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To: [Submissions](#)
Subject: 345 Squeaking Point Rd Thirlstane
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Attachments: [M Carter.agricultural and planning report.345 Squeaking Point Road.September 2017.20092017.pdf](#)

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Good Morning

I understand my submission is outside the designated closure date, however having computer problems yesterday this is my first available opportunity to forward to you and would appreciate its acceptance.

Please accept this email and the attached Agricultural Suitability report as our representation to the Draft Latrobe Local Provisions Schedule.

The above property is currently zoned Rural Resource in the Latrobe Interim Planning Scheme 2013.

We have reviewed the Latrobe Draft LPS Interactive Maps and the indication is for the property to be zoned Agriculture, once the transition to the TPS is complete. This came as a surprise as the property is not viable for agricultural enterprises. The attached agricultural suitability report provides detailed information in relation to this.

We request consideration be given for this property to be zoned Rural Living because:

- it has very low level agricultural suitability due to it's size, lack of water and class 5 land capability;
- it is adjacent residential development; and
- its southern boundary is adjoining the Thirlstane golf club, I believe this to be a perfect end of the rural living zoning for the area.

I would also appreciate if this submission not be allowed that I shall be contacted and advised of such

Thankyou

Mathew and Melissa Carter

Mathew Carter

**Agricultural Assessment of 345
Squeaking Point Road, Property
Title 227658/1, Thirlstane**

September 2017





*Macquarie Franklin was formed in April 2011 by the merger of two Tasmanian based consulting firms -
Agricultural Resource Management (ARM) and Davey & Maynard.*

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1 Purpose

This report has been undertaken on behalf of the proponent (Mathew Carter) and will accompany an application to the Latrobe Council seeking approval to build a residential dwelling on property title 227658/1 at 345 Squeaking Point Road, Thirlstane.

This document reports on the land capability of the subject lot and an assessment of how the proposal complies with provisions of the Latrobe Council Interim Planning Scheme 2013.

1.1 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 resilient to degradation processes and Class 7 the least. 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 my opinion, I wish to advise that I possess a B.App.Sci.(hort) and am a member of the Australian Institute of Agriculture. I have over 18 years experience in the agricultural industry in Tasmania. I am skilled to undertake agricultural and development assessments as well as land capability studies. I have previously been engaged by property owners, independent planners, and surveyors to undertake assessments within the Central Coast, Circular Head, Kentish, Latrobe, Launceston, Meander Valley, Southern Midlands and Waratah-Wynyard municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with the Protection of Agricultural Land Policy (PAL Policy) and Planning Schemes.

1.2 Latrobe Council Interim Planning Scheme 2013

The Scheme (operative date 19th October 2013) sets out the requirements for use and development of land in the Latrobe municipality in accordance with the Land Use and Approvals Act 1993.

2 Property details

2.1 Location

The subject property, is located at 345 Squeaking Point Road, Thirlstane with the property bound to the east by the Squeaking Point Road and to the west by the Panatana Rivulet, see Figure 1.

The property is covered by flat to very gently undulating land, with a gentle to moderate sloping bank on the far western area that rolls down to lower lying ground associated with the Panatana Rivulet which forms the western boundary of the property.

The vegetation on the property is predominantly covered by pasture land, with an area of *Eucalyptus obliqua* woodland and coastal heath land and on the eastern end, with no threatened native vegetation communities and/or priority habitat have been identified as being present.

Title Reference	Property ID	Address	Hectares (Approx)
227658/1	6526812	345 Squeaking Point Road, Thirlstane	20.8*

*including the land (0.5ha) associated with the easement in the central west of the property



Figure 1: Property location (source The LIST)

The property has a range of infrastructure present, including boundary and internal fencing, 3 small water holes, main laneway and a residential 2 bedroom dwelling on the far south east corner.

The property is surrounded by the Thirlstane golf course to the south, cropping land to the west, pasture land to the east and rural living residential blocks to the north.

The adjacent land surrounding the property in question is private freehold land.



Figure 2; land tenure on the land surrounding the property in question as private freehold land (yellow colour) (source the LIST)

The land surrounding the property in question is zoned rural resource to the south, east and west, with rural living zoned land adjacent to the immediate north.

