

Office Use Only

VicSmart: **No**
Specify class of VicSmart application:
Application No: **REFPA20250002**
Date Lodged: **13/01/2025**

Application for Planning Permit

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).



Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.



Questions marked with an asterisk (*) are mandatory and must be completed.



If the space provided on the form is insufficient, attach a separate sheet.

Application type

Is this a VicSmart Application?*

No

If yes, please specify which
VicSmart class or classes:



If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

Has there been a
pre-application meeting
with a Council planning officer?

True

If 'yes', with whom?: **Virginia McLeod**

Date: **28/08/2024**

day / month / year

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address*

Unit No:

St. No:

St. Name: **TIP ROAD**

Suburb/Locality: **RAGLAN**

Postcode: **3373**

Formal Land Description*

Complete either A or B



This information can be
found on the certificate of
title.

A

Lot No: **1**



Lodged Plan



Title Plan



Plan of Subdivision

No: **TP893342**

OR

B

Crown Allotment No:

Section No:

Parish/Township Name:

If this application relates to more than one address, please attach details.

The Proposal



You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

- ① For what use, development or other matter do you require a permit?*

Use of the land for timber production



Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

- ① Estimated cost of development for which the permit is required*

Cost **\$250,000.00**



You may be required to verify this estimate
Insert '0' if no development is proposed

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions ①

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Ex timber production, fallowed land.



Provide a plan of the existing conditions. Photos are also helpful.

Title Information ①

Encumbrances on title*

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☐ No
- ☐ Not applicable (no such encumbrance applies).



Provide a full, current copy of the title for each individual parcel of land forming the subject site.
(The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments' eg restrictive covenants.)

Applicant and Owner Details ①

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit

Name:		
Title:	First Name: Paul	Surname: Judge
Organisation (if applicable): HVP		
Postal Address		If it is a PO Box, enter the details here:
Unit No:	St. No: Level 12, Tower 4	St. Name: 18-38 Siddeley Street
Suburb/Locality: Melbourne		State: VIC
		Postcode: 3005

Owner *

The person or organisation who owns the land

Name:		
Title: Mr	First Name: Paul	Surname: Judge
Organisation (if applicable):		

Where the owner is different from the applicant, provide the details of that person or organisation.

Postal Address		If it is a PO Box, enter the details here:	
Unit No.:	St. No.: Level 12, Tower 4, 18-38	St. Name: Siddeley Street	
Suburb/Locality: Melbourne		State: VIC	Postcode: 3005
Owner's Signature (optional):		Date:	
		day / month / year	

Information Requirements

Is the required information provided?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

- ☐ Yes
- ☐ No

Declaration ⓘ

This form must be signed by the applicant*

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.



Signature:

Date: 13 January 2025

day / month / year

Checklist

Have you:

<input type="checkbox"/>	Filled in the form completely?	<div> Most applications require a fee to be paid. Contact Council to determine the appropriate fee.</div>
<input type="checkbox"/>	Paid or included the application fee?	
	Provided all necessary supporting information and document?	
<input type="checkbox"/>	A full and current copy of the information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).	

Lodgement

Lodge the completed and signed form and all documents with:

Pyrenees Shire Council
5 Lawrence Street BEAUFORT Vic 3373

Telephone: (03) 5349 1100

Contact information:
Telephone: (03) 5349 1100
Email: pyrenees@pyrenees.vic.gov.au

