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Sent: Fri, 17 Sep 2021 15:27:56 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Subject: Representation to the Draft LPS for City of Launceston.
Attachments: Ag Report_Rezoning_40768 Tasman Hwy Final.pdf, Dawkins_CoL LPS Representation.pdf

You don't often get email from garry.dawkins@hotmail.com. [Learn why this is important](#)

To Whom it May Concern,

Please find attached a representation letter and supporting agricultural report discussing the proposed zoning of my property at 40768 Tasmania Hwy under the City of Launceston's Draft Local Provisions Schedule of the Tasmanian Planning Scheme.

I welcome the opportunity to discuss the points made within my representation further with Council.

Kind Regards

Garry Dawkins

SEPTEMBER 2021

Agricultural Report

Report for Garry Dawkins

Property Location: 40768 Tasman Highway, Waverley

Prepared by Michael Tempest & Astrid Ketelaar
RMCG (Previously AK Consultants)
29 York Town Square
Launceston, TAS 7250



SUMMARY	
Client:	Mr Garry Dawkins
Property identification:	<p>'Paisley' 40768 Tasman Highway, Waverley 7250</p> <p>Zoning: Rural Resource, Launceston Interim Planning Scheme 2015.</p> <p>CT 104384/2</p> <p>PID 6934699</p> <p>24.6ha</p>
Proposal:	Rezoning of the subject title to enable a future subdivision.
Land capability	<p>Published Land Capability (1:100,000) Class 4 (24.6ha)</p> <p>Assessed Land Capability (1:10,000) Class 4 (10.1ha), Class 5 (8ha), Class 5+6 (5.1ha) & Class 6 (1.4ha)</p>
Assessment comments:	An initial desktop feasibility assessment was undertaken followed by a field inspection on the 6th of August 2021, to confirm or otherwise the desktop study findings of the agricultural assessment. This report summarises the findings of the desktop and field assessment.
Conclusion:	<p>Rezoning 40768 Tasman Hwy to 'Rural Living' will result in the loss of 24.6ha of Class 4 land (10.1ha), Class 5 land (8ha), Class 5+6 (5.1ha) and Class 6 land (1.4ha) from the agricultural estate. On the title there are two existing dwellings, one small dam (unknown capacity), and approximately 23ha of pasture that is currently predominantly utilised for horse grazing. The land currently displays 'hobby scale' characteristics similar to adjacent and nearby 'Rural Living' zoned titles. Land with these sorts of characteristics is best farmed in conjunction with other land. However, in this instance there is limited opportunities due to the existing surrounding constraints for the title to be farmed in conjunction with other land. The loss of this land to the wider agricultural estate is considered to be minimal. Rezoning this title to facilitate a future subdivision is unlikely to place any further constraints on adjacent land than already occurs.</p> <p>It would be feasible to achieve appropriate separation distances between any future new dwellings and existing and potential primary industry use in the vicinity to minimise the risk of constraining agricultural use.</p>
Assessment by:	<div>  <hr/> Michael Tempest, Senior Consultant </div> <div>  <hr/> Astrid Ketelaar, Associate </div>

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1 Introduction

The subject land is located at 'Paisley', 40768 Tasman Hwy, Waverly. Current zoning of the title is 'Rural Resource' under the *Launceston Interim Planning Scheme 2015* (the Planning Scheme). The title is proposed to be zoned 'Rural' under City of Launceston's Local Provisions Schedule of the Tasmanian Planning Scheme (LPS), as advertised in August-September 2021.

The proponent seeks to alter the proposed zoning from 'Rural' to 'Rural Living', to facilitate a future subdivision. This report considers the agricultural aspects of the proposal.

2 Method

All relevant information available at desktop level was considered to determine the site's ability to support agricultural use either individually or in conjunction with land in the vicinity. Publicly available data sets have been considered. These are available on LIST (www.maps.thelist.gov.au) and include:

- Enterprise suitability mapping
- Cadastral Parcels
- Hydrographic lines
- Contours (5m)
- Tasmanian Interim Planning Overlay
- Tasmanian Interim Planning Scheme Zones
- TASVEG 4.0
- Land Capability
- Underlying Geology
- Landslide Hazard Bands
- Threatened Flora Point
- Threatened Fauna Point
- Land Potentially Suitable for the Agriculture Zone
- Land Use Mapping 2019

Imagery including:

- Google Earth (2008-2018)
- State Aerial Photography (Available on LIST)
- ESRI Imagery (Available on LIST)

Other data sets and published information such as:

- Water Information Management System
- Tasmanian Irrigation Tranche 3 (Tasmanian Future Irrigation Project – Report to Government, 2016)
- Water Assessment Tool
- Grice, 1995, Soil and Land Degradation on Private Freehold Land

- Groundwater Information Access Portal

Land Capability has previously been assessed for the subject land through:

- Published Land Capability by Tas Government at a Scale of 1:100,000 (see Figure A1-5)
 - Pipers Report, 1991.

The preferred new zoning (Rural Living) and the potential for the proposed residential use to constrain agricultural use in the vicinity has also been considered.

A site assessment was conducted on the 6th of August 2021, to confirm or otherwise the desktop study findings. The onsite Land Capability Assessment (as per Grose 1999) was conducted on the title at a scale of 1:10,000 (see Appendix 3 for RMCs' Land Capability Assessment Protocol).

3 Description

3.1 LANDSCAPE CONTEXT

The subject title (CT 104384/2) is located at 40768 Tasman Hwy, Waverly. The title is 24.6ha in area and has two existing dwellings and associated sheds which are located in the western corner of the title. The land has a moderate to gentle northerly aspect. The southern corner of the land sits at approximately 140m above sea level (ASL), while near the northern corner sits at approximately 105m ASL.

The Tasman Hwy is adjacent to the title's south western boundary, Boomer Rd is adjacent to the southern eastern and north eastern boundary, and Distillery Creek is approximately adjacent to the northern boundary. The dwellings are accessed off the Tasman Hwy in the western corner of the title.

Average annual rainfall is 628mm (Launceston Airport BoM gauge). Prevailing wind direction is from the north west (Launceston Airport Bom Windrose)

3.2 SOILS AND GEOLOGY

Soils for the subject land and surrounding land are not mapped. Underlying geology (1:25,000) is mapped for the site. On the flats associated with Distillery Creek in the northern section of the land the geology is mapped as Qa (5ha), which is described as, alluvial gravel, sand and clay. The main central area of the title is mapped as Jdi (11.3ha), which is described as; inferred dolerite beneath soil or Cainozoic deposits. There are three areas mapped as Jdi; in the northern corner, the eastern corner, and the southern corner extending into the central area of the title (total Jd area of 7ha). Jd is described as dolerite and related rocks. The most western corner, where the dwelling is located is mapped as Tcdi (1.3ha), which is described as moderately consolidated dolerite conglomerate dominantly of cobble grade with subordinate pebble or boulder grade clasts, some sandstone and rare siltstone, common zeolite and calcite cement. See (Figure A1-5) for mapped underlying geology. The mapped underlying geology loosely conforms with attributes identified during the site visit. This includes extensive dolerite outcrops identified within the mapped Jd areas, and evidence of dolerite occurring in some area of the Jdi area.

3.3 VEGETATION

The property is predominantly managed for pasture. There are isolated trees located in the eastern corner and near the central south of the title. These would be classed as paddock trees and do not form a vegetation community. TasVeg 4.0 supports this assessment, with the entirety of the site mapped as Agricultural Land (FAG).

3.4 LAND CAPABILITY

Published Land Capability (1:100,000) maps title as Class 4 land. When onsite a Land Capability assessment was conducted at a scale of 1:10,000. From this assessment it was determined that there is 10.1ha of Class 4 land, 8ha of Class 5 land, 5.1ha of Class 5+6 land, and 1.4ha of Class 6 land (see Figure A1-5).

Class 4 land is defined as; land well suited to grazing but which is limited to occasional cropping or a very restricted range. Class 5 land is defined as; land unsuited to cropping and with slight to moderate limitations to pastoral use. Class 6 land is described as: land marginally suitable to grazing due to severe limitations. Class 5+6 land is considered to have at least 60% Class 5 characteristic and up to 40% Class 6 characteristics.

