R HIGGS

Agricultural assessment report

7 Moorland Beach Road, Wesley Vale, TAS 7307

JULY 2022

pinion ADVISORY

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Executive summary

This agricultural assessment report has been prepared on behalf of the proponent, Richard Higgs, and covers the various aspects of the agricultural land activities associated with and surrounding the property at 7 Moorland Beach Road, Wesley Vale 7307.

The proponent wishes to have the property zoned as Rural under the Latrobe Council provisions of the Tasmanian Planning Scheme.

The property is covered by ground with a land capability of Class 4+5, 5 and 6 and is currently not used nor is it capable of supporting commercial standalone agricultural land use activity.

The property is located within the Sassafras Wesley Vale irrigation district, however, has no access to the scheme, and the property has effectively no access to irrigation and/or stock water.

The property's current and potential future agricultural use, as per pastoral, is severely limited due to a combination of the low land capability present, small size of available land and complete lack of irrigation water (stock and/or irrigation water).

In reality this property would not be considered capable of being used for and/or supporting agricultural land use activity for anything more than small scale low intensity pastoral use as per a small lifestyle block.

The adjacent and nearby rural resource zoned land to the west and south is severely constrained for agricultural land use activity and are too small and lack the necessary attributes (land capability quality) and access to irrigation water which would make them suitable and capable of supporting commercial scale agricultural enterprises and therefore they would be best considered and identified as lifestyle blocks.

It is reasonable to consider that the properties adjacent and nearby to the west (property titles 113598/1 and 110569/1) and adjacent to the south (property title 181127/1) would be appropriately zoned as Rural as well under the Latrobe council provisions of the Tasmanian Planning Scheme.

1 Purpose

This report has been undertaken on behalf of Richard Higgs (the proponent) in order to support an application for the 7 Moorland Beach Road, Wesley Vale, to be zoned as Rural under the Latrobe Council provisions of the Tasmanian Planning Scheme.

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 (TPS).

2 Property details

2.1 Location

The property at 7 Moorland Beach Road, Wesley Vale is owned by R Higgs and consists of a single title. Figure 1 and Table 1.

Table 1 Property location identification details

Address	Property ID	Title Reference	Hectares *(Approx.)*
7 Moorland Beach Road, Wesley Vale 7307	6523996	181128/1	7.7

The property is located 3 km north of the village of Wesley Vale, at the far northern end of Moorland Beach Road.

The property is located on low lying flat to very gently sloping and undulating ground, whilst on the far northern end of the block are back beach dune formations associated with the Moorland Beach. Figure 2.

Infrastructure present on the property includes boundary fencing, a set of stock yards and a shed.

The vegetation present on the property is dominated by open pastureland with an area of coastal scrub and shelter belt/privacy screening vegetation along the western and northern boundaries of the block.

The property is held as private freehold land and immediately similarly surrounded by private tenure land to the west, east and south, conservation area adjacent to the north associated with the Pardoe Northdown Conservation Area and authority crown land further to the west (as per Devonport airport). Figure 3.

Under the Latrobe Interim Planning Scheme the property in question and adjacent land to the east, west and south as Rural Resource, further to the south is General Industry, with Utilities (as per Devonport airport) and Light Industry further to the west and Environmental Management zoned land (as per the Pardo Northdown Conservation Area) adjacent to the north. Figure 4.

