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SUPPLEMENTARY SUBMISSION LATROBE LPS - 9045 BASS HIGHWAY LATROBE

EXECUTIVE SUMMARY



Reference is made to the Council's section 35F report and considerations relative to representation no.24 as this applies to the property at 9045 Bass Highway noting the recommendation of Council to increase the depth of the proposed Rural Living Zone A boundary by 50m.

The request to extend the depth of the current/proposed residential living zone boundary to 200m is based upon the following considerations.

1. The present residential zone to the east and immediately adjacent the subject property (9045 Bass Highway) shown at Figure 7 below in dotted outline, extends north from Akers Street along Victoria Street North for a distance of approximately 200m. The proposal seeks a logical alignment to this zone boundary.
2. The subject property at this location being of lower grade agricultural quality is not farmed in conjunction with the land to the west and is not nor historically has it been managed in concert with the property's agricultural enterprise. This contention and an understanding of the production values of the site is detailed by the agricultural analysis undertaken by *Pinion Advisory*.
3. Future development of the land within the proposed zone extension will not compromise the values of the *Scenic Preservation* corridor, particularly if lot sizes are increased so as to allow management of the land and its future development to retain appropriate vegetation cover and associated weed management.

The scenic preservation corridor will be retained as a natural and logical boundary with the extended residential zone as opposed to a 100m strip of land absent practical use other than

maintaining a connection to the balance title area. Figure 10 demonstrates the position of the Scenic Landscape Area relative to the proposal.

4. The proposed zone extension to the north allows a significant buffer to the property's existing dam which would be approximately 80-100m north of the proposed residential boundary, enabling management of the water resource as part of the farming operations to the west avoiding potential land use conflict.
5. Additionally, the zone extension will achieve a 100m buffer to the current agricultural land production to the west, again limiting the opportunity for land use conflict or compromise to the current and future agricultural land use potential of the subject site and nearby property farmland.
6. The proposal achieves lot sizes which are compatible with the standards of the *Rural Living A* zone.
7. In terms of the impact upon the existing and potential agricultural values of the subject site and adjacent and neighbouring farmland the *Pinion Advisory* assessment concludes:
 - The agricultural potential of the property in its eastern sector is significantly limited;
 - The proposed rezoning will not negatively impact the current and potential agricultural potential of the subject property; and
 - The location and setbacks proposed with the rezoning will prevent any unreasonable impact on agricultural activities /or residential amenity on neighbouring properties

1.0 INTRODUCTION

This SUPPLEMENTARY submission relates to the property 9045 Bass Highway Latrobe and is made on behalf of the owners A S and E Kons. The property is described in Certificate of Title Volume 152497 Folio 2 and has an area of 96.75ha. This proposal is a supplement to submissions made to Council and details an analysis providing argument to support the proposition to increase the zone extension recommended by Council in its section 35F report of the *Land Use Planning and Approvals Act 1993* relative to the Draft LPS.



Figure 1 Subject site and Title CT 152497/2

The property is impacted by a split zoning - Rural Resource Zone for the greater part, and Rural Living Zone attributed to land in the south east of the title extending parallel to Akers Street for a distance of approximately 685 metres. This zoning configuration is mirrored by the proposed Latrobe Local Provisions Schedule (LPS). The Council in its consideration has recommended an increase in the zone depth by a further 50m, so as to achieve a 1 ha. lot size in accordance with the proposed Rural Living A zone under the LPS.

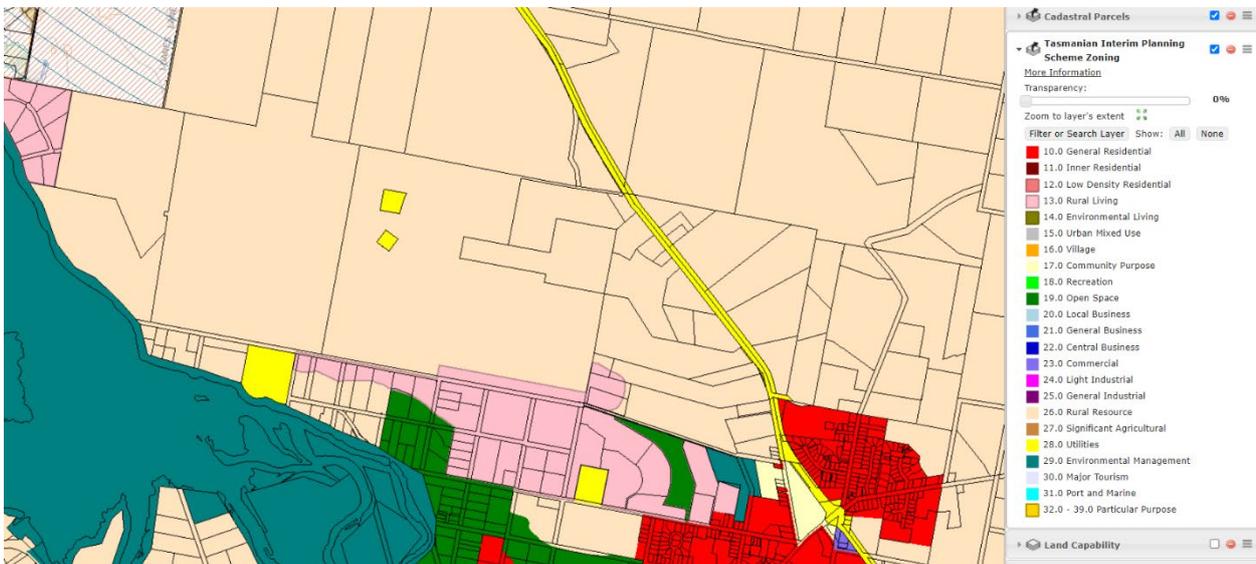


Figure 2 Existing zoning LIPS

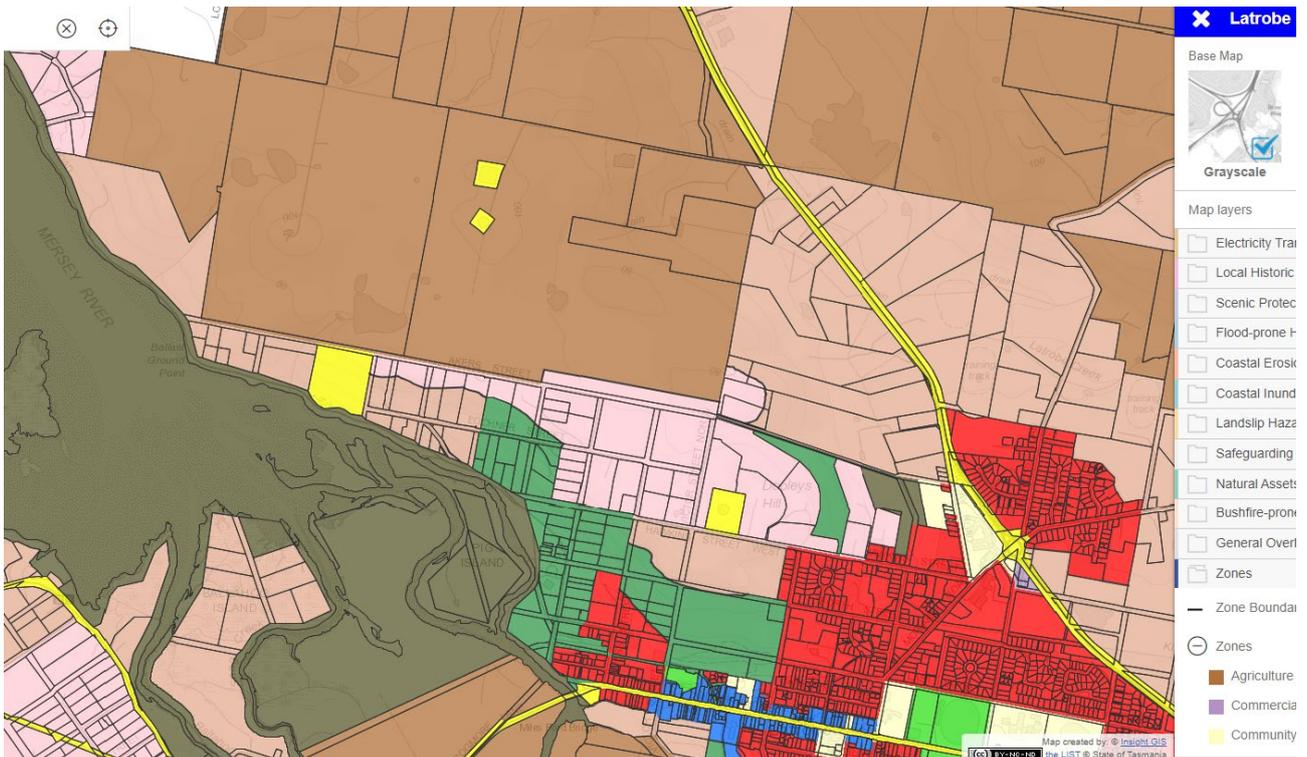


Figure 3 Proposed zoning - Latrobe Draft LPS

2.0 PROPOSED EXTENSION RURAL LIVING ZONE A

The submission seeks consideration to extend the boundary of the existing Rural Living Zone (proposed *Rural Living Zone A*) to achieve a more rational and practical outcome which enables future development within the existing rural living precinct, achieving a balance with the agricultural values, landscape qualities and separation to nearby rural holdings.