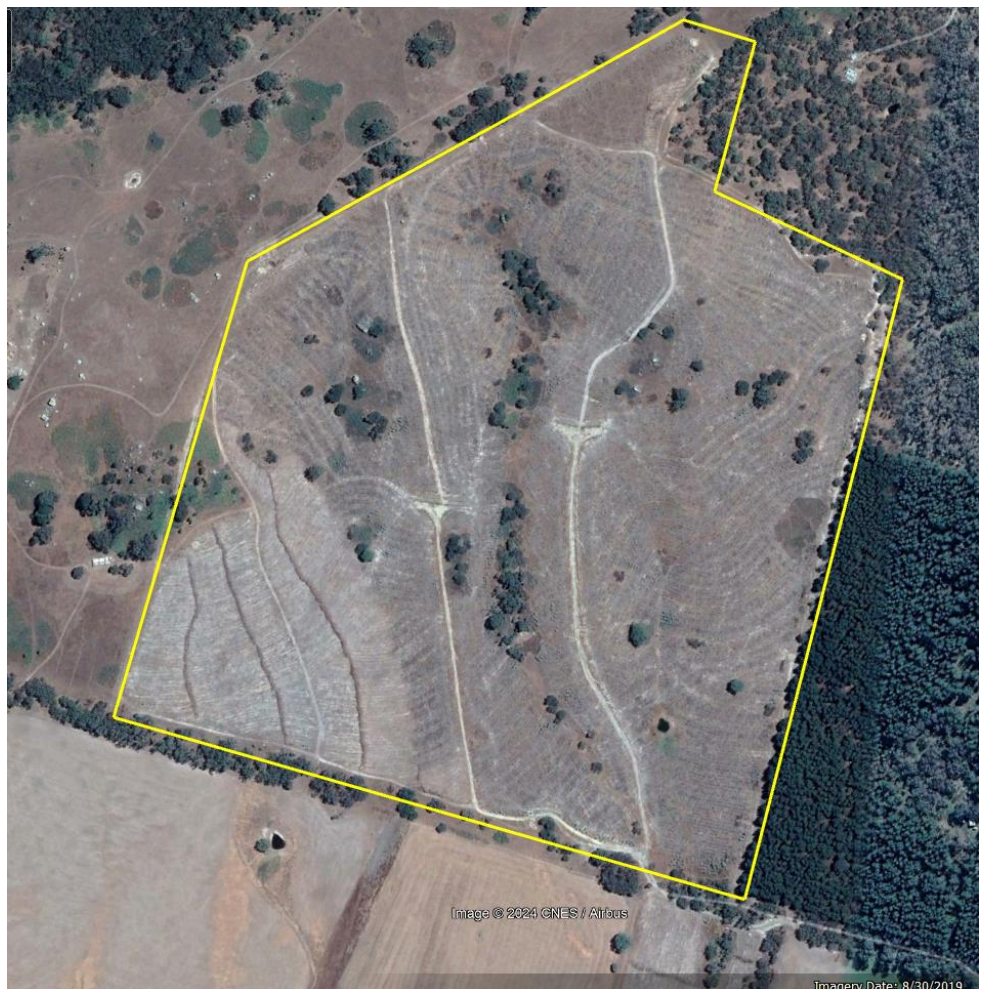


Tip Road, Raglan

Lot 1 TP893342

Use of the land for Timber Production

Pyrenees Shire Council



Tip Road, Raglan

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Lot 1 TP893342

Introduction

Hancock Victorian Plantations Pty Limited (HVP) has prepared a planning report in support of its planning permit application for use of the land for Timber Production at Tip Road, Raglan (subject site) which HVP has recently acquired. The subject site is zoned Rural Conservation Zone (RCZ) under the Pyrenees Planning Scheme. Timber Production is a Section 2 use under Clause 35.06-1.

HVP is one of Australia's largest timber plantation companies. HVP is committed to managing its plantations using safe and sustainable practices, balancing the needs of employees, customers, and local communities. HVP manages around 240,000 hectares of land across Victoria producing over three million tonnes of timber to Victorian, South Australian and NSW processors for manufacturing timber products including building, landscaping and packaging. HVP plantations also sequester carbon, a key method the Victorian Government relies on to meet carbon reduction targets.

HVP currently manages more than 3000ha of land in the Pyrenees Shire LGA and operates under the Code of Practice for Timber Production and is dual certified under the Forest Stewardship Council and Responsible Wood.

The proposal to establish a plantation of Radiata Pine is part of the Gippsland Plantation Investment Program (GPIP), a State Government led program to expand the plantation estate in Victoria. In 2022 HVP entered into a \$120 million grant agreement with the Victorian Government to increase the Victorian plantation estate via the GPIP program.

The Victorian Government will contribute \$120 million towards land purchase, and HVP will contribute a like amount to top up land purchase and cover all site preparation and establishment costs. The sole purpose of GPIP is the establishment of new softwood (Radiata Pine) forestry plantations to increase the quantity of domestically grown timber available for local timber industries (sawmills, paper mills) into the future.