Drainage was the key limitation that separated the Class 5 land from the Class 4 land. In the Class 5 areas common and distinct mottling occurred from between 25-35cm and surface ponding was present. For the Class 4 areas, common and distinct mottling occurred deeper in the profile and while surface ponding was also present, it correlated with the high traffic areas between horse paddocks. The characteristics of the Class 4 area were considered to be at the poorer end of the Class 4 capability limitations.

In the area assessed as Class 5+6, surface dolerite and dolerite outcrops were abundant in the pasture. The presence of the rocks significantly limits the agricultural potential of these areas. Occasional evidence of surface rock was also identified in the Class 4 and Class 5 areas, which may indicate stone at depth.

Full Land Capability class descriptions are available in Appendix 2 and see Appendix 3 for Land Capability assessment and soil profile.

The land is not classed as Prime Agricultural Land under the Protection of Agricultural Land Policy 2009.

3.5 LAND USE ON SUBJECT TITLES AND EXISTING ASSOCIATED AGRICULTURAL ENTERPRISE

The title is utilised for grazing (predominantly horse agistment/equine activities). When onsite there were approximately 30 horse on the title and 10 cattle. No cropping occurs on the title. The existing scale of the enterprise would be described as hobby scale¹.

3.6 EXISTING AND POTENTIAL IRRIGATION ON THE TITLE

The land is located in the Distillery Creek sub-Catchment of the North Esk River Catchment. Distillery Creek flows south to north along the north eastern boundary of the subject title. There is an existing unregistered catchment dam located in the approximate centre of the title. The size of this dam is unknown and there are no water allocations for irrigation associated with the title in general. According to DPIPW's Water Assessment Tool, there is 560ML of Surety 5 winter take water and 620ML of Surety 6 winter take available

¹ As defined by AK Consultants in Ketelaar, A and Armstrong, D. 2012, Discussions paper – Clarification of the Tools and Methodologies and Their Limitations for Understanding the Use of Agricultural Land in the Northern Region which was a paper written for Northern Tasmania Development.

from Distillery Creek from its most northern point on the subject title, for irrigation. Surety 5 water is expected to be available eight years out of ten and Surety 6, approximately six to seven years out of ten. To utilise this water for summer, it would need to be stored. Given there is an existing small dam on the title and some potential for additional storage options potential for an irrigation water resource of 10-20ML could be developed relatively easily.

The title is located outside any existing or proposed Irrigation Scheme areas².

Despite the potentially available water for irrigation development and an existing small dam, it is considered unlikely that irrigation resources would be developed on the land for any kind of intensive agricultural use because of the Land Capability limitations (imperfect to poor drainage characteristics and the presence of surface rocks).

3.7 SURROUNDING LAND USE

The subject title is surrounded by eight adjacent titles which range in size from 1.4ha to 90.1ha. Five of the surrounding titles have existing dwellings. The three adjacent titles to the south east of Boomer Rd are zoned 'Rural Living' under the Planning Scheme. The adjacent title to the east of Boomer Rd is also zoned 'Rural Living'. All other adjacent titles are zoned 'Rural Resource' (see Figures A1-3 & A1-4).

Under the LPS the three titles currently zoned 'Rural Living' south east of Boomer Rd are proposed to be zoned 'Rural Living B'. This means that future subdivisions down to 2ha lots will be an Acceptable Solution under the new Planning Scheme. The most western and central titles are approximately 3ha in area, so could not be further subdivided under the Acceptable Solutions of the TPS, however, the most eastern of the three titles is 16ha in area, which means this title could potentially be subdivided into 8 lots in the future. The adjacent title to the east of Boomer Rd (CT 165377/47) is proposed to be zoned 'Rural Living A' as part of a cluster of seven titles extending to the south. 'Rural Living A' will allow titles under the Acceptable Solutions to be subdivided to 1ha. CT 165377/47 is 2.7ha in area, which means it could potentially be subdivided into two lots in the future. The remaining titles to the south are generally around 1ha in area with existing dwellings and so are unlikely to be subdivided further in the future.

To the north east (north of Distillery Creek) is CT 41558/3. This title is 3.9ha in area and is partially covered in vegetation along Distillery Creek, with the balance pasture. This title is under the same ownership as the adjacent title the north (CT 41558/4) where there is an existing dwelling. Both titles associated with this holding are proposed to be zoned 'Rural' under the LPS and would be described as having 'lifestyle characteristics' (Ketelaar & Armstrong 2012). Adjacent to the western corner of the subject title is CT 50728/1. This title is 1.4ha in area, has an existing dwelling, and is proposed to be zoned 'Rural' under the LPS. This title would also be described as displaying 'lifestyle' characteristics.

To the north is CT 106269/1, which is 40ha in area and is proposed to be zoned 'Agriculture' under the LPS. This title is under the same ownership as land further to the north and east and appears to be utilised for grazing at potentially a 'commercial scale' (Ketelaar & Armstrong 2012). The area of CT 106269/1 adjacent to the subject title was predominantly covered in vegetation and based on mapped underlying geology, it is likely that there would be surface dolerite present, similar to that on the subject title, at the boundary between the two titles. CT 106269/1 is separated from the balance of the holding by Distillery Creek and the associated riparian vegetation. There appears to be a single crossing at the south western end of the title.

To the south west of the Tasman Hwy, is CT 116200/1. This title is 90ha in area and is proposed to be zoned 'Agriculture' under the LPS. The title is utilised for dryland grazing. This title is also associated with another

² Tasmania Irrigation website: <https://www.tasmanianirrigation.com.au/schemes-under-development> (accessed 06/09/2021)

title to the west (CT 64472/1) that is 2ha in area and has an existing vineyard (approximately 1.3ha in area). Based on the underlying geology of the vineyard and the majority of CT 116200/1 (TcdI) there may be scope to increase the vineyard onto CT 116200/1. However, there is no water for irrigation associated with the holding, so in order to develop a 'commercial scale' vineyard it is likely water would need to be secured from Distillery Creek, this would require an agreement and easement developed with an adjacent landholder who has riparian access to Distillery Creek. A pipeline under the Tasman Highway would also be required to convey the water to the property.

3.8 OTHER POTENTIAL ENTERPRISES

We normally consider the Enterprise Suitability Mapping (by DPIPWE and available on LIST) as an indicator of potentially suitable agricultural uses for the site. However, in this case the suitability mapping has excluded all enterprises due to the underlying mapped land use (Rural Residential without Agriculture) under the Land Use Mapping layers available on List.

Based on the assessed Land Capability and general site characteristics, it may be feasible to conduct some broadacre activities. However, the Land Capability indicators of imperfectly to poorly drained soils and areas of surface stone make it questionable as to whether the site would be developed for agricultural activities more intensive than its current use (pasture). For instance, grapes require moderately well drained to well drained soils for optimal production³, where as for the subject site, drainage has been identified as a limiting factor.

It is unlikely that the site would be utilised for forestry plantations (*pinus radiata*) due to size, proximity of dwellings, and lack of other plantations nearby. It is also questionable as to whether the site would be attractive for utilisation of a high value, horticultural enterprise that does not rely on the soil as a growth medium (such berries on tables in polytunnels) because of the proximity of adjacent dwellings, adjacent Rural Living Zoning and potential for future conflict.

3.9 AGRICULTURAL LAND MAPPING PROJECT

Under the new State-wide Planning Scheme, the Department of Justice, Agricultural Land Mapping Project (ALMP), shows the title as 'unconstrained' and in the Agriculture Zone. The ALMP, was completed by the Department of Justice to provide Councils with spatial data to assist with segregating the Rural Resource Zone (and Significant Agriculture Zone where relevant) into the 'Rural' and 'Agriculture' Zones, as required under the new State-wide Planning Scheme. The constraints analysis that was utilised in the ALMP was not intended to provide a comprehensive analysis of all the factors that may contribute to the constraint of agricultural land as it was perceived to not be feasible to develop a model at state-wide level that could consider all factors of each individual title. Instead, it was developed to provide a tool for Councils to utilise to identify areas for further investigation that could be potentially constrained.

Based on the assessment parameters of the ALMP it is unclear what has driven the 'unconstrained' mapping status, as information for the title available on the LIST indicates the title actually meets the parameters for Potentially Constrained land 2a or 2b.

