

From: "Michelle Schleiger" <michelle@woolcottsurveys.com.au>
Sent: Fri, 17 Sep 2021 15:25:15 +1000
To: "Contact Us" <contactus@launceston.tas.gov.au>
Cc: "James Stewart" <james@woolcottsurveys.com.au>; "Colin Smith" <colin.smith@woolcottsurveys.com.au>; "Brett Woolcott" <brett@woolcottsurveys.com.au>
Subject: Attention to the Chief Executive Officer; Regarding 299 Relbia Road and the draft LPS
Attachments: 2014-19 - Cover letter - representation to the draft LPS Launceston - Relbia.pdf, Annexure 1 - S Healey Relbia_Ag report September 2021.Final.pdf

You don't often get email from michelle@woolcottsurveys.com.au. [Learn why this is important](#)

Dear Mr Stretton

Please find attached, written representation to the draft Local Planning Provisions, as advertised, regarding land at 299 Relbia Road, Relbia and the proposed zoning.

Any correspondence regarding this matter can be directed to me at this address. Should you require further information regarding this please let me know.

With Regards

[Michelle Schleiger](#)

Town Planner

M 0477 332 008

P 03 6332 3760

E michelle@woolcottsurveys.com.au

W www.woolcottsurveys.com.au

A 10 Goodman Court, Invermay TAS (PO BOX 593, Mowbray Heights TAS 7248)



WOOLCOTT SURVEYS



Offices located in:

LAUNCESTON

10 Goodman Crt, Invermay
PO Box 593, Mowbray TAS 7248
P 03 6332 3760

ST HELENS

48 Cecilia St, St Helens
PO Box 430, St Helens TAS 7216
P 03 6376 1972

HOBART

Rear Studio, 132 Davey St,
Hobart TAS 7000
P 03 6227 7968

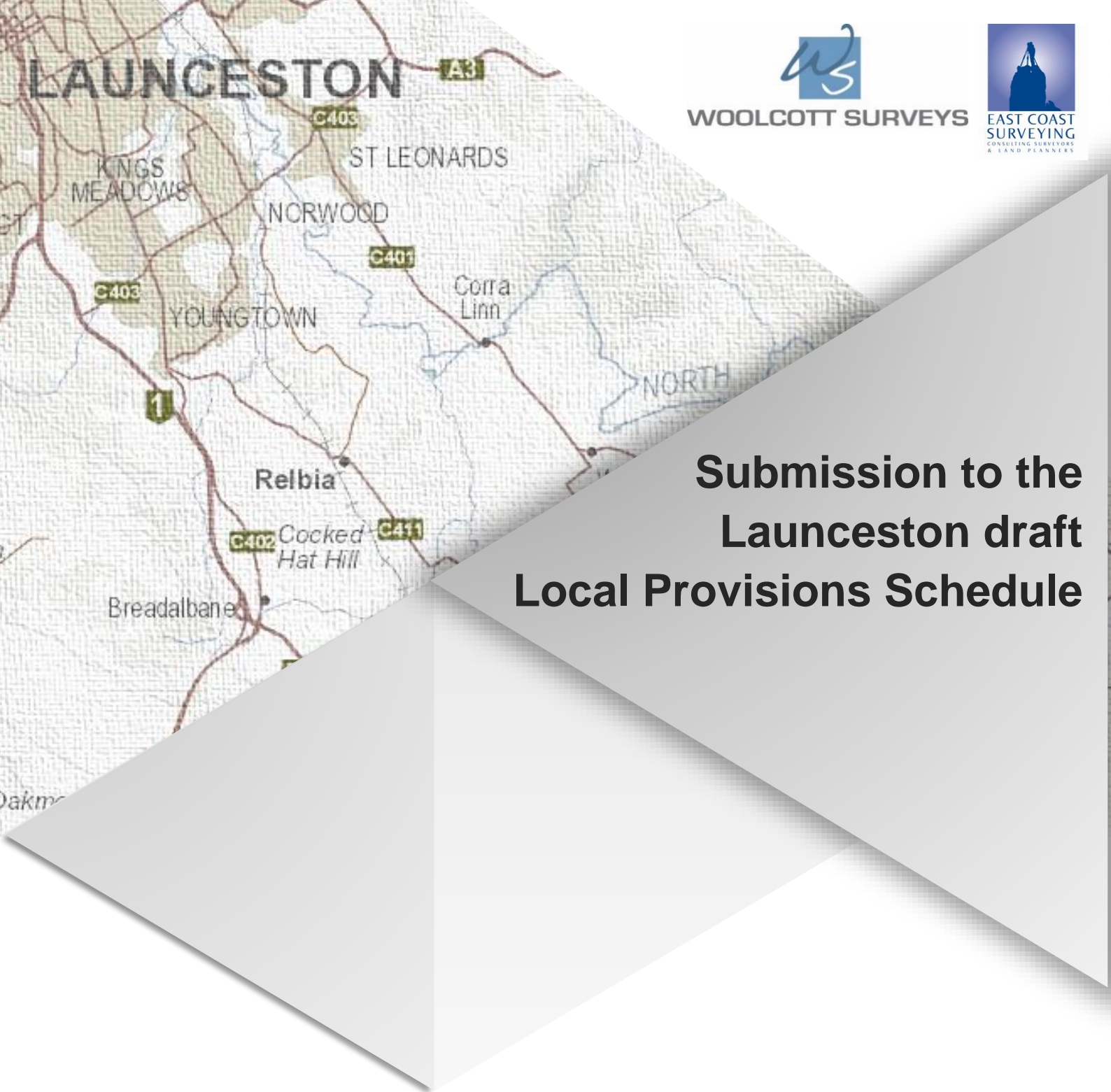
DEVONPORT

2 Piping Lane,
East Devonport
P 03 6332 3760

This email and any attachments are confidential and may be privileged. They are solely for the use of the person or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately and delete.

 please consider the environment before printing this email

WARNING: The number of frauds relating to the transfer of money is increasing rapidly. Accordingly, it is essential that you only act on emails and letters that come from '@woolcottsurveys.com.au' email accounts. If you are unsure, please check by contacting our office prior to transferring funds. We do not accept any responsibility for any loss or damage arising from any electronic transfers or deposits made by you that are not received into our bank account.



WOOLCOTT SURVEYS



EAST COAST
SURVEYING
CONSULTING SURVEYORS
& LAND PLANNERS

Submission to the Launceston draft Local Provisions Schedule

Representation to rezone 299 Relbia Road from Agriculture Zone
to Rural Zone

September 2021

Job Number: 2014-19
Prepared by: Michelle Schleiger (michelle@woolcottsurveys.com.au)
Town Planner
Reviewed by: James Stewart (james@woolcottsurveys.com.au)
Senior Planner

Rev. no	Description	Date
1	Draft	17 August 2021
2	Review	17 September 2021
3	Final	17 September 2021

© Woolcott Surveys Pty Ltd

ABN 63 159 760 479

All rights reserved pursuant to the Copyright Act 1968

No material may be copied or reproduced without prior authorisation

Launceston | St Helens | Hobart | Devonport
woolcottsurveys.com.au

Contents

1.	Introduction.....	1
1.1	Summary	1
1.2	The proposal	1
2.	Zone Assessment	2
2.1	Zone application	2
2.2	Northern Tasmania Regional Land Use Strategy	2
3.	Conclusion.....	5
	Annexure 1 – Agricultural assessment and planning scheme compliance report – Pinion Advisory	6

1. Introduction

This report has been prepared as a representation to the Launceston draft LPS with regard to land at 299 Relbia Road, Relbia, under Section 35E of the *Land Use Planning and Approval Act 1993* (the Act). This report proposes that the subject site (in part) be considered for 'Rural Residential' or 'Rural' zone under the Tasmanian Planning Scheme (TPS). The following provides relevant information and responds to the relevant provisions and strategies pertaining to the land.

The title is in three sections, two of which are drafted to retain Rural Living Zone. This submission requests that the third section (west of Relbia Road) be considered for Rural Living, to bring the property under one single zone, or, to Rural Zone, as the land is not suited for the Agriculture Zone, as drafted.

1.1 Summary

The following is a summary of the land information:

Address	299 RELBIA RD RELBIA TAS 7258
Property ID	6394856
Title	122876/1
Total Site Area	35.67ha approximately
Council	Launceston Council
Current Zone	Rural Resource
Current Overlays	Bushfire Prone Area Attenuation Area SAP 6 Relbia and Glenwood Road Specific Area Plan Priority Habitat
Future (planned) Zone	Part Rural Living and part Agriculture
Future (planned) Overlays	Landslip Hazard Specific Area Plans Waterway and Coastal Protection Bushfire Prone Areas Safeguarding of Airports Priority Vegetation Area Attenuation

1.2 The proposal

This representation proposes that the land be considered wholly for the Rural Residential Zone under the Tasmanian Planning Scheme. The land in question is the section of the title that is to the west of Relbia Road, currently zoned Rural Resource and drafted to be zoned to Agriculture Zone. The report provided at Annexure 1, by Pinion Advisory, details that the land is not suitable to be zoned as Agriculture as the land is constrained, surrounded by residential development and not suitable for viable farming. The land could be utilised as Rural Living (D) without detriment as it would allow use that is consistent with the surrounding area. The minimum lot size would be 10 ha, allowing this section of land to be made into two lots at the most. This would be more in line with the development pattern to the north and south of the subject site.

At the least, it is submitted that this land is more suited to Rural Zone and Agriculture Zone. The report from Pinion Advisory provides the relevant information on why the land is not suited to the Agriculture Zone.

2. Zone Assessment

2.1 Zone application

Guideline No.1 Local Provisions Schedule (LPS) Zone and code application

The report provided by Pinion Advisory provides a response to the zone and code application.

2.2 Northern Tasmania Regional Land Use Strategy

Introduction

The following is taken from the Northern Tasmania Regional Land Use Strategy (NTRLUS) from the Regional Planning Policies section. Regional Planning Policies address the management of regional growth under the following categories:

- E2 Regional Settlement Network Policy;
- E3 Regional Activity Centre Network Policy;
- E4 Regional Infrastructure Network Policy;
- E5 Regional Economic Development Policy;
- E6 Regional Infrastructure and Community Policy;
- E7 Regional Environment Policy

According to Section D of the RLUS the subject site is straddles the Future Investigation Area – Strategic Reserve Investigation Area and Rural Area. Acknowledging that these maps are general and indicative, it is considered worth bringing to the attention of the relevant authorities that there may be potential for the land to be investigated for future development. These areas are considered by the NTRLUS to be inside an Urban Growth Area and can be rezoned for urban development, depending on local strategies.

Notwithstanding, this report responds to the NTRLUS as a Rural Residential Area, according to the information provided at D.2.2.2 Rural Residential Areas and D.2.2.4 Key Planning Principles for Rural Areas.

