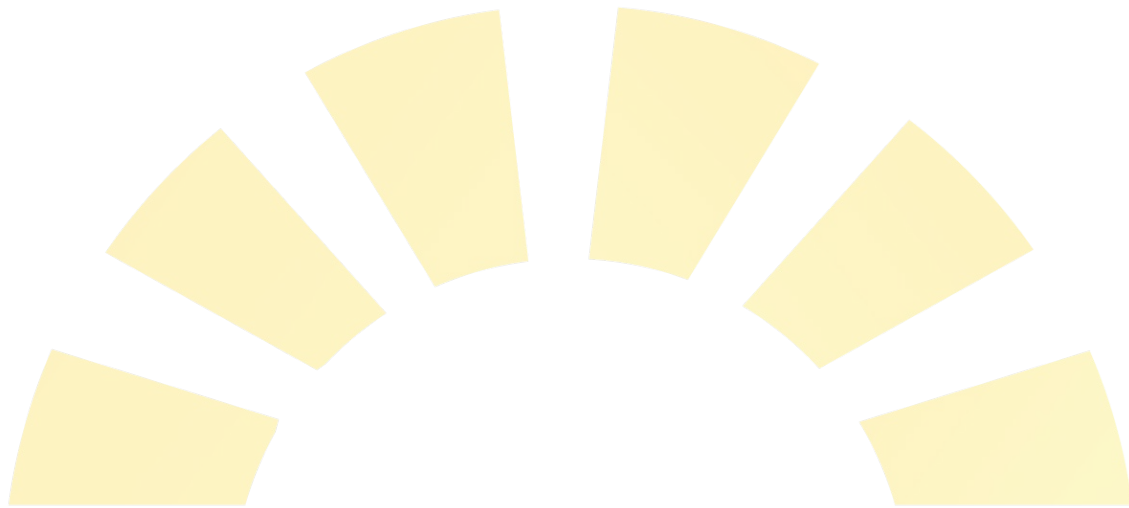




Appendices

For an intensive animal husbandry - dairy (loose housing) system at
106 Bream Creek Rd Bream Creek, Tasmania

October 2025

EIS - VOLUME FOUR



Progressive Rural Solutions

www.prsLtd.com.au



Appendix 6

Biodiversity







Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

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

Report created: 30-Jul-2025

[Summary](#)

[Details](#)

[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	4
Listed Threatened Species:	67
Listed Migratory Species:	42

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:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	65
Whales and Other Cetaceans:	9
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

**Sorell Council**
Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Extra Information

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

State and Territory Reserves:	14
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	2
Key Ecological Features (Marine):	None
Biologically Important Areas:	7
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[Resource Information]

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

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

Community Name	Threatened Category	Presence Text	Buffer Status
Giant Kelp Marine Forests of South East Australia	Endangered	Community may occur within area	In buffer area only
Lowland Native Grasslands of Tasmania	Critically Endangered	Community likely to occur within area	In buffer area only
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
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
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 known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Ceyx azureus diemenensis Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat likely to occur within area	In feature area
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea antipodensis gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Fregetta grallaria grallaria White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Halobaena caerulea Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding known to occur within area	In feature area
Limosa lapponica baueri Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat known to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Pachyptila turtur subantarctica Fairy Prion (southern) [64445]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Pardalotus quadragintus Forty-spotted Pardalote [418]	Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In feature area
Sternula albifrons Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Species or species habitat known to occur within area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche bulleri platei Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Thinornis cucullatus cucullatus Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat known to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area
Tyto novaehollandiae castanops (Tasmanian population) Masked Owl (Tasmanian) [67051]	Vulnerable	Species or species habitat known to occur within area	In feature area
FISH			
Brachiopsilus ziebelli Ziebell's Handfish, Waterfall Bay Handfish [83757]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Prototroctes maraena Australian Grayling [26179]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Seriolella brama Blue Warehou [69374]	Conservation Dependent	Species or species habitat known to occur within area	In buffer area only
Thymichthys politus Red Handfish [83756]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
FROG			
Litoria raniformis 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			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Antipodia chaostola leucophaea Tasmanian Chaostola Skipper, Heath-sand Skipper [77672]	Endangered	Species or species habitat may occur within area	In buffer area only
Lissotes latidens Broad-toothed Stag Beetle, Wielangta Stag Beetle [66760]	Endangered	Species or species habitat known to occur within area	In buffer area only
MAMMAL			
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Dasyurus maculatus maculatus (Tasmanian population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area	In feature area
Dasyurus viverrinus Eastern Quoll, Luaner [333]	Endangered	Species or species habitat known to occur within area	In feature area
Eubalaena australis Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Perameles gunnii gunnii Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area	In feature area
Sarcophilus harrisii Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			
Boronia gunnii Gunn's Boronia, Cataract Gorge Boronia [29394]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Caladenia caudata Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Epacris virgata Pretty Heath, Dan Hill Heath [20375]	Endangered	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat known to occur within area	In feature area
Prasophyllum apoxychilum Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area	In feature area
Prasophyllum castaneum Chestnut Leek-orchid [64948]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Pterostylis ziegeleri Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat may occur within area	In feature area
Senecio psilocarpus Swamp Fireweed, Smooth-fruited Groundsel [64976]	Vulnerable	Species or species habitat may occur within area	In feature area
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
Thelymitra jonesii Sky-blue Sun-orchid [76352]	Endangered	Species or species habitat likely to occur within area	In feature area
Xerochrysum palustre Swamp Everlasting, Swamp Paper Daisy [76215]	Vulnerable	Species or species habitat known to occur within area	In feature area
SEASTAR			
Parvulastra vivipara Tasmanian Live-bearing Seastar [85451]	Vulnerable	Species or species habitat may occur within area	In buffer area only
SHARK			
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only

Listed Migratory Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Ardenna carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Sternula albifrons Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only

Migratory Marine Species			
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Caperea marginata Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In buffer area only
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Eubalaena australis as Balaena glacialis australis Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Migratory Terrestrial Species			
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris alba Sanderling [875]		Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area	In feature area
Calidris ruficollis Red-necked Stint [860]		Species or species habitat known to occur within area	In buffer area only
Charadrius bicinctus Double-banded Plover [895]		Species or species habitat known to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius phaeopus Whimbrel [849]	 Sorell Council Development Application: Development Application - 106 Bream Creek Road, Bream Creek - P1.pdf Plans Reference:P1 Date Received:27/10/2025	Species or species habitat known to occur within area	In buffer area only
Pluvialis fulva Pacific Golden Plover [25545]		Species or species habitat known to occur within area	In buffer area only
Tringa brevipes Grey-tailed Tattler [851]		Species or species habitat known to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Tringa nebularia			
Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area

Other Matters Protected by the EPBC Act

Listed Marine Species	[Resource Information]		
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos			
Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Apus pacificus			
Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Ardenna carneipes as Puffinus carneipes			
Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Ardenna grisea as Puffinus griseus			
Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Arenaria interpres			
Ruddy Turnstone [872]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Bubulcus ibis as Ardea ibis			
Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata			
Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris alba Sanderling [875]		Species or species habitat known to occur within area	In buffer area only
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area overfly marine area	In feature area
Calidris ruficollis Red-necked Stint [860]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Charadrius bicinctus Double-banded Plover [895]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Charadrius ruficapillus Red-capped Plover [881]	 Sorell Council Development Application: Development Application - 106 Bream Creek Road, Bream Creek - P1.pdf Plans Reference:P1 Date Received:27/10/2025	Species or species habitat known to occur within area overfly marine area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea antipodensis gibsoni as Diomedea gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Halobaena caerulea Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding known to occur within area overfly marine area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius phaeopus Whimbrel [849]		Species or species habitat known to occur within area	In buffer area only
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area	In buffer area only
Pluvialis fulva Pacific Golden Plover [25545]		Species or species habitat known to occur within area	In buffer area only
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
Stercorarius antarcticus as Catharacta skua Brown Skua [85039]		Species or species habitat may occur within area	In buffer area only
Sterna striata White-fronted Tern [799]		Foraging, feeding or related behaviour likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Sternula albifrons as Sterna albifrons Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche bulleri platei as Thalassarche sp. nov. Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
Thinornis cucullatus as Thinornis rubricollis Hooded Plover, Hooded Dotterel [87735]		Species or species habitat known to occur within area overfly marine area	In feature area
Thinornis cucullatus cucullatus as Thinornis rubricollis rubricollis Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Tringa brevipes as Heteroscelus brevipes Grey-tailed Tattler [851]		Species or species habitat known to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Fish			
Hippocampus abdominalis Big-belly Seahorse, Eastern Potbelly Seahorse, New Zealand Potbelly Seahorse [66233]		Species or species habitat may occur within area	In buffer area only
Hippocampus breviceps Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area	In buffer area only
Histiogamphelus briggsii Crested Pipefish, Briggs' Crested Pipefish, Briggs' Pipefish [66242]		Species or species habitat may occur within area	In buffer area only
Maroubra perserrata Sawtooth Pipefish [66252]		Species or species habitat may occur within area	In buffer area only
Mitotichthys mollisoni Mollison's Pipefish [66260]		Species or species habitat may occur within area	In buffer area only
Mitotichthys semistriatus Halfbanded Pipefish [66261]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Mitotichthys tuckeri Tucker's Pipefish [66262]		Species or species habitat may occur within area	In buffer area only
Phyllopteryx taeniolatus Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area	In buffer area only
Solegnathus spinosissimus Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within area	In buffer area only
Stigmatopora argus Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area	In buffer area only
Stigmatopora nigra Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area	In buffer area only
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area	In buffer area only
Vanacampus phillipi Port Phillip Pipefish [66284]		Species or species habitat may occur within area	In buffer area only

Mammal			
Arctocephalus forsteri Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area	In buffer area only
Arctocephalus pusillus Australian Fur-seal, Australo-African Fur-seal [21]		Species or species habitat may occur within area	In buffer area only

Whales and Other Cetaceans		[Resource Information]	
Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			
Balaenoptera acutorostrata Minke Whale [33]		Species or species habitat may occur within area	In buffer area only

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

**Sorell Council**

Development Application: Development Application - 106 Bream Creek Road, Bream Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Africa Gully	Nature Reserve	TAS	In buffer area only
Blue Hills #2	Conservation Covenant	TAS	In buffer area only
Bream Creek	Conservation Covenant	TAS	In buffer area only
Hazelwood (Carlton River)	Conservation Covenant	TAS	In buffer area only
Hazelwood (Ravenscroft Rivulet)	Conservation Covenant	TAS	In buffer area only

Protected Area Name	Reserve Type	State	Buffer Status
Long Spit	Private Nature Reserve	TAS	In buffer area only
Marchwiel #4	Conservation Covenant	TAS	In buffer area only
Marchwiel #6	Conservation Covenant	TAS	In buffer area only
Marchwiel #7	Conservation Covenant	TAS	In buffer area only
Marchwiel Falls Festival #1	Conservation Covenant	TAS	In buffer area only
Marchwiel Falls Festival #2	Conservation Covenant	TAS	In buffer area only
Marion Beach	Conservation Area	TAS	In buffer area only
Point du Ressac	Conservation Area	TAS	In buffer area only
Woods Rd Kellevie	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
Tree Removal Between Sugarloaf & Sommers Bay Roads	2002/733		Completed	In buffer area only

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

Biologically Important Areas
[Resource Information]

Scientific Name	Behaviour	Presence	Buffer Status
Seabirds			
Ardenna grisea			
Sooty Shearwater [82651]	Foraging	Known to occur	In buffer area only
Ardenna tenuirostris			
Short-tailed Shearwater [82652]	Foraging	Known to occur	In buffer area only

Scientific Name	Behaviour	Presence	Buffer Status
Pelagodroma marina White-faced Storm-petrel [1016]	Foraging	Known to occur	In buffer area only
Pelecanoides urinatrix Common Diving-petrel [1018]	Foraging	Known to occur	In buffer area only
Pterodroma mollis Soft-plumaged Petrel [1036]	Foraging	Known to occur	In buffer area only
Thalassarche cauta cauta Shy Albatross [82345]	Foraging likely	Likely to occur	In buffer area only

Whales

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

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.

[© 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: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

APPENDIX 6B – NATURAL VALUES ATLAS

Search Parameters: Threatened Species Search of 106 Bream Creek Road, Bream Creek with 5000m buffer. Downloaded 30 July 2025

Search Results

Class	Species Code	Species Name	Common Names	State Schedule	National Schedule	Observation Count
Aves	B76-00177	Botaurus poiciloptilus	Australasian Bittern		Endangered	344
Aves	B76-00623	Neophema chrysostoma	Blue-Winged Parrot		Vulnerable	3511
Aves	B76-00151	Tringa nebularia	Common Greenshank		Endangered	1060
Aves	B76-00124	Calidris ferruginea	Curllew Sandpiper		Critically Endangered	844
Aves	B76-00141	Numenius madagascariensis	Eastern Curlew	Endangered	Critically Endangered	888
Aves	B76-00097	Sternula nereis subsp. nereis	Fairy Tern	Vulnerable	Vulnerable	1527
Aves	B76-00466	Pardalotus quadragintus	Forty-Spotted Pardalote	Endangered	Endangered	2710
Aves	B76-00064	Pluvialis squatarola	Grey Plover		Vulnerable	89
Aves	B77-00002	Thinornis rubricollis	Hooded Plover		Vulnerable	4687
Aves	2018-01517	Thinornis cucullatus	Hooded Plover		Vulnerable (Unofficial)	7007
Aves	B76-00131	Gallinago hardwickii	Latham's Snipe		Vulnerable	1287
Aves	B76-00091	Sterna albifrons subsp. sinensis	Little Tern	Endangered (Unofficial)		57
Aves	B76-00090	Sternula albifrons subsp. sinensis	Little Tern	Endangered		431
Aves	B76-00654	Tyto novaehollandiae	Masked Owl	Endangered (Unofficial)	Vulnerable (Unofficial)	1125
Aves	B76-00122	Calidris canutus	Red Knot		Vulnerable	265
Aves	B76-00116	Arenaria interpres	Ruddy Turnstone		Vulnerable	2246
Aves	B76-00118	Calidris acuminata	Sharp-Tailed Sandpiper		Vulnerable	715
Aves	B95-00171	Thalassarche cauta	Shy Albatross	Vulnerable	Endangered	4894
Aves	2008-00319	Ardenna grisea	Sooty Shearwater		Vulnerable	1213
Aves	B76-00619	Lathamus discolor	Swift Parrot	Endangered	Critically Endangered	10028
Aves	B76-00242	Aquila audax subsp. fleayi	Tasmanian Wedge-Tailed Eagle	Endangered	Endangered	11537
Aves	B76-00252	Haliaeetus leucogaster	White-Bellied Sea-Eagle	Vulnerable		8186
Aves	B76-00038	Hirundapus caudacutus	White-Throated Needletail		Vulnerable	1055
Gastropoda	70-21569	Gazameda gunnii	Gunn's Screw Shell	Vulnerable		501
Insecta	70-09132	Lissotes latidens	Broad-Toothed Stag Beetle	Endangered	Endangered	131
Insecta	70-16741	Theclines thes serpentatus	Chequered Blue	Rare (Unofficial)		76
Flora	02-00104	Corunastylis morrisii	Bearded Midge-Orchid	Endangered		119
Flora	2009-00007	Stuckenia pectinata	Fennel Pondweed	Rare		84
Flora	02-00129	Corunastylis firthii	Firths Midge-Orchid	Endangered	Critically Endangered	18
Flora	95-00493	Ruppia megacarpa	Largefruit Seaweed	Rare		148
Flora	89-01524	Bolboschoenus caldwellii	Sea Clubmoss	Rare		242
Flora	89-02207	Lepilaena marina	Sea Watermat	Rare		172
Flora	89-02208	Lepilaena preissii	Slender Watermat	Rare		89
Flora	89-02014	Deyeuxia minor	Small Bentgrass	Rare		42
Flora	99-00195	Pterostylis atriola	Snug Greenhood	Rare		361
Flora	02-00116	Lachnagrostis robusta	Tall Blowngrass	Rare		78
Flora	02-00105	Corunastylis nuda	Tiny Midge-Orchid	Rare		115



