TASMANIA

HOUSING LAND SUPPLY (RAVENSWOOD) ORDER 2026

STATUTORY RULES 2026, No.

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HOUSING LAND SUPPLY (RAVENSWOOD) ORDER 2026

I make the following order under section 4 of the *Housing Land Supply Act 2018*.

Dated 20 .

Minister for Housing and Planning

1. Short title

This order may be cited as the *Housing Land Supply (Ravenswood) Order 2026*.

2. Commencement

This order takes effect on the day on which its making is notified in the *Gazette*.

3. Interpretation

In this order –

Act means the *Housing Land Supply Act 2018*;

applicable area means the area of land declared under clause 4 to be housing supply land.

4. Declaration of housing supply land

For the purposes of section 4(1) of the Act, the area of land –

(a) situated at Lot 1 Prossers Forest Road, Ravenswood; and

(b) described in the certificate of title Volume 150347, Folio 1 of the Register kept under section 33 of the *Land Titles Act 1980* –

is declared to be housing supply land.

5. Declaration of intended zone

For the purposes of section 4(2) of the Act, the intended zone in relation to the applicable area is declared to be the General Residential Zone referred to in the applicable planning scheme.

Printed and numbered in accordance with the *Rules Publication Act 1953*.

Notified in the *Gazette* on 20 .

This order is administered in Building Tasmania.

EXPLANATORY NOTE

(This note is not part of the order)

This order declares, for the purposes of the *Housing Land Supply Act 2018* –

(a) an area of land situated at Lot 1 Prossers Forest Road, Ravenswood to be housing supply land; and

(b) the intended zone for that area of land to be the General Residential Zone referred to in the applicable planning scheme.

HOUSING LAND SUPPLY (RAVENSWOOD) ORDER 2026

MINISTERIAL REPORT PURSUANT TO SECTION 9 OF THE HOUSING LAND SUPPLY ACT 2018

I, the Honourable Kerry John Vincent, Minister for Housing and Planning, pursuant to section 9(1)(a)(ii) of the *Housing Land Supply Act 2018* (the HLS Act), hereby provide this report to Parliament in respect of the proposed Housing Land Supply (Ravenswood) Order 2026 (the proposed Order).

Having considered the submissions received and the proposed Order under the provisions of the HLS Act, I am satisfied that the proposed Order is suitable to make.

Under section 9(4) of the HLS Act, each House of Parliament may within 5 sitting days disallow the making of the proposed Order.

Kerry John Vincent

Minister for Housing and Planning

Date: 30-07-26.

REPORT TO PARLIAMENT

I, Kerry John Vincent, Minister for Housing and Planning, pursuant to section 9(1)(a)(ii) of the *Housing Land Supply Act 2018* (HLS Act), hereby provide this report to Parliament in respect of the proposed Housing Land Supply (Ravenswood) Order 2026 (the proposed Order).

Pursuant to section 9(1)(a)(i) of the HLS Act, the proposed Order is included with this report as Attachment A.

DESCRIPTION OF THE PROPOSED ORDER

The land to which the proposed Order relates is located at Lot 1 Prossers Forest Road, Ravenswood described by folio of the Register 150347/1. The land is owned by Homes Tasmania and has a frontage of approximately 140m to Prossers Forest Road.

It comprises an area of approximately 2.7 hectares of land and has the potential to yield around 20-30 residential lots, depending on the type of housing proposed and the requirements of the Tasmanian Planning Scheme.

The proposed Order, if made will –

1. declare the land to be Housing Supply Land, and
2. rezone the land from Rural to the General Residential Zone.

REASONS IN RELATION TO THE PROPOSED ORDER

Pursuant to section 9(3)(a) of the HLS Act, my reasons for wanting to make the proposed Order are as follows –

1. Establishing the HLS Act was a key action identified at the Housing Summit hosted by the then Premier on 15 March 2018 as a means of providing more social and affordable housing.
2. There is a need to make more land available under the *Homes Tasmania Act 2022* to enable the provision of additional social and affordable housing in Tasmania, especially with 5577 applicants on the Homes Tasmania Housing Register as of May 2026. As of 31 May 2026, there were 1020 applications from eligible persons on the Housing Register seeking social and affordable homes in Launceston LGA as their first preference.
3. The site is suitable for future development for housing and needs to be rezoned before any approval of the construction of new homes.
4. The proposed Order will provide more land zoned for residential purposes and then, through the construction of homes on this land, contribute toward achieving the targets for the supply of more social and affordable homes in the Launceston municipality, as set out in *Tasmania's Affordable Housing Strategy 2023-2043*.

Pursuant to section 9(3)(b) of the HLS Act, the reasons why I am satisfied that the proposed Order may be made, and why I am satisfied that I would not contravene section 5(2) or section 6(1) or (2) of the HLS Act in relation to the area of land, are as follows –

1. The land is eligible Government land, as required by section 5(1) of the HLS Act, and an Order may be made until 1 January 2033 under section 4(1A) of the Act;

2. I am satisfied that there is a need to make more land available under the *Homes Tasmania Act 2022* to enable the provision of housing, including additional social and affordable housing in the Greater Launceston municipality, as required by section 5(2)(a) of the HLS Act. At the end of May 2026, there were 1020 applications on the Homes Tasmania Housing Register from 'eligible persons' looking to find social or affordable homes in the Launceston municipality as their first preference.

3. I am satisfied, for the reasons detailed in the planning submission (Appendix C), prepared by All Urban Planning Pty Ltd for Homes Tasmania, and separate consideration against the TPPs, that:

    a) the land is suitable for residential use and development by virtue of its location in the Launceston municipality and proximity to public and commercial services, public transport and places that may provide opportunities for employment, as required by section 5(2)(b) of the HLS Act;

    b) applying the General Residential Zone to the area of land would be consistent with the State Policies, the Northern Tasmania Regional Land Use Strategy (NTRLUS), and the Tasmanian Planning Policies (TPPs) particularly those relating to settlement, housing supply, efficient land use, and the protection of cultural values, as required by section 6(1)(a) of the HLS Act;

    c) if the General Residential Zone is applied to the land, the use or development of the land for residential purposes would not be significantly restricted by any code applied to the land under the Tasmanian Planning Scheme, as required by section 6(1)(b) of the HLS Act;

    d) assigning the General Residential Zone to the land would further the objectives set out in Schedule 1 of the *Land Use Planning and Approvals Act 1993*, as required by section 6(1)(c) of the HLS Act;

    e) after consideration of the guidelines under section 8A of the *Land Use Planning and Approvals Act 1993*, assigning the General Residential Zone would be consistent with the zone purpose in the State Planning Provisions, as required by section 6(1)(d) of the HLS Act;

    f) use or development of the land would not create any significant land use conflict with an existing use on the land or with use or development on adjacent land or with any other land near to the land, thereby satisfying section 6(1)(f) of the HLS Act; and

4. I have considered the environmental, economic and social effects, and the effects on Aboriginal and cultural heritage, that assigning the General Residential Zone to the land may have, as required by section 6(1)(e) of the HLS Act. I have also sought advice on these matters from the relevant government agencies and authorities, and no concerns have been raised. I am satisfied that developing the land for residential purposes will not result in any significant impact in the area.

5. The General Residential Zone will apply to the part of the land subject to the proposed Order, and section 6(2)(b) of the HLS Act does not apply in this instance.

SUBMISSIONS IN RELATION TO THE PROPOSED ORDER

The proposed Housing Land Supply (Ravenswood) Order 2026 was made available for public comment for a period of 28 days as required by section 12 (1)(c) of the HLS Act from 9 June 2026 and ended on 7 July 2026. Two (2) submissions were received, one from a neighbouring resident and one from City of Launceston Council Officer.

Pursuant to section 9(3)(c) of the *Housing Land Supply Act 2018*, the submissions received under section 13(1) of the HLS Act is contained in Appendix B, and are summarised as follows –

1. A neighbouring resident opposed the rezoning of the land for residential use, noting that the area is valued for its connection to the natural bushland character. The submission raised concern that the proposed housing development will create a high-density housing development around the Ravenswood Height Primary School, changing its local character and restricting scenic views for students. The resident also expressed concern about population growth and request the need for responsible management of population growth to ensure local infrastructure, services and schools can support future growth. The submission suggests that the open bushland character around the school should be preserved, rather than turned into a residential development.
2. The submission from the council officer expressed support for rezoning the site to increase housing supply, but raised the following concerns:
    a. lack of local strategic planning framework for Ravenswood and the Northern suburbs to guide the assessment and coordination of future growth
    b. emphasises the need for the proposal to align with the broader objectives of the Launceston Housing Plan 2025–2040
    c. lack of clarity on how many lots will be for affordable or social housing and how the proposal fits into broader strategic goals
    d. government-led proposals may be assessed with less rigorous strategic and technical justification compared to private developments, leading to inconsistent planning outcomes
    e. advocates for a place-based, evidence-informed approach to growth, as demonstrated in other neighbourhood plans

MY OPINIONS IN RELATION TO THE SUBMISSIONS RECEIVED

Pursuant to section 9(3)(d) of the *Housing Land Supply Act 2018*, my opinions in relation to the matters set out in the submissions are:

1. I note the objection from the neighbouring resident and the concerns about impact of residential use and development on the adjoining Ravenswood Heights Primary School and the suggestion to preserve the bushland character and considered the following:
    a) I am satisfied that the site should be used for housing rather than preserved for bushland. Detailed site assessment has been undertaken to demonstrate the suitability of the site for the General Residential Zone. Demand for social and affordable housing in the Housing Register indicates that 5577 applicants are waiting for a home across the State as of May 2026. Homes Tasmania advise that demand for social housing remains high, and the number of applicants keep increasing with 1020 applicants on the Housing Register

needing social and affordable housing assistance in the Launceston municipality as of May 2026. Although the proposed General Residential Zone has the potential to deliver 20-30 new residential lots, the number of dwellings capable of being developed after the rezoning depends on the type of development proposed and the requirements of the Tasmanian Planning Scheme and Launceston Local Provisions Schedule. The proposed Order specifically provides flexibility for a diversity of housing types, including social and affordable housing outcomes.

b) The Order will facilitate development of diverse housing options that aligns with the surrounding character to support various household needs. I am satisfied that any issues in terms of impact on the adjoining Ravenswood Heights Primary School can be appropriately managed through future development applications and building approval processes.

c) I am satisfied that all concerns related to local infrastructure and service issues can be adequately managed as part of the future development application for subdivision of the site following the rezoning.

d) In terms of the concerns about population growth, I note in the planning report that future subdivisions will provide for a range of residential lot sizes, which will enable a range of accessible housing types to be developed for varied households. The land is predominantly cleared with no identified natural values requiring protection. The site is adjoined by residential development and the future residential use of the site is not considered to significantly impact any natural values of the adjoining bushland.

2. I note the submission from the Council Officer and the support for rezoning the site to increase housing supply.

a) In terms of concerns relating to lack of strategic framework for Ravenswood and the Northern suburbs, I note that while there is no local structure plan, the Planning Report demonstrates the site's consistency with the key policies and strategies in Tasmania's planning system that guide urban land use and development. The preparation of local strategic planning frameworks is the responsibility of the relevant planning authority, in this case the City of Launceston. The absence of a contemporary local strategy should not prevent an otherwise suitable and logical housing opportunity from progressing, particularly in the context of the current housing crisis. Homes Tasmania has indicated its support for continued collaboration with Council on broader strategic planning for Launceston's Northern Suburbs. I am satisfied that rezoning of the land in the manner proposed supports strategic and orderly development by increasing residential land supply in a well-serviced locality.

b) I note the concern relating to aligning the proposal with the broader objectives of the Launceston Housing Plan 2025–2040. The planning report indicates that the site has been assessed as suitable for residential development, supported by a range of site-specific technical investigations. The proposed Order prioritises not just quantity of houses but also focuses on diversity, location, and access to employment, education, transport and services. I am satisfied that the proposed General Residential Zone will enable a range of housing developments to support demonstrated housing needs in Launceston LGA which aligns with the broader objectives of the Launceston Housing Plan 2025–2040, the Northern Tasmania Regional Land Use Strategy (NTRLUS)

and addresses the need for more social and affordable housing identified in the Tasmanian Housing Strategy 2023-2043.

c) I note the concern about the lack of clarity on how many lots will be allocated for affordable or social housing and how the proposal fits into broader strategic goals. Homes Tasmania will retain approximately 15 per cent of future lots for social and affordable rentals. The remaining lots may be developed for the Spec Home Program, MyHome applicants, or sold to eligible persons in accordance with the *Housing Land Supply Act 2018.* I am satisfied that a potential lot yield of approximately 20 to 30 lots is a relatively modest development which represents a logical and contained extension of an established residential area.

d) I note the concern relating to equitable assessment for both government and private rezoning proposals. *The Housing Land Supply Act 2018* establishes a specific statutory pathway to fast-track housing supply. This process does not bypass standard requirements, all future subdivision and development still undergo appropriate design, assessment and servicing approval processes. The Planning Report (Appendix C) highlighted the urgent need for housing assistance in Tasmania and provided data to adequately demonstrate the need to make the land available to provide housing assistance to eligible persons.

Modification of planning requirements – section 7 of the *Housing Land Supply Act 2018*

There are no modifications to the proposed Order required as a result of the submissions received.

ALTERATIONS TO THE PROPOSED ORDER

Pursuant to section 9(3)(e) of the *Housing Land Supply Act 2018*, the proposed Order has not been altered from the version that was sent to interested persons for comment

APPENDICES

Appendix A: Proposed Housing Land Supply (Ravenswood) Order 2026

Appendix B: Copies of submissions received

Appendix C: Planning Submission (including landowner consent)

From: Ziggy Yost
To: State Planning Office Your Say
Subject: CM: LOT 1 Prossers Forest road ravenswood.
Date: Tuesday, 9 June 2026 2:13:22 PM

You don't often get email from ziggyyost20@gmail.com. Learn why this is important

I do not support the proposed housing development around Ravenswood Primary School on Lot 1 Prossers Forest Road.

In my view, building a large number of houses immediately surrounding a primary school is not appropriate. One of the things that made this area special was its connection to the natural bushland environment. I attended this school myself and remember looking out towards the bush and feeling a sense of openness, freedom, and connection to nature.

If this development proceeds, it will effectively create a wall of housing around the school, significantly changing its character and restricting the views and scenery that students currently enjoy. I believe children benefit from being surrounded by open space and natural landscapes rather than dense residential development on all sides.

I also have concerns about ongoing population growth and the pressure it places on local infrastructure and communities. While I welcome people from other countries who come to Australia to contribute, work, study, and build a life here, I believe population growth should be managed responsibly and in a way that ensures local services, schools, and communities can keep pace.

For these reasons, I do not believe the proposed housing development at Lot 1 Prossers Forest Road should proceed. I think preserving the open bushland setting around the school would be a far better outcome for current and future students and for the character of the local area.

File No: SF7872

Your Ref: Public Consultation - Housing Land Supply (Ravenswood) Order 2026

7 June 2026

State Planning Office
Department of State Growth
GPO Box 536

Dear Sean,

Submission – Housing Land Supply Order (Ravenswood) 2026

The City of Launceston (Council) appreciates the opportunity to provide feedback on the proposed Housing Land Supply (Ravenswood) Order 2026 for land at Lot 1 Prossers Forest Rd, Ravenswood (Title Reference: 150347/1) (the site).

Council acknowledges the urgent need to respond to Tasmania's housing crisis and supports initiatives that increase housing supply. It is understood that the proposal seeks to rezone Lot 1 Prosser Forest Road, Ravenswood from Rural to General Residential. The intent is to enable an increase in social and affordable housing, including opportunities for home ownership for eligible persons and individuals on low to moderate incomes through the delivery of approximately 20-30 general residential lots.

The following comments are Council officer level only and seek to raise Council's concerns with the proposed Housing Land Supply Order (Ravenswood) 2026.

Key objectives of the Launceston Housing Plan 2025-2040

Council recognises that, from a land use perspective, the Site represents a logical extension of the adjoining General Residential Zone. However, the proposal should also be considered within the broader strategic context of Ravenswood and the Northern Suburbs to ensure future development aligns with Council's long-term planning objectives and contributes to sustainable community outcomes.

The Launceston Housing Plan 2025–2040 identifies a significant need to increase housing supply across the municipality, including affordable and social housing. However, the Housing Plan is not solely focused on increasing housing numbers. It seeks to deliver a diverse range of housing in appropriate locations that improve access to employment, education, transport and essential services, while supporting more balanced and equitable communities.

While the proposed rezoning may be appropriate from a land use perspective, it is not clear what proportion of the anticipated 20–30 residential lots would be delivered as affordable or social housing, or how the proposal contributes to the broader strategic objectives of the Housing Plan. Council therefore considers that further strategic analysis is required to demonstrate how the proposal contributes to a balanced and sustainable pattern of growth across the municipality.

Need for a Local Strategy

If progressed, the proposal would add to a growing number of recent, approved and potential government-led housing projects within Launceston's northern suburbs, including developments at Lilydale Road, Rocherlea

(89 lots), Wildor Crescent, Ravenswood (103 lots), Alanvale Road, Newnham (25 dwellings), and a potential future Housing Land Supply Order at Lilydale Road, Rocherlea. These projects are also occurring alongside private sector development opportunities in St Leonards, Waverley, The Green, Alanvale and other vacant sites.

Council notes that the Northern Tasmania Regional Land Use Strategy identifies that urban growth outside the Urban Growth Area should be informed by local strategy. At present, there is no contemporary local strategic planning framework for Ravenswood, or the Northern Suburbs more broadly, to guide the assessment and coordination of future growth.

Council is mindful that the Housing Land Supply Act 2018 provides an alternative pathway for government-led housing proposals compared to privately initiated rezonings, which are generally subject to more detailed strategic and technical justification. For example, Council is currently assessing a privately initiated rezoning proposal for 38A Faulkner Road, Ravenswood, which includes a comprehensive suite of technical studies and strategic analysis.

Council considers that ownership of land should not result in materially different planning expectations or outcomes where proposals have similar implications for infrastructure, services and community impacts. In the absence of a contemporary local strategy, there is a risk that proposals are assessed against differing levels of strategic context, rather than a consistent set of planning objectives for the Northern Suburbs. Council therefore considers that a robust strategic framework is essential to ensure all development proposals are assessed on a consistent and equitable basis and deliver appropriate planning outcomes regardless of ownership type.

Coordinated Neighbourhood Planning

Council's adopted strategic planning framework (as outlined in our Housing Plan) promotes a place-based approach to managing growth. Implementing this approach, Council has adopted the St Leonards and Waverley Neighbourhood Plan, supported by an Infrastructure Funding Framework, and has exhibited the Alanvale Neighbourhood Plan, which will also be supported by an Infrastructure Funding Framework. These projects demonstrate Council's preferred approach to growth planning, where housing delivery is guided by strategic planning, informed by evidence and coordinated with infrastructure investment.

Council and Homes Tasmania have also identified an opportunity to prepare a Northern Suburbs Neighbourhood Plan to provide a contemporary strategic framework for future growth. Council considers this work would support the coordinated delivery of housing, infrastructure and community services across the Northern Suburbs, ensuring future development contributes to well-planned, connected and sustainable neighbourhoods. Progressing this broader strategic planning initiative alongside future development opportunities would provide greater certainty for government, industry and the community, while delivering long-term outcomes consistent with Council's strategic planning objectives.

Council wishes to reaffirm the strong shared commitment between Council and Homes Tasmania to improving housing outcomes for the Launceston community. We remain aligned in our ambition to deliver well-planned, inclusive and connected neighbourhoods that provide diverse housing opportunities, improve access to employment, education and services, and are supported by appropriate infrastructure and public spaces.

Council values Homes Tasmania's important role in enabling housing supply and coordinating government investment, and we welcome the opportunity to continue working collaboratively to achieve long-term, place-based outcomes that support the ongoing uplift of Launceston's Northern Suburbs.

Yours sincerely



Richard Jamieson
Senior Leader City Development

Town Hall
18–28 St John Street
Launceston TAS 7250

PO Box 396
Launceston
TAS 7250

03 6323 3000
contactus@launceston.tas.gov.au
launceston.tas.gov.au

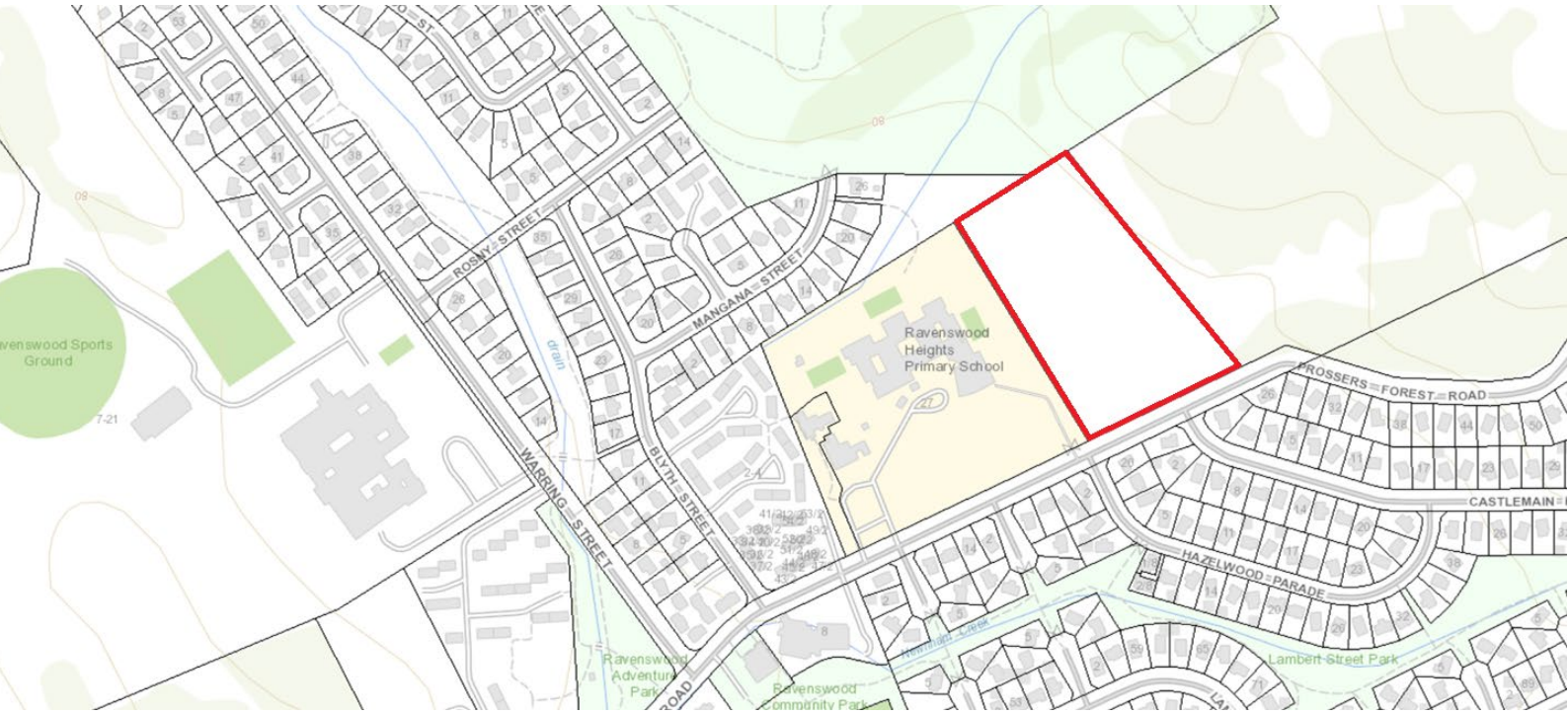
City of LAUNCESTON

AllUrbanPlanning PTY LTD

Planning Submission

Housing Land Supply Act

Lot 1 Prossers Forest Road, Ravenswood



Date 13 August 2025

19 Mawhera Ave, Sandy Bay Tasmania 7005 Call 0400 109 582
Email frazer@allurbanplanning.com.au allurbanplanning.com.au

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Introduction

The following submission has been prepared by All Urban Planning Pty Ltd for Homes Tasmania in support of a housing land supply order under the *Housing Land Supply Act 2018* (HLSA). The proposed order is to rezone an area of land (the subject land) at Lot 1 Prossers Forest Road, Ravenswood from Rural to General Residential zoning under the *Tasmanian Planning Scheme – Launceston Local Provisions Schedule (planning scheme).*

1. PART 1 – DETAILS OF THE LAND

1.1. Site information

The proposal relates to 2.7ha of land owned by Homes Tasmania adjacent to the east of Ravenswood Heights Primary School, Ravenswood. The subject land is contained within CT 150347/1 shown in Figures 1 and 2 below and has a frontage of approximately 140m to Prossers Forest Road.

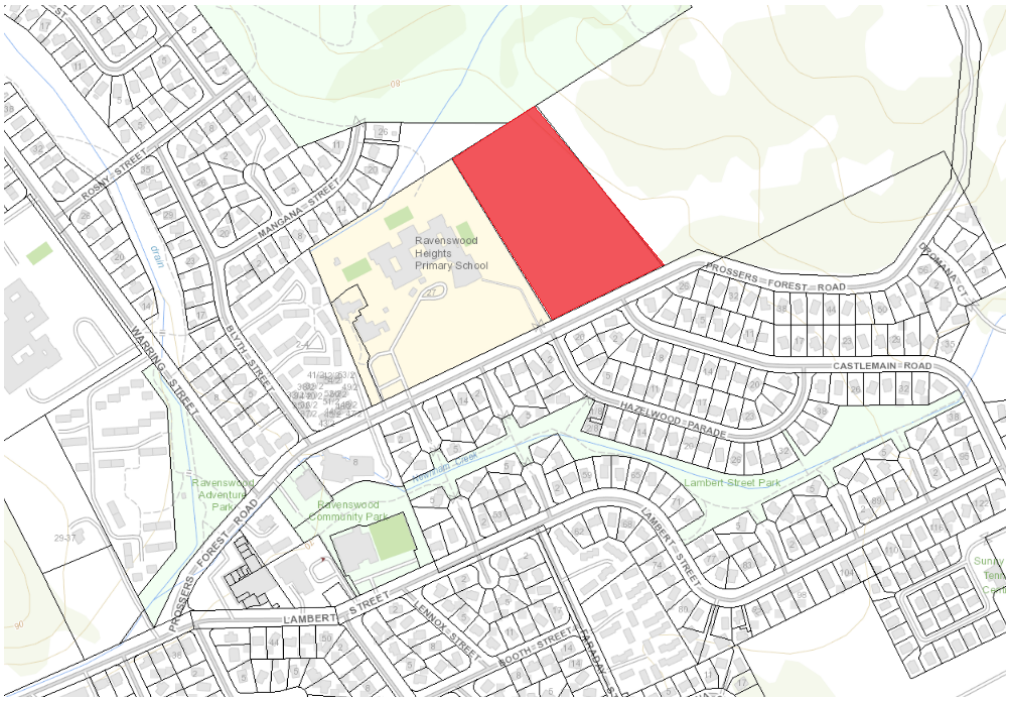


Figure 1 – Location Plan (source: annotated 1:25000 plan from theList)

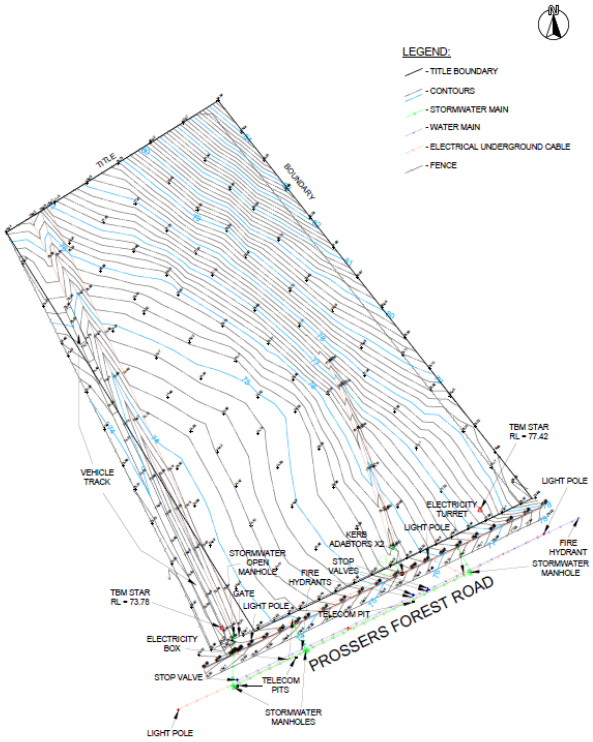


Figure 2 - The subject land is contained within CT 150347/1 (source: Site Survey, Nova Land Consulting)

The land is located within the Municipality of Launceston and is subject to the *Tasmanian Planning Scheme – Launceston Local Provisions Schedule (planning scheme).*

The site has a south westerly aspect, is cleared of vegetation and exists as unimproved pasture. The majority of the title is relatively flat, sloping up in the north east corner. The elevation of the title ranges from approximately 74mAHD in the south west and centre of the title to 84mAHD in the north east.