Site Overview

Address	Tip Road, Raglan
Title	Lot 1 TP893342X
Restrictions / Covenants	N/A
Site Area	66.85ha
Zone	Rural Conservation Zone
Overlay/s	Bushfire Management Overlay
Permit Trigger	35.06-1 – Use of the land for Timber Production

Area of Cultural Heritage Sensitivity	No
Planning Policy	<ul style="list-style-type: none"> • 13.02S – 1S - Bushfire • 14.01-1S – Protection of agricultural land • 14.01-2L Sustainable agriculture in Pyrenees Shire • 14.01-2S – Sustainable Agricultural Land Use • 14.01-3S Forestry and Timber Production

1 Subject Site

The subject site is addressed as Tip Road, Raglan. It consists of one (1) title which is Lot 1, Title Plan 893342X. The irregular shaped site is 66.85ha in area and consists of grazing land with isolated small patches of remnant vegetation. There are no buildings or structures on the site.

The site has previously been used for Timber Production containing a blue gum plantation up until 2017. The site retains the internal access roads that were constructed for the harvest of the previous rotation.

Vehicle access to the property is via the southern boundary through an unused road licence (0501620) onto Tip Road.

2 Surrounding Area

The surrounding land uses are predominantly agriculture with grazing paddocks and established vegetation a predominant landscape characteristic. There are several dwellings in proximity of the site between 200m -350m, with short-term accommodation (holiday cottages) 550m north of the site. The adjacent property to the east is an existing radiata pine plantation.

The township of Raglan is approximately 3.8km east of the site with the southern edge of Mount Cole State Forest 750m northwest of the site. Raglan-Mount Cole Road is the nearest main road and is 600m north of the site.

3 Proposal

The proposal is for use of the site for Timber Production (plantation forestry). The net plantable area of the area is expected to be 51ha. The proposed layout of the site is included in Attachment A. In addition to tree plantings, the site will include infrastructure to support the plantation include internal roads, access tracks and fire breaks. No buildings or sheds are proposed as part of this application. No native vegetation removal is proposed as part of the use.

4 Planning Policy Framework

4.1 13.02 – 1S Bushfire

Objective:

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The strategies of 13.02-1S considered relevant are:

- Prioritising the protection of human life over all other policy considerations.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process

4.2 14.01-1S – Protection of Agricultural Land

Objective:

To protect the state's agricultural base by preserving productive farmland

The strategies of 14.01-1S considered relevant are:

- Identify areas of productive agricultural land, including land for primary production and intensive agriculture.
- Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.
- Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
- Protect productive farmland that is of strategic significance in the local or regional context.

4.3 14.01-2S – Sustainable Agricultural Land Use

Objective:

To encourage sustainable agricultural land use.

The strategies of 14.01-2S considered relevant are:

- Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.
- Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.
- Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.
- Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.
- Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.
- Facilitate ongoing productivity and investment in high value agriculture.

4.4 14.01-3S – Forestry and Timber Production

Objective:

To facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.

The strategies of 14.02-3S considered relevant are:

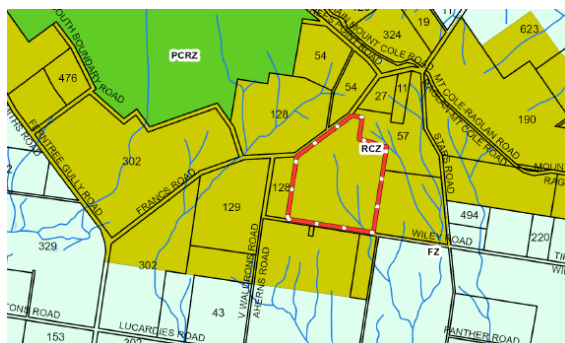
- Identify areas that may be suitably used and developed for plantation timber production.
- Promote the establishment of softwood and hardwood plantations on predominantly cleared land, as well as other areas that are subject to or contributing to land and water degradation.
- Ensure protection of water quality and soil.
- Conduct timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) in accordance with the 'Code of Practice for Timber Production 2014 (as amended 2022)' (Department of Environment, Land, Water and Planning, 2022).

