31 May 2019

Planning Department
Brighton Council
1 Tivoli Road
OLD BEACH TAS 7017.

By email: development@brighton.tas.gov.au

Dear Sir/Madam,

250 COVE HILL ROAD, HONEYWOOD
REPRESENTATION

I write on behalf of our client Cooltrans Pty Ltd in regard to the proposed zoning of their property at 250 Cove Hill Road, Honeywood under the draft Brighton. The property to which we refer is contained within 5 title areas: C.T. 146794/1, C.T. 247795/1, C.T. 44572/2, C.T. 247795/2, C.T. 44573/4 and is shown in Figure 1 below.

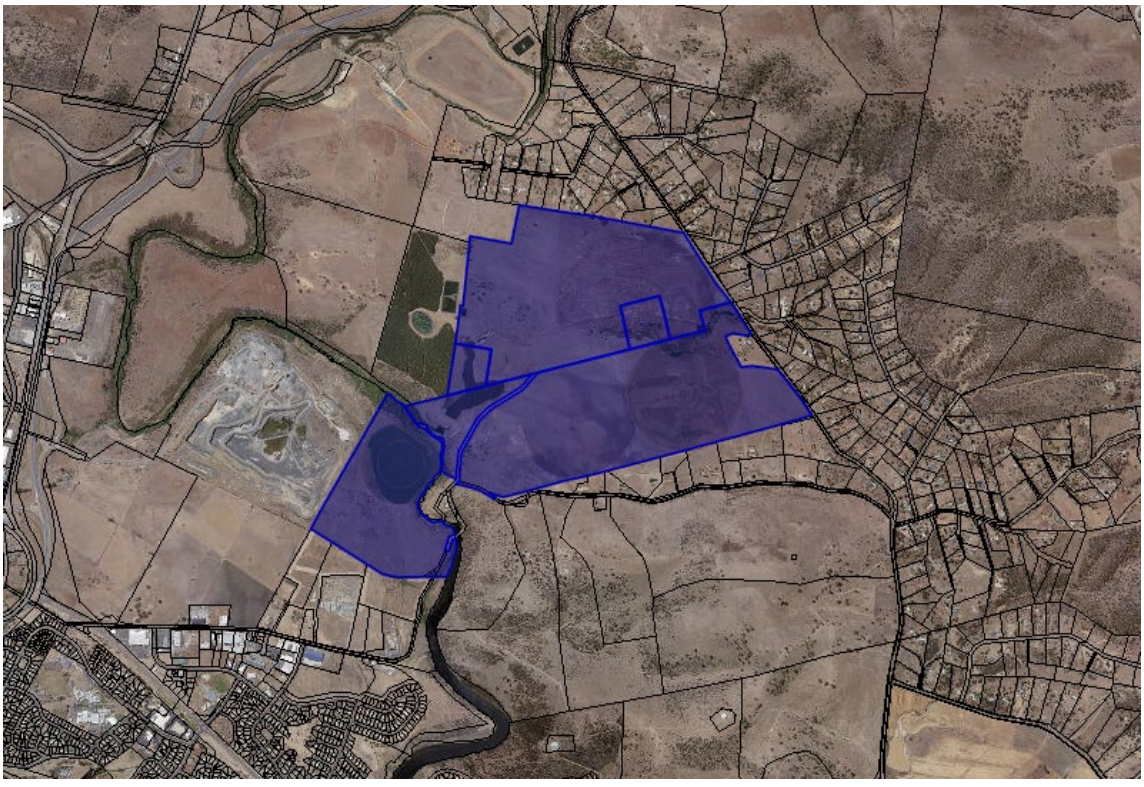

Figure 1: *Area comprising 250 Cove Hill Road, Honeywood.*

Specifically, our client raises concern with the proposed zoning of land, being the Agriculture Zone.

As Council is aware, our client has previous commissioned a detailed on-site agricultural assessment by Macquarie Franklin. This assessment has previously been provided to Council as part of a rezoning request and was subject to extensive cross examination at a Commission hearing with the author of the assessment, Dr Lee Peterson in attendance. The Commission in their decision - Brighton Interim Planning Scheme 2015 amendment RZ 2016-07 [2017] TASPComm 28 (1 August 2017) – accepted the evidence of Dr Lee Peterson.

While I appreciate that the draft Brighton LPS has been informed by a mapping project undertaken by agricultural consultants AK Consulting in accordance with the Tasmanian Planning Commission's Section 8A Guideline No. 1, this work has been undertaken as a desktop exercise. In my opinion a site specific study that is on the basis of specific soil sampling, site characteristics and constraints, should prevail over a desktop analysis.

Indeed, this is specifically provided for under AZ6 of the Zone Application guidelines which states:

> *Land identified in the 'Land Potentially Suitable for Agriculture Zone' may be considered for alternative zoning if:*
>
> *(a)* ...
>
> *(e)* *it can be demonstrated that:*
>
> *(i)* *the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;*
>
> *(ii)* *there are significant constraints to agricultural use occurring on the land; or*
>
> *(iii)* *the Agriculture Zone is otherwise not appropriate for the land*

We therefore respectfully submit that the land is more appropriately zoned Rural under the Brighton LPS.

