

From: [Danielle Gray](#)
To: [TPC Enquiry; Information Management](#)
Cc: [peter.smith](#)
Subject: HVC LPS: Further information post hearing for Representation #42 for Smith 50 Constance Rd
Date: Monday, 10 July 2023 4:24:14 PM
Importance: High

Dear Mr Ramsay,

Thank you for you and the panel's time in the HVC LPS hearing last Thursday 6 July 2023.

I make reference to the representation prepared for Peter and Elaine Smith for their property at 50 Constance Road at Cygnet (representation #42).

As discussed in the hearing, Mr Peter Smith who was present at the hearing last Thursday wanted to submit further information to the Commission to further his case and to provide more information about the forestry use of the subject site, including the approval of a Certified Practices Plan.

Mr Ramsay confirmed in the hearing he was agreeable to that additional information being submitted to the Commission and Council for the Commission's further consideration.

I provide this submission in the below Dropbox link:

<https://www.dropbox.com/scl/fo/pyjors6bs9p422tevk63o/h?rlkey=bbt7dwwrpm4ereywg646r66dp&dl=0>

I also include in that Dropbox link mapping from TheList that shows since the representation was submitted to Council in early 2022, the subject site has since been formally registered as a Private Timber Reserve to more than 90% of the subject site across both titles. I have attached mapping from theList showing the extent of the PTR within the subject site and also the PTR reference numbers.

We would request that the application of the Rural zone is applied to the entirety of the Smith property at 50 Constance Road (as requested in the original representation) in line with Council retaining the Rural zone for four properties to the NE that also have Private Timber Reserves in place (these include CT-176207/1, CT-176207/2, CT-176206/2, CT-176206/1).

With respect to the natural values assessments provided by Mark Wapstra which were undertaken for the purposes of planning applications, I confirm that Mr Wapstra noted there were no threatened vegetation communities noted on the subject site across both titles and also noted in correspondence to Peter and Elain Smith:

Non-priority flora (e.g. species of biogeographic significance) · No species of high conservation significance detected – no special management actions required. Non-priority fauna (e.g. species of biogeographic significance) · No species of high conservation significance detected – no special management actions required.

Further comments from Mr Wapstra also noted:

Westringia angustifolia (narrowleaf westringia), listed as rare (Schedule 5) on the Tasmanian Threatened Species Protection Act 1995, was detected from a substantial portion of the property, predominantly from amongst open shrubby *Eucalyptus pulchella* forest on steep slopes. Figure 5 indicates the distribution of the species within the title area based on the walked and driven route – it is likely that the species occupies significantly larger areas, especially downslope of Constance Road towards Constance Rivulet, upslope between Constance Road and the walked route, and on the steep insolated slopes west of the tributary of Agnes Rivulet. The detection of the species at the Constance Road site does not represent a significant range extension or infilling. Within the title area, *Westringia angustifolia* is most strongly associated with disturbed sites. For example, dense patches occur throughout the wildfire-affected forests on steep slopes. The species has also acted as a pioneer shrub species, colonising extensive sections of the older fringes of Constance Road and the newer steep batters of the in-property access road.

Westringia angustifolia is a classic “disturbance-ophile”: prior to European occupation, the distribution of the species is likely to have been controlled by events such as wildfire (in forested areas) and flooding (where the species occurs along major flood-prone river beds and banks). In more recent times, there is considerable anecdotal evidence that the species manifestly benefits from anthropogenic disturbance such as native forest silviculture (including clearfelling), and forest road and track construction (e.g. the species often dominates the fringes of tracks such as at Snug Tiers). The species is represented in several reserves, and although TSS (2003+) indicated that “there is no immediate need for reassessment” of the conservation status of the species, that statement was based on information dating back to 2003: since that time, numerous additional sites (including within formal reserves) have been detected. The Statewide population would number in the 10s to 100s of 1000s, based solely on the number of plants present at a limited number of sites known to the author (e.g. Tarraleah, Neika, Snug Tiers, Constance Road). In my opinion, it is likely that a review of the conservation status of *Westringia angustifolia* based on more updated information will result in the species being removed from the Tasmanian Threatened Species Protection Act 1995. However, irrespective of the future conservation status of the species, it appears that the current management activities on the Constance Road property are beneficial to the species and are contributing to the creation of a more extensive and abundant population. Future activities such as fire management (e.g. creation of firebreak tracks, clearing around buildings), track maintenance (e.g. maintaining existing tracks in an open state), and localised clearing (e.g. house sites) may cause localised short-term disturbance to a small number of individuals but result in the recolonisation of a larger number of individuals over a greater area.

If you require any further information, please get in touch.

Regards
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Tasmanian Planning Commission Submission

Reference
Peter and Elaine Smith
1st July 2023

The representation concerns 50 Constance Road, Cygnet (PID: 5857599; CT: 167107/1 and 167107/2)

Lot Size is 116.9 Ha combined

Rural A and Rural B under the previous Port Cygnet Planning Scheme 1998

Zoned Rural Resource in the Interim Planning Scheme

Subdivided in 2011-2014 as a 2 Lot Residential Subdivision to permit a dwelling at the nominated House Site on each Title

TFS Approved Bushfire Management Plan on Record at HVC
Favourable Geotechnical and Drainage Assessment on Record at HVC
Favourable Traffic Management Plan on Record at HVC

240 Mains Power installed to Lot 2 after HVC planning approval for Dwelling ~2000

140m² Rural Shed and Bathroom Approved and Installed 2014 Lot 1

Established Access

Established Dwelling Sites

Established Private Timber Reserve and Forest Practices Plan

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3.0 Executive Summary

50 Constance Road, Cygnet (PID: 5857599; CT: 167107/1 and 167107/2) has been Rural A and Rural B under the Port Cygnet Planning Scheme 1998, and is Rural Resource under the Interim Planning Scheme.

Both titles are part of a generational Selective Harvest Timber project that has been managed and operated by the owners on these titles for 25 years. Prior to that the lots were forestry since the original title was first issued for this land to Cecil Allport. Since settlement of the Cygnet township in 1863, the timber industry has been a pivotal revenue stream and a key aspect of the Cygnet rural identity

Both Titles are predominantly private timber reserve and have a certified Forestry Practices Plan under *the Forest Practices Act 1985* and operate as selective harvest commercial timber operations in conjunction with other rural agricultural and horticultural activities in the 2 Bushfire Management Zones (excluded from the PTR). As such, both titles are exempt from Natural Assets Code planning considerations under SPP C7.4.1 (d)

An extensive environmental assessment conducted in 2012 by Mark Wapstra concluded “small-scale wood production conducted under these management guidelines should be encouraged to proceed as it will not have any deleterious impact on the ecological values (flora and fauna) of the site”

As such, both titles are not subject to valid concerns regarding clearing or harvesting of native forests since this is outside HVC scope of planning authority

Both titles are not located on a ridgeline, both titles are completely obscured from view from Cygnet, Huonville, the Huon River and Channel Highway.

Therefore, both titles are not subject to valid concerns about skyline or landscape values to the Huon in general

An independent review of the aquaculture on the titles concluded “a strong case for a viable commercial venture at the location. The unique blend of aquaculture and hydroponics farming proposed holds substantial potential for profitability, sustainability, and community development, demonstrating the commercial opportunity”

An independent forestry review highlighted a significant and sustainable commercial forest harvest opportunity, and a suitable and environmentally sustainable selective harvest Forestry Practices Plan

The HVC proposed LCZ is inappropriate given that these are primarily Forestry lots with potential for agricultural and horticultural use (as defined in TPS – SPP Appendix 10.25) in several locations within the titles

The HVC have provided no reports or evidence that these titles are unsuitable for agriculture as defined in the SPP

The HVC have provided no reports or evidence that these titles are unsuitable for forestry or for plantation forestry as defined in the SPP (Appendix 10.26)

The most appropriate zoning under the TPS SPP for PID: 5857599; CT: 167107/1 and 167107/2 is **Rural**.

4.0 Prior Zoning And Historic Planning

50 Constance Road, Cygnet (PID: 5857599; CT:167107/1 and 167107/2) was originally one lot of ~116.9 Hectares (herein referred to as “The Property”) zoned a mix of Rural A and Rural B under the original Port Cygnet Planning Scheme 1988 prior to the Interim Planning Scheme

The property is historically a forestry lot which was a permitted use under the Port Cygnet Planning Scheme 1988. PP18 (Appendix 10.1)

The property has evidence of ongoing forestry operations over more than 100 years and is currently a selective harvest mixed Forestry and horticultural/agricultural enterprises property with the current owners for more than 25 years.

Rural A “6.2.1 The intent of this zone is to **protect the rural environment** and to aid the continuance of farming and other rural related activities”

Rural B ”6.3.1...and to **recognise existing or potential forestry resources**”

For Rural A, the following activities are Permitted uses - “Home Occupation, Passive Recreation, Forestry and Agriculture”.

Furthermore, under section 3A of the Port Cygnet Planning Scheme 1998, **Agriculture and Forestry** are designated as P1 which is nominated under Section 3.3A of the Port Cygnet Planning Scheme 1998 as “**Permitted as a Right of Use or Development**” and “**may be undertaken without the application for an issue of a planning approval**” on Rural A Land (Appendix 10.3)

In addition, there are 30 discretionary uses For Rural A including Tourist Operation, Guest House, Holiday Cabin, Aquaculture, Veterinary Establishment, Tourist Operation, Restaurant, Motel, Intensive Animal Husbandry, Stockyard, Woodyard, Timbermill, etc

For Rural B, the following activities are Permitted uses - “Home Occupation, Passive Recreation, Forestry”.

In addition, there are 18 discretionary uses For Rural B including Tourist Operation, Guest House, Holiday Cabin, Agriculture, Aquaculture, Veterinary Establishment, Tourist Operation, Restaurant, Motel, Intensive Animal Husbandry, Stockyard, Woodyard, Timbermill, etc

Under the Interim Planning Scheme both titles are zoned Rural Resource

Lot 2 had planning permission and building approval issued in ~2000 at which time 240 Mains power lines were installed to the House site

Lot 1 and 2 were subdivided between 2011 and 2014 as a 2 Lot Residential Subdivision, for the purposes of constructing a single dwelling on each of the two lots.

At this time, Huon Valley Council Planning was provided with the following supporting specialist Engineering and Consultant Reports

- TFS Approved Bushfire Management Plan (2012) (Appendix 10.4)
- Traffic Impact Assessment (2012) (Appendix 10.5)
- Site Geotechnical Report (2012) (Appendix 10.6)
- Subdivision Survey Property Overview (2012) (Appendix 10.12)
- Subdivision Lot 2 Detailed contour map of Site, Dams and Building envelope (2012) (Appendix 10.13)

The Site Geotechnical Report concluded that “The Geotechnical risk associated with this staged subdivision proposal in accordance with our site inspection and Guidelines of Geometrics Australian Society guidelines **are low and classified as minor** in accordance with AS 1726-1993 *Geotechnical Site Investigations*” (pp4)

The key findings of the Traffic Impact Assessment are;

“ .. as follows:

- The traffic generated by the proposed development will **not have any significant adverse impacts** on the surrounding road network in terms of traffic efficiency or road safety.
- Adequate sight distance is provided at the proposed site access in accordance with Planning Scheme requirements given the prevailing vehicle speeds.

Based on the findings of this report, and subject to the recommendations above, **the proposed development is supported on traffic grounds.**”

The Site Map provided to HVC in 2011 include a map showing the borders of both proposed titles (Appendix 10.12/10.13) and a Detailed Site map for lot 1 including contours, house and shed location, detailed contour and dam positions (Appendix 10.13)

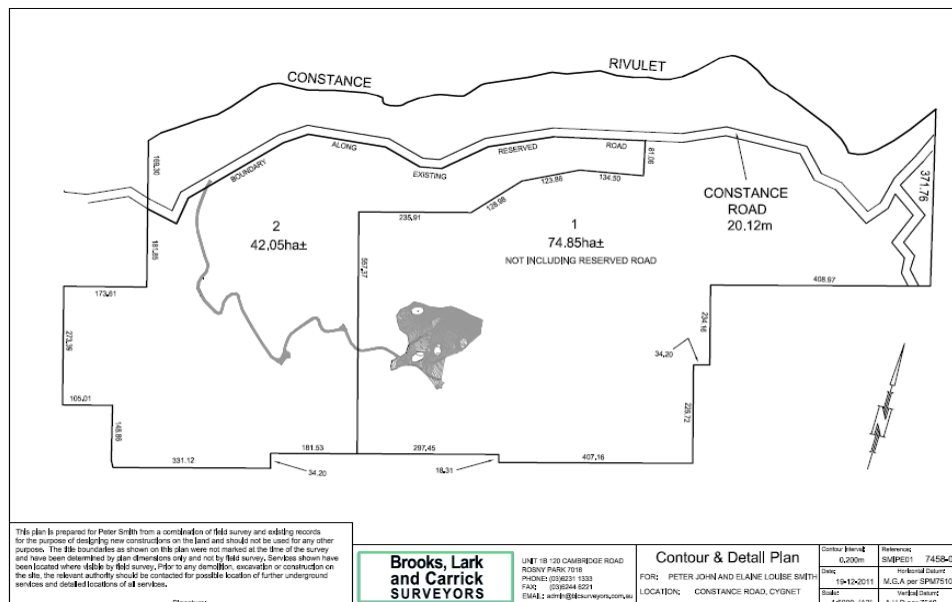


Figure 1 Subdivision Survey Property Overview (2012)

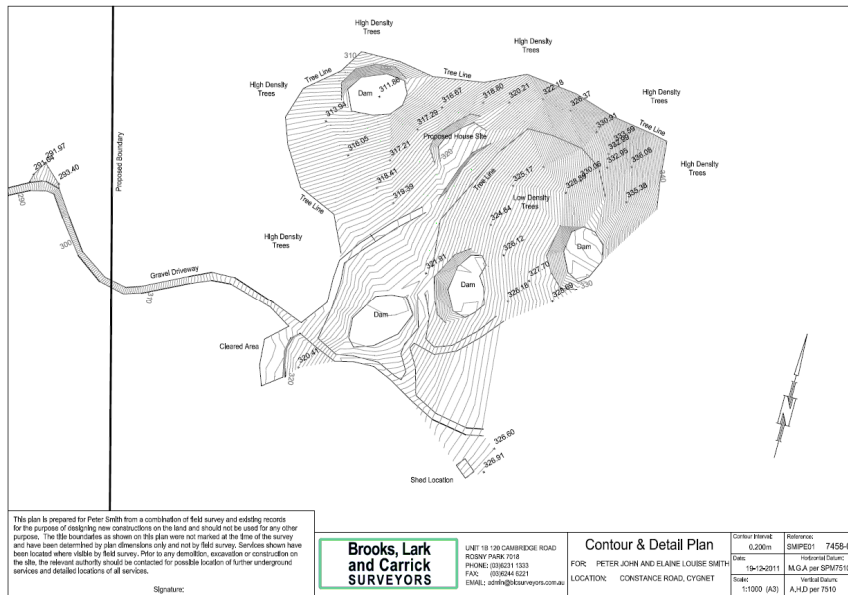


Figure 2 Subdivision Lot 2 Detailed contour map of site, Dams and Building envelope (2012)

In addition, HVC provided us with a map showing the distribution of Rural A and Rural B relating to these titles in 2011 (Appendix 10.14)

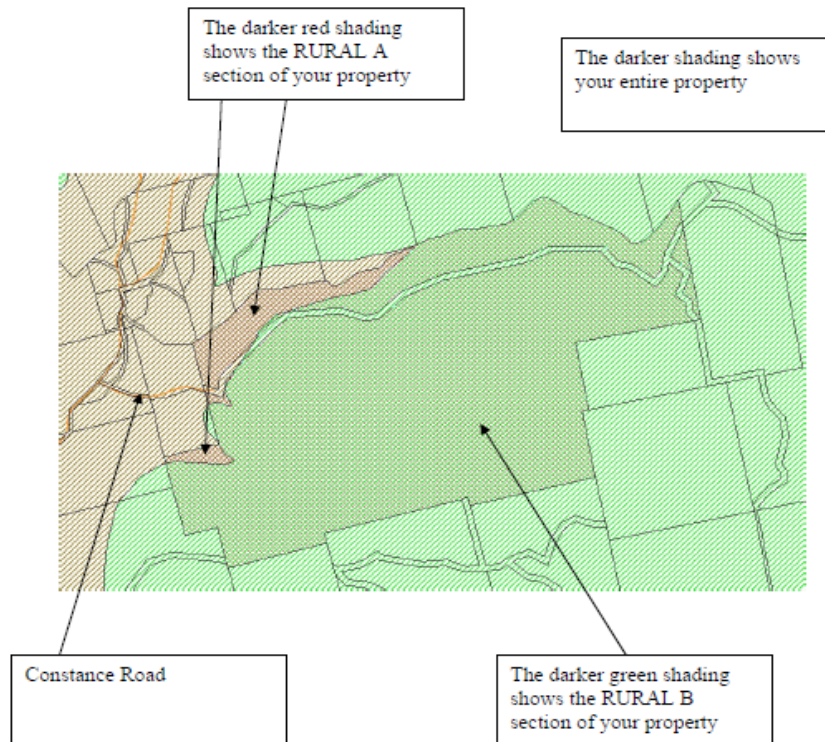


Figure 3 Rural A and B Map per HVC 2011

5.0 Private Timber Reserve

Both Titles are Private Timber Reserves as published in the Tasmanian Government Gazette 26th September 2022 (Appendix 10.1510.15)

12 OCTOBER 2022

TASMANIAN GOVERNMENT GAZETTE

775

Forest Practices Authority
26th September, 2022

Forest Practices Act 1985
NOTIFICATION

In accordance with the provision of Section 11 of the *Forest Practices Act 1985*, and on the recommendation of the Forest Practices Authority, His Excellency, the Lieutenant-Governor-in-Council has declared part of each of the lands listed in the following schedule to be Private Timber Reserves.

SCHEDULE
PRIVATE TIMBER RESERVE
PART TITLE

Application No.	OWNER	LAND TITLE REFERENCE	LOCATION	MUNICIPAL AREA
2302	Smith, PJ & EL	C/T Vol 167107 Fol 1 C/T Vol 167107 Fol 2	Cygnet	Huon Valley Council

Given under my hand at Hobart in Tasmania on 26th September, 2022.

By His Excellency's Command,

ALAN BLOW, Lieutenant-Governor
FELIX ELLIS, Minister for Resources

Figure 4 Tasmanian Government Gazette Private Timber Reserve

The Property has a current Forest Practices Plan covering both titles which details the Operation and Management of the ongoing and permitted forestry activities on these titles (Appendix 10.7)

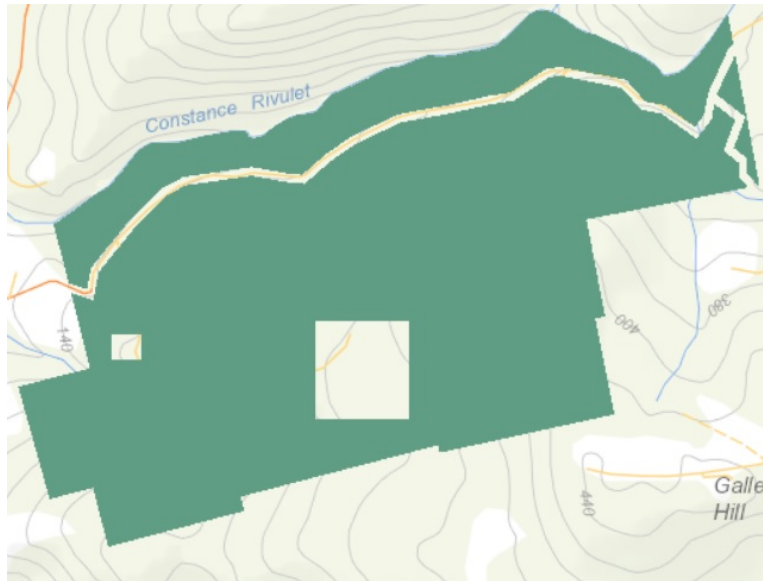


Figure 5 Private Timber Reserve Map From Listmap

6.0 Other Supporting Evidence for Rural Zone Both Lots

Mark Wapstra, Senior Scientist from ECO Tas Environmental Consulting undertook an Ecological assessment of CT 231368/1 (PID 5857599; UPI 0125) in 2012 in relation to selective timber harvesting from the property, and stated that (Appendix 10.9);

“I have extensively assessed your property at Constance Road, Cygnet, Tasmania, known as CT 231368/1 (PID 5857599; UPI 0125), with respect to the ecological values present”

and that;

“In my opinion, the carrying out of small-scale timber extraction within the title area is acceptable with **no negative impact** on the ecological values anticipated”

“In summary, small-scale wood production conducted under these management guidelines **should be encouraged to proceed** as it will not have any deleterious impact on the ecological values (flora and fauna) of the site.

Mark Wapstra, Senior Scientist from ECO Tas Environmental Consulting undertook an Ecological assessment of CT 231368/1 (PID 5857599; UPI 0125) in 2012 in relation to aquaculture conducted on the property, and stated that (Appendix 10.8);

“In my opinion, the carrying out of a small-scale land-based aquaculture project within the title area is acceptable with respect to the potential impacts on the ecological values identified from the title area”

And;

“In summary, a land-based aquaculture project conducted under appropriate management guidelines is **unlikely to have a deleterious impact** on the ecological values of the site, and in my opinion **such a proposal should be able to proceed without significant constraints due to flora and fauna values.**”

Forest Practices Officer Planning Anthony O’Malley reviewed the Forestry Practices Plan for Constance Road, and conducted a site inspection to review the suitability of these titles from a forestry perspective and found that a sustainable commercial harvest of ~9,600m³ of timber was currently available and “This commercial harvest can be achieved via the selective harvesting regimes specified in the current Forest Practices Plan” (Appendix 10.28)

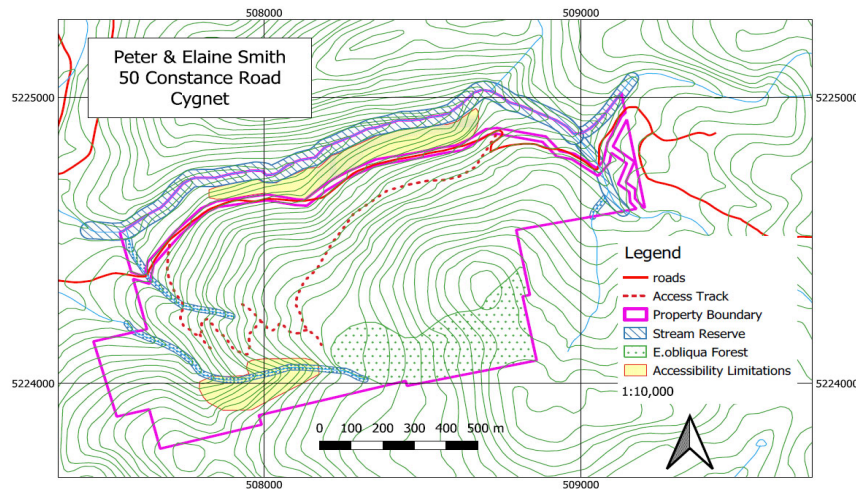


Figure 6 Forest Productivity Map Constance Rd

Furthermore, Mr O’Malley commented that “Appropriate provisions are made in the Plan (FPP) for biodiversity including swift parrot, forty spotted pardalote, grey goshawk, quoll (spotted tail and eastern) as well as Tasmanian devil.”

Dr Belinda Yaxley of Nautilus Collaboration conducted a site inspection to review the suitability of these titles from an aquaculture perspective and found that the property is “...especially suitable for such a venture, boasting the necessary physical attributes, substantial water resources, and beneficial existing infrastructure. The strategic geographical location and thoughtful water management approach amplify the commercial potential of this venture, highlighting how the property's unique attributes can support a thriving aquaculture and hydroponics system”

Furthermore, “a strong case for a viable commercial venture at the location. The unique blend of aquaculture and hydroponics farming proposed holds substantial potential for profitability, sustainability, and community development, demonstrating the commercial opportunity”

7.0 Southern Tasmania Regional Land Use Strategy 6th Feb 2022 Considerations (STRLUS 2022)

The STRLUS 2022 is the strategic overarching state planning framework

The strategic Vision within the STRLUS (4.1) includes (Appendix 10.18);

“Thriving and innovative industries driven by a high level of business confidence”

And;

“Sustainable management of our natural resources”

Strategic Directive 5 Support our Productive Resources (Appendix 10.17) is explicit “key areas: aquaculture, forestry and niche agricultural commodities, all forms of primary production are critical to the economic and social health of our regional towns and villages, assisting in creating employment opportunities and economic self-sufficiency.

Supporting productive industries through appropriate land use planning responses is important for maintaining the vitality of these individual communities “

Section 16 Productive Resources (Appendix 10.19) states;

“The forestry industry is currently in a state of flux and its future is a highly politicised issue. The land use planning system needs to ensure it can accommodate future directions in regard to those parts of the industry that do fall under its jurisdiction, for example; the establishment of new value-adding timber product manufacturing facilities.”

“Aquaculture (or farmed fisheries) is a burgeoning industry for the region. Much of the activity is focused in Salmonoid fishery with over 95% of Australia’s farmed salmon produced in the State, the majority of which occurs in the Huon and Kingborough municipal areas.”

“Whilst the region has negligible prime agricultural land... it is nevertheless a significant contributor to the regional and local economy, with an increasing focus on low volume, high value production.”

The regional policies are clear;

PR 5 Support the forest industry.

PR 5.1 Ensure working forests, including State Forests and Private Timber Reserves (for commercial forestry), are zoned Rural Resource.

PR 5.2 Recognise the Forest Practices System as appropriate to evaluate the clearance and conversion of native vegetation for commercial forestry purposes.

PR 5.3 Allow for plantations in the rural resource zone subject to setbacks from existing dwellings.

8.0 Tasmanian Planning Scheme State Planning Provisions 19th February 2020 (TPS SPP 2020)

From the TPS-SPP, 22.0 Landscape Conservation (Appendix 10.2110.21)

The stated Zone purpose for Landscape Conservation Zone (LCZ)

22.1.1 To provide for the protection, conservation and management of landscape values.

22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

This is inconsistent with the zoning of these titles under the 1998 Port Cygnet Planning Scheme, which was explicit that the primary objectives of the existing zoning was;

Rural A “6.2.1 The intent of this zone is to **protect the rural environment** and to aid the continuance of farming and other rural related activities”

Rural B ”6.3.1...and to **recognise existing or potential forestry resources**”

Further in LCZ Resource Development for plantation forestry is prohibited use where previously it was a permitted use requiring no Planning permission from HVC

This puts LCZ zoning in **direct contradiction to the original (current) zoning of these titles** under the most recent ratified planning scheme (1998 Port Cygnet Planning scheme)

From the TPS-SPP, 20.0 Rural Zone (Appendix 10.2010.20)

The stated Zone purpose for Rural Zone

20.1.1 To provide for a range of use or development in a rural location:

- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;
- (b) that requires a rural location for operational reasons;
- (c) is compatible with agricultural use if occurring on agricultural land;
- (d) minimises adverse impacts on surrounding uses.

20.1.2 To minimise conversion of agricultural land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

Further in Rural Resource, Development for Plantation is a permitted use and requires no planning permit

Whilst a Veterinary centre is also a permitted use (where before it was discretionary) this seems to be a minor consideration when considering the overall compatibility of the Rural Zoning to the existing Rural A and Rural B zoning of these titles.

