

Huntingfield

EPBC 2020/8869

Annual Compliance Report

22 August 2024 – 21 August 2025

**Homes
Tasmania**

Building homes,
creating communities.

Declaration of accuracy

In making this declaration, I am aware that sections 490 and 491 of the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) make it an offence in certain circumstances to knowingly provide false or misleading information or documents. The offence is punishable on conviction by imprisonment or a fine, or both. I declare that all the information and documentation supporting this compliance report is true and correct in every particular. I am authorised to bind the approval holder to this declaration and that I have no knowledge of that authorisation being revoked at the time of making this declaration.

Signed: 

Full name: Richard Gilmour

Position: Director Community Infrastructure

Organisation / ABN: Homes Tasmania / 83 625 432 188

Date: 17 / 11 / 2025

Table of Contents

Declaration of accuracy	2
1.0 Purpose	4
2.0 Description of Activities	4
3.0 Notification of Commencement and Reporting Period	5
4.0 Compliance Assessment	5
Appendix A – 2025 Conditions Compliance Table	

Purpose

This annual compliance report has been prepared to satisfy the requirements of Condition 15 of the Huntingfield Masterplan Stages 2 and 3, Huntingfield, Tasmania (EPBC 2020/8869) under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

Condition 15 states:

*15. The approval holder must prepare a **compliance report** for each 12-month period with the first period ending on 21 August 2025, or otherwise in accordance with an annual date that has been agreed to in writing by the **Minister**. The approval holder must:*

- a. publish each **compliance report** on the **website** within 60 **business days** following the relevant 12-month period;*
- b. notify the **department** by email that a **compliance report** has been published on the **website** and provide the weblink for the **compliance report** within 5 **business days** of the date of publication;*
- c. keep all **compliance reports** publicly available on the **website** until this approval expires;*
- d. exclude or redact **sensitive ecological data** from **compliance reports** published on the **website**; and*
- e. where any **sensitive ecological data** has been excluded from the version published, submit the full **compliance report** to the **department** within 5 **business days** of publication.*

Description of Activities

EPBC number	EPBC 2020/8869
Project name	Huntingfield Masterplan Stages 2 and 3
Approval holder	Homes Tasmania 83 625 432 188
The approved action	To construct stages 2 and 3 of a residential development including associated infrastructure, in Huntingfield, Tasmania
Location of the project	1287 Channel Highway, Huntingfield TAS
Person accepting responsibility for the report (see declaration of accuracy)	Mr Richard Gilmour Director of Community Infrastructure
Dates for the reporting period of the report	22 August 2024 - 21 August 2025.
Date of preparation of the report	17 November 2025

Notification of Commencement and Reporting Period

Notification was made to the Department of Climate Change, Energy, the Environment and water (DCCEEW) that the action in relation to Condition 10 (c) “*Notification of date of commencement of the action*” began on the 15th September 2025. The reporting period for this report is 22 August 2024 to 21 August 2025.

Compliance Assessment

An assessment of compliance with the conditions of EPBC 2020/8869 is provided in Appendix A.

Appendix A

Kingborough - 1287 Channel Highway, Huntingfield - Masterplan Stages 2 & 3
EPBC 2020/8869

2025 Conditions Compliance Table Rev A
Part A Conditions specific to the action

Condition Number	Condition	Is the project complaint with this condition?	Evidence / Comments
1	The approval holder must not clear any Forty-spotted Pardalote habitat in the action area. The approval holder must not clear any native vegetation in the action area.	Compliant	No clearing of Forty-spotted Pardalote habitat has occurred.
2	The approval holder must not clear outside the action area.	Compliant	
3	To restore and protect Forty-spotted Pardalote habitat, the approval holder must submit a Revegetation and Rehabilitation Plan (RRP) to the department for the Minister's approval. The environmental outcomes of implementing the RRP must be to improve the extent and condition of habitat suitable for the Forty-Spotted Pardalote on the site. From the date of this variation, the approval holder must not continue the action until the RRP has been approved by the Minister in writing.	Compliant	Delegate of the Minister for the Environment and Water approved the RRP in writing 14th May 2025
4	<p>The RRP must:</p> <ul style="list-style-type: none"> (a) be prepared in accordance with the environmental management plan guidelines; (b) be developed by suitably qualified ecologist; (c) include details of specific revegetation and rehabilitation completion criteria to be achieved; (d) include details of the methods, management actions, and timeframes for implementation, to be carried out to meet the revegetation and rehabilitation completion criteria; (e) include interim milestones that set targets at regular intervals for performance objectives towards achieving the environmental outcomes and revegetation and rehabilitation completion criteria; (f) include the proposed timing for the submission of monitoring reports which provide evidence demonstrating whether the interim milestones have been achieved; (g) include the timing for the implementation of corrective actions if monitoring activities indicate the interim milestones have not been achieved; and (h) include details of the design and materials of a permanent fence to be constructed to impede movement of people and vehicles between the Action area and the native vegetation areas and Peter Murrell Conservation Area with the exception of directing the public to one access point to Peter Murrell Conservation Area. 	Compliant	Delegate of the Minister for the Environment and Water approved the RRP in writing 14th May 2025