Should you have any question please do not hesitate to contact me at emma@eraplanning.com.au or on 0409 787 715.

Yours sincerely,

Emma Riley, RPIA (Fellow)
Director & Principal Planner

Attachments *Agricultural Report, Proposed Subdivision 250 Cove Hill Road, Macquarie Franklin, August 2016*

e: enquiries@erassociates.com.au m: (03) 6105 0443 a: 183 Macquarie Street, Hobart, 7000 abn: 67 141 991 004

AGRICULTURAL REPORT

Proposed Subdivision 250 Cove Hill Road

August 2016

MACQUARIE FRANKLIN

Consultants for business, agriculture and environment

Macquarie Franklin Head Office
112 Wright Street | East Devonport | Tasmania | 7310
Phone: 03 6427 5300 | Fax: 03 6427 0876 | Email: info@macfrank.com.au
Web: www.macquariefranklin.com.au

Report author: Dr Lee Peterson

An appropriate citation for this report is: Macquarie Franklin, August 2016, *Agricultural Report: 250 Cove Hill Road*, TAS

Document status: FINAL

Date	Status /Issue number	Reviewed by	Authorised by	Transmission method
11/8/16	Draft	S Daw	L Peterson	email
12/8/16	Final	H Henning	L Peterson	email

Contents

Executive summary

This report examines the land capability and classification of 250 Cove Hill Road, Brighton and the proposed subdivision of the 174 hectare property into 108 Lots.

This property has been developed for irrigated cropping and grazing utilising recycled water from the Brighton Reuse Scheme as well as fresh water from surface runoff storage. No areas of remnant vegetation are present and drainage lines have also been cleared of vegetation in the past.

The property is currently zoned Rural Resource and is bounded by Rural Living Zone along Cove Hill Road to the south, Rural Living Zone to the East along Briggs Road and Rural Living Zone to the North accessed from Harris Road. Only the western boundary is not bordered by Rural Living Zone and the majority of this is adjacent to Tas Water land that incorporates the Brighton Sewage Treatment Plant and associated lagoons. The remainder of the western boundary is the Jordan River.

The property is transected by un-named watercourse that joins the Jordan River on the western property boundary. This watercourse has a permitted dam (8053) of 140 ML capacity that is a low hazard rating of 2 that is utilised for irrigation on the north eastern area of the property through a half circle centre pivot irrigator. These soil types are highly problematic for cropping and have been unsuccessful in achieving economic yields from annual crops to date.

There are 2 full pivot circles on the southern area of the property that apply Class B recycled water supplied from the Brighton STP. The topography and soil types are generally not suitable for cropping and have been mainly ustilised for fodder production. In addition, the proximity of residences in the Rural Living zones limits the agricultural activities due to noise and odour issues from agricultural activities.

The soil types are mainly suitable to pasture and fodder production for livestock grazing but this enterprise is severely limited due to livestock losses due to dog attacks from uncontrolled pets from adjacent residential and Rural Resource areas.

1 Introduction

This report, prepared by Dr Lee Peterson, Principal Consultant, Macquarie Franklin, has been prepared to provide an expert agricultural assessment of the proposed subdivision of 250 Cove Hill Road, Tasmania, currently as 5 titles totalling 174 hectares (Property Id. 2013278).

This report reviews the current agricultural usage of the present land title and the surrounding region in relation to the Land Capability and Land Classification. This includes soils, aspect, topography, water resource, economic feasibility and impact of the proposed subdivision in relation to agricultural activities.

2 Qualifications and Experience

Dr Lee Peterson is an agricultural science graduate from the University of Tasmania with 30 years of experience in primary industry production, research and consulting. Dr Peterson has worked with a variety of farming enterprises throughout Tasmania. A detailed outline of experience and qualifications is attached in Appendix A.

3 Location and Proposal

The proposed for rezoning of the eastern region of the property for subdivision, 250 Cove Hill Road, is situated approximately 1.2 km south of the residential land in Brighton and 1km north east of residential land in Bridgewater.

The property is current 5 titles totalling 174 hectares and has been developed for irrigated cropping and grazing utilising recycled water from the Brighton Reuse Scheme as well as fresh water from surface runoff storage.

The property is currently zoned Rural Resource and is bounded by Rural Living Zone along Cove Hill Road to the south, Rural Living Zone to the East along Briggs Road and Rural Living Zone to the North accessed from Harris Road. Only the western boundary is not bordered by Rural Living Zone and the majority of this is adjacent to Tas Water land that incorporates the Brighton Sewage Treatment Plant and associated lagoons. The remainder of the western boundary is the Jordan River.

The proposal is to subdivide approximately half the property on the eastern side into 108 Rural Living lots, Appendix C. The proposed Lots have been sited to account for Tas Water future attenuation zone requirements for the Brighton STP. This will leave a balance of 96.7 hectares of the original Rural Resource area.

There are currently attenuation zones for Tas Water and the quarry operations but the zoning taken into account in planning of the Lots is approximately a further 300 metres east of the existing zones. This will allow for future expansion of Brighton STP by Tas Water.

