PDA
SURVEYORS, ENGINEERS & PLANNERS

182 WILMOT STREET, PORT SORELL

LPS SUBMISSION

49049 | 21/03/22

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Revision History

Revision	Description	Prepared by	Reviewed by	Date
0	Draft Submission	Payal Patel	-	8/03/2022
1			Justine Brooks	

1. EXECUTIVE SUMMARY

1.1. This submission seeks to propose that Latrobe Council (the Council) alter the proposed application of the Future Urban Zone and instead applies the General Residential Zone to the subject land identified by Title Reference 119052/1 located at 182 Wilmot Street, Port Sorell.

1.2. The land is currently zoned Rural Resource but used as a residential lot due to the reduced capability or capacity for the land to be used for agriucltural related activities.

1.3. The agricultural assessmnet undertaken by Pinion Advisory outlines the limitations associated with the land, namely due to land capability present, small area of available land and nonfeasible to develop the land for an agricultural land use enterprise.

1.4. The subject land is located less than 50m to areasonable size cluster of titles zoned General Residential.

1.5. While the future urban zone preserves the land for urban development, it does not allow the developmnet currently. Given it is fully serviced and the existing demand, the rezoning would allow for the development now as identifiifed under Port Sorell and Environs Strategic Plan 2008.

1.6. This submission opens the discussion with the Council and the Tasmanian Planning Commision regarding our client's postion about the subject land and the current limitations imposed on future use and development.

2. ZONING APPLICATION: SECTION 8A GUIDELINES

The Tasmanian Planning Commision (TPC) produced the section 8A Guidelines No. 1 Local Provision Schedule (LPS): zone and code application to assist Councils with applying zone and codes.

2.1. The Council proposed the subject land to be rezoned Future Urban under LPS, which is an indication for furture urban use and development.

2.2. However, the subject land is more aligned with the Genral residential Zone in charcter, purpose and description as the client have immediate plan to develop the site.

2.3. Section 8A Guidelines provides the following information about the General Residential Zone.

2.4. The purpose of the General Residential Zone is:

8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.

Figure 1: Ariel Image: 182 Wilmot Street, Port Sorell

8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.

8.1.3 To provide for non-residential use that:

(a) primarily serves the local community; and

(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

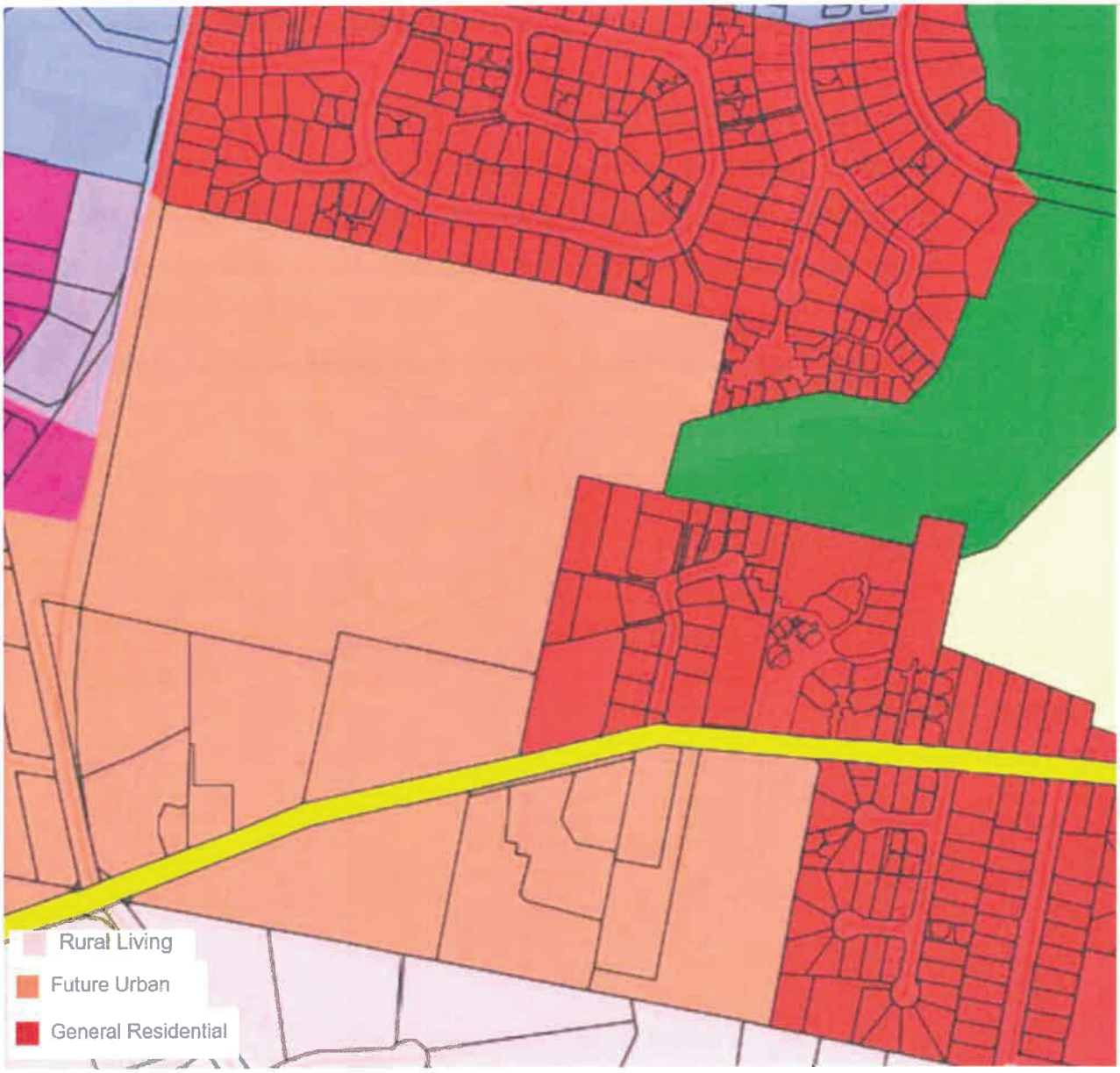

Figure 2: Proposed zoning (source: LATROBE DRAFT LPS INTERACTIVE MAPS)

2.5. The Zone application guidelines for General Residential Zone and submission response:

GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:

(a) are not targeted for higher densities (see Inner Residential Zone); and

(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.