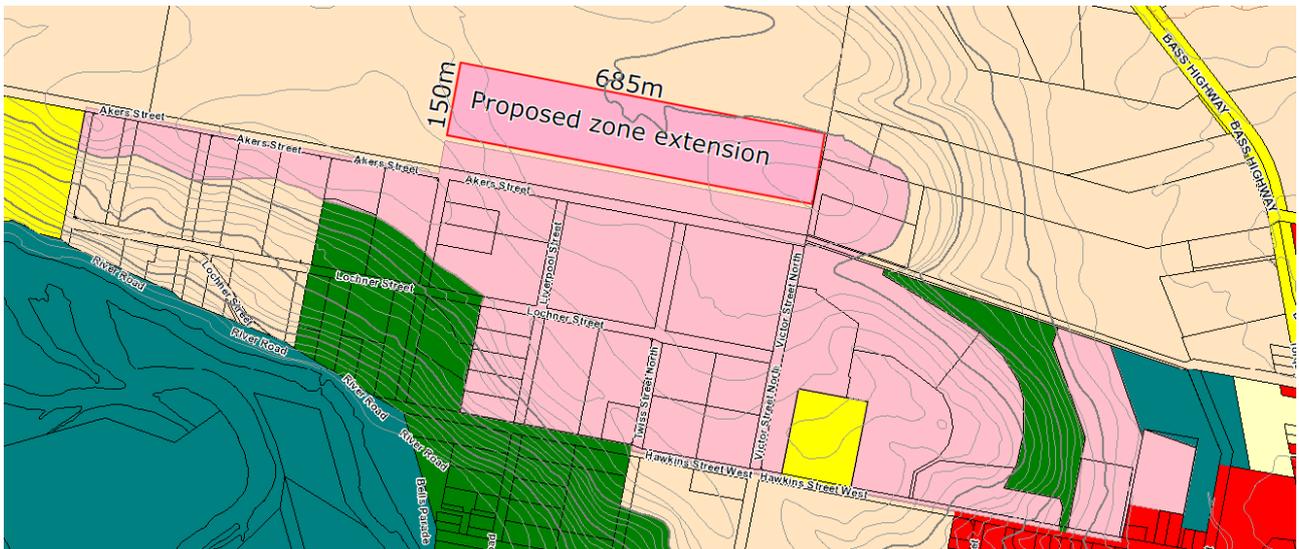


Figure 4 Proposed zone boundary change

Figure 2 shows the Rural Living Zone boundary some 50m in depth extending along the property's southern boundary for a distance of approximately 685m. The zone is at the northern extent and part of the wider existing Rural Living Zone precinct refer Figure 3 and 4, which extends from Hawkins Street West at the edge of the General Residential Zone boundary continuing north and west to Akers Street.

The zone has been developed for residential living, on lots of varying size and capacity. The area is serviced with reticulated water.

The subject title is operated as a mixed farming enterprise which includes irrigated seasonal cropping and very limited livestock production. The title CT 152497/2 is bisected by the TasWater Bulk Transfer Main and is impacted by the location of the 'Papas Reservoir' and STP reuse dam shown at Figure 5 below.

The limited agricultural activity occurs west and north west of the trunk main on the class 4 land. The remainder of the property is vegetated and is not used in connection with the agricultural operation. *Pinion Advisory* were engaged to prepare an agricultural assessment which analyses the agricultural potential and related land activities associated with the subject title and surrounding properties in the context of the likely impacts resulting from the proposed extension of the present Rural Living zone classification. The report is included at Appendix A.



Figure 5 Subject site - TasWater infrastructure

The pattern of development to the east of the subject property extending to the Bass Highway is characterized by smaller rural living titles developed for residential use sitting as they do on the fringe of the developed areas of Latrobe adjacent the Rural Resource zoned farmland. This pattern is mirrored to a lesser extent south of the subject property adjacent the Open Space Zone along River Road and through the escarpment to the Environmental Management Zone.

The proposal is seeking to rationalise the future land use to reflect the circumstances described, consolidating the lower density residual area of the main title which is unable to be developed in accordance with the existing zone objective given the limited area available for residential development.

To achieve this, the application proposes that the boundary of this *residual* area be extended and rezoned to the Rural Living Zone A classification, enabling future residential development within the identified Urban Growth boundary and this extended Rural Living Zone.

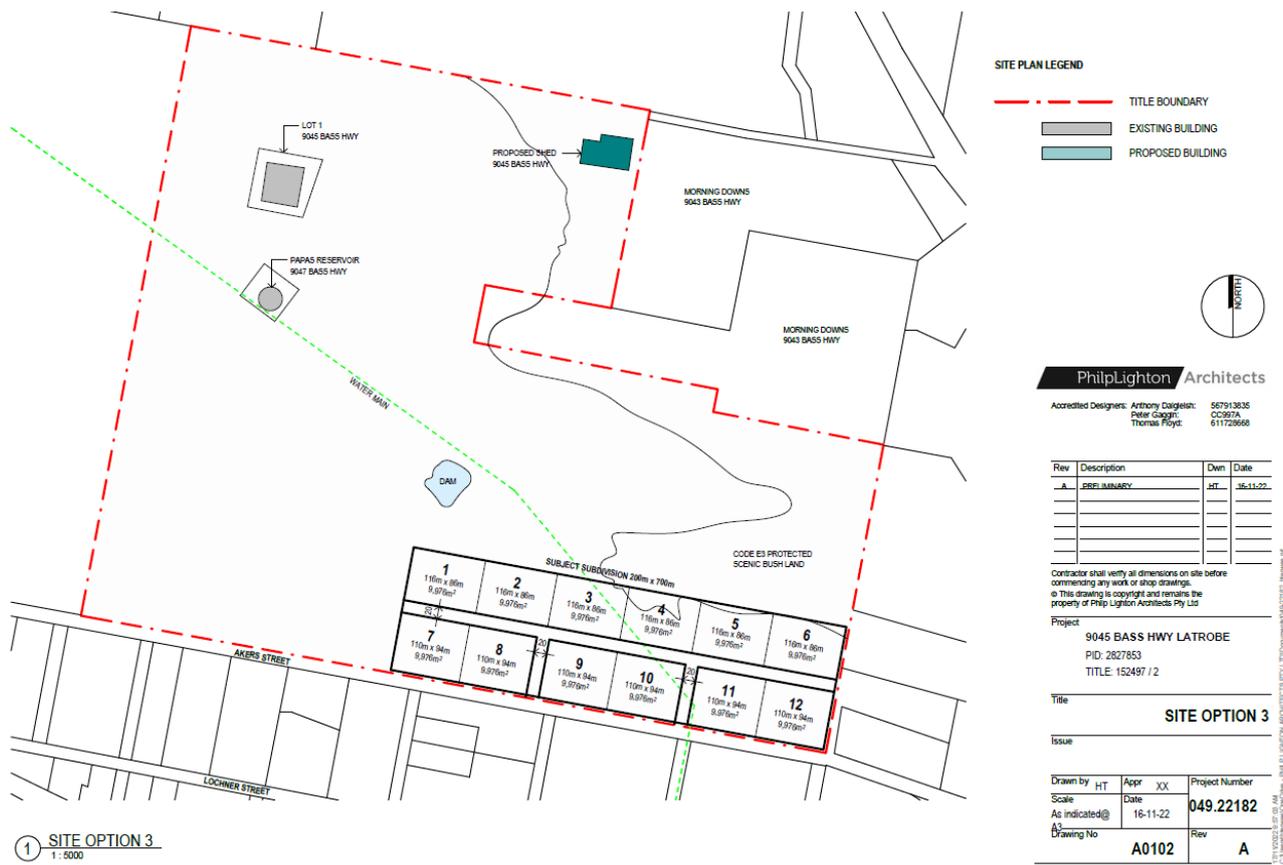


Figure 10 demonstrates the relationship of the potential subdivision to the Scenic Landscape overlay (Dooleys Hill) shown blue shaded with marginal encroachment only. The development of the land as proposed will not compromise the landscape values as these relate to the wider context captured in views to the site from the north and east in particular.