4 Land Classification

Land capability of the property was assessed according to the Tasmanian Land Capability Classification System (Gross, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is the best land and Class 7 land is the poorest. A wide range of limitations are considered and the most significant limitation determines its final classification, or ranking. Limitations in relation to soils include stoniness, topsoil depth, drainage and erosion hazard. Limitations to topography include slope and associated erosion hazard. Limitations relating to climate include low rainfall and frost.

A full explanation of the Land Capability System is available in the *DPIPWE Tasmanian Land Capability Handbook*.

The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not take into account the economics of production, distance from markets, social or political factors, all of which can change over time.

The DPIPWE Land Capability Survey of Tasmania, Derwent Report 1:100,000, (Musk and DeRose, 2000; see Appendix D) indicates that the land proposed for development is a combination of lass 4 and Class 5, as is the Rural Living Zoned areas of the surrounding properties.

Class 4 land is described as follows:

> *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 minimize degradation.*
>
> *Cropping rotations should be restricted to one to two years out of ten in a 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.*

Class 5 land is described as follows:

> *Land with slight to moderate limitations to pastoral use but which 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 effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.*

Class 6 land is described as follows:

> *Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use.*

A more detailed, site specific assessment of land classification was undertaken by the author on 6th August 2016

The attached map (Appendix E) illustrates the extent of each land capability class within the property.

A total area of 88.9 hectares of Class 4 is present on the property whilst 36.7 hectares was assessed as Class 5 and 47.8 hectares is Class 6. The balance of the property is existing dwellings, waterholes, storage dams and drainage lines.

The soils are predominantly texture contrast Dermosols typical of the region consisting of clay loam topsoil with shallow depth, generally only 50 – 75 mm, to clay subsoil. Many areas have rocky outrops as identified in the land capability by the "r" symbol.

Figure 1: Class 5sr area demonstrating rock inclusions

Detailed soil chemical analysis has been carried out annually on the property as part of the requirements of the operation of the Brighton Recycled Water scheme. These results indicate that the soils are moderately sodic in nature and as such exhibit issues such as crusting and sealing of the topsoil which inhibits seed germination and increases irrigation run-off.

Small seeded crops such as poppies have been poor due to germination issues in the past. This is very evident across the northern half pivot circle where Exchangeable Sodium Percentage is

approaching 10%, a high sodicity level. Chloride levels are also elevated throughout the topsoils in the northern half of the property.

Figure 2: Topsoil sealed and growing moss, not suitable for annual cropping

The soils present on the property combined with the topography and low permeability do not make them suitable for intensive agricultural activities, they are more suited to pasture production and grazing and as such are not recognised as a significant agricultural resource.

Table 1: Land Capability Summary

Symbol	Landform	Soils	ASC	Slope (%)	Chief limitation	Secondary limitations	Notes
4s	Moderate slope mid terrace	Imperfectly drained texture-contrast soils consisting of clay loam topsoils overlying clayey subsoils	Dermosol	0-5	Soil type - sodicity	Drainage	These soils are moderately suitable for grazing and occasional fodder crops
4sx	Undulating and complex mid terrace	Imperfectly drained texture-contrast soils consisting of clay loam topsoils overlying clayey subsoils	Dermosol	0-10	Topography	Soil type - sodicity	These soils are moderately suitable for grazing and occasional fodder crops
5s	Moderately inclined slopes	Imperfectly drained texture-contrast soils consisting of clay loam topsoils overlying mottled clayey subsoils	Dermosol	10-15	Soil type	Erosion	These soils are mainly only suitable for grazing, and are susceptible to erosion from water flows
5sr	Moderately inclined slopes	Imperfectly drained texture-contrast soils consisting of clay loam topsoils with rock and gravel overlying mottled clayey subsoils	Dermosol	10-15	Soil type	Rockiness	These soils are mainly only suitable for grazing
5sx	Undulating and complex mid terrace	Imperfectly drained texture-contrast soils consisting of clay loam topsoils overlying clayey subsoils	Dermosol	10-15	Soil type	Topography	These soils are mainly only suitable for grazing
6r	Steep and complex topography	Imperfectly drained texture-contrast soils consisting of shallow clay loam topsoils with rock and gravel overlying clayey subsoils	Dermosol	>15	Rockiness	Topography	These soils should not be grazed and returned to native species
6sx	Steep and complex topography	Imperfectly drained texture-contrast soils consisting of clay loam topsoils overlying clayey subsoils	Dermosol	>15	Soil depth	Topography	These soils should not be grazed and returned to native species
6w	Low lying	Imperfectly drained texture-contrast soils consisting of heavy clay loam topsoils overlying clayey subsoils	Dermosol	0-5	Wettness	Erosion	These soils are prone to occasional flooding

5 Land Tenure

Appendix C demonstrates the current land title (Property Id. 2013278) distribution and size of the property as outlined and the proposed subdivision into 108 Lots.

The total property area is 5 titles totalling 174 hectares. The proposed subdivision would result in 108 Lots, ranging in size from approximately 5,000m^2 to 1.08 hectares in size and retaining 96.7 hectares as Rural Resource.