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

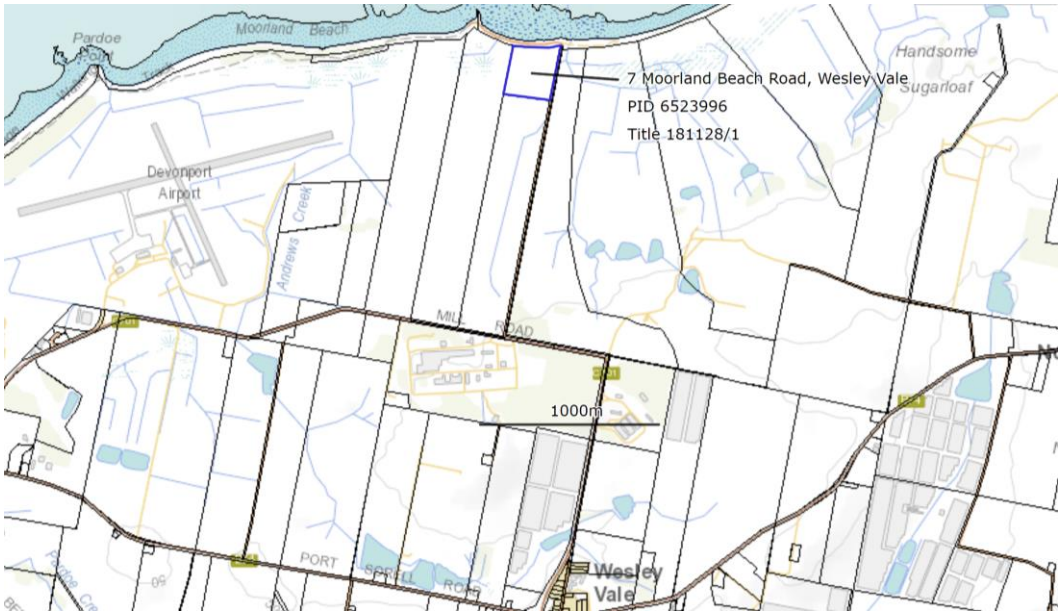

Figure 1 7 Moorland Beach Road property location

Figure 2 Property topography (all below the nearest 10m contours) (source the LIST)

Figure 3 Land tenure on the property in question (outlined in blue) and adjacent land as private freehold land (yellow shaded), conservation area (beige shaded) associated with the Pardoe Northdown Conservation Area and authority crown further to the west (light blue shaded) (source the LIST)

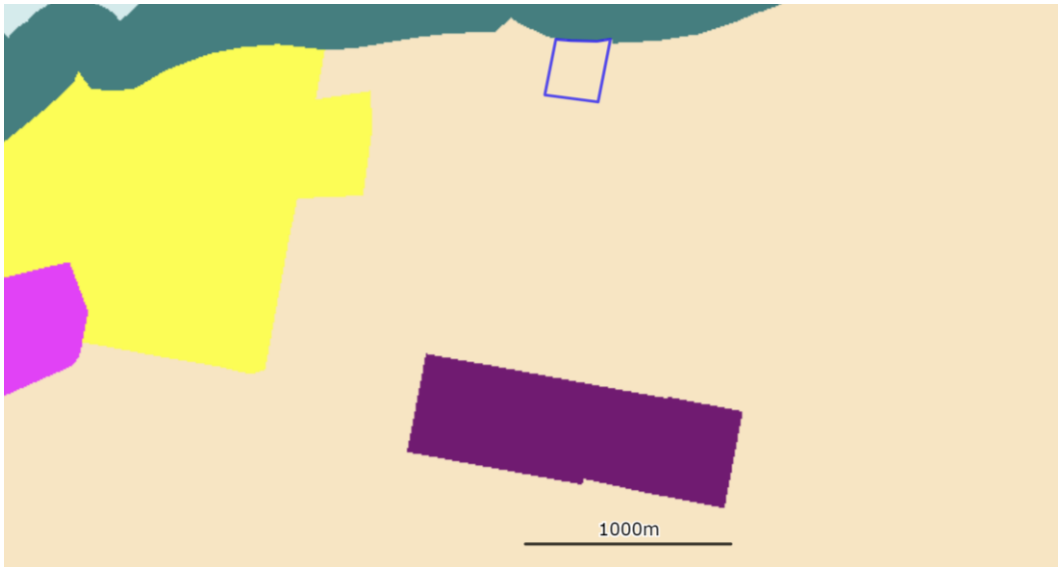

Figure 4 The property in question (outlined in blue) and adjacent land to the east, west and south as rural resource (brown shaded), further to the south is general industry (purple shaded) zoned land, with utilities (yellow shaded) as per Devonport airport and light industry (pink shaded) further to the west and environmental management zoned land (dark green shaded) adjacent to the north. (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, 5 and 6 land.

