



11 JANUARY 2022

Agricultural Report

Report for: Roger Smith

Property Location: 62 Marana Dr, Bakers Beach (CT 134636/2)

Prepared by: Michael Tempest

RMCG

Level 2, 102-104 Cameron Street
Launceston, TAS 7250

SUMMARY	
Client:	Roger Smith
Property identification:	CT 134636/2 (45.8ha), 62 Marana Dr, Bakers Beach Rural Resource Zone (Latrobe Interim Planning Scheme 2013).
Proposal:	Proposed construction of a dwelling.
Purpose:	To assess the agricultural/primary industry aspects of the proposal.
Land Capability:	Published Land Capability at 1:100 000 Class 5+6 (45.8ha).
Assessment comments:	All relevant information available at desktop level was considered. A site assessment was not considered necessary as the imagery is good and the desktop information correlates with the proponents' information. This report summarises the findings of the desktop assessment.
Conclusion:	<p>The title is approximately 45.8ha in area and is covered in native vegetation. Due to existing vegetation, Land Capability limitations, lack of a developed irrigation water resource, and proximity of adjacent residential development, the agricultural/primary industry potential of the subject title is considered to be negligible. The title is also limited for farming in conjunction with other agricultural/primary industry land.</p> <p>The proposed location of the building area will provide sufficient setbacks from adjoining Rural Resource zone titles to minimise the risk of further constraining existing and potential agricultural/primary industry uses in the vicinity. It is unlikely that a dwelling on this title will increase the risk of constraining existing or potential agriculture/primary industry any more than occurs from the existing dwellings in the vicinity.</p>
Assessment by:	 <hr/> <p>Michael Tempest Senior Consultant</p>

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1 Introduction

The subject title (CT 134636/2) is located at 62 Marana Dr, Bakers Beach. This title, as well as adjacent land to the east and west, is zoned as 'Rural Resource' under the *Latrobe Interim Planning Scheme 2013* (the Planning Scheme).

The proponent seeks to gain discretionary approval to construct a dwelling on the title. Generally, there are two pathways for approval for the construction of a dwelling in the Rural Resource zone;

1. A dwelling may be constructed where it is directly associated and a subservient part of a resource development use (i.e., the development needs to be part of a farming operation)
2. A dwelling may be constructed where the site is practically incapable of supporting an agricultural or primary industry use or being included with other land for agricultural or other primary industry uses.

Whether the title is practically capable of supporting an agricultural/primary industry use depends on the current land-use, previous land use and potential land use, size of the title, Land Capability, whether there is an irrigation water resource or potential for an irrigation water resource, and whether the title supports any threatened vegetation or threatened species habitat. Whether the title can be farmed in conjunction with other land also needs to be considered.

If it can be demonstrated that the title cannot be utilised for agriculture/primary industry, then it also needs to be demonstrated that the house will not impact on any adjacent agricultural land/primary industry use. This can usually be achieved through appropriate buffers and boundary setbacks.

The relevant sections of the Planning Scheme in relation to this assessment are as follows:

26.0 Rural Resource Zone

26.3.3 Residential use

Objective: Residential use that is not required as a part of other use –

- a. Minimises the permanent and unnecessary loss of land with potential for resource development or an extractive industry; and
- b. Minimises likelihood to interfere with or constrain the existing or potential use of land for resource development or an extractive industry.

Performance Criteria

P1 Residential use that is not required as a part of other use must –

- a. Be consistent with local area objectives;
- b. Be consistent with any applicable desired future character statement;
- c. Be on a site within which the existing or proposed development area –
 - i. Is not capable by reason of one or more of factors of topography, resource capability, size or shape of being utilised for resource development or extractive industry use; and
 - ii. Is not capable of utilisation in the operations of a resource development or extractive industry enterprise, regardless of ownership; and

- iii. Does not constrain or interfere with existing or potential resource development or extractive industry use of land including the balance area on the site.

