23 September 2025

The Chairperson
Board of the Environment Protection Authority
GPO Box 1550
Hobart TAS 7001

By email: assessments@epa.tas.au

Dear Chairperson,

LONNAVALE BROODSTOCK RECIRCULATED AQUACULTURE SYSTEM (RAS) FACILITY AND PRE-SMOLT 1 RAS UPGRADE
NOTICE OF INTENT

1. The name and contact details of the person lodging the application

Applicant

Company: Huon Aquaculture Company Pty Ltd

Contact: Craig Selkirk

Address: Level 12, 188 Collins Street, Hobart TAS, 7000

Phone: 0407 318 068

Email: cselkirk@huonaqua.com.au

Lodged by

Company: CBM Sustainability Pty Ltd (Original NOI by Dan Elson at ERA Advisory)

Contact: Royce Aldred

Address: 51 York Street, PO Box 1971, Launceston TAS, 7250

Email: RAldred@cbmgroup.com.au

2. The name of the proposed project and its location

The name of the proposed project is **Lonnavale Broodstock RAS Facility and Pre-Smolt 1 RAS Upgrade** and is proposed to be co-located with Huon Aquaculture's existing Lonnavale Hatchery facility at 1374 Lonnavale Road, Lonnavale, TAS 7109. The project will occur across two land titles - 137730/1 (PID 2206918) and 137731/1 (PID 2206950), both of which are owned by the proponent. The location of the project is shown in Figure 1. Huon proposes to adjust the boundary of title 137730/1 to

include the treated effluent storage dam, which is part of the wastewater treatment system and is therefore included in the Level 2 activity. This will mean that ultimately the level 2 activity is only located on one title (an expanded title 137730/1 or similar, depending on the numbering used). This will allow Huon the freedom to sell the land to the east (title 137731/1) in future if it becomes surplus to requirements without compromising either activity. The provisional proposed boundary adjustment is indicated on Figure 1 but is subject to final adjustment. This will be confirmed as part of the EIS.

The Land on which the project will occur (the project site or the Land) will cover an area of approximately 28.0 ha (including the boundary adjustment), housing:

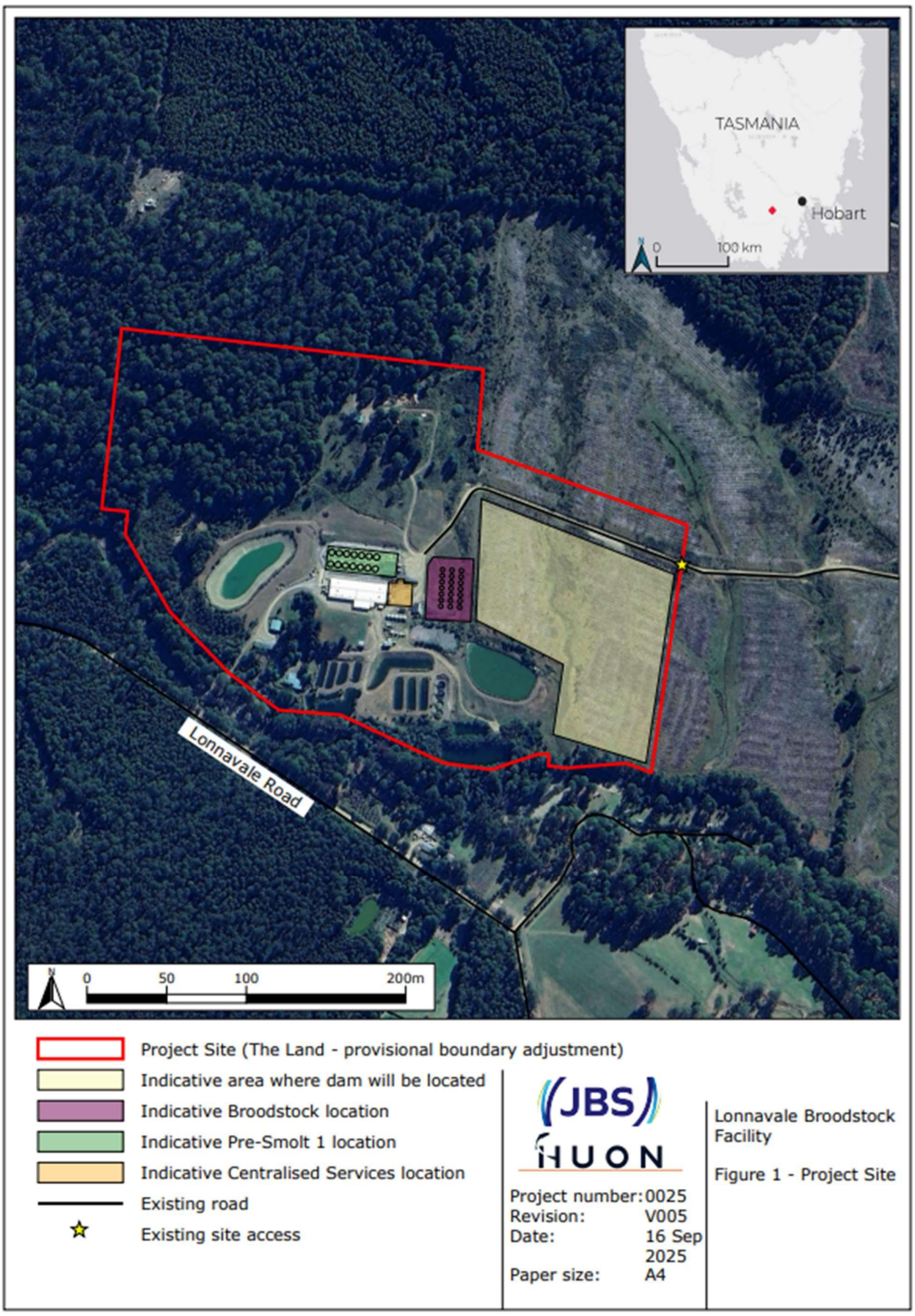
- the existing hatchery facility,
- proposed broodstock, central services area, and pre smolt 1 RAS locations,
- the proposed storage dam,
- areas of silviculture, and
- areas of native vegetation.

The existing Lonnavale recirculation hatchery was commissioned in 2006. The flow through operation was already operating in the few years before the hatchery was developed.

The new parts of the proposal will occur on disturbed areas of the land title that house the existing hatchery infrastructure and areas of cleared silviculture; no clearance of native vegetation is proposed, other than the removal under a 'permit to take' of a small number of *Pomaderris elachophylla* (small-leaf dogwood) which is listed as threatened under the Tasmanian *Threatened Species Act 1995* (TSPA).

The existing hatchery is permitted under Environmental Licence (EL) 9842/3.

Figure 1: Proposed project



3. Background of the project proponent, including details of the proponent's experience and financial capacity to undertake the project and his, her or its contact details

Company Name: Huon Aquaculture Company Pty Ltd

Registered Address: Level 12, 188 Collins Street, Hobart, Tasmania 7000

Postal Address: GPO Box 987, Hobart, Tasmania 7001

ABN: 86 067 386 109

Contact: Craig Selkirk

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Huon Aquaculture was operated as a private company from 1994 until it was listed on the Australian Stock Exchange (ASX) in October 2014. The majority owners, Peter and Frances Bender, purchased the company from Huon Atlantic Salmon Pty Ltd through the reorganisation of a Bender family company in December 1994. The business grew to become the largest privately owned salmon farming operation in Australia.

With the sale to JBS Australia Pty Ltd (JBS) in November 2021, Huon Aquaculture is now part of a global business. JBS is the country's largest meat and food processing company, operating technologically advanced production and value-added facilities and feedlots, whilst also owning Australia's largest smallgoods manufacturer, and operating a leading high-quality meat cutting and case ready production facility. Huon Aquaculture is JBS's first entry into the aquaculture fish protein market and with JBS, Huon Aquaculture has improved certainty and is part of a more diversified food production and supply business.