As previously indicated, under the Council's LPS (on public exhibition July-September 2021) the subject title is proposed to be zoned 'Rural'. If 'Rural' and 'Agricultural', are the only zones being considered then 'Rural' is the more appropriate zoning due to the actual constraints of the land and the 'hobby scale' characteristics of the land, 'lifestyle' characteristics of surrounding titles, as well as adjacent 'Rural Living' zoning. However,

³ <https://dpiipwe.tas.gov.au/Documents/WINE-GRAPES.pdf> accessed 07/09/2021

given the characteristics of the title and surrounding land the title could also be considered for Rural Living if alternate zones are being considered.

EXISTING STRATEGIC PLANNING

Rezoning this title to 'Rural Living' is consistent with D.2.2.2 - Rural Residential Areas and D.2.2.4 - Key Planning Principles for Rural Areas in the *Northern Tasmania Regional Land Use Strategy*. The subject title was also identified in the *Eastern Approaches Long Term Conceptual Development Plan 2010* by Launceston Council as future Rural Residential Land.

4 Discussion

4.1 PRODUCTIVE CAPACITY OF THE SUBJECT LAND

Apart from approximately 1ha that is associated with the two dwellings in the western corner of the title, the land is utilised for grazing at a 'hobby scale'. On the day of the site visit (6th August 2021) there were approximately 30 horses and 10 cows grazing on the property. The areas that have been assessed as Class 4, were being grazed more intensively than the area assessed as Class 5 and poorer. Supplementary feed is often required to ensure the horses are provided with adequate feed. It would be difficult to run a 'viable'⁴ enterprise on a title of this size with the existing Land Capability limitations and constraints from adjacent residential use and zoning.

Land with these characteristics is best farmed in conjunction with other land to be able to realise the benefits of economies of scale. It is unlikely to be farmed in conjunction with the land to the south west due to the Tasman Highway creating a barrier to connectivity. The only land that is well connected and has commercial scale characteristics is CT 106269/1 to the north west. However, CT 106269/1 is not well connected to the rest of the larger holding due to Distillery Creek and associated riparian vegetation. Although mapped as Class 4 land, it is likely to have greater limitations based on the onsite assessment of the adjacent subject title and 1:25 000 scale Geology (LIST map). Google Earth historic imagery shows this title is not used intensively; it is comprised of semi improved pasture interspersed with gorse and paddock trees. The vegetation density increases in proximity to Distillery Creek and the eastern and south eastern boundaries. The characteristics of this land indicate it is unlikely this holding would be seeking to expand its land area with similar land with the same limitations on a remote edge of the larger holding.

The Land Capability limitations associated with drainage and stone indicate that it is unlikely that a high value horticultural activity, that requires the soil as a growth medium, would be developed on the site. It may be feasible to develop an intensive horticulture enterprise on the property, that does not rely on the soil as a growth medium, especially when considering the potential, to acquire irrigation water. However, as the title is adjacent to the 'Rural Living' Zone, as well as adjacent 'lifestyle' properties within the existing 'Rural Resource' Zone there is risk of conflict between this type of intensive agricultural activity and residential amenity. Social licence to operate would be a significant risk factor when considering such a high value investment.

After considering these factors, the overall productive capacity of the land is considered to be low. Land with these characteristics is best farmed in conjunction with other land to be able to realise the benefits of economies of scale. However, because of the existing dwellings on the subject title and characteristics of the adjacent land, there is little chance of this title being farmed in conjunction with adjacent land.

4.2 SIGNIFICANCE OF THIS LAND TO THE AGRICULTURAL ESTATE

24.6ha of Class 4, Class 5, Class 5+6, and Class 6 land, with two existing dwellings, that is primarily utilised for horse agistment, and is adjacent to land titles with 'lifestyle' characteristics and the Rural Living zone has little to no significance to the local or regional agricultural estate. If this land was rezoned to 'Rural Living' its loss would be insignificant.

⁴ In our opinion a viable farm is one producing sufficient income to provide for a family and provide full time employment for one person. On this basis the long-term viability of farms producing less than \$200,000 Gross Income is questionable.

4.3 POTENTIAL FOR CONSTRAINING ADJACENT AGRICULTURAL LAND USE

If the title is to be rezoned to 'Rural Living' to facilitate a future subdivision, then the impacts of future development on surrounding agricultural use needs to be considered.

Potential for conflict between any proposed new dwellings and adjacent primary industry uses needs to be considered. There are a range of activities associated with grazing and cropping. Learmonth et.al. (2007) detail the common range of issues associated with sensitive uses such as residential use in the Rural Resource zone which can constrain primary industry activities (see Appendix 5). Common conflict issues associated with residential use in the 'Rural Resource' zone include spray drift from chemicals which would include fungicide, herbicide, and insecticide, noise from equipment (including shooting for game control), irrigation spray drift, odours, and dust.

The Western Australia Department of Health (DOH, 2012) has published guidelines relating specifically to minimising conflict between agricultural activities and residential areas through management of buffer areas. This study particularly focuses on spray drift and dust generation and recommends a minimum separation of 300m to reduce the impact of spray drift, dust, smoke, and ash. Through the establishment of an adequately designed, implemented and maintained vegetative buffer, this minimum separation distance can be reduced to 40m. The *Launceston Interim Planning Scheme 2015* requires a 200m setback between 'Rural Resource' zoned land and new sensitive uses proposed within the 'Rural Living' Zone. Under the LPS a 200m setback is also required from a new sensitive use in the 'Rural Living' Zone to adjacent land zoned 'Agriculture' or 'Rural'. The LPS also provides Performance Criteria to reduce this setback if it can be demonstrated the proposal will not impact on adjacent agricultural activity.

Any future subdivision would need to consider appropriate setbacks to land zoned 'Agriculture' to the west and north and land zoned 'Rural' to the north east. There is sufficient area on the subject title to provide for 200m setbacks from adjacent land in these directions. However, depending on the proposed layout of a future subdivision it may be feasible to reduce the setbacks based on adjacent land use and existing precedence in the area. Figures A1-3 & A1-4, identifies the existing development pattern of houses in the immediate area and the proximity to land proposed to be included in the 'Agriculture' and 'Rural' Zones.

5 Conclusions

Rezoning 40768 Tasman Hwy to 'Rural Living' will result in the loss of 24.6ha of Class 4 land (10.1ha), Class 5 land (8ha), Class 5+6 (5.1ha) and Class 6 land (1.4ha) from the agricultural estate. On the title there are two existing dwellings, one small dam (unknown capacity), and approximately 23ha of pasture that is currently predominantly utilised for horse grazing. The land currently displays 'hobby scale' characteristics similar to adjacent and nearby 'Rural Living' zoned titles. Land with these sorts of characteristics is best farmed in conjunction with other land. However, in this instance there is limited opportunities due to the existing surrounding constraints for the title to be farmed in conjunction with other land. The loss of this land to the wider agricultural estate is considered to be minimal. Rezoning this title to facilitate a future subdivision is unlikely to place any further constraints on adjacent land than already occurs.

It would be feasible to achieve appropriate separation distances between any future new dwellings and existing and potential primary industry use in the vicinity to minimise the risk of constraining agricultural use.

References

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Learmonth, R., Whitehead, R., Boyd, B., & Fletcher, S. (2007). Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast. Centre for Coastal Agricultural Landscapes in Partnership with the Northern Rivers Catchment Management Authority

City of Launceston. (2015) Launceston Interim Planning Scheme

City of Launceston. (2021) Tasmanian Planning Scheme – Launceston Local Provisions Schedule Proposed Zoning.