26.4.3 Location of development for sensitive uses

Objective: The location of development for sensitive uses on rural land does not unreasonably interfere with or otherwise constrain –

- a. Agricultural land for existing and potential sustainable agricultural use dependent on the soil as a growth medium;
- b. Agricultural use of land in a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development;
- c. Use of land for agricultural production that is not dependent on the soil as a growth medium, including aquaculture, controlled environment agriculture, and intensive animal husbandry;
- d. Conservation management;
- e. Extractive industry;
- f. Forestry; and
- g. Transport and utility infrastructure.

Performance Criteria

P1 New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must minimise –

- a. Permanent loss of land for existing and potential primary industry use;
- b. Likely constraint or interference to existing and potential primary industry use on the site and on adjacent land;
- c. Permanent loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development.

All relevant information available at desktop level was considered. A site assessment was not considered necessary as the imagery is good and the desktop information correlates with the proponents' information. This report assesses the agricultural/primary industry aspects of the proposal and summarises the findings of the desktop assessment.

2 Description

The title is 45.8ha in area and is situated on a relatively flat parcel of land (approximately 10m above sea level (ASL)) with a slight north westerly aspect. There is an existing shed in the south western corner.

Published Land Capability mapping at 1:100 000 scale shows the entirety of the land to be Class 5+6, which is described as at least 60% land unsuited to cropping and with slight to moderate limitations to pastoral use, up to 40% land marginally suited to grazing due to severe limitations. Land Capability Class descriptions are in Appendix 3. There are no published soils mapping for this area. Underlying geology is mapped as undifferentiated sand and gravel deposits (TQp) with a small area (2.7ha) in the north of the title mapped as stream alluvium, swamp and marsh deposits (Qha). The closest mining lease is for sand and gravel and is located approximately 2.6km away to the south on varying geology.

The majority of the title (33.1ha) is mapped by TASVEG 4.0 as *Eucalyptus amygdalina* coastal forest and woodland (DAC). A total of 11.5ha in the south and north west corner of the title is mapped as coastal

heathland (SCH). Mapped in the north east of the title is 0.4ha of sand, mud (OSM) and 0.2ha of succulent saline hermland (ASS) in the north, as well as 0.2ha of *Melaleuca ericifolia* swamp forest (NME). There is 0.4ha of urban areas (FUR) mapped in the south of the title, however, aerial imagery indicates this area is also vegetated. NME is listed as a threatened vegetation community under the *Nature Conservation Act 2002*, however, none of the land is mapped as Priority Habitat under the Planning Scheme. The Forest Groups layer on the LIST maps the vegetation as a mix of eucalypt low forest and non-forest, indicating that the vegetation has limited to no forestry potential. There are no records of any threatened flora species associated with the title, however, three threatened fauna species have previously been recorded in the eastern portion of the title (the LIST).

The title is situated within the Rubicon Catchment. There are no water resources associated with the title, however, the title sits between Sheepwash Creek (approximately 25m to the north) and Browns Creek (approximately 160m to the south). There is a proposed 4ML dam with an approved permit for construction located in the south of the title (Dam ID 6579) which appears to have not been constructed. At the same location is a bore hole that was constructed in 1987 with a yield of 1.51L/s. The bore was listed as functioning in 1987, however, the current status of the bore is unknown. The subject title is not within an irrigation district.

Surrounding titles vary in size and zoning. Bakers Beach Road runs along the eastern title boundary, beyond which is a 40.8ha title and a 100.7ha title which are in the Rural Resource zone and under the same ownership, as is additional land to the east and south. This land is all covered in native vegetation. To the north is a strip of Environmental Management zoned Crown land associated with the riparian area of Sheepwash Creek. To the west is a 24.1ha title also in the Rural Resource zone that is primarily vegetated with a dwelling adjacent to the western boundary. Marana Drive runs along the southern boundary and beyond this are 10 titles between 0.6ha and 1.7ha in size within the Rural Living zone, nine of which contain an existing dwelling.