5 Zoning

5.1 Rural Conservation Zone – Clause 35.06

Under the Pyrenees Shire Planning Scheme, the site is contained within the **Rural Conservation Zone (RCZ)**. The purpose of RCZ is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve the values specified in a schedule to this zone.
- To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.
- To protect and enhance natural resources and the biodiversity of the area.
- To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.
- To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.
- To conserve and enhance the cultural significance and character of open rural and scenic non-urban landscapes.

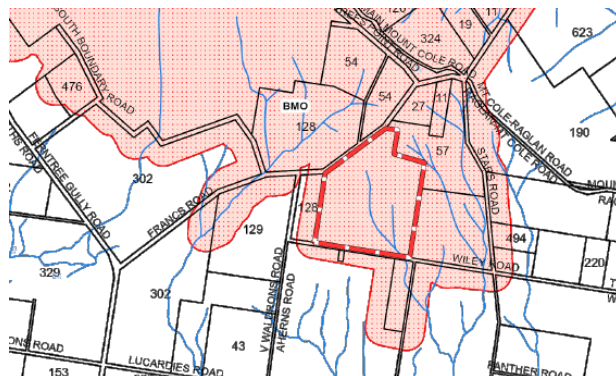


Per Clause 35.06-1, a planning permit is required for the use of the land for timber production.

6 Overlays

6.1 Bushfire Management Overlay

The subject site is within a Bushfire Management Overlay (BMO) area.



7 Particular Provisions

7.1 Clause 53.11 – Timber Production

Timber Production to comply with the Code of Practice of Timber Production

All timber production activities (except agroforestry (the simultaneous and substantial production of forest and other agricultural products from the same land unit), windbreaks and commercial plantations of 5 hectares or less) must comply with the *'Code of Practice for Timber Production 2014 (as amended 2022)'* (Department of Environment, Land, Water and Planning, 2022).

The Code must be complied with to the satisfaction of the responsible authority.

A permit may require that matters required by the Code must be done to the satisfaction of the responsible authority or a Minister, public authority or referral authority, and may require the responsible authority to seek comments from any other person or authority before making a decision.

Road Repairs

After a Timber Harvesting Plan is lodged with the responsible authority under the Code and before the commencement of harvesting operations, the responsible authority, in consultation with the forest owner or manager, must establish the condition of any roads which are proposed to be used as a cartage route.

The forest owner or manager must advise the responsible authority when harvesting operations are complete. After receiving this advice, the responsible authority, in consultation with the forest owner or manager, must establish the condition of any roads which were used as a cartage route.

It is the responsibility of the forest owner or manager to restore any roads which were used as a cartage route to the same condition that they were in before the commencement of harvesting operations to the extent of any damage caused as a result of the harvesting operations.

The cartage of timber associated with harvesting operations is extraordinary traffic for the purpose of Section 112 of the *Road Management Act 2004*.

8 Assessment

8.1 Planning Policy

13.02 – 1S Bushfire

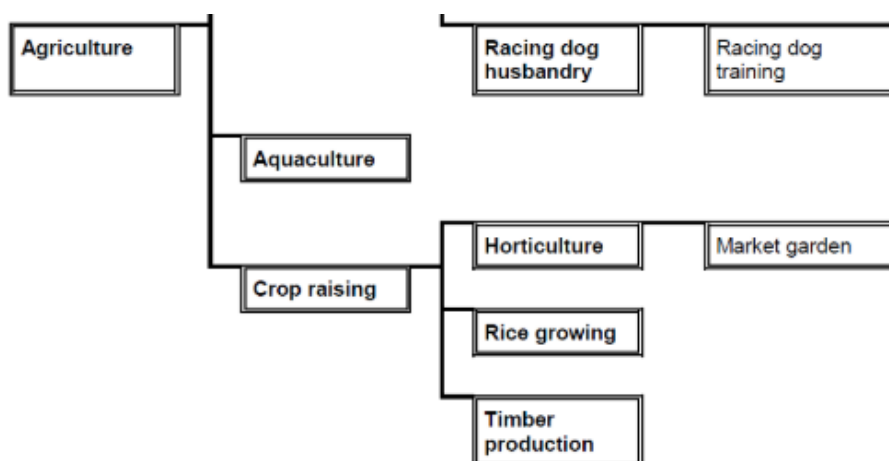
The proposal responds appropriately to Clause 13.02-1S, with HVP having extensive policies and practices for fire prevention and response. Fire risk is considered from the design and concept of a plantation with fire breaks, access tracks and water points as required incorporated as part of the site layout. Through the life of a timber plantation prevention steps are included as part of the plantation management. This includes maintenance of fire breaks, minimising hazards and minimising operational activity during peak fire season periods.

