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**Subject:** Huon LPS Submission - Helen Street, Ranelagh, (PID: 5696086)  
**Attachments:** Huon-LPS\_R-RL\_PlanningSubmission\_Mitcheal\_31-May-2022.pdf

## **Trent J. Henderson**

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## **RED SEAL Urban & Regional PLANNING**

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*Red Seal Planning respectfully acknowledge the Traditional Owners of the land, the Muwinina band of the South-East Nation, on which we work and learn, and pay respect to the First Nations Peoples of lutruwita (Tasmania), the Palawa, and their elders, past, present and future.*

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**RED SEAL**  
Urban & Regional Planning

**Huon Valley Local Planning Schedule (LPS)**  
**Submission Section 35E – Land Use Planning and**  
**Approvals Act 1993:**

- Helen Street, Ranelagh, (PID: 5696086)

**For: Mr R A Mitchell & Mrs Y A Mitchell**

BY: TRENT J. HENDERSON

BA(Hons) GCurbDgn MEP RPIA

Principal Planner

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## Appendix A – GES Land Capability Assessment

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## Summary

Project:	Huon Valley Local Provision Schedule Planning Submission relating to the land at the corner of Ranelagh Street and Helen Street, Ranelagh
Planning Authority:	Huon Valley Council
Planning Policy:	Section 35E - <i>Land Use Planning and Approvals Act 1993</i>
Current Scheme Zoning:	Rural Resource
Proposed LPS Zoning:	Rural
Revised LPS Zoning:	Rural Living
Date of Assessment:	May 2022

# 1 Introduction

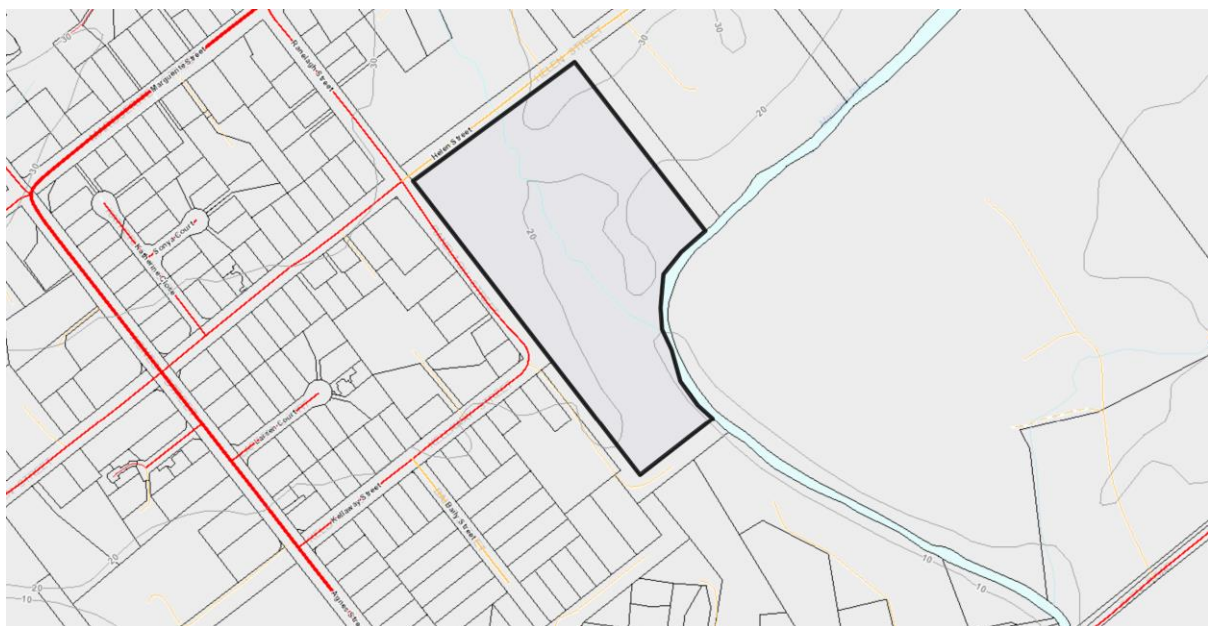
Red Seal Urban & Regional Planning have been engaged by the property owners Mr Ron Mitchell and Mrs Yvonne Mitchell to review the exhibited documents of the Huon Valley draft Local Provisions Schedule (LPS) in relation to land at the corner of Ranelagh Street and Helen Street, Ranelagh.

## 1.1 Background

Firstly, we would like to commend the Huon Valley Council (the Council) and its planning staff on the huge body of work and effort evident in getting the LPS to this stage. Given the extent of work required for such a project, it is conceivable that some aspects of the zone mapping have erred due to the base data not being specific to each site.

Therefore, pursuant to Section 35E of the *Land Use Planning and Approvals Act 1993* (LUPAA), the following representation is made to assist Council and the Tasmanian Planning Commission (TPC) in implementing zoning by providing onsite clarification for the properties of concern.

The specific site of concern is located on the corner Ranelagh Street and Helen Street, Ranelagh PID: 5696086, Certificate of Title Volume 122494 Folio 1 (see Figure 1.1a below).



**Figure 1.1a – The subject site, outlined, on the corner Ranelagh Street and Helen Street, Ranelagh.**

Under the draft documentation this site is proposed to be zone ‘Rural’. However, it is our position that pursuant to Section 35E (3)(b) of LUPAA, the draft LPS should not apply Part 22 Rural Zone of the SPPs to the area of land specified. The land is constrained and unsuited to meet the purpose of the Rural Zone.

