

**Carolyn Rimmer**

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**From:** Victoria Lightfoot <vlightfoot@pageseager.com.au>  
**Sent:** Thursday, 6 July 2023 12:07 PM  
**To:** LPS submissions  
**Cc:** Sarah Wilson; Kentish Council  
**Subject:** Representation on draft LPS - 916A Claude Road [PS:SLW:231068]  
**Attachments:** Kentish Council- Representation on Draft LPS 06.07.23.pdf

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Good afternoon

Please find **attached** representation in relation to the draft Local Provisions Schedule for Kentish, made on behalf of Hackett CP Nominees Pty Ltd.

We would be grateful if Council could confirm by return email that the representation has been received.

Kind regards

**Victoria Lightfoot** | Associate

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6 July 2023

Kentish Council  
69 High Street  
SHEFFIELD TAS 7000

By email: [submissions@kentish.tas.gov.au](mailto:submissions@kentish.tas.gov.au)

Dear Sir / Madam

**REPRESENTATION - DRAFT LOCAL PROVISION SCHEDULE - 916A CLAUDE ROAD (CT 112052/6)**

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**1 Introduction**

We act on behalf of Hackett CP Nominees Pty Ltd (ACN 159 418 667).

Hackett CP Nominees Pty Ltd is the registered proprietor of 916A Claude Road which is more particularly described in Certificate of Title Volume 112052 Folio 6 (the **Property**). The Property is impacted by the Kentish Draft Local Provisions Schedule (**Draft LPS**).

Please treat this correspondence as a representation pursuant to section 35E of the *Land Use Planning and Approvals Act 1993* (**LUPAA**).

The representation is supported by the annexed report which was prepared by RMCG, an environmental and agricultural consultancy, see **Annexure A**. The assessment undertaken by RMCG considered the following:

- (a) the physical characteristics of the Property and surrounding land including an onsite Land Capability assessment of the Property;
- (b) existing and potential agricultural and primary industry use of the Property and surrounding land;
- (c) the potential for irrigation development; and
- (d) existing non-agricultural use on the Property and surrounding land.

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**2 Summary**

The Property is just one of several titles owned by Hackett CP Nominees Pty Ltd in the area. Hackett CP Nominees Pty Ltd also owns the following additional adjoining parcels of land to the Property:

- (a) Certificate of Title Volume 112052 Folio 2
- (b) Certificate of Title Volume 112052 Folio 3
- (c) Certificate of Title Volume 112052 Folio 5
- (d) Certificate of Title Volume 112052 Folio 7

All the above listed properties, together with 916A Claude Road (CT 112052/6), are collectively referred to as "the Vale".

A detailed description of the Vale can be found at section 3 of the RMCG Report.

Under the Draft LPS all the properties comprising the Vale, with the exception of 916A Claude Road, are proposed to be zoned Rural.

The Property, 916A Claude Road, is proposed be zoned Agriculture.

Section 32(e) of LUPAA provides that an LPS “*may contain a map, an overlay, a list, or another provision, that provides for the spatial application of the SPPs to particular land*”. Section 35E(3)(c) of LUPAA provides that representations can be made as to whether the Draft LPS meets the requirements of s.32 of LUPAA.

The proposed Agriculture zoning does not produce the best planning outcome for the Vale. Therefore, the spatial application of the State Planning Provisions (**SPPs**) proposed in the Draft LPS, as it relates to zoning, should be amended in relation to the Property.

We contend that the Property should be zoned Rural in accordance with the other parcels of land comprising the Vale. This is supported by the findings of the RMCG Report.

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### 3 Current Zoning under the Interim Scheme

The Property falls within the Rural Resource Zone pursuant to the *Kentish Interim Planning Scheme 2013*. The SPPs includes two zones for managing rural areas, the Rural Zone and the Agriculture Zone. Those zones are intended to replace and improve the Rural Resource Zone and Significant Agriculture Zones contained in the Interim Planning Schemes.

