

38-Lot Subdivision

Application Number: 01242

Commencement Date: 25/05/2022

Status: Locked

1. About the project

1.1 Project details

1.1.1 Project title *

38-Lot Subdivision

1.1.2 Project industry type *

Residential Development

1.1.3 Project industry sub-type

—

1.1.4 Estimated start date *

1/11/2022

1.1.4 Estimated end date *

1/05/2024

1.2 Proposed Action details

1.2.1 Provide an overview of the proposed action, including all proposed activities. *

In 2018, a 22-lot subdivision on Ecclestone Road, Riverside (Property ID 7655464, Title Reference 43468/1) was proposed. Representations were submitted to Council in response to the development application; these expressed a range of concerns, particularly the potential impact to natural values. North Barker Ecosystem Services (NBES) submitted an addendum to their 2019 Natural Values Assessment (NVA) report (Attachment 1) to address these concerns: the addendum provided more detail on the natural values in the proposed subdivision area and the potential impacts. Additionally, the West Tamar Council sought external expert review (EcoTas, 2020 – Attachment 2) of the planning documentation, specifically regarding the aforementioned NBES natural values report and addendum, and the representations. Relevant outcomes were included in an NVA revision by NBES (Attachment 3).

Subsequently, the design of the subdivision has changed from a 22-lot to a 38-lot subdivision, so the proponent submitted an updated application with Council for the proposed development.

As per Attachment 4, page 2 - 5 in the planning permit and Attachment 5 the plan of the subdivision, the proposed subdivision on a 36.8 ha lot includes:

- 37 low density residential lots – Rectangular in shape with an area ranging between 5003 m² and 6893 m².
- Approximately 30 % of each lot is proposed to be protected from clearance under a Part 5 agreement, this is an area of 5.36 ha (Attachment 6)
- A road lot – a narrow lot with a width of 18 m covering 2.17 ha.
- A balance lot – an area of approximately 15.5 ha that is not proposed to be impacted upon in the short to medium term (Attachments 6).
- A stormwater detention basin lot (adjacent to Lot 23).

Thus, the proposed development footprint = 36.8 ha, including a disturbance footprint of 15.93 ha and avoidance of 20.87 ha.

Associated works will include:

- Vegetation modification and clearance – To facilitate the new road and building areas, including hazard management areas for required Bushfire-Prone Areas Code, 15.9 ha of vegetation is proposed to be cleared or modified. Apart from the small stormwater detention basin lot, vegetation clearance and modification is limited to the residential lots and the road lot.
- Road construction – An access road off Ecclestone Road is proposed to be developed to facilitate the access to the proposed residential lots. The road junction is located near the southwest corner of the project area and the entrance will include a slight bend and then continue straight for approximately 800 m before a T-junction that runs in a north-south alignment (100 m to the north and 215 m to the south) both ending in a cul-de-sac. The southern end of the cul-de-sac will include a 10 m wide walkway for pedestrians that connects with Valley View Drive to the east.
- Infrastructure services – Roadside drainage infrastructure will be incorporated alongside the access roads where open channels flowing north-easterly will collect and direct stormwater runoff to a drainage catchment to the south-east. The discharge point for the runoff from the drain will be the watercourse located in the south-eastern corner of the balance lot. A detention basin will be excavated at the frontage of lot 23.

Existing infrastructure services - Existing water and electricity infrastructure is proposed to be extended to service the subdivision. This infrastructure will be located underground. The site is not located within an area that is serviced by reticulated sewer infrastructure. Each lot will be of a size and configuration that is capable of accommodating a suitable onsite wastewater management system.

The nature of activities could have an impact on breeding habitat for wedge-tailed eagles and foraging and breeding habitat for Tasmanian devils, eastern barred bandicoots, eastern quolls, spotted tail quolls and Tasmanian masked owls. The likelihood and significance of the impact of this development on each species can be found in section 4 of this Referral.

1.2.2 Is the project action part of a staged development or related to other actions or proposals in the region?

No

1.2.6 What Commonwealth or state legislation, planning frameworks or policy documents are relevant to the proposed action, and how are they relevant? *

Tasmanian Threatened Species Protection Act 1995

The impact to the 50 *Brunonia australis* will require a 'permit to take' from the Department of Primary Industries, Parks, Wildlife and the Environment (DPIPWE). Although we are unable to confirm the presence of *Poa mollis* from the proposal area, DPIPWE may require a permit to take for the records on the Natural Values Atlas (one plant at one location and no number provided at the other location).

Tasmanian Nature Conservation Act 2002

Of the four vegetation communities on site, *Eucalyptus ovata* forest and woodland (DOV), is listed under the Act. No impact to this community is expected by the current subdivision proposal.

Tasmanian Weed Management Act 1999

West Tamar is a Zone B municipality for the species of declared weed observed on site (blackberry, slender thistle and gorse). According to the provisions of the Weed Management Act 1999, Zone B municipalities are those which host widespread infestations where control and prevention of spread is the principle aim. The containment principles of this Act should be sufficiently met with best practice construction hygiene that prevents the transport of contaminated material off site.

Aboriginal Heritage Act 1975

Under This Act, any Aboriginal artefacts encountered during works or evidence of the land being an Aboriginal site must result in complete cease of works immediately. With advice on management sought from Aboriginal Heritage Australia.

West Tamar Interim Planning Scheme 2013

The clearance of native vegetation triggers the Biodiversity Code (E8) of the Scheme.

The proposed subdivision development complies with the applicable Scheme provisions in the Low Density Residential zone and relevant code standards, including the following performance criteria:

- Clause 12.4.3.1 Lot Area, Building Envelopes and Frontage - Performance Criteria P3;
- Clause E4.6.1 Use and Road or Rail Infrastructure - Performance Criteria P3;
- Clause E4.7.2 Management of Road Accesses and Junctions - Performance Criteria P2;
- Clause E7.4.4 Sight Distance at Accesses, Junctions and Level Crossings - Performance Criteria P1; and
- Clause E8.6.1 Habitat and Vegetation Management - Performance Criteria P2.

EPBCA

According to the Significant Impact Guidelines 1.1, the impact to listed threatened fauna species such as those named above in section 1.2 requires approval.

1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. *

Stakeholder engagement is not a routine part of this type of subdivision development. That being said, public consultation is built into the Tasmanian land use planning system where by the discretionary subdivision application was advertised for a period of 2 weeks and adjoining land owners were notified. The public were able to make a submission within this period. In this instance, public submissions were made and they were dealt with through the standard assessment process undertaken by Council.