HVP also places significant time and resources in detection and suppression of fire in and around its sites and the adjoining community. HVP operates a Forestry Industry Brigade established and registered under the Country Fire Authority Act 1958 (Vic) (CFA Act) and has its own firefighting policies, resources, equipment and personnel which (in turn) integrate with fire prevention and response activity on the part of other agencies such as the Country Fire Authority (CFA) / Fire Rescue Victoria (FRV) and Forest Fire Management Victoria (FFMV). Most recently, HVP deployed resources within the Pyrenees Shire during the Mount Cole/Mount Lonarch fires in February 2024.

14.01-1S – Protection of Agricultural Land

The proposed use of the site for Timber Production positively responds to Clause 14.01-1S as it will protect the site for a long-term agricultural use. Timber production is a sub-group of crop raising under Clause 73.04-2 of the Pyrenees Planning Scheme. Given the nature of Timber Production (25+ year rotation from planting to completion), the proposed use will ensure the site continues to be used for agricultural purposes for many years.

The site within proximity to other Timber Production sites and having previously been used for this purpose, has a demonstrated capacity to support this form of agricultural use.



14.01-2S – Sustainable Agricultural Land Use

The proposed use of the land for Timber Production will introduce a long-term and sustainable agricultural land use to the site. HVP continually researches and practices innovation and sustainable management of its land and to respond to the impacts of climate change.

HVP participates in the Australian Carbon Credit Unit Scheme and the site is expected to be an eligible project under the Plantation Forestry Method.

In addition, HVP holds external industry certifications being:

- 1) Responsible Wood Certification Scheme (previously known as the Australian Forestry Standard (AFS)); and
- 2) Forest Stewardship Council (FSC).

These two independent certifications are the only active certification schemes in Australia. Both set high environmental, social and economic standards for the management of certified forests. These certifications demonstrate that HVP is meeting the world's highest standards based on internationally agreed principles and criteria.

Both require regular auditing of HVP's performance to ensure compliance with the standards of certification. Third-party certification ensures that HVP management operations meet internationally recognised standards and are continually reviewed for improvement.

14.01-3S – Forestry and Timber Production

The proposed use is compatible with Clause 14.0-3S as it meets the objective of establishing and managing timber plantations. The site has assessed as being suitable for Timber Production by HVP and enables the establishment of a softwood plantation on a site that is predominantly cleared and suitable for such a use. The site has a history of being used for a similar use, with a blue gum plantation planted approximately 2009 and harvested in 2017. The site was further managed for coppice up until approximately 2020.

Timber Production by HVP is conducted in compliance with '*Code of Practice for Timber Production 2014 (as amended 2022)*' (Department of Environment, Land, Water and Planning, 2022). This is further discussed in Section 8.3.

8.2 Clause 36.06 - Rural Conservation Zone

The site having previously being used for Timber Production has a demonstrated land capability and allows for sustainable land management practices while not adversely impacting on the biodiversity, conservation values and environmental sensitivities in the area or surrounding land uses.

Timber Production is an agricultural use which is consistent with the agricultural and landscape values of the area, is compatible with surrounding agricultural land uses and does not introduce conflicting land uses or increased building density.

The proposed use is consistent with the environmental characteristics of the area, with the site layout maintaining existing native vegetation and riparian buffers on waterways. The introduction of tree density to the site will assist in supporting soil stability and minimise erosion while management of the site by HVP will mitigate pest plant and soil problems.