Huon Aquaculture currently operates nine freshwater sites, multiple marine farms state-wide as well as a processing facility located at Parramatta Creek and another in Ingleburn, NSW. Huon currently employs over 1100 staff (including labour hire) with 859 (FTE) staff employed in Tasmania. The proposal will provide Huon with greater operational flexibility to support its changing marine farm requirements. It will allow Huon to grow larger fish for longer on land, potentially reducing the time fish need to spend in marine leases.

Huon Aquaculture has the experience, expertise, and financial capacity to undertake the proposed project. Capital funding has been requested/allocated in Huon's capital expenditure (capex) program to complete the project. Huon has extensive experience operating RAS facilities.

4. A description of the proposed project, including its key physical components

The current biomass at the Site is up to157.5 tonnes; there is no brood stock at the Site currently, but there is pre-smolt stock in pre-Smolt RAS 1 (up to 157.5 tonnes).

The proposal covered by this NOI and EPA approvals process will increase the biomass to the following tonnages:

- Brood stock – up to 110.25 tonnes,
- Pre-Smolt RAS 1, additional – 26.25 tonnes, resulting in a total biomass of up to 183.75 tonnes
- Total biomass for the complete proposal – 294 tonnes.

The proposed project has several components, which are outlined below.

A. Broodstock RAS.

Huon proposes to develop a new recirculated aquaculture system (RAS) facility to house broodstock for egg production (mauve area shown in Figure 1). The new RAS facility will house the existing broodstock previously maintained in the flow-through system at the site along with additional new stock. The principal objective of the Brood RAS is to provide year-round supply of production eggs by using one ambient and two offset temperature and photoperiod regimes to mature and ripen broodstock in three separate groups spaced over the year. The new facility will ensure continuity of production and provide additional security in the production chain through maintaining geographical separation from other Huon broodstock facilities.

In addition, the Broodstock RAS is important to Huon's selective breeding program and will hold representatives of Huon's "pedigree" breeding stock, from the Selective Breeding Program families. These will be held amongst the production broodstock to provide a genetic insurance pool, such that if there were to be a catastrophic loss of the main group of Selective Breeding Programme Families held at the Springfield Hatchery. This will allow Huon to have enough genetic material to recreate families without incurring any significant loss of genetic gain.

The project will leverage the existing infrastructure and resources at the site where possible. The key components of the project are as follows:

The project will require the construction of a new approximately 2,500 m^2 shed to house the new broodstock tanks; this is currently proposed to be located next to the existing hatchery building adjacent to the existing sludge treatment area, as shown in Figure 1.

There will be three new RAS systems installed in the shed, with each system capable of holding up to 36.75 tonnes of broodstock at a stocking density of 75 kg/m^3 in 7 x 70 m^3 tanks (concrete or fibreglass). All systems combined could therefore hold a maximum of 110.25 tonnes of broodstock. Separate temperature and photoperiod profiles will be maintained for each system, allowing control of spawning cycles.

Each of the 3 separate RAS within the Broodstock RAS building will include recirculation and filtering equipment (housed within the shed), including a drum filter, three FBBR's (Fixed Bed Bio Reactor), side-stream protein skimmer with ozone injection, a vacuum degassing filter for nitrogen and carbon dioxide removal and a pH regulation system. Once through the filter system, water will then be pumped through an oxygenation system (pressurised cones) and back into the tanks; oxygen will be produced onsite using oxygen generators, with Liquid Oxygen as a stand-by. Each tank will have emergency oxygen diffusers and programmable LED lamps for lighting. A water-borne feeding system, ozone generator and chillers will be housed within the Central Services building and supply the three Broodstock RAS from there.

A raceway will be installed in each system to allow sorting of brood stock. An overhead gantry system with a wet brail net will be used to move fish between tanks and the raceway, and back again as required.

At the end of the raceway there will be an egg stripping area, as well as control room and basic office and amenities.

The Broodstock RAS will recycle 90% of its water, with only 10% renewed daily. This slightly higher renewal rate is needed to maintain optimal water quality which is critical for broodstock and egg development. The wastewater volume at peak stocking for all three brood systems is estimated to be 110 m^3/day or kL/day. This will be discharged into the existing (to be upgraded) effluent treatment and irrigation system, shared with the existing hatchery.