Class	Species Code	Species Name	Common Names	State Schedule	National Schedule	Observation Count
Flora	95-00495	Ruppia tuberosa	Tuberous Seatassel	Rare		346
Flora	89-00245	Odixia achlaena	Golden Everlastingbush	Rare		366
Flora	89-00966	Acacia ulicifolia	Juniper Wattle	Rare		744
Flora	2006-1100	Vittadinia muelleri	Narrowleaf New-Holland-Daisy	Rare		2604
Flora	89-00524	Wilsonia humilis	Silky Wilsonia	Rare		202
Flora	95-00216	Persicaria decipiens	Slender Waterpepper	Vulnerable		761
Flora	89-00397	Lepidium hyssopifolium	Soft Peppercress	Endangered	Endangered	1471
Flora	02-00179	Frankenia pauciflora var. gunnii	Southern Seaheath	Rare		55
Flora	02-00056	Xerochrysum palustre	Swamp Paperdaisy	Vulnerable	Vulnerable	208
Mammalia	70-00230	Perameles gunnii	Eastern Barred Bandicoot		Vulnerable	4859
Mammalia	70-00214	Dasyurus viverrinus	Eastern Quoll		Endangered	15356
Mammalia	70-00273	Mirounga leonina	Southern Elephant Seal	Endangered	Vulnerable	265867
Mammalia	70-00275	Mirounga leonina subsp. macquariensis	Southern Elephant Seal	Endangered (Unofficial)	Vulnerable (Unofficial)	368
Mammalia	70-00129	Eubalaena australis	Southern Right Whale	Endangered	Endangered	1467
Mammalia	70-00216	Dasyurus maculatus	Spotted-Tailed Quoll	Rare	Vulnerable	2504
Mammalia	70-00217	Dasyurus maculatus subsp. maculatus	Spotted-Tailed Quoll	Rare	Vulnerable	4716
Mammalia	70-00263	Arctocephalus tropicalis	Sub-Antarctic Fur Seal	Endangered	Vulnerable	100
Mammalia	70-00213	Sarcophilus harrisii	Tasmanian Devil	Endangered	Endangered	85162



Sorell Council

Development Application: Development
Application - 106 Bream Creek Road, Bream
Creek - P1.pdf
Plans Reference:P1
Date Received:27/10/2025

Natural Values Assessment - Provided in response to a further information request



NATURAL VALUES ASSESSMENT

Stroud Dairies – Dairy Development

Bream Creek

April 2026



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Office locations

SA

Adelaide
Clare
Freeling
Naracoorte

TAS

Devonport
Hobart
Launceston

VIC

Bendigo
Horsham
Mildura
Swan Hill

QLD

Beenleigh
Wondai

NSW

Barham
Sydney

Author

Ryan Francis, Team Leader
BNR

Project team

Sustainable Management Solutions

Document status

Final V1.0

Date	Status/issue	Reason for revision	Reviewed by	Authorised by
23/04/2026	Draft V1.0	Internal review	JL	RF
27/04/2026	Draft V1.0	Client review	Client - CF	RF

DISCLAIMER

This report has been prepared in accordance with the scope of services described in the contract or agreement between Pinion Advisory and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Pinion Advisory accepts no responsibility for its use by other parties.

Contents

1	Introduction	1
2	Scope of the assessment	1
3	Methodology	1
4	Summary of desktop assessment	3
4.1	Flora	3
4.2	Fauna	8
4.3	Waterways	11
5	Field assessment results	13
5.1	Vegetation communities	13
5.2	Threatened fauna	13
5.3	Waterways	14
6	Summary of project legislative requirements	15
6.1	Environment Protection and Biodiversity Conservation Act 1999	15
6.1.1	Critically endangered and endangered species	15
6.1.2	Vulnerable species	15
6.2	Forest Practices Act 1985	15
6.3	Threatened Species Protection Act 1995	16
6.4	Weed Management Act 1999	17
6.5	Planning Scheme	17
7	Conclusion	21
8	References	22

FIGURES INDEX

Figure 1	Proposed activity area (orange), TASVEG 5.0 (TheLIST 2026). FAL = Agricultural land, DPU = <i>Eucalyptus pulchella</i> forest and woodland DOB – <i>Eucalyptus obliqua</i> dry forest and DGL = <i>Eucalyptus globulus</i> dry forest and woodland.	2
Figure 2	Figure 3 Proposed activity area (orange), CFEV waterways in red (TheLIST 2026).	12
Figure 4	Location of proposed effluent pond	88
Figure 5	Existing effluent pond	88
Figure 6	Location of proposed greenwater pond	89
Figure 7	Existing feedpad	89
Figure 8	Location of proposed shed and Tasmanian blue gum that may be removed	90
Figure 9	Location of mapped waterway showing no defined channel, only pugging from cattle	90

Figure 10 Monterrey cypress windbreaks that will require removal	91
Figure 11 Location of mapped waterway showing no defined channel, only pugging from cattle	91
Figure 12 Tasmanian blue gum that may be impacted.	92

APPENDICES

Appendix 1	Natural Values Report	23
Appendix 2	Protected Matter Search Report	61
Appendix 3	Photo dossier	88

1 Introduction

Stroud Dairies, requires assistance to address matters raised in a Development Application to the Sorell Council for Intensive Animal Husbandry (Dairy). The request specifically relates to the preparation of a Natural Values Assessment to address the proposed redirection of a tributary and removal of native vegetation to facilitate the proposed development.

The proponent proposes to construct additional infrastructure to support the existing dairy at 106 Bream Creek Road, Bream Creek. The development includes new sheds, feed storage areas, dams and drainage. The request for information relating to the natural values assessment mainly focuses on the following:

- Infill/incorporation of the area of a minor tributary to an existing freshwater dam,
- Redirection of flow via 2 × 450 mm HDPE pipelines beneath the proposed shed pad/concrete cow lane,
- Maintenance of hydraulic connectivity to downstream storage, and
- Removal of native vegetation.

The properties included in the assessment were:

Table 1 Property addresses and PID's

Property ID	Address
3370752	124 Bream Creek Rd, Bream Creek
3370760	106 Bream Creek Rd, Bream Creek
7873947	51 Bream Creek Rd, Bream Creek

2 Scope of the assessment

The assessment commenced with a desktop assessment to identify any state or nationally listed threatened species or vegetation communities, and any declared weeds, that occur or are likely to occur within the project area. A field assessment was undertaken in accordance with *Guidelines for Natural Values Surveys - Terrestrial Development Proposals* (Natural and Cultural Heritage Division, 2015) which included identification of flora and fauna species and communities within the impacted area, as well as any significant fauna habitat within the project area.

3 Methodology

A site inspection was conducted by Ryan Francis on 15 April 2026. The site was traversed over a period of an hour, with focus on the threatened species and habitat for threatened species identified in the Natural values report (NVR) (Appendix A – Natural values report) and Environment Protection and Biodiversity Conservation Act (EPBCA) 1999 Protected Matters Report (Appendix D – EPBC Act Protected Matters Report).



Figure 1 Proposed activity area (orange), TASVEG 5.0 (TheLIST 2026). FAL = Agricultural land, DPU = *Eucalyptus pulchella* forest and woodland DOB – *Eucalyptus obliqua* dry forest and DGL = *Eucalyptus globulus* dry forest and woodland.

4 Summary of desktop assessment

The development area has been progressively converted to agricultural production since the early 1800s, with extensive clearing of native vegetation to enable pasture and cropping.

The majority of the development area is mapped as agricultural land (FAL) (11ha), with only 0.2ha (1.8%) of the area mapped as DPU, *Eucalyptus pulchella* forest and woodland, a non-threatened native vegetation community.

4.1 FLORA

There are verified records of one threatened flora species identified within 500m of the property, the Soft peppercreep (*Lepidium hyssopifolium*). With an additional 20 verified records of threatened flora species identified within 5000m (Appendix 1). Of the 20 total threatened flora species identified as listed under the Threatened Species Protection Act (TSPA) 1995, two species are federally listed as vulnerable, one species is listed as endangered and one is listed as critically endangered under the EPBCA 1999 (Appendix 2).

The EPBC Act Protected Matters search identified an additional eleven threatened species which may be present in the area based on range boundaries.

Table 2 Listed flora species with verified records within 5000m of the development.

Species	TSP A	EPBC A	Results of site inspection	Habitat required	Presence of suitable habitat
Juniper wattle (<i>Acacia ulicifolia</i>)	r		Not recorded	<i>Acacia ulicifolia</i> is found on sandy coastal heaths, open forest and woodland in the north and east of Tasmania.	No habitat present
Sea watermat (<i>Althenia marina</i>)	r		Not recorded	<i>Althenia marina</i> is a plant found in shallow tidal marine environments and saline/brackish lakes in water to c. 45cm deep	No habitat present
Slender watermat (<i>Althenia preissii</i>)	r		Not recorded	<i>Althenia preissii</i> is a plant found in fresh to brackish waters in Australia.	No habitat present
Sea clubsedge (<i>Bolboschoenus caldwellii</i>)	r		Not recorded	<i>Bolboschoenus caldwellii</i> is widespread in shallow, standing, sometimes brackish water, rooted in heavy black mud.	No habitat present
Gunn's boronia (<i>Boronia gunnii</i>)	v	VU	Not recorded	<i>Boronia gunnii</i> is an aromatic woody shrub that occurs in rocky riparian habitats along limited sections of the St Pauls, Dukes and Apsley rivers in	No habitat present

Species	TSP A	EPBC A	Results of site inspection	Habitat required	Presence of suitable habitat
				eastern Tasmania, with historic records from near Launceston.	
Tailed spider-orchid (<i>Caladenia caudata</i>)	v	VU	Not recorded	<i>Caladenia caudata</i> is a terrestrial orchid, found mainly in dry heathland and heathy woodland habitats, in lowland areas of northern, eastern and southeastern Tasmania.	No habitat present
Firths midge-orchid (<i>Corunastylis firthii</i>)	e	CR	Not recorded	It is only known from a roadside in tall open banksia shrubland with heathy and sedgy ground cover, growing on a well-drained rise in sand derived from granite.	No habitat present
Bearded midge-orchid (<i>Corunastylis morrisii</i>)	e		Not recorded	<i>Corunastylis morrisii</i> occurs in near-coastal lowland habitats in buttongrass moorland and sedgy open eucalypt woodland on moderately-drained sites, including raised clay pans in poorly drained peaty sedgeland.	No habitat present
Tiny midge-orchid (<i>Corunastylis nuda</i>)	r		Not recorded	<i>Corunastylis nuda</i> occurs in a wide range of habitats including scrub, subalpine grassland, heathy open forest, open rock plates among forest, shrubby dry sclerophyll forest and open wet sclerophyll forest, from near sea level to 1000 m elevation on a range of different soil types and parent geologies.	No habitat present
Small bentgrass (<i>Deyeuxia minor</i>)	r		Not recorded.	<i>Deyeuxia minor</i> inhabits open eucalypt forests or the margins of wet sclerophyll forest in the south-west, south and north-east of the State.	No habitat present
Pretty heath (<i>Epacris virgata</i>)	e	E	Not recorded.	<i>Epacris virgata</i> is restricted to a small area of undulating terrain in the foothills of the Dazzler Range near Beaconsfield.	No habitat present

Species	TSP A	EPBC A	Results of site inspection	Habitat required	Presence of suitable habitat
Southern seaheath (<i>Frankenia pauciflora</i> var. <i>gunnii</i>)	r		Not recorded.	<i>Frankenia pauciflora</i> var. <i>gunnii</i> is restricted to coastal areas, occurring on exposed granite in the spray zone, usually on the north and north-western shores (Furneaux Group islands) and in salt marshes (Short and Marcus Islands in Robbins Strait on the north-west coast).	No habitat present
Tall blownglass (<i>Lachnagrostis robusta</i>)	r		Not recorded.	It is known from marshy, estuarine habitat and moist sandy flats, predominantly around the north-east and on the East Coast	No habitat present
Soft peppergrass (<i>Lepidium hyssopifolium</i>)	e	EN	Not recorded	It occurs in the eastern part of Tasmania at an altitude of 40 to 500 metres in dry, warm and fertile areas on flat ground on weakly acid to alkaline soils derived from a range of rock types.	Poor habitat due to a long history of agriculture.
Golden everlastingbush (<i>Odixia achlaena</i>)	r		Not recorded	<i>Odixia achlaena</i> was initially discovered growing in Eucalyptus forest with <i>Eucalyptus cordata</i> near Kelleve. It is common in dry sclerophyll forest around the area	No habitat present
Slender waterpepper (<i>Persicaria decipiens</i>)	v		Not recorded	In Tasmania, <i>Persicaria decipiens</i> occurs on the banks of rivers and streams, mostly in the north of the State, including King Island. The species may colonise farm dams.	No habitat present
Tapered leek-orchid (<i>Prasophyllum apoxychilum</i>)	v	E	Not recorded	<i>Prasophyllum apoxychilum</i> is restricted to eastern Tasmania where it occurs in coastal heathland or grassy and scrubby open eucalypt forest on sandy and clay loams, often among rocks.	No habitat present

Species	TSP A	EPBC A	Results of site inspection	Habitat required	Presence of suitable habitat
Chestnut leek-orchid (<i>Prasophyllum castaneum</i>)	e	CE	Not recorded	<i>Prasophyllum castaneum</i> has been recorded from coastal areas on Bruny Island in damp shrubby and sedgy heath on sandy loam, on Mt Brown on the Tasman Peninsula	No habitat present
Snug greenhood (<i>Pterostylis atriola</i>)	v	VU	Not recorded	<i>Pterostylis atriola</i> occurs in the north and east of Tasmania on generally stony soil in dry to damp sclerophyll forest, typically with an open understorey.	No habitat present
Grassland Greenhood (<i>Pterostylis ziegeleri</i>)	v	V	Not recorded	It grows in native grassland or grassy woodland on well-drained clay loams derived from basalt.	No habitat present
Swamp fireweed (<i>Senecio psilocarpus</i>)	e	V	Not recorded	Swampy habitats including broad valley floors associated with Midland river systems.	No habitat present
Largefruit seatassel (<i>Ruppia megacarpa</i>)	r		Not recorded	<i>Ruppia megacarpa</i> is a submerged herb found in shallow brackish waters.	No habitat present
Tuberous seatassel (<i>Ruppia tuberosa</i>)	r		Not recorded	<i>Ruppia tuberosa</i> is a submerged herb found in shallow hypersaline waters.	No habitat present
Small-leaf spyridium (<i>Spyridium lawrencei</i>)	v	E	Not recorded	<i>Spyridium lawrencei</i> is restricted to Tasmania where it occurs on the Central East Coast and the Eastern Midlands, with its main subpopulations centred on the Swan, Apsley and St Pauls rivers, with an outlying subpopulation in the southeast near Orford.	No habitat present
Spreading stenanthemum (<i>Stenanthemum pimeleoides</i>)	V	V	Not recorded	Grows in dry sclerophyll forest or woodland with an open heathy or shrubby understorey	No habitat present

Species	TSP A	EPBC A	Results of site inspection	Habitat required	Presence of suitable habitat
Fennel pondweed (<i>Stuckenia pectinata</i>)	r		Not recorded	<i>Stuckenia pectinata</i> is a fully submerged aquatic plant that grows in fresh and brackish water.	No habitat present
Sky-blue sun-orchid (<i>Thelymitra jonesii</i>)	e	E	Not recorded	<i>Thelymitra jonesii</i> is restricted to Tasmania, where it occurs in moist coastal heath on sandy to peaty soils and in <i>Eucalyptus obliqua</i> forest in deep loam soil over dolerite.	No habitat present
Narrowleaf new-holland-daisy (<i>Vittadinia muelleri</i>)	r		Not recorded	This species is known from the driest and most fertile soils in the Hobart area and extending up into the Midlands.	No habitat present
Silky wilsonia (<i>Wilsonia humilis</i>)	r		Not recorded	Grows in coastal saltmarshes and also occasionally in inland saline areas, often colonising bare ground.	No habitat present
Swamp paperdaisy (<i>Xerochrysum palustre</i>)	v	VU	Not recorded	It is a perennial paper daisy that grows in swampy habitats such as sedgy-heathy wetlands, heathlands and woodlands.	No habitat present

TSP 1995 – v = Vulnerable, e = Endangered, r = Rare, ex = Extinct,
 EPBC 1999 - *CD = Conservation Determined, CE = Critically Endangered, V = Vulnerable, E = Endangered, R = Rare, Ex = Extinct, NL = Not Listed



Sorell Council

Development Application: 5.2026.287.1 -
 Response to Request For Information - 106
 Bream Creek Road, Bream Creek - P5.pdf
 Plans Reference: P4
 Date Received: 04/05/2026

4.2 FAUNA

There are three verified records of threatened terrestrial fauna species identified within 500m of the property, Swift parrot, Australasian bittern and the extinct Thylacine (Appendix B – Protected Matters Search). Verified records of 32 threatened fauna species were identified within 5000m of the property (Appendix A – Natural values report). Threatened aquatic fauna species, including pelagic birds have been omitted from the assessment due to no suitable habitat within the development.

