



# Huntingfield EPBC Act Referral - Public Comment Period Response

## Public Comment Period Response

Department of Communities Tasmania

16 June 2022

→ **The Power of Commitment**



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# 1. Introduction

## 1.1 Purpose of this report

This report collates the responses from the public comment period; summarise these in table format, noting key issues and themes and outlines the proponent's response to address these in the original document; the Additional Documentation Request as part of the EPBC Act referral (EPBC 2020/8869). The public comment submissions have been submitted to the Department as part of the assessment.

The public notice was published pursuant to Section 95A(3) of the EPBC Act.

## 1.2 Scope and limitations

*This report: has been prepared by GHD for Department of Communities Tasmania and may only be used and relied on by Department of Communities Tasmania for the purpose agreed between GHD and Department of Communities Tasmania as set out in section 1.1 of this report.*

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*The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.*

*The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.*

*The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.*

## 2. Public Comment Responses

Responses have been received from the parties listed in Table 1. These public comment submissions have been submitted to the Department.

Table 1 Summary log of Responses

Parties who submitted responses		
Name	Email	Date sent
PWS	Viki.Loring@parks.tas.gov.au	17 Feb 2022
Birdlife Tasmania	eric.woehler@gmail.com	17 Feb 2022
40-spotted pardalote recovery team	Sally.Bryant181@outlook.com	16 Feb 2022
Evan Hadkins	livingauthentically@gmail.com	11 February
The Considerates	parosserem@gmail.com	14 Feb 2022
Friends of Peter Murrell Reserve	smjones@internode.on.net	16 Feb 2022
Peter Jarman	peterjarman@gmail.com	17 Feb 2022

### 2.1 Summary of public comments

#### 2.1.1 Key themes of issues raised

A summary of the key themes raised in the public comment submissions is outlined below. Many of the recommended mitigation measures are existing measures proposed in Section 5.1 of the Additional Documentation Request report (ADR report). Additional measures recommended have been considered by the proponent and adopted where appropriate and practicable (refer Section 2.1.2).

Recurring themes:

- Revegetation linkage corridor connecting to PMR western boundary
- Buffer distances
- Cat management and restriction of ownership
- Advise revegetation of species i.e. *E. Viminalis*
- CEMP including rubbish collection and weed control
- Covenant and security of the proposed revegetated/rehabilitated areas (i.e. fencing)
- Nesting box installation for Forty-spotted pardalote and ongoing monitoring of utilisation
- Concerns of impact to Peter Murrell Reserve (PMR)
- Access to PMR; restricting access, fencing, etc.
- Concerns of impacts to other bird and mammal species
- Signage & education of local residents and pedestrians
- Stormwater impacts i.e. changes in water regime to sensitive species (*E. Viminalis*)

#### 2.1.2 Key changes to ADR Report

The following additional key mitigation measures have been adopted for the proposed action following the public comment period.

- Nest boxes
- Signage

- Stormwater detention basin
- Revegetation of area surrounding stormwater basing with native species, including white gum, to provide habitat for Forty-spotted pardalote
- Reduction in access to PMR



Party name and contact details	Theme	Key Issues/Recommendations	Section of Additional Documentation Request (ADR)	Our Response and comment / Edit to ADR
		and 3 in relation to bushfire hazard management requirements for the future dwellings.		increase habitat connectivity between the Huntingfield Estate Colony and Peter Murrell Conservation Area
	Linkage corridor protection; EMP; Rehabilitation; and EMP and Weed management plan	<p>RECOMMENDATION 3: Permanent protection and expansion of the linkage corridor between Peter Murrell and Huntingfield is critical for the Forty-spotted Pardalote. It needs to be clearly identified on the Masterplan and included in permanent protection provisions. Rehabilitation work will require annual management for 5-10 years to ensure it is successful in creating additional habitat connection.</p> <p>The neglect of the remnant bushland area and feeder corridor is evident by the amount of weed infestation and its degree of spread in this area. An Environmental Management Plan and Weed Management Plans are standard best practice for guiding land restoration but are only effective if they are properly resourced and maintained long-term. An Environmental Management Plan must be multi-faceted addressing a range of degrading activities and include monitoring indices for the Forty-spotted Pardalote to evaluate its success.</p>	<p>Section 5.1.1 – Measure 3</p> <p>Section 5.2.2 – Measure 3</p>	<p>Measure 3 of Objective 1 in the ADR proposed to revegetate and rehabilitate the western tributary of Coffee Creek to increase habitat connectivity between the Huntingfield Estate Colony and Peter Murrell Conservation Area. Additional measures proposed include monitoring of rehab/reveg measures as standard practice and to be detailed in through the provision of a management plan, to be delivered at a later date.</p> <p>Measure 3 of Section 5.1.2 proposes the development of a CEMP with provisions for a weed control program. This weed control program will be developing in accordance with best practice measures and industry standards including monitoring and reporting.</p>
	Rehabilitation; and EMP and Weed management plan	RECOMMENDATION 4: The Environmental Management Plan and Weed Management Plan should outline actions for a minimum of five years and be delivered by an authority with the resources required to manage the remnants and restoration areas beyond the initial five years. The Environmental Management Plan must be multi-faceted and include monitoring indices for the Forty-spotted Pardalote	Section 5.2.2 – Measure 3	<p>Measure 3 of Section 5.1.2 proposes the development of a CEMP with provisions for a weed control program.</p> <p>This weed control program will be developing in accordance with best practice measures and industry standards including monitoring and reporting.</p> <p>The CEMP will contain provisions for the weed control measures for the duration of the construction period of the proposed development.</p>

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	Importance of information; public education and cat management	<p>The importance of pardalote habitat should be part of a broader information package about the significance of the Huntingfield area and how protecting vegetation, weed removal, mitigating bird strike, prohibiting roaming pets etc will benefit a multitude of native plant and animal species. Public education must be paired with local and state government provisions which include prohibiting landholders from keeping cats. Domestic, stray and feral cats are a significant threat to wildlife and the keeping of cats should be prevented in this development.</p> <p>Stage 1 included a condition preventing owners and occupiers from introducing or keeping domestic cats without approval from the General Manager, and this should be a standard provision for Stage 2 and 3 matched with the resources needed for ongoing cat control.</p>	<p>Section 5.1.2 – Measure 6</p> <p>Section 5.1.2 – Measure</p>	<p>Measure 6 of section 5.1.2 of the ADR states the proponent will provide the local residents and members of the public with documentation on the ecological importance of the Huntingfield site and adjacent vegetation as foraging habitat and potential breeding grounds for Forty-spotted pardalote (<i>P. quadragintus</i>) colonies in the area.</p> <p>Measure 7 of section 5.1.2 indicates the proponent will liaise with the relevant stakeholders to develop a suitable restrictive mechanism related to a reduction of feral species (i.e. <i>Felix catus</i> or cats) at the Huntingfield site. This can be imposed as condition on the Planning Permit issued that the potential mechanisms to place restrictions on cat ownership are either a restrictive covenant placed upon the Certificate of Title Sealed Plan under the <i>Land Titles Act 1980</i> or the instrument of a Part V Agreement under the <i>Land Use Planning and Approvals Act 1993</i> entered into between the developer, property-owner and Kingborough Council.</p>
		<p>RECOMMENDATION 5: A package of information on the suite of significant values of this Huntingfield area should be paired with government restrictions prohibiting cat ownership and making resources available for ongoing cat control.</p>		<p>Measure 6 of section 5.1.2 of the ADR states the proponent will provide the local residents and members of the public with documentation on the ecological importance of the Huntingfield site and adjacent vegetation as foraging habitat and potential breeding grounds for Forty-spotted pardalote (<i>P. quadragintus</i>) colonies in the area.</p>

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		<p>Additional Recommendations –</p> <p>The recovery team acknowledge the comprehensive information provided in the GHD report and have some additional recommendations for avoidance and mitigation, and address discrepancies in Huntingfield Masterplan.</p>		
	Additional recommendation;	<p>RECOMMENDATION 6: Permanent Statutory protection of the entire native bushland remnant, linkage corridors and proposed expansion zones is critical for protection of the Forty-spotted Pardalote and must include provisions for excluding any future public use and recreation from this area due to the threats to the species this imposes.</p>	NEW recommendation Section 5.1.1. – Measure 6	<p>An expansion of the area proposed under Measure 6 of Section 5.1.1 will be included. Currently the mitigation measures would secure the tenure of the proposed revegetation/rehabilitation patches to create a linkage corridor between the <i>in-situ</i> bushland and native vegetation in PMR. The expansion of any statutory protections would include the buffering native vegetation in the south-west corner of the Huntingfield site (see Appendix A – Figure 4 for the updated proposed covenant areas).</p> <p>Currently, CT is exploring options to protect the native vegetation and fauna habitat within Huntingfield site in perpetuity including the ceding of tenure and management of the Huntingfield native vegetation areas to a suitably qualified management authority (including Kingborough Council or Parks and Wildlife).</p> <p>Options to secure areas of the site in perpetuity include a conservation covenant registered in accordance with the <i>Nature Conservation Act 2002</i> and placed on the subdivision certificate of title sealed plan; this will be included either as a condition imposed on the Planning Permit issued under the <i>Land Use Planning and Approvals Act 1993</i> that requires the developer to enter into a conservation covenant which is placed on each new title in the development; or</p>

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				a conservation covenant under the <i>Land Titles Act 1980</i> on the subdivision titles.
		RECOMMENDATION 7: To determine the success of protection measures, long-term monitoring of the Forty-spotted Pardalote must be incorporated into restoration plans and provision for its delivery included in associated budgets.	NEW recommendation Section 5.1.1. – Measure 5	<p>Monitoring and reporting would be included as standard practice for the reveg/rehab plans but would only be in placed for the duration of the construction of the site. After such time, Communities Tasmania (CT) will not have tenure of the Huntingfield site and the native vegetation will handed over to a suitable management authority.</p> <p>Currently, CT is exploring options to protect the native vegetation and fauna habitat within Huntingfield site in perpetuity including the ceding of tenure and management of the Huntingfield native vegetation areas to a suitably qualified management authority (including Kingborough Council or Parks and Wildlife).</p> <p>Options to secure areas of the site in perpetuity include a conservation covenant registered in accordance with the <i>Nature Conservation Act 2002</i> and placed on the subdivision certificate of title sealed plan; this will be included either as a condition imposed on the Planning Permit issued under the <i>Land Use Planning and Approvals Act 1993</i> that requires the developer to enter into a conservation covenant which is placed on each new title in the development; or a conservation covenant under the <i>Land Titles Act 1980</i> on the subdivision titles.</p>
		RECOMMENDATION 8: <i>E. viminalis</i> is favoured in restoration programs but that the <i>E. viminalis</i> used is selected for its genetic resilience to drought and not necessarily from provenance seed (UTAS and Kingborough Council can provide advice). Targeting the restoration of <i>E</i>	NEW recommendation Section 5.1.1. – Measure 1, 2, 3 & 4	The species list to be utilised for reveg/rehab activities will be determined in the Rehabilitation/Revegetation Plan to be developed at a later date. Similarly, the location of reveg/rehab activities will be determined at a later date and stipulated in a plan to be

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		<p><i>viminalis</i> near creeks and waterways should be maximised to improve this species survival rate.</p>		<p>implemented at the responsibility of the proponent. However, the aim of the reveg/rehab activities would be to provide additional habitat for the forty-spotted pardalote, as well as other native fauna.</p>
		<p>RECOMMENDATION 9: Purpose-built pardalote nest boxes be installed in suitable habitat to improve habitat quality and maximise the opportunity for monitoring the Forty-spotted Pardalote during restoration. Nest boxes are known to increase Forty-spotted Pardalote breeding productivity and are a widely adopted recovery tool for this species. Advice can be provided on this restoration action.</p>	<p>NEW recommendation</p>	<p>Within 12 months post commencement of the activities related to the proposed action (2020/8869), the proponent will engage with a suitably qualified specialist to construct and install purpose-built pardalote nest boxes. The installation of the boxes and associated details (quantity, location etc) will be outlined as part of the Rehabilitation and Revegetation Plan (see Measure 3). The plan will also include provisions for the on-going monitoring of the nest boxes by a suitably qualified specialist for the duration of the construction of the proposed development. The proponent has committed to engage with stakeholders of the Forty-spotted Pardalote National Recovery Team to assist in the planning and installation of this measure.</p>
		<p>We support the GHD measures proposed in 5.1.2 Objective 2: Minimisation of impacts on the ecological character of the Huntingfield Estate colony site and listed threatened species – and in addition recommend:</p> <p>RECOMMENDATION 10: Fencing is sufficiently robust to prevent public access to reduce human disturbance and the potential for wood hooking, damage to native vegetation and arson.</p> <p>In addition to fencing and signage, compliance resources will be required to investigate and respond to any illegal activity.</p>	<p>5.1.2 Objective 2</p>	<p>Measure 2 of Section 5.1.2 proposes to install a permanent fence around the boundary of the native vegetation patch to the south of the Huntingfield site. Additionally, Measure 6 proposes to install a permanent fence on the eastern boundary between PMR and the Huntingfield site to limit unwanted and prohibited access.</p> <p>Given the tenure of the native vegetation patch to the south-west of the Huntingfield site will be ceded post-development of the site, Kingborough Council is likely to be the responsible agency for the delivery of any compliance measures/resources once</p>