RESPONSE: The subject area has existing General Residential and Rural Living zone land within close proximity. While the subject area is not zoned General Residential, it is proposed to be future General Residential due to close proximity to the nearby General Residential.

As shown in the below image, the subject title is well connected to 150 mm water main on Wilmot Street and sewer main located on the northern side of the title.

Figure 3: Existing Water and Sewer infrastructure in the vicinity (source- LIST Map)

GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:

(a) within the General Residential Zone in an interim planning scheme;

(b) within an equivalent zone under a section 29 planning scheme; or

(c) 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; and

(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,

RESPONSE: The subject title 119052/1 has been identified by *Port Sorell and Environs Strategic Plan 2008 under 5.11 West end of Wilmot Street to be,*

"... (e) Residential development can occur on properties in this area and is to consist of medium density housing with a minimum lot size of 600m².."

This demonstrates a need and demand for this land development within growing municipality.

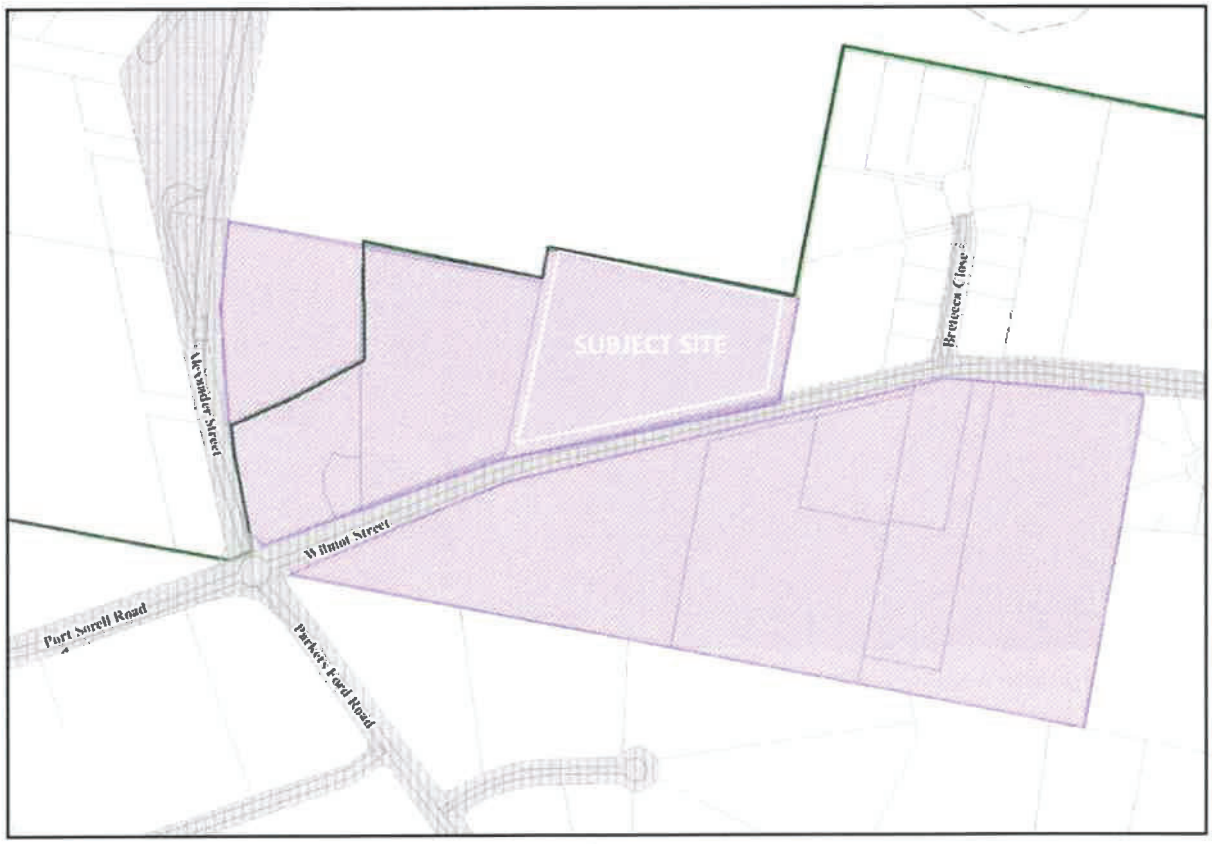

Figure 4: West end of Wilmot Street under Port Sorell and Environs Strategic Plan 2008

As mentioned earlier, the subject title is currently well connected to reticulated water supply service and a reticulated sewerage system, making it an optimum ready to use land for residential development.

GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land

consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process.

