	Core Range

Showing 1 to 19 of 19 entries

Threatened Fauna Records

Fauna Records within 5000m of 551602E,5269790N

NVA Data Currency: 2/4/2025 (7am)

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Lissotes latidens	broad-toothed stag beetle	100	553937	5271408	2841	Sighting	1997-11-12	Present	jm	NVA
Lissotes latidens	broad-toothed stag beetle	100	554812	5270558	3301	Sighting	1997-11-18	Present	jm	NVA
Lathamus discolor	swift parrot	18500	547851	5266948	4706	Sighting	1977-09-27	Present	raou	NVA
Lathamus discolor	swift parrot	18500	547851	5266948	4706	Sighting	1977-12-14	Present	raou	NVA
Lathamus discolor	swift parrot	18500	547851	5266948	4706	Sighting	1977-09-30	Present	raou	NVA
Lathamus discolor	swift parrot	18500	547851	5266948	4706	Sighting	1976-12-31	Present	raou	NVA
Lathamus discolor	swift parrot	18500	547851	5266948	4706	Sighting	1980-09-11	Present	raou	NVA
Lathamus discolor	swift parrot	1000	548712	5269783	2890	Sighting	1991-11-11	Present	tfm	NVA
Lathamus discolor	swift parrot	1000	554812	5266083	4904	Sighting	1983-11-29	Present	tfm	NVA
Lathamus discolor	swift parrot	100	554812	5266083	4904	Sighting	1987-11-30	Present	swp	NVA
Lathamus discolor	swift parrot	50	548712	5269783	2890	Sighting	1995-11-12	Present	swp	NVA
Lathamus discolor	swift parrot	10	556439	5268826	4932	Nest	2001-12-01	Present	tss data	NVA
Lathamus discolor	swift parrot	5	556179	5269201	4615	Nest	2008-12-01	Present	tss data	NVA
Lathamus discolor	swift parrot	5	556441	5268687	4963	Nest	2008-12-01	Present	tss data	NVA
Lissotes latidens	broad-toothed stag beetle	100	549829	5270832	2057	Sighting	2008-02-05	Present	dpiw-fauna	NVA
Lissotes latidens	broad-toothed stag beetle	100	552221	5271930	2228	Sighting	2008-02-05	Present	dpiw-fauna	NVA
Lissotes latidens	broad-toothed stag beetle	100	552267	5271951	2261	Sighting	2008-02-05	Present	dpiw-fauna	NVA

**Sorell Council**

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference: P2
Date Received: 10/07/2025

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Lissotes latidens	broad-toothed stag beetle	100	553491	5271193	2353	Sighting	2008-02-05	Present	dpiw-fauna	NVA
Lissotes latidens	broad-toothed stag beetle	100	554227	5270367	2688	Sighting	2008-02-05	Present	dpiw-fauna	NVA
Lissotes latidens	broad-toothed stag beetle	100	554481	5268785	3049	Sighting	2008-02-05	Present	dpiw-fauna	NVA
Tyto novaehollandiae	masked owl	10	554494	5272575	4015	Sighting	2008-12-04	Present	fpaf	NVA
Tyto novaehollandiae	masked owl	10	553865	5272580	3592	Sighting	2008-12-05	Present	fpaf	NVA
Lathamus discolor	swift parrot	100	556292	5268903	4773	Sighting	2005-06-23	Present	fpaf	NVA
Lissotes latidens	broad-toothed stag beetle	5	548764	5273413	4602	Sighting	2010-09-30	Present	fpaf	NVA
Lathamus discolor	swift parrot	100	555806	5269488	4215	Nest	2010-11-18	Present	spn	NVA
Lathamus discolor	swift parrot	100	555621	5270355	4059	Nest	2010-11-18	Present	spn	NVA
Lathamus discolor	swift parrot	100	555465	5270253	3891	Nest	2010-11-18	Present	spn	NVA
Lissotes latidens	broad-toothed stag beetle	5	553173	5272275	2940	Sighting	2010-10-29	Present	dpiw-fauna	NVA
Lissotes latidens	broad-toothed stag beetle	5	554922	5271551	3758	Sighting	2010-12-15	Present	dpiw-fauna	NVA
Lissotes latidens	broad-toothed stag beetle	5	555047	5270411	3501	Sighting	2010-12-15	Present	dpiw-fauna	NVA
Lissotes latidens	broad-toothed stag beetle	5	556451	5269073	4902	Sighting	2010-12-17	Present	dpiw-fauna	NVA
Lissotes latidens	broad-toothed stag beetle	5	556104	5269212	4539	Sighting	2010-12-17	Present	dpiw-fauna	NVA
Lissotes latidens	broad-toothed stag beetle	5	556015	5269329	4437	Sighting	2010-12-17	Present	dpiw-fauna	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	5	548460	5272656	4253	Nest	2000-11-21	Present	rnd 725	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	20	552710	5268486	1711	Nest	2008-08-21	Present	rnd 1000	NVA

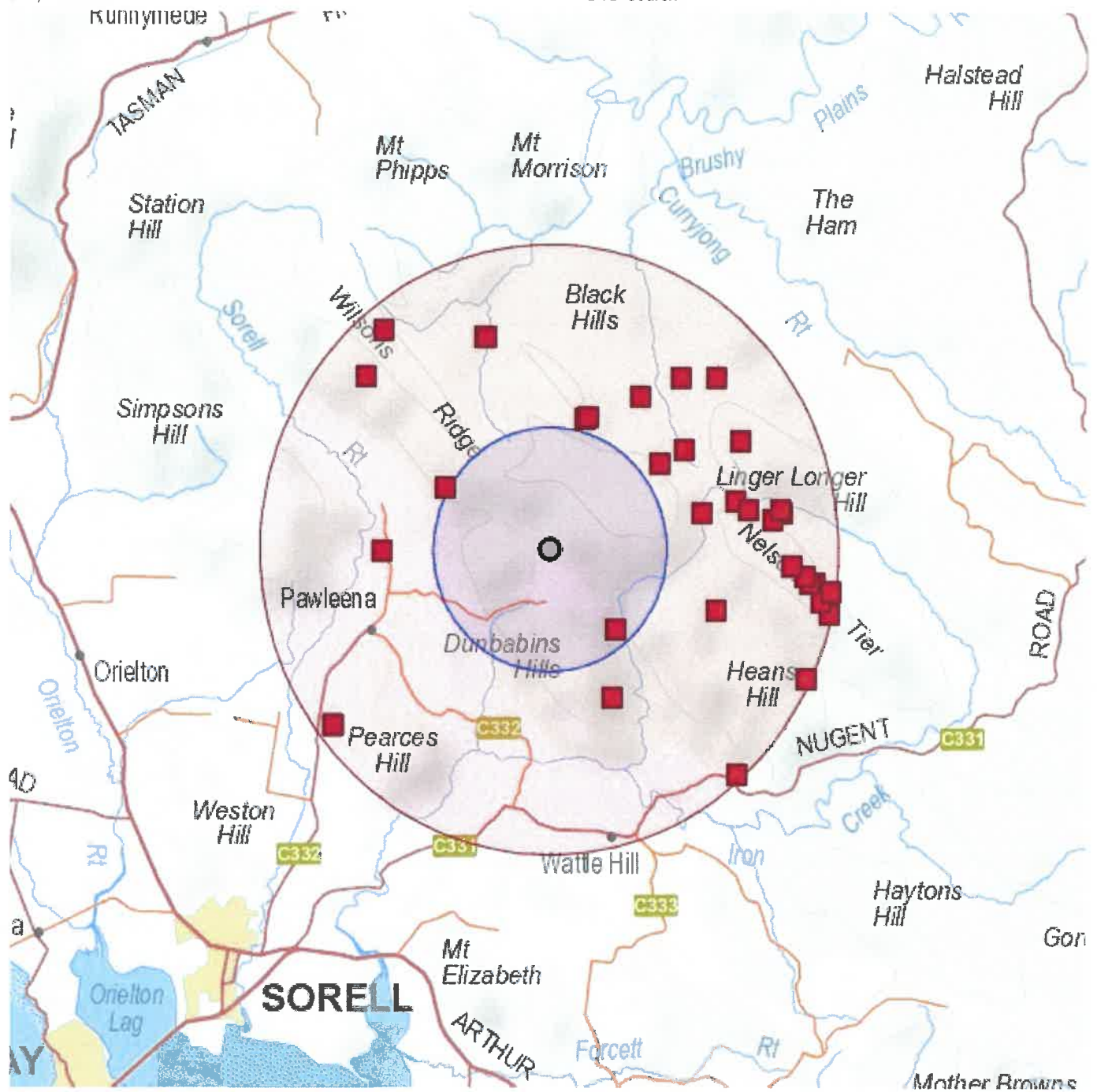


Sorell Council

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference: P2
Date Received: 10/07/2025

Species name	Common name	Position accuracy (m)	X	Y	Distance (m)	Obs. type	Obs. date	Obs. state	Project code + Foreign id	NVA id
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	100	552671	5267360	2655	Nest	2012-11-13	Present	rnd 410	NVA
Lissotes latidens	broad-toothed stag beetle	10	550506	5273276	3654	Sighting	2017-01-31	Present	tss data	NVA
Lissotes latidens	broad-toothed stag beetle	10	550541	5273283	3651	Sighting	2017-01-31	Present	tss data	NVA
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	10	556045	5267645	4934	Nest	2018-12-19	Present	rnd 1544	NVA
Lathamus discolor	swift parrot	5	555805	5269501	4213	Nest	2019-12-01	Present	dsspr	NVA
Lathamus discolor	swift parrot	5	555591	5270412	4037	Nest	2019-12-01	Present	dsspr	NVA

Showing 1 to 41 of 41 entries



Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference: ECOtas_317Hillcrest

Requested For: M Wapstra

Report Type: Summary Report

Timestamp: 01:00:53 PM Wednesday 02 April 2025

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

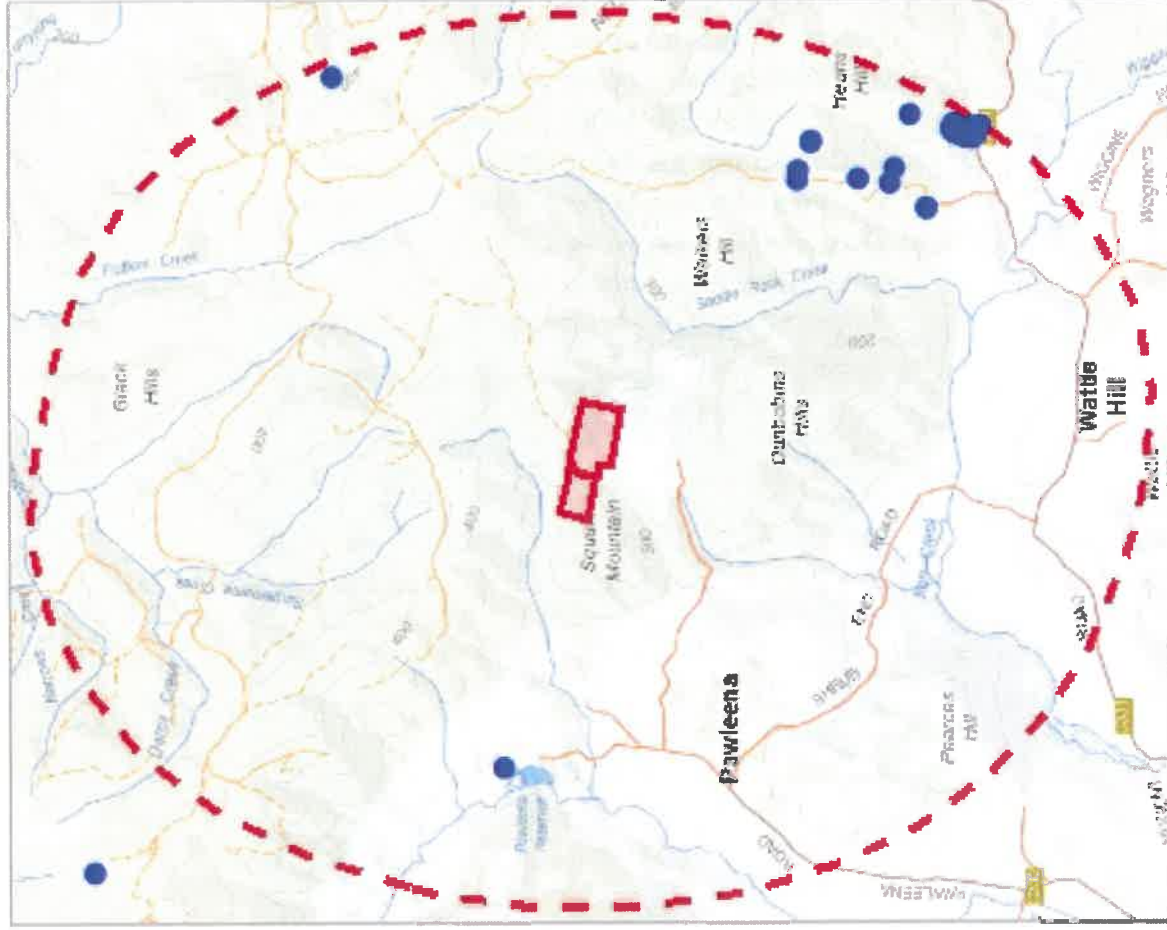


The centroid for this query GDA94: 551602.0, 5269790.0 falls within:

Property: 3061618

***** No threatened flora found within 500 metres *****

Threatened flora within 5000 metres



547157, 5264261

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

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified


— Line Unverified

■ Polygon Verified

■ Polygon Unverified

Legend: Cadastral Parcels



**Sorell Council**
Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference:P2
Date Received:10/07/2025

Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Acacia siculiformis	dagger wattle	r		n	1	10-Dec-2001
Eryngium ovinum	blue devil	v		n	231	25-Mar-2020

Unverified Records

No unverified records were found!

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

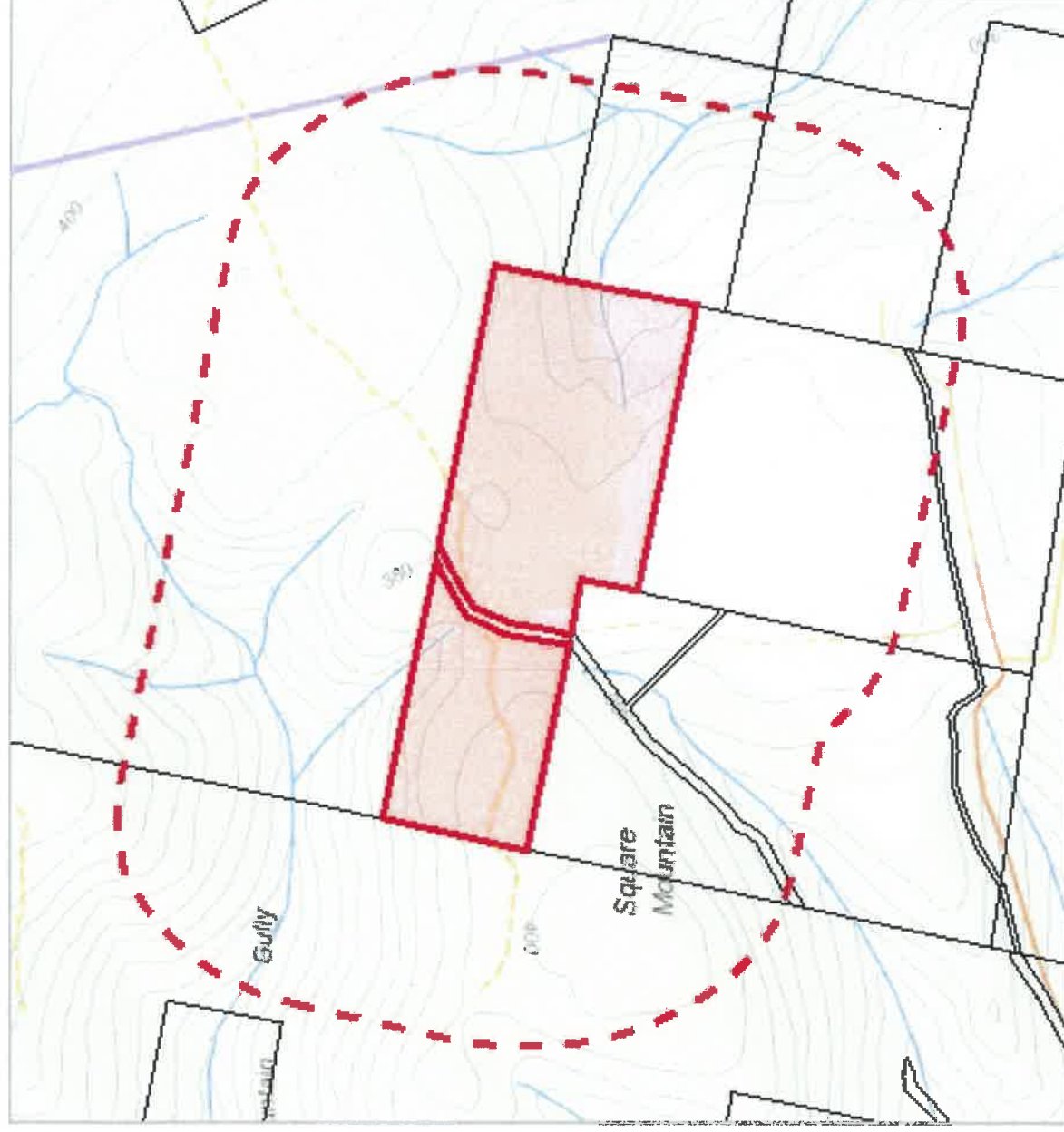
Telephone: 1300 368 550

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

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

Threatened fauna within 500 metres

552636, 5270778



550490, 5268778

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

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

-  Point Verified

 Point Unverified

 Line Verified
-  Line Unverified

 Polygon Verified

 Polygon Unverified

Legend: Cadastral Parcels



**Sorell Council**

Development Application: Response to Request
for Further Information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference:P2
Date Received:10/07/2025

Threatened fauna within 500 metres

Threatened fauna within 500 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Lissotes latidens</i>	broad-toothed stag beetle	e	EN	eH	1	1	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	masked owl (Tasmanian)	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>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>Antechinus vandycki</i>	Tasman Peninsula Dusky Antechinus	v		eH	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

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

Telephone: 1300 368 550

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

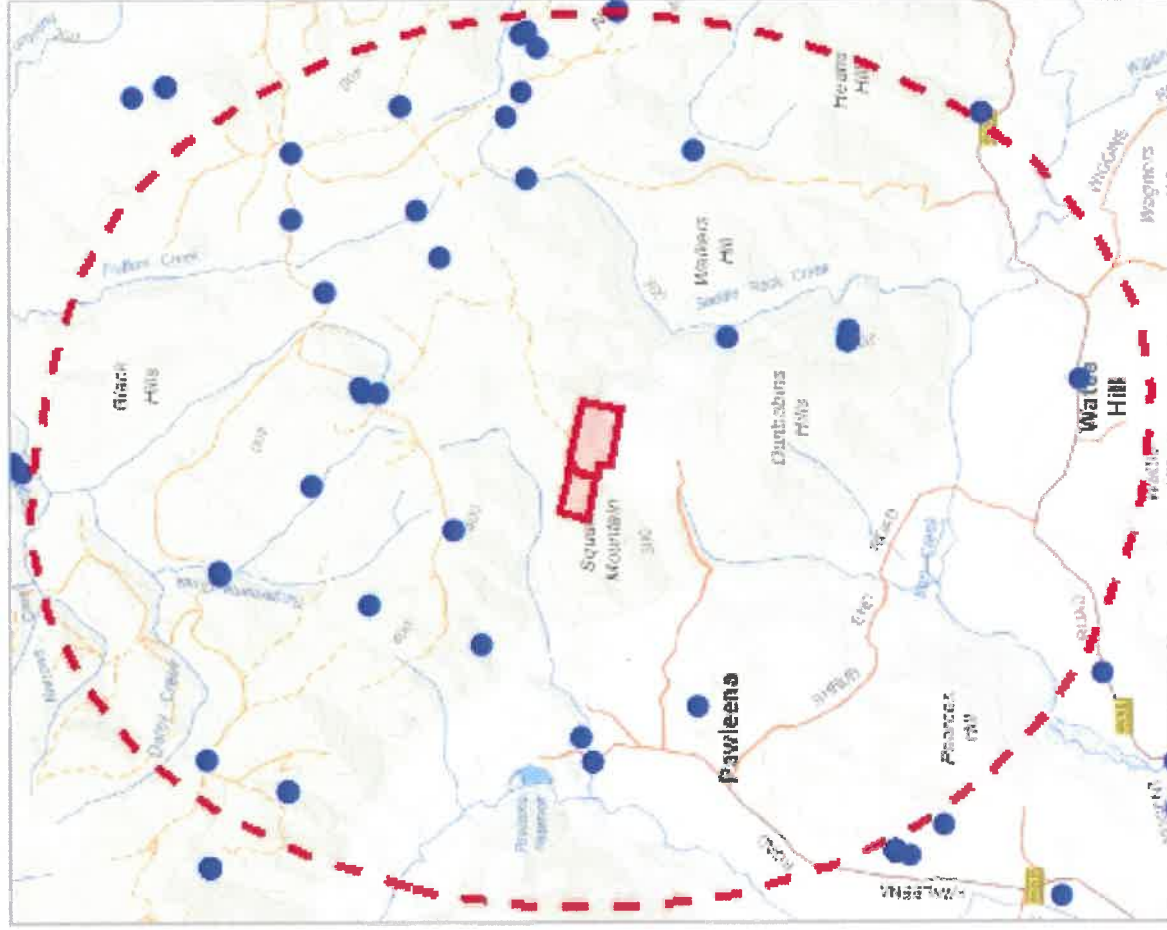
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000



Sorell Council

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference: P2
Date Received: 10/07/2025

Threatened fauna within 5000 metres



Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- ▬

 Line Verified
- ▬

 Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels



**Sorell Council**

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference:P2
Date Received:10/07/2025



Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Aquila audax</i>	wedge-tailed eagle	pe	PEN	n	1	09-May-2015
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	35	05-Mar-2019
<i>Calidris acuminata</i>	sharp-tailed sandpiper		VU	n	11	30-Sep-1981
<i>Calidris canutus subsp. canutus</i>	red knot		PEN	n	5	16-Oct-1981
<i>Calidris ferruginea</i>	curlew sandpiper		CR	n	23	30-Sep-1981
<i>Charadrius leschenaultii</i>	greater sand plover		VU	n	3	20-Feb-1981
<i>Charadrius mongolus subsp. mongolus</i>	mongolian plover		PEN	n	5	31-Mar-1981
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	3	29-May-1996
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	3	11-Sep-1980
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	8	31-Mar-1981
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	18	01-Dec-2019
<i>Limosa lapponica subsp. baueri</i>	western alaskan bar-tailed godwit		EN	n	20	30-Nov-1981
<i>Lissotes latidens</i>	broad-toothed stag beetle	e	EN	eH	17	31-Jan-2017
<i>Neophema chrysostoma</i>	blue-winged parrot		VU	n	8	31-Mar-1981
<i>Numenius madagascariensis</i>	eastern curlew	e	CR	n	27	30-Nov-1981
<i>Pachyptila turtur subantarctica</i>	southern fairy prion	e	VU		3	31-Dec-1980
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	2	15-Dec-1974
<i>Poliocephalus cristatus subsp. australis</i>	great crested grebe	pv			23	31-Mar-1981
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	2	03-Feb-2022
<i>Sterna nereis subsp. nereis</i>	fairy tern	pv	PVU		9	30-Nov-1981
<i>Thinornis rubricollis</i>	hooded plover		VU	n	1	31-Jan-1977
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	2	05-Dec-2008