3 Discussion

The subject title is currently covered in native vegetation and is not utilised for agriculture/primary industry. With Land Capability mapped as Class 5+6 and a lack of irrigation water resources, it is highly unlikely that the clearance of the land would be economical for agriculture. The native vegetation may have some limited potential for native forest harvesting and regeneration, however, the lack of forestry activity in the vicinity of this title suggests that the native vegetation in the area has low economic potential for forestry, this is further supported by the Forest Groups mapping. The proximity to the Rural Living zone, also increases risks associated with forestry activities, due to land use conflict and social licence risks. Whilst the productivity of land with these characteristics is normally best realised if farmed in conjunction with other land, in this case the limitations of the title would limit its ability to be farmed in conjunction with other land for any agricultural/primary industry use. In addition, the characteristics of surrounding titles indicate that there is negligible chance of this title being farmed in conjunction with any adjacent land.

While the title has limited capacity to contribute to agricultural/primary industry, the potential for any future non-agricultural use to constrain agriculture/primary industry in the vicinity also needs to be considered. The Rural Resource zone requires a 200m setback from adjacent titles. While the proposed dwelling is at least 200m from the northern, eastern, and southern boundaries, it is proposed to be 122m from the western boundary. Hence, consideration of the type and scale of the adjacent use needs to be considered to determine suitable setbacks. To the west of the subject title is a lot covered in native vegetation with a dwelling in the west. This title is not utilised for agriculture and has limited, if any, agricultural/primary industry potential, due to the presence of an existing dwelling and Land Capability (Class 5+6) limitations. As this title is effectively converted to a non-agricultural use with lifestyle characteristics, the proposed 122m setback is considered sufficient.

4 Conclusion

The title is approximately 45.8ha in area and is covered in native vegetation. Due to existing vegetation, Land Capability limitations, lack of a developed irrigation water resource, and proximity of adjacent residential development, the agricultural/primary industry potential of the subject title is considered to be negligible. The title is also limited for farming in conjunction with other agricultural/primary industry land.

The proposed location of the building area will provide sufficient setbacks from adjoining Rural Resource zone titles to minimise the risk of further constraining existing and potential agricultural/primary industry uses in the vicinity. It is unlikely that a dwelling on this title will increase the risk of constraining existing or potential agriculture/primary industry any more than occurs from the existing dwellings in the vicinity.

5 References

Department of Health (2012). Guidelines for Separation of Agricultural and Residential Land Uses. Establishment of Buffer Areas

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Latrobe Council (2013). *Latrobe Interim Planning Scheme*.