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		<p>RECOMMENDATION 11: The recommended 100 m buffer needs to be permanently maintained around the entire bushland remnant to maximise protection for the Forty-spotted Pardalote.</p>	<p>Section 5.1.3 – Measure 2</p>	<p>the construction of the site has been completed.</p> <p>As such the proponent will be responsible for compliance with prohibitive access measures during the period of construction of the Huntingfield site.</p> <p>The proposed development will not remove any remnant native vegetation patches of known suitable habitat for the forty-spotted pardalote.</p> <p>Five patches of forty-spotted pardalote were identified in varying scale and condition during the North Barker Significant Impact Test field surveys. Patches 1, 2 &amp; 3 were identified as potentially supporting pardalote populations.</p> <p>Patch 4 (0.27 ha) was surveyed to be small, isolated, relatively degraded and suitable as a foraging resource only.</p> <p>Patch 5 (0.06 ha) is located greater than 100m from any proposed activities, and therefore, a natural buffer is in place and will be maintained.</p> <p>The precedence for a 100m buffer comes from a development where forest was to be demolished and converted to pasture for the purposes of grazing. That proposal included the direct destruction of native vegetation adjacent to suitable foraging habitat (white gums) for the forty-spotted pardalote, acting to fragment habitat, exposing the vegetation to edge effects.</p> <p>As a mitigation measure for any indirect impacts of the Huntingfield development, the proponent has agreed to the provision of revegetation activities in cleared areas adjacent to pardalote habitat, rehabilitating known patches of pardalote habitat and establishing</p>

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				<p>habitat connectivity between the Huntingfield estate and PMR. Flora species planted would provide suitable habitat for the forty-spotted pardalote, and other native fauna in the area.</p> <p>Additional measures included statutory protection of native vegetation patches including reveg/rehab areas, fencing to reduce human traffic, implementation of a weed management program with provisions for rubbish collection. Overall, the development would aim to increase the availability of pardalote habitat whilst improving the condition of the previously identified habitat.</p> <p>Given no native vegetation is proposed to be removed and the development aims to increase the scale and condition of suitable habitat, it was determined a no-construction buffer would be sufficient during the forty-spotted pardalote breeding season. The buffer distance would be determined by size and condition of the suitable habitat and its ability to support pardalote colonies. Therefore, Patch 5 may have a 50m buffer applied during the breeding season, while a 100m buffer could be implemented in Patches 1, 2 &amp; 3 during the breeding season given their potential ability to support a colony.</p>
Friends of Peter Murrell Reserves	General; PMR natural values	Concern for general impact to other species and to PMR natural values	Non-descript	
	On-going protection and rehabilitation of the remnant	In order to move between patches of suitable breeding habitat, these tiny birds require corridors of native vegetation containing white gums. The creekline adjacent to Stages 2 & 3, in which	Section 5.1.1, 5.1.2 & 5.1.3	The proposed development will not remove any remnant native vegetation

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	native vegetation; and linkage corridors	<p>Forty-spots have been recorded previously, represents a vital corridor along which birds can move between the forested hills west of the Chanel Highway and through the Peter Murrell Reserves to the known colonies at Tinderbox, Howden and even Bruny Island. Such dispersal corridors are particularly important for juvenile pardalotes in the post-breeding season.</p> <ul style="list-style-type: none"> <li>- While three specific areas of the remnant vegetation have been identified as (probably) most important for Forty-Spotted Pardalotes, we submit that the entire area should be treated as one block. The buffer zone between this creekline vegetation and the housing development must be extended to 100 m along its entirety, and the boundary securely fenced.</li> <li>- It is difficult to discern the proposed boundary buffer on the currently available plans., so there needs to be careful delineation of this necessary 100 m buffer boundary, with no excavation or other works occurring within that distance.</li> <li>- Need remnant vegetation to be conserved, rehabilitated and preserved as high-quality habitat for Forty-spotted Pardalotes and other native species that may occur in the area</li> <li>- Protection of this important site into the future might be achieved in two ways: devolvement of the area to Parks and Wildlife, who already manage the adjacent Peter Murrell Reserves, or a Part 5 Agreement with Kingborough Council, who have an excellent record of managing Council reserves for biodiversity.</li> </ul>		<p>patches of known suitable habitat for the forty-spotted pardalote.</p> <p>Five patches of forty-spotted pardalote were identified in varying scale and condition during the North Barker Significant Impact Test field surveys. Patches 1, 2 &amp; 3 were identified as potentially supporting pardalote populations.</p> <p>Patch 4 (0.27 ha) was surveyed to be small, isolated, relatively degraded and suitable as a foraging resource only.</p> <p>Patch 5 (0.06 ha) is located greater than 100m from any proposed activities, and therefore, a natural buffer is in place and will be maintained.</p> <p>The precedence for a 100m buffer comes from a development where forest was to be demolished and converted to pasture for the purposes of grazing. That proposal included the direct destruction of native vegetation adjacent to suitable foraging habitat (white gums) for the forty-spotted pardalote, acting to fragment habitat, exposing the vegetation to edge effects.</p> <p>As a mitigation measure for any indirect impacts of the Huntingfield development, the proponent has agreed to the provision of revegetation activities in cleared areas adjacent to pardalote habitat, rehabilitating known patches of pardalote habitat and establishing habitat connectivity between the Huntingfield estate and PMR. Flora species planted would provide suitable habitat for the forty-spotted pardalote, and other native fauna in the area.</p> <p>Additional measures included statutory protection of native vegetation patches including reveg/rehab areas, fencing to reduce human traffic, implementation of</p>

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				<p>a weed management program with provisions for rubbish collection. Overall, the development would aim to increase the availability of pardalote habitat whilst improving the condition of the previously identified habitat.</p> <p>Given no native vegetation is proposed to be removed and the development aims to increase the scale and condition of suitable habitat, it was determined a no-construction buffer would be sufficient during the forty-spotted pardalote breeding season. The buffer distance would be determined by size and condition of the suitable habitat and its ability to support pardalote colonies. Therefore, Patch 5 may have a 50m buffer applied during the breeding season, while a 100m buffer could be implemented in Patches 1, 2 &amp; 3 during the breeding season given their potential ability to support a colony.</p>
	Mitigation of impacts on the Peter Murrell Reserves	<p>Submission on Stage 1 of this Development focussed on the potential impacts of this large housing development on the Peter Murrell Reserves (PMR) under the following headings:</p> <ul style="list-style-type: none"> <li>• Fencing and buffer zones</li> <li>• Litter management during construction phase</li> <li>• Storm water</li> <li>• Cats and other domestic animals</li> <li>• Weeds</li> <li>• Ongoing Management of the Reserve</li> <li>• Protecting white gums</li> </ul> <p>Noting; Forty-spotted pardalotes will be impacted by:</p> <ul style="list-style-type: none"> <li>• Increased human activity within the PMR, as these birds are known to react to disturbance</li> <li>• Increased predation by roaming domestic cats (although the PMR is a designated no-cat area)</li> </ul>	Section 5.1.2 Objectives 3, 4, 7	<p>The controlled action does not include Stage 1 of the proposed Huntingfield development.</p> <p>Other impacts were already considered in north barker report; the EPBC Act referral is only concerned with impact to key federally listed species, i.e. the Forty-spotted pardalote).</p> <p>Long nosed potoroos are not endangered or listed for protection under State or Commonwealth legislation.</p>

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		<ul style="list-style-type: none"> <li>• Loss or degradation of their white gum habitat by changes to the storm water regimes -this eucalypt is particularly sensitive to root damage and to changes to the water availability -or illegal wood-hooking and vandalism.</li> </ul> <p>At a broader scale the respondent request that the proponent consider the impact to several other bird species that utilise PMR (incl. 13 Tas endemic species). Further consideration requested for threatened native fauna (i.e. transmittal cat diseases and cat predation; i.e. Long nosed potoroos)</p>		
	Additional recommendations	<p>The mitigation measures detailed in the North Barker Assessment, while designed specifically to reduce impacts on Forty-spotted Pardalotes, are also relevant to other birds, mammals and the general fauna of the PMR.</p> <ul style="list-style-type: none"> <li>- an increase in the boundary buffer zone between the development and PMR from the current 50 m to 100 m. This area needs to be a fuel reduction zone. However, spot planting of white gums in this buffer zone should be considered.</li> <li>- Restriction of access points from the development into the PMR. At present there is an entry via locked gate at the corner above the Coffee Creek Ford. We recommend that this point be retained only as an entry for authorised vehicles into the fire trail network. The best point for access by walkers would be the corner on the Tarremah School boundary. This has the added advantage of linking people safely with the Kingston shopping areas via the track along the perimeter of the PMR below Tarremah and the walking track through the Council 's Coffee Creek Reserve. The type of fencing needs to be considered in collaboration with the Parks and Wildlife Service, and be adequate to discourage unauthorised entries.</li> </ul>	Section 5.1.3 Objective 2 Section 5.1.2 Objective 2 & 6	<p>Other impacts were already considered in the North Barker report; the EPBC Act referral is only concerned with impact to key federally listed species i.e. the Forty-spotted pardalote.</p> <p>The proposed development will not remove any remnant native vegetation patches of known suitable habitat for the forty-spotted pardalote.</p> <p>Five patches of forty-spotted pardalote were identified in varying scale and condition during the North Barker Significant Impact Test field surveys. Patches 1, 2 &amp; 3 were identified as potentially supporting pardalote populations.</p> <p>Patch 4 (0.27 ha) was surveyed to be small, isolated, relatively degraded and suitable as a foraging resource only.</p> <p>Patch 5 (0.06 ha) is located greater than 100m from any proposed activities, and therefore, a natural buffer is in place and will be maintained.</p> <p>The precedence for a 100m buffer comes from a development where forest was to be demolished and converted to pasture for the purposes of grazing. That proposal included the direct destruction of native vegetation adjacent to suitable foraging habitat (white gums)</p>

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				<p>for the forty-spotted pardalote, acting to fragment habitat, exposing the vegetation to edge effects.</p> <p>As a mitigation measure for any indirect impacts of the Huntingfield development, the proponent has agreed to the provision of revegetation activities in cleared areas adjacent to pardalote habitat, rehabilitating known patches of pardalote habitat and establishing habitat connectivity between the Huntingfield estate and PMR. Flora species planted would provide suitable habitat for the forty-spotted pardalote, and other native fauna in the area.</p> <p>Additional measures included statutory protection of native vegetation patches including reveg/rehab areas, fencing to reduce human traffic, implementation of a weed management program with provisions for rubbish collection. Overall, the development would aim to increase the availability of pardalote habitat whilst improving the condition of the previously identified habitat.</p> <p>Given no native vegetation is proposed to be removed and the development aims to increase the scale and condition of suitable habitat, it was determined a no-construction buffer would be sufficient during the forty-spotted pardalote breeding season. The buffer distance would be determined by size and condition of the suitable habitat and its ability to support pardalote colonies. Therefore, Patch 5 may have a 50m buffer applied during the breeding season, while a 100m buffer could be implemented in Patches 1, 2 &amp; 3 during the breeding season given their potential ability to support a colony.</p>