However, unlike the transition to the Interim Planning Schemes, zoning in a Draft LPS is not required to be on a “like for like basis”. Therefore, it is open to Council to seek that parcels of land be subject to alternative zones.

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### 4 Proposed Agriculture Zone is not the best fit

The Property is currently proposed to be within the Agriculture Zone in the draft LPS.

The zone purpose statements of the Agriculture Zone are contained at cl 21.1 of the SPPs as follows:

*“The purpose of the Agriculture Zone is:*

*21.1.1 To provide for the use or development of land for agricultural use.*

*21.1.2 To protect land for the use or development of agricultural use by minimising:*

*(a) conflict with or interference from non-agricultural uses;*

*(b) non-agricultural use or development that precludes the return of the land to agricultural use; and*

*(c) use of land for non-agricultural use in irrigation districts.*

*21.1.3 To provide for use or development that supports the use of the land for agricultural use.”*

In determining whether the Agriculture Zone should be applied to the Property we have considered *Guideline No. 1 ‘Local Provisions Schedule (LPS) zone and code application’* (the **Guidelines**). The Guidelines were issued by the Tasmanian Planning Commission pursuant to section 8A of LUPAA with approval of the Minister for Planning and Local Government, and therefore have statutory force.

The Guidelines include “Zone Application Guidelines” for each of the zones contained in the SPPs and provide guidance in relation to the application of all zones for the preparation of Local Provision Schedules.

The Zone Application Guidelines for the Agriculture Zone are lengthy. It is generally provided in the Guidelines that the spatial application of the Agriculture Zone should be based on the land identified in the “Land Potentially Suitable for Agriculture Zone” layer published on the LIST, see AZ 1 of the Guidelines.

The LIST identifies that the Property is subject to the “Land Potentially Suitable for Agriculture Zone” layer and is categorised as land “potentially unconstrained”.

However, the Zone Application Guidelines provide certain qualifications to the application of the zone.

AZ 6 of the Zone Application Guidelines provides a series of considerations that may result in an alternative zone being applied to the Property. I set out AZ 6 in full:

*“Land identified in the ‘Land Potentially Suitable for Agriculture Zone’ layer may be considered for alternate zoning if:*

*(a) local or regional strategic analysis has identified or justifies the need for an 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 areas as defined in the Natural Assets Code, which require an alternate zoning, such as the Landscape Conservation Zone or Environmental Management Zone;*
- (d) *for the identification, provision or protection of strategically important uses that 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"*

[emphasis added]

AZ 6 of the Guidelines essentially provides a number of qualifications that may result in alternative zoning to the Agriculture Zone. In accordance with orthodox principles of statutory interpretation, the use of the word "or" indicates that only one of the sub-clauses needs to be satisfied for an alternative zone to be considered.

The qualifications set out in AZ 6(e) are satisfied, and therefore the Property should not be zoned Agricultural, despite it being subject to the "Land Potentially Suitable for Agriculture Zone" layer because:

- (a) It has been demonstrated in the RMCG report that the land has limited potential for agricultural use and is not integral to the management of other farms;
- (b) There are significant constraints to agricultural use occurring on the Property; and /or
- (c) The agricultural zone is otherwise not appropriate for the land.

Some limited Agricultural use presently occurs at the Property in conjunction with other parcels of land comprising the Vale, including the fattening and sale of sheep and cattle and very limited horticultural activity, see section 4.1 of the RMCG Report. However, the Land Capability assessment undertaken by RMCG indicates that there is limited potential for agricultural use on the Property.

The RMCG states that the most suitable agricultural use for the Property, and the Vale more broadly, would be pasture for grazing or plantation. However, the land area is considered insufficient for a stand-alone grazing enterprise and would need to be farmed with other agricultural land to achieve commercial scale. While there is other grazing land in the vicinity, the titles or holdings are relatively small. In respect to plantation activities, the RMCG Reports states that this would have to be small scale, given the existing non-agricultural uses present on the site and also notes that plantations are considered more appropriate for the Rural Zone.