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

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 4+5 land is described as:

> *At least 60% Land well suited to grazing but which is limited to occasional cropping or a very restricted range of crops, up to 40% Land unsuited to cropping and with slight to moderate limitations to pastoral use.*

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 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 wind erosion causing scouring of 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 (light texture), presence of stones and/or gravels.

The majority of the property (with the exception of the class 6) is subject to periods of waterlogging and periods of inundation due to its location (downslope of elevated ground further to the south) and the variable drainage capacity of the soils following periods of the extended rainfall. On the day of the visit this situation was observed.

Figure 5 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
4+5se (approx. 5.7ha)	Soils derived from quaternary alluvium. Brown loamy soils with areas of finely textured grey/brown windblown sandy topsoils. Areas of particularly stony subsoil ground (relic rocky shoreline) present on elevated banks.	1-3%	North facing gently sloping and undulating land with occasional elevated banks Less than 10m above sea level.	Moderate/high risk. 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.	Low climatic limitations. This area experiences cool/cold winters and warm summer conditions. Receives an average of 760mm annual rainfall, can experience up to 5 frosts annually, 1030 GDD (October – April) and receives up to 670 chill hours (May – August).	Imperfect to moderately well drained. Variable topsoil depth up to 20-40cm. Lower 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 is unsuitable for cropping. This land is suitable for grazing with moderate/severe limitations.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5se (approx. 1.1ha)	Soils derived from quaternary alluvium. Finely textured grey/brown windblown sandy topsoils and with areas of brown loamy soils. Areas of particularly stony subsoil ground (relic rocky shoreline) present on elevated banks.	1-3%	North facing gently sloping and undulating land. Less than 10m above sea level.	Moderate/high risk. 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.	Low climatic limitations. This area experiences cool/cold winters and warm summer conditions. Receives an average of 760mm annual rainfall, can experience up to 5 frosts annually, 1030 GDD (October – April) and receives up to 670 chill hours (May – August).	Imperfect to moderately well drained. Topsoil depth up to 20-30cm. Lower 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.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
6se (approx. 0.9 ha)	Soils derived from quaternary alluvium. Finely textured windblown sandy topsoils. Areas of particularly stony subsoil ground (relic rocky shoreline) present on elevated banks.	1-3%	North facing gently sloping and undulating land. Less than 10m 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 and wind scouring on bare and exposed topsoil.	Low climatic limitations. This area experiences cool/cold winters and warm summer conditions. Receives an average of 760mm annual rainfall, can experience up to 5 frosts annually, 1030 GDD (October – April) and receives up to 670 chill hours (May – August).	Rapidly drained soil. Variable topsoil depth up to 30-50cm. Very low nutrient and soil moisture holding capacity. Challenging 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. This land should be maintained as per the current native vegetation which currently covers this ground.	This land is unsuitable for cropping. This land is suitable for grazing with severe limitations. Currently the majority of this land is covered by native remnant vegetation. Based on the size of the available land and high erosion risk associated with these soils 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.

Figure 6 Grey/brown sandy topsoil profile present on the class 6 and a number of other areas of the property (taken on the site assessment 23/6/2022)

Figure 7 Brown loamy topsoil present throughout much of the class 4+5 and smaller areas of the class 5 land on the property (taken on the site assessment 23/6/2022)

Figure 8 Southerly view down the western boundary of the property (taken on the site assessment 23/6/2022)

Figure 9 Westerly over the class 6 land on the property (taken on the site assessment 23/6/2022)

Figure 10 Northerly view across the property (taken on the site assessment 23/6/2022)

Figure 11 Southerly view over the adjacent land to the south of the property in question (taken on the site assessment 23/6/2022)

4 Proposed development

The proponent wishes to have the property in question at 7 Moorland Beach Road zoned as Rural under Latrobe Council provisions the Tasmanian Planning Scheme.

Under the current proposed provisions of the Tasmanian Planning Scheme the Latrobe council has identified the property in question as Agriculture zoned land. Figure 12.