As such, Rural Zoning is considered most appropriate for these titles since it is the most appropriate like for like transition from Rural A and Rural B in the Port Cygnet Planning Scheme 1998 into the final Local Planning Scheme

Landscape Conservation Zoning is Not Like for Like to Rural A and Rural B and does not allow the permitted forestry and

“In particular, application of LCZ may have been applied to operational rural properties and therefore is likely in some circumstances to limit farming practices. To suggest that a landowner relies upon existing use rights does not provide any certainty of use of the land.”

These decisions appear to be based on an over reliance by HVC on the comment;

“much of the areas of bushland have been spared from historical clearing due to being considered suboptimal for traditional horticultural activities.”

This comment appears to be unsubstantiated and is incorrect.

9.0 Response to Huon Valley Council (HVC) 35F Report

HVC response to the first round of zoning appeals appears in the 762 page 35F report January 2023

HVC Make the following comments;

“The Council has not undertaken ground truthing to define what the landscape values of the Huon Valley are in the first instance, and secondly, what, of those values, are identified for protection and conservation. If evidence can be provided otherwise then the LCZ may not be correctly applied to that land title.” (35F report PP3)

And;

“It is also important to note that Council has applied an assumption that “much of the areas of bushland have been spared from historical clearing due to being considered suboptimal for traditional horticultural activities. There is though a significant amount of land in the Huon Valley that has been previously used as cleared rural land but, in recent years, has regrown with native vegetation. This land may still have those rural opportunities available to them notwithstanding they may be presently viewed as part of the current landscape.”

And;

“Again this land has not been ground truthed and evidence may be provided to challenge the landscape values of the land against the rural use opportunities that may be available. This evidence may result in the LCZ not being correctly applied to that land title. Council therefore acknowledges that application of the LCZ, as applied in the Draft Scheme, is subject to some uncertainty.”

It is clear from these HVC responses in rejecting our original submission requesting Rural Zoning that;

- The Huon Valley Council has undertaken no formal evaluation and has no formal report or study to identify “what the Landscape Values of the Huon are”
- The Huon Valley Council has undertaken no formal evaluation and has no formal report to identify “what, of those (Landscape) values, are identified for protection and conservation”
- The Huon Valley Council have made an unfounded assumption that uncleared land is “due to being considered suboptimal for traditional horticultural activities” whilst making no formal evaluation and has no formal report to substantiate this claim
- The Huon Valley Council make a statement to the absence of “ground truthing” to define the landscape values of the Huon
- The Huon Valley Council make a statement to the absence of “ground truthing” regarding the horticultural or rural quality of “previous” rural land

Collins Dictionary defines “ground truth” as

“information provided by direct observation as opposed to information provided by inference”

As such, **HVC have made no attempt to validate their assumptions** regarding the landscape, agricultural, horticultural or forestry or other Rural value of these titles, and have made no attempt to generate evidence supporting their claim.

Furthermore, HVC have no report, study or other evidence to “define what the landscape values of the Huon Valley are” in the first instance and “what, of those values, are identified for protection and conservation” in the second. This HVC position clearly does not meet the burden of evidence or proof for a rezoning situation such as this.

The HVC has heavily relied on a memo from ERA 5th September 2022. This memo is included by HVC in the opening comments of the 35F report, and is included here for reference (Appendix 10.22)

An opening comment from this ERA Memo;

“The vegetated hills and valleys which frame cleared agricultural land, interspersed with remnant areas of bushland, together with the Huon River and tributary waterways is a key characteristic and landscape value of the Huon Valley”

This comment is considered so important by HVC that it is copied verbatim in the 35F report 76 times.

However;

This 15 word comment by ERA does not constitute a formal report or investigation by HVC on the key landscape value of the Huon Valley, furthermore it fails to consider the Rural, Forestry, Agricultural and Horticultural key characteristics and landscape Values of the Huon Valley

Furthermore, The ERA Memo makes the comment “much of the areas of bushland have been spared from historical clearing due to being considered suboptimal for traditional horticultural activities”

This comment has been used by HVC to diminish the Rural, Forestry, Agricultural and Horticultural potential of properties with heavy vegetation in order to justify the merits of LCZ over Rural Zoning

However, that assertion is incorrect for these titles

There are several other potential concerns in the HVC 35F report that are readily addressed;

“..if located on a ridgeline or skyline..” (pp3 ERA memo)

Neither of these lots is located on a ridgeline or skyline (Appendix 10.23).

Neither of these lots are visible from Cygnet, nor are they visible from the Channel Highway. Nor are they visible from the Huon River. Nor are they visible from Huonville, Cradoc or any other township or urban area.

The green lines on Figure 8 below indicate the presence of Dominant Ridgelines and features (Gray Mountain) in the immediate vicinity of both titles that obstruct view from every direction

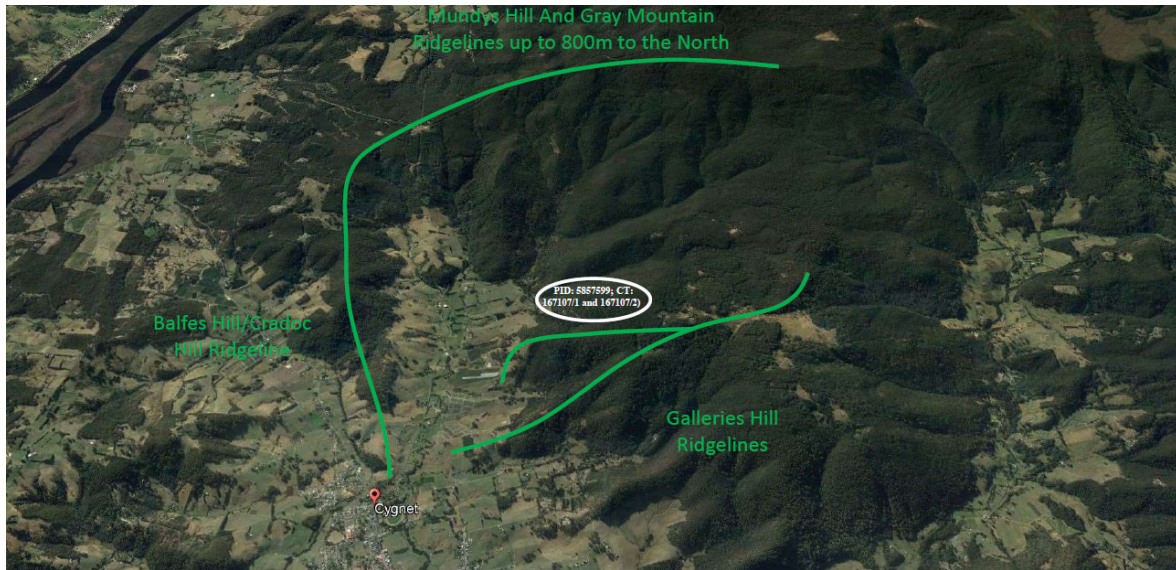


Figure 7 CT 167107/1 & 167107/2 Not Visible from Cygnet, Huonville or Huon River

Both titles are completely obscured from view from Cygnet and from the South by the Galleries Hill ridgeline.

To the East, the Balfes Hill/Olbrich Ridgeline obscures any view from Cradoc, the Channel Highway or the Huon River

To the North East , North and North West, the Ridgeline and features between Balfes Hill and Gray Mountain

As such both titles can only be seen at all from a very small and localized area of Rural and Agricultural Land to the immediate West of these properties.

As such, any objection to Rural Zoning of PID: 5857599; CT:167107/1 and 167107/2 by the HVC from a Scenic or a Skyline perspective is unfounded and without basis

The ERA Memo makes a comparison between “Rural Resource” in the HVIPS and “Rural” to justify their position on LCZ over Rural

In particular (pp4) sought to differentiate between the HVIPS (Rural Resource) and the choice between Rural and LCZ

“Rural Resource....require(d) the consideration of clearance of native vegetation in a planning assessment”
“..be located in and area requiring the clearing of native vegetation if...)

Both lots PID: 5857599; CT: 167107/1 and 167107/2 are Private Timber Reserves. In addition there is a TFS approved Bushfire Management Plan

As such, these titles are exempt from council planning requirements for land clearing and conversion under Section C7 of the Natural Assets Code in the State Planning Provisions (Appendix 10.24) under clause **C7.4 Use or Development Exempt from this Code**, and via the approved Bushfire Management Plan, which overlaps the PTR.

C7.4.1 The following use or development is **exempt** from this code:

(d) forest practices or forest operations in accordance with a forest practices plan certified under the Forest Practices Act 1985, unless for the construction of a building or the carrying out of any associated development;

In addition, the balance of the property not covered by the PTR and FPP is in the two building envelopes previously identified. These are both the subject of a TFS certified Bushfire Management Plan (on record with HVC since 2012) which is also defined as a suitable framework for the ongoing clearance of native vegetation on those areas without requiring council planning involvement or approvals.

As such, any assertion by the HVC that lots PID: 5857599; CT: 167107/1 and 167107/2 should have LCZ zoning instead of Rural zoning for reasons of landscape, skyline, clearing or other associated reasons is invalid since these titles hold explicit exempted status from that aspect of the planning provisions as detailed in the State Planning Provisions 10 May 2023

As such, the ERA memo does not form a suitable basis for HVC to insist on LCZ, rather it lends itself to support the zoning of both these titles as Rural

10.0 Appendices

- 10.1. Port Cygnet Planning Scheme 1998 Schedule 2 Table of (Land) Uses
- 10.2. Rural A and Rural B Port Cygnet Planning Scheme 1998 Section 6
- 10.3. Port Cygnet Planning Scheme 1998 Part 3 Planning Approval
- 10.4. TFS Approved Bushfire Management Plan (2012)
- 10.5. Traffic Impact Assessment (2012)
- 10.6. Site Geotechnical Report (2012)
- 10.7. Certified Forestry Practices Plan (2022)
- 10.8. Aquaculture Environmental Support and Compliance Letter Mark Wapstra (2012)
- 10.9. Forestry Environmental Support and Compliance Letter Mark Wapstra (2012)
- 10.10. Section 8 A guideline 1 Extracts Rural
- 10.11. Huon Valley Ranelagh Masterplan Extract ERA 2018
- 10.12. Subdivision Survey Property Overview (2012)
- 10.13. Subdivision Lot 2 Detailed contour map of site, Dams and Building envelope (2012)
- 10.14. Special Rural A and B Map per HVC 2011
- 10.15. Tasmanian Government Gazette pp775 12 October 2022 Private Timber Reserve
- 10.16. Private Timber Reserve Map From Listmap
- 10.17. STRLUS SD5
- 10.18. STRLUS 4.1 The Vision
- 10.19. STRLUS Section 16 Productive Resources
- 10.20. TPS SPP 2020 20.0 Rural Zone
- 10.21. TPS-SPP 2020 22.0 Landscape Conservation
- 10.22. Clare Hester ERA Memo 5th Sep 2022
- 10.23. Skyline and Scenic Attributes
- 10.24. TPS-SPP C7.4 Use or Development Exempt from this Code
- 10.25. TPS SPP Agricultural Use Definitions
- 10.26. TPS SPP Plantation Forestry Definition
- 10.27. Constance Aquaculture Feasibility Study
- 10.28. Forestry Assessment Report Constance Road
- 10.29. Forest Productivity Map Constance Rd

SCHEDULE 2 TABLE OF USES

SCHEDULE TO CLAUSE 3.2.2

In the Table of Uses, where:

'P' appears, see Clause 3.3 of this Scheme

'd' appears, see Clause 3.4 of this Scheme

'X' appears, see Clause 3.5 of this Scheme

	RURAL A	RURAL B	CLOSED RESIDENTIAL	LOW DENSITY RESIDENTIAL A	LOW DENSITY RESIDENTIAL B	BUSINESS	VILLAGE	INDUSTRIAL	COMMUNITY SERVICES	UTILITY SERVICES	OPEN SPACE	RESERVED BUSINESS/OPEN SPACE
RESIDENTIAL												
Apartment	X	X	d	X	X	X	d	X	X	X	X	X
Cluster House	X	X	d	X	X	X	d	X	X	X	X	X
Grouped House	X	X	d	X	X	X	d	X	X	X	X	X
Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P
House	d*(5)	d*(5)	P1 (3)	P1 (3)	P1 (3)	d**	P1 (3)	X	X	X	X	X
House & Ancillary Apartment	d*(4)	d*(4)	P	d	d	X	P	X	X	X	X	X
Residential Building	X	X	d	X	X	d	P	X	X	X	X	X
COMMUNITY AND RECREATION												
Active Recreation	d	d	X	X	X	X	d	d	d	X	d	X
Caravan Park/Camping Ground	d	X	X	X	d	X	d	X	X	X	d	X
Civic Building/Centre	X	X	X	X	X	d	d	X	d	X	X	X
Community Building	d	X	X	d	d	d	d	X	P	X	d	X
Consulting Rooms/Health Centre	X	X	X	X	X	P	d	X	d	X	X	X
Educational/Cultural Establishment	X	X	X	X	X	X	d	X	d	X	X	X
Hospital	X	X	X	X	X	X	X	X	d	X	X	X
Institutional Building	X	X	X	X	X	X	X	X	d	X	X	X
Passive Recreation	P	P	P	P	P	P	P	P	P	P	P	P
COMMERCIAL												
Car Park	X	X	X	X	X	d	d	d	X	X	X	d
Funeral Parlour	X	X	X	X	X	d	X	X	X	X	X	X
Garden Centre	d	d	X	X	X	d	d	X	X	X	X	X
Guest House	d	d *** **** **** *	d	d	d	d	d	X	X	X	X	X
Holiday Cabin	d	d *** **** ****	d	d	d	d	d	X	X	X	X	X

		*										
Holiday Flat	d	d *** **** **** *	d	d	d	d	d	X	X	X	X	X
Hostels & Residential Camps	d	X	d	d	d	X	d	X	X	X	X	X
Licensed Establishment	d	X	X	X	X	d	d	X	X	X	X	X

TABLE OF USES (continued)

	RURAL A	RURAL B	CLOSED RESIDENTIAL	LOW DENSITY RESIDENTIAL A	LOW DENSITY RESIDENTIAL B	BUSINESS	VILLAGE	INDUSTRIAL	COMMUNITY SERVICES	UTILITY SERVICES	OPEN SPACE	RESERVED BUSINESS/OPEN SPACE
COMMERCIAL (continued)												
Local Shop	X	X	d	X	X	P	P	X	X	X	X	X
Major Shop (Shopping Complex)	X	X	X	X	X	d	X	X	X	X	X	X
Motel	d	X	X	X	X	d	d	X	X	X	X	X
Office	X	X	X	X	X	P	d	X	X	X	X	X
Professional Office	X	X	X	X	X	P	d	X	X	X	X	X
Restaurant	d	X	X	X	X	P	d	X	X	X	X	X
Roadside Stall	d	X	X	X	d	X	X	X	X	X	X	X
Saleyard	X	X	X	X	X	d	d	X	X	X	X	X
Serviced Apartments	X	X	d	d	X	d	X	X	X	X	X	X
Service Centre	X	X	X	X	X	d	d	d	X	X	X	X
Service Station	X	X	X	X	X	d	d	d	X	X	X	X
Shop	X	X	X	X	X	P	d	X	X	X	X	X
Showroom	X	X	X	X	X	P	d	X	X	X	X	X
Store	d	d	X	X	X	d	d	d	X	X	X	X
Take Away Food Shop	X	X	X	X	X	P	d	d	X	X	X	X
Timberyard	X	X	X	X	X	d	X	d	X	X	X	X
Tourist Operation	d	d	X	X	X	d	d	X	X	X	X	X
Transport Depot	A(2)	X	X	X	X	d	X	d	X	X	X	X
Veterinary Establishment	d	X	X	X	X	d	X	X	X	X	X	X
Warehouse	X	X	X	X	X	X	X	P	X	X	X	X
INDUSTRIAL												
Abattoir	d	X	X	X	X	X	X	d	X	X	X	X
Contractor's Depot	d	X	X	X	X	X	X	P	X	X	X	X
Extractive Industry	d	d	X	X	X	X	X	X	X	X	X	X
Fuel Depot	d	X	X	X	X	X	X	P	X	X	X	X
General Industry	X	X	X	X	X	X	X	d	X	X	X	X
Hazardous Industry	X	X	X	X	X	X	X	d	X	X	X	X
Light Industry	X	X	X	X	X	X	X	P	X	X	X	X
Noxious Industry	X	X	X	X	X	X	X	d	X	X	X	X

Rural Industry	d	d	X	X	X	X	X	P	X	X	X	X
Scrap Yard	d	X	X	X	X	X	X	P	X	X	X	X
Service Industry	X	X	X	X	X	X	X	P	X	X	X	X
Timber Mill	d	d	X	X	X	X	X	P	X	X	X	X
Woodyard	d	d	X	X	X	X	X	P	X	X	X	X

TABLE OF USES (continued)

	RURAL A	RURAL B	CLOSED RESIDENTIAL	LOW DENSITY RESIDENTIAL A	LOW DENSITY RESIDENTIAL B	BUSINESS	VILLAGE	INDUSTRIAL	COMMUNITY SERVICES	UTILITY SERVICES	OPEN SPACE	RESERVED BUSINESS/OPEN SPACE
FARMING AND FORESTRY												
Agriculture	P1 (3)	d	X	X	P	X	X	X	X	X	X	P
Aquaculture	d	d	X	X	X	X	X	X	X	X	d	X
Forestry	P1 (3)	P	X	X	d	X	X	X	X	X	X	X
Intensive Animal Husbandry	d	d	X	X	X	X	X	X	X	X	X	X
OTHER												
Animal Saleyard or Stockyard	d	X	X	X	X	X	X	X	X	X	X	X
Kennels	d	d	X	X	X	X	X	X	X	X	X	X
Miscellaneous	X	X	X	X	X	d	d	d	d	d	X	X
Utilities	d	d	X	X	X	X	X	X	X	P	X	d

NOTES: (i) See also Clause 7.14 for a use below a level of 3m A.H.D.

(1) Except that where an application is for a house on a lot which existed prior to the commencement of this Scheme, such use shall be a 'P' use.

(2) **Amendment BH-1 28/3/95**

(3) **Amendment BG-1 24/1/95**

(4) **Amendment BG-5 24/1/95**

(5) **Amendment BR 28/4/97**

* Except that where the application is for a 'House' or 'House and Ancillary Apartment' on a lot which existed as a separate title prior to the coming into effect of this Scheme or a lot created by a subsequent boundary adjustment of a lot which existed as a separate title prior to the coming into effect of this Scheme such use shall be a 'P' use. **Amendment BR 28/4/97**

** Refer to Clause 7.18

Amendment BY 6/3/02

*** Except that where the application is for more than one (1) of either a 'Holiday Flat', 'Holiday Cabin' or 'Guest House' on a single title at any given time, such use shall be 'X' use.
Amendment PSA-1/2013 27/12/2013

**** Except where the application is for more than six (6) guests at any given time, such use shall be 'X' use.
Amendment PSA-1/2013 27/12/2013

***** Refer to Clause 7.20.
Amendment PSA-1/2013 27/12/2013

PART 6

ZONING OBJECTIVES AND STATEMENTS OF INTENT

6.1 ZONING INTENT AND OBJECTIVES

6.1.1 The Scheme defines areas of land to be known as zones which are delineated on the Plan and which are to be used exclusively or principally for specified purposes, and the objectives and/or intent of each type of zone are expressed hereunder.

6.2 RURAL A ZONE

6.2.2 The intent of this zone is to protect the rural environment and to aid the continuance of farming and other rural related activities.

6.3 RURAL B ZONE

6.3.1 The intent of this zone is to preserve scenic quality, to protect flora and fauna habitats, to maintain the stability of the soils especially on the steep slopes, to protect water quality in water catchment areas and to recognise existing or potential forestry resources.

PART 3

PLANNING APPROVAL

3.1 REGULATION OF USE OR DEVELOPMENT

- 3.1.1 Use or development of land within the planning area shall comply with all relevant requirements of this Scheme.

Amendment PSA-4/2013 28/11/13

3.2 USE OR DEVELOPMENT OF LAND IN ZONES

- 3.2.1. Use or development shall be categorised into one or more of the categories of use as defined in Schedule 1 of this Scheme titled "Use Categories".

Amendment PSA-4/2013 28/11/13

- 3.2.2 The status in any designated zone within the planning area of a use or development of land for any category of use defined in Schedule 1, is shown in Schedule 2 of this Scheme; the "Table of Uses".

Amendment PSA-4/2013 28/11/13

3.3 PERMITTED USE OR DEVELOPMENT

- 3.3.1 Use or development of land in a zone which is depicted in the Table of Use by the letter 'P' shall not be undertaken without the application for and issue of a planning approval, and Council shall grant with or without conditions a planning approval thereto, provided that the use or development complies with all relevant development standards without invoking the provisions of Clause 3.4.1(b) of this Scheme.

Amendment PSA-4/2013 28/11/13

- 3.3.2 Where a planning approval granted under Clause 3.3.1 is conditional, the appeal provisions of the Act shall apply.

Amendment BI-2 21/8/95

Amendment PSA-4/2013 28/11/13

3.3A PERMITTED AS OF RIGHT USE OR DEVELOPMENT

- 3.3.1a Use or development of land in a zone which is depicted in the Table of Uses by the figure 'P1' may be undertaken without the application for an issue of a planning approval, provided that the use or development complies with all relevant development standards without invoking the provisions of Clause 3.4.1(b) of this Scheme and a permit is not required by Schedule 10 of this Scheme.

Amendment BG-1 24/1/95

Amendment PSA-4/2013 28/11/13

3.4 DISCRETIONARY USE OR DEVELOPMENT

- 3.4.1 Use or development of land in a zone:

- (a) which is depicted in the Table of Uses by the letter "d"; or
- (b) any aspect of which:

- i) makes use of a power conferred on Council to relax or modify any provision of the Scheme; or
- ii) under the Scheme Council has the discretion to refuse or permit,

shall not be undertaken without the application for and issue of a planning approval, which Council shall grant with or without conditions or refuse, subject to the notification, determination and appeal provisions of the Act.

Amendment BI-2 21/8/95
Amendment PSA-4/2013 28/11/13

3.5 PROHIBITED USE OR DEVELOPMENT

3.5.1 A development shall be prohibited, if that use or development:

- (a) is for a use of land in a zone depicted in the Table of Uses by the letter 'X';
- (b) is prohibited under any other provisions of the Scheme;
- (c) has not been granted a planning approval where required under the Scheme; or
- (d) would be in contravention of any relevant development standard, and there is no power under which Council may relax or modify that standard.

Amendment PSA-4/2013 28/11/13

3.5A Implementation of Planning Directive – Standards for Single Dwellings in Current Planning Schemes

If a development to which Planning Directive – Standards for Single Dwellings in Current Planning Schemes applies does not meet, in relation to a matter that could affect, or be affected by, the development, an Acceptable Solution specified in relation to that matter in the planning directive, the Council, acting as a planning authority, has the discretion to refuse the development if it is satisfied that the Performance Criteria specified in the planning directive in relation to the matter are not satisfied by the development.

Amended 29 August 2011

3.6 INTERPRETATION OF DEVELOPMENTS

3.6.1 Integral and Subservient Development:

Where any proposed development constitutes an integral and subservient part of an existing or proposed use, such development shall be treated as a development for that use and similarly categorized under schedule 1 of this Scheme.

3.6.2 Multiple Use: If any proposed development does not constitute an integral or subservient part of an existing or proposed use of land, such development shall be categorized separately under Schedule 1 of this Scheme.



TASMANIA FIRE SERVICE

SOUTH WEST DISTRICT

39 Wilmot Road Huonville 7109

Officer: RS
Direct: (03) 62 641422
Facsimile: (03) 62 642017
Mobile: 0418 122263
File: 0316.01E

3rd March 2012
Engineering 2 Construction
PO Box 268
Rosny Park 7018

PROPOSED BUSHFIRE MANAGEMENT PLAN P Smith Lot 2 Constance Road, Cygnet

The Bushfire Management Plan submitted for this property has been reviewed using the 'Guidelines for Development for Building in Bushfire Prone Areas of Tasmania'

- It is recommended that the buildings are to be constructed and maintained to BAL 29 AS 3959-2009.
- It is recommended that a **10,000 litre** dedicated water tank be supplied for fire fighting purposes unless the building envelope is within 120 metres of the nearest fire hydrant. This water can be held in the domestic supply provided the supply is guaranteed. Hard standing access within 3 metres of this tank is to be guaranteed unless an alternate riser is utilised.
- It is recommended that where the access is less than 6 metres trafficable width, passing bays of a minimum length of 20 metres should be provided every 90 metres along the access. The combined width of the access and the passing bay should be a minimum 6 metres.

Please be aware that the greatest danger in a bushfire situation will come from spark and ember attack which will be in advance of the fire front. The best preparation will be to have your home maintained and have a fire plan for the day to either stay and defend or plan to leave early. For further information obtain a copy of "Prepare to Survive", a booklet provided by TFS.

If I can be of further assistance, please contact me.

Regards,

Rod Sherrin
District Officer
Southwest District
Tasmania Fire Service

BUSHFIRE MANAGEMENT PLAN

Date: 20th January 2012
Client: Peter Smith
Project Address: Constance Road, Cygnet
Proposal: Proposed 2 Lot Subdivision
Investigation Method: Site Visit
Inspector: Adrian Granger
Job Number: E11-233



TASMANIA FIRE
SERVICE
1/3/12



Engineering 2
Construction

Engineering2Construction Pty Ltd

First Floor, 176 Macquarie Street
Hobart TAS 7000

PO Box 456 Moonah TAS 7009

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Fax: (03) 6224 4907

Email: ssutton@e2c.com.au

Reference Document

This report is based on Tasmanian Fire Service "Guidelines for Development in Bushfire Prone Areas of Tasmania 2005" and Tasmanian Fire Officers input and our site investigation and research.

Site Location

The area proposed is land generally to the East of 16 Constance Road, Cygnet. The access is off an established road, part of the Huon Valley Council network, listed as "Constance Road".

History

There is evidence to determine that the area is considered to be a bushfire prone area, but there was no evidence of bushfire remnants on site.

Site Topography

The total area of the land is approx 62.09ha +/-, with the proposed subdivision taking up 550m². The overall general slope occurring on the hill is 9 degrees which is classed as a moderate slope.

Proposed Subdivision Road Layout

Attached is 'Appendix A' which shows the proposed subdivision of the block in question and access to the property. The proposed subdivision of 2 separate blocks has access direct to Constance Road and is surrounded by rural properties as per the attached Google Maps location map and photographs.

Building Footprint and Protective Zones

If we consider a rectangular building footprint to be 10 metres x 15 metres the protective zones (cleared areas) around the footprint would be in the region of as listed below:

- A Building Protection Zone (BPZ) is required to ensure that potential fuel surrounding a proposed dwelling is minimised. The zone is directly adjacent to the building and has a significant amount of fuel reduction so that there is little or no material available to burn around the dwelling. If a bushfire was to approach refer to Box 2 – Building Protection Zone for details.
- In this case the BPZ would be approx. 20 metres for the upslope and similar for the cross slope in some cases. The down slope would be approx. 20 metres or to the property boundary.
- A Fuel Modified Buffer Zone (FMBZ) is required to separate the building protection zone from the bushfire hazard. In the FMBZ, fine fuels are removed and larger fuels are strategically modified to reduce the intensity of an approaching bushfire. Refer to Box 3 – Fuel Modified Buffer Zone.
- **Note:** Fuel amount and continuity, both on the ground and between the ground and overhead trees, is modified by selective removal of vegetation, both horizontally and vertically, followed by ongoing maintenance.
- In this case, the FMBZ of 15 metres for the up slope and similar the cross slope in some cases and 15 metres for the down slope.
- Also, please note Tasmanian Fire Service routinely recommend and building development should comply with at least Level 1 (One) of AS 3959-1999 which is ember proofing of the proposed structure as well as installing the protective zones as mentioned above.

