

Re Tasmania Planning Scheme

Central Coast Draft Local Provisions Schedule

tpc@planning.tas.gov.au

15 July 2020

20 Lees Road Gawler

Owner David Johnston

Title Reference C/T 104223/1, PID 7787387, Land Size 27.95 ha

I enclosed further documentation and matters I would like to be considered further to what I have already submitted to and was discussed at hearing on 21 January 2020 at the Central Coast Council Chambers.

Land Classification

Over 50 % of total title area is class 4 & 5 as below.

Land Capability have 7 classes (1 to 7) which assessment takes into account the physical nature of the land (eg geology, soils, slope) plus other factors (eg climate, erosion hazard, land management practices) which determine how that land can be used without destroying its long-term potential for sustainable agricultural production. It also considers limitations that might affect agricultural use (eg stoniness, drainage, salinity or flooding). Land capability assessment is based on the permanent biophysical features of the land (including climate) but does not take into account the economics of agricultural production, distance from markets, social or political factors.

Land capability class definitions for class 4 & 5 are as follows:

Class 4:

Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of 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.

Land Class 4 & 5 are outlined on map below marked red



Landslip areas of the property

The landslip areas of the property cover over 22.2 hectares (approx 80 %) of the property as shown on map below marked in brown, outlined in green on the map below.

Hazard Band	Medium
Component	Mapped slides - deep-seated/Launc. Gp, activity unknown
Local Government Area	Gawler
Municipality	Central Coast Council
Region	North West Region
Hazard Exposure	The area has known landslide features, or is within a landslide susceptibility zone, or has legislated controls to limit disturbance of adjacent unstable areas.
Version	Version 2
Version Date	19 August 2013
Further Information	View Link



Contour of the title

The contour of our property is very steep and rear sections of property are only accessible by foot, 4-wheel drive tractor or quad motor bike in winter months to the rear section of the property.

The property has a fall of 130 metres as per elevation below (180 metre down to 50 metres at Gawler River) .In particaly take note of the very steep drop from 130 metre contour line to 80 metres contour line is approximately 150 metres in length for a 50 metre fall as outline in the red dotted line in map below .This a steep gradient fall.





The adjoining property to the south known as 50 Lees Road C/T 118945/1 is very similar to our property although is superior in contour as not as steep . This property has fall only from 140 metres to 50 metres and does not have such steep fall to ours as mention above. This property I believe is proposed to be rezoned to rural zone .

I feel both properties are more suited to rural zone than agriculture zone .

Could these factors be considered in addition to the submission letter I have previously submitted and was heard at the hearing of which I presented in person on 21 Jan 2020 which I believe supports the title to be zoned Rural.

Your Sincerely

A handwritten signature in black ink, appearing to read 'D. Johnston'.

David Johnston