This application also proceeded to an Appeal where all representors were able to become a Joined Party to the appeal proceedings.

The appeal process concluded with the decision of Council (for approval) being upheld by the Tribunal.

There has been no Indigenous consultation for this project.

1.3.1 Identity: Referring party

Privacy Notice:

Personal information means information or an opinion about an identified individual, or an individual who is reasonably identifiable.

By completing and submitting this form, you consent to the collection of all personal information contained in this form. If you are providing the personal information of other individuals in this form, please ensure you have their consent before doing so.

The Department of Climate Change, Energy, the Environment and Water (the department) collects your personal information (as defined by the Privacy Act 1988) through this platform for the purposes of enabling the department to consider your submission and contact you in relation to your submission. If you fail to provide some or all of the personal information requested on this platform (name and email address), the department will be unable to contact you to seek further information (if required) and subsequently may impact the consideration given to your submission.

Personal information may be disclosed to other Australian government agencies, persons or organisations where necessary for the above purposes, provided the disclosure is consistent with relevant laws, in particular the Privacy Act 1988 (Privacy Act). Your personal information will be used and stored in accordance with the Australian Privacy Principles.

See our Privacy Policy to learn more about accessing or correcting personal information or making a complaint. Alternatively, email us at privacy@awe.gov.au.

Confirm that you have read and understand this Privacy Notice *

1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details	
ABN	79897900835
Organisation name	North Barker Ecosystem Services
Organisation address	163 Campbell St, Hobart, Tasmania, 7000
Referring party details	
Name	Philip Barker
Job title	Ecologist
Phone	0438250713
Email	pbarker@northbarker.com.au
Address	163 Campbell St, Hobart, TAS 7000

1.3.2 Identity: Person proposing to take the action

1.3.2.1 Are the Person proposing to take the action details the same as the Referring party details? *

No

1.3.2.2 Is Person proposing to take the action an organisation or business? *

Yes

Person proposing to take the action organisation details	
ABN	46153548059
Organisation name	Growth Developments
Organisation address	287 Charles St, Launceston TAS 7250

Person proposing to take the action details

Name	Jason Sherriff
Job title	Director
Phone	0408 135 559
Email	jason@sherriffcivil.com.au
Address	Tasmania

1.3.2.14 Are you proposing the action as part of a Joint Venture? *

No

1.3.2.15 Are you proposing the action as part of a Trust? *

No

1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. *

All development projects have only been undertaken when relevant approvals have been obtained from statutory authorities and in accordance with the conditions of approval. To this effect, Growth Developments have not been issued with any enforcement notices or proceedings under relevant Tasmanian legislation.

Growth Developments is a small privately owned company. It does not have a specific environmental policy that governs the conduct of business. Notwithstanding, all projects are undertaken in accordance with approved permits and other statutory requirements where necessary.

Growth Developments has not referred any previous actions.

1.3.3 Identity: Proposed designated proponent**1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? ***

Yes

Proposed designated proponent organisation details

ABN	46153548059
Organisation name	Growth Developments
Organisation address	287 Charles St, Launceston TAS 7250

Proposed designated proponent details

Name	Jason Sherriff
Job title	Director
Phone	0408 135 559
Email	jason@sherriffcivil.com.au
Address	Tasmania

1.3.4 Identity: Summary of allocation

✔ Confirmed Referring party's identity

The Referring party is the person preparing the information in this referral.

ABN	79897900835
Organisation name	North Barker Ecosystem Services
Organisation address	163 Campbell St, Hobart, Tasmania, 7000
Representative's name	Philip Barker
Representative's job title	Ecologist
Phone	0438250713
Email	pbarker@northbarker.com.au
Address	163 Campbell St, Hobart, TAS 7000

✔ Confirmed Person proposing to take the action's identity

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN	46153548059
Organisation name	Growth Developments
Organisation address	287 Charles St, Launceston TAS 7250
Representative's name	Jason Sherriff
Representative's job title	Director
Phone	0408 135 559
Email	jason@sherriffcivil.com.au
Address	Tasmania

✔ Confirmed Proposed designated proponent's identity

The Person proposing to take the action is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)? *