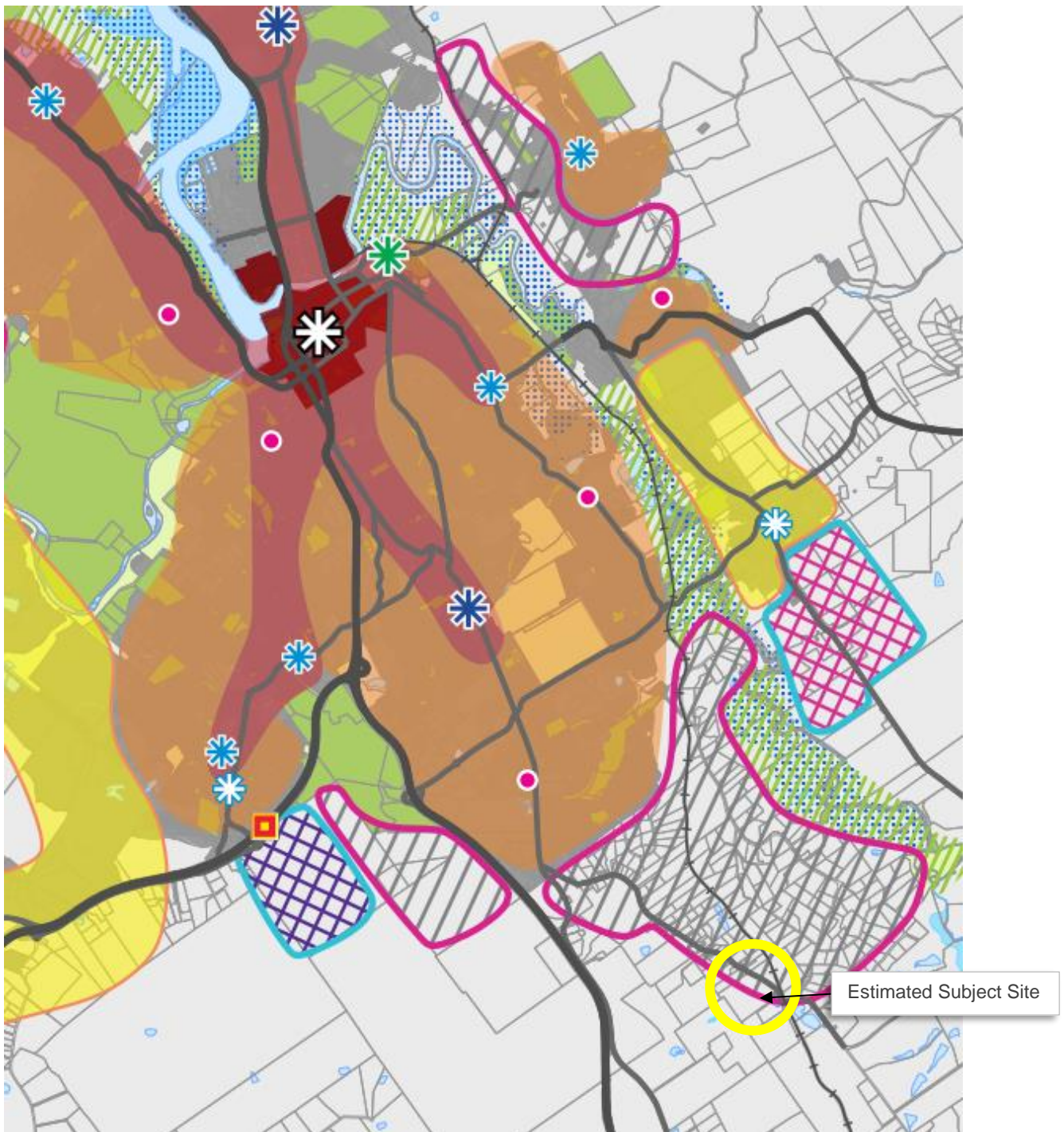


Figure 1 - Extracted from the Northern Tasmania Regional Land Use Strategy Map D.1 Regional Framework.

D.2.2.2 Rural Residential Areas

According to the NTRLUS, the region's rural landscape includes land suitable for opportunities for rural residential use and development on large lots in locations that allow rural landscapes. Natural and landscape values should be retained.

These types of areas would typically be contained in the Rural Living Zone, notwithstanding, the zone should reflect:

- Established rural residential patterns; or
- Additional areas identified in a local strategy

that support settlements with a mix of housing options for a diverse population.

Rural Residential areas reflect land that is not suitable for efficient or practical agricultural use on a commercial basis. This land is more suited to lifestyle blocks or hobby farms, mixed lot sizes, often too small for viable farming, and may also have other land form constraints that prevent full agricultural use without detriment. The subject site land provides options for alternative lots that help to divert residential development away from prime agricultural land, which, to protect the food bowl, should be reserved from residential development.

D.2.2.4 Key Planning principles for rural areas

In conserving and managing rural areas to enhance their contribution to the economy, providing alternative lots for rural residential development is desirable, particularly where they are so located on constrained land at urban perimeters. In turn, this provision of land supports rural and environmental opportunities in appropriate locations where productive land would not be further fragmented or constrained.

The subject site at Relbia Road is so located and constrained. It is not considered to be valuable agricultural land, as demonstrated by the report provided by Pinion Advisory and is located within scattered residential development on the urban fringe of Launceston. The cadastre is fragmented with varied lot sizes and surrounding development means land consolidation is highly unlikely. The subject site is serviced for reticulated water but not sewer, meaning lots need to be large enough to accommodate on site waste water, typical to rural residential development.

The NTRLUS expresses encouragement to rural communities by inviting participation in the determination of planning outcomes. This representation on behalf of the land owner is such an expression and not uncommon for the Relbia locality as the future of this area is constantly being challenged and debated.

The residential demand in Relbia is reportedly on the rise with demand evident to those in land use supportive sectors (such as planning, surveying, architecture and building). Despite the land's rural aspect, Relbia has been under incremental pressure to become a residential area at the fringe of Launceston's urban boundary.

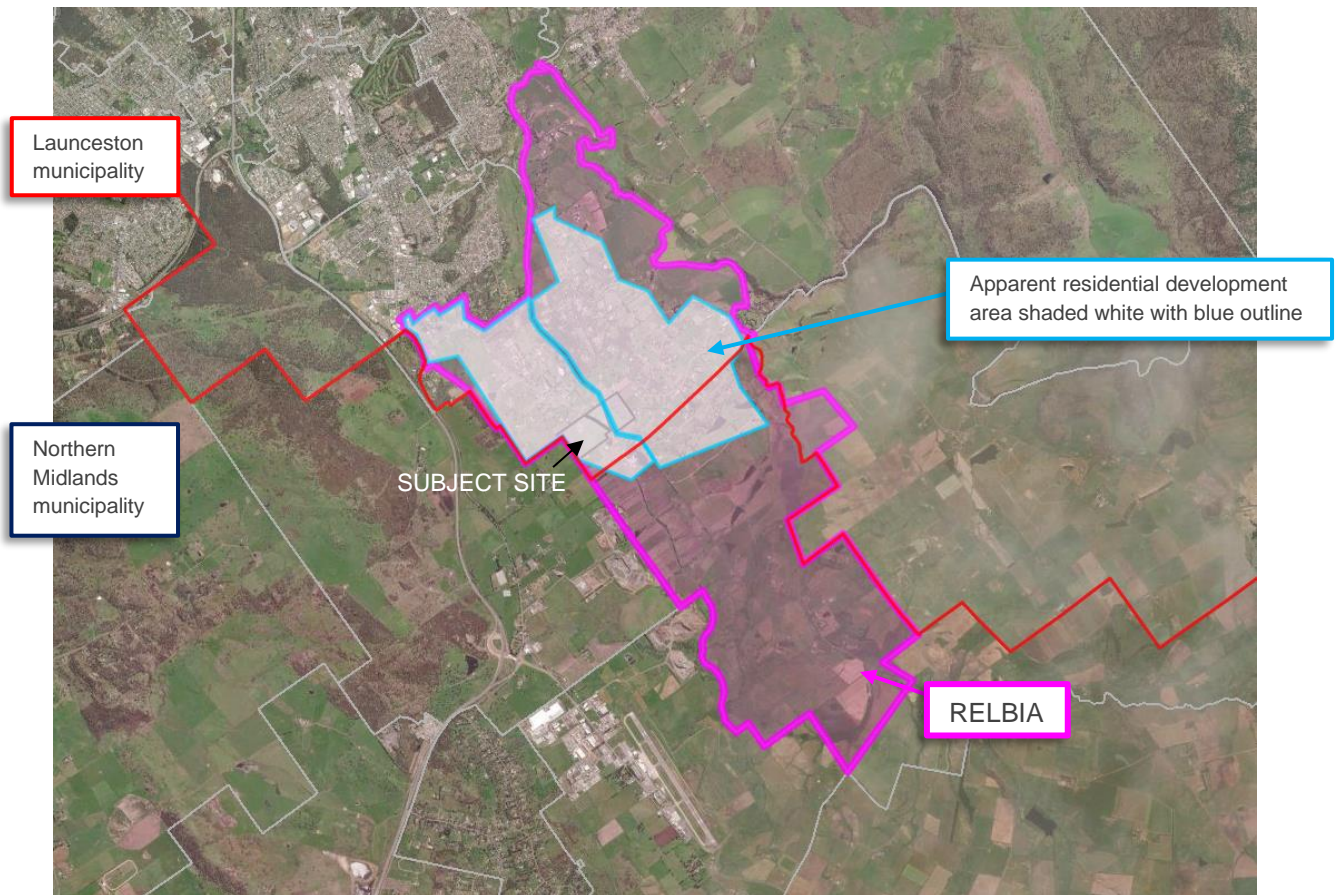


Figure 2 - Showing the Relbia location and evident residential development clusters (Source: LISTMap).

Consolidating population growth and allowing a rural settlement in Relbia could help to preserve rural land, that is more viable. Relbia's proximity to Launceston makes it an ideal choice for residents seeking rural lifestyle blocks, especially when compared to villages or settlement nodes further away from established activity centres and transport networks. The residential location map shown in the report from Pinion Advisory (Figure 9) indicates that there is already an existing cluster of residential development in the area and the only apparent break to this is the division made by Relbia Road, which transects the land with the Rural Residential Zone to the east and Rural or Agricultural Zone to the west. This section of non-residential land is relatively small when viewed against the area as a whole and seems inconsequential to the contribution of farmland to the area.

3. Conclusion

The Rural zone is a more applicable zone for the land with respect to the limitations on how it can be farmed and with regard to the proximity of residential use in the area. The application of the Rural Living Zone would create consistency within the land title and with the surrounding development pattern. Relbia shows clusters of residential development in accordance with the Rural Living Zone but, which breaches the boundaries of this zone, into the Rural Resource Zone. Consolidating and containing this development would be in accordance with the Key Planning Principles for Rural Areas. The report provided by Pinion Advisory further demonstrates that the land is not suited to Agriculture Zone and consideration to a more appropriate zone should be applied.

