

Private Timber Reserves Factsheet

This property is not affected by Private Timber Reserves.

Under the *Tasmanian Forest Practices Act 1985* landowners are able to apply to have their land declared a Private Timber Reserve. As a Private Timber Reserve the land is to be used only for the establishing, or growing or harvesting of timber in accordance with the Forest Practices Code and such activities as the Forest Practices Board considers compatible with establishing forest, or growing or harvesting timber.

As a Private Timber Reserve nothing in a planning scheme or interim order created under the *Land Use Planning and Approvals Act 1993* affects forestry operations conducted on the land. Forestry operations include the establishment of forests; and growing of timber; and harvesting of timber; and land clearing, land preparation, burning off, access construction and transport operations. The land may still be used for other purposes provided they are compatible with forestry. A Private Timber Reserve must be restocked with trees following harvesting.

The Forest Practices Code provides a set of standards to protect environmental values during forest operations (establishment and harvesting) on Crown and private lands. The environmental values covered are: soils, water quality and flow, site productivity, landscape, geomorphology, archaeology, and flora, fauna and genetic resources.

A Forest Practices Plan (FPP) is required for timber harvesting which will produce volumes exceeding the minimum tonnage of 100 tonnes. For plantation establishment, a FPP is required for areas above 10 hectares. If the soils are classed as vulnerable karst soils, a Forest Practices Plan should be prepared.

An area of land is declared a Private Timber Reserve by notice in the Tasmanian Government Gazette. The status of the land, as a Private Timber Reserve, is then registered on the land title. The registration remains with the title, irrespective of subsequent land sales, unless revoked in part or full by the current titleholder or by the Forest Practices Board. The Private Timber Reserve may cover all or only a part of the title or UPI listed.

More information on Private Timber Reserves is available from the Private Forests Tasmania Web site at <http://www.privateforests.tas.gov.au/>

Help Desk 1300 724 066

Launceston Flood Level Factsheet

This property is within the Launceston Flood Zone. To determine the impact of the flood zone on your property contact the Launceston City Council (<http://www.launceston.tas.gov.au> or 6323 3000).

Launceston is a flood prone municipality with Invermay and Inveresk being particularly at risk. The last major flood occurred in 1929. In this flood, approximately 4000 people were made homeless overnight. If a similar flood occurred today, it may affect around 640 homes in the flood area.

On 3 July 2006 Council adopted a floor flood level of RL 3.4 AHD (Australian Height datum/approx above sea level) for the Invermay/Inveresk area.

This means that the requirements of Section 159 of the Building Act 2000 must be administered:

- For new residential building applications
Floor levels of all habitable rooms must comply with Section 159 of the Building Act 2000 i.e. minimum floor levels 3.7 AHD. Applicants will be advised of this at the pre-lodgment and assessment stage of any Application.
- For extensions to existing residential buildings
Any intensification of habitable floor areas can only be approved if it complies with Section 159 of the Building Act 2000.
- For all non residential development subject to a discretionary Planning Application
Any assessment will take in to account the flood prone nature of the property.
- For developments where planning Approval was issued prior to the date above and where a Building permit is yet to be issued
There is no option for the permit authority but to implement Section 159 of the Building Act 2000 and condition any approval requiring the habitable floor levels to be 3.7 m AHD.

A map showing the flood area of Invermay/Inveresk is on display at the Launceston City Council's Town Hall Service Centre, St John St, Launceston, and is also available at <http://www.auspropertysearch.com.au/images/innundation.pdf>

For further information please contact the Launceston City Council Town Hall Service Centre on 6323 3000.