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Natural Heritage Active
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M559245

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Classification	NH-NATURAL HERITAGE CV-CONSERVATION CD-CONSERVATION PLANNING & DEVELOPMENT ASSESSMENT		
Folder ID	NH-NH-CV-CD-213845	Document ID	M559245
Folder Name	Conservation Planning & Development Assessment - West Tamar Council		
Title	Ecclestone Road Riverside - 22 Lot Subdivision - PA2019014 - Planning Submission documentation		
Type	Dvlpmt Application	Registered By	Leanne Brown
Medium	Electronic	Date Registered	18/10/2019
Publication State	Draft	Date Created	18/10/2019
Version	1		
Document Source	External	Job Title	
Author	West Tamar Council	Unit / Organisation	
Editors	-NCH_PCAB_Policy&ConservationAssessment Leanne Brown		
Security Category	Unclassified		
Document Summary			
Relationships			
Related Documents	Out of Scope		

Managed Files		Read Only
Filename	Date Last Modified	File Size
Covering letter from West Tamar Council.pdf	18/10/2019 3:58:05 PM	1.875 MB
Planning Submission.pdf	18/10/2019 3:59:28 PM	275.233 MB
Natural Values Assessment.pdf	18/10/2019 4:00:34 PM	204.513 MB
Stormwater Assessment.pdf	18/10/2019 4:07:37 PM	94.918 MB
Bushfire Hazard Management Report.pdf	18/10/2019 4:08:49 PM	201.584 MB
PA NO 2019014 Wedge tailed eagle nest identified on property.msg	21/10/2019 1:22:38 PM	66 KB
timeframe_confirmation.msg	21/10/2019 3:49:59 PM	33 KB
nvr_Ecclestone_4 Nov-2019.pdf	4/11/2019 3:10:49 PM	1.884 MB
PCAB Comments - Subdivision at Ecclestone Road Riverside (PA2019014) - West Tamar Council.msg	11/11/2019 11:09:23 AM	51.5 KB
raptor_nest_31.pdf	23/10/2019 3:58:25 PM	53 KB
image001 (0).jpg	5/12/2019 12:02:31 PM	2.9 KB

Out of Scope

Rich Text Content

From : Lond-Caulk, Clare (DPIPWE)

To : Phil Barker

Cc : jan.sheppard@wta.tas.gov.au

Bcc :

Date/time Received : 4/12/2019 9:41:53 AM

Subject : RE: Advice

Hi Phil

CAS has provided advice to Council on this development. They are the regulator and have the authority to approve the development or any version of it or not. I don't therefore think that it is appropriate for us to meet with the proponent unless Council is present or requests it as anything we recommend/suggest has no standing unless taken on board by Council - I have cc-ed them in to this email.

You are of course aware of the standard recommended buffer distances around an eagle nest and I can say that we recommended that any construction works within the usual 500m/1km LOS be undertaken outside the breeding season, I can also say that the impacts of residential development are difficult to mitigate - it is hard to control activities such as noise, movement and veg clearance in a residential block.

I suggest that you have a chat to Council first and see if they would like us to be further involved and if they want to meet with us we can set something up.

Regards

Clare Lond-Caulk
Section Head - Conservation Assessments and Wildlife Management
Policy and Conservation Advice Branch (PCAB)
NCH Division, DPIPWE
Tel: 6165 4416

From: Phil Barker s.36
Sent: Tuesday, 3 December 2019 4:38 PM
To: Lond-Caulk, Clare (DPIPWE)
Subject: Advice

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Hi Clare

Our client has submitted a DA for a subdivision on Ecclestone Rd in West Tamar. The land is 30 ha and has an eagles nest and native mammal habitat present as well as threatened flora. It is zoned for residential development. There has been considerable public interest and in response our client would like to protect the values to the extent that is viable for both the habitat and the DA.

I would like your advice in particular regarding the eagles nest and would hope to have input from your specialist.

Please advise when you are able to meet. I am available this Friday or else any day after next Thursday.