Table 3 Listed fauna species identified by Natural Values having verified records within 5000m. Aquatic and marine species have been omitted due to no suitable habitat.

Species	TSPA	EPBCA	Results of site inspection	Habitat required	Presence of suitable habitat
Tasmanian Wedge-tailed Eagle (<i>Aquila audax subsp. fleayi</i>)	e	E	Not recorded	Feeds across a wide range of habitats from coastal to highlands, breeds in mature forests.	No
Australasian bittern (<i>Botaurus poiciloptilus</i>)		EN	Not recorded	Generally found in shallow and vegetated freshwater or brackish swamps	No
Sharp-tailed sandpiper (<i>Calidris acuminata</i>)		VU	Not recorded	Mainly occur on intertidal mudflats in sheltered coastal areas, such as estuaries, bays, inlets and lagoons, and also around non-tidal swamps, lakes and lagoons near the coast. Also recorded inland, though less often, including around ephemeral and permanent lakes, dams, waterholes and bore drains, usually with bare edges of mud or sand.	No
Red knot (<i>Calidris canutus</i>)		VU	Not recorded	Mainly occur on intertidal mudflats in sheltered coastal areas, such as estuaries, bays, inlets and lagoons, and also around non-tidal swamps, lakes and lagoons near the coast. Also recorded inland, though less often, including around ephemeral and permanent lakes, dams, waterholes and bore drains, usually with bare edges of mud or sand.	No
Curlew Sandpiper (<i>Calidris ferruginea</i>)		CE	Not recorded	Mainly occur on intertidal mudflats in sheltered coastal	No

Species	TSPA	EPBCA	Results of site inspection	Habitat required	Presence of suitable habitat
				areas, such as estuaries, bays, inlets and lagoons, and also around non-tidal swamps, lakes and lagoons near the coast. Also recorded inland, though less often, including around ephemeral and permanent lakes, dams, waterholes and bore drains, usually with bare edges of mud or sand.	
Spotted-tail Quoll (<i>Dasyurus maculatus subsp. Maculatus</i>)	r	V	Not recorded	Large patches of forest with adequate den sites and mammalian prey.	No
Eastern Quoll (<i>Dasyurus viverrinus</i>)	e	E	Not recorded	Sclerophyll forest, scrub, heathland, and grassland.	No
Latham's snipe (<i>Gallinago hardwickii</i>)		VU	Not recorded	Shallow freshwater wetlands of various kinds, with bare mud or shallow water for feeding, and nearby vegetation cover for shelter.	No
White-bellied sea eagle (<i>Haliaeetus leucogaster</i>)	v	NL	Not recorded	Coastal habitats and large bodies of water.	No
White-throated Needletail (<i>Hirundapus caudacutus</i>)		V	Not recorded	Mostly aerial, from heights of less than 1 m up to more than 1000 m above the ground. Although they occur over most types of habitat. The species roosts in trees amongst dense foliage in the canopy or in hollows.	No
Swift parrot (<i>Lathamus discolor</i>)	e	CE	Not recorded	Feed and nest in eucalyptus sp.	There is a single feed tree, <i>Eucalyptus globulus</i> that may be impacted.

Species	TSPA	EPBCA	Results of site inspection	Habitat required	Presence of suitable habitat
Blue-winged parrot (<i>Neophema chrystoma</i>)	v	V	Not recorded	A range of habitats including coastal, sub-coastal and inland areas. Tend to favour grasslands and grassy woodlands and are often found near wetlands. Habitat can include modified land including golf courses, airfields and agricultural land.	No
Eastern Curlew (<i>Numenius madagascariensis</i>)	e	CE	Not recorded	Found in sheltered coastal areas and estuaries typically on mudflats and saltmarsh which are the main feeding habitats and more rarely on ocean beaches.	No
Eastern barred bandicoot (<i>Paremeles gunnii</i>)		VU	Not recorded	Grasslands and grassy woodlands.	No
Grey plover (<i>Pluvialis squatarola</i>)		VU	Not recorded	They forage for food on beaches and tidal flats.	No
Tasmanian devil (<i>Sarcophilus harrisii</i>)	e	E	Not recorded	Wide range of habitats throughout Tasmania.	No
Little tern (<i>Sternula albifrons sinensis</i>)	e		Not recorded	Almost exclusively coastal, preferring sheltered environments; however may occur several kilometres from the sea in harbours, inlets and rivers.	No
Fairy tern (<i>Sternula nereis nereis</i>)	v	VU	Not recorded	Fairy Terns nest above the high water mark often in clear view of the water and on sites where the substrate is sandy and the vegetation low and sparse.	No

Species	TSPA	EPBCA	Results of site inspection	Habitat required	Presence of suitable habitat
Chequered blue (<i>Theclines thes serpentatus lavara</i>)	pr	NL	Not recorded	Found in saltmarsh habitat.	No
Eastern hooded plover (<i>Thinornis cucullatus</i>)		VU	Not recorded	Found on or near beaches, with nests located on flat beaches above the high tide mark, on stony terraces adjacent to beaches, or on the sides of sparsely vegetated dunes.	No
Common greenshank (<i>Tringa nebularia</i>)		EN	Not recorded	Winters in Australia, generally in freshwater environments.	No
Masked owl (<i>Tyto novaehollandiae</i>)	e	VU	Not recorded	Mature forest and woodlands below 600m asl, also in areas with a mosaic of grasslands and woodlands.	No

TSP 1995 – v = Vulnerable, e = Endangered, r = Rare, ex = Extinct,
EPBC 1999 – *CD = Conservation Determined, CE = Critically Endangered, V = Vulnerable, E = Endangered, R = Rare, Ex = Extinct, NL = Not Listed

4.3 WATERWAYS

The conservation of freshwater ecosystem values database (NRE 2019) identifies a waterway which passes through the proposed development area. It is proposed to redirect the flow via 2 × 450mm HDPE pipelines beneath the proposed shed pad/concrete cow lane.

The waterway is classed as a stream order 1, with a low naturalness category, starting approximately 190m west of the proposed development. Directly downstream of the proposed development is an unregistered instream stock dam. The waterway flows through an additional three instream dams before entering Sedbury Creek, discharging 4.3km downstream into Marion Bay.



Figure 2 Figure 3 Proposed activity area (orange), CFEV waterways in red (TheLIST 2026).

5 Field assessment results

The field survey targeted all threatened species and threatened communities identified as being within 5000m of the development. An inspection of the marked waterway was also undertaken to establish if there are aquatic values associated with the waterway. The survey found that the entire development area is significantly modified, consisting of the existing dairy, feedpad, effluent pond and pasture paddocks. There were 15 flora species identified, of which only one was native, the rest were pasture species, weeds or planted windbreaks. The only native tree was a Tasmanian blue gum (*Eucalyptus globulus*), which is on the banks of the dam. The tree does not require removal for the development; however, it may be impacted by fill and the outer batter of the proposed shed pad.

The development will not impact on any threatened flora.

Table 4 Flora species recorded during the survey (* = Introduced)

Species name
<i>Bromus hordeaceus</i> *
<i>Chenopodium album</i> *
<i>Cirsium vulgare</i> *
<i>Dactylis glomifera</i> *
<i>Eucalyptus globulus</i>
<i>Hesperocyparis macrocarpa</i> *
<i>Hordeum sp.</i> *
<i>Lolium sp.</i> *
<i>Malva parviflora</i> *
<i>Phalaris aquatica</i> *
<i>Polygonum aviculare</i> *
<i>Rubus fruticosus agg.</i> *
<i>Rumex brownii</i> *
<i>Silybum marianum</i> *
<i>Typha latifolia</i> *

5.1 VEGETATION COMMUNITIES

The vegetation community mapping by TASVEG 5.0 is mostly correct, being the non-native agricultural land (FAL). The small area mapped as *Eucalyptus pulchella* forest and woodland is incorrectly mapped, with the area consisting of agricultural land (FAL).

The development will not impact on a threatened native vegetation community.

5.2 THREATENED FAUNA

There were no threatened fauna species identified within the survey area and the area provides no suitable nesting or denning habitat for threatened fauna. The single Tasmanian blue gum (*Eucalyptus globulus*) was inspected for hollows, with none

identified. The tree is large enough to qualify as a feed tree for the endangered Swift parrot, although removal of the tree will not impact the species given the 6+ha of large Tasmanian blue gum (*Eucalyptus globulus*) to the east of the proposed development.

The impact from the proposed development will not impact on any threatened fauna or their habitat.

Table 5. Fauna species recorded during the survey (* = Introduced)

Species name
House sparrow*
European Goldfinch*
Sulphur-crested cockatoo*

5.3 WATERWAYS

The marked waterway was found to be near non-existent, there is no defined watercourse on the eastern side of Bream Creek Road. There are three culverts that pass flows under Bream Creek Road, on the eastern side of the road there were small drainage depressions with pugging from cattle. These drains appeared to be highly ephemeral and contained no aquatic values. With the exception of where the culverts discharge in to the paddock, there is no defined channel or banks, within the paddock that the proposed development will be in. There is also no evidence of flows in the vicinity of the mapped waterway. Therefore, the mapped waterway does not qualify as a watercourse as defined in the Water Management Act (1999)

6 Summary of project legislative requirements

6.1 ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

An assessment of the impact of the proposed works on threatened species, populations and ecological communities as listed under the EPBC Act is presented below.

6.1.1 Critically endangered and endangered species

An action is likely to have a significant impact on a critically endangered or endangered species if it does, will, or is likely to:

- lead to a long-term decrease in the size of a population;
- reduce the area of occupancy of the species;
- fragment an existing population into two or more populations;
- adversely affect habitat critical to the survival of a species;
- disrupt the breeding cycle of a population;
- modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline;
- result in invasive species that are harmful to a critically endangered or endangered species becoming established in the endangered or critically endangered species' habitat; or
- interfere with the recovery of the species.

Field survey confirmed no endangered species will be impacted.

6.1.2 Vulnerable species

An action has, will have, or is likely to have a significant impact on a vulnerable species if it does, will, or is likely to:

- lead to a long-term decrease in the size of an important population of a species;
- reduce the area of occupancy of an important population;
- fragment an existing important population into two or more populations;
- adversely affect habitat critical to the survival of a species;
- disrupt the breeding cycle of an important population;
- modify, destroy, remove or isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline;
- result in invasive species that are harmful a vulnerable species becoming established in the vulnerable species habitat; or
- interferes substantially with the recovery of the species.

An important population is one that is necessary for a species' long-term survival and recovery. This may include populations that are:

- key source populations either for breeding or dispersal;
- populations that are necessary for maintaining genetic diversity; and/or
- populations that are near the limit of the species' range.

Field survey confirmed no vulnerable species will be impacted.

6.2 FOREST PRACTICES ACT 1985

Per section 4 of the *Forest Practices Regulations 2017*, a forest practices plan is not required for:

(j) the harvesting of timber or the clearing of trees on any land, or the clearance and conversion of a threatened native vegetation community on any land, for the purpose of enabling –

(i) the construction of a building within the meaning of the Land Use Planning and Approvals Act 1993 or of a group of such buildings; or

(ii) the carrying out of any associated development –

if the construction of the buildings or carrying out of the associated development is authorised by a permit issued under that Act;

There is no removal of native vegetation and therefore a forest practices plan is not required for vegetation clearing or impacts associated with the development.

6.3 THREATENED SPECIES PROTECTION ACT 1995

Offences relating to threatened species of both flora and fauna are addressed under section 51 of the Tasmanian *Threatened Species Protection Act 1995*:

51. Offences relating to listed taxa

(1) Subject to subsections (2) and (3), a person must not knowingly, without a permit –

(a) take, keep, trade in or process any specimen of a listed taxon of flora or fauna; or

(b) disturb any specimen of a listed taxon of flora or fauna found on land subject to an interim protection order; or

(c) disturb any specimen of a listed taxon of flora or fauna contrary to a land management agreement; or

(d) disturb any specimen of a listed taxon of flora or fauna that is subject to a conservation covenant entered into under Part 5 of the *Nature Conservation Act 2002*; or

(e) abandon or release any specimen of a listed taxon of flora or fauna into the wild.

Penalty: Fine not exceeding 629 penalty units or imprisonment for a term not exceeding 12 months, or both, and a further fine not exceeding 126 penalty units for each day during which the offence continues after conviction.

(2) A person may take, keep or process, without a permit, a specimen of a listed taxon of flora in a domestic garden.

(3) A person acting in accordance with a certified forest practices plan or a public authority management agreement may take, without a permit, a specimen of a listed taxon of flora or fauna, unless the Secretary, by notice in writing, requires the person to obtain a permit.

(4) A person undertaking dam works in accordance with a Division 3 permit issued under the *Water Management Act 1999* may take, without a permit, a specimen of a listed taxon of flora or fauna.

Any specimen knowingly taken must be done so under a formal permit issued through the Conservation Assessments branch of the Department of Natural Resources and Environment Tasmania (NRE).

A field survey conducted by Pinion Advisory did not identify any threatened species present within the proposed development area.

6.4 WEED MANAGEMENT ACT 1999

Two weeds declared under the Weed Management Act (1999) were identified around the dairy. These included:

- Blackberry (*Rubus fruticosus* agg.)
- Variegated thistle (*Silybum marianum*)

The weeds identified were in various small patches around the existing dairy. Weed management controls should be implemented during construction to ensure declared weeds are not transported from the site.

6.5 PLANNING SCHEME

The development is situated within the Sorell Council area and as such falls under the Tasmanian Planning Scheme – Sorell Local Provisions Schedule.

The natural assets code has been identified for assessment against within the planning scheme, in particular, C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area. Table 6 and Table 7 address the particular sections of the natural assets code. In summary, the mapped waterway does not meet the definitions of a watercourse as defined in the Water Management Act (1999). Additional measures will be implemented during construction and in place during operation to ensure impacts to waterways and natural assets do not occur from the proposed development.

The assessment confirmed that the development meets the performance criteria of the natural assets code.