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	Stormwater impacts on habitat	<p>Storm water management – as already noted, white gums are susceptible to changes in water regimes. The mature white gums along Coffee Creek provide habitat for a Forty-spotted Pardalote colony, and the creekline in the remnant vegetation is contiguous with that water course. The Coffee Creek catchment has already been modified by changes in storm water run-off due to other development adjacent to the PMR. The collateral damage includes weed seeds brought into the reserve from adjoining properties. It is absolutely vital that discussions are held with the PWS regarding the management of storm water from the new housing development.</p>		<p>According to the Conservation Advice for the <i>Tasmanian white gum (Eucalyptus viminalis) wet forest</i>, “<i>E. viminalis</i> is known to be highly susceptible to stress due to climatic factors and climate change projections indicate an increasing frequency and intensity of heat waves.” Also, reductions in water availability including dam building, stream diversion, increasing irrigated landuse or climate change makes <i>E. viminalis</i> more susceptible to disease and dieback.</p> <p>The development does not propose to reduce the availability of water into Coffee Creek or its tributaries, divert natural stream flow, irrigate pasture or construct in-stream dams. Overland flows through the minor tributary within the Huntingfield site are proposed to persist as per the existing conditions of the site.</p> <p>A stormwater basin has been proposed to address overland flow path capacities and ensure the development can meet modelled stormwater runoff capacity. Stormwater will be directed to a retention basin at the southern end of the site. This basin will service stages 1 to 3 and has a TasWater recommended and approved discharge point into Coffee Creek (Condition 9 and 11 of DA 2020-26 for the residential sub-division was issued by Kingborough Council). The water in this basin will be naturally treated to standards prior to discharge.</p> <p><b>Stormwater treatment</b></p> <p>Grassed filter strips where the receiving surface is robustly surface lined with</p>

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				<p>vegetation, and suitable flow volumes and velocities permit.</p> <p>Buffer strips are effective in the removal of coarse to medium sized suspended solids and bed loads. They also can assist in reduction of peak flows for more common, smaller, storm events and promote infiltration dependent upon the underlying soil conditions. Under the current model, they represent catchment conditions where runoff from impervious surfaces needs to flow across grassed areas towards the stormwater drainage system or receiving watercourse.</p> <p>Swales are open channel systems which use vegetation to aid the removal of sediment and suspended solids. These systems are subjected to high hydraulic loading and the removal efficiency is dependent on the density and height of the vegetation in the channel. As for buffer strips, the vegetation can assist in reducing peak flows for a range of events (dependent on the swale width and length) and may also be beneficial in quantity reduction through infiltration into the ground surface, depending upon the underlying soil conditions.</p> <p>Wetlands are designed for stormwater pollutant removal (nutrients, suspended solids, metals) and to improve the quality of stormwater runoff from urban catchments. Aside from providing amenity and recreational value to the community, wetlands provide for wildlife habitat, management of stormwater runoff volumes and frequency, stormwater harvesting and reuse opportunities, and minimal maintenance requirements once established.</p> <p>The area surrounding the basin will be revegetated to provide additional habitat for Forty-spotted pardalotes and other</p>

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				<p>native fauna, providing habitat connectivity between Huntingfield and PMR.</p> <p>Infiltration will occur in all water quality devices proposed in this design. Infiltration into the ground surface reduces the volume of stormwater, and hence the frequency of runoff and the mass of contaminants carried, by infiltration into the bed of the basin, swale, and buffer strip.</p> <p>Inflows greater than the storage and infiltration capacity of the structure will overflow and continue downstream. By reducing the volume of surface runoff, infiltration systems help to counteract the increase in runoff volume and frequency that generally accompanies land development.</p> <p>Therefore, it is not expected the development will reduce or negatively impact water availability within Coffee Creek or its tributaries, and act to provide additional habitat and connectivity for the Forty-spotted pardalote.</p> <p>Additionally, Measure 3 of Section 5.1.2 proposes the development of a CEMP with provisions for a weed control program and rubbish and waste collection. This weed control program will be developing in accordance with best practice measures and industry standards including monitoring and reporting.</p>
	Cat ownership	Cat control. We strongly recommend that the development include a requirement that cats cannot be kept by residents and property owners. This regulatory requirement would need to be supported by a public education program. For more details, we refer you to the document		Measure 7 of section 5.1.2 indicates the proponent will liaise with the relevant stakeholders to develop a suitable restrictive mechanism related to a reduction of feral species (i.e. <i>Felix catus</i> or cats) at the Huntingfield site.

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		submitted jointly by Friends of Peter Murrell Reserves, Parks and Wildlife Service, Birdlife Tasmania and the Tasmanian Conservation Trust in response to the Huntingfield Draft Master Plan. Similarly, dog walking along any tracks within the development must be on-lead only.		This can be imposed as condition on the Planning Permit issued that the potential mechanisms to place restrictions on cat ownership are either a restrictive covenant placed upon the Certificate of Title Sealed Plan under the <i>Land Titles Act 1980</i> or the instrument of a Part V Agreement under the <i>Land Use Planning and Approvals Act 1993</i> entered into between the developer, property-owner and Kingborough Council.
PWS Ashley Rushton REGIONAL MANAGER  PARKS AND WILDLIFE SERVICE, SOUTHERN REGION	Proximity to PMR; indirect impact of density and increased visitation and movement through PMR	<p>Huntingfield adjoins the 277ha Peter Murrell Conservation Area (the Conservation Area) along approximately 830m of the Conservation Area's western boundary. The proximity of the Conservation Area to the proposed subdivision makes it particularly susceptible to impacts from the adjoining proposed development and land use.</p> <p>The PWS supports the range of initiatives being adopted by the proponent to protect and enhance the habitat values of the remnant woodland and flora and fauna habitat within the development site. The purpose of this submission is to raise concerns regarding the measures put forward to mitigate against the impacts of Stages 2 and 3 of the Huntingfield Development on the endangered forty-spotted pardalote habitat located within the adjoining Peter Murrell Conservation Area.</p> <p>The PWS considers that the indirect consequences of the proposal have not been adequately examined; in particular, the indirect impacts associated with a high density, large subdivision (lighting, noise, traffic, introduced plants, pets) and the on-going associated actions taken by the residents of the subdivision including increased visitation to the Peter Murrell Conservation Area.</p>	Section 3 and 4.	<p>The proposed action has considered the impact to MNES habitat within the proposed action area (Huntingfield Stage 2 and 3); the proposed mitigation measures to address the direct and indirect impacts were considered sufficient for impacts to patches outside of the EPBC Act referral action area.</p> <p>Indirect impacts to MNES are addressed through the mitigation measures outlined in Sections 5.1.1 to 5.1.3 of the ADR. These actions will preserve and enhance existing habitat values, as well as minimise potential impacts from the Huntingfield site construction activities and longer-term potential disturbance due to the close proximity of an urban area to threatened species habitat.</p> <p>The mitigation measures under 5.1.1 and 5.1.3 consider indirect impacts to adjacent vegetation; including the provision of revegetation activities in cleared areas adjacent to Forty-spotted pardalote habitat, rehabilitating known patches of pardalote habitat and establishing habitat connectivity</p>

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				<p>between the Huntingfield estate and PMR (Objective 1).</p> <p>Access to PMR has been reduced to one existing track in the northern-eastern corner of the shared boundary to limit foot traffic disturbance through areas of potential habitat. The implementation of this measure has been updated to be delivered within 3 months of the commencement of activities related to the proposed action (2020/8869). Also, the proponent has agreed to provide the local residents and members of the public with documentation on the ecological importance of the Huntingfield site and adjacent vegetation as foraging habitat and potential breeding grounds for Forty-spotted pardalote colonies in the area. This will likely require negotiation with the relevant authorities (Parks and Wildlife) to determine the location, placement and necessary information to be provided.</p>
	<p>Proposed shared use trail. Issues with human disturbance and increased foot traffic.</p>	<p>PWS supports measures to manage the indirect threat of human disturbance on the forty-spotted pardalote, including the removal of the walking tracks and the bike pump track from the native vegetation located within the Huntingfield development site.</p> <p>However, it appears the Huntingfield Landscape Master Plan (GHD, Dec 2020) (the 'Master Plan') potentially facilitates an increase in the indirect threat of human disturbance on the forty-spotted pardalote within the adjoining Peter Murrell reserve by promoting access to the reserve by residents of the Huntingfield subdivision for the purpose of active recreation, including mountain biking, dog walking, play, nature walks and informal recreation.</p> <p>Noted that from the SIA, a number of key recommendations have not been adopted. The Master Plan shows two connector trails into the</p>	<p>Section 5.1.2; Objective 2</p>	<p>Based on the public comments, the access points from the Huntingfield site to PMR have been reduced to one location, adjacent to the Tarremah School boundary. The implementation of this measure has been updated to be delivered within 3 months of the commencement of activities related to the proposed action (2020/8869).</p> <p>Part of the mitigation measures will include the installation of conservation fencing on the eastern boundary between PMR and the Huntingfield site to limit unwanted and prohibited access. The use of conservation fencing, designed in consultation with the relevant authorities (Parks and Wildlife) will allow for fauna movement between the sites and aim to protect any ground</p>

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		<p>Peter Murrell Conservation Area within the vicinity of Coffee Creek. The location of these connector trails is inconsistent with the recommendations of the Significant Impact Assessment.</p> <p>For Stages 2 and 3, the following recommendations were identified in the Significant Impact Assessment:</p> <ul style="list-style-type: none"> <li>• Given the potential increase in visitation to Peter Murrell Conservation Area resulting from an increase in high density housing and associated potential for impact to the Coffee Creek colony, any direct access routes between the proposed area and Peter Murrell (i.e. the Coffee Creek area) should be avoided.</li> <li>• If possible, current entrances to the reserve that allow access to Coffee Creek should be closed and access should only be allowed from the east of the reserve.</li> </ul> <p>The PWS supports the closure of the two entry points through fencing of the eastern boundary of the subdivision (the fencing of the south eastern boundary to prevent uncontrolled access to pardalote habitat was recommended in the Significant Impact Assessment as part of Stage 1). The PWS does not support the development of entry points into Peter Murrell Conservation Area from the adjoining private development as currently depicted on the Master Plan. Furthermore, the existing track within the reserve is a fire trail that is not managed for visitor services. There are a number of potential hazards, including a spillway and other stormwater management infrastructure. The proposed trails represent new formalised access points into Peter Murrell reserves, despite the suitability of the trail network within the Conservation Area for increased recreational use yet to be determined.</p>		<p>dwelling species from isolation and limitation of the gene pool within PMR. The Huntingfield Masterplan has been updated to reflect the reduced access and location changes; to reflect PWS comments and recommendations.</p>
	Mitigation measures – buffers	Adhere to; mitigation measures listed in the Significant Impact Assessment, (North Barker Ecosystem Services, 3/12/2020), include the	Section 5.1.3; Objective 3; Measure 2	The proposed development will not remove any remnant native vegetation

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		<p>establishment of a 100m buffer to mitigate against edge effects, which include increased human disturbance.</p> <p>Buffer the patches of forty-spotted pardalote habitat as they occur on the boundary (sic) with the more highly modified habitat. For this buffer area to be meaningful/effective it will need to be at least partially revegetated and rehabilitated. A buffer distance of 100 m has been agreed to previously as a suitably protective buffer to ensure the integrity of forty-spotted pardalote habitat.</p> <p>A 50m buffer of open space is identified on the Master Plan and located between the subdivision development and the boundary of the Peter Murrell Conservation Area. It is unclear whether this buffer extends from the edge of the proposed housing lots or follows the edge of the road. This buffer is allocated to include 'playground, seating and potential local stormwater capture and reuse' along with a sealed, shared use path. Any potential impacts associated with these uses on the adjoining reserve values, in particular, the forty-spotted pardalote habitat along Coffee Creek, do not appear to have been considered as part of any impact assessment.</p> <p>The rehabilitation of patches of habitat within the development site, including the feeder creek to Coffee Creek is strongly supported by PWS however no rehabilitation or revegetation is identified within the 50m buffer adjacent to the reserve as shown on the "Potential Areas for Revegetation and Rehabilitation' Figure 2 Appendix A for the area adjacent to Coffee Creek. In addition, no buffer zones are shown on the 'Potential Seasonal Construction Buffer zones in Figure 3 for the Coffee Creek colony.</p> <p>Further assessment is required to determine whether the proposed 50m buffer is an adequate mitigation measure where located along the eastern boundary of the subdivision, noting that Stage 3 is positioned in this area and characterised by a large proportion of the high</p>		<p>patches of known suitable habitat for the forty-spotted pardalote.</p> <p>Five patches of forty-spotted pardalote were identified within the Huntingfield site in varying scale and condition during the North Barker Significant Impact Test field surveys.</p> <p>Patches 1, 2 &amp; 3 were identified as potentially supporting pardalote populations.</p> <p>Patch 4 (0.27 ha) was surveyed to be small, isolated, relatively degraded and suitable as a foraging resource only.</p> <p>Patch 5 (0.06 ha) is located greater than 100 m from any proposed activities, and therefore, a natural buffer is in place and will be maintained.</p> <p>The precedence for a 100 m buffer comes from a development where forest was to be demolished and converted to pasture for the purposes of grazing. That proposal included the direct destruction of native vegetation adjacent to suitable foraging habitat (white gums) for the forty-spotted pardalote, acting to fragment habitat, exposing the vegetation to edge effects.</p> <p>As a mitigation measure for any indirect impacts of the Huntingfield development, the proponent has agreed to the provision of revegetation activities in cleared areas adjacent to pardalote habitat, rehabilitating known patches of pardalote habitat and establishing habitat connectivity between the Huntingfield estate and PMR. Flora species planted would provide suitable habitat for the forty-spotted pardalote, and other native fauna in the area.</p> <p>Additional measures included statutory protection of native vegetation patches including reveg/rehab areas, fencing to</p>