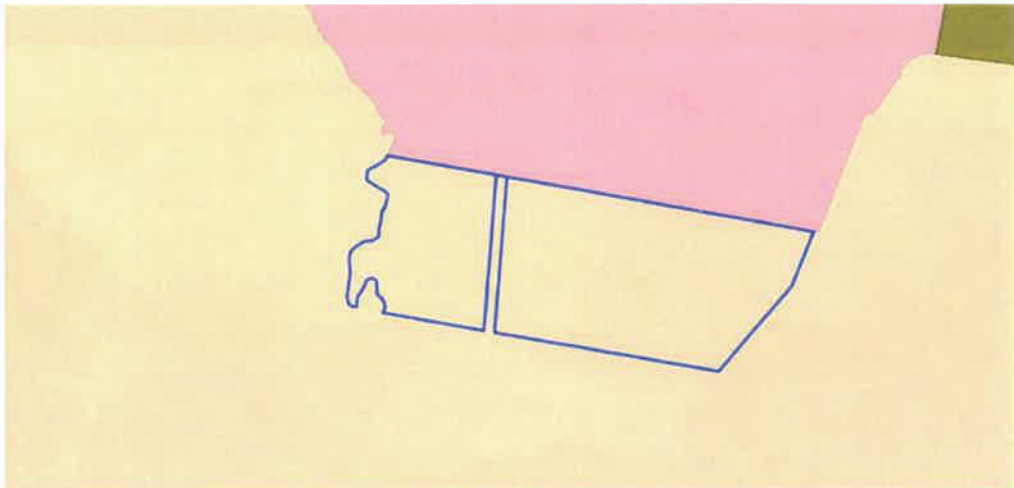


Figure 3; land zoning surrounding the property in question, with the rural resource zoned land dominating the area (shown in brown), rural living zoned land to the immediate north (shown in pink) and an area of environmental living zone to north west (shown in green)



Figure 4; easterly view from the centre of the property



Figure 5; existing residential 2 bedroom dwelling on the far south east corner of the property



Figure 6; woodland on the western area of the property



Figure 7; southerly view across the low lying ground associated with the Panatana Rivulet

3 Proposed development

3.1 Residential dwelling development

In summary, the proponent wishes to;

1. build a new residential dwelling, carport and garage to enable the proponent to live on-site
2. convert the existing 2 bedroom residential dwelling to be used for visitor accommodation.

The proponent is proposing to build the residential dwelling, carport and garage on the north western area of the property (see Figure 8). Figure 13 in Appendix 1 shows the general plans for the residential dwelling development.

The distances from the proposed development to the nearest point on the property boundaries are;

- A: 90m to the northern boundary
- B: 660m to the eastern boundary
- C: 175m to the southern boundary
- D: 35m to the western boundary



Figure 8: proposed house site location (green circle), distances to property boundaries as A (85m), B (660m), C (175m) and D (70m)

The proposed development would have a total area of 175m², and this includes the residential dwelling, garage and car port.



Figure 9; approximate location of the proposed residential dwelling would be immediately to the rear of the earthen mounds shown here

4 Land Use

4.1 Agricultural activities conducted

The property is currently used for low intensity pastoral land use activities, for grazing horses.

The agricultural land use activities in the Thirlstane area includes cropping, pastoral activities and intensive livestock production.

The property is unsuitable for cropping due to the lower land capability and lack of irrigation water.

In reality this property is limited to low intensity pastoral land use activities both on a current future timeline, albeit on a small scale.

4.2 Impact on agricultural activities and residential amenity

The proposed area associated with the residential dwelling development has been selected to minimise any potential negative impact or constraint of the adjacent rural land.

The key risk area is located to the east where agricultural activities are closest (although the boundaries have been deliberately located to maximise the area of agricultural land on the balance lot), with the presence of the Panatana Rivulet, vegetation present and topographic separation (approximately a 5m difference in height) providing sufficient buffer.

After inspecting the site, I have concluded that the proposed buffer distances are sufficient to prevent unreasonable impact of agricultural activities on residential amenity and vice versa.

4.3 Impact of agricultural activity on neighbouring land on proposed development

Agricultural activity, is conducted on land surrounding the property in question. However, normal agricultural activities are not expected to have any unreasonable impact on the proposed development.