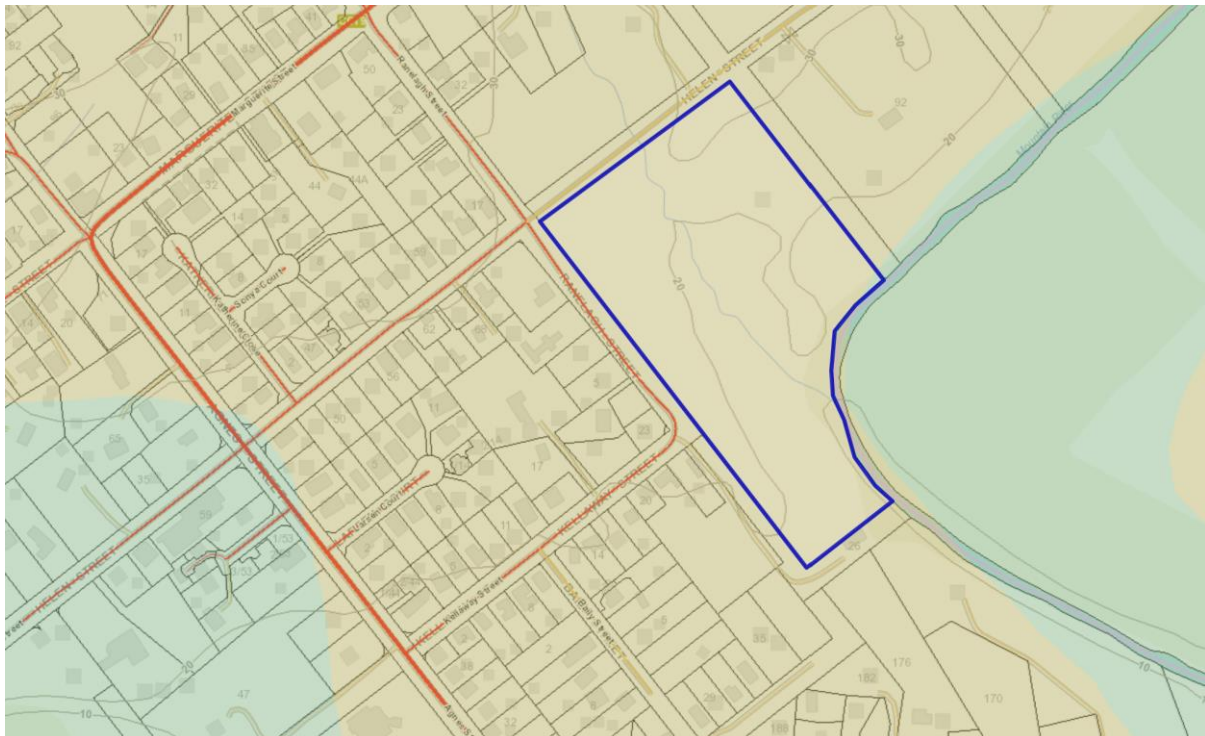
The combination of poor soil, topographical character, inability to provide practical or suitable irrigation options, coupled with the lot sizes, in addition to the proximity to sensitive uses and residential zoned land, means that the specified land is not suitable for agricultural use. This has been exemplified with Council’s upgrade of Ranelagh Street’s stormwater runoff being discharged into the middle of the only level area.

## 1.2 Site

The lot is just under six-hectares and is rectangular in shape, except for the south-eastern corner with Mountain River taking out the corner of the lot.

The length of the lot is aligned north-west to south-west and is internally bisected length wise by a seasonal creek. This watercourse does not appear to have a formal name but joining the Mountain River at this point of the creek is its own large catchment. As a result, environmental buffers zones are 30m on either side of the water channel for both the creek and the river. Additionally, minimal pasture improvements can occur in this area due to flash flooding.

The Land Classification Survey of Tasmania has this location as Class 5, being unsuitable for cropping and only suitable for grazing with appropriate conservation measures<sup>1</sup>.



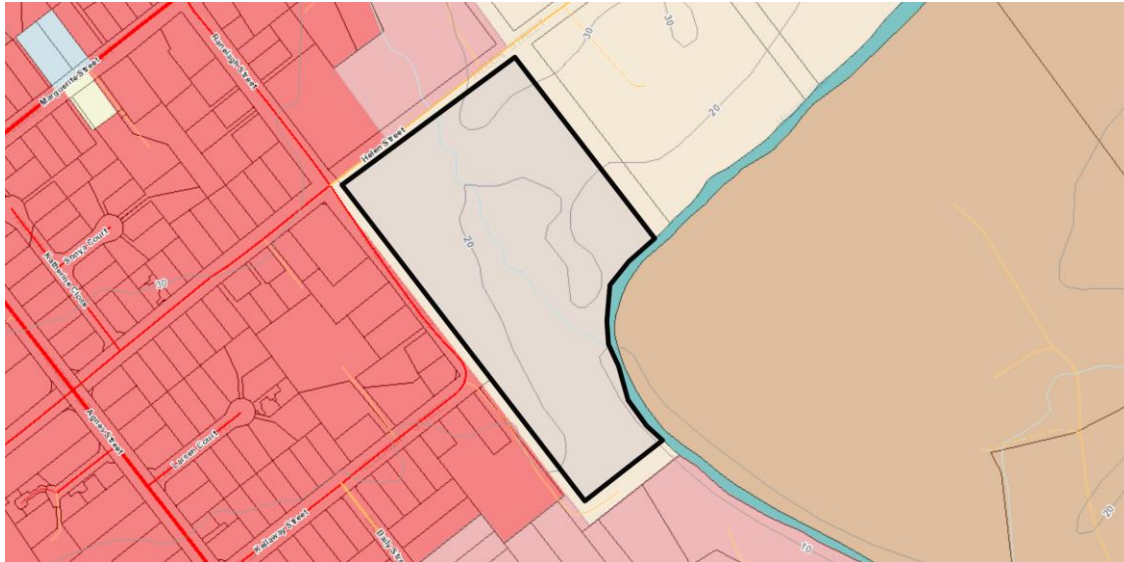
**Figure 1.2a – Land Capability Map – the grey green area is Class 5, which is marginal grazing land and unsuitable for cropping. (Source LIST Map)**

Whilst the lot has no development or structure present, due to it abutting the residential area and within 30m of the sewer mains the site has been required to connect to TasWater with subsequent fees to match.

<sup>1</sup> R.C. De Rose, "Land Capability Survey of Tasmania: D'Entrecasteaux Report," (Tasmania: Department of Primary Industries, Water and Environment, 2001), 17.