Annexure 1 – Agricultural assessment and planning scheme compliance report – Pinion Advisory



Land Surveying | Town Planning | Project Management
w woolcottsurveys.com.au e office@woolcottsurveys.com.au

Launceston
Head office
10 Goodman Court
Invermay 7250
p (03) 6332 3760

St Helens
East Coast office
48 Cecilia Street
St Helens 7216
p (03) 6376 1972

Hobart
South office
Rear studio, 132 Davey Street
Hobart 7000
p (03) 6227 7968

Devonport
North west office
2 Piping Lane
East Devonport 7310
p (03) 6332 3760



SIMON & JENNI HEALEY

Agricultural assessment & proposed rezoning report

299 Relbia Road, Relbia

SEPTEMBER 2021





43 Formby Road, Devonport, Tasmania 7310

Phone: 1300 746 466

Email: admin@pinionadvisory.com

www.pinionadvisory.com

Report author: Jason Barnes BAgSc(Hons)

An appropriate citation for this report is: Pinion Advisory, 2021, Agricultural assessment and planning scheme compliance report, S&J Healey, Launceston, TAS

Document status:

Date	Status /Issue number	Reviewed by	Authorised by	Transmission method
3/9/21	Draft	JL	JB	Email
17/9/21	Final	JB	JB	Email

This report has been prepared in accordance with the scope of services described in the contract or agreement between Pinion Advisory and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Pinion Advisory accepts no responsibility for its use by other parties.

Contents

Table index.....	4
Figure index.....	4
Image index.....	5
1 Executive summary.....	6
2 Purpose.....	8
2.1 Land Capability.....	8
2.2 Tasmanian Planning Scheme – LPS.....	8
3 Property details.....	9
3.1 Location.....	9
3.2 Land capability.....	13
3.3 Soils.....	17
4 Water Availability.....	23
5 Land Use Activity.....	24
5.1 Current agricultural land use.....	24
5.2 Potential agricultural land use activities.....	25
5.2.1 Cropping land use activity.....	25
5.2.2 Grazing land use activity.....	25
5.2.3 Horticultural land use.....	27
5.3 Impact on agricultural activities and residential amenity.....	27
5.4 Impact of agricultural activity on neighbouring land of the proposed development.....	29
5.5 Impact of proposed development on agricultural activity of neighbouring land.....	30
5.6 Impact of proposed development on amenity of dwellings on nearby land.....	31
6 Local and regional agricultural significance.....	33
7 Property improvement and development considerations.....	33
8 Potential constraints analysis.....	33
9 Proposed Rural Zoning.....	34
1.1 RZ1.....	36
1.2 RZ2.....	37
1.3 RZ3.....	37
1.4 AZ6.....	38

10	Conclusion.....	40
11	References	41
12	Declaration.....	41

Table index

Table 1	Property location identification details.....	9
Table 2	Land capability assessment over title 122876/1.....	15
Table 3	Potential risk from agricultural land and activities on neighbouring land.....	29
Table 4	Potential risk from proposed development on neighbouring agricultural land use and activity	30
Table 5	Regional land capability class.....	33

Figure index

Figure 1	Approximate property location and title references outlined in blue (122876/1) (Source: The LISTMap)	10
Figure 2	Topographic map of the property (Source The LISTMap).....	10
Figure 3	Land tenure on and surrounding the property is private freehold land (pale yellow) (Source: The LISTMap)	11
Figure 4	The property is zoned Rural Resource (light brown) under the Launceston Interim Planning Scheme and bordered by Rural Living zoned (pink) to the north. (Source: The LISTMap).....	11
Figure 5	Land potentially suitable for Agricultural zone. Orange - Potentially Unconstrained, yellow - Potentially Constrained (2A), light yellow – Potentially Constrained (2B), light green – Potentially Constrained (3) (Source: The LISTMap)	12
Figure 6	Threatened Native Species Communities 2020 map. There is a Threatened Species Communities recorded on the property of Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits (20) on the north-eastern end of the property (source the LIST).....	12
Figure 7	Land capability on the property has been classified from the property inspection and as being class 5d and 4e land.	14
Figure 8	Land use of surrounding properties in the proposed Rural Zoned area (in red). Vineyards are marked in orange, residential dwellings marked with blue pin, accommodation marked with a black pin and in green dryland pasture within the irrigation district (light blue shade) that is limited due to the topography for irrigation development (Source The LISTMap).	27
Figure 9	Residential dwellings (blue markers) in a 1km radius (teal outline) of the property proposed for re-zoning (blue outline) (Source: The LIST Map).....	31
Figure 10	200m setback from each residential dwelling around the property's boundary, excluding the houses on the property itself (source: The List Map)	32
Figure 11	200m setback around each of the surrounding houses and the encroachment onto the rural or agricultural land on the SE side of Relbia Road. These setback distances from the residential	

dwelling constrains the agricultural use of the land (in Orange, 6.5ha) and increase the risk of conflict and interference between agricultural and non-agricultural land uses (source: The List Maps)..... 32

Image index

Image 1 Soil profile 1 defined grey to black clay soil, Vertosol, Canola Association class 5 land (Taken at site assessment 28/8/21).....	18
Image 2 Soil profile 2 defined as grey to black clay soil, Vertosol, class 5 land (Taken at site assessment 28/8/21)	18
Image 3 Soil profile 3 defined as brown sandy loam soil, Dermosol/Relbia Soil Association, located on the elevated area of the property, class 4 land (Taken at site assessment 28/8/21)	19
Image 4 Soil pit 4 sandy loam over clay on the eastern side of Relbia Road, class 4 land	19
Image 5 Soil pit 5, shallow clay topsoil transitioning to heavy clay subsoil. Class 5 land between Relbia Road and the Railway line.....	20
Image 6 Pastures on class 5 land. Property has been de-stocked of cattle over the winter due to it being too wet to graze. (Taken at site assessment 28/8/21)	20
Image 7 View to the north from an elevated position on the property over the dam and pasture areas. (Taken at site assessment 28/8/21).....	21
Image 8 Southerly view of the pastures and neighbouring rural properties with a commercial vineyard (Josef Chromy Wines) in the background. (Taken at site assessment 28/8/21).....	21
Image 9 Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits threatened native species community. (Taken at site assessment 28/8/21)	22

1 Executive summary

This agricultural assessment and compliance report has been prepared on behalf of the proponent, Simon and Jenni Healey. It is proposed that the southeast section of the property at 299 Relbia Road be rezoned under the Tasmanian Planning Scheme to Rural Living. In the event that section is not found to meet the criteria and guidelines for Rural Living zone it should be zoned Rural rather than Agricultural as proposed in the Launceston Local Provisions Schedule (LPS). This report outlines the grounds of Rural Living and Rural zoning.

Given the limitations for the property's agricultural land use and the constraints of the surrounding residential dwellings on those same agricultural land use and operations, there are grounds to consider the property to be re-zoned Rural Living. Rural Living will integrate the existing characteristics of the property (already partially zoned Rural Living) and greater area where small rural land holdings with residential dwellings have been established. The density of these dwellings has increased to the point that it is placing pressure on the Agricultural land use in the area, including and particularly on 299 Relbia Road. There is a mix of residential and lower order rural activities (e.g. hobby farming), but the current priority land use is agricultural. However, the high density of residential dwellings in the area brings into question if the residential amenities or the agricultural land use is the priority land use and being protected under the planning scheme. Both zoning as Rural Living and Rural provide a buffer between residential areas and agricultural areas to protect the appropriate land use and its potential for conflict on a regional scale.

The property is 35.67ha, with 15.44ha (43%) zoned as Rural Living on the north-eastern side of Relbia Road and the balance of the property is proposed to be zoned Rural (20.23ha or 57%). The property is used to graze predominantly 25 breeding cows and finishing calves.

The land is class 4 and 5 with significant various constraints associated with the soil and climate which limits pasture production during winter and summer. These limitations result in the majority of the property being unsuitable for cropping, due to prolonged periods of waterlogging in the winter and dry conditions in the summer that limits crops finishing to full yield potentials without irrigation.

The property in question is not located in an Irrigation Scheme District and does not have any suitable dam site on the property that could hold meaningful volumes of water for irrigation. There is a 4.5ML dam on the property that captures runoff from the small hills above and is not on a tributary. The dam is too small to support any irrigated land use activity and is only for stock water.

Surrounding the property in question on all sides are a significant number of neighbouring residential dwellings. These dwellings exist on properties ranging in size from 0.4ha to 5ha, that is consistent with the land use and size in the Rural Living area on the opposite side of Relbia Road and within the Relbia area. The proximity of these residential dwellings negatively impacts the agricultural operations on the property to abide by agricultural operational buffers (i.e. for spraying). Noise from normal agricultural operations is a current issue and undoubtedly will create future conflict with the neighbouring properties and subsequent interference with the agricultural operations and land use activities. The properties to the north are proposed under the Launceston LPS to be zoned Rural and

zoning the property in question to Rural Living will provide consistency across the area and provide for a more diverse range of approved land uses on the property than it would if it is zoned Agricultural.

Zoning the property in question as Rural Living or Rural would provide an area to assist in creating a buffer to minimise potential conflicts and interference between the land use in the Agricultural Zoned area and the Rural Living Area of Relbia and General Residential area of Youngtown.

The property at 299 Relbia Road is constrained for agricultural land use activity and therefore is not able to support a commercial scale profitable grazing and livestock based agricultural business. It is not able to support a cropping based enterprise and much of the area is not suitable for perennial horticulture. Therefore, the property in question is considered to be a lifestyle property rather than productive agricultural land. The property in question has been developed using funds invested from outside the agricultural business with no potential to repay the money invested.

Therefore, it is the conclusion of this report that the section of the property (299 Relbia Road) on the western side of Relbia Road be rezoned Rural Living reflecting the surrounding area of larger residential lots where exist a mix of residential and lower order rural activities. Failing to achieve Rural Living zoning the property is better suited be zoned Rural to allow a broader range of land uses and recognise the constraints placed on the operations of the farming property by the proximity of residential dwellings, its current and future capacity to support an economically viable farming business and that it does not have any potential to be developed into more productive agricultural land with irrigation.

2 Purpose

This report has been undertaken on behalf of Simon and Jenni Healey (the proponents) in order to support the Rural Living zoning of the Southwestern section of the property at 299 Relbia Road under the Tasmanian Planning Scheme (see figure 5). There are grounds to consider and support the re-zoning of this part of the property to Rural Living to align with the balance of the property and the dominant surrounding land use.

2.1 Land Capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with Class 1 being the most productive for agriculture and resilient to degradation and Class 7 the least suitable to agriculture. Class 1, 2 and 3 is collectively termed “prime agricultural land”. For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

In providing the opinion enclosed here, it is to be noted that Jason Barnes possesses a Bachelors of Agricultural Science with Honours and has over 18 years’ experience in the agricultural industry in Tasmania. Jason is skilled to undertake agricultural and development assessments as well as land capability studies. He has previously been engaged by property owners, independent planners, and surveyors to undertake assessments within the, Waratah Wynyard, Circular Head, Break O’Day, Glamorgan Spring Bay, Meander Valley, Northern Midlands and Launceston municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with the Tasmanian Planning Scheme.

2.2 Tasmanian Planning Scheme – LPS

The Guideline No. 1 Local Provisional Schedule (LPS): zone and code application issued by the Tasmanian Planning Commission under sections 8A of the Land Use Planning and Approvals Act 1993, sets out the guidelines for zoning land in the transition to the Tasmanian Planning Scheme.

3 Property details

3.1 Location

The property is owned by Simon and Jenni Healey and is located at 299 Relbia Road, Relbia on title reference 122876/1 (see table 1 and figure 1).

