



FENCING, SETBACKS AND BOUNDARY MAINTENANCE

The Taswood Estate is located on Permanent Timber Production Zone (PTPZ) land, previously known as State Forest, across the north of Tasmania. Timberlands Pacific (TPPL) manages the pine plantations on behalf of the Australia New Zealand Forest Fund; this is a forestry investment fund, comprising Australian and international institutional investors. The fund is managed by Sydney based New Forests, an investment management firm specialising in sustainable forestry and environmental markets.

As forest manager, TPPL is responsible for the day to day management of the plantation. This includes all operational management, boundary maintenance, fire breaking, neighbour concerns and enquiries and community use.



FENCES

All joint boundary fencing must comply with the Tasmanian *Boundary Fences Act (1908)*. Under this Act, the Taswood Estate is defined as '*land owned by the Forestry Corporation*' and it is gazetted as PTPZ; this means that TPPL have the same legal obligations as Forestry Tasmania. Fencing of this type of land tenure is largely exempt under section 6A (1) and (2), of the Act and the requirement to fence these boundaries varies depending on the length of time the plantation has been established.

If the boundary fence between your property and the pine plantation is in need of repair or replacement, please contact TPPL directly on **(03) 6345 3200** to ascertain if this is possible.

Please note TPPL will not compensate you for a fence that was erected without consultation. All fences that are required must be designed in consultation with both land owners so all fencing needs are adequately met.

Wallaby proof fencing

Wallaby fencing is an effective means of controlling browsing damage especially on improved pasture. The design and materials need to be suited to the local conditions, and will vary with the type browsing animals. Therefore fences often require high levels of maintenance to keep them wallaby proof and can have severe animal welfare implications if they are not used in conjunction with lethal control measures. This is the type of fence TPPL will provide.



For advice on the different fencing techniques and materials an excellent guide has been developed by the Tasmanian Institute of Agricultural Research, "Wallaby Proof Fencing: A planning guide for Tasmanian primary producers". A copy of this is available from the DPIPW website or from the TPPL office.

Damaged fences

TPPL is obligated to repair fence lines that have been damaged by the falling limbs or forestry operations. Generally if trees have been planted close to a neighbouring property a set back can be implemented at either time of production thinning or at re establishment. If your fence has been damaged please contact the

office.

Please note TPPL is not responsible for the ongoing maintenance of boundary fences; this is the sole responsibility of the private land owner.

BOUNDARY SETBACKS

In Tasmania there is no legislated minimum distance between the edge of a plantation and neighbouring properties. The vast majority of TPPL's managed pine plantations are second rotation, however some of these however have been planted close to the boundaries. There are obvious impacts from the plantation on neighbours when tree are too close such as shading to houses, falling limbs on fences etc, which can be easily remedied by setting back the trees.

Setbacks for Dwellings

TPPL will **setback the plantation 50m** where there is an existing dwelling (meaning habitable house as opposed to sheds and other outbuildings) close to the plantation edge. This means TPPL will establish a 50m buffer between the boundary near the house and the stump line of the trees.

This will occur, preferably, post harvest when TPPL is replanting the area. If the plantation is mid rotation, and still be many years before harvest, TPPL may set back the plantation when the stand is being thinned.

Setbacks for Outbuildings

TPPL may **setback the plantation 20m** where there is an existing outbuilding (shed etc) close to the plantation edge. This means TPPL may establish a 20m buffer between the boundary near the outbuilding and the stump line of the trees.

As with any setback, this will preferably occur after harvest when the stand is being replanted.

If the outbuilding has been erected after the plantation has been re planted, any boundary variation will occur at the next re establishment.



All neighbours within 100m of an upcoming harvest area will be notified by letter of before any harvesting activity commences. This is a good opportunity to raise proximity issues.

If you have any immediate concerns about the proximity of a plantation to your dwelling please contact TPPL directly on **(03) 6345 3200**.

BOUNDARY MAINTENANCE

All boundaries between private property and the pine plantation should be at standard to permit vehicular access. This is to ensure that there is appropriate fire protection for both the property owner and TPPL, that weed control is possible if required and that the boundary location is unambiguous. We are a small team, and cannot visit every boundary regularly enough to ensure adequate maintenance. If you have an issue along your boundary please contact the office. Staff members are able to come out and check specific issues or include them in estate wide maintenance programs.

Please note you will not be compensated if you go ahead and do work on a common boundary without consulting and getting approval from TPPL prior to the work commencing.

Firebreak maintenance

TPPL has an annual fire break maintenance program. A fire break may vary from 3m to 50+m wide and is generally graded, disced or sprayed to control grasses and woody vegetation. Maintenance of these areas is typically targeted at high risk areas, based on past history, terrain, vegetation types and proximity to local communities. If you have concerns about fire protection along a pine boundary please contact the office and we will assess your boundary as part of our broader fire protection planning.

Weed control

TPPL must control, contain or eradicate declared weeds (under the *Weed Management Act (1999)*). Declared weeds include many common weeds such as blackberry (*Rubus fruticosus*), thistle species, English broom (*Cytisus scoparius*) and gorse (*Ulex europaeus*) that will be actively controlled and some less common but highly invasive weeds such as



Spanish heath (*Erica lusitancia*), pampas grass (*Cortaderia* species) and ragwort (*Senecio jacobaea*) that will be contained or eradicated.

If any of these species are encroaching on your property from the plantation please contact the office. TPPL have annual weed control programs across the estate and will visit the boundary and assess what can be done. Please note there are restrictions on the types and toxicity of chemicals that can be used. Because of this, ongoing control treatment of an area may be required where low toxicity, non residual chemicals are unable to eradicate weed species.