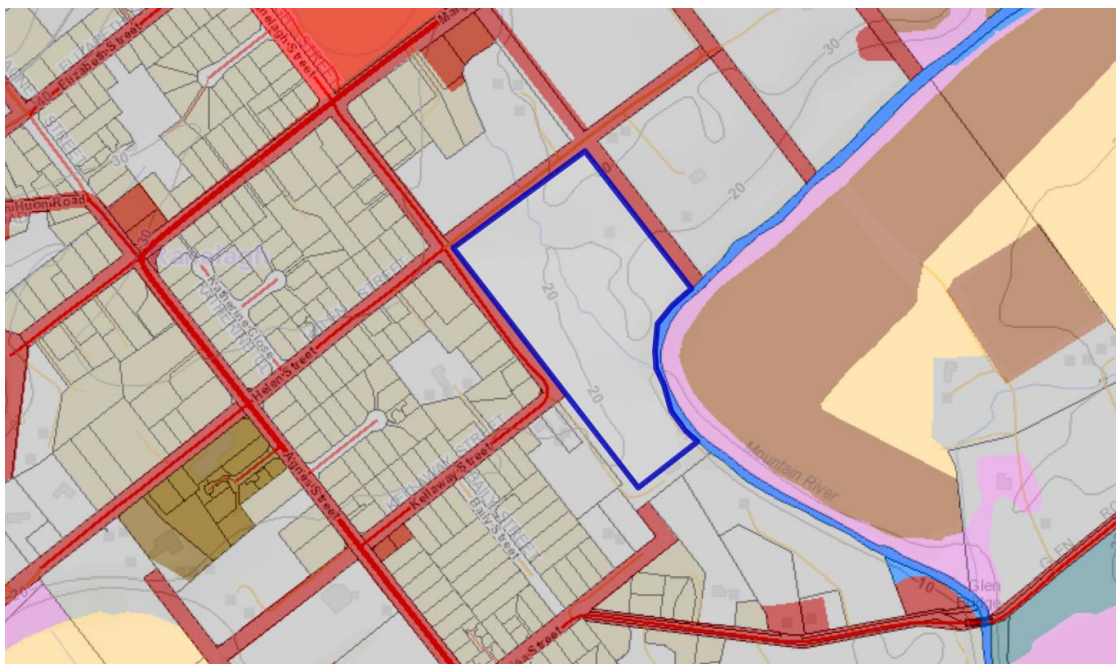
### 1.3 Surrounding

Under the current planning provisions, the site is surrounded on three sides by residential zones. To the north-west and south-east the land is zoned Low Density Residential; although, to the south-east is a small strip of land with a single residential dwelling that is zoned Rural Resource. To the west or south-west on the opposite side of Ranelagh Street, the land is zoned General Residential and is developed with a mix of single dwelling and multiple dwellings.



**Figure 1.3a – Current Interim Planning Scheme Zoning.**

Mountain River is public land and is zoned Environmental Management. On the opposite side of Mountain River, the land is zoned Significant Agriculture, and has a commercial orchard present. To the north-east the land is zoned Rural Resource; although, this land is being used for rural residential use and not commercial agricultural use (Land Use 2019, the LIST Map).



**Figure 1.3b – Land Use 2019, properties in grey are classified as *Code:5.4.3 Rural residential without agriculture*, which applies to all the site and neighbouring properties. (Source LIST Map)**

## 2 Current Planning Provisions

### 2.1 Current Planning Provisions

The current Huon Valley Interim Planning Scheme 2015 provisions for the Site are as follows:

- Zoned: Rural Resource
- Code Overlays:
  - Bushfire Prone Areas Code E1,
  - Landslip Hazard Area E.3,
  - Biodiversity Code E.10,
  - Waterway and Coastal Protection Code E.11.

The Bushfire Prone Areas overlay extends over the entire area.

The Landslip Hazard Area and the Biodiversity overlays are mapped on a very small location on the bank of Mountain River.

The Waterway and Coastal Protection buffer area covers 30m from the watercourse of the Mountain River and the seasonal creek.

### 2.2 Impact of the Site & Surrounding Analysis

The site is too small for an area to farm, and whilst it is recognised that the zoning is Rural and not Agriculture implying a lesser grade of agricultural use, the site characteristic plus the constraints of the surrounding area mean that the site is unsuitable for the purpose of the Rural Zone. This is confirmed with the *Land Capability Survey of Tasmania* mapping, which cites this land as Class 5; however, due to its size, the surrounding land use, and the topography of the site this could move to a Class 6 classification. The result being under a Class 6 the land is essentially only marginally suitable for grazing.

The property owners have tried to establish fodder crops on numerous occasions, the only level area is the strip of land along the frontage to Ranelagh Street. However, this land has since had Council's Road stormwater discharging into it. Whilst the stormwater runoff may initially appear beneficial the underlying poor soil structure has resulted in less desirable results as the sites have become boggy making it difficult to work the machinery over them (ploughing or cutting hay) and livestock are reluctant to grazing within this runoff area, potentially due to a chemical taste. Even within the relatively short period of time since the road was upgraded (4 years), runoff has resulted in the establishment of reeds within the pasture.

Whilst the areas of the land might normally be considered sufficient in size for a smallholding farm, the location of the property within such proximity to residential dwellings raises several security concerns regarding stock loss from dog attacks<sup>2</sup>. With the increasing number of residential dwellings constructed in the area, there is more risk of domestic dog attacks on sheep. Recent United Kingdom observations note that all modern pet dog breeds have a capacity to worry sheep regardless of the breed size or type<sup>3</sup>; a finding backed by a 2002

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<sup>2</sup> B Richards, "Rogue dogs in the firing line as livestock fall victim to attacks," *Hobart Mercury* 2013.

<sup>3</sup> J Lindsay, "Livestock worrying: Only bad dogs kill sheep?," National Animal Welfare Trust, <https://www.nawt.org.uk/blog/livestock-worrying-only-bad-dogs-kill-sheep>.



doctoral thesis on “Domestic dog attacks on sheep in urban fringe areas of Perth, Western Australia”<sup>4</sup>.

Therefore, it is unrealistic for this space to be used for agriculture in the form of livestock husbandry due to the proximity to the range of residential uses on three sides of the lot. Additionally, there is insufficient area in terms of both property size and outside the waterway buffer for soil improvements to facilitate cropping.