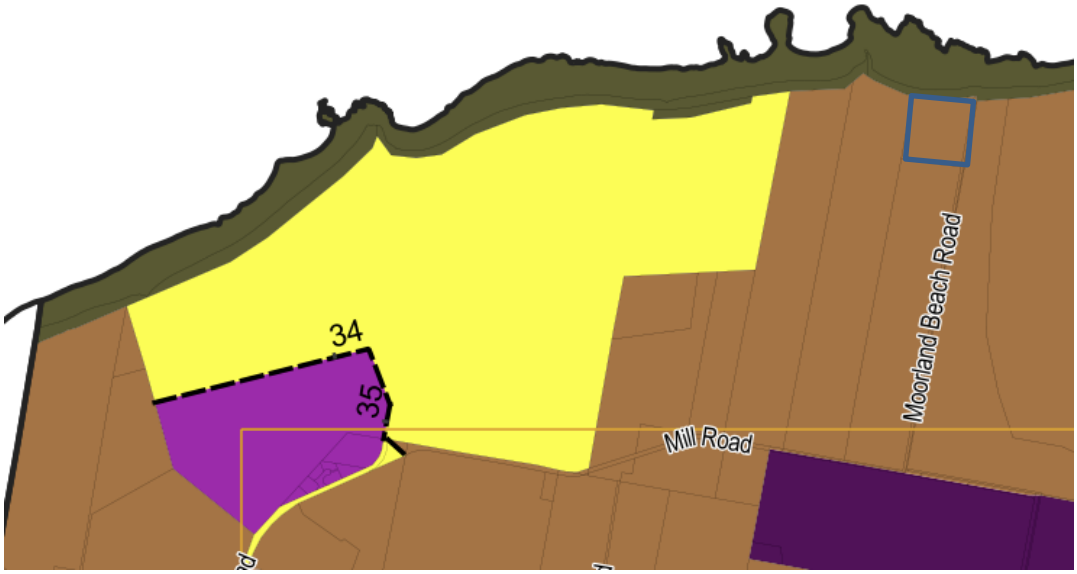

Figure 12 Proposed Latrobe Tasmanian Planning Scheme map the property in question (outlined in blue) and adjacent land to the east, south and west as Agriculture (brown shaded), utilities (yellow shaded), light industry (pink shaded) and general industry (purple shaded) (source Map 1 of the Tasmanian Planning Scheme - Zones: Latrobe Local Provisions Schedule).

The property in question is severely constrained in terms of its current and future agricultural land use activity and possible diversity of enterprises which can and could be conducted on the block.

The formation of the 7 Moorland Beach Road property occurred 2 years ago when the Latrobe council permitted the subdivision of property of the block immediately adjacent to the south (as per title 181127/1).

5 Land use

The property in question is currently not used for any agricultural land use activities.

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 (improved soil fertility and pasture renovation) converted it could have a potential carrying capacity of 15 DSE/ha, for a total dryland carrying capacity of approximately 110 DSE which would be considered sufficient to run 5 beef breeding cows.

Based on the current livestock values a 110 DSE carrying capacity would equate to an annual gross margin return of $5,000 from the sale of weaners.

This size of pastoral land use activity would not be considered a viable commercial scale agricultural land use activity.

Based on the current condition of the property it would be reasonable to consider the current carrying capacity of 70 DSE and would equate to an annual gross margin return of approximately $3,100.

In order to improve the productivity of the property would require an investment of approximately $7,500 and based on the ongoing operation and management costs and return on the investment relative to scale and productivity of the livestock enterprise it would be uneconomic to consider a pastoral redevelopment of the block.

It is important to note the property lacks any current water resources and is completely reliant upon the neighbour to supply all stock water. Nominally 5 beef cows would require approximately 65,000 L/year (average of 40 L/cow/day) The possible future options to access new stock water resources includes:

- A bore could be sunk and involve considerable cost (drilling the bore, installing a solar pump, piping and header tanks) at potentially upwards to $12,000 and there is no guarantee of finding either a suitable flow rate and or that the water quality would be suitable for stock water.
- Carting in stock water on a regular basis, which could annual cost potentially $1,200+GST, plus additional set up costs for storage tanks and a pump.

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 4+5 land covers 5.7 hectares of the property, of which 3.4 hectares is theoretically considered suitable for cropping agricultural land use activities.

In reality due to the size of available land and complete lack of irrigation water it not be reasonable to consider the property could actually support and/be used for cropping.