West Australian Government. (2012). Guidelines for Separation of Agricultural Land and Residential Land Uses. Department of Health, WA

Appendix 1: Maps

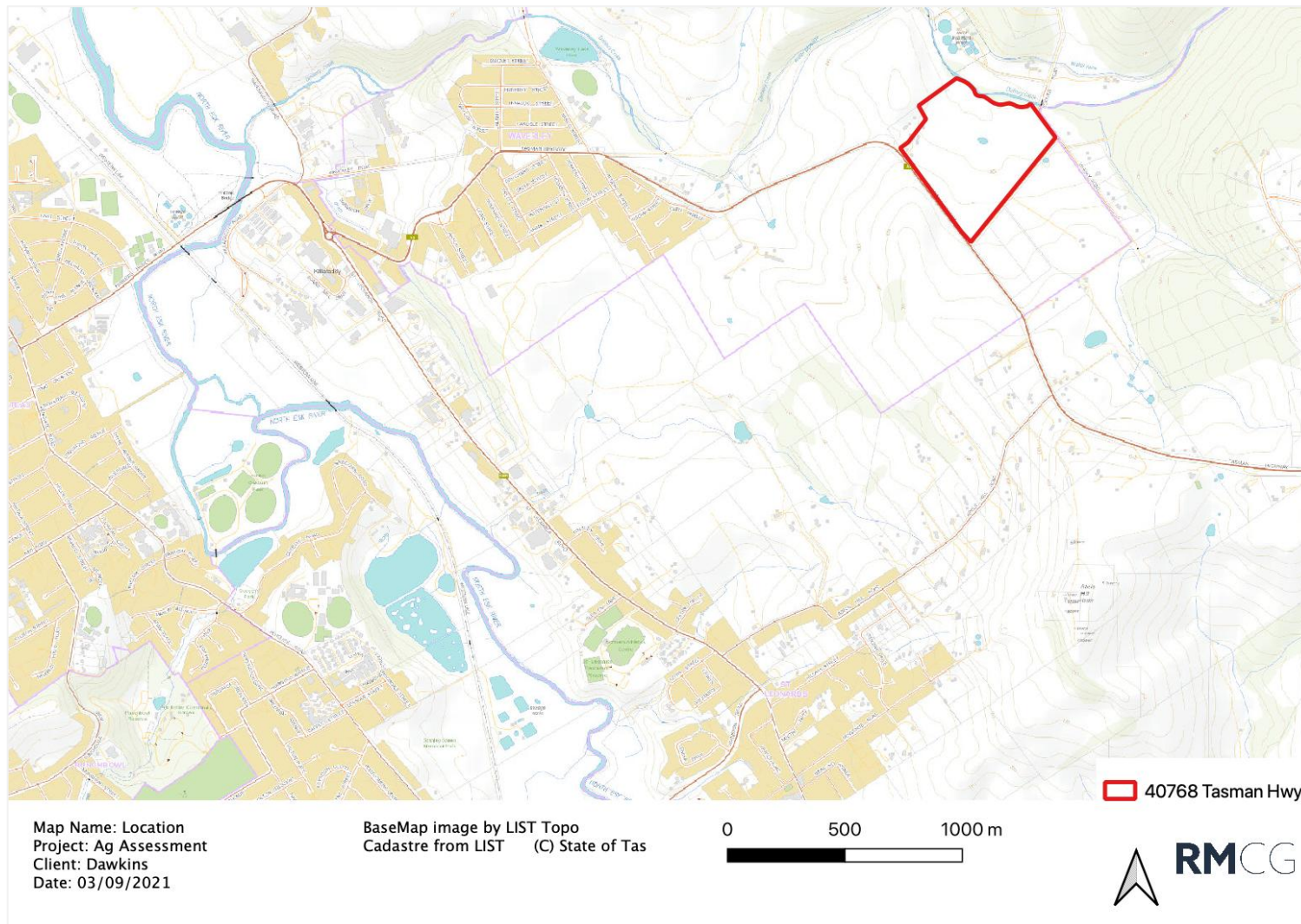


Figure A1-1: Location Map

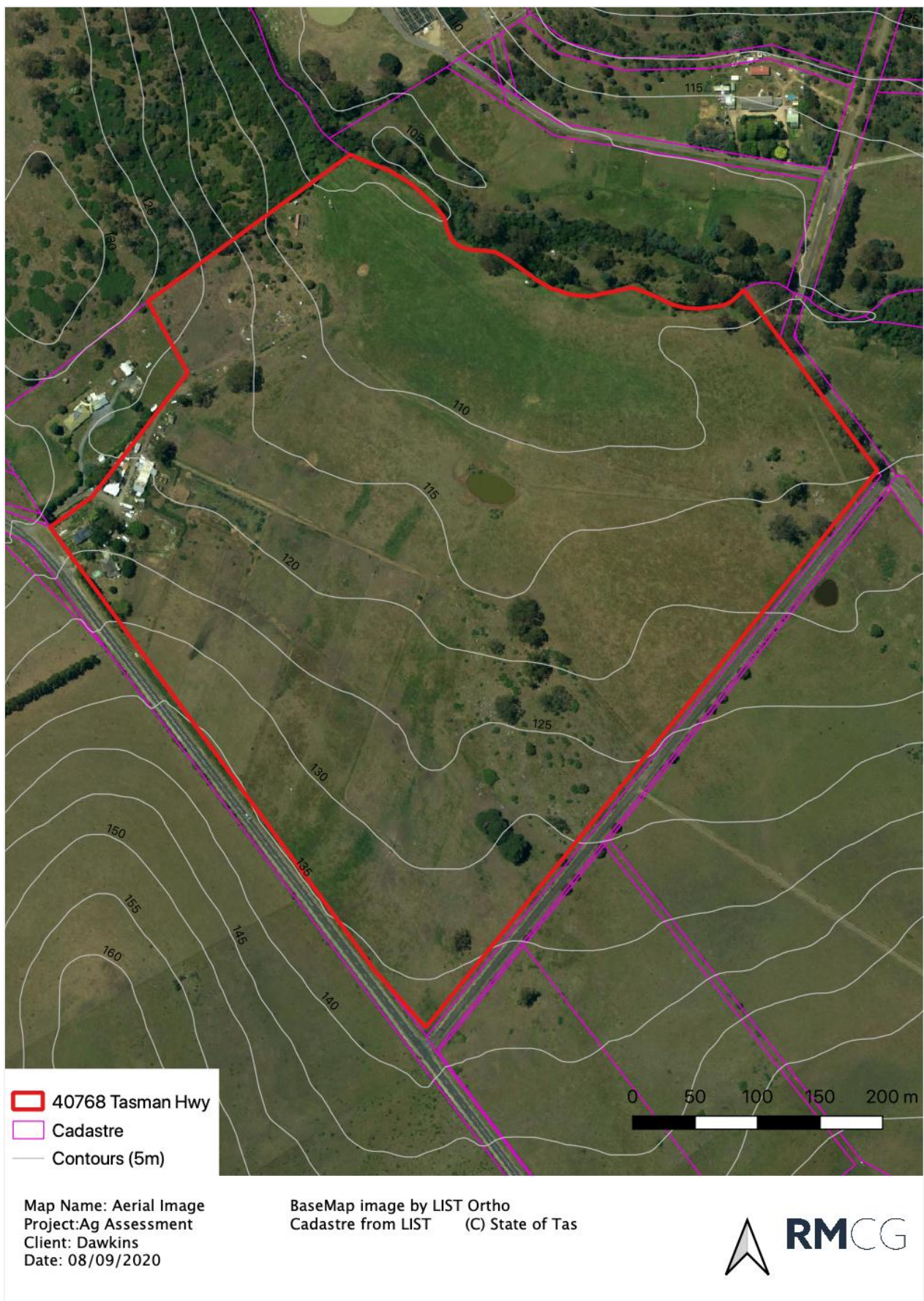


Figure A1-2: Aerial Image

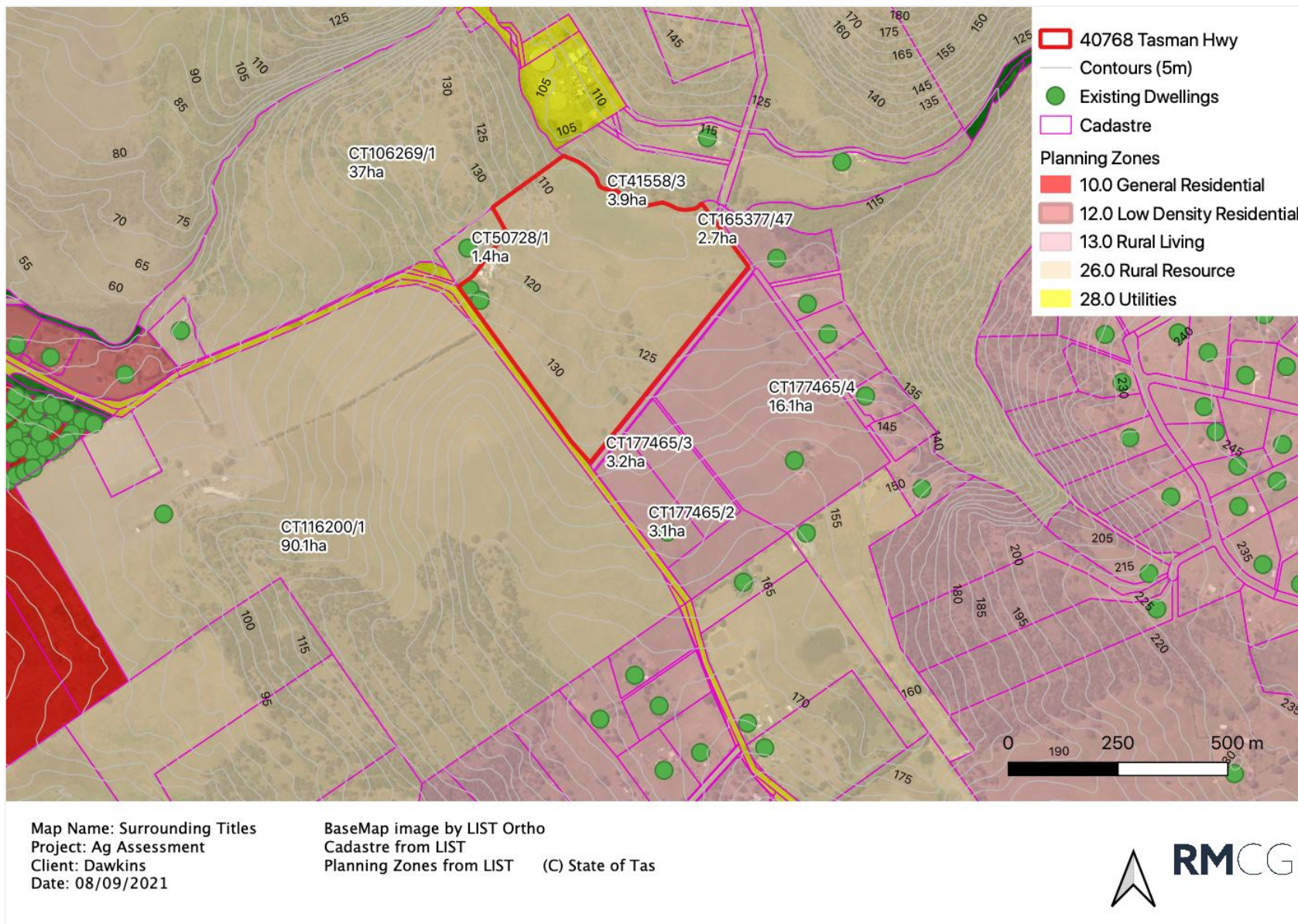


Figure A1-3: Existing zoning and surrounding dwellings

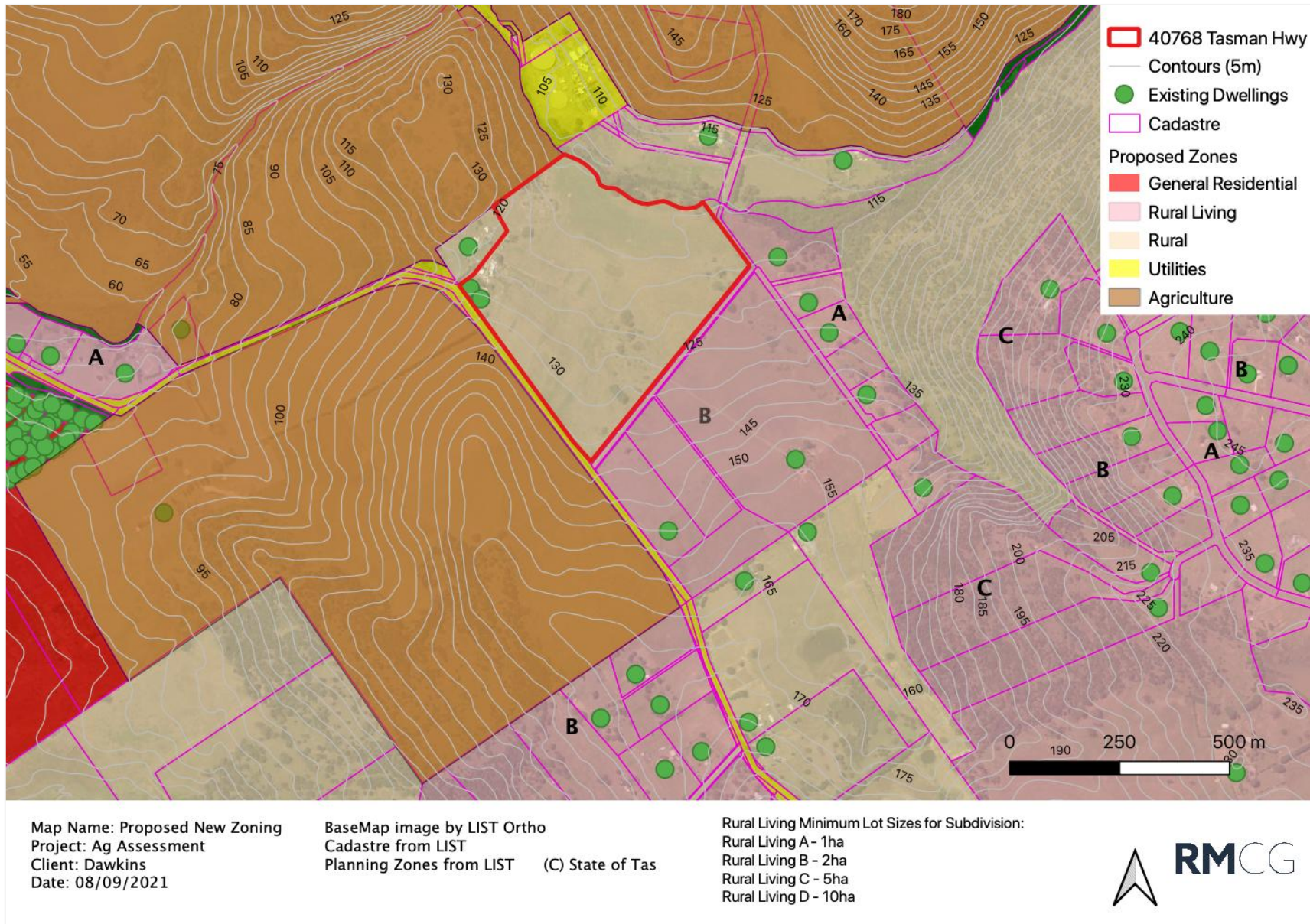


Figure A1-4: Proposed new zoning and surrounding titles

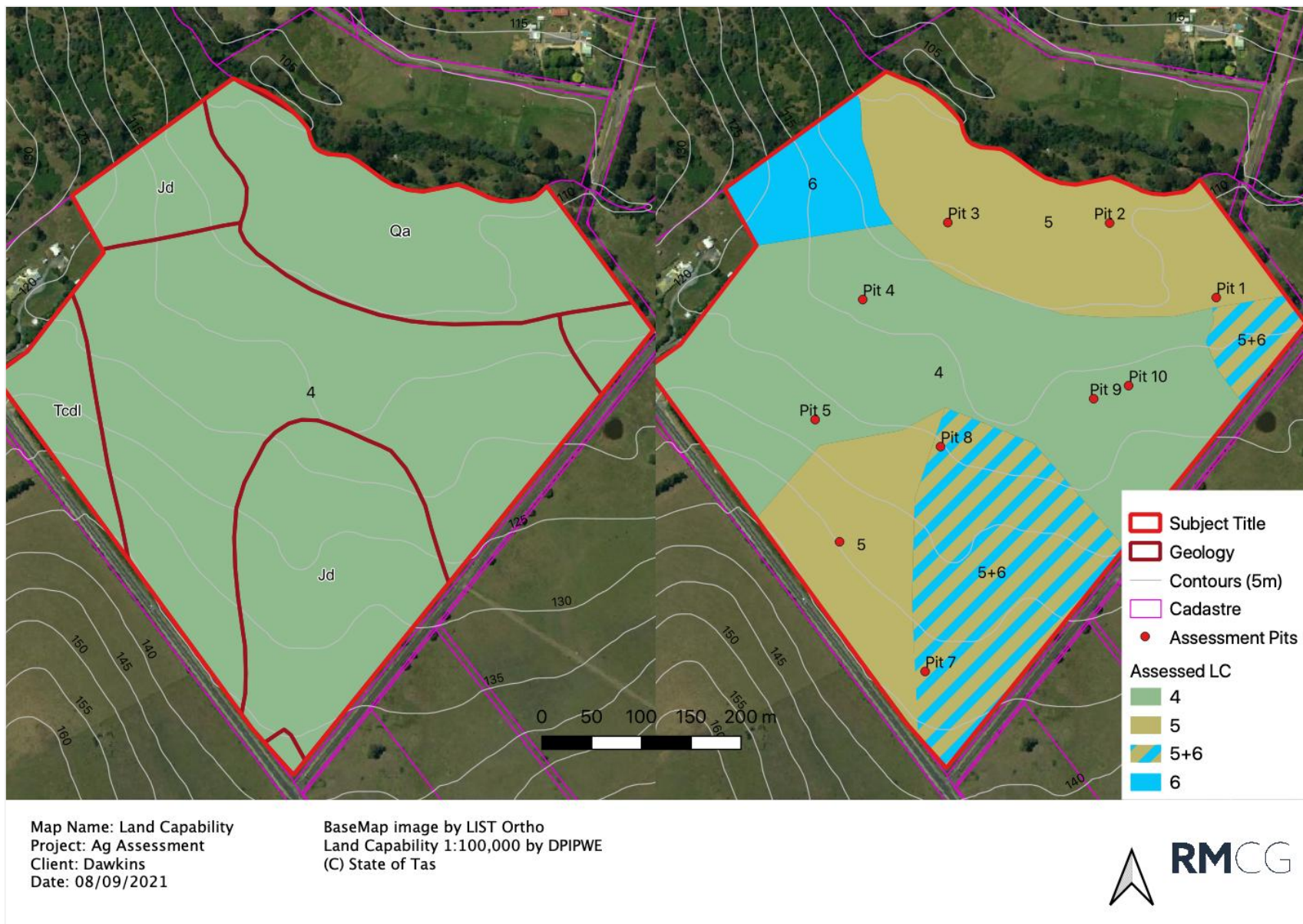


Figure A1-5: Land Capability

Appendix 2: Land Capability definitions from Grose (1999)

Prime agricultural land as described in the protection of agricultural land 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 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.

Appendix 3: Land Capability

ASSESSMENT PROTOCOL

This protocol outlines the standards and methodology that RMCG (previously Ak Consultants) uses to assess Land Capability.

In general, we follow the guidelines outlined in the Land Capability Handbook (Grose 1999) and use the survey standards outlined in the Australian Soil and Land Survey Handbooks to describe (McDonald, et al. 1998), survey (Gunn, et al. 1988) and classify (Isbell 2002) soils and landscapes.

Commonly we are requested to assess Land Capability in relation to local government planning schemes. As such the level of intensity of the investigation is usually high and equivalent to a scale of 1:25 000 or better. The choice of scale or intensity of investigation depends on the purpose of the assessment. As the scale increases (becomes more detailed and the scale is a smaller number), the number of observations increases.

An observation can be as much as a detailed soil pit description or as little as measuring the gradient of an area using a clinometer or the published contours in a Geographical Information System and includes soil profile descriptions, auger hole descriptions, and observations confirming soil characteristics, land attributes or vegetation. The table below shows the relationship between scale, observations, minimum distances and areas that can be depicted on a map given the scale and suggested purpose of mapping.