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		<p>density townhouse lots, with lot sizes down to 132m<sup>2</sup>. Given the lack of private open space afforded by these small lots sizes, it is highly likely residents of these townhouses will rely more heavily on the surrounding natural areas for recreational opportunities</p>		<p>reduce human traffic, implementation of a weed management program with provisions for rubbish collection. Overall, the development would aim to increase the availability of pardalote habitat whilst improving the condition of the previously identified habitat.</p> <p>Given no native vegetation is proposed to be removed and the development aims to increase the scale and condition of suitable habitat, it was determined a no-construction buffer would be sufficient during the forty-spotted pardalote breeding season. The buffer distance would be determined by size and condition of the suitable habitat and its ability to support pardalote colonies. Therefore, Patch 5 may have a 50m buffer applied during the breeding season, while a 100m buffer could be implemented in Patches 1, 2 &amp; 3 during the breeding season given their potential ability to support a colony.</p>
	<p>Mitigation measures – access and use</p>	<p>The proposed mitigation measures are limited to the preservation and enhancement of the habitat values within the development site. It is noted that a number of these measures are inconsistent with the recommendations of the Significant Impact Assessment (North Barker Ecosystem Services, 3/12/2020). Further information is required demonstrating the proposed measures will be successful and protect the values within the adjacent Conservation Area from the negative impacts of the subdivision.</p> <p>Measure 5 of the GHD – Preliminary Documentation Report notes ‘the proponent will direct pedestrian traffic towards existing access points to Peter Murrell Conservation Area from the Coffee Creek (western) portion of the reserve to limit disturbance in the areas of suitable habitat for Forty-spotted pardalote (<i>P. quadragintus</i>) within the reserve.’ (page 27). The proposed</p>	<p>Section 5.1.2; Objective 2; Mitigation measures 5 and 6</p>	<p>Based on the public comments, the access points from the Huntingfield site to PMR have been reduced to one location, adjacent to the Tarremah School boundary. The implementation of this measure has been updated to be delivered within 3 months of the commencement of activities related to the proposed action (2020/8869).</p> <p>Part of the mitigation measures will include the installation of conservation fencing on the eastern boundary between PMR and the Huntingfield site to limit unwanted and prohibited access. The use of conservation fencing, designed in consultation with the relevant authorities (Parks and Wildlife) will allow for fauna movement between the sites and aim to protect any ground</p>

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		<p>outcome is described as follows: The suitable habitat for Forty-spotted pardalote (<i>P. quadragintus</i>) is not adversely affected by the presence of humans and the quality of the habitat is maintained or improved. If the existing access points are those shown on the Master Plan, this measure is not in accordance with the recommendations of the Significant Impact Assessment, which determined direct access routes should be avoided and these tracks closed. This measure is due to commence within 12 months post commencement of the activities related to the proposed action through the implementation of the Master Plan. It is unclear how the values will be protected in the interim. It is noted that a recommendation of Stage 1 of the development was the fencing the south-eastern boundary of the proposal area with Peter Murrell Conservation Area to prevent uncontrolled access to pardalote habitat in the reserve (North Barker Ecosystem Services, 3/12/2020).</p> <p>Measure 6 of the Preliminary Documentation Report is 'Encourage the public not to access the native vegetation patch to the south of the Huntingfield site and encourage targeted access and use of Peter Murrell Conservation Area'. While this measure may protect the forty-spotted pardalote habitat within the development site, it may result in a decline in habitat value within the adjoining reserved land associated within an increase in human disturbance. No risk assessment of the potential impacts of this measure based on the likely numbers of residents and use profiles has been provided. The timeframe for this measure to commence is within 12 months post commencement of the activities related to the proposed action.</p>		<p>dwelling species from isolation and limitation of the gene pool within PMR. The Huntingfield Masterplan has been updated to reflect the reduced access and location changes; to reflect PWS comments and recommendations.</p>
	Domestic Cats	<p>PWS supports the restriction of cat ownership for Stages 2 and 3 of the development and the adoption of the condition as per Stage 1; "The owner or occupier must not introduce or keep domestic cats, unless otherwise approved by the General Manager in Writing. The General</p>		<p>Measure 7 of section 5.1.2 indicates the proponent will liaise with the relevant stakeholders to develop a suitable restrictive mechanism related to a reduction of feral species (i.e. <i>Felix catus</i> or cats) at the Huntingfield site.</p>

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		<p>Manager will only approve the introduction and keeping of cats where there is sufficient justification, and the owner or occupier agrees to and can demonstrate that any cat will be contained within the lot boundary at all times". The criteria for determining 'sufficient justification' must be adequately robust to ensure the operational success of this covenant.</p>		<p>This can be imposed as condition on the Planning Permit issued that the potential mechanisms to place restrictions on cat ownership are either a restrictive covenant placed upon the Certificate of Title Sealed Plan under the <i>Land Titles Act 1980</i> or the instrument of a Part V Agreement under the <i>Land Use Planning and Approvals Act 1993</i> entered into between the developer, property-owner and Kingborough Council.</p>
	Stormwater	<p>The Tasmanian Threatened Species Listing Statement states that the loss of single white gum trees may significantly reduce a colony's survival prospects and that white gums are extremely sensitive to soil and root disturbance and are very easily damaged.</p> <p>An extensive stormwater infrastructure network is required to manage the stormwater generated from the approximately 470 new houses, road network and other non-porous surfaces, with a series of detention basins to be used in conjunction with overland discharge to Coffee Creek and its tributaries. The potential changes in hydrology and associated impacts (siltation, shock loads, vegetation) resulting from stormwater management have not been addressed in the Significant Impact Assessment, in particular, the potential impacts on the health of the Coffee Creek riparian vegetation, including <i>E. viminalis</i>.</p> <p>Given the sensitivity of this Eucalyptus species to disturbance, further assessment is deemed warranted of the potential impacts of the proposed stormwater system on the Coffee Creek riparian system, including downstream impacts.</p>	Section 4.4.1 (Table 4); and Section 5.1.2 (Objective 2)	<p>Additional Measure 8 (Section 5.1.2 - Objective 2) added in the ADR report. According to the Conservation Advice for the <i>Tasmanian white gum (Eucalyptus viminalis) wet forest</i>, "<i>E. viminalis</i> is known to be highly susceptible to stress due to climatic factors and climate change projections indicate an increasing frequency and intensity of heat waves." Also, reductions in water availability including dam building, stream diversion, increasing irrigated landuse or climate change makes <i>E. viminalis</i> more susceptible to disease and dieback.</p> <p>The development does not propose to reduce the availability of water into Coffee Creek or its tributaries, divert natural stream flow, irrigate pasture or construct in-stream dams. Overland flows through the minor tributary within the Huntingfield site are proposed to persist as per the existing conditions of the site.</p> <p>A stormwater basin has been proposed to address overland flow path capacities and ensure the development can meet modelled stormwater runoff capacity. Stormwater will be directed to a retention basin at the southern end site. This basin will service stages 1-3 and</p>

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				<p>has a TasWater recommended and approved discharge point into Coffee Creek (Condition 9 and 11 of DA 2020-26 for the residential sub-division was issued by Kingborough Council). The water in this basin will be naturally treated to standards prior to discharge.</p> <p><b>Stormwater treatment</b></p> <p>Grassed filter strips where the receiving surface is robustly surface lined with vegetation, and suitable flow volumes and velocities permit.</p> <p>Buffer strips are effective in the removal of coarse to medium sized suspended solids and bed loads. They also can assist in reduction of peak flows for more common, smaller, storm events and promote infiltration dependent upon the underlying soil conditions. Under the current model, they represent catchment conditions where runoff from impervious surfaces needs to flow across grassed areas towards the stormwater drainage system or receiving watercourse.</p> <p>Swales are open channel systems which use vegetation to aid the removal of sediment and suspended solids. These systems are subjected to high hydraulic loading and the removal efficiency is dependent on the density and height of the vegetation in the channel. As for buffer strips, the vegetation can assist in reducing peak flows for a range of events (dependent on the swale width and length) and may also be beneficial in quantity reduction through infiltration into the ground surface, depending upon the underlying soil conditions.</p> <p>Wetlands are designed for stormwater pollutant removal (nutrients, suspended solids, metals) and to improve the quality of stormwater runoff from urban</p>

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				<p>catchments. Aside from providing amenity and recreational value to the community, wetlands provide for wildlife habitat, management of stormwater runoff volumes and frequency, stormwater harvesting and reuse opportunities, and minimal maintenance requirements once established.</p> <p>The area surrounding the basin will be revegetated to provide additional habitat for Forty-spotted pardalotes and other native fauna, providing habitat connectivity between Huntingfield and PMR.</p> <p>Infiltration will occur in all water quality devices proposed in this design. Infiltration into the ground surface reduces the volume of stormwater, and hence the frequency of runoff and the mass of contaminants carried, by infiltration into the bed of the basin, swale, and buffer strip.</p> <p>Inflows greater than the storage and infiltration capacity of the structure will overflow and continue downstream. By reducing the volume of surface runoff, infiltration systems help to counteract the increase in runoff volume and frequency that generally accompanies land development.</p> <p>Therefore, it is not expected the development will reduce or negatively impact water availability within Coffee Creek or its tributaries, and act to provide additional habitat and connectivity for the Forty-spotted pardalote.</p> <p>Additionally, Measure 3 of Section 5.1.2 proposes the development of a CEMP with provisions for a weed control program and rubbish and waste collection. This weed control program</p>

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	Lighting	<p>PWS requests that the design of any external lighting, where located in proximity to the Reserve boundary, be designed in consultation with a suitably qualified person to ensure there are no impacts on the values of the reserved land.</p> <p>It is considered that adverse impacts from lighting and other human disturbance could be successfully mitigated through the application of a 100m vegetated buffer between the reserve and the development, noting the requirement for bushfire hazard management clearances.</p>	Section 4.2.1	<p>will be developing in accordance with best practice measures and industry standards including monitoring and reporting.</p> <p>Lighting is not considered in Tasmania's Threatened Fauna Handbook (Bryant &amp; Jackson, 1999) to be indicated as a key threat to Forty-spotted pardalote, although habitat disturbance by development is mentioned in the Conservation Advice for the species. Lighting may be considered a subsequent impact of the proposed development. The mitigation measures proposed under section 5 of the ADR are considered sufficient to counterbalance the direct and indirect impacts of the development.</p> <p>It is recommended PMR submit a representation during the Development Application (DA) phase of Stage 2 and 3. During the DA phase, lighting mitigation can be included as a planning permit condition.</p>
The Considerates	Planning issues; density; natural character; and matters of environmental long-term sustainability:	<p>On the medium-density, the Department should not fold to nor appease those who are unreasonably fearful of townhouses due to erroneous preconceptions and/or lack of experience.</p> <p>It has been proven that higher-density is more practical, efficient, and good for local businesses and housing affordability as a right, and can be achieved without a single loss in amenity (a net gain, rather) — so, if anything, the entire development should be mid-density, or there should be a slow transition of existing houses to (whilst maintaining their charm) increase density for the greater good.</p>	Section 7.1.2 and Section 8	<p>The DA made under the <i>Land Use Planning and Approvals Act 1993</i> (LUPA Act) will consider these themes and issues.</p> <p>Density in terms of indirect impacts i.e. stormwater and erosion of sediment etc has been considered in the referral and most applicable to the Development Application for a planning permit.</p>