As previously noted, the site is expected to be an eligible carbon project under the Plantation Forestry Method of the Australian Carbon Credit Unit Scheme and will contribute to the sequestration of carbon in the area by the planting and retention of trees across a 25 year period.

8.3 Clause 53.11 – Timber Production

Clause 53.1 of the Pyrenees Shire Planning Scheme requires compliance '*Code of Practice for Timber Production 2014 (as amended 2022)*' (*Department of Environment, Land, Water and Planning, 2022*) (*Code of Practice for Timber Production*).

HVP implements and complies with the Code of Practice for Timber Production across its entire estate. In accordance with the Code, a Timber Harvesting Plan will be submitted to Council prior to establishment of the plantation. Per the requirements of Clause 53.11-3, Council in consultation with HVP will establish the condition of roads used for haulage and then HVP will restore roads as needed after harvesting operations. This method of consultation and works completed is standard practice with HVP who has an established relationship with Pyrenees Shire Council for its existing plantations in the municipality.

In addition to compliance with the Code of Practice for Timber Production, as previously noted, HVP is certified through both Australian timber production certification schemes (Responsible Wood Certification Scheme (previously known as the Australian Forestry Standard (AFS) and the Forest Stewardship Council (FSC).

Underpinning HVP's operations are its operational protocols, procedures and policies. For HVP to continue to maintain its certifications, it must continue to satisfy the various requirements under the certification schemes. These additional certifications, further demonstrate HVP's capability to meet the requirements of Clause 53.11.

9 Conclusion

The application proposes the use of the subject site for Timber Production within the Rural Conservation Zone. The proposed use is compatible with the purpose and decision guidelines of the zone and meets the policy objectives and decision guidelines of the Pyrenees Shire Planning Scheme in particular regarding agricultural land uses including Timber Production.

On this basis, the proposal is considered to comply with the planning requirements of the planning scheme and it is requested that the proposal be supported by Council.

Annexure A – Site Map



Plantation Development Map



HVP Property Name:
32_GPIPP2403_RG Raglan Grant

Council Property Number: 606033000

Property Location:
Lot 1 TP893342 Tip Road, Raglan,
3373

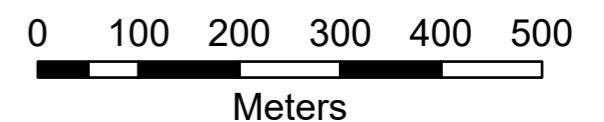
Directory Reference: VicRoads 57 F7

Legend

- Parcel (VicPlan)
- Buildings
- Remnant trees to retain
- Power Line
- Roads & Tracks
- Water Course
- Firebreak
- Planned Vehicle Route
- Native Vegetation to protect
- Planned Access Route
- Plantation Area
- Property_Boundary
- Grid Reference: 032-632