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>Litoria raniformis</i>	green and gold frog	v	VU	n	1	0	1
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Pseudemoia pagenstecheri</i>	tussock skink	v		n	1	0	0
<i>Lissotes latidens</i>	broad-toothed stag beetle	e	EN	eH	1	1	0
<i>Tyto novaehollandiae subsp. castanops</i>	masked owl (Tasmanian)	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Dasyurus maculatus subsp. maculatus</i>	spotted-tailed quoll	r	VU	n	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>Antechinus vandycki</i>	Tasman Peninsula Dusky Antechinus	v		eH	1	0	0
<i>Pardalotus quadragintus</i>	forty-spotted pardalote	e	EN	e	1	0	0
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	1	0	1
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	0	0	1

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

Telephone: 1300 368 550

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

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



Sorell Council

Development Application: Response to Request
for Further Information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference: P2
Date Received: 10/07/2025

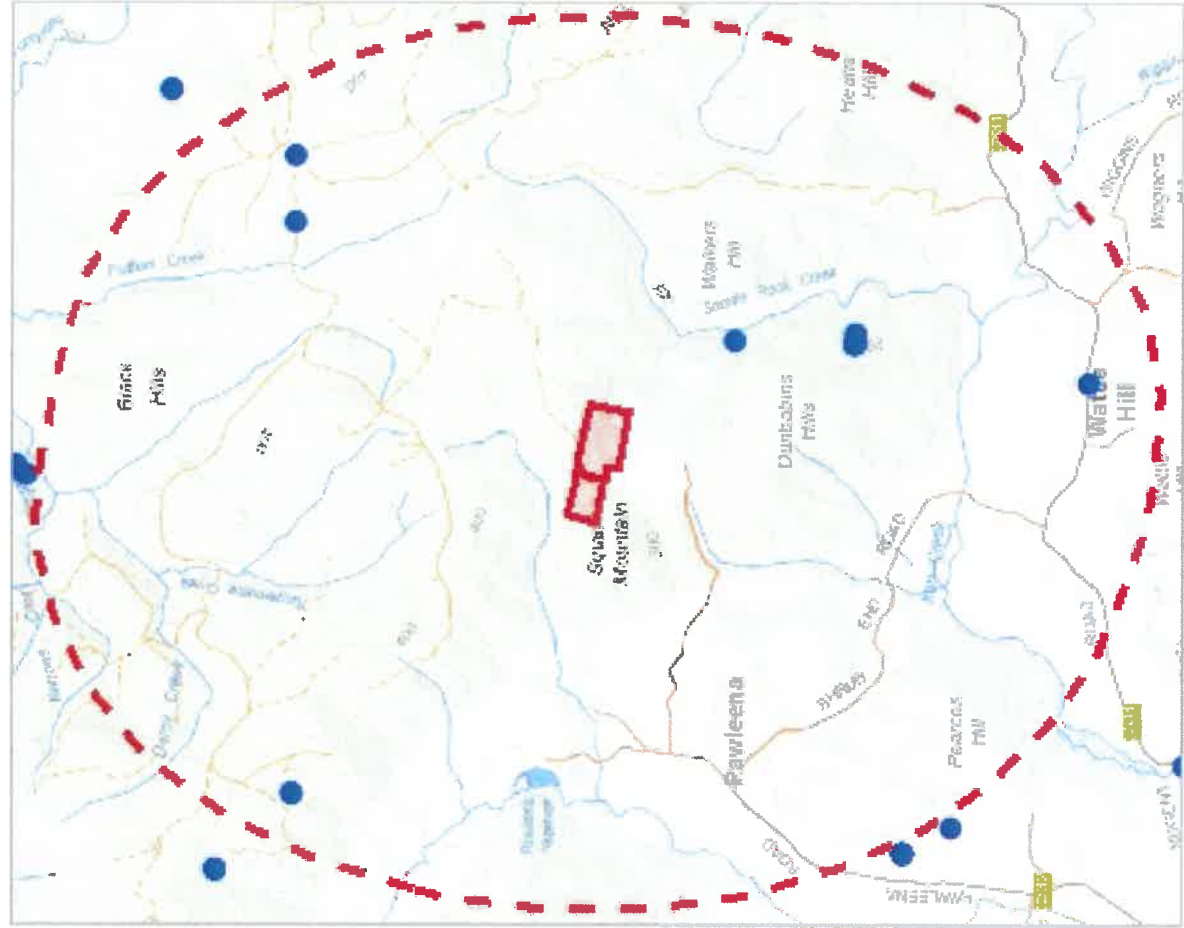
*** No Raptor nests or sightings found within 500 metres. ***

Raptor nests and sightings within 5000 metres

**Sorell Council**

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference:P2
Date Received:10/07/2025

555978, 5275292



547157, 5264261

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

■

Line Unverified
- Point Unverified

■


Polygon Verified
- Line Verified

■

Polygon Unverified

Legend: Cadastral Parcels



**Sorell Council**

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference:P2
Date Received:10/07/2025



Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1000	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	1	21-Aug-2008
1090	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	7	25-Nov-2013
1544	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	3	19-Dec-2018
1545	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	2	16-Jan-2011
1824	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	2	20-Sep-2010
410	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	6	13-Nov-2012
725	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Nest	3	21-Nov-2000
	<i>Aquila audax</i>	wedge-tailed eagle	Not Recorded	1	09-May-2015
	<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	Sighting	11	05-Mar-2019
	<i>Falco cenchroides</i>	nankeen kestrel	Sighting	3	11-Sep-1980
	<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	Sighting	3	11-Sep-1980
	<i>Tyto novaehollandiae</i>	masked owl	Sighting	2	05-Dec-2008

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
<i>Aquila audax subsp. fleayi</i>	tasmanian wedge-tailed eagle	e	EN	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		1	0	0
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		2	0	0

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

Telephone: 1300 368 550

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

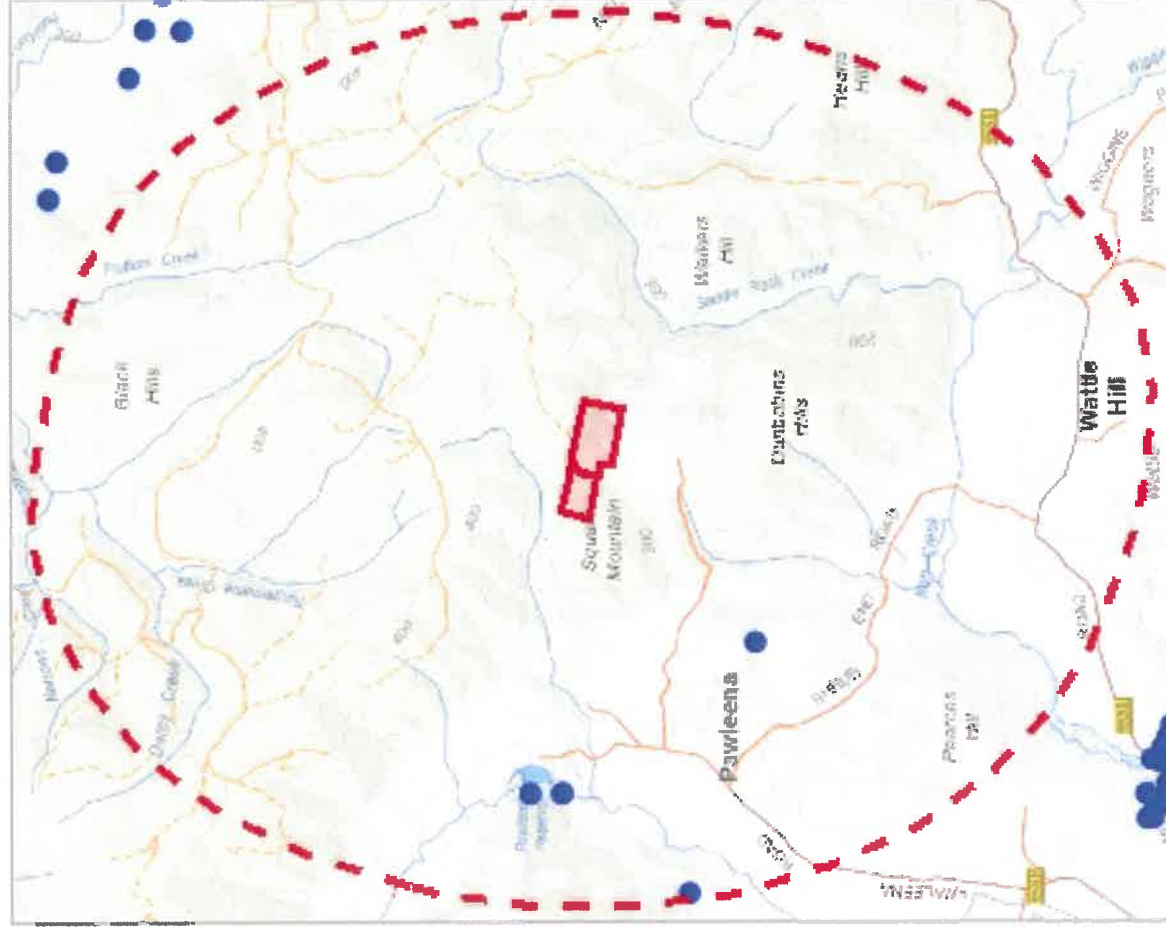
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No Tas Management Act Weeds found within 500 metres ***



Tas Management Act Weeds within 5000 m

555978, 5275292



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

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified

Line Unverified
- Point Unverified

Polygon Verified
- Line Verified

Polygon Unverified

Legend: Cadastral Parcels



**Sorell Council**

Development Application: Response to Request
for Further Information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference:P2
Date Received:10/07/2025



Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Carduus pycnocephalus</i>	slender thistle	3	17-Mar-1993
<i>Cirsium arvense</i> var. <i>arvense</i>	creeping thistle	2	14-Dec-2012
<i>Lycium ferocissimum</i>	african boxthorn	1	14-Dec-2012
<i>Rubus fruticosus</i>	blackberry	2	17-Mar-1993
<i>Senecio jacobaea</i>	ragwort	1	17-Mar-1993