Table A4-1: Assessment scale

SCALE	AREA (HA) PER OBSERVATION	MINIMUM WIDTH OF MAP UNIT ON GROUND	MINIMUM AREA OF MAP UNIT ON GROUND	RECOMMENDED USE
1:100 000	400ha	300m	20ha	Confirmation of published land capability mapping.
1:25 000	25ha	75m	1.25ha	Assessments of farms, fettering or alienation of Prime Agricultural Land.
1:10 000	4ha	30m	2,000m ²	Area assessments of less than 15ha.
1:5 000	1ha	15m	500m ²	Site specific assessments for houses and areas less than 4ha.
1:1 000	0.04ha	3m	20m ²	Not used. Shown for comparison purposes.

Based on 0.25 observations per square cm of map, minimum width of mapping units 3mm on map as per (Gunn, et al. 1988).

ASSESSMENT METHODOLOGY

With all assessments we examine a minimum of three observations per site or mapping unit and determine Land Capability on an average of these observations.

Land Capability is based on limitations to sustainable use of the land, including the risk of erosion, soil, wetness, climate and topography. The most limiting attribute determines the Land Capability class. This is not always a soil limitation and thus soil profile descriptions are not always required for each mapping unit. For example, land with slopes greater than 28%, areas that flood annually and areas greater than 600m in elevation override other soil related limitations.

The availability of irrigation water can affect the Land Capability in some areas. An assessment of the likelihood of irrigation water and quality is made where it is not currently available.

As a minimum all assessment reports include a map showing the subject land boundaries, observation locations, published contours and Land Capability.

DEFINITIONS

Land capability

A ranking of the ability of land to sustain a range of agricultural land uses without degradation of the land resource (Grose 1999).

PROTOCOL REFERENCES

Grose, C J. Land capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania. Second Edition. Tasmania: Department of Primary Industries, Water and Environment, 1999.