On that basis, the Property should be considered for alternative zoning, specifically the Rural Zone.

## 5 Proposed alternative zone: Rural Zone

The zone purpose statements of the Rural Zone are contained at cl. 20.1 of the SPPs:

*"The purpose of the Rural Zone is:*

*20.1.1 To provide for a range of use or development in a rural location:*

- (a) *where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
- (b) *that requires a rural location for operational reasons;*
- (c) *is compatible with agricultural use if occurring on agricultural land;*

(d) *minimises adverse impacts on surrounding uses.*

20.1.2 *To minimise conversion of agricultural land for non-agricultural use.*

20.1.3 *To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements."*

The zone purpose of the Rural Zone is consistent with the current use and characteristics of the Property.

As outlined above, while agricultural use is possible on the site, it is limited. It is also notable that there is already existing non-agricultural use that is operated at the Property and the larger land holdings comprising the Vale, including capacity for potential visitor accommodation, a residential dwelling and an airstrip and aircraft hanger.

We have considered the Zone Application Guidelines for the Rural Zone, as contained in the Guidelines, which we extract in full:

- "RZ 1 *The Rural Zone should be applied to land in non-urban areas 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.*
- RZ 2 *The Rural Zone should only be applied after considering whether the land is suitable for the Agriculture Zone in accordance with the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST.*
- RZ 3 *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 there are significant constraints to agricultural use occurring on the land;*
  - (c) *the land is identified for the protection of a strategically important naturally occurring resource which is more appropriately located in the Rural Zone and is supported by strategic analysis;*
  - (d) *the land is identified for a strategically important use or development that is more appropriately located in the Rural Zone and is supported by strategic analysis; or*
  - (e) *it can be demonstrated, by strategic analysis, that the Rural Zone is otherwise more appropriate for the land."*

[emphasis added]

Firstly, in accordance with what is stated in RZ 2, it has been considered whether the land is suitable for the Agriculture Zone. As outlined in section 3 of this representation, and more comprehensively in the RMCG report, it has been concluded that the Agriculture Zone is not suitable for the Property.

In accordance with RZ 1, the Property is located in a non-urban area, and as already outlined, it has limited potential for agriculture. We do not consider that the Landscape Conservation Zone or the Environmental Management Zone would be more appropriate zones for the Property given its characteristics.

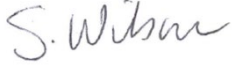
RZ 3 (a) and (b) are identical to the criteria set out in the Zone Application Guidelines for the Agricultural Zone in AZ 6(e), noting that the criteria there was used to show circumstances where the Agriculture zone may not be appropriate. The same reasoning that indicated that an alternative zone to the Agriculture Zone is warranted also demonstrates that the Rural Zone would be appropriate for the Property.

## 6 Conclusion

Having regard to all relevant factors set out in the SPPs, the Guidelines and the RMCG Report, the Property would be more appropriately zoned Rural as opposed to Agriculture. Accordingly, it is our

recommendation that the spatial mapping in relation to the zoning over the Property, proposed in the Draft LPS, should be amended from the Agriculture Zone to the Rural Zone.

Yours faithfully



**Sarah Wilson**  
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## **ANNEXURE A**

#2091

5 July 2023

Ms Sarah Wilson

Special Counsel

Via email: [swilson@pageseager.com.au](mailto:swilson@pageseager.com.au)

Dear Ms Wilson,

**Agricultural Assessment for proposed alternate zoning under the Tasmanian Planning Scheme.**

This letter and accompanying report provides an Agricultural Assessment of CT 112052/6 at 916A Claude Rd (the subject title), Claude Rd, TAS 7306. The title is one of five titles which are farmed in conjunction as 'the Vale' property at 864 Claude Rd. The subject title and the property is owned by Hackett CP Nominees Pty Ltd.