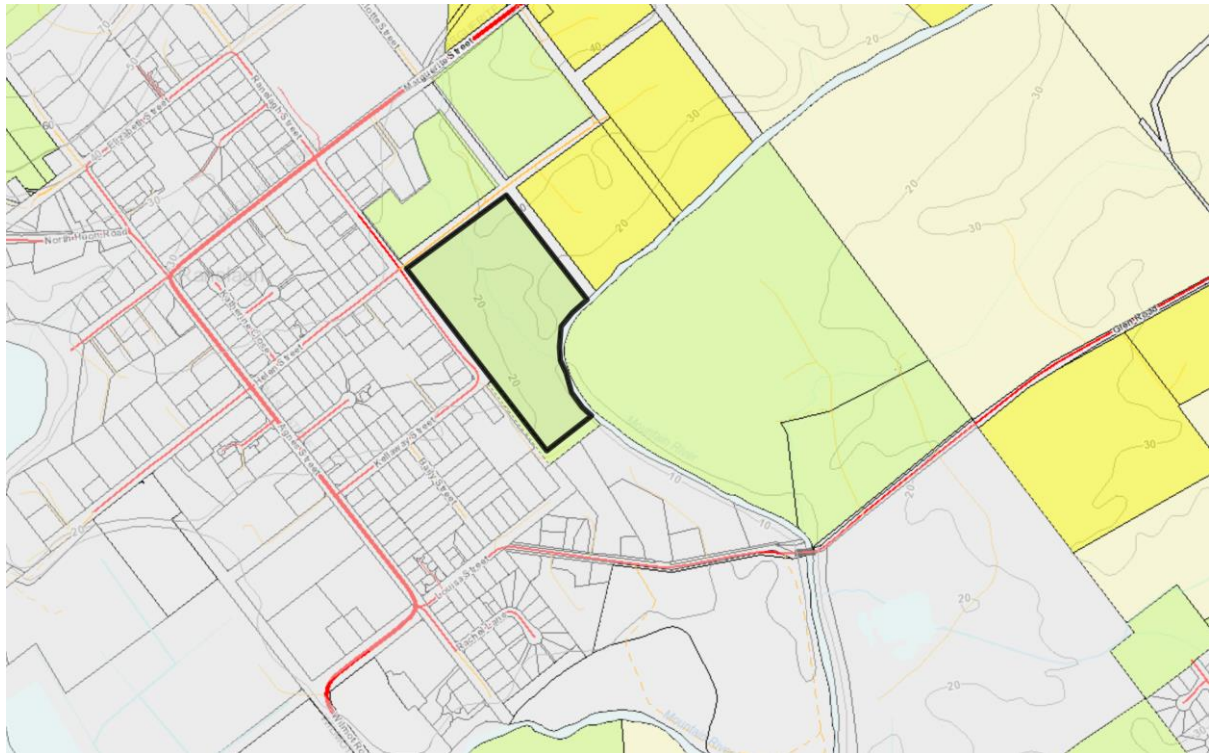
**Figure 2.2a – Looking northwest, the above image shows the green line derived from the runoff from Ranelagh Street. The main section stemming from in front of the dwelling in the centre of the image, with another lesser green area to the left of the image. (Photo: Y. Mitchell 21 February 2022)**

The lot surrounded by residential zoned land and unsuitable for agricultural use lends itself to a residential purpose. As the site is within the vicinity of the orchards located across the river a residential zoning that is consistent with the Rural Living is more appropriate to provide a buffer to agricultural use within the Agricultural Zone of the orchard. This approach is supported when reviewing the Purpose Statements of the Zones.

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<sup>4</sup> Garth Jennens, "Domestic dog attacks on sheep in the urban fringe areas of Perth, Western Australia" (Murdoch University, 2002).

In accordance with the Agricultural Land Mapping Project<sup>5</sup> the site is categorised as Potentially Constrained - Criteria 3, which is the lowest level of land suitable for agricultural use: see Figure 2.2b. Such a category emphasises the poor soil quality in conjunction with the proximity to residential zoned land<sup>6</sup>.



**Figure 2.2b – Land Potentially Suitable for Agriculture Zone, the site is outlined in the centre in green which is Criteria 3 – Potential Constrained, due to residential use adjoining the site and the poor land classification. The grey colour is land excluded from the Study Area due to it being zoned a residential, commercial, or similar non-rural zone. (Source LIST Mapping).**

## 2.3 LPS Zone Purpose Statements

The LPS purpose of the Rural Zone Clause 20.1, is as follows:

*20.1.1 - To provide for a range of use or development in a rural location:*

- (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
- (b) that requires a rural location for operational reasons;*
- (c) is compatible with agricultural use if occurring on agricultural land;*
- (d) minimises adverse impacts on surrounding uses.*

*20.1.2 - To minimise conversion of agricultural land for non-agricultural use.*

*20.1.3 - To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.*

<sup>5</sup> Macquarie Franklin, "Agricultural Land Mapping Project: Identifying land suitable for inclusion within the Tasmanian Planning Scheme's Agricultural Zone: Background Report," (Hobart, Tasmania: Planning Policy Unit, 2017), 17.

<sup>6</sup> Ibid.

The fact that this land is poor quality is supported by the cite being zoned Rural Resource; however, simple transition to Rural instead of zoning it Agriculture is not necessarily the most appropriate measure either when reviewing what is permissible within the zone. There is a broad range of uses within the Rural Zone Use Table 20.2 that are listed as a Permitted Use Class that may not be considered appropriate near a residential area.

Additionally, it is noted that the Discretionary Uses listed under the Table 20.2 are not required to have regard for the surrounding residential use, only that of any rural or agricultural use. Reference here is made to Clause 6.10.2, the Performance Criteria of Clause 20.3.1 and the Rural Zone Purpose Statements all of which do not require regard for impact on the amenity of surrounding sensitive use.

In contrast, this site lends itself to that of a Rural Living Zoned lot, facilitating modest residential development providing a low-density buffer area between the residential zones and the agricultural zone.

The LPS purpose of the Rural Living Zone Clause 11.1, is as follows:

- 11.1.1 - *To provide for residential use or development in a rural setting where:
  - (a) services are limited; or
  - (b) existing natural and landscape values are to be retained.*
- 11.1.2 - *To provide for compatible agricultural use and development that does not adversely impact on residential amenity.*
- 11.1.3 - *To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts.*
- 11.1.4 - *To provide for Visitor Accommodation that is compatible with residential character.*

The specific purpose of the Rural Living zone is to allow residential development on rural land to act as a buffer from agricultural use impacting on sensitive use. The range of permitted use classes within Rural Living Zone Use Table 11.2 is limited to residential and visitor accommodation. Additionally, in juxtaposition to the Rural Zone, any discretionary listed activities must have regard to their impact on amenity of sensitive use on surrounding properties, in addition to the impact on agricultural use, pursuant to Clause 6.10.2 of the New Scheme.