Table 6 C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area acceptable solutions

Objective That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
Acceptable solutions	
A1 Buildings and works within a waterway and coastal protection area must:	
(a) be within a building area on a sealed plan approved under this planning scheme;	Not applicable.
(b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or	Not applicable. The watercourse does not qualify as a watercourse (See section 5.3).
(c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	Not applicable

Objective That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
A2 Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.	Not applicable
A3 Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	Redirection of flow via 2 × 450 mm HDPE pipelines beneath the proposed shed pad/concrete cow lane will result in flows entering the existing dam, in the same location.
A4 Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	Not applicable

Table 7 C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area performance criteria and responses

Objective That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
Performance criteria	Response
P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:	
(a) impacts caused by erosion, siltation, sedimentation and runoff;	Managed directed flows will reduce erosion and sediment flows.
(b) impacts on riparian or littoral vegetation;	No riparian vegetation present.
(c) maintaining natural streambank and streambed condition, where it exists;	No streambank or stream bed present.
(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	No stream habitat present.
(e) the need to avoid significantly impeding natural flow and drainage;	Natural flows are already highly modified due to Bream Creek Road, proposed development will not significantly change flows and drainage.

Objective That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
(f) the need to maintain fish passage, where known to exist;	No fish or habitat present.
(g) the need to avoid land filling of wetlands;	No wetlands present.
(h) the need to group new facilities with existing facilities, where reasonably practical;	Facilities are adjacent to existing dairy facilities.
(i) minimising cut and fill;	Site has been selected to minimise cut and fill.
(j) building design that responds to the particular size, shape, contours or slope of the land;	Building utilises natural contour to minimise cut and fill.
(k) minimising impacts on coastal processes, including sand movement and wave action;	Development is not near the coast.
(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	Development has been designed around existing operations to reduce impacts to natural assets and will reduce likelihood of future works for the protection of natural assets, infrastructure and property;
(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	Not applicable as a waterway is not present.
(n) the guidelines in the Tasmanian Coastal Works Manual.	Development is not near the coast.
P1.2 Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to:	Development is not near the coast.
(a) the need to access a specific resource in a coastal location;	Development is not near the coast.
(b) the need to operate a marine farming shore facility;	Development is not near the coast.
(c) the need to access infrastructure available in a coastal location;	Development is not near the coast.

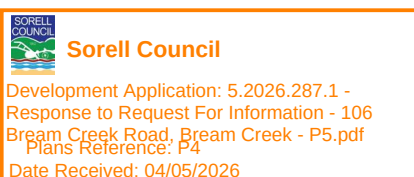
Objective That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.	
(d) the need to service a marine or coastal related activity;	Development is not near the coast.
(e) provision of essential utility or marine infrastructure; or	Development is not near the coast.
(f) provisions of open space or for marine-related educational, research, or recreational facilities	Development is not near the coast.
P3 Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to:	
(a) the need to minimise impacts on water quality; and	Erosion and sediment controls will be implemented during construction. The dairy development will have a contained drainage area to manage all runoff, ensuring no sedimentation or water quality impacts occur during operation.
(b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.	

7 Conclusion

The assessment of the proposed development area, conducted by Pinion Advisory on 15 April 2026, found that the area is highly modified with a long history of agriculture. There were no threatened species, native vegetation communities or habitat for threatened species within the footprint or nearby to the development. There was a single native tree, a Tasmanian blue gum, identified adjacent to the proposed development area, it is currently unclear as to whether the tree would require removal. The tree does not contain hollows suitable for nesting by threatened species. While the tree does meet the requirements of a feed tree for the threatened Swift parrot, removal of the tree would not impact the availability of food for the Swift parrot in the area as there are significant stands of Tasmanian Blue gum to the east of the development.

The mapped waterway that is proposed to be directed under the proposed shed does not contain natural values or any aquatic habitat. The waterway has no defined channel or banks, within the paddock that the proposed development will be in. There is also no evidence of flows in the vicinity of the mapped waterway. Therefore, the mapped waterway does not qualify as a watercourse as defined in the Water Management Act (1999). The redirection of the waterway via culverts under the development will not impact downstream ecosystems, threatened species, water quality or flows within the catchment.

The assessment concludes that the proposed development meets the performance criteria of the natural assets code under the Tasmanian Planning Scheme – Sorell Local Provisions Schedule.



8 References

Biosecurity Act (2019)

Cropper, S.C. (1993) Management of Endangered Plants. CSIRO Australia, Melbourne.

Department of Natural Resources and Environment Tasmania (2023) Natural Values Atlas Report. Department of Natural Resources and Environment Tasmania, Hobart, Tasmania.

DPIPWE. (2014). Summary of the CFEV Assessment Framework. v1.3. Conservation of Freshwater Ecosystem Values Program. Department of Primary Industries, Parks, Water and Environment, Hobart, Tasmania.

Environment Protection and Biodiversity Conservation Act (1999)

Forest Practices Regulations (2017)

Natural and Cultural Heritage Division (2015) *Guidelines for Natural Values Surveys - Terrestrial Development Proposals*. Department of Primary Industries, Parks, Water and Environment

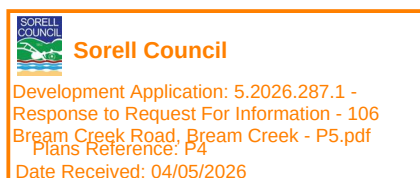
Tasmanian Planning Scheme (2023)

Tasmanian Threatened Species Protection Act (1995)

TheList. Land Tasmania. Department of Natural Resources and Environment Tasmania (2021). <https://www.thelist.tas.gov.au/app/content/home>

Water Management Act (1999)

Weed Management Act (1999)



Appendix 1 Natural Values Report



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:

Requested For:

Report Type: Summary Report

Timestamp: 08:44:06 AM Thursday 16 April 2026

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

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

Raptors: buffers Min: 500m Max: 5000m

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

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

Geoconservation: buffer 1000m

Acid Sulfate Soils: buffer 1000m

TASVEG: buffer 1000m

Threatened Communities: buffer 1000m

Fire History: buffer 1000m

Tasmanian Reserve Estate: buffer 1000m

Biosecurity Risks: buffer 1000m

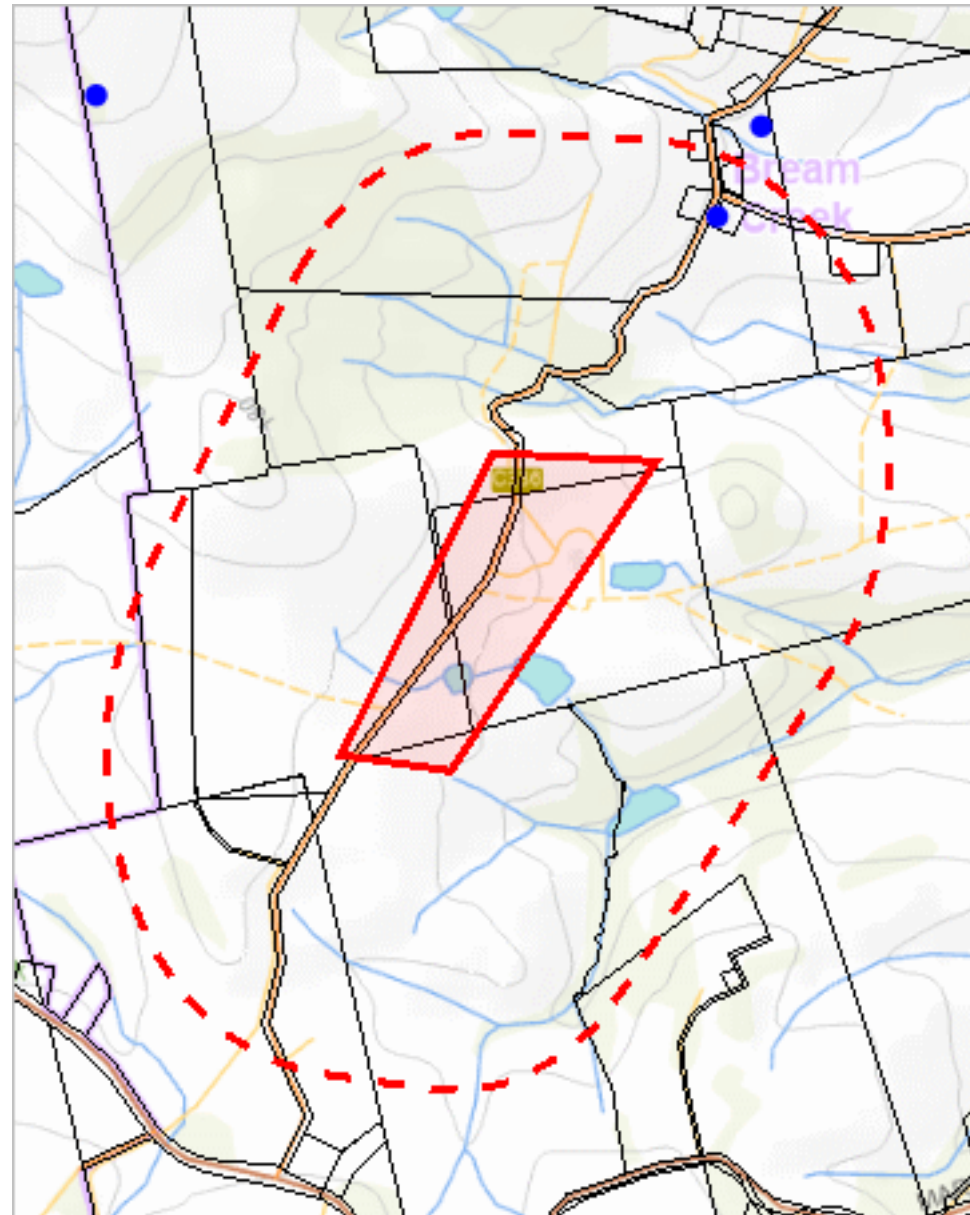


The centroid for this query GDA94: 567680.0, 5259446.0 falls within:

Property: 3370760

Threatened flora within 500 metres

568463, 5260385



 **Sorell Council**
Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

566922, 5258474

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

Threatened flora within 500 metres

Legend: Verified and Unverified observations

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

Legend: Cadastral Parcels



**Sorell Council**

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Threatened flora within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Lepidium hyssopifolium	soft peppergrass	e	EN	n	1	01-Jan-1993

Unverified Records

No unverified records were found!

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

Telephone: 1300 368 550

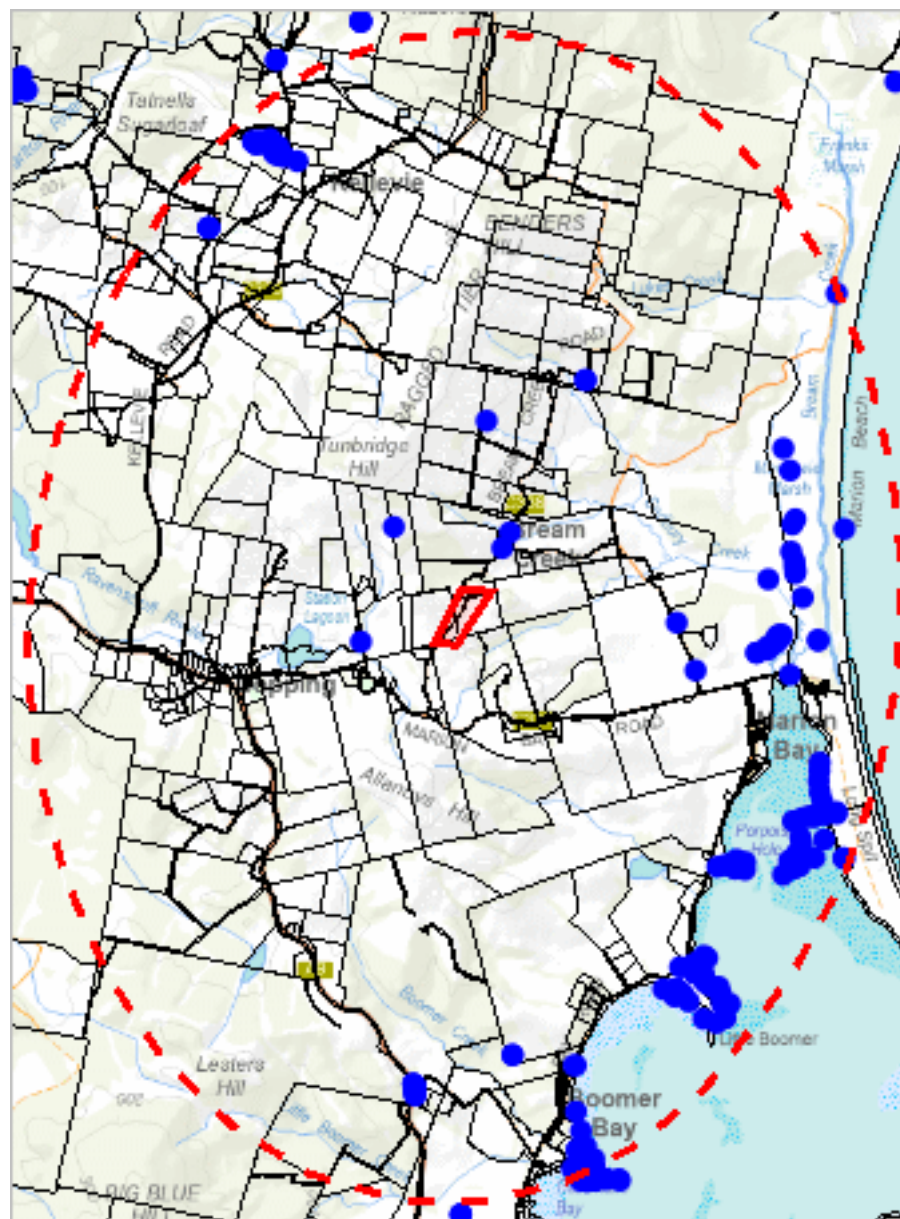
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au

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

**Sorell Council**
Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Threatened flora within 5000 metres

571821, 5264912



Sorell Council
Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

563570, 5253957

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

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



**Sorell Council**
Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Acacia ulicifolia	juniper wattle	r		n	2	12-Sep-2022
Althenia marina	sea watermat	r		ae	69	17-Dec-2021
Althenia preissii	slender watermat	r		n	3	05-Oct-2022
Bolboschoenus caldwellii	sea clubsedge	r		n	1	01-Mar-2021
Corunastylis firthii	firths midge-orchid	e	CR	e	13	23-Feb-2019
Corunastylis morrisii	bearded midge-orchid	e		n	8	23-Feb-2019
Corunastylis nuda	tiny midge-orchid	r		n	4	14-Mar-2015
Deyeuxia minor	small bentgrass	r		n	1	01-Jan-1947
Frankenia pauciflora var. gunnii	southern seaheath	r		n	1	01-Jan-1000
Lachnagrostis robusta	tall blowgrass	r		n	4	24-Jan-2022
Lepidium hyssopifolium	soft peppergrass	e	EN	n	6	28-Apr-2020
Odixia achlaena	golden everlastingbush	r		e	4	23-Oct-1980
Persicaria decipiens	slender waterpepper	v		n	2	17-Jan-2022
Pterostylis atriola	snug greenhood	r		e	4	23-Feb-2019
Ruppia megacarpa	largefruit seatassel	r		n	12	01-Jan-2022
Ruppia tuberosa	tuberous seatassel	r		n	38	05-Oct-2022
Stuckenia pectinata	fennel pondweed	r		n	4	21-Oct-2017
Vittadinia muelleri	narrowleaf new-holland-daisy	r		n	16	04-Oct-2019
Wilsonia humilis	silky wilsonia	r		n	5	20-May-2008
Xerochrysum palustre	swamp paperdaisy	v	VU	n	1	13-Jan-1945