No

1.4.3 Has the department issued you with a credit note? *

No

1.4.5 Have you applied for or been granted a waiver for full or partial fees under Regulation 5.21A? *

No

1.4.7 Are you going to apply for a waiver of full or partial fees under EPBC Regulation 5.21A? *

No

1.4.8 Would you like to add a purchase order number to your invoice? *

No

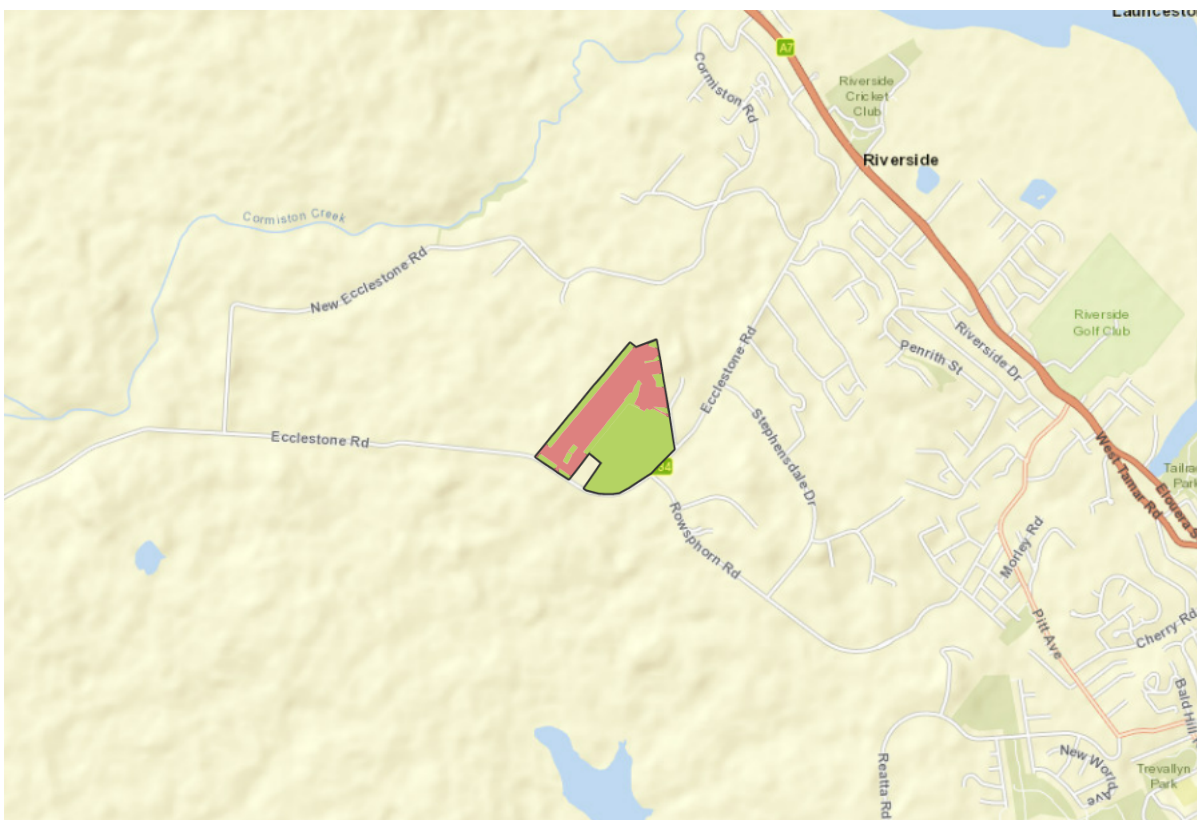
1.4 Payment details: Payment allocation

1.4.10 Who would you like to allocate as the entity responsible for payment? *

Person proposing to take the action

2. Location

2.1 Project footprint



2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Ecclestone Road, Riverside, Tas, 7250 - Property ID 7655464, Title Reference 43468/1

2.2.2 Where is the primary jurisdiction of the proposed action? *

Tasmania

2.2.3 Is there a secondary jurisdiction for this proposed action? *

No

2.2.5 What is the tenure of the action area relevant to the project area? *

The Tenure is Private Freehold

3. Existing environment

3.1 Physical description

3.1.1 Describe the current condition of the project area's environment.

The proposed area is located along Ecclestone Road in Riverside, Launceston, in North Tasmania, approximately 1.9 km from the Ecclestone Road and West Tamar Road junction. The Subdivision is approximately 7.5 km drive from the Launceston CBD or 5 km direct line. The proposed area has 813 m of frontage to Ecclestone Road along its southern boundary and 230 m of frontage to Valley View Drive along the southern section of the eastern boundary. Cadastral parcels with the title reference 106808/0 and 106808/2 with a combined area of 1.8 ha retreat into the south-west section of the site and both contain existing dwellings.

The surrounding landscape includes a peri-urban settlement with 5 adjoining lots to the north and north-east which ranges between 1.02 ha and 3.46 ha in area.

The property is in the Tasmanian Northern Midlands bioregion in the West Tamar City Council. The property ID is 7655464, Title Reference 43468/1. The site is zoned in an area of Low Density Residential that is approximately 461 ha and is situated between General Residential zone to the north-east and Rural Resource zoned land to the south-west. It is the largest parcel of undeveloped land within this block of Low-Density Residential. The proposed site is subject to the Biodiversity Code Under the West Tamar Interim Planning Scheme 2013.

The site is zoned as Low Density Residential and is subject to the Biodiversity Code Under the West Tamar Interim Planning Scheme 2013. Excluding the proposal there is 140 ha of native habitat within 1 km of the lot, representing 23% of land. Within 2 km, there are 530 ha of native habitat representing 30% of land. A substantial habitat patch is 1.3 km north and another 1.4 km west in the rural resource zone. A large patch occurs 2.3 km south in the environmental protection zone. Within 5 km there are 3300 ha of native habitat representing 36% of the land. These habitats include the same habitats types that are found on Ecclestone Road.

The site will be accessible along Ecclestone Road with a new sealed road lot at a width of 18 m (2.17 ha) being built to access each of the 37 residential lots. No road will be needed to access the 38th 'balance' lot.

The overall condition of the property is considered 'moderate' with much of the vegetation intact and considered mature (i.e. the presence of 80-100 DBH trees) with minimal human disturbance. However, there are infestations of blackberry on the southern and eastern boundaries, and there is evidence of selective harvesting of wood throughout. Several roads and tracks are also evident, permitting access for the dumping of waste; this is especially evident in the south-west. Within the vegetation community Bursaria - Acacia woodland and scrub the soil around the rocky shallow areas are in poor condition with no potential for threatened specialist rockplate species.

The site has not suffered recent effects of bushfires or floods.

3.1.2 Describe any existing or proposed uses for the project area.

The current property does not have any existing uses. The Addendum (Attachment 7, Section 1.6, Page 23) proposed the balance of the property be set aside as a Conservation Area as a mitigation measure and to address a number of representations and assist in meeting the requirements of the *West Tamar Interim Planning Scheme 2013*. However, it is understood that in discussions between the Council, the proponent and with external expert advice, it was determined that the broader circumstances of the land including its intended use under the planning scheme did not justify the protection of the remaining natural values by a conservation covenant. Subsequently, it has been proposed that Part 5 agreements will be placed on titles to protect ~30% of the native vegetation. Where possible, these areas have been designed as corridors to reduce edge effects and allow for continuity of habitat protection.

3.1.3 Describe any outstanding natural features and/or any other important or unique values that applies to the project area.

There are no outstanding natural features or other important or unique values relevant to the project area outside the relevant flora and fauna listed in Section 3.2 of this referral.

3.1.4 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.

The aspect of the proposed development site is north-east with a slope grade of 8 %. The highest topographical point of the site is located in the south-west corner at approximately 195 m Australian Height Datum (AHD). The site gradually falls away in a north easterly direction towards Valley View Drive to approximately 140 m AHD. In the south-eastern corner of the site, running parallel to Ecclestone road is a minor gully with a small creek running through it that runs north easterly feeding into a larger drainage catchment which eventually makes its way into the Tamar River.

The aspect and slope of each vegetation type and lot can be found in Table 1, Page 3 to 5 of Attachment 13.

3.2 Flora and fauna

3.2.1 Describe the flora and fauna within the affected area and attach any investigations of surveys if applicable.

A total of 99 species of vascular plants were recorded in the proposal area (Attachment 3, Appendix A, Page 45- 47).

Four Vegetation communities have been identified within the proposal area (Attachment 3, Section 3.1, pages 10-14 and Attachment 8, Section 3, pages 7-13):

DAD - *Eucalyptus amygdalina* forest and woodland is the most prevalent community in the proposal area. The canopy is dominated by *Eucalyptus amygdalina* with the occasional *E. viminalis*. Regular understory species include *Acacia dealbata* and *Exocarpos cupressiformis*. In large areas the ground cover is dominated by either *Pteridium esculentum* or *Gahnia radula*. The threatened *Brunonia australis* (TSPA rare) occurs in this community.