Therefore, based on the zone purpose statements, the site is more suitable to be zoned Rural Living than Rural.

### 3 Applicable Alternative Zoning

#### 3.1 Agriculture Decision Tree

Although primarily the question has been between allocation of Agricultural or Rural Zone, under the *Guideline No. 1 Local Provisions Schedule (LPS): zone and code application*<sup>7</sup>, there is the capacity for an alternative zoning of land identified within the 'Land Potentially Suitable for Agriculture Zone' produced by Macquarie Franklin<sup>8</sup>. Additionally, the Council's own independent Agricultural Consultant's review states land that is "1 to 8 hectares" with Moderate to significant constraints" is "effectively already a Rural Living" lot<sup>9</sup>. The Consultant's report notes that:

*Titles adjacent to Residential Zones that display very constrained characteristics may be more suited to a Residential Zone. A separate assessment of these titles may be required to confirm this. Alternative Zone: Rural Living or Low-Density Residential*<sup>10</sup>.

Therefore, as the site is constrained due to the soil, topography and the surrounding urban environment imposing in on the site and in accordance with the Council's Agricultural Consultant's decision tree, the site is already in reality a Rural Living zoned lot. The assessment process by AK Consultants calls for a specific assessment of either Rural Living or Low-Density Residential.

Low-Density Residential, is an obvious zoning as the land to the south and north-west of the site is already zoned Low-Density Residential and this would therefore match the current land use pattern. However, whilst Low-Density Residential may be the obvious choice it is recognised that this may be considered out of the scope of Council's capacity under Section 35 of LUPAA, in that it would greatly increase the area of residential development closer to the land being used for agriculture.

#### 3.2 Zoning Guidelines for Local Provisions Schedule

In applying the Rural Living Zone there are four guidelines that apply to the assessment of a site, which are:

**RLZ 1** *The Rural Living Zone should be applied to:*

- (a) *residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or*
- (b) *land that is currently a Rural Living Zone within an interim planning scheme or a Section 29 planning scheme, unless RLZ 4 below applies.*

The site is not currently zoned Rural Living therefore RLZ 1(b) is not applicable.

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<sup>7</sup> TPC, "Guideline No. 1 Local Provisions Schedule (LPS): zone and code application," ed. Tasmanian Planning Commission (TPC) (Hobart, Tasmania: Tasmanian Planning Commission, 2018).

<sup>8</sup> Franklin, "Agricultural Land Mapping Project: Identifying land suitable for inclusion within the Tasmanian Planning Scheme's Agricultural Zone: Background Report."

<sup>9</sup> AK, "Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones," ed. Michael Tempest and Astrid Ketelaar (Tasmania: AK Consultants, 2018), 24.

<sup>10</sup> *Ibid.*, 12.

The subject site is currently Rural Zoned within the Huon Valley Interim Planning Scheme 2015; therefore, Zone Application Guideline RLZ 1(a) applies, and the land should be zoned Rural Living under the new planning scheme. The site is surrounded by residential areas, the existing adjacent rural lots are a mix between residential and lower order rural activities, such as hobby farming, in that the lots to the north are small rural residential in use according to LIST Map layer Land Use 2019. Priority is given to the protection of residential amenity in the surrounding area, although regard for the right to farm is still required for the land on the opposite side of river.

Additionally, this is also consistent with the statements under SRD 1.3 (a) of the *Southern Tasmanian Regional Land Use Strategy 2010-2035*.

**RLZ 2** *The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:*

- (a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or*
- (b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.*

The site is zoned Rural Living within the current Huon Valley Interim Planning Scheme 2015; therefore, applying Rural Living Zone under the new planning scheme would not be inconsistent with Guideline RLZ 2; although, RLZ 2(b) is not applicable.

In regard to RLZ 2(a) it is noted under Table 3: Growth Management Strategies for Settlements of the *Southern Tasmania Regional Land Use Strategy 2010–2035* (STRLUS), Ranelagh is not listed. There are two possibilities, first it is not considered a township or settlement, so is not considered of a sufficient size to be listed. Alternatively, since the last two strategic documents for the area combine Ranelagh and Huonville, it appears that demographically the two areas are seen as the same place. This is despite a clear desire within the Master Plan and Structure Plan to see them as separate.

The growth strategy for Huonville and in this case Ranelagh too, is high with a scenario of mixed development. However, there are a few issues with the STRLUS, primarily there is no urban-growth boundary applicable to Huonville and Ranelagh and it is not considered part of the Greater Hobart Urban Growth Boundary. Whilst, the *Huon Valley Land Use Strategy 2007* does appear to have a growth boundary, this document is nearly 20 years old and does not appear to have any statute, nor is it listed on Council's website as background documentation.

However, this also assumes that Ranelagh is considered a suburb of Huonville, if it is separate, which the community believes it is, as does the Australian Bureau of Statistics, then Table 3 has it as a settlement. Therefore, Growth Rate is based on a percentage of 20% to 30% (Huonville Ranelagh) or 0% if separate. It is observed that Rural Living areas within the Table 2: The Settlement Network are excluded from the base population figure. As such, our site is not part of the growth rate calculations.

Therefore, it is unclear what the STRLUS is attempting to achieve for the land surrounding Ranelagh. Regardless, the level of dwellings generated from zoning this site Rural Living would not tip the scales of the dwellings in the area. Currently, the lot generates the potential for a single dwelling. allocating the Rural Living Zone A or Rural Living Zone B, there is only capacity for an addition of one to two more dwellings factoring in the buffer areas to the water course.

It is reiterated that TasWater pursuant to the Section 68A of the *Water and Sewerage Act 2008*, are charging reticulated water sewerage infrastructure cost as the land “is within 30 metres of the sewer main on Ranelagh Street. Therefore, whilst the site is equally serviced as the General Residential Zoned land in on Ranelagh Street.