Table 1 Property location identification details

Address	Property ID	Title Reference	Hectares (Approx.)
299 Relbia Road	6394856	122876/1	35.67

The property in question consists of predominantly gentle sloping and undulating ground on both sides of Relbia Road (see figure 2). The property is bisected by Relbia Road and the Western Railway line.

The vegetation present on the property is dominated improved pasture and an area of woodland area on the north-western end of the property, as per a Threatened Native Vegetation Community of *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (see Figure 7).

The property is held as private freehold land and immediately surrounded by the same (see Figure 3)

The property is zoned Rural Resource and Rural Living under the Launceston Council Interim Planning Scheme and is proposed to be zoned as Agricultural and Rural Living under the Tasmanian Planning Scheme (see Figure 4 and 5).

The majority of the property is zoned Rural Resource (approx. 20.23ha or 57%) on the western side of Relbia Road and the land to the east of Relbia Road is zoned Rural Living (approx. 15.44ha or 43%) and has two residential dwellings.

Adjacent land on the western side of Relbia Road is zoned Rural Resource while the land on the eastern side of Relbia Road is zoned Rural Living (see Figure 4).

The property receives on average 600mm rainfall annually. The rainfall is winter dominant.

The property is outside any Tasmanian Irrigation district, with the North Esk Irrigation Scheme bordering the property to the Southeast.

Infrastructure present on the property includes fenced paddocks, improved species pasture paddocks, stockyards, machinery and workshops sheds, gravel access road, 2 residential dwellings, and 4.5ML dam used for stock water.

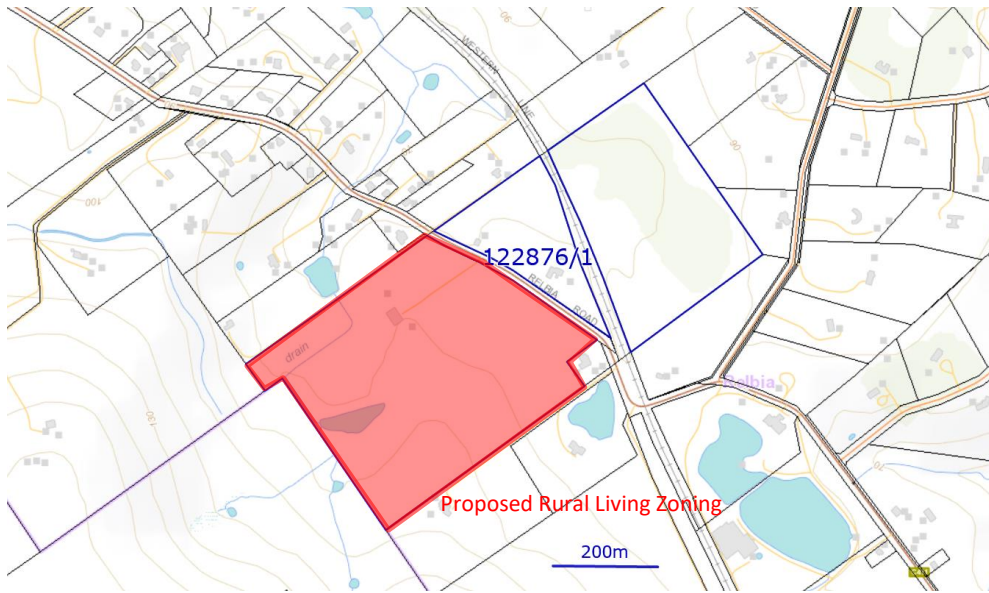


Figure 1 Approximate property location and title references outlined in blue (122876/1) (Source: The LISTMap)

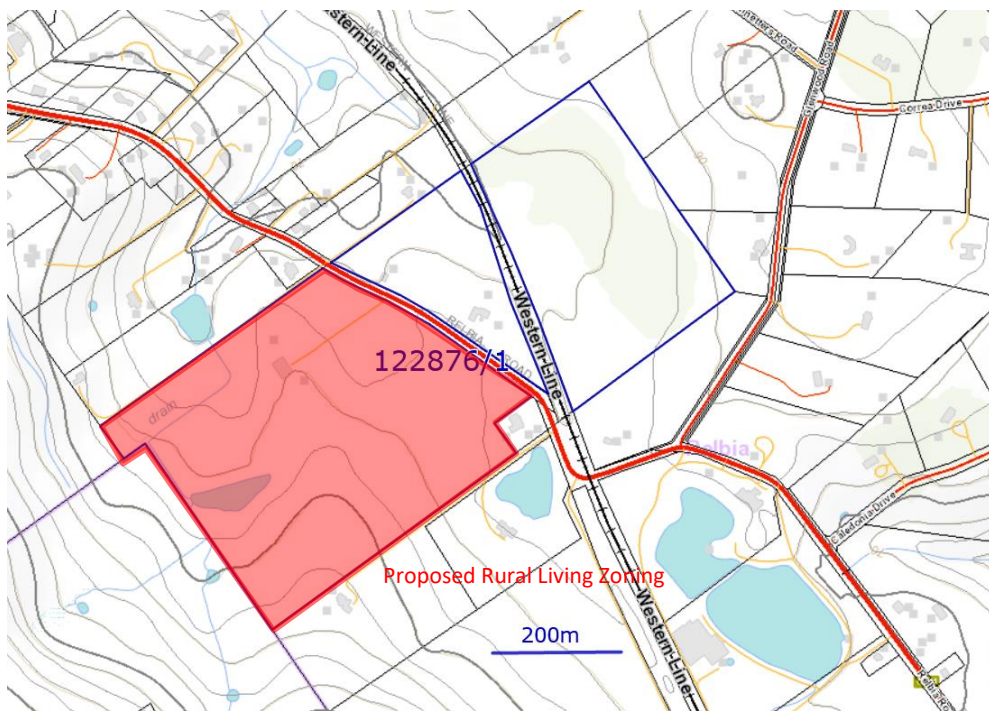


Figure 2 Topographic map of the property (Source The LISTMap)

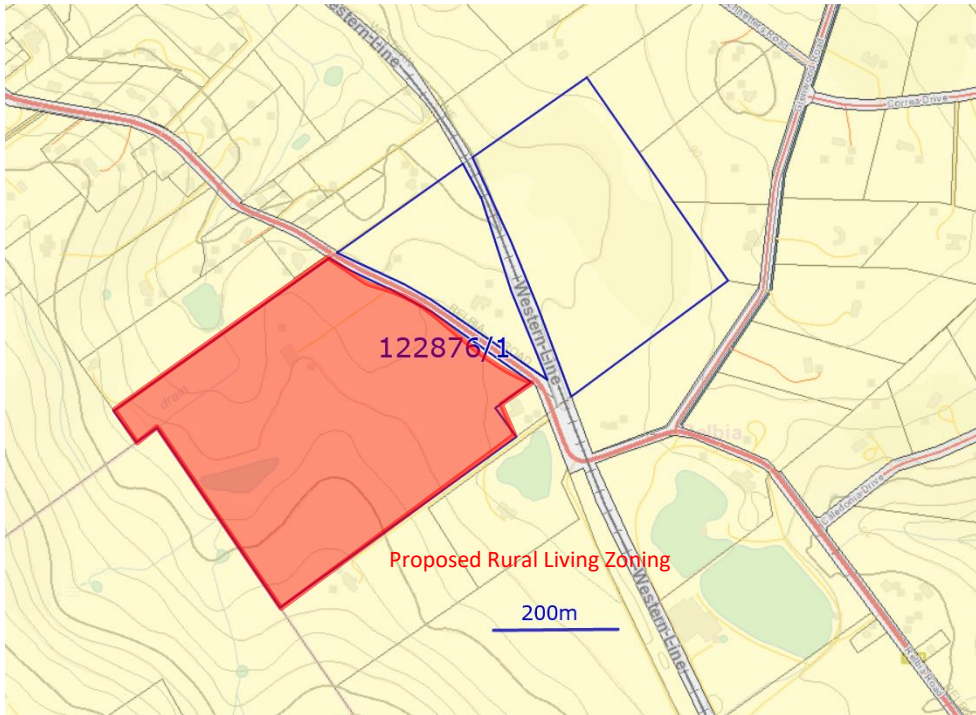


Figure 3 Land tenure on and surrounding the property is private freehold land (pale yellow) (Source: The LISTMap)

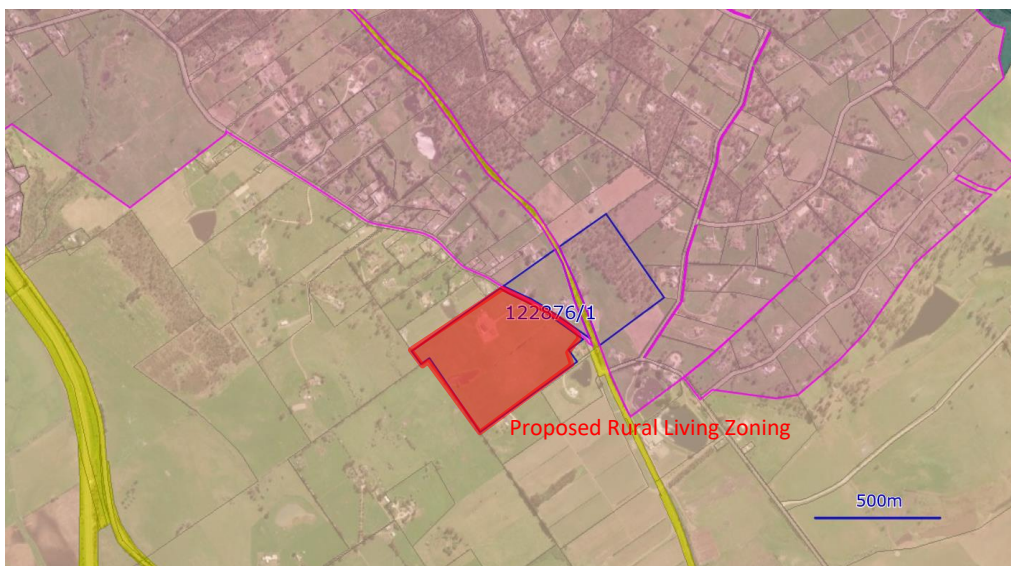


Figure 4 The property is zoned Rural Resource (light brown) under the Launceston Interim Planning Scheme and bordered by Rural Living zoned (pink) to the north. (Source: The LISTMap)