Table 1; potential risk from neighbouring agricultural land/activities

Potential Risk from Neighbouring Agricultural Land/Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Existing vegetation will mitigate the impact of sprays and dust if applied under normal recommended conditions. Aerial spraying is not practiced in the vicinity of the dwelling; ground or spot spraying is a practical and mostly used alternative. Spraying events should be communicated in a timely manner to the inhabitants of the dwelling.
2. Noise from machinery and irrigation pump operation, livestock and dogs.	Risk = low although some occasional machinery traffic will occur when working adjacent land and accessing the balance land.
3. Irrigation water over boundary	Risk = low-medium, however as the prevailing wind direction is westerly, this is not expected to be an issue. Irrigation systems are not normally operated in high winds due to excessive evaporative losses and uneven application rates on the ground.
4. Stock escaping and causing damage.	Risk = low provided that boundary fences are maintained in sound condition.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

4.4 Impact of proposed development on agricultural activity on neighbouring land

These impacts are usually manifested as complaints that could be made by residents of the dwelling against issues identified in Section 4.3. These have been generally assessed as low risk.

Other risks to neighbouring agricultural activity are outlined in the following table. 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 2; potential risk to neighbouring agricultural activity

Potential Risk to Neighbouring Agricultural 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. 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. Standard weed control activities would be routinely carried out and weed infestation managed accordingly.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish.
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.

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

The nearest dwelling to the proposed location of the development would be approximately 130m away to the north. The proposed development is not likely to impose any impact upon them due to the separation distance involved and the presence of existing vegetation screening.



Figure 10; residential dwellings (shown as blue dots) in the vicinity of proposed residential dwelling development (shown as a green dot) in the Thirstane area

4.6 Storm water disposal

The storm water generated on the property in question and proposed residential dwelling, as would be produced from hard surfaces and the roof surfaces off a residential dwelling and out buildings, would be disposed of by being captured from roof run-off into water tanks and also in-ground absorption which is a sufficient means to handle the quantity and flow rates of run-off generated.

It is not anticipated that the proposed residential dwelling will increase the amount of storm water generated, and as such it reasonable to suggested that all storm water will be able to be retained within the confines of this proposed lot.

4.7 Water storage

The property in question has 3 small water holes dam on the eastern area of the property, and it is reasonable to assume the cumulative total of these water storages would be 3 ML, and are used to meet the needs of stock and amenity water requirements.

The Panatana Rivulet offers the opportunity to obtain a riparian right, and could provide water for livestock and amenity uses, however no allocatable irrigation water is available (WAT, September 2017).

5 Land capability

The original land capability assessment of the area was undertaken by DPI at a scale of 1:100,000 and reported in their Tamar Report in 1992. The land within the subject lot was classified as Class 5, and a more detailed assessment of the subject lot by Macquarie Franklin has confirmed this is correct. See Figure 11 for the land capability areas present on the property.

There is no prime agricultural land on this property, and the nearest identified prime agricultural land, as Class ≤ 3 land, is located approximately 800m to the south west of the proposed location of the residential dwelling.



Figure 11; land capability areas present on the property

Table 3; land capability table

Land Capability Class (ha)	Land Characteristics									
	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility		
5es 19.6 ha	Deep sandy soils developed from tertiary and quaternary sediments, as per a podosol soil type.	0-3	Flat to very gently sloping land. 15-18 m ASL	Moderate/high erosion risk due to wind activity on bare and exposed soils.	Low to moderate, seasonally high water table during wetter months	Poor to imperfectly drained soil, and subject to waterlogging during wetter months due to the high water table and inherently poor soil drainage conditions.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover, avoid over-grazing, and reduce grazing pressure during wetter periods.	Unsuitable for cropping and is suitable for pastoral use with slight to moderate limitations.		
5ew 1.2 ha	Typically black/grey sandy top soil over a grey sandy sub soil.	0-5	Flat to gently sloping land, with a gently sloping bank leading down to the Panatana Rivulet. 12-15m ASL	Moderate/high erosion risk due to wind activity on bare and exposed soils, and steam bank erosion due to water movement during periods of high water flows in the Panatana Rivulet.	Low to moderate, seasonally high water table during wetter months, and subject to inundation from Panatana Rivulet					



Figure 6: deep sandy podosol soil present throughout the property

6 Planning Report

6.1 Clause 26.1 Zone Purpose Statements

Zone Purpose Statements	Response
<p>26.1.1.1 To provide for the sustainable use and development for resources for agriculture, aquaculture, forestry, mining and other primary industries including opportunities for resource processing.</p> <p>26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.</p> <p>26.1.1.3 To provide for economic development that is compatible with primary industry, environmental and landscape value.</p> <p>26.1.1.4 To provide for tourism-related use and development where the sustainable development of rural resources will not be compromised.</p>	<p>The property will be continue to be managed as a rural resource for its agricultural land use values.</p> <p>The proposed residential dwelling will have minimal impact and create no additional conflict on the property in questions and that of the neighbouring rural resource and the operational farming and/or forestry activities that could be conducted there.</p> <p>The location, size and nature of the proposed development has been selected to minimise any constraints and negative impacts on the agricultural productivity of the property in question.</p> <p>The existing residential 2 bedroom dwelling will be converted to visitor accommodation. This visitor accommodation enterprise is aimed at capitalising on the property's location relative to Port Sorell, rural bucolic amenity, being adjacent to the Thirlstane golf course and Tasmania's burgeoning tourism market. This conversion will not involve any changes and/or alteration to the land use activities on the balance of the property nor result in any negative impact on the neighbouring land use activities.</p>