The new Rural Living Lots will be accessed via two new entrances from Briggs Road whilst the existing dwelling and remaining area will be accessed via the existing entrance.

6 Climate

The climate of the region is described by Musk and DeRose (2000) as temperate climate moderated by the proximity to sea.

Figure 3 shows mean monthly rainfall records. Figure 4 shows mean monthly temperature trends from the station recording temperature, Hobart (Number 094008).

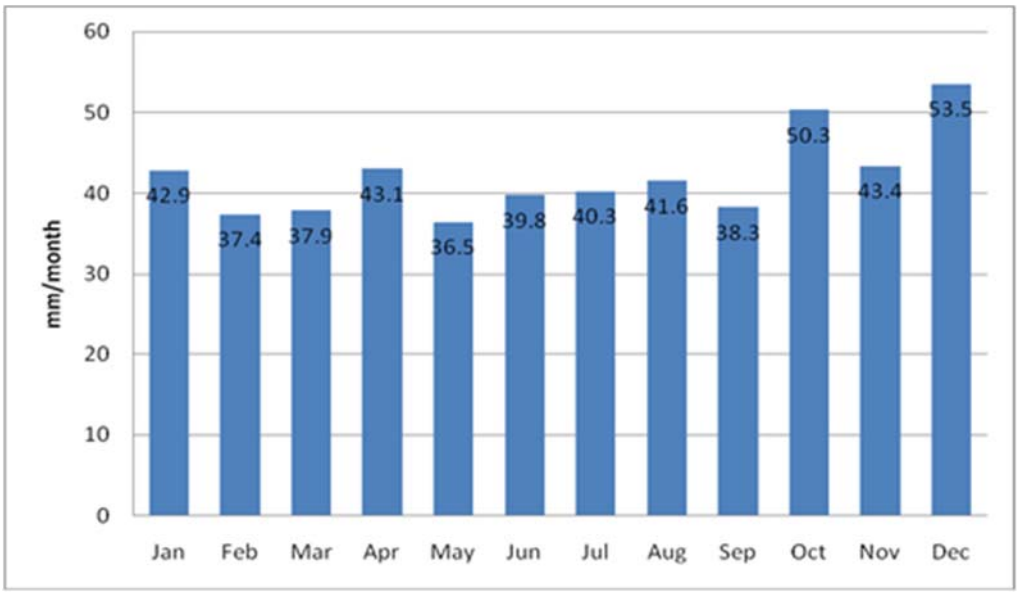

Figure 3: Mean monthly rainfall records for Weather Station 094012

The mean maximum and mean minimum temperatures are ideal for production of temperate crops and pasture. Similarly high temperature events are rare and do not exceed levels that prohibit temperate crop production.

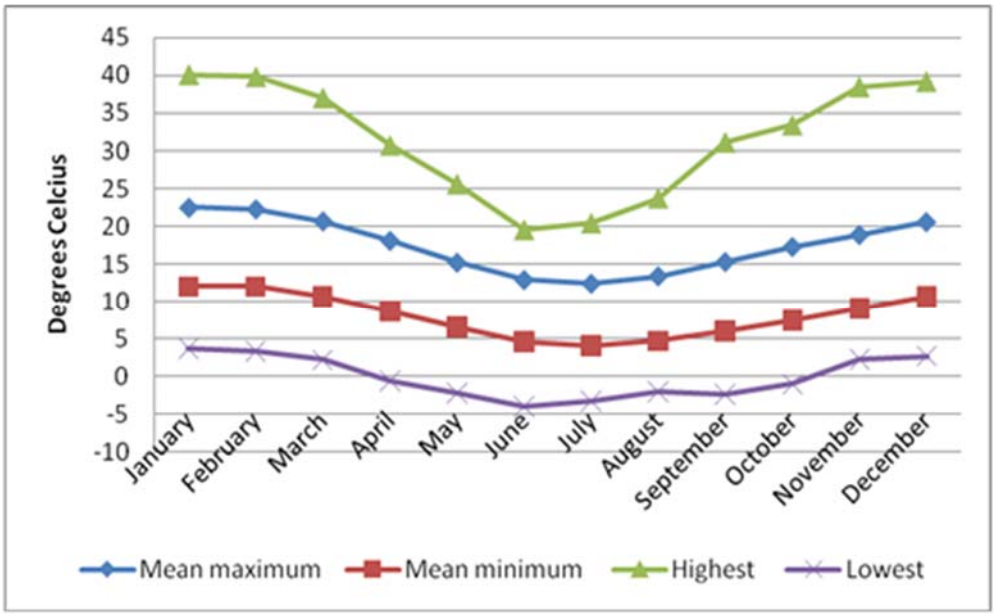

Figure 4: Temperature trends for Weather Station 094008

The rainfall patterns and frequency is similar to the Coal Valley which is significantly below the averages of other agricultural regions of the state (Figure 5) and any form of intensive agriculture is reliant on a source of water for irrigation and could not economically be undertaken without a secure managed irrigation resource from an irrigation scheme.

In addition, the low rainfall is particularly evident over the winter months which provide infrequent rainfall for on farm storage and subsequent summer crop requirements.