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

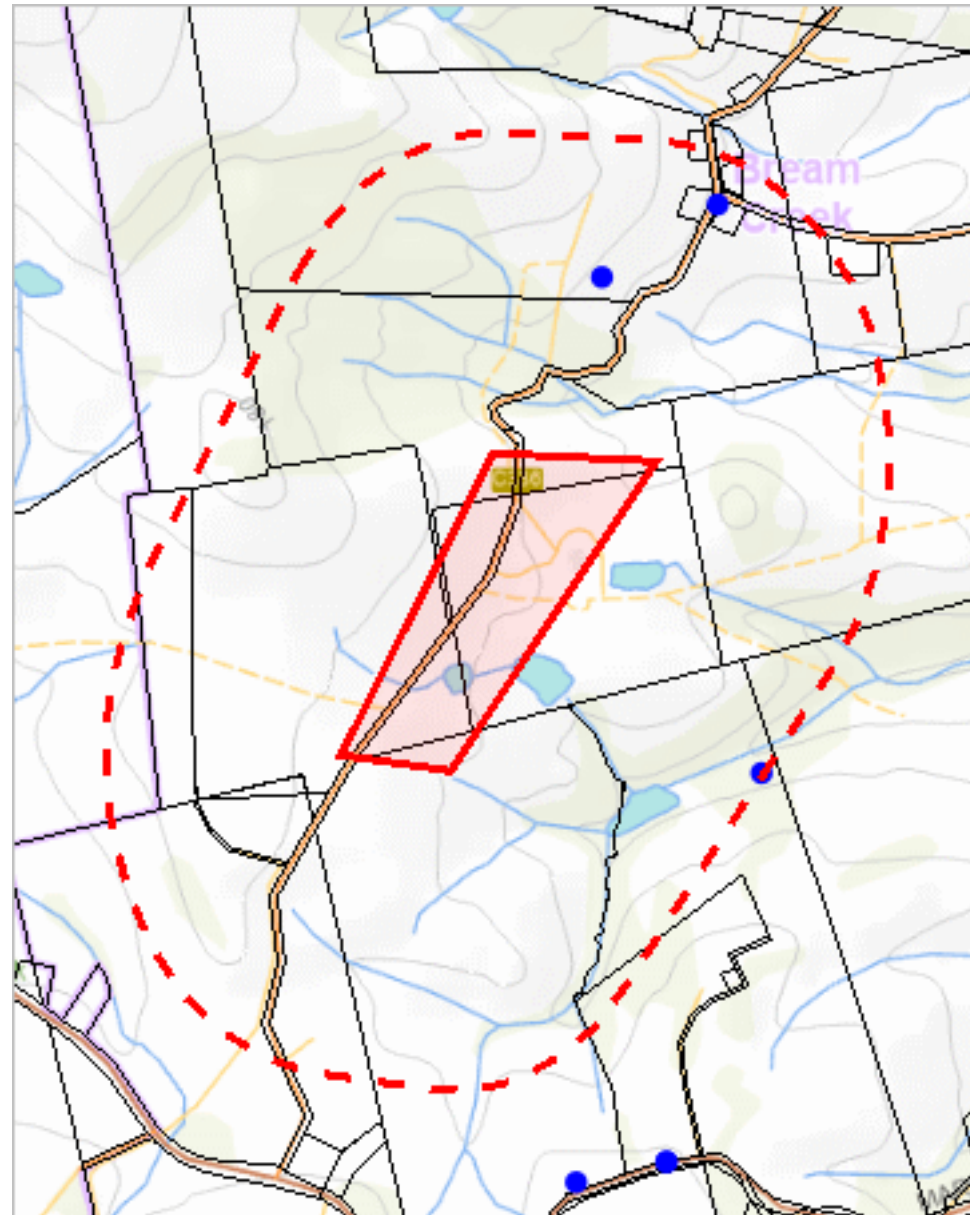


Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Threatened fauna within 500 metres

568463, 5260385



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

566922, 5258474

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: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
<i>Botaurus poiciloptilus</i>	australasian bittern		EN	n	1	01-May-1919
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	10-Nov-2008
<i>Thylacinus cynocephalus</i>	thylacine	x	EX	ex	1	01-Jan-1900

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	1	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	1	0	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>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</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

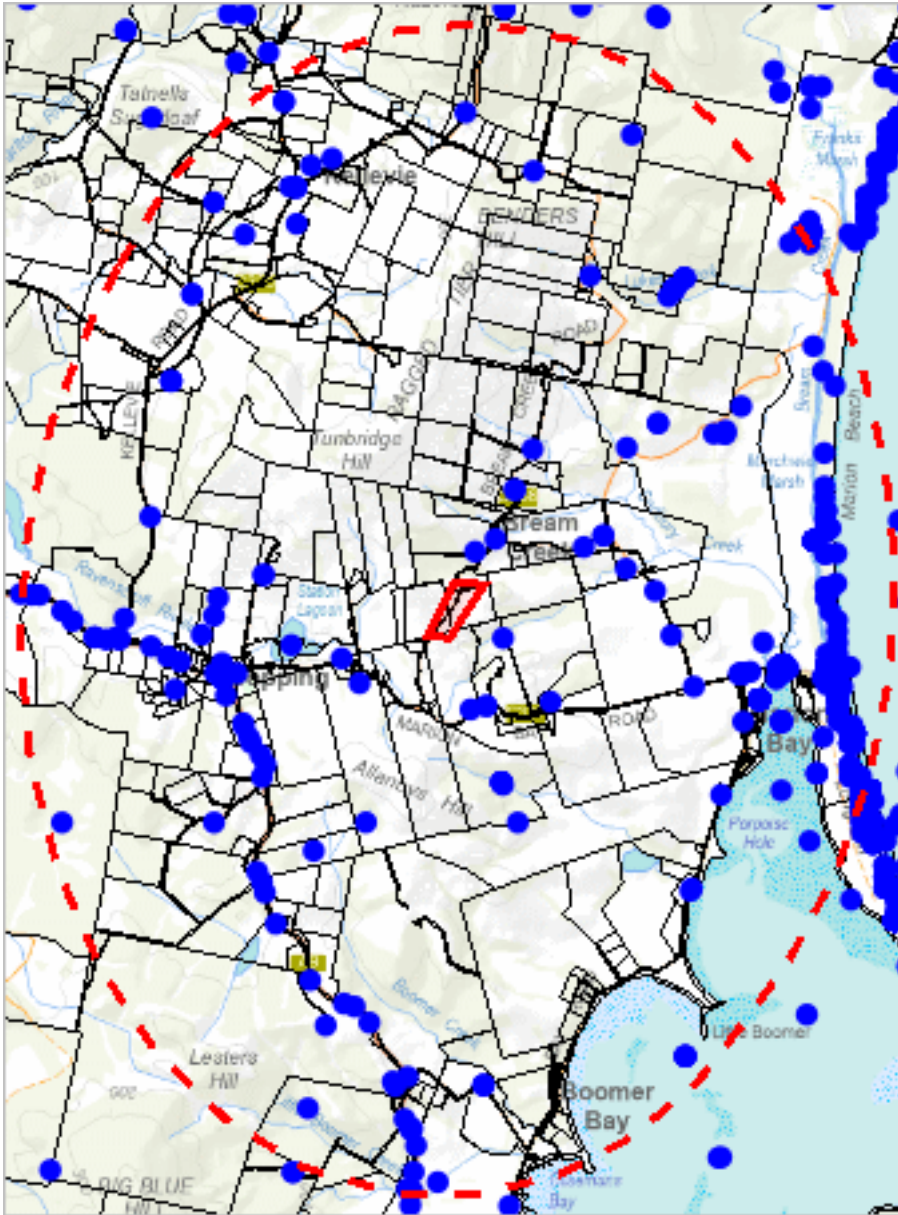


Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Threatened fauna within 5000 metres

571821, 5264912



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

563570, 5253957

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

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

- Point Verified

●

Point Unverified

▬

Line Verified

▬

Line Unverified

■

Polygon Verified

■

Polygon Unverified

Legend: Cadastral Parcels





Sorell Council
Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026



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	17	04-Jan-2022
<i>Aquila audax</i> subsp. <i>fleayi</i>	tasmanian wedge-tailed eagle	e	EN	e	20	07-May-2025
<i>Arctocephalus tropicalis</i>	sub-antarctic fur seal	e	VU	n	2	06-Jun-2024
<i>Ardenna grisea</i>	sooty shearwater		VU	n	2	12-Dec-1999
<i>Arenaria interpres</i>	ruddy turnstone		VU	n	14	16-Nov-2020
<i>Botaurus poiciloptilus</i>	australasian bittern		EN	n	1	01-May-1919
<i>Calidris acuminata</i>	sharp-tailed sandpiper		VU	n	7	15-Nov-2020
<i>Calidris canutus</i>	red knot		VU	n	6	30-Oct-2022
<i>Calidris ferruginea</i>	curlew sandpiper		CR	n	3	26-Aug-2020
<i>Dasyurus maculatus</i>	spotted-tailed quoll	r	VU	n	2	05-Aug-2021
<i>Dasyurus viverrinus</i>	eastern quoll		EN	n	5	09-Mar-2025
<i>Eubalaena australis</i>	southern right whale	e	EN	m	9	11-Sep-2017
<i>Gallinago hardwickii</i>	Latham's snipe		VU	n	1	06-Feb-1998
<i>Gazameda gunnii</i>	Gunn's screw shell	v		ae	24	05-Aug-2011
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	42	18-Jan-2024
<i>Hirundapus caudacutus</i>	white-throated needletail		VU	n	3	23-Feb-2016
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	43	17-Jan-2023
<i>Mirounga leonina</i> subsp. <i>macquariensis</i>	southern elephant seal	pe	PVU	n	1	13-Jul-2018
<i>Neophema chrysostoma</i>	blue-winged parrot	v	VU	n	1	11-Nov-1984
<i>Numenius madagascariensis</i>	eastern curlew	e	CR	m	2	10-Jan-1999
<i>Perameles gunnii</i>	eastern barred bandicoot		VU	n	18	06-Feb-2019
<i>Pluvialis squatarola</i>	grey plover		VU	n	3	13-Feb-2023
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	43	20-Dec-2025
<i>Sterna albifrons</i> subsp. <i>sinensis</i>	little tern	pe			2	01-Jan-1900
<i>Sternula nereis</i> subsp. <i>nereis</i>	fairy tern	v	VU	n	5	27-Apr-2022
<i>Thalassarche cauta</i>	shy albatross	v	EN	ae	2	09-Jun-2022
<i>Theclinesthes serpentatus</i>	chequered blue	pr		n	3	16-Feb-2025
<i>Thinornis cucullatus</i>	hooded plover		PVU	ae	277	23-Dec-2024
<i>Thinornis rubricollis</i>	hooded plover		VU	n	20	25-Mar-1999
<i>Thylacinus cynocephalus</i>	thylacine	x	EX	ex	1	01-Jan-1900
<i>Tringa nebularia</i>	common greenshank		EN	n	44	31-Jan-2023
<i>Tyto novaehollandiae</i>	masked owl	pe	PVU	n	4	18-Jun-1996
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	1	24-Aug-2006

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres (based on Range Boundaries)


Sorell Council
 Development Application: 5.2026.287.1 -
 Response to Request For Information - 106
 Bream Creek Road, Bream Creek - P5.pdf
 Plans Reference: P4
 Date Received: 04/05/2026

Species	Common Name	SS	NS	BO	Potential	Known	Core
<i>Lathamus discolor</i>	swift parrot	e	CR	mbe	1	0	1
<i>Lissotes menalcas</i>	mount mangana stag beetle	r		e	1	0	0
<i>Prototroctes maraena</i>	australian grayling	v	VU	ae	2	0	0
<i>Antipodia chaostola</i>	chaostola skipper	e	EN	ae	2	0	0
<i>Lissotes latidens</i>	broad-toothed stag beetle	e	EN	eH	1	1	0
<i>Tyto novaehollandiae</i> subsp. <i>castanops</i>	Tasmanian masked owl	e	VU	e	1	0	1
<i>Haliaeetus leucogaster</i>	white-bellied sea-eagle	v		n	2	0	0
<i>Brachiopsilus ziebelli</i>	Ziebell's Handfish	e	VU	e	1	0	0
<i>Dasyurus maculatus</i> subsp. <i>maculatus</i>	spotted-tailed quoll	r	VU	n	1	0	0
<i>Litoria raniformis</i>	green and gold frog	v	VU	ae	1	0	0
<i>Accipiter novaehollandiae</i>	grey goshawk	e		n	1	0	0
<i>Sarcophilus harrisii</i>	tasmanian devil	e	EN	e	1	0	0
<i>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</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

Threatened fauna within 5000 metres

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

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

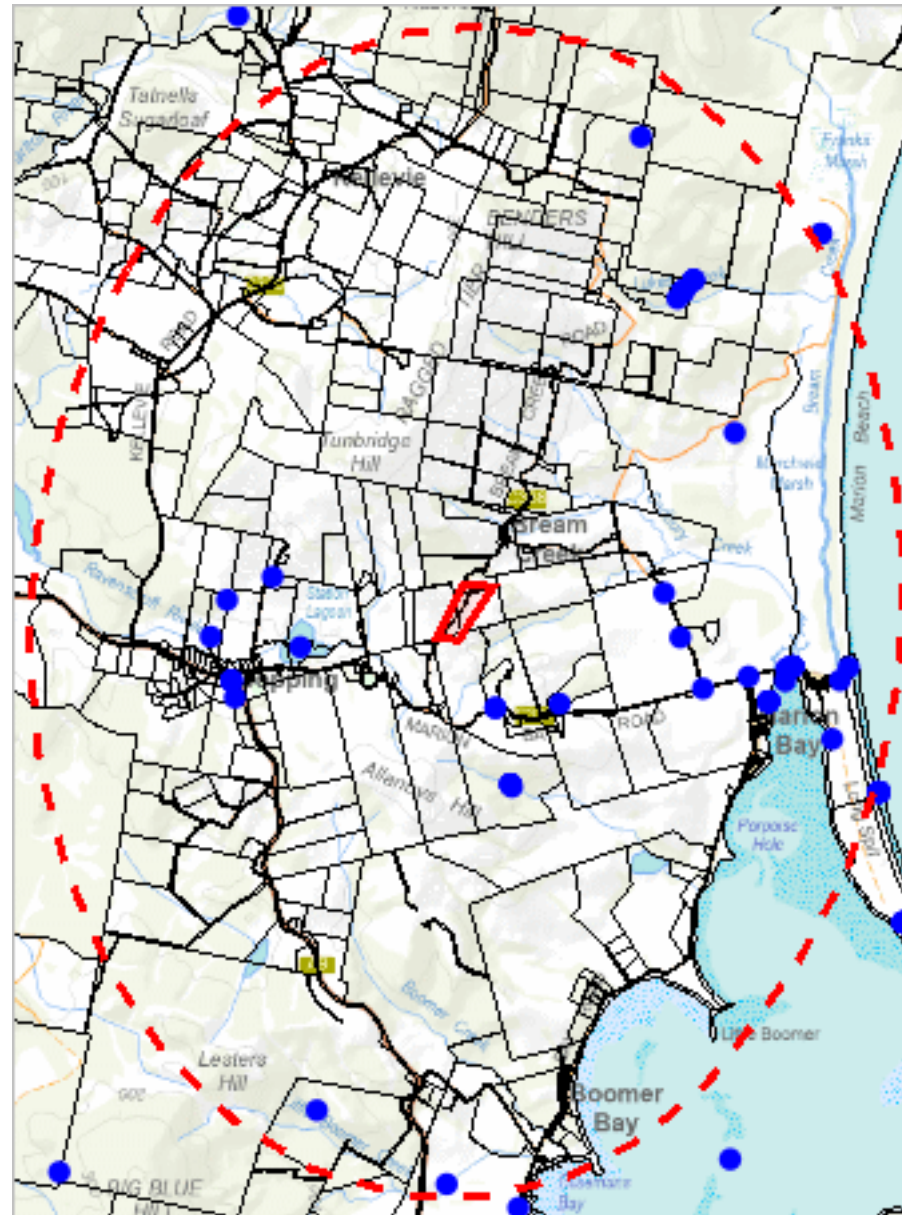


Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Raptor nests and sightings within 5000 metres

571821, 5264912



 **Sorell Council**
Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

563570, 5253957

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

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

● Point Verified

● Point Unverified

— Line Verified

— Line Unverified

□ Polygon Verified

□ Polygon Unverified

Legend: Cadastral Parcels



**Sorell Council**

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1509	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	20-Mar-2007
1731	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	4	19-Nov-2013
2562	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	07-Nov-2018
551	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	19-Nov-2007
570	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	6	19-Nov-2013
636	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	4	10-Jan-2005
	Aquila audax	wedge-tailed eagle	Not Recorded	6	11-Jan-2018
	Aquila audax	wedge-tailed eagle	Sighting	11	04-Jan-2022
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	3	07-May-2025
	Falco peregrinus	peregrine falcon	Sighting	4	18-Jun-2022
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	12	18-Jun-2018
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	30	18-Jan-2024
	Tyto novaehollandiae	masked owl	Not Recorded	1	14-Mar-1991
	Tyto novaehollandiae	masked owl	Sighting	3	18-Jun-1996

Unverified Records

No unverified records were found!