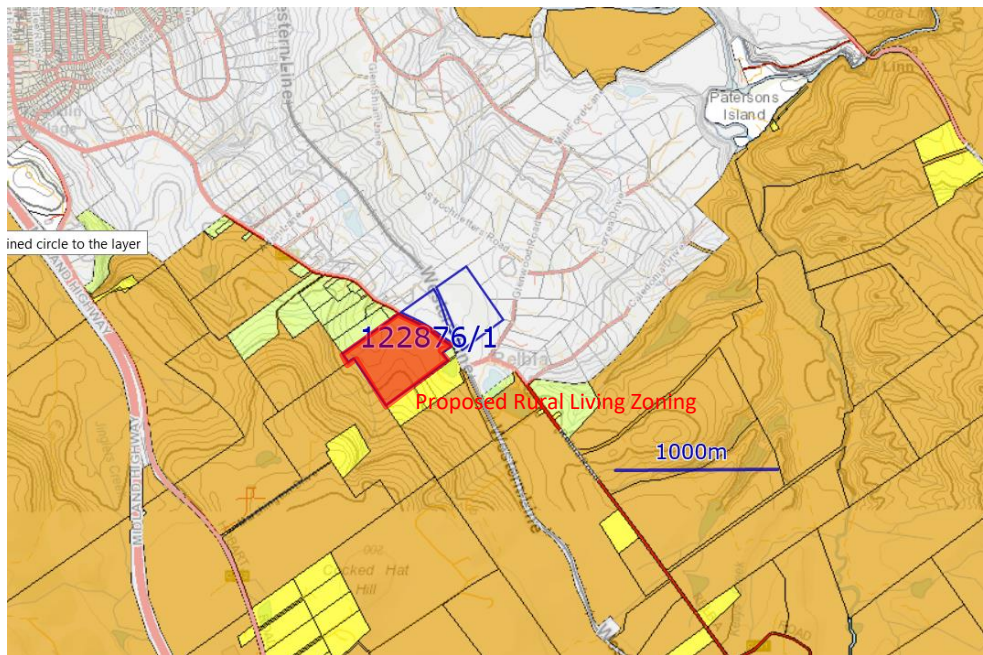


Figure 5 Land potentially suitable for Agricultural zone. Orange - Potentially Unconstrained, yellow - Potentially Constrained (2A), light yellow – Potentially Constrained (2B), light green – Potentially Constrained (3) (Source: The LISTMap)

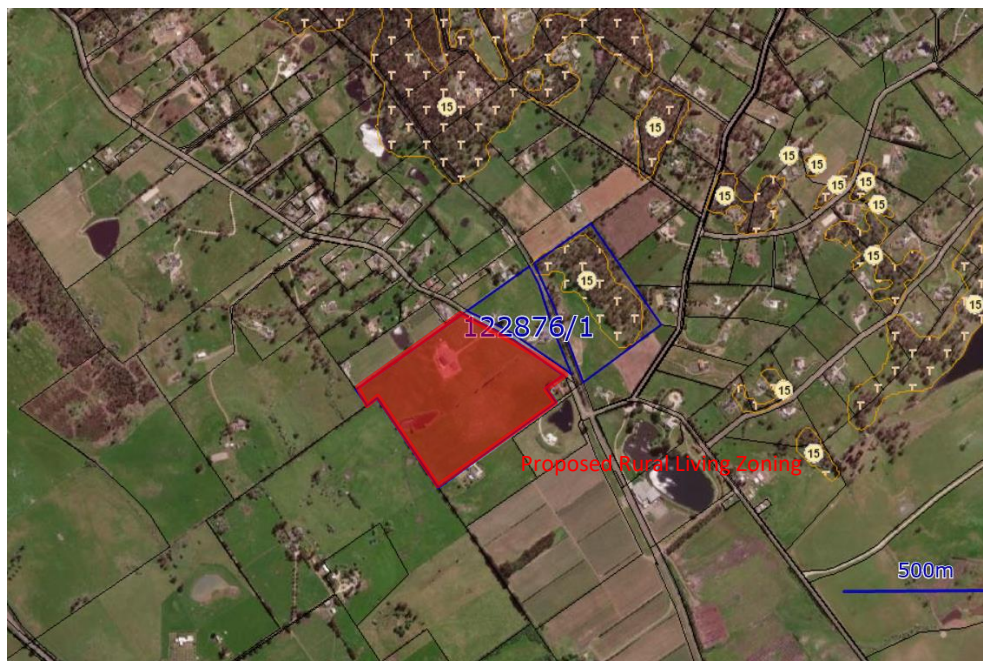


Figure 6 Threatened Native Species Communities 2020 map. There is a Threatened Species Communities recorded on the property of Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits (20) on the north-eastern end of the property (source the LIST).

3.2 Land capability

Land capability of the property was assessed according to the Tasmanian Land Capability Classification System (Grose, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is considered to be prime agricultural land and Class 7 land is unsuitable for agriculture due to severe limitations. A wide range of limitations are considered, and the most significant limitation determines its final classification. Limitations in relation to soils include stoniness, topsoil depth, drainage and erosion hazard. Limitations to topography include slope and associated erosion hazard.

The Relbia property consists of class 4e and 5d land (see Figure 7). This land is not prime agricultural land. This land has severe limitations for cropping and is limited (moderate) for pastoral use. Cropping is primarily limited by waterlogging over the winter and into the autumn and spring depending on annual rainfall patterns, making the land unsuitable for winter crops and those that rely on early spring planting. Subsurface drainage and/or raised beds would be required to reduce the crops exposure to prolonged periods of water logging. Established pastures will persist through waterlogging conditions so long as they are not directly damaged by livestock (pugging) or indirect damage by overgrazing that exposes the pasture to greater levels of stress and adversely impacts pasture persistence. Based on the annual winter rainfall and soil types in the class 5 land area is too waterlogged during winter to graze sustainably and therefore the stock should be confined to the drier banks on the property with supplementary feed or removed from the property all together.

Class 4 land is defined as:

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.) (Grose, 1999)

Class 5 land is defined as:

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.

The key land capability limitations associated with this property are:

- Drainage (d) caused by the movement of water both from surface run-off from the hills and road above the property and from a natural sub-soil springs in the hillslope that accumulates in areas on the flatter soil below, resulting in areas remaining wet for prolonged periods over and above what it normally would under average rainfall conditions alone. Soil limitations contribute by restricted or impeded permeability within the soil profile, leading to the development of anaerobic conditions. This restricts the area where crops can be planted and the time of the year for active growing without waterlogging stress is shorter and subsequent negative impacts on yield and/or quality. Crops grown over the winter would experience prolonged periods of waterlogging stress.
- Erosion (e) areas of lighter soil types some on elevated banks would be subject to wind, and water erosion on bare ground and exposed soils.



Figure 7 Land capability on the property has been classified from the property inspection and as being class 5d and 4e land.

Table 2 Land capability assessment over title 122876/1.

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Soil Qualities	Agricultural Versatility	Main Land Management Requirements	Climatic Limitations
4e (approx. 15.77ha)	Brown sandy loam topsoil gradationally transitioning to brown clay subsoil. Clay content increases with depth. Relbia Association	0-5%	Gently undulating to gentle sloped plains. 76-107m above sea level.	Moderate sheet and rill erosion if cultivated and/or soil exposed for prolong periods of time, particularly on banks with lighter soil types.	Moderately well-drained drained soil. Moderately Permeable. Topsoil depth at approx. 20-25cm deep.	Limited suitability for late spring and summer annual crops with measures to manage waterlogging. Therefore, the range of crops is significantly limited. Suitable to pasture with some limitations (periods of waterlogging in the winter).	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. Remove stock during periods of prolonged waterlogging.	Minor climate limitation with limited rainfall over the summer. This region experiences cold to mild winters and warm to hot summer conditions. Receives an average of 600mm annual rainfall, can experience 16 frost days annually, 1170 GDD (October – April) and 998 chill hours (May – August) on average.

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Soil Qualities	Agricultural Versatility	Main Land Management Requirements	Climatic Limitations
5d (approx. 19.9ha)	Grey to black clay soil over heavy tan, brown - orange clay. Canola Association	0-8%	Gently undulating to gentle sloped plains. 76-107m above sea level.	Moderate sheet and rill erosion if cultivated and/or soil exposed for prolong periods of time, particularly on banks with lighter soil types.	Imperfectly drained soil. Moderately Permeable. Topsoil depth at approx. 20-25cm deep.	Limited suitability for late spring and summer annual crops with measures to manage waterlogging. Therefore, the range of crops is significantly limited. Suitable to pasture with some limitations (periods of waterlogging in the winter).	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. Remove stock during periods of prolonged waterlogging	Minor climate limitation with limited rainfall over the summer. This region experiences cold to mild winters and warm to hot summer conditions. Receives an average of 600mm annual rainfall, can experience 16 frost days annually, 1170 GDD (October – April) and 998 chill hours (May – August) on average.

3.3 Soils

The soils present on the property are dark brown to black clay Vertosol soil (Canola Soil Association) (see Image 1 and 2) and a brown Sandy loam Dermosol soil (Relbia Soil Association) (see Image 3 and 4) both over a heavy yellow clay.

The Canola Association are soils that have formed on narrow stripes of local alluvium and beds of drained lagoons. They are dark-grey, brown or black organic clay loam or clay soils. The Relbia Association are soils are found on moderate to steep slopes (as seen south of Relbia) the profile is a grey to grey-brown sandy loam to loam topsoil transitioning to a fine sand to sandy loam subsoil with clay at depth.

The topography is undulating with gentle slopes on the valley plain. The soil is moderately well drained on the sandy loam (Relbia) soil and imperfectly drained on the grey - black clay (Canola) soil. Water is slow to move across the land in depressions. In these depressions are the black clay soils that accumulates the water in the winter resulting in prolonged water logging periods. The soils are moderately permeable, and well-structured with no stone in the soil profile or on the surface. Soil depth varies from the top, middle and bottom of the slope. The soils are shallower on the eastern side of Relbia Road (see Image 5). The soil is prone to waterlogging in the winter as the water drains from the surrounding hills and moves across the property.

The key limitations associated with the soil type are:

- Restricted drainage (d) resulting in waterlogging
- Erosion (e)



Image 1 Soil profile 1 defined grey to black clay soil, Vertosol, Canola Association class 5 land (Taken at site assessment 28/8/21)



Image 2 Soil profile 2 defined as grey to black clay soil, Vertosol, class 5 land (Taken at site assessment 28/8/21)



Image 3 Soil profile 3 defined as brown sandy loam soil, Dermosol/Relbia Soil Association, located on the elevated area of the property, class 4 land (Taken at site assessment 28/8/21)



Image 4 Soil pit 4 sandy loam over clay on the eastern side of Relbia Road, class 4 land



Image 5 Soil pit 5, shallow clay topsoil transitioning to heavy clay subsoil. Class 5 land between Relbia Road and the Railway line.



Image 6 Pastures on class 5 land. Property has been de-stocked of cattle over the winter due to it being too wet to graze. (Taken at site assessment 28/8/21)



Image 7 View to the north from an elevated position on the property over the dam and pasture areas. (Taken at site assessment 28/8/21)



Image 8 Southerly view of the pastures and neighbouring rural properties with a commercial vineyard (Josef Chromy Wines) in the background. (Taken at site assessment 28/8/21)



Image 9 *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits threatened native species community.
(Taken at site assessment 28/8/21)

4 Water Availability

The property is serviced by TasWater for the provision of drinking water and sewerage (The LISTMap).

There is a 4.5ML dam located on the property which captures surface water runoff from hills above the property (Dam Id 2644). It is listed as an irrigation dam; however, it is used for stock water. Pasture required 5ML/ha irrigation to sustain productive grower over the irrigation season (November to April), therefore the dam holds approximately enough water to irrigate 1ha and therefore not practical or reasonable to invest in infrastructure to irrigate 1 ha of pasture. There is no irrigation infrastructure on the property to support irrigation. The dam does not hold enough water to irrigate a hectare of pasture each year.

