



Australian Government

THE TASMANIAN COMMUNITY FOREST AGREEMENT

# FOREST CONSERVATION FUND



## Fact Sheet 6: Case Studies and Scenarios

The case studies below are from landowners who participated in the Private Forest Reserves Program (PFRP) and benefited from placing a covenant on their property.

The PFRP objective was to work with private landowners in conserving 100,000 hectares of native forest on private land.

### Conservation minded landowner

Lucia's property 'Blindburn Creek' is located at Bicheno. Lucia's primary reason for covenanting was to protect an area of forest that more than likely would have been developed. 'I wanted to be actively involved in conservation'.

'Even now there are plantations all around the local area only a few years after the covenant was put in place.'

'When I bought the land I had no idea that I would get some financial gain from it in the future, this was a fantastic bonus.'

'The covenant provides a buffer between developed agricultural land and the Douglas Apsley National Park.'

Lucia's covenant was declared a Private Nature Reserve in 2005, increasing its protected status above a standard covenant.

Lucia's partner David has worked tirelessly to eradicate gorse from the property and has motivated the neighbouring farm to begin a gorse eradication programme on the entire property and the local river front.

Lucia's covenant is around 40ha in size and includes a domestic zone where a residence is located. The covenant protects silver peppermint and black gum forest and also the threatened species, Barbers gum and the Apsley heath.

### Diversified grazing enterprise

James Dunbabin's property 'Marchwiell' is situated at Bream Creek in southeast Tasmania. James has 485ha of covenants over his 2,300ha property.

Traditionally the property has been run as a fine merino enterprise but more recently it has become famous as the host of the Falls Festival, Tasmania's largest outdoor musical festival, attracting up to 15,000 people each year.

James wanted to protect the bushland on his property so that he could pass something on to future generations. The covenanted areas are comprised of highly valued forest communities such as black gum and blue gum.

James admits that the financial gain for entering into a covenant was part of the motivation yet he also feels that he hasn't lost control of the land. The covenant areas had been used as grazing runs traditionally and still can be at low grazing rates and for shelter and drought relief.

### Traditional grazing property

Peter is owner of 'Lilliesleaf' at Oatlands. This is a 1,339 hectare property of which the covenant covers 92ha. Peter runs Angus beef and Corriedale breeding ewes. Most of his property is developed land and the covenant is one of the more significant untouched areas.

'The covenant represents the forest, as it would have been in the area around 150 years ago.'

Peter wished to keep a patch of bush in good order for the next generation but it also serves to protect stock from westerly winds. Peter says that the area provided no significant income from grazing and that it was important to protect the area, even from an aesthetic point of view.

The covenant on 'Lilliesleaf' protects Cabbage Gum and a rare cushion plant species.

### Forest Conservation Fund scenarios

The below scenarios are examples of how the FCF can benefit you.

1. Owners Harry and Maggie are nearing retirement and had regarded the patch of forest in their back paddock as their superannuation fund. They recognise that the forest provides shelter for their stock, reduces erosion on the property and provides regular stream flow all year. They would like an alternative to logging to retain those values. After discussion with their Conservation Advisor they decide to offer all the forest for a permanent covenant, but allowing light grazing in winter and collection of firewood for their home. They opt to remove the gorse, which is starting to establish along the boundary. They discuss, with their financial adviser, an appropriate financial consideration for entering into a conservation covenant under these conditions.
2. Owner Dominic loves the forest gully on his property and wants to be sure that his grandchildren's grandchildren can continue to enjoy it. The Conservation Advisor identifies it as old growth forest, as it has never been logged or grazed. Dominic is delighted to be rewarded for the care he has put into managing his forest over the years, and agrees to protect the gully up to the ridgeline in perpetuity, leaving the rest of his forest available for other uses.
3. Owner Gwen runs a wool grazing property and needs to retain the forest for her business. After discussion with the Conservation Advisor she decides to submit a proposal for a 12-year covenant, grazing at 1.5 dry sheep equivalent per hectare. She recognises that this grazing rate will reduce her conservation value score, but creates a balance for her between her income from wool and the income from protecting the forest. As a result of this compromise Gwen adjusts the financial consideration that she requests accordingly.