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

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

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

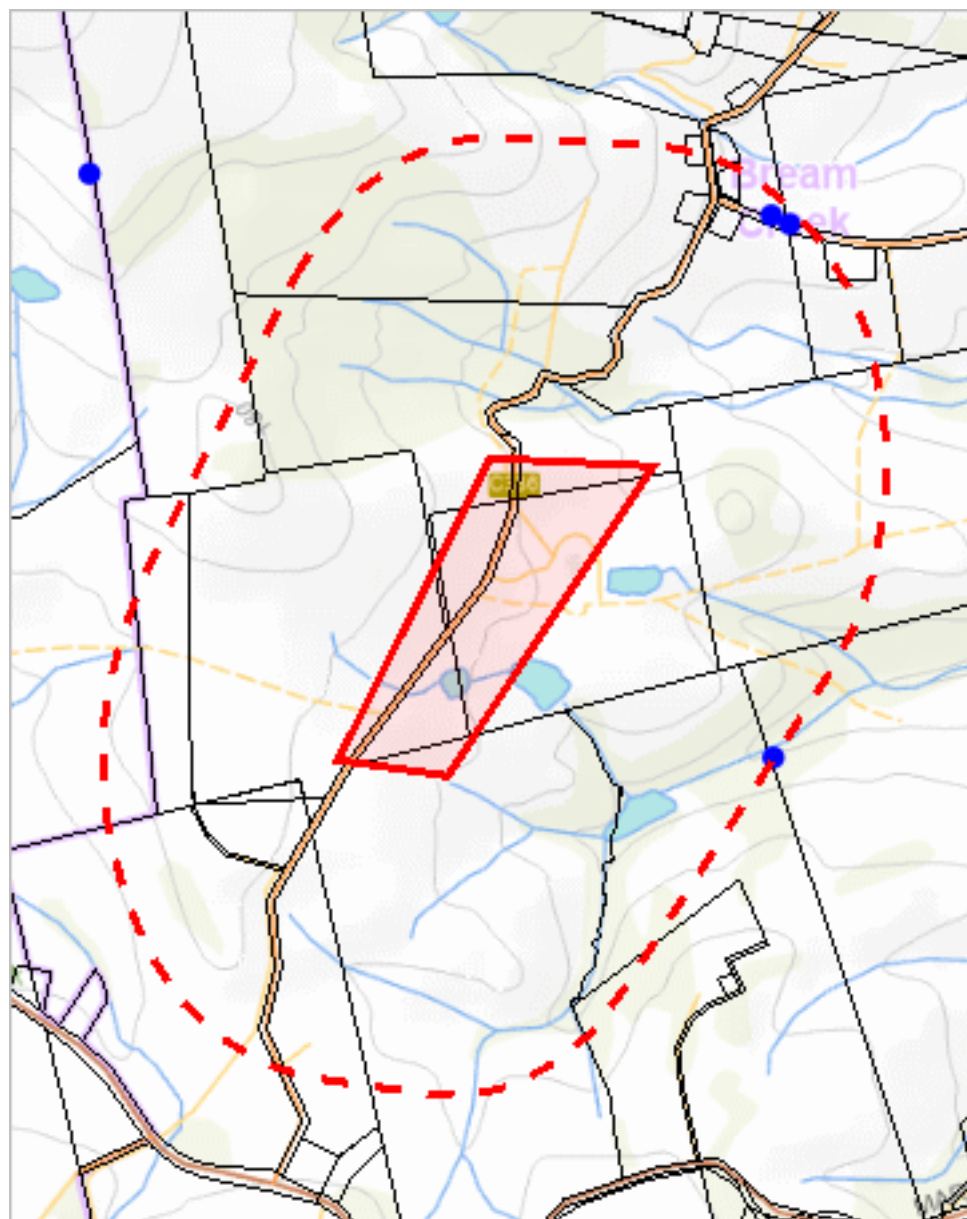
Telephone: 1300 368 550

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

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


Sorell Council

Development Application: 5.2026.287.1 -
 Response to Request For Information - 106
 Bream Creek Road, Bream Creek - P5.pdf
 Plans Reference: P4
 Date Received: 04/05/2026



566922, 5258474

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

**Sorell Council**

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

● Point Verified

✎ Line Unverified

● Point Unverified

□ Polygon Verified

✎ Line Verified

□ Polygon Unverified

Legend: Cadastral Parcels



**Sorell Council**

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Tas Management Act Weeds within 500 m

Verified Records

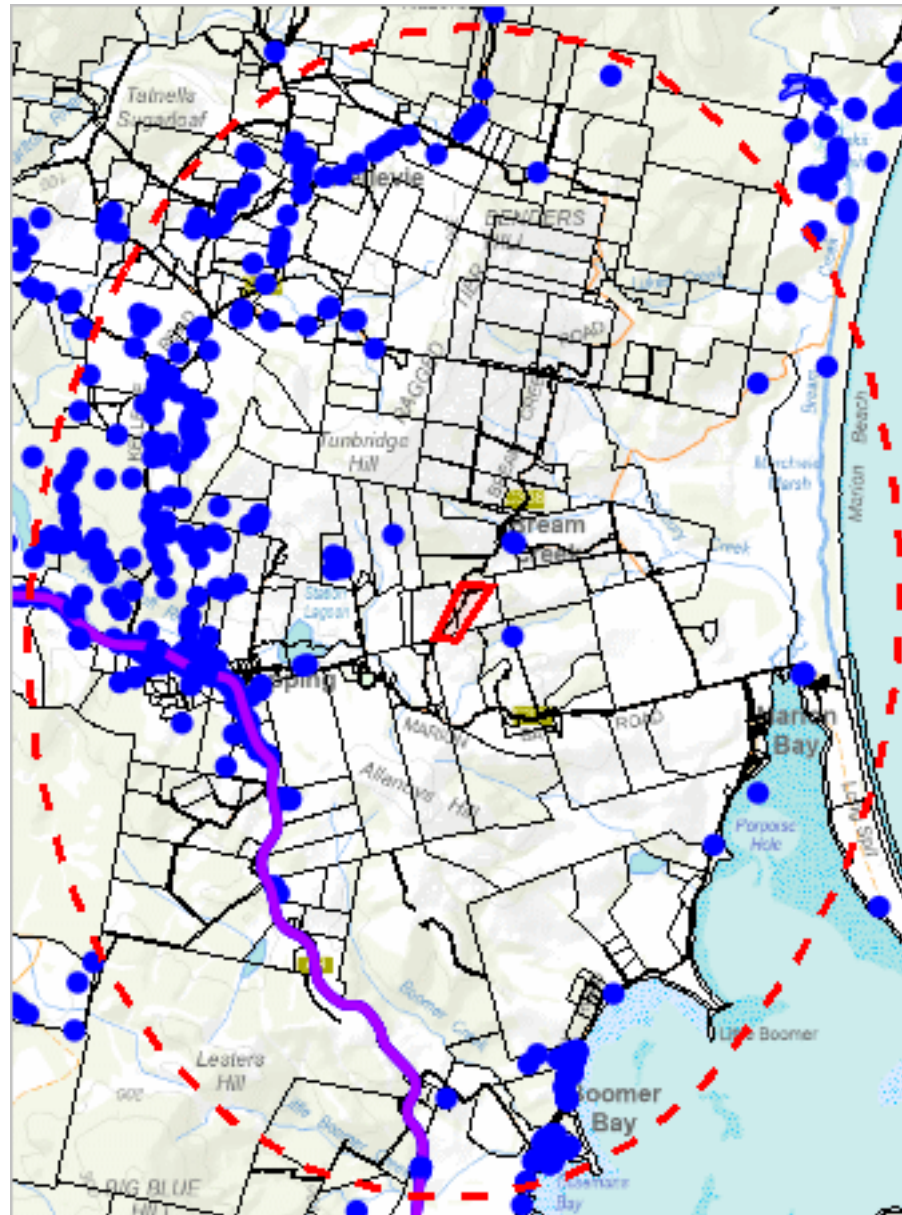
Species	Common Name	Observation Count	Last Recorded
Eragrostis curvula	african lovegrass	2	14-Mar-2023
Solanum marginatum	white-edged nightshade	1	20-Nov-2001

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>

**Sorell Council**
Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026



563570, 5253957

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



Sorell Council

Development Application: 5.2026.287.1 -
 Response to Request For Information - 106
 Bream Creek Road, Bream Creek - P5.pdf
 Plans Reference: P4
 Date Received: 04/05/2026

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: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Amsinckia calycina	hairy fiddleneck	3	08-Oct-2017
Chrysanthemoides monilifera subsp. monilifera	boneseed	108	03-Oct-2013
Cirsium arvense var. arvense	creeping thistle	1	04-Mar-2024
Cortaderia selloana	silver pampasgrass	2	12-Sep-2022
Cortaderia sp.	pampas grass	48	18-Aug-2008
Eragrostis curvula	african lovegrass	6	14-Mar-2023
Erica lusitanica	spanish heath	6	24-May-2022
Genista monspessulana	montpellier broom or canary broom	35	19-Oct-2013
Marrubium vulgare	white horehound	2	22-Mar-2006
Nassella trichotoma	serrated tussock	6	04-Oct-2009
Rubus fruticosus	blackberry	27	22-Aug-2014
Solanum marginatum	white-edged nightshade	1	20-Nov-2001
Ulex europaeus	gorse	291	27-Feb-2023

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 ***

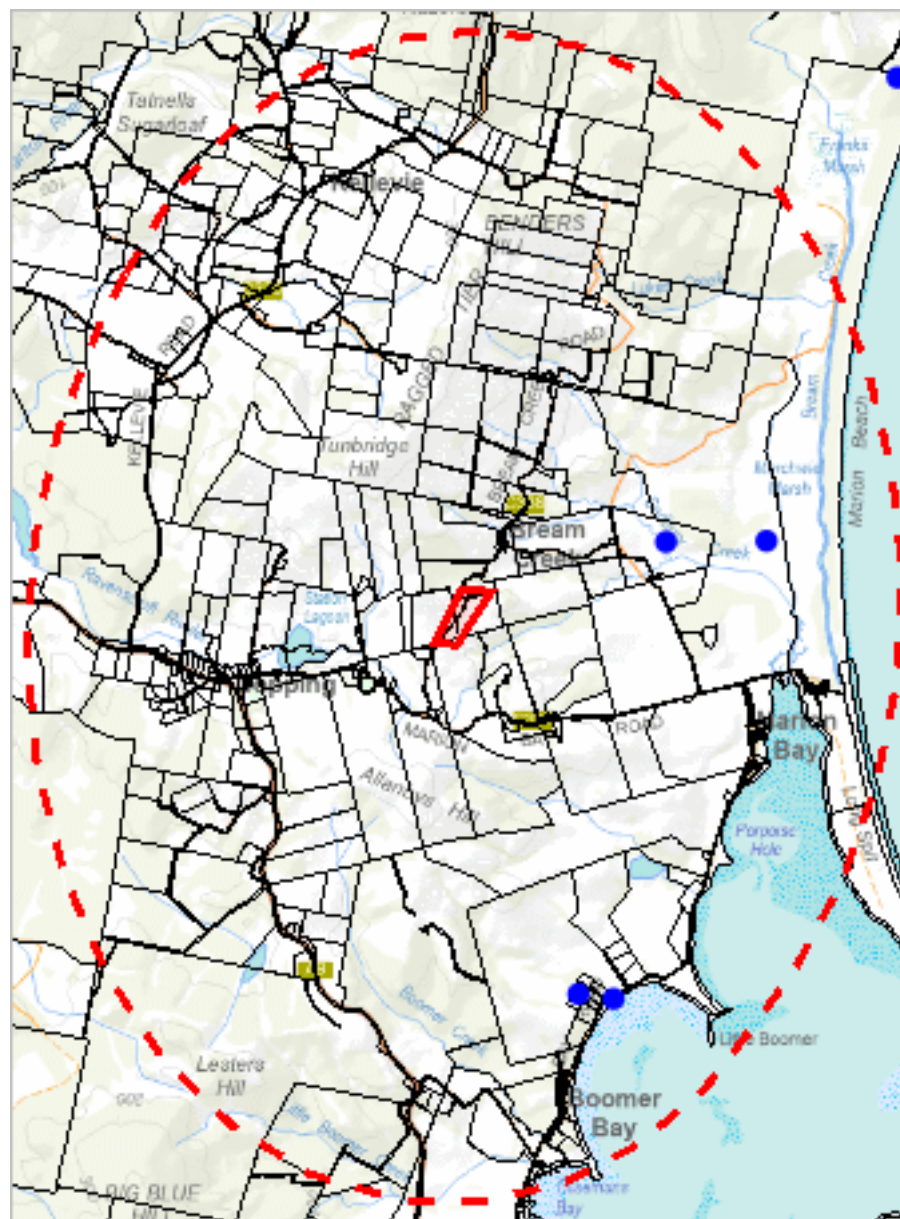


Sorell Council

Development Application: 5.2026.287.1 -
 Response to Request For Information - 106
 Bream Creek Road, Bream Creek - P5.pdf
 Plans Reference: P4
 Date Received: 04/05/2026

Priority Weeds within 5000 m

571821, 5264912



563570, 5253957

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

Sorell Council
 Development Application: 5.2026.287.1 -
 Response to Request For Information - 106
 Bream Creek Road, Bream Creek - P5.pdf
 Plans Reference: P4
 Date Received: 04/05/2026

Priority Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- ▬

 Line Verified
- ▬

 Line Unverified
- ▭

 Polygon Verified
- ▭

 Polygon Unverified

Legend: Cadastral Parcels



**Sorell Council**

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Pittosporum undulatum	sweet pittosporum	2	23-Nov-2017
Sporobolus anglicus	common cordgrass	2	07-Dec-1984