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	Social issues	If the Tasmanian state, and Australian federal government would develop the public service of urban works to a higher degree and quality, there could be a shift away from false rumours of crime due to social housing or higher density from a century ago. Along with building social services themselves, this could eliminate corporate greed, whilst still achieving a profitable by-product.	Section 8	Not applicable to the scope of the EPBC Act Referral.
	Transport planning	Mode share; movement away from cars and towards public transport and bike riding and walking.  In areas with speed over 30 km/h; roads should be separated i.e. a walking path and bike track and then road.	Section 7.1.2	The development application made under the <i>Land Use Planning and Approvals Act 1993</i> (LUPA Act) will consider these themes and issues.
Evan Hadkins 13 Pine Ave, Kingston, 7050 www.livingauthentically.org	Climate change; demand analysis; affordability	The climate is changing, we need to live differently. This proposal does not acknowledge this.  The stuff on the affordability is lacking substance. What will the prices be? How many years of median weekly earning will this be.  In short it is largely just a puff piece for developers.”	Section 8	The Proponent (CT) has committed to deliver at least 15% of the total lots as social and affordable housing.  The rezoning of the Huntingfield site will provide fair, orderly and sustainable use and development of the site. The rezoning of the site will provide for a range of residential densities and supply of affordable housing and living outcomes. The site is well-serviced and connected to local schools, employment opportunities and recreational areas and will provide positive social and economic outcomes for the area.  Stages 2 and 3 of the project are expected to inject over \$40 million into the local economy, creating over 300 local jobs and other employment opportunities including construction contracting. The construction of homes

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				on the land is expected to generate over \$75million, creating over 550 jobs.
<p>Peter Jarman 47 Brightwater Road, Blackmans Bay 7052 Tas (03) 6227 1812 peterjarman@gmail.com</p>	<p>General; Impacts to mammals (quolls, devils, betongs)</p>	<p>Considers the ADR report accurate but not exhaustive.</p> <p>Concerns the development's potential to further isolate the Peter Murrell Reserves.</p> <p>Report dismisses the possible presence of eastern quolls despite that species being road-killed on the Channel Highway close to the development area occasionally. I am concerned that the housing development will form a barrier to the potential re-establishment of eastern quolls in the PMR (where they used to occur) from strongholds in the hills to the west of the Channel Highway.</p> <p>Despite the report listing the presence of Tasmanian devils in the development as "unlikely", devils re-established themselves in the PMR about 6 years ago and have been regularly detected there ever since (including very close to Stage 1 of the housing Development). It is highly likely that devils entered the PMR from west of the Channel Highway, demonstrating the importance of not isolating the PMR by inappropriate layout of the Huntingfield Development. Just the same would apply to eastern quolls.</p> <p>The Tasmanian bettong, present on mainland Australia 200 years ago, survives only in parts of eastern Tasmania. Despite its evident vulnerability, the species has no relevant listing under the EPBC Act. It, too, re-introduced itself to the PMR in the past 5 years;</p> <p>If the PMR is to continue to be a peri-urban reserve with a dynamic mammal community representative of the region, it is critically</p>	<p>Section 3.2 (Table 1); Section 5.1.2</p>	<p>The North Barker SIA considered the proposed action not to constitute a significant impact to quolls and devils; habitat considered to be numerous types; the proposed action is not significant impacting core habitat for this large ranging species; some suitable habitat present mapped in the Huntingfield site in the form mature Eucalyptus trees, albeit in minor in extent, previously modified and degraded. No dens were identified during the surveys and the likelihood of dens occurring in an open pasture in considered very low.</p> <p>Bettongs not considered as part of the controlled action is not a listed MNES consideration and is not applicable to the scope of the EPBC Act Referral.</p>

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		important that ecologically effective links to other extensive areas of natural vegetation (such as Tinderbox Hill, and the hills from west of Margate to Ridgeway and the kunanyi foothills) be maintained. Clumsy management of the planning for Huntingfield Stages 2 and 3 could threaten that.		
	Cats	<p>My second point concerns potential impacts of the Development on the fauna within the PMR. Cats (domestic or stray) are already present there and regularly detected during surveys. Although not in high density, cats are more frequently detected than many of the PMR's native mammal species of similar size.</p> <p>I strongly urge the government to make the development a cat prohibition development or to impose and enforce cat 'at large' provisions. It is also important that careful planning takes place, and is implemented, to reduce the likelihood of dogs (and any other pets) being released into the PMR. Similarly, plans should be developed, and implemented, to reduce direct impacts of people on the sensitive vegetation along Coffee Creek and around Penrhyn and Heron Ponds.</p>	Section 5.1.2	<p>Measure 7 of section 5.1.2 indicates the proponent will liaise with the relevant stakeholders to develop a suitable restrictive mechanism related to a reduction of feral species (i.e. <i>Felix catus</i> or cats) at the Huntingfield site.</p> <p>This can be imposed as condition on the Planning Permit issued that the potential mechanisms to place restrictions on cat ownership are either a restrictive covenant placed upon the Certificate of Title Sealed Plan under the <i>Land Titles Act 1980</i> or the instrument of a Part V Agreement under the <i>Land Use Planning and Approvals Act 1993</i> entered into between the developer, property-owner and Kingborough Council.</p>
	Revegetation	On a positive note, there would be some scope for restoration of native vegetation between the housing development, the golf course, and the Channel Highway. That soil type and hence the native vegetation community it once carried are not widely represented in the PMR. With thoughtful planning, the development could augment the reserve's capacity to conserve representative fauna and flora communities.	Section 5.1.1	<p>Measure 3 of Objective 1 in the ADR proposed to revegetate and rehabilitate the western tributary of Coffee Creek to increase habitat connectivity between the Huntingfield Estate Colony and Peter Murrell Conservation Area. Additional measures proposed include monitoring of rehab/reveg measures as standard practice and to be detailed through the provision of a management plan, to be delivered at a later date.</p> <p>As a mitigation measure for any indirect impacts of the Huntingfield development, the proponent has agreed to the provision of revegetation activities in cleared areas adjacent to pardalote habitat, rehabilitating known patches of</p>

Party name and contact details	Theme	Key Issues/Recommendations	Section of Additional Documentation Request (ADR)	Our Response and comment / Edit to ADR
				<p>pardalote habitat, and establishing habitat connectivity between the Huntingfield estate and PMR. Flora species planted would provide suitable habitat for the forty-spotted pardalote, and other native fauna in the area.</p>
<p>Birdlife Tasmania Dr Eric J Woehler OAM Convenor</p>	<p>General</p>	<p>We acknowledge the consultant reports, which clearly document current and potential threats to listed bird species, particularly the Forty-spotted Pardalote, and recommend comprehensive mitigation measures.</p> <p>We also draw attention to the lack of consideration of species only recently identified as Vulnerable, but not yet formally listed, such as the Blue-winged Parrot, which will lose potential foraging ground when the agricultural grassland is converted to housing.</p>	<p>Section 2.3 and Section 3.1</p>	<p>Under the current EPBC referral, only listed species (MNES under the Act) were considered in terms of the proposed action within the action area, and mitigation measures proposed to counterbalance the assessed impacts. Mitigation measures will also act to increase and improve habitat for non-listed flora and fauna species.</p>
	<p>Additional Forty-spotted pardalote mitigation measures (nesting boxes; no recreation activities in reveg area; reveg; strengthen reveg corridor</p>	<ul style="list-style-type: none"> <li>- Protection of all remnant native vegetation within the Project Area, particularly mature <i>Eucalyptus viminalis</i>, <i>E. globulus</i>, and <i>E. ovata</i> that provide potential shelter, foraging or nesting hollows for Forty-spotted Pardalotes and Swift Parrots,</li> <li>- Abandonment of plans for adventure recreation within the remnant native vegetation,</li> <li>- Rehabilitation and revegetation within the Project Area with a focus on <i>E. viminalis</i>,</li> <li>- Re-establishment of a vegetated corridor along the feeder creek for Coffee Creek, linking the remnant patches of <i>E. viminalis</i> with the Peter Murrell Reserves – we strongly encourage that only native vegetation is to be used on site,</li> <li>- Covenanted protection of remnant and revegetated areas of <i>E. viminalis</i> as critical Forty-Spotted Pardalote habitat,</li> </ul>	<p>Section 4.3 and Section 5 (Objective 1, 2 and 3)</p>	<p>Mitigation measures proposed include statutory protection of native vegetation patches including reveg/rehab areas by instrument of a protective covenant, fencing to reduce human traffic (no recreation activities proposed in this area), implementation of a weed management program with provisions for rubbish collection. Overall, the development would aim to increase the availability of pardalote habitat whilst improving the condition of the previously identified habitat.</p> <p>Within 12 months post commencement of the activities related to the proposed action (2020/8869), the proponent will engage with a suitably qualified specialist to construct and install purpose-built pardalote nest boxes. The installation of the boxes and associated</p>

Party name and contact details	Theme	Key Issues/Recommendations	Section of Additional Documentation Request (ADR)	Our Response and comment / Edit to ADR
		<ul style="list-style-type: none"> <li>- Restricted access to, and appropriate conservation fencing of the covenanted area/Forty-Spotted Pardalote habitat, and</li> <li>- Limitation of direct construction impacts during the Forty-spotted Pardalote breeding season by establishing precautionary buffer zones around Patches 1-5, and maintenance of those buffer zones in the longer term.</li> </ul>		<p>details (quantity, location etc) will be outlined as part of the Rehabilitation and Revegetation Plan (see Measure 3). The plan will also include provisions for the on-going monitoring of the nest boxes by a suitably qualified specialist for the duration of the construction of the proposed development. The proponent has committed to engage with stakeholders of the Forty-spotted Pardalote National Recovery Team to assist in the planning and installation of this measure.</p> <p>Measure 3 of Objective 1 in the ADR proposed to revegetate and rehabilitate the western tributary of Coffee Creek to increase habitat connectivity between the Huntingfield Estate Colony and Peter Murrell Conservation Area. Additional measures proposed include monitoring of rehab/reveg measures as standard practice and to be detailed in through the provision of a management plan, to be delivered at a later date.</p> <p>The proposed development will not remove any remnant native vegetation patches of known suitable habitat for the forty-spotted pardalote.</p> <p>Five patches of forty-spotted pardalote were identified in varying scale and condition during the North Barker Significant Impact Test field surveys. Patches 1, 2 &amp; 3 were identified as potentially supporting pardalote populations.</p> <p>Patch 4 (0.27 ha) was surveyed to be small, isolated, relatively degraded and suitable as a foraging resource only.</p> <p>Patch 5 (0.06 ha) is located greater than 100m from any proposed activities, and</p>

Party name and contact details	Theme	Key Issues/Recommendations	Section of Additional Documentation Request (ADR)	Our Response and comment / Edit to ADR
				<p>therefore, a natural buffer is in place and will be maintained.</p> <p>The precedence for a 100m buffer comes from a development where forest was to be demolished and converted to pasture for the purposes of grazing. That proposal included the direct destruction of native vegetation adjacent to suitable foraging habitat (white gums) for the forty-spotted pardalote, acting to fragment habitat, exposing the vegetation to edge effects.</p> <p>As a mitigation measure for any indirect impacts of the Huntingfield development, the proponent has agreed to the provision of revegetation activities in cleared areas adjacent to pardalote habitat, rehabilitating known patches of pardalote habitat and establishing habitat connectivity between the Huntingfield estate and PMR. Flora species planted would provide suitable habitat for the forty-spotted pardalote, and other native fauna in the area.</p> <p>Given no native vegetation is proposed to be removed and the development aims to increase the scale and condition of suitable habitat, it was determined a no-construction buffer would be sufficient during the forty-spotted pardalote breeding season. The buffer distance would be determined by size and condition of the suitable habitat and its ability to support pardalote colonies. Therefore, Patch 5 may have a 50m buffer applied during the breeding season, while a 100m buffer could be implemented in Patches 1, 2 &amp; 3 during the breeding season given their potential ability to support a colony.</p>