The site has a documented history of antisocial behavior, including vandalism of boundary fences and gates to allow vehicle and motorbike access for reckless driving (hooning). Nearby residents have recently lodged complaints with Tasmania Police and escalated concerns to local Members of Parliament.

Ravenswood Heights Primary School is adjacent to the west. Adjacent to the north is Council owned land that is managed as the Ravenswood Bushland Reserve and is a mixture of remnant vegetation and cleared land. To the east of the subject title is a large (246ha) title that is primarily covered in remnant vegetation, with some cleared agricultural land throughout. To the south of the subject title is Prossers Forest Road, beyond which is established residential development.

A flora and fauna assessment prepared by RMCG is provided as Appendix C to this report. The assessment confirms that the site does not contain any threatened native vegetation communities, threatened flora species, significant habitat for threatened fauna species, or contain any native vegetation of local importance.



Figure 3 - View looking northeast from Prossers forest Road towards the site from adjacent to the eastern corner of the school title. The existing houses on the opposite side of Prossers Forest Road are on the right of picture (Source: Google Street View)



Figure 4 – View looking south east from the north western title boundary. The goal posts of the school oval are visible on the right of picture and existing residential properties on the opposite side of Prossers Forest Road are visible in the distance. (Source RMCG)



Figure 5 – view looking south from the northern corner of the site (Source: RMCG)



Figure 6 – view looking south east along the north eastern title boundary (Source: RMCG)



Figure 7 -View looking south east parallel with the western boundary of the site adjoining the primary school (Source: RMCG)



Figure 8 - Existing Zoning (Source: theList)

As shown in Figure 8 above, the site and adjacent school land are currently zoned Rural. The nearby lot CT 150095/1 to the east at 75 Prossers Forest Road is also zoned Rural.

The residential areas of Ravenswood to the west, south and south east are zoned General Residential. The Council reserve to the north is zoned Open Space and adjacent land to the north east is zoned Agriculture. The Ravenswood Neighborhood House, Ravenswood Community Health Centre, Ravenswood Community & Sports Centre and a local shopping centre including pharmacy, post office, IGA and hairdresser are located 200-400m to the south west of the site within the Community Purpose and Local Business Zone.

A servicing and constructability report of the site has been prepared by Flussig and accompanies this report as Appendix D. The report does not raise any impediments that would restrict residential development and confirms that public water, sewer, stormwater and power services are available.

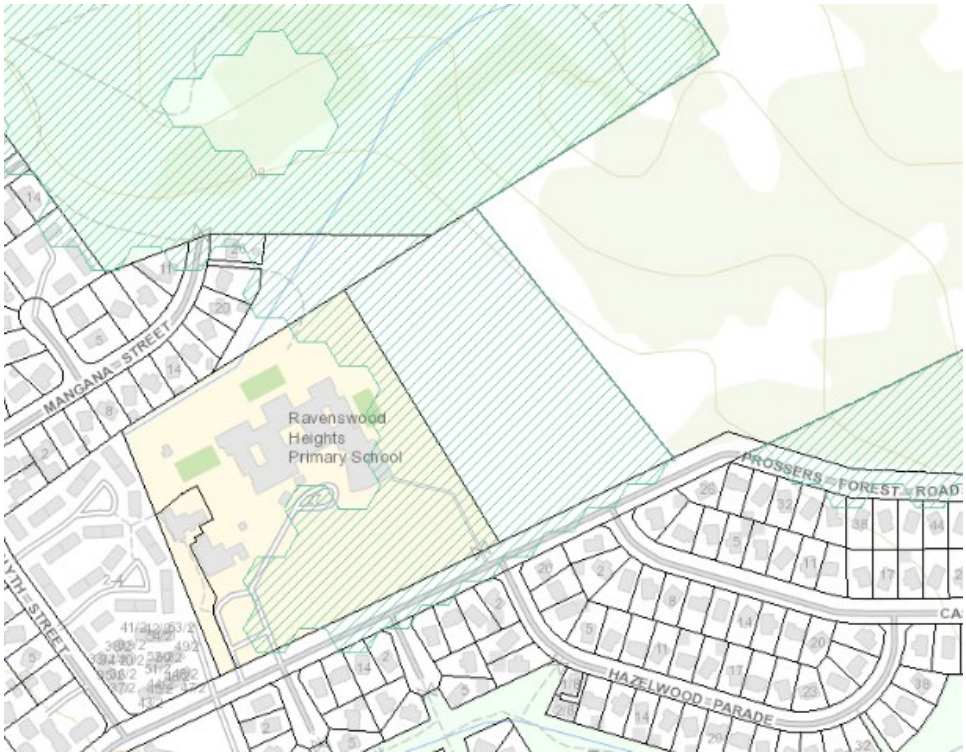


Figure 9 -Existing planning scheme Priority Vegetation Overlay (Source: theLIST)

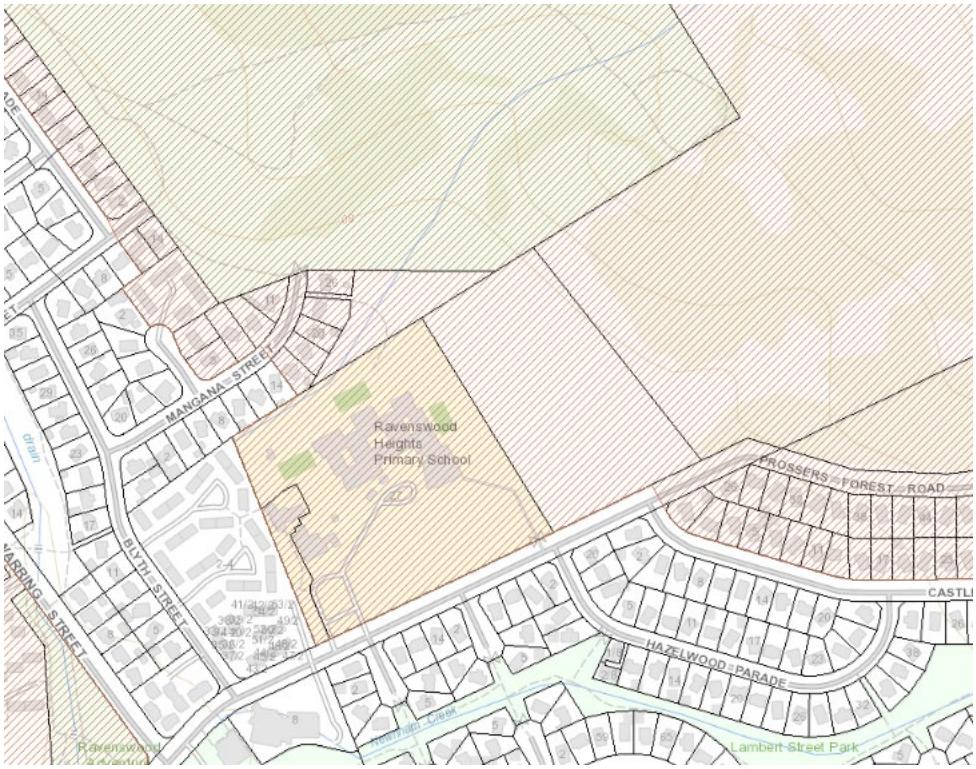


Figure 10 - Existing planning scheme Bushfire Prone Area Overlay (Source: theLIST)

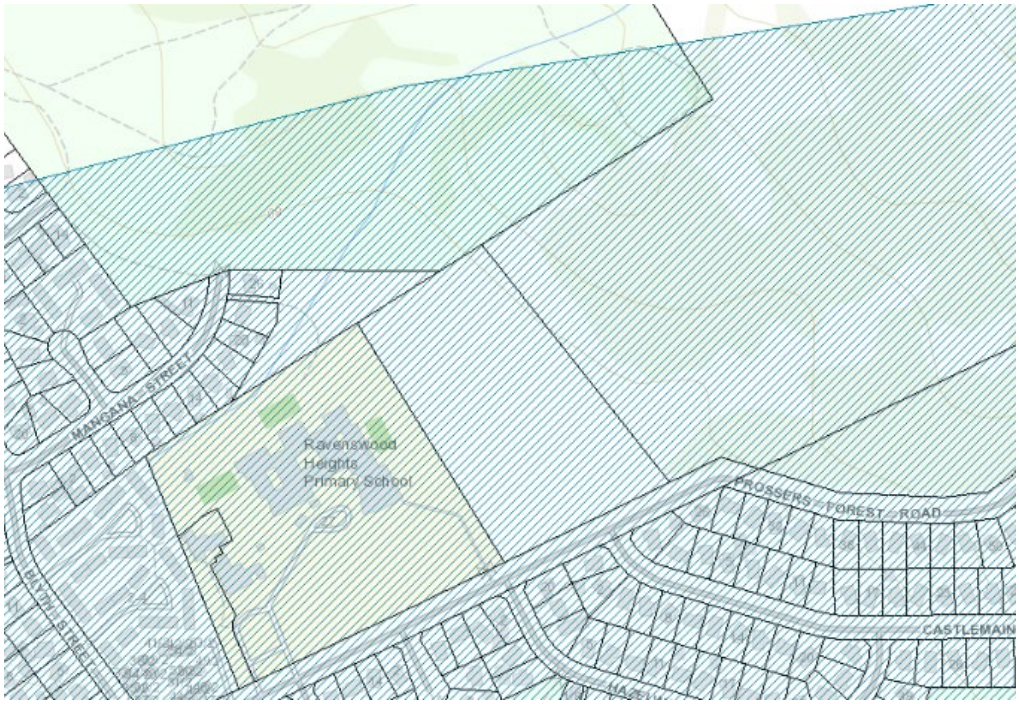


Figure 11 - Existing planning scheme Airport Obstacle Limitation Area Overlay - 316 (Source: theLIST)

1.2. Description of Housing Land Supply Order

It is proposed that the Minister make a housing supply order under the HLSA:

1. to declare the subject land housing supply land in accordance with Section 4(1)
2. include an order in accordance with Section 6 to declare the area of land at Lot 1 Prossers Forest Road, Ravenswood within CT150347/1 to be zoned General Residential under the Launceston Local Provisions Schedule

2. PART 2 – CONSIDERATION OF THE LAND

2.1. Government land (Section 5(1) HLSA)

The land is eligible land pursuant to Section 5(1) of the Act in that it is government land and *Homes Tasmania Act 2022* land.

And the land is not:

- reserved land under the *Nature Conservation Act 2002*;
- managed under the *National Parks and Reserves Management Act 2002*;
- managed under the *Wellington Park Act 1993*;
- permanent timber production zone land, within the meaning of the *Forest Management Act 2013*;
- future potential production forest land, within the meaning of the *Forestry (Rebuilding the Forest Industry) Act 2014; or*
- owned in fee simple by the body corporate continued under section 4 of the *Tasmanian Development Act 1983.*

2.2. Need for the land (Sections 5(2)a) HLSA)

Consistent with the purpose under s.5(2)(a) of the *Homes Tasmania Act 2022*, there is a clear and immediate need for the land to be made available to enable the provision of housing assistance to eligible persons.

As at March 2025, the Launceston Local Government Area recorded the highest housing demand in Tasmania, with 842 applicants (representing 16% of all applicants on the Housing Register) nominating Launceston as their first preference for accommodation. This level of demand reflects acute housing stress and a shortage of affordable housing options in the municipality.

The *City of Launceston Housing Plan 2025–2040* identifies:

- A projected shortfall of development-ready land within eight years if current trends continue, with only 1,590 dwellings realistically deliverable in the short-to-medium term – well below the 300–350 dwellings per year required to meet demand.
- A steep decline in housing affordability, with the proportion of affordable dwellings sold falling from 69% in 2015–16 to just 4% in 2023–24.
- Over 800 households on the social housing waitlist, the highest number in the State.
- The need to diversify the housing stock, as 80% of existing dwellings are detached houses despite smaller households making up 60% of the community.

The proposed rezoning will enable the delivery of approximately 20–30 new residential lots specifically targeted to social and affordable housing outcomes. These dwellings will be designed to support a mix of household types and incomes, including eligible persons under the *Homes Tasmania Act 2022*, low to moderate income earners, and participants in schemes such as MyHome shared equity.

The subject land's location, contiguous with the existing Ravenswood urban area, within walking distance of education, retail, health, and community facilities, and on existing public transport routes, ensures that future residents will have ready access to essential services and employment opportunities. This meets both the strategic objectives of the *Tasmanian Housing Strategy 2023–2043* and the *Tasmanian Housing Action Plan 2023–2027*, and directly responds to the identified shortfall of well-located development-ready land in the Housing Plan.

In summary, rezoning the subject land will directly address the demonstrated need for more social and affordable housing in Launceston, help relieve pressure on the Housing Register, and contribute to a more diverse and sustainable housing supply consistent with regional and local housing strategies.

2.3. Suitability of the land (Section 5(2)b) HLSA)

The land fulfills the requirements of ss.5(2)(b) of the HLSA in that it is considered suitable to provide for home ownership or leasehold opportunities for eligible persons or persons on low or moderate income to live in safe and secure housing. The land is located in close proximity to local public and commercial services and opportunities for employment within Greater Launceston more broadly as shown in Figure 12 including the following:

- 50m to Ravenswood Heights Primary School.
- 400m to the Ravenswood local shopping centre and community services to the southwest
- 3km to the commercial and industrial areas of St Leonards
- 3km to the commercial areas of Launceston to the southwest
- 4km to the Launceston CBD
- 4km to the commercial areas and UTAS Inveresk campus to the west

- 5km to the commercial and light industrial areas Invermay to the west
- 5km to the commercial and industrial areas of Mowbray to the north west
- 6km to UTAS Newnham campus

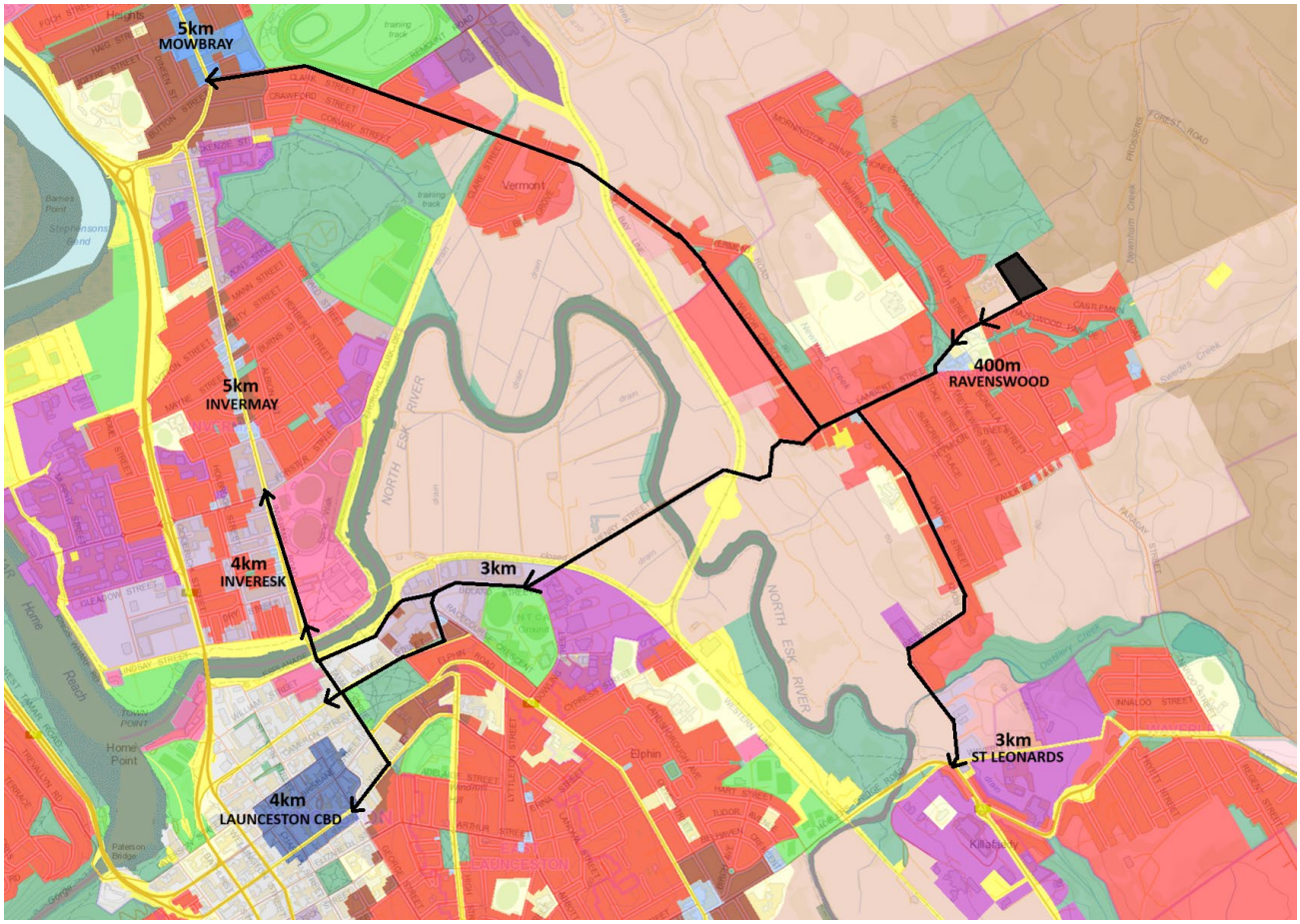


Figure 12 - Proximity to public, commercial services and employment opportunities of Launceston

2.4. Accessibility to Public Transport (Section 5(2)b) HLSA)

The subject land will have convenient access to Metro public transport bus route 120. This route passes the site on Prossers Forest Road with bus stop No.3239, 100m to the south west in front of Ravenswood Heights Primary School (see Figures 13 and 14). This route travels between Ravenswood and the Launceston CBD every 30minutes between 7am and 7pm Monday to Friday and every 2 hours between 9.30 and 5.30pm Saturdays. Bus route 121 provides additional services to the CBD via Lambert Street at bus stop Nos. 3244 and 4570 within approximately 500m walking distance from the site. This includes every 2hrs between 10am and 6pm on Sundays.

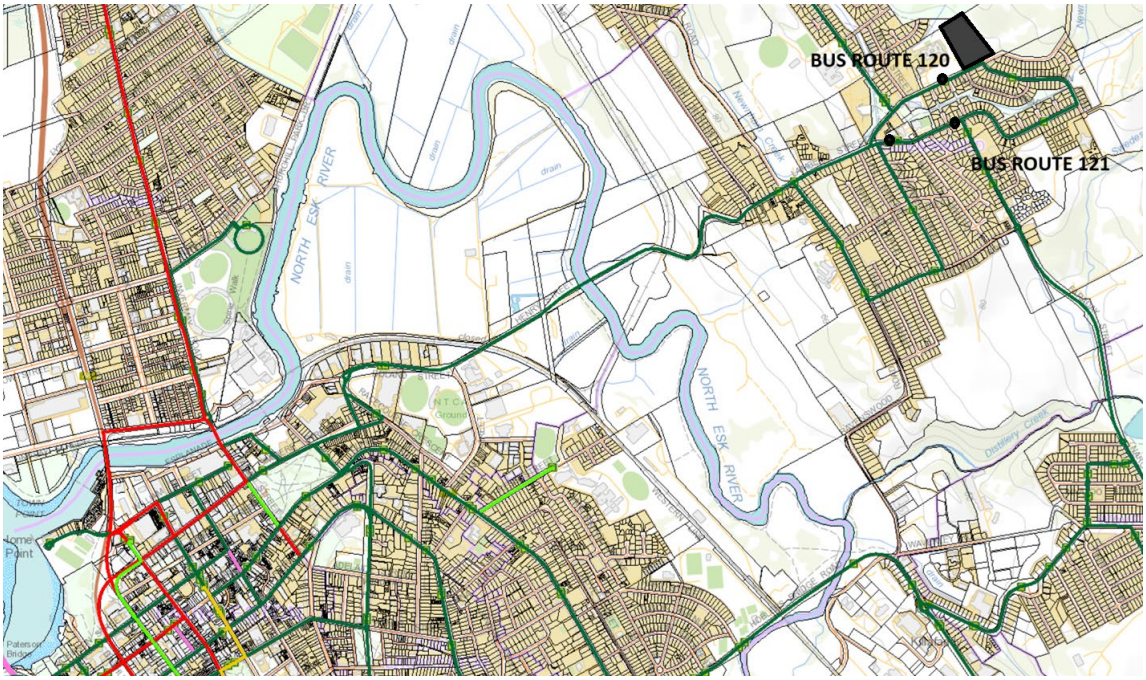


Figure 13 - The site is located on Metro bus route 120 that runs between Ravenswood and Launceston CBD past the frontage of the site on Prossers Forest Road Monday to Saturday. Bus Route 121, passes approximately 500m from the site and provides additional services to the CBD including Sundays and public holidays (Source: theList)

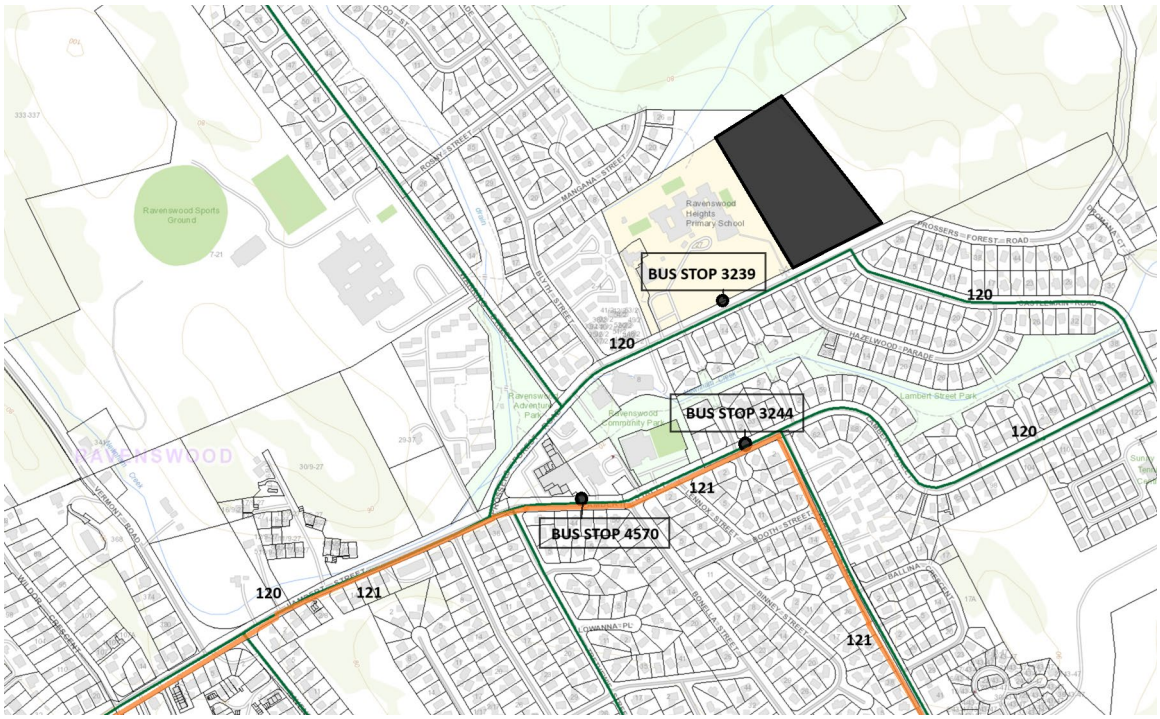


Figure 14 -The site is located with frontage to Bus Route No. 120 and within 100m of Bus Stop 3239. Supplementary and Sunday bus services are also available via Bus Route No. 121 at Bus Stops 4570 and 3244, approximately 500m from the site.

2.5. Owners Consent (Section 5(3) & (4) HLSA)

The submission is accompanied by consent from the Chief Executive Officer of Homes Tasmania in Appendix B.

2.6. The proposal is consistent with State Policies and the Northern Tasmania Regional Land Use Strategy 2010-2030 (Section 6(1)a) HLSA)

The proposed zoning is considered consistent with State Policies and the relevant Regional Land Use Strategy as set out in the following sections:

2.6.1. State Policies

The following State Policies are made under the *State Policies and Projects Act 1993*:

- *State Policy on the Protection of Agricultural Land 2009*;
- *State Policy on Water Quality Management 1997*; and
- *Tasmanian State Coastal Policy 1996*.

The National Environmental Protection Measures are automatically adopted as State Policies under the *State Policies and Projects Act 1993*.

The following section examines the State Policies as they apply to this proposal.

2.6.2. State Policy on the Protection of Agricultural Land 2009

The purpose of the *State Policy on the Protection of Agricultural Land 2009* is:

> *"to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land".*

Comment

The proposal is accompanied by an Agricultural Report prepared by RMCG as Appendix E. The report concludes that the subject land is not Prime Agricultural Land and has negligible agricultural potential due to size, land capability, lack of existing or potential irrigation water resources and proximity to adjacent non-agricultural land uses. The loss of this land to the wider agricultural estate would be insignificant.

There are no setback requirements for any future dwellings within any future subdivision proposed on the site to the adjacent land zoned Agriculture, beyond any setbacks required for bushfire purposes. The adjacent title that is zoned Rural is utilised for a school rather than agricultural activities and so there are no setback requirements from an agricultural perspective to that title for any future dwellings constructed on the subject site.

Having regard to these conclusions the proposal will and therefore does not conflict with the *State Policy on the Protection of Agricultural Land 2009*.

2.6.3. State Coastal Policy 1996

The State Coastal Policy 1996 is created under the State Policies and Projects Act 1993.

Comment

This Policy does not apply to this land that is located approximately 4km from the closest point of the River Tamar and outside the coastal zone.

2.6.4. State Policy on Water Quality Management 1997

The *State Policy on Water Quality Management* is concerned with achieving 'sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource management and Planning System'.

Comment

As discussed in the accompanying servicing and constructability report prepared by Flussig, it is likely that the future development of the land will incorporate water sensitive urban design principles to allow for suitable stormwater treatment to be incorporated in future development as required by the *Urban Drainage Act 2013*. Such measures will ensure the long-term quality of stormwater runoff is efficiently managed to protect water quality consistent with this Policy.

2.6.5. National Environment Protection Measures

The National Environmental Protection Measures relate to:

- Ambient air quality;
- Ambient marine, estuarine and fresh water quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;
- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

Comment

The listed NEPMs do not raise specific matters that are relevant to the proposed zoning.

2.6.6. Tasmanian Planning Policies

There are no relevant Tasmanian Planning Policies.

2.6.7. Northern Tasmania Regional Land Use Strategy

The relevant regional strategy is the Northern Tasmania Regional Land Use Strategy, 23 June 2021 (NTRLUS). The NTRLUS is the statutory regional plan for the northern region of Tasmania and sets out a coordinated framework for land use, development, and infrastructure decisions to 2032.

The NTRLUS framework is built on four key goals:

- Economic development – supporting regional productivity, industry diversity, and employment opportunities.
- Liveability – promoting attractive, well-serviced settlements with access to services and facilities.
- Sustainability – protecting natural resources, managing hazards, and supporting efficient infrastructure use.
- Strong governance – coordinating State and local government action through consistent planning and decision-making.

These goals are complemented by strategic planning directions, key principles for land use, and regional policies that guide zoning and development proposals.

Key Principles – Section D.2.1.1

Section D.2.1.1 provides the Key Principles guiding the rezoning of land within Urban Growth Areas. The following are most relevant to the proposed rezoning to General Residential:

1. *Maintain the integrity of 'intra-regional' open space green breaks* – The site adjoins existing residential land and does not encroach upon strategic open space breaks between settlements.
2. *Minimise impacts on natural resources* – The RMCG Agricultural Assessment confirms the site is not prime agricultural land and has negligible agricultural potential due to size, land capability, lack of irrigation water, and adjacency to non-agricultural uses.
3. *Maximise the use of major transport and water and sewerage infrastructure* – Flussig's Servicing Report confirms the site can be serviced by existing TasWater water and sewerage infrastructure, as well as stormwater and power networks, without capacity constraints.
4. *Enable efficient physical and social infrastructure, including public transport* – The site has frontage to Prossers Forest Road with a bus stop ~100 m away (Metro route 120) and additional services within 500 m (route 121), linking directly to the Launceston CBD. It is within walking distance of Ravenswood Heights Primary School and the Ravenswood Local Activity Centre, supporting walkability and reduced car dependency.
5. *Have ready access to services and employment* – The site is within 400 m of retail, community, and health services in Ravenswood, and less than 5 km from major employment precincts in Launceston CBD, Inveresk, and St Leonards.