6.2 Clause 26.1.2 Local Area Objectives

Local Area Objectives	Response
<p>(a) Primary Industries</p> <p>Resources for primary industry make a significant contribution to the rural economy and primary industry uses are to be protected for long term sustainability.</p> <p>The prime and non-prime agricultural land resource provides for variable and diverse agricultural and primary industry production which will be protected through individual consideration of the local context.</p> <p>Processing and services can augment the productivity of primary industries in a locality and are supported where they are related to primary industry uses and the long term</p>	<p>(a)</p> <p>The proposed developments can be achieved with no unreasonable impacts on the property in question and that of the neighbouring land for agricultural land use activities, be they air, land or water resources. As outlined in section 4.3 and 4.4 of the agricultural report, this proposed development will not exclude, create conflict, constrain or interfere with any primary land use activities.</p> <p>If the proposal is approved, the remaining area of the property that will continue to be used as per its current land use activities that being to remain as pasture land for pastoral use. The proposal would involve the loss of ~0.02ha (~0.1%) of the land required for the residential dwelling. Note that the specific site for the proposed residential dwelling</p>

Local Area Objectives	Response
<p>sustainability of the resource is not unduly compromised.</p> <p>(b) Tourism</p> <p>Tourism is an important contributor to the rural economy and can make a significant contribution to the value adding of primary industries through visitor facilities and the downstream processing of produce. The continued enhancement of tourism facilities with a relationship to primary production is supported where the long term sustainability of the resource is not unduly compromised.</p> <p>The rural zone provides for important regional and local tourist routes and destinations such as through the promotion of environmental features and values, cultural heritage and landscape. The continued enhancements of tourism facilities that capitalise on these attributes is supported where the long term sustainability of primary industry is not unduly compromised.</p> <p>(c) Rural Communities</p> <p>Services to the rural locality through the provision for home-based business can enhance the sustainability of rural communities. Professional and other business services that meet the needs of rural populations are supported where they accompany a residential or other established use and are located appropriately in relation to settlement activity centres and surrounding primary industries such that the integrity of the activity centre is not undermined and primary industries are not unreasonably confined or restrained.</p>	<p>consists of undeveloped ground, is not covered by pasture land and is not used for agricultural land use activities.</p> <p>(b)</p> <p>The existing residential 2 bedroom dwelling will be converted to visitor accommodation. This visitor accommodation enterprise is aimed at capitalising on the property's location relative to Port Sorell, rural bucolic amenity, being adjacent to the Thirlstane golf course and Tasmania's burgeoning tourism market.</p> <p>This conversion will not involve any changes and/or alteration to the land use activities on the balance of the property nor result in any negative impact on the neighbouring land use activities.</p> <p>Point (c) is not applicable to this proposed development.</p>

6.3 Clause 26.1.3 Desired Future Character Statements

Desired Future Character Statements	Response
<p>The visual impacts of use and development within the rural landscape are to be minimise such that the effect is not obtrusive.</p>	<p>The position and nature of the proposed residential development is to be in sheltered and private area of the property and would be unobtrusive and not negatively impact the visual landscape. The scenic attributes of the property in question will be maintained, along with the bucolic and visitor amenity qualities.</p> <p>In the immediate Thirlstane area, this proposed development is consistent with the land use activities on properties adjacent to the north (rural living zoned land) and east (rural resource zoned land) of the property in question.</p> <p>A large number of residential dwellings are located in close proximity and highly visible from Squeaking Point Road, whilst the proposed residential dwelling would be positioned 660m west of this road and positioned in a private location that is not readily visible.</p> <p>The property is currently accessed via Squeaking Point Road off the existing access location, and this would continue as such.</p>

6.4 Clause 26.3.3 Dwellings

Clause 26.3.3 of the Scheme outlines the requirement for discretionary residential use as part of a resource development.