Under Kentish Council's Draft Local Provisions Schedule (LPS) of the *Tasmanian Planning Scheme* four titles associated with Vale property are proposed to be zoned 'Rural'. The fifth title, CT 122052/6, which forms the subject of this submission is proposed to be zoned 'Agriculture'. I understand your client's (Hackett CP Nominees Pty Ltd) preference is for the subject title to be zoned 'Rural' and this report will accompany a representation being prepared by Page Seager lawyers for this proposed alternate zoning. The Vale land and majority of surrounding land is currently zoned 'Rural Resource' under the *Kentish Town Interim Planning Scheme 2013*.

Our assessment primarily focusses on the appropriateness of the application of the 'Agriculture' zone to the subject title and the merits of the proposed alternate 'Rural' zoning.

Our conclusion is that the subject title CT 112052/6 is more appropriately zoned 'Rural' because of the type of activities currently occurring on the title, for consistent zoning with the rest of the property and the future potential for the property.

Kind Regards



Astrid Ketelaar  
ASSOCIATE



Michael Tempest  
SENIOR CONSULTANT

# Agricultural Assessment

## 1 Introduction

Under Kentish Council's Draft Local Provisions Schedule (LPS) of the Tasmanian Planning Scheme four titles associated with 'the Vale' property are proposed to be zoned Rural. The fifth title, CT 122052/6 (the subject title), is proposed to be zoned Agriculture. 'The Vale' land (the property) and majority of surrounding land is currently zoned Rural Resource under the Kentish Town Interim Planning Scheme 2013. Our assessment primarily focusses on the appropriateness of the application of the Agriculture zone to the subject title and the merits of the proposed alternate Rural zoning.

The Agricultural Assessment focuses on CT 112052/6 at 916A Claude Rd (the subject title), Claude Rd, TAS 7306. The title is one of five titles which are farmed in conjunction as 'the Vale' property at 864 Claude Rd. The subject title and the property is owned by Hackett CP Nominees Pty Ltd. The subject title is approximately 20ha and the five titles which form 'the Vale' in combination are approximately 80ha.

This agricultural assessment and report has been undertaken by Astrid Ketelaar with the assistance of Michael Tempest.

## 2 Method

This assessment considers:

- The physical characteristics of the subject title and surrounding land including an onsite Land Capability assessment on the subject title<sup>1</sup>.
- Existing and potential agricultural and primary industry use of the subject title and surrounding land.
- The potential for irrigation development.
- Existing non-agricultural use on the subject title, the holding and surrounding land.

This assessment utilises publicly available datasets including Land Capability, water resources, soils, vegetation as well imagery (including historic Google Earth imagery).

Information about the activities on the subject title and holding has been ascertained through discussion with representatives of the owners and staff working on site.

A site assessment was conducted on the 22<sup>nd</sup> June 2023, to confirm or otherwise desktop information. The onsite Land Capability Assessment (as per Grose 1999) was conducted on the title at a scale of 1:10,000 (see Appendix 4 for RMCG's Land Capability Assessment Protocol).

The preferred new zoning (Rural) and the application of Tasmanian Planning Commission 2018, *Guideline No. 1 'Local Provisions Schedule (LPS): zone and code application'* (Zone Application Guidelines) has also been considered and is referred to in shortened format where relevant in this report. For example '(RZ 2 of the Zone Application Guidelines)' refers to the Rural Zone Application Guidelines number 2.

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<sup>1</sup> An on-site Land Capability assessment was undertaken for the subject title. Visual confirmation of Land Capability was adopted for the balance of the property for the purposes of this report.

# 3 Agricultural Assessment

## 3.1 THE PROPERTY LOCALITY AND ZONING CONTEXT

The Vale property is west of 'Claude Road' (a small rural settlement) approximately 7km south west of Sheffield (see Appendix 1: Figure A1-1). The property is accessed via the main tourist route from Sheffield to Cradle Mountain also known as 'Claude Rd'. The property is dissected by the Dasher River which runs parallel to, and north of, Claude Rd. The Dasher River and floodplains form a narrow valley between the Mount Roland foothills to the south east and the Staverton hills to the north west.

The valley is characterised by lifestyle properties, small scale producers and