RESPONSE: The subject title would have an overlay of 'Natural Assets Code' in the north-west corner under Latrobe Draft LPS Interactive Maps. An approved existing dwelling is also located in the same corner, which implies that necessary management has already been put in place for residential development. Therefore, the subject land is not highly constrained due to this overlay. However

3. CRADLE COAST REGIONAL LAND USE STRATEGY 2010-30

The population growth throughout Latrobe Local Government Area (LGA) is currently one of the fastest among the North-West LGAs. There is genuine opportunity here for Latrobe to develop a residential precinct to meet this demand, with existing available infrastructure and client ready to develop the site.

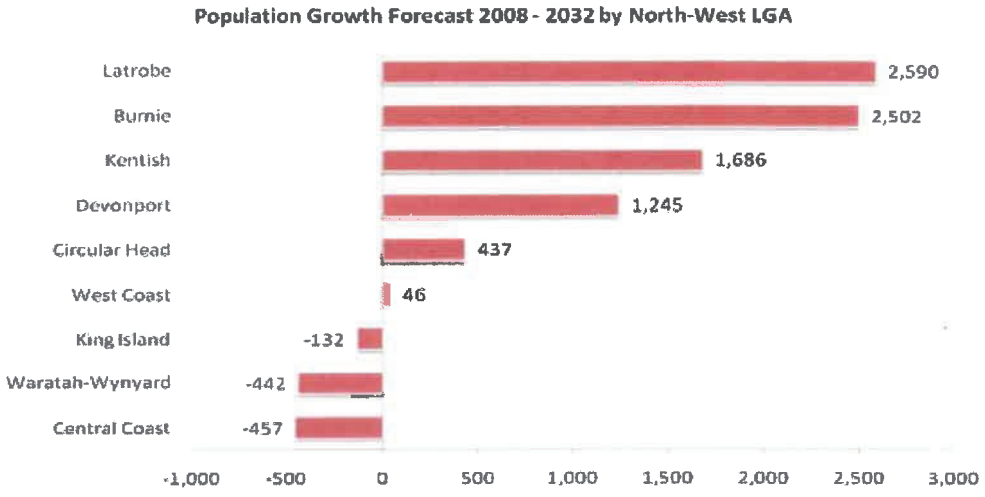

Figure 5: Latrobe growth projection (source - Cradle Coast Regional Land Use Planning Framework)

The CCRLUS emphasises the need for housing options that are well located within serviced, attractive, functional and safe environments. It supports priority for better use of the land already designated and serviced for urban use before advancing options for expansion in settlement boundaries and new green-field development (pages 82, 85). The Land for Housing strategy of the CCRLUS is based on an expectation that new housing demand continues as household size continues to decline, and alternate housing options are sought.

The strategic outcomes for liveable and sustainable communities identified at page 145 are:

- *The growth and development of centres is contained to create functional places which optimise use of land and infrastructure services and minimise adverse impact on resources of identified economic, natural or cultural value;*
- *The pattern of settlement provides a network of compact, well connected and separate centres each with individual character and identity;*
- *Land supply is matched to need and there is a balance of infill and expansion;*
- *There is coordinated and equitable access to provision of regional level services;*
- *Each settlement provides an appropriate level of local development and infrastructure facilities to meet locally specific daily requirements in employment, education, health care, retail, and social and recreation activity for its resident population;*
- *Each settlement provide a healthy, pleasant and safe place in which to live, work and visit;*
- *There is diversity and choice in affordable and accessible housing;*
- *People and property are not exposed to unacceptable levels of risk;*
- *Transport, utility and human service infrastructure is planned and available to meet local and regional need;*
- *Energy and resource efficiency is incorporated into the design, construction and operation of all activities.*

RESPONSE: The proposal would positively contribute towards this outcome by facilitating balanced expansion development for residential use that is in reasonably close proximity to schools, employment opportunities, health care, retail, public transport and social and recreation activity. The lot is surrounded with residential dwellings and is well serviced with reticulated water and sewer. There are no unmanageable hazards present on the site that would place human life or property at unacceptable risk. On this basis, it is considered that the proposed General Residential Zone would facilitate liveable and sustainable residential development that would be consistent with the strategic outcomes of the CCRLUS.

4. SUMMARY

4.1. This submission has identified immediate requirement for subject title to be rezoned to General Residential instead of Future Urban Zone.

4.2. The subject land is capable of multiple lot subdivision due to close proximity of General Residential Zone, access to road and reticulated water and sewer system.

4.3. The subject land is not identified as potentially significant agricultural land

4.4. It is requested that Council consider rezoning the subject title to General Residential Zone.

DJJF PTY LTD

Agricultural assessment report

182 Wilmot Street, Port Sorell, TAS 7307

MARCH 2022

pinion
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7/3/22	Draft	JL	JL	Email
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Executive summary

This agricultural assessment report has been prepared on behalf of the proponent, DJJF Pty Ltd, and covers the various aspects of the agricultural land activities for the 182 Wilmot Street, Port Sorell 7307.

The proponent wishes to undertake a rezoning and subdivision of the property in question.

The property is covered by ground with a land capability of Class 5 and 6 and is currently not used nor is it capable of supporting agricultural land use activity.

The property is not located within an irrigation district

The property's potential theoretical agricultural use, as per pastoral and perennial horticulture, is severely limited due to a combination of the land capability present, proximity to adjacent and nearby residential dwellings, size of the block, existing lack and severely restricted potential future development of irrigation water resources.

In reality this property would not be considered capable of being used for and/or supporting agricultural land use activity.

1 Purpose

This report has been undertaken on behalf of DJJF Pty Ltd (the proponent) in order to support an application for a property rezoning and subdivision of the 182 Wilmot Street, Port Sorell.