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Appendix 1: Maps



Figure A1-1: Location

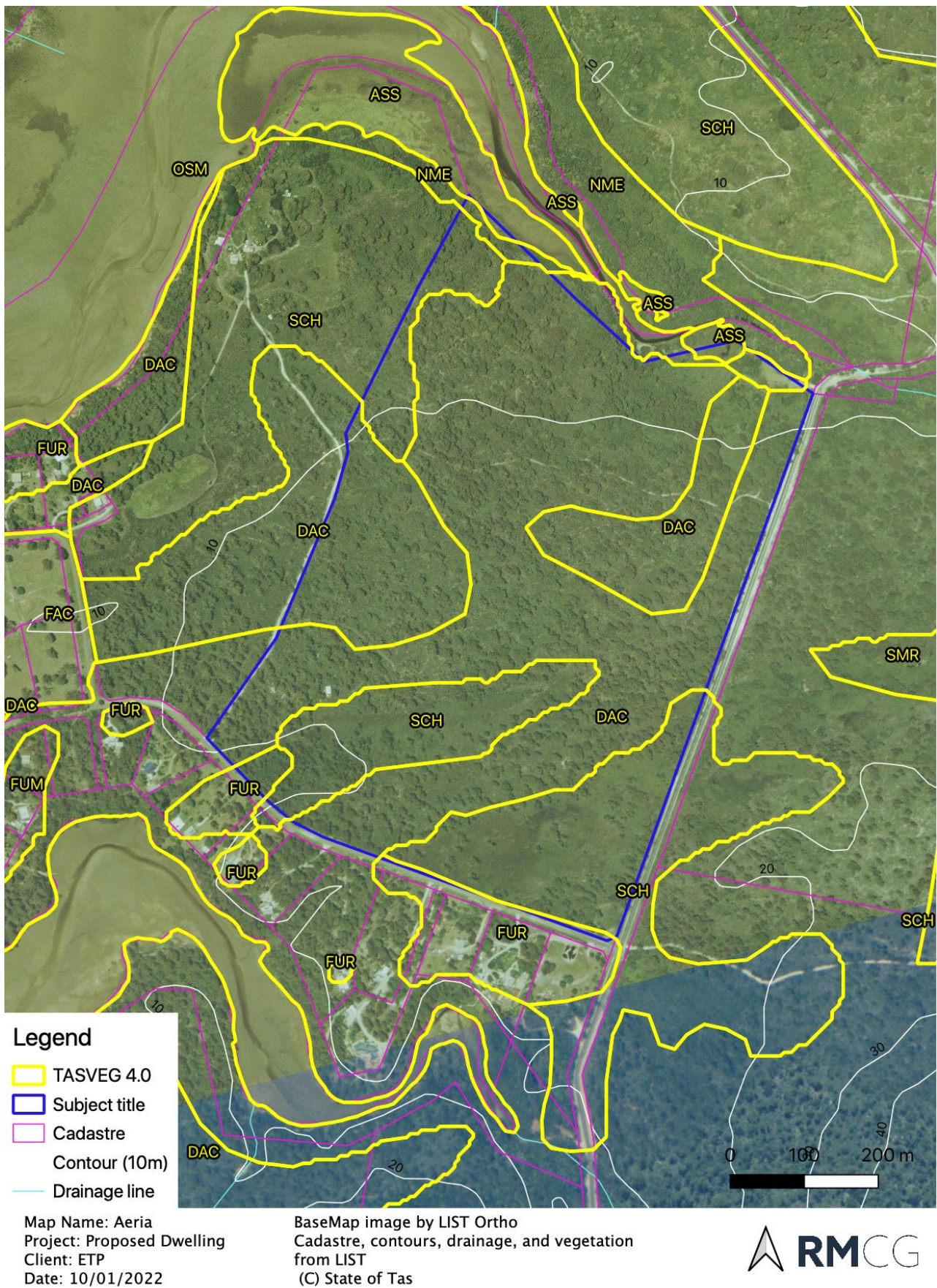


Figure A1-2: Aerial image



Figure A1-3: Proposal

Appendix 2: Land capability definitions from Grose (1999)

Prime agricultural land as described in the Protection of Agricultural Land Policy 2009:

CLASS 1: Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat land with deep, well drained soils, and in a climate that favours a wide variety of crops. While there are virtually no limitations to agricultural usage, reasonable management inputs need to be maintained to prevent degradation of the resource. Such inputs might include very minor soil conservation treatments, fertiliser inputs or occasional pasture phases. Class 1 land is highly productive and capable of being cropped eight to nine years out of ten in a rotation with pasture or equivalent without risk of damage to the soil resource or loss of production, during periods of average climatic conditions.

CLASS 2: Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. However, the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land. This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years if reasonable management inputs are maintained.

CLASS 3: Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture or equivalent during normal years.

Non-prime agricultural land as described in the Protection of Agricultural Land Policy 2009:

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 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. (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 being drier than 'normal'. However, there is a high risk of crop or soil damage 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.

CLASS 6: 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. This land should be retained under its natural vegetation cover.

CLASS 7: Land with very severe to extreme limitations which make it unsuitable for agricultural use.

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Document review and authorisation

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1.0	Final	11/01/2022	M. Tempest	A. Ketelaar	B. Gravenor	A. Ketelaar	R. Smith

1475

31 March 2022

Theresa Williams
Equilibrium Town Planning
Via email: theresia@egtownplanning.com.au

Dear Theresa

Proposed Dwelling at 62 Marana Drive, Bakers Beach (CT 134636/2) – Assessment of Clearing and Conversion of Vegetation

Please find below my natural values assessment report. The assessment and report have been compiled in response to a request for further information from Council regarding the proposed construction of a dwelling and shed.