The zone boundary extension will enable achievement of a more cost effective lot yield achieving minimum lot sizes as required by the zone standards.

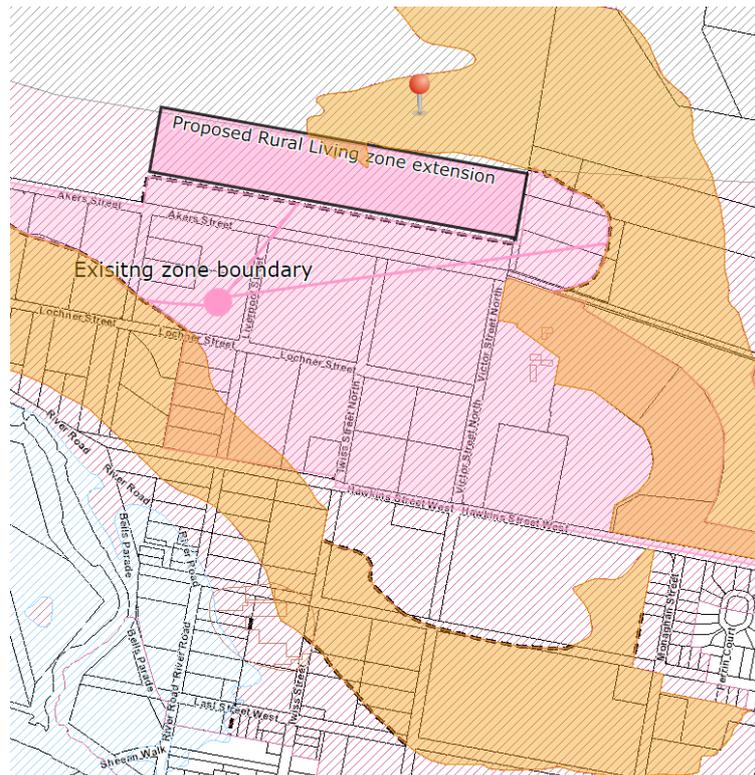


Figure 9 Scenic Landscape overlay

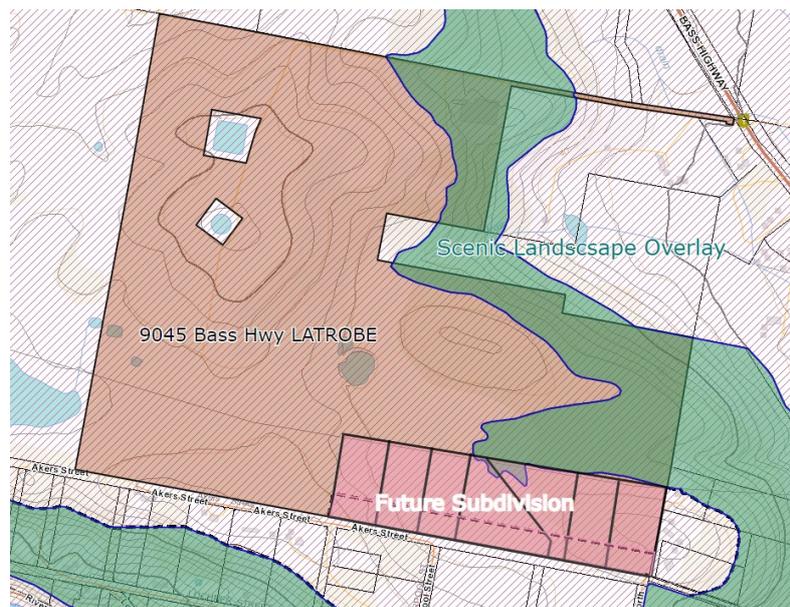


Figure 80 Landscape overlay

4.0 AGRICULTURAL LAND ASSESSMENT

The *Pinion Advisory* agricultural assessment confirms that the agricultural use on the undeveloped balance of the subject property is severely limited due to a combination of the lower land capability, existing shed infrastructure and presence of the scenic landscape overlay (Dooleys Hill Landscape Value Area), impacting the eastern area of the title.

The report considers that the proposed development could be undertaken with a negligible impact on the current/future agricultural land use activities on both the balance of the subject site and adjacent and nearby properties.

The report observes that the property consists of open pastureland and ground used for seasonal cropping on the western area of the subject property and the eastern side covered by native vegetation including *Eucalyptus amygdalina* - *Eucalyptus obliqua* damp sclerophyll forest and woodland.

Notably, this part of the property is impacted by the Dooleys Hill Landscape Value Area. There are no Threatened Native Vegetation communities.

TasWater related infrastructure is contained in two internal titles on the property related to the Latrobe Sewerage Treatment Plant and the Latrobe water supply which includes a watermain crossing the property as shown at Figure 5. To this extent therefore the property in terms of agricultural potential is further restricted.

Land capability across the site ranges from class 4 in the west, and class 5 and 5+6 in the area to the east refer to the *Pinion Advisory* analysis pages 12-25.



Figure 11 Constraint images - subject property

Key land capability limitations associated with the property are identified by *Pinion Advisory* as -

- Erosion associated with
- rill and sheet erosion caused by surface water movement on bare and exposed soil and potential for degraded soil structure due to plugging from livestock movement on waterlogged soils/or inappropriate and excessive cultivation activities;
- Soils associated with challenging growing conditions for pasture/and or crops due to limitations such as soil depth, texture contrast, shallow depth, presence of stones and/or rock fragments;
- Wetness due to the presence of poorly drained soils, a high seasonal water table and flatter topography;

Importantly, the proposed residential development design will enable better management of drainage with the inclusion of drainage easements and infrastructure.

In terms of impact on agricultural activities and residential amenity *Pinion* opine:

- that farmed properties on the north and west would be separated from the rezoning by 530m to the nearest western boundary and 800m to the nearest northern boundary;
- the Dooleys Hill Landscape Value Area overlay enhances the buffer between the agricultural properties to the north;
- a 100m vegetated buffer would be present on the western end of the proposed rezoned area with open ground (430m) to the property adjacent the western boundary of the subject property;

- there are no infrastructure/waterways and/or topographic features present on the property which would be diminished or negatively impacted;
- adjacent properties to the east (zoned Rural Resource) would not be affected given the altitude difference and vegetation cover which would mitigate negative impact upon agricultural activity.

Pinion therefore concludes that the Rural Living zone extension as proposed at Figures 4 and 7 would be sufficient to prevent any unreasonable impact on agricultural activities and/or residential amenity on neighbouring properties.

In summary, the *Pinion* report concludes *inter alia* at pages 37-38:

1. The agricultural potential of the property in its eastern sector is severely limited;
2. The proposed rezoning will not negatively impact the current and potential agricultural potential of the subject property;
3. The location and setbacks proposed with the extension of the zone as sought will prevent any unreasonable impact on agricultural activities and/or residential amenity on neighbouring properties.

5.0 Schedule 1, Part 1 - Objectives of the Resource Management and Planning System of Tasmania

(a) *To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and generic diversity.*

RESPONSE: The development of the subject site will not impact the natural and physical resources nor the maintenance of ecological processes and generic diversity. There are no key identified vegetation or landscape values associated with the subject property in this area, noting that development within the zone extension will not impact the landscape or vegetation values of the site.