B. Pre-Smolt 1 RAS Improvements

The Lonnavale facility provides pre-Smolt into the nurseries e.g., Whale Point 1 (and the proposed expansion at Whale Point 2), where they put on additional weight and are vaccinated and smolted prior to transfer to sea. Some cohorts of pre-Smolt at Lonnavale may be vaccinated and smolted at Lonnavale and go directly to sea from there.

Huon proposes to add an additional 2 x 175 m^3 tanks to the existing 12 tank RAS system in Pre-Smolt 1 and erect a new 3,000 m^2 building over the entire system to provide improved weather protection, biosecurity and photoperiod management (light green area in Figure 1). This might involve minor upgrades to the pumps and other components of the existing recirculation system. At 75 kg/m^3 maximum stocking density, the 2 additional tanks proposed will be able to hold up to 26.25 tonnes of additional biomass.

The Pre-Smolt RAS 1 will recycle 95% of its water, with only 5% renewed daily. This slightly higher level of renewal is due to the RAS being older, and therefore it does not have a denitrification filter for nitrogen removal, unlike new RAS facilities. The additional wastewater volume at peak stocking is estimated to be 15.16 m^3/day. This will be discharged into the existing (to be upgraded) effluent treatment and irrigation system, shared with the existing hatchery.

C. Centralised Services Facility

Huon proposes to construct a new 800 m^2 building to accommodate services for the entire site (light orange area in Figure 1). The proposal includes the housing of the temperature regulation for all the individual recirculation systems in one centralised temperature management facility. Liquid oxygen storage, oxygen generation and ozone generation will also be located centrally in this area.

The centralised services facility will also include feed storage and distribution for the fry, pre-smolt and brood systems in one feed management facility. Feed will be distributed out to the fish tanks in the different RAS buildings using a water-borne feed conveying system.

Office and amenities, fish health laboratory and visitor reception/biosecurity control will also be in this Central Services Facility.

D. Wastewater Treatment System

The wastewater volumes for the Site will increase from the current annual maximum volume of 45 ML as follows:

- Broodstock (current wastewater nil due to flow through system), proposed volume 110 kL/day, or 40.15 ML/yr
- Pre-Smolt RAS 1, an additional 15.16 kL/day, or 5.53 ML/yr
- Expansion volume - 35 ML/yr

- Additional wastewater volume – 80.7 ML/yr

This means that the total proposed wastewater volume is 125.7 ML/yr.

Within the wastewater treatment system, fine solids will be removed and the remaining water directed to the irrigation system. Currently there is 28 ha established pasture under a centre pivot irrigator, with an additional 22 ha being developed for irrigation, and another approximately 78 ha available for future pasture development. All this land is owned by Huon. The wastewater reuse environmental management plan (WREMP) will be updated to ensure the increased wastewater volume can be safely irrigated and any extra area required will be included for approval for irrigation. This might include some of the additional 78 ha available for pasture development but not included in current plans.

The existing effluent treatment system will be upgraded to include a new ~50ML storage dam for effluent storage prior to irrigation, and metering and telemetry to facilitate irrigation management. The new ~50ML storage dam will be in the eastern portion of the project site in the cleared silviculture area, as shown in light yellow in Figure 1 (subject to geotechnical investigations). The required capacity of the storage dam has been determined by Pinion, who has provided an updated water balance and storage estimate to Huon based on the expected wastewater volumes detailed above. The Pinion report will support the EIS and will be included as an appendix of the EIS. Once upgraded, the effluent treatment system will service both the existing hatchery and the new components.

Sludge will be pumped from each RAS array to a new sludge handling/treatment system, which will likely include a series of sludge tanks like the existing setup at the site. It is intended that this sludge will be land spread on the property under a Sludge Reuse Plan which is currently under consideration by the EPA. If this is not possible, a dewatering belt filter and screw press may be installed as part of the project to minimise sludge waste transportation off-site for disposal to an approved waste receiver for beneficial reuse; this will be determined during further detailed design, if required. The new sludge handling/treatment system will replace the existing system and will service both the existing hatchery and the new project. Based on data from other similar hatchery facilities, the amount of sludge produced per annum is expected to be around 1,700 tonnes at approximately 10 percent solids.