Regards

Philip Barker

Principal Ecologist

cid:image006.jpg@01D0E62F.D4047E20

s.36

163 Campbell St,

Hobart, TAS. 7000

www.northbarker.com.au

www.bushfireplan.com.au

Converted Attachments

Attachment image001.jpg converted to managed file image001 (0).jpg

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Assign & Sched Review

Assignment initiated by: Anthony Mann on 21/10/2019 03:23 PM
 Assign Type: For Draft / Library User
 Assignee: Holly Barlow/MBB/DPIWE
 Due Date: 11/11/2019
 User can Re-Assign: No

Comment:
 Hi Holly. Due date TBA, but I've put 3 weeks for now. I've also linked a related document which includes previous public enquiries.
 Cheers

Actioned by last Assignee: Holly Barlow on 11/11/2019 11:11 AM

Comment:
 Advice complete

Latest Edits by User

Anthony Mann 21/10/2019 03:23 PM
 Clare Lond-Caulk 05/12/2019 12:03 PM
 Holly Barlow 11/11/2019 11:09 AM
 Leanne Brown 18/10/2019 04:12 PM

Last 20 Edits by Date/Time

05/12/2019 12:03 PM Clare Lond-Caulk
 11/11/2019 11:12 AM Holly Barlow
 21/10/2019 03:50 PM Anthony Mann
 21/10/2019 01:23 PM Anthony Mann
 18/10/2019 04:18 PM Leanne Brown

Status History

Status Changed by Date/Time

In Progress 18/10/2019 04:11 PM Leanne Brown

Movement History

Library	Folder	Date	User
NH-Natural Heritage Active	Scanning - Policy & Conservation Assessment In Tray (NH-SC-SC-999103)	18/10/2019	Leanne Brown
NH-Natural Heritage Active	Conservation Planning & Development Assessment - West Tamar Council (NH-NH-CV-CD-213845)	21/10/2019	Anthony Mann

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Neate, Heather M

From: Lond-Caulk, Clare
Sent: Monday, 11 November 2019 8:42 AM
To: jan.sheppard@wtc.tas.gov.au
Cc: Barlow, Holly
Subject: PCAB Comments: Subdivision at Ecclestone Road, Riverside (PA2019014) - West Tamar Council

Dear Jan,

Thank you for your email and the opportunity to comment on the proposal for a 22 lot subdivision at Ecclestone Road, Riverside (PA2019014). The referral included a Natural Values Survey Report (the Report) by North Barker Ecosystem Services dated February 2019 which described the results of surveys undertaken in June and November 2018. Survey reports are generally regarded as current for up to two years from the date of the field survey, provided no significant changes have occurred on or around the survey area. PCAB generally supports the findings described in the report (except where specified below).

PCAB has reviewed the information provided and can make the following comments:

Threatened flora

The Report identified a species of flora listed as rare under the *Threatened Species Protection Act 1995* (TSPA) on the property – *Brunonia australis* (blue pincushion) - which was recorded from at least 4 locations (up to 50 plants) within the development footprint for the subdivision.

In addition, there are new records on the Natural Values Atlas for *Poa mollis* (listed as rare under the TSPA) for the site. This species was not recorded in the NorthBarker survey.

If these plants are to be impacted upon by the proposed development, then a permit to take under the TSPA will be required. It should be noted that the processing of permit applications may take up to 4 weeks. It should also be noted that the granting of a permit is not guaranteed but if a permit is granted, it may contain conditions to mitigate or potentially to offset the loss of threatened species.

Information on applying for a permit, including application forms, can be found on the DPIPWE website at:

[http://dpiipwe.tas.gov.au/conservation/development-planning-conservation-assessment/permit-to-take-threatened-species-\(for-consultants-development-related-activities\)](http://dpiipwe.tas.gov.au/conservation/development-planning-conservation-assessment/permit-to-take-threatened-species-(for-consultants-development-related-activities)).