The 299 Relbia Road property is not located in a declared irrigation district (see Figure 8). The North Esk Irrigation Scheme borders the property, but the property is not part of the scheme area. Therefore, it cannot access water from the North Esk Scheme as it is outside the scheme, there is no scheme water access point to the property and the water in the North Esk Scheme is fully allocated. The property has been listed as Land Potentially Suitable for Agricultural Zone (unconstrained), however there is land potentially suitable for agricultural zone constrained on both the south-eastern and north-western boundaries of the property on the western side of Relbia Road. These properties are outside the irrigation district (see Figure 11).

This property's current and future agricultural use is restricted in terms of diversity and intensity of agricultural land use activity due to the restricted availability of irrigation water and is cost prohibitive to develop relative to the return on investment.

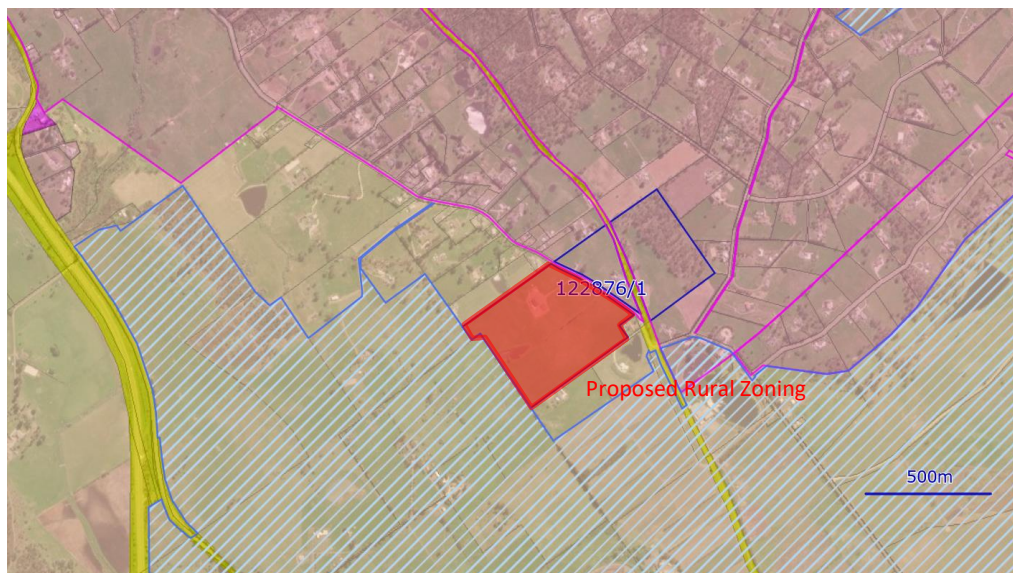


Figure 8 Irrigation District of the North Esk Irrigation Scheme in blue with the Rural resource (light brown) and Rural Living (pink) zones areas. (Source The LISTMap)

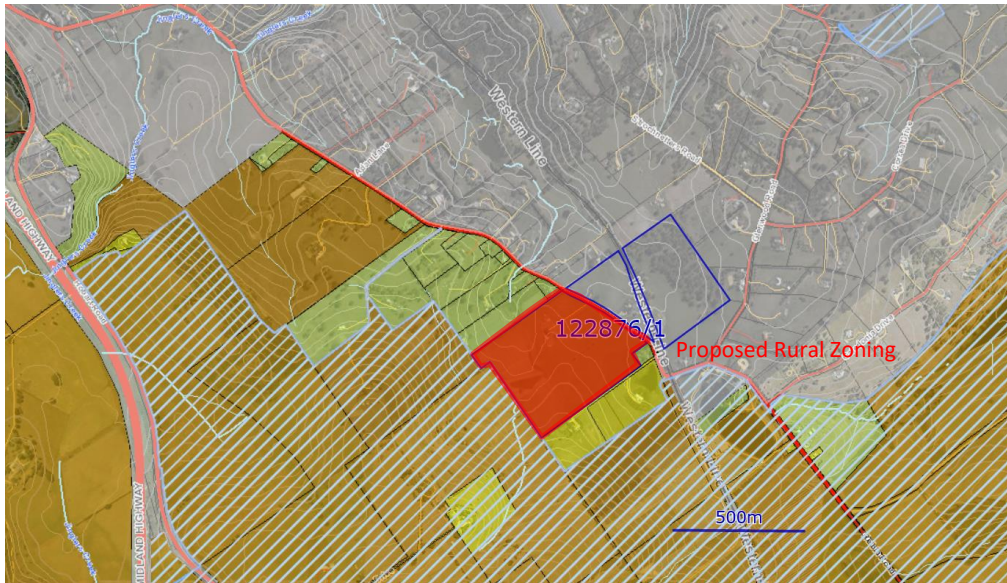


Figure 9 Tasmanian irrigation district (North Esk Irrigation Scheme) and land potentially suitable for agriculture zone. Area proposed for Rural Zone in red. (Source The LISTMap)

5 Land Use Activity

5.1 Current agricultural land use

The property at 299 Relbia Road, Relbia is used primarily for a pasture-based beef breeding and fattening enterprise. Sheep are occasionally grazed on the property by agistment when there is adequate feed. There is approximately 33.5ha of pasture area excluding the area used for houses, sheds, dam, and stockyards. The property is well fenced with stock water supplied to each paddock. Hay and silage (depending on the spring conditions) are cut and baled each spring to supplementary feed out to the stock in the autumn and winter.

There are no cash cropping or fodder cropping occurring in the property due to the constraints of the soil, reliability of adequate rainfall to finish crops, lack of irrigation water in the summer and significant areas of the block subject to extended periods of waterlogging in the winter.

Neighbouring properties are used for low intensity sheep grazing enterprises, non-commercial scale viticulture and rural living. There are 7 neighbouring properties that directly border the Rural Resource zoned land as part of 299 Relbia Road. Most neighbouring properties (5 properties all along Relbia Road) range in size from 0.4ha to 5ha. The land use on these properties includes a small non-commercial vineyard, rural living, accommodation (Relbia Lodge), and lifestyle scale livestock grazing. The neighbours at the rear of the property are larger properties of 19.1ha and 44.7ha and the land is used for grazing. To the southeast of the property, approximately 168m, is the commercial vineyard that's part of Josef Chrome Wines.

This property is positioned between the agricultural zone that is also covered in the North Esk Irrigation Scheme and the rural living zoned area of Relbia and Glenwood Road. In fact, 44% of the property is within the rural living zone, separated by Relbia Road. Given the range of land uses, both

agricultural and non-agricultural, which the properties on the western side of Relbia Road are used for and the risk of conflict and interference zoning the property rural would create a transition buffer area between these two zones.

Properties to the north and south of 299 Relbia Road have been identified on the Land Potentially Suitable for Agriculture Zone as Constrained with the land to the north proposed by the Launceston Council to be zoned rural.

Zoning this property and the Constrained properties it borders to Rural Living would allow for current and future range of land uses that comply with the zoning (Rural) and create a buffer between agricultural land use within the zone and irrigation scheme and the rural living area of Relbia and surrounding areas, thus reducing the current and potential conflicts and interferences between agricultural and non-agricultural land use in the future.

Notwithstanding the suitability for the area of the property to be Zoned Rural, as described the neighbouring land uses and encroachment on agricultural land use does lend itself to considering the land be rezoned as Rural Living to be consistent with the density of residential dwellings on Relbia Road and adjoining the property in question.

Zoning as Rural Living or Rural does not preclude the property to continue to be utilised for an agricultural use but allows for a broader range of uses given the limited capacity of the land to support a cropping or grazing enterprise on the property as discussed in sections 5.2.1 and 5.2.2 of this report.

5.2 Potential agricultural land use activities

5.2.1 Cropping land use activity

The class 4 land on the property is considered suitable for occasional cropping.

There is approximately 9.6ha of class 4 land in the area zoned Rural Resource. The remaining class 4 land on the eastern side of the property is excluded from cropping land use due to the Threatened Native Species Community being present there.

Theoretically this class 4 land could be cropped 2 years in every 10 as per the definition of class 4 land (Grose 1999). Therefore, 1.92ha could be cropped each year. The range of crops is severely limited as many crop contracts require significantly more area than 2ha a year to be economically viable. Due to the constraints on the production system, the property could only support dryland crop production which limits the cropping options to dryland cereal production. Dryland cereal production in a low rainfall area has a gross margin of \$590/ha. Therefore, a sustainable cropping gross margin on the property would contribute \$1,180 per year.

Class 5 land is not suitable for cropping. Some area may be included on the fringes of the class 4 land but that would not have a significant impact on the cropping area and the economics of the land use.

5.2.2 Grazing land use activity

The land on the property is suitable for pastoral use (class 4 and 5 land). Based on the area of available land, rainfall and the land capability, the potential livestock carrying capacity is 20 DSE/ha giving the

property a total carrying capacity of 672 DSE. A lactating cow with calf at foot can be worth up to 18 DSE's (MLA). Therefore, the property has the potential stocking rate of 30 cow/calf units plus 6 replacement heifers.

As mentioned, due to the soil constraints and rainfall patterns over the season, the summer is limited in feed due to a soil moisture deficit, the autumn is constrained based on unreliable rainfall and the winter pasture production is limited due to waterlogging and insect pasture pests that limit active pasture growth. Excess pasture is baled for hay in the spring to be utilised to fatten young stock (along with other forms of supplementary feed including pellets) or support the pregnant cows through the winter. The property is also de-stocked and moved to another property at times when feed is limiting that is an increased cost of production to the proponent.

Based on the carrying capacity figures above the gross margin of a sheep or beef livestock enterprise is \$900/ha or \$30,240 over the entire property. The per ha gross margin return is well below the industry average of \$1,800-2,200/ha.

A total farm gross margin income of \$30,240 does not constitute a meaningful commercial scale income from an agricultural business to support its financial commitments to land, asset, and business operations costs to be a profitable standalone business in its own right. Therefore, the property has the agricultural economic scale of a rural living or lifestyle block that requires supplementary financial support from the owners either via their employment or off-farm business interests.

It is relevant to note that livestock enterprises require supervision and attention of livestock day and night, particularly during calving but also other times during weaning, for animal husbandry and animal health and wellbeing. Most livestock tasks are conducted during the day including checking livestock, feeding out and moving livestock to fresh paddocks. However, attending to livestock health and wellbeing requires the use of small machinery and lights during the evening, night and early morning outside normal business hours but is normal for an agricultural operation. This may result in current and future conflicts with local non-agricultural landholders.



Figure 8 Land use of surrounding properties in the proposed Rural Zoned area (in red). Vineyards are marked in orange, residential dwellings marked with blue pin, accommodation marked with a black pin and in green dryland pasture within the irrigation district (light blue shade) that is limited due to the topography for irrigation development (Source The LISTMap).

5.2.3 Horticultural land use

Land in the nearby area is used for horticulture for wine grape production.

Viticulture and associated cellar door sales can make a significant contribution when established in suitable locations based on climate and soil type. The climate is conducive to wine grape production in the region.