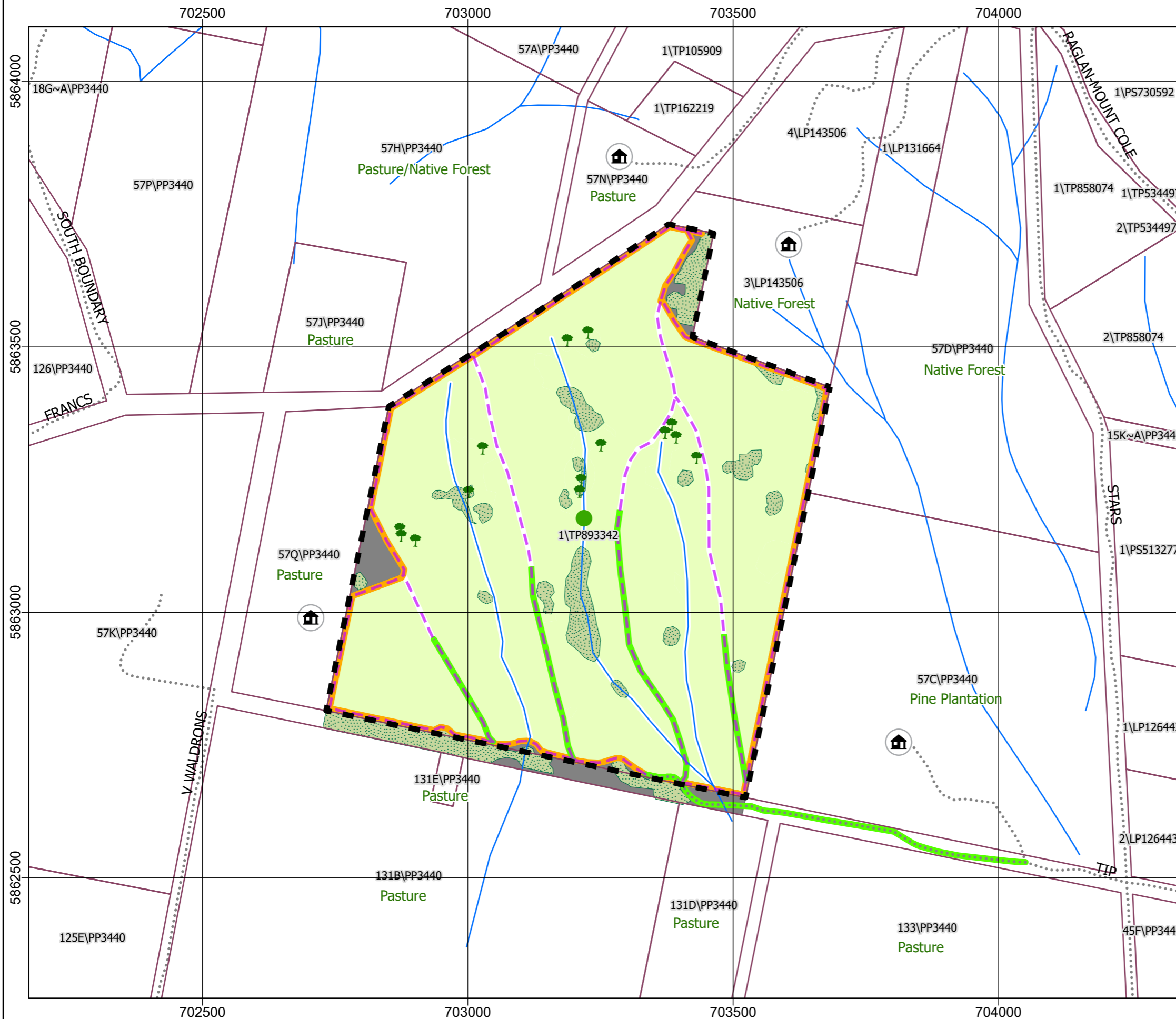
Scale: 1:7,500
GDA 2020 MGA Zone 55



Date: 11/12/2024



Plantation Development Map



HVP Property Name:
32_GPIPP2403_RG Raglan Grant

Council Property Number: 606033000

Property Location:
Lot 1 TP893342 Tip Road, Raglan,
3373

Directory Reference: VicRoads 57 F7

- Legend
- Parcel (VicPlan)
 - Buildings
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 - Planned Access Route
 - Plantation Area
 - Property_Boundary
 - Grid Reference: 032-632