Party name and contact details	Theme	Key Issues/Recommendations	Section of Additional Documentation Request (ADR)	Our Response and comment / Edit to ADR
	PMR; impact to other listed species	<p>PMR supports diverse bird population by providing habitat for resident, migratory and nomadic species including 10 of the 12 endemic Tasmanian bird species, and almost half of the total number of bird species found in Tasmania.</p> <p>Listed species most likely to be impacted on by the development is the Forty-spotted Pardalote – as noted - but the Reserves also provide critical breeding and/or feeding habitats for sensitive resident and visiting species whose populations are decreasing, or whose presence in the Reserve has decreased, including the endemic Dusky Robin and Strong-billed Honeyeater, Blue-winged Parrot, Striated Fieldwren, Lewin’s Rail and Flame Robin.</p> <p>Important to note that the Action Plan on Australian Birds 2020 (Garnett and Baker 2021) identified the Dusky Robin, Strong-billed Honeyeater and Blue-winged Parrot all meeting the IUCN criteria for listing as Vulnerable, and recommended that they are formally listed under national conservation legislation. Threats to these birds include habitat loss and predation - potential threats clearly associated with the Huntingfield development, and that have previously identified as requiring mitigation.</p> <p>Huntingfield development will increase the existing pressures on the Reserves, and result in them being surrounded by residential and industrial developments. Increased usage, anthropogenic noise and other disturbances have contributed to changes in the bird species status within the Reserves. This has occurred in the context of an overall decrease in the number of some birds Statewide, an increase in large predatory species, and competition from introduced invasive species such as Rainbow Lorikeet and Common Starling. All remaining tracts of reserved habitat become increasingly important to species’ survival as refugia, and must be recognised and managed as such.</p>	Section 4 and 5	<p>The proposed development will not directly or indirectly remove any native vegetation within the Huntingfield site.</p> <p>Under the current EPBC referral, only listed species (MNES under the Act) were considered in terms of the proposed action within the action area, and mitigation measures proposed to counterbalance the assessed impacts.</p> <p>The EPBC Act Referral ADR includes a range of mitigation measures proposed within the Huntingfield site to increase and improve habitat for Threatened and non-listed flora and fauna species.; i.e. fencing, reveg/rehab, weed management, nest boxes, seasonal no-construction buffers, cat management/restrictions, reduction and direction of access to PMR etc.</p> <p>Throughout the various studies and field investigations undertaken in relation to the proposed development, it has been determined the key species of concern is the Forty-spotted pardalote. In the ADR assessment other listed species under the EPBC Act were considered in Section 4 and the North Barker (NB) Significant Impact Assessment. GHD and NB considered a significant impact was not likely for the following species:</p> <ul style="list-style-type: none"> <li>– <i>Lathamus discolor</i>, swift parrot (Critically endangered)*</li> <li>– <i>Aquila audax</i> subsp. <i>fleayi</i>, Tasmanian wedge-tailed eagle (Endangered)*</li> <li>– <i>Tyto novaehollandiae</i> subsp. <i>castanops</i>, Tasmanian masked owl (Vulnerable)</li> <li>– <i>Perameles gunnii</i>, eastern barred bandicoot (Vulnerable)*</li> </ul>

Party name and contact details	Theme	Key Issues/Recommendations	Section of Additional Documentation Request (ADR)	Our Response and comment / Edit to ADR
				<ul style="list-style-type: none"> <li>- <i>Dasyurus viverrinus</i>, eastern quoll (Endangered)</li> <li>- <i>Dasyurus maculatus</i> subsp. <i>maculatus</i>, spotted-tailed quoll (Vulnerable)</li> <li>- <i>Sarcophilus harrisi</i>, Tasmanian devil (Endangered)</li> </ul> <p>Through the mitigation measures proposed in Section 5.1 there will be benefits to other bird species included those in the public comment submission; these include the fencing, reveg/rehab, weed management, nest boxes, buffers, cat management/restrictions, reduction and direction of access to PMR etc.</p> <p>Additionally, there is to be no habitat loss as no clearing of native vegetation.</p>
	Cat predation; buffer	Close proximity of the housing development to the Reserves – less than 100m in Stage 3 – will increase the threat of predation by domestic cats unless stringent management measures are introduced, as recommended in the North Barker report. Risks of predation not only apply to the Project Area but present an equal threat to many of the birds that are resident in or visitors to the Reserves at any time of the year.	Section 5.1.2	<p>Measure 7 of section 5.1.2 indicates the proponent will liaise with the relevant stakeholders to develop a suitable restrictive mechanism related to a reduction of feral species (i.e. <i>Felix catus</i> or cats) at the Huntingfield site.</p> <p>This can be imposed as condition on the Planning Permit issued that the potential mechanisms to place restrictions on cat ownership are either a restrictive covenant placed upon the Certificate of Title Sealed Plan under the <i>Land Titles Act 1980</i> or the instrument of a Part V Agreement under the <i>Land Use Planning and Approvals Act 1993</i> entered into between the developer, property-owner and Kingborough Council.</p>
	Dogs off-lead	A possible increase in off-lead and roaming dogs in sensitive areas also has potential to adversely affect bird populations. A significant proportion of existing dog walkers allow their dogs off-lead around the Penrhyn and Heron Ponds and on the internal fire trails. Roaming dogs have been	Section 5.1	Based on the public comments, the access points from the Huntingfield site to PMR have been reduced to one location, adjacent to the Tarremah School boundary.

Party name and contact details	Theme	Key Issues/Recommendations	Section of Additional Documentation Request (ADR)	Our Response and comment / Edit to ADR
		sighted chasing birds and other wildlife within the Reserves and, along with increased human activity around the ponds, have potential to permanently eliminate birds such as Lewin's Rail from the Reserves.		<p>Part of the mitigation measures will include the installation of conservation fencing on the eastern boundary between PMR and the Huntingfield site to limit unwanted and prohibited access. The use of conservation fencing, designed in consultation with the relevant authorities (Parks and Wildlife) will allow for fauna movement between the sites and aim to protect any ground dwelling species from isolation and limitation of the gene pool within PMR.</p> <p>The proponent has agreed to provide the local residents and members of the public with documentation on the ecological importance of the Huntingfield site and adjacent vegetation as foraging habitat and potential breeding grounds for Forty-spotted pardalote colonies in the area. This will likely require negotiation with the relevant authorities (Parks and Wildlife) to determine the location, placement and necessary information to be provided.</p> <p>The proponent will provide marked maps and/or informative signs for education and public awareness. Access to areas of suitable habitat will be communicated as a prohibited activity. Signage can be installed on the boundaries of suitable habitat areas and extant native vegetation areas to encourage pedestrians to limit activities to constructed paths.</p>
	Mitigation measures recommended for remnant vegetation (in project area and PMR) – must apply equally to the reserve	Management and restriction of access from the residential area to the Reserves must be to existing entry points only, particularly in areas of more sensitive habitat; no new access points must be allowed to minimise the increase in pressures and threats to the Reserves, Implementation and enforcement of a Cat Management Plan that protects vulnerable and	Section 5.1.2	<p>Based on the public comments, Measure 5 of section 5.1.2 states the access points from the Huntingfield site to PMR have been reduced to one location, adjacent to the Tarremah School boundary.</p> <p>The Huntingfield Masterplan has been updated to reflect the reduced access</p>

Party name and contact details	Theme	Key Issues/Recommendations	Section of Additional Documentation Request (ADR)	Our Response and comment / Edit to ADR
		<p>endangered species in the natural vegetation area and Reserves,</p> <p>Implementation of a Construction Environmental Management Plan and the complete removal of waste and rubbish to minimise impacts on the natural vegetation area and Reserves, and</p> <p>Revegetation and rehabilitation of degraded areas adjoining the Reserves, which has the potential to provide improved long-term breeding, feeding and shelter habitats for a range of birds including those that are recently identified as Vulnerable.</p>		<p>and location changes; to reflect PWS comments and recommendations.</p> <p>Measure 7 of section 5.1.2 indicates the proponent will liaise with the relevant stakeholders to develop a suitable restrictive mechanism related to a reduction of feral species (i.e. <i>Felix catus</i> or cats) at the Huntingfield site.</p> <p>This can be imposed as condition on the Planning Permit issued that the potential mechanisms to place restrictions on cat ownership are either a restrictive covenant placed upon the Certificate of Title Sealed Plan under the <i>Land Titles Act 1980</i> or the instrument of a Part V Agreement under the <i>Land Use Planning and Approvals Act 1993</i> entered into between the developer, property-owner and Kingborough Council.</p> <p>Measure 3 of Section 5.1.2 proposes the development of a CEMP with provisions for a weed control program and rubbish and waste collection. This weed control program will be developing in accordance with best practice measures and industry standards including monitoring and reporting.</p> <p>The scope of the EPBC Act Referral controlled action includes areas proposed within the proponent jurisdiction of the HF site; reveg/rehab areas and establishment through statutory instruments of a protective covenant have been proposed.</p>
	Additional recommended mitigation measures	<p>Management of cats and dogs through education and improved signage within the Reserves, by regulation and regular enforcement,</p> <p>Measures to reduce disturbance and degradation along Coffee Creek and the western boundary of the Reserves during construction,</p>	Section 5.1.2	Based on the public comments, the access points from the Huntingfield site to PMR have been reduced to one location, adjacent to the Tarremah School boundary.

Party name and contact details	Theme	Key Issues/Recommendations	Section of Additional Documentation Request (ADR)	Our Response and comment / Edit to ADR
		<p>Minimisation of rubbish, weed invasion and the management of storm water run-off to minimise degradation of habitats, and of the remaining <i>E. viminalis</i> along Coffee Creek in particular,</p> <p>Protection, rehabilitation and revegetation in order to ensure long-term security of bird nesting and feeding habitats, and the <i>E. viminalis</i> corridor linking Howden, Tinderbox and Bruny Island for the conservation of Forty-spotted Pardalotes in a broader landscape context, and</p> <p>Education on native bird values of the natural vegetation area and Reserves, including discouragement of feeding popular but problematic birds such as Laughing Kookaburra and Rainbow Lorikeet that displace native Tasmanian species.</p>		<p>Part of the mitigation measures will include the installation of conservation fencing on the eastern boundary between PMR and the Huntingfield site to limit unwanted and prohibited access. The use of conservation fencing, designed in consultation with the relevant authorities (Parks and Wildlife) will allow for fauna movement between the sites and aim to protect any ground dwelling species from isolation and limitation of the gene pool within PMR.</p> <p>The Huntingfield Masterplan has been updated to reflect the reduced access and location changes; to reflect PWS comments and recommendations.</p> <p>The proponent has agreed to provide the local residents and members of the public with documentation on the ecological importance of the Huntingfield site and adjacent vegetation as foraging habitat and potential breeding grounds for Forty-spotted pardalote colonies in the area. This will likely require negotiation with the relevant authorities (Parks and Wildlife) to determine the location, placement and necessary information to be provided.</p> <p>The proponent will provide marked maps and/or informative signs for education and public awareness. Access to areas of suitable habitat will be communicated as a prohibited activity. Signage can be installed on the boundaries of suitable habitat areas and extant native vegetation areas to encourage pedestrians to limit activities to constructed paths.</p> <p>See above response regarding the implementation of a CEMP with provisions for weed and rubbish control.</p> <p>As a mitigation measure for any indirect impacts of the Huntingfield</p>