The document provides an agricultural assessment of the property in question and reviews the current and future agricultural usage of the property and the surrounding area in relation to the Land Capability and Land Classification.

This includes soils, aspect, topography, water resource, economic feasibility, and impact of the proposed development in relation to agricultural activities.

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 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 Lynch possesses a Bachelors of Agricultural Science (horticulture) and is a certified practising agriculturalist (CPAg) and has over 20 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, Break O'Day, Burnie, Central Coast, Circular Head, Clarence, Devonport, Dorset, George Town, Glamorgan Spring Bay, Kentish, King Island, Latrobe, Launceston, Meander Valley, Northern Midlands, Southern Midlands, Sorell, Tasman, West Tamar, Waratah-Wynyard and West Coast municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with the Tasmanian and various council based interim planning schemes.

1.2 Latrobe Interim Planning Scheme

The Latrobe Interim Planning Scheme (LIPS) sets out the requirements for use and development of land in the Latrobe municipality and has been operative since 2013.

2 Property details

2.1 Location

The property at 182 Wilmot Street Port Sorell is owned by D and S Newall and consists of a single title. Figure 1 and Table 1.

Table 1 Property location identification details

Address	Property ID	Title Reference	Hectares *(Approx.)*
182 Wilmot Street Port Sorell 7307	6517377	119052/1	2

The property is located on the south east outskirts of Port Sorell and is immediate adjacent to the west and further to the south of the residential area of this town.

The property is located on low lying flat to gently sloping ground. Figure 2.

Infrastructure present on the property includes boundary fencing, a residential dwelling and sheds.

The vegetation present on the property is dominated by open scrub land with small pockets of native bushland spread over the block and a well-established garden surrounding the residential dwelling and a shelter belt/privacy screening vegetation along the western boundary of the block.

The property is entirely undeveloped in terms of agricultural production, such as no pastureland and/or cleared land is present.

The property is held as private freehold land and immediately similarly surrounded by private tenure land to the west, north and further to the south, local government land is located nearby throughout Port Sorell, public reserve land further to the west, crown land further to the west and authority crown further to the east. Figure 3.

Under the Latrobe Interim Planning Scheme the property is zoned rural resource, with similarly zoned land to the west and south, further to the south is rural living zoned land, adjacent to the east and further to the north is general residential zoned land, recreation zoned land, light industry and commercial zoned land nearby to the west with areas of environmental living and environmental management zoned land further to the east and west. Figure 4.

No Threatened Native Vegetation Communities are present on the property.

The property is not located within an irrigation district.

Figure 1 182 Wilmot Street property location

Figure 2 Property topography (5m contours) (source the LIST)

Figure 3 Land tenure on the property in question and adjacent land as private freehold land (yellow shaded), local government land (blue/green shaded) located nearby through Port Sorell, public reserve land (orange shaded) further to the west, crown land further to the west (white shaded) and authority crown further to the east (light blue shaded) (source the LIST)

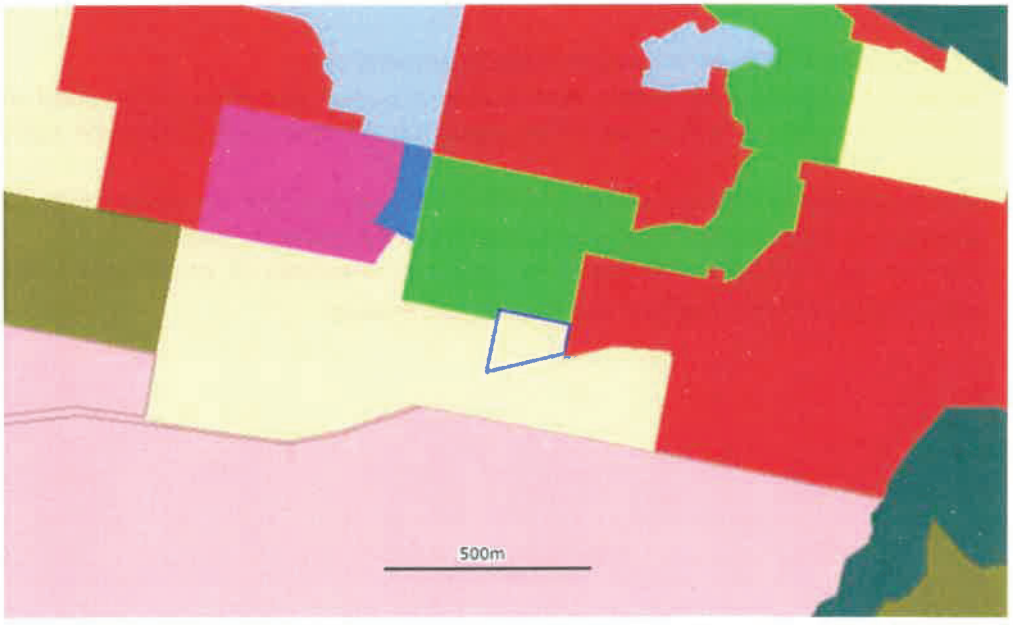

Figure 4 with the property in question and adjacent land to the west and south as rural resource (brown shaded), further to the south is rural living zoned land (light pink shaded), adjacent to the east and further to the north is general residential zoned land (red shaded), recreation zoned land (light green shaded) adjacent to the north, light industry (pink shaded) and commercial zoned (blue shaded) land nearby to the west with areas of environmental living (dark brown shaded) and environmental management zoned land (dark green shaded) further to the east and west. (source the LIST)

3 Land capability

No land capability assessment of the area has been undertaken by DPIWE.