Unverified Records

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

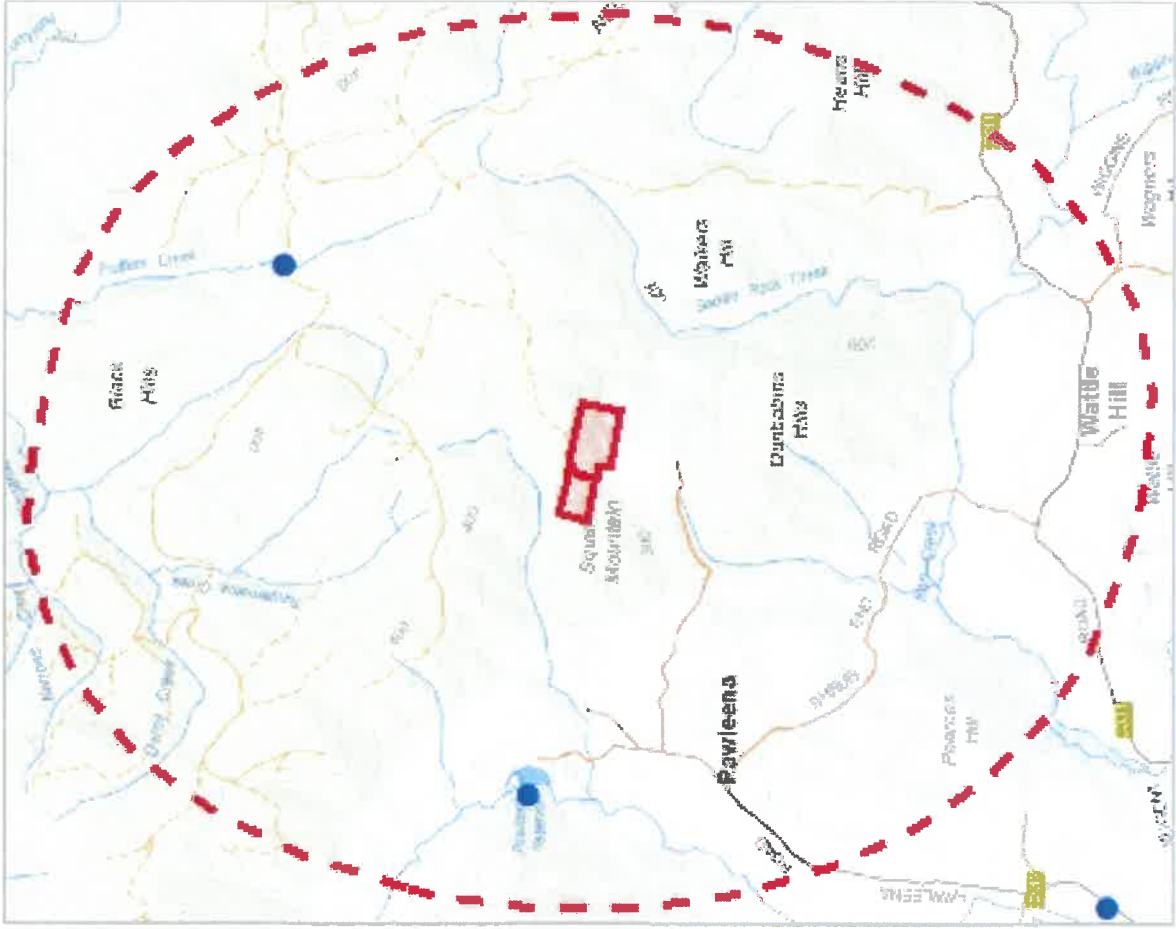
<https://www.nre.tas.gov.au/invasive-species/weeds>

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

Priority Weeds within 5000 m

**Sorell Council**

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference:P2
Date Received:10/07/2025



547157, 5264261

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

■ Line Unverified

● Point Unverified

■ Polygon Verified

■ Line Verified

■ Polygon Unverified

Legend: Cadastral Parcels



**Sorell Council**
Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference:P2
Date Received:10/07/2025

Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
<i>Verbascum thapsus</i>	great mullein	2	16-Mar-2020

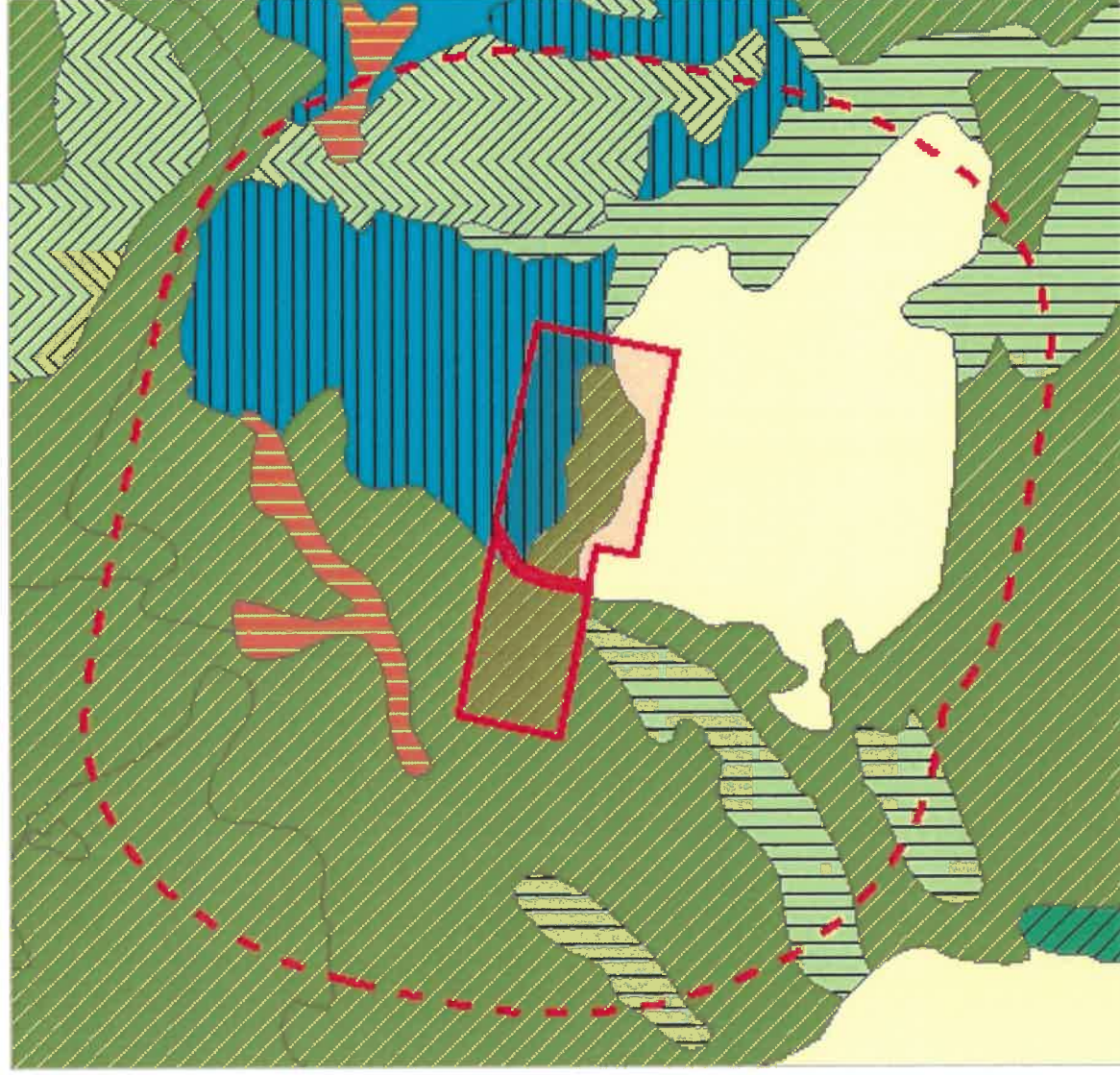
Unverified Records

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

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

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

*** No Acid Sulfate Soils found within 1000 metres ***



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

TASVEG 4.0 Communities within 1000 metres

Legend: TASVEG 4.0

-  {AAP} Alkaline pans
-  {AHF} Freshwater aquatic herbland
-  {AHL} Lacustrine herbland
-  {AHS} Saline aquatic herbland
-  {ARS} Saline sedgeland / rushland
-  {ASF} Fresh water aquatic sedgeland and rushland
-  {ASP} Sphagnum peatland
-  {ASS} Succulent saline herbland
-  {AUS} Saltmarsh {undifferentiated}
-  {AWU} Wetland {undifferentiated}
-  {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 delegatensis dry forest and woodland
-  {DDP} Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
-  {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
-  {DNF} Eucalyptus nitida Furneaux forest
-  {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
-  {FAC} Improved pasture with native tree canopy
-  {FAG} 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
-  {GCL} Lowland grassland complex






































 **Sorell Council**
 Development Application: Response to Request
 for Further Information - 317 Hillcrest Road,
 Pawleena - P2.pdf
 Plans Reference: P2
 Date Received: 10/07/2025

TASVEG 4.0 Communities within 1000 metres

	{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
	{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)
	{MBE} Eastern buttongrass moorland
	{MBP} Pure buttongrass moorland
	{MBR} Sparse buttongrass moorland on slopes
	{MBS} Buttongrass moorland with emergent shrubs
	{MBU} Buttongrass moorland (undifferentiated)
	{MBW} Western buttongrass moorland
	{MDS} Subalpine Diplarrena latifolia rushland
	{MGH} Highland grassy sedgeland
	{MRR} Restionaceae rushland
	{MSW} Western lowland sedgeland
	{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
	{RKO} 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
	{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

Sorell Council
 Development Application: Response to Request
 for Further Information - 317 Hillcrest Road,
 Pawleena - P2.pdf
 Plans Reference: P2
 Date Received: 10/07/2025

TASVEG 4.0 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 delegatensis forest with broad-leaf shrubs
-  {WDL} Eucalyptus delegatensis forest over Leptospermum
-  {WDR} Eucalyptus delegatensis forest over rainforest
-  {WDU} Eucalyptus delegatensis wet forest (undifferentiated)
-  {WGK} 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 4.0 Communities within 1000 metres

Code	Community	Canopy Tree
DGL	(DGL) <i>Eucalyptus globulus</i> dry forest and woodland	
DOB	(DOB) <i>Eucalyptus obliqua</i> dry forest	
DPU	(DPU) <i>Eucalyptus pulchella</i> forest and woodland	
FAG	(FAG) Agricultural land	
SBR	(SBR) Broad-leaf scrub	
WOB	(WOB) <i>Eucalyptus obliqua</i> forest with broad-leaf shrubs	
WOU	(WOU) <i>Eucalyptus obliqua</i> wet forest (undifferentiated)	

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



Sorell Council

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference: P2
Date Received: 10/07/2025

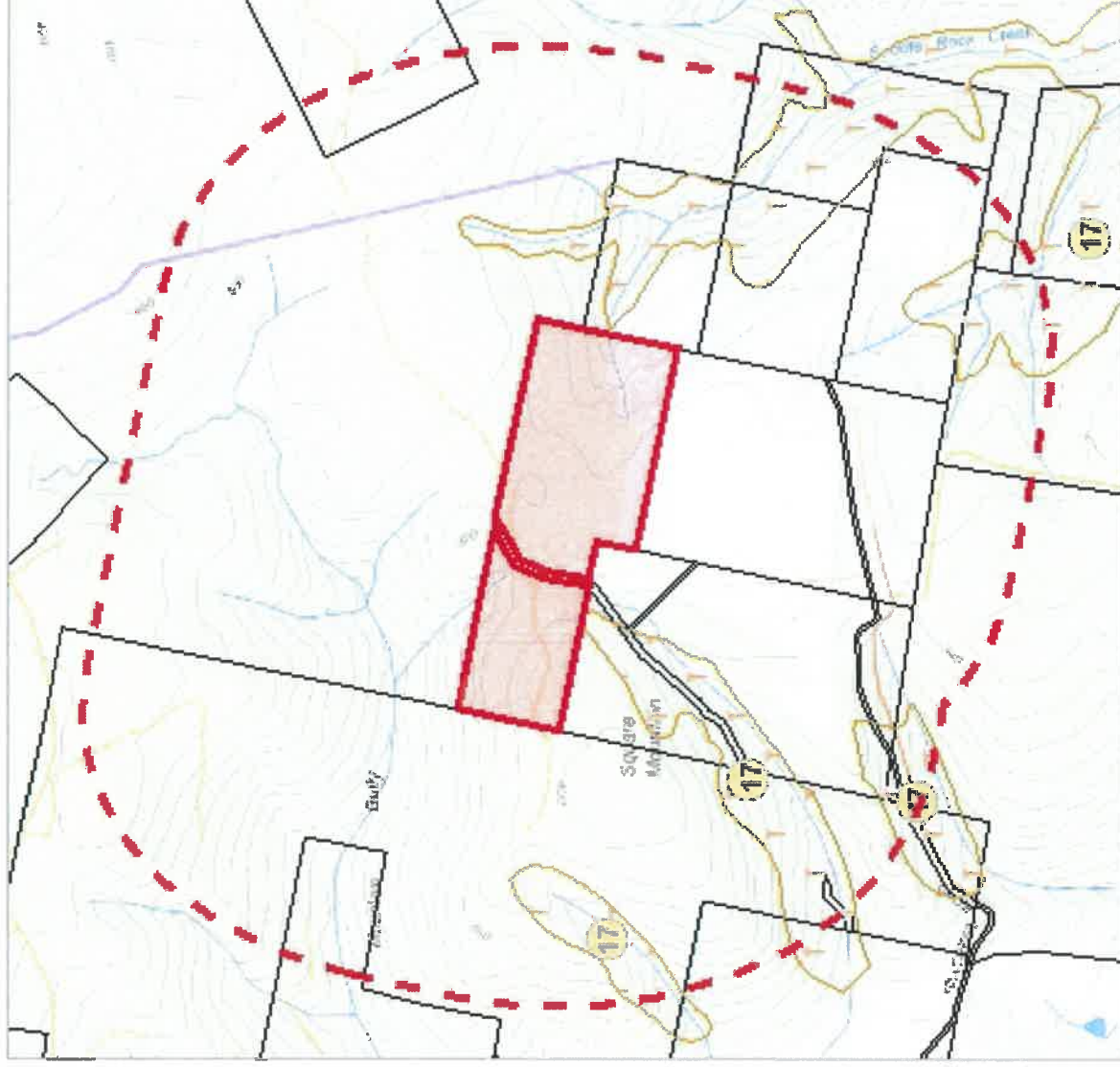
Threatened Communities (TNVC 2020) within 1000 metres