(b) *To provide for the fair, orderly and sustainable use and development of air, land and water.*

RESPONSE: The adjustment of the existing Rural Living Zone as proposed will enable future infill development within the urban growth boundary within an established low density residential context. The site is serviced with water and power. Bringing forward the residential zone as proposed reflects the physical characteristics of the site and the potential challenges of land use conflict.



Figure 92 Proposed zone boundary extension

6.0 Schedule 1, Part 2 - Objectives of the planning process established by the Act

(a) *to require sound strategic planning and coordinated action by State and local government.*

RESPONSE: The zone boundary change to enable the redevelopment of the subject property is in accordance with the identified priorities of the Cradle Coast Regional Land Use Strategy (CCRLUS) being infill development within the existing urban growth boundary. The proposal is in keeping with the land use strategy and the *Latrobe Township and Environs Strategic Plan 2009*.

(b) *to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land.*

RESPONSE: The Tasmanian Planning System planning provides for the legislative and strategic basis upon which the present application affecting the subject site can be assessed.

- (c) *to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.*

RESPONSE: The development of the subject site will not impact the natural and physical resources nor the maintenance of ecological processes and generic diversity. There are no key identified vegetation values within the area proposed for the zone boundary extension which cannot be managed as a part of the site's future development. The proposal ensures social and economic impacts are considered and are not adversely affected, as the future development of the land will be required to assess and implement all necessary measures to ensure the social and economic impacts are not negatively affected.

- (d) *to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation, and resource management policies at the State, regional and municipal levels.*

RESPONSE: The application will achieve effective integration in terms of the social economic and environmental values, policies and strategies of State and local government, supported by regional strategy relevant to these values and parameters.

- (e) *to provide for the consolidation of approvals for land use or development and related matters, and to coordinate planning approvals with related approvals.*

RESPONSE: The approval process will achieve coordination in terms of land use and development coordinating approvals in accordance with of the *Land Use Planning and Approvals Act 1993* and relevant legislative system.

- (f) *to promote the health and wellbeing of Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, for living and recreation.*

RESPONSE: The proposed zone boundary adjustment will not generate adverse impact upon the health and wellbeing of Tasmanians and visitors to the state. The development will not impact the general environment. Subsequent development of the new allotments will be read as a part of the **lower density** residential precincts within the Latrobe township and be designed to enable sustainable living without detrimental impact.

- (g) *to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

RESPONSE: The site is not one of scientific, aesthetic, architectural or historical interest.

- (h) *to protect public infrastructure and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the public.*

RESPONSE: Public infrastructure and other assets will be unaffected by the proposed change and future development of the land, the infrastructure related to which will have more than adequate capacity to meet the demand of the development ensuring sustainable outcomes.

- (i) *to provide a planning framework which fully considers land capability.*

RESPONSE: The existing planning framework will remain unaffected by the proposed action and future development of the subject property, allowing the proposal to be adequately considered from the perspective of land capability et al.

7.0 CRADLE COAST REGIONAL LAND USE STRATEGY

The CCRLUS at principle 4. *Places for People - liveable and sustainable communities sets out the objectives for residential development within the region addressing Urban Settlement Areas (4.3.1) which:*

- *Assumes a low growth scenario*
- *Promotes established settlement areas as the focus for growth and development*
- *Promotes optimum use of land capability and the capacity of available and planned infrastructure service*
- *Match land supply to need and provide sufficient land within the designated urban settlement boundaries of each centre to meet forecast need for a time horizon of not less than 10 years but not exceeding 20 years*
- *Provide a pattern of settlement which maintains - separate towns, villages and communities; visual and transitional space between each individual centre; absence of linear development or expansion aligned to coastline, ridgeline, or river or road frontage*

RESPONSE: It is submitted that the changes proposed are in keeping with the principles of the regional strategy and ensure the containment and sustainable development of land for residential use is achieved.

8.0 CONCLUSION

The submission seeks a further adjustment of the proposed Rural Living boundary now recommended by Council within its section 35F report, which it is submitted will achieve the sustainable development of that part of the property at 9045 Bass Highway Latrobe, suitable for the purpose.

The further extension of the zone boundary as sought will enable the sustainable development at a lot yield which achieves economic viability.

In terms of the impact upon the existing and potential agricultural values of the subject site and adjacent and neighbouring farmland the analysis by *Pinion Advisory* concludes:

- The agricultural potential of the property in its eastern sector is severely limited;
- The proposed rezoning will not negatively impact the current and potential agricultural potential of the subject property;
- The location and setbacks proposed with the rezoning will prevent any unreasonable impact on agricultural activities/or residential amenity on neighbouring properties

In summary:

- The future development of residential lots provides economic benefit and greater choice in terms of residential opportunity.
- This proposal adds to the variety of land available for residential use within the context of different settings and forms.

- The site is immediately proximate the existing town development and provides the opportunity to increase residential offerings without compromise to infrastructure, useable and productive agricultural land, or neighboring properties.
- The property is virtually constrained by existing residential development to the east and south, reflected by the existing Rural Living Zone boundary which is adjacent and within the south east precincts of the subject site.

The adjustment to the zone boundary will consolidate the established lower density residential precinct north of the Latrobe township and does not offend the principles of settlement development enunciated by the CCRLUS and criteria of section 32 of the *Land Use Planning and Approvals Act 1993*.



A S & E KONS

Agricultural assessment report

9045 Bass Highway, Latrobe, TAS 7307

JULY 2022





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Executive summary

This agricultural assessment report has been prepared on behalf of the proponent, AS & E Kons, and covers the various aspects of the agricultural land activities associated with and surrounding the property at 9045 Bass Highway, Latrobe 7307 and potential to be negatively impacted by the proposed development.

The proponent wishes to undertake a rezoning of a portion of the property in question in order to extend the area of the property zoned as Rural Living under the provision of the Tasmanian Planning Scheme.

Under the Latrobe Interim Planning Scheme 2013 3 hectares of Rural Living Zone land is present on the eastern area of the southern boundary of the property and this would be extended north and cover an additional approximate 10 hectares of land.

The property is covered by ground with a land capability of Class 4+5, 5+6, and the western area of the property is used for mixed agricultural land use activity (cropping and livestock production), whilst the specific area of the property subject to the development has historically not been used for agricultural land use activity.

The property is not located within an irrigation district and has no access to the irrigation water.

The property's potential future agricultural use is severely limited on the undeveloped balance of the block (which includes the proposed development) due to a combination of the lower land capability present, shed infrastructure present and presence of the scenic corridor area code overlay as per the Dooleys Hill Landscape Value Area on the eastern area of the block.

The proposed development could be undertaken with a negligible impact on the current future agricultural land use activities which can and could be undertaken on the adjacent and nearby properties.

The proposed development could be undertaken with a negligible impact on the current future agricultural land use activities which can and could be undertaken on the balance of the property in question.

1 Purpose

This report has been undertaken on behalf of AS & E Kons (the proponent) in order to support an application for a portion of the property at 9045 Bass Highway Latrobe to be rezoned to Rural Living.

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 24 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.

The LIPS is in the process of being replaced by the Tasmanian Planning Scheme (TPS).

2 Property details

2.1 Location

The property at 9045 Bass Highway Latrobe owned by AS & E Kons consists of a single title and is located approximately 1.2 km north of the Latrobe township. Figure 1 and Table 1.

Table 1 Property location identification details

Address	Property ID	Title Reference	Hectares (Approx.)
9045 Bass Highway Latrobe 7307	2827853	152497/2	96.8

The property is located on elevated gently undulating and sloping ground on the western half of the block with gentle/moderate sloping ground on the eastern area. Figure 2.

Infrastructure present on the property includes boundary and internal paddock fencing, a large storage shed, underground irrigation water mains, stock water lines and set of stock yards and a shed.

Two internal properties are present on the property in question, including title 152497/1 (TasWater infrastructure associated with the Latrobe sewerage treatment plant) and 11884/1 (TasWater infrastructure associated with the supply of water to Latrobe).

The vegetation present on the property consists of open pasture land and ground used for seasonal cropping on the western area of the block whilst on the eastern side it is covered by native vegetation which includes *Eucalyptus amygdalina* - *Eucalyptus obliqua* damp sclerophyll forest and woodland.