E. Infrastructure

The existing Russell River water intake will also be upgraded as part of the project. An application will be made to NRE's Water Management Branch to convert a portion of the existing Non-Consumptive (Flow-Through) water allocation to a Consumptive Allocation, as any water that is used in the recirculation systems does not return to the river but is irrigated onto pasture on the property. Discussions with NRE will also include broader water supply arrangements for the upgraded site.

The existing flow through channels will be maintained at environmental flows, using the existing water licence, with a decreased non-consumptive take maintained.

F. Ensiler

A small ensiler is proposed to be part of the centralised services facility, which will deal with mortalities, doing away with the composting operation, located at the north of the existing site. Based on other hatchery operations with broodstock and pre-smolt fish, the tonnage of fish mortalities expected to be processed through the ensiler is approximately 100 tonnes per annum, which is around a 20% loss rate, based on the upper biomass expected at the upgraded site. The ensiler will not process mortalities from other sites. The ensiled material will be land spread in the proposed irrigation area, subject to detailed agronomy, in addition to the wastewater sludge generated at the Site.

The ensiler is likely to be a minor odour source, as once the morts are retrieved, they will be dosed with acid to reduce the pH to less than 4 and stored in sealed units until they are spread on to land. This process has been determined to be very low odour impact at a nearby Huon site, except during extraneous circumstances. The ceasing of composting at the site will remove this potential odour risk from the activity.

The noise risk from this operation is low due to low noise output and a small number of sensitive receptors within 500 m (only five – the River's Edge Wilderness Camping site and four residences). The reduction of noise from the removal of composting (turning the compost and depositing the carbon source at the composting site) will also be significant. The noise impact from ensiling will be much lower than the composting operation.

G. Power upgrade

A power upgrade will be required for the project to proceed, with the current 1.2 MVA required to be upgraded. At this stage it is anticipated that an upgrade to a 3 MVA supply will be required, but this will be confirmed during the design process.

5. An outline of the proposed location of the project and a general site location map

The project is to be located at the existing Lonnavale Hatchery site in Lonnavale, approximately 12 km north-west of Judbury on the Russell River. The location of the project site and a preliminary layout of the Broodstock RAS building, Pre-Smolt 1 RAS Building, Centralised Services Building and an indication of the where the new irrigation dam is to be located is provided in Figure 1.

6. An outline of the stakeholder consultation process undertaken or proposed to be undertaken, including the consultation method, stakeholders consulted or to be consulted and the issues raised or to be raised

As the project is to occur on an existing Huon Aquaculture site, no specific community or stakeholder engagement has been undertaken to date. Following the receipt of Project Specific Guidelines, engagement of stakeholders will be undertaken. Stakeholders identified to date include nearby residential properties and the Rivers Edge Wilderness Camping on the opposite side of the Russell River.

7. A general description of the physical environment that may be affected by the project

The proposed building footprints are approximately:

- Broodstock RAS - 2,500 m^2,
- Building over Pre-Smolt 1 - 3,000 m^2, and
- Centralised Services – 800 m^2.

These are located as shown in Figure 1. The exact locations are yet to be confirmed, but none of the buildings will be located within the areas of native vegetation in the northern part of the site (to avoid

impacts to native vegetation). The location and disturbance footprints of additional project components are yet to be confirmed but most will be in the vicinity of the proposed buildings. The new ~50ML irrigation dam will be in the area of harvested silviculture to the east of the existing dam as identified in Figure 1; the dam is yet to be designed and therefore exact dimensions and capacity are not currently available. All new project elements are expected to be restricted to the existing disturbed areas of the project site, negating the need for any substantial vegetation clearance.

Surrounding land uses include forestry plantation to the north, south and west – both hard and softwoods, tracts of agricultural and grazing land to the south-east, and the Rivers Edge Wilderness Camping site, which is just downstream of the hatchery on the opposite side of the river. The remaining surrounding land is native forest dominated by *Eucalyptus obliqua* wet forest (according to TASVEG mapping).