Unverified Records

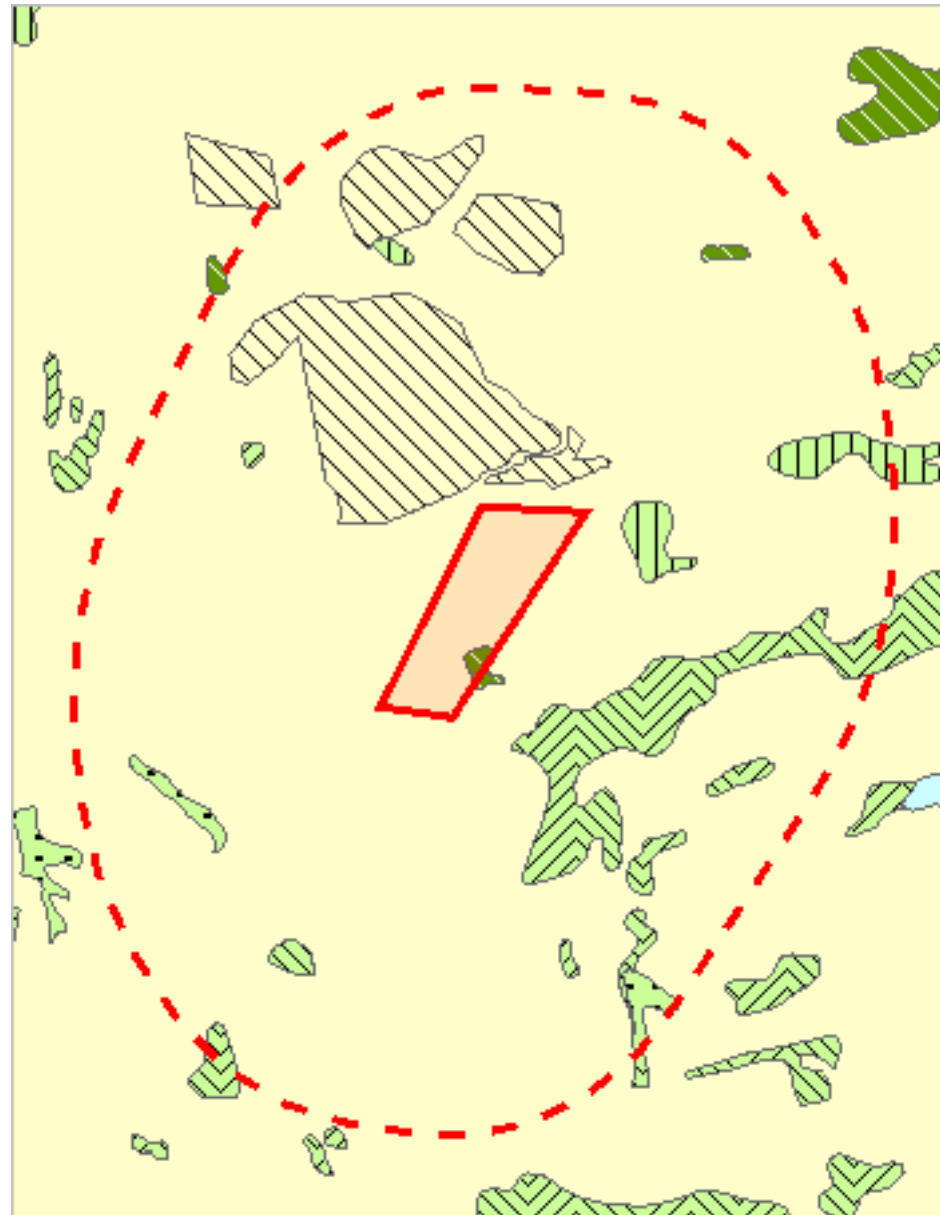
For more information about introduced weed species, please visit the following URL for contact details in your area:

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

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

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

**Sorell Council**
Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026



566549, 5257972

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



Sorell Council

Development Application: 5.2026.287.1 -
 Response to Request For Information - 106
 Bream Creek Road, Bream Creek - P5.pdf
 Plans Reference: P4
 Date Received: 04/05/2026

TASVEG 5.0 Communities within 1000 metres

Legend: TASVEG 5.0

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



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

TASVEG 5.0 Communities within 1000 metres

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


Sorell Council

Development Application: 5.2026.287.1 -
 Response to Request For Information - 106
 Bream Creek Road, Bream Creek - P5.pdf
 Plans Reference: P4
 Date Received: 04/05/2026

TASVEG 5.0 Communities within 1000 metres

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

Legend: Cadastral Parcels





Sorell Council

Development Application: 5.2026.287.1 -
 Response to Request For Information - 106
 Bream Creek Road, Bream Creek - P5.pdf
 Plans Reference: P4
 Date Received: 04/05/2026

TASVEG 5.0 Communities within 1000 metres

Code	Community	Notable Tree
DGL	(DGL) Eucalyptus globulus dry forest and woodland	
DOB	(DOB) Eucalyptus obliqua dry forest	
DOV	(DOV) Eucalyptus ovata forest and woodland	
DPU	(DPU) Eucalyptus pulchella forest and woodland	
FAL	(FAL) Agricultural land	
FRG	(FRG) Regenerating cleared land	

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

Telephone: (03) 6165 4320

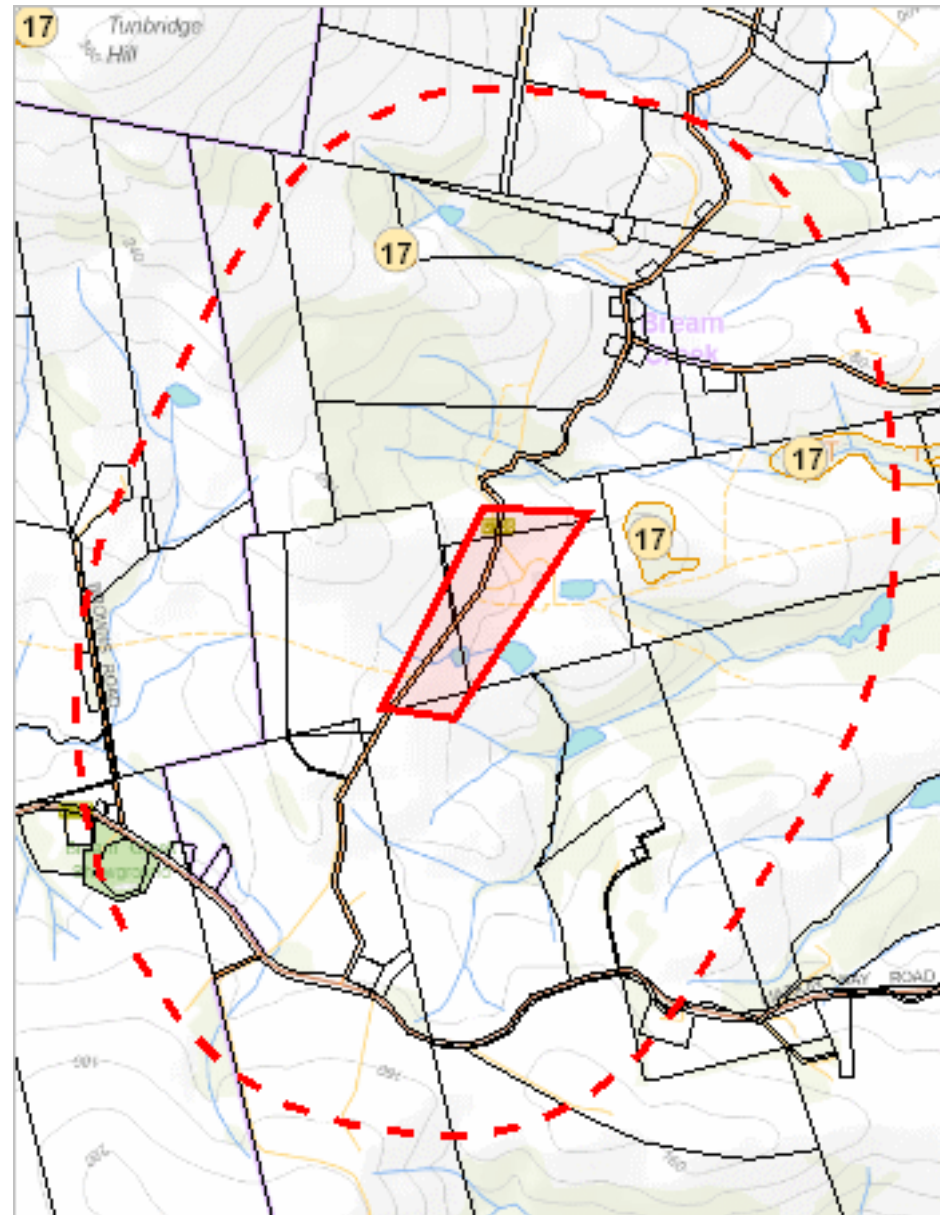
Email: TVMMPsupport@nre.tas.gov.au

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



Sorell Council

Development Application: 5.2026.287.1 -
 Response to Request For Information - 106
 Bream Creek Road, Bream Creek - P5.pdf
 Plans Reference: P4
 Date Received: 04/05/2026





Sorell Council

Development Application: 5.2026.287.1 -
 Response to Request For Information - 106
 Bream Creek Road, Bream Creek - P5.pdf
 Plans Reference: P4
 Date Received: 04/05/2026

566549, 5257972

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: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

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: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

*** No Fire History (All) found within 1000 metres ***

*** No Fire History (Last Burnt) found within 1000 metres ***

*** No reserves found within 1000 metres ***

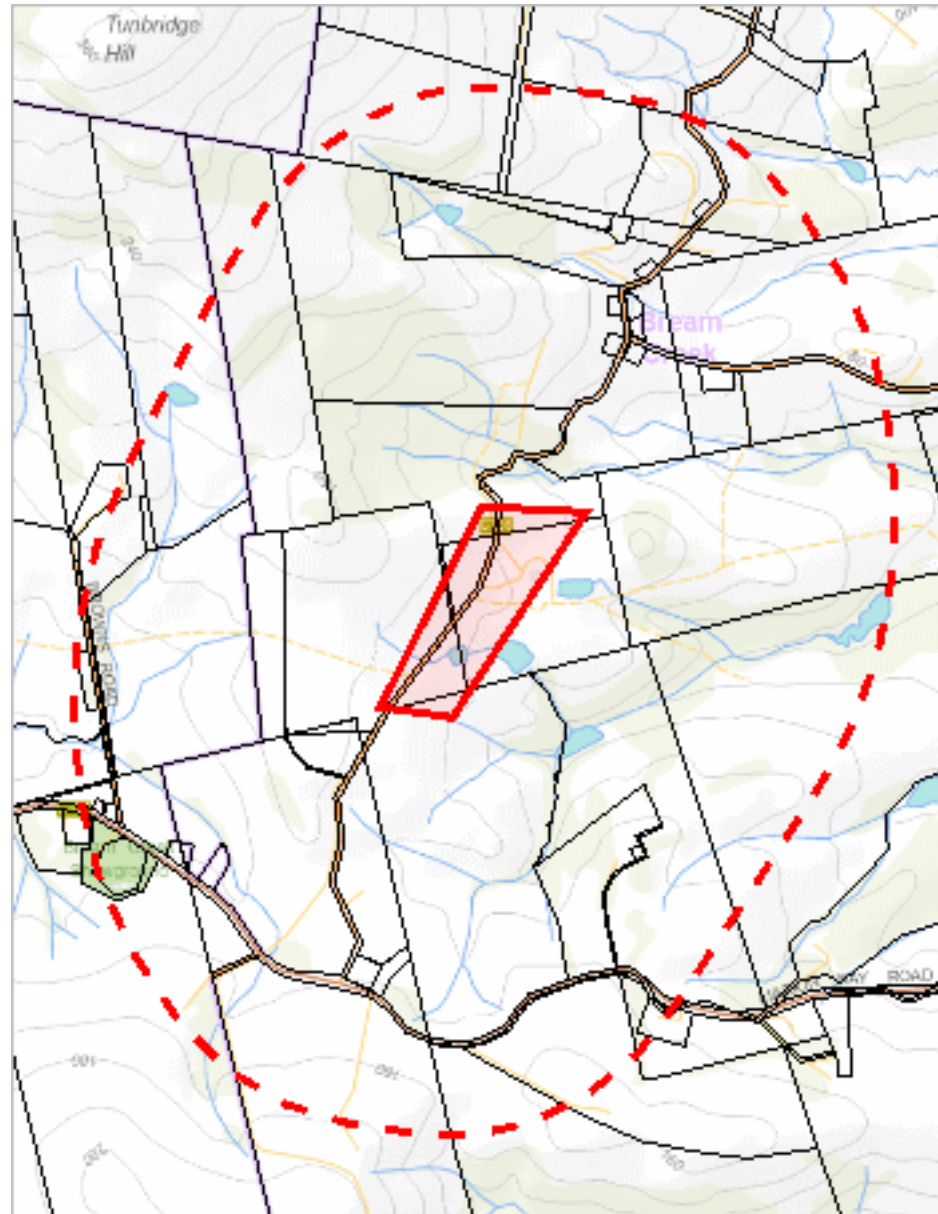
Known biosecurity risks within 1000 meters



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

568836, 5260888



566549, 5257972

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

Known biosecurity risks within 1000 meters

Legend: Biosecurity Risk Species

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

Legend: Hygiene infrastructure

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

Legend: Cadastral Parcels



**Sorell Council**

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

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

**Sorell Council**

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Appendix 2 Protected Matter Search Report

**Sorell Council**
Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026



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: 22-Apr-2026

**Sorell Council**
Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

[Summary](#)

[Details](#)

[Matters of NES](#)

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

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)

Summary

Matters of National Environment Significance

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

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar)	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	4
Listed Threatened Species:	67
Listed Migratory Species:	42

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:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	65
Whales and Other Cetaceans:	9
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None



Extra Information

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

State and Territory Reserves:	14
Regional Forest Agreements:	1
Nationally Important Wetlands:	None
EPBC Act Referrals:	2
Key Ecological Features (Marine):	None
Biologically Important Areas:	9
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Ecological Communities

[\[Resource Information \]](#)

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

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

Community Name	Threatened Category	Presence Text	Buffer Status
Giant Kelp Marine Forests of South East Australia	Endangered	Community may occur within area	In buffer area only
Lowland Native Grasslands of Tasmania	Critically Endangered	Community likely to occur within area	In buffer area only
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
Ardenna grisea Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat likely to occur within area	In feature area



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

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 known to occur within area	In feature area
<u>Calidris ferruginea</u> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
<u>Ceyx azureus diemenensis</u> Tasmanian Azure Kingfisher [25977]	Endangered	Species or species habitat likely to occur within area	In feature area
<u>Diomedea antipodensis</u> Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Diomedea antipodensis gibsoni</u> Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Diomedea epomophora</u> Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Diomedea exulans</u> Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Diomedea sanfordi</u> Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Fregetta grallaria grallaria</u> White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

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>Halobaena caerulea</u> Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Hirundapus caudacutus</u> White-throated Needletail [682]	Vulnerable	Species or species habitat known 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>Macronectes giganteus</u> Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Macronectes halli</u> Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Neophema chrysostoma</u> Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to 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	Species or species habitat known to occur within area	In feature area



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Scientific Name	Threatened Category	Presence Text	Buffer Status
Pterodroma leucoptera leucoptera Gould's Petrel, Australian Gould's Petrel [26033]	Endangered	Species or species habitat may occur within area	In feature area
Sternula albifrons Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Sternula nereis nereis Australian Fairy Tern [82950]	Vulnerable	Species or species habitat known to occur within area	In feature area
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche bulleri platei Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Thalassarche salvini</u> Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche steadi</u> White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
<u>Thinornis cucullatus cucullatus</u> Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Tringa nebularia</u> Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Tyto novaehollandiae castanops (Tasmanian population)</u> Masked Owl (Tasmanian) [67051]	Vulnerable	Species or species habitat known to occur within area	In feature area
FISH			
<u>Brachiopsilus ziebelli</u> Ziebell's Handfish, Waterfall Bay Handfish [83757]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Prototroctes maraena</u> Australian Grayling [26179]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Serirolella brama</u> Blue Warehou [69374]	Conservation Dependent	Species or species habitat known to occur within area	In buffer area only
<u>Thymichthys politus</u> Red Handfish [83756]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
FROG			
<u>Ranoidea raniformis listed as Litoria raniformis</u> Southern Bell Frog, Growling Grass Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [94668]	Vulnerable	Species or species habitat likely to occur within area	In feature area
INSECT			