Gunn, R H, J A Beattie, R E Reid, and R H.M van de Graaff. Australian Soil and Land Survey Handbook: Guidelines for Conducting Surveys. Melbourne: Inkata Press, 1988.

Isbell, R F. The Australian soil classification. Revised Edition. Melbourne: CSIRO Publishing, 2002.

McDonald, R C, R F Isbell, J G Speight, J Walker, and M S Hopkins. Australian Soil and Land Survey Field Handbook. Second Edition. Canberra: Australian Collaborative Land Evaluation Program, CSIRO Land and Water, 1998.

ON SITE LAND CAPABILITY ASSESSMENT

Published Land Capability (LIST 1:100,000) maps the subject land as Class 4 (24.6ha).

A site inspection was undertaken on the 6th of August 2021 and a Land Capability assessment was undertaken at a scale of 1:10,000. Ten assessment pits were augered across the assessment area, one example pit is described below. This was accompanied by visual inspections across the title and slope calculations.

The results of the onsite Land Capability assessment determined that there is 10.1ha of Class 4 land, 8ha of Class 5 land, 5.1ha of Class 5+6 land, and 1.4ha of Class 6 land on the title.

For the augered assessment pits and adjacent land there were two key characteristics that determined the assessed Land Capability:

- Drainage (d) – All profiles showed imperfect to poor drainage characteristics through mottling (common & faint to common & distinct) from around 20cm to 60cm depth. In the areas identified as Class 5, there was also areas of surface ponding. In the Class 4 areas there was also surface ponding, however, this generally correlated with high traffic areas between the horse paddocks.
- Surface stone (r) – throughout the area assessed as Class 5+6 Class 6 surface stone (dolerite) was prolific, both as individual stones and boulders, sheet rock and outcrops, the prevalence of stone in these areas significantly limits the agricultural potential. Occasional evidence of surface rock was also identified in the Class 4 and Class 5 areas, which may indicate stone at depth.

The characteristics of the Class 4 area were considered to be consistent with the poorer end of the Class 4 capability range.