The project site sits in a valley plain adjacent to the Russell River at approximately 100 m above sea level. The headwaters of the Russell River are fed by the eastern catchment of the Snowy Range to the north-west of the project site. The river flows to the south-east before its confluence with the Huon River.

The disturbed area within the project site is mapped under TASVEG 4.0 as 'Agricultural land' (FAG) and 'Plantations for silviculture – hardwood' (FPH), with the surrounding native forest mapped as '*Eucalyptus obliqua* wet forest (undifferentiated)' (WOU). There is an area of 'Regenerating cleared land' (FRG) mapped in the north of the project site. There are large tracts of plantations surrounding the project site and there is a large area of '*Eucalyptus ovata* forest and woodland' (DOV) mapped along the south- eastern corner of the land parcel. No clearance of native vegetation will be required for the project footprint.

However, a recent field-based Natural Values Assessment conducted at the property in connection with the proposed Broodstock RAS noted some variations from TASVEG 4.0 mapping as indicated in Table 1 below.

Table 1. Vegetation mapping units present in study area

[conservation status: NCA – as per Schedule 3A of the Tasmanian *Nature Conservation Act 2002*, using units described by Kitchener & Harris (2013+), relating to TASVEG mapping units (DNRET 2024a); EPBCA – as per the listing of ecological communities on the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*, relating to communities as described under that Act, but with equivalencies to TASVEG units]

TASVEG equivalent (Kitchener & Harris 2013+)	**Conservation priority** TASVEG *EPBCA*	**Comments**
Modified land		
regenerating cleared land (FRG)	not threatened *not threatened*	FRG is now mapped across the entirety of what was mapped on TASVEG 4.0 & Live as a combination of FPH (plantation areas) and FAG (drainage depression areas). Post-harvesting, these areas are now fallow and regenerating as a mixture of naturalised grass and herb species (dominant) and some native species (mainly rushes but also occasional herbs, grasses and shrubs).
extra-urban miscellaneous (FUM)	not threatened *not threatened*	FUM is used to map areas of major anthropogenic land use that are not actively used for primary production. That is, the current mapping of the aquaculture facility as FAG is considered erroneous and the site is probably better mapped as FUM. Hence, the small area of mown "pasture" (but not used as such) where the shed for the RAS facility is proposed is now mapped as part of a broader concept of FUM.

There are several records of the eastern quoll *Dasyurus viverrinus* and the Tasmanian devil *Sarcophilus harrisii* (both listed as Endangered under the EPBC Act) in areas adjacent to the project site.

Generally, the physical environment that may be directly affected by the project would be considered in a modified state.

8. The key environmental, health, economic and social issues identified for the project to date

Environment

The key environmental issues identified for the project to date are related to water management, noise, traffic, waste, and odour.

Surface water will be abstracted from the Russell River and groundwater from existing and proposed bores on the property. An assessment of groundwater availability is currently being undertaken to attempt to increase the groundwater supply. The discharge of waste water to the effluent management system will need to be assessed as part of the project and a new wastewater reuse environmental management plan (WREMP) approved (noting upgrades to the existing system are proposed). The additional load that the project will add to the effluent irrigation scheme is unlikely to result in a significant change in operations; regardless, this will need to be assessed as part of the project.

The noise generated during the construction and operational phases has the potential to impact on sensitive receivers in the vicinity of the project site, including the recreational users of the adjacent camp ground. This matter will require consideration in the assessment process, however, given that construction will be limited to daytime hours during weekdays, and once operational the potential noise generation is relatively low, the noise impacts are expected to be relatively limited.

Odour from various waste streams associated with the project, including sludge, effluent, and fish mortalities could result in impacts to sensitive receivers. These are currently managed as part of existing operations and will be carefully considered in this proposal given the proximity to the camp ground opposite. Prevailing winds are from the southwest to west, so this will blow odours away from sensitive receptors mostly.

Given the size of the road network to and from the project site, small increases in traffic may have impacts on road capacity and potentially wildlife; this will be assessed through a traffic impact assessment.

Overall, the potential for environmental impacts is relatively limited and can likely be well managed through suitable construction and operational controls.