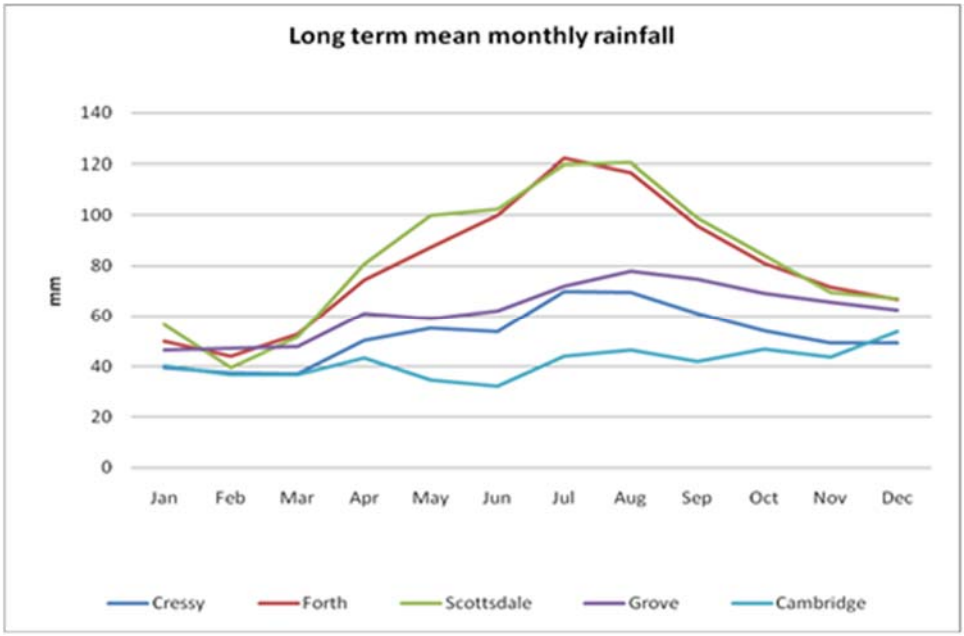

Figure 5: Comparison of Long Term Mean Monthly Rainfall for 5 Key Agricultural Regions of Tasmania

Lowest temperatures recorded indicate potential for frost risk, especially with flowering temperate plants during the months of September and October. The topography of the property obstructs air

drainage and combined with a large proportion of the property sloping to the south results in frequent frost events that limit the area suitable for flowering temperate crops.

7 Existing Infrastructure

The current infrastructure on the property consists of the following:

- Dwelling
- Sheds and barns associated with livestock management including shearing shed
- Livestock holding yards
- 140 ML dam, see water resources section
- One half circle and 2 full circle centre pivot irrigation sites

8 Water Resources

The property is transected by un-named watercourse which predominantly only carries drainage flows following rain events and then reverts to very low flows and sometimes during summer periods, no flow. Water quality is known to be poor in this region due to underlying sodicty in the soils of the catchment. The drainage line flows to the Jordan River. A spot measurement of the water in the dam during site inspection was in excess of 150 ds/cm, a level not suitable for irrigation of sensitive crops.

Class B recycled water is supplied from the Brighton STP under agreement with Tas Water. The property is one of a group of irrigators in the Brighton Recycled Water Scheme and has regulatory requirements that dictate the use and application of recycled water. This includes buffer requirements between irrigation areas and property boundary and in particular residences.

9 Current Agricultural Activities

The property is currently utilised for dryland grazing of improved introduced pasture species and irrigated annual cropping and irrigated pasture. Two sources of irrigation water are utilised. A dam of 140 ML capacity is utilised for irrigation on the north eastern area of the property through a half circle centre pivot irrigator. Recent annual cropping including poppies has seen low yields and returns due to difficulties in crop establishment due to soil types.

There are 2 full pivot circles on the southern area of the property that apply the Class B recycled water supplied from the Brighton STP. This water cannot be used for unprocessed crops or leafy vegetables and is therefore predominantly used for fodder production.

Livestock production is now severely limited on the property due to dog attacks. The proximity of the property to residential areas as well as Rural Living areas places all livestock at significant risk with frequent dog attack and livestock deaths occurring.

10 Weeds and pests

Weeds present are typical of the region and the only listed noxious weed present is African Boxthorn, which is present throughout the region and not currently in large populations on the property. These populations are only juvenile plants and only present in the drainage course, none were observed within the open grazing areas.

11 Surface erosion

Surface erosion is apparent in some areas of the property in regions of high slopes. The soils are also generally well structured which reduces their susceptibility to erosion to some extent provided ground cover is maintained. However there remains a risk of surface erosion on various parts of the property particularly if the surface cover is disturbed.

The shallow topsoils on moderately sloping land (identified as Class 5sr and 6x) may be vulnerable to runoff erosion if exposed through cultivation or poorly managed drainage. Much of the land adjoining drainage line is vulnerable to bank erosion. While this is partly a natural process, the erosion rate has the potential to increase where vegetation is absent or in a poor condition.