A more detailed recent assessment in March 2022 by the report author has identified the majority of the property to be covered by class 5 land with a small area of class 6 land also present. Figure 6.

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 grown. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.*

Class 6 land is defined as:

> *Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use.*

The key land capability limitations associated with this property are:

- Erosion (e) caused due to rill and sheet erosion as a result of surface water runoff on bare and exposed soil, as well as excessive, inappropriate and poorly timed soil cultivation practices.
- Soils (s) associated with the presence of deep sandy soils which are prone to erosion and degradation, imperfectly drained and low soil moisture holding capacity.
- Wetness (w) associated with the being subjected to periods of waterlogging, potentially subject to periods of inundation and stream bank erosion.

Figure 5 Land capability areas present on the property

Table 2 Land capability assessment over titles.

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5se (approx. 1.95ha)	Podosol soil derived from quaternary alluvium. Grey topsoil and bleached white sandy subsoil.	1-3%	North facing gently sloping and undulating land. 15-20m above sea level.	Moderate risk. Rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation and wind scouring on bare and exposed topsoil. Possible stream bank erosion during periods of high flows in the waterway located on the far north west corner of the block.	Low climatic limitations. This area experiences cold winters and warm summer conditions. Receives an average of 795mm annual rainfall, can experience up to 10 frosts annually, 1030 GDD (October – April) and receives up to 740 chill hours (May – August).	Imperfect to moderately well drained. Topsoil depth up to 30+cm. Low nutrient and soil moisture holding capacity. Challenging sub soil conditions are hostile to deeper rooted plants (eg perennial crops)	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is unsuitable for cropping. This land is suitable for grazing with moderate/severe limitations. Due to the small size of this land in conjunction with the existing vegetation cover relative to the level of potential agricultural productivity which could be obtained from the land would mean it would be uneconomic to clear and develop the block for agricultural land use activity.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
6we (approx. 0.05 ha)	Podosol and dermosol soil derived from quaternary alluvium. Grey topsoil and bleached white sandy sub soils, and areas of grey/brown clayey soils.	1-3%	North facing gently sloping and undulating land. 14-15m above sea level.	Moderate/high risk. Rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation and wind scouring on bare and exposed topsoil. Stream bank erosion due to strong waterway flows on the impact on the adjacent riparian banks.	Low climatic limitations. This area experiences cold winters and warm summer conditions. Receives an average of 795mm annual rainfall, can experience up to 10 frosts annually, 1030 GDD (October – April) and receives up to 740 chill hours (May – August).	Imperfectly o moderately well drained. Variable topsoil depth up to 30cm. Subject to periods of soil waterlogging.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. This land should be maintained as per the current native vegetation which currently covers this ground. Care should be taken to avoid potentially degrading the riparian ground due to the potential stream bank erosion.	This land is unsuitable for cropping. This land is suitable for grazing with severe limitations. Due to the small size of this land in conjunction with the existing vegetation cover relative to the level of potential agricultural productivity which could be obtained from the land would mean it would be uneconomic to clear and develop the block for agricultural land use activity.

pinion ADVISORY

Figure 6 Grey podosol soil profile present throughout much of the property (taken on the site assessment 1/3/2022)

Figure 7 Southerly view across the block towards Wilmot Street

Figure 8 Class 6 land associated with the riparian ground of the unnamed tributary of Poyston Creek

Figure 9 Westerly view along the southern boundary (eg Wilmot Street) of the property

Figure 10 Westerly view on the property towards the residential dwelling on the property

4 Proposed development

The proponent wishes to subdivide and re-zone the property in question at 182 Wilmot Street Port Sorell.

The subdivision plan would involve the formation of 2 lots, Lot 1 (2553m^2) and Lot 2 (1.76 hectares).

The proposed Lot 1 would have access via a right of way access to Wilmot Street and Lot 2 would retain frontage to Wilmot Street.

The rezoning plan would involve changing the existing zoning of rural resource which covers the entirety of the property in question to general residential.

Figure 11 provides a detailed layout for the proposed development on the property in question.