5.1.3 Perennial horticulture use

Due to the complete lack of irrigation water the property in question it is considered unsuitable and unrealistic for the development of perennial horticultural enterprises, such as table and/or sparkling wine grapes, cherries or olives.

5.2 Adjacent land use activities

Adjacent and surrounding land has varied uses, including pastoral use and native conservation areas:

- North
  - DPIPWE land associated with the Pardoe Northdown Conservation Area
- South
  - Property title 181127/1 (35.7 hectares), zoned as rural resource and is used for pastoral land use activity, and has a residential dwelling located on the southern end of the block.
- East
  - Property title 39025/1 (49 hectares) zoned as rural resource and is used for pastoral land use activity and forms part of the larger "Clifton Jersey Stud" property further to the east.
- West
  - Property title 113598/1 (45 hectares) zoned as rural resource and is used for pastoral land use activity, and has a residential dwelling located on the southern end of the block.

The agricultural land use activity conducted on the properties adjacent to the west and south are used for pastoral land use activity and the potential future diversification, scale and intensity of agricultural land use activities is severely constrained due to a combination of lower land capability and lack of irrigation water.

The properties (property title 113598/1 and 110569/1) between Devonport airport and the property in question and which adjacent to the south (property title 181127/1) are too small and lack the necessary attributes (land capability quality) and access to irrigation water which would make them suitable and capable of supporting commercial scale agricultural enterprises and therefore they would be best considered and identified as lifestyle blocks.

Fundamentally property title 113598/1, 110569/1 and 181127/1 are similarly constrained and limited in the diversity and intensity of agricultural land use activity as per the property in question and could be appropriate zoned as Rural as well.

Further to the west is the Devonport airport and a light industry precinct at 600m and 2.6km separation distance respectively,and further to the south (1.3km) is the large industrial site as per formerly the Wesley Vale Paper Mill site.

5.3 Impact on agricultural activities and residential amenity

The Rural zoning of the property in question has been planned in order to minimise any potential negative impact or constraint on the adjacent properties of the east, west and south.

After the recent site assessment, it has been concluded that the proposed Rural 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 east, west and south of the property in question, albeit at lower levels due to a combination of lower land capability and lack of irrigation water resources on this land.

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. The proponent is and will continue to establish shelter belt plantings along the southern, western and eastern boundaries of the property which would assist in mitigating 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 a rural area, albeit with a lower level of agricultural land use intensity and limited diversity of enterprise options, and so it is accepted that noises associated with occasional farm machinery and livestock will occur. It should be noted that the property is located nearby to the Devonport airport, and this is a source of aircraft noise (take off and land) throughout the day and would be anticipated to be noisier than what would be typically expected from noise emissions generated from the pastoral enterprise based agricultural sources. The proponent is and will continue to establish shelter belt plantings along the southern, western and eastern boundaries of the property which would assist in buffering noise emissions.

3. Irrigation water over boundary	Risk = low. No irrigated agricultural land use activity is currently conducted on the adjacent properties. The potential scale and intensity of any type of agricultural land use activity conducted on the adjacent block would be severely limited (eg lack of irrigation water) and hence it is reasonable to consider any irrigation activity would be proportionately very low. The proponent is and will continue to establish shelter belt plantings along the southern, western and eastern boundaries of the property which would assist in mitigating the risk of irrigation water spray over the property boundary.
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. The proponent is and will continue to establish shelter belt plantings along the southern, western and eastern boundaries of the property which would assist in mitigating the risk of irrigation water spray over the property boundary. Any future non-agricultural development on the property will need to abide any operational restrictions imposed by the council and other relevant bodies.

6 Water resources

The property has no access to domestic, stock and/or irrigation water on the property.

Currently the property is completely reliant upon the neighbouring property to the south for access to water (delivered via a stock water pipeline) but has no formal supply agreement and effectively no surety in relation to accessing with water supply.

The property is located within the Sassafras Wesley Vale irrigation District which is serviced by the Sassafras Wesley Vale Irrigation Scheme (SWVIS). The nearest SWVIS pipeline infrastructure is located approximately 1.8 km to the south, as per the Northdown Branch pipeline and the property in question has no direct access to the scheme infrastructure. The SWVIS is fully allocated and there is no ability to access irrigation water from the scheme regardless of the ability to physically have access to the scheme infrastructure.