As per the Guidelines this parcel of land is well protected from any likely bushfire as the criteria in the Guidelines has been met in relation to hazard reduction and fire breaks including distance of clear Building Protection Zone (BPZ) and Fuel Modified Building Zone (FMBZ).

Access to Water Supplies

Tasmanian Fire Services also require minimum standards for access to water supplies and the standards are as listed (but not limited to) the following:

- All building developments proposed should have a minimum of 10,000 litres of stored water ready for fire fighting purposes. This is will be necessary if a reticulated mains pressure is not proposed for the proposed subdivision where there would be a fire hydrant installed. Refer to Guidelines for Access & Construction Details (4C).
- Fire hydrants are not available in Constance Road.
- Water Tanks and Dam Filling Stations are available under the proposal.

Summary

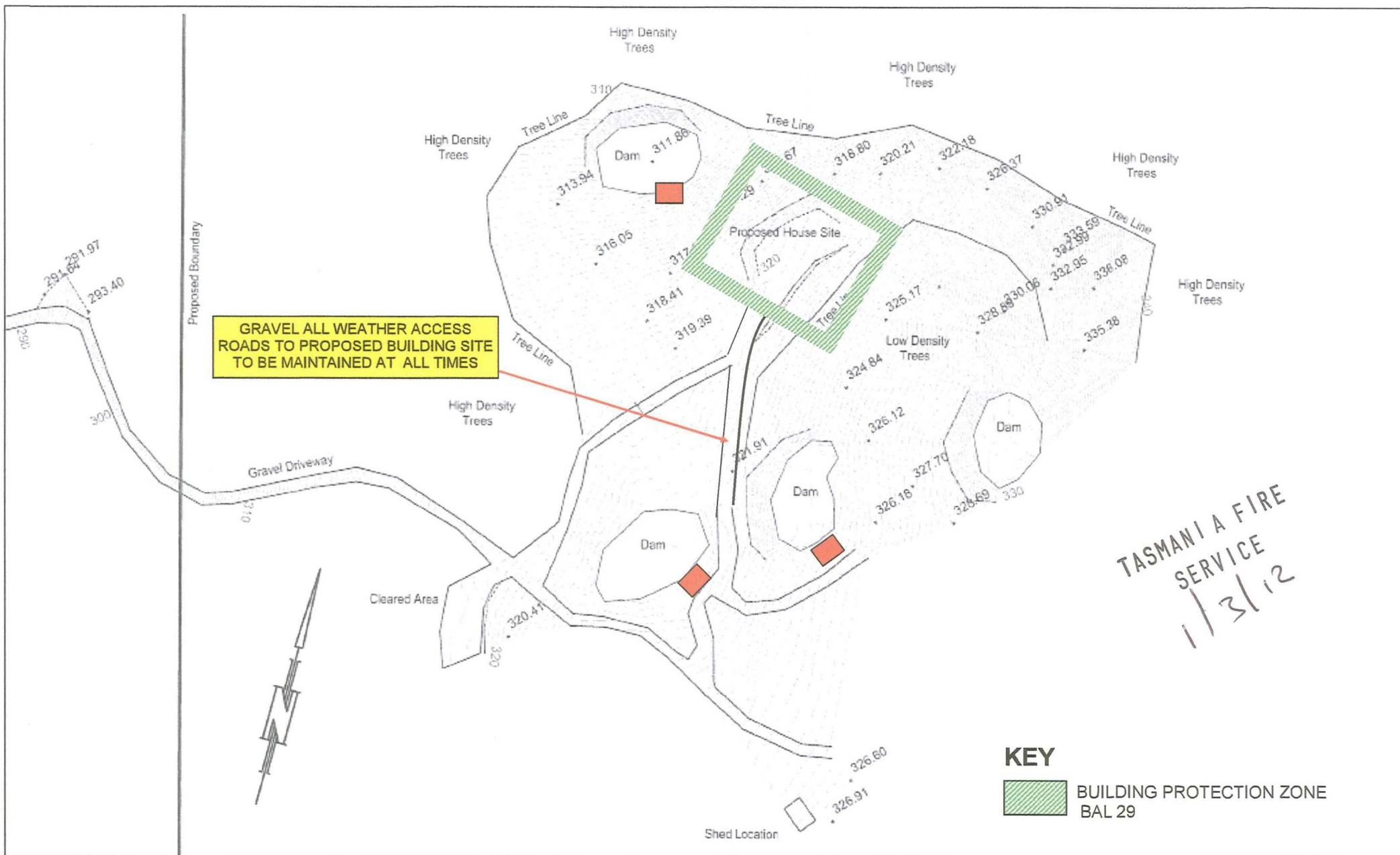
This subdivision could take all the necessary steps to reduce exposure and protect against bushfire occurrence.

- The Guidelines for Development in Bushfire Prone Areas of Tasmanian 1995 are to be used in all planning and implementation of bushfire management for the proposed development as a guide to best practice.
- Any building developments on this block should also take into account the guidelines and build and design the structure to include AS 3959-1999 where required.
- Environmental best practice construction methods should be used and provide access construction in this development to reduce fire hazards and provide suitable access for fire fighting purposes.
- The photographic records enclosed in this report show the distinct fire and protection zone.

Regards,



Adrian Granger
Engineering2Construction



GRAVEL ALL WEATHER ACCESS ROADS TO PROPOSED BUILDING SITE TO BE MAINTAINED AT ALL TIMES

TASMANIA FIRE SERVICE
1/3/12

KEY
 BUILDING PROTECTION ZONE BAL 29



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CLIENT	PETER SMITH
PROJECT	CONSTANCE ROAD, CYGNET
DRAWING	BUSHFIRE MANAGEMENT PLAN

Scale	N.T.S.
Date	18/12/2011
Job no:	E11-233
Dwg no:	BMP1

Drawn	SC		
Design	AG		
Checked	AG		
REV.	AMENDMENTS	DRWN	DATE

TRAFFIC IMPACT ASSESSMENT

Date of Test:	20 th January 2012
Client:	Peter Smith
Project Address:	Constance Road, Cygnet
Proposal:	Proposed 2 Lot Subdivision
Prepared By:	Clint Johnstone
Job Number:	E11-233



Engineering2Construction Pty Ltd
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1. Introduction

1.1 Background

Engineering2Construction were engaged to undertake a Traffic Impact Assessment (TIA) for a proposed, 2 lot residential subdivision at SUB 33/2011 – Land CT 231368/1 – generally to the East of 16 Constance Road, Cygnet.

1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of Infrastructure, Energy and Resources (DIER) publication, A Framework for Undertaking Traffic Impact Assessments, 2007. This TIA has also been prepared with reference to the Austroads publication, Guide to Traffic Management, Part 12: Traffic Impacts of Developments, 2009.

DIER and local councils recognise that most land use developments generate traffic, and generally attract more private transport movements rather than trips utilising public transport. DIER seeks to move towards a more sustainable transport system through improved transport considerations at a development level. It is, therefore, necessary to address the impact of motor vehicles and road traffic effects on the environment.

The effects of development proposals should be responsibly assessed, giving consideration to expected future traffic movements. DIER and councils rely on the preparation of a TIA in order to adequately assess traffic impacts on the surrounding transport network for each development.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

1.3 Project Scope

Preparation of a TIA examining the traffic impacts associated with the proposed development in accordance with DIER and Council requirements as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network;
- Provision of information on the proposed development with regards to traffic movements and activity;
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity;

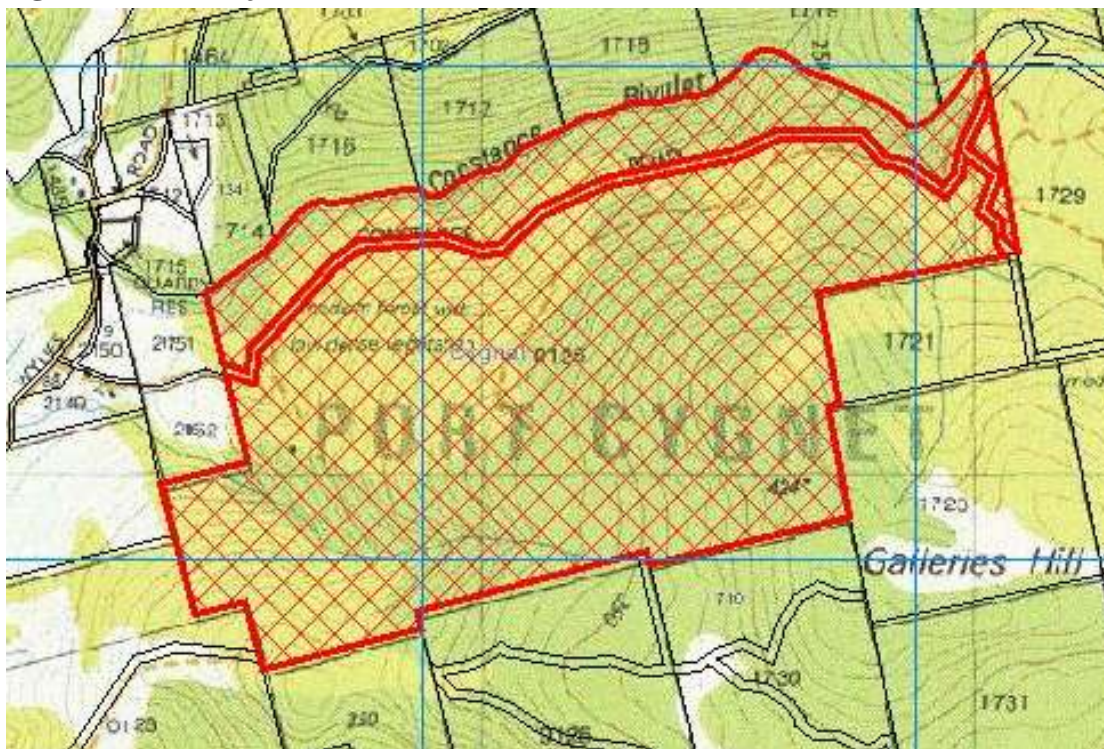
- Review of internal road network layout, traffic management and vehicle manoeuvring within the site; and
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

1.4 Subject Site

The subject site is the property at Constance Road, Cygnet. It comprises the title of CT 231368/1 and is generally to the East of 16 Constance Road, Cygnet.

The subject site and surrounding road network is shown in Figure 1 below.

Figure 1 Subject Site (Source: LIST Database)



1.5 Information and Data Sources

The following organisations were contacted during the preparation of this report:

- Department of Infrastructure, Energy and Resources (DIER) – Crash and traffic data;
- Huon Valley Council – Planning Scheme; and
- Engineering2Construction – General project information and data count.

1.6 Planning Scheme

The Port Cygnet Planning Scheme 1998 outlines the traffic, access and parking requirements for developments within the Port Cygnet municipality and will be referred to as the Planning Scheme throughout this report.

2. Existing Conditions

2.1 Transport Network

For the purpose of this assessment, the transport network consists of Constance Road, Cygnet.

2.1.1 Constance Road

Constance Road is a short, rural (gravel in parts) road connecting to Owylies Road and Slab Road, providing access to a number of residential properties and farming district. It is classified as a *Category V (Local) Road* under the Planning Scheme. The function of Category V roads is *primarily property access for local traffic*.

Based on on-site observations and site counts, it is expected that Constance Road currently carries no more than 3-10 vehicles per day in the vicinity of this proposal.

2.2 Road Safety Performance

No crash data was available from DIER for the most recent 6 year time period (1 January 2006 to 14 January 2012) for Constance Road or Slab Road, within 2km of the subject site.

Figure 2 Constance Road





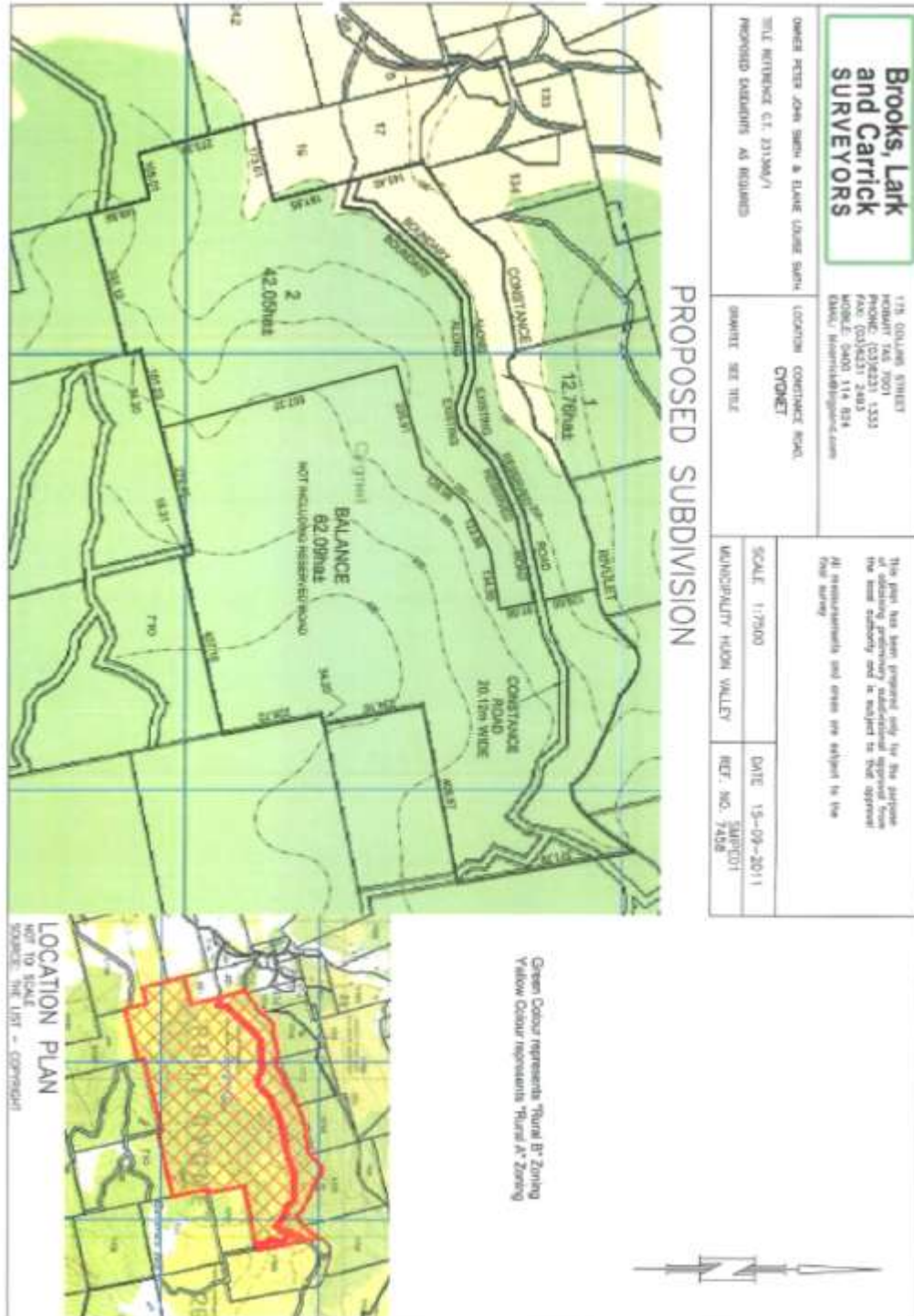
3. Proposed Development

3.1 Proposed Subdivision and Staging

The proposed development is for a new, 2 lot residential subdivision to be constructed off Constance Road, Cygnet. The site is to be accessed via an existing intersection with Constance Road

Plans of the proposed development are shown in Figure 3 below.

Figure 3 Proposed Development





Existing Access to Property off Constance Road



Existing Access to Property off Constance Road

3.2 Traffic Generation

Traffic generation rates were sourced from the Roads and Traffic Authority of NSW publication, Guide to Traffic Generating Developments, 2002 (RTA Guide). The RTA Guide states the following traffic generation rates for residential developments:

- Daily vehicle trips 9.0 per dwelling
- Weekday peak hour vehicle trips 0.85 per dwelling

A recent unpublished study undertaken by the University of Tasmania indicates that the traffic generation rates for residential dwellings in Tasmania are generally lower than the values provided in the RTA Guide. Based on the analysis undertaken in the UTas study, the appropriate traffic generation rate is likely to be as follows:

- Daily vehicle trips 7.0 per dwelling
- Weekday peak hour vehicle trips 0.65 per dwelling

The traffic generation rate adopted for the proposed development is between these two rates. Based on a full development of 2 residential dwellings, the total traffic generation for the site is estimated to be 16 vehicles per day with a peak hour generation of 5 vehicles per hour.

In considering the adequacy of the site access configuration onto Constance Road, the potential for the future development of the 2 Lots also needs to be considered. No further subdivision of the lots has been considered at this stage, as this would require a separate submission.

4. Traffic Impacts

4.1 Surrounding Road Network Impacts

The forecast peak traffic generation of 5 vehicles per hour will not have any significant adverse impact on the traffic efficiency of the surrounding road network. There is also sufficient spare capacity in Constance Road and further to cater for the additional traffic, up to 10 vehicles per hour, from the potential future development in the area.

The proposed development will also generate an additional 1 vehicle per hour onto Hall Street. There is sufficient capacity in Hall Street and at the Hall Street/ Reeve Street intersection to cater for this relatively insignificant increase in traffic volume.

The RTA NSW publication, Guide to Traffic Generating Developments, 2002 (RTA Guide) provides guidelines for determining the environmental capacity performance standards of residential streets. Environmental capacity refers to factors such as residential amenity, pedestrian safety and the like.

Using Section 4.3.5 of the RTA Guide, the environmental capacity of the proposed internal road network is 300 vehicles per hour (environmental goal), or 500 vehicles per hour (maximum). In this case, the maximum volume experienced will be 5 vehicles per hour, directly adjacent to the Constance Road access. This is well within the target environmental capacity set out in the RTA Guide.

4.2 Sight Distance Assessment

The Austroads publication, Guide to Road Design, Part 4A: 'Unsignalised and Signalised Intersections', 2009 (Austroads Guide) defines Safe Intersection Sight Distance as follows:

SISD is the minimum distance which should be provided on the major road at any intersection.

SISD:

- *provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation (e.g. in the worst case, stalling across the traffic lanes) and to decelerate to a stop before reaching the collision point*
- *is viewed between two points to provide inter-visibility between drivers and vehicles on the major road and minor road approaches. It is measured from a driver eye height of 1.1 m above the road to points 1.25 m above the road which represents drivers seeing the upper part of cars*
- *assumes that the driver on the minor road is situated at a distance of 5.0 m (minimum of 3.0 m) from the lip of the channel or edge line projection of the major road. SISD allows for a 3 s observation time for a driver on the priority legs of the intersection to detect the problem ahead (e.g. car from minor road stalling in through lane) plus the SSD*
- *provides sufficient distance for a vehicle to cross the non-terminating movement on two-lane two-way roads, or undertake two-stage crossings of dual carriageways, including those with design speeds of 80 km/h or more*
- *should also be provided for drivers of vehicles stored in the centre of the road when undertaking a crossing or right-turning movement*
- *enables approaching drivers to see an articulated vehicle, which has properly commenced a manoeuvre from a leg without priority, but its length creates an obstruction*
- *is measured along the carriageway from the approaching vehicle to the conflict point, the line of sight having to be clear to a point 5.0 m (3.0 m minimum) back from the holding line or stop line on the side road.*

The Planning Scheme requires that a minimum Sight Distance of 120 metres be provided for an 85th percentile speed of 60-km/h. The available sight distance at the proposed Constance Road access exceeds 120 metres in each direction and therefore exceeds the requirements under the Planning Scheme.

4.3 Junction Treatment

The Austroads Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections, 2009, provides requirements for junction treatments based on turning movement volumes. The subdivision access on Constance Road generates a peak right turn entry volume of 5 vehicles per hour (peak). In accordance with the Austroads Guide, no specific junction treatment is warranted (Austroads reference: Figure 4.9: Warrants for turn treatments on the major road at unsignalised intersections).

4.4 Pedestrian Impacts

The proposed development is expected to generate a low amount of pedestrian traffic. The majority of pedestrian movements will be either local movements within the site, or movements via Constance Road. While no pedestrian infrastructure is present, a wide, grassed verge is available on either side of Constance Road and should be sufficient to cater for the low pedestrian traffic generated.

4.5 Road Safety Impacts

No significant detrimental road safety impacts are foreseen for the project. This is based on the following:

- There is sufficient capacity in the surrounding road network to safely and efficiently absorb the likely traffic generation from the proposed development; and
- There is adequate sight distance provided at the proposed access in accordance with Planning Scheme requirements.

5. Conclusions

This traffic impact assessment (TIA) investigated the traffic and parking impacts of the proposed 2 lot residential subdivision at Constance Road, Cygnet. Access to the site is via an existing access road.

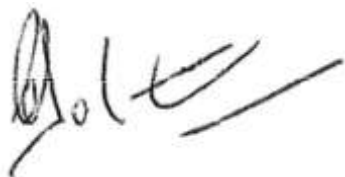
This TIA has been conducted following a review of available traffic data and information, Austroads Guidelines, Australian Standards, Planning Scheme and other supplementary traffic data and information.

The key findings of this report are as follows:

- The traffic generated by the proposed development will not have any significant adverse impacts on the surrounding road network in terms of traffic efficiency or road safety.
- Adequate sight distance is provided at the proposed site access in accordance with Planning Scheme requirements given the prevailing vehicle speeds.

Based on the findings of this report, and subject to the recommendations above, the proposed development is supported on traffic grounds.

Regards,

A handwritten signature in black ink, appearing to read 'Clint Johnstone'.

Clint Johnstone
Engineering2Construction

SITE GEOTECHNICAL ASSESSMENT REPORT

Date of Test:	20 th January 2012
Client:	Peter Smith
Project Address:	Constance Road, Cygnet
Proposal:	Proposed 2 Lot Subdivision
Investigation Method:	Excavator, Site Exposures
Inspector:	Clint Johnstone
Job Number:	E11-233



Engineering 2
Construction

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1. Report Summary Table

A summary of important on-site observations and testing results:

Investigation	Findings/Observations
Soil Classification	M
Land Description	Approx. 62.9ha
Wind Classification	N3
Slope	Varies, proposed house site is 8° to North-East
Terrain Category	TC 2.5
Shielding	NS (No Shielding)
Topography	T3 (Top third of slope)
Serviceability Limit State (Vh.s)	32 m/s
Ultimate Limit State (Vh.s)	50 m/s

2. Site Conditions

On-site observations at the time of the inspection:

Observations	Results
Slope & Aspect	Varies, proposed house site is 8° to North-East
Vegetation	Cleared block with select trees around building site
Existing Structures	Site excavation of proposed house location, access roads etc.
Rainfall	Fine, approx 10mm rainfall received in the preceding 10 days
Drainage	Imperfect surface drainage
Erosion	Some signs of run-off erosion, caused by previous earthworks
Cuttings	Some obvious excavation and batter work from previous development

3. Assessment of Geotechnical Site Stability

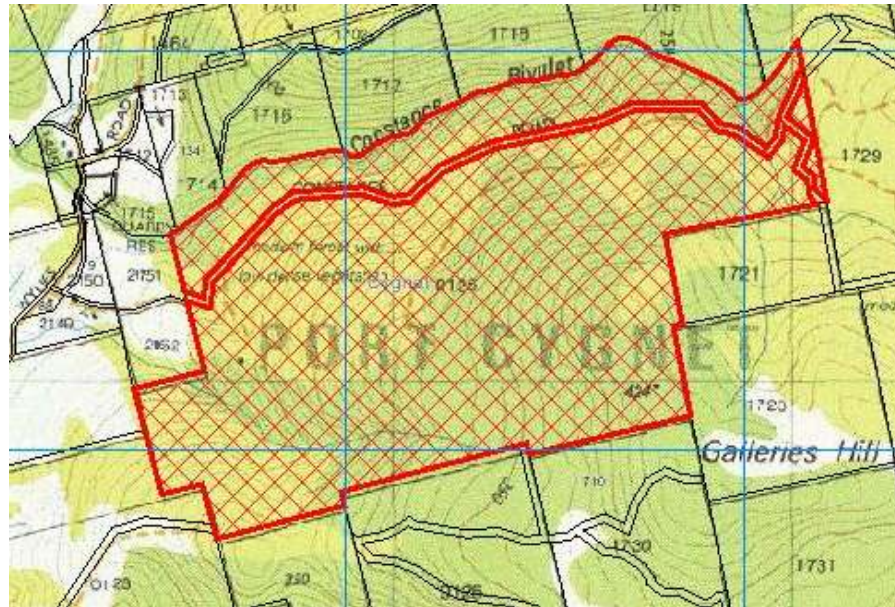
3.1 Geological Information

Detailed site Geological information was used to complete an assessment of the proposed site in accordance with details within AS 1726-1993 *Geotechnical Site Investigations*.

3.2 Site Location

The proposed two lot subdivision is located on land generally to the East of 16 Constance Road, Cygnet, and is accessed by the Constance Road road network. (See *Map A: Location Map*)

Map A: Location Map



3.3 Site Details

The site is not identified as a declared landslip zone as mapped by Mineral Resources Tasmania (Mazengarb 2004 or similar reports).

3.4 Geological Features

Local geological information was combined to complete a detailed geotechnical assessment of the site according to the principles outlined in AS1726-1993 *Geotechnical Site Investigations* and the *Australian Geometrics Society* (2000).

The proposed block is underlain by Dolerite and excavated areas and natural features in the immediate area are identified and appear stable, as does the exposed cut areas.

The block has a north-westerly (variable) slope with heavy timber scrub, with rock exposed on the surface. There was no evidence of landslip or soil creep.

The site appears stable in its present state with little to no evidence of soil movement and our assessment also looked at debris slide, deep seated movement and rock fall hazard, each of which has a very low risk or non existence. Given that the foundation are to be located on Dolerite bedrock, taking into account the slope and topsoil present, both these factors do not preclude the design of serviceable footings.

4. Landslip Potential

The site has a 8° North-West (NW) facing slope. The vegetation consists of a cleared block with select trees and bushes (refer to attached photos at end of this report).

The proposed development site is located on Dolerite, in a mid-slope position. The site has a convexed slope of 8°, and the slope morphology shows no visible signs of past land instability. The site is not in a declared landslip zone, and is not in an area mapped by Mineral Resources Tasmania (Mazengarb 2004 or similar reports) as having possible geological hazards. However, in accordance with local government requirements a thorough investigation of each of the possible land instability hazards has been addressed.

The site appears to be stable. The possible risk classes to consider are as detailed below:

4.1 Debris Flow Hazard

There is always a possibility of debris flow on a site like this, where there has been previous excavation and localized fill has occurred. Although our site inspection observed only minimal depths of topsoil overlying Dolerite which negates the occurrence of debris flow hazard. Please note, where there is fill present, by nature caution should be taken.

4.2 Deep Seated Instability

This area has not been identified or used as a possible deep seated instability hazard due to the underlying Dolerite on Mineral Resources (Mazengarb 2004 or similar reports). The site has been exposed to weather in a variety of extreme conditions in recent years and the material on site has shown no major signs of deterioration which would conclude with site observations. The risk of possible instability in this area would be low.

4.3 Vegetation Stripping

The risk of vegetation removal on the proposed site will have minimal effect on the site surface soil stability, and the risk to the site instability is low. The site has been cleared in places of all natural bush vegetation. However a soil and wastewater management plan for any proposed earthworks would need to be completed prior to work commencing as per local Council requirements.

4.4 Rock Fall Hazard

There is no mapping that indicates any potential for rock fall hazard and the site is free from any exposed road or cliff faces.