Sorell Council

Development Application: Response to Request
for Further Information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference: P2
Date Received: 10/07/2025

553007, 5271280



550119, 5268276

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





Sorell Council

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference: P2
Date Received: 10/07/2025

Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
17	Eucalyptus globulus dry forest and woodland

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

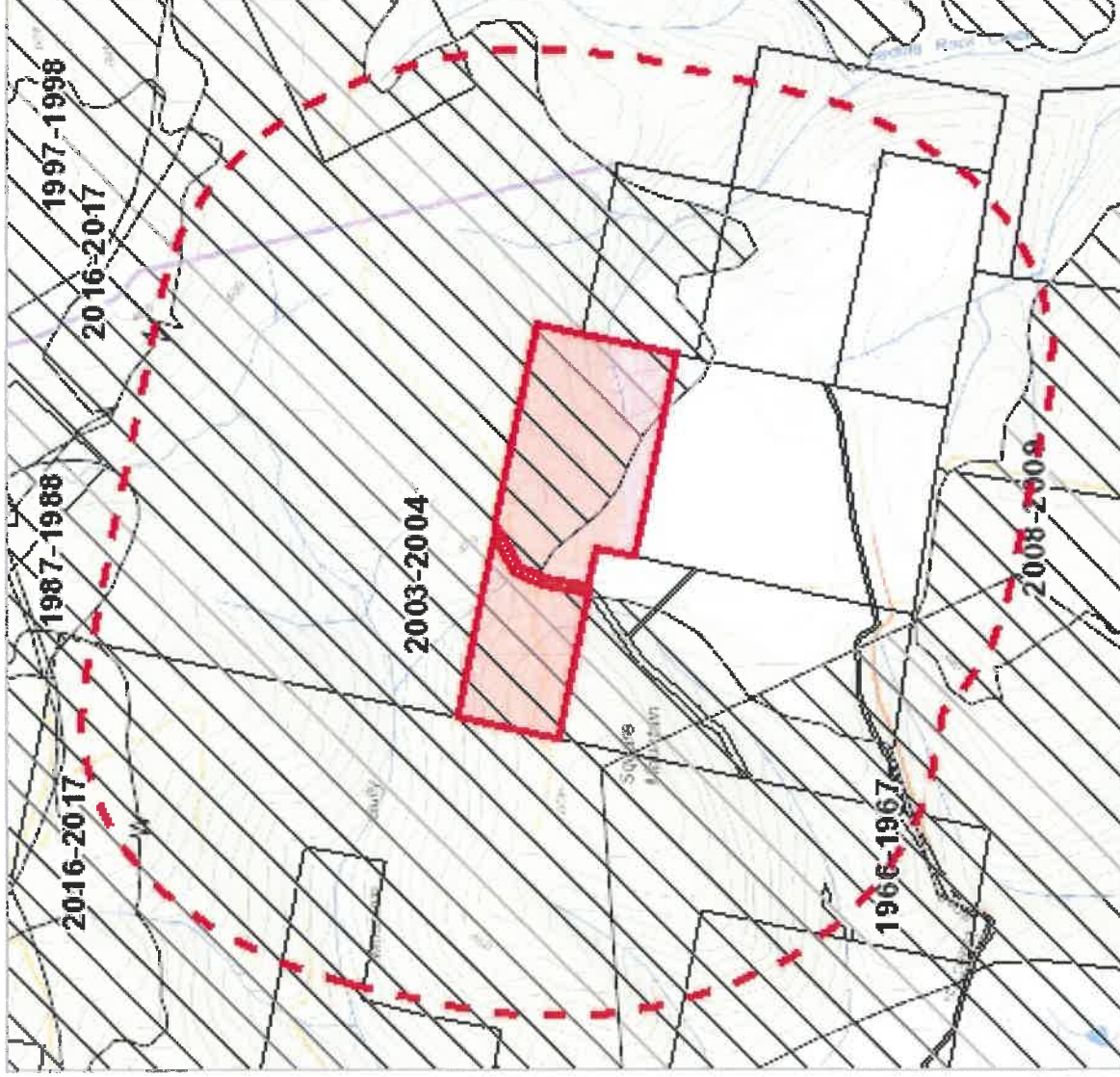
Telephone: (03) 6165 4320

Email: TVMMPsupport@nre.tas.gov.au

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

**Sorell Council**
Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference: P2
Date Received: 10/07/2025

Fire History (All) within 1000 metres



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

Fire History (All) within 1000 metres

Legend: Fire History All

 Bushfire-Unknown Category

 Completed Planned Burn

Legend: Cadastral Parcels



 Bushfire

Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
151327	Hillcrest Road	17-Oct-2008	Bushfire	Undetermined	90.48396389
225	Thornburys Road I (FT)	24-Sep-1987	Bushfire	Undetermined	169.46698384
245955	Phipps Road	13-Dec-2016	Bushfire	Undetermined	2867.7760086
96370	Square Mt (FT)	15-Nov-2003	Bushfire	Accidental	550.74359864
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169

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

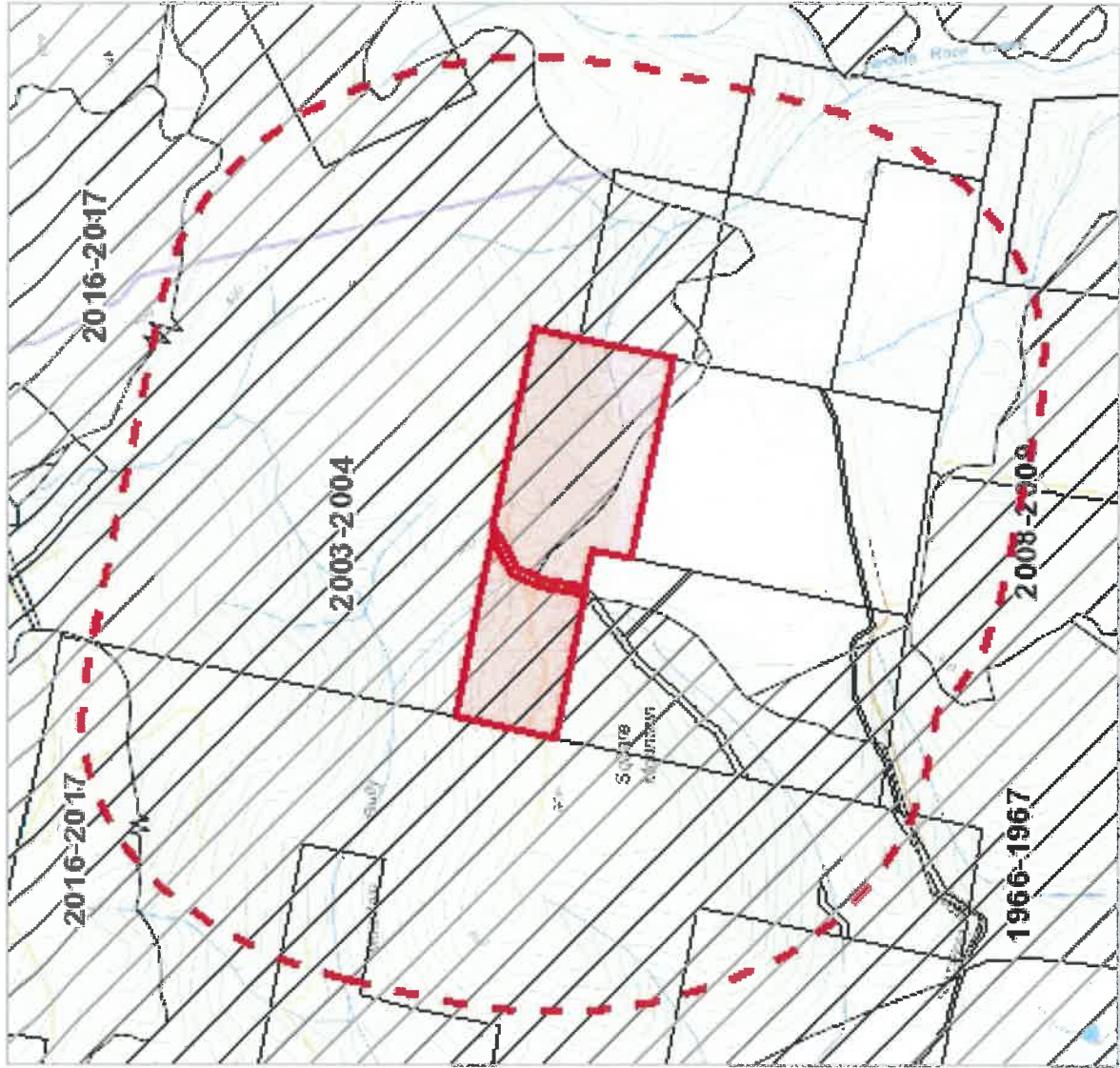
Fire History (Last Burnt) within 1000 metres

**Sorell Council**

Development Application: Response to Request
for Further Information - 317 Hillcrest Road,
Pawleena - P2.pdf

Plans Reference: P2
Date Received: 10/07/2025

553007, 5271280




550119, 5268276

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



**Sorell Council**

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference:P2
Date Received:10/07/2025

Fire History (Last Burnt) within 1000 metres


Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
151327	Hillcrest Road	17-Oct-2008	Bushfire	Undetermined	90.48396389
245955	Phipps Road	13-Dec-2016	Bushfire	Undetermined	2867.7760086
96370	Square Mt (FT)	15-Nov-2003	Bushfire	Accidental	550.74359864
	1967 Fire	07-Feb-1967	Bushfire	Undetermined	198781.03618169