DVG - *Eucalyptus viminalis* grassy forest and woodland. A small patch of this community occurs in the south west of the proposal area, upslope from the moist areas along the watercourse. *Eucalyptus viminalis* is the canopy dominant, with the occasional *E. amygdalina*. Regular understory species include *Bursaria spinosa* and *Exocarpos cupressiformis*. The ground cover is dominated by grasses, particularly *Poa labillardierei*; *Lepidosperma laterale* is also common.

DOV - *Eucalyptus ovata* forest and woodland. This community occurs in the moist drainage line in the south west of the proposal area. While *E. viminalis* is the canopy dominant and *E. ovata* is very sparse. On the creek line the understory is dominated by *Melaleuca ericifolia*, while upslope drier habitat species such as *Bursaria spinosa* and *Acacia dealbata* occur. *Gahnia radula*, and *Lepidosperma spp.* dominate the ground cover layer.

NBA - *Bursaria - Acacia woodland and scrub.* This community occurs in drier sites, occupying much of the central part of the proposal area. The canopy consists largely of *Acacia mearmsii*, and *A. dealbata*. Large areas of the ground cover are dominated by *Gahnia radula*. *Cheilanthes austrotenuifolia* was common in rocky areas with shallow soil.

Threatened flora

Fifty plants of the threatened *Brunonia australis* (TSPA rare) occur in four locations (Attachment 3, Figure 3, Page 13). These records are close to previous records (from 2010). Notably, several hundred *Brunonia australis* plants were recently (November 2020) found in the less disturbed patch immediately west of the proposal area (NVA records and pers. comm. Mark Wapstra). *Poa mollis*, also TSPA rare, has also been previously recorded in two locations the proposal area (21 plants in 2010). This species was not located in these areas in the NBES surveys. Given the survey effort and result, the likelihood of *Poa mollis* occurring on the site is considered low. Additional comments provided in the addendum (Attachment 7) and the external expert review report (Attachment 2) do not conflict with this conclusion.

Weeds

Three species of declared weeds occur in the proposal area: slender thistle (*Carduus pycnocephalus*), blackberry (*Rubus fruticosus*) and gorse (*Ulex europaeus*). Slender thistle occurs as an infestation in one area; blackberry has invaded areas along the southern boundary; and there is a single occurrence of gorse (Attachment 3, Figure 4, Page 35).

Fauna

The June and November 2018 surveys (Attachment 2) revealed no sighting or sign (e.g. scats, prints, nests) of any listed threatened fauna. In 2019, a Tasmanian wedge-tailed eagle's nest was reported on the property, this was verified by two observers from NBES in November 2019 (Attachment 3, Plate 5, page 25). In the June 2018 survey a tree hollow potentially suitable for masked owl was recorded in a large *Eucalyptus viminalis* (DBH 170 cm) in the south-east of the proposal area (and outside the impact area, Attachment 3, Figure 3, page 13 and Plate 6 and 7, Page 26). Subsequently, the site was revisited by an NBES ecologist (Attachment 9) with one of the representors who shared her knowledge of the location of trees with hollows potentially suitable for masked owl. During this search an additional ten trees were noted as having potential hollows suitable for masked owl (Attachment 9, Figure 1, Page 3), but further analysis of these trees reduced the number of potential trees to six trees.

No suitable breeding sites were located for the Tasmanian Devil although Tasmanian Devils have been observed on the site according to a landholder, as well as eastern barred bandicoots. Whilst there is no physical evidence of eastern quolls or spotted-tail quolls occurring on site, the habitat is suitable for these species to occur in.

Threatened Flora and Fauna can be found in the Map in Attachment 14.

3.2.2 Describe the vegetation (including the status of native vegetation and soil) within the project area.

Vegetation Communities

- DAD - *Eucalyptus amygdalina* forest and woodland on dolerite (23.44 ha). It is a dry sclerophyll community with variable understory ranging from grassy to shrubby. It is found in the east and west of the site. The trees belong to several cohorts, and while occasional larger trees (> 100 cm DBH) are present, most trees are in the 40-70 cm DBH range. There has been selective clearing in this community in the past with some areas having been extensively cleared. The canopy is generally in good health. Introduced species are common, the most notable of which is blackberry (*Rubus fruticosus*), which has formed infestations in places. In the south east of the proposal area some areas of this community have been used for dumping, and a few corrugated iron structures remain.

- DVG - *Eucalyptus viminalis* grassy forest and woodland (0.87 ha). This community occurs on the east of the site along Ecclestone Road. Trees are generally in the 50-70 cm DBH range and are in good health. Blackberry (*Rubus fruticosus*) has formed infestations on the fence line.

- DOV - *Eucalyptus ovata* forest and woodland (1.17 ha) This community is mapped as DOV rather than DVG due to the sedge-dominated understory: DVG is only described with a grassy understory and the description of DOV allows for *E. viminalis* as the only dominant. Introduced species are sparse.

- NBA - *Bursaria - Acacia* woodland and scrub (11.32 ha). This community is found within the center of the proposed development running northeast to south west. This community is generally species poor and is evidence of past clearance. Rocky areas with areas of shallow soil are in poor condition and there is no potential for threatened specialist rockplate species. A range of widespread introduced species are present (e.g. *Hypochaeris radicata*, *Lysimachia arvensis*) but declared weeds are largely absent.

DAD, DVG and NBA are not listed under any Act. DOV is listed as threatened under the *Nature Conservation Act 2002*. Under the EPBCA 1999, DOV is also referred to as Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (*Eucalyptus ovata* / *E. brookeriana*) where it is listed as critically endangered. Notably, the DOV in the proposal area is a *E. viminalis*-dominated facies with very sparse *E. ovata* and does not meet the key diagnostic characteristics used to identify the EPBCA-listed *E. ovata* community protected under that act.

No surveys have been conducted on the soil at the proposed site although the soil on site has been described as 'well-drained'. The underlying geology is dolerite (TheLIST).

Photos of the communities can be found in Attachment 3, section 3, pages 10 -12.

3.3 Heritage

3.3.1 Describe any Commonwealth heritage places overseas or other places recognised as having heritage values that apply to the project area.

The nearest Commonwealth Heritage place is the Launceston general Post Office on Cameron St, it is within the Launceston CBD and is 5 km direct line from the development. Due to its distance from the proposed site it is not relevant to this referral.