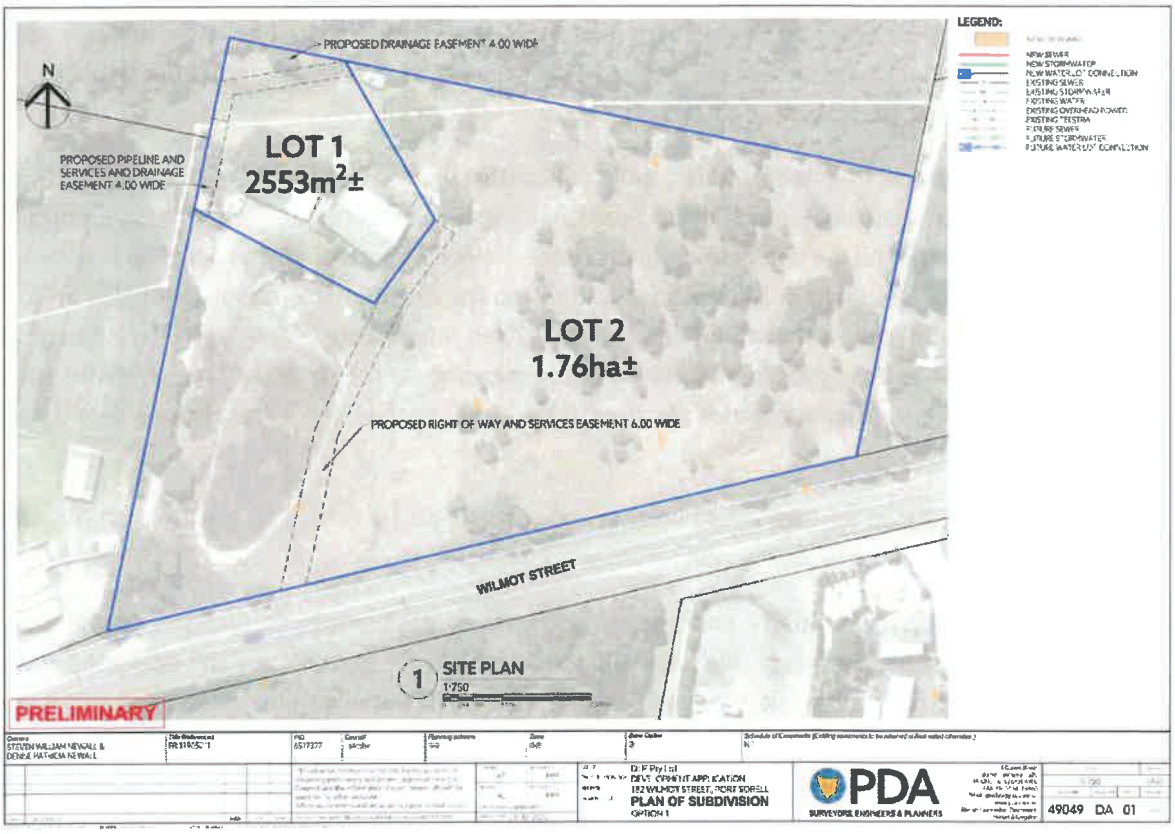

Figure 11 Property development site master plan (source PDS Surveyors)

5 Land use

The property in question is currently not used and is incapable of supporting agricultural land use activity.

5.1 Potential agricultural activities conducted

5.1.1 Pastoral Use

The property in question is theoretically suitable to be used pastoral use, that being for grazing either cattle and/or sheep.

If the entire property was fully developed, cleared and converted it could have a potential carrying capacity of 20 DSE/ha, for a total dryland carrying capacity of 40 DSE.

Based on the current livestock values a 40 DSE carrying capacity would equate to an annual gross margin return of $1,800.

The land development costs associated with a pastoral development would be approximately $8,000 and an ongoing annual maintenance (eg rates, fertiliser, animal health considerations, weed control and infrastructure depreciation) cost of roughly $3,000.

The development of an irrigated pasture production system would require securing an irrigation water allocation, require investment into building a dam and irrigation infrastructure (eg sprinklers, pump and mains pipeline). Based on the size of the property potentially 1.5 hectares of land could be irrigated and 7 ML dam holding (assuming 5 ML/hectares is the average irrigation requirement for this area, TIA Regional historical pasture production) and the associated infrastructure and land development cost would be expected to be above $25,000 and an ongoing annual maintenance (eg rates, fertiliser, animal health considerations, irrigation water pumping costs, weed control and infrastructure depreciation) cost of roughly $4,500.

1.5 hectares of irrigated pasture would be anticipated to support a carrying capacity of 60 DSE which would equate to an annual gross margin return of $3,000.

Clearly with size of the property and anticipated level of productivity in reality it would not be considered suitable and/or favourable to develop the property for pastoral use and hence the current condition of the property with no economic and/or practical incentive to undertake any land clearing, pasture establishment and/or installing necessary infrastructure (eg stockyard, stock water system etc...).

5.1.2 Cropping use

The class 5 land which covers the vast majority of the property is considered unsuitable for cropping agricultural land use activities.

The property has no history of cropping agricultural land use activities.

5.1.3 Perennial horticulture use

The property in question is considered unsuitable and unrealistic for the development of perennial horticultural enterprises, such as table and/or sparkling wine grapes, cherries or olives, due to a combination of:

- Unsuitable soil type present, with the sandy podosol type having a low nutrient holding capacity, high leachable, low soil moisture capacity, unfavourable sub soil conditions (acidic and poorly aerated) and poor stability for vines or trees.
- Inability to use bird deterrents, such as lasers, gas guns or rifles, and whilst netting can be used during the harvest period during the establishment period trees and vines would be unprotected, and additionally the economics of this type of investment on a small scale would not be favourable.
- Uneconomic to undertake such a small-scale development which would require an irrigation development (dam, pumps, mains pipeline), extensive infrastructure (sheds, trellising, bird netting etc...) relative to the potential returns which could be obtained, and hence it would be clearly an uneconomic to undertaking.

Clearly with size of the property and anticipated level of productivity in reality it would not be considered suitable and/or favourable to develop the property for perennial horticultural use and hence the current condition of the property with no economic and/or practical incentive to undertake the required land clearing, planting of trees/vines, irrigation development and/or installing necessary infrastructure (sheds, trellising, bird netting etc...).

5.2 Adjacent land use activities

Adjacent and surrounding land has varied uses, including residential, small scale pastoral use and native and plantation forestry.

- North
    - Property title 169982/1 (15.9 hectares) predominantly covered by *Eucalyptus amygdalina* coastal forest and woodland and open scrub land, zoned for recreation, and no residential dwellings are present on this block. No agricultural land use activity is conducted on this land.
- South
    - Property title 107178/1 (2.3 hectares) predominantly covered *Eucalyptus amygdalina* coastal forest and woodland and open scrub land, zoned as rural resource, and has a residential dwelling present. No agricultural land use activity is conducted on this land.
    - Property title 181064/2 (1.3 hectares) used as landscaping supply business, zoned as rural resource and no residential dwelling is present. No agricultural land use activity is conducted on this land.
    - Property title 181064/1 (0.75 hectares) used as nursery retail outlet, zoned as rural resource and no residential dwelling is present. No agricultural land use activity is conducted on this land.