Threatened Fauna

The property is within the mapped range for the Tasmanian Devil, listed as endangered under the TSPA and the *Environment Protection and Biodiversity Conservation Act 1999* (EPBCA). The Report did not observe any habitat suitable for devil dens but DPIPWE has recently received evidence that devils have been observed foraging on the property. It is considered unlikely that the development will have a significant impact on this species but if any potential dens sites for the Tasmanian devil (*Sarcophilus harrisii*) are found to exist within the site and are likely to be impacted by the proposal, these should be monitored in accordance with the *Tasmanian Devil Survey Guidelines and Management Advice for Development Proposals* (the Devil Guidelines) available at <http://dpiipwe.tas.gov.au/conservation/development-planning-conservation-assessment/survey-guidelines-for-development-assessmentsRoadkill>

It is recommended that impacts to this species are considered when planning any future development, particularly in the balance of the property (not currently included in the proposed housing development).

DPIPWE has also received evidence that the site is used by the Eastern Barred Bandicoot, which is listed under the EPBCA. It is recommended that the proponent make themselves aware of any obligations under that Act.

There is an active wedge-tailed eagle nest (listed as endangered under both the TSPA and the EPBCA) located on the property. DPIPWE has verified this record. The nest was not observed during the natural values survey in 2018 and as such, was not considered in the assessment report provided with the development application to Council. The nest is located within the balance of the property, less than 200 metres from the nearest proposed house lot boundary (nest ID #2702 in the Natural Values Atlas). It is generally recommended that residential developments are not constructed within 500 m or 1 km line-of-sight of an active eagle nest. However, if the Council approves the development it is also recommended that temporary disturbances including construction activities, vegetation clearance, surveys, etc within this 500 m buffer zone are avoided during the eagle breeding season July to January inclusive.

There is also suitable habitat in this area for the masked owl (*Tyto novaehollandiae* subsp. *castanops*), listed as endangered under the TSPA.

Eucalyptus ovata trees are a valuable food resource for the swift parrot, listed as endangered under the TSPA and critically endangered under the EPBCA, which is known from within 5 km of the property. As such, the NCH Division recommends the proposed development avoids any clearing of the *Eucalyptus ovata* forest and woodland community to the extent practicable.

Threatened Native Vegetation Communities

The natural values assessment recorded one threatened native vegetation community on the property. The threatened native vegetation community *Eucalyptus ovata* forest and woodland (DOV) is located within the balance of the property, adjacent to the creek which runs through the property. This community may also be is also listed under the EPBCA.

Weeds and Diseases

There are several plant species that are declared weeds under the *Weed Management Act 1999* recorded from the property, including blackberry, gorse and slender thistle. It is recommended that the proponent commits to preparing and implementing a Weed and Disease Management Plan for the property to ensure that the spread of weeds is controlled and any weeds present on the property are properly managed. Further information about controlling the introduction and spread of weeds and the development of weed and disease management plans can be found in Section 4 of the [DPIPWE \(2015\) Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania](#).

PCAB has no other comments or concerns regarding the proposed works. If you have any queries about the above comments, please contact Holly Barlow (holly.barlow@dPIPWE.tas.gov.au, ph: 6165 4306).

Regards

Clare Lond-Caulk
Section Head - Conservation Assessment and Wildlife Management Section
Policy and Conservation Advice Branch (PCAB), DPIPWE
Tel: (03) 616 54416, Email: Clare.Lond-Caulk@dPIPWE.tas.gov.au

Neate, Heather M

From: Aboriginal
Sent: Friday, 25 October 2019 4:13 PM
To: 'wtc@wtc.tas.gov.au'
Cc: Keating, Claire; Schlitz, Matthew (Heritage)
Subject: 22 Lot Subdivision at Ecclestone Road, Riverside (PA2019014)
Attachments: Unanticipated Discovery Plan.pdf; AHT Fact Sheet - Stone Artefacts.pdf

Attn: Karin van Straten

Dear Karin,

I am responding to your query (dated 16 October 2019) regarding the 22 Lot Subdivision at Ecclestone Road, Riverside (PA2019014).

Following a review of the Aboriginal Heritage Register, Aboriginal Heritage Tasmania (AHT) can advise that there are no Aboriginal heritage sites recorded within the proposed subdivision area. Following a review of previous reports it is believed that there is a low likelihood of Aboriginal heritage being present.

Accordingly, AHT have no objection to the project proceeding provided that it is guided by the attached Unanticipated Discovery Plan. If at any time during works Aboriginal heritage is suspected, the works must cease immediately and AHT must be contacted for advice.