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Scientific Name	Threatened Category	Presence Text	Buffer Status
Antipodia chaostola leucophaea Tasmanian Chaostola Skipper, Heath-sand Skipper [77672]	Endangered	Species or species habitat may occur within area	In buffer area only
Lissotes latidens Broad-toothed Stag Beetle, Wielangta Stag Beetle [66760]	Endangered	Species or species habitat known to occur within area	In buffer area only
MAMMAL			
Balaenoptera musculus Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Dasyurus maculatus maculatus (Tasmanian population) Spotted-tail Quoll, Spot-tailed Quoll, Tiger Quoll (Tasmanian population) [75183]	Vulnerable	Species or species habitat known to occur within area	In feature area
Dasyurus viverrinus Eastern Quoll, Luaner [333]	Endangered	Species or species habitat known to occur within area	In feature area
Eubalaena australis Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Perameles gunnii gunnii Eastern Barred Bandicoot (Tasmania) [66651]	Vulnerable	Species or species habitat known to occur within area	In feature area
Sarcophilus harrisii Tasmanian Devil [299]	Endangered	Species or species habitat likely to occur within area	In feature area
PLANT			
Boronia gunnii Gunn's Boronia, Cataract Gorge Boronia [29394]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Caladenia caudata Tailed Spider-orchid [17067]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Epacris virgata Pretty Heath, Dan Hill Heath [20375]	Endangered	Species or species habitat likely to occur within area	In feature area



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Scientific Name	Threatened Category	Presence Text	Buffer Status
Lepidium hyssopifolium Basalt Pepper-cress, Peppercress, Rubble Pepper-cress, Pepperweed [16542]	Endangered	Species or species habitat known to occur within area	In feature area
Prasophyllum apoxychilum Tapered Leek-orchid [64947]	Endangered	Species or species habitat may occur within area	In feature area
Prasophyllum castaneum Chestnut Leek-orchid [64948]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Pterostylis ziegeleri Grassland Greenhood, Cape Portland Greenhood [64971]	Vulnerable	Species or species habitat may occur within area	In feature area
Senecio psilocarpus Swamp Fireweed, Smooth-fruited Groundsel [64976]	Vulnerable	Species or species habitat may occur within area	In feature area
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
Thelymitra jonesii Sky-blue Sun-orchid [76352]	Endangered	Species or species habitat likely to 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
SEASTAR			
Parvulastra vivipara Tasmanian Live-bearing Seastar [85451]	Vulnerable	Species or species habitat may occur within area	In buffer area only
SHARK			
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

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

[Ardena carneipes](#)

Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]

Foraging, feeding or related behaviour likely to occur within area

In buffer area only

[Ardena grisea](#)

Sooty Shearwater [82651]

Vulnerable

Species or species habitat likely to occur within area

In buffer area only

[Diomedea antipodensis](#)

Antipodean Albatross [64458]

Vulnerable

Foraging, feeding or related behaviour likely to occur within area

In buffer area only

[Diomedea epomophora](#)

Southern Royal Albatross [89221]

Vulnerable

Foraging, feeding or related behaviour likely to occur within area

In buffer area only

[Diomedea exulans](#)

Wandering Albatross [89223]

Vulnerable

Foraging, feeding or related behaviour likely to occur within area

In buffer area only

[Diomedea sanfordi](#)

Northern Royal Albatross [64456]

Endangered

Foraging, feeding or related behaviour likely to occur within area

In buffer area only

[Macronectes giganteus](#)

Southern Giant-Petrel, Southern Giant Petrel [1060]

Endangered

Foraging, feeding or related behaviour likely to occur within area

In buffer area only

[Macronectes halli](#)

Northern Giant Petrel [1061]

Vulnerable

Foraging, feeding or related behaviour likely to occur within area

In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Sternula albifrons Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Thalassarche bulleri Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche carteri Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
Thalassarche cauta Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche chrysostoma Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
Thalassarche impavida Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche melanophris Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche salvini Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Thalassarche steadi White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only

Migratory Marine Species

[Balaenoptera musculus](#)

Blue Whale [36]	Endangered	Species or species habitat likely to occur within area	In buffer area only
-----------------	------------	--	---------------------



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106

Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4

Date Received: 04/05/2026

Scientific Name	Threatened Category	Presence Text	Buffer Status
Caperea marginata Pygmy Right Whale [39]		Foraging, feeding or related behaviour may occur within area	In buffer area only
Carcharodon carcharias White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Eubalaena australis as Balaena glacialis australis Southern Right Whale [40]	Endangered	Breeding known to occur within area	In buffer area only
Lagenorhynchus obscurus Dusky Dolphin [43]		Species or species habitat may occur within area	In buffer area only
Lamna nasus Porbeagle, Mackerel Shark [83288]		Species or species habitat likely to occur within area	In buffer area only
Megaptera novaeangliae Humpback Whale [38]		Foraging, feeding or related behaviour known to occur within area	In buffer area only
Migratory Terrestrial Species			
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris alba Sanderling [875]		Species or species habitat known to occur within area	In buffer area only



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area	In feature area
Calidris ruficollis Red-necked Stint [860]		Species or species habitat known to occur within area	In buffer area only
Charadrius bicinctus Double-banded Plover [895]		Species or species habitat known to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius phaeopus Whimbrel [849]		Species or species habitat known to occur within area	In buffer area only
Pluvialis fulva Pacific Golden Plover [25545]		Species or species habitat known to occur within area	In buffer area only
Tringa brevipes Grey-tailed Tattler [851]		Species or species habitat known to occur within area	In buffer area only



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Scientific Name	Threatened Category	Presence Text	Buffer Status
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area	In feature area

Other Matters Protected by the EPBC Act

Listed Marine Species [Resource Information]

Scientific Name	Threatened Category	Presence Text	Buffer Status
-----------------	---------------------	---------------	---------------

Bird

Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
--	--	--	-----------------

Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
---	--	---	-----------------

Ardenna carneipes as Puffinus carneipes Flesh-footed Shearwater, Fleshy-footed Shearwater [82404]		Foraging, feeding or related behaviour likely to occur within area	In buffer area only
---	--	---	---------------------

Ardenna grisea as Puffinus griseus Sooty Shearwater [82651]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
--	------------	--	---------------------

Arenaria interpres Ruddy Turnstone [872]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
---	------------	---	---------------------

Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
---	--	---	-----------------

Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
--	------------	--	-----------------

Scientific Name	Threatened Category	Presence Text	Buffer Status
Calidris alba Sanderling [875]		Species or species habitat known to occur within area	In buffer area only
Calidris canutus Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat known to occur within area overfly marine area	In feature area
Calidris ruficollis Red-necked Stint [860]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Charadrius bicinctus Double-banded Plover [895]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Charadrius ruficapillus Red-capped Plover [881]		Species or species habitat known to occur within area overfly marine area	In buffer area only
Diomedea antipodensis Antipodean Albatross [64458]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea antipodensis gibsoni as Diomedea gibsoni Gibson's Albatross [82270]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Scientific Name	Threatened Category	Presence Text	Buffer Status
Diomedea epomophora Southern Royal Albatross [89221]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea exulans Wandering Albatross [89223]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Diomedea sanfordi Northern Royal Albatross [64456]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
Halobaena caerulea Blue Petrel [1059]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Lathamus discolor Swift Parrot [744]	Critically Endangered	Breeding known to occur within area overfly marine area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In buffer area only
Macronectes giganteus Southern Giant-Petrel, Southern Giant Petrel [1060]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Scientific Name	Threatened Category	Presence Text	Buffer Status
Macronectes halli Northern Giant Petrel [1061]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
Neophema chrysostoma Blue-winged Parrot [726]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Numenius phaeopus Whimbrel [849]		Species or species habitat known to occur within area	In buffer area only
Pachyptila turtur Fairy Prion [1066]		Species or species habitat known to occur within area	In buffer area only
Pluvialis fulva Pacific Golden Plover [25545]		Species or species habitat known to occur within area	In buffer area only
Pterodroma cervicalis White-necked Petrel [59642]		Species or species habitat may occur within area	In feature area
Stercorarius antarcticus as Catharacta skua Brown Skua [85039]		Species or species habitat may occur within area	In buffer area only
Sterna striata White-fronted Tern [799]		Foraging, feeding or related behaviour likely to occur within area	In feature area



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Sternula albifrons as Sterna albifrons</u> Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Thalassarche bulleri</u> Buller's Albatross, Pacific Albatross [64460]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche bulleri platei as Thalassarche sp. nov.</u> Northern Buller's Albatross, Pacific Albatross [82273]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche carteri</u> Indian Yellow-nosed Albatross [64464]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Thalassarche cauta</u> Shy Albatross [89224]	Endangered	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche chrysostoma</u> Grey-headed Albatross [66491]	Endangered	Species or species habitat may occur within area	In buffer area only
<u>Thalassarche impavida</u> Campbell Albatross, Campbell Black-browed Albatross [64459]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche melanophris</u> Black-browed Albatross [66472]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche salvini</u> Salvin's Albatross [64463]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area	In buffer area only
<u>Thalassarche steadi</u> White-capped Albatross [64462]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only



Sorell Council

Development Application: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Scientific Name	Threatened Category	Presence Text	Buffer Status
Thinornis cucullatus as Thinornis rubricollis Hooded Plover, Hooded Dotterel [87735]		Species or species habitat known to occur within area overfly marine area	In feature area
Thinornis cucullatus cucullatus as Thinornis rubricollis rubricollis Eastern Hooded Plover, Eastern Hooded Plover [90381]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Tringa brevipes as Heteroscelus brevipes Grey-tailed Tattler [851]		Species or species habitat known to occur within area	In buffer area only
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Fish			
Hippocampus abdominalis Big-belly Seahorse, Eastern Potbelly Seahorse, New Zealand Potbelly Seahorse [66233]		Species or species habitat may occur within area	In buffer area only
Hippocampus breviceps Short-head Seahorse, Short-snouted Seahorse [66235]		Species or species habitat may occur within area	In buffer area only
Histiogamphelus briggsii Crested Pipefish, Briggs' Crested Pipefish, Briggs' Pipefish [66242]		Species or species habitat may occur within area	In buffer area only
Maroubra perserrata Sawtooth Pipefish [66252]		Species or species habitat may occur within area	In buffer area only
Mitotichthys mollisoni Mollison's Pipefish [66260]		Species or species habitat may occur within area	In buffer area only
Mitotichthys semistriatus Halfbanded Pipefish [66261]		Species or species habitat may occur within area	In buffer area only

Scientific Name	Threatened Category	Presence Text	Buffer Status
Mitotichthys tuckeri Tucker's Pipefish [66262]		Species or species habitat may occur within area	In buffer area only
Phyllopteryx taeniolatus Common Seadragon, Weedy Seadragon [66268]		Species or species habitat may occur within area	In buffer area only
Solegnathus spinosissimus Spiny Pipehorse, Australian Spiny Pipehorse [66275]		Species or species habitat may occur within area	In buffer area only
Stigmatopora argus Spotted Pipefish, Gulf Pipefish, Peacock Pipefish [66276]		Species or species habitat may occur within area	In buffer area only
Stigmatopora nigra Widebody Pipefish, Wide-bodied Pipefish, Black Pipefish [66277]		Species or species habitat may occur within area	In buffer area only
Urocampus carinirostris Hairy Pipefish [66282]		Species or species habitat may occur within area	In buffer area only
Vanacampus phillipi Port Phillip Pipefish [66284]		Species or species habitat may occur within area	In buffer area only

Mammal

Arctocephalus forsteri Long-nosed Fur-seal, New Zealand Fur-seal [20]		Species or species habitat may occur within area	In buffer area only
Arctocephalus pusillus Australian Fur-seal, Australo-African Fur-seal [21]		Species or species habitat may occur within area	In buffer area only

Whales and Other Cetaceans

[[Resource Information](#)]

Current Scientific Name	Status	Type of Presence	Buffer Status
Balaenoptera acutorostrata Minke Whale [33]		Species or species habitat may occur within area	In buffer area only

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



Extra Information

State and Territory Reserves			[Resource Information]
Protected Area Name	Reserve Type	State	Buffer Status
Africa Gully	Nature Reserve	TAS	In buffer area only
Blue Hills #2	Conservation Covenant	TAS	In buffer area only
Bream Creek	Conservation Covenant	TAS	In buffer area only
Hazelwood (Carlton River)	Conservation Covenant	TAS	In buffer area only
Hazelwood (Ravenscroft Rivulet)	Conservation Covenant	TAS	In buffer area only

Protected Area Name	Reserve Type	State	Buffer Status
Long Spit	Private Nature Reserve	TAS	In buffer area only
Marchwiell #4	Conservation Covenant	TAS	In buffer area only
Marchwiell #6	Conservation Covenant	TAS	In buffer area only
Marchwiell #7	Conservation Covenant	TAS	In buffer area only
Marchwiell Falls Festival #1	Conservation Covenant	TAS	In buffer area only
Marchwiell Falls Festival #2	Conservation Covenant	TAS	In buffer area only
Marion Beach	Conservation Area	TAS	In buffer area only
Point du Ressac	Conservation Area	TAS	In buffer area only
Woods Rd Kellevie	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
Tasmanian	Tasmania	In feature area

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

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Tree Removal Between Sugarloaf & Sommers Bay Roads	2002/733		Completed	In buffer area only

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

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

Scientific Name	Behaviour	Presence	Buffer Status
Seabirds			
Ardenna grisea			
Sooty Shearwater [82651]	Foraging	Known to occur	In buffer area only
Ardenna tenuirostris			
Short-tailed Shearwater [82652]	Foraging	Known to occur	In buffer area only

Scientific Name	Behaviour	Presence	Buffer Status
Pelagodroma marina White-faced Storm-petrel [1016]	Foraging	Known to occur	In buffer area only
Pelecanoides urinatrix Common Diving-petrel [1018]	Foraging	Known to occur	In buffer area only
Pterodroma mollis Soft-plumaged Petrel [1036]	Foraging	Known to occur	In buffer area only
Thalassarche cauta cauta Shy Albatross [82345]	Foraging likely	Likely to occur	In buffer area only
Whales			
Balaenoptera musculus brevicauda Pygmy Blue Whale [81317]	Foraging	Likely to be present	In buffer area only
Eubalaena australis Southern Right Whale [40]	Migration		In buffer area only
Eubalaena australis Southern Right Whale [40]	Reproduction		In buffer area only

Caveat

1 PURPOSE

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

The report contains the mapped locations of:

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

2 DISCLAIMER

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

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

3 DATA SOURCES

Threatened ecological communities

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

Threatened, migratory and marine species

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

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

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

4 LIMITATIONS

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

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

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

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

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

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

Acknowledgements

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

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

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

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

[© 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: 5.2026.287.1 -
Response to Request For Information - 106
Bream Creek Road, Bream Creek - P5.pdf
Plans Reference: P4
Date Received: 04/05/2026

Appendix 3 Photo dossier



Figure 4 Location of proposed effluent pond



Figure 5 Existing effluent pond



Figure 6 Location of proposed greenwater pond



Figure 7 Existing feedpad



Figure 8 Location of proposed shed and Tasmanian blue gum that may be removed



Figure 9 Location of mapped waterway showing no defined channel, only pugging from cattle



Figure 10 Monterey cypress windbreaks that will require removal



Figure 11 Location of mapped waterway showing no defined channel, only pugging from cattle



Figure 12 Tasmanian blue gum that may be impacted.