However, on the property in question the soil types and their susceptibility to annual prolonged periods of waterlogging as well as the topography are not conducive to the long-term productivity of vines in the same way the land is to the south. Regular waterlogging in the class 5 areas of the property each winter restricts vine root growth and development, restricting the depth the roots can grow to. This in turn impacts the plants but reducing the volume of soil the plant can access water throughout the summer and nutrients. A shallow root system is difficult to irrigate using the standard drip irrigation. Shallow root systems in perennial crops including vines reduces the persistence and vigour of the plant over time. Therefore, this property has limited potential to be developed into a successful economically viable vineyard.

5.3 Impact on agricultural activities and residential amenity

Agricultural land and residential dwellings are located in close proximity to each other in the general location of 299 Relbia Road, which includes a wide range of land uses – agricultural, rural, residential rural living, accommodation, and tourism. This constrains the land use for primary industries particularly cropping and grazing agriculture due to the conflict and interference between the agricultural and non-agricultural activities. This is illustrated by the number of

residential dwellings within a 1km radius of the property at 299 Relbia Road. There are 67 residential dwellings, not including the two houses on the property itself (see Figure 12).

In the Tasmanian Planning Scheme setback distances in agricultural zone (20.4.2) Acceptable Solutions A2 states that buildings for a sensitive use must be separated from an Agricultural zone a distance of not less than 200m. There are 6 neighbouring properties with houses less than 200m from the property boundary and agricultural land use (see Figure 13). The setback distances measured from the residential dwellings encroach onto the agricultural land and effectively reduce the agricultural zones area and land use area of the from 20.23ha to 6.5ha (see Figure 14). This is a significant reduction of productive area that illustrates the current and future conflict, fettering and interference with agricultural land use activity.

Neighbouring properties to the north have been assessed under the Land Potentially Suitable for Agriculture Zone as Potentially Constrained – Criteria 3 and is proposed to be zoned Rural (See Figure 5).

Neighbouring properties to the south have been assessed under the Land Potentially Suitable for Agriculture Zone as Potentially Constrained -Criteria 2A and is proposed to be zoned Agricultural (See Figure 5).

After inspecting the property (site assessment completed 28th August 2021), it has been concluded that the required buffer distances are insufficient to prevent unreasonable impact, conflict and interference of agricultural activities on residential amenity and vice versa.

5.4 Impact of agricultural activity on neighbouring land of the proposed development

Primary industry activity is conducted on land adjacent to the property in question with a small vineyard to the north and livestock to manage grass and fire risk on rural living properties that area smaller land holdings proponents' property. The neighbouring land use is predominantly non-agricultural. Normal pastoral activities have and are expected to have an impact on the neighbours in the future, with livestock noise at weaning and machinery noise. An assessment of the key risks is summarised in Table 3. This has been compiled on the basis that the neighbouring farm activities are likely to include livestock grazing.

Table 3 Potential risk from agricultural land and activities on neighbouring land

Potential Risk from Neighbouring Agricultural Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = High. Existing buffer distances will mitigate the impact of sprays and dust if applied under normal recommended conditions. Ground or spot spraying is a practical and mostly used alternative on the adjacent agricultural land used for pastoral land use activities. Spraying events should be communicated in a timely manner to the inhabitants of the neighbouring residential dwellings. The use and application of agricultural sprays must abide by the Tasmanian Code of practice for ground spraying 2014.
2. Noise from machinery, livestock and dogs.	Risk = High. Some regular machinery traffic will occur when working with livestock to check and move them and undertaking general farming duties occasionally including but not limited to, mowing, raking and baling hay.
3. Irrigation water over boundary	Risk = Nil or low. This is not expected to be an issue. Irrigation is not normally practiced on the immediately adjacent agricultural land, however the property boundary separation distances involved would mitigate any potential issues.
4. Stock escaping and causing damage.	Risk = Medium. Road and railway line risk provided that boundary fences are maintained in sound condition. Livestock movements require adequate number of people with sufficient vehicles to safely move livestock across the railway line and Relbia Road.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

5.5 Impact of proposed development on agricultural activity of neighbouring land

The proposed rezoning, in consideration with the buffer zones, physical barriers and agricultural land use, have all been assessed as low risk impact to agricultural activity on neighbouring land. These potential impacts are usually manifested as complaints that could be made by residents of neighbouring dwellings. Other risks to neighbouring agricultural activity are outlined in Table 4. Some of these risks rely on an element of criminal intent and it could well be argued that this is very much lower with inhabitants of the dwelling than with other members of the public.

Table 4 Potential risk from proposed development on neighbouring agricultural land use and activity

Potential Risk to Neighbouring Agricultural Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include maintenance of sound boundary fencing, lockable gates and appropriate signage to warn inhabitants and visitors about entry onto private land; report unauthorised entry to police.
2. Theft	Risk = low to medium. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property; limit vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low to medium. Risks are expected to be negligible, with the proponents committed to the productivity and sustainability of their property and weed control is a key activity. Biosecurity practices are followed with dirt covered vehicles washed down before visiting the property and vehicles staying on established gravel roads.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish. A bushfire management plan would be prepared which covers the proposed development.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that good communication is maintained between the proponent and residents of the neighbouring properties. Dogs would be managed as per the guidelines determined by the council.

5.6 Impact of proposed development on amenity of dwellings on nearby land

There are 67 residential dwellings within a 1-kilometre vicinity to the property (see Figure 11). Twenty-two dwellings are located within the Rural Resource or proposed Agricultural Zone with the remainder within the Rural Living Zoned land on the eastern side of Relbia Road. Three neighbouring dwellings are within 25m of the boundary of the proposed agricultural zoned land. The nearest neighbours surrounding the property are all rural lifestyle properties of approximately 5ha, and two of 0.4ha. This density of dwellings is encroaching on the properties being potentially constrained and/or negatively impact its ability to utilise the agricultural land unfettered. This is illustrated when applying the prescribed 200m setback distance from reach residential dwelling to see the agricultural land use area decline from approximately 20ha to 6.5ha, an effective decline in agricultural land of 68% (see Figure 10 &11)

Therefore, considering this section of the property to be zoned Rural Living is relevant and prudent as the residential amenities outweigh the agricultural land use in the area.



Figure 9 Residential dwellings (blue markers) in a 1km radius (teal outline) of the property proposed for re-zoning (blue outline) (Source: The LIST Map)

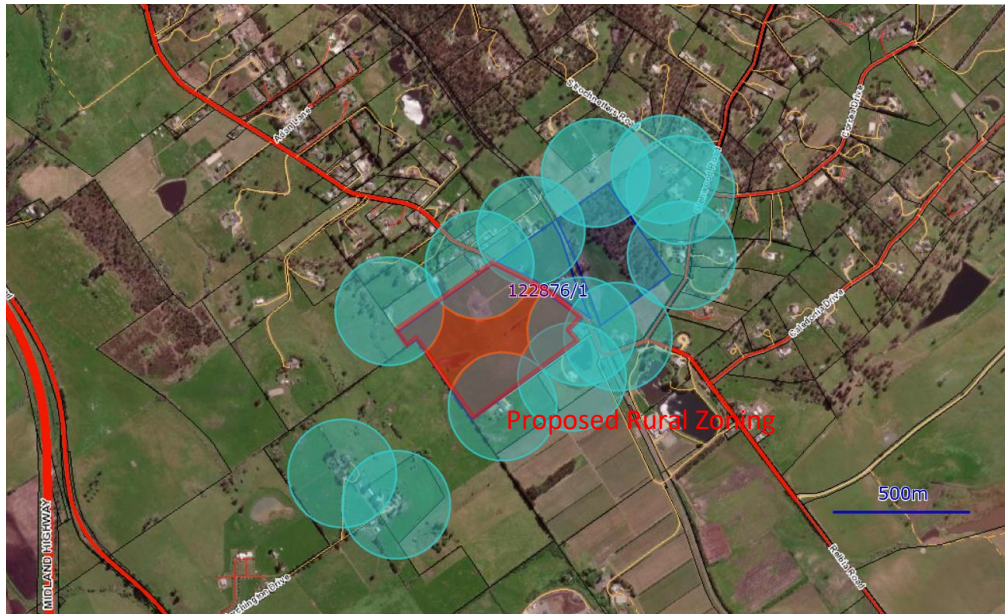


Figure 10 200m setback from each residential dwelling around the property's boundary, excluding the houses on the property itself (source: The List Map)



Figure 11 200m setback around each of the surrounding houses and the encroachment onto the rural or agricultural land on the SE side of Relbia Road. These setback distances from the residential dwellings constrains the agricultural use of the land (in Orange, 6.5ha) and increase the risk of conflict and interference between agricultural and non-agricultural land uses (source: The List Maps)

6 Local and regional agricultural significance

The property title in question holds a negligible level of recognised local and regional agricultural significance. Table 5 outlines the area of land capability classes on the property in the context of the South Esk area which represents 0.01% and 0.06% of class 4 and 5 land respectively.

The property has no prime agricultural land present on it.

The property is not within a Tasmanian Irrigation District.

This local area between Relbia and Youngtown has seen residential dwellings develop over time with little to no development to agricultural or rural land for primary industry use. This area is outside the North Esk Irrigation District and is severely restricted in its access to water and essential requisite size and associated scale to develop viable agricultural land in the future. On the southern side of Relbia commercial vineyards and pastoral enterprises have developed with the assistance of water from the North Esk Irrigation Scheme to diversify the Agricultural land use on soil types that without reliable summer irrigation could not be developed to this extent.

Table 5 Regional land capability class

Land Capability Class	South Esk capability mapping area		
	Land area (hectares)	Total mapped land area (hectares)	% of land class mapped area
4	15.77	117,447	0.01%
5	19.9	34,439	0.06%

7 Property improvement and development considerations

The property has been improved by the owners with new fencing, water throughs to each paddock, stockyards, pasture development and improvement, annual weed and pest control and annual fertiliser applications. As a livestock property it has been fully developed at significant expense.

8 Potential constraints analysis

An analysis of potential constraints for agricultural use on the title in question (122876/1) following the methodology established in the Agricultural Land Mapping Project (May 2017).

Criteria 1: Is the title size a potential constraint for agricultural use?

This property as per this report is classified under the Enterprise Suitability (ES) Cluster as ES4: Broadacre – cropping and Livestock with no access to irrigation water. As such the title is smaller than the minimum size of 133ha for the Enterprise Suitable Cluster. Go to criteria 2.

Criteria 2: Are there potential constraints for the title being used or amalgamated with adjoining agricultural land?

The capital value is less than \$50,000/ha (criteria 2A). The adjoining titles have a capital value greater than \$50,000/ha (criteria 2B) as they have residential dwellings build on them and are therefore not valued as agricultural land. Go to Criteria 3.

Criteria 3: Is the residential development potentially constraining agricultural land?

The adjoining land to title 122876/1 is zoned Rural Living on the northern eastern boundary, Rural on north-western boundary and Agricultural on the southwestern boundary. Although the land to the east, southeast and northwest is zoned Rural or Agricultural the “Land Potentially Suitable for Agricultural Zone” overlay has listed those properties (5 titles) as Potentially Constrained (criteria 3), Potentially Unconstrained (criteria 2A) and Potentially Unconstrained (criteria 3) respectively (see Figure 5).