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 near vicinity of the property in question is limited. A number of bores are located inland from the property in question on elevated ground associated with either tertiary basalt or non-marine sedimentary geology with flow rates of 1.5-10 L/s with generally good quality although many bores have no water quality information.

The bores located closest to the property in question have limited flow rates of 0.5-1.5 L/s and are considered only suitable for garden, stock and small area irrigation (eg garden scale) with generally good quality although many bores have no water quality information.

Therefore, in reality due to the likely limited flow rates 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.

No waterways flow through and/or are adjacent to the property in question, however a number of drains are located nearby to the south and east. The availability of irrigation water extracted from these drains has been assessed using the Natural Resources and Management (formerly the Department of Primary Industries Water and Environment) Water Access Tool (WAT) (accessed 23/6/2022) and this showed negative water availability values at both a catchment and sub-catchment level. No irrigation can be accessed from this drainage network.

Currently no dams are present on the property.

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 identified the land associated with the property in question as unconstrained.

The unconstrained identification of the property of the property can be disputed based on the following property features which may not have been considered:

1. The property currently does not have access to irrigation water and the potential access to access to irrigation is negligible.
2. Based on the low land capability, lack of access to irrigation water and small size of available land the property has is severely constrained in terms of both the current future agricultural land use.
3. The 7.7 hectare size of the property means it falls below the minimum enterprise clusters (identified in Table 2 of the Decision Tree and Guidelines for Mapping the Agricultural and Rural Zones).
4. The land adjacent to north (as per the Pardoe Northdown Conservation Area is unsuitable and incapable of being used for agricultural land use activity.
5. The adjacent land to the west (title 113598/1), covers 45 hectares, lacks access to irrigation water and is effectively on a dryland pasture block.
6. The adjacent land to the south (title 181127/1), covers 35.7 hectares lacks access to irrigation water and is effectively on a dryland pasture block.

A number of similar sized titles in the Wesley Vale district which have comparable land use limitations have been identified has have a constraint class 3.

Regardless of ownership the agricultural land use limitations associated with the property would still apply.

It would be reasonable to consider the property in question would be better identified as being potentially constrained criteria 3.

8 Local and regional importance

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

The entire 7 Moorland Beach Road property covers 7.7 hectares of land all of which is covered by non-prime agricultural land and consists of 7.7 hectares of class 4+5, 5 and 6 land.

The property has no prime agricultural land present on it.

Due to the close proximity of the property, both the Forth and Tamar land capability mapping areas, both of the mapping areas have been included in the assessment outlined in Table 6.

Table 5 7 Moorland Beach Road 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		7 Moorland Beach Road 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	7.7	0.00083	0.00063
Exempt land	50,623	30.2	50,804	27.9	0	0	0
All land classes	167,796	100	182,149	100	2	0.000458	0.00042

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 7 Moorland Beach Road property 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 Proposed Rural Zoning

The proponent wishes to have the 7 Moorland Beach Road property zoned as Rural under the Tasmanian Planning Scheme.

In order to support the zoning proposal, responses to key considerations have been provided, as per RZ1, RZ2, RZ3 and AZ6.

9.1 RZ1

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

Response:

The property in question has been identified as having severely constrained agricultural qualities due to the size of available land, complete lack of current and future access to water (stock water and irrigation) and low land capability. This property is incapable of supporting commercial scale agricultural land use activity, and this is regardless of ownership.

However, that notwithstanding despite the severely constrained agricultural qualities of the block it is the wish of proponent to have the property to be zoned as Rural, and this does recognise the property could still be potentially used for low intensity and small-scale non-commercial pastoral use.

The proponent is not seeking to have the property considered as Landscape Conservation Zone or Environmental Management Zone

9.2 RZ2

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

Response:

As outlined in section 7 of the agricultural report the property in question has been identified as being unconstrained, however it would be reasonable to consider the property in question would be better identified as being potentially constrained criteria 3.

Regardless of ownership the agricultural land use limitations associated with the property would still apply.