The property is held as private freehold land and immediately similarly surrounded by private tenure Land tenure on the property in question and adjacent land as private freehold land, areas of public reserve to the south, TasWater land within and nearby to the south of the property in question, local government, local government act reserve land and authority crown nearby and further to the south west. Figure 3.

Under the Latrobe Interim Planning Scheme the property in question and adjacent land to the east, west and north is zoned as rural resource, adjacent to the south is rural living zoned land, with utilities as per TasWater infrastructure and the Bass Highway further to the west and environmental management and open space zoned land nearby to the south. Figure 4.

A scenic corridor area code overlay as per the Dooleys Hill Landscape Value Area is present on the eastern area of the block (source the LIST). Figure 5.

A TasWater water main crosses the property. Figure 6.

No Threatened Native Vegetation Communities have been identified on the property, as per the Tasmanian Native Vegetation Community GIS dataset.

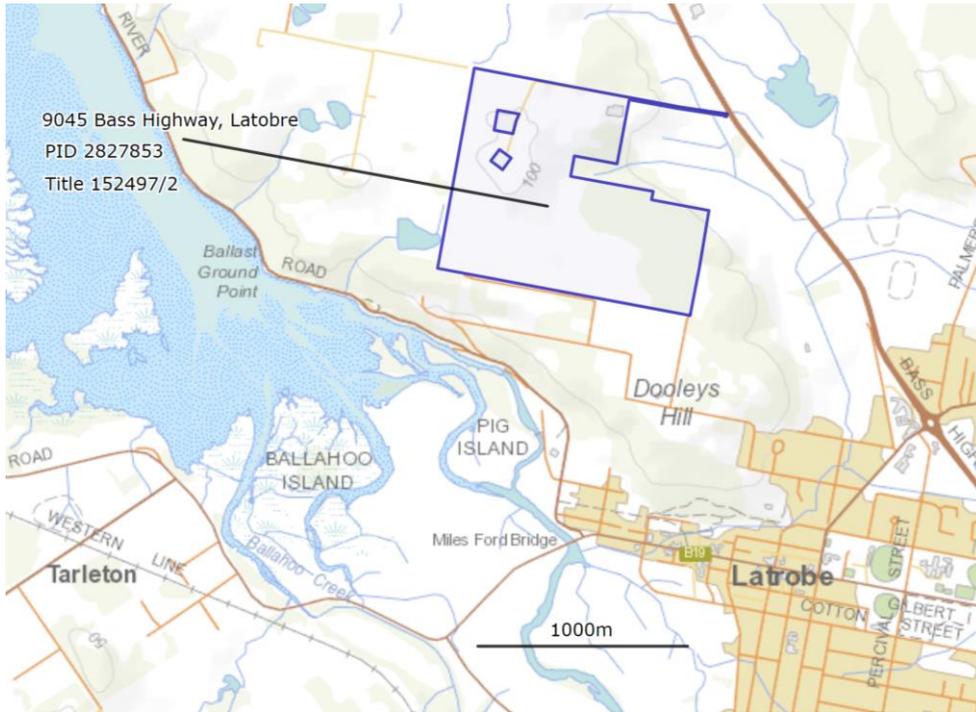


Figure 1 9045 Bass Highway property location



Figure 2 Property topography (source the LIST)



Figure 3 Land tenure on the property in question (outlined in blue) and adjacent land as private freehold land (yellow shaded), areas of public reserve to the south (gold shaded), TasWater (dark blue shaded) land within and nearby to the south of the property in question, local government (cyan shaded), local government act reserve (dark green shaded) land and authority crown nearby (light blue shaded) nearby and further to the south west (source the LIST)

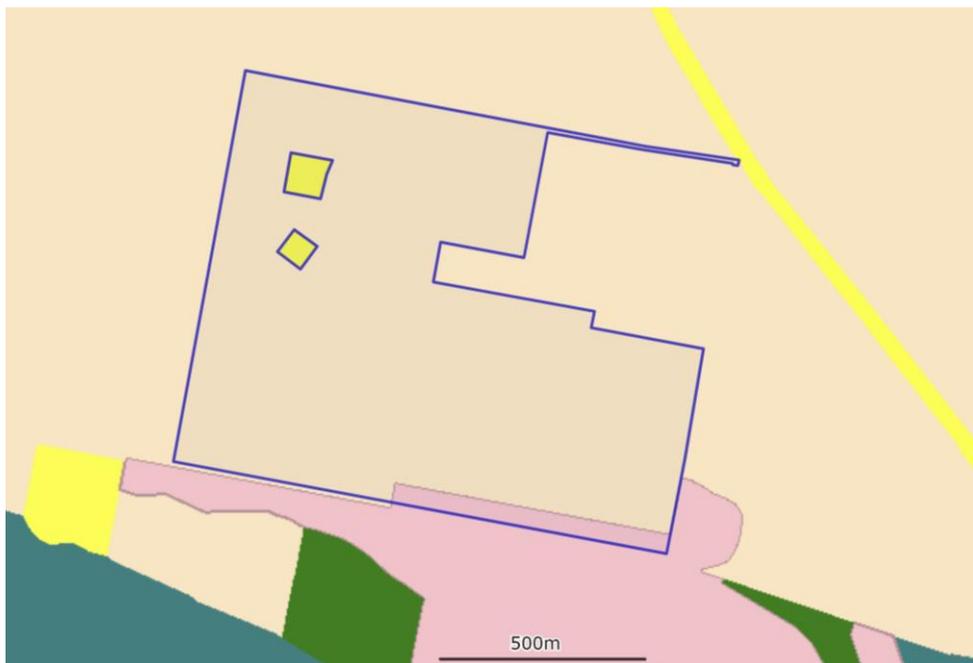


Figure 4 The property in question (outlined in blue) and adjacent land to the east, west and north as rural resource (brown shaded), adjacent to the south is rural living (pink shaded) zoned land, with utilities (yellow shaded) as per TasWater infrastructure and the Bass Highway (yellow shaded) further to the west and environmental management zoned land (cyan shaded) and open space (green shaded) nearby to the south. (source the LIST)



Figure 5 Scenic corridor area code overlay (purple hatching) as per the Dooleys Hill Landscape Value area is present on the Western area of the block (source the LIST)



Figure 6 TasWater water main (black and blue dotted line) present on the property (source the LIST)

3 Land capability

The official land capability map for the area was produced by DPIF in 1997 at a scale of 1:100,000 and reported in their Forth Report. On the subject lot, DPIF identified the property to be covered by Class 4 and 5 land.

A more detailed inspection of the property was undertaken by the author in July 2022, and determined the majority of the property is covered by Class 4, with the balance of the block covered by Class 5 and 5+6 land (Figure 7);

Class 4 land is described as:

Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. 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 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.

Class 5 land is described as:

Land with slight to moderate limitations to pastoral use. This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

Class 5+6 land is described as:

At least 60% land unsuited to cropping and with moderate limitations to pastoral use, up to 40% land suited to grazing but with severe limitations.

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 the property are;

- Erosion (e) associated with the risk rill and sheet erosion caused by surface water movement on bare and exposed soil and potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.
- Soils (s) associated with challenging growing conditions for pasture and/or crops due to limitations such as soil depth, texture contrast, shallow depth, presence of stones and/or rock fragments.
- Wettness (w) due to the presence of poorly drained soils, a high seasonal water table and flatter topography.