3.3.2 Describe any Indigenous heritage values that apply to the project area.

A Cultural Heritage Assessment (CHA) has not been undertaken nor are there any indigenous heritage values known from the project area.

3.4 Hydrology

3.4.1 Describe the hydrology characteristics that apply to the project area and attach any hydrological investigations or surveys if applicable. *

No hydrology surveys have been conducted at the site, however, in the south-eastern corner of the site, running parallel to Ecclestone road is a minor gully with a small creek running through it that runs north easterly feeding into a larger drainage catchment which eventually makes its way into the Tamar River. This is the only natural waterbody on site.

4. Impacts and mitigation

4.1 Impact details

Potential Matters of National Environmental Significance (MNES) relevant to your proposed action area.

EPBC Act section	Controlling provision	Impacted	Reviewed
S12	World Heritage	No	Yes
S15B	National Heritage	No	Yes
S16	Ramsar Wetland	No	Yes
S18	Threatened Species and Ecological Communities	Yes	Yes
S20	Migratory Species	No	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	No	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth heritage places overseas	No	Yes

EPBC Act section	Controlling provision	Impacted	Reviewed
S28	Commonwealth or Commonwealth Agency	No	Yes

4.1.1 World Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.1.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.1.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The project area is not within the World Heritage Area and is 22 km north of the closest World Heritage Area the Australian Convict Sites (Brickendon and Woolmers). (See Attachment 11)

4.1.2 National Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.2.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.2.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The nearest Commonwealth Heritage place is the Launceston general Post Office on Cameron St, it is within the Launceston CBD and is 5 km direct line from the development. No impact is anticipated. (See Attachment 11)

4.1.3 Ramsar Wetland

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.3.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.3.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The closest Ramsar site is the Little Waterhouse Lake Ramsar site which is 75 km to the north east. This site will not be impacted by the proposal. (See Attachment 11)

4.1.4 Threatened Species and Ecological Communities

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Threatened species

Direct impact	Indirect impact	Species
Yes		<i>Aquila audax fleayi</i>
No	No	<i>Barbarea australis</i>
No	No	<i>Botaurus poiciloptilus</i>
No	No	<i>Calidris ferruginea</i>
No	No	<i>Ceyx azureus diemenensis</i>
Yes		<i>Dasyurus maculatus maculatus</i> (Tasmanian population)
Yes		<i>Dasyurus viverrinus</i>
No	No	<i>Dianella amoena</i>
No	No	<i>Galaxiella pusilla</i>
No	No	<i>Glycine latrobeana</i>
No	No	<i>Hirundapus caudacutus</i>
No	No	<i>Lathamus discolor</i>
No	No	<i>Lepidium hyssopifolium</i>
No	No	<i>Litoria raniformis</i>
No	No	<i>Numenius madagascariensis</i>
Yes	No	<i>Perameles gunnii gunnii</i>
No	No	<i>Prototroctes maraena</i>
No	No	<i>Pterodroma leucoptera leucoptera</i>
No	No	<i>Pterostylis commutata</i>
Yes		<i>Sarcophilus harrisii</i>
No	No	<i>Senecio psilocarpus</i>
Yes		<i>Tyto novaehollandiae castanops</i> (Tasmanian population)
No	No	<i>Xerochrysum palustre</i>

Ecological communities

Direct Impact	Indirect Impact	Ecological community
No	No	Tasmanian white gum (<i>Eucalyptus viminalis</i>) wet forest

4.1.4.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

4.1.4.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

16 ha of habitat is expected to be cleared. This habitat could be used by the following species. The Significant Impact Criteria have been considered against each species. A copy of the impacts of each species can be found in Attachment 10.

Aquila audax fleayi - Wedge-tailed eagle - Attachment 10, pages 1-3

Of the above criteria the wedge-tailed eagle is most at risk of '*Disrupt the breeding cycle of s population.*' Whilst individual responses vary, disturbance occurring even many hundreds of meters away can cause breeding birds to temporarily leave eggs or chicks at risk, or even to desert their nest site for years (Threatened Species Section 2006; O'Sullivan 2014). Potential impacts to a breeding pair at the nest found within the balance is considered significant. No impact is anticipated if nest is not active.

Sarcophilus harrisii - Tasmanian devil, Dasyurus viverrinus - eastern quoll and Dasyurus maculatus maculatus - spotted-tail quoll - Attachment 10 pages 4 - 11.

Of the above criteria these three species are most at risk of "*Reduce the area of occupancy of the species*" A loss of up to 16 ha of habitat is unlikely to adversely impact on the carrying capacity of the habitat for Tasmanian devils and spotted-tail quolls as they are known to have a home range of upwards of 1300 ha for devils and 88 - 5512 ha for spotted-tail quolls from As for eastern quolls that are known to have a home range of upwards of 35 to 44 ha (females and males respectively), with an extensive amount of overlap between individuals a loss of 16 ha is likely to have some sort of impact however in the context of the abundance of equivalent or better habitat in the broader landscape which can be expected to have some spare capacity given that species with broad ecological niches are unlikely to have full saturation of use of all available habitat within their range due to various factors.

And "*Disrupt the breeding cycle of a population*" Suitable denning opportunities are available onsite and although no dens were found, the development could disrupt the breeding cycle of individuals if a den were to occur in the development area.

And '*Result in invasive species and disease that are harmful to the species becoming established*' The introduction of dogs and cats within the homes developed on this site could become a risk to these species, particularly the eastern quoll. Although considering its location, dogs and cats are likely already a risk to these species. Toxoplasmosis can be expected to be present in the area already, due to the ubiquity of feral and free-ranging domestic cats as vectors. It is not conceivable that the proposal will increase virility or transmission of the disease in a way that will result in the decline of these species.

Perameles gunnii gunnii - Eastern barred bandicoot - Attachment 10, page 12-15

Of the above criteria the eastern barred bandicoot is most at risk of '*Result in invasive species and disease that are harmful to the species becoming established*' Invasive species that are harmful to the species include cats and dogs. Cats are ubiquitous throughout Tasmania, dogs are abundant in periurban areas. The proposed project is thus likely to result in the increase or introduction of these species in the area through the introduction of pets in the subdivision. Toxoplasmosis can be expected to be present in the area already, due to the ubiquity of feral and free-ranging domestic cats as vectors. Habitat loss/ degradation, predation, and *Toxoplasma* are considered the main drivers for declines (Department of Sustainability and Environment (2009). Noting that as the species is not listed at the state level in Tasmania its status here may be effectively redundant in discussion of a national recovery.