The Unanticipated Discovery Plan should be kept on site during ground disturbing works, to aid the proponent in meeting their requirements under the *Aboriginal Heritage Act 1975* (the Act) in the event that Aboriginal heritage is identified.

The proponent should be made aware that all Aboriginal heritage is protected under the Act. Furthermore, there are requirements under the Act to report Aboriginal heritage and not to impact Aboriginal heritage without a permit granted by the Minister.

Aboriginal Heritage Property Search Website

Please be aware that there is an online resource available to anyone working on private freehold land where Aboriginal heritage enquiries can be made.

The Aboriginal Heritage Property Search website provides the first step for land owners to determine whether there is a need to seek further advice about the presence of Aboriginal heritage in an area. The Aboriginal Heritage Property Search website undertakes a preliminary search of the Aboriginal Heritage Register, and provides a result based on whether there is registered Aboriginal heritage in an area, or a risk of impacting Aboriginal heritage. The Aboriginal Heritage Property Search website is intended mainly to assist small scale developments (involving a single PID) on private freehold land. For activities taking place on public land or larger scale developments (involving multiple PIDs), Aboriginal Heritage Tasmania should be contacted directly.

Proponents (any landowner, land manager or person/s responsible for a proposed activity) should use the Property Search website to ensure that they meet their obligations under the Act, and are able to demonstrate compliance with the *Guidelines* which provide a defence under Section 21 of the Act in the event that Aboriginal heritage is impacted.

It is important to check the Aboriginal Heritage Property Search website early in the planning stages of any proposed activity. This ensures any Aboriginal heritage requirements, if necessary, can be taken into consideration prior to the proposed activity commencing.

The Property Search website can be accessed via AHT's website at:
<https://www.aboriginalheritage.tas.gov.au/propertysearch/>

If you have any queries please do not hesitate to contact AHT.

Kind Regards,

Claire Keating

Archaeologist

Aboriginal Heritage Tasmania

Natural and Cultural Heritage Division

Department of Primary Industries, Parks, Water and Environment

171 Westbury Road, Prospect, Launceston

PO Box 46, Kings Meadows, TAS, 7249

Telephone: 03 6777 2117

Email: claire.keating@heritage.tas.gov.au

www.aboriginalheritage.tas.gov.au

www.dpipwe.tas.gov.au



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Neate, Heather M

From: Ford, Wes
Sent: Friday, 25 October 2019 11:42 AM
To: Goodsir, Ben
Subject: FW: Ecclestone Road sub-division.
Attachments: EPA Ecclestone Sub-Division 22 October 2019.pdf; 03280817.JPG; 03280923.JPG; 03280924.JPG; 03310236 tassie devil.JPG; 03310237 tassie devil.JPG; DSCN1966.JPG; DSCN1968.JPG; DSCN1974.JPG; DSCN1976.JPG; DSCN2005.JPG; DSCN2014.JPG; DSCN2023.JPG

Ben

As discussed.

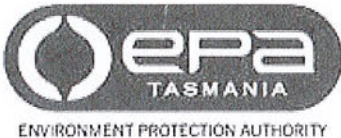
Cheers

Wes

Wes Ford
Director, Environment Protection Authority
Deputy Secretary (EPA Tasmania), DPIPWE

Ph 03 61654523
Mob 0400 036 914

Wes.Ford@epa.tas.gov.au



From: Will Greer <Will.Greer@parliament.tas.gov.au>
Sent: Wednesday, 23 October 2019 5:26 PM
To: Ford, Wes (EPA) <Wes.Ford@epa.tas.gov.au>
Cc: Peter Gutwein <peter.gutwein@parliament.tas.gov.au>
Subject: FW: Ecclestone Road sub-division.

Dear Wes,

Apologies, please find the attached photos.

Warm regards,

Will Greer
Adviser/Electorate Officer

Office of Rosalie Woodruff MP | Member for Franklin
A: 1 Salamanca PL, Parliament House, Hobart TAS 7000
T: 03 6212 2278
Direct: 6212 2285

From: Will Greer
Sent: Wednesday, 23 October 2019 1:45 PM
To: 'Ford, Wes (EPA)'
Cc: Peter Gutwein
Subject: Ecclestone Road sub-division.