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

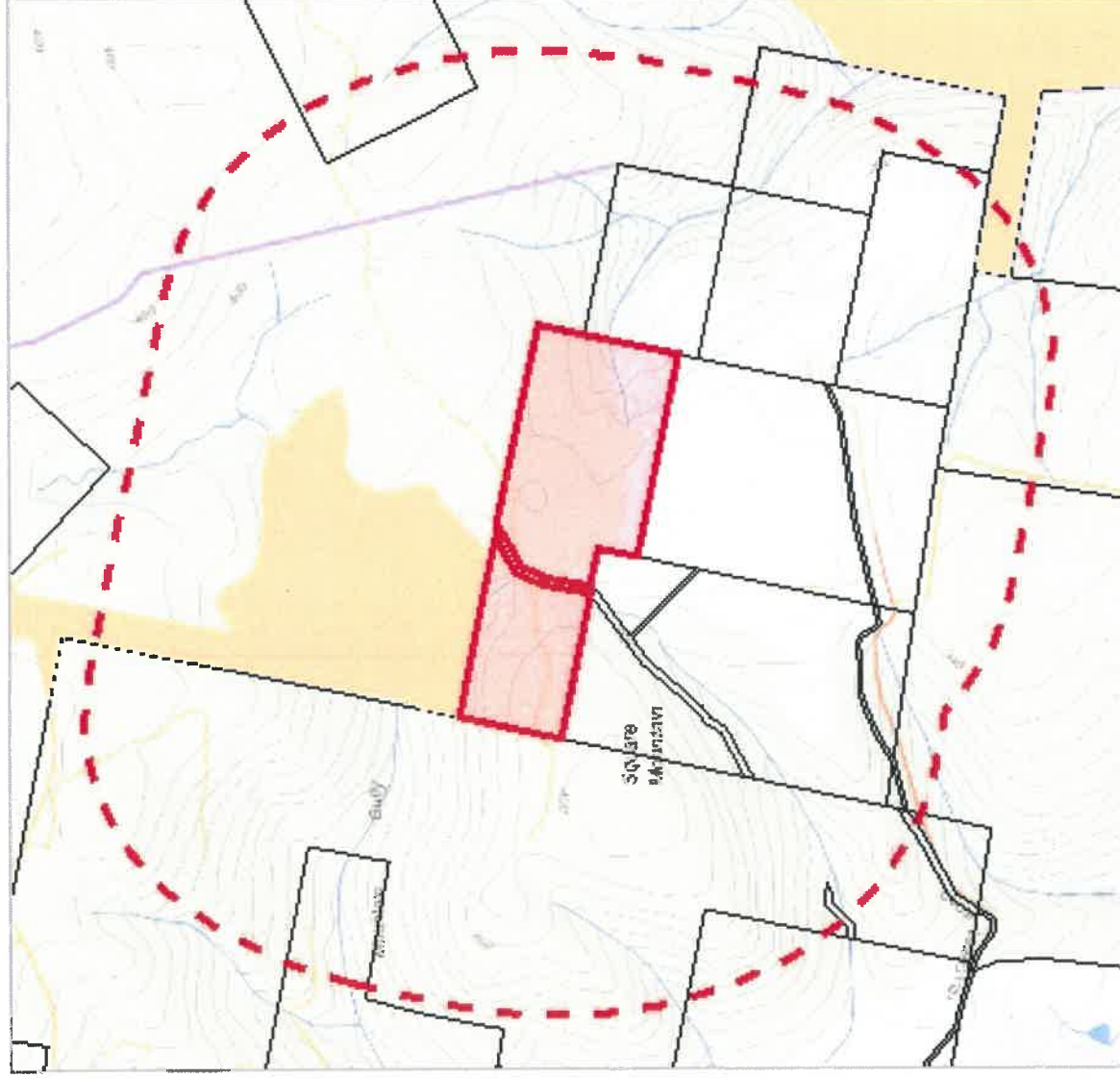
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000



Sorell Council

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference: P2
Date Received: 10/07/2025

Reserves within 1000 metres



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



**Sorell Council**
Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference:P2
Date Received:10/07/2025

Reserves within 1000 metres

Name	Classification	Status	Area (HA)
	Informal Reserve on Permanent Timber Production Zone Land or STT managed land	Informal Reserve	50.45556047
	Informal Reserve on Permanent Timber Production Zone Land or STT managed land	Informal Reserve	57.50446406

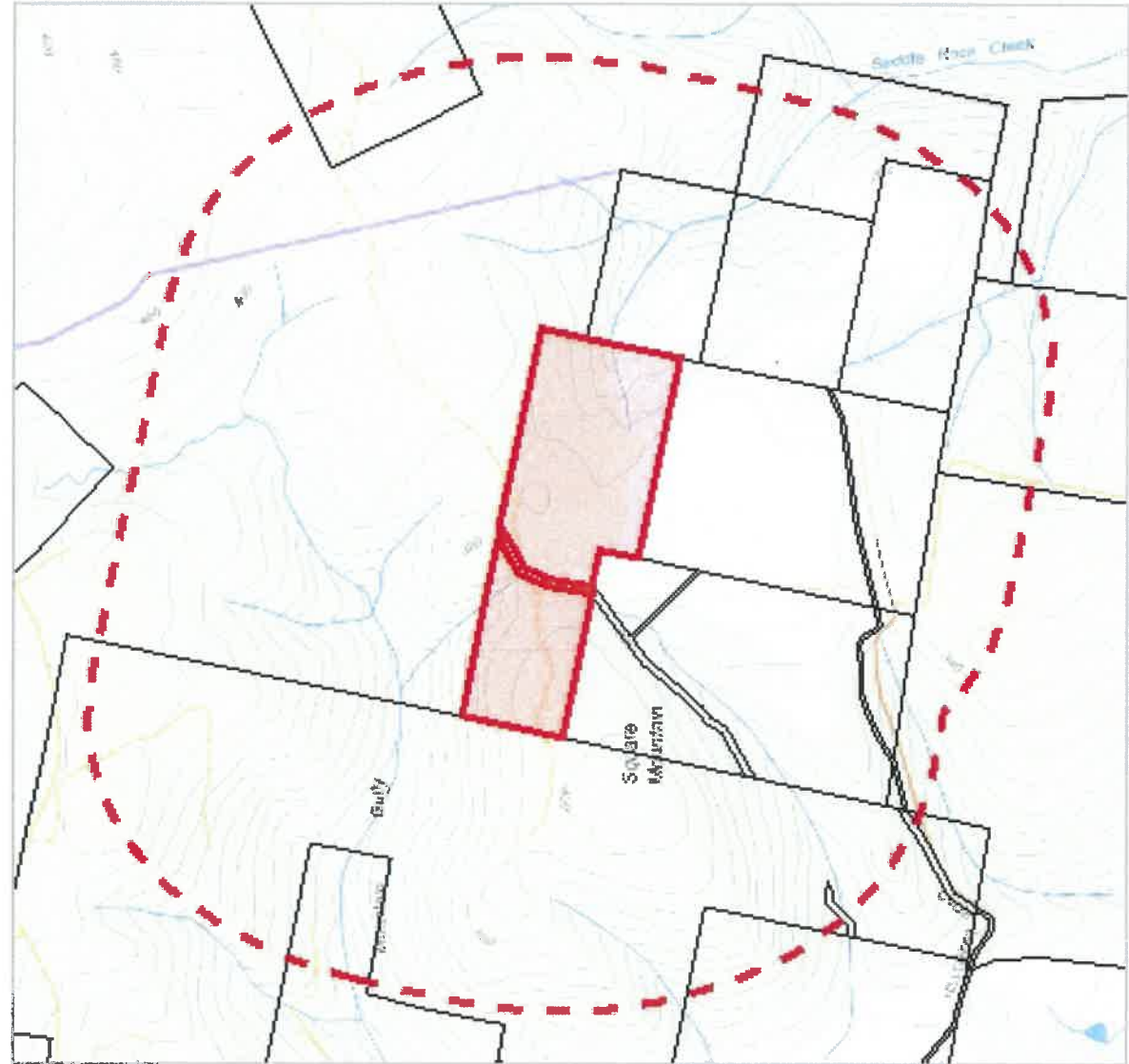
For more information about the Tasmanian Reserve Estate, please contact the Natural Values Science Services Branch.

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

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


Sorell Council

Development Application: Response to Request
 for Further information - 317 Hillcrest Road,
 Pawleena - P2.pdf
 Plans Reference: P2
 Date Received: 10/07/2025



550119, 5268276

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

**Sorell Council**

Development Application: Response to Request
for Further Information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference: P2
Date Received: 10/07/2025

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

-  Point Verified

 Line Unverified
-  Point Unverified

 Polygon Verified
-  Line Verified

 Polygon Unverified


Legend: Hygiene infrastructure

-  Location Point Verified

 Location Line Verified

 Location Polygon Verified
-  Location Point Unverified

 Location Line Unverified

 Location Polygon Unverified

Legend: Cadastral Parcels



**Sorell Council**

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference:P2
Date Received:10/07/2025

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/keeping-it-clean-a-tasmanian-field-hygiene-manual>
- 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: 02-Apr-2025

[Summary](#)

[Details](#)

[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



Sorell Council

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf

Plans Reference: P2
Date Received: 10/07/2025

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:	2
Listed Threatened Species:	40
Listed Migratory Species:	11

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:	1
Commonwealth Heritage Places:	None
Listed Marine Species:	18
Whales and Other Cetaceans:	None
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:	6
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	2
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
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-orienton lagoon	Within 10km of Ramsar site	In feature area

Listed Threatened Ecological Communities [Resource Information]

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

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

Community Name	Threatened Category	Presence Text	Buffer Status
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 [Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Aquila audax fleayi Tasmanian Wedge-tailed Eagle, Wedge-tailed Eagle (Tasmanian) [64435]	Endangered	Breeding likely to occur within area	In feature area
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 may occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Calidris ferruginea</u> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
<u>Ceyx azureus diemenensis</u> Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat may occur within area	In feature area
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Hirundapus caudacutus</u> White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Lathamus discolor</u> Swift Parrot [744]	Critically Endangered	Breeding known to occur within area	In feature area
<u>Limosa lapponica baueri</u> Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat known to occur within area	In buffer area only
<u>Neophema chrysostoma</u> Blue-winged Parrot [726]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
<u>Pachyptila turtur subantarctica</u> Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
<u>Pardalotus quadragintus</u> Forty-spotted Pardalote [418]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In feature area
<u>Pterodroma leucoptera leucoptera</u> Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u><i>Sterna nereis nereis</i></u> Australian Fairy Tern [82950]	Vulnerable	Species or species habitat may occur within area	In feature area
<u><i>Tringa nebularia</i></u> Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
<u><i>Tyto novaehollandiae castanops (Tasmanian population)</i></u> Masked Owl (Tasmanian) [67051]	Vulnerable	Breeding known to occur within area	In feature area
FISH			
<u><i>Prototroctes maraena</i></u> Australian Grayling [26179]	Vulnerable	Species or species habitat may occur within area	In feature area
FROG			
<u><i>Litoria raniformis</i></u> Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat likely to occur within area	In feature area
INSECT			
<u><i>Antipodia chaostola leucophaea</i></u> Tasmanian Chaostola Skipper, Heath-sand Skipper [77672]	Endangered	Species or species habitat may occur within area	In feature area
<u><i>Lissotes latidens</i></u> Broad-toothed Stag Beetle, Wielangta Stag Beetle [66760]	Endangered	Species or species habitat known to occur within area	In feature area
MAMMAL			
<u><i>Dasyurus maculatus maculatus (Tasmanian population)</i></u> Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u><i>Dasyurus viverrinus</i></u> Eastern Quoll, Luaner [333]	Endangered	Species or species habitat likely to occur within area	In feature area
<u><i>Perameles gunnii gunnii</i></u> Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u><i>Sarcophilus harrisii</i></u> 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			
<u>Boronia gunnii</u> Gunn's Boronia, Cataract Gorge Boronia [29394]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Caladenia caudata</u> Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Conospermum hookeri</u> Variable Smoke-bush [68161]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Dianella amoena</u> Matted Flax-lily [64886]	Endangered	Species or species habitat likely to occur within area	In buffer area only
<u>Epacris virgata</u> Pretty Heath, Dan Hill Heath [20375]	Endangered	Species or species habitat likely to occur within area	In feature area
<u>Glycine latrobeana</u> Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Lepidium hyssopifolium</u> Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat likely to occur within area	In feature area
<u>Leucochrysum albicans subsp. tricolor</u> Hoary Sunray, Grassland Paper-daisy [89104]	Endangered	Species or species habitat may occur within area	In feature area
<u>Prasophyllum apoxychilum</u> Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area	In feature area
<u>Pterostylis ziegeleri</u> Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Senecio psilocarpus</u> Swamp Fireweed, Smooth-fruited Groundsel [64976]	Vulnerable	Species or species habitat may occur within area	In feature area



Sorell Council

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference: P2
Date Received: 10/07/2025

Scientific Name	Threatened Category	Presence Text	Buffer Status
Spyridium lawrencei Small-leaf Spyridium [27036]	Endangered	Species or species habitat may occur within area	In feature area
Stenanthemum pimeleoides Spreading Stenanthemum, Propellor Plant [15450]	Vulnerable	Species or species habitat may occur within area	In feature area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat likely to occur within area	In feature area