Objective	
Residential use that is not required as part of another use –	
<ul style="list-style-type: none"> a) Does not result in the permanent loss of land for resource development or an extractive industry; and b) Does not interfere or constrain the existing or potential use of land for resource development or an extractive industry. 	
Response It is noted that the proposal does not comply with the Acceptable Solutions, hence the concentration on the Performance Criteria P2	
Performance Criteria	
Response	
P1	
Residential use that is not required as part of other use must -	
(a) Be consistent with local area objectives;	The proposed development is consistent with the Local Area Objectives.
(b) Be consistent with any applicable desired future character statement;	The proposed development is consistent with the desired future character of the zone.
(c) Be on a site that -	
<ul style="list-style-type: none"> i. Has been assessed by a land capability assessment to have no potential for primary industry use; 	As the land is within a rural resource zone, it has been assessed for land capability and has been found to be composed of Class 5 land. The area of Class 5 land (20.8 ha) is small in size, considered unsuitable for cropping and therefore realistically, the only likely activity is pastoral land use as per the current land use activities albeit on a small non-commercial scale, however this will continue as such after a residential dwelling has been constructed on the property. The property is highly constrained for water resources, with no irrigation water available and the potential to obtain irrigation water is unrealistic.
<ul style="list-style-type: none"> ii. Is unduly restricted in potential for primary industry by its size and shape and is not capable of inclusion with any rural resource land regardless of ownership, for resource development or extractive industry use; or 	<p>It would be very unlikely that this property would be incorporated into the neighbouring land that is actively farmed (lack of irrigation water and low land capability), to the south the land is used for recreational purposes (as per the Thirlstane golf course) and the land to the north is zoned rural living.</p> <p>The capital value of the land is likely to prevent virtually all forms of agricultural activities beyond its current low intensity pastoral use, hence the value of the land relative to the potential economic returns obtained from agricultural land use activities would not justify its' purchase and/or incorporation into the neighbouring property.</p>

	<p>Realistically, the only likely activity is grazing which will produce very low margins, and albeit on a small scale, however this would continue as such after a residential dwelling has been constructed on the property.</p>
<p>iii. Cannot be redeemed or returned to primary industry use by reason of an existing use or development or by proximity to an adjoining non-rural resource use; and</p>	<p>Please see above point C ii.</p>
<p>iv. Is not land with a proclaimed irrigation district under Part 9 <i>Water Management Act 1999</i> or land that may benefit for the application of broad-scale irrigation development;</p>	<p>This property is not located within a proclaimed irrigation district, and would not benefit from the application of broad scale irrigation development.</p> <p>It should be pointed out that if irrigation water could be purchased from the Sassafras Wesley Vale Irrigation scheme, the quantum of the minimum purchase (as 10ML) and the economics associated with this purchase, pipeline access/outlet and required irrigation infrastructure relative to the potential agricultural returns would make it an unviable investment.</p> <p>Realistically, the only likely activity on this property is pastoral land use activities which will produce very low margins, albeit on a small scale, and would not economically benefit from the investment in an irrigation development.</p>
<p>v. Does not constrain or interfere with existing or potential resource development or extractive industry use of land; and</p>	<p>The proposed development will have minimal or no unreasonable impact on the agricultural and/or primary production activities on the neighbouring farmland. Already a number of residential dwellings are present in the vicinity of the neighbouring rural resource zoned farm land to the north of the property in question as well as the presence of the Thirlstane golf course to the south. Hence the location and nature of the proposed residential dwelling development on the property in question would not create any additional interference or constraints.</p>
<p>(d) Not be likely to impose an immediate or contribute to a cumulative requirement for public provision or improvement in reticulated or alternative arrangements for utilities, road access, or community services.</p>	<p>This is not applicable in this case as a considerable number of residential dwellings are present along Squeaking Point Road and this area of Thirlstane. The access to the proposed residential dwelling will be via the existing property access point off Squeaking Point Road.</p>

6.5 Clause 26.4.1 Building Location and Appearance

Clause 26.4.1 of the Scheme outlines the requirement for building location and appearance.