Additional Principles for Land Contiguous to Urban Growth Areas

Section D.2.1.1 also addresses land outside but contiguous to an Urban Growth Area. The subject land meets these principles as follows:

- *Demonstrated need / higher-than-anticipated demand*

  The Housing Register (March 2025) shows 842 applicants nominating the Launceston LGA as their first preference, representing 16% of total State demand. This is the highest level of demand in Tasmania and reflects a critical shortage of well-located social and affordable housing in the municipality.

  The *City of Launceston Housing Plan 2025–2040* identifies that:

  - The city faces a shortfall of development-ready land within eight years if current trends continue, with only 1,590 dwellings realistically developable in the short-to-medium term, well below the 300–350 dwellings per year needed to meet projected demand.
  - Housing affordability has sharply declined, with the proportion of affordable dwellings sold dropping from 69% in 2015–16 to just 4% in 2023–24.
  - There is an urgent need to diversify the housing stock, with 80% of dwellings being detached houses despite smaller households making up 60% of the community.
  - Over 800 households are on the social housing waitlist, underscoring the severity of housing stress in the municipality.

  In this context, the subject site represents a rare opportunity to deliver 20–30 new lots for social and affordable housing in a physically suitable, well-serviced, and strategically located area

contiguous to the Urban Growth Area. Its timely release will help close the identified supply gap, deliver housing diversity, and directly support the Housing Plan's vision of "homes for every stage of life" in accessible, connected neighbourhoods.

- *Physical suitability* – The site is gently sloping (74–84 m AHD), cleared pasture, and suitable for urban development without significant earthworks.
- *Natural hazards* – The site is outside mapped flood-prone and landslide-prone areas. Bushfire hazard can be mitigated via recommended setbacks (Appendix F), achieving BAL-19 or BAL-12.5 without significant site constraints.
- *Biodiversity values* – The RMCG Flora and Fauna Assessment confirms no threatened native vegetation communities, threatened species habitat, or priority vegetation under the Planning Scheme.
- *Separation from incompatible uses* – Adjoins General Residential land to the south, a primary school to the west, and open space reserve to the north. The Rural-zoned land to the east is not in productive agricultural use.
- *Logical expansion* – The site represents a compact, walkable extension of the existing Ravenswood urban footprint, with direct connections to road, pedestrian, and public transport networks and proximity to established social infrastructure.

Investigation Matters – Targeted Assessment

The site is currently cleared, unimproved pasture with no productive use. It is government-owned and has been subject to antisocial behaviour, which urban development will address through passive surveillance and integration into the neighbourhood.

There will be no loss to the agricultural estate as the site is not prime agricultural land and has negligible agricultural potential. It is not irrigated, not within an irrigation district, and has no productive agricultural uses that would be displaced. The site is physically separated from incompatible land uses and surrounded by compatible residential, educational, and open space uses.

Environmental and cultural values are minimal – the site is cleared, with no threatened vegetation communities or species habitat, no priority vegetation, and no registered Aboriginal or European heritage sites. It is within an established suburban landscape.

Hazard risk is low – outside mapped flood and landslide areas, and bushfire risk can be mitigated. The proposal is consistent with all relevant State Policies.

Consistency with Supporting Consolidation Area Principles – Section D.2.1.2

The site adjoins a Supporting Consolidation Urban Growth Area in Ravenswood (Map D.1 – See Figure 15 below) and is consistent with the following key principles:

- Supports reliable and effective transportation and reduces vehicle dependency via direct bus connections and walkability to local services.
- Physically connects to the existing Ravenswood urban area, with logical street and pedestrian linkages.
- Promotes a cohesive community by integrating new dwellings with existing neighbourhoods and facilities.
- Supports a wide range of services and facilities, with nearby retail, education, and community infrastructure.

- Maintains proximity to the Ravenswood Suburban Activity Centre and regional employment areas.
- Provides a complementary residential land use within the Regional Settlement and Activity Centre Hierarchies.

The proposed rezoning shows strong alignment with the Key Principles in NTRLUS Section D.2.1.1 and D.2.1.2 for land contiguous to an Urban Growth Area. It directly responds to the housing demand and supply challenges identified in the *City of Launceston Housing Plan 2025–2040*, delivering targeted social and affordable housing in a physically suitable, well-serviced, and strategically located site. This represents a logical and efficient expansion of the Ravenswood urban area consistent with the NTRLUS goals of economic development, liveability, sustainability, and strong governance.

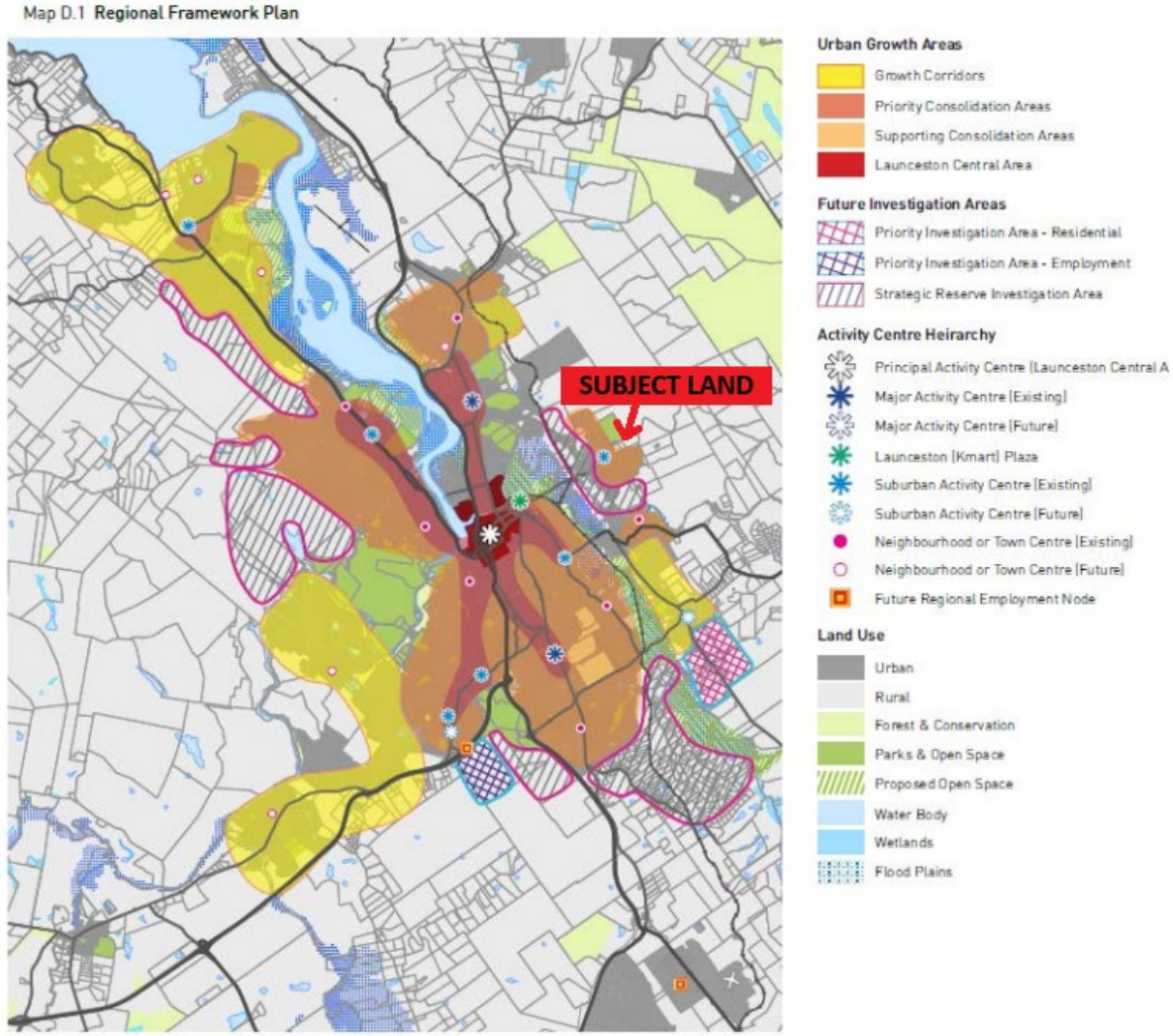


Figure 15 –Regional Framework Plan (Source: Map D.1, NTRLUS)

Section E of the NTRLUS sets out Regional Policies for the management of regional growth. Each policy states the Regional Outcome that will be achieved by the application of key planning principles, specific policies and actions.

The relevant Regional Policies and Actions are considered as follows:

Policy	*Action*	*Assessment*
E2 Regional Settlement Network Policy		
RSN-P1 Urban settlements are contained within identified Urban Growth Areas. No new discrete settlements are allowed and opportunities for expansion will be restricted to locations where there is a demonstrated housing need, particularly where spare infrastructure capacity exists (particularly water supply and sewerage).	*RSN-A1 Provide an adequate supply of well-located and serviced residential land to meet projected demand. Land owners/developers are provided with the details about how development should occur through local settlement strategies, structure plans and planning schemes. Plans are to be prepared in accordance with land use principles outlined in the RLUS, land capability, infrastructure capacity and demand.*	The proposed rezoning of serviced land in response to an identified need for social or affordable housing options is considered consistent with RSN-A1.
	RSN-A2 Land supply will be provided in accordance with the Key Principles through local strategy for Urban Growth Areas which include: … *Supporting Consolidation Areas*	The proposed rezoning relates to land adjoining a Supporting Consolidation area shown on Map D.1 on the opposite side of Prossers Forest Road. As discussed above is considered consistent with the Key Principles for Urban Growth as required by RSN-A2.
	RSN-A3 Apply zoning that provides for the flexibility of settlements or precincts within a settlement and ability to restructure underutilised land.	The proposed General Residential zoning will provide flexibility for the efficient utilisation of the subject land consistent with RSN-A3.
RSN-P2 Provide for existing settlements to support local and regional economies, concentrate investment in the improvement of services and infrastructure, and enhance quality of life	*RSN-A4 Provide for the long term future supply of urban residential land that matches existing and planned infrastructure capacity being delivered by TasWater, specifically in parallel with existing water and sewerage capacity and required augmentation to meet urban development growth and capacity – both residential and industrial.*	The accompanying Servicing and Constructability Report in Appendix D confirms that the proposal can connect to existing service infrastructure. Any future infrastructure upgrades will be able to be addressed as part of a future application for a planning permit.

	RSN-A5 Provide a diverse housing choice that is affordable, accessible and reflects changes in population, including population composition. Ageing populations and single persons should be supported to remain in existing communities as housing needs change; 'ageing in home' options should be provided	The proposed General Residential Zoning will provide for a wide range of development options and varied housing choices.
	RSN-A6 *Encourage urban residential expansion in-and-around the region's activity centre network to maximise proximity to employment, services and the use of existing infrastructure, including supporting greater public transport use and services.*	The subject land is within convenient walking distance of the Ravenswood Suburban Activity Centre and Launceston CBD. This proximity will support good access to employment, public transport, commercial and community services.
Housing Dwellings and Densities		
RSN-P5 Encourage a higher proportion of development at high and medium density to maximise infrastructure capacity. This will include an increased proportion of multiple dwellings at infill and redevelopment locations across the region's Urban Growth Areas to meet residential demand	*RSN-A10 Apply zoning provisions which provide for a higher proportion of the region's growth to occur in suitably zoned and serviced areas. The application of Urban Mixed Use, Inner Residential and General Residential Zones should specifically support diversity in dwelling types and sizes in appropriate locations*	General Residential rezoning of the subject land will enable a wide range of development options including the provision of housing at an appropriate density.
Integrated Land Use and Transport		
RSN-P8 New development is to utilise existing infrastructure or be provided with timely transport infrastructure, community services and employment.	*RSN-A14 Prioritise amendments to planning schemes to support new Urban Growth Areas and redevelopment sites with access to existing or planned transport infrastructure. This will support delivery of transit oriented development outcomes in activity centres*	As discussed in Section 2.4 above the subject land has convenient access to existing public transport routes that pass the site and provide regular return services to the Launceston CBD.

	and identified transit nodes on priority transit corridors	
Housing Affordability		
RSN-P20 Provide a variety of housing options to meet diverse community needs, and achieve housing choice and affordability.	*RSN-A19 Review the community needs for housing provision and affordability.*	The proposed General Residential zoning is a response to an identified need for a diversity of social and affordable housing options.
E5 Regional Economic Development Policy		
Rural Land Natural Productive Resources		
ED-P7 Prevent the loss of future rural production (including agriculture, mineral extraction, forestry).	*ED-A7 Protect the long-term operation of rural industries and support an expanded agricultural sector*	As discussed in Section 2.6.2 the subject land is not Prime Agricultural Land and has negligible agricultural potential due to size, land capability, lack of existing or potential irrigation water resources and proximity to adjacent non-agricultural land uses. The loss of this land to the wider agricultural estate would be insignificant.
E6 Social Infrastructure and Community Policy		
SI-PO1 Coordinate planning for social infrastructure with residential development	*SI-A03 Allow for increased housing densities in locations that are accessible to shops, transport networks and other community services and facilities*	As discussed in Section 2.3 the land is located in close proximity to local as well as regional public and commercial services.
SI-PO4 Allow for a greater choice in housing types	*SI-A04 Planning schemes are to support the provision of social housing in residential areas.*	The proposed General Residential zoning will provide flexibility for a diversity of housing types including social or affordable housing outcomes.
E7 Regional Environment Policy		
Biodiversity and Native Vegetation		
BNV-P02 Except where planning scheme provisions provide for exemptions, restrict land clearing and disturbance of intact natural habitat and vegetation areas, including areas of forest and non-forest communities declared under	*BNV-A01 Apply appropriate zoning and/or overlays through planning schemes to protect areas of native vegetation.*	As discussed in Section 1.1 a flora and fauna assessment has been prepared by RMCG and accompanies the proposal as Appendix C to this report. The report confirms that the site does not include a threatened native vegetation community,

the Nature Conservation Act, coastal wetlands and remnant and appropriate cultural vegetation within settlement areas		any threatened flora species, significant habitat for a threatened fauna species or contain any native vegetation of local importance.
Natural Hazards		
NH-P01 Future land use and urban development is to minimise risk to people and property resulting from land instability by adopting a risk-managed based approach, consistent with Practice Note Guidelines for Landslide Risk Management 2007 and AGS (2007a) Guideline for Landslide Susceptibility, Hazard and Risk Zoning for Land Use Planning; AGS (2007e) Australian GeoGuides for Slope Management and Maintenance.	*NH-A02 Permit appropriate land uses and urban development in areas of susceptibility only where risk is very low or where it can be managed by prescriptive controls to avoid undue risk to persons including life of loss and damage to property.*	The subject land is generally flat and is not identified as subject to landslide or flood risk. As discussed in Section 2.7 below the preliminary bushfire hazard management setbacks prepared by RMCG in Appendix F indicate that the bushfire hazard risk can be appropriately mitigated without significant incursion into the site.
NH–P02 Future land use and development is to minimise risk to people and property resulting from flooding.		
NH-P03 Future land use and development is to minimise risk to people and property resulting from bushfire hazard		

2.7. The site is not significantly restricted by any code that applies to the land –(Section 6(1)b) HLSA)

The following mapped planning scheme code overlays apply to the subject land:

- C7.0 Natural Assets Code – Priority Vegetation (Figure 9)
- C13.0 Bushfire-Prone Areas Code – Bushfire-Prone Area (Figure 10)
- C16.0 Safeguarding of Airports Code - Airport Obstacle Limitation Area Overlay (Figure 11)

As discussed in Section 1, the accompanying flora and fauna assessment in Appendix D confirms that there are no priority vegetation values that would prevent development of the land.

The proposal is accompanied by preliminary bushfire hazard management setbacks prepared by RMCG in Appendix F. This preliminary assessment indicates that the bushfire hazard risk can be appropriately

mitigated with a 15m setback to the north eastern boundary and 10m setback to the north western boundary in order to achieve BAL 19 and 22m to the north eastern boundary and 14m to the north western boundary to achieve BAL 12.5. These setbacks can comfortably be accommodated without significant incursion into the site.

Future residential development on the subject land with a maximum ground level of approximately 84mAHD will be well below the Airport Obstacle Limitation height of 316mAHD and will therefore be exempt form this Code under Clause C16.2.1 of the State Planning Provisions.

2.8. The Intended zoning would further the objectives of Schedule 1 of LUPAA (Section 6(1)c) HLSA)

The proposed zoning is considered to further the objectives of Schedule 1 of the Act as follows:

Part 1 Objectives

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

Comment

The proposal promotes the objectives for sustainable development of land through allowing for the efficient use of serviced and well-located land that is cleared and will not require vegetation clearing or impact on ecological processes. It is considered to further this Objective.

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

Comment

The proposal for greenfield development to support affordable housing outcomes on this underutilised site is considered fair, orderly and sustainable use and development and will further this objective.

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

Comment

Consideration of the proposal will involve notice to interested persons and the right to make submissions for consideration by the Minister before the proposed order is laid before both Houses of Parliament. The proposal will encourage public involvement consistent with the processes set out under the HLSA and will further this objective.

(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) above.

Comment

As stated above, the proposal represents consolidated urban development with access to existing road, reticulated and community infrastructure. It avoids sensitive environmental areas and will facilitate affordable housing and economic development outcomes. Rezoning of the land for residential purposes allows for economic development including the construction phase of site development and by providing affordable housing options. For these reasons the proposal is considered to further this Objective.

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

Comment

The proposal will be referred to interested persons for comment including Council, TasWater, Aboriginal Heritage Tasmania and as well as the Heads of relevant Agencies as required by s.11 of the HLSA. The proposal is considered to further this Objective.

2.8.1. Schedule 1 Part 2

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

Comment

As demonstrated throughout this assessment the proposal is consistent with the NTRLUS and represents sound strategic planning that will further this Objective.

(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;

Comment

The proposal will apply the General Residential Zone under the planning scheme that will set the objectives, policies and controls for the site consistent with this Objective.

(c) To ensure 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;

Comment

The proposal is considered to further this Objective in that it relates to cleared land that will avoid significant environmental values. It will also contribute to broader social, environmental and economic benefits as a result of the proposed efficient use of underutilised serviced land.

(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;

Comment

As discussed above the proposal will further strategic planning policies and is consistent with this Objective.

(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;

Comment

The proposal does not conflict with this objective.

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

Comment

The proposal will assist in the provision of a diversity of affordable housing outcomes within close proximity to surrounding services. It furthers this objective.

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

Comment

There are no listed historic or cultural values on the site that would be affected by the proposal.

(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;

Comment

The land is within an existing serviced area and supported by a servicing and constructability report prepared by Flussig and provided as Appendix D to this report. The proposal will be referred to TasWater for comment pursuant to Section 11(c) of the HLSA. The proposal will further affordable housing outcomes for the benefit of the community consistent with this Objective.

(i) To provide a planning framework which fully considers land capability;

Comment

As discussed in Section 2.6.2 and 2.7 above the proposal will not result in the loss of prime or significant agricultural land. It is considered appropriate for future residential use and development subject to the normal planning scheme considerations of the General Residential Zone and the provisions of the relevant codes of the planning scheme.

2.9. The proposed zoning is consistent with the Purpose of the General Residential Zone and the section 8A guidelines of the Land Use Planning and Approvals Act (Section 6(1)d) HLSA)

The proposal to rezone the land to General Residential is consistent with the Purpose of the General Residential Zone:

- *To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.*
- *To provide for the efficient utilisation of available social, transport and other service infrastructure.*
- *To provide for non-residential use that:*
    - *primarily serves the local community; and*
    - *does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.*
- *To provide for Visitor Accommodation that is compatible with residential character.*

The proposal is assessed against the Section 8A Zone Application Guidelines of the Local Provisions Schedule of the Tasmanian Planning Scheme as follows:

GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:

(a) are not targeted for higher densities (see Inner Residential Zone); and

(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.

Assessment

Reticulated water and sewer services are available to the site.

GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:

(a) within the General Residential Zone in an interim planning scheme;

(b) within an equivalent zone under a section 29 planning scheme; or

(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and

(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,

Assessment

As discussed in Section 2.6 the subject land has direct access to services and is considered to be justified in accordance with the NTRLUS. The proposal is therefore consistent with GRZ 2(c) and d).

GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process

Assessment

Reticulated water and sewer are available to service the site. As discussed above, the accompanying flora and fauna and constructability and servicing reports confirm that there are no specific issues that would prevent development. Any residual matters will be able to be appropriately managed through the application of the relevant codes as part of the assessment of a future application for a planning permit and approval under the *Building Act 2016*.

2.10. Consideration of any environmental, economic and social impacts (Section 6(1)e) HLSA)

The rezoning of the land will allow for residential development which would facilitate affordable housing and associated economic development including an increase in housing stock.

Positive social impacts from the proposal include an increase in the supply of affordable residential land, which contributes to avoiding homelessness and housing stress. The General Residential Zone includes high standards of development and residential amenity.

The proposal will further objectives for urban consolidation and affordable housing that will contribute to broader social, environmental and economic benefits consistent with this requirement.

2.11. Consideration of the effect on Aboriginal and cultural heritage (Section 6(1)e) HLSA)

The proposal relates to vacant land on the periphery of existing suburban development at Ravenswood. An Aboriginal Heritage Desktop Review was completed for the site and is at Appendix G. The Record of Advice returned no known Aboriginal heritage recorded within the proposed rezoning footprint. The proposal will be referred to Aboriginal Heritage Council for comment pursuant to ss.11(g) of the HLSA.

2.12. Consideration of land use conflict on the site and on land adjacent to the site (Section 6(1)f) HLSA)

The proposed rezoning is not considered likely to result in land use conflict with adjacent land in that:

- The proposed zoning is consistent with the existing General Residential zoning adjacent to the site to the south and considered compatible with the existing primary school to the west and Open Space zoned land adjacent to the north.
- As discussed in section 2.6.2 the proposal will not result in the loss of prime or significant agricultural land there are no setback requirements for any future dwellings within any future subdivision proposed on the site to the adjacent land zoned Agriculture, beyond any setbacks required for bushfire purposes.
- There are no nearby uses with the potential to cause environmental harm

2.13. Dwelling and lot density conformity to suburban density (Section 6(2)a HLSA)

The proposal will apply the provisions for the General Residential Zone under the State Planning Provisions.

2.14. Other zones intended for the site (Section 6(2)b) HLSA)

The circumstances of this land do not require the application of any other complimentary zones. It is considered appropriate that the General Residential Zone apply across the full extent of the subject land.

2.15. Modified planning provisions (Section 7(1) & (2) HLSA)

It is not considered that the circumstances of this land warrant modification of a relevant housing provision.

2.16. Consultation with interested persons(Section 10 HLSA)

Interested persons (s.10 - s.12)

The interested persons in the case of this land are considered to be:

- Launceston City Council
- Heads of Agency that have an interest in whether or the manner in which the land ought be used and or developed including the Department for Education Children and Young People;
- TasWater
- Tas Networks
- The Principal of the Ravenswood Heights Primary School
- The Manager, Ravenswood Neighbourhood House
- The Manager, Ravenswood Community Health Centre

- the owners and occupiers of the residential properties in the vicinity including 10,12,14,16,18,20,22,24,26, 28, 30,32,34 and 36 Prossers Forest Road, 1,2,3,4,5 and 6 Tahara Court, 1,2,3,4,5 and 6 Sutton Court, 1,2,3,4,5,6,7, 1/8, 2/8, 9,10,11,12,14 Hazelwood Parade and 1,2,3,4,5,6,7,8,9,10,12,14 &16 Castlemain Road
- The owner of the agricultural land adjacent to the east of the site at 75 Prossers Forest Road
- Tasmania Fire Service;
- Tasmanian Heritage Council;
- Aboriginal Heritage Council

Appendix A

Site Plan & Certificate of Title

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
150347	1
EDITION	DATE OF ISSUE
2	09-Jul-2022

SEARCH DATE : 24-Feb-2025
SEARCH TIME : 01.41 PM

DESCRIPTION OF LAND

City of LAUNCESTON
Lot 1 on Plan 150347
Derivation : For grantees see plan
Derived from A22949

SCHEDULE 1

M966095 TRANSFER to DIRECTOR OF HOUSING Registered 09-Jul-2022 at noon

SCHEDULE 2

M966095 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
M966095 FENCING PROVISION in Transfer