**RLZ 3** *The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on:*

- (a) a reflection of the existing pattern and density of development within the rural living area; or*
- (b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.*

Under the current Huon Valley Interim Planning Scheme 2015, the site is surrounded by various sized General Residential zone lots to the west and standard Low Density Residential zone sized lots to the north-west and south-west.

By zoning the site either Rural Living Zone A or Rural Living Zone B, would provide 1-hectare or 2-hectare sized lots that are connected to TasWater infrastructure and serviced by an already sealed road. Such a zoning and lot size would provide a transition in density between the area of sensitive use within the residential zones, and the area of agricultural use within the Agriculture Zone and agricultural land beyond.

**RLZ 4** *The Rural Living Zone should not be applied to land that:*

- (a) is suitable and targeted for future greenfield urban development;*
- (b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or*
- (c) is identified in the ‘Land Potentially Suitable for Agriculture Zone’ available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.*

Under RLZ 4(a) the land is not being considered for future greenfield urban development, so does not apply to the situation. Neither the *Huonville Ranelagh Master Plan 2019*, the *Huonville Ranelagh Structure Plan 2011*, or the *Huon Valley Land Use Strategy 2007* have targeted this site for future greenfield urban development.

The landscape values listed under RLZ 4(b) are not applicable to the site, with the area currently zoned Rural Resource possessing minimal to no values as listed. The site has not been identified within the Scenic Landscape Code. Although there may be a level scenic landscape value looking north up Mountain River Valley, it is not down to the scenic values of this paddock. There may be some appealing values on the road frontage for a rural lot, but this would not be lost zoning it Rural Living. Thus, there are no important scenic values to warrant zoning for such a purpose.

The application of RLZ 4 (c) is consistent with that of the Rural Zone mentioned earlier. This guideline applies to the situation of applying the Rural Living Zone to land identified in the

'Land Potentially Suitable for Agriculture Zone'; that is, it has initially been assumed that the land is to be subject to the Agriculture Zone. Rural Living Zone can apply to land considered to be Agricultural land and mapped as such if it is consistent with the regional land use strategy or within a more detailed local strategic analysis consistent with the relevant regional land use strategy demonstrating that it is more appropriate to zone the agricultural land as residential and specifically Rural Living.

## **4 Conclusion**

This representation provides site specific clarification for the following parcels of land located on the corner Ranelagh Street and Helen Street, Ranelagh PID: 5696086, Certificate of Title Volume 122494 Folio 1, and is also consistent with the statements under SRD 1.3 (a) of the *Southern Tasmanian Regional Land Use Strategy 2010-2035*.

Pursuant to Section 35E (3)(b) of the *Land Use Planning and Approvals Act 1993*, the draft LPS should not apply the zone Rural in accordance with the provisions of the SPP Part 20 as it is more appropriate to be zoned Rural Living, which is consistent with the actual use of the site and provides a buffer between the residential zones and the agricultural use occurring within the neighbouring rural and agricultural zones.

## Reference

- AK. "Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones." edited by Michael Tempest and Astrid Ketelaar, 30. Tasmania: AK Consultants, 2018.
- De Rose, R.C. "Land Capability Survey of Tasmania: D'entrecasteaux Report." 88. Tasmania: Department of Primary Industries, Water and Environment, 2001.
- Franklin, Macquarie. "Agricultural Land Mapping Project: Identifying Land Suitable for Inclusion within the Tasmanian Planning Scheme's Agricultural Zone: Background Report." 27. Hobart, Tasmania: Planning Policy Unit, 2017.
- Jennens, Garth. "Domestic Dog Attacks on Sheep in the Urban Fringe Areas of Perth, Western Australia." Murdoch University, 2002.
- Lindsay, J. "Livestock Worrying: Only Bad Dogs Kill Sheep?" National Animal Welfare Trust, <https://www.nawt.org.uk/blog/livestock-worrying-only-bad-dogs-kill-sheep>.
- Richards, B. "Rogue Dogs in the Firing Line as Livestock Fall Victim to Attacks." *Hobart Mercury*, 2013.
- TPC. "Guideline No. 1 Local Provisions Schedule (Lps): Zone and Code Application." edited by Tasmanian Planning Commission (TPC), 56. Hobart, Tasmania: Tasmanian Planning Commission, 2018.



30/05/22

Trent Henderson  
Red Seal Urban & Regional Planning  
Hobart TAS 7000

**RE: Agricultural land Capability – PID 5696086 – Helen Street Ranelagh**

I am a Certified Professional Soil Scientist (CPSS) and I have completed the assessment of numerous agricultural properties in Tasmania over the past 20 years including a number in the Huon Valley area. I have completed a review of my files for the local area and the subject property and can provide the following information.

- The property is located off Helen Street Ranelagh and extends over an area of over 5ha and is bordered by residential properties to the west, rural residential properties to the north and east, and agricultural properties to the south east across Mountain River (see figure 1 site location).
- The property is underlain by Tertiary aged sediments of mixed gravel, sand silt and clay with duplex soils on the moderate slopes of the property (see figure 2 geological mapping).
- The property is mapped as class 5 agricultural land (see figure 3 land capability mapping).
- The slopes on the site and shallow stony soils make the property unsuitable for tillage for pasture renovation or cropping, and as a result the property has remained largely under native pasture unlike properties on the opposite side of Mountain River on gentler slopes with better soils on Basalt that have been cropped
- The land suitability mapping for the area which shows that the property is not classed as suitable for pasture production from typical ryegrass pastures (see figure 4 ryegrass pasture suitability).
- The soil types on the property have a number of identified soil limitations to agricultural use, and in particular due to the sandy textured topsoils on much of the property wind erosion poses a significant risk if surface cover is removed and tillage is undertaken to attempt pasture renovation (see figure 5 erosion hazard mapping).
- Previous assessment of soils in the local area identified a number of limitations to agricultural use of the main soil type on the property
- The area of soils on Tertiary sediments the following limitations have been identified
  - Soils on hill slopes like the subject property can be shallow with a high stone content and poor rooting depth
  - Soils generally have a strong texture contrast with potential for shallow perched seasonal water tables

- Subsoils are imperfectly drained with limited irrigation potential
- Sandy topsoils have an acidic pH trend, weak structure and can be prone to surface erosion
- On steep slopes native pastures and sparse native vegetation is normally retained for limited grazing at low stocking rates
- From my review of the information relating to soil and land quality on the property it is my conclusion that the land has limited agricultural capability
- The property is small in area and is located on three sides by several small titles with current residential and rural residential use, therefore any future agricultural use of the property is significantly fettered
- Given the agricultural capability of the property is highly constrained, future zoning as part of the state-wide planning scheme must be carefully considered to ensure the optimal future use of the land resource
- In conclusion low density residential or rural living zoning may be more appropriate use of the land resource into the future.