5	<p>The approval holder must commence implementing the approved RRP within 6 months of the earlier of:</p> <p>(a) continuing the action or,</p> <p>(b) the sale of any lots comprising part of the action area.</p> <p>The approval holder must continue to implement the RRP at least until the expiry of this approval.</p>	Compliant	The action has commenced as notified to the department on the 15th Sept. 2025. Implementation of the RRP has commenced.
6	<p>Within 6 months of the date of the approval of the RRP, the approval holder must complete installing the permanent fence in accordance with details specified in the approved RRP.</p>	Compliant	
7	<p>To protect breeding of the Forty-spotted Pardalote, the approval holder must not undertake construction within the buffer zone between 1 August and 31 December of any given year, until the expiry of the approval.</p>	Compliant	No construction has been undertaken in the buffer zone
8	<p>(a) The approval holder must execute a conservation covenant over the revegetation and rehabilitation areas within 12 months of continuing the action. The conservation covenant must be placed on the subdivision certificate of the sealed plan. The approval holder must:</p> <p>(b) provide the department with written evidence of the conservation covenant being established with 5 business days of the executing of the conservation covenant; and, ensure that the conservation covenant over the revegetation and rehabilitation areas remains in place at least until the expiry date of this approval.</p>	Not applicable	In progress
9	<p>Prior to transferring or selling any residential land comprising part of the action area, the approval holder must place a restrictive covenant relating to cat management on each title and on the sealed plan. Each restrictive covenant relating to cat management must require that:</p> <p>(a) the owner of the lot must not introduce or keep any cat, unless the general manager has accepted in writing an application by the lot owner for the keeping of one or two cats which demonstrates that the owner has the physical means and commitment to ensure that any cat will be humanely contained within that owner's lot boundary at all times under penalty of a severe fine or the permanent removal of the cat if it is found to exit the lot boundary;</p> <p>(b) if the owner rents the property, the owner will ensure that any prospective tenant is made aware as part of any advertising of the property and in any lease document of the existence and requirements of the restrictive covenant relating to cat management the covenant;</p> <p>(c) if the owner attempts to sell the property, the owner will ensure that any prospective buyer is made aware as part of any advertising of the property and in any contract of sale documentation, of the existence and details of the restrictive covenant relating to cat management the covenant; and</p> <p>(d) no cat will be allowed on public land that comprises part of the action area.</p>	Not applicable	Residential lots within the action area have not begun.

	The approval holder must:		
(a)	not transfer or sell any residential land comprising part of the action area unless a restrictive covenant relating to cat management has been placed on the sealed plan;		
(b)	notify the department in writing, within 20 business days of a restrictive covenant relating to cat management being placed on the sealed plan; of:		
i.	the date the restrictive covenant relating to cat management was placed on the sealed plan, and		
ii.	the details of the restrictive covenant relating to cat management placed on the sealed plan; and		
(c)	ensure, once in place, the restrictive covenant relating to cat management remains in place on the sealed plan at least until the expiry date of this approval.		

Part B Administrative conditions

Condition Number	Condition	Is the project compliant with this condition?	Evidence / Comments
10	Notification of date of commencement of the action.		
(a)	The approval holder must notify the department in writing of the date of: continuing the action within 10 business days after continuing the action;	Compliant	Works have begun to the wetlands in Stage 3. Notification as per Condition 5 above.
(b)	the commencement of stage 2 within 10 business days after the commencement of stage 2; and		
(c)	the commencement of stage 3 within 10 business days after the commencement of stage 3.		
11	If the commencement of the action does not occur within 5 years from the date of this approval, then the approval holder must not commence the action without the prior written agreement of the Minister.	Compliant	Commencement of the action has occurred within 5 years from the date of this approval.
12	Compliance records The approval holder must maintain accurate and complete compliance records	Compliant	Records are held at Homes Tasmania
13	If the department makes a request in writing, the approval holder must provide electronic copies of compliance records to the department within the timeframe specified in the request. <i>Note: Compliance records may be subject to audit by the department or an independent auditor in accordance with section 458 of the EPBC Act, and or used to verify compliance with the conditions. Summaries of the result of an audit may be published on the department's website or through the general media.</i>	Not applicable	No requests made as yet