4.5 Flooding & Runoff

Obviously on any sloping site like this proposal there is a potential for excess water flow on to the site. However, there is distinct drainage paths already established due to the slope of the site. Once again, a soil and waste water management plan will address any drainage controls to be put in place during construction and detailed engineering designs will address treatment of stormwater at design stage.

4.6 Foundation Movement


With the slope of this site and the soil types, provided the footings are designed in accordance with AS 2870-1996, the risk of foundation movement is low and acceptable. Given the underlying Dolerite, one would suggest a solid base may be expected. Any localized fill would need to be addressed under the same principles, the use of auger holes to locate solid base may be an option as always but may not be necessary for this site.

5. Conclusion

The Geotechnical risk associated with this staged subdivision proposal in accordance with our site inspection and Guidelines of Geometrics Australian Society guidelines are low and classified as minor in accordance with AS 1726-1993 *Geotechnical Site Investigations*.

- The geotechnical risk for slope is moderate to low.
- The development will have little effect on land stability on the proposed block or adjacent land
- The risk of footing instability is low, but owners must ensure footings are located on underlying Dolerite and could require auger pier holes under design footings to ensure bedrock.
- Drainage will need to be addressed in the proposed design to remove any excess water.
- The current best practice for construction on slopes of this nature should be followed at all times.
- All stormwater should be immediately directed to mains outlets or distinct drainage channels away from hard pan surfaces and construction of footings to minimise any possible water accumulation and excess flows onto the blocks steeper slopes.

It is the opinion of the author of this report that the risk of land instability will not increase as a result of the proposed development as long as the above conclusions and recommendations are incorporated in any development design and construction.



Clint Johnstone
CC2608X

Update Type: Initial Last edit by: AXW - Robertson (Ware) A Created on: 16/05/2022 Updated on: 02/11/2022

It is necessary to read this Forest Practices Plan in its entirety for the specifications required by Section 18(2) of the Forest Practices Act 1985. This Forest Practices Plan authorises forest practices and operations to which it refers on the land specified in the Plan and during the period specified in the Plan, provided that the operations are carried out in accordance with the Plan.

This authority is given for the purposes of the Forest Practices Act 1985 only. Those carrying out the operations under the Plan should ensure that they comply with all relevant laws including the conditions of licences, permits and other authorities issued under other laws.

Coupe Name: CON050 Location: Cygnet PTR Number: 2302
 Tenure: Private property IBRA 4 region: D'Entrecasteaux UPI or PID Numbers: 5857599
 District: Private Land Municipality: Huon Valley Landowners: Peter & Elaine Smith
 Map Sheet: CYGNET : 5022 Grid reference: 508326mE, 5224464mN Principal Processors: Peter & Elaine Smith
 Applicant: Peter Smith, 17A Woronga Place, Duncraig WA 6023, pete_j_smith@yahoo.com, 0408570850


Parent Rock 1: Jurassic Dolerite (JDL) Soil 1: Yellowish brown mottled clayey (YMC) Stoniness 1: M
 2: Jurassic Dolerite (JDL) 2: Red clayey (RCL)

Erodibility Class 1: Moderate (M) 2: Majority Slope: 15 deg. Maximum Altitude: 435 m

Within town water catchment: No Within a landscape zone in a Municipal Planning Scheme: No
 Water Intake: - Known Domestic Water Supply Intake within 2km: No
 Distance to Intake: - Net Area of Crown Land Reserve: 0.0 ha

Public Safety Risk Assessment: Not Required

Emergency meeting Point: 326 - CYGNET - JCN NICHOLS RIVULET RD AND CHANNEL HWY (TOWNSHIP OF CYGNET)

Plan certified by: AXW - Robertson (Ware) A  Date certified: 02/11/2022 Period for which the plan is to remain in force: 02/11/2022 - 31/10/2027 Date notice of intent sent: 15/09/2022

Discrete Operational Phase	Estimated Start Date	Estimated End Date	Details
Timber Harvesting	02/11/2022	31/10/2027	Minimum Class of Equipment to be used Dry: A Wet: A
Reforestation Assessment	31/10/2025	31/10/2027	

Current RFA Forest Community and/or Land Use	Prescription	Ha
Tall E. obliqua forest (OT)	Aggregated Retention (ARN)	4.00
Tall E. obliqua forest (OT)	Areas to be reserved from harvesting (RES)	4.00
E. regnans forest (R)	Areas to be reserved from harvesting (RES)	5.40
Dry E. obliqua forest (O)	Selective Logging (SEL)	5.00
Dry E. obliqua forest (O)	Areas to be reserved from harvesting (RES)	33.50
E. pulchella / E. globulus / E. viminalis grassy shrubby dry sclerophyll forest (P)	Selective Logging (SEL)	15.00
E. pulchella / E. globulus / E. viminalis grassy shrubby dry sclerophyll forest (P)	Areas to be reserved from harvesting (RES)	48.00
E. viminalis / E. ovata / E. amygdalina / E. obliqua damp sclerophyll forest (DSC)	Areas to be reserved from harvesting (RES)	1.00
Dry E. obliqua forest (O)	Aggregated Retention (ARN)	1.00
Net Operational Area: 116.90	Total Area to be Reforested: 25.00	Total Area to be Harvested: 25.00
		Total Area of Operation: 116.90

FOREST PRACTICES PLAN

A. GENERAL

Forest Practices Plan (FPP) objective: Harvest up to 25 ha of eucalyptus forest using ground based machinery, regenerate harvested areas as native forest.

- Forest Practices will be carried out in accordance with the principles and approaches specified in the current Forest Practices Code (FPC). All FPC mandatory statements apply, whether or not they are referred to below. The specific requirements set out below are also mandatory.
- The applicant assumes primary responsibility for carrying out forest practices under this FPP, and is required to have the following on site during active operations:
 - A copy of the certified Forest Practices Plan and any subsequent Variation(s)
 - A copy of the current Forest Practices Code.
- FPP boundary: perimeter boundaries of the 2 titles (Volume/folio) 167107/1 and 167107/2 at 50 Constance Rd as indicated on the FPP map. Identification of this boundary is the responsibility of the applicant.
- All operations will be conducted for moderate erodibility soils.
- Operators will cease operations if there is any possibility of a breach to the FPC (eg. heavy rainfall).

B. BUILDING ACCESS TO THE FOREST (ROADING)

Road construction will not occur under this FPP. Road maintenance is permitted under this FPP.

This FPP covers operation of borrow pits for supply of material to maintain roads and tracks within the FPP area. Six sites as indicated in the FPP map are available for borrow pit operations and these will be kept at least 40 metres from any watercourse.

Borrow pits will be rehabilitated progressively as sections are no longer required. This will be carried out as soon as possible using techniques such as grading slopes, ripping, respreading stripped surface material and revegetating with suitable species to prevent invasion by weeds.

Small borrow pit areas <0.1 hectares which are suitable for other future uses (eg. apiary sites, vehicle passing bays) may be retained as cleared.

C. HARVESTING OF TIMBER

C1. HARVEST BOUNDARY

The harvest area will be identified progressively within the FPP boundary but excluding any reserved areas, being:

- Forest dominated (>50% by stem count or basal area) by *E. globulus* (Blue Gum) as specified in D1.
- Forest dominated (>50% by stem count or basal area) by *E. viminalis* (White Gum) as specified in D1.
- Streamside reserves as specified in C5.
- Steep areas sloping at or above 26 degrees for a length of more than 20 metres as specified in D2.

Coupe: CON050

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Initials of parties to the FPP	Landowner	RS BS	Applicant	RS	FPO	AR
	Date	24/10/2022	Date	24/10/2022	Date	2/11/2022

Trees to be harvested will either be:

- marked individually for selective harvest, or
- where harvest occurs in an area >0.1 hectare (approx. 18 m radius circle), contained within a boundary marked with blue tape in the forest by the applicant.

Constraints located close to a harvest area will have their boundaries marked prior to operations commencing, using:

- Blue tape for reserved areas (SSRs, specific vegetation communities, steep slopes $\geq 26^\circ$ or WHCs)
- Blue/white striped tape for machine exclusion zones (MEZs).

Harvest will occur using either selective or narrow clearfell techniques, being:

- Selective: removal of selected mature trees and retention of trees identified for Biodiversity values as per D1 or as growing stock, to a minimum retained basal area of 12 m²/ha, or
- Narrow clearfell: used in tall forest areas with removal of all or most stems in the harvest area and a maximum harvest width of twice the adjoining tree height.

A record of completed harvest (selective and clearfell) areas will be maintained on a map kept with the FPP, with harvest extent and dates noted progressively through the operation (see Appendix A).

The standard of equipment to be used in this operation is FPC A – conventional bulldozers, excavators and other equipment not specifically designed for forest harvesting.

C2. LANDINGS

Landing size will be minimised and will not exceed 0.2 ha. Landings will be located on well-drained ground more than 40 metres away from any streamside reserve or Class 4 MEZ. Landing sites established will be recorded on a map kept with the FPP (see Appendix A), and will be drained to divert water into surrounding vegetation or sediment traps.

After use, landings will either be:

- Restored to a receptive seedbed after completion of the harvest section, or
- Retained for repeat use (eg. to service progressive selective harvest).

C3. EXTRACTION

Extraction tracks will be planned before each harvest area is commenced to maximise efficiency and minimise restoration cost and risk.

One crossing of each class 4 watercourse and drainage depression is permitted and will be recorded on a map kept with the FPP (see Appendix A). Additional crossings may only be implemented with permission from a Forest Practices Officer.

Extraction tracks should be drained as soon as they are no longer being used for harvest or if harvest is to be suspended for a week or more. Refer to Table 5 in the Forest Practices Code for required drain spacing.

C4. FELLING

Trees will not be felled over the FPP boundary. If this occurs accidentally the responsible person will decide how the tree will be removed with minimal impact to infrastructure and natural values.

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Initials of parties to the FPP	Landowner	FS LS	Applicant	FS	FPO	AR
	Date	24/10/2022	Date	24/10/2022	Date	2/11/2022

Several constraints exist on felling particular types of trees:

- Maximum diameter (DBH at breast height) of trees to be felled is **70 cm in dry forest and 100 cm in wet forest.**
- Retain all **E. globulus (Blue Gum)** trees where safe to do so.
- Minimise **E. viminalis (White Gum)** harvest and retain all such trees in areas of >10% E. viminalis cover (by stem count or basal area), where safe to do so.

In dry forest with lighter understorey loads, selectively harvest mature trees not being retained for habitat values, and retain younger trees of good form as growing stock with a minimum basal area of 12m²/ha.

For clearfell harvest (targeting taller forest), a completed harvest patch will measure less than two treelengths across, so that the majority of the clearfelled area is within a tree length of retained canopy for seed dispersal to assist regeneration.

Harvesting in areas within two tree lengths upslope from Constance Rd should take care to ensure retained trees are of good vigour and form, to reduce any safety risk for road users.

C5. STREAMSIDE MANAGEMENT

The following watercourses will be excluded from harvest in streamside reserves (SSRs) apart from planned crossing points as per C3:

Constance Rivulet (downstream of eastern class 3 junction)	class 2 stream – 30 m SSR
Constance Rivulet (upstream of eastern class 3 junction)	class 3 stream – 20 m SSR
Eastern stream from SE corner downstream to Constance Rivulet junction	class 3 stream – 20 m SSR
SW tributary to Agnes Rivulet	class 4 stream – 20 m SSR
Western tributary to Constance Rivulet (including culverted Constance Rd crossing)	class 4 stream – 20 m SSR

One class 4 stream in the SE corner will be protected by a 10 m Machine Exclusion Zone (MEZ):

Drainage depressions (with topsoil continuous across the depression) occur above the western class 4 streams and in places across the north-facing hillside, as shown on the attached FPP Map. Harvesting may occur around these, and crossing points will have cording and matting utilised if water is present during harvest. When no longer required all cording and matting will be removed from the drainage depression.

Several dams exist and will be protected by a 10 m MEZ extending from the high water mark of the dam.

C6. RESTORATION

Debris and harvesting slash will be managed as per the FPC and should be located away from property boundaries where practicable and in heaps no more than 4m high.

All restoration activity will be carried out progressively as sections are completed as per the FPC.

All existing roads and drainage will be left cleared, working and in a similar state to prior to the operation.

C7. FIRE MANAGEMENT PLANNING

No fire management plan exists for this area. Any unplanned fires are to be managed in accordance with instructions from the Tasmanian Fire Service.

Coupe: CON050		FPP No. AXW0014		Page 4 of 9		
Initials of parties to the FPP	Landowner	<i>FS</i>	Applicant	<i>FS</i>	FPO	<i>ofc</i>
	Date	<i>24/10/2022</i>	Date	<i>24/10/2022</i>	Date	<i>2/11/2022</i>

A number of dams within the FPP area may be maintained for access in firefighting.

Extraction tracks may be retained as fire access or breaks to protect growing stock, if located to minimise visual and water runoff impacts. These will be established and drained according to section E1.7 of the Forest Practices Code.

D. CONSERVATION OF NATURAL AND CULTURAL VALUES

Any new sites with potential biodiversity (eg. raptor nests, flora), earth science, cultural heritage or visual landscape values should be notified to a Forest Practices Officer or the Forest Practices Authority as soon as practicable, and forest practices in the vicinity suspended until advice on management is received. Specific requirements for suspected threatened species sites are listed in D1.

D1. BIODIVERSITY

No special management prescriptions are required for Chaostola skipper & Eastern barred bandicoot, and potential Grey goshawk habitat is protected within SSRs.

WHCs:

- Retain a 2-3 tree WHC for every 5ha harvested when >200m from reserved forest habitat, targeting more mature forest (eg. hollow-bearing or senescent trees) and fauna refuges (eg. fallen logs, dense understorey, rocks, sheltered overhangs). WHCs implemented will be recorded on a map kept with the FPP (see Appendix A).

Tree/stand habitat retention:

- Maximum DBH felling prescription of 70cm in dry forest and 100cm in wet forest (if operationally safe).
- Preferentially retain all *E. globulus* (Blue Gum) trees.
- Area of *E. globulus* (Blue Gum) dominated forest in east of FPP is excluded from harvest.
- Exclude any *E. viminalis* (White Gum) dominant patch from harvest (identified area of approx 0.6 ha in central north of FPP, but other sites may exist).
- Where *E. viminalis* (White Gum) >10% cover (by stem count or basal area) of trees within a patch, preferentially retain this species and any hollow bearing trees or tall old stumps (identified approx 1.4 ha patch in central west of FPP, but other sites may exist).
- Minimise other harvest of *E. viminalis* (White Gum) within 100 m of >10% *E. viminalis* (White Gum) patches, but when more than 100 m from these retained *E. viminalis* (White Gum) habitat stands this species may be harvested subject to any other constraints.

Presence search:

- Swift parrot and Eagle nesting sites recorded on NVA will be checked <6 months prior to operations, and contact FPA for advice if any are <500m from FPP.

Suspected threatened species sightings must immediately cease operations within:

- 50m for quoll or devil den (log pile or sheltered overhang with at least one entrance through which a devil could pass);
- 100m for grey goshawk nesting or masked owl nesting/roosting activity;

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Initials of parties to the FPP	Landowner	PS kb	Applicant	PS	FPO	AR
	Date	24/10/2022	Date	24/10/2022	Date	2/11/2022

- 500m or 1km line-of-sight of eagle nests if within breeding season (July-February or as per FPA);
 - 500m of the FPP for Swift parrots during September-February;
 - A distance safe from disturbance for any new threatened flora species;
- and immediately seek FPA advice.

D2. EARTH SCIENCES

Slopes of 26° or above are excluded from harvest unless occurring as short steep pinches with a length of less than 20 metres, in which case harvest must not involve side-cutting of the ground. Likely areas where this occurs are shaded in grey on the FPP map, but this is indicative mapping and the conditions on site will be defining.

D3. CULTURAL HERITAGE

The operator will notify a Forest Practices Officer if any potential new cultural heritage site (aboriginal or European) is located during the course of the operation. Any potential new site found will be excluded from the operation until advice is received from the Forest Practices Authority.

D4. LANDSCAPE

No special prescriptions required.

E. ESTABLISHING AND MAINTAINING FORESTS

Regeneration for all areas harvested will aim to restore the presence of pre-harvest native forest canopy and understorey species.

Harvest by selective or narrow clearfell methods should ensure the majority of area harvested is within a tree length of retained canopy as a seed source.

Regeneration will require an adequate availability of accessible soil surface as a seed bed. Where little soil disturbance has occurred around harvest, additional machinery disturbance or burning to remove the ground litter and debris layer should be used to create this seed bed on around half of the ground surface in the harvested area.

Harvest debris will be heaped and burned in areas of heavier debris load (eg. wet forest), or may be redistributed across the harvested area for low-moderate intensity burning. Reduction of fuel load is appropriate to reduce risk to retained growing stock, but burning of areas reserved or excluded from harvest should be avoided where practicable. Burning on slopes of 20° and above should only be used where a heavier fuel load exists (eg. wet forest types) or for fire protection, and is unlikely to be necessary for regeneration of selectively harvested dry forest.

The narrow width of clearfell areas and retained basal area of 12m²/ha in selective harvest areas should assure successful regeneration of eucalypts and understorey species. Visual assessment of post-harvest basal area and regeneration stocking within three years of completion of harvesting or burning will

Coupe: CON050

FPP No. AXW0014

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Initials of parties to the FPP	Landowner	PS	Applicant	PS	FPO	AR
	Date	24/10/2022	Date	24/10/2022	Date	2/11/2022

Regeneration stocking and/or post-harvest basal area will be visually assessed to determine that productive forest capacity is maintained. Successful stocking will achieve a retained basal area of 12m²/ha or a viable eucalypt seedling presence in at least 3 of 5 random 2.26 m radius survey plots per hectare harvested.

If target stocking levels are not met by the reporting age, additional reforestation measures may include further burning, seed application and game control.

F. MANAGEMENT OF FUEL, OILS, RUBBISH AND EMISSIONS

Management of fuels, oils, rubbish and emissions will be carried out according to section F of the Forest Practices Code. Refuelling sites will be located as far as practical from any water course to minimise the adverse effects on water quality in the event of any spillage and should be surrounded by an earthen bund capable of containing a fuel spill.

Coupe: CON050

FPP No. AXW0014

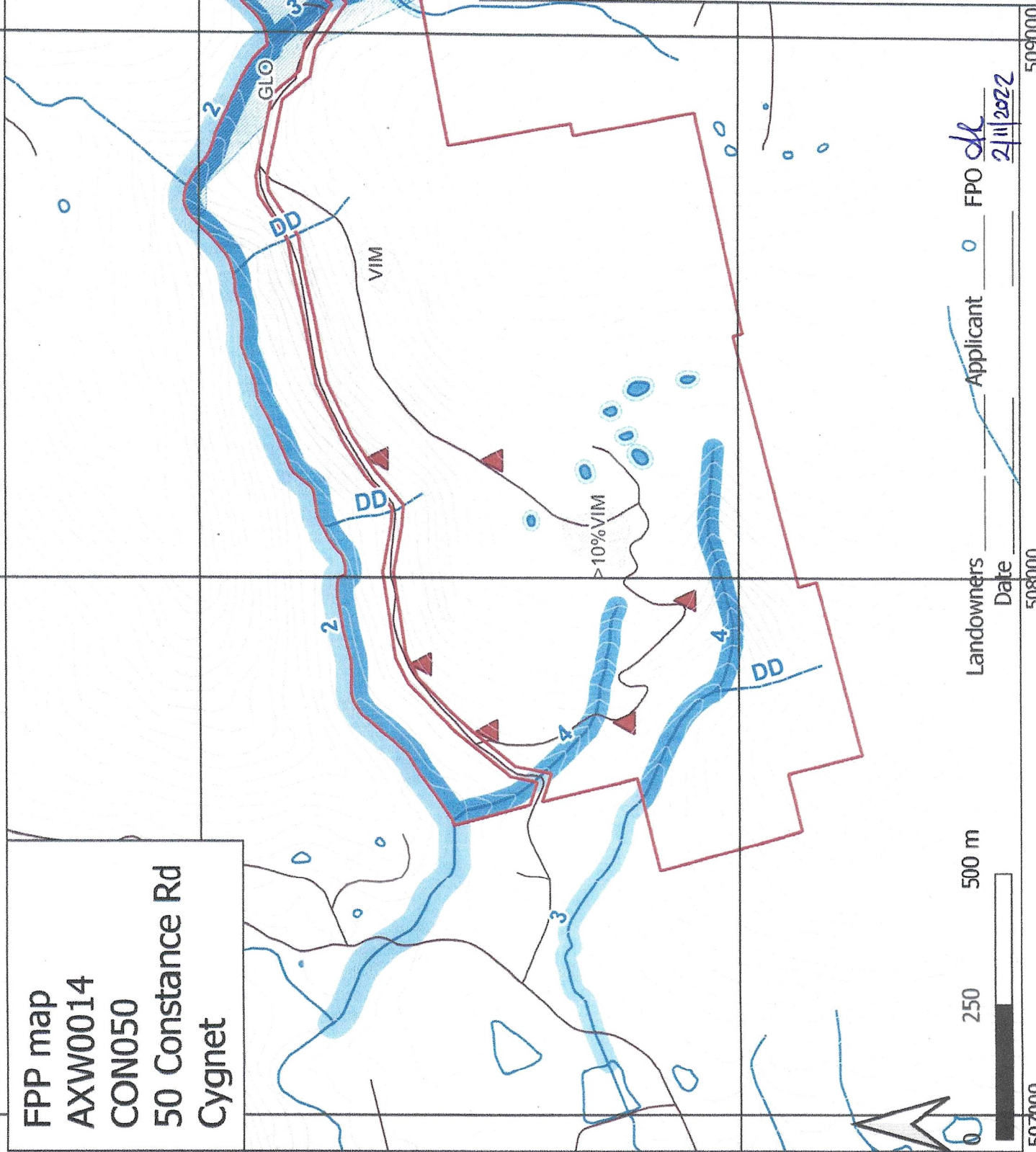
Page 7 of 9

Initials of parties to the FPP	Landowner	PS BS	Applicant	PS	FPO	JR
	Date	24/10/2022	Date	24/10/2022	Date	2/11/2022

FPP map
 AXW0014
 CON050
 50 Constance Rd
 Cygnet

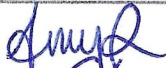
24/10/22 TS. LB LANDOWNER+APPLICANT

	AXW0014 FPP boundary
	Road Centrelines
	Contours_10m
Vegetation Communities	
	GLO
	VIM
	>10%VIM
	Steep >26 degrees approx
	Borrow Pits
	Cadastral Parcels
	Hydrology
	Dams_AXW0014
	SSRs_AXW0014
	SSRs
	MEZs_AXW0014

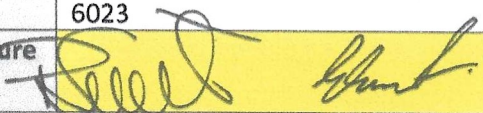
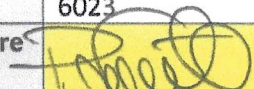


Landowners _____ Applicant FPO
 Date _____ Date 21/11/2022

507000
 508000
 509000
 Boundaries on this FPP Map are indicative and may not be plotted with complete accuracy. Refer to text.

Forest Practices Officer (Planning): Forest Practices Plan AXW0014 certified by:			
Name:	Amy Robertson		
Signature:		Date:	2/11/2022

Pursuant to a delegation from the Forest Practices Authority under section 43 of the *Forest Practices Act 1985*.

Acknowledgment of persons/organisations in relation to Forest Practices Plan AXW0014			
Landowners Consent: I am the owner of the land or the authorised agent of the owner of the land referred to in the attached Forest Practices Plan AXW0014 and have given my approval for the plan to be submitted to the Forest Practices Authority for certification under section 19 of the <i>Forest Practices Act 1985</i> . I understand that, under section 25C of the <i>Private Forests Act 1994</i> , if I am a private landowner, I may be required to pay a levy to Private Forests Tasmania based on the nett area of forest operations under the plan.			
Name	Peter Smith & Elaine Smith	Company or other entity	-
Address	17A Woronga Place, Duncraig WA 6023	Telephone	0408 570 850
Signature		Date	24/10/2022
Acknowledgment of Applicant			
I submit the attached Forest Practices Plan (FPP) AXW0014 to the Forest Practices Authority and apply for its certification. I acknowledge that I understand the provisions of the FPP, and that I am responsible for ensuring that the FPP is complied with unless otherwise stated in the FPP. I understand that I am responsible for lodgement with the Forest Practices Authority of interim compliance reports within 30 days of the completion of each discrete operational phase of the FPP; and further, of a final compliance report within 30 days of the FPP's expiry. I understand that under sections 18(4A) and 18(4B) of the <i>Forest Practices Act 1985</i> , I must pay a prescribed application fee at a time, and in a manner, determined by the Forest Practices Authority.			
Name	Peter Smith	Company or other entity	-
Address	17A Woronga Place, Duncraig WA 6023	Telephone	0408 570 850
Signature		Date	24/10/2022



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ABN 83 464 107 291

Peter & Elaine Smith

c/- UPI 0125
Constance Road
Cygnet, TAS 7112

xx June 2012

**RE: Ecological assessment of CT 231368/1 (PID 5857599; UPI 0125),
Constance Road, Cygnet, Tasmania
Support Documentation for Planning Application to Huon Valley Council
Aquaculture project**

Dear Peter & Elaine

I have assessed your property at Constance Road, Cygnet, Tasmania, known as CT 231368/1 (PID 5857599; UPI 0125), with respect to the ecological values present. We have discussed various small-scale land use activities you intend to undertake within the title area. One of these includes land-based aquaculture.

My understanding is that a proposal to undertake such a project will require approval through a planning application to Huon Valley Council. This letter outlines my recommendations in relation to such a project.

Any recommendations I provide below are based on the reasonable assumption that any planning application will fully address specific environmental impacts, regulations and controls associated with such projects (e.g. management of water, waste, etc.).

The recommendations are based on my detailed assessment of the ecological values of the title area, which are summarised on the attached page.

In my opinion, the carrying out of a small-scale land-based aquaculture project within the title area is acceptable with respect to the potential impacts on the ecological values identified from the title area, subject to some minor management guidelines, as follows.

- Infrastructure associated with the project should be sited within existing cleared areas, wherever practical.
- The existing access should be used.
- It is recognised that any such project will have engineering and operational requirements that may constrain the specific location of infrastructure, which may mean that limited modification of native vegetation is required.
- Where such modification is required, it should be minimised to that required to install the infrastructure item. Where possible, felling of trees with a diameter of greater than 40 cm diameter at breast height should be avoided.

PID 5857599, Constance Road, Cygnet: ecological management issues

- Machinery hygiene protocols should be adhered to for any machinery that has come from an area known to be infested with declared weed species, to minimise the risk of such weeds establishing within the title area. Where machinery and vehicles are entirely restricted to Constance Road and the well-formed access to within the title, no specific machinery or vehicle hygiene protocols are considered warranted because the risk of weeds establishing is very low to negligible.
- Any works associated with the aquaculture project should ensure that damage to blue gums (*Eucalyptus globulus*) is minimised (potential foraging habitat for the endangered swift parrot).

In summary, a land-based aquaculture project conducted under appropriate management guidelines is unlikely to have a deleterious impact on the ecological values of the site, and in my opinion such a proposal should be able to proceed without significant constraints due to flora and fauna values.

I recommend that this cover letter and attached summary of ecological values be provided with your planning application, as it addresses the potential concerns in regard to ecological values usually raised at the local government level of assessment.

Please do not hesitate to contact me further if additional information is required.

Kind regards



Senior Scientist/Manager



SUMMARY OF ECOLOGICAL VALUES – PID 5857599, CONSTANCE ROAD, CYGNET

General

Peter & Elaine Smith (land owners) engaged Environmental Consulting Options Tasmania (ECOtas, Mark Wapstra) to undertake an ecological assessment of CT 231368/1 (PID 5857599), Constance Road, Cygnet, Tasmania. The primary purpose of the assessment was to document the ecological values present within the title area, principally to inform future land management options on the property.