Health

No significant health risks have been identified for the project.

Economic and social

The Huon Valley region has experienced significant challenges in recent years due to the downturn of the forestry industry. The ongoing expansion of the aquaculture industry has been able to provide a boost to Tasmanian rural and regional communities affected by the downturn. Huon Aquaculture has generated new jobs in the Huon Valley with the construction of a state-of-the-art recirculation hatchery at Forest Home and through the construction of a salmon nursery at Whale Point. Huon Aquaculture has had a long history of supporting the Huon Valley community and it looks forward to further strengthening this relationship through the construction of this project at Lonnavale.

The construction of the project will have the following benefits for the local economy:

- The use of local contractors for the construction of the facility will result in broader economic benefits for the Huon Valley region.
- Flow on benefits to local businesses, along with community investment through grants and sponsorships, donations and generally through participation.
- The project will increase and bring forward return on investment for the business, allowing for further investment into the local community.

It is anticipated that this project will create 25 FTE jobs during the construction phase and 3-4 new FTE jobs during the operational phase.

9. The surveys and studies proposed or underway in relation to the key issues for the project

The following surveys and studies are currently proposed for the project:

- A natural values assessment has been undertaken for the project to confirm the onsite vegetation mapping. Although no substantial vegetation clearance is proposed, given the presence of mapped threatened vegetation communities adjacent to the site and the possibility of threatened fauna occurring in the area, an assessment was completed to provide certainty and inform any necessary mitigation measures. The ecologist will be consulted to ensure that the assessment is still valid, given the scope of the project has increased since the assessment was completed.
- A desktop odour assessment will be undertaken for the project.
- A desktop noise assessment will be undertaken for the project.
- A traffic impact assessment will be undertaken for the project.
- A sustainability assessment will be undertaken, including an inventory of greenhouse gas emissions on a 'whole of life' basis, as well as socioeconomic factors.

As an existing operation occurs at the project site, there is a range of existing data available from the Annual Environment Reports for the hatchery. This includes water quality assessments and biological monitoring of the Russell River. A Wastewater Reuse Environmental Management Plan (WREMP) is also available for the existing irrigation scheme – this will be updated. These documents will be used as required.

A Natural Values Assessment carried out in 2024 in relation to the Broodstock RAS development identified a population of *Pomaderris elachophylla* (small-leaf dogwood) which is listed as threatened under the Tasmanian *Threatened Species Act 1995* (TSPA). The assessment concluded *"while the project will eliminate a small proportion of what is already a partially anthropogenically created population, extension surveys determined it to be locally abundant and much more widespread on the property meaning that the species will be maintained locally and almost certainly recolonise newly created disturbed sites. On this basis, no special management conditions are recommended."* The ecologist will be consulted to confirm that the survey is still valid, given the increased scope of works proposed, which are within the cleared footprint. A 'permit to take' will be required to allow the removal of a small proportion of this population.

10. The proposed timetable for the project

Huon Aquaculture proposes to commence construction as soon as possible; thus, project timing is largely dependent on the approvals process.

Following approval, excavation for the Broodstock RAS, Central Services, Waste-Water Treatment, Storage Dam and Pre-Smolt 1 RAS expansion will commence as soon as practical after approvals are obtained and will take approximately 3 months. Site development and construction of infrastructure will then take approximately 6 months to complete, followed by a short period for equipment installation and fit out (1 month). Commissioning and handover of the facility from the construction team to the operational team is expected to occur over a relatively short period, nominally a few weeks. (2 months)

Assuming project approvals are granted by August 2026, construction will be undertaken 26-27, with commissioning and operation expected in August 2027.

The above timeframes are indicative only and subject to variation.

11. Whether the project requires or is likely to require approval under the *Environment Protection and Biodiversity Conservation Act 1999*

A Natural Values Assessment carried out in December 2024 by EcoTas for the Lonnavale property concluded that no plant or fauna species listed as threatened under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)* are known from database information or were detected within the expanded study area. As the project will not have a significant impact on Matters of National Environmental Significance (MNES), the project will not require assessment under the *EPBC Act*.