Figure 7 Land capability areas present on the property

Table 2 Land capability assessment over titles.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4se (approx. 58ha)	Ferrosol soil derived from Jurassic dolerite geology. Red/brown clay loam soils.	3-8%	Rolling sloping and undulating land. 70-100m above sea level.	Low/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.	Low climatic limitations. This area experiences cool/cold winters and warm summer conditions. Receives an average approximately 900mm annual rainfall, experiences less than annual 10 frosts events, 1040 GDD (October – April) and receives up to 760 chill hours (May – August).	Moderately to well drained. Topsoil depth up to 40cm. Stone and rock fragments present. Moderate/high nutrient and soil moisture holding capacity.	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 can be sustainably cropped up to 3 times in 10 years, although the type of crops being grown will influence this frequency (fewer root crops). This land is suitable for grazing with minimal limitations, with the exception of reduce grazing pressure when the soils are waterlogged and/or when soil moisture is limiting and pasture covers are much reduced.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5se (approx. 15.8 ha)	Ferrosol soil derived from Jurassic dolerite geology. Red/brown clay loam soils.	5-20%	Hilly rolling and undulating land. 60-80m 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.	Low climatic limitations. This area experiences cool/cold winters and warm summer conditions. Receives an average approximately 900mm annual rainfall, experiences less than annual 10 frosts events, 1040 GDD (October – April) and receives up to 760 chill hours (May – August).	Imperfect to moderately well drained. Topsoil depth up to 20-30cm. Moderate nutrient and soil moisture holding capacity. Stone and rock fragments, and occasional rocky outcrop present.	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. This land is undeveloped and covered by native vegetation. It would be uneconomic to clear and convert this land for grazing purposes considering the economic returns generated in conjunction with the risk of soil erosion. Note this land is largely covered by a scenic corridor area code overlay (LIPS 2013) which provides for a high level of control over land clearing on this area of the property.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5sw (approx. 18ha)	Hydrosol and kurosol soil derived from non-marine alluvium. Shallow grey sandy clay loam and sandy loam soils with a heavy clay subsoil.	1-3%	Flat to gently sloping and undulating land. 80-90m above sea level.	Moderate/high. Wind scouring on bare and exposed topsoil, and possible rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation. Significant risk of pugging and rutting if livestock and/or machinery were moved over this ground when the soils are waterlogged.	Low climatic limitations. This area experiences cool/cold winters and warm summer conditions. Receives an average approximately 900mm annual rainfall, experiences less than annual 10 frosts events, 1040 GDD (October – April) and receives up to 760 chill hours (May – August).	Poor to imperfectly drained. Topsoil depth up to 20cm. Low nutrient and high soil moisture holding capacity. High seasonal water table. Very challenging sub soil conditions are present which promotes poor soil drainage and is hostile to plants.	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. This land is undeveloped and covered by various types of native and woody weed vegetation. It would be uneconomic to clear and convert this land for grazing purposes considering the economic returns generated in conjunction with the risk of soil degradation.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5+6se (approx. 5 ha)	Ferrosol soil derived from Jurassic dolerite geology. Red/brown clay loam soils.	10-25%	Hilly rolling and undulating land. 40-70m above sea level.	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.	Low climatic limitations. This area experiences cool/cold winters and warm summer conditions. Receives an average approximately 900mm annual rainfall, experiences less than annual 10 frosts events, 1040 GDD (October – April) and receives up to 760 chill hours (May – August).	Moderately to well drained. Topsoil depth up to 20-30cm. Moderate nutrient and soil moisture holding capacity. Stone and rock fragments, and occasional rocky outcrop present.	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 severe limitations. This land is undeveloped and covered by native vegetation. It would be uneconomic to clear and convert this land for grazing purposes considering the economic returns generated in conjunction with the risk of soil erosion. Note this land is covered by a scenic corridor area code overlay (LIPS 2013) which provides for a high level of control over land clearing on this area of the property.



Figure 8 Red/brown clay loam ferrosol soil present on the western area of the property (taken on the site assessment 11/7/2022)



Figure 9 Grey/brown shallow kurosol soil present on the south eastern area of the property (taken on the site assessment 11/7/2022)



Figure 10 Hydrosol soils present on the central low lying south eastern area of the property, as per the class 5sw land (taken on the site assessment 11/7/2022)



Figure 11 Southerly view of the western area of the property not subject to the proposed development (taken on the site assessment 11/7/2022)



Figure 12 North westerly view from the south western corner of the property (taken on the site assessment 11/7/2022)



Figure 13 Northerly view across the southern end of the TasWater water main track present on the property (taken on the site assessment 11/7/2022)



Figure 14 Large sheds present on the far north eastern area of the property (taken on the site assessment 11/7/2022)



Figure 15 Easterly view towards the proposed area of the development on the property (taken on the site assessment 11/7/2022)



Figure 16 North westerly view from the northern central boundary area of the property and adjacent cropping land (taken on the site assessment 11/7/2022)



Figure 17 "Papas Reservoir" water tank present on the TasWater internal property title 11884/1 present on the property (taken on the site assessment 11/7/2022)



Figure 18 Reuse dam present on the TasWater internal property title 152497/1 present on the property (taken on the site assessment 11/7/2022)



Figure 19 Westerly view from the eastern end of the southern boundary (taken on the site assessment 11/7/2022)



Figure 20 Southerly view of the eastern side of Dooleys Hill landscape reserve which covers the eastern area of the property (taken on the site assessment 11/7/2022)

4 Proposed development

The proponent wishes to have a south east portion of the portion of the property in question at 9045 Bass Highway zoned as Rural Living under the Tasmanian Planning Scheme.

Under the current provisions of the LIPS 2013 (Figure 4) and proposed TPS the area subject to the proposed development has already been partially identified as being Rural Living Zone, and the proponent is requesting this be extended further to the north.

The area of land subject to the proposed development covers approximately 13.4 hectares (subject to survey) and this accounts of 13.8% of the property, although under the current LIPS 2013 the existing Rural Living Zone covers 3.4 hectares (3.5% of the property). Therefore, the proposed area of land subject to the increased Rural Living Zone will be 10 hectares.

An extensive report has been prepared by John Ayers from JDA Planning which provides details on the proposed location and nature of the proposed Rural Living Zone.

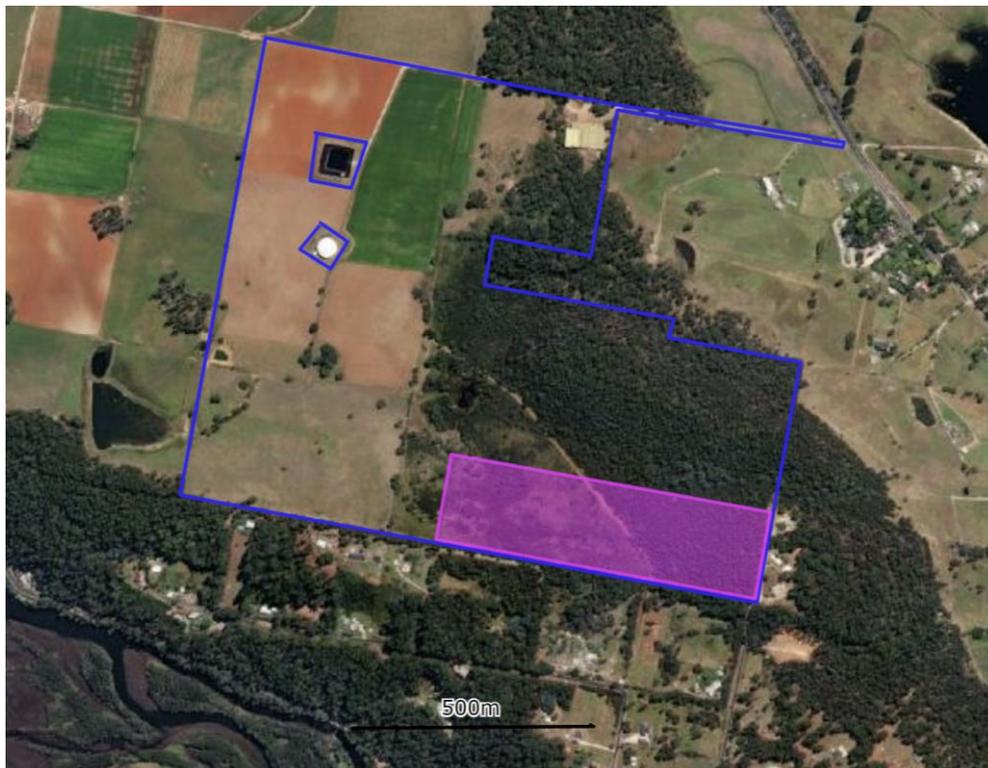


Figure 21 The area of the property subject to the proposed development (highlight in pink)

The extension of the Rural Living Zone on this section of the property is anticipated to have a negligible impact on the capacity and productivity of the balance of the block as well relevant adjacent land to north and east to continue to be used for agricultural land use activity, due to:

- The presence of extensive areas of native vegetation to the north of the development area which are identified in the scenic corridor area code overlay as per the Dooleys Hill Landscape Value Area.
- Presence of a 100m setback on the western end of the proposed Rural Living block to the established cropping land on the block.
- Presence of vegetation within the 100m setback on the western end of the proposed Rural Living block, and this would be maintained and managed as part of the development.
- The land within the proposed Rural Living area is of lower quality (majority as class 5 land) and is not currently used for nor would be developed for agricultural land use activity. Noting that existing residential dwellings are already present and nearby along the southern boundary of this area of the property in question.
- No infrastructure (eg dams/drains) and/or waterways are present within the proposed Rural Living development area and would not result in the loss of irrigation water infrastructure required by the balance of the block for agricultural land use activity.
- No negative impact to access to the western areas of the property where cropping and pastoral land use activities can and could occur.
- The large shed complex on the far north west corner of the property is well separated by approximately 680m from the proposed Rural Living development area.