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

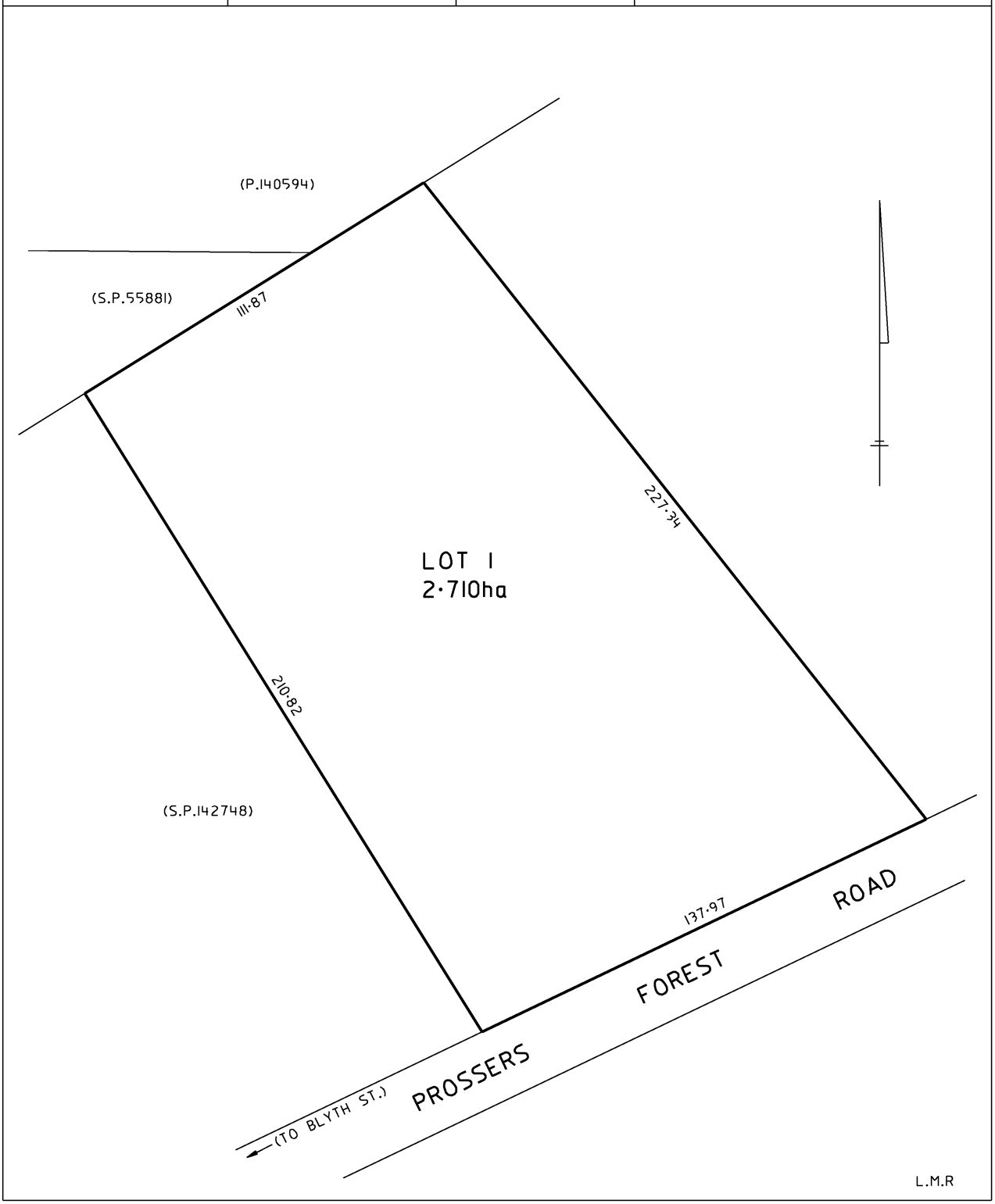
FOLIO PLAN

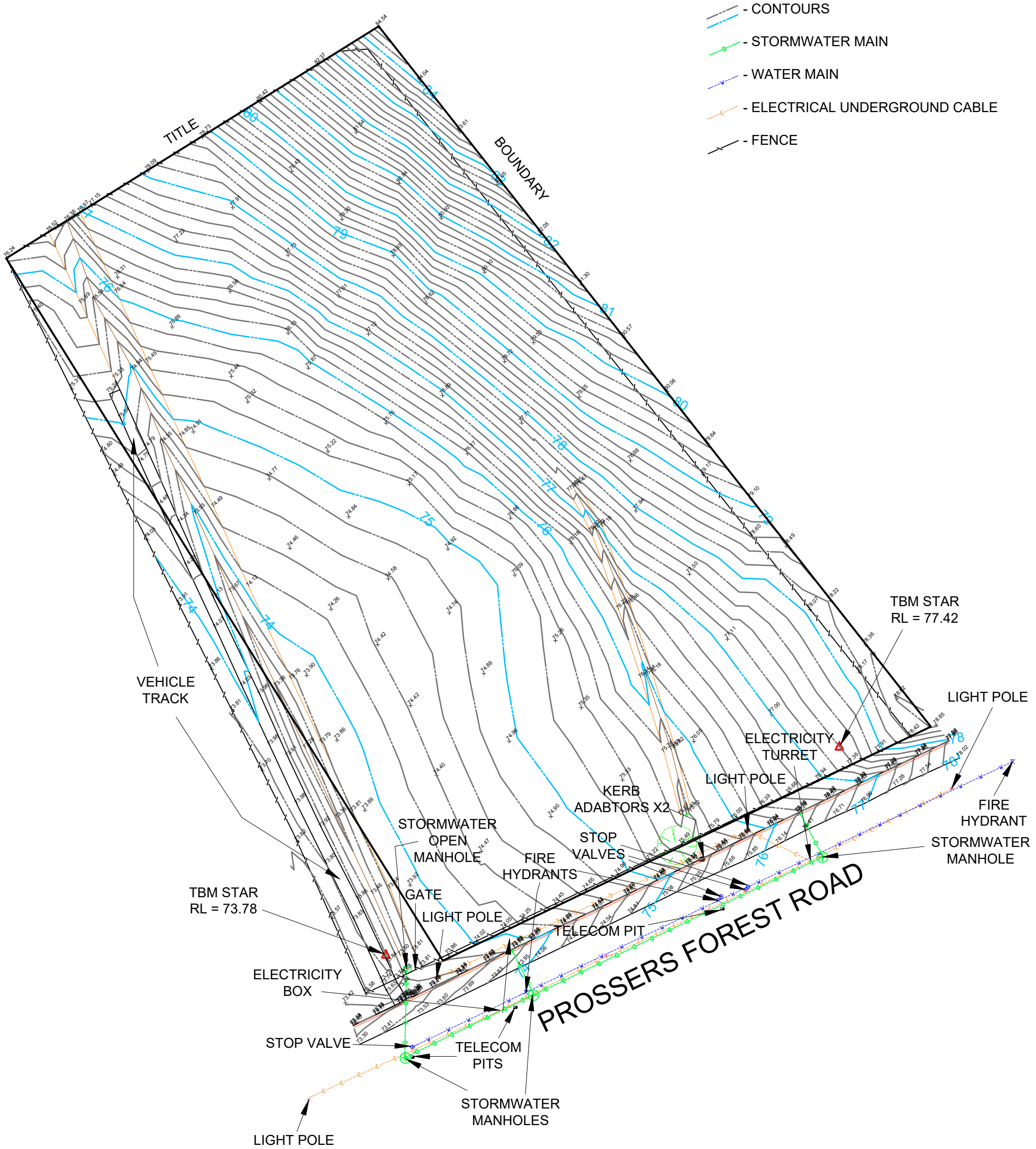
RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNER LAND TITLES ACT 1980 FOLIO REFERENCE A.22949 GRANTEE PART OF 60 ACRES GTD. TO BARTHOLOMEN C. SNELL	**PLAN OF TITLE** LOCATION CITY OF LAUNCESTON FIRST SURVEY PLAN No. P.5295 L.O. COMPILED BY LDRB SCALE 1: 1000 LENGTHS IN METRES	Registered Number **P.150347** APPROVED 09 MAR 2007 Alice Kava Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 120 (5041-34)	LAST UPI No 5429660	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN





NOVA LAND CONSULTING
156 George Street,
Launceston 7250
132 Davey Street,
Hobart 7000

Phone (03) 6709 8116
Email: info@novaland.com.au

SITE SURVEY

LOT 1 PROSSERS FORES ROAD, RAVENSWOOD 7250
C.T. 150347/1

File name
L240702_Detail_190724_V1.dwg

Job Number
L240702

Notes:

- HORIZONTAL BEARING DATUM IS MGA20 PER NRTK GNSS.
- VERTICAL DATUM IS AHD83.
- CONTOUR INTERVAL IS 0.20m, INDEX IS 1.0m.
- BOUNDARIES ARE COMPILED FROM P5295 AND THIS SURVEY AND ARE SUBJECT TO SURVEY.
- COORDINATES ARE PLANE BASED ON GDA2020 PER DSM1514-02

Drawn	JM
Scale	1:1000@A3
Date	19/07/24
Edition	V1.0
Sheet	1/1

Appendix B

Consents

Homes Tasmania

Building homes, creating communities.

Housing Land Supply Order Consent Form

Pursuant to s.5(4) of the *Housing Land Supply Act 2018*, I, Eleri Morgan-Thomas, as the CEO of Homes Tasmania hereby provide consent for the land listed in the table below, to be the subject of an order under the *Housing Land Supply Act 2018*.

PID	Title Reference	Street Address	Suburb
9549487	150347/1	Lot 1 Prossers Forest Road	Ravenswood



Eleri Morgan-Thomas
Chief Executive Officer
Homes Tasmania

14 November 2025

Appendix C

Flora and Fauna Assessment

RMCG

DATE: 29 FEBRUARY 2024

Flora and Fauna Report: Lot 1 Prossers Forest Rd

Report for: Homes Tasmania

Property Location: Lot 1 Prossers Forest Rd, Ravenswood

Prepared by: Sally Scrivens
RMCG
Level 2, 102-104 Cameron Street
Launceston TAS 7250

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Executive Summary

Homes Tasmania have engaged RMCG to undertake a flora and fauna assessment of CT 150347/1, Lot 1 Prossers Forest Rd, Ravenswood. The purpose of the report is to inform Homes Tasmania about the natural values of the title which should be considered during decision making around future use of and development on the land. The entire subject title is mapped as a priority vegetation area under the Natural Assets Code of the Planning Scheme.

A field inspection undertaken on the 8 February 2024 found that the entire subject title is comprised of agricultural land (FAG) hence, no threatened native vegetation communities are considered to be at risk of being impacted by future development of the site. In addition, limited habitat is available for threatened flora and fauna species on the title, with no threatened species or significant threatened fauna habitat considered to be at a greater than low risk of being impacted by future development of the site. The title may overlap some fauna species' ranging boundaries; however, future development is considered to have minimal impact on these species.

As the vegetation to be cleared is not a threatened native vegetation community, comprised of any threatened flora species, significant habitat for a threatened fauna species, or identified as native vegetation of local importance, the vegetation on the title is not considered to meet the definition of priority vegetation under the Planning Scheme. Therefore, future development of the site is not expected to impact on any priority vegetation. The below consideration is provided for best practice management.

Additionally, future development of the land is not considered to present a significant impact on any matters of national environmental significance nor require any additional assessment under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC).

Considerations

- Prevent biosecurity incursions and further weed incursions by implementing strict washdown guidelines for all vehicles, machinery, and equipment used during future works.

1 Introduction

RMCG have been engaged to undertake a flora and fauna assessment of CT 150347/1, Lot 1 Prossers Forest Rd, Ravenswood, for Homes Tasmania. The purpose of the report is to inform Homes Tasmania about the natural values of the title which should be considered during decision making around future use of and development on the land. The title is zoned Rural under the *Tasmanian Planning Scheme - Launceston* (the Planning Scheme). It is noted that the intention is to rezone the land to General Residential and then subdivide the land.

The entire title is mapped as a priority vegetation area under the Natural Assets Code of the Planning Scheme. Any clearance within a priority vegetation area in the Rural zone, or in relation to subdivision in the General Residential zone must be assessed under the Natural Assets Coe of the Planning Scheme. Homes Tasmania therefore seeks to gain an understanding of the natural values of the land to identify any natural values considerations and constraints of future development.

Under the Planning Scheme, 'priority vegetation' means native vegetation where any of the following apply:

a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002;
b) is a threatened flora species;
c) it forms a significant habitat for a threatened fauna species; or
d) it has been identified as native vegetation of local importance.

A field inspection was undertaken on 8 February 2024 to confirm or otherwise the findings of an initial desktop study and to determine the natural values of the site. This report summarises the findings of the desktop and field assessment and provides considerations regarding future use and development of the land.

2 Methods

The desktop assessment was undertaken using a number of sources, including;

- Natural Values Atlas (NVA).
- Forest Practices Authority Biodiversity Values Database (BVD).
- Forest Practices Authority Habitat Context Assessment Tool.
- Forest Practices Authority wedge-tailed eagle nesting habitat model.
- LIST map (layers include TASVEG 4.0, geological polygons, contours, hydrology).
- Google imagery.

The NVA and BVD cover known flora and fauna sightings within 5km of the site and fauna species whose predicted range boundaries overlay the site. The Forest Practices Authority (FPA) Habitat Context Assessment Tool maps areas as high, medium, low, or negligible mature habitat availability. This mapping is based on aerial photographs of mature crown density and senescence. Generally, the higher mapped categories have a greater likelihood of trees containing hollows. The FPA wedge tailed eagle nesting habitat model is designed to determine the likelihood that an eagle nest will be found in a particular area to focus search efforts.

The desktop assessment was followed by a site visit on the 8 February 2024, conducted by Sally Scrivens of RMCG. The entire subject title was inspected with a narrowly spaced wandering meander technique.

The field assessment focused on identification of vegetation communities and a threatened species risk assessment based on habitat suitability. Dominant flora species were recorded on site to assist in ground-truthing the TASVEG mapping and determining habitat suitability for threatened species.

All the impacted and surrounding area have been assessed; however, no survey can guarantee that all flora will be recorded in a single site visit due to limitations on seasonal and annual variation in abundance and the presence of material for identification. However, based on the threatened flora recorded in the area and the characteristics of the site, additional surveys are not considered necessary.

All mapping and Grid References in this report use GDA 94, Zone 55, with eastings and northings expressed as 6 & 7 digits respectively.

Flora taxonomy nomenclature used is consistent with *Little Book of Common Names for Tasmanian Plants*, Wapstra et al. 2007 and vegetation community descriptions are consistent with *From Forest to Fjaeldmark*, *Descriptions of Tasmania's Vegetation* (Edition 2) Harris & Kitchener, 2005.

3 Vegetation Communities and General Habitat Description

The subject title is approximately 2.7ha in area with a south westerly aspect. The majority of the title is relatively flat, sloping up in the north east corner. Elevation of the title ranges from approximately 75m above sea level (ASL) in the south west and centre of the title to 80m ASL in the north east. Adjacent to the north is Council owned land that is managed as the Ravenswood Bushland Reserve and is a mixture of remnant vegetation and cleared land. To the east of the subject title is a large (246ha) title that is primarily covered in remnant vegetation, with some cleared agricultural land throughout. To the south of the subject title is Prossers Forest Road and developed residential land and Ravenswood Heights Primary School is adjacent to the west.

There is no published soil mapping available for the site. Underlying geology is primarily mapped as dolerite with an area of Cenozoic cover sequences, described as alluvium and marsh deposits of modern flood plains (Qham), through the central south of the title (Mineral Resources Tasmania 2010). Average annual rainfall for the site, based on Launceston (Ti Tree Bend) station number 91237, is 682.2mm (BOM 2024). There is no recorded fire history on the title (DNRET 2024).

TASVEG 4.0 maps the majority of the title as agricultural land (FAG), with approximately 0.1ha of *Eucalyptus viminalis* grassy forest and woodland (DVG) on the northern portion of the north eastern boundary and a very small area (138m^2) of *Eucalyptus amygdalina* forest and woodland on dolerite (DAD) mapped in the north eastern corner. Neither of these vegetation communities are listed as threatened native vegetation communities under the State *Nature Conservation Act 2002* or the Commonwealth *Environment Protection and Biodiversity Conservation* (EPBC) *Act 1999*, however, the entire title is mapped as a 'priority vegetation area' under the Planning Scheme. The Forest Practices Authority Habitat Context Assessment Tool indicates the title is within an area of negligible mature habitat availability (FPA 2019a).

The site visit verified the modified nature of the land which has been cleared in the past and retained as unimproved pasture. Species identified on site includes *Agrostis spp.* bent grass, *Paspalum spp.* paspalum, *Anothoxanthum odoratum* sweet vernal grass, *Plantago spp.* plantain, *Linum trigynum* French flax, *Prunella spp.* selfheal, *Juncus spp.* rush, *Anagallis arvensis var. arvensis* scarlet pimpernel, *Centaurium erythraea* common centaury, thistles, and small, scattered patches of *Themeda triandra* kangaroo grass.

Adjacent to the fenceline along the north eastern boundary are *Acacia dealbata* silver wattle and *Rubus spp.* blackberry. The mapped native vegetation communities along this boundary are considered to be incorrectly mapped as a continuation of the vegetation on the adjacent land. All vegetation on the subject title is considered to be described as FAG.

Parallel to the south western title boundary, for the length of the title, is a shallow drainage ditch, which terminates in a subterranean drain on the south eastern boundary. This drain was dry at the time of the site visit and is expected to only contain water after a rainfall event.

There are no threatened native vegetation communities present on the title or at risk of being impacted as a result of proposed future use and development of the land.

4 Threatened Flora Risk Assessment

According to the Natural Values Atlas, two threatened flora species have been recorded within 500m of the subject title. An additional 56 threatened flora species and five unverified threatened flora species have been recorded within a 5km radius of the subject title. Based on the availability of suitable habitat on the titles and the location of existing records, six of these 63 species are considered to be at medium risk of occurring on the subject title, as discussed below. The remaining 57 species are considered to be at low risk of occurring on the subject title and hence at low risk of being impacted by future use and development of the land. See Table 4-1 for risk assessment and Appendix 1 for habitat preferences. All 63 species were looked for, with none found on the titles.

Doublejointed speargrass, blue grasslily, pretty pearlflower, and spur velleia are all known to occur in grasslands and have previously been recorded within 5km of the title. Therefore, all four of these species are considered to have potential suitable habitat on the subject title. All species are considered able to be detected at the time of the site survey (FPA 2017b), however, none of these species were detected on site. All four species are therefore considered to be at low risk of being impacted by any future works on the title.

Milky beautyheads occur in open dry sites and may benefit from disturbance. Hence, this species is considered to have potential suitable habitat on the title. The species is considered to be able to be detected year-round with flowers, occurring from November to March, used to confirm the identity (FPA 2017b). The species was not identified during the site assessment and has not been recorded within 5km of the subject title since 1844. The species is therefore considered to be at low risk of occurring on the subject title and of being impacted by any future development.

Drooping sedge occurs in rough pastures and grasslands and has previously been recorded within 5km of the subject title. The species is therefore considered to have potential suitable habitat on the subject title. The best time to survey for the species is considered to be late October to January (inclusive, Threatened Species Section 2024). As the survey was completed in early February, if the species is present on site, it may not have been able to be identified. However, the last time the species was recorded within 5km of the subject title was in 1911 (DNRET 2024). Given the lapse in time since the species was last recorded in the vicinity of the subject title, it is considered unlikely that the species would be present on the title and at risk of being impacted by future development. This species is therefore considered to be at low risk of being impacted by future development on the title.

Table 4-1: Risk assessment for threatened flora listed in NVA as being recorded within 5km of the subject land

THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[1]
SPECIES NAME		NVA RECORD	STATUS S*/N+		
LATIN	COMMON				
Alternanthera denticulata	Lesser joyweed	Within 5km	e/NA	Recorded from wet areas and rocky river margins. No suitable habitat. Low risk.	Low risk
Aphelia gracilis	Slender fanwort	Within 5km	r/NA	Occurs in damp sandy ground and wet places. No suitable habitat. Low risk.	Low risk

[1] See text for explanatory information

THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[1]
SPECIES NAME		NVA RECORD	STATUS S*/N+		
LATIN	COMMON				
Aphelia pumilio	Dwarf fanwort	Within 5km	r/NA	Grows in damp areas including in lowland *Themeda triandra* grasslands. No suitable habitat. Low risk.	Low risk
Asperula subsimplex	Water woodruff	Within 5km	r/NA	Occurs in sites with impeded drainage. No suitable habitat. Low risk.	Low risk
Austrostipa bigeniculata	Doublejointed speargrass	Within 5km	r/NA	Occurs in open woodlands and grasslands. Potential suitable habitat. Medium risk.	Low risk
Bolboschoenus caldwellii	Sea clubsedge	Within 5km	r/NA	Occurs in shallow standing water. No suitable habitat. Low risk.	Low risk
Boronia gunnii	River boronia	Within 5km	v/VU	Riparian species. No suitable habitat. Low risk.	Low risk
Brunonia australis	Blue pincushion	Within 5km	r/NA	Occurs in grassy woodlands and dry sclerophyll forests. No suitable habitat. Low risk.	Low risk
Caesia calliantha	Blue grasslily	Within 5km	r/NA	Found in grassland or grassy woodland. Potential suitable habitat. Medium risk.	Low risk
Caladenia caudata	Tailed spider-orchid	Unverified record within 5km	v/VU	Occurs in *Eucalyptus obliqua* heathy forest on low undulating hills. No suitable habitat. Low risk.	Low risk
Caladenia filamentosa	Daddy longlegs	Within 5km	r/NA	Occurs in lowland heathy and sedgy eucalypt forest and woodland. No suitable habitat. Low risk.	Low risk
Caladenia patersonii	Patersons spider-orchid	Within 5km	v/NA	Grows in low shrubby heathland and heathy forest/woodland. No suitable habitat. Low risk.	Low risk
Callitris oblonga subsp. oblonga	South Esk pine	Within 5km	v/EN	Riparian species. No suitable habitat. Low risk.	Low risk
Calocephalus lacteus	Milky beautyheads	Within 5km	r/NA	Occurs in open dry sites. Potential suitable habitat. Medium risk.	Low risk
Calystegia sepium subsp. sepium	Swamp bindweed	Within 5km	r/NA	Recorded from riverbanks and wet places. No suitable habitat. Low risk.	Low risk
Carex gunniana	Mountain sedge	Within 5km	r/NA	Associated with wet areas. No suitable habitat. Low risk.	Low risk

THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[1]
SPECIES NAME		NVA RECORD	STATUS S*/N+		
LATIN	COMMON				
Carex longebrachiata	Drooping sedge	Within 5km	r/NA	Grows in rough grasslands and pastures. Potential suitable habitat. Medium risk.	Low risk
Chiloglottis trapeziformis	Broadlip bird-orchid	Within 5km	e/NA	Associated with damp and dry sclerophyll forest. No suitable habitat. Low risk.	Low risk
Cryptandra amara	Pretty pearlflower	Within 5km	e/NA	Habitat includes grasslands. Potential suitable habitat. Medium risk.	Low risk
Damasonium minus	Starfruit	Within 5km	r/NA	Occurs in swampy habitat. No suitable habitat. Low risk.	Low risk
Deyeuxia lawrencei	Lawrence's bentgrass	Within 5km	x/EX	Known only from type specimen from 1831. Presumed extinct. Low risk.	Low risk
Diuris lanceolata	Large golden moths	Within 5km	e/EN	Occurs in coastal vegetation and rocky outcrops. No suitable habitat. Low risk.	Low risk
Diuris palustris	Swamp doubletail	Within 500m	e/NA	Occurs in grassy open eucalypt forest, sedgy grassland and heathland. No suitable habitat. Low risk.	Low risk
Epacris exserta	South Esk heath	Within 5km	e/PEN	Riparian species. No suitable habitat. Low risk.	Low risk
Euphrasia scabra	Yellow eyebright	Within 5km	e/NA	Occurs in moist areas and at headwaters of creeks. No suitable habitat. Low risk.	Low risk
Gynatrix pulchella	Fragrant hempbush	Within 5km	r/NA	Riparian species. No suitable habitat. Low risk.	Low risk
Gyrostemon thesioides	Broom wheelfruit	Within 5km	r/NA	Occurs on dolerite or granite in *Allocasuarina* forest. No suitable habitat. Low risk.	Low risk
Haloragis heterophylla	Variable raspwort	Within 5km	r/NA	Occurs in poorly drained sites with a high component of *Themeda triandra*. No suitable habitat. Low risk.	Low risk
Hovea tasmanica	Rockfield purplepea	Within 5km	r/NA	Found on dry rocky ridges or slopes in forest and riverine scrub. No suitable habitat. Low risk.	Low risk
Hypolepis muelleri	Harsh groundfern	Within 5km	r/NA	Occurs along watercourses, in swampy areas and forests. No suitable habitat. Low risk.	Low risk

THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[1]
SPECIES NAME		NVA RECORD	STATUS S*/N+		
LATIN	COMMON				
Juncus prismatocarpus	Branching rush	Within 5km	r/NA	Habitat includes sedgy/grassy margins of rivers. No suitable habitat. Low risk.	Low risk
Lycopus australis	Australian gypsywort	Within 5km	e/NA	Occurs in moist shaded places. No suitable habitat. Low risk.	Low risk
Lythrum salicaria	Purple loosestrife	Within 5km	v/NA	Inhabits swamps, stream banks and rivers. No suitable habitat. Low risk.	Low risk
Parietaria debilis	Shade pellitory	Within 5km	r/NA	Occurs in moist, shaded areas. No suitable habitat. Low risk.	Low risk
Persicaria decipiens	Slender waterpepper	Within 5km	v/NA	Occurs on the banks of rivers and streams. No suitable habitat. Low risk.	Low risk
Persicaria subsessilis	Bristly waterpepper	Within 5km	e/NA	Associated with riparian areas. No suitable habitat. Low risk.	Low risk
Pilularia novae-hollandiae	Australian pillwort	Within 500m	r/NA	Associated with creeks, rivers, bogs and swamps. No suitable habitat. Low risk.	Low risk
Pimelea curviflora	Curved riceflower	Within 5km	p/NA	Associated with forest vegetation and plantation. No suitable habitat. Low risk.	Low risk
Pimelea curviflora var. gracilis	Slender curved riceflower	Within 5km	r/NA	Associated with forest vegetation and plantation. No suitable habitat. Low risk.	Low risk
Pimelea flava subsp. flava	Yellow riceflower	Within 5km	r/NA	Associated with forest vegetation and plantation. No suitable habitat. Low risk.	Low risk
Poa mollis	Soft tussockgrass	Within 5km	r/NA	Occurs in dry sclerophyll forest and woodland. No suitable habitat. Low risk.	Low risk
Prostanthera cuneata	Alpine mintbush	Within 5km	x/NA	Appears to be extinct in Tasmania. Low risk.	Low risk
Prostanthera rotundifolia	Roundleaf mintbush	Within 5km	v/NA	Riparian species. No suitable habitat. Low risk.	Low risk
Pterostylis grandiflora	Superb greenhood	Within 5km	r/NA	Occurs in heathy and shrubby open eucalypt forests and in grassy coastal *Allocasuarina* woodland. No suitable habitat. Low risk.	Low risk

THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[1]
SPECIES NAME		NVA RECORD	STATUS S*/N+		
LATIN	COMMON				
Pterostylis ziegeleri	Grassland greenhood	Within 5km	v/VU	Grows in native grassland or grassy woodland on well-drained clay loams derived from basalt. No suitable habitat. Low risk	Low risk
Pultenaea prostrata	Silky bushpea	Within 5km	v/NA	Occurs in heathy and shrubby forest and woodland. No suitable habitat. Low risk.	Low risk
Rhodanthe anthemoides	Chamomile sunray	Unverified record within 5km	r/NA	Occurs in montane grasslands, heath, and heathy scrub. No suitable habitat. Low risk.	Low risk
Rumex bidens	Mud dock	Unverified record within 5km	v/NA	Grows at the margins of lakes, swamps, etc. No suitable habitat. Low risk.	Low risk
Schenkia australis	Spike centaury	Within 5km	r/NA	Recorded from forests and heathland. No suitable habitat. Low risk.	Low risk
Schoenoplectus tabernaemontani	River clubsedge	Within 5km	r/NA	Inhabits the margins of lagoons. No suitable habitat. Low risk.	Low risk
Scutellaria humilis	Dwarf skullcap	Within 5km	r/NA	Found in moist, shady places. No suitable habitat. Low risk.	Low risk
Senecio campylocarpus	Bulging fireweed	Within 5km	v/NA	Occurs on grassy margins of permanent rivers. No suitable habitat. Low risk.	Low risk
Senecio squarrosus	Leafy fireweed	Within 5km	r/NA	Occurs in lowland damp tussock grasslands and dry forests. No suitable habitat. Low risk.	Low risk
Siloxerus multiflorus	Small wrinklewort	Within 5km	r/NA	Associated with rock outcrops and bare ground in native grasslands, grassy woodlands, and forest. No suitable habitat. Low risk.	Low risk
Spyridium vexilliferum var. vexilliferum	Helicopter bush	Within 5km	r/NA	Occurs in sandy heaths, rock plates and dry sclerophyll forest and woodland. No suitable habitat. Low risk.	Low risk
Tetratheca ciliata	Northern pinkbells	Within 5km	r/NA	Recorded from heathlands and heathy woodlands. No suitable habitat. Low risk.	Low risk

THREATENED FLORA SPECIES				PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[1]
SPECIES NAME		NVA RECORD	STATUS S*/N+		
LATIN	COMMON				
Teucrium corymbosum	Forest germander	Within 5km	r/NA	Habitat includes rocky steep slopes in dry sclerophyll forest and *Allocasuarina* woodland, riparian flats, and forest. No suitable habitat. Low risk.	Low risk
Uncinia elegans	Handsome hooksedge	Unverified record within 5km	r/NA	Occurs in a range of forest types. No suitable habitat. Low risk.	Low risk
Vallisneria australis	River ribbons	Unverified record within 5km	r/NA	Grows in freshwater habitats. No suitable habitat. Low risk.	Low risk
Velleia paradoxa	Spur velleia	Within 5km	v/NA	Occurs in grassy woodlands or grasslands on dry sites. Potential suitable habitat. Medium risk.	Low risk
Veronica plebeia	Trailing speedwell	Within 5km	r/NA	Typically occurs in dry to damp sclerophyll forest. No suitable habitat. Low risk.	Low risk
Vittadinia gracilis	Woolly new-holland-daisy	Within 5km	r/NA	Occurs in native grassland and grassy woodland. No suitable habitat. Low risk.	Low risk
Xerochrysum bicolor	Eastcoast paperdaisy	Within 5km	r/NA	Habitat poorly understood. May be restricted to stabilised dune systems. No suitable habitat. Low risk.	Low risk

* refers to listing status under the Tasmanian Threatened Species Act 1995: r = rare, v = vulnerable e = endangered

+ refers to listing status at the federal level under the Environment Protection and Biodiversity Conservation Act 1999: VU = Vulnerable, EN = Endangered, CR = Critically Endangered, P = Pending, NA = Not Applicable

5 Threatened Fauna Risk Assessment

The Forest Practices Authority (FPA) Biodiversity Values Database (BVD) and the Tasmanian Natural Values Atlas (NVA) identified 23 threatened fauna species with potential to occur onsite. The closest eagle nest in the vicinity is approximately 2.5km away from the subject titles to the east. As there is no tall vegetation on the title the FPA wedge-tail eagle nesting habitat model does not cover the subject title (FPA 2019b). No nests or hollows were observed onsite.

No threatened fauna species were identified during the site visit. Of the 23 species identified in the Natural Values Atlas and Biodiversity Values Database, no species are considered to be at a greater than low risk of occurring on the title based on potential suitable habitat and location of previous records. While it is likely that the title is included in the ranging boundaries of species such as the wedge-tailed eagle, quolls, blue-winged parrot, and Tasmanian devil, any future use or development on the title is expected to present a low risk to these species. Therefore, all 23 species are considered to be at low risk of being impacted by any future use or development on the title. See Table 5-1 for risk assessment and Appendix 1 for habitat preferences.

Table 5-1: Risk assessment for threatened fauna species (excluding marine and shore species) listed in NVA as being recorded within 5km and/or with range boundaries (RB) (Forest Practices Authority Biodiversity Values Database) that overlay the subject land.

THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[2]
SPECIES NAME		NVA RECORD	STATUS S*/N+	FPA[X] RANGE CLASS		
LATIN	COMMON					
Accipiter novaehollandiae	Grey goshawk	Record within 5km. Within 500m based on RB.	e/NA	PR	Prefer wet forest adjacent to a fresh waterbody. No suitable habitat. Low risk.	Low risk
Aquila audax subsp. fleayi	Tasmanian wedge-tailed eagle	Record within 5km. Within 500m based on RB.	e/EN	PR	Potential foraging habitat is a wide variety of forest and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts of eucalypt or mixed forest. Potential foraging habitat only. Low risk.	Low risk
Beddomeia launcestonensis	Hydrobiid snail (Cataract Gorge)	Record within 5km.	e/NA		Inhabits small streams and wetlands. No suitable habitat. Low risk.	Low risk
Botaurus poiciloptilus	Australaisian bittern	Record within 5km.	na/EN		Lives in wetlands. No suitable habitat. Low risk.	Low risk

[2] See text for explanatory information

THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[2]
SPECIES NAME		NVA RECORD	STATUS S*/N+	FPA[X] RANGE CLASS		
LATIN	COMMON					
Catadromus lacordaire	Green-lined ground beetle	Within 5km based on RB.	v/NA		Occurs in low altitude grasslands and woodlands associated with wet areas. No suitable habitat. Low risk.	Low risk
Dasyurus maculatus	Spotted-tail quoll	Record within 5km. Within 500m based on RB.	r/VU	PR	Potential foraging habitat is a wide variety of habitats. Require structurally complex areas for denning. Potential foraging habitat only. Low risk.	Low risk
Dasyurus viverrinus	Eastern quoll	Record within 5km. Within 500m based on RB.	na/EN	CR	Occur in a range of habitats but prefer dry forest and native grassland mosaics bound by agricultural land. Marginally suitable habitat. Low risk.	Low risk
Galaxiella pusilla	Eastern dwarf galaxias	Within 5km based on RB.	v/VU		Inhabit slow flowing waterbodies. No suitable habitat. Low risk.	Low risk
Haliaeetus leucogaster	White-bellied sea-eagle	Record within 5km. Within 500m based on RB.	v/NA	PR	Potential foraging habitat is any large waterbody. Prefers tall eucalypts in tracts of over 10ha for nesting. No suitable habitat. Low risk.	Low risk
Hirundapus caudacutus	White-throated needletail	Record within 5km.	na/VU		Aerial species. Low risk.	Low risk
Lathamus discolor	Swift parrot	Record within 5km.	e/CR		Potential foraging habitat is flowering *Eucalyptus globulus* or *E. ovata*. Nest in hollows. No suitable habitat. Low risk.	Low risk
Limnodynastes peroni	Striped marsh frog	Within 500m based on RB.	e/NA		Requires permanent non-flowing water bodies with abundant aquatic vegetation. No suitable habitat. Low risk.	Low risk

THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[2]
SPECIES NAME		NVA RECORD	STATUS S*/N+	FPA[X] RANGE CLASS		
LATIN	COMMON					
Litoria raniformis	Green and gold frog	Record within 5km. Within 500m based on RB.	v/VU	CR	Associated with waterbodies with vegetation in or around them. No suitable habitat. Low risk.	Low risk
Migas plomleyi	Plomley's trapdoor spider	Within 5km based on RB.	e/NA		Occur in native vegetation with extensive rock exposures that have moss and/or lichen cover. No suitable habitat. Low risk.	Low risk
Neophema chrysostoma	Blue-winged parrot	Record within 5km.	na/VU		Forage mainly near or on the ground for seeds of a wide range of native and introduced grasses. Nest in eucalypt hollows. Potential foraging habitat only. Low risk.	Low risk
Pasmaditta jungermanniae	Cataract Gorge pinhead snail	Record within 5km. Within 500m based on RB.	v/NA	PR	Occur in native vegetation with extensive exposed rock faces. No suitable habitat. Low risk.	Low risk
Perameles gunnii	Eastern barred bandicoot	Record within 5km. Within 500m based on RB.	na/VU	CR	Occurs within open forest with a grassy understory or in areas with dense, low vegetation. No suitable habitat. Low risk.	Low risk
Prototroctes maraena	Australian grayling	Record within 5km. Within 500m based on RB.	v/VU	PR	Occurs in streams. No suitable habitat. Low risk.	Low risk
Pseudemoia pagenstecheri	Tussock skink	Record within 5km. Within 500m based on RB.	v/NA		Prefers grasslands and grassy woodlands with >20% native grass cover. No suitable habitat. Low risk.	Low risk

THREATENED FAUNA SPECIES					PRELIMINARY RISK ASSESSMENT OF LIKELY PRESENCE	FINAL RISK ASSESSMENT OF POTENTIAL IMPACT[2]
SPECIES NAME		NVA RECORD	STATUS S*/N+	FPA[X] RANGE CLASS		
LATIN	COMMON					
Pseudemoia rawlinsoni	Glossy grass skink	Record within 5km.	r/NA	CR	Potential habitat is wetlands and swampy sites with low, dense vegetation. No suitable habitat. Low risk.	Low risk
Pteropus poliocephalus	Grey-headed flying-fox	Record within 5km.	na/VU		Feed on a variety of trees and roost on exposed branches. No suitable habitat. Low risk.	Low risk
Sarcophilus harrisii	Tasmanian devil	Record within 5km. Within 500m based on RB.	e/EN	PR	Broad range of potential habitat, though shelter is required for denning. Potential suitable foraging habitat only. Low risk.	Low risk
Tyto novaehollandiae	Masked owl	Record within 5km. Within 500m based on RB.	e/VU	CR	Require trees with large (>15cm) hollows. No suitable habitat. Low risk.	Low risk

* refers to listing status under the Tasmanian Threatened Species Act 1995: r = rare, v = vulnerable e = endangered, x = extinct, na = not applicable

+ refers to listing status at the federal level under the Environment Protection and Biodiversity Conservation Act 1999: VU = Vulnerable, EN = Endangered, CR = Critically Endangered, EX = Extinct, NA = Not Applicable

x refers to range boundaries as specified in the Forest Practices Biodiversity database: PR = Potential Range, CR = Core Range

6 Disturbance

The Natural Values Atlas records a number of weeds of significance and priority weeds as being present within 5km (Table 6-1 and Table 6-2). Of these weeds, only blackberry and gorse were observed on the title, along the north eastern boundary. Several other introduced species were observed on the title, including grasses, selfheal, and scarlet pimpernel, however, as these species are not declared or considered environmental weeds[3], no specific action is considered necessary for these species.

As declared weeds, blackberry and gorse are subject to Statutory Weed Management Plans under the *Tasmanian Weed Management Act 1999*. Blackberry and gorse are both considered to have widespread infestations in the municipality (Zone B) and are therefore subject to containment management measures (DNRET 2011). This includes preventing the spread of the weeds outside of the municipal boundaries and to specified areas within the municipality. It is an obligation of all landholders to actively control or eradicate any declared weeds on their property.

Any future works on the site present an increased risk of weed incursion in the area. Strict washdown and disinfection protocols (as per DPIWE 2004) must be adhered to for any vehicles and machinery accessing the site during future works to prevent the further establishment of weeds on the site.

Table 6-1: Tasmanian Management Act Weeds within 5000m

SPECIES	COMMON NAME
Anthemis cotula	Stinking chamomile
Asphodelus fistulosus	Onion weed
Calluna vulgaris	Heather
Carduus pycnocephalus	Slender thistle
Carduus tenuiflorus	Winged thistle
Cenchrus longisetus	Feathertop
Centaurea calcitrapa	Star thistle
Chrysanthemoides monilifera subsp. monilifera	Boneseed
Cirsium arvense var. arvense	Creeping thistle
Cortaderia sp.	Pampas grass
Cytisus scoparius	English broom
Datura ferox	Longspine thornapple
Datura stramonium	Common thornapple
Echium plantagineum	Paterson's curse
Echium vulgare	Vipers bugloss
Elodea canadensis	Canadian pondweed
Erica lusitanica	Spanish heath

[3] Weeds that invade bushland and threaten native plants by out-competing them (https://nre.tas.gov.au/invasive-species/weeds/environmental-weeds).

SPECIES	COMMON NAME
Foeniculum vulgare	Fennel
Genista monspessulana	Montpellier broom
Lepidium draba	Hoary cress
Marrubium vulgare	White horehound
Rubus sp.	Blackberry
Salix sp.	Willow
Senecio jacobaea	Ragwort
Ulex europaeus	Gorse
Xanthium spinosum	Bathurst burr

Table 6-2: Priority Weeds within 5000m

SPECIES	COMMON NAME
Acacia balleyana	Cootamundra wattle
Achillea millefolium	Yarrow
Anredera cordifolia	Madeira vine
Dipsacus fullonum	Wild teasel
Grevillea rosmarinifolia	Rosemary grevillea
Iris pseudacorus	Yellow flag iris
Reseda luteola	Weld
Rumex obtusifolius	Broadleaf dock
Salix x pendulina var. pendulina	Weeping willow
Spartina anglica	Common cordgrass
Tradescantia fluminensis	Wandering creeper
Verbascum thapsus	Great mullein

7 Biosecurity Risks

According to the Natural Values Atlas, no biosecurity risks, including *Phytophthora cinnamomi*, have been identified within 1km of the subject title. Any future use or development on the title should consider measures to prevent the spread of such risks to the area. This may include adhering to washdown and disinfection protocols (as per DPIWE, 2004) for any vehicles and machinery accessing the site.

8 Geo-conservation Sites

According to the Natural Values Atlas, there are no geo-conservation sites within 1000m of the subject title. Therefore, no geo-conservation sites are considered at risk of being impacted by any future use or development on the land.

9 Acid Sulfate Soils

According to the Natural Values Atlas, there are no acid sulfate soils found within 1000m of the subject title. Therefore, no disturbance of potential acid sulfate soils as a result of future use or proposed development on the title is expected.

10 Conclusion and Considerations

The entire subject title is mapped as a priority vegetation area under the Natural Assets Code of the Planning Scheme. Homes Tasmania have requested a natural values assessment to determine any considerations and constraints of the site in relation to natural values to assist in informing future use and development of the title, which is intended to be rezoned and subdivided.

The entire subject title is comprised of agricultural land (FAG) hence, no threatened native vegetation communities are considered to be at risk of being impacted by future development of the site. In addition, limited habitat is available for threatened flora and fauna species on the title, with no species or significant fauna habitat considered to be at a greater than low risk of being impacted by future development of the site. The title may overlap some fauna species' ranging boundaries; however, future development is considered to have minimal impact on these species.

As the vegetation to be cleared is not a threatened native vegetation community, comprised of any threatened flora species, significant habitat for a threatened fauna species, or identified as native vegetation of local importance, the vegetation on the title is not considered to meet the definition of priority vegetation under the Planning Scheme. Therefore, future development of the site is not expected to impact on any priority vegetation. The below consideration is provided for best practice management.

Additionally, future development of the land is not considered to present a significant impact on any matters of national environmental significance nor require any additional assessment under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC).

Considerations

- Prevent biosecurity incursions and further weed incursions by implementing strict washdown guidelines for all vehicles, machinery, and equipment used during future works.

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Appendix 1: Threatened Species Habitat

Table A1-1: Preferred habitat (FPA 2016) for threatened flora previously recorded within 5km of the subject title from NVA accessed 12/01/2024.

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
Alternanthera denticulata	Lesser joyweed	Displays a preference for rocky (dolerite) river margins, but has also been recorded from disturbed *Melaleuca ericifolia* swamp forest and damp riparian grasslands.
Aphelia gracilis	Slender fanwort	Inhabits damp sandy ground and wet places in the Midlands and north-east of the State. It may readily colonise sites after fire or other disturbance.
Aphelia pumilio	Dwarf fanwort	Found growing on damp flats, often with impeded drainage. The main vegetation types are lowland grassland (*Themeda triandra*) and dry sclerophyll forest and woodland dominated by *Eucalyptus viminalis*, *E. amygdalina* or *E. ovata*.
Asperula subsimplex	Water woodruff	Occurs in sites with impeded drainage, including damp grasslands, floodplains and sometimes in grassy forest and woodland along drainage depressions (even at the outfall of artificial dams).
Austrostipa bigeniculata	Doublejointed speargrass	Found mainly in the south-east and Midlands in open woodlands and grasslands, where it is often associated with *Austrostipa nodosa*.
Bolboschoenus caldwellii	Sea clubsedge	Widespread in shallow, standing, sometimes brackish water, rooted in heavy black mud.
Boronia gunnii	River boronia	Strictly riparian in habitat, occurring in the flood zone of the Apsley, St Pauls, and Dukes rivers (where extant) and the Denison Rivulet and South Esk River (where presumed extinct) in rock crevices or in the shelter of boulders. The base substrate is always dolerite.
Brunonia australis	Blue pincushion	Typically occurs in grassy woodlands and dry sclerophyll forests dominated by *Eucalyptus amygdalina* or less commonly *E. viminalis* or *E. obliqua*. Some smaller populations are found in heathy and shrubby dry forests. The species occurs on well-drained flats and gentle slopes between 10-350 metres above sea level. It is most commonly found on sandy and gravelly alluvial soils, with a particular preference for ironstone gravels. Populations found on dolerite are usually small.
Caesia calliantha	Blue grasslily	Found predominantly in the Midlands in grassland or grassy woodland including wattle and prickly box "scrub" (occasionally extending into forest, then usually dominated by *Eucalyptus viminalis* or *E. amygdalina*). It has also been recorded from grassy roadsides.
Caladenia caudata	Tailed spider-orchid	Highly variable habitat, which includes the central north: *Eucalyptus obliqua* heathy forest on low undulating hills; the north-east: *E. globulus* grassy/heathy coastal forest, *E. amygdalina* heathy woodland and forest, *Allocasuarina* woodland; and the south-east: *E. amygdalina* forest and woodland on sandstone, coastal *E. viminalis* forest on deep sands. Substrates vary from dolerite to sandstone to granite, with soils ranging from deep windblown sands, sands derived from sandstone and well-developed clay loams developed from dolerite. A high degree of insolation is typical of many sites.
Caladenia filamentosa	Daddy longlegs	Occurs in lowland heathy and sedgy eucalypt forest and woodland on sandy soils.
Caladenia patersonii	Patersons spider-orchid	Favours coastal and near-coastal areas in northern Tasmania, growing in low shrubby heathland and heathy forest/woodland in moist to well-drained sandy and clay loam.

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
Callitris oblonga subsp. oblonga	South Esk pine	Occurs predominantly in riparian scrub, woodland and forest (where it can extend away from rivers) in areas with low precipitation and usually sandy soil. It is local on the East Coast, particularly on the margins of the Swan, Apsley, South Esk, Cygnet and St Pauls rivers. A small population is also present in Cataract Gorge.
Calocephalus lacteus	Milky beautyheads	Occurs in open, dry sites in lowland areas of eastern and northern Tasmania and on lower altitudes of the Central Plateau. It requires bare ground for recruitment, and may benefit from disturbance. It is often found on roadsides and beside tracks.
Calystegia sepium subsp. sepium	Swamp bindweed	Recorded from riverbanks and the margins of forests in the north of the State around the Tamar region, where it mainly occurs in *Melaleuca ericifolia* swamp forest and amongst *Phragmites australis* swampland.
Carex gunniana	Mountain sedge	Habitat is poorly understood and highly variable. It includes wet eucalypt forest, sandy heathlands, margins of streams, littoral sands, shingle with seepage, damp grasslands within dry forest and rough pasture.
Carex longebrachiata	Drooping sedge	Grows along riverbanks, in rough grassland and pastures, in damp drainage depressions and on moist slopes amongst forest, often dominated by *Eucalyptus viminalis, E. ovata* or *E. rodwayi*.
Chiloglottis trapeziformis	Broadlip bird-orchid	Known from near Wynyard on sandy soil in damp sclerophyll forest. There is a historical record from dry open forest near Legana. It has also been recorded from *Leptospermum* (teatree) and *Allocasuarina* (sheoak) scrub on sandy humus overlying granite on Great Dog Island (Furneaux group).
Cryptandra amara	Pretty pearlflower	Grows in some of the driest areas of the State and is typically associated with fertile rocky substrates (e.g. basalt). Its habitat ranges from near-riparian rockplates to grasslands or grassy woodlands.
Damasonium minus	Starfruit	Occupies swampy habitat and farm dams and prefers slow-flowing or stationary water.
Deyeuxia lawrencei	Lawrence's bentgrass	Known only from the type specimen collected around 1831 from an unknown location, possibly from the Launceston area. Habitat is unknown because the precise location of the only collection is not known. Species is presumed extinct.
Diuris lanceolata	Large golden moths	Occurs in the north-west of Tasmania in coastal scrub and windswept coastal grassland and heathland among dwarfed shrubs and sedges on moist to well-drained sandy and clay loam, sometimes on rocky outcrops.
Diuris palustris	Swamp doubletail	Occurs in coastal areas in grassy open eucalypt forest, sedgy grassland and heathland with *Leptospermum* (teatree) and *Melaleuca* (paperbark) on poorly- to moderately-drained sandy peat and loams, usually in sites that are wet in winter.
Epacris exserta	South Esk heath	Occurs along the lower reaches of the South Esk, North Esk and Supply rivers. It is a strictly riparian species that grows in areas subject to periodic inundation, mainly on alluvium amongst dolerite boulders within dense riparian scrub, and occasionally in open rocky sites. It has been recorded from 10-310 m above sea level.
Euphrasia scabra	Yellow eyebright	Occurs in moist herb/sedge communities in grassy leads in marshes and in drier open grassy areas at the headwaters of creeks. Its habitat is associated with gaps created by grazing, flooding or other disturbance. It has been recorded from scattered sites throughout lowland areas of Tasmania, including the north-west coast, central north, Midlands, Eastern Tiers and around Hobart. However, it is considered to be extinct from many of these sites, and populations are low and transient in areas (Eastern Tiers and Hobart) with the greatest probability of still supporting the species.
Gynatrix pulchella	Fragrant hempbush	Occurs as a riparian shrub, found along rivers and drainage channels, sometimes extending onto adjacent floodplains (including old paddocks), predominantly in the north of the State.
Gyrostemon thesioides	Broom wheelfruit	Occurs predominately on dolerite or granite in *Allocasuarina* (sheoak) forest in the State's east and north-east, including the Furneaux Group.

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
Haloragis heterophylla	Variable raspwort	Occurs in poorly-drained sites (sometimes only marginally so), which are often associated with grasslands and grassy woodlands with a high component of *Themeda triandra* (kangaroo grass). It also occurs in grassy/sedgy *Eucalyptus ovata* forest and woodland, shrubby creek lines, and broad sedgy/grassy flats, wet pasture and margins of farm dams.
Hovea tasmanica	Rockfield purplepea	Occurs in central and north-eastern regions. It is usually found on dry, rocky ridges or slopes (mostly dolerite) in forest and riverine scrub.
Hypolepis muelleri	Harsh groundfern	Occurs along watercourses, swampy areas or deep, rich, alluvial soils below 120m elevation in northern Tasmania (including King and Flinders islands). It has also been recorded from forest dominated by *Acacia melanoxylon* (blackwood), *Melaleuca* (paperbark) or *Eucalyptus* species.
Juncus prismatocarpus	Branching rush	Habitat is poorly understood because of a paucity of records in Tasmania but includes sedgy/grassy margins of rivers such as the Apsley River. On the mainland it occurs in floodplain and riparian vegetation.
Lycopus australis	Australian gypsywort	Occurs in moist shaded places including disturbed areas within *Melaleuca ericifolia* swamp forest, *Phragmites australis* reed beds, and rocky (dolerite) riverbeds fringed by riparian scrub.
Lythrum salicaria	Purple loosestrife	Inhabits swamps, stream banks and rivers mainly in the north and north-east of the State. It can also occur between gaps in *Melaleuca ericifolia* forest. This species can act as a weed, proliferating along roadsides and other disturbed areas, and, as horticultural strains are in cultivation and birds can disperse seed, some occurrences may not be native.
Parietaria debilis	Shade pellitory	Occurs around muttonbird rookeries, on cliffs/rocks in the salt spray zone, in moist shaded areas in dune scrubs, and under rock overhangs in forested gullies.
Persicaria decipiens	Slender waterpepper	Occurs on the banks of rivers and streams, mostly in the north of the State, including King Island. The species may colonise farm dams.
Persicaria subsessilis	Bristly waterpepper	Found in a variety of habitats, including rocky (dolerite) river margins, disturbed *Melaleuca ericifolia* (coast paperbark) swamp forest and lagoon margins, *Cyperus lucidus* (leafy flatsedge) sedgeland and within openings in riparian scrub on alluvium. It is known from the Ringarooma River, the South Esk River downstream of Trevallyn Dam, and the West Tamar near Launceston.
Pilularia novae-hollandiae	Australian pillwort	Occurs mainly in the central to northern parts of the State, in mud or silt of shallow rivers and on seasonally inundated margins of creeks and rivers. It is often hidden among grasses and sedges in damp mud, bogs and swamps.
Pimelea curviflora	Curved riceflower	Assumed as below.
Pimelea curviflora var. gracilis	Slender curved riceflower	Occurs in a range of vegetation types from wet and dry sclerophyll forest to hardwood plantations. Understories vary from open and grassy to densely shrubby. It can densely colonise disturbed sites such as firebreaks, log landings and tracks.
Pimelea flava subsp. flava	Yellow riceflower	Occurs in wet and dry sclerophyll forest and woodland, and extends into hardwood and softwood plantations. It often occurs abundantly on disturbed sites such as in logged forest, firebreaks, powerline easements and road batters.
Poa mollis	Soft tussockgrass	Relatively widespread in the eastern half of the State, in dry sclerophyll forest and woodland (often dominated by *Eucalyptus amygdalina, E. viminalis* or *Allocasuarina verticillata*). Sites are often steep and rocky (e.g. Cataract Gorge).
Prostanthera cuneata	Alpine mintbush	On the mainland, occurs in the alpine and subalpine heaths of Victoria and New South Wales. Apart from planted specimens, this species appears to be extinct in Tasmania, but was collected from a lowland site (but flood debris in the sample suggests it could have been washed down from higher elevations).
Prostanthera rotundifolia	Roundleaf mintbush	Mainly occurs along flood-prone rocky riverbeds as a component of the dense riparian shrubbery but also extends to adjacent rocky slopes.

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
Pterostylis grandiflora	Superb greenhood	Occurs mostly in heathy and shrubby open eucalypt forests and in grassy coastal *Allocasuarina* (sheoak) woodland on moderately to well-drained sandy and loamy soils. It prefers to grow amongst undergrowth on lightly shaded sites. A recent population has been detected in wet sclerophyll forests.
Pterostylis ziegeleri	Grassland greenhood	In coastal areas, the species occurs on the slopes of low stabilised sand dunes and in grassy dune swales, while in the Midlands it grows in native grassland or grassy woodland on well-drained clay loams derived from basalt.
Pultenaea prostrata	Silky bushpea	Occurs in heathy and shrubby forest and woodland.
Rhodanthe anthemoides	Chamomile sunray	Occurs in montane grasslands, heath and heathy scrub in central and north-western Tasmania.
Rumex bidens	Mud dock	Grows at the margins of lakes, swamps, and slow-moving rivers and streams, and may also occur in drainage channels.
Schenkia australis	Spike centaury	Recorded from rainforest, wet sclerophyll forest, dry sclerophyll forest and heathland in the east and north of the State. It has also been recorded from forest sites which were cleared for pasture. Several recent sites are from windswept coastal heathland/scrub.
Schoenoplectus tabernaemontani	River clubsedge	Inhabits the margins of lagoons on King Island, Flinders Island and on some riverbanks in the Midlands.
Scutellaria humilis	Dwarf skullcap	Found in moist, shady places in the north-east and south-east of the State. Recent sites have been associated with rocky slopes and rises.
Senecio campylocarpus	Bulging fireweed	Occurs on grassy margins of permanent rivers in the Midlands and on broad floodplains.
Senecio squarrosus	Leafy fireweed	Occurs in a wide variety of habitats. One form occurs predominantly in lowland damp tussock grasslands. The more widespread and common form occurs mainly in dry forests (often grassy) but extends to wet forests and other vegetation types.
Siloxerus multiflorus	Small wrinklewort	Occurs in a range of somewhat exposed lowland habitats, including bare soil and rocks amongst dense windswept coastal shrubbery to rock outcrops and bare ground associated with native grassland, grassy woodland and forest.
Spyridium vexilliferum var. vexilliferum	Helicopter bush	Occurs in a range of vegetation types, including sandy heaths, rock plates and dry sclerophyll forest and woodland (mainly dominated by *Eucalyptus amygdalina*). It is found on a range of substrates (e.g. mudstone, granite, laterite gravels) from near-coastal areas in the east, north and west of the State, to the Midlands and lower Derwent Valley. It is most abundant in open or disturbed areas, as it can proliferate from soil-stored seed after disturbance.
Tetratheca ciliata	Northern pinkbells	Occurs from near-coastal areas in the State's north at elevations below 70 m, ranging from Rocky Cape in the west to Tomahawk/Boobyalla in the east, and an outlying site near Liffey about 60 km inland and 320 m above sea level. It has been recorded from heathlands and heathy woodlands on sandy well-drained soils, the woodland dominated by *Eucalyptus amygdalina*.
Teucrium corymbosum	Forest germander	Occurs in a wide range of habitats from rocky steep slopes in dry sclerophyll forest and *Allocasuarina* (sheoak) woodland, riparian flats and forest.
Uncinia elegans	Handsome hooksedge	Occurs in a wide range of forest types including wet sclerophyll forest, dry sclerophyll forest and open grassy woodlands. It is most often associated with damp grassy habitats and can occur on disturbed sites.
Vallisneria australis	River ribbons	Grows rooted and submerged in flowing freshwater habitats such as major rivers of the Midlands.

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
Velleia paradoxa	Spur velleia	Known from the Hobart and Launceston areas, and the Midlands and the Derwent Valley, where it occurs in grassy woodlands or grasslands on dry sites. It has been recorded up to 550m above sea level at sites with an annual rainfall range of 450-750mm.
Veronica plebeia	Trailing speedwell	Typically occurs in dry to damp sclerophyll forest dominated by *Eucalyptus amygdalina* on dolerite or Tertiary sediments, but can also occur in *Eucalyptus ovata* grassy woodland/forest and *Melaleuca ericifolia* swamp forest.
Vittadinia gracilis	Woolly new-holland-daisy	Occurs in native grassland and grassy woodland.
Xerochrysum bicolor	Eastcoast paperdaisy	Species of *Xerochrysum* are poorly understood in Tasmania, especially the identification of coastal species (*X. bicolor* and *X. bracteatum*). *X. bicolor* may be restricted to stabilised dune systems.

Table A1-2: Preferred habitat (FPA 2017a) for threatened fauna previously recorded within 5km or with range boundaries within 5km of the subject title from NVA and BVD accessed 12/01/2024.