The ecological assessment has several objectives including:

- advising the property owners of the appropriate and practical management of environmental issues in the context of the identified ecological (and other) values;
- informing ongoing property management activities such as fire management planning;
- facilitating planning approvals for future development proposals within the title area, especially under the *Port Cygnet Planning Scheme 1988* (and subsequent planning schemes applicable to the property), and other environmental planning systems including Commonwealth and State protocols (if such approvals become required).

The study area was assessed by Mark Wapstra on 17 November 2011 and 8 May 2012.

Summary of key findings

Non-priority flora (e.g. species of biogeographic significance)

- No species of high conservation significance detected – no special management actions required.

Non-priority fauna (e.g. species of biogeographic significance)

- No species of high conservation significance detected – no special management actions required.

Threatened flora

- Two species of threatened flora were detected from the property:
 - *Deyeuxia densa* (heath bentgrass), listed as rare on the Tasmanian *Threatened Species Protection Act 1995*, was detected from a single small population amongst open rocky *Eucalyptus pulchella* forest. No disturbance to the site is anticipated from any activities on the property.
 - *Westringia angustifolia* (narrowleaf westringia), listed as rare on the Tasmanian *Threatened Species Protection Act 1995*, was widespread through undisturbed shrubby *Eucalyptus pulchella* forest and abundant as a colonising species on disturbed sites such as roadside batters. Avoiding disturbance to individuals of the species will depend on the specific project. The species is absent from the current house site and existing cleared areas intended for occupation and other projects (e.g. absent from around dam sites). For the record, no long-term deleterious impact is anticipated from any activities on the property (virtually all forms of disturbance are likely to be beneficial to this “disturbance-phile”).
- Depending on the timing of disturbance to individuals of *Westringia angustifolia* (noting that its conservation status requires review), a permit under the Tasmanian *Threatened Species Protection Act 1995* may be required for some works, where such works cannot avoid disturbance to individuals. Note that routine access to the property utilising existing roads and tracks, and activities undertaken within existing cleared areas of understorey, should not warrant a permit.

Threatened fauna

- There is potential habitat and known sites for several species of threatened fauna within the property:

PID 5857599, Constance Road, Cygnet: ecological management issues

- *Perameles gunnii* (eastern barred bandicoot): known from the property from an historical and low precision database record. The title presents as relatively low quality habitat;
 - *Sarcophilus harrisii* (Tasmanian devil): known from the Constance Road area from recent (2011) trapping by DPIPWE and the title presents as excellent potential habitat;
 - *Dasyurus maculatus* (spotted-tailed quoll): the title presents as excellent potential habitat;
 - *Accipiter novaehollandiae* (grey goshawk): some of the steeper gullies and slopes, and Constance Rivulet itself, are potential nesting and foraging habitat;
 - *Lathamus discolor* (swift parrot): the patches of wet eucalypt forest dominated by *Eucalyptus globulus* (blue gum) are potential foraging habitat but the predominantly regrowth nature of the forest within the title suggests that potential nesting habitat is currently limited by the availability of oldgrowth senescent trees with hollows.
 - *Tyto novaehollandiae* (masked owl): the title area supports potential foraging and roosting habitat but potential nesting habitat is likely to be currently limited because of the scarcity of massive trees with large hollow development.
 - *Lissotes menalcas* (Mt Mangana stag beetle): the wetter forest areas with grounded rotting logs are prime habitat but the drier insolated rockier slopes are unsuitable.
- It is unlikely that any management practices on the property will result in extensive areas of potential habitat of any of these species being cleared. Disturbance to such potential habitat can be minimised or avoided by minimising the area of forest cleared to that identified by under specific small-scale projects. Felling of trees for purposes can be restricted to regrowth individuals and avoiding, wherever practical, mature trees with hollows. Given the widespread and abundant distribution of grounded logs of varying stages of decay and a continual source of logs (naturally falling trees), no special management of coarse woody debris is considered warranted.

Vegetation types

- Field assessment indicated the following vegetation types on the property:
 - “*Eucalyptus obliqua* dry forest and woodland” (TASVEG code: DOB);
 - “*Eucalyptus obliqua* wet forest over broadleaf shrubs” (TASVEG code: WOB);
 - “*Eucalyptus globulus* wet forest” (TASVEG code: WGL);
 - “*Eucalyptus pulchella* dry forest and woodland” (TASVEG code: DPU).
- None of the vegetation mapping units identified from the property are classified as threatened on Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, or on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Weeds

- Two plant species, classified as “declared” weed species within the meaning of the Tasmanian *Weed Management Act 1999*, were detected from the title area:
 - *Ulex europaeus* (gorse): isolated occurrence only;
 - *Rubus fruticosus* agg. (blackberry): two isolated occurrences only.
- A complex weed management plan is not required because all occurrences of weeds can be easily eradicated and monitored (negligible risk of further spread) by the owners of the land.

Plant and animal disease

- No evidence of plant or animal disease was detected and introduction to the site is considered unlikely.



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ABN 83 464 107 291

Peter & Elaine Smith

c/- UPI 0125
Constance Road
Cygnet, TAS 7112

12 July 2012

**RE: Ecological assessment of CT 231368/1 (PID 5857599; UPI 0125),
Constance Road, Cygnet, Tasmania
Support Documentation for Planning Application to Huon Valley Council
Forest management**

Dear Peter & Elaine

I have extensively assessed your property at Constance Road, Cygnet, Tasmania, known as CT 231368/1 (PID 5857599; UPI 0125), with respect to the ecological values present. We have discussed various small-scale land use activities you intend to undertake within the title area. One of these includes limited non-commercial timber extraction.

My understanding is that a proposal to undertake such works may require approval through a planning application to Huon Valley Council. This letter outlines my recommendations in relation to such a project.

The recommendations are based on my detailed assessment of the ecological values of the title area, which are summarised on the attached page. In my opinion, the carrying out of small-scale timber extraction within the title area is acceptable with no negative impact on the ecological values anticipated when conducted in accordance with the following management guidelines.

Thresholds

Any forest clearing (for any purpose) must be conducted in accordance with the *Forest Practices Regulations*, specifically ensuring that any clearing is either in accordance with a permit issued under the relevant planning scheme or a certified Forest Practices Plan or exempt from such formal permits by exclusions under the relevant legislation. The most relevant conditions of the Regulations are appended, with explanatory notes.

General guidelines

The following guidelines are provided for any works associated with timber extraction.

1. Use the existing access, wherever possible.
2. Machinery hygiene protocols will be adhered to for any machinery that has come from an area known to be infested with declared weed species, to minimise the risk

of such weeds establishing within the title area. Machinery and vehicles will be entirely restricted to Constance Road and the well-formed access to within the title. As such, no specific machinery or vehicle hygiene protocols are considered warranted because the risk of weeds establishing is very low to negligible.

3. Exclude timber extraction from the area of forest mapped as "*Eucalyptus globulus* wet forest" (TASVEG code: WGL), identified as potential foraging habitat for the endangered swift parrot;
4. Avoid extraction of timber from riparian habitats (a nominal minimum distance of 30 m, measured horizontally from the edge of the stream, is suggested as a guideline).

Specific guidelines

Irrespective of the use of any felled trees, the following specific guidelines are provided to maximise the sustainability of any activity and to minimise the potential impacts on ecological values.

1. Where firewood or millable timber is obtained, avoid trees with obvious hollows and senescent crowns, whilst acknowledging the limitations in recognising some of these features from the ground.
2. Trees with a diameter at breast height over bark (DBHOB, c. 130 cm above ground level) of less than 40 cm are highly unlikely to have any significant development of hollows (i.e. will not be a present nesting resource for hollow-dependent vertebrates) and are less likely to flower prolifically (i.e. will present less of a foraging resource for nectivorous birds and mammals). Some other larger diameter trees (e.g. up to 70 cm DBHOB) will also have no or limited development of hollows because of their growth history i.e. they are tall straight stems grown relatively rapidly after the last disturbance event, and thus they will also be suitable for selection.
3. The regulatory thresholds will largely dictate how many trees can be felled in any particular year and/or area. As a guideline, extracting 1 tree in 10 from any particular patch of trees will be sustainable, based on observations of current natural regrowth following previous disturbance events.
4. Avoid felling senescent individuals of *Eucalyptus globulus* (blue gum), recognised as potential foraging habitat of the endangered swift parrot. Wherever possible i.e. as far as is practical, restrict felling to individuals of *Eucalyptus pulchella* (white peppermint) and *Eucalyptus obliqua* (stringybark). Extraction of *Eucalyptus globulus* is acceptable where the felling is required for fire management purposes or protection of infrastructure, or limited to trees with characteristics indicated in dot point 2 above.
5. Select individual trees for harvest carefully such that felling does not substantially damage other trees intended for retention, especially trees with obvious oldgrowth features and also dense patches of regrowth stems and/or seedlings/saplings.
6. Harvest from areas not supporting patches of threatened flora, or directionally fell trees such that when they fall (and when they are cut up on site and/or pulled out) they avoid such patches.
7. Where downed trees (e.g. windthrown trees) are utilised, restrict extraction to non-rotten downers (which provide habitat for species such as the threatened Mt Mangana stag beetle).
8. Existing natural regeneration can be used to maintain the sustainability of the wood production. There is no need to plant seedlings to replace felled trees, where extraction is undertaken under the above guidelines.

PID 5857599, Constance Road, Cygnet: ecological management issues

In summary, small-scale wood production conducted under these management guidelines should be encouraged to proceed as it will not have any deleterious impact on the ecological values (flora and fauna) of the site.

I recommend that this cover letter and attached summary of ecological values be provided with your planning application, as it addresses the potential concerns in regard to ecological values usually raised at the local government level of assessment.

Please do not hesitate to contact me further if additional information is required.

Kind regards



Senior Scientist/Manager



SUMMARY OF ECOLOGICAL VALUES – PID 5857599, CONSTANCE ROAD, CYGNET

General

Peter & Elaine Smith (land owners) engaged Environmental Consulting Options Tasmania (ECOtas, Mark Wapstra) to undertake an ecological assessment of CT 231368/1 (PID 5857599), Constance Road, Cygnet, Tasmania. The primary purpose of the assessment was to document the ecological values present within the title area, principally to inform future land management options on the property.

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The study area was assessed by Mark Wapstra on 17 November 2011 and 8 May 2012.

Summary of key findings

Non-priority flora (e.g. species of biogeographic significance)

- No species of high conservation significance detected – no special management actions required.

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PID 5857599, Constance Road, Cygnet: ecological management issues

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- It is unlikely that any management practices on the property will result in extensive areas of potential habitat of any of these species being cleared. Disturbance to such potential habitat can be minimised or avoided by minimising the area of forest cleared to that identified by under specific small-scale projects. Felling of trees for purposes can be restricted to regrowth individuals and avoiding, wherever practical, mature trees with hollows. Given the widespread and abundant distribution of grounded logs of varying stages of decay and a continual source of logs (naturally falling trees), no special management of coarse woody debris is considered warranted.

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- A complex weed management plan is not required because all occurrences of weeds can be easily eradicated and monitored (negligible risk of further spread) by the owners of the land.

Plant and animal disease

- No evidence of plant or animal disease was detected and introduction to the site is considered unlikely.

THRESHOLDS FOR EXEMPTIONS FOR FOREST PRACTICES PLAN

A Forest Practices Plan (FPP) is required for most "clearing" activities in areas of forest and woodland and for virtually all activities within forest vegetation types classified as threatened (and for some within threatened non-forest native vegetation).

The Regulations specify circumstances in which a Forest Plan is not required, as follows:

- (a) the harvesting of timber or the clearing of trees with the consent of the owner of the land, if the land is not vulnerable land and–
 - (i) the volume of timber harvested or trees cleared is less than 100 tonnes for each area of applicable land for each year; or
 - (ii) the total area of land on which the harvesting or clearing occurs is less than one hectare for each area of applicable land for each year–whichever is the lesser;
- (b) the clearing of native vegetation to provide a reasonable buffer for existing infrastructure if the clearing is necessary to maintain the infrastructure or for public safety

Where "existing infrastructure" is defined as:

- (a) infrastructure existing when these regulations take effect; or
- (b) infrastructure built, after these regulations take effect, in accordance with a certified forest practices plan; or
- (c) infrastructure built, after these regulations take effect, for which no certified forest practices plan is required.

And "infrastructure includes but is not limited to roads, fences, buildings and drainage channels".

And "reasonable buffer" in relation to infrastructure is defined as:

- (a) a buffer of land of such area as is necessary to provide safe vehicular access to the infrastructure; or
- (b) a buffer of land of such width as is necessary to protect the infrastructure from being damaged by falling timber.

Changes to the Forest Practices regulations (effective from the 25 November 2009) provide additional circumstances in which an FPP is not required, as stated below:

4. Circumstances in which forest practices plan, &c., not required

For the purpose of section 17(6) of the Act, the following circumstances are prescribed:

- (j) [Regulation 4 Amended by S.R. 2009, No. 135, Applied:25 Nov 2009] the harvesting of timber or the clearing of trees on any land, or the clearance and conversion of a threatened native vegetation community on any land, for the purpose of enabling–
 - (i) the construction of a building within the meaning of the *Land Use Planning and Approvals Act 1993* or of a group of such buildings; or
 - (ii) the carrying out of any associated development –if the construction of the buildings or carrying out of the associated development is authorised by a permit issued under that Act.

The Regulations provide the following definitions:

[Regulation 3 Amended by S.R. 2009, No. 135, Applied:25 Nov 2009] "associated development" means development that is related to the construction or use of a building, or to the construction or use of a group of buildings, and includes the development of –

- (a) water, sewerage, gas, electrical, telecommunications and other services to be provided to the building or group of buildings; and
- (b) roads, footpaths and cycle paths; and
- (c) firebreaks; and
- (d) recreational facilities, including but not limited to parks and sportsgrounds; and
- (e) facilities to enable the commercial use of the building or group of buildings.

PID 5857599, Constance Road, Cygnet: ecological management issues


The implications of the above extracts of the Regulations are that building projects within the property undertaken under the Tasmanian *Land Use Planning and Approvals Act 1993*, specifically permits issued under the *Port Cygnet Planning Scheme 1988*, will not require a Forest Practices Plan (under 4.(j)(i)(ii) above). There are also other exemptions related to protect existing infrastructure, including the provisions of firebreaks.

Also of relevance, is the definition of "vulnerable land", which includes land that:

- (a) is within a streamside reserve or a machinery exclusion zone within the meaning of the *Forest Practices Code*; or
- (b) has a slope of more than the landslide threshold slope angles within the meaning of the *Forest Practices Code*; or
- (c) is within the High or Very High Soil Erodibility Class within the meaning of the *Forest Practices Code*; or
- (d) consists of, or contains, a threatened native vegetation community; or
- (e) is inhabited by a threatened species within the meaning of the *Threatened Species Protection Act 1995*; or
- (f) contains vulnerable karst soil within the meaning of the *Forest Practices Code*; or
- (g) contains an area of trees reserved from the harvesting of timber or the clearing of trees under a forest practices plan where the period specified in the plan has expired.

Provided that any timber extraction is undertaken greater than 30 m from any riparian zone, only condition (e) may have application to the title area due to the presence of threatened flora. Note that in my opinion, potential presence of a threatened species (e.g. swift parrot, Tasmanian devil) within potential habitat does not make the land "vulnerable land", only actual presence and "inhabitation".



<p>20.0</p> <p>Rural Zone</p>  <p>Red 228, Green 172, Blue 144</p>	<p>The purpose of the Rural Zone is:</p> <p>20.1.1 To provide for a range of use or development in a rural location:</p> <ul style="list-style-type: none"> (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics; (b) that requires a rural location for operational reasons; (c) is compatible with agricultural use if occurring on agricultural land; (d) minimises adverse impacts on surrounding uses. <p>20.1.2 To minimise conversion of agricultural land for non-agricultural use.</p> <p>20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and</p>	<p>RZ 1 The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.</p> <p>RZ 2 The Rural Zone should only be applied after considering whether the land is suitable for the Agriculture Zone in accordance with the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST.</p> <p>RZ 3 The Rural Zone may be applied to land identified in the 'Land Potentially Suitable for Agriculture Zone' layer, if:</p> <ul style="list-style-type: none"> (a) it can be demonstrated that the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone; (b) it can be demonstrated that there are significant constraints to agricultural use occurring on the land; (c) the land is identified for the protection of a strategically important naturally occurring resource which is more appropriately located in the Rural Zone and is supported by strategic analysis;
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Zone	Zone Purpose	Zone Application Guidelines
	<p>does not compromise the function of surrounding settlements.</p>	<ul style="list-style-type: none"> (d) the land is identified for a strategically important use or development that is more appropriately located in the Rural Zone and is supported by strategic analysis; or (e) it can be demonstrated, by strategic analysis, that the Rural Zone is otherwise more appropriate for the land.

The Objective of the RMPS

The objectives of the RMPS are outlined in Schedule 1 of the Land Use Planning and Approvals Act 1993 (the Act) as follows:

Part 1 Objectives of the Resource Management and Planning System of Tasmania

1. *The objectives of the resource management and planning system of Tasmania are –*

(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and

(b) to provide for fair, orderly and sustainable use and development of air, land and water; and

(c) to encourage public involvement in resource management and planning; and

(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c); and

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

PART 2 - Objectives of the Planning Process Established by this Act

(a) to require sound strategic planning and co-ordinated action by State and local government; and

(b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and

(c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and

(d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and

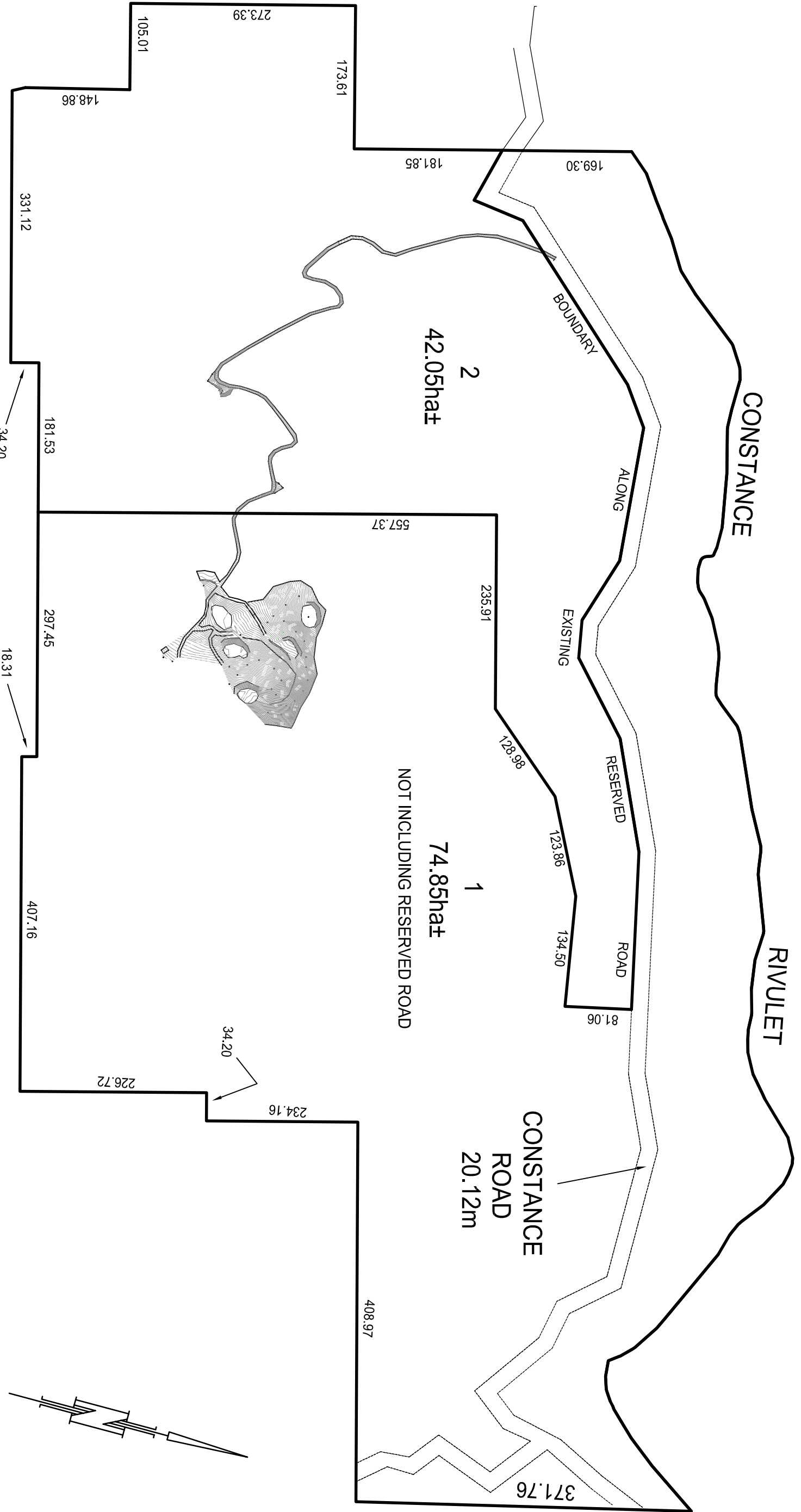
(e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and

(f) to secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania; and

(g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and

(h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and

(i) to provide a planning framework which fully considers land capability.



This plan is prepared for Peter Smith from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. Services shown have been located where visible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

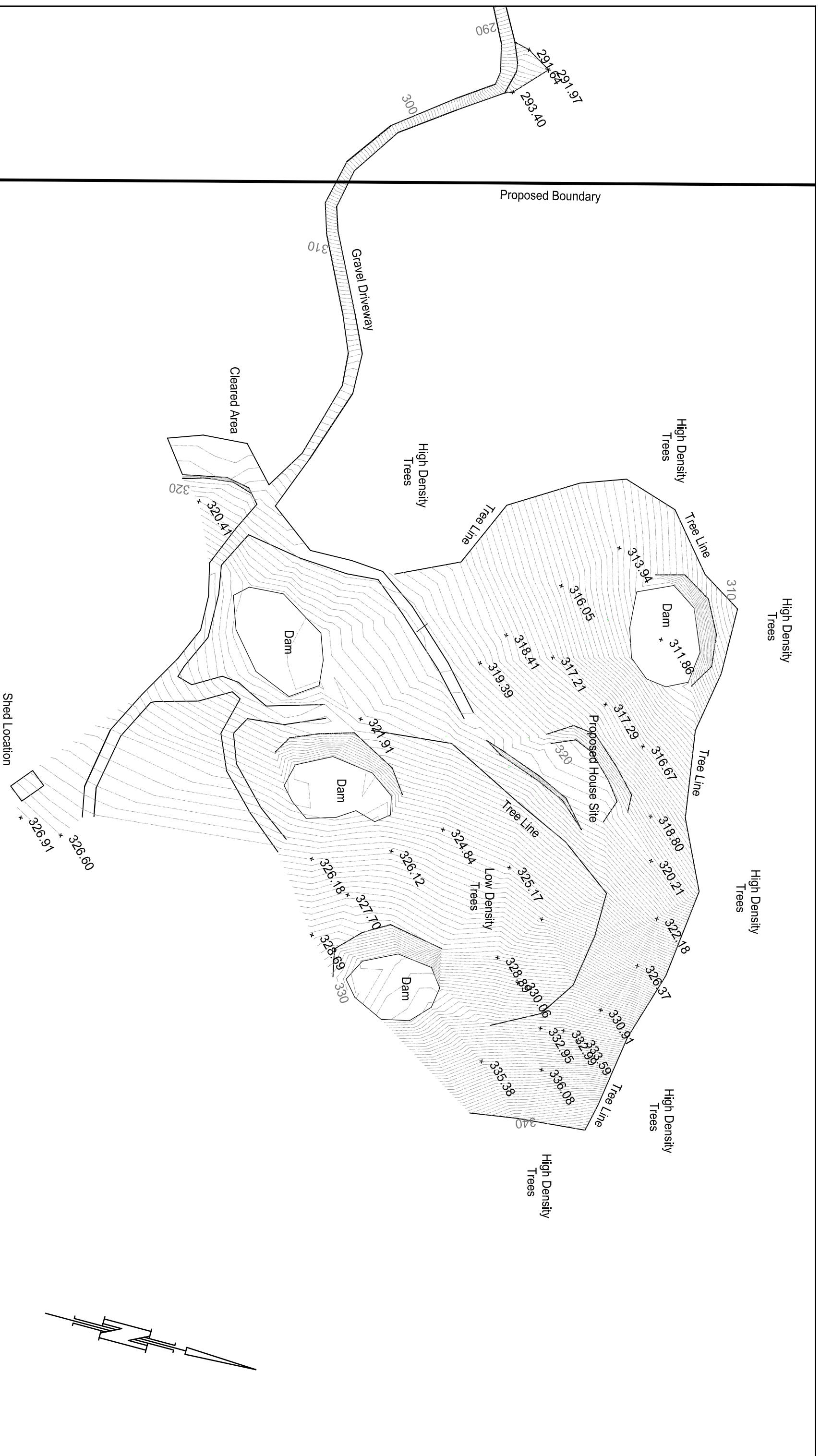
Signature:

Brooks, Lark and Carrick SURVEYORS

UNIT 1B 120 CAMBRIDGE ROAD
 ROSNY PARK 7018
 PHONE: (03)6231 1333
 FAX: (03)6244 6221
 EMAIL: admin@blcsurveyors.com.au

Contour & Detail Plan
 FOR: PETER JOHN AND ELAINE LOUISE SMITH
 LOCATION: CONSTANCE ROAD, CYGNET

Contour interval:	0.200m	Reference:	SMIPE01 7458-01
Date:	19-12-2011	Horizontal Datum:	M.G.A per SPM7510
Scale:	1:5000 (A3)	Vertical Datum:	A.H.D per 7510



This plan is prepared for Peter Smith from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries as shown on this plan were not marked at the time of the survey and have been determined by plan dimensions only and not by field survey. Services shown have been located where visible by field survey. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

Signature:

**Brooks, Lark
and Carrick
SURVEYORS**

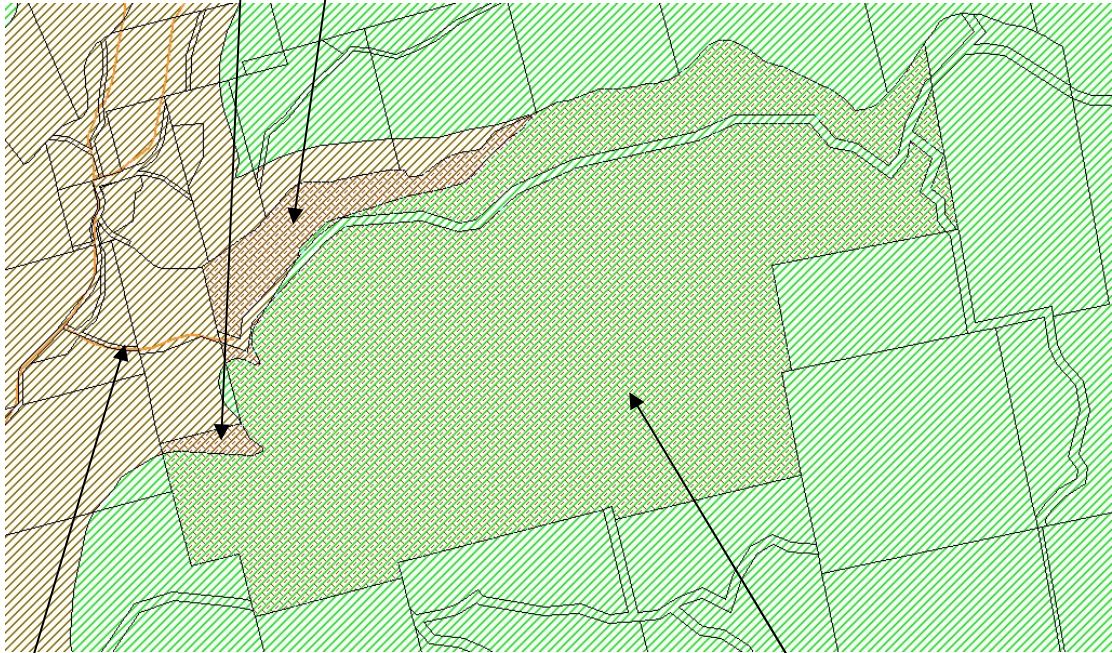
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The darker red shading shows the RURAL A section of your property

The darker shading shows your entire property



Constance Road

The darker green shading shows the RURAL B section of your property

Forest Practices Authority
26th September, 2022

Forest Practices Act 1985

NOTIFICATION

In accordance with the provision of Section 11 of the *Forest Practices Act 1985*, and on the recommendation of the Forest Practices Authority, His Excellency, the Lieutenant-Governor-in-Council has declared part of each of the lands listed in the following schedule to be Private Timber Reserves.