12. Whether the proponent has or intends to refer the project to the Australian Government for a determination on whether approval is required under the EPBC Act

The proponent does not intend to refer the project to DCCEEW (Department of Climate Change, Energy, the Environment and Water) for assessment under the *EPBC Act 1999*.

13. The status of the proposal under the *Land Use Planning and Approvals Act 1993* (the LUPA Act). This must include:

a. Whether or not the relevant Council will require a LUPA Act permit application

The Lonnavale Broodstock RAS Facility and Pre-Smolt 1 RAS Upgrade is located within the Huon Valley Council municipality. The current planning scheme in effect is the Tasmanian Planning Scheme – Huon Valley (TPS – Huon Valley) which, pursuant to section 51(3AA) of the LUPA Act came into effect 7 days after the Tasmanian Planning Commission's decision of 12 July 2024.

Under the TPS – Huon Valley the project site is in the Rural Zone. Under the TPS – Huon Valley the proposed development will fall within the use class of *Resource Development*. *Resource Development* means:

> *use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use,* aquaculture*, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing and marine farming shore facility.*

Aquaculture means:

> *use of land to keep or breed aquatic animals, or cultivate or propagate aquatic plants, and includes the use of tanks or impoundments on land.*

Resource Development is a *No Permit Required* use in the Rural Zone with no use qualification.

To achieve a No Permit Required status and a planning permit not be required, the proposal must meet the acceptable solutions of all applicable use and development standards. This includes the standards in the Rural Zone and all applicable codes.

In relation to planning scheme codes the site is under the TPS – Huon Valley partially subject to the Priority Vegetation overlay and Landslip Hazard overlay. This will mean that the Natural Assets Code and Landslip Hazard Code are applicable. In addition, the Parking and Sustainable Transport Code and Road, Railway Assets Code and Flood Prone Areas Hazard Code will also be relevant.

Based on current project details, it is considered unlikely that the Project will be able to satisfy all acceptable solutions in the Rural Zone and applicable codes and therefore the Project is proceeding on the basis that a planning permit is required.

b. Whether a single permit application or multiple applications will be required

A single permit application will be required.

c. The division of the LUPA Act under which the application will be made

An application for a planning permit will be made to the Huon Valley Council, under Section 57 of the *LUPA Act*.

d. Zoning of the proposal site(s), and whether or not rezoning will be required

The site is zoned Rural under the TPS – Huon Valley. The proposed development does not require a planning scheme amendment.

e. If the proposal is for intensification or alteration of an existing activity, the status of the existing activity under the LUPA Act

The project is located on the same site as an existing activity and proposes an extension to the existing facility. The existing use is aquaculture, and thus its use status is the same as for the proposed project; namely a permit is required.

f. If the proposal is for intensification or alteration of an existing activity, whether or not the council regards the proposal as a substantial intensification for the purposes of subsection 12(7) of the LUPA Act.

As above, the project is an intensification and alteration of an existing activity. Substantial intensification is not formally defined under the *LUPA Act*, it is considered likely that the activity will be considered substantial intensification, however this has not been confirmed with Council. The subject proposal will not affect the existing use rights for the site.

14. Where the NOI relates to an activity that requires an Environmental Licence under the EMPC Act:

a. Whether the person (which includes any body of persons, corporate or unincorporated) who intends to submit the development application has contravened the EMPC Act. This includes failure to comply with environmental conditions or restrictions imposed under the Act or subordinate regulations, including those contained in permits issued under the LUPA Act and Environment Protection Notices issued under the EMPC Act. If so, provide details of these contraventions, including the date and relevant provision of the EMPC Act.

The person submitting this application has not contravened the *EMPC Act*.

b. **Whether the person (which includes any body of persons, corporate or unincorporated) or an associate of the person has within the last 5 years been convicted of an offence against the EMPC Act; any other Tasmanian Act that relates to the protection of the environment; or a law of another State, a Territory, or the Commonwealth, that relates to the protection of the environment.**

The person submitting this application has not been convicted of an offence under the above Acts.

c. Where a natural person is intending to submit the development application (as opposed to a company or corporation), the person is over the age of 18.

Not applicable, as the applicant is a company.