Tyto novaehollandiae castanops - Tasmanian masked owl - Attachment 10 pages 16 -17

Of the above criteria the masked owl is most at risk of '*Result in invasive species that are harmful to the species becoming established*' Secondary poisoning through the consumption of prey (particularly rodents) that have been poisoned is often fatal. The introduction of more houses may provide shelter and food for non-native rodents which could result in baiting as a result of curtailing the issue of a rodent invasion.

4.1.4.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact? *

No

4.1.4.6 Describe why you do not consider this to be a Significant Impact. *

Wedge-tailed eagle

The only likely impact to this species will be disturbance (Tierney O'Sullivan 2013; and Threatened Species Section (2006). from the development site during construction and after construction to the nest found within the retention area. This impact will only affect a breeding pair of eagles if they are disturbed from their nest and will not have an impact at the population level. To date there is no evidence that it has been used successfully for breeding at this point. The nest is about 150 m from the nearest occupied residential lot and 170 m from Ecclestone Road. The proposal would result in the nest being ~170 m from proposed new residential lots. The nest will be no closer than it is now to existing development but the density of the proposed development will be higher. If this nest stays inactive then there is no significant disturbance anticipated for this species

Tasmanian devil, eastern quoll and spotted-tail quoll

There is a possibility that the development could result in the displacement of a single denning site, although with mitigation measures in place this should not occur.

There is a low likelihood that the proposal may reduce the area of occupancy for the eastern quoll (Bronwyn A. Fancourt 2013) that has a smaller home range than the other two species however, there is no known evidence that the site is important for dispersal or connectivity at the population level. On its own it is unlikely that the loss of 16 ha of habitat will cause a significant impact to these three species.

At this point however, the only likely impact will be the the introduction of more cats and dogs into the area which may prey upon these species, particularly eastern quolls and the increase in road traffic.

Perameles gunnii gunnii - Eastern barred bandicoot

The scale of the development will not result in a significant impact to this wide-ranging species. In the broader area there is extensive habitat for this species, particularly the forested areas in Trevallyn Nature Recreation Area as well as large areas of native habitat west and north west of the proposal area. Locally, the area consists of a mosaic of forest, residential area and agricultural land that is suitable for the species. The modification of the habitat at Ecclestone Rd to a structure similar to the residential development around it is likely to allow this species to persist albeit with fewer opportunities for cover.

There is a moderate likelihood that the introduction of dogs and cats and subsequently toxoplasmosis will impact this species. As more houses are development in the area, the likelihood of this species encountering a cat or dog or catching toxoplasmosis increases.

Tyto novaehollandiae castanops - Tasmanian masked owl

This species has been recorded within 500 m of the proposal area. It requires a mosaic of forest and open areas for foraging and large old-growth hollow-bearing trees for nesting. This species has a territory of ~2000 ha and this site may form part of a territory. Six potentially suitable nesting trees occur on the site (Attachment 3, Figure 3, page 13) and this species may hunt over the proposal area on occasion. Three of these are within the subdivision area; of these two are in the 30 % area of no clearance in the lots so will not be impacted; one tree will therefore be impacted. The proposal may therefore result in the loss of one potential nest tree. Given the relatively large territorial range of the species (~2000 ha), the removal of ~16 ha of habitat will not have a significant impact on this species.

4.1.4.7 Do you think your proposed action is a controlled action? *

No

4.1.4.9 Please elaborate why you do not think your proposed action is a controlled action. *

The following mitigation measures should reduce the impact of this proposal on any of the species listed above.

4.1.4.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

Tasmanian devil and quolls

Car strikes - Mitigation against an increase in car strikes can be achieved through speed control but the efficacy on Ecclestone Road is not known. Reduced traffic speed is an effective measure in mitigating roadkill due to existing traffic and can be done using speed humps on the new proposed road or road limits. Additional local traffic such as generated by the proposal is likely to travel slower than the existing through traffic.

Den protection - Although no dens were located in the proposed impact area these can be difficult to locate. The following mitigation for this species is based upon the Natural and Cultural Heritage Division 2015 *Survey Guidelines and Management Advice for Development Proposals that may impact on the Tasmanian Devil (Sarcophilus harrisii)* and should include:

- a dedicated pre-clearance survey for dens in line with state guidelines.
- a 50 m exclusion zone around potential dens that warrant an assessment
- A den assessments that includes a combination of expert inspection and camera monitoring.
- Den decommissioning (if applicable for nonactive dens) to reduce direct impact on devils. This will require a permit under the *Nature Conservation Act 2002*.
- Den monitoring (if applicable for active dens) to determine use of den (*i.e.* use of other species such as wombats, use of pouch-laden devils, use of shelter for adult devils).

Tasmanian wedge-tailed eagle

Whilst the nest within the retention area will not be directly impact, the impact of disturbance on any eagles that attempt to use the nest for breeding will be mitigating with the following measures:

- Breeding season constraints must be adhered to, all works cannot commence within 500 m of a nest or 1 km line of sight of a nest between (July 1st and February/March depending on activity assessments).
- Activity assessments are recommended in October/November to establish if the constraints can be lifted for the remainder of the season around inactive nests.
- It is recommended that nest activity assessments are undertaken for at least two season post construction for the nest to determine impact.
- The proponent should consider voluntary offset contribution for the loss of productivity to the species.

Tasmanian masked owl

The site is suitable for masked owl and six trees with hollows potentially suitable for masked owl were recorded in the proposal area. Of these trees, one is in the proposed development impact area. To manage any potential risk to the species this tree should be:

- buffered with a 50 m exclusion zone.
- if this cannot be achieved, then all hollows should be checked for nests prior to removal.
- trees with active nests must be protected with a 50 m exclusion zone and realignment should be proposed.

- tree hollows without nests must be blocked prior to removal.
- New home owners should be given a letter box drop with information discussing the impacts of baiting rodents on owls and other raptor species

Eastern Barred Bandicoot

The development will not have a significant direct impact on this species, although the increase in houses may result in an increase in dogs and cats.

- Signage around the retention area should be erected to state the importance of retention area as a 'wildlife refuge' for the above species with emphasis on keeping cats and dogs confined to their properties.
- The retention area should have a 'no dogs allowed sign'

4.1.4.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

No offsets will be required.