SCHEDULE
PRIVATE TIMBER RESERVE
PART TITLE

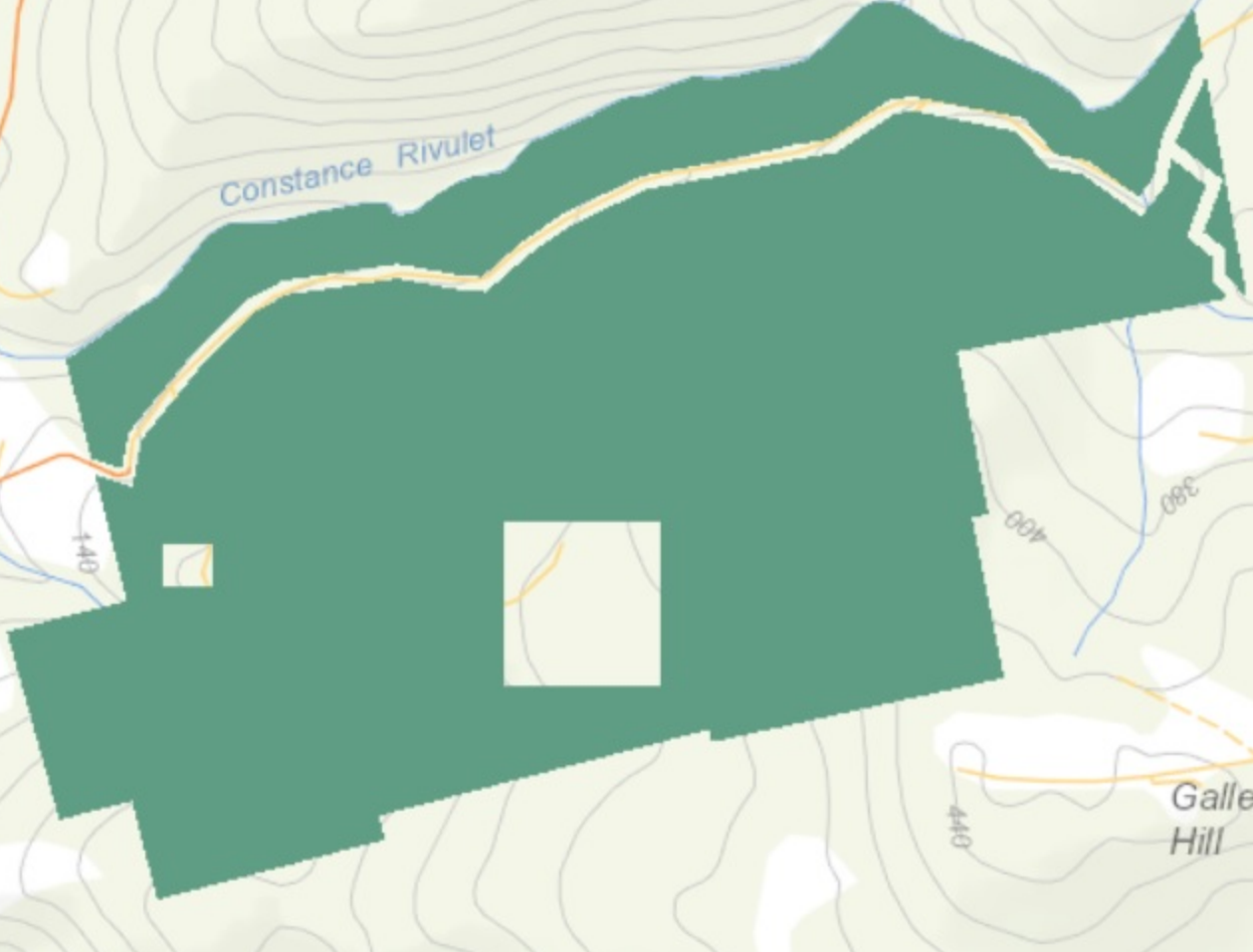
Application No.	OWNER	LAND TITLE REFERENCE	LOCATION	MUNICIPAL AREA
2302	Smith, PJ & EL	C/T Vol 167107 Fol 1 C/T Vol 167107 Fol 2	Cygnets	Huon Valley Council

Given under my hand at Hobart in Tasmania on 26th September, 2022.

By His Excellency's Command,

ALAN BLOW, Lieutenant-Governor
FELIX ELLIS, Minister for Resources

Constance Rivulet



Galler Hill

140

400

380

440

SD5: Supporting our Productive Resources

While Southern Tasmania's contribution to the State's and nation's primary production value is limited to a few key areas:

aquaculture, forestry and niche agricultural commodities, all forms of primary production are critical to the economic and social health of our regional towns and villages, assisting in creating employment opportunities and economic self-sufficiency.

Supporting productive industries through appropriate land use planning responses is important for maintaining the vitality of these individual communities as well as protecting those landscape characteristics, which make Southern Tasmania an attractive place to live and visit.

4.1 THE VISION

The Tasmanian Government has framed a 2020 vision for the State under its community strategic plan, *Tasmania Together*: The Tasmania Together goals underpinning the vision of particular relevance to the Regional Land Use Strategy are:

- A reasonable lifestyle and standard of living for all
- Confident, friendly and safe communities
- Active, healthy Tasmanians with access to quality and affordable health care services
- Vibrant, inclusive and growing communities where people feel valued and connected
- **Thriving and innovative industries driven by a high level of business confidence**
- Built and natural heritage that is valued and protected
- **Sustainable management of our natural resources.**

The regional vision augments the Tasmania Together vision and goals. The regional vision for Southern Tasmania is:

“a vibrant, growing, liveable and attractive region, providing a sustainable lifestyle and development opportunities that build upon our unique natural and heritage assets and our advantages as Australia’s southern most region.”

16 PRODUCTIVE RESOURCES

16.1 OVERVIEW

“Whilst the region has negligible prime agricultural land... it is nevertheless a significant contributor to the regional and local economy, with an increasing focus on low volume, high value production.”

Primary industry generates a significant amount of wealth for the Tasmanian economy through agriculture, mineral resource extraction, forestry and aquaculture.

In Southern Tasmania, agricultural production contributes over \$188 million to the State's economy. Whilst the region has negligible prime agricultural land and its contribution to the State's overall production is somewhat less than the other two regions, it is nevertheless a significant contributor to the regional and local economy, with an increasing focus on low volume, high value production. It is also particularly important to the social make of some local communities. Proposed expanded and new irrigation schemes for the region, both in the short and long term, will assist in strengthening the agricultural industries within the region, particularly in light of changing climatic conditions. The characteristics of agricultural land and associated production within the region are particularly diverse. It varies from the extensive dry-land areas of the Southern Midlands and parts of the Central Highlands and Derwent Valley, to the intensive crop and fruit growing regions of the Huon, Derwent and Coal River Valleys and through to the wine growing areas scattered throughout the region including along parts of the East Coast. A marked feature of the pattern of agricultural land in the region is the large range in productive capacity and the discrete, spatially well defined nature of areas of high productivity nestled within larger areas of much lower productivity. As such the region should adopt a strategy recognising that the one size fits all approach to planning scheme standards

across the region will not achieve the best outcomes. While the region contains negligible prime agricultural land (Class 1, 2 & 3), there is still productive agricultural land evident in the region (Class 4 & 5 land) which is either irrigated, has access to natural water resources or has physical conditions suited to particular high value crops (see Map 6). This very productive agricultural land within the region can be spatially distinguished against significantly less productive land due to topographic, soil, water availability and climatic conditions.

It is therefore appropriate that this land be afforded the highest level of protection from land use conflicts and fettering recognised though its status as 'significant agricultural land' (as per Principle 7 under the State Policy on the Protection of Agricultural Land).

In addition, Principle 8 of the State Policy requires that agricultural land benefitting from existing irrigation schemes declared under the Water Management Act 1999 be afforded appropriate protection. Further that other land benefitting from broad scale irrigation development may be afforded the same level of protection.. With this in mind the renewed program to investigate and establish new or expanded large-scale irrigation schemes needs to be taken into account, particular given the significant of the State investment in dollar terms. The only current declared irrigation district within the South is the South-East Irrigation Scheme, which extends across part of the Brighton, Clarence, and potentially Sorell areas (the Coal River Valley sub-district), however the Tasmanian Irrigation Development Board have projects in place to expand this district and establish the new Midlands and Swan Apsley Irrigation Schemes.

“Appropriate zoning, attenuation distances, and growth boundaries must be implemented to enable the protection of agricultural land and farmers’ ability to farm unfettered.”

The Midlands and expanded South East scheme proposals are currently well advanced through the Tasmanian Irrigation Development Board planning process. These potentially irrigable areas should be recognised and protected in the new planning schemes.

Embodied within the Strategic Direction of holistically managing residential growth is the principle that residential development in rural areas should first and foremost be determined by a proactive settlement strategy, tempered by the productive and potential productive capability of land. Therefore, decisions to convert rural land to non-rural land use (such as large-lot residential) should not be driven by the current apparent productive capability, which has been the case in years past. Appropriate zoning, attenuation distances, and growth boundaries linked to settlement strategies must be implemented to enable the protection of agricultural land and farmers’ ability to farm unfettered.

Beyond agricultural production, there are other productive resources, which contribute to the region’s economy: mineral extraction, forestry, aquaculture, and fisheries.

Mineral extraction within Southern Tasmania is limited and is concentrated on quarrying operations for hard rock, sand, materials for concrete construction, and blue metal. A number of quarrying operations in the South are of regional significance and particularly important to the construction industry, including the Leslie Vale and Brighton quarries.

Forestry has been, and is still, a significant industry for the region, predominantly occurring across the Derwent Valley, Central Highlands, and Huon Valley municipal areas, although all non-urban municipalities in the region have some

level of forestry. Whilst much forestry activity exists outside of the jurisdiction of the Land Use Planning and Approvals Act 1993, the activities of the forestry industry nevertheless have some land use planning implications and impacts on other use and development.

The forestry industry is currently in a state of flux and its future is a highly politicised issue. The land use planning system needs to ensure it can accommodate future directions in regard to those parts of the industry that do fall under its jurisdiction, for example; the establishment of new value-adding timber product manufacturing facilities.

Aquaculture (or farmed fisheries) is a burgeoning industry for the region. Much of the activity is focused in Salmonoid fishery with over 95% of Australia’s farmed salmon produced in the State, the majority of which occurs in the Huon and Kingborough municipal areas. Another significant form of aquaculture for the region is oyster farming.

While marine farming falls outside the land use planning system in a similar fashion to forestry activities, associated shore-based facilities, do not. Ports and other key marine facilities for both the farmed and wild fisheries must be identified and protected, taking into account future needs. In addition the planning system needs to ensure that appropriate coastal locations for such facilities are identified and protected from inappropriate use and development and land use conflict. These are increasingly contentious issues due to:

- Increasing rural residential development in close proximity to operating fish farms;

- Farms becoming more noisy due to increasing mechanisation of the industry; and
- Residents purchasing property without being aware of the proximity of working salmon farms or dormant leases.

16.2 RELEVANT STRATEGIC DIRECTIONS

- SD2: Holistically Managing Residential Growth
- SD5: Supporting our Productive Resources
- SD7: Improving Management of our Water Resources.

16.3 RELEVANT STATE AND REGIONAL POLICIES

- State Economic Development Strategy (under preparation)
- Natural Resource Management Strategy for Southern Tasmania
- State Policy for the Protection of Agricultural Land 2009.

16.4 RELEVANT BACKGROUND REPORTS

- Background Report No. 7 – Productive Resources.

16.5 REGIONAL POLICIES

- PR 1** *Support agricultural production on land identified as regionally significant by affording it the highest level of protection from fettering or conversion to non-agricultural uses.*
- PR 1.1** *Utilise the ‘Significant Agriculture Zone’ to identify regionally significant agricultural land in planning schemes and manage that land consistently across the region.*
- PR 1.2** *Avoid potential for further fettering from residential development by setting an acceptable solution buffer distance of 200 metres from the boundary of the Significant Agriculture Zone, within which planning schemes are to manage potential for land use conflict.*
- PR 1.3** *Allow for ancillary and/or subservient non-agricultural uses that assist in providing income to support ongoing agricultural production*
- PR 1.4** *Prevent further land fragmentation by restricting subdivision unless necessary to facilitate the use of the land for agriculture.*
- PR 1.5** *Minimise the use of significant agricultural land for plantation forestry*
- PR 2** *Manage and protect the value of non-significant agricultural land in a manner that recognises sub-regional diversity in land and production characteristics.*
- PR 2.1** *Tailor planning scheme standards, particularly the minimum lot size for subdivision, according to the designated subregion.*
- PR 2.2** *Ensure the minimum lot size takes into account the optimum size for the predominating agricultural enterprise within that subregion.*
- PR 2.3** *Utilise the settlement strategy to assess conversion of rural land to residential land through rezoning, rather than the potential viability or otherwise of the land for particular agricultural enterprises.*
- PR 2.4** *Ensure opportunities for down-stream processing of agricultural products are supported in appropriate locations or ‘on-farm’ where appropriate supporting infrastructure exists and the use does not create off-site impacts.*

- PR 2.5** *Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land.*
- PR 2.6** *Ensure the introduction of sensitive uses not related to agricultural use, such as dwellings on small non-farming titles, are only allowed where it can be demonstrated the use will not fetter agricultural uses on neighbouring land.*
- PR 3** *Support and protect regionally significant extractive industries.*
- PR 3.1** *Ensure existing regionally significant extractive industry sites are zoned either General Industry or Rural Resource and are protected by appropriate attenuation areas in which the establishment of new sensitive uses, such as dwellings, is restricted.*
- PR 4** *Support the aquaculture industry.*
- PR 4.1** *Ensure appropriately zoned land on the coast is provided in strategic locations, and in accordance with The Coast Regional Polices, for shore based aquaculture facilities necessary to support marine farming.*
- PR 4.2** *Identify key marine farming areas within planning scheme to assist in reducing potential land use conflicts from an increasingly industrialised industry.*
- PR 5** *Support the forest industry.*
- PR 5.1** *Ensure working forests, including State Forests and Private Timber Reserves (for commercial forestry), are zoned Rural Resource.*
- PR 5.2** *Recognise the Forest Practices System as appropriate to evaluate the clearance and conversion of native vegetation for commercial forestry purposes.*
- PR 5.3** *Allow for plantations in the rural resource zone subject to setbacks from existing dwellings.*
- PR 2.4** *Control the establishment of new dwellings in proximity to State Forests, Private Timber Reserves or plantations so as to eliminate the potential for land use conflict.*

20.0 Rural Zone

20.1 Zone Purpose

The purpose of the Rural Zone is:

- 20.1.1 To provide for a range of use or development in a rural location:
- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;
 - (b) that requires a rural location for operational reasons;
 - (c) is compatible with agricultural use if occurring on agricultural land;
 - (d) minimises adverse impacts on surrounding uses.
- 20.1.2 To minimise conversion of agricultural land for non-agricultural use.
- 20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

20.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If for: (a) a veterinary centre; or (b) an agribusiness consultant or agricultural consultant.
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	If associated with Resource Development or Resource Processing.
Emergency Services	

22.0 Landscape Conservation Zone

22.1 Zone Purpose

The purpose of the Landscape Conservation Zone is:

- 22.1.1 To provide for the protection, conservation and management of landscape values.
- 22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

22.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Residential	If for a: (a) home-based business; or (b) single dwelling located within a building area, if shown on a sealed plan.
Utilities	If for minor utilities.
Discretionary	
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding, Boarding or Training	
Emergency Services	
Food Services	If for a gross floor area of not more than 200m ² .
General Retail and Hire	If associated with a Tourist Operation.
Residential	If for a single dwelling.
Resource Development	If not for intensive animal husbandry or plantation forestry.

Use Class	Qualification
Sports and Recreation	If for an outdoor recreation facility.
Tourist Operation	
Utilities	If not listed as Permitted.
Visitor Accommodation	
Prohibited	
All other uses	

22.3 Use Standards

22.3.1 Community Meeting and Entertainment, Food Services, and General Retail and Hire uses.

Objective:	That Community Meeting and Entertainment, Food Services, and General Retail and Hire uses operate at a scale and in a manner that does not cause an unreasonable impact on landscape values.	
Acceptable Solutions		Performance Criteria
<p>A1</p> <p>Hours of operation for Community Meeting and Entertainment, Food Services, and General Retail and Hire must be within the hours of 8.00am to 6.00pm.</p>		<p>P1</p> <p>Hours of operation for Community Meeting and Entertainment, Food Services, and General Retail and Hire must not cause an unreasonable impact on the landscape values having regard to:</p> <p>(a) the duration or extent of vehicle movements; and</p> <p>(b) noise, lighting or other emissions.</p>

MEMO

To: Lyle Ground, Manager Environmental Services, Huon Valley Council
Michael Bartlett, Manager Development Services, Huon Valley Council

From: Clare Hester, Manager Planning, ERA Planning and Environment

Date: 5 September 2022

Re: Application of Landscape Conservation Zone

1. INTRODUCTION

Huon Valley Council (Council) has requested planning advice from ERA Planning and Environment (ERA) on the application of the Landscape Conservation Zone in the Huon Valley, Local Provisions Schedule (Huon Valley LPS) to assist Council in responding to representations objecting to the application of the Landscape Conservation Zone.

In providing this advice, consideration has been given to the zone and code application guidelines prepared in accordance with Section 8A of the *Land Use Planning and Approvals Act 1993* (the guidelines), a comparison of the Rural Zone under the State Planning Provisions (SPP's) with the Rural Resource Zone under the *Huon Valley Interim Planning Scheme 2015* (HVIPS) and previous decisions of the Tasmanian Planning Commission (TPC) regarding the application of the Landscape Conservation Zone.

2. ZONE AND CODE APPLICATION GUIDELINES

2.1 Landscape Conservation Zone

The purpose of the Landscape Conservation Zone is:

22.1.1 *To provide for the protection, conservation and management of landscape values.*

22.1.2 *To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.*

The guidelines identify the following guidelines for the application of the Landscape Conservation Zone. A response to each is outlined below.

LCZ 1 *The Landscape Conservation Zone should be applied to land with landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values, where some small scale use or development may be appropriate.*

Response to LCZ 1:

The vegetated hills and valleys which frame cleared agricultural land, interspersed with remnant areas of bushland, together with the river and tributary waterways is a key characteristic and landscape value of the Huon Valley. Much of the areas of bushland have been spared from historical clearing due to being considered suboptimal for traditional horticultural activities. This landscape is considered an important scenic backdrop to the Huon Valley, contributes to the

sense of place for the community and plays an important role in the tourism industry. It is a defining visual characteristic for the Huon Valley. Accordingly, this landscape value on a municipal level, should be protected from inappropriate development, both in terms of location and intensity.

The application of the Landscape Conservation Zone at the first level of selection identified lots that had 80 % native vegetation coverage and the presence of either the Natural Assets or Scenic Landscape Code overlay (ie areas identified for protection and conservation). Given these constraints of each lot, it was considered there is potential for small scale use or development only, not the scale of use and development that is permitted in the Rural Zone.

In terms of 'large areas of native vegetation' as referenced in the LCZ 1 guideline. This was attributed to a minimum native vegetation patch size of 20 ha, which directly links to the Landscape Conservation Zone use standard 22.5.1 P1 minimum lot size of 20 ha.

LCZ 2 The Landscape Conservation Zone may be applied to:

- a) large areas of bushland or large areas of native vegetation which are not otherwise reserved, but contains threatened native vegetation communities, threatened species or other areas of locally or regionally important native vegetation;*
- b) land that has significant constraints on development through the application of the Natural Assets Code or Scenic Protection Code; or*
- c) land within an interim planning scheme Environmental Living Zone and the primary intention is for the protection and conservation of landscape values.*

Response to LCZ 2:

Where the Landscape Conservation Zone was applied, the lot was also subject to the Natural Assets Code overlay and/or the Scenic Landscape Code overlay. The mapping for the Natural Assets Code is based on the 'Regional Ecosystem Model' which selected priority vegetation patches based on a range of criteria including threat status, threatened species habitat, relative reservation, local scale fragmentation, and relative rarity.

The Huon Valley is recognised as having a high diversity and abundance of threatened species, placing additional importance on protecting, not only core habitat areas, but natural ecological corridors between them that allow for species dispersion.

LCZ 3 The Landscape Conservation Zone may be applied to a group of titles with landscape values that are less than the allowable minimum lot size for the zone.

Response to LCZ 3:

This was addressed by using the following selection criteria to select land suitable to the Landscape Conservation Zone:

- Three or more adjoining properties
- Borders existing Environmental Management or Environmental Living properties intended to transfer to Landscape Conservation Zone.
- If less than three adjoining properties, the total area of these properties is at least 20 ha.

LCZ 4 The Landscape Conservation Zone should not be applied to:

- a) land where the priority is for residential use and development (see Rural Living Zone); or*
- b) State-reserved land (see Environmental Management Zone).*

the application of the Rural Zone. The policy difference can be broadly categorised in terms of use, and natural and landscape values.

The Rural Resource Zone, under the HVIPS, includes three permitted use classes that include *Education and Occasional Care* (if for home-based childcare) or *Residential* (if a home-based business or an extension of an existing dwelling), in addition to *Resource Development*, where the Rural Zone includes 15 permitted uses ranging from an *Extractive Industry to Resource Processing, Storage* (if for contractors yard, freezing and cooling storage, grain storage, liquid, solid or gas fuel depot, or a woodyard), and *Utilities*.

The Rural Resource Zone has 24 discretionary uses, with the Rural Zone having 20 discretionary uses that include additional uses to that currently allowable in the Rural Resource Zone such as Custodial Facility, Educational and Occasional Care (unrelated to a rural resource use), Food Services (unrelated to the agricultural produce from the region), and Transport Depot and Distribution (unrelated to a rural resource use), and Visitor Accommodation (with no qualifications other than if not listed as permitted).

As Council is aware, it is only if a use is a discretionary use, do the zone purpose statements need to be considered. For the Rural Resource zone, the zone purpose statements under clause 26.1.1.6 refers to: *opportunities for economic development that is compatible with agricultural and timber harvesting activities, environmental and landscape values*. The corresponding zone purpose statements for the Rural Zone make no reference to compatibility with environmental and landscape values.

Similarly, the development standards in the Rural Resource Zone include provisions under clause 26.4.3 that require the consideration of clearance of native vegetation in a planning assessment. If clearance of native vegetation is proposed, the corresponding performance criterion for clause 26.4.3 P1 requires:

The location of buildings and works must satisfy all of the following:

- (a) *be located on a skyline or ridgeline only if:*
 - (i) *there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;*
 - (ii) *significant impacts on the rural landscape are minimised through the height of the structure, landscaping and use of colours with a light reflectance value not greater than 40 percent for all exterior building surfaces;*
- (b) *be consistent with any Desired Future Character Statements provided for the area;*
- (c) *be located in an area requiring the clearing of native vegetation only if:*
 - (i) *there are no sites clear of native vegetation and clear of other significant site constraints such as access difficulties or excessive slope, or the location is necessary for the functional requirements of infrastructure;*
 - (ii) *the extent of clearing is the minimum necessary to provide for buildings, associated works and associated bushfire protection measures.*

In addition, exterior building surfaces must be coloured with a light reflectance value not greater than 40 percent (clause 26.4.3 A2) with the corresponding performance criterion requiring buildings to have an external finish that is non-reflective and coloured to blend with the rural landscape.

The development standards for the Rural Zone are limited to building height (12 m) and setbacks (5 m). Moreover, the corresponding performance criteria for these development standards do not have regard to natural and landscape values.

The removal of the environmental and landscape value considerations in the Rural Zone is consistent with the zone application guidelines in that the Landscape Conservation Zone and the Environmental Management Zone, are identified as the suite of environmental zones to manage use and development in natural areas.

4. COMMISSION DECISIONS

A high level review was undertaken of previous TPC decisions regarding the application of the Landscape Conservation Zone. There is in my opinion, a lack of consistency of the application of this zone throughout Tasmania. However, the Flinders LPS decision, appears to provide some clarification as to the TPC's position on the application of the zone.

Para 324. *The Landscape Conservation Zone guidelines in the context provided by the zone purpose, require the Zone to be applied to land with landscape values. LCZ 1 is the key guideline, and its application is contingent on identification of landscape values. LCZ 2, like LCZ 1 (after it has established landscape values as the condition of its application), lists the types of landscapes that the zone might be applied to i.e. bushland areas, large areas of native vegetation, or other areas of locally or regionally important native vegetation. LCZ 2 also provides for the Zone to be applied to areas of bushland or native vegetation that are 'not otherwise reserved,' but this is dependent on meeting the remainder of LCZ 1, which indicates that the Zone is only appropriate for use and development of a 'small scale.'*

Para 325. *Landscape is defined in the Macquarie Dictionary as 'a view or prospect of rural scenery, more or less extensive, such as is comprehended within the scope or range of vision from a single point of view.' Value is defined as 'that property of a thing because of which it is esteemed, desirable, or useful, or the degree of this property possessed; worth, merit, or importance.' Therefore, in the context of Guideline No. 1 and the Zone purpose, landscape value is taken to mean that the land must be significantly visible from surrounding areas and must be perceived to have positive value that is important or beneficial to the degree that it warrants specific control of its use. Otherwise, the impacts on natural and scenic values can be managed through the Priority Vegetation Area and Scenic Protection Area overlays.*

Para 326. *Conservation covenants, the Priority Vegetation Area overlay and the Scenic Protection Area overlay all indicate that land might have landscape value. That these provisions routinely overlap with the Landscape Conservation Zone is unsurprising given the Zone is intended to be applied to areas of bushland and native vegetation. However, the Priority Vegetation Area overlay and the Scenic Protection Area overlay do not control use; that is primarily the domain of zones, so the ultimate question is whether the scale and type of uses provided by a zone are appropriate and necessary if land has landscape value. Unless such values are significant enough to warrant use and development being curtailed to a small scale, then conservation covenants, the Priority Vegetation Area overlay and the Scenic Protection Area overlay, can operate perfectly well under the provisions of another zone, such as the Rural Zone, which provides for a more expansive use and development options.*

I do concur that the control of use is primarily the domain of the zones and therefore in considering the application of the Landscape Zone or for example, the Rural Zone, regard needs to be given to the intensity of use appropriate to the site; noting the Landscape Conservation Zone is identified as only appropriate for use and development of a 'small scale'.