- Property title 173858/1 (0.35 hectares) is covered by gardens and lawns, zoned as rural resource and a residential dwelling is present. No agricultural land use activity is conducted on this land.

- East
  - Property title 27631/2 (0.65 hectares) covered *Eucalyptus amygdalina* coastal forest and woodland and open scrub land, zoned as general residential, and has a residential dwelling present. No agricultural land use activity is conducted on this land.
  - Various property titles associated with Bretteca Close, ranging in size from 400 to 2800m^{2,} zoned as general residential, and has residential dwellings present on each block.
- West
  - Property title 179431/2 (1.6 hectares) predominantly covered by open pastureland/lawn and small area of forest and bushland, two sheds are present, zoned as rural resource and no residential dwelling present. In the past this property was used to grow berry fruit but has not been used for agricultural land use activity for at least 5+ years.

The highest risk of possible fettering of adjacent agricultural land use activity would be on property title 179431/2 (adjacent to the west), however a number of factors will mitigate the potential for negative impacts:

- The existing residential dwelling on the proposed Lot 1 would provide a buffer to the proposed Lot 2.
- Existing vegetation screening would be preserved along the western boundary of the proposed Lot 2, which forms the common eastern boundary of property title 179431/2.
- Whilst no current agricultural land use activity on property title 179431/2 even if this land was redeveloped for agricultural use the potential scale and intensity of any enterprise would be limited due to the small size of available land, limited access to irrigation water and prevailing nearby and adjacent land use in Port Sorell which is dominated by either general residential and/or rural living zoned blocks used principally for residential use.

5.3 Impact on agricultural activities and residential amenity

The proposed subdivision and general residential rezoning of the property in question has been design and planned in order to minimise any potential negative impact or constraint on the adjacent property to the west, albeit this block is severely constrained in terms of the current and future agricultural land use activity itself.

After the recent site assessment, it has been concluded that the proposed development plan and layout is sufficient to prevent any unreasonable impact of agricultural activities and/or residential amenities and vice versa on neighbouring properties.

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

Agricultural activity could be conducted on land adjacent to the west of the property in question.

It should be noted that the agricultural land use activities which can and could be conducted on the property adjacent to the west would be severely constrained due to the small size of available land, low land capability and lack of irrigation water.

An assessment of the key risks are summarised in Table 3.

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

Potential Risk from Neighbouring Agricultural Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. 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 dwelling. A shelter belt is present along the shared boundary between the block The use and application of agricultural sprays must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements.
2. Noise from machinery, livestock and dogs.	Risk = low. The potential scale and intensity of any type of agricultural land use activity conducted on the adjacent block would be severely limited and hence it is reasonable to consider the noise emissions would be low. The noise from traffic travelling along Wilmot Street would be greater than any potential noise generated from the adjacent agricultural land use activity.
3. Irrigation water over boundary	Risk = low. No irrigated agricultural land use activity is currently conducted on the adjacent property. The potential scale and intensity of any type of agricultural land use activity conducted on the adjacent block would be severely limited and hence it is reasonable to consider and therefore any irrigation activity would be commensurately very low.
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.

5.3.2 Impact of proposed development on agricultural activity of neighbouring land

These potential impacts are usually manifested as complaints that could be made by residents of nearby dwellings. Other risks to neighbouring agricultural activity are outlined in Table 4. Some of these risks rely on an element of criminal intent.

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 installation and maintenance of sound boundary fencing, if applicable lockable gates and appropriate signage to warn inhabitants and visitors about entry onto private land; where possible and appropriate report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on the boundary to neighbouring properties and appropriate signage to deter inadvertent entry to property; limit unauthorised vehicle movements, report thefts to police.
3. Damage to property	Risk = low/medium. As for theft.
4. Weed infestation	Risk = low. The proponent is committed to the sustainable management of the property and weed control would be a key feature of the general ongoing property management program.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish and adherence to all applicable local and state bushfire regulations. If applicable bushfire management plans would be prepared, as required to cover the applicable developments on the property.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that all dogs would be managed as per the guidelines determined by the Latrobe council.

6 Water resources

The property is not located within a declared irrigation district.

The property is located with the Sassafras Wesley Vale groundwater area, which imposes controls over the access and allocation of groundwater within this district.

The groundwater aquifer information which covers the Sassafras Wesley Vale (as per North East Tasmanian Groundwater Map) indicates that the available groundwater in the near vicinity of the property in question is highly restricted. Many of the identified existing bores are either dry or have a restricted flow rate of up to 5 L/s which is considered suitable for domestic, stock and for small areas of irrigation. There is limited detailed knowledge of the bore water quality in this area, and the only available information show a bore nearby to the property in question has TDS of 1,000-1,500 mg/L, at this level the water quality would be suitable for pasture production but would limit the yield and quality of most perennial horticultural crops, except for olives.

Therefore, in reality due to the likely limited flow rates and water quality issues it would not be realistic to consider the opportunity to access ground water for irrigation purposes, regardless of the issues relating to uneconomic nature either irrigation pasture and/or perennial horticultural developments on the property in question.

An unnamed tributary of Poyston Creek flows through the far north western corner of the property, and riparian water is available as well as potential to extract irrigation water from this waterway. Table 5 outlines the results of the DPIPWE Water Access Tool (WAT) and indicates that potential irrigation water could be extracted annually from the 1st May until 1st November, put into storage and used during the irrigation season (nominally from mid spring until early autumn).