4.1.5 Migratory Species

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Species
No	No	Actitis hypoleucos
No	No	Apus pacificus
No	No	Calidris acuminata
No	No	Calidris ferruginea
No	No	Calidris melanotos
No	No	Gallinago hardwickii
No	No	Hirundapus caudacutus
No	No	Myiagra cyanoleuca
No	No	Numenius madagascariensis

4.1.5.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.5.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The 28 migratory species listed under the EPBC Act Protected Matters Report (Attachment 11) that may have the potential to occur on site based on their distribution and range within 5000 m of the proposed site are either:

- Pelagic and marine species that have no likelihood of occurring such as: Antipodean Albatross (*Diomedea antipodensis*), Southern Royal Albatross (*Diomedea epomophora*), Wandering Albatross (*Diomedea exulans*), Buller's Albatross (*Thalassarche bulleri*), Tasmanian Shy Albatross (*Thalassarche cauta*), Grey-headed Albatross (*Thalassarche chrysostoma*), Campbell Albatross (*Thalassarche impavida*), Black-browed Albatross (*Thalassarche melanophris*), Salvin's Albatross (*Thalassarche salvini*), White-capped Albatross (*Thalassarche steadi*) Northern Royal Albatross (*Diomedea sanfordi*), Southern Giant-Petrel (*Macronectes giganteus*), Northern Giant Petrel (*Macronectes halli*) and Sooty Shearwater (*Ardenna grisea*).

- Wetland and shoreline species that have no likelihood of occurring such as: Common Sandpiper (*Actitis hypoleucos*), Ruddy Turnstone (*Arenaria interpres*), Sharp-tailed Sandpiper (*Calidris acuminata*), Curlew Sandpiper (*Calidris ferruginea*), Pectoral Sandpiper (*Calidris melanotos*), Latham's Snipe (*Gallinago hardwickii*), Bar-tailed Godwit (*Limosa lapponica*), Eastern Curlew (*Numenius madagascariensis*) and Common Greenshank (*Tringa nebularia*).

Only two migratory terrestrial species may occur at the site on occasion: White-throated Needletail (*Hirundapus caudacutus*) and Satin Flycatcher (*Myiagra cyanoleuca*). Of these two species the white-throated needletail is almost exclusively aerial and thus the proposed development will have no impact on this species. The Satin Flycatcher is an interstate migrant, of which some of the population spends the summer breeding months in Tasmania. Widely distributed across forested environments although riparian habitats with forested gullies are preferred (BirdLife, 2022). This species is infrequently recorded within regrowth and suburban environments and unlikely to be impacted upon, with more suitable habitat occurring within the greater vicinity away from the suburban area.

4.1.6 Nuclear

4.1.6.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.6.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The proposed development does not deal with nuclear power nor will it have any impact to nuclear power

4.1.7 Commonwealth Marine Area

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.7.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.7.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The closest Commonwealth Marine areas are found within Bass Strait and off the coast of eastern Tasmania and will not be impacted upon based on their location (See Attachment 11)

4.1.8 Great Barrier Reef

4.1.8.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.8.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The Great Barrier Reef is found off the coast of the State of QLD and will not be impacted upon within Tasmania (See Attachment 11)

4.1.9 Water resource in relation to large coal mining development or coal seam gas

4.1.9.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.9.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

This project is not a mining or a coal seam gas development and thus will have no impact on water resources.

4.1.10 Commonwealth Land

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.10.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.10.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

No Commonwealth Reserves (terrestrial) are found within close proximity to the proposed development. The closest site is the Launceston Airport 17 km southeast. (See Attachment 11)

4.1.11 Commonwealth heritage places overseas

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.11.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.11.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact. *

The project will have impact on Commonwealth Heritage places overseas as it is only a small subdivision north of Launceston with little impact on more than a few possible species.

4.1.12 Commonwealth or Commonwealth Agency

4.1.12.1 Is the proposed action to be taken by the Commonwealth or a Commonwealth Agency? *

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

You have indicated that the proposed action will likely have a significant impact on the following Matters of National Environmental Significance:

None

Conclusion on the likelihood of unlikely significant impacts

You have indicated that the proposed action will unlikely have a significant impact on the following Matters of National Environmental Significance:

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Threatened Species and Ecological Communities (S18)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth heritage places overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

4.3 Alternatives

4.3.1 Do you have any possible alternatives for your proposed action to be considered as part of your referral? *

No

4.3.8 Describe why alternatives for your proposed action were not possible. *

The site is the appropriate zoning (Rural Living) for this sort of development (subdivision) and thus is considered the most suitable location. Originally in the early planning stages the entire 36.8 ha lot was proposed to be subdivided, with a recent decision to retain the majority of the property for conservation (20.87 ha) - See page page of Attachment 12. There aren't suitable sites in the area at this scale with appropriate zoning.

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

#1.	Attachment 1. Ecclestone Road subdivision - Natural Values Assessment	Document	2019 Natural Values Assessment by North Barker Ecosystem Services
#2.	Attachment 2. Expert Natural Value Advice - ECOtas	Document	Expert Natural Values Advice by ECOtas
#3.	Attachment 3. Ecclestone Road subdivision - Natural Values Assessment	Document	Revised Natural Values Assessment by North Barker Ecosystem Services
#4.	Attachment 4. Amended Planning Permit	Document	Amended planning permit PA2020501
#5.	Attachment 5. Subdivision Plans	Document	Amended subdivision plans for Eccleston Road by 6ty.
#6.	Attachment 6. Impact Area	Document	Proposed impact area

3.1.2 Existing or proposed uses for the project area

#1.	Attachment 7. Addendum	Document	Natural Values Assessment - Response to Representations Addendum by North Barker Ecosystem Services
-----	------------------------	----------	---

3.1.4 Gradient relevant to the project area

#1.	Attachment 13. Bushfire Report and Hazard Management Plan	Document	This document includes the bushfire hazard management plan for Ecclestone Road
-----	---	----------	--

3.2.1 Flora and fauna within the affected area

#1.	Attachment 14. Veg_flora_fauna	Document	State and nationally listed threatened flora and fauna on site
#2.	Attachment 3. Ecclestone Road subdivision - Natural Values Assessment	Document	Revised Natural Values Assessment by North Barker Ecosystem Services 2020
#3.	Attachment 8. Flora and Fauna - Bushways	Document	2005 Flora and Fauna Survey of Ecclestone Road Subdivision by Bushways Environmental Services - Tasmania
#4.	Attachment 9. Comments on tree hollows	Document	Comments on tree hollows for the Ecclestone Road subdivision proposal