;

Figure 6: Drainage line prone to flooding and waterlogging

12 Fire management

Fire risk is minimal due to no presence of native vegetation, predominant cover pasture and pasture activities being the dominant land use within the surrounding properties. Fire management and prevention strategies are as follows:

- Observation of all fire permit periods
- Management of grass areas to reduce fuel risk in summer
- Utilising existing dams and waterholes for fire fighting
- Development of a fire fighting and evacuation plan with local fire brigade

13 Subdivision Impact on Agricultural Activities

The proposed subdivision of the property will create 108 Lots ranging in size from approximately 5,000m2 to 1.08 hectares in size. This will require cessation of irrigated activities on farm, but the current activities have yielded very low returns due to the problematic soil types and poor crop yields. As the property is predominantly suited to livestock production but is hampered by stock losses to dog attacks, the future of livestock is limited.

The remaining 96.7 hectares will retain the existing dwelling and associated outbuildings that are more suitable to an enterprise such as horse agistment.

14 References

Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania

Musk R.A. and DeRose R.C. (2000) Land Capability Survey of Tasmania. Derwent Report, Land Capability Study, DPIWE, Tasmania

15 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Dr Lee Peterson B. Agri. Sci (Hons), ISHS, MAICD, CPag
Principal Consultant
Macquarie Franklin Pty Ltd
August 2016

16 Appendices

Appendix A: Profile Dr Lee Peterson

Appendix B: Property location and image

Appendix C: Proposed subdivision detail

Appendix D: DPIWE Land Classification map – Derwent 1:100,000

Appendix E: Land capability assessment map

MACQUARIE FRANKLIN
Consultants for business, agriculture and environment

Lee Peterson

Position:

Principal Consultant

Qualifications:

B Ag Sc (Hons) University of Tasmania

PhD (Ag Science) Horticultural Research Group University of Tasmania

Professional Associations:

Certified Practicing Agriculturalist (CPAg)

Company Directors Graduate Diploma 2007

Member of the International Society of Horticultural Science

Contact Details:

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F: (03) 64443 666

M: 0418 141 762

E: lpeterson@macfrank.com.au

24 Cambridge Road

Bellerive

Tasmania 7018

Introduction

Dr Lee Peterson is an agricultural professional with extensive expertise in many aspects of agricultural production gained over a period of 30 years in industry, consulting and research specialising in essential oils. Lee has considerable experience in the areas of new crop development, horticultural production systems, plant extracts and waste stream management in agricultural.

Professional Experience

2011 – present: Principal Consultant Macquarie Franklin

2005-2011:	Executive Director – Agribusiness Agricultural Resource Management (AGRM Pty Ltd)
2000- 2004:	Agricultural Resource Management Group
1998- 1999:	Serve-Ag Senior Project Agronomist
1996-1997:	Private agricultural consultancy and contract research provider
1993- 1995:	General Manager of Essential Oils of Tasmania
1989- 1993:	Production Manager of Essential Oils of Tasmania
1985- 1989:	Post-Graduate at the University of Tasmania
1984- 1985:	Agricultural Officer with the Tasmanian Department of Agriculture, Pasture and Field Crops Branch

Recent Projects

- Commercialisation of fennel as an essential oil crop in Tasmania for production of anethole for the Pernod Ricard company
- Technical partner in the development of the world's largest Boronia planation for production of essential oils
- Production manager for 2 regional essential oil distillation facilities undertaking a range of essential oil crops
- Expansion of commercial solvent extraction facilities batch processing to produce a range of plant extracts
- Technical advisor to Houston's Farm, one of Australia's largest pre-pack salad producers, roles include production system development, variety assessment, market research, crop scheduling, pesticide strategies, IPM program and representation of the company in respect to technical issues such as biosecurity and IPM

MACQUARIE FRANKLIN
Consultants for business, agriculture and environment

Lee Peterson

Areas of Expertise

- New crop development including essential oils, culinary herbs, medicinals and leafy vegetables
- Waste water and effluent reuse
- Agricultural research and development
- Sustainable agricultural system design and implementation
- Environmental monitoring
- Plant physiology
- Land capability assessment
- Group training
- Agribusiness and financial management

Macquarie Franklin Expertise

- Economic studies
- Business and farm management
- Feasibility studies
- State and regional development
- Irrigation and water development
- Land capability and mapping
- Natural resource management
- Training and extension
- Technical agricultural consulting

- Review of the Australian Lavender industry for RIRDC
- Project manager for Rekuna Pty Ltd, a Panax ginseng production company supported by an AusIndustry Commercial Ready Grant
- Climatic and resource suitability assessment for salad vegetable production on Australia's east coast, including risk assessment
- Southern Tasmanian program manager for GM canola production for Agrevo and Monsanto
- Technical advisor to Raspberry Fresh, out of season glasshouse raspberry production company
- Study tour and technical review of latest developments in hydroponic production of salad vegetables, Canada, Belgium, Holland and Italy
- Project manager for field services operation establishment for Tasmanian Poppy Enterprises including seed multiplication
- Southern Tasmanian program manager for Serve-Ag coordinated onion seed production
- Technical advisor to South Pacific Oils, essential oil production and extraction company, Vanuatu
- Technical resource to Southern Water for the coordinate and manage Tasmania's largest agricultural recycled water irrigation scheme, the Clarence Recycled Water (CRW)
- Technical advisor to Heydon Park Olives, Talmalmo, Victoria
- Production system economic assessment and inputs for TIDB feasibility studies – Musselrow, Great Forester and South East irrigation scheme developments
- Land capability assessments for numerous properties to support agricultural development, subdivision of non-agricultural land and expert witness reporting for legal representation
- Review of Industrial Hemp as a commercial cropping opportunity in Tasmania
- Quinoa trial coordination for commercialisation of an emerging "super food" in Australia
- Review of pyrethrum industry strategic plan and industry development officer program