The layout, position and setback of the proposed development relative to the the balance of the property to the west for its capacity and capability to continue to be used for mixed agricultural land use activities (pastoral and cropping use) would not be diminished.

It is important to note that the area of the property subject to the proposed development is highly constrained in terms of its current and future agricultural land use activity which can and could be conducted on the block, and this is also consistent with the balance of the undeveloped property to the north (eastern area of the block).

5 Land use

The property in question is currently leased and used for agricultural land use activities including seasonal cropping and livestock production on the western area of the block.

The eastern area of the block, which includes the proposed area subject to the development as well as the remainder of the land in this area is covered by native vegetation is not used for any agricultural land use activities.

The eastern area of the block, which includes the proposed area subject to the development has no history of use for agricultural land use activities.

5.1 Potential agricultural activities conducted

5.1.1 Pastoral Use

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

The suitable pastoral area covers approximately 45 hectares and would be anticipated to have a potential carrying capacity of 20 DSE/ha.

If the entire 45 hectares of land was devoted to grazing it would have a total dryland carrying capacity of approximately 900 DSE which would be considered sufficient to run 50 beef breeding cows.

Based on the current livestock values a 50 cow beef breeding enterprise would equate to an annual gross margin return of \$40,500 from the sale of weaners and cull cows.

Please note that currently the property also supports cropping land use activities, and the total number of cattle run on the property is much less.

5.1.2 Cropping use

The suitable cropping ground on the property covers approximately 45 hectares.

A range of mixed crops can be grown on the property, such as broadacre crops (cereals, canola), vegetables (potatoes, peas, beans, onions and carrots) and pyrethrum.

Based on the land capability of available ground an appropriate cropping frequency would equate to approximately 15 hectares of cropping on a sustainable annual basis.

Please note that property has no irrigation water resources and is entirely reliant upon access to irrigation water from neighbouring properties, and therefore the surety of access to irrigation water severely limits the actual and potential future cropping activities which can and could be undertaken.

5.1.3 Perennial horticulture use

The property could be used to grow wine grapes, table grapes and olives however the lack of irrigation water currently makes these enterprises unviable.

The property is very exposed to wind and any horticultural development would need to establish significant shelter belts in order to provide a satisfactory level of protection to any potential perennial horticultural plantings.

5.1.4 Land clearing and conversion

Extensive areas (51.8 hectares) of the property in question are undeveloped and not used for any agricultural land use activity.

The potential for clearing and converting this undeveloped land is severely limited due to:

1. 11.6 hectares is covered by the Dooleys Hill Landscape Value Area which imposes strict controls over the loss of vegetation on this land.
2. 5 hectares is covered by Class 5+6 land which if cleared poses a significant risk of land degradation and soil erosion due to the sloping topography present, fundamentally has a very low level of agricultural productivity potential and subsequently it would be uneconomic to develop.
3. 18 hectares of class 5sw land is present which is covered by hydrosol and kurosol soils which have a low level of productivity and is limited to low intensity seasonal grazing, and it would be uneconomic to consider converting this land with such clear productivity limitations that would not be able to be effectively diminished and subsequently improve the level of productivity.
4. 1 hectare of land is associated with the sheds and hard standing area located on the far north east corner of the property.

Therefore, at best potentially 16 hectares of land could be potentially considered suitable for land clearing and conversion and developed for agricultural land use activity, of which 3 hectares would be included in the area of land subject to the proposed development.

The loss of the 3 hectares of land which would be forgone as a result of the proposed development would represent approximately 60 DSE of grazing land and equates to a lost annual gross margin income of approximately \$2,700.

5.2 Adjacent land use activities

Adjacent and surrounding land has varied uses, including agricultural land use activities (pastoral and cropping) and lifestyle blocks with no agricultural land use activities conducted therewith.

Essentially commercial scale agricultural land use activity is conducted on the land adjacent to the north and west of the property in question:

- Property title 135667/1 (59 hectares) zoned as rural resource and is used for mixed farming land use activity (cropping and pastoral), has a residential dwelling present and forms part of a larger land holdings adjacent and nearby to the west (property titles 212190/1, 220860/2).
- Property title 212190/1 (24.5 hectares) zoned as rural resource and is used for mixed farming land use activity (cropping and pastoral), forms part of a larger land holdings adjacent and nearby to the east and west (property titles 135667/1, 220860/2).
- Property title 220860/2 (24.5 hectares) zoned as rural resource and is used for mixed farming land use activity (cropping and pastoral), forms part of a larger land holdings adjacent and nearby to the east and west (property titles 135667/1, 212190/1).

- South
 - Property title 242801/1 (4.2 hectares), zoned as Rural Living, a lifestyle block and appears to have no agricultural land use activity (heavily degraded pastures), and has a residential dwelling located on the southern end of the block.
 - Property title 242802/1 (4 hectares), zoned as Rural Living, a lifestyle block and appears to have no agricultural land use activity (heavily degraded pastures and abandoned polyhouse structures) and has a residential dwelling located on the southern end of the block.
 - 30581/2 (2 ha), zoned as Rural Living and Open Space, a lifestyle block with no agricultural land use activity, partially covered by native vegetation (included in the Dooleys Hill Landscape Value Area) and has a residential dwelling located on the northern end of the block.
 - 168988/1 (1.2 ha), zoned as Rural Living, a lifestyle block with no agricultural land use activity and has a residential dwelling located on the northern end of the block.
 - 15/4286 (0.8 ha), zoned as Rural Living, entirely covered by native vegetation and in an undeveloped condition with no residential dwelling present.
 - 153865/1 (1.9 ha), split zoned Rural Living and Rural Resource, a lifestyle block with no agricultural land use activity, partially covered by native vegetation (included in the Dooleys Hill Landscape Value Area) and has a residential dwelling located on the northern end of the block.
 - 235508/1 (1.6 ha), zoned as Rural Living, a lifestyle block with no agricultural land use activity, mostly covered by native vegetation (included in the Dooleys Hill Landscape Value Area) and has a residential dwelling located on the southern end of the block.
 - 55355/1 (1 ha) split zoned Rural Living and Rural Resource, a lifestyle block with no agricultural land use activity, and has a residential dwelling located on the northern end of the block.
 - 204246/1 (2.3 ha), split zoned Rural Living and Rural Resource, a lifestyle block with no agricultural land use activity, native vegetation present (partially included in the Dooleys Hill Landscape Value Area) and has a residential dwelling located on the southern end of the block.
- East
 - Property title 17624/7 (10.3 hectares) zoned as rural resource and is used for low intensity pastoral land use activity, 10% of the block is covered by native vegetation (partially included in the Dooleys Hill Landscape Value Area), has a residential dwelling present and forms part of a larger land holdings adjacent and nearby to the east and west (property title 23918/1).
 - Property title 23918/1 (12.5 hectares) zoned as rural resource and is used for low intensity pastoral land use activity, 40% of the block is covered by native vegetation (partially included in the Dooleys Hill Landscape Value Area) and forms part of a larger land holding adjacent and nearby to the east and west (property title 17624/7).
 - Property title 169516/2 (7.5 hectares) zoned as rural resource and is used for low intensity pastoral land use activity, has a residential dwelling present and would be considered as a lifestyle block.

