



The Tasmanian Planning Scheme

We would like to make a presentation to the new planning scheme in relation to our property at 32 Cherry Hill Road, Latrobe.

In the Scheme's map – our whole property is zoned Agricultural (in 3 separate titles).

The north western corner of our property (Folio CT128538/1) is very low value agricultural land, bordering on 2 sides with Latrobe residential.

The town subdivisional infrastructure is at the boundary on 2 sides of the land.

With the growth of the Latrobe Township this is the logical next parcel of land to be required for an extension to the township.

We have engaged Michell Hodgetts Surveyors, Devonport, to do preliminary work for a proposed sub-division.

The first hurdle to overcome is clearly the zoning of Agriculture.

A zoning of general residential is more appropriate for this block. It would allow the town continued growth and facilitate immediate subdivision developments.

Please find attached reports from Opteon Property Group regarding their opinions of the land titles.

Another report from leading agricultural agronomist – Andrew van den Berg – regarding the suitability of the title for agricultural cropping.



2-1 MAR 2022

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Regards

Andrew Langmaid

Document No:

Application No:
(BA/DA/PA only)

Disposal Schedule:

Action Officer: **JF GM**

FY1 Officer:

Land Capability Map

Based on land mapping data available from Land Information Systems Tasmania the subject property is within land classes 4 & 5 as depicted by the following map:



Since 1992 the Department of Primary Industries and Water has been working on a land classification mapping project for Tasmania. The land classification project is used to evaluate the capability of land to support a range of land uses, on a long-term sustainable basis.

The following extracts are from the *Land Capability Handbook Guidelines for the Classification of Agricultural Land in Tasmania* (CJ Grose and KE Noble). A full copy of the handbook which contains further information is available on the internet.

Land capability assessment takes into account the physical nature of the land (e.g. geology, soils, slope) plus other factors (e.g. climate, erosion hazard, land management practices) which determine how that land can be used without destroying its long-term potential for sustainable agricultural production. It also takes into account limitations that might affect agricultural use (e.g. stoniness, drainage, salinity or flooding). Land capability assessment is based on the permanent biophysical features of the land (including climate), but does not take into account the economics of agricultural production, distance from markets, social or political factors.

The classification system in Tasmania is based primarily upon three permanent biophysical features of the landscape - soil, slope and climate, and their interactions. These three factors have a major influence in determining the capability of the land to support various levels of agricultural production. Other factors which must be taken into account are rock type, erosion hazard, range of crops that can be grown, management practices, soil conservation treatment, risk of flooding and past land use history.

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To Whom it may Concern

I have been asked to inspect a 16 hectare title of land at 32 Cherry Hill Road, Latrobe, with the brief of determining the suitability of the land regarding agriculture.

The land is low lying land leaning slightly to the west (to the town). There is a very thin layer of top soil (70mm in some places to 200mm in others). Below the topsoil is a very thick layer of clay. Clay prevents the land from being free draining and remains very wet. The land is unsuitable for cropping purposes and at best is only suitable for summer grazing of livestock. Given the location of the land - houses would seem to be where this land has the most value.

Regards



Andrew Vandenberg

VALUATION REPORT

Land capability class definitions are as follows:-

Class 4:

Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and / or severely restrict the range of crops that could be grown. Major conservation treatments and / or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of a ten year rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.

(NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate be drier than 'normal'. However, there is a high risk of crop or soil risk if 'normal' conditions return).

Class 5:

This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

OWNER FOLIO REFERENCE C.T.3059-3 GRANTEE	PLAN OF TITLE		REGISTERED NUMBER D117000
	LOCATION DEVON FORRABURY	COMPILED FROM 6A/79 L.O. COMPILED BY D.J.M.FAVOY	APPROVED 5.6 JUN 1995 <i>[Signature]</i> Recorder of Titles
STATE MUNICIPAL CODE No. 53	LAST UPI No. D139	LAST SURVEY PLAN No. 16/9 DEV.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
SCALE 1:5000 LENGTHS IN METRES			

BALANCE PLAN



The system is hierarchical and comprises seven classes, ranked in order of increasing degree of limitations to use, and in decreasing order of versatility. Class 1 land can produce a wider variety of crops and pastures at higher levels of production with lower costs, or with less risk of damage to the land, than any of the other classes of land. Class 2 land is similarly superior to classes 3 to 7, and so on. Class 4 land is considered the limit for cropping. It is restricted by severe hazards or limitations to production such that cropping can only occur one or two years out of ten without leading to degradation of the soil resource or is limited to only one or two crop types which require low inputs and management but which allow more frequent cropping. The capability class is therefore an indicator of the degree of versatility, level of productivity and risk of degradation for a particular area of land.

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8.0 Water Resources

8.1 Stock and Domestic Water

Stock water is provided from an onsite bore and town water supply is also available.

9.0 Climate

Current and Past Seasonal Conditions	The property is within a region which is generally regarded as having a cool temperate, climate As at the date of inspection the property was experiencing wetter than normal climatic conditions.
Rainfall	According to data from the Australian Government Bureau of Meteorology weather reporting station at Devonport airport the area has a long term average rainfall of approximately 750 to 800 mm.
Frost	The location is subject to frost events under normal climatic conditions.