Kind regards,

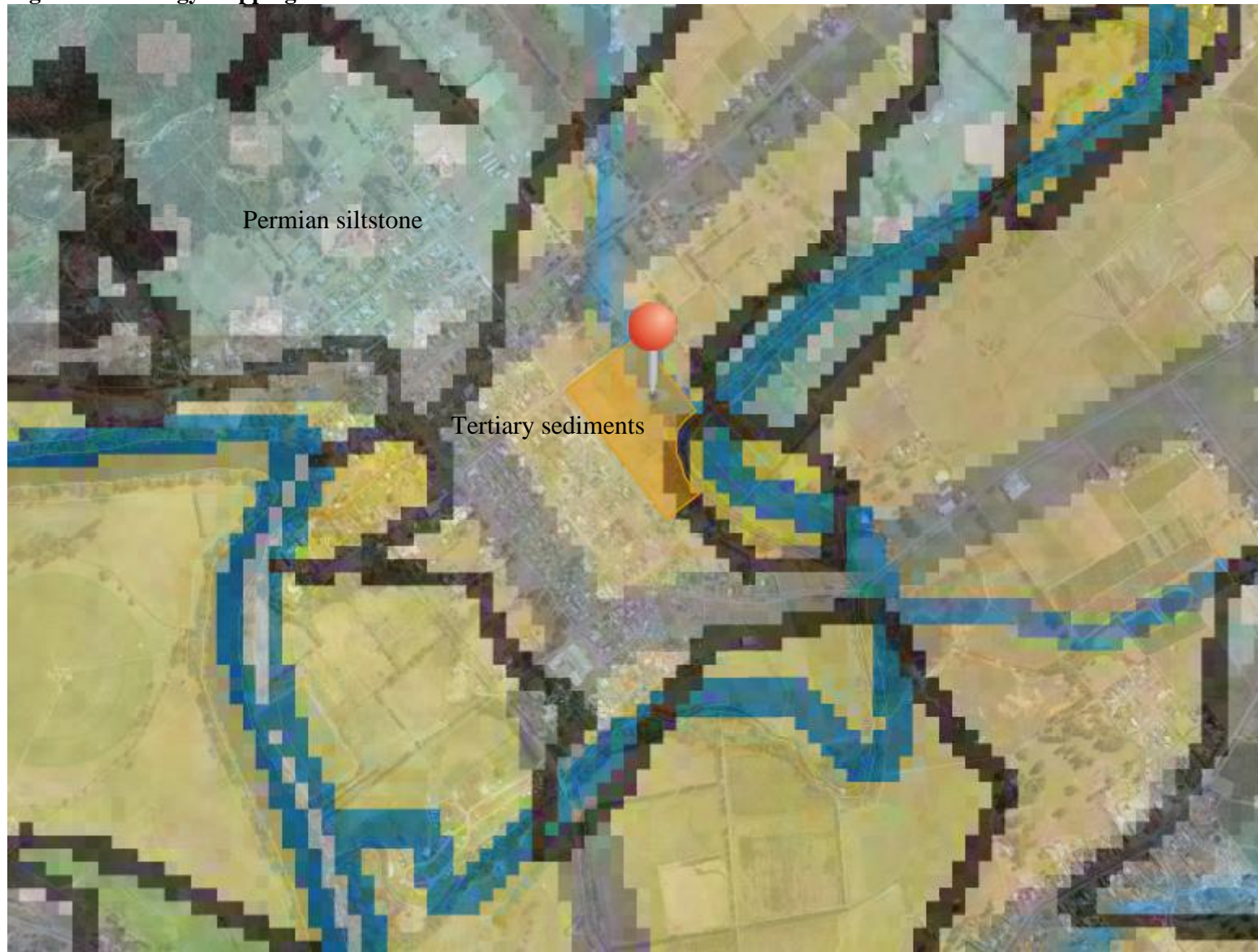
A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD  
*Director*