N

Scale: 1:7,500
GDA 2020 MGA Zone 55

0 100 200 300 400 500
Meters

Date: 11/12/2024

Imaged Document Cover Sheet

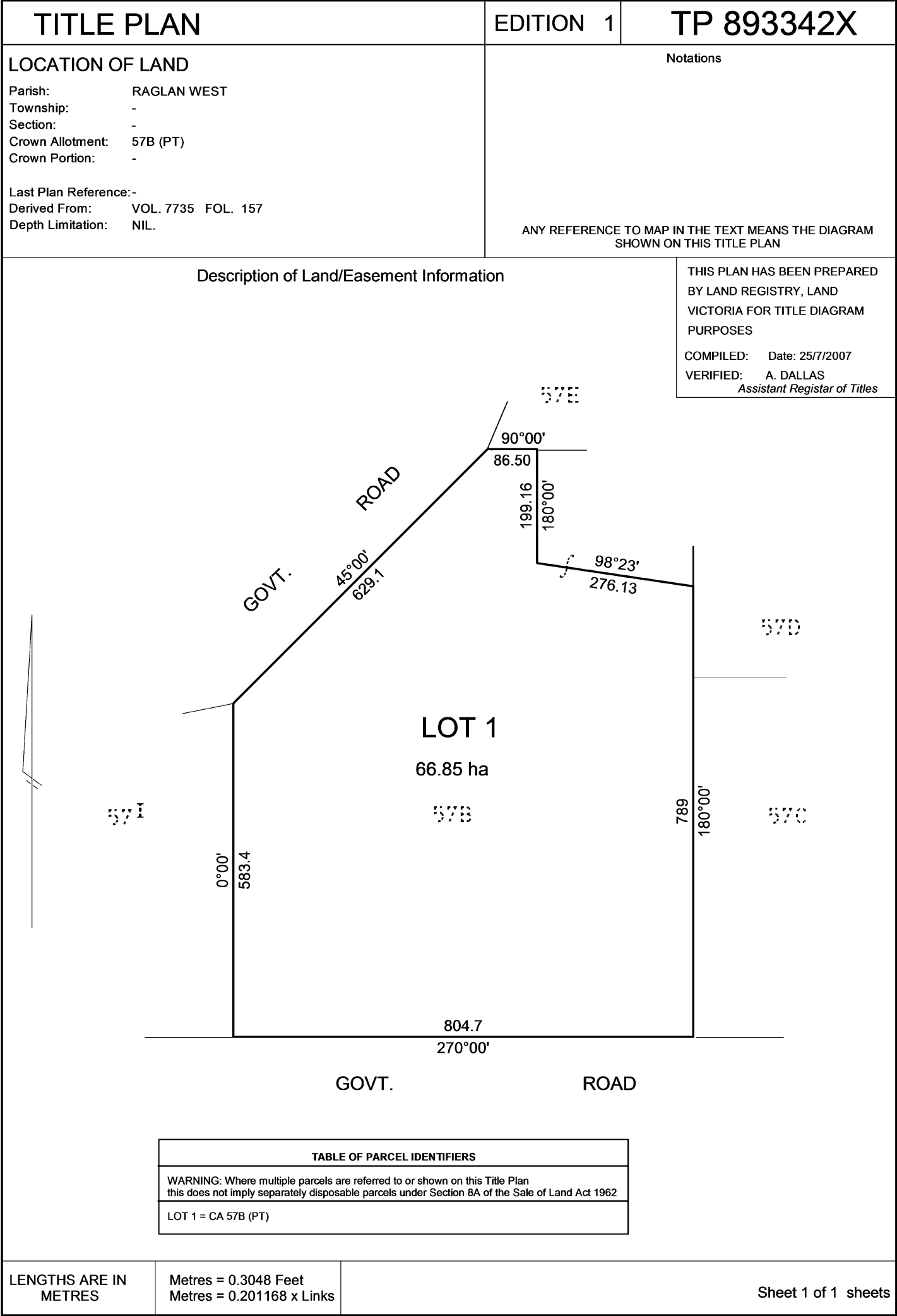
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Document Assembled	13/01/2025 11:01

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 07735 FOLIO 157

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LAND DESCRIPTION

Lot 1 on Title Plan 893342X.
PARENT TITLE Volume 06129 Folio 607
Created by instrument 2475984 17/03/1952

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HANCOCK VICTORIAN PLANTATIONS PTY LTD of TOWER 4 LEVEL 12 18-38 SIDDELEY
STREET MELBOURNE VIC 3005
AY551986S 31/10/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY749763M 27/12/2024
THE STATE OF VICTORIA

MORTGAGE AY749764K 27/12/2024
WESTPAC BANKING CORPORATION

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP893342X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY551985U (E)	DISCHARGE OF MORTGAGE	Registered	31/10/2024
AY551986S (E)	TRANSFER	Registered	31/10/2024
AY616639G (E)	TRANSFER CONTROL OF ECT	Completed	21/11/2024
AY749763M (E)	MORTGAGE	Registered	27/12/2024
AY749764K (E)	MORTGAGE	Registered	27/12/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: TIP ROAD RAGLAN VIC 3373

ADMINISTRATIVE NOTICES

NIL

eCT Control 19085G ASHURST AUSTRALIA
Effective from 27/12/2024

DOCUMENT END