As previously discussed with Council, I do not concur with this TPC decision that, *in the context of Guideline No. 1 and the Zone purpose, landscape value is taken to mean that the land must be significantly visible from surrounding areas.* If the intent of the guidelines was this requirement, then it is opined that the guidelines would have described this significant visibility requirements in LCZ1 or in LCZ2 as for example, significant constraints are identified for LCZ2 (b), RZ3 (b), significant natural values for AZ6 (c) or significant ecological, scientific, cultural, or scenic values, in accordance with EMZ1.

Moreover, landscape values that are significantly visible from surrounding areas in my opinion, fall within the domain of the application of the Scenic Protection Code:

- SPC 1 The scenic protection area overlay and the scenic road corridor overlay may be applied to land identified at the local or regional level as important for the protection of scenic values. These may include areas:*
- (a) containing significant native vegetation or bushland areas with important scenic values (such as skyline areas); or*
 - (b) identified for their significant scenic views.*
- SPC 2 The scenic protection area overlay and the scenic road corridor overlay should be justified as having significant scenic values requiring protection from inappropriate development that would or may diminish those values.*

It is my opinion that the guidelines for the application of the Landscape Conservation Zone provides examples of what is meant by landscape values, including bushland areas, large areas of native vegetation, or areas of important scenic values.

5. CONCLUSION

The following is a summary of the key points from the above analysis:

- In terms of landscape values, the vegetated hills, and valleys which frame cleared agricultural land, interspersed with remnant areas of bushland, together with the river and tributary waterways is a key characteristic and landscape value of the Huon Valley. Much of these bushland areas have been spared from historical clearing due to it being considered suboptimal for traditional horticultural activities. This landscape is considered an important scenic backdrop to the Huon Valley, contributes to the sense of place for the community and plays an important role in the tourism industry. It is a defining visual characteristic for the Huon Valley. Accordingly, this landscape value on a municipal level, should be protected from inappropriate development.
- The Rural Zone does not, unlike the Rural Resource Zone in the HVIPS, include standards that go to managing the siting and scale of use and development in light of landscape characteristics. For example, the priority towards siting of development in existing cleared areas and not on skylines or ridgelines
- The breadth of allowable uses is significantly greater in the Rural Zone than in the Rural Resource Zone. Not only are there additional discretionary uses but an increase in permitted uses in the Rural Zone that have the potential to create significant disturbance of landscape characteristics as a result of their use characteristics.
- Additionally, the Rural Zone purpose statements do not mention landscape values as compared to the Rural Resource Zone which is relevant to assessment of discretionary uses.
- The application of the Rural Zone (RZ1) specifically requires consideration whether the land is more appropriately included within the Landscape Conservation Zone for the protection of specific values; this in my opinion reflects the policy difference from the Rural Resource zone around use, and landscape and natural values.
- The Landscape Conservation Zone together with the Environmental Management Zone, provide the suite of environmental zones to manage use and development in natural areas.
- While the Natural Assets Code does include standards managing development, the assessment is in relation to the biodiversity impact not landscape impact. While the Scenic Protection Code does include standards managing visual impact of development, neither code manages impacts arising from use.

Accordingly, in response to the representations raising concerns with the application of the Landscape Conservation Zone and in particular, representations, that seek a transition from the Rural Resource to Rural, the key considerations include: how the site contributes and reflects the landscape values of the Huon Valley; whether the site is, or contributes to, a large area of native vegetation and bushland; and whether small scale use or development is appropriate rather than the intensity of use and development allowable in the Rural Zone.

Response to LCZ 4:

Formally reserved state land was removed from the property selection.

Note: The Landscape Conservation Zone is not a replacement zone for the Environmental Living Zone in interim planning schemes. There are key policy differences between the two zones. The Landscape Conservation Zone is not a large lot residential zone, in areas characterised by native vegetation cover and other landscape values. Instead, the Landscape Conservation Zone provides a clear priority for the protection of landscape values and for complementary use or development, with residential use largely being discretionary. Together the Landscape Conservation Zone and the Environmental Management Zone, provide a suite of environmental zones to manage use and development in natural areas.

Response:

The note recognises the Landscape Conservation Zone together with the Environmental Management Zone as the suite of environmental zones to manage use and development in natural areas. This guidance is reinforced by the removal of the environmental and landscape value considerations in the Rural Zone.

2.2 Rural Zone

The zone application guidelines for the Rural Zone are as follows:

- RZ 1 The Rural Zone should be applied to land in non-urban areas with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values.*
- RZ 2 The Rural Zone should only be applied after considering whether the land is suitable for the Agriculture Zone in accordance with the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST.*
- RZ 3 The Rural Zone may be applied to land identified in the 'Land Potentially Suitable for Agriculture Zone' layer, if:
 - (a) it can be demonstrated that the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;*
 - (b) it can be demonstrated that there are significant constraints to agricultural use occurring on the land;*
 - (c) the land is identified for the protection of a strategically important naturally occurring resource which is more appropriately located in the Rural Zone and is supported by strategic analysis;*
 - (d) the land is identified for a strategically important use or development that is more appropriately located in the Rural Zone and is supported by strategic analysis; or*
 - (e) it can be demonstrated, by strategic analysis, that the Rural Zone is otherwise more appropriate for the land.**

The zone application guidelines specifically require, in the application of the Rural Zone, consideration of whether the land is more appropriately included within the Landscape Conservation Zone for the protection of specific values.

3. RURAL ZONE vs RURAL RESOURCE ZONE

It is my opinion, there is a clear policy distinction between the Rural Zone under the SPP's and the Rural Resource Zone under the HVIPS. Hence the specific requirement in RZ 1 to consider the appropriateness of the application of the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values when considering

PID: 5857599; CT: 167107/1 and 167107/2

Skyline and Scenic Attributes

PID: 5857599; CT: 167107/1 and 167107/2

Both titles are NOT on a ridgeline.

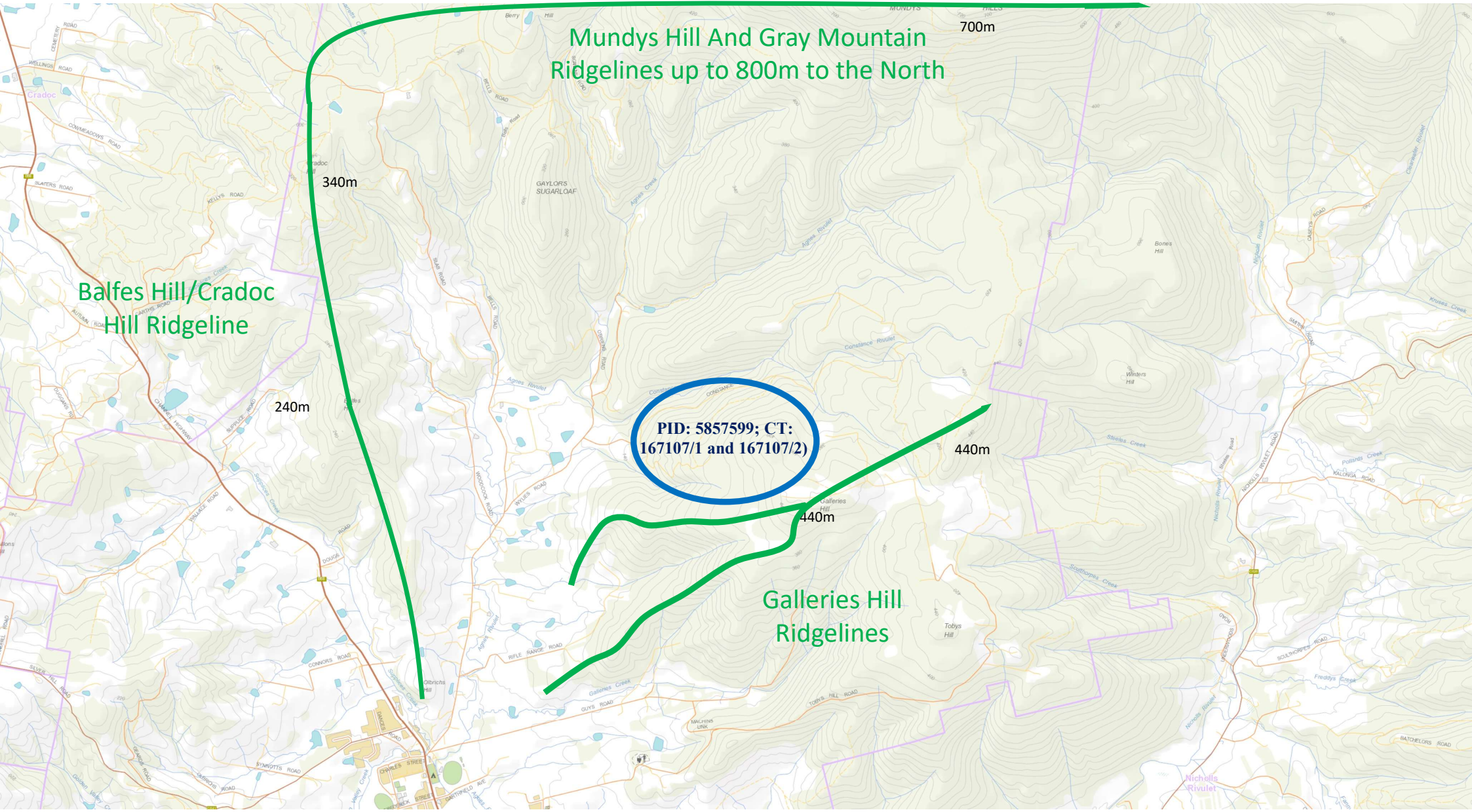
Neither title is visible from Huonville, nor from the Channel Highway, Nor from Cygnet, Nor from the Huon River

Both titles have a crescent of substantial ridgelines obscuring them from view

The Galleries Hill ridgelines obscure the titles from view in Cygnet or at the RSL

The Balfes Hill/Olbrich Hill Ridgelines obscure the titles from view from the Channel Highway, the Huon River and Cradoc

The Balfes Hill/Gray Mountain ridgelines obscure the titles from view from Huonville



Mundys Hill And Gray Mountain
Ridgelines up to 800m to the North

700m

340m

Balfes Hill/Cradoc
Hill Ridgeline

240m

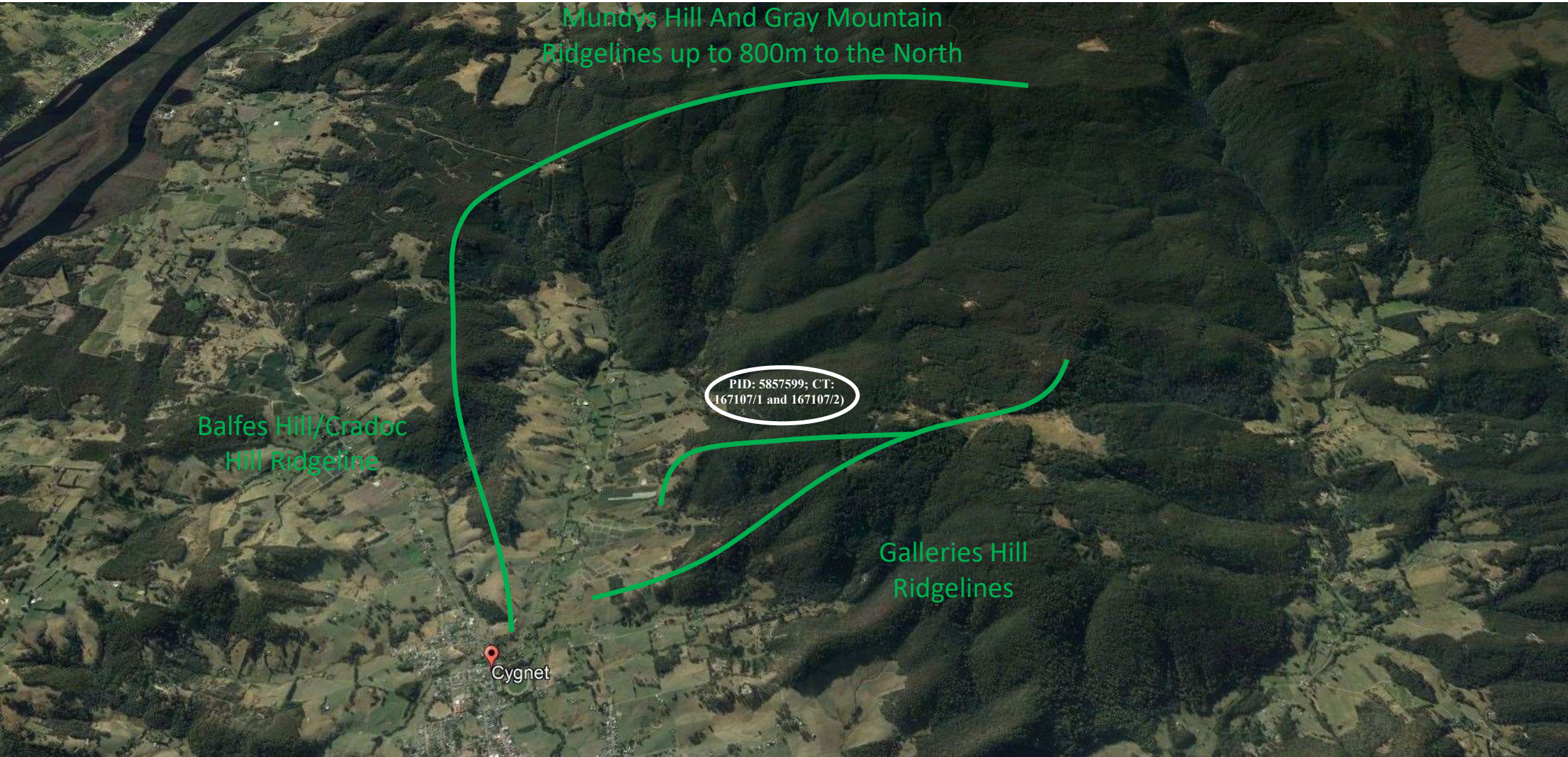
PID: 5857599; CT:
167107/1 and 167107/2

440m

Galleries Hill
Ridgelines

440m

Nicholls
Rivulet



Mundys Hill And Gray Mountain
Ridgelines up to 800m to the North

Balfes Hill/Cradoc
Hill Ridgeline

PID: 5857599; CT:
167107/1 and 167107/2

Galleries Hill
Ridgelines

Cygnet

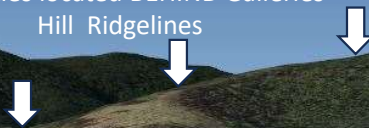
PID: 5857599; CT:
167107/1 and 167107/2) obscured from view in all directions

Balfes Hill Gray Mountain Ridgeline in
the distance

Both titles located BEHIND Galleries
Hill Ridgelines

Galleries Hill Ridgelines

Balfes Hill/Cradoc Hill Ridgeline



Looking North
East from RSL

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat / Copernicus
Image © 2023 Airbus

C7.4 Use or Development Exempt from this Code

C7.4.1 The following use or development is exempt from this code:

- (a) works by or on behalf of the Crown, State authority, or council to remedy an unacceptable risk to public or private safety or to mitigate or prevent environmental harm;
- (b) development assessed as a Level 2 Activity;
- (c) clearance of native vegetation within a priority vegetation area,
 - (i) on existing pasture or crop production land; or
 - (ii) if the vegetation is within a private garden, public garden or park, national park, or within State-reserved land or a council reserve,provided the native vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant;
- (d) forest practices or forest operations in accordance with a forest practices plan certified under the *Forest Practices Act 1985*, unless for the construction of a building or the carrying out of any associated development;
- (e) works by or on behalf of the Crown, State authority, or council for the protection of a water supply, watercourse, lake, wetland, or tidal waters or coastal assets as part of an endorsed or approved management plan;
- (f) coastal protection works by or on behalf of the Crown, State authority, or council that have been designed by a suitably qualified person; and
- (g) consolidation of lots.

agricultural land	means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.
agricultural use	means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.

plantation forestry	means the use of land for planting, management and harvesting of trees for commercial wood production, but does not include the milling or processing of timber, or the planting or management of areas of a farm for shelter belts, firewood, erosion or salinity control or other environmental management purposes, or other activity directly associated with and subservient to another form of agricultural use.
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Feasibility Study for a Multifaceted Aquaculture and Hydroponics Venture Property Location: Cygnet, Huon Valley



Prepared for: Peter Smith

Prepared by: Dr Belinda Yaxley and Carson Fisk

Date: 03/7/2023

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Executive Summary

This feasibility study presents a compelling case for a profitable, sustainable, and environmentally friendly aquaculture and hydroponics farming venture on our client's property. It highlights how this unique blend of aquaculture and horticulture can leverage the high market demand for organic and sustainably grown produce, promising both commercial viability and community benefits to the Huon valley and surrounding areas.

The client's property is especially suitable for such a venture, boasting the necessary physical attributes, substantial water resources, and beneficial existing infrastructure. The strategic geographical location and thoughtful water management approach amplify the commercial potential of this venture, highlighting how the property's unique attributes can support a thriving aquaculture and hydroponics system.

The proposed system underscores a strong potential for profitability. Preliminary and conservative financial analysis forecasts an annual gross yield of approximately \$240k from a diverse product range, including fish, herbs and salad greens, and indoor tomatoes. These estimates, while cautious, indicate robust earning projections, reinforcing the case for the significant commercial opportunity at this location.

The technical feasibility is assured by the efficient design of the aquaculture and hydroponics system and the pragmatic use of available infrastructure and renewable energy resources. The property's geographical attributes, coupled with a strategic water management plan, make it an ideal location for this venture. The infrastructure plan maximises existing resources, provides for future expansion, and ensures long-term cost savings, all of which further substantiates the commercial potential at this site.

Environmentally, the proposed venture promises sustainability, with solar power and water conservation at its core. From a social perspective, the operation can contribute significantly to the local community by creating job opportunities once the business stabilizes.

Despite the complexity of the proposed operation, the client's extensive knowledge and experience in related fields mitigate potential risks. Moreover, a well-thought-out risk management plan addresses potential challenges around pests and diseases, water management, and compliance with regulatory requirements.

In conclusion, this feasibility study makes a strong case for a viable commercial venture at the location. The unique blend of aquaculture and hydroponics farming proposed holds substantial potential for profitability, sustainability, and community development, demonstrating the commercial opportunity at our client's property. With careful planning and implementation, this project presents an exciting opportunity for a prosperous, sustainable, and community-centric venture.

Project Description

Our client seeks to leverage the potentials of their land by establishing an integrated aquaculture and hydroponics system on their generational forestry property. This operation will foster the co-existence of commercial forestry with sustainable aquaculture and horticulture, ultimately contributing to a greener economy.

The project encompasses a robust aquaculture and hydroponics setup, with a focus on the cultivation of rainbow trout and high-value crops, both indoor and outdoor. It aims to design a sustainable model that promotes resource efficiency, biodiversity, and local food production.

Aquaculture and hydroponics System

The heart of this project is the aquaculture and hydroponics system, a symbiotic environment where aquaculture and hydroponics coexist. It will house rainbow trout, an excellent choice due to their market value and suitability for aquaculture and hydroponics. The commercial stocking rates are set at 20kg per m³, which aligns with industry standards.

Greenhouse and Outdoor Crop Areas

The operation includes a 1000m² enclosed area (comprising galvanized, polycarbonate, and shade cloth sections) sited over a gravel/dolerite floor. This greenhouse supports the intense cultivation of herbs, salad greens, and indoor tomatoes, providing a controlled environment for propagation.

An additional 4000m² outdoor space will be utilized for "hardening off" and growing a mix of organic, high-value crops. This area, subject to effective possum exclusion strategies, offers an expansion of production, fostering a more diverse yield.

Water Management

Water is a crucial resource in the project, and the management plan emphasizes its sustainable use. Gravity feeds water downhill from the property's multiple dams, used primarily for water storage. The system is designed with ample overhead; a significant 20% weekly refresh rate is incorporated. This not only counterbalances evaporation but also safeguards against the potential build-up of undesirable trace nutrients in the system. Such a substantial buffer creates a safety net, thus ensuring optimal system health. The project also incorporates the use of a 10kW solar power supply for daytime pumped circulation, with ample capacity during peak growth periods. It considers periods of low solar availability and ensures adequate provisions for such times.

Infrastructure

Current infrastructure includes a 140m² shed with bathroom facilities, roads, access, and a 75mm blue line poly line for water management. Proposed additions to the infrastructure include a 500m² greenhouse, a 500m² shade house, a 10kW solar power supply, 15 open poly tanks of 10m³ each, a 30m³ gravel filtration substrate, a bird netted area of 4000m², a 200m² enclosed shed for aquaculture, and a 5kW pumping station.

This project's design combines our client's extensive experience in aquaculture and hydroponics, horticulture, and aquaculture with a keen sense of environmental stewardship. The ultimate goal is to create a resilient, sustainable operation that not only thrives but also enriches its surroundings.

Property Suitability

The property's physical characteristics, location, and climate make it ideal for a multifaceted aquaculture and hydroponics venture. The site is blessed with a significant amount of water resources, which are

essential for any aquaculture or aquaculture and hydroponics venture. It consists of multiple dams that are primarily intended for water storage. The availability of this abundant water supply ensures the feasibility of running an aquaculture and hydroponics system sustainably, without the need for additional water sources like bores at the current scale of operation.

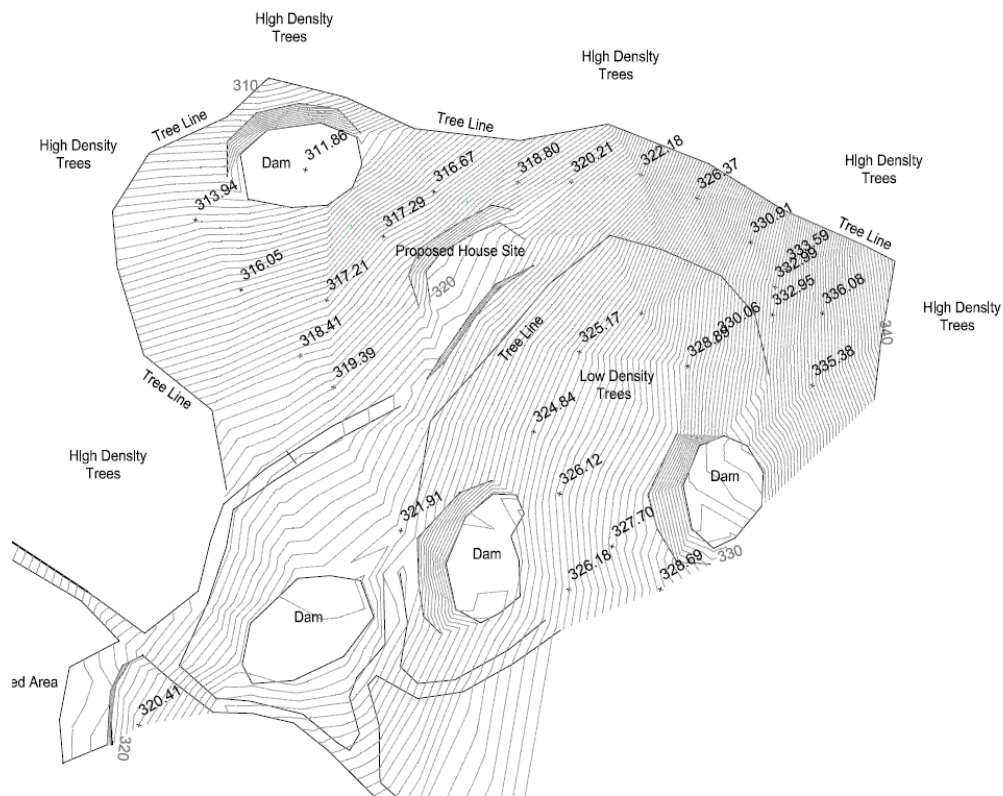
Climate and location

The property has good aspect and favorable climate conditions, including substantial rainfall and mild winters with limited light frosts. These features present suitable conditions for year-round crop cultivation, both in greenhouses and outdoor areas. The plan to implement gravity-fed systems and solar-powered pumps for water circulation aligns with the property's topography and availability of ample sunlight, making the property suitable for energy-efficient operations. The presence of heavy clay soil may necessitate localized improvement with gypsum and organics for optimal plant growth. However, this factor does not pose a significant obstacle to the venture's feasibility.

Infrastructure and resources

An existing infrastructure, including a 75mm blue-line poly line for water transport, a shed, and bathroom facilities, and established roads and access points, provide a sound base for the proposed expansions.

In summary, the property's attributes, including its water resources, climate conditions, existing infrastructure, and potential for environmentally friendly operations, strongly support its suitability for the proposed multifaceted aquaculture and hydroponics venture. The overall layout and environmental conditions of the property provide an excellent foundation to build upon and expand the proposed agricultural activities, contributing positively to the feasibility of the project.



Site suitability - detailed contour map of dams and building envelope

Market Analysis

Aquaculture and hydroponics, is an innovative farming approach that marries aquaculture and hydroponics, is steadily gaining traction worldwide. The increasing awareness of sustainable farming practices, food security, and the need for organic produce, drives its growth. Our client's project, positioned within this dynamic context, stands to benefit from several market trends.

Aquaculture Market

Driven by the rising demand for seafood and sustainable farming practices, aquaculture's steady growth offers a promising market for our client's project. Focused on producing rainbow trout - a species prized for its nutritional value, culinary versatility, and farm adaptability - the project initially aims to generate an estimated gross yield of \$80k per year. The system's design flexibility enables potential inclusion of other species, enhancing market appeal, diversifying income sources, and reducing single-species risk. This aligns strongly with market trends and reinforces the project's commercial viability.

Organic Produce Market

The demand for organic, locally-grown produce is on an upward trajectory, spurred by health consciousness and environmental awareness. The client's project targets the production of high-value crops, including herbs, salad greens, and tomatoes. These crops, particularly when grown organically and locally, command premium prices and are increasingly preferred by consumers. With the availability of organic feeds the trout too can be grown and sold as an organic product and value added with smoking and curing. The project's potential gross yield from the indoor greenhouse crops and outdoor hardening-off areas is estimated at \$160k per year, marking another significant source of revenue.

Local Market Context

In a local context, the project's location within a generational forestry property offers unique advantages. It situates the operation within a rural setting that encourages eco-tourism and farm-to-table initiatives, opening opportunities for direct sales, farm tours, and partnerships with local restaurants and retailers.

Financial Outlook

Given these market trends, the project's expected return on capital investment within three years seems reasonable. Notably, the growing trend towards eco-friendly, locally-produced food products may accelerate this timeline.

In conclusion, the market analysis suggests that the project is well-aligned with consumer trends and has the potential to carve out a profitable niche within the local and broader markets. Future market research and close monitoring of consumer preferences will be crucial in shaping the project's growth and success.

Technical Feasibility

Aquaculture and hydroponics, with its unique synergy of aquaculture and hydroponics, requires a technical setup capable of effectively supporting this dual system. Given the client's vast experience in these fields and careful planning, the proposed project appears to be technically feasible. Here's an overview of the key technical components and their feasibility.

Aquaculture System

The plan includes the use of 15 x 10m³ open poly tanks for the aquaculture component, with a commercial stocking rate of 20kg per m³ for rainbow trout. With the proposed 5kW pumping station, the system can recirculate 100m³/hour from the sump to fertigation per hour, meeting the requirement for intense circulation during peak growth and feeding periods. Given the client's familiarity with fish biology, breeding, and health, the setup is well-planned and technically viable.

Hydroponics System

The hydroponics part of the system is planned to be within a 1000m² enclosed area, over a gravel/dolerite floor. This area will cater to diverse crops, including herbs, salad greens, and indoor tomatoes, which will be rotated based on market demand and seasonal conditions. The proposed 30m³ gravel filtration substrate will ensure that the nutrient-rich water from the aquaculture tanks will be adequately cleaned before being fed to the plants. This setup, while complex, is technically feasible given the client's extensive knowledge of plant propagation and commercial nursery operations.