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

Migratory Terrestrial Species

Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area	In feature area
--------------------------------------------------------------------------	------------	--------------------------------------------------------	-----------------

Migratory Wetlands Species

Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area.	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Limosa lapponica</u> Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In buffer area only
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area	In feature area
<u>Tringa nebularia</u> Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

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
Unknown		
Commonwealth Land - [60323]	TAS	In buffer area only

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

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
<u>Actitis hypoleucos</u> Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
<u>Apus pacificus</u> Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
<u>Bubulcus ibis as Ardea ibis</u> Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Calidris acuminata</u> Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Calidris canutus</u> Red Knot, Knot [855]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area
<u>Calidris ferruginea</u> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
<u>Calidris melanotos</u> Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
<u>Haliaeetus leucogaster</u> White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
<u>Hirundapus caudacutus</u> White-throated Needletail [682]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
<u>Lathamus discolor</u> Swift Parrot [744]	Critically Endangered	Breeding known to occur within area overfly marine area	In feature area
<u>Limosa lapponica</u> Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In buffer area only
<u>Myiagra cyanoleuca</u> Satin Flycatcher [612]		Species or species habitat likely to occur within area overfly marine area	In feature area



Sorell Council

Development Application: Response to Request
for Further Information - 317 Hillcrest Road,
Pawleena - P2.pdf
Plans Reference: P2
Date Received: 10/07/2025

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 may occur within area	In feature area
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area	In buffer area only
Sterna striata White-fronted Tern [799]		Migration route may occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Linger Longer Hill	Conservation Covenant	TAS	In buffer area only
Meerkat	Conservation Covenant	TAS	In buffer area only
Mount Morrison	Conservation Area	TAS	In buffer area only
Nugent Block	Conservation Covenant	TAS	In buffer area only
Sally Peak	Conservation Covenant	TAS	In buffer area only
Twin Lakes	Conservation Covenant	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
Tasmania RFA	Tasmania	In feature area

EPBC Act Referrals [[Resource Information](#)]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
Not controlled action (particular manner)				
South East Irrigation Scheme	2013/6843	Not Controlled Action (Particular Manner)	Post-Approval	In feature area

Caveat

1 PURPOSE

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

The report contains the mapped locations of:

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

2 DISCLAIMER

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

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

3 DATA SOURCES

Threatened ecological communities

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

Threatened, migratory and marine species

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

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

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

4 LIMITATIONS

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

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

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

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

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

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

Acknowledgements

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

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

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

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

[© Commonwealth of Australia](#)

Department of Climate Change, Energy, the Environment and Water

GPO Box 3090

Canberra ACT 2601 Australia

+61 2 6274 1111



Sorell Council

Development Application: Response to Request
for Further information - 317 Hillcrest Road,
Pawleena - P2.pdf

Plans Reference: P2
Date Received: 10/07/2025

Index

Darryn White - Building Design and Consulting - CC1623W		
01	-	Project Information
		Site Location Plan
02	-	Site Plan
03	-	Elevations
04	-	Floor Plan

Project Information

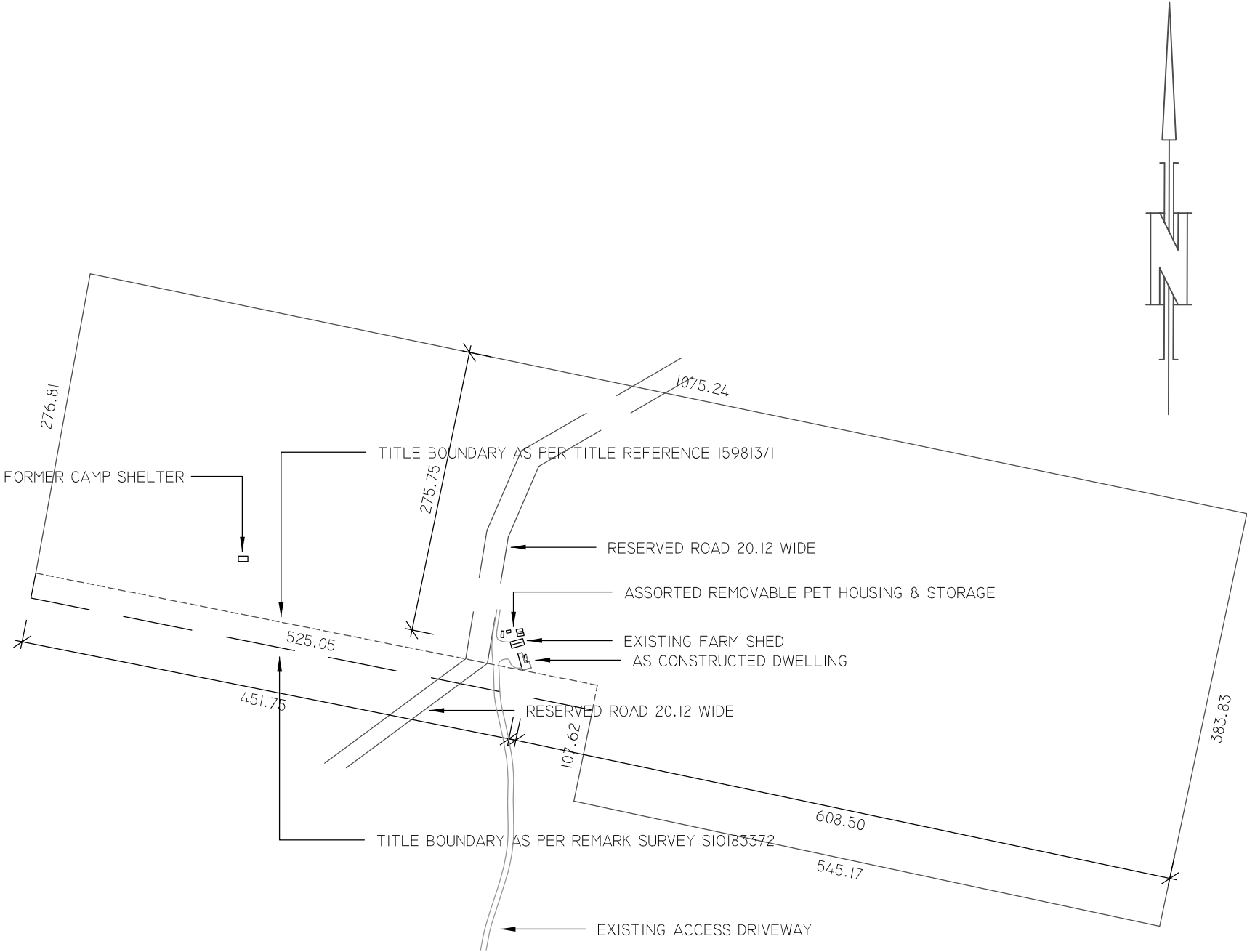
Land Title Reference:	Volume159813	Folio 1
PID:	3061618	
Lot area:	348000m2	
Total floor areas:		
	AS CONSTRUCTED DWELLING	90m2
	EXISTING FARM SHED	72m2

Planning Scheme -	Tasmanian Planning Scheme - Sorell
Zone -	Rural
Overlays -	Bushfire Prone Areas, Low Landslip Hazard Band, Priority Vegetation Area, Waterway and Coastal Protection Area, Mediun Landslip Hazard Band.


Design Wind Speed:	N3 (Assumed)
Soil Classification:	Class M (Assumed)
Climate Zone:	7
Bushfire-Prone Area	
BAL rating:	19
Rock Type:	

NOTE.
ALL STORMWATER FROM ROOF CATCHMENT TO DISCHARGE TO WATER STORAGE TANK. OVERFLOW TO APPROVED DISPOSAL AREA.

DRIVEWAY CONSTRUCTION TO BE COMPACTED FCR GRAVEL OR EQUIVALENT ALL WEATHER SURFACING.
SURFACE RUN-OFF TO DISPERSE NATURALLY THROUGH SAND / SOIL.



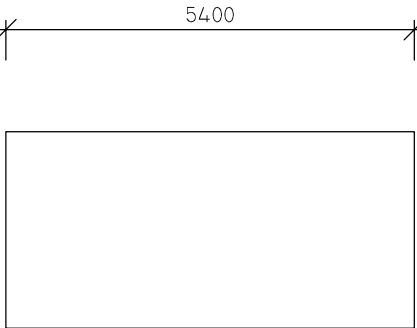
Site Location Plan 1:5000



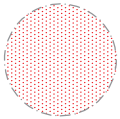
Sorell Council
Development Application: 5.2024.336.1 -
Response to Request For Information - 317
Hillcrest Road, Pawleena P3.pdf
Plans Reference: P3
Date Received: 19/08/2025

Date 19th August 2025	Page size A3	Client D & K Carter	Proposal As Constructed Dwelling	Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060	 MASTER BUILDERS TASMANIA MEMBER	© 2024	Page No <div>01 / 04</div>
Scale 1:5000		Address 317 Hillcrest Road Pawleena 7172		This drawing is the property of Darryn White. Reproduction in whole or part is strictly forbidden without the written consent of Darryn White. Failure in doing will result in legal action being taken.			

2600



Vehicle Parking Bay



BUSHFIRE HAZARD MANAGEMENT AREA
(REFER REPORT)