3.2.2 Vegetation within the project area

#1.	Attachment 3. Ecclestone Road subdivision - Natural Values Assessment	Document	Revised Natural Values Assessment by North Barker Ecosystem Services 2020
#2.	TheLIST	Link (Webpage)	https://maps.thelist.tas.gov.au/listmap/app/list/map

4.1.1.3 (World Heritage) Why your action is unlikely to have a direct and/or indirect impact

#1.	Attachment 11. Protected Matters	Document	Protected Matters Search for Eccleston Road
-----	----------------------------------	----------	---

4.1.2.3 (National Heritage) Why your action is unlikely to have a direct and/or indirect impact

#1.	Attachment 11. Protected Matters	Document	Protected Matters Search for Eccleston Road
-----	----------------------------------	----------	---

4.1.3.3 (Ramsar Wetland) Why your action is unlikely to have a direct and/or indirect impact

#1.	Attachment 11. Protected Matters	Document	Protected Matters Search for Eccleston Road
-----	----------------------------------	----------	---

4.1.4.2 (Threatened Species and Ecological Communities) Why your action has a direct and/or indirect impact on the identified protected matters

#1.	Attachment 10. Significant Impact Assessment	Document	Significant Impact assessment of each species mentioned in this referral
#2.	Action Statement: Eastern Barred Bandicoot (mainland), <i>Perameles gunnii</i> .	Link (Webpage)	https://www.environment.vic.gov.au/__data/assets/pdf_file/0014/32342/Easter
#3.	Ecological Implications of Exurban Development: The effects of people, pets and paddocks on avian an	Link (Dissertation or thesis)	https://eprints.utas.edu.au/11822/

4.1.4.5 (Threatened Species and Ecological Communities) Why you consider the direct and/or indirect impact to be a Significant Impact

#1.	Attachment 3. Ecclestone Road subdivision - Natural Values Assessment	Document	Revised Natural Values Assessment by North Barker Ecosystem Services 2020
#2.	Modelling human impacts on the Tasmanian wedge-tailed eagle (<i>Aquila audax fleayi</i>)	Link (Dissertation or thesis)	https://citeseerx.ist.psu.edu/viewdoc/download?doi=10.1.1.542.4739&rep=rep1&type=pdf
#3.	Natural Values Atlas Authoritative, comprehensive information on Tasmania's natural values Version 3	Link (Webpage)	https://www.naturalvaluesatlas.tas.gov.au/#SpeciesObservationSearchPage
#4.	Survey Guidelines and Management Advice for Development Proposals that may impact on the Tasmanian D	Link (Webpage)	https://nre.tas.gov.au/Documents/Devil%20Survey%20Guidelines%20and%20

4.1.4.6 (Threatened Species and Ecological Communities) Why you do not consider the direct and/or indirect impact to be a Significant Impact

#1.	Breeding behaviour and success of the Tasmanian wedge-tailed eagle (<i>Aquila audax fleayi</i>)	Link (Dissertation or thesis)	https://www.fpa.tas.gov.au/__data/assets/pdf_file/0017/225710/OSullivan,_Tie
#2.	Evidence of rapid population decline of the eastern quoll (<i>Dasyurus viverrinus</i>) in Tasmania	Link (Journal article)	https://www.publish.csiro.au/am/AM13004
#3.	Threatened Tasmanian Eagles recovery plan: 2006-2010	Link (Webpage)	https://www.awe.gov.au/sites/default/files/documents/tasmanian-wedge-tailed.pdf

4.1.4.10 (Threatened Species and Ecological Communities) Avoidance or mitigation measures proposed for this action

#1.	Survey Guidelines and Management Advice for Development Proposals that	Link (Webpage)	https://nre.tas.gov.au/Documents/Devil%20Survey%20Guidelines%20and%20
-----	--	----------------	---

may impact on the Tasmanian
D

4.1.5.3 (Migratory Species) Why your action is unlikely to have a direct and/or indirect impact

#1.	Attachment 11. Protected Matters	Document	Protected Matters Search for Eccleston Road
#2.	Satin Flycatcher (<i>Myiagra cyanoleuca</i> Monarchidae)	Link (Webpage)	https://www.birdlife.org.au/bird-profile/satin-flycatcher

4.1.7.3 (Commonwealth Marine Area) Why your action is unlikely to have a direct and/or indirect impact

#1.	Attachment 11. Protected Matters	Document	Protected Matters Search for Eccleston Road
-----	----------------------------------	----------	---

4.1.8.3 (Great Barrier Reef) Why your action is unlikely to have a direct and/or indirect impact

#1.	Attachment 11. Protected Matters	Document	Protected Matters Search for Eccleston Road
-----	----------------------------------	----------	---

4.1.10.3 (Commonwealth Land) Why your action is unlikely to have a direct and/or indirect impact

#1.	Attachment 11. Protected Matters	Document	Protected Matters Search for Eccleston Road
-----	----------------------------------	----------	---

4.3.8 Why alternatives for your proposed action were not possible

#1.	Attachment 12. Permit conditions	Document	Subdivision permit conditions
-----	----------------------------------	----------	-------------------------------

5.2 Declarations

Completed Referring party's declaration

The Referring party is the person preparing the information in this referral.

ABN	79897900835
Organisation name	North Barker Ecosystem Services
Organisation address	163 Campbell St, Hobart, Tasmania, 7000
Representative's name	Philip Barker
Representative's job title	Ecologist
Phone	0438250713
Email	pbarker@northbarker.com.au
Address	163 Campbell St, Hobart, TAS 7000

Check this box to indicate you have read the referral form. *

I would like to receive notifications and track the referral progress through the EPBC portal. *

By checking this box, I, **Philip Barker of North Barker Ecosystem Services**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

I would like to receive notifications and track the referral progress through the EPBC portal. *

Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN	46153548059
Organisation name	Growth Developments
Organisation address	287 Charles St, Launceston TAS 7250
Representative's name	Jason Sherriff
Representative's job title	Director
Phone	0408 135 559
Email	jason@sherriffcivil.com.au
Address	Tasmania

Check this box to indicate you have read the referral form. *

I would like to receive notifications and track the referral progress through the EPBC portal. *

I, **Jason Sherriff of Growth Developments**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

I would like to receive notifications and track the referral progress through the EPBC portal. *

Completed Proposed designated proponent's declaration

The Proposed designated proponent is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

Check this box to indicate you have read the referral form. *

I would like to receive notifications and track the referral progress through the EPBC portal. *

I, **Jason Sherriff of Growth Developments**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

I would like to receive notifications and track the referral progress through the EPBC portal. *