Party name and contact details	Theme	Key Issues/Recommendations	Section of Additional Documentation Request (ADR)	Our Response and comment / Edit to ADR
				<p>development, the proponent has agreed to the provision of revegetation activities in cleared areas adjacent to pardalote habitat, rehabilitating known patches of pardalote habitat and establishing habitat connectivity between the Huntingfield estate and PMR. Flora species planted would provide suitable habitat for the forty-spotted pardalote, and other native fauna in the area.</p>
	<p>General; western boundary of PMR; advise 100m buffer; strengthen reveg corridor</p>	<p>Priorities for the conservation and management of the development and adjacent Reserves must be to preserve and protect habitat for the Forty-Spotted Pardalote and other listed and proposed Vulnerable species, avoid fragmentation of existing habitats, and maintain or extend native vegetation corridors. To minimise disturbances, we encourage a minimum buffer of 100m between the boundaries of the Reserves and residential areas.</p> <p>We propose that similar consideration and management efforts be given to potential impacts on the western boundary of the Peter Murrell Reserves as have been recommended for the patches of remnant vegetation within the Project Area, and that consideration be given to the needs of species that may become formally listed as Vulnerable before construction starts on later stages.</p>	<p>Section 4.2.1</p>	<p>The proposed development will not remove any remnant native vegetation patches of known suitable habitat for the forty-spotted pardalote.</p> <p>The precedence and recommendation for a 100 m buffer comes from a development where forest was to be demolished and converted to pasture for the purposes of grazing. That proposal included the direct destruction of native vegetation adjacent to suitable foraging habitat (white gums) for the forty-spotted pardalote, acting to fragment habitat, exposing the vegetation to edge effects.</p> <p>As a mitigation measure for any indirect impacts of the Huntingfield development, the proponent has agreed to the provision of revegetation activities in cleared areas adjacent to pardalote habitat, rehabilitating known patches of pardalote habitat and establishing habitat connectivity between the Huntingfield estate and PMR. Flora species planted would provide suitable habitat for the forty-spotted pardalote, and other native fauna in the area.</p> <p>Additional measures included statutory protection of native vegetation patches including reveg/rehab areas, fencing to reduce human traffic, implementation of a weed management program with</p>

Party name and contact details	Theme	Key Issues/Recommendations	Section of Additional Documentation Request (ADR)	Our Response and comment / Edit to ADR
				<p>provisions for rubbish collection. Overall, the development would aim to increase the availability of pardalote habitat whilst improving the condition of the previously identified habitat.</p> <p>Given no native vegetation is proposed to be removed and the development aims to increase the scale and condition of suitable habitat, it was determined a no-construction buffer would be sufficient during the forty-spotted pardalote breeding season. The buffer distance would be determined by size and condition of the suitable habitat and its ability to support pardalote colonies. Therefore, Patch 5 may have a 50m buffer applied during the breeding season, while a 100m buffer could be implemented in Patches 1, 2 &amp; 3 during the breeding season given their potential ability to support a colony.</p> <p>The mitigation measures above were proposed to deal with the impacts of the development on habitat and natural values within the Huntingfield site. No habitat or vegetation is proposed to be removed inside or outside the boundary of the Huntingfield site. Indirect impacts outside the Huntingfield site (i.e. intensification of use of walking trails in PMR) are proposed to be mitigated through the Measures 5, 6, 7 &amp; 8 of Objective 2 of the ADR.</p>

# Appendices

# **Appendix A**

**Maps and Figures**

View to Mt Wellington along open space axis

Main entry road aligned with high quality long views to North West Bay to create an impactful sense of arrival

Low mounding and screen planting along Channel Highway to provide some noise attenuation and help promote sense of arrival

Hilltop residences with integrated WSUD tree pits to service townhouse precinct

Linear open space along main design axis to include a bioretention swale along western edge to collect and treat local storm water, a sealed shared use path to connect to the main circuit and bus stops and open space for play & informal recreation

Promote lots fronting open space to maximise passive surveillance

Larger lots for steep slope in this area

Rehabilitate existing creek with appropriate indigenous planting, weed removal and bank stabilisation where required

Adventure playground

Rehabilitate and revegetate the feeder creek to Coffee Creek to improve the utility of this area for varying species

Retain and protect all indigenous overstorey and understorey in this area. Undertake weed & rubbish management where required

**LOT SCHEDULE**

- Low Density Lots: greater than 500sq.m
- Standard Density Lots: 13-18m x 27.5m (350 - 499sq.m)
- Medium Density Lots: 10-12m x 27.5m (275 - 349sq.m)
- Townhouse Lots: 4.8-6m x 27.5m (an area no greater than 199sq.m)
- Commercial - potential for a corner store with off street parking & outdoor eating facilities

**TOTAL LOT TARGET : 468** (inc. commercial area)  
 Lot schedule subject to change through detailed design



Local Business Zone - such as small corner-shop retail with potential to expand footprint in the future

Main entry road with distinctive street trees to help establish unique character and aid legibility

Improved buffer between school and development

New playground

View to North West Bay along open space axis

PETER MURRELL CONSERVATION AREA

**KEY FEATURES OF THE DEVELOPMENT**

1. Maintain high quality long views from the site to both North West Bay and Mt Wellington, through establishing a linear open space along the view axis. This also provides powerful sense of arrival to the site from Channel HWY.
2. All open space to have overlooking lots fronting it to maximise passive surveillance.
3. Shared use paths to loop around and bisect the site to help promote exercise and healthy living. Minimal road crossings required for entire network to allow safe use.
4. Lateral roads running east-west follow the contours of the site to allow easier travel for residents wishing to connect to the open space network and the shared use path.
5. Utilise the natural assets of the site and those adjacent to the site, such as the Peter Murrell Reserve for active recreation and the internal stand of native vegetation for play, nature walks and informal recreation.
6. The development plan spans 10-20 years. Demand for infrastructure and services as a result of development will occur in response to market forces / demand generated. The Master Plan should be read in conjunction with the Staging Plan.
7. Aboriginal heritage and environmental assessments guided development patterns.

Open Space Zone- potential for a wide range of community uses such as community gardens, Men's Shed, recreational uses, natural and cultural values management, to name a few

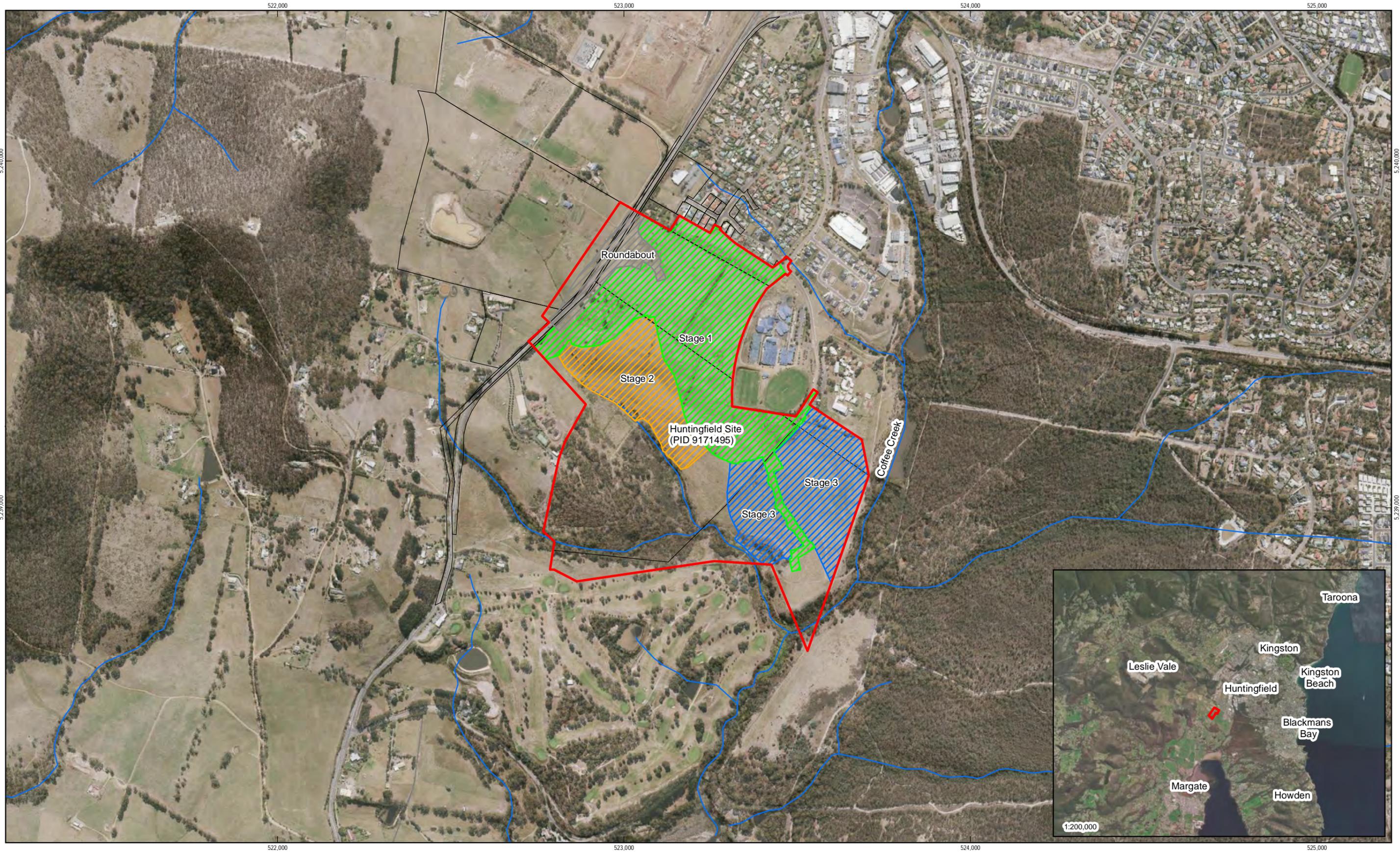
A 50m buffer of open space is provided in between the Peter Murrell Conservation Area (PMCA) and the proposed development. Potential for new path connections to the existing trail network in the PMCA.

Linear open space, providing connection to circuit exercise loop and view corridor to North West Bay. To include playground, seating & potential local storm water capture and re-use

Proposed 3.0km long and 3.0m wide, sealed shared use path to the perimeter of new development to provide a safe exercise loop for locals that connects local resources like shops, bus, playgrounds and community gardens

Wetland/retarding basin to help treat local storm water runoff





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5,239,000

5,240,000  
5,239,000

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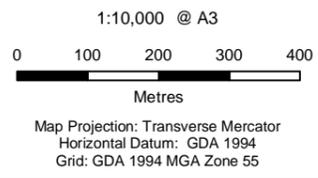
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**LEGEND**

- Huntingfield Site
- Cadastral Parcels
- Watercourses

**Proposed Staging**

- Roundabout
- Stage 1
- Stage 2 (Project Area)
- Stage 3 (Project Area)

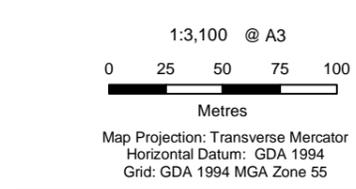
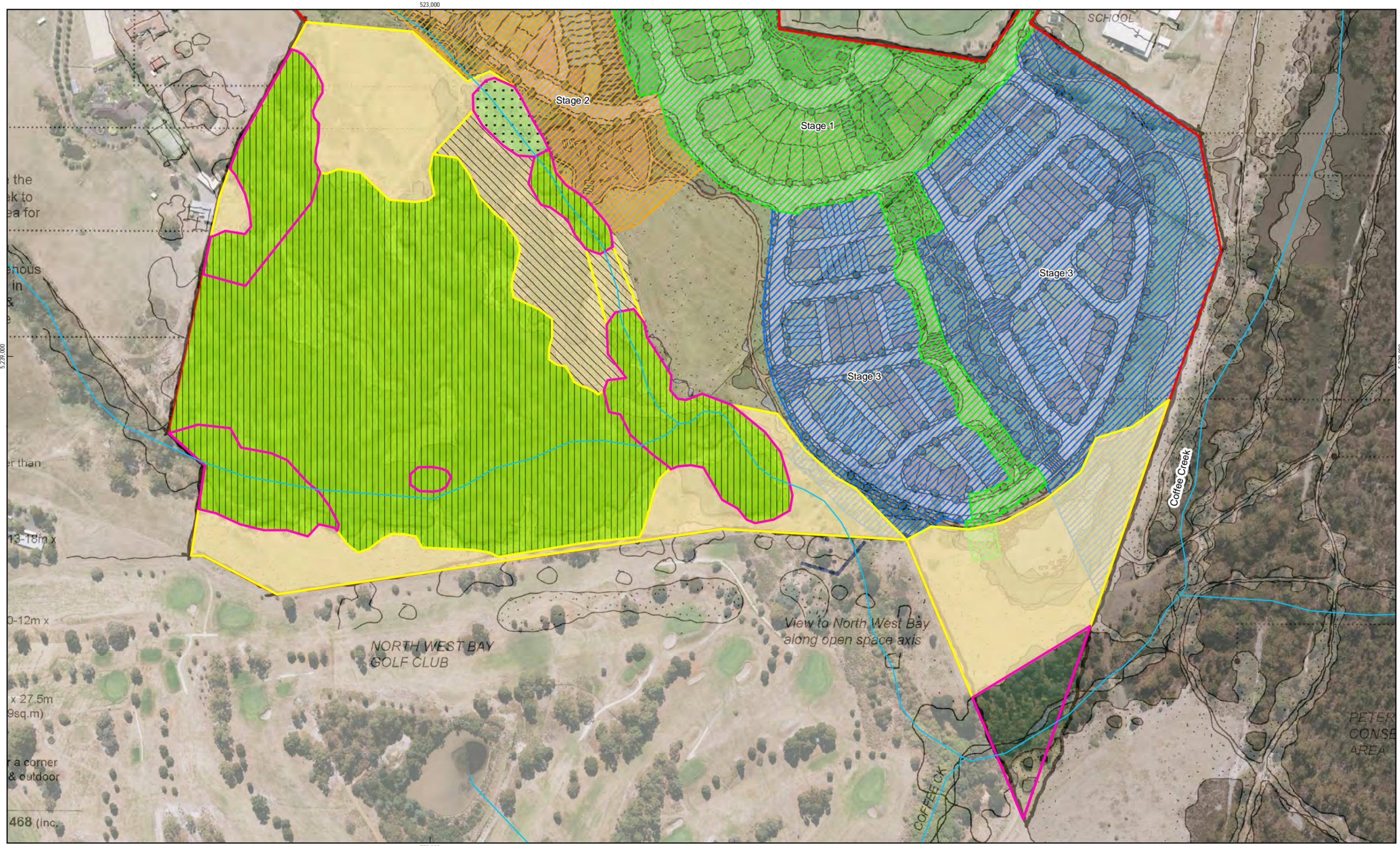