MACQUARIE FRANKLIN

Hookway
PID: 2013278

Property Layout

N

0 75 150
metres

1 : 6,000 @ A3

Print Date: 25th May 2016

Datum: GDA94
(MGA, Zone 55)
Created by: Mick Lehman
Reference: LP_Hookway

GDA

LEGEND

- Property Boundary (173.4 ha)
- Major Road
- Road
- Major Watercourse

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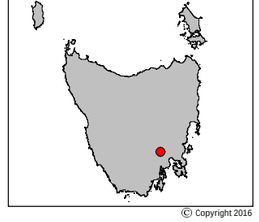

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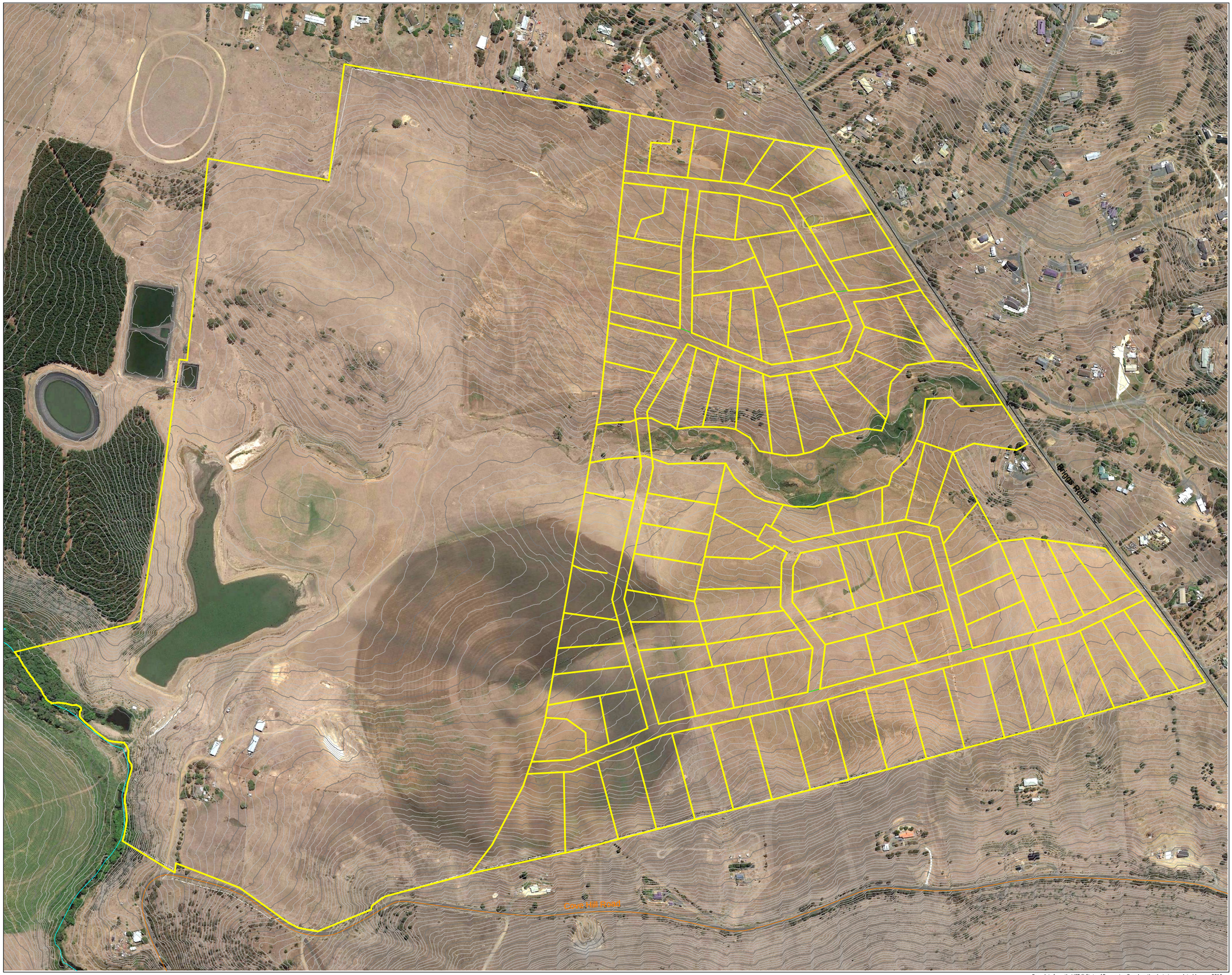