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
Accipiter novaehollandiae	Grey goshawk	Potential habitat is native forest with mature elements below 600 m altitude, particularly along watercourses. Significant habitat may be summarised as areas of wet forest, rainforest and damp forest patches in dry forest, with a relatively closed mature canopy, low stem density, and open understorey in close proximity to foraging habitat and a freshwater body (i.e. stream, river, lake, etc.). Forest types used; blackwood swamp forest, *Leptospermum* or *Melaleuca* swamp forest, riparian blackwood and tea-tree scrub communities, wet eucalypt forest with blackwood/myrtle understorey and rainforest.
Aquila audax subsp. fleayi	Tasmanian wedge-tailed eagle	Potential habitat comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is a wide variety of forest (including areas subject to native forest silviculture) and non-forest habitats. Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10ha) of eucalypt or mixed forest. Nest trees are usually amongst the largest in a locality. They are generally in sheltered positions on leeward slopes, between the lower and mid sections of a slope and with the top of the tree usually lower than the ground level of the top of the ridge, although in some parts of the State topographic shelter is not always a significant factor. Significant habitat is all native forest and native non-forest vegetation within 500 m or 1 km line of sight of known nest sites (where the nest tree is still present).
Beddomeia launcestonensis	Hydrobiid snail (Cataract Gorge)	Potential habitat is riverine habitats within the potential range.
Botaurus poiciloptilus	Australasian bittern	Lives in wetlands with reeds and rushes.
Catadromus lacordaire	Green-lined ground beetle	Potential habitat for the green-lined ground beetle is open, grassy/sedgy, low altitude grasslands and woodlands associated with temporary and permanent wetlands and low-lying plains, flats and ephemeral drainages adjacent to rivers and streams. Key habitat elements that need to be present include sheltering sites such as patches of stones, coarse woody debris and/or cracking soils.
Dasyurus maculatus	Spotted-tailed quoll	Potential habitat is coastal scrub, riparian areas, rainforest, wet forest, damp forest, dry forest and blackwood swamp forest (mature and regrowth), particularly where structurally complex areas are present, and includes remnant patches in cleared agricultural land or plantation areas. Significant habitat is all potential denning habitat within the core range of the species. Potential denning habitat includes 1) any forest remnant (>0.5ha) in a cleared or plantation landscape that is structurally complex (high canopy, with dense understorey and ground vegetation cover), free from the risk of inundation, or 2) a rock outcrop, rock crevice, rock pile, burrow with a small entrance, hollow logs, large piles of coarse woody debris and caves.
Dasyurus viverrinus	Eastern quoll	Potential habitat includes rainforest, heathland, alpine areas and scrub. However, it seems to prefer dry forest and native grassland mosaics which are bounded by agricultural land. Potential range is the whole of mainland Tasmania and Bruny Island.
Galaxiella pusilla	Eastern dwarf galaxis	Potential habitat for the dwarf galaxiid is slow flowing waters such as swamps, lagoons, drains or backwaters of streams, often with aquatic vegetation. It may also be found in temporary waters that dry up in summer for as long as 6-7 months, especially if burrowing crayfish burrows are present (although these will usually be connected to permanent water). Habitat may include forested swampy areas but does not include blackwood swamp forest. Juveniles congregate in groups at the water surface in pools free of vegetation. Significant habitat for the dwarf galaxiid is all potential habitat and a 30m streamside reserve within the core range.
Heliaeetus leucogaster	White-bellied sea eagle	Potential habitat comprises potential nesting habitat and potential foraging habitat. Potential foraging habitat is any large waterbody (including sea coasts, estuaries, wide rivers, lakes, impoundments and even large farm dams) supporting prey items (fish). Potential nesting habitat is tall eucalypt trees in large tracts (usually more than 10 ha) of eucalypt or mixed forest within km of the coast (nearest coast including shores, bays, inlets and peninsulas), large rivers (Class 1), lakes or complexes of large farm dams. Scattered trees along river banks or pasture land may also be used. Significant habitat is all native forest and native non-forest vegetation within 500m or 1km line of sight of known nest sites (where nest tree still present).

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
Hirundapus caudacutus	White-throated needletail	Almost exclusively aerial, occurring over most types of habitat. No specific habitat requirements documented for perching.
Lathamus discolor	Swift parrot	Potential breeding habitat for the swift parrot comprises potential foraging habitat and potential nesting habitat and is based on definitions of foraging and nesting trees (see Table A in swift parrot habitat assessment Technical Note). Potential foraging habitat comprises *E. globulus* or *E. ovata* trees that are old enough to flower.
Limnodynastes peroni	Striped marsh frog	Potential habitat for the striped marsh frog is natural and artificial coastal and near-coastal wetlands, lagoons, marshes, swamps and ponds (including dams), with permanent freshwater and abundant marginal, emergent and submerged aquatic vegetation. Significant habitat for the striped marsh frog is high quality potential habitat.
Litoria raniformis	Green and gold frog	Potential habitat for the green and gold frog is permanent and temporary waterbodies, usually with vegetation in or around them. Potential habitat includes features such as natural lagoons, permanently or seasonally inundated swamps and wetlands, farm dams, irrigation channels, artificial water holding sites such as old quarries, slow flowing stretches of streams and rivers and drainage features.
Migas plomleyi	Plomley's trapdoor spider	Potential habitat is native vegetation (but can be disturbed) with extensive rock exposures that have well-developed moss and/or lichen cover.
Neophema chrysostoma	Blue-winged parrot	Inhabit a range of habitats from coastal, sub-coastal and inland areas, through to semi-arid zones. They tend to favour grasslands and grassy woodlands and are often found near wetlands both near the coast and in semi-arid zones. Pairs or small parties of blue-winged parrots forage mainly near or on the ground for seeds of a wide range of native and introduced grasses, herbs and shrubs. Nest in eucalypt hollows.
Pasmaditta jungermanniae	Cataract Gorge pinhead snail	Potential habitat is intact or disturbed native vegetation with extensive exposed rock faces (usually dolerite), usually greater than 2 m high (e.g. distinct outcrops/cliffs or several large boulders), with well-developed moss and/or lichen cover on rock faces and ledges (such sites often occur in more deeply incised drainage features or steeper slopes).
Perameles gunnii	Eastern barred bandicoot	Potential habitat is open vegetation types including woodlands and open forests with a grassy understorey, native and exotic grasslands, particularly in landscapes with a mosaic of agricultural land and remnant bushland. Significant habitat is dense tussock grass sagg sedge swards, piles of coarse woody debris and denser patches of low shrubs (especially those that are densely branched close to the ground providing shelter) within the core range of the species.
Prototroctes maraena	Australian grayling	All streams and rivers in their lower to middle reaches. Areas above permanent barriers that prevent fish migration are not potential habitat.
Pseudemoia pagenstecheri	Tussock skink	Potential habitat is grassland and grassy woodland (including rough pasture with paddock trees), generally with a greater than 20% cover of native grass species, especially where medium to tall tussocks are present.
Pseudemoia rawlinsoni	Glossy grass skink	Potential habitat for the glossy grass skink is wetlands and swampy sites (including grassy wetlands, teatree swamps and grassy sedgelands), and margins of such habitats.
Pteropus poliocephalus	Grey-headed flying-fox	Utilises vegetation communities including rainforests, open forests, closed and open woodlands, *Melaleuca* swamps and *Banksia* woodlands. It also feeds on commercial fruit crops and on introduced tree species in urban areas. Roosts in aggregations of various sizes on exposed branches. Roost sites are typically located near water, such as lakes, rivers or the coast. Roost vegetation includes rainforest patches, stands of Melaleuca, mangroves and riparian vegetation, but colonies also use highly modified vegetation in urban and suburban areas.

SPECIES NAME	COMMON NAME	PREFERRED HABITAT
Sacophilus harrisii	Tasmanian Devil	Potential habitat is all terrestrial native habitats, forestry plantations and pasture. Devils require shelter (e.g. dense vegetation, hollow logs, burrows or caves) and hunting habitat (open understorey mixed with patches of dense vegetation) within their home range (427km^2). Significant habitat is a patch of potential denning habitat where three or more entrances (large enough for a devil to pass through) may be found within 100m of one another, and where no other potential denning habitat with three or more entrances may be found within a 1km radius, being the approx. area of the smallest recorded devil home range (Pemberton 1990). Potential denning habitat for the Tasmanian devil is areas of burrow-able, well-drained soil, log piles or sheltered overhangs such as cliffs, rocky outcrops, knolls, caves and earth banks, free from risk of inundation and with at least one entrance through which a devil could pass.
Tyto novaehollandiae	Masked owl	Potential habitat is all areas with trees with large hollows (>15cm entrance diameter). In terms of using mapping layers, potential habitat is considered to be all areas with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c'). From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh. Significant habitat is any areas within the core range of native dry forest with trees over 100cm dbh with large hollows (>15cm entrance diameter). Such areas usually have no regrowth component or just a sparse regrowth component. In terms of using mapping layers for an initial desktop assessment prior to an on-ground survey. Significant habitat may occur in all areas within the core range classified as dry forest (TASVEG dry Eucalypt forest and woodland) with at least 20% mature eucalypt crown cover (PI type mature density class `a', `b', or `c') that is classified as mature. From on ground surveys this is areas with at least 8 trees per hectare over 100cm dbh and more than half of the canopy cover is comprised of mature trees. Remnants and paddock trees in agricultural areas may also constitute potential habitat or significant habitat.

Appendix 2: Maps

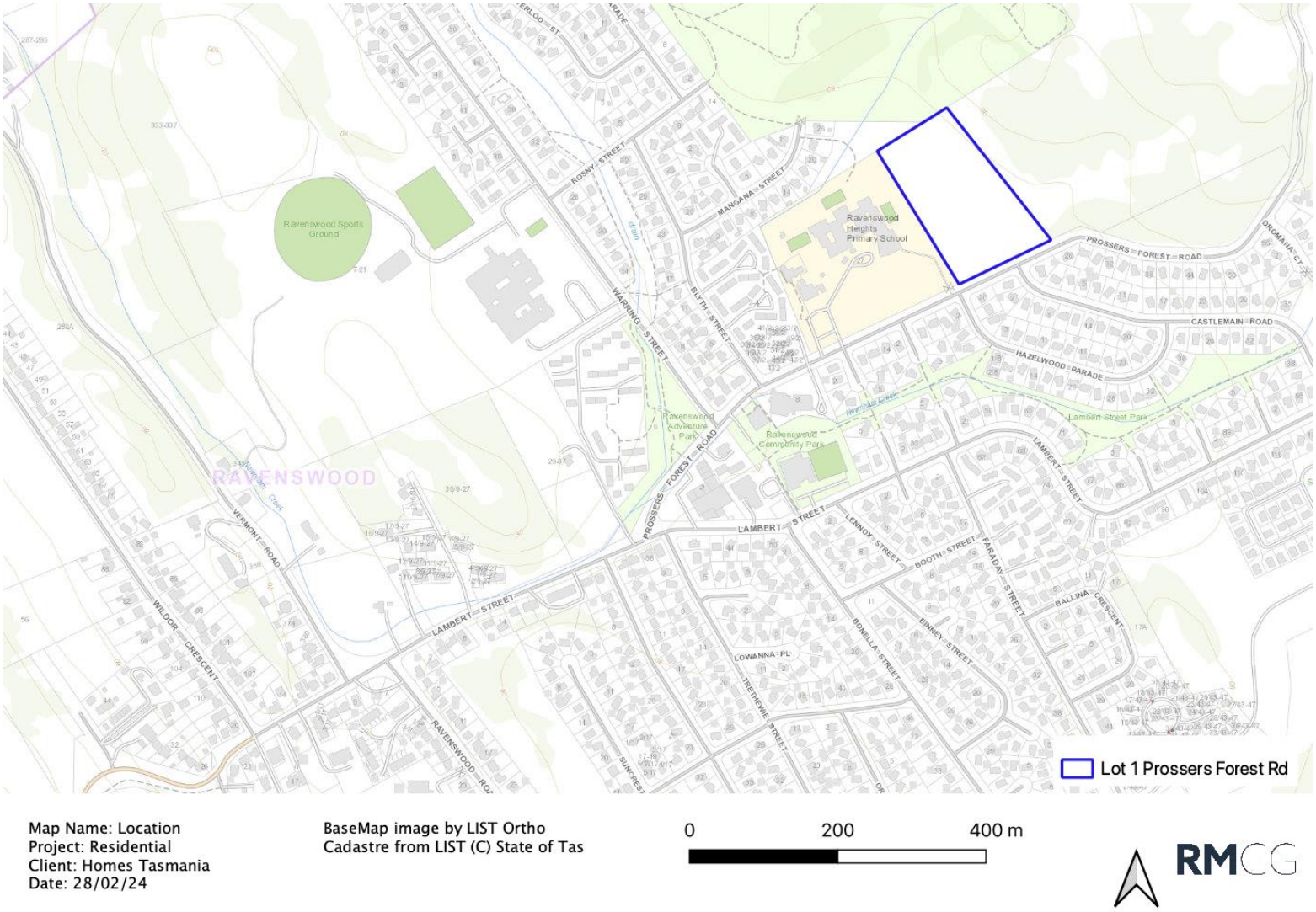


Figure A2-1: Location

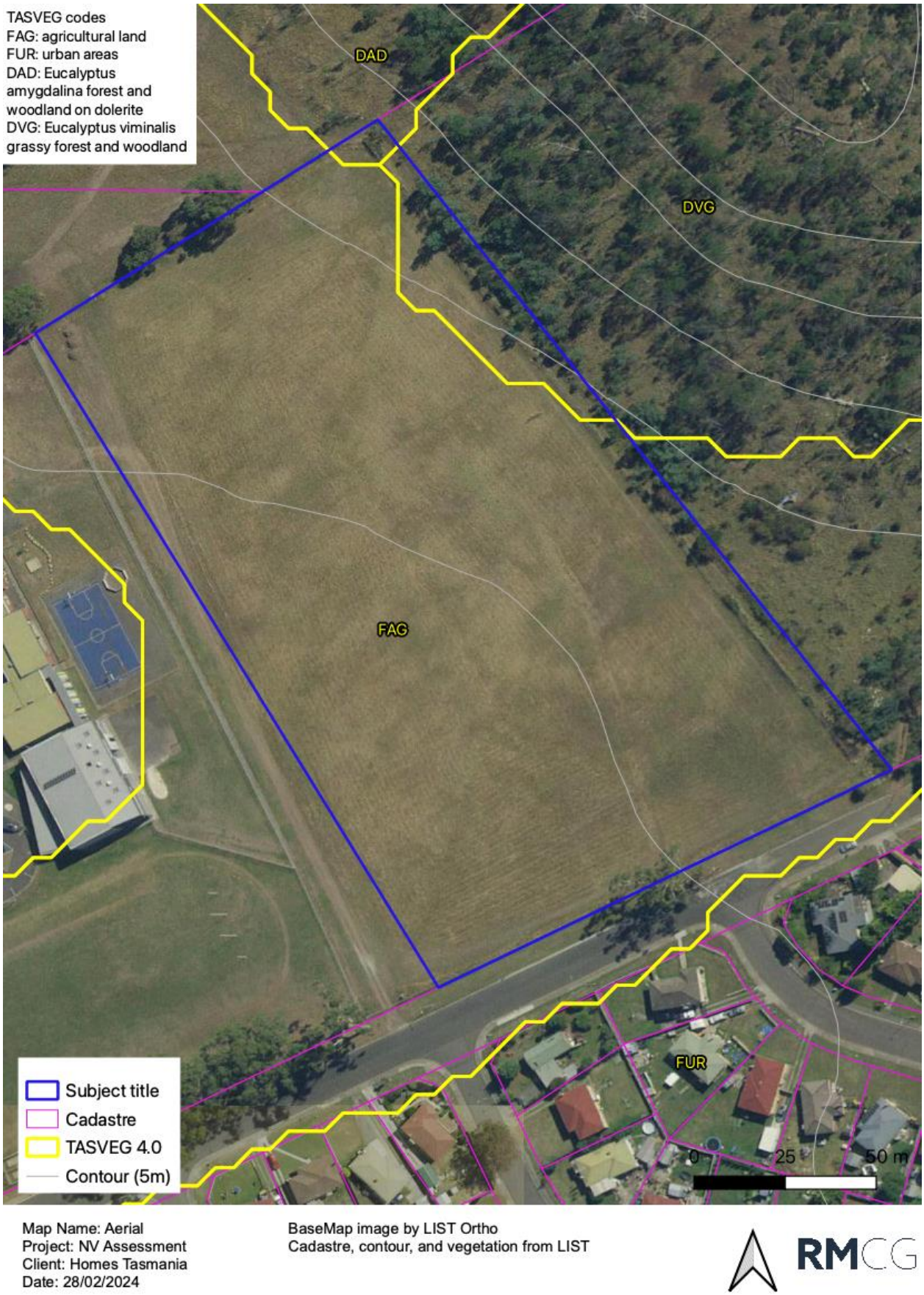


Figure A2-2: Aerial image

Appendix 3: Photographs

All photographs taken by Sally Scrivens 8 February 2024



Figure A3-1: View south east from the north western title boundary of the vegetation on the subject title.



Figure A3-2: View south from the northern corner of vegetation on the subject title.



Figure A3-3: View south east along the north eastern title boundary.



Figure A3-4: View south east along the drain in the west of the title.

This report has been prepared by:

RM Consulting Group Pty Ltd trading RMCG

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250

rmcg.com.au — ABN 73 613 135 247

Offices in Victoria, Tasmania and NSW

Key contact

Sally Scrivens

0409 616 173 — sallys@rmcg.com.au

Document review and authorisation

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Appendix D

Servicing and Constructability Report

Prepared for
HOMES TASMANIA



Lot 1 Prossers Forest Rd
Ravenswood

SERVICING & CONSTRUCTABILITY REPORT

FE_23126_REV00

30 JANUARY 2024

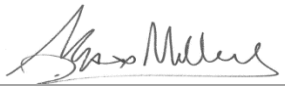
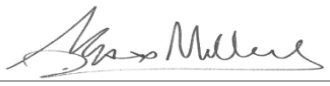
flüssig ENGINEERS

L4/ 116 BATHURST ST
HOBART TASMANIA 7000
ABN: 16 639 276 181

Document Information

Title	Client	Document Number	Project Manager
Lot 1 Prossers Forest Rd, Ravenswood, Servicing Capacity Report	Homes Tasmania	FE_23126	Christine Keane *BSc (App. Chem/ Env. Sci.), Grad Cert OHSE Mngmt* Senior Water Resources Specialist

Document Initial Revision

	Staff Name	Signature	Date
Prepared by	Christine Keane		30/01/2024
Prepared by	Max W. Moller		30/01/2024
GIS Mapping	Damon Heather		30/01/2024
Reviewed by	John Holmes		30/01/2024
Authorised by	Max W. Möller		30/01/2024

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1 INTRODUCTION

1.1 Background

Flussig Engineers have been engaged by Homes Tasmania to undertake a civil and hydraulic services assessment on an allotment of land on Lot 1 Prossers Forest Road in Ravenswood, in view of its suitability for the potential construction of housing. The site is currently owned by Homes Tasmania and is a suburb in the north-east of the City of Launceston.

1.2 Site Overview

The site at Lot 1 Prossers Forest Road, Ravenswood (title reference 150347/1) is an area of approximately 2.7 ha on the eastern border of Ravenswood Heights Primary School. The site has approximately 140 m of street frontage on Prossers Forest Road that gently slopes from east to west. The land is mostly open grassland.

1.3 Objectives

This report will undertake an assessment of the land on Lot 1 Prossers Forest Road, Ravenswood, to provide information regarding existing site conditions in relation to civil infrastructure and its suitability to service a potential housing development, taking into consideration local planning regulations. Recommendations will be made where appropriate based on the findings in this report, including possible road connections in line with state and federal requirements, and potential upgrades to existing civil infrastructure that would be required to utilise the site for residential development.

1.4 Scope

This report will provide an assessment of the existing infrastructure of the study area to provide guidance on the site's suitability for the development of residential housing, including sewer, water and stormwater infrastructure, identification of existing and potential road connections in line with state and federal requirements, site requirements for internal infrastructure services.

2 SITE ASSESSMENT

2.1 Site Description

The study site is located on Lot 1 Prossers Forest Road in the suburb of Ravenswood in Launceston. The site is approximately 16 ha in size and only a short distance to local shops, schools and recreational facilities. The study site and its location relative to the town centre is shown in Figure 1.



Figure 1. Lot 1 Prossers Forest Road site location (blue) in relation to Launceston city centre

The lot area is surrounded by residential dwellings across Prossers Forest Road on the southern boundary, with the western lot area sharing a boundary with Ravenswood Heights Primary School, private agricultural zoned land to the east and Ravenswood Bushland Park and open space on the northern boundary.

The north-eastern corner of the lot is the highest point at approximately 84 mAHD that gently slopes down towards the west and south-west of the lot to approximately 74 mAHD. The average slope of the lot is 6 %. The image shown in Figure 2 is a DEM with hill shading which shows a 2D image of the lot area and immediate surrounds.

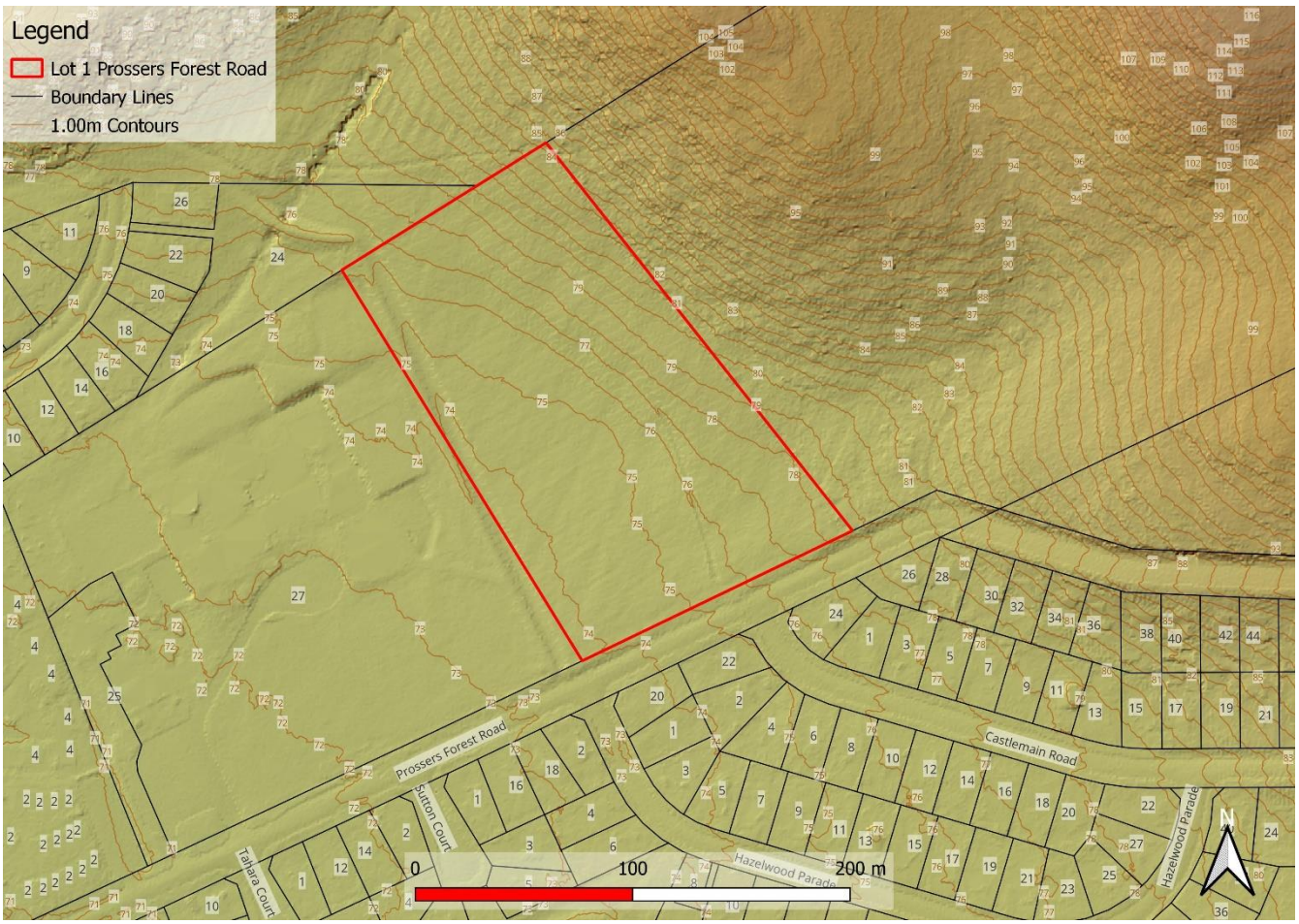


Figure 2. DEM (Hill shade) of Lot Area

2.2 Site Visit

A site visit was conducted on the 6th January 2024. The site was found to be mostly clear with majority grassed areas, with a couple of small trees on the northern and southern lot boundary. The land slopes down towards an existing gate on the south-western lot boundary with no apparent signs of any overland flood paths or natural depressions. The view from this existing gate on Prossers Forest Road is shown in Figure 3.



Figure 3. North facing from Prossers Forest Road

2.3 Zoning

The site of Lot 1 Prossers Forest Road is currently zoned as Rural, as is the primary school to the west of the lot, with General Residential zoning to the south, Agriculture to the east and Open Space to the north. The land zoning of the study area including surrounds is shown in Figure 4.



Figure 4. Tasmanian Planning Scheme Zones

2.4 TPS - Code Overlays

The following code overlays are applicable to the site:

- C7.0 Natural Assets Code – Priority Vegetation Area
- C13.0 Bushfire Prone Areas Code
- C16.0 Safeguarding of Airports Code

All three Tasmanian Planning Scheme code overlays apply to the entire lot 1.

2.5 Geology

The study site is predominantly Tasmanian Dolerite from the Jurassic Period with a minority of the site on the western and southern side alluvium and marsh deposits of modern flood plains from the Quaternary period (Vicary et. al. 2008).

No areas of the study site are subject to any landslip hazard areas. There is a small area to the north-east of the lot of just under 0.5 ha classified as low-medium landslip hazard, however this lies just outside the study sites boundaries.

3 SERVICES & INFRASTRUCTURE

3.1 Stormwater

The study area has almost 140 m of street frontage on Prossers Forest Road that is currently serviced by stormwater pipes as shown in Figure 5. The stormwater pipe immediately to the south of the study site is a 375 mm concrete stormwater pipe that feeds into a 450 mm PVC pipe. The Stormwater Management Code regulates stormwater quality and quantity from developments which will need to undergo a stormwater analysis to determine if additional housing utilising this stormwater network is capable of receiving additional runoff from potential impervious areas.

A stormwater analysis demonstrates how the proposed stormwater system will achieve water quality and quantity standards in accordance with the *State Stormwater Strategy 2010.* Consideration must be given to water sensitive urban design principles, which may include measures such as onsite detention tanks, basins/wetlands and bioretention swales as necessary to achieve the relevant targets.

The Stormwater Management Code requires that:

- major stormwater system be designed to accommodate a storm with an ARI of 100 years; and,
- minor stormwater system be designed to accommodate a storm with an ARI of 20 years.



Figure 5. Current stormwater services at Lot 1 Prossers Forest Road

3.2 Sewer

The existing sewer network in the vicinity of Lot 1 Prossers Forest Road is serviced by 150 mm gravity main pipe system with a maintenance hole access on Hazelwood Parade on the southern side of Prossers Forest Road. As the study site is uphill to this network, it is feasible that a sewer network for a potential housing estate could connect to this gravity system. The location of this sewer maintenance hole is shown in Figure 6.



Figure 6. Current sewer network in the vicinity of Lot 1 Prossers Forest Road.

3.3 Water

As shown in Figure 7, Lot 1 Prossers Forest Road study site has a 200 mm reticulation main water transecting the lot from north to south. It is therefore feasible that fresh water could be supplied to a future housing development.



Figure 7. TasWater network structures in the vicinity of Lot 1 Prossers Forest Road

3.4 Power and Communications

Power and communication networks were identified around the study site and access to those services would be a standard connection for future lots to be constructed.

3.5 Natural Gas

There is no natural gas network servicing the suburb of Ravenswood.

3.6 Site Access

Lot 1 Prossers Forest Road has approximately 140 m of street frontage in a residential area. This section of road also has curb and channel and is straight until 35 m past the south-eastern lot boundary where the road curves towards the south. The speed limit along the length of Penquite Road in the vicinity of the study area is 50 km/h with a 40 km/hr school zone in front of the Ravenswood Heights Primary School. This provides adequate access from Prossers Forest Road for a potential housing development. The speed limits in the vicinity of the study area are shown in Figure 8.



Figure 8. Lot 1 Prossers Forest Road speed limits

3.7 Accessibility to public services

Lot 1 Prossers Forest Road, Ravenswood is approximately 5 km from the city centre of Launceston. It is within walking distance of a small local shopping centre with an IGA supermarket, take-away food, chemist and post office.

Approximately 300 m from the study site is a multipurpose community facilities including the Ravenswood Child and Family Centre, the Ravenswood Neighbourhood House and the Ravenswood Over 50's Club and bowling green.

Ravenswood Heights Primary School is immediately to the west of the study site which is a public school, and there is also the Northern Support School for students with disabilities in the suburb of Ravenswood.

The area is well served by public transport with a Metro bus travelling down Prossers Forest Road to and from Launceston city.

4 AREA IMAGES



Figure 9. Reference location where images were taken

Ref	Image
1	
2	

Ref	Image
3	
4	

Ref	Image
5	

5 CONCLUSION

Preliminary advice is that there is a feasible opportunity to develop Lot 1 Prossers Forest Rd Ravenswood depending on the ability to rezone the land from Rural as it currently is. The lot itself is relatively flat, but gently slopes towards Prossers Forest Road allowing gravity connection to sewer and stormwater systems that are currently present along or near this property. There is a reticulation water supply pipe intersecting the lot allowing an easy connection to potable water.