Table A3-2: Land Capability Assessment Summary Table for Assessment Pits 2019

	SOIL	COMMENTS	COLOUR	TEXTURE	STRUCTURE (E)	COARSE FRAGMENT SIZE (G)		SOIL DRAINAGE (D)	SURFACE STONE (R)	SLOPE (E)	EROSION RISK		FLOOD RISK	LAND CAPABILITY
Pit No	Depth (cm)		Munsell			Type, mm	%	Mottle Severity	Presence	%	Water	Wind		
1	0-15		7.5YR 3/3 Dark brown	Clay Loam	Moderate				Present	0-5	Low	Low	Moderate	5d
	15-20		10.5YR 3/2 Very dark brown	Silty Clay Loam	Moderate	2-20	20-35							
	20-60		10.5YR 3/3 Dark brown	Medium Clay	Strong			Common & Distinct						
2	0-30	Gravel occurred from 15cm Surface ponding nearby Auger refusal at 40cm	7.5YR 2.5/2 Very dark brown	Clay Loam	Moderate	2-60	35-50		Present	0-5	Low	Low	Moderate	5dg
	30-40		7.5YR 3/3 Dark brown	Light Clay	Strong	2-60	35-50	Common & Distinct						
3	0-25	Surface ponding nearby	7.5YR 2.5/2 Very dark brown	Clay Loam	Moderate	2-60	2-20			0-5	Low	Low	Moderate	5d
	25-60		7.5YR 3/3 Dark brown	Light Clay	Strong									
4	0-20		7.5YR 2.5/2 Very dark brown	Clay loam	Strong					5-12	Low	Low	Low	4d
	20-60		7.5YR 3/3 Dark brown	Medium to Heavy clay	Massive			Common & Faint, increasing to Common & Distinct at 40cm						
5	0-5		7.5YR 2.5/2 Very dark brown	Clay loam	Strong				Present	5-12	Low	Low	Low	4d
	5-60		7.5YR 3/3 Dark brown	Medium to Heavy clay	Massive			Common & Faint from 25cm						
6	0-60	Surface ponding nearby	10YR 3/3 Dark brown	Medium Clay	Strong			Common & Distinct from 30cm		5-12	Low	Low	Low	5d
7	0-20		10YR 3/3 Dark brown	Clay Loam	Strong				Present	0-5	Low	Low	Low	5+6rd
	20-60		10YR 3/3 Dark brown	Medium Clay	Strong			Common & Distinct from 40cm	Present					
8	0-60		10YR 3/3 Dark brown	Medium Clay	Strong			Common & Distinct from 30cm	Present	5-12	Low	Low	Low	5rd

	SOIL	COMMENTS	COLOUR	TEXTURE	STRUCTURE (E)	COARSE FRAGMENT SIZE (G)		SOIL DRAINAGE (D)	SURFACE STONE (R)	SLOPE (E)	EROSION RISK		FLOOD RISK	LAND CAPABILITY
9	0-5	Auger Refusal at 5cm	7.5YR 2.5/2 Very dark brown	Clay loam	Strong				Present	0-5	Low	Low	Low	6r
10	0-30	Auger Refusal at 55cm	7.5YR 2.5/2 Very dark brown	Clay loam	Strong									4dr
	30-55		7.5YR 3/3 Dark brown	Medium to Heavy clay	Massive			Common & Faint	Present	0-5	Low	Low	Low	

Pit 2



Site: 40768 Tasman Hwy

Date: 6 August 2021

Pit: 1

Flood Risk: Moderate

Slope: 0-5%

Morphology: gentle easterly aspect

Surface condition: Pasture.

Table A3-3: Profile description

DEPTH (CM)		MUNSELL COLOUR		STRUCTURE	TEXTURE	GRAVEL	MOTTLE	COMMENTS
0	30	7.5YR	2.5/3	M	CL	35-50%	-	Gravel from 15cm
30	40	7.5YR	3/3	S	LC	35-50%	5	Auger refusal at 40cm

Duplex profile with moderately-structured soils with a Clay Loam at the surface and a Medium Clay at depth. Gravel was present throughout profile from 15cm. Auger refusal occurred at 40cm, which is likely due to sub-surface stone. Common & distinct mottling occurred from 30cm which is an indicator of poor drainage, surface ponding was also identified nearby. Poor drainage characteristics dictate a Land Capability Class of 5.

Appendix 4: Photos



Figure A4-1: Example of surface stone within the area assessed as Land Capability Class 5+6 in the eastern corner of the title.



Figure A4- 2: Example of existing pasture.



Figure A4-3: Example of standing surface water identified in Class 5 areas.



Figure A4- 4: Example of surface stone identified in Class 4 area.



Figure A4-5: View from eastern area of the title looking north west towards the two dwellings.



Figure A4-5: Example of surface stone present in the main Class 5+6 assessed area.



Figure A4-6: View from the subject title looking west at dryland grazing land on the western side of the Tasman Highway.



Figure a4-6: view from the subject title looking at south at the dwelling located on CT 177465/2, which is zoned Rural Living.

Appendix 5: Potential conflict issues

Tables A5-1 and A5-2 describe the frequency and intensity of adjacent activities and the associated issues likely to constrain this use. These are a broad guide only and site specific, cultivar specific and seasonal variations occur. Aside from the specific issues associated with these activities Learmonth et. al. (2007) also provides a comprehensive list of potential land use conflict issues (see Figure A5-3). In proximity to the proposed dwelling there is predominantly grazing, however, there is also some plantation towards the south west. Tables A5-1 to A5-2 provide the rationale behind the recommended minimum buffers contained in Table A6-1 (Appendix 6).

Table A5-1: Farming activity – grazing

MANAGEMENT ACTIVITY	ISSUES LIKELY TO CONSTRAIN THE ACTIVITY	COMMENT
Pasture sowing Herbicide spraying Cultivation Drilling.	Spray drift, noise Noise, dust Noise, dust.	Ground based or aerial – often very early in the morning.
Graze.	Noise at certain time e.g. weaning calves Livestock trespass.	Tractor.
Forage conservation Mow, Rake, Bale, Cart bales.	Noise, dust.	Tractor.
Fertiliser spreading.	Noise.	Tractor.
Insecticide spraying.	Spray drift Noise.	Ground based or aerial – often very early in the morning.

Table A5-2: Farming activity – Vines (after establishment)

MANAGEMENT ACTIVITY	ISSUES LIKELY TO CONSTRAIN THE ACTIVITY	COMMENT
Fungicide spraying Sept – March (max 10)	Spray drift Noise	Ground based likely to be very early in the morning
Herbicide spraying Autumn and summer 2-3	Spray drift Noise	Ground based likely to be very early in the morning
Irrigation	Spray drift Noise	
Frost fans	Noise	
Pruning, training June – Sept	By hand	
Harvesting March -May	By hand or machine Noise	Tractor & traffic

Table A5-3: Typical Land Use Conflict issues

Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast. Learmonth, R., Whitehead, R., Boyd, B., and Fletcher, S. n.d.

Table 1. Typical rural land use conflict issues in the north coast region

Issue	Explanation
Absentee landholders	Neighbours may be relied upon to manage issues such as bush fires, straying stock, trespassers etc. while the absentee landholder is at work or away.
Access	Traditional or informal 'agreements' for access between farms and to parts of farms may break down with the arrival of new people.
Catchment management	Design, funding and implementation of land, water and vegetatin management plans are complicated with larger numbers of rural land-holders with differing perspectives and values.
Clearing	Neighbours may object to the clearing of trees, especially when it is done apparently without approvals or impacts on habitat areas or local amenity.
Cooperation	Lack of mutual co-operation through the inability or unwillingness on behalf individuals to contribute may curtail or limit traditional work sharing practices on-farm or in the rural community.
Dogs	Stray domestic dogs and wild dogs attacking livestock and wildlife and causing a nuisance.
Drainage	Blocking or changing drainage systems through a lack of maintenance or failure to cooperate and not respect the rights of others.
Dust	Generated by farm and extractive industry operations including cultivating, fallow (bare) ground, farm vehicles, livestock yards, feed milling, fertiliser spreading etc.
Dwellings	Urban or residential dwellings located too close to or affecting an existing rural pursuit or routine land use practice.
Electric fences	Electric shocks to children, horses and dogs. Public safety issues.
Fencing	Disagreement about maintenance, replacement, design and cost.
Fire	Risk of fire escaping and entering neighbouring property. Lack of knowledge of fire issues and the role of the Rural Fire Service.
Firearms	Disturbance, maiming and killing of livestock and pest animals, illegal use and risk to personal safety.
Flies	Spread from animal enclosures or manure and breeding areas.
Heritage management	Destruction and poor management of indigenous and non indigenous cultural artefacts, structures and sites.
Lights	Bright lights associated with night loading, security etc.
Litter	Injury and poisoning of livestock via wind blown and dumped waste. Damage to equipment and machinery. Amenity impacts.
Noise	From farm machinery, scare guns, low flying agricultural aircraft, livestock weaning and feeding, and irrigation pumps.
Odours	Odours arising from piggeries, feedlots, dairies, poultry, sprays, fertiliser, manure spreading, silage, burning carcasses/crop residues.
Pesticides	Perceived and real health and environmental concerns over the use, storage and disposal of pesticides as well as spray drift.
Poisoning	Deliberate poisoning and destruction of trees/plants. Spray drift onto non-target plants. Pesticide or poison uptake by livestock and human health risks.
Pollution	Water resources contaminated by effluent, chemicals, pesticides, nutrients and air borne particulates.
Roads	Cost and standards of maintenance, slow/wide farm machinery, livestock droving and manure.
Smoke	From the burning of crop residues, scrub, pasture and windrows.
Soil erosion	Loss of soil and pollution of water ways from unsustainable practices or exposed soils. Lack of adequate groundcover or soil protection.
Straying livestock	Fence damage, spread of disease, damage to crops, gardens and bush/rainforest regeneration.
Theft/vandalism	Interference with crops, livestock, fodder, machinery and equipment.
Tree removal	Removal of native vegetation without appropriate approvals. Removal of icon trees and vegetation.
Trespass	Entering properties unlawfully and without agreement.
Visual/amenity	Loss of amenity as a result of reflective structures (igloos, hail netting), windbreaks plantings (loss of
Water	Competition for limited water supplies, compliance with water regulations, building of dams, changes to flows. Stock access to waterways. Riparian zone management.
Weeds	Lack of weed control particularly noxious weeds, by landholders.
<i>Based on: Smith, RJ (2003) Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW).</i>	