Department of Communities Tasmania	Job Number	32-18956
Huntingfield Master Plan and Civil Design	Revision	B
	Date	20 Oct 2021

Huntingfield Project Area **Figure 1**

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 © 2021. Whilst every care has been taken to prepare this map, GHD (and DATA CUSTODIAN) make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and cannot accept liability and responsibility of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred by any party as a result of the map being inaccurate, incomplete or unsuitable in any way and for any reason.  
 Data source: The List, Aerial Imagery and Basemaps, Cadastral Parcels and land titles; Department of Communities, Huntingfield Master Plan and Civil Design. Created by:tdcoates

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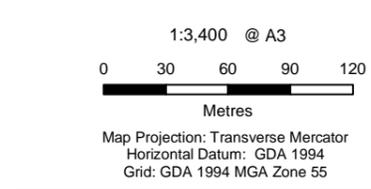
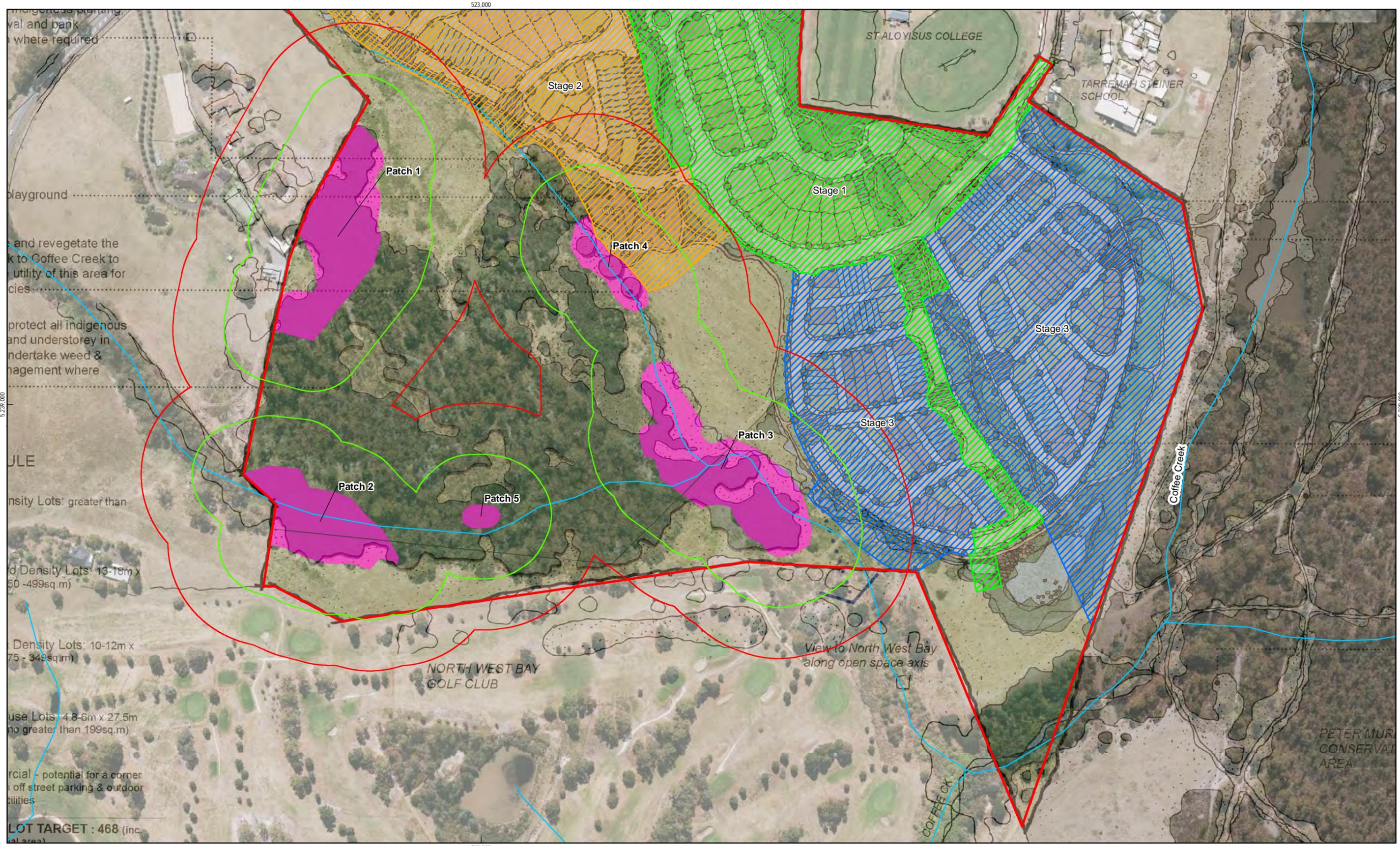


- Huntingfield Site
- Watercourses
- (TasVeg 4.0 Mapping units - Vegetation ground truthed by NBES 2020)**
- (DAS) - *Eucalyptus amygdalina* forest and woodland on sandstone
- (DOV) - *Eucalyptus ovata* dry forest and woodland
- (FRG) - Regenerating cleared land
- (FAG) - Agricultural
- Proposed Subdivision Staging**
- Stage 1
- Stage 2 (Project)
- Stage 3 (Project)
- Areas Identified for Potential Rehabilitation/Revegetation**
- Rehabilitation
- Revegetation



Department of Communities Tasmania Job Number 32-18956  
 Huntingfield Master Plan and Revision D  
 Civil Design Date 01 Jul 2022

Potential Areas for Revegetation and Rehabilitation **Figure 2**



- Huntingfield Site
- Stage 1
- Stage 2 (Project Area)
- Stage 3 (Project Area)
- Watercourses

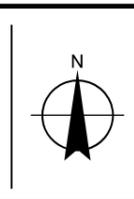
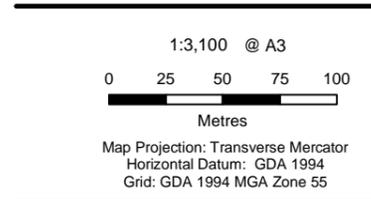
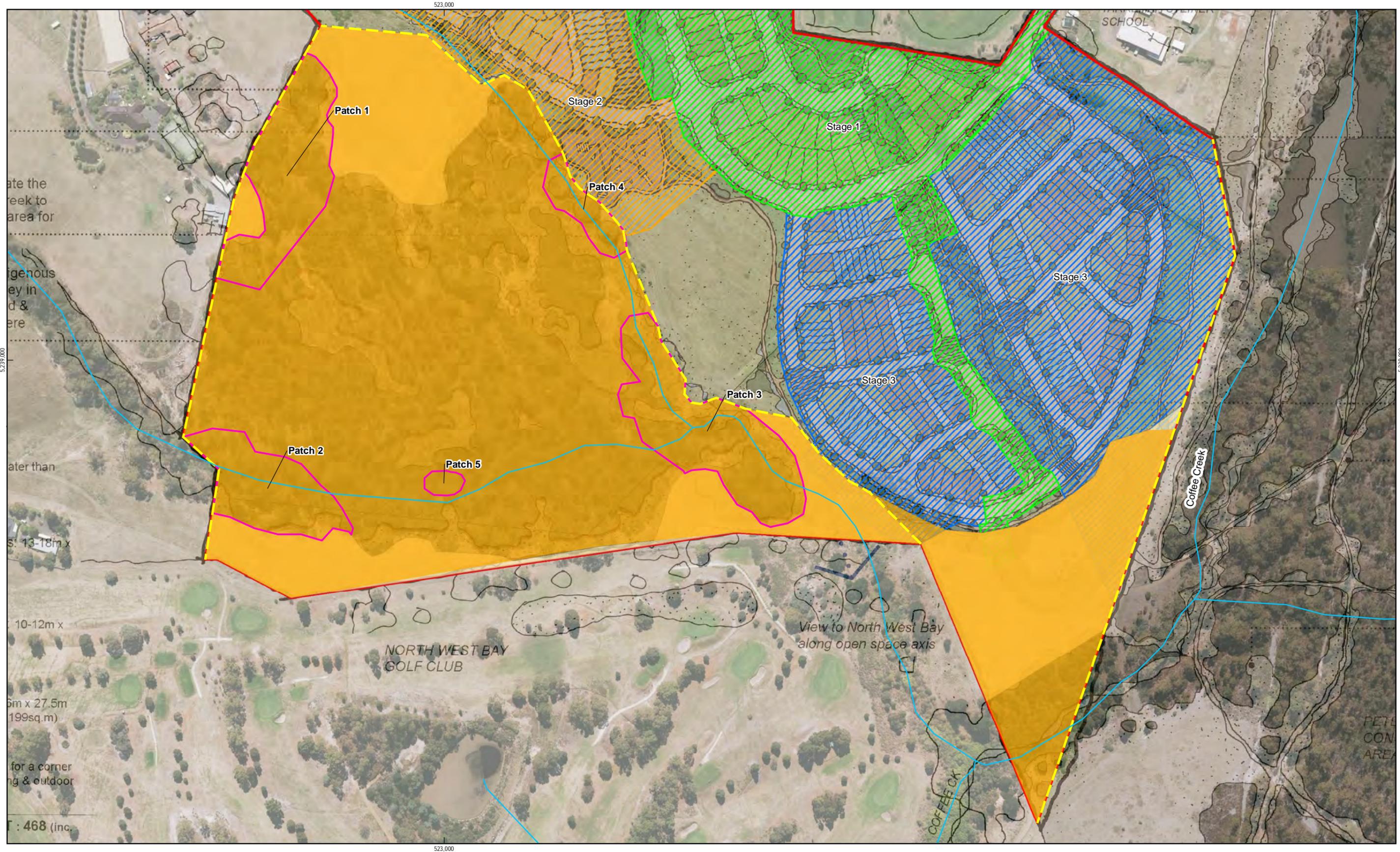
- 100 Meter Buffer from *P. quadragintus* habitat
- 50 Meter Buffer from *P. quadragintus* habitat

- Threatened Fauna Habitat Region**
- Forty-spotted pardalote (*P. quadragintus*) foraging and potential breeding habitat (e/EN)



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Potential Seasonal Construction Buffer Zones **Figure 3**



- |                              |                        |
|------------------------------|------------------------|
| Huntingfield Site            | Stage 1                |
| Maximum Potential Covenant   | Stage 2 (Project Area) |
| Indicative Fencing Locations | Stage 3 (Project Area) |
| Watercourses                 |                        |



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Maximum Potential Covenant Area

Figure 4



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