BACKGROUND

RMCG has been engaged to undertake an assessment of the impacts of a proposed development against the requirements of the E3 - Clearing and Conversion of Vegetation Code in response to a Further Information Request from Latrobe Council (DA0726/2022). The proposed development is at 62 Marana Drive, Bakers Beach (CT 134636/2). The title is 45.8h in area and generally flat. The development is comprised of the construction of a proposed dwelling and shed in the south west of the title. The proposed development (including access) is at least 140m from any form of waterbody.

The relevant sections of the Clearing and Conversion of Vegetation Code under the *Latrobe Interim Planning Scheme 2013* (the Planning Scheme) are as follows;

E3.6.1 Protection of a threatened native vegetation community or native vegetation providing habitat for a threatened species

Objective: The clearing and conversion of native vegetation is to minimise likely adverse impact on biodiversity, ecological process, and habitat value

To meet acceptable solution; A1(a) *Vegetation must not be any of the following*

- i. a threatened native vegetation community;*
- ii. contain threatened flora or be threatened fauna habitat; or*
- iii. be within 30m of a water body, watercourse, wetland, or coastal shoreline.*

Where acceptable solutions cannot be met, the following performance criteria (P1) apply;
The harvesting of timber or the clearing and conversion of native vegetation must –

- c) *be unlikely to have adverse effect on –*
 - i. *value of the habitat for a species managed under the Threatened Species Protection Act 1995 or the Nature Conservation Act 2002;*
 - ii. *ability to contribute to the Tasmanian comprehensive, adequate, and representative vegetation conservation reserve system; or*
 - iii. *value of shoreline vegetation for water quality management.*

ASSESSMENT

I, Sally Scrivens of RMCG, undertook a site visit on the 18 March 2022. It is understood that the proposed dwelling will be situated in the south west of the title, approximately 17m to the north of an existing roofed structure on site, be approximately 20m x 20m, and will be constructed to BAL 19 standards. An additional existing structure (shipping containers) is located south of the existing roofed structure. Access is via an approx. 300m long unformed track from the south western corner of the title. A shed, approx. 30m x 12m will be constructed to the west of the roofed structure. The total area of the proposed development (access, dwelling, bushfire hazard management area, and shed) is approximately 0.37ha.

TASVEG 4.0 maps the majority of the title, including the proposed development area as *Eucalyptus amygdalina* coastal forest and woodland (DAC). My observations at the site visit identified that the access track and proposed development area have previously been cleared and appear to be regularly slashed. There are two existing structures within the cleared area. The development area is contained within the cleared area which extends beyond the proposed development (excluding access) on all sides except the north-western and north-eastern corners. The date of clearing is unknown and it is unknown whether this was done with appropriate approvals; a permit from Council or under a certified Forest Practices Plan. Within the cleared area, primarily to the north of the proposed dwelling location, several *Eucalyptus amygdalina* and *E. viminalis* trees have been retained. The understory, which appears to be regularly slashed, is primarily comprised of bracken *Pteridium esculentum* with swordedge *Lepidosperma* spp. Occasional grasstrees *Xanthorrhoea* spp. were also observed on the margins of the cleared areas. The substrate was sandy and no weeds were observed on site.

The intact vegetation surrounding the proposed development area was dominated by *Eucalyptus amygdalina* with *E. viminalis*. Common understory species include bracken, sagg *Lomandra longifolia*, silver banksia *Banksia marginata*, golden pea *Aotus ericoides*, and grasstrees. To the south of the cleared area, *Leptospermum scoparium* common teatree was also prevalent. This vegetation is consistent with the mapped DAC community which is not a threatened vegetation community.