Therefore, based on being adjoined to the Rural Living zone and Potentially Constrained titles, the property in question is in practice Potentially Constrained (Criteria 3) that it is not adjoining unconstrained land and it is adjoining residential development. On this basis the area of the property in question is recommended to be zoned Rural and considered for Rural Living Zoning.

9 Proposed Rural Living or Rural Zoning

The proponent wishes to have the 299 Relbia Road property zoned as Rural Living under the Tasmanian Planning Scheme on the western side of Relbia Road.

9.1 Rural Living Zoning

In order to support the Rural Living zoning proposal, responses to key considerations have been provided, as per RLZ 1, RLZ 2, RLZ 3 and RLZ4.

9.1.1 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 (eg hobby farming), but priority is given to the protection of residential amenity; or
- (b) Land that is currently a Rural Living Zone with an interim planning scheme or a section 29 planning scheme,
Unless RLZ below applies.

Response:

- (a) Adjoining the property in question on 3 boundaries are larger lots with existing residential dwellings, some with lower order rural activities including a small vineyard and livestock on a hobby farm scale. The number of residential dwellings neighbouring the property and particularly the area use for agriculture on 299 Relbia Road encroaches onto the agricultural land use area based on agricultural setbacks of 200m from all boundaries. The mix of land uses in the area is challenging which is the priority and requires to be protected under the planning scheme. Given the impact on the agricultural land with the area being reduced from

approximately 20ha to 6.5ha of useable land that complies with the setback acceptable solution in the planning scheme.

- (b) Part of the property is zoned under the interim planning scheme as Rural Living only.

9.1.2 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.

Response

- (a) Part of the property is within the Relbia Rural Living Zone however the land in question to be re-zoned is outside the relevant regional land use strategy.
- (b) Not applicable

9.1.3 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.

Response

- (a) There is an existing pattern and density of small rural lots or large residential lots neighbouring the property on Relbia Road that are consistent with the Rural Living Zones.
- (b) A strategic analysis and justification of the lot size is not within the scope of this report.

9.1.4 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.

Response:

- (a) not applicable
- (b) not applicable
- (c) The land is identified as "Land Potentially Suitable for Agricultural Zone" on the LIST and has not been included in the regional land use strategy. This report finds that the development of residential dwellings in the immediate surrounding area of the property has and will continue in the future to adversely impact agricultural land use. Economically the property can not support a viable farming operation and is therefore a large hobby farm. The priority of land use in the immediate area of Relbia Road outside the existing Rural Living area requires clear direction to protect either the agricultural land uses or the residential amenities, which it does not currently.

9.2 Rural Zoning

In order to support the Rural zoning proposal, responses to key considerations have been provided, as per RZ 1, RZ 2, RZ 3 and AZ 6.

9.2.1 RZ 1

"The Rural Zone should be applied to land in non-urban area with limited or no potential for agriculture as a consequence of topographical, environmental or other characteristics of the area, and which is not more appropriately included within the Landscape Conservation Zone or Environmental Management Zone for the protection of specific values."

Response:

The property is not located in an urban area, although it is proximity and borders Relbia Rural Living zone within the property title (122876/1) band on the northeast side of Relbia Road. As such based on the titles Enterprise Suitability Cluster – ES4 and the adjoining Rural Living Zone the property is Potentially Constrained (Criteria 3) as per the Constraints Analysis Flow Chart.

The property is limited in its current and potential agricultural land use activity, due to:

- Land capability and soil limitations
- Proximity of residential dwellings conflicting with agricultural operational buffer zones (i.e. crop protection spray application buffer distances), operating hours and noise from machinery and livestock.
- Restricted irrigation water resources

- Limited irrigation water storage options on farm
- Not located in an irrigation district
- Inability to secure and/or develop irrigation water resources
- Highly restricted opportunity for diversification in agricultural enterprises beyond dryland low intensity pastoral activity

In reality due to a combination of the economic considerations, limitations to expand the size of the operations and to develop or access irrigation water for agricultural land use activity no more land on the property will and/or could be developed.

The property is located within a complex landscape and land use activity pattern with neighbouring properties, and rural zoning clearly is the most appropriate and suitable zoning for the property under the Tasmanian Planning Scheme.

9.2.2 RZ 2

“The Rural Zone should only be applied after considering whether the land is suitable for Agriculture Zone in accordance with the ‘Land Potentially Suitable for Agriculture Zone’ layer published on the LIST.”

Response:

The “Land Potentially Suitable for Agriculture Zone” layer in the LIST map indicates that the 299 Relbia Road has been identified as being unconstrained zoned land.

As outlined in the response to RZ1 due to land capability issues impacting the production potential, land and enterprise management considerations with the proximity of adjacent properties the majority of the property is incapable of supporting agricultural land use activity at present and in the future.

This report provides a clear and detailed assessment of the highly constrained current and future agricultural uses on the property, which does not correspond to the property being recognised as being unconstrained for agricultural use.

9.2.3 RZ 3

“The Rural Zone may be applied to land identified in the ‘Land Potentially Suitable for Agriculture Zone’ layer if;

- it can be demonstrated that the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;
- it can be demonstrated that there are significant constraints to agricultural use occurring on the land
- the land is identified for the protection of a strategically important naturally occurring resource which is more appropriately located in the Rural Zone and is supported by strategic analysis;
- the land is identified for a strategically important use of development that is more appropriately located in the Rural Zone and is supported by a strategic analysis
- it can be demonstrated, by strategic analysis that the Rural Zone is otherwise more appropriate for the land.”

Response:

- (a) The land is limited for agricultural use and is not integral to the management of a larger farm holding that will be within the Agricultural Zone due to:

- Soil limitations of water logging in the winter and soil moisture deficit in summer that limits plant growth and development and subsequently pasture and crop yields
- Class 4 and 5 land
- Size of the property
- Scale of the property
- Severely restricted availability of irrigation water to the property

The property is constrained from being integrated into a larger farm holding by the neighbouring property sizes to the south and north. The neighbouring properties to the south preclude the property being acquired and added to the large vineyard to the south as well as the risk of developing a commercial vineyard closer to established residential dwellings. There are larger agricultural properties to the east, but they are separated by the complex topography of the midslopes and shallow valleys as the elevation of the land increases to the east on top the next plain in the terraced landscape. Given the close proximity of the residential dwellings around the property it would be considered a liability to be able to freely undertake agricultural land use activities on the property at 299 Relbia Road.

- (b) There are significant constraints to agricultural use due to soil and water limitations and the surrounding residential dwellings impacting agricultural operations within the property.
- (c) No strategically important naturally occurring resources have been identified on the property
- (d) The property titles in question have been assessed as having no strategic important use or development, rather the land is of particularly low value in terms of agricultural land use both in its' current state and for future development opportunity.
- (e) Based a review and assessment of the local and regional significance the property titles in question hold no important and/or critical agricultural values. The economic analysis of the grazing and cropping land uses demonstrate that the land capability cannot support a profitable standalone primary industry enterprise and therefore should be zoned Rural to allow a broader range of land uses, consistent with the surrounding area.

9.2.4 AZ 6

"Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternative zoning if:

- (a) Local or regional strategic analysis has identified or justified the need for alternate 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;
- (b) For the identification and protection of a strategically important naturally occurring resource which requires an alternate zoning;

- (c) For the identification and protection of significant natural values, such as priority vegetation area as defined in the Natural Assets Code, which required an alternate zoning, such as the Landscape Conservation Zone or Environmental Management Zone;
- (d) For the identification, provision or protection of strategically important uses the require an alternate zone; or
- (e) It can be demonstrated that:
 - (i) The land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;
 - (ii) There are significant constraints to agricultural use occurring on the land; or
 - (iii) The Agriculture Zone is otherwise not appropriate for the land

Response:

AZ 6 is answers point e) as points a) to d) do not apply in this case.

- e) The property title in question has a limited level of current and potential agricultural land use activity, due to:
 - I. The low level of land capability present, that being dominated by class 5 land.
 - II. The land on the property title is completely developed in terms of agricultural land use including infrastructure such as paddock fencing and improved pastures but is not able to develop irrigation to support pasture production over the late spring, summer and autumn, therefore limiting the property to its current level of production that is not sufficient to economically support itself as a standalone business with future investment.
 - III. Only being suitable for a severely restricted opportunity for land use activity that being for dryland very low intensity pastoral use.

10 Conclusion

1. The development consists of a proposed rezoning of part of the property title in question under the Tasmanian Planning scheme from Agricultural to Rural Living. If Rural Living is not approved, Rural Zoning is more suitable over Agricultural Zoning.
2. A review of the property using the Constraints Analysis Flow Chart as set out in the Agricultural Land Mapping Project (2017) demonstrated that the property is Potentially Constrained (Criteria 3) not Unconstrained. This is consistent with the agricultural assessment of the property and the potential conflicts with and surrounding and associated limitations to agricultural land use.
3. The property is divided between Rural Living and Agricultural, fragmented by Relbia Road and the Western Railway line. The proposed agricultural land represents 57% of the property with Rural Living Zoned covering the balance.
4. The land capability and soil constraints limit the property to a grazing enterprise. Utilising the land for annual or perennial cropping has severe limitations.
5. Agricultural economic returns are not adequate to support the enterprise and employee's and is therefore a large lifestyle property that's operations are subsidised by off-farm income.
6. Proximity of surrounding residential dwellings has an increasing impact on agricultural activities. The priority of land use, residential amenities or agricultural, requires consistency to ensure that the prioritised land use is protected sufficiently to provide consistency and avoid confusion, conflict and interference. The current mix between residential and agricultural activities on Relbia Road does not protect the agricultural land sufficiently if it is zoned Agricultural and Rural with the characteristics of the land holdings in size and use is more closely aligned with Rural Living in practice.
7. Limitations to developing the agricultural land uses now and in the future with no access to irrigation scheme water or the capacity to capture water on farm. The property is located outside all irrigation districts.
8. The proximity of surrounding residences impacts the agricultural land use when agricultural buffers are applied to lower the risks of interference and conflict. These buffers would be managed by the agricultural operation which does not protect the agricultural land area for maximum agricultural use.
9. It is not practical for the property to be integrated into a larger agricultural property, either as part of a grazing property to the west or to viticulture in the south.
10. The Rural zoning of the property title in question is commensurate with the current and future potential land use activity that could be conducted on the property and associated severe limitations associated with this land.

11 References

Tasmanian Planning Scheme

Tasmanian Planning Scheme – Rural and Agriculture, Factsheet 4, Department of Justice, Tasmanian Government, 2017.

Guideline No. 1 Local Provisions Schedule (LPS): zone and code application, Tasmanian Government, Amended June 2018

Launceston Interim Planning Scheme 2015

Launceston Draft LPS Zone Maps

Noble, KE. (1993) Land Capability Classes of Tasmania, South Esk 1:100,000 map. Department of Primary Industries Water and Environment, Tasmania.

Noble, KE. (1993) Land Capability Survey of Tasmania, South Esk Report, Part 1 and 2. Department of Primary Industries Water and Environment, Tasmania.

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

12 Declaration

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

Jason Barnes

Mr Jason Barnes BAgSc (Hons)
Senior Consultant
Pinion Advisory Pty Ltd
August 2021