Agricultural 6: Agricultural requirements and potential constraints

Table A6-1: Agricultural Enterprises and Potential Constraints

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	Sheep	Cattle	Dairy	Cereals	Others	Processed	Un-processed				
Land Capability	LC 3–6.	LC 3–5/6.	LC 3–5.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4/5.	LC 1–4/5.	LC 1–4 or N/A	LC 4–6
Minimum paddock sizes	No minimum.	No minimum.	To suit grazing.	10–15ha min.	5–10ha min.	10ha min.	10ha min.	2–4ha.	2–5ha.	2–4ha min.	10–20ha min.
Farm size for a "viable" business	5,000–10,000 dse (area depends on rainfall).	5,000–10,000 dse (area depends on rainfall).	Capacity for at least 350 milkers.	Broadacre cropping will be a mix of crops in rotation with pasture and livestock. The area required for viability is highly variable.				4–10ha.	10–30ha.	5–10ha.	10–20ha min.
Agricultural Land Mapping Project (3)	333ha.		40ha.	133ha.		25ha.		10ha.			Not defined.
Irrigation water	Not required.	Not required.	Preferable 4–6ML/ha.	Not necessary.	Mostly necessary, 2–3 ML/ha.	Necessary, 2–6ML/ha.	Necessary, 2–6ML/ha.	Necessary, 1–3ML/ha.	Necessary, 2–3ML/ha.	Necessary, small quantity.	Not required.
Climate specifications	Lower rainfall preferred for wool.	No preferences.	High rainfall (or irrigation).	Susceptible to spring frosts. Difficult to harvest in humid coastal conditions.	Susceptible to spring frosts.	Susceptible to spring frosts.	Susceptible to spring frosts.	High rainfall (or irrigation).	Susceptible to spring frosts for vines. Susceptible to summer rains for cherries. Susceptible to disease in high humidity in March for vines.	Preferably low frost risk area.	Rainfall above 700–800 mm.
Infrastructure	Yards & shed.	Yards, crush, loading ramp.	Dairy shed.	Minimal.	Irrig facilities.	Irrig facilities.	Irrig facilities.	Irrig facilities.	Irrig facilities.	Plastic/glass houses.	None.
Plant & equipment	Minimal.	Minimal; hay feeding plant.	General purpose tractor, hay/silage feeding.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Small plant.	None.
Market contracts	Not required.	Not required.	Necessary.	Not required.	Generally required.	Necessary.	Highly preferred.	Desired.	Desired.	Contracts preferable.	Varies.
Labour	Medium.	Low.	High.	Low.	Low.	Low.	Variable/medium.	High at times.	High at times.	High at times.	Low.
Local services	Shearers.	Vet.	Vet, dairy shed technician.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Pickers.	Pickers.	Pickers.	Contractors.
Regional suitability	Dryer areas good for wool. All areas suitable; larger farm sizes	All areas suitable. Suits small farms.	Economics dictate large area necessary. Needs high rainfall or large water resource	Generally large areas, so need larger paddocks and larger farms.	Generally large areas, so need larger paddocks and larger farms.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Specific site requirements; proximity to markets and transport/carriers.	Specific site requirements; potentially available in most municipalities.	Proximity to markets is important.	Low rainfall areas less preferred.

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	needed for viability.		for irrigation.								
Recommended min. buffer for individual dwellings (1)	50m to grazing area.	50m to grazing area.	50m to grazing area, 250m to dairy shed and 300m to effluent storage or continuous application areas (2).	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	100m from crop for aerial spraying.
Recommended min. buffer for residential areas (1)	50m to grazing area.	50m to grazing area.	50m to grazing area, 500m to dairy shed.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	Site specific (1).

Table A6-1 notes:

From (Learmonth, Whitehead, Boyd & Fletcher, 2007). These are industry specific recommended setbacks which do not necessarily align with Planning Scheme Setback requirements. Council should ensure they are aware of attenuation setback requirements for specific activities.

From (State Dairy Effluent Working Group, 1997).

The Agricultural Land Mapping Project (Dept of Justice, 2017) defined minimum threshold titles sizes that could potentially sustain a standalone agricultural enterprise

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Document review and authorisation

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1.0	Draft	10/9/21	M. Tempest	A. Ketelaar	T. Strachan	A. Ketelaar	G. Dawkins

17 September 2021

Chief Executive Officer

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To Whom It May Concern,

Representation Against Proposed 'Rural' Zoning of 40768 Tasman Hwy Under the City of Launceston Draft Local Provisions Schedule of the Tasmanian Planning Scheme.

I wish to make a representation against the proposed zoning of my property 'Paisley' at 40768 Tasman Hwy, Waverley (CT 104384/2) under the City of Launceston's Draft Local Provisions Schedule of the Tasmanian Planning Scheme. As per the Draft Zoning mapping advertised on City of Launceston's website, my title is proposed to be zoned 'Rural'. However, based on the characteristics of my land and adjacent land that is proposed to be zoned (and is currently zoned) 'Rural Living', I am of the opinion that my land would be more appropriately zoned 'Rural Living'. This would be consistent with the current development pattern in the immediate area. Zoning the property 'Rural Living', would also potentially provide an opportunity to undertake a subdivision of the land in the future (subject to future approval).

The limitations associated with the agricultural potential of the property is further discussed in an Agricultural Report completed by RMCG. This report also discusses the potential impact on adjacent land if my land was zoned 'Rural Living' and a subdivision occurred in the future. I have provided the Agricultural Report as an accompaniment to this letter.

Rezoning this land to 'Rural Living' would be compliant with the purpose of the Rural Living Zone as described in the *Guideline No 1 – Local Provisions Schedule (LPS): Zone and Code Application* document (Guideline No 1). This describes the Rural Living Zone purpose as:

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.

Rezoning the title also complies with the Application Guideline RLZ1 in the Guideline No 1 document:

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.

As identified in Agricultural Report, my property is described as having hobby scale characteristics with low agricultural potential.

Under the existing *Launceston Interim Planning Scheme 2015* my land is zoned 'Rural Resource'. This means it was included in the Land Potentially Suitable for Agriculture Zone Mapping. I note RLZ 4 under Guideline No 1 states the Rural Living Zone should not be applied to land that:

(c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST, 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.

Upon reviewing the *Northern Tasmanian Regional Land Use Strategy* rezoning my land to 'Rural Living' is consistent with sections D.2.2.2 - Rural Residential Areas and D.2.2.4 - Key Planning Principles for Rural Areas. Under D.2.2.4 it would be specifically in line with the following points:

- Support rural living opportunities in appropriate locations (Rural Residential Area) where it does not compromise or fragment productive rural land.
- Recognise rural living use as a legitimate residential lifestyle subject to appropriate location criteria.

My land was also included in the *Eastern Approaches Long Term Conceptual Development Plan 2010* by City of Launceston as future Rural Residential Land.

Thank you for the opportunity to provide comment on the Draft Local Provision Schedule of the Tasmanian Planning Scheme for West Tamar. Please consider my representation and please contact me if you have any queries or questions. I look forward to your response.

Kind regards



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