Objective	
<p>Objective</p> <p>To ensure that the:</p> <p>a) ability to conduct extractive industries and resource development will not be constrained by conflict with sensitive use; and</p> <p>b) development of buildings is unobtrusive and complements the character of the landscape</p>	
Acceptable Solution	Performance Criteria
<p>A1 Building height must exceed:</p> <p>a) 8m for dwellings ; or</p> <p>b) 12m for other purposes.</p>	<p>P1 Building height must:</p> <p>a) be unobtrusive and complement the character of the surrounding landscape; and</p> <p>b) protect the amenity of adjoining uses from adverse impacts as a result of the proposal</p>
<p>A2.1 Buildings must be setback a minimum of:</p> <p>a) 50m where a non-sensitive use or extension to existing sensitive use buildings is proposed; or</p> <p>b) 200m where a sensitive use is proposed; or</p> <p>c) the same as existing for replacement of an existing dwelling</p>	<p>P2 Buildings must be setback so that the use is not likely to constrain adjoining primary industry operations having regard to:</p> <p>a) the topography of the land; and</p> <p>b) buffers created by natural or other features; and</p> <p>c) the location of development on adjoining use; and</p> <p>d) the nature of existing and potential adjoining uses; and</p> <p>e) the ability to accommodate a lesser setback to the road having regard to:</p> <p>i) the design of the development and landscaping; and</p> <p>ii) the potential for future upgrading of the road</p> <p>iii) potential traffic safety hazards; and</p> <p>iv) appropriate noise attenuation</p>
<p>Response:</p> <p>1. Objective</p> <p>The location of the proposed residential development and carport have been chosen to provide reasonable buffers to the surrounding agricultural land but at the same time, to maximise the area of productive agricultural land on the balance of the land.</p>	

The property in question is located via a the current property access point off Squeaking Point Road, and the nature and scale of the proposed development is consistent and in character with residential dwellings on similar size properties in the Thirlstane area.

2. Acceptable Solution

A1; the proposed residential development will have a building height of less than 8m.

A2; see P2 performance criteria below.

3. Performance Criteria

P2; the proposed development is located in such a way to provide reasonable buffers to the surrounding agricultural land but at the same time, to maximise the area of productive agricultural land on the balance of the land. As outlined in section 3.1 of the agricultural report, the proposed residential dwelling development would be located 90m from the northern property boundary, 660m from the eastern boundary, 175m from the southern boundary and 35m from the western boundary.

The risk area is located to the east where agricultural activities are closest (although the boundaries have been deliberately located to maximise the area of agricultural land on the balance lot), with the presence of the Panatana Rivulet, vegetation present and topographic separation providing sufficient buffer.

The proposed development is not anticipated to cause any negative impact and/or fetter the agricultural land sue activities on the adjacent properties. See section 4.3 and 4.4 of the agricultural report for additional detail.

7 Codes

There are a 3 key applications of codes relevant to this proposed development including;

- E1 bush fire prone areas code
- E3 clearing and conversion of vegetation code
- E6 hazard management code

7.1 E1 Bushfire Prone Areas

If successful the proposed development would result in the proposed residential dwelling and being within a bushfire prone area, and therefore certain sections of code E1 would apply, such as E1.6.2.

We conclude a Bushfire Hazard Management Plan is required.

7.2 E3 Clearing And Conversion Of Vegetation Code

Based on reference to the Latrobe Council's Planning Scheme 2013 and assessment of the available threatened native vegetation communities information (the LIST) no priority habitat, no landslip risk, no scenic or landscape values or threatened native communities are identified as being present on the property in question, and the proposed residential development will be located 30m away from the Panatana Rivulet

Therefore we contend this no section of this code applies to this development.

7.3 E6 Hazard Management Code

On the 345 Squeaking Point Road property title, as per the LIST map, no areas of land slip risk have been identified (see Figure 12).



Figure 12; no land slip hazard rating areas have been identified on the property (source the LIST)

No land on the property has been identified as being flood prone.

Therefore we contend this no section of this code applies to this development.

8 Conclusions

1. This property is not covered by prime agricultural land.
2. The property consists of Class 5 land.
3. The proposed agricultural activities that would be conducted on the property are based on pastoral land use activities. This enterprise is realistically the only agricultural land use activities that can/could be conducted on this property.
4. This proposed residential development would not create any additional constraint on the capability/capacity of the neighbouring farm and forestry to be actively managed, farmed and used for production forestry purposes.
5. The conversion of the existing 2 bedroom residential dwelling would capitalise on the capitalising on the property's location relative to Port Sorell, rural bucolic amenity, being adjacent to the Thirlstane golf course and Tasmania's burgeoning tourism industry.
6. The proposal is consistent with the zone purpose, local area objectives and the desired future character statements of the rural resource zone.
7. The proposal complies with the performance criteria of Clause 26.3.3 and 26.4.1 and relevant codes of the Latrobe Council Planning Scheme 2013.