9.3 RZ3

"The Rural Zone may be applied to land identified in the 'Land Potentially Suitable for Agriculture Zone layer if;

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

Response:

a) The property in question has been identified as having severely constrained agricultural qualities due to the size of available land, complete lack of current and future access to water (stock water and irrigation) and low land capability. This property is incapable of supporting commercial scale agricultural land use activity, and this is regardless of ownership.

   The Latrobe council permitted the subdivision of the property title 181127/1 to produce the property in question.

   No critical agricultural infrastructure is present on the property in question such as pipelines, dams, drainage network, access to transport networks and right of ways or easements which are integral and/or required for the successful operation and management of adjacent and/or nearby agricultural properties.

b) The property in question has been identified as having severely constrained agricultural qualities due to the size of available land, complete lack of current and future access to water (stock water and irrigation) and low land capability. This property is incapable of supporting commercial scale agricultural land use activity, and this is regardless of ownership.

   Investing in improving the property's productivity (eg pasture improvement, soil fertility and drainage) would be uneconomic due to the relative level of return which could be obtained.

   This land is not integral and/or required to support the agricultural land use activity on the balance of the property, and/or do not hold any significance in terms of being required land to support the balance of the larger properties as per hosting required infrastructure (eg irrigation dams), right of way accesses, frontage to transport networks or essential pasture land.

c) No strategically important naturally occurring resources have been identified on the property titles in question, and this includes soil, mining leases, water resources and/or beneficial topography.

d) The property in question have been assessed as having no strategic important use or development, rather the land is of particularly low value in terms of agricultural land use both in its' current state and for future development opportunity.

e) The proposed Rural zoning of the property in question would be appropriate as it recognises the severe limitations associated with the agricultural land uses which can and could be conducted.

9.4 AZ6

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

(a) Local or regional strategic analysis has identified or justified the need for alternate consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;
(b) For the identification and protection of a strategically important naturally occurring resource which requires an alternate zoning;
(c) For the identification and protection of significant natural values, such as priority vegetation area as defined in the Natural Assets Code, which required an alternate zoning, such as the Landscape Conservation Zone or Environmental Management Zone;
(d) For the identification, provision or protection of strategically important uses the require an alternate zone; or
(e) It can be demonstrated that:
    (i) The land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;
    (ii) There are significant constraints to agricultural use occurring on the land; or
    (iii) The Agriculture Zone is otherwise not appropriate for the land

Response:

(a) The property in question has a negligible level of local and regional agricultural importance and has no identified and/or intended strategic uses.

(b) No strategically important naturally occurring resources have been identified on the property titles in question, and this includes soil, water resources and/or beneficial topography.

(c) No significant natural land values have identified to be present and/or associated on the property in question.

(d) The property in question has no identified and/or intended strategic uses.

(e) The property in question has a severely limited level of current and potential agricultural land use activity, has a negligible level of local and regional agricultural importance, and is not integral to the management of a larger farm holding on adjacent land holdings.

10 Conclusion

1. The property is located at 7 Moorland Beach Road and covers a single title 181128/1.

2. The property consists of land capability Class 4+5, 5 and 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 located within the Sassafras Wesley Vale irrigation District (SWVID) which is serviced by the Sassafras Wesley Vale Irrigation Scheme (SWVIS), however the property has no direct access to SWVIS pipeline infrastructure.

6. The property has a severely restricted future development potential to access to irrigation water allocations, and this includes ground water and SWVIS (being fully allocated).

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 proponent wishes to have the property being zoned as Rural rather than the Agricultural under the Latrobe Council provisions of the Tasmanian Planning scheme.

10. The proposed Rural zoning of the property 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.

11. The adjacent and nearby rural resource zoned land to the west and south is severely constrained for agricultural land use activity and therefore they would be best considered and identified as lifestyle blocks, and reasonable to consider that the property titles 113598/1, 110569/1 and 181127/1 to be zoned as Rural as well under the Latrobe council provisions of the Tasmanian Planning Scheme.

11 References

DPIPWE Water Access Tool (WAT)

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The LIST Map datasets.

12 Declaration

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

Jason Lynch

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