Table 5 Potentially available irrigation water (DPIPWE WAT, accessed 2/3/22)

Reliability	Availability limit (ML)	Currently allocated (ML)	Potentially available (ML)
High Availability (S5)	11.07	0	11.07
Mid Availability (S6)	3.62	0	3.62

Currently no dams are present on the property.

A dam would need to be built to store the any allocated irrigation water. No formal assessment of suitable dams sites has been undertaken, however based on the nearby downstream residential dwellings it would trigger an ANCOLD high level hazard risk assessment and associated likely potential for significant additional engineering works to safely build any dam.

Using the example of a 7 ML irrigation requirement for pasture production outlined in section 5.1.1 would need to cover a sizeable surface area of approximately (eg 0.25 ha), and this would represent a significant portion of the entire block thereby reducing the total available area of theoretically useable land.

The initial review of the soils present, and referral to the geological maps indicates that suitable clay dam base materials at the site could be challenging, and this may necessitate the need to install a plastic liner or import clay materials to seal the dam, which adds significant additional cost and complexity to the dam's construction.

In reality the due to high probability of significant complexities (eg construction, cost and safety issues) of building an irrigation dam in conjunction with the relative to the small area of available land and associated low economic returns for either irrigated pasture and/or perennial horticulture enterprise an irrigation dams and related irrigation scheme would not be feasible.

7 Land Potentially Suitable For Agriculture Assessment

The 2017 study by the Department of Justice, Planning Policy Unit on behalf of the Minister for Planning and Local Government into the land potentially suitable for agriculture did not include the property in question in the mapping area.

Nearby property titles land to the varies from:

- To the north, east and south are excluded from the study area
- Adjacent to the west is not included in the study area
- Further to the west the land has been identified as constrained 2A, 2B and 3

The nearest unconstrained agricultural land is located 1km further to the west.

Based on the application of the "Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones" the property would be identified as being constrained criteria 3 as a result of:

- The property is located adjacent to general residential zoned land.
- Small size of available land on the property, which is below all identified relevant minimum identified enterprise area thresholds.
- The property does not adjoin a title with an area greater than identified agricultural enterprise thresholds.
- The land value of the property in question ($250,000 as per the Latrobe rates notice 2021/22) equates to a land value of $125,000 per hectare.

8 Local and regional importance

The property in question holds a negligible level of recognised local and regional agricultural significance.

The property has no prime agricultural land present on it.

Due to the close proximity of the property in question to be both the Forth and Tamar land capability mapping areas, both of the mapping areas have been included in the assessment outlined in Table 5.

Table 6 182 Wilmot Street property land capability regional significance as per the Forth and Tamar land capability mapping area

Land description	Forth land capability mapping area		Tamar land capability mapping area		182 Wilmot Street property		
	Land area (hectares)	% of total mapping area	Land area (hectares)	% of total mapping area	Land area (hectares)	% of Forth land capability mapping areas	% of Tamar land capability mapping areas
Prime class land	24,867	14.8	10,707	5.8	0	0	0
Non-prime class land	92,306	55.0	120,638	66.3	2	0.002	0.001
Exempt land	50,623	30.2	50,804	27.9	0	0	0
All land classes	167,796	100	182,149	100	2	0.001	0.001

The entire 182 Wilmot Street property comprises 2 hectares of land all of which is covered by non-prime agricultural land and consists of 1.95 hectares of class 5 land and 0.05 hectares of class 6 land.

No critical agricultural infrastructure is present on and/or nearby the property in question, such a Tasmanian Irrigation pipelines, large dams or primary industry processing facilities.

Therefore, it would be reasonable to consider the 182 Wilmot Street holds effectively holds a negligible level of recognised local and regional agricultural significance and would have no quantum of land nor associated land quantity (eg land capability) and/or prominence of the land for agricultural land use activity.

9 Conclusion

1. The property is located at 182 Wilmot Street Port Sorell and covers a single title 119052/1.

2. The property consists of land capability Class 5 and 5+6 land.

3. The property is not currently used for agricultural land use activity.

4. The property is severely constrained in terms of potential agricultural land use activity, due to the land capability present, small area of available land, and realistically it would not be feasible and uneconomic to develop the land for an agricultural land use enterprise.

5. The property is not located in an irrigation district.

6. The property has a severely restricted future development potential to access to irrigation water allocations.

7. The property has a negligible level of local and regional importance.

8. Based on the application of the "Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones" the property would be identified as being constrained criteria 3.

9. The proposed development involves a subdivision of the property to produce two Lots and a subsequent rezoning of both Lots from rural resource to general residential.

10. The proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constraint on the capability/capacity of the neighbouring properties to be actively managed and used for agricultural land use activity, albeit the adjacent and nearby rural resource zoned land is severely constrained for agricultural land use activity.

10 References

DPIPWE Water Access Tool (WAT)

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

Ketelaar A., Tempest M. (2018) Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones. AK Consultants

Matthews W, Latinovic M (2006) North East Tasmanian Groundwater Map. Department of Infrastructure and Energy

Moreton R. M. and Grose C. J. (1997) Land Capability Survey of Tasmania. Forth Report. Department of Primary Industry and Fisheries, Tasmania.

National Committee on Soil and Terrain (2009) 'Australian soil and land survey field handbook (3rd edn).' (CSIRO Publishing: Melbourne).

Noble K.E. (1992) 'Land Capability Survey of Tasmania. Tamar Report' Land Capability Survey of Tasmania. Department of Primary Industry, Tasmania.

Regional historical pasture production (1970-2011). Tasmanian Institute of Agriculture

The LIST Map datasets.

11 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 Lynch

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March 2022