**Figure 1 – Site location**



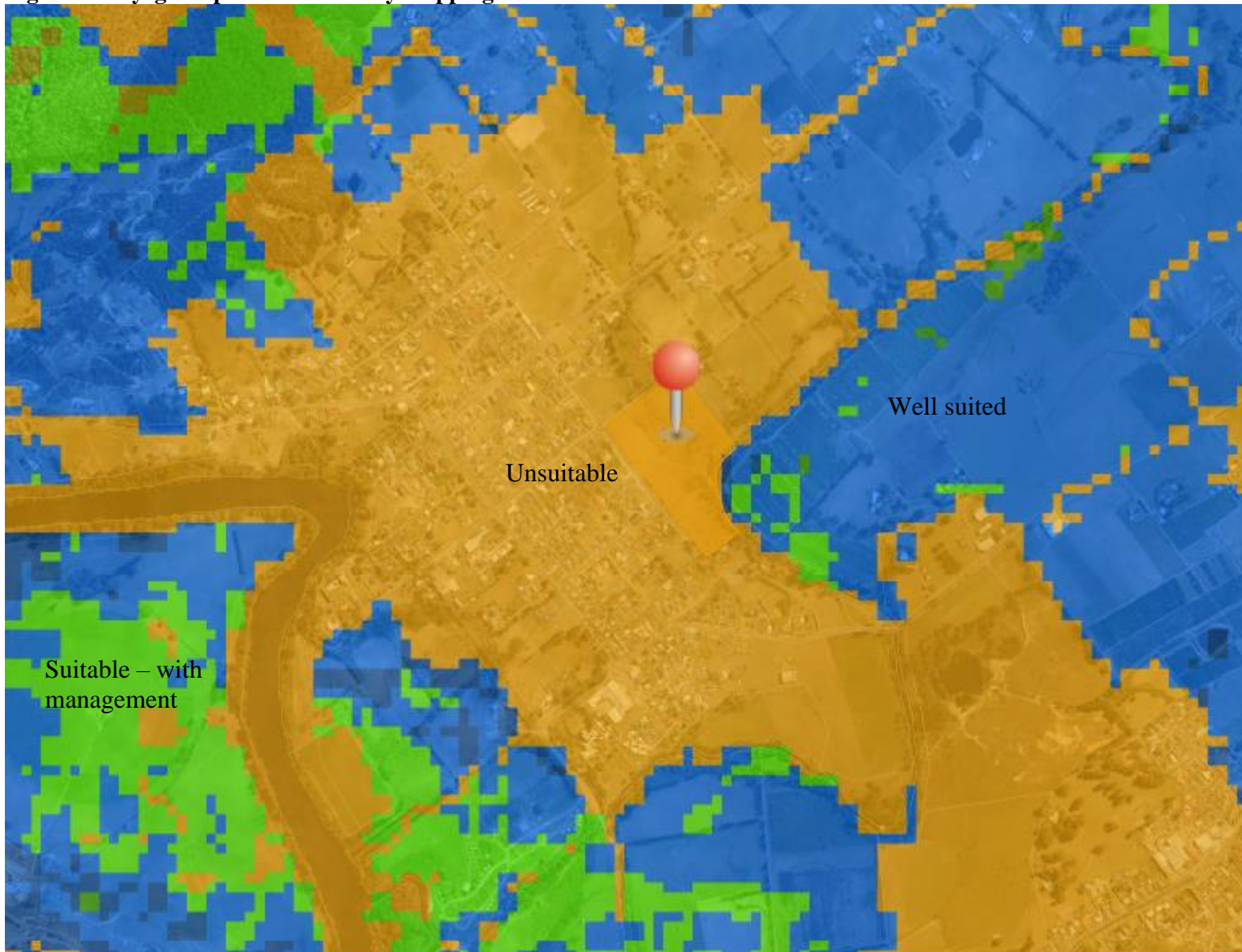
**Figure 2 – Geology mapping**



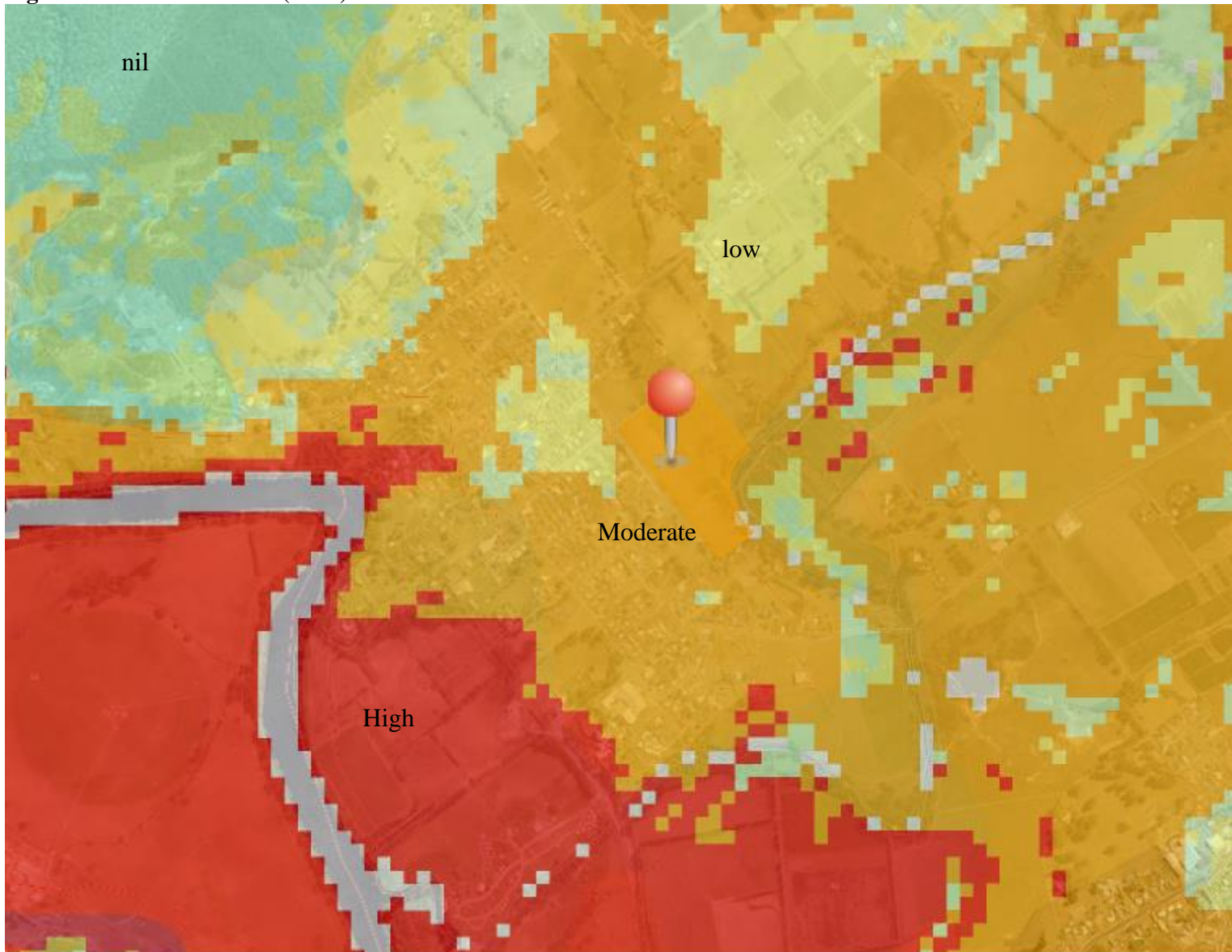
**Figure 3 – Land capability mapping**



**Figure 4 – Ryegrass pasture suitability mapping**



**Figure 5 – Erosion Hazard (wind)**





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### Limitations

Red Seal Urban & Regional Planning provides town planning advice based on the information provided by the Client, which is assumed correct in relation to the provisions of the Tasmanian Resource Management Planning System.

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