As the lot is next to a primary school with a residential area on the southern side of Prossers Forest Road, there is adequate power supply lines already present in the vicinity of the lot, with no overlays that would result in a development being rejected or requiring significant cost to comply with. Additionally, the lot is only 5 km from the centre of Launceston, with many community services, including public transport, nearby.

6 RECOMMENDATIONS

- Undertake a geotechnical investigation for existing ground conditions.
- Request a hydrology/ hydraulic report to determine overland flow conditions on the site.
- Conduct water pressure testing for minimum pressure required.
- Perform sewer analysis for flow capacity of the existing main. It's possible that the existing sewer main will not have enough capacity to service the feasible area, thus a full pipe system upgrade should be considered.
- Undertake a traffic impact assessment.
- Determine stormwater storage with detention calculations.

7 LIMITATIONS

Any reference to geology, vegetation, biodiversity and other attributes not listed in the scope of this report are for reference and discussed as informative only. The information provided in this report is further limited by the accuracy of third-party information as derived from TasWater, theLIST and other government agencies.

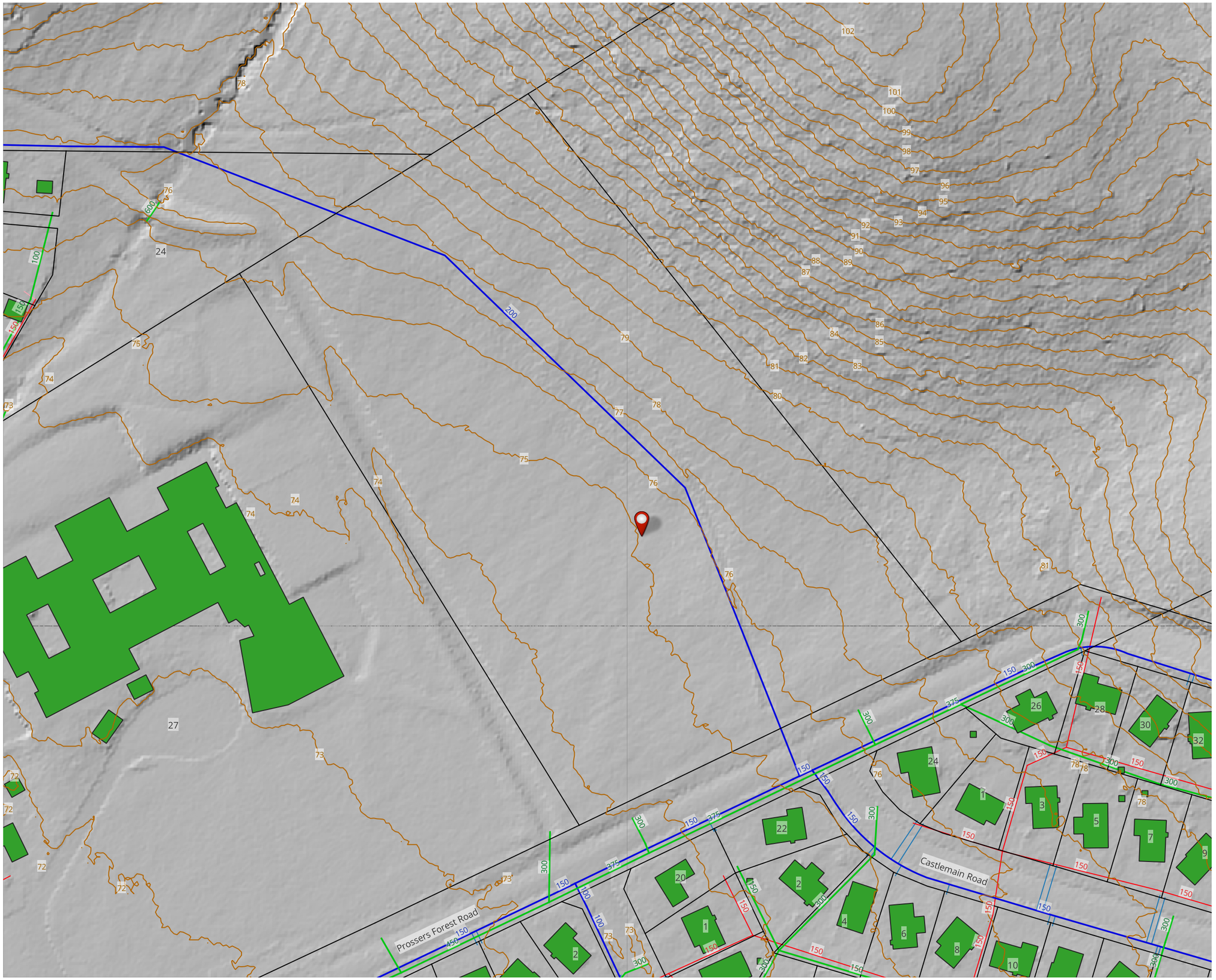
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9 APPENDIX A – SITE MAPS

EXISTING SERVICES



Legend

- Site Location
- 1.00m Contours
- Boundary Lines
- Building Areas
- Stormwater Services
- Water Services
- Sewer Services



0 40 80 m

meters

N

flüssig ENGINEERS

admin@flussig.com.au
(03) 6288 7704
www.flussig.com.au
116 Bathurst St, Level 4 Hobart, 7000, TASMANIA

Contact Project Manager: **Christine Keane**

flüssig ENGINEERS

P: 03 6288 7704
M: 0415 482121
E: christine@flussig.com.au
W: **www.flussig.com.au**
A: Level 4, 116 Bathurst Street,
Hobart TAS 7000

Appendix E

Agricultural Report

RMCG

29 FEBRUARY 2024

Agricultural Report

Report for:	Homes Tasmania
Property	Location: Lot 1 Prossers Forest Rd, Ravenswood
Prepared by:	Michael Tempest RMCG Level 2, 102-104 Cameron Street Launceston, TAS 7250

SUMMARY	
Client:	Homes Tasmania
Property identification:	Lot 1 Prossers Forest Rd, Ravenswood 7250 Zoning: Rural, Tasmania Planning Scheme - Launceston. CT 150347/1, PID 9549487 2.7ha
Proposal:	Rezoning of the title to enable a future residential subdivision
Land capability	Assessed Land Capability (1:5,000) Class 4 - 2.8ha, Class 5 - 0.9ha
Assessment comments:	An initial desktop feasibility assessment was undertaken followed by a field inspection on the 8th of February 2024, to confirm or otherwise the desktop study findings of the agricultural assessment. This report summarises the findings of the desktop and field assessment.
Conclusion:	The subject title has negligible agricultural potential due to size, Land Capability, lack of existing or potential irrigation water resources and adjacent non-agricultural land uses. There is no Prime Agricultural Land associated with the subject land. The loss of this land to the wider agricultural estate would be insignificant. There are no setback requirements for any future dwellings within any future subdivision proposed on the site to the adjacent land zoned Agriculture, beyond any setbacks required for bushfire purposes. The adjacent title that is zoned Rural is utilised for a school rather than agricultural activities and so there are no setback requirements from an agricultural perspective to that title for any future dwellings constructed on the subject site.
Assessment by:	 _____ Michael Tempest Senior Consultant

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ACKNOWLEDGEMENT OF COUNTRY

Tasmania is Aboriginal land. We acknowledge the palawa and pakana, the Tasmanian Aboriginal people, as the Traditional Owners and continuing custodians of the lands, seas and waterways of lutruwita, Tasmania on which this project has been conducted. We recognise their continuing connection to land, waters and culture and pay our respects to their Elders past and present, and we acknowledge emerging leaders. Moreover, we express gratitude for the knowledge and insight that Traditional Owners and other Aboriginal and Torres Strait Islander people contribute to our shared work in Australia.

We pay respects to all Aboriginal and Torres Strait Islander communities. We recognise that Australia was founded on the genocide and dispossession of First Nations people and acknowledge that sovereignty was not ceded in this country. We embrace the spirit of reconciliation, working towards self-determination, equity of outcomes, and an equal voice for Australia's First People.

1 Introduction

The subject land is located at Lot 1 Prossers Forest Rd, Ravenswood. Current zoning for the subject title is Rural under the *Tasmanian Planning Scheme - Launceston* (the Planning Scheme).

The proponent seeks to apply to rezone the land to General Residential through the Tasmanian Government's Housing Supply Order[1] process to facilitate a future residential subdivision. Any future subdivision will be assessed by Council as per the Planning Scheme requirements.

2 Method

This assessment considers:

- The physical characteristics of the subject title and surrounding land including an onsite Land Capability assessment on the subject land.
- Existing and potential agricultural and primary industry use of the subject title and surrounding land.
- The potential for irrigation development.
- Existing non-agricultural use on the subject title and surrounding land.
- How a future subdivision may constrain adjacent agricultural activities.

This assessment utilises publicly available datasets including Land Capability, water resources, geology and vegetation, as well imagery (including historic Google Earth imagery).

Information about the activities on the subject title has been ascertained through discussion with Homes Tasmania.

A site assessment was conducted on the 8th of February 2024, to confirm or otherwise desktop information. The onsite Land Capability Assessment (as per Grose 1999) was conducted on the title at a scale of 1:5,000 (see Appendix 3 for RMCG's Land Capability Assessment Protocol). An onsite Land Capability Assessment was conducted as there is no existing published Land Capability mapping for the subject title.

3 Description

3.1 LANDSCAPE CONTEXT

The subject is 2.7ha in area. There are no existing dwellings or other structures located on the site. The land has a high point in northern corner that slopes away to the south and south west. The northern corner sits at 80m Above Sea Level (ASL), while the southern corner sits at approximately 72m ASL. Much of the western half of the title is relatively flat. The land is currently grassed (unimproved pasture grazed by wildlife) and it is occasionally mown. Prossers Forest Rd is adjacent to the southern boundary. Average annual rainfall for the site, based on Launceston (Ti Tree Bend) station number 91237, is 682.2mm (BOM 2024).

[1] Further information available at: https://planningreform.tas.gov.au/planning/housing-land-supply-orders

3.2 SOILS AND GEOLOGY

There is no published soils mapping for the site or surrounding titles. Underlying geology mapping at a scale of 1:25,000 maps three geological types across the site (see Figure A1-3):

- Qham – Cenozoic alluvium and marsh deposits of modern flood plains. Approximately 0.8ha located in the central west extending to the south east area of the title.
- Jd – Jurassic dolerite and related rocks. Approximately 1ha located in the north eastern section of the title on the elevated part of the land, as well as in the most south eastern corner.
- Jdi – Jurassic inferred dolerite beneath soil or Cainozoic deposits. 0.9ha located in the most north western corner and the most south western corner of the subject title.

3.3 VEGETATION

TASVEG 4.0 maps the assessment area as agricultural land (FAG). This was confirmed when on site. There is no recorded fire history on the title (DNRET 2024).

3.4 LAND CAPABILITY

There is no published Land Capability available for the subject title. Nearby land to the east and north is partially mapped as Class 6 land. Class 6 land is described as land that is marginally suitable for grazing due to severe limitations.

From the onsite assessment it was determined that the western and south eastern sections of the title, which have an area of approximately 1.8ha are Class 4 land. The main limiting factor for this area was common and distinct mottling in the subsoil, which is an indicator of imperfectly drained soils. The balance 0.9ha, in the north east of the title was assessed as Class 5 land (see Figure A1-3). The Class 5 area correlates with the northern area of mapped Jd (dolerite) on the site. Within this area occasional surface stone (see Figures A4-2 & A4-3) as well as subsurface stone was identified. Class 4 land is described as land well suited to grazing, but which is limited to occasional cropping or a very restricted range of crops. Class 5 land is described as Land unsuited to cropping and with slight to moderate limitations to pastoral use.

Full Land Capability Class descriptions are available in Appendix 2. See Appendix 3 for the Land Capability Assessment details including soil profiles.

The land is not classed as Prime Agricultural Land under the *Protection of Agricultural Land Policy 2009*.

3.5 LAND USE ON SUBJECT TITLE

The land is not utilised for any form of agriculture. The site is fenced and gated, however holes were identified in the fencing when onsite (see Figure A4-8). The grass on the site is occasionally mown and it is also grazed by local wildlife. The land appears to be regularly accessed by nearby residents, with one local seen walking their dog on the site during the site visit.

3.6 EXISTING AND POTENTIAL IRRIGATION ON THE TITLE

The title has no existing water resources for irrigation, neither do any of the adjacent titles. The land is outside of any current or proposed Irrigation District. Mains water does run along Prossers Forest Rd to the south, however, the economics of utilising this water for irrigation would likely be cost prohibitive.

3.7 SURROUNDING LAND USE

The subject title is located within the Ravenswood suburb of Launceston and is on the fringe of the residential area of the suburb.

Adjacent to the east is a large 246ha title (CT 150111/1), that is in the Agriculture Zone. This title is predominately covered in native vegetation, with published Land Capability a mix of Class 4, Class 5 and Class 6. All land within 750m of the subject title that has a published Land Capability is mapped as Class 6 land. The adjacent land is also covered in native vegetation. While there may be some grazing activities occurring on this site further to the north and east of the subject title (unknown), there does not appear to be any activities occurring near the subject title. In the south western corner of this adjacent title were multiple burnt out car bodies, motor bikes were also observed being ridden on tracks that appear to link this title to nearby Council land at the time of the site visit.

Adjacent to the north are two titles that are owned by Council (CT 55881/67 (0.5ha) & CT 140594/1 (34ha). The titles are zoned Open Space and are known as the 'Ravenswood Bushland Reserve'. The vegetation immediately adjacent to the subject title is grass, however, to the north east and further north it is covered in native vegetation. There are public tracks crisscrossing this land, and aerial imagery indicates that these tracks link up with existing tracks on the adjacent title to the east (CT 150111/1). To the west of this reserve (65m north west from the subject title) are dwellings within the General Residential Zone.

To the west is the Ravenswood Primary School and associated grounds (CT 142748/2, 3.6ha), which is owned by the Crown. This title is zoned Rural, however it is not utilised for any agricultural or primary production activities.

To the south, south of Prossers Forest Rd is developed residential land that is zoned General Residential. There are dwellings opposite the subject title as well as extending to the south west, south east and south.

The subject title has no connectivity to land that is actively utilised for agricultural activities. It was also mapped as Potentially Constrained under the *Agricultural Land Mapping Project* (Dept of Justice 2016).

4 Discussion

4.1 PRODUCTIVE CAPACITY OF THE SUBJECT LAND

The subject title is limited for existing and potential agricultural use by Land Capability, size, lack of existing or potential irrigation water resources and adjacent non-agricultural activities (school, dwellings, open space). If this land was farmed on its own, it would not have sufficient suitable land and water resources to support a commercial scale enterprise[2]. There may be some potential to develop a hobby scale enterprise on the site, however, the existing site limitations would make an agricultural enterprise at this scale unattractive.

Land with these sort of characteristics is best farmed in conjunction with other land. Given that the land zoned Rural to the west is a primary school, and the large bush block to the east that is zoned Agriculture does not appear to be utilised for agricultural activities and is actively utilised by local residents as presumed public land it is highly unlikely that the subject title would be farmed in conjunction with adjacent land.

[2] See Appendix for RMCG Enterprise Scale definitions.

4.2 SIGNIFICANCE OF THIS LAND TO THE AGRICULTURAL ESTATE

1.7ha of Class 4 land and 0.9ha of Class 5 land that is poorly connected to actively farmed agricultural land and is constrained by an adjacent school and residential land has negligible significance to the agricultural estate at a local or regional level. If this land is rezoned to General Residential and subsequently subdivided, its loss to the agricultural estate would have no impact.

4.3 POTENTIAL FOR CONSTRAINING ADJACENT AGRICULTURAL LAND USE

If the title is to be rezoned to a non-agricultural zone, then the impacts of future development on surrounding agricultural use needs to be considered.

Potential for conflict between any proposed new dwellings and adjacent primary industry uses needs to be considered. There are a range of activities associated with grazing and cropping. Learmonth et.al. (2007) detail the common range of issues associated with sensitive uses such as residential use in, or adjacent to primary production zones (Agriculture and Rural), see Appendix 5. Common conflict issues associated with residential use adjacent to primary production zones include spray drift from chemicals which would include fungicide, herbicide, and insecticide, noise from equipment (including shooting for game control), irrigation spray drift, odours, and dust.

If the land is rezoned to General Residential, the Planning Scheme does not actually require any future setbacks to adjacent land that is zoned either Agriculture and Rural. However, because the subject land is currently zoned Rural, it is important to ensure that a change of zoning would ensure that a future subdivision on the site could accommodate suitable setbacks to adjacent land use. While there is adjacent land that is zoned Agriculture, the area that is adjacent to the subject title is not currently utilised for agriculture or primary production, is covered by vegetation, appears to have Land Capability limitations, appears to be utilised by local residents as if it was public land, and is also constrained by adjacent residential land. In our opinion developing the subject title for residential activities would not constrain the adjacent title any more than currently existing. A future subdivision would need to have a bushfire setback of at least 15m from this adjacent title in the Agriculture zone. This would also be appropriate from an agricultural perspective. The adjacent land to the west that is zoned Rural is utilised for the Ravenwood Primary School and so no setbacks would be required from an agricultural perspective to this title.

5 Conclusions

The subject title has negligible agricultural potential due to size, Land Capability, lack of existing or potential irrigation water resources and adjacent non-agricultural land uses. There is no Prime Agricultural Land associated with the subject land. The loss of this land to the wider agricultural estate would be insignificant.

There are no setback requirements for any future dwellings within any future subdivision proposed on the site to the adjacent land zoned Agriculture, beyond any setbacks required for bushfire purposes. The adjacent title that is zoned Rural is utilised for a school rather than agricultural activities and so there are no setback requirements from an agricultural perspective to that title for any future dwellings constructed on the subject site.

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Appendix 1: Maps

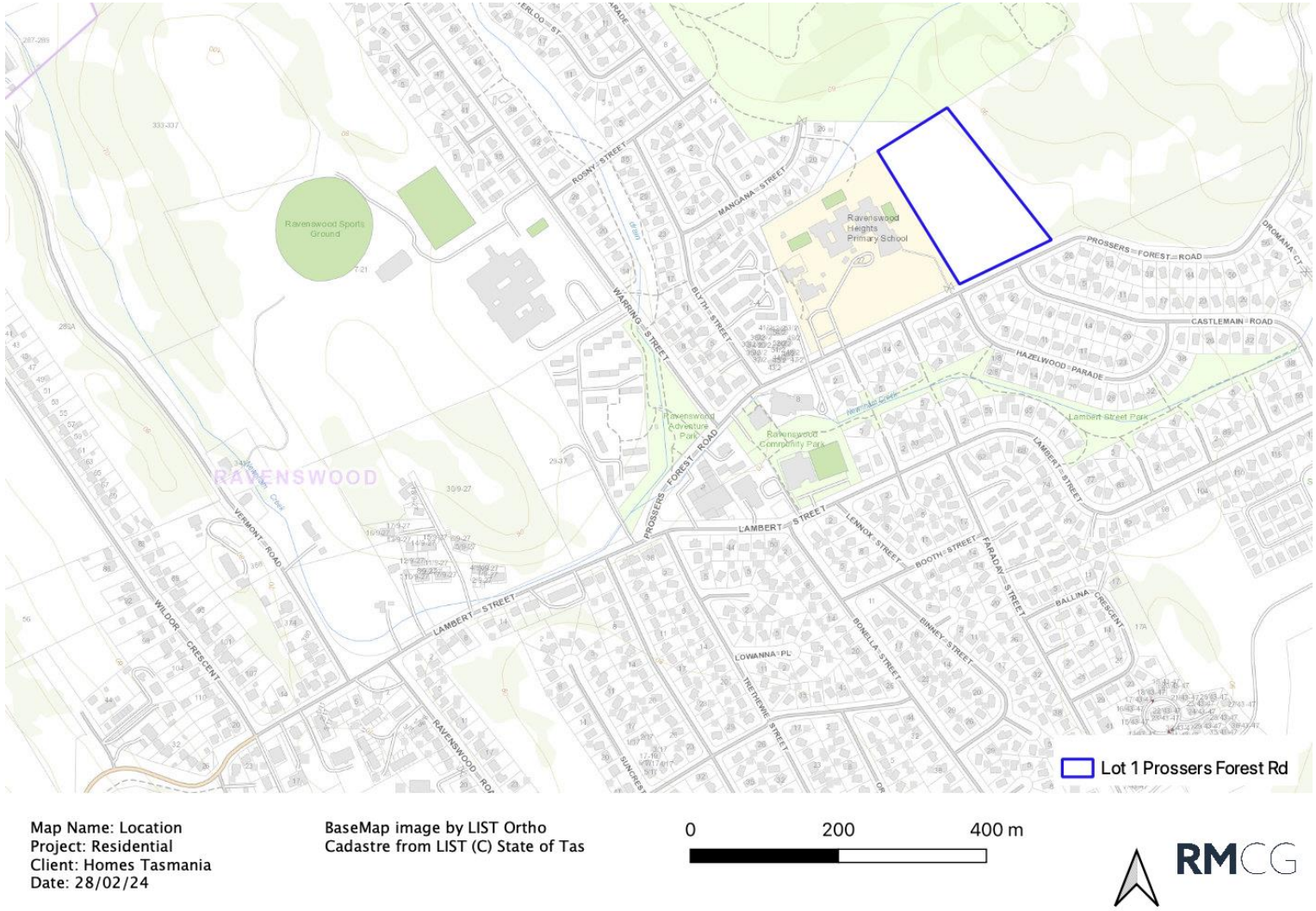


Figure A1-1: Location map

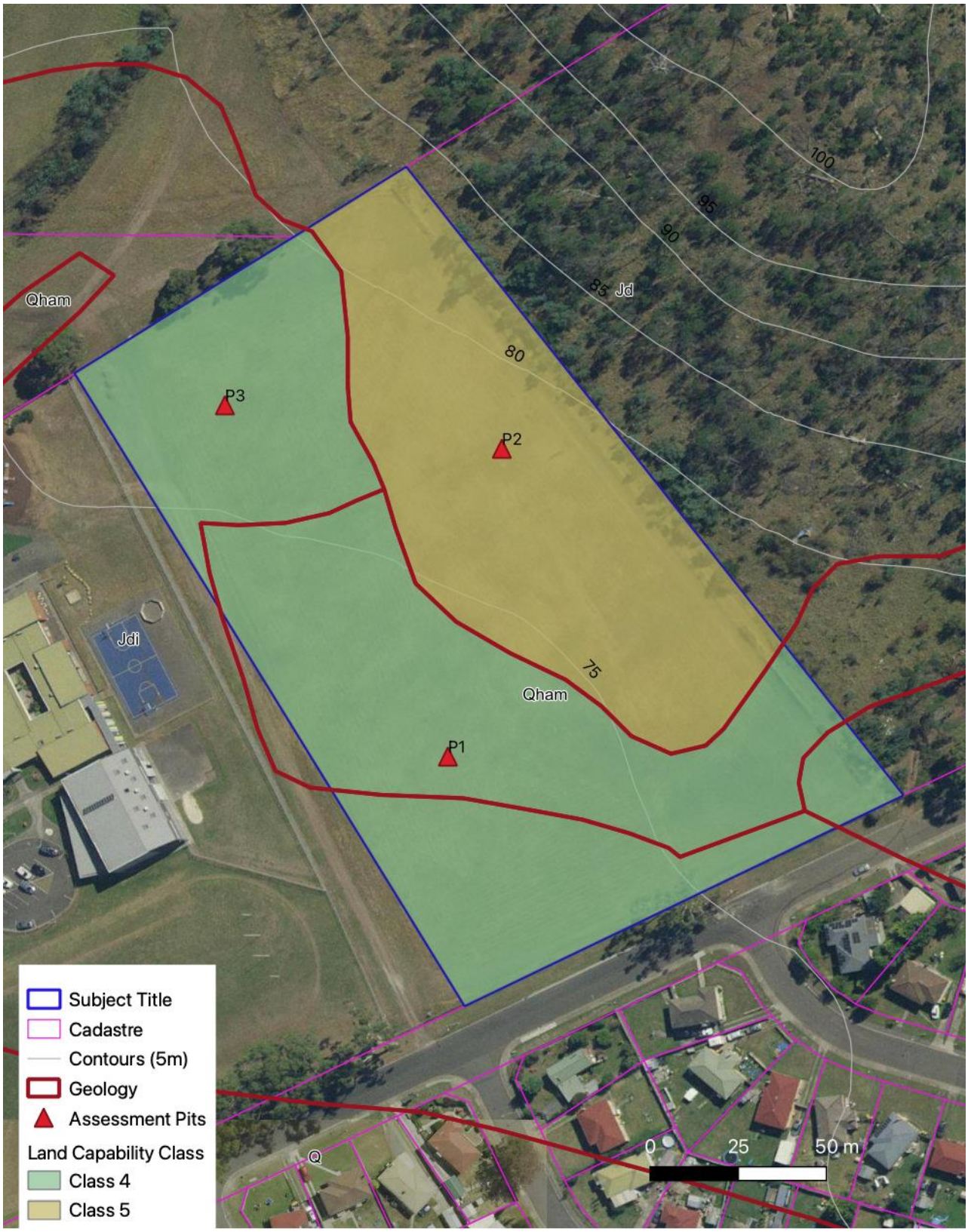


Map Name: Aerial Image
Project: Residential
Client: Homes Tasmania
Date: 28/02/24

BaseMap image by LIST Ortho
Cadastre from LIST (C) State of Tas

RMCG

Figure A1-2: Aerial image



Map Name: Assessed Land Capability
Project: Residential
Client: Homes Tasmania
Date: 28/02/24

BaseMap image by LIST Ortho
Geology 1:25,000 by MRT
Cadastre from LIST (C) State of Tas

RMCG

Figure A1-3: Assessed Land Capability (1:5000) and published underlying geology mapping (1:25000)

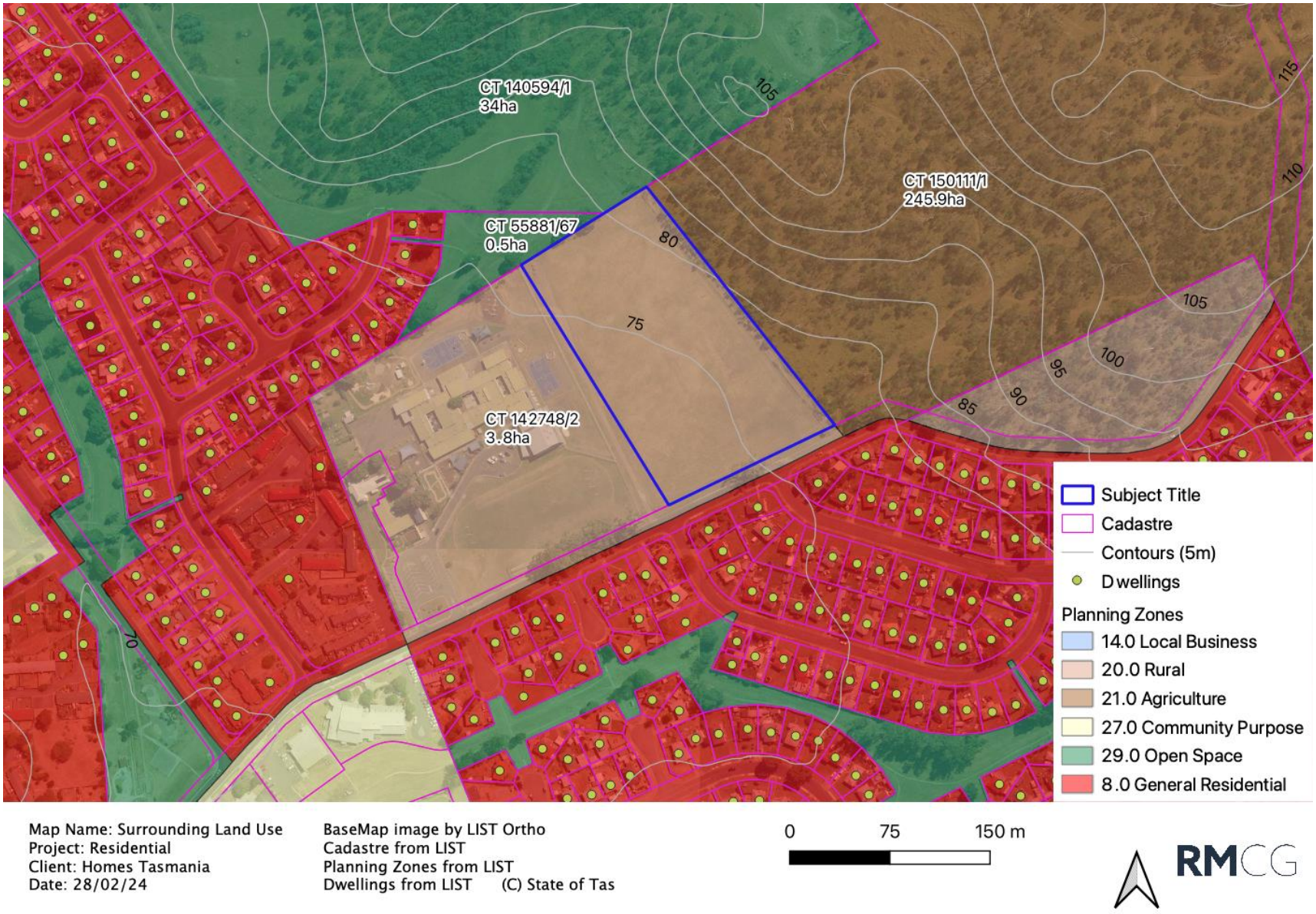


Figure A1-4: Surrounding zoning and land use

Appendix 2: Land capability definitions from Grose (1999)

Prime agricultural land as described in the Protection of Agricultural Land Policy 2009:

CLASS 1: Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat land with deep, well drained soils, and in a climate that favours a wide variety of crops. While there are virtually no limitations to agricultural usage, reasonable management inputs need to be maintained to prevent degradation of the resource. Such inputs might include very minor soil conservation treatments, fertiliser inputs or occasional pasture phases. Class 1 land is highly productive and capable of being cropped eight to nine years out of ten in a rotation with pasture or equivalent without risk of damage to the soil resource or loss of production, during periods of average climatic conditions.