- Property title 234612/1 (11.8 hectares) zoned as rural resource and is used for low intensity pastoral land use activity, 25% of the block is covered by native vegetation (included in the Dooleys Hill Landscape Value Area).
- Property title 19752/1 (0.9 hectares), split zoned Rural Living and Rural Resource, with a residential dwelling present, a small lifestyle block with no agricultural land use activity and 50% of the block is covered by native vegetation (partially included in the Dooleys Hill Landscape Value Area).
- Property title 36317/1 (1.4 hectares) split zoned Rural Living and Rural Resource, with a residential dwelling present, a small lifestyle block with no agricultural land use activity and 70% of the block is covered by native vegetation (partially included in the Dooleys Hill Landscape Value Area).
- Property title 36740/1 (1.4 hectares) split zoned Rural Living and Rural Resource, with a residential dwelling present, a small lifestyle block with no agricultural land use activity and 50% of the block is covered by native vegetation (partially included in the Dooleys Hill Landscape Value Area).
- West
 - Property title 137617/1 (83.5 hectares) zoned as rural resource and is used for pastoral and cropping land use activity, and has a residential dwelling located on the southern end of the block.

Akers Street (actual road and an undeveloped road reserve) forms the southern boundary of the property in question and a road easement is present along the central northern boundary of the property which provides access to the TasWater property titles and associated infrastructure present.

5.3 Impact on agricultural activities and residential amenity

The proposed rezoning of the property in question has been planned in order to minimise any potential negative impact or constraint on the adjacent properties.

The properties to the north and west which are actively farmed would be separated by a significant distance from the location of the proposed rezoning, with approximately 530m to the nearest western boundary and 800m to the nearest northern boundary.

It should be noted that the significant vegetation buffer as per the Dooleys Hill Landscape Value Area is present to the north of the proposed location of the development further enhancing the buffer between with the adjacent agricultural properties to the north.

A 100m wide vegetated buffer would be present on the western end of the proposed location of the development with open ground (430m) to the property adjacent to the western boundary of the property in question.

There is no infrastructure, waterways and/or topographic features present on the property which includes that of the area subject to the proposed development which could be diminished and/or negatively impacted which could subsequently impact the productivity and/or management of the adjacent agricultural properties to the west and north.

The adjacent properties to the east are currently zoned Rural Resource, however the significant altitude differences (varying from 40-60m) from the area of the development and extensive vegetation buffer present (as per the Dooleys Hill Landscape Value Area) would mitigate the potential for negatively impacting agricultural land use activity in this direction. It should be noted that the properties adjacent to the eastern boundary of the property in question are smaller lifestyle blocks with a residential dwelling present, not principally used for commercial scale agriculture and under the proposed TPS would have been identified as within a Rural Zone.

After the recent site assessment, it has been concluded that the proposed Rural Living re-zoning would be 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 north and west of the property in question.

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

Table 3 Potential risk from agricultural land use on neighbouring land

Potential Risk from Neighbouring Agricultural Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Ground spraying is most commonly used in agricultural production systems whilst spot spraying is a practical and mostly used alternative. Spraying events should be communicated in a timely manner to the inhabitants of dwellings on adjacent properties. Significant separation distances are present between the adjacent boundaries to the west (530m) and north (800m) from the location of the proposed development, and this includes extensive vegetation within this buffer area which would mitigate the risk of spray drift and dust. 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 property is located in rural area, and so it is accepted that noises associated with occasional farm machinery and livestock will occur albeit the location of the proposed development has extensive separation distances to the west (530m) and north (800m) where agricultural land use activities occur. A combination of the long separation distances and vegetation buffers present would mitigate this risk.

3. Irrigation water over boundary	Risk = low. Irrigated agricultural land use activity is currently conducted on the adjacent properties to the north and west. A combination of the long separation distances to the west (530m) and north (800m) and vegetation buffers present would mitigate this risk.
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.
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.

7. Noise

Risk = to be determined. A combination of the long separation distances and vegetation buffers present would assist in mitigating this risk. Any future non-agricultural development on the property will need to abide any restrictions imposed by the council and other relevant bodies.

5.4 Dooleys Hill Landscape Value Area

Much of the eastern area of the property (11.6 hectares) is covered by the Dooleys Hill Landscape Value Area.

The Dooleys Hill Landscape Value Area is land recognised in the Latrobe municipality as having scenic conservation values and therefore land clearing and conversion activities on this land are highly constrained as per E3.6.2 Clearing of vegetation on land of scenic or landscape value of the Latrobe Interim Planning Scheme.

The proponent has no intention of undertaking land clearing and conversion activities on the land within the Dooleys Hill Landscape Value Area, and this will continue to provide a significant buffer on the eastern area of the property in question.

The Dooleys Hill Landscape Value Area would form the northern boundary of the proposed rezoning area on the eastern portion of the southern boundary and provide a significant buffer in this direction.

6 Water resources

The property has severely limited access to water.

No waterways flow through and/or are adjacent to the property in question.

Three small stock water holes are present on the property, and these rely on run-off from the immediate surrounding land.

Currently the property is completely reliant upon the neighbouring property to the west for access to irrigation water although effectively no surety in relation to accessing this water supply.

The property is not located within an irrigation district, and the Sassafras Wesley Vale Irrigation Scheme (SWVIS) is located approximately 1.2 km to the north west.

No bores are present on the property in question. The groundwater aquifer information which covers this region (as per North West Tasmanian Groundwater Map) indicates that the available groundwater in near vicinity of the property in question is limited. A number of bores are located to north and east of the property in question varying from flow rates of 1.5-10 L/s with generally good quality although a number of bores have no water quality information.

7 Local and regional importance

The property in question holds a very minor degree of recognised local and regional agricultural significance.

The entire 9045 Bass Highway property covers 96.8 hectares of land all of which is covered by non-prime agricultural land and consists of class 4+5, 5 and 6 land.

The property has no prime agricultural land present on it.

The Forth land capability mapping areas has been used in the assessment to evaluate the local and regional prominence of the property. Table 5.

Table 5 9045 Bass Highway property land capability regional significance as per the Forth land capability mapping area

Land description	Forth land capability mapping area		9045 Bass Highway property		Area of the property subject to the development*	
	Land area (hectares)	% of total mapping area	Land area (hectares)	% of Forth land capability mapping areas	Land area (hectares)	% of Forth land capability mapping areas
Prime class land	24,867	14.8	0	0	0	0
Non-prime class land	92,306	55.0	96.8	0.1	10	0.01
Exempt land	50,623	30.2	0	0	0	0
All land classes	167,796	100	96.8	0.058	10	0.0059

*represents the additional new area of land subject to the proposed Rural Living Zone.

No critical agricultural infrastructure is present on and/or nearby the property in question, such as Tasmanian Irrigation pipelines, waterway, dams or drainage lines.

The large shed on the far north eastern boundary area of the property will not be impact by the proposed development and could continue to be used as storage area for vegetable and/or machinery.

Therefore, it would be reasonable to consider the area of the 9045 Bass Highway property subject to the development 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.

8 Conclusion

1. The property is located at 9045 Bass Highway and covers a single title 152497/2.
2. The property consists of land capability Class 4+5, 5 and 6 land.
3. The western area of the property is currently used for agricultural land use activity and includes mixed farming purposes for cropping and grazing purposes.
4. The property is constrained in terms of potential agricultural land use activity, due to the land capability present, limited area of available suitable developed agricultural land and complete absence of irrigation water resources.
5. The area of the property subject to the development is undeveloped and it is reasonable to consider that due to the lower land capability of the ground in this area it would be unviable to clear and convert the land for agricultural land use activity (as per grazing purposes).
6. The property is not located in an irrigation district.
7. The property has a severely restricted future development potential to access to irrigation water allocations.
8. The property has a very minor level of local and regional importance, and the area of the property subject to the development has a negligible level of local and regional importance.
9. The adjacent properties to the north and west of the property in question are used for mixed agricultural land use activity (cropping and pastoral use) however the extended separation distances and vegetation buffer would mitigate the potential for the proposed development to cause negative impacts on these other properties.
10. The adjacent properties to the south are zoned as Rural Living and not primarily used for agricultural land use activity.
11. The adjacent properties to the east are zoned as Rural Resource, however the altitude differences (40-60m) and extensive vegetation buffer present would mitigate the potential for

potential negatively impacting agricultural land use activity in this direction. It should be noted that the properties adjacent to the eastern boundary of the property in question are smaller lifestyle blocks with a residential dwelling present, not principally used for commercial scale agriculture and under the proposed TPS would be within a Rural Zone.

12. 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.

9 References

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

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The LIST Map datasets.

10 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.

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