MACQUARIE FRANKLIN

Land Capability Assessment

Hookway
Proposed Subdivision

N

0 75 150
metres

1 : 5,750 @ A3

Print Date: 5th August 2016

Datum: GDA94
(MGA, Zone 55)
Created by: Mick Lehman
Reference: LP_3Hookway

GDA

LEGEND

- Subdivision Boundary
- Major Road
- Road
- Major Watercourse
- Contour 5m
- Contour 1m

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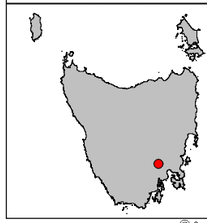

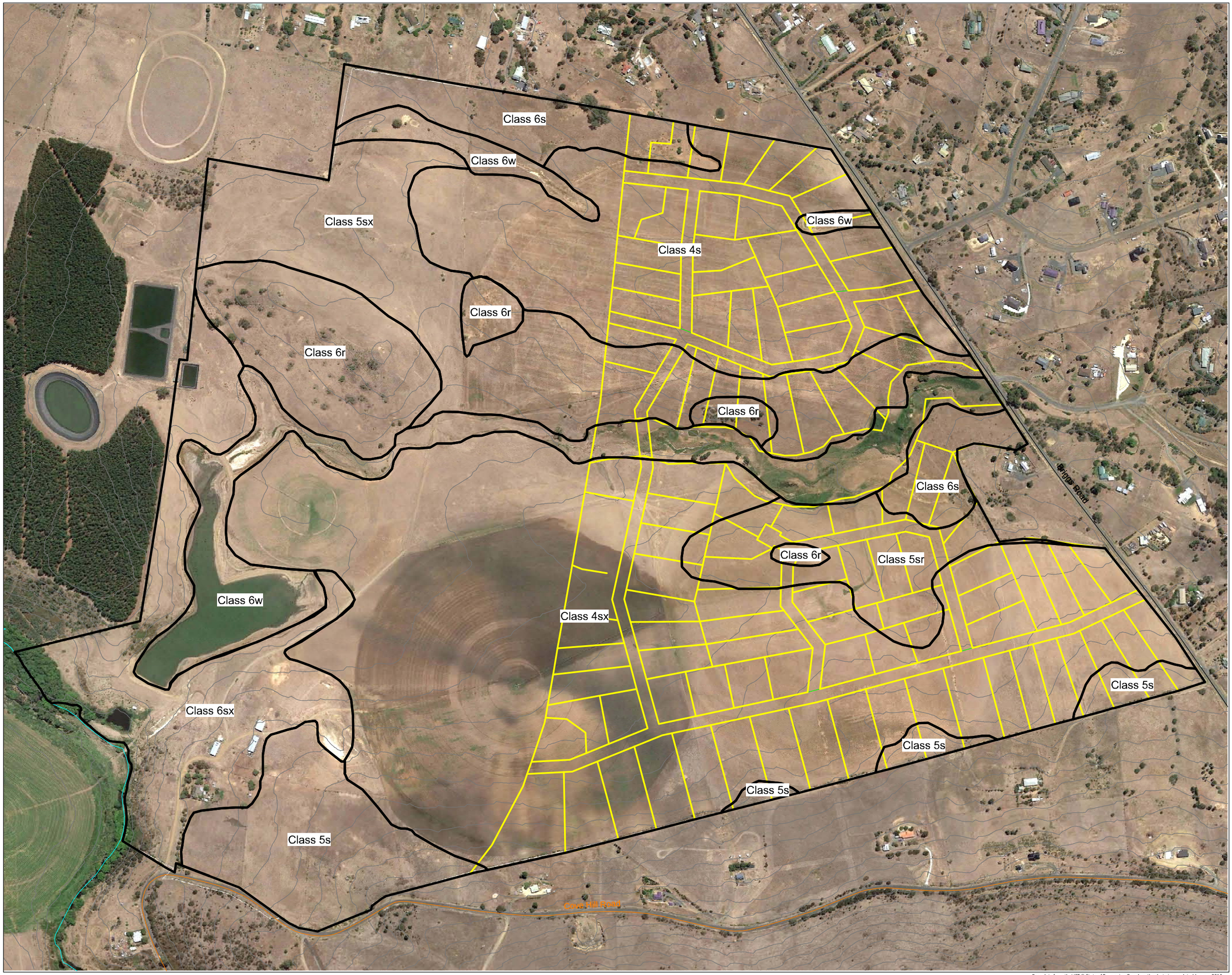

Base data from theLIST © State of Tasmania. Google orthophoto image dated January 2016.

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Land Capability Assessment

Hookway
Proposed Subdivision

N

0 75 150
metres

1 : 5,750 @ A3

Print Date: 10th August 2016

Datum: GDA94
(MGA, Zone 55)
Created by: Mick Lehman
Reference: LP_3Hookway

GDA

LEGEND

- Subdivision Boundary
- Major Road
- Road
- Major Watercourse
- Contour 5m

Land Capability Legend

- Land Capability Boundary

LC Class	Area (ha)
4s	23.7
4sx	65.2
5s	10.5
5sr	6.9
5sx	19.3
6r	10
6s	7.3
6sx	15.4
6w	15.1

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