The Natural Values Atlas and Biodiversity Values Database identify 22 threatened flora species and 23 threatened fauna species within 5km, or with range boundaries within 5km of the title (excluding marine and shore species). There was no evidence of any threatened fauna within the proposed development area, nor was there any suitable denning habitat observed for threatened fauna. Two hollow bearing trees were observed in the north east

of the cleared area, within and immediately adjacent to the bushfire hazard management area. These trees may provide suitable nesting habitat for threatened fauna species and they should be retained where feasible (bushfire requirements allow for trees to occur within the hazard management area). The proposed development area is expected to be within the foraging range boundaries for a number of threatened fauna species, such as quolls (*Dasyurus maculatus* and *D. viverrinus*), the Tasmanian devil (*Sarcophilus harrisii*) and the wedge-tailed eagle (*Aquila audax subsp. fleayi*), however, the proposed works present a low risk to these species, with suitable habitat retained on the balance of the title.

The majority of threatened flora previously recorded within 5km of the subject title are associated with wet areas and therefore have no suitable habitat within the proposed development area or surrounds. *Xanthorrhoea arenaria* is the only threatened flora species that may be present on the site surrounding the existing cleared area. Tasmania's three species of *Xanthorrhoea spp.* are known to be difficult to identify to species level due to taxonomic issues caused by the large degree of variation of characteristics between populations and also hybridisation between species, resulting in plants exhibiting combined characteristics of *X. bracteata*, *X. arenaria* and *X. australis* (non-threatened and trunked). *Xanthorrhoea spp.* were a common understory species in the vegetation surrounding the proposed development area, several of which were trunked. It is expected that the trunked individuals are non-threatened whereas those without trunks could be the threatened *X. arenaria*, or juvenile *X. australis*. As no *Xanthorrhoea spp.* were observed within the proposed development area and no clearing of the surrounding vegetation is required for the proposed development, further investigation into the taxonomy of the *Xanthorrhoea spp.* is not considered necessary.

CONCLUSION

The proposed development area (access, dwelling, bushfire hazard management area, and shed) has previously been subject to clearing and appears to be regularly slashed. The vegetation impacted by the proposed development is expected to be limited to bracken and swordsegde.

The proposed development area is expected to be within the foraging range boundaries of threatened fauna species; however, the proposed development is considered unlikely to have an adverse effect on the value of the habitat for these species as the total development area (0.37ha) is negligible in terms of the species' range boundaries and the balance of potentially suitable habitat on the subject title. Two hollow bearing trees were observed within the slashed area, one being within the bushfire hazard management area around the dwelling. Both trees are expected to be retained and therefore not impacted by the proposed development.

The clearing and conversion of native vegetation for the proposed development is unlikely to have an adverse effect on the ability of the impacted vegetation community to contribute to the Tasmanian comprehensive, adequate, and representative vegetation conservation reserve system.

The proposal is therefore considered to satisfy E3.6.1 P1(c) of the *Latrobe Interim Planning Scheme 2013*.

RECOMMENDATIONS

- *Xanthorrhoea* spp. are highly susceptible to the root rot fungus *Phytophthora cinnamomi*. Any vehicles and machinery accessing the site during construction should adhere to washdown and disinfection protocols as per DPIWE 2004¹ to prevent the spread of the fungus (and weeds) to the area.
- The hollow bearing tree in the north east of the bushfire hazard management area should be retained (as allowed for by bushfire requirements) if feasible.

Kind regards



Sally Scrivens

CONSULTANT

¹ Department of Primary Industries, Parks, Water & Environment (2004). Tasmanian Washdown Guidelines for Weed and Disease Control, Edition 1.