Dear Mr Ford,

Please find the attached letter from Ms Rosalie Woodruff MP.

Warm regards,

Will Greer
Adviser/Electorate Officer

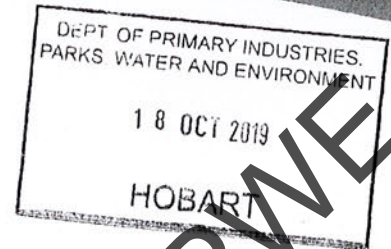
Office of Rosalie Woodruff MP | Member for Franklin
A: 1 Salamanca PL, Parliament House, Hobart TAS 7000
T: 03 6212 2278
Direct: 6212 2285
M: 0429690961
W: <http://mps.tas.greens.org.au>

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West Tamar
COUNCIL

Our Ref: PA2019014
Your Ref:

Enquiries:
Phone: (03) 6323 9300
Fax : (03) 6323 9349



16th October 2019

Conservation Assessment Section
Section Head (Conservation Assessment)
GPO Box 44
HOBART TAS 7001

Dear Stewart

Re: PA2019014 – 22 Lot Subdivision – Ecclestone Road, Riverside

We refer to your email dated 16th October 2019 in regards to the abovementioned proposal, and attach copy of the Planning Submission documentation.

We seek your advice regarding the impacts of the development proposal on either the wedge-tailed eagles or other natural or cultural values, and how the relevant legislation applies.

We look forward to receiving your response.

Kind regards,

Kate Deffner

Kate van Straten
SENIOR STATUTORY PLANNER

Neate, Heather M

From: Huxtable, Stewart (DPIPWE)
Sent: Wednesday, 16 October 2019 1:38 PM
To: wtc@wtc.tas.gov.au
Subject: PA NO: 2019014 Wedge-tailed eagle nest identified on property

To whom it may concern,

A member of the public has recently submitted information to us indicating the presence of an eagle nest on the property on Ecclestone Road, riverside subject to PA No: 2019014 (Property ID 7655464, Title Reference 43468/1).

Having reviewed the information provided I believe this to be an active wedge-tailed eagle nest, the presence of this nest has recently been submitted to the Natural values Atlas (NVA) as Raptor Nest (RND)/Foreign ID #2702 (longitude 147.0771, latitude -41.42105), however as it has not been formally approved it may not appear on all searches/reports generated via the NVA. As this nest was not detected during the desktop and on-ground surveys informing the Natural values Assessment submitted for this development proposal, the impact of the development on this listed threatened species has not been considered, therefore it would be pertinent to request the proponent resubmit the Natural Values Assessment to include assessment of the likely impact on this species and in particular this breeding pair/territory.

Please also note that if West Tamar Council wish to seek further advice to aid your assessment regarding the impacts of this development proposal on either the wedge-tailed eagles or other natural or cultural values, and how the relevant legislation applies, you are welcome to do so via:

Conservation Assessment Section

Section Head (Conservation Assessment)
GPO Box 44 HOBART TAS 7000
Phone: 03 6165 4416
Email: ConservationAssessments@dpiwpe.tas.gov.au

Regards, Stewart Huxtable

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Stewart Huxtable
Wildlife Biologist | Save the Tasmanian Devil Program and Threatened Species Section
Workplace Delegate | Community and Public Sector Union (Tas)
Natural and Cultural Heritage Division
Department of Primary Industries, Parks, Water and Environment
Level 8, 59 Liverpool Street, Hobart, Tasmania 7000 | GPO Box 44 Hobart 7001
M – 0438 592 558 | E - Stewart.Huxtable@dpiwpe.tas.gov.au

Devil Hotline: 0497 DEVILS (0497 338 457) | Devil.Enquiries@dpiwpe.tas.gov.au | Save the Tasmanian Devil Program
Threatened Species Section: +61 (0)3 6165 4395 | threatened.species@dpiwpe.tas.gov.au | Threatened Species Link