14	<p>Submission and publication of plans</p> <p>The approval holder must:</p> <p>(a) submit plans electronically to the department for approval by the Minister;</p> <p>(b) publish each plan on the website within 20 business days of the date the plan is approved by the Minister or of the date a revised action management plan is submitted to the Minister or the department, unless otherwise agreed to in writing by the Minister;</p> <p>(c) exclude or redact sensitive ecological data from plans published on the website or provided to a member of the public; and</p> <p>(d) keep plans published on the website until this approval expires.</p>	Compliant	https://www.homestasmania.com.au/engage/land-release/huntingfield/stages-2-and-3
15	<p>Annual compliance reporting</p> <p>The approval holder must prepare a compliance report for each 12-month period with the first period ending on 21 August 2025, or otherwise in accordance with an annual date that has been agreed to in writing by the Minister. The approval holder must:</p> <p>(a) publish each compliance report on the website within 60 business days following the relevant 12-month period;</p> <p>(b) notify the department by email that a compliance report has been published on the website and provide the weblink for the compliance report within 5 business days of the date of publication;</p> <p>(c) keep all compliance reports publicly available on the website until this approval expires;</p> <p>(d) exclude or redact sensitive ecological data from compliance reports published on the website;</p> <p>(e) and where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the department within 5 business days of publication. <i>Note: Compliance reports may be published on the department's website.</i></p>	Compliant	
16	<p>Reporting non-compliance</p> <p>The approval holder must notify the department in writing of any: incident; non-compliance with the conditions; or non-compliance with the commitments made in plans. The notification must be given as soon as practicable, and no later than 2 business days after becoming aware of the incident or non-compliance. The notification must specify:</p> <p>(a) any condition which is or may be in breach;</p> <p>(b) a short description of the incident and/or non-compliance; and</p> <p>(c) the location (including co-ordinates), date, and time of the incident and/or non-compliance. In the event the exact information cannot be provided, provide the best information available.</p>	Compliant	No incidents or non-compliances have occurred since notification of the commencement of the action

17	<p>The approval holder must provide to the department the details of any incident or non-compliance with the conditions or commitments made in plans as soon as practicable and no later than 10 business days after becoming aware of the incident or non-compliance, specifying:</p> <p>(a) any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;</p> <p>(b) the potential impacts of the incident or non-compliance; and</p> <p>(c) the method and timing of any remedial action that will be undertaken by the approval holder.</p>	Not applicable	
18	<p>Independent audit</p> <p>The approval holder must ensure that independent audits of compliance with the conditions are conducted for the 12-month period from the date of continuing the action, and thereafter when requested by the Minister.</p>	Not applicable	
19	<p>For each independent audit, the approval holder must:</p> <p>(a) provide the name and qualifications of the independent auditor and the draft audit criteria to the department;</p> <p>(b) <u>only commence the independent audit once the audit criteria have been approved in writing by the department</u>; and</p> <p>(c) submit an audit report to the department within the timeframe specified in the approved audit criteria.</p>	Not applicable	
20	<p>For each independent audit, the approval holder must:</p> <p>(a) provide the name and qualifications of the independent auditor and the draft audit criteria to the department;</p> <p>(b) only commence the independent audit once the audit criteria have been approved in writing by the department; and</p> <p>(c) submit an audit report to the department within the timeframe specified in the approved audit criteria.</p>	Not applicable	
21	<p>The approval holder must publish the audit report on the website within 10 business days of receiving the department's approval of the audit report and keep the audit report published on the website until this approval expires.</p>	Not applicable	
22	<p>Completion of the action</p> <p>Within 30 business days after the completion of the action, the approval holder must notify the department in writing of the date of the completion of the action and submit all completion data to the department.</p>	Not applicable	

Homes Tasmania

Building homes,
creating communities.

Phone: 1800 995 653

Email: housingprojects@homes.tas.gov.au

www.homestasmania.com.au