RESERVED ROAD 20.12 WIDE

EXISTING ACCESS DRIVEWAY

Site / Bushfire Hazard Management Plan 1:500

TITLE BOUNDARY AS PER TITLE REFERENCE 159813/1

AS CONSTRUCTED DWELLING

2 x VEHICLE PARKING BAYS

EXISTING FARM SHED

EXISTING STORAGE CONTAINERS

EXISTING DOG KENNEL / YARD

RESERVED ROAD 20.12 WIDE

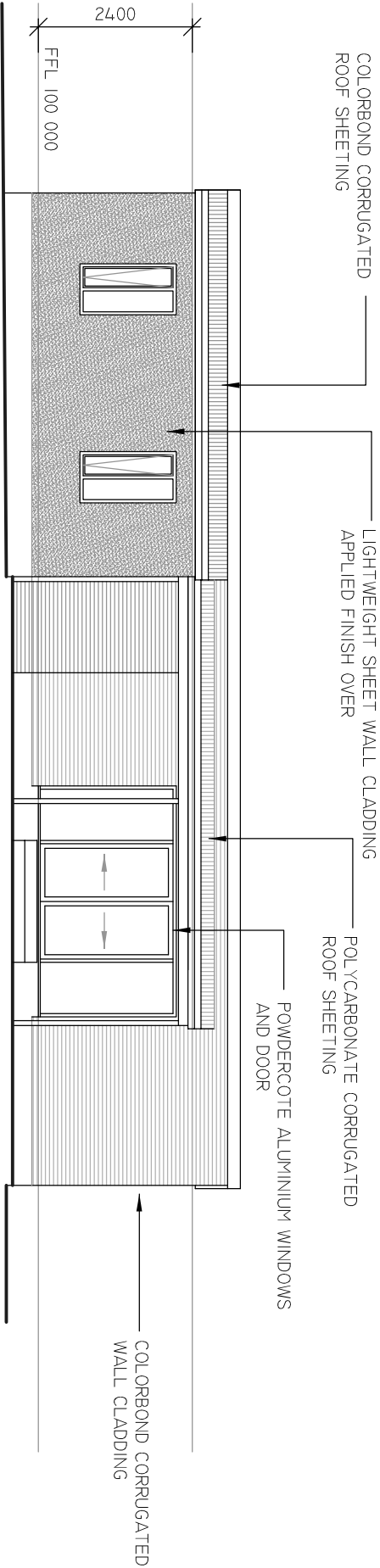
EXISTING STORAGE CONTAINER

ALL WEATHER GRAVEL SURFACE

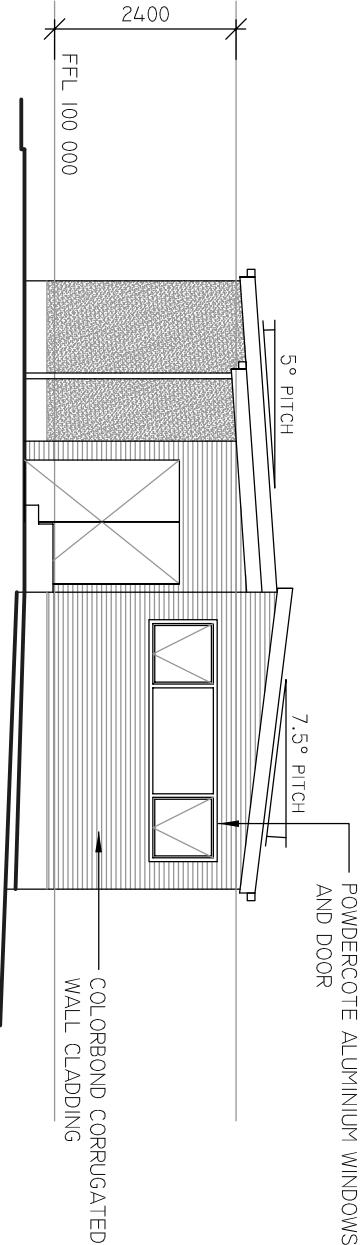
WATER STORAGE TANK

TITLE BOUNDARY AS PER REMARK SURVEY S10183372

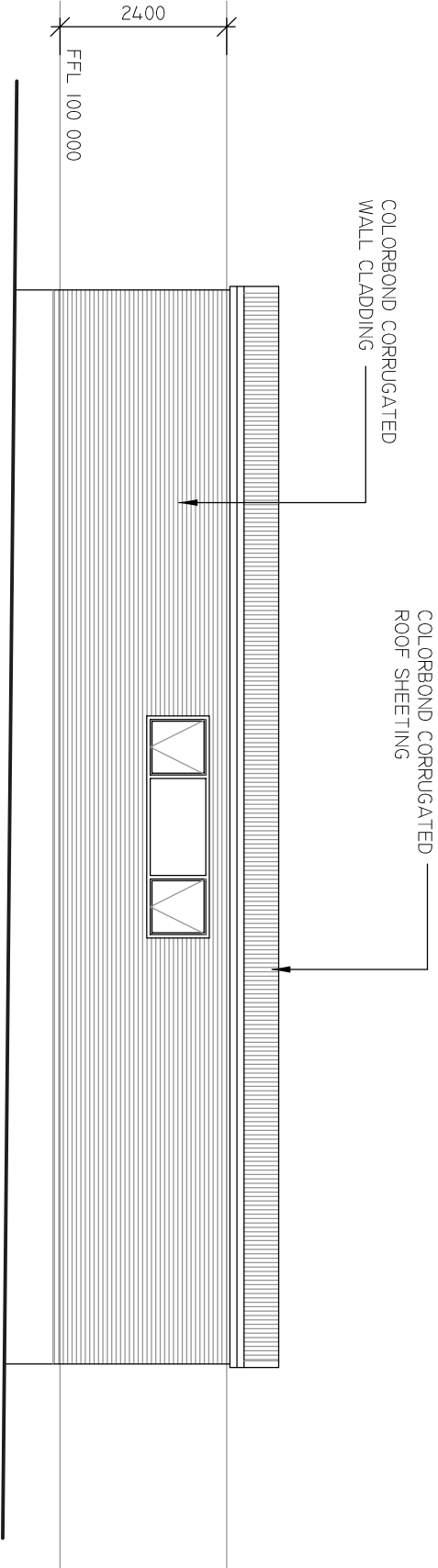
Date		Page size		Proposal		Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W		 MASTER BUILDERS TASMANIA MEMBER		© 2024	
19th August 2025		A3		As Constructed Dwelling							
Client		Address								Job No	
D & K Carter		317 Hillcrest Road Pawleena 7172								2427	
Scale										Page No	
1:500											



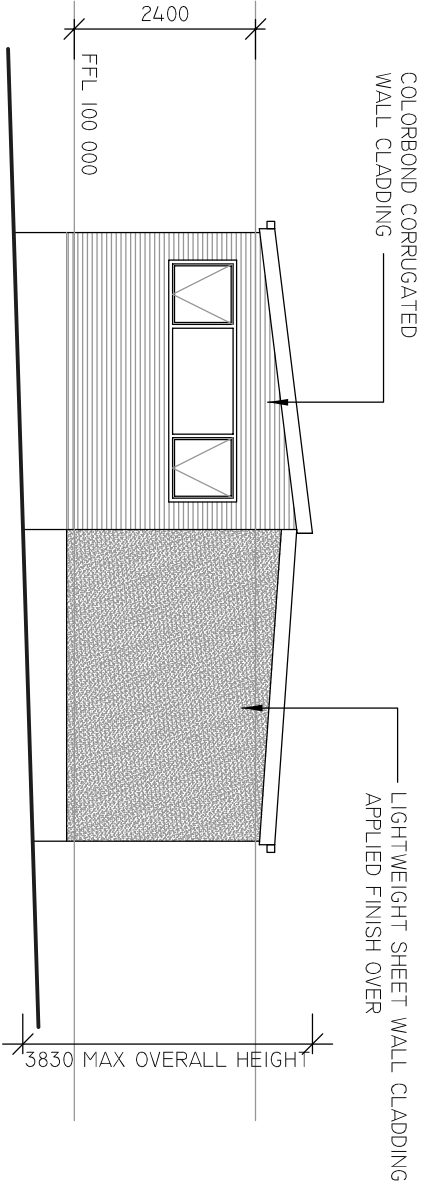
North East Elevation



North West Elevation



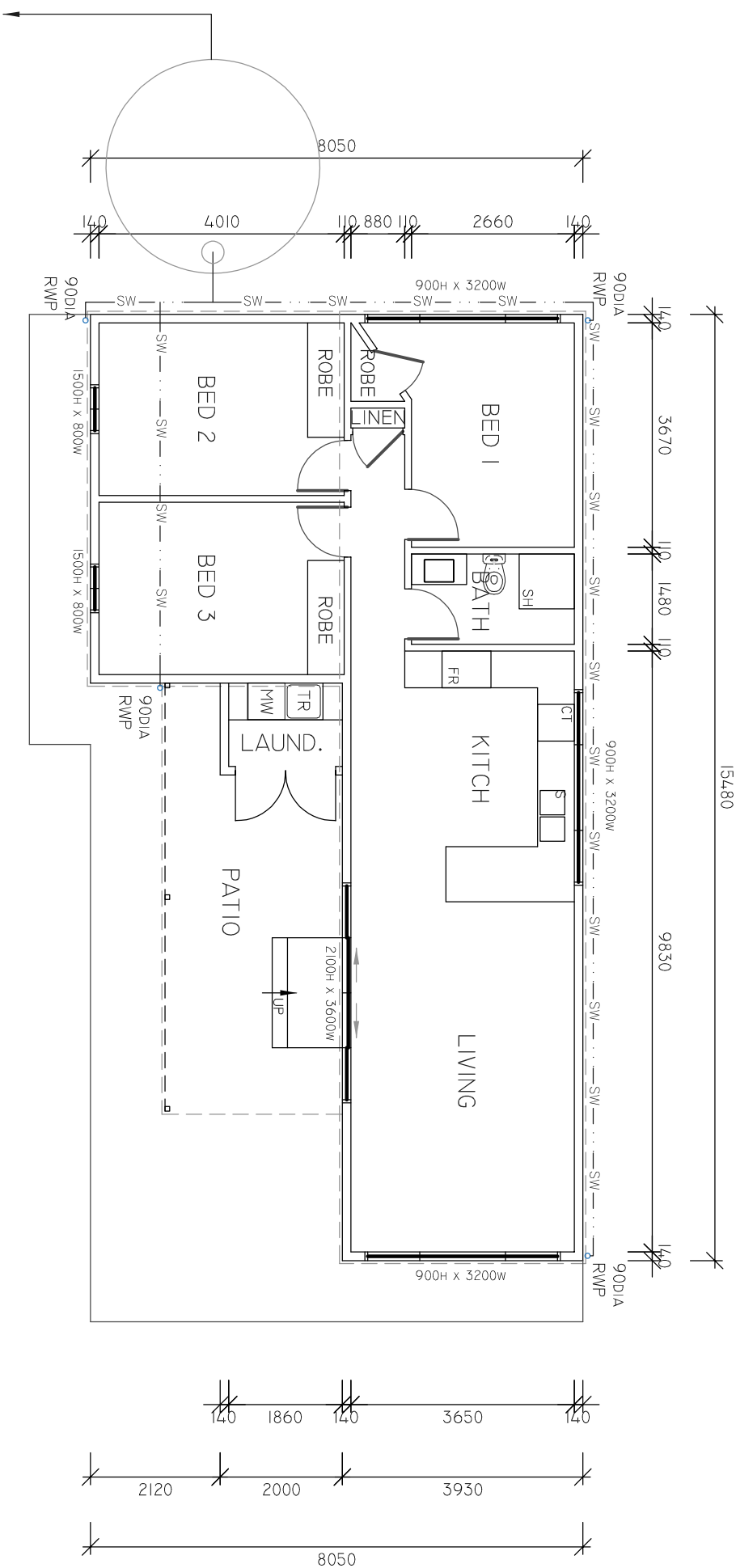
South West Elevation



South East Elevation

Date		19th August 2025	
Page size		A3	
Client		D & K Carter	
Address		317 Hillcrest Road Pawleena 7172	
Proposal			
As Constructed Dwelling			
Darryn White - Building Design and Consulting. P O Box 381 Rosny Park Tasmania 7018 P: 0409 659 358 E: dwbdac@gmail.com W: www.everythingbuilding.com.au ABN: 56130097060 ACCREDITATION NO: CC1623W		 MASTER BUILDERS TASMANIA MEMBER	
© 2024			
Job No		Page No	
2427		<div><div>03</div><div>04</div></div>	

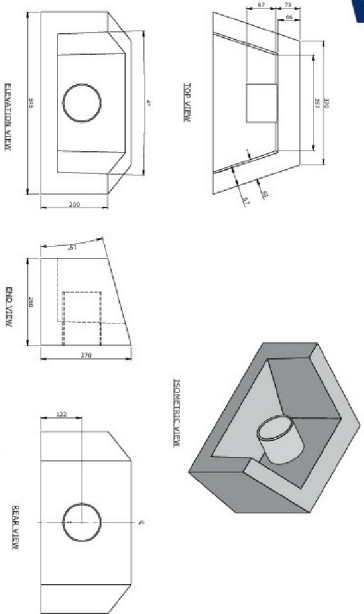
90DIA RAINWATER PIPES (RWP) TO 90DIA PVC
STORMWATER DRAIN (SW) TO WATER STORAGE TANK



WATER STORAGE TANK OVERFLOW
90DIA MIN PVC S/W DIRECTED TO
EXISTING WATERHOLE.
DISCHARGE THROUGH CONCRETE HEADWALL
WITH VERMIN PROOF FLAP AT OUTLET.



HWFMINI - Mini Headwall With Flap



ITEM #	QTY	DESCRIPTION	VOLUME	WEIGHT
1	1	WINGWALL	0.015	37.889
1	1	Ø 100 PVC PIPE	0.000	0.243

1300 885 364 jaybro.com.au

Date
19th August
2025

Scale
1:100

Page size

A3

Client

D & K Carter

317 Hillcrest Road Pawleena 7172

Proposal

As Constructed Dwelling

Darryn White - Building Design and Consulting.

P O Box 381 Rosny Park Tasmania 7018

P: 0409 659 358

E: dwbdac@gmail.com

W: www.everythingbuilding.com.au

ABN: 56130097060 ACCREDITATION NO: CC1623W

This drawing is the property of Darryn White. Reproduction in whole or part is strictly forbidden without the written consent of Darryn White. Failure in doing will result in legal action being taken.

MASTED

BUILDERS

MEMBER

© 2024

Page No

Job No

2427