Automation and Monitoring

The client has extensive knowledge of online DO and pH measurement and control and has been involved with small and large-scale industrial control and Automation for decades. Real-time data tracking will be employed for key parameters such as temperature, pH, DO, NH₃, and NO₃. While full automation is not planned at the initial stages, automated feeding is considered for future implementation. Given the client's expertise and prudent approach, this aspect is technically feasible.

Energy Supply

Powering the entire system is an area of significant consideration. The plan includes a 10kW solar power supply, which will be primarily used for daytime pumping of fish circulation and hydroponics irrigation. This setup aligns with the goals of energy efficiency and sustainability. The utilization of solar energy for a majority of the operations makes the project technically feasible and eco-friendly.

Water Management

The project will leverage the property's natural water storage - dams for its water supply. A 75mm blue-line poly line will feed the water from the dam to the farming areas. Given the abundant water supply and various storage solutions available on the property, this water management strategy is not only feasible but also presents a positive aspect of the project's operations.

In conclusion, the client's project appears to be technically feasible, considering their expertise, proposed infrastructure, and systems. A review and modification of these systems would be necessary as the project evolves to ensure its ongoing technical feasibility.

Environmental Feasibility

The proposed aquaculture and hydroponics project represents a sustainable agricultural approach with minimal environmental impact. Here's a comprehensive overview of the key environmental factors and their feasibility.

Water Management and Conservation

Aquaculture and hydroponics systems, by their inherent design, use significantly less water than traditional soil-based farming, making it an eco-friendly option in water-limited environments. In this case, the project primarily relies on natural water storage – the dams on the property. The planned generous 20% weekly water recharge, meant to offset evaporation and avoid nutrient build-up, demonstrates efficient water management. Moreover, the planned usage of solar power to pump water uphill during daylight hours emphasizes water conservation and efficient usage.

Energy Usage

The proposal to use a 10 kW solar power supply for daytime pumped circulation aligns with the principles of sustainable energy use. This will limit the reliance on fossil fuels and reduce the carbon footprint of the operation. It also ensures the project can be self-sustaining in terms of energy usage, an important consideration for remote or off-grid areas.

Waste Management

Aquaculture and hydroponics systems produce minimal waste since the fish waste is utilized as nutrients for plant growth. This nutrient cycle reduces the need for artificial fertilizers and the risk of nutrient runoff into local water systems, which can cause environmental harm.

Biodiversity and Ecosystem Impacts

The project intends to avoid encroachment into the surrounding forestry area, demonstrating a commitment to preserving natural ecosystems. However, as with any agricultural operation, there is a potential risk of pest or disease outbreaks that could impact local biodiversity. It will be essential to carefully manage pest control measures to minimize these risks such as weed management plans upon bringing in earthworks equipment.

Soil Conservation and Land Usage

The project utilizes an existing property with heavy clay soil, an environment not typically ideal for agriculture. Through the use of aquaculture and hydroponics, the project can circumvent the limitations of the local soil conditions and promote sustainable land usage. The intention to improve the soil locally with gypsum and organics for better plant growth shows foresight in enhancing the land's agricultural potential.

Overall, the proposed project demonstrates a strong commitment to environmental sustainability and seems environmentally feasible. Nonetheless, regular environmental assessments and monitoring will be necessary to ensure continued alignment with best practices for sustainable farming and to minimize any negative environmental impacts.

Social Feasibility

The planned aquaculture and hydroponics operation offers several social benefits that make it a compelling proposition for the local community. Here's a summary of the potential social impacts and their feasibility.

Employment and Educational Opportunities

One of the primary social benefits of the aquaculture and hydroponics operation is the creation of local employment opportunities. Although the project intends to rely on family labor for the first two years, the plan is to employ local staff as the business stabilizes. The introduction of new job opportunities in the area could boost the local economy and improve the overall standard of living.

Aquaculture and hydroponics combines several areas of science, including biology, chemistry, and ecology. It can serve as an educational tool for local schools and communities. Offering tours or workshops could raise awareness about sustainable agriculture practices and foster an appreciation for the local ecosystem.

Community

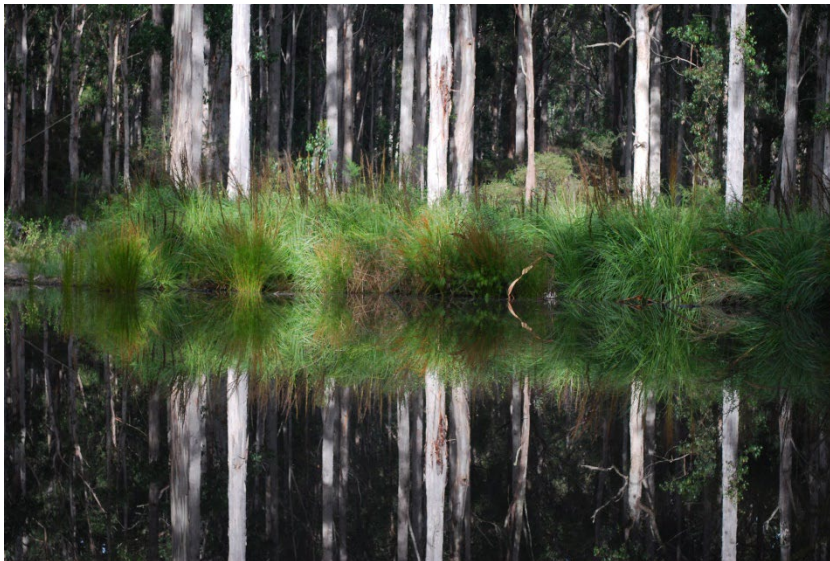
Aquaculture and hydroponics produces high-quality, organic produce and fish, contributing to local food security and promoting healthy eating habits. The project's focus on higher-value crops and rainbow trout aligns with growing consumer demand for fresh, locally sourced, and organic produce.

The project could stimulate local economy through the sales of produce and fish. Additionally, the project could lead to partnerships with local restaurants, farmer markets, or food delivery services. This engagement could foster community cohesion and strengthen the local food system.

Environmental Awareness

By highlighting the sustainable aspects of aquaculture and hydroponics, the project could encourage environmental awareness and stewardship within the community. Its low water usage, reliance on solar energy, and minimal waste production provide tangible examples of environmentally friendly farming practices.

In summary, the project has substantial potential for positive social impact, including job creation, education, improved health and wellness, community engagement, and environmental awareness. To maximize these benefits, proactive community outreach and collaboration with local institutions will be critical.



Pristine environmental conditions of the property making it an ideal location for aquaculture and hydroponics

Financial Feasibility

Given the multifaceted nature of the proposed aquaculture and hydroponics operation, financial feasibility encompasses several interconnected areas of consideration. Below is an evaluation of the system's potential profitability, return on investment, and operational costs, among other factors.

Estimated Revenue and ROI

The project anticipates generating a conservative gross yield of approximately \$80,000 per year from each of the three primary production areas: aquaculture, herbs and salad greens, and indoor tomatoes. This amounts to an overall estimated annual revenue of \$240,000. This is a robust figure, but it is important to stress that it depends on market demand, the price of the produce and fish, and the effectiveness of the sales and marketing strategy.

The plan aims to recoup the initial capital investment within three years, which is an ambitious but potentially achievable target. The exact timeline will depend on factors such as the initial setup costs, ongoing operational costs, and the actual revenues generated.

Operational and Capital Expenditure

The proposed aquaculture and hydroponics system is designed to minimize ongoing costs by maximizing efficiency and utilizing renewable energy sources. The use of gravity feed for water supply and solar power for daytime pumping reduces the energy costs. However, other operational costs to consider include labor, maintenance, fish feed, seeds for plant cultivation, and possible contingencies for unexpected expenses like equipment repairs or replacements.

The initial capital expenditure is a significant consideration, with the plan emphasizing a low-CAPEX model that allows for linear expansion based on water capability. The project requires substantial investment in infrastructure, including a greenhouse, shade house, solar power supply, open poly tanks, bird netted area, enclosed shed, and a pumping station. While the initial cost is high, these investments are intended to provide long-term benefits in terms of operational efficiency and revenue generation.

Financial Risks

Any agricultural venture is subject to risks such as changes in market demand or pricing, crop diseases, unfavorable weather conditions, or operational issues. A solid risk management plan and adequate insurance coverage can help mitigate these risks.

In conclusion, while the financial feasibility of the project seems promising based on the initial analysis, it will require diligent management and careful monitoring of both revenues and expenses. Performing a more detailed financial evaluation, including a sensitivity analysis considering best-case and worst-case scenarios, may be advisable as the project moves forward.

Management and Staffing Plan

An efficient, skilled, and dedicated team is integral to the success of the proposed aquaculture and hydroponics operation. Here's an outline of the management and staffing plan that considers the needs of the project during its initial stages and as it expands and matures:

Initial Phase: Family Labour

In the first two years of operation, the venture will rely primarily on family labor. The management will oversee various aspects of the operation, including the aquaculture system, plant propagation, nursery operation, and market gardening. This strategy reduces labor costs significantly during the start-up

phase and utilizes the extensive knowledge and expertise within the family. It will also allow for hands-on management and quick decision-making.

Transition Phase: Local Staffing

As the business stabilizes and expands, local staff will be gradually incorporated to handle various roles and responsibilities within the operation. This approach not only provides job opportunities to the local community but also ensures that the staff understands local conditions, challenges, and opportunities.

Staff Training

Due to the unique nature of an aquaculture and hydroponics operation, staff will need to be trained to understand and manage the integration of fish and plant systems. Regular training programs can be arranged to enhance their skills and keep them updated on best practices in aquaculture and hydroponics. They will also be trained to understand the importance of maintaining system parameters (such as water pH and nutrient levels) within acceptable ranges for optimal performance.

Roles and Responsibilities

Key roles within the operation may include:

- Aquaculture manager: Overseeing fish health, feeding schedules, and water quality.
- Horticulture manager: Managing plant propagation, growth, pest control, and harvesting.
- Maintenance personnel: Ensuring that the aquaculture and hydroponics infrastructure (tanks, pumps, filtration systems, etc.) is operating correctly and efficiently.
- Sales and marketing staff: Handling the selling of the produce, possibly directly to customers or through various distribution channels.

As the operation expands, it may be beneficial to consider additional staffing positions or departments. These could include positions in quality assurance, human resources, or finance.

The proposed management and staffing plan provides a structure that will allow the project to start efficiently with existing resources and expand by hiring local talent as it grows. This approach not only ensures that the operational needs of the business are met but also contributes positively to the local economy by providing employment opportunities.

Regulatory and Licensing Considerations

Venturing into an aquaculture and hydroponics enterprise necessitates thorough navigation through an array of legal and regulatory frameworks, inclusive of an understanding and adherence to necessary permits and licenses regulating aquaculture activities. A significant advantage in our client's favor is their extensive experience and demonstrated success in rainbow trout cultivation within an aquaculture and hydroponics setting. This level of practical proficiency and competence significantly streamlines the process of regulatory compliance. Also, the fact that the system will only produce a small biomass and will be a closed system (e.g. no discharge into waterways) means the client will be exempt from requiring a discharge licence.

Demonstrated Regulatory Competence

Our client's previous track record has illustrated a capacity for working within and respecting the regulations laid down by authorities, most notably the Inland Fisheries Service (IFS). Given their successful past operations and the extensive experience they bring to the table, there is a robust

expectation that an aquaculture and hydroponics proposal from our client, especially one involving rainbow trout, would be favorably viewed and approved by the regulatory bodies.

The production level at the initial stages of the project is expected to fall below certain thresholds for permits. This is advantageous for our client, as it provides a buffer period during the early phases of the project, easing the transition into full-scale operations and enabling the gradual scaling up of the project in compliance with all relevant regulations.

Risk Assessment and Mitigation Strategies

Technical Risks

Aquaculture and hydroponics System Failure: Any mechanical or structural failure in the aquaculture and hydroponics system could pose a severe threat to the operation.

Mitigation: Regular maintenance and inspection of the aquaculture and hydroponics infrastructure will be crucial. Also, it would be wise to have contingency plans, such as backup equipment or an emergency repair service contract.

Environmental Risks

Water Quality Deterioration: The quality of water plays a significant role in the success of an aquaculture and hydroponics operation.

Mitigation: Regular monitoring of water parameters such as temperature, pH, dissolved oxygen (DO), ammonia (NH₃), and nitrate (NO₃) is necessary. This ensures that the water quality remains optimal for both the fish and the plants.

Climate Risk: The farm is exposed to climatic risks, including heavy rainfall and limited light frosts.

Mitigation: The use of greenhouses will help protect the plants from adverse weather conditions. Also, climate-smart farming practices should be adopted to minimize climate-induced risks.

Market Risks

Fluctuating Market Prices: The prices of agricultural products can be volatile and are subject to changes in supply and demand.

Mitigation: Diversifying the types of crops produced can help protect against price volatility in a particular product. Also, direct marketing strategies such as community-supported agriculture (CSA) and farmer's markets can offer better price stability.

Financial Risks

Return on Investment: Achieving a profitable return on investment is crucial for the financial sustainability of the operation.

Mitigation: It is essential to have a robust business plan, conservative revenue projections, and efficient management practices to maximize profitability.

Social Risks

Community Acceptance: The success of local marketing efforts can be greatly influenced by the acceptance and support of the local community.

Mitigation: The operation should strive to be a good community member by providing local employment opportunities and being respectful of local customs and concerns.

Biological Risks

Pest and Disease Outbreak: Pests and diseases can severely affect the yield of both fish and plants.

Mitigation: Implement an integrated pest management (IPM) strategy, ensure good hygiene practices, and maintain a healthy environment for fish and plants.

Regulatory Risks

Compliance with Regulatory Standards: The operation must meet any local, regional, or national standards or regulations regarding aquaculture and hydroponics operations.

Mitigation: Regularly check for updates in regulations, engage a professional if needed, and strive to meet and exceed the required standards.

By identifying these potential risks and implementing the appropriate mitigation strategies, the operation can enhance its resilience and capacity to manage unforeseen challenges effectively. This risk assessment and mitigation strategy will also serve as a crucial element of the business plan, demonstrating foresight and planning.

Conclusion and Recommendations

Our analysis presents a compelling case for the commercial viability of the proposed aquaculture and hydroponics farm on our client's property. With a unique blend of aquaculture and horticulture, this venture is well-positioned to tap into an expanding and increasingly lucrative market driven by a rising demand for organic and sustainably grown produce.

Key indicators suggest that the proposed system can generate robust revenues. Preliminary conservative analysis forecasts an annual gross yield of ~\$80k each from aquaculture, herbs and salad greens, and indoor tomatoes. This combined yield of ~\$240k demonstrates the potential profitability of this venture.

The project's strategic incorporation of renewable energy resources, such as solar power, ensures the operation's sustainability while also promising long-term cost savings. This, coupled with a prudent water management strategy, bolsters the project's alignment with best practices in environmental stewardship.

With a sizeable plot suitable for a commercial nursery and the potential to scale the operation linearly with the available water resources, our client's property is an ideal location for this venture. Moreover, the infrastructure plan efficiently supports the operation's current scale and allows for future expansion without prohibitive capital expenditure.

From a social perspective, the operation could significantly contribute to the local community. Once the business stabilizes, it can create local job opportunities, promoting the local economy and fostering a sense of community ownership. This venture, with its innovative and sustainable farming practices, could serve as a model for other similar enterprises.

The client's extensive experience and proven success in aquaculture and hydroponics and rainbow trout cultivation, particularly their demonstrated ability to meet regulatory requirements, offer substantial assurances about the project's viability. Initial production levels strategically fall below certain permit thresholds, further facilitating a smooth start to operations.

In light of these findings, our recommendations are as follows:

1. **Pilot Phase:** Start with a smaller-scale pilot project before fully investing in the proposed infrastructure to test the system and fine-tune operational processes.
2. **Risk Management:** Establish a comprehensive risk management plan, focusing on mitigation strategies for potential diseases and pests.
3. **Automation:** As the operation stabilizes and expands, consider further automation opportunities to streamline daily tasks and optimize human resources.
4. **Training and Knowledge Building:** Ensure regular training for all staff to facilitate smooth operations and promote continuous system improvement.
5. **Regulatory Compliance:** Ensure all legal and regulatory requirements are met to avoid potential setbacks. Consider seeking professional advice if necessary.

In conclusion, our study affirms the commercial viability of the proposed aquaculture and hydroponics venture on our client's property. It showcases a promising opportunity to diversify existing operations, tap into a growing market, and positively contribute to the community and environment. With careful planning and execution, this project is poised for success.



Assessment of Commercial Timber Resource

50 Constance Road Cygnet

Prepared for Peter & Elaine Smith

Introduction

The subject property at 50 Constance Road, Cygnet is owned by Peter and Elaine Smith. The purpose of this assessment is to provide a guide to the commercial viability of forest harvesting and reforestation.

Forest Practices Plan

A current certified Forest Practices Plan covers the property. The Plan was prepared by Forest Practices Officer Amy Robertson (FPP No. AXW0014). Appropriate provisions are made in the Plan for biodiversity including swift parrot, forty spotted pardalote, grey goshawk, quoll (spotted tail and eastern) as well as Tasmanian devil.

Provisions are made in the harvesting specifications for alternately "Selective" harvest to a minimum basal area of 12m²/ha (dry forest) or "Narrow Clearfell" (to be used in wetter forest areas).

Forest Description

The forest is a mix of "dry forest", supporting *E.pulchella* (white peppermint), *E.viminalis* (white gum) and *E.globulus* and wetter forest supporting *E.obliqua* (stringybark).

The drier forest carries a lower volume of timber estimated to be 120 tonnes/ha with the wetter, *E.obliqua* forest carrying approximately 350 tonnes/ha.

Discounts to Area

The total operational area of the Forest Practices Plan is 116 ha. I have applied the following discounts to the area:

- Stream Reserves: 7 ha
- Areas where accessibility is limited due to slope: 11 ha

Nett harvestable area is therefore estimated to be 98 ha of which 13 ha is wet *E.obliqua* forest and the remainder is dry *E.pulchella*-*E.viminalis*-*E.globulus* forest.

A map showing the property boundary, extent of *E.obliqua* forest, stream reserves and poor accessibility areas is attached.

Volume Assessment

Forest Type	Area (ha)	Yield (tonnes/ha)	Total Volume (tonnes)	Harvestable Firewood (tonnes)	Harvestable Sawlog (m ³)	Retained Volume (tonnes)
E.obliqua	13	350	4,550	2,700	486	1,310
E.pul-glob-vim	85	120	10,200	5,000	450	4,700
Totals	98		14,700	7,700	936	6,010

Assessment of Timber Value

Timber products can be divided into three categories; firewood, premium sawlogs (from the E.obliqua forest) and low grade sawlog (from dry forest areas). Markets for firewood could be expected to be sound given the proximity of local markets. Sawlogs sourced from private property have been hard for local millers to access since the closure of the Triabunna export mill over a decade ago. Options for the marketing of both premium (cat 1) and low grade (cat 2 and 8) sawlogs are quite good.

Estimates of value are based on the following:

- Firewood: \$20.00/tonne royalty
- Premium Sawlog (ex E.obliqua forest) : \$80.00/m³ royalty
- Low grade sawlog (ex dry forest) : \$60/m³ royalty

Total value of harvestable timber is therefore calculated as follows:

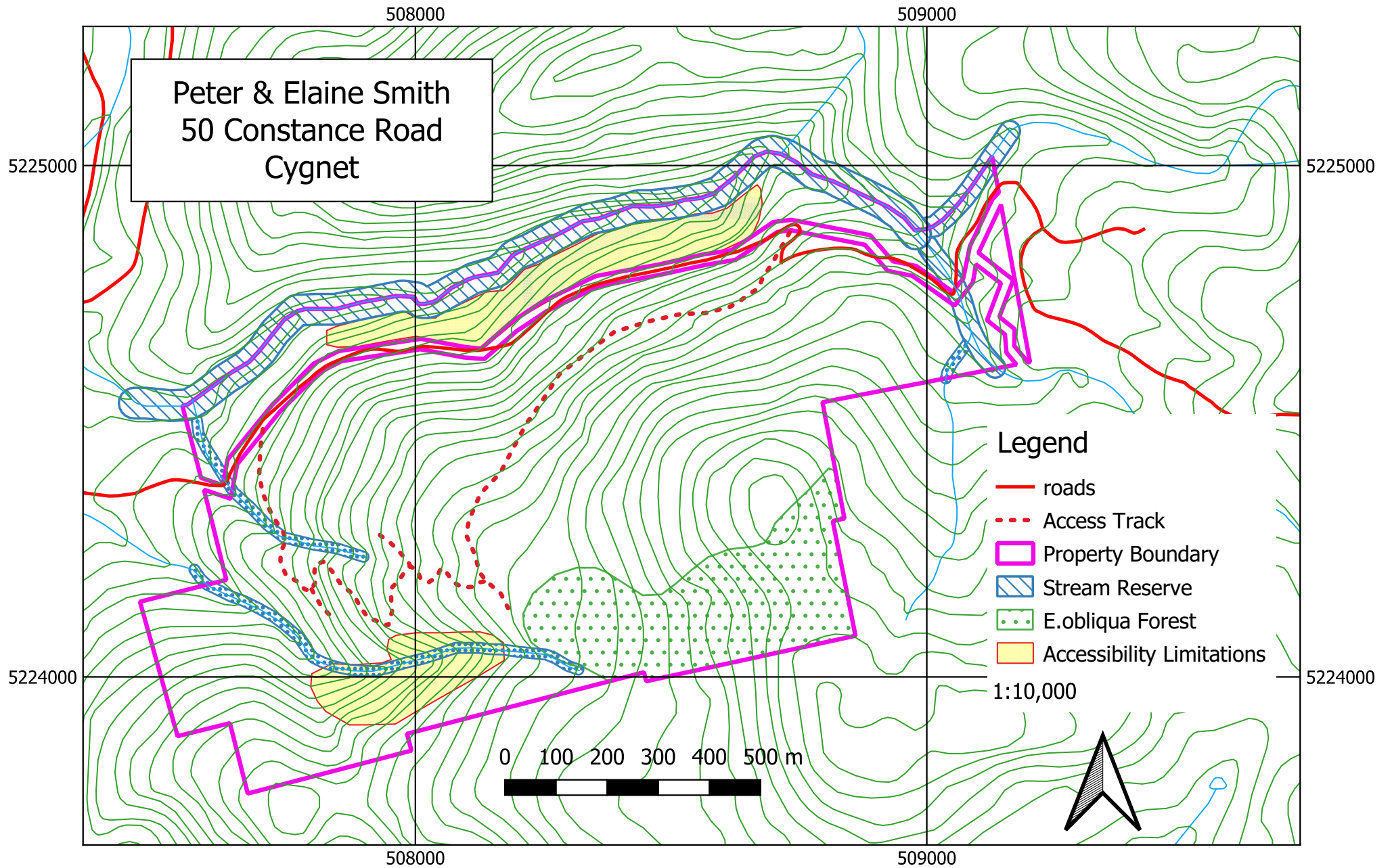
- Firewood: 7,700 tonnes @ \$20.00/tonne = \$154,000
- Premium Sawlog: 486 m³ @ \$80.00 = \$38,880
- Low grade sawlogs: 450m³ @ \$60 = \$27,000
- **TOTAL MERCHANTABLE VALUE = \$219,880**

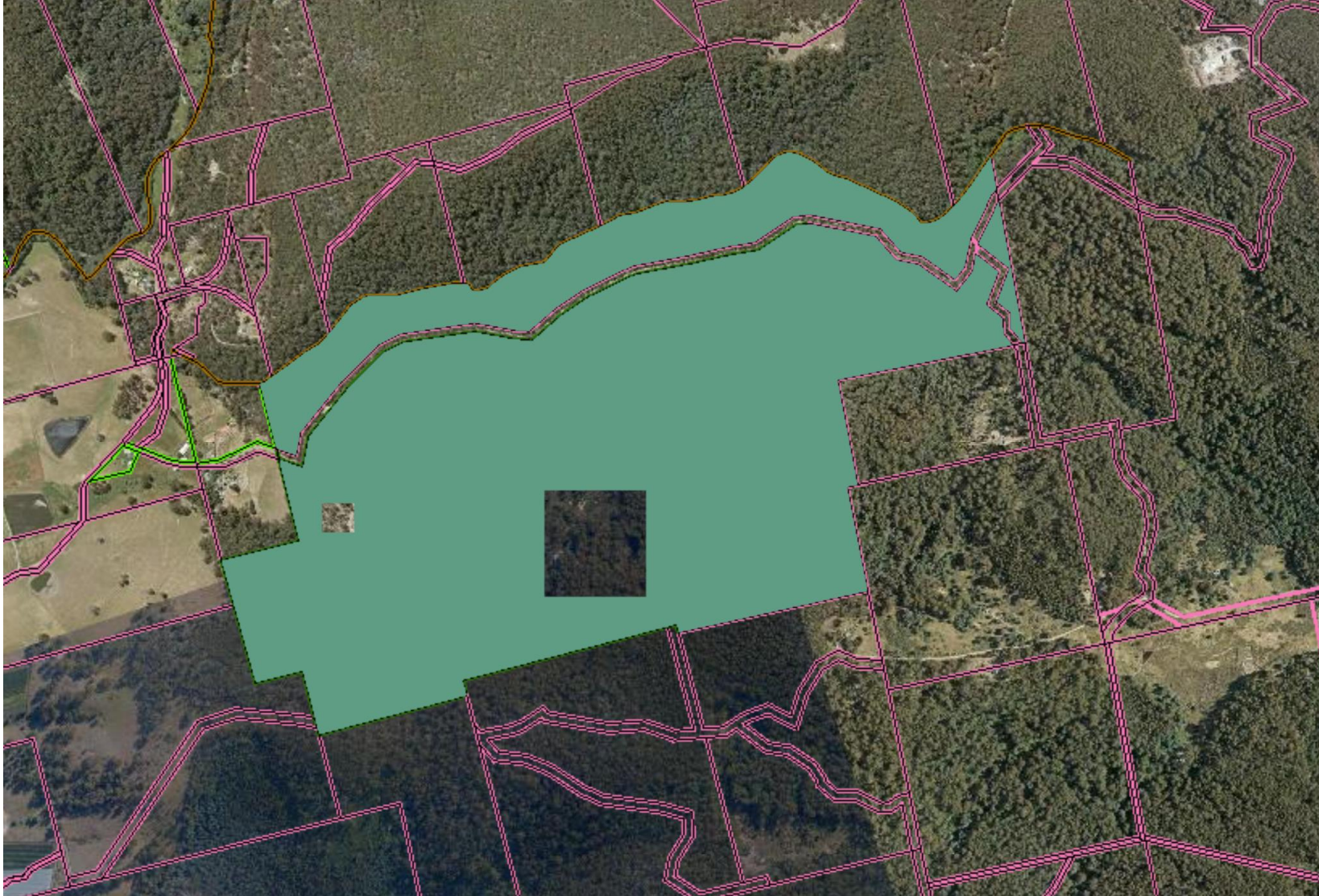
Summary

The nett value of harvestable timber on the property is estimated to be \$219,880. This commercial harvest can be achieved via the selective harvesting regimes specified in the current Forest Practices Plan.



Forest Practices Officer-Planning





50 Constance Road Cygnet – extent of private timber reserve in green above:

PTR data for CT-167107/1:

Private Timber Reserves ID	4868
Private Timber Reserves Code	2302

PTR data for CT-167107/2:

Private Timber Reserves ID	4867
Private Timber Reserves Code	2302