CLASS 2: Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. However, the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land. This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years, if reasonable management inputs are maintained.

CLASS 3: Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes I and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five yens out of ten in a rotation with pasture or equivalent during normal years.

Non-prime agricultural land as described in the Protection of Agricultural Land Policy 2009:

CLASS 4: Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than 'normal'. However, there is a high risk of crop or soil damage if 'normal' conditions return.).

CLASS 5: This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

CLASS 6: Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

CLASS 7: Land with very severe to extreme limitations which make it unsuitable for agricultural use.

Appendix 3: Protocol for Land Capability Assessment used by RMCG

This protocol outlines the standards and methodology that RMCG uses to assess Land Capability.

In general, we follow the guidelines outlined in the Land Capability Handbook (Grose 1999) and use the survey standards outlined in the Australian Soil and Land Survey Handbooks to describe (McDonald, et al. 1998), survey (Gunn, et al. 1988) and classify (Isbell 2002) soils and landscapes.

Commonly we are requested to assess Land Capability in relation to local government planning schemes. As such the level of intensity of the investigation is usually high and equivalent to a scale of 1:25 000 or better. The choice of scale or intensity of investigation depends on the purpose of the assessment. As the scale increases (becomes more detailed and the scale is a smaller number), the number of observations increases.

An observation can be as much as a detailed soil pit description or as little as measuring the gradient of an area using a clinometer or the published contours in a Geographical Information System and includes soil profile descriptions, auger hole descriptions, and observations confirming soil characteristics, land attributes or vegetation. The table below shows the relationship between scale, observations, minimum distances and areas that can be depicted on a map given the scale and suggested purpose of mapping.

Table A3-1: Land capability assessment scales

SCALE	AREA (HA) PER OBSERVATION	MINIMUM WIDTH OF MAP UNIT ON GROUND	MINIMUM AREA OF MAP UNIT ON GROUND	RECOMMENDED USE
1:100 000	400ha	300m	20ha	Confirmation of published land capability mapping
1:25 000	25ha	75m	1.25ha	Assessments of farms, fettering or alienation of Prime Agricultural Land
1:10 000	4ha	30m	2 000m^2	Area assessments of less than 15ha
1:5 000	1ha	15m	500m^2	Site specific assessments for houses and areas less than 4ha
1:1 000	0.04ha	3m	20m^2	Shown for comparison purposes

Based on 0.25 observations per square cm of map, minimum width of mapping units is 3mm on map as per (Gunn, et al. 1988).

Assessment methodology

With all assessments we examine a minimum of three observations per site or mapping unit and determine Land Capability on an average of these observations.

Land Capability is based on limitations to sustainable use of the land, including the risk of erosion, soil, wetness, climate and topography. The most limiting attribute determines the Land Capability class. This is not always a soil limitation and thus soil profile descriptions are not always required for each mapping unit. For example, land with slopes greater than 28%, areas that flood annually and areas greater than 600m in elevation override other soil related limitations.

The availability of irrigation water can affect the Land Capability in some areas. An assessment of the likelihood of irrigation water and quality is made where it is not currently available.

As a minimum all assessment reports include a map showing the subject land boundaries, observation locations, published contours and Land Capability.

Definitions

Land Capability

A ranking of the ability of land to sustain a range of agricultural land uses without degradation of the land resource (Grose 1999).

Protocol references

Grose, C J. Land capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania. Second Edition. Tasmania: Department of Primary Industries, Water and Environment, 1999.

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On site land capability assessment

There is no published Land Capability mapping for the subject site. At the site inspection a Land Capability Assessment at a scale of 1:5,000 was completed. This assessment included augering three assessment pits, visual inspection, as well as reviewing relevant available desktop available data such as underlying geology mapping. See Table A3-2 for assessment pit characteristic, with an example pit (Pit 1) described in greater detail below.

From the assessment it was determined that the western and south eastern sections of the title, which have an area of approximately 1.8ha are Class 4 land. The main limiting factor for this area was common and distinct mottling in the subsoil, which is an indicator of imperfectly drained (d) soils. The balance 0.9ha, in the north east of the title was assessed as Class 5 land. The Class 5 area correlates with the northern area of mapped Jd (dolerite) on the site. Within this area occasional surface stone (r) as well as subsurface stone was identified. The assessment pit that was augered within this area only reached a depth of 35cm before auger refusal due to subsurface rock occurred.

Table A3-2: Land capability assessment summary table for assessment pits

PIT NO	SOIL	COMMENTS	TEXTURE	COLOUR	STRUCTURE (E)	COARSE FRAGMENT SIZE (G)		SOIL DRAINAGE (D)	SURFACE STONE (R)	SLOPE (E)	EROSION RISK		FLOOD RISK	LAND CAPABILITY
	DEPTH (CM)					TYPE, MM	%	MOTTLE SEVERITY	PRESENCE	%	WATER	WIND		
1	0-35		Loam	Very dark greyish brown	Weak	2-60	20-35			0-5	Low	Low	Low	4d
	35-50		Light clay	Dark brown	Moderate	2-60	35-50	Common / distinct						
	50-60		Medium clay	Dark brown	Strong			Common / distinct						
2	0-35	Auger refusal at 35cm due to subsurface rock	Clay loam	Black	Weak to moderate				Present	5-12	Low	Low	Low	5r
3	0-30		Loam	Very dark greyish brown	Weak	2-60	20-35			0-5	Low	Low	Low	4d
	30-50		Light clay	Dark brown	Moderate	2-60	35-50	Common / distinct						
	50-60		Medium clay	Dark brown	Strong			Common / distinct						



Site: Lot 1 Prossers Forest Rd

Date: 8th February 2024

Pit: 1

Flood Risk: Low

Slope: 0-5%

Morphology: vacant land

Surface condition: Unimproved Pasture.

Figure A3-1: Pit 1

Table A3-3: Profile description

DEPTH (CM)		MUNSELL COLOUR		STRUCTURE	TEXTURE	GRAVEL	MOTTLE	COMMENTS
0	35	10YR	2/2	W	L	g, 20-35%	-	
35	50	10YR	3/3	M	LC	g, 35-50%	5	
50	60	10YR	3/3	S	HC		5	

Duplex profile with weakly to strongly structured soils with a loam at the surface over a light clay to medium clay at depth. Gravel increased with depth through the first two horizons Common and distinct mottling occurred in the subsoils. The mottling indicates the soils are imperfectly drained. The presence of mottling dictates a Land Capability Class of 4. Pit 3 displayed the same characteristics, but with differing horizon depths.

Appendix 4: Photos



Figure A4-1: Example of unimproved pasture across the site



Figure A4-2: Example of surface stone (dolerite) identified within area classified as Class 5 land



Figure A4-3: Further example of stone within the Class 5 area



Figure A4-4: Ravenswood Primary School, which is adjacent to the west of the subject site.



Figure A4-5: Land to the east of the subject title that is zoned Agriculture



Figure A4-6: Land to the north that is zoned Open Space



Figure A4-7: View from subject title's central eastern boundary looking south towards adjacent residential area



Figure A4-8: Existing hole in fence

Appendix 5: Potential conflict issues

Table A5-1 describes the frequency and intensity of the most likely potential adjacent activity (grazing) and the associated issues likely to constrain this use. These are a broad guide only and site specific, cultivar specific and seasonal variations occur, it is also noted that there are not any adjacent agricultural activities currently occurring. Aside from these specific issues associated with grazing Learmonth et. al. (2007) also provides a comprehensive list of potential land use conflict issues (see Figure A5-1). Table A5-1 provides the rationale behind the recommended minimum buffers contained in Table A8-1 (Appendix 8).

Table A5-1: Farming activity – Grazing

MANAGEMENT ACTIVITY	ISSUES LIKELY TO CONSTRAIN THE ACTIVITY	COMMENT
Pasture sowing Herbicide spraying Cultivation Drilling	Spray drift, noise, dust	Ground based or aerial – often very early in the morning
Grazing	Livestock trespass, noise at certain time e.g., weaning calves	
Forage conservation, including mowing, raking, baling, carting bales	Noise, dust	
Fertiliser spreading	Noise, odour	
Insecticide spraying	Spray drift, noise	Ground based or aerial – often very early in the morning

Issue	Explanation
Absentee landholders	Neighbours may be relied upon to manage issues such as bush fires, straying stock, trespassers etc. while the absentee landholder is at work or away.
Access	Traditional or informal 'agreements' for access between farms and to parts of farms may break down with the arrival of new people.
Catchment management	Design, funding and implementation of land, water and vegetatin management plans are complicated with larger numbers of rural land-holders with differing perspectives and values.
Clearing	Neighbours may object to the clearing of trees, especially when it is done apparently without approvals or impacts on habitat areas or local amenity.
Cooperation	Lack of mutual co-operation through the inability or unwillingness on behalf individuals to contribute may curtail or limit traditional work sharing practices on-farm or in the rural community.
Dogs	Stray domestic dogs and wild dogs attacking livestock and wildlife and causing a nuisance.
Drainage	Blocking or changing drainage systems through a lack of maintenance or failure to cooperate and not respect the rights of others.
Dust	Generated by farm and extractive industry operations including cultivating, fallow (bare) ground, farm vehicles, livestock yards, feed milling, fertiliser spreading etc.
Dwellings	Urban or residential dwellings located too close to or affecting an existing rural pursuit or routine land use practice.
Electric fences	Electric shocks to children, horses and dogs. Public safety issues.
Fencing	Disagreement about maintenance, replacement, design and cost.
Fire	Risk of fire escaping and entering neighbouring property. Lack of knowledge of fire issues and the role of the Rural Fire Service.
Firearms	Disturbance, maiming and killing of livestock and pest animals, illegal use and risk to personal
Flies	Spread from animal enclosures or manure and breeding areas.
Heritage management	Destruction and poor management of indigenous and non indigenous cultural artefacts, structures and sites.
Lights	Bright lights associated with night loading, security etc.
Litter	Injury and poisoning of livestock via wind blown and dumped waste. Damage to equipment and machinery. Amenity impacts.
Noise	From farm machinery, scare guns, low flying agricultural aircraft, livestock weaning and feeding, and irrigation pumps.
Odours	Odours arising from piggeries, feedlots, dairies, poultry, sprays, fertiliser, manure spreading, silage, burning carcases/crop residues.
Pesticides	Perceived and real health and environmental concerns over the use, storage and disposal of pesticides as well as spray drift.
Poisoning	Deliberate poisoning and destruction of trees/plants. Spray drift onto non-target plants. Pesticide or poison uptake by livestock and human health risks.
Pollution	Water resources contaminated by effluent, chemicals, pesticides, nutrients and air borne
Roads	Cost and standards of maintenance, slow/wide farm machinery, livestock droving and manure.
Smoke	From the burning of crop residues, scrub, pasture and windrows.
Soil erosion	Loss of soil and pollution of water ways from unsustainable practices or exposed soils. Lack of adequate groundcover or soil protection.
Straying	Fence damage, spread of disease, damage to crops, gardens and bush/rainforest
Theft/vandalism	Interference with crops, livestock, fodder, machinery and equipment.
Tree removal	Removal of native vegetation without appropriate approvals. Removal of icon trees and
Trespass	Entering properties unlawfully and without agreement.
Visual/amenity	Loss of amenity as a result of reflective structures (igloos, hail netting), windbreaks plantings
Water	Competition for limited water supplies, compliance with water regulations, building of dams, changes to flows. Stock access to waterways. Riparian zone management.
Weeds	Lack of weed control particularly noxious weeds, by landholders.
	Based on: Smith, RJ (2003) Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW).

Figure A5-1: Typical rural land use conflict issues (Learmonth et al. 2007)

Appendix 6: Farm Business Scale Characteristics

Table A6-1 summarises a number of key characteristics associated with each scale. No single characteristics is considered definitive and there will be overlap and anomalies. Table A6-1 can be used to determine the scale of the existing farm business and/or the potential scale based on the characteristics.

Table A6-1: Farm business scale characteristics

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
Relevance for primary production	Dominant activity associated with the farm business is primary production. Likely to be viable. Capacity to produce sufficient profit for a family and full-time employment of one person.	Dominant activity associated with the farm business is primary production. Likely to be viable in time, potentially through cooperative arrangements, higher value products, downstream processing, complementary food, recreation, hospitality, tourism or value adding. If running livestock, then current carrying capacity is at least average DSE/ha for their area.	Land used for some primary production. Occupant/family needs to be supported by non-primary production income and/or off-farm income.	Little or no relevance for primary production.
Producer aspirations	Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.	Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles. Work with other small scale producers to share marketing and resources.	Profitability is not a high priority in primary production decisions and viability cannot be demonstrated.	Profitability has very low relevance. Lifestyle is the dominant motivation for any primary production activity.
Labour (FTE) for the primary production	At least 1 FTE	Likely to be at least 0.5 FTE	Likely to be less than 0.5 FTE	
Indicative Gross Income from Primary Production	Greater than $300 000 from the farm business with additional income derived from value adding or off-farm generally comprising less than 50% of total household income.	Generally, between $40 000 and $300 000 from the farm business. Total household income is generally derived from several income streams of which primary production is one. Primary production income often comprises less than 50% of total household income.	Generally, between $10 000 - $40 000 from the farm business with additional household income comprising more than 50% of total household income.	<$10 000 from the farm business.
Land and Water resources (general characteristics)	Total land area for mixed farming is likely to be 200ha-500ha or more, depending on Land Capability, water resources and farm business activity mix. Land area for vineyards, orchards or berries is likely to be at least 10ha-20ha and likely more.	For livestock producers generally 40-80ha in one or two titles. Generally, 8-40 ha in area and a single title for other ventures. Water for irrigation likely, but it depends on the farm business activity.	Generally, 8-40 ha in area and a single title. Water for irrigation less likely, but possible, depending on location and cost of supply.	Generally, 1-8 ha in area. Land Capability variable. Water for irrigation highly unlikely. No capacity to contribute to a commercial

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
	Land area generally comprising of a number of titles farmed together. Irrigation is generally necessary for smaller land areas to be viable and/or for higher value products.	The land and/or water resources associated with the farm business may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.	The land and/or water resources associated with the title may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.	scale farm business due to constraining factors.
Connectivity	Few constraints likely. Likely to be well connected to other unconstrained titles, Expansion and/or intensification feasible.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Moderate to significant constraints likely. Residences on majority of adjacent titles. Little or no connectivity to unconstrained titles.
Registrations	Are recognised by ATO as Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.	Are recognised by ATO as a Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.	May or may not be recognised by ATO as primary producer. Livestock producers will have a PIC and be registered for NLIS and LPA; may be registered for GST and may be part of any QA schemes.	Are not recognised by ATO as primary producer. May not have a PIC or be registered for NLIS; are not registered for GST and unlikely to be part of any QA schemes.
Role of a dwelling	Dwelling is subservient to the primary production.	Dwelling is convenient/preferred to facilitate improved productivity. Dwelling assists with security.	Dwelling is convenient/preferred for lifestyle reasons.	Dwelling is the dominant activity on the title.

Appendix 7: Characteristics of a Commercial Scale Farm Business Activity

It is very difficult to provide an assessment of the commercial viability of a single farm business activity as generally more than one farm business activity contributes to a farming business. Table A7-1 is designed to describe the general characteristics of a commercial scale farm business activity in Tasmania. Table A7-1 can be used to characterise land and water resources to determine whether they have the capacity to contribute to a commercial scale farm business activity. For example, a farming business with less than 4ha of cherries is likely to need additional farming activities to be viable.

Table A7-1: Resource Requirements for Various Land Uses

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	SHEEP	CATTLE	DAIRY	CEREALS	OTHERS	PROCESSED	FRESH MARKET				
Land Capability	LC generally 3–6.	LC generally 3–5/6.	LC generally 3–5.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4/5.	LC 1–4/5.	LC 1–4 or N/A	LC 4–6
Minimum paddock sizes	No minimum	No minimum	To suit grazing system.	10–15ha min	5–10ha min.	10ha min.	10ha min.	2–4ha.	2–5ha.	2–4ha min.	10–20ha min.
Size for a 'viable' business if conducted as single farm business activity (1)	Generally 3,000–10,000 dse -area depends on rainfall). (2)		Capacity for at least 350 milkers.(3)	Broadacre cropping will be a mix of crops in rotation with pasture and livestock. The area required for viability is highly variable.				4–10ha.	10–30ha.	5–10ha.	TBC
Irrigation water	Not essential	Not essential	Preferable 4–6ML/ha.	Not necessary.	Mostly necessary, 2–3 ML/ha.	Necessary, 2–6ML/ha.	Necessary, 2–6ML/ha.	Necessary, 1–3ML/ha.	Necessary, 2–3ML/ha.	Necessary, small quantity.	Not required.

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	SHEEP	CATTLE	DAIRY	CEREALS	OTHERS	PROCESSED	FRESH MARKET				
Climate specifications	Lower rainfall preferred for wool.	No preferences.	High rainfall (or irrigation).	Susceptible to spring frosts. Difficult to harvest in humid coastal conditions.	Susceptible to spring frosts.	Susceptible to spring frosts.	Susceptible to spring frosts.	High rainfall (or irrigation).	Susceptible to spring frosts for vines. Susceptible to summer rains for cherries. Susceptible to disease in high humidity in March for vines.	Preferably low frost risk area.	Rainfall above 700–800 mm.
Infrastructure	Yards & shearing shed.	Yards, crush, loading ramp.	Dairy shed, yards, crush, loading ramp.	Minimal.	Irrig facilities.	Irrig facilities.	Irrig facilities. Possibly a packing shed unless using a contract packer or growing on contract	Irrig facilities. Packing shed	Irrig facilities. Packing shed	Plastic/glass houses.	Firefighting dams. Access roads
Plant & equipment	Minimal.	Minimal; hay feeding plant.	General purpose tractor, hay/silage feeding.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Small plant.	Contract services.
Market contracts	Not required.	Not required.	Necessary.	Not required.	Generally required.	Necessary.	Highly preferred.	Desired.	Desired.	Contracts preferable.	Varies.
Labour	Medium.	Low.	High.	Low.	Low.	Low.	Variable/medium.	High at times.	High at times.	High at times.	Low.
Local services	Shearers.	Vet.	Vet, dairy shed technician.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Pickers.	Pickers.	Pickers.	Contractors.

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	SHEEP	CATTLE	DAIRY	CEREALS	OTHERS	PROCESSED	FRESH MARKET				
Regional suitability	Dryer areas good for wool. All areas suitable; larger farm sizes needed for viability.	All areas suitable.	Economics dictate large area necessary. Needs high rainfall or large water resource for irrigation.	Generally large areas, so need larger paddocks and larger farms.	Generally large areas, so need larger paddocks and larger farms.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Specific site requirements; proximity to markets and transport/carriers.	Specific site requirements; potentially available in most municipalities.	Proximity to markets is important.	Low rainfall areas less preferred.

Table notes:

1. The Agricultural Land Mapping Project (ALMP) (Dept of Justice, 2017) defined minimum threshold titles sizes that could potentially sustain a standalone agricultural farm business activity. The ALMP have 333ha for a livestock farm business activity, 40ha for dairy, 133ha for cereals and other broadacre crops, 25ha for processed and fresh market vegetable, 10ha for berries, other fruits & vines and nurseries and cut flowers and no specified minimum area for plantation forestry.
2. Kynetec (March 2021) Farm Intel Information brochure uses 100ha as the minimum farm area for livestock
3. Kynetec (March 2021) Farm Intel Information brochure uses 75ha as the minimum farm area for dairy.

Appendix 8: Separation distances and buffers

Farm business activity scale (RMCG 2022 and included as Appendix 6) in combination with Table A8-1 can be used to provide guidance on appropriate separation distances when there are no additional mitigating factors. Appendix 5 provides guidance on constraints and potential conflict issues in relation to the relevant current and potential farming activities in proximity to a sensitive use.

Table A8-1: Separation distances

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	SHEEP	CATTLE	DAIRY	CEREALS	OTHERS	PROCESSED	FRESH MARKET				
Recommended min. buffer for individual dwellings (1)	50m to dryland and 100m to irrigated grazing area (3)	50m to dryland and 100m to irrigated grazing area.(3).	50m to dryland and, 100m to irrigated grazing, 300m to dairy shed and 250m to effluent storage or continuous application areas (2).	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	100m from crop for aerial spraying.
Recommended min. buffer for residential areas (1)	50m to dryland and 100m to irrigated grazing area (3)	50m to dryland and 100m to irrigated grazing area.(3)	50m to dryland and, 100m to irrigated grazing, 300m to dairy shed and 250m to effluent storage or continuous application areas (2).	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	Site specific (1).

Table notes:

1. From (Learmonth, Whitehead, Boyd & Fletcher, 2007). These are industry specific recommended setbacks which do not necessarily align with Planning Scheme Setback requirements. Council should ensure they are aware of attenuation setback requirements for specific activities.
2. The State Dairy Effluent Working Group, 1997 uses 50m to grazing area, 250m to dairy shed and 300m to effluent storage or continuous application areas. The State Planning Scheme uses 300m to diary shed and 250m to effluent lagoon
3. Learmonth, Whitehead, Boyd & Fletcher, 2007 uses 50m from grazing areas.

This report has been prepared by:

RM Consulting Group Pty Ltd trading RMCG

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250

rmcg.com.au — ABN 73 613 135 247

Offices in Victoria, Tasmania and NSW

Key contact

Michael Tempest

0467 452 155 — michaelt@rmcg.com.au

Document review and authorisation

Project Number: #2287

Doc Version	Final/Draft	Date	Author	Project Director review	BST QA review	Release approved by	Issued to
1.0	Final	29/02/2024	M. Tempest	A. Ketelaar	L. McKenzie	M. Tempest	Homes Tasmania

Appendix F

Preliminary Bushfire Hazard Management Setbacks

Hughes, Edwina L

From: Michael Tempest <michaelt@rmcg.com.au>
Sent: Wednesday, 21 February 2024 4:28 PM
To: Hughes, Edwina L
Subject: Lot 1 Prossers Forest Rd - Bushfire requirements
Attachments: Bushfire Setbacks.png

You don't often get email from michaelt@rmcg.com.au. Learn why this is important

External Sender - Exercise Caution

Hi Edwina

Here is a summary of the bushfire considerations for Lot 1 Prosssers Forest Rd.

Setback requirements
Please see the attached map that shows what the required setbacks will be to bushfire-prone vegetation on adjacent land. Setbacks have been calculated for both BAL 12.5 and BAL 19 construction requirements. Depending on the size of lots on the subject land, as well as how a future subdivision will be staged, setbacks may be required from vegetation on the site. The vegetation across the site has been classed as grassland. Based on the size of the subject land, it is anticipated that all required setbacks will easily be accommodated.

Water Supply
There is an existing reticulated water supply located on Prossers Forest Rd. It is assumed that the proposed subdivision will connect into the existing water infrastructure. Hydrants are required to be installed so that they can reach to within 120m as the hose lays of all building areas. Assuming the entire site will be rezoned to General Residential, it should be feasible to install enough hydrants to comply with this requirement.

Access
Roads in a bushfire-prone area are required to comply with the standards identified in Table C13.1 of the Bushfire-Prone Areas Code of the Planning Scheme. This includes a requirement for any dead-end turning circles to have a 12m out radius, plus a further 2m of horizontal clearance. Bushfire requirements for roads need to be taken into account when designing the subdivision, as the bushfire requirements are higher than the typical LGAT residential road details.

If any internal lots or large lots are incorporated into the subdivision design that require the lot access to be >30m, then that access must be constructed to the standards set out in Table C13.2 of the Bushfire-Prone Areas Code. Driveways need to be 4m in width if >30m. In addition, any proposed internal lots will need to have an access strip with a minimum width of 5m if the total access will be >30m.

Staging

If the future subdivision is proposed to be staged, then temporary bushfire measures will likely be required. This would include managing a strip of land on the undeveloped balance land to ensure the developed lots do not have setback requirements. This would be the responsibility of the owner of the Balance land to manage (Homes Tas). Any dead-end roads that will be extended in a future stage would be required to have a temporary turning circle developed to bushfire standards (12m radius).This could be a gravel turning circle located on the balance land.

BAL Low

Depending on the layout of the proposed subdivision and timing of stages, some areas of the subject land may be far enough away from bushfire-prone vegetation (>50m for grassland and >100 for all other vegetation types) to achieve a BAL Low rating. BAL Low would mean there would be no specific bushfire requirements for these sections of the subdivision. However, this would be entirely dependent on the proposed layout and staging of the site. I have not shown the potential BAL Low area on the attached map.

If you have any queries about the above information, please don't hesitate to contact me.

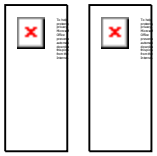
Regards

Michael Tempest (He / Him)
SENIOR CONSULTANT

2nd Floor, 102-104 Cameron Street, Launceston, Tasmania, 7250
0467 452 155 — (03) 6334 1033 — rmcg.com.au — LinkedIn

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Appendix G

Desktop record of Advice Aboriginal Heritage Tasmania

AHR Instrument: AHDR7731

Applicant: Lisa Nelson (Homes Tasmania)

Date: 05 December 2023

RECORD OF ADVICE FROM ABORIGINAL HERITAGE TASMANIA

This document provides a record of advice relating to an application submitted in accordance with the *Aboriginal Heritage Standards and Procedures*, as adopted by the Guidelines issued under section 21A of the *Aboriginal Heritage Act 1975*.

Activity: Residential Rezoning - Prossers Forest Road, Ravenswood

Advice: There is no known Aboriginal heritage recorded within the proposed rezoning area.

It is understood that this request is for rezoning purposes only and that there are currently no plans for development on the property. In the future, if there are plans for development within the property, please contact AHT for further advice, as assessment may be recommended.

All Aboriginal heritage is protected under the *Aboriginal Heritage Act 1975*. It is an offence to destroy, damage, deface, conceal, or otherwise interfere with a relic (Aboriginal heritage) without a permit granted by the Minister. If at any time Aboriginal heritage is suspected, the process outlined in the Unanticipated Discovery Plan should be followed as there is an obligation to report findings of Aboriginal heritage as soon as practicable.

As explained in the Guidelines, obtaining this record of advice does not exempt a person from their obligations under the Act but is an important element of the actions summarised in the Guidelines. To be sure that you have "in so far as is practicable … complied with the guidelines" (s.21(1) of the *Aboriginal Heritage Act 1975*), be sure to read the relevant part and take any other action that may be relevant to your situation.

This advice is valid for 12 months and only for the activity as described in the Aboriginal Heritage Desktop Review application.

Please contact Aboriginal Heritage Tasmania on 1300 487 045 or aboriginalheritage@dpac.tas.gov.au if you require further information.

Disclaimer *The advice contained within this document is based on information available to Aboriginal Heritage Tasmania at the time of its preparation and is provided in good faith. It does not constitute legal advice, is not intended to be a substitute for legal advice and should not be relied upon as such. Proponents should seek specialist legal advice, if required, regarding the Aboriginal Heritage Act 1975 when applying the information to their specific needs.*

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