MAPS

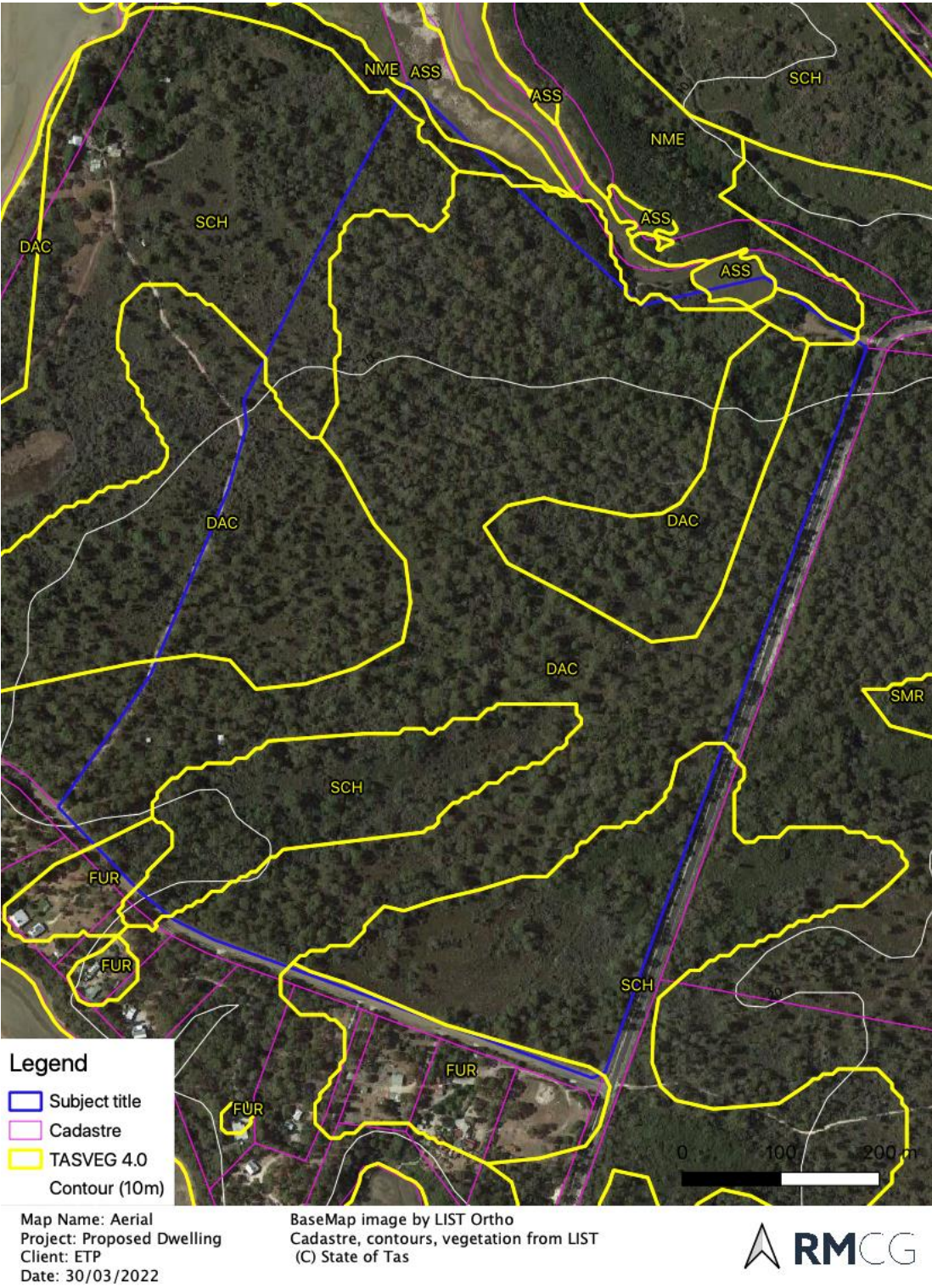
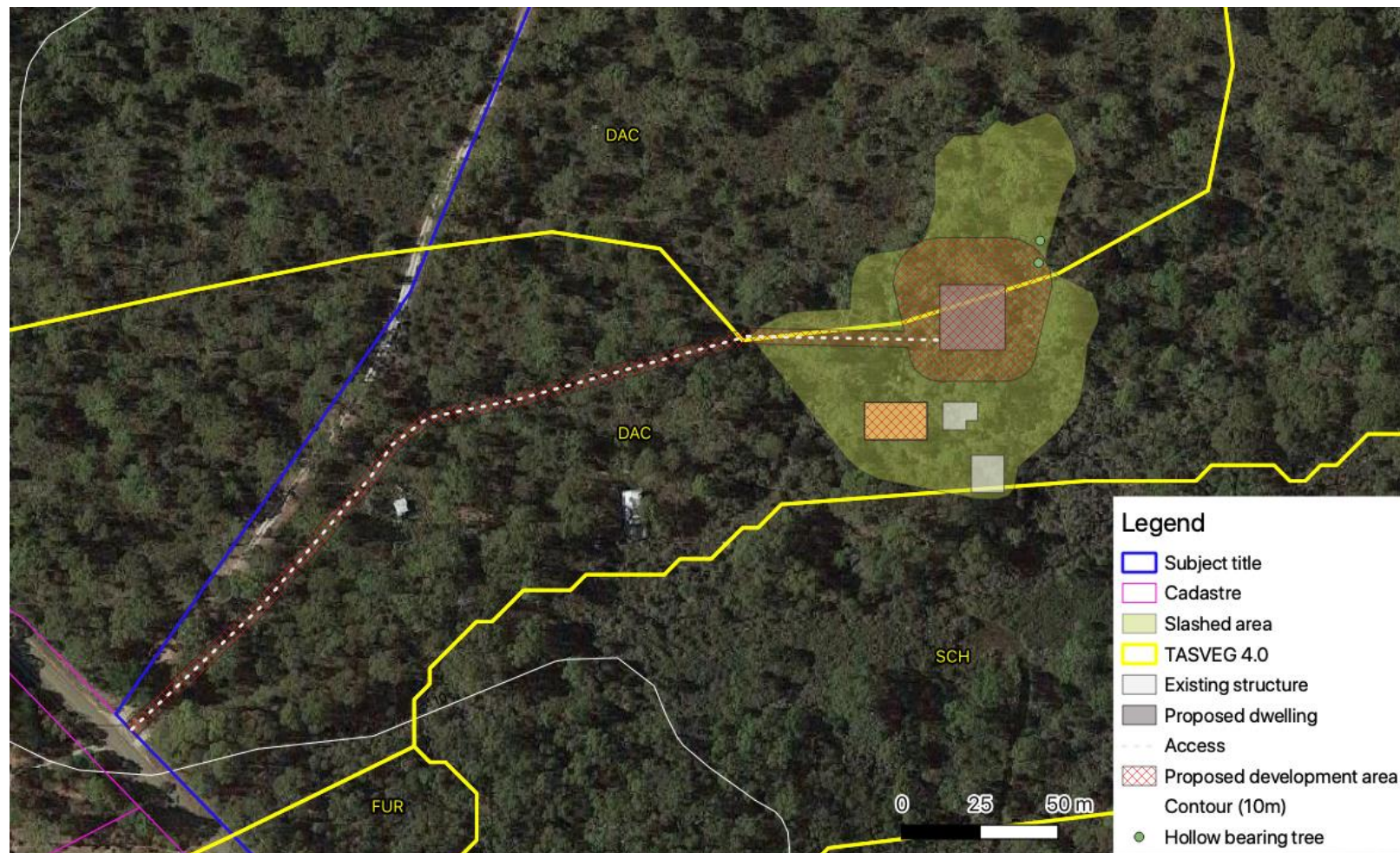


Figure 1: Aerial view of title.



Map Name: Site
 Project: Proposed dwelling
 Client: ETP
 Date: 30/03/2022

BaseMap image by LIST Ortho
 Cadastre from LIST
 (C) State of Tas



Figure 2: Aerial view of proposed development. Note no trees are expected to be removed.

PHOTOS

All photos taken by Sally Scrivens 18/03/2022



Figure 3: View north east along the proposed access. Note vegetation to be cleared is primarily bracken with swordedge.



Figure 4: View north of proposed dwelling location. Note vegetation to be cleared is primarily bracken with swordedge.



Figure 5: View south east of proposed shed location. Note existing structures on site and vegetation to be cleared is primarily bracken with swordedge.



Figure 6: Example of surrounding vegetation (*Eucalyptus amygdalina* coastal forest and woodland).

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Document review and authorisation

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1.0	Final	31/03/2022	S. Scrivens	A. Ketelaar	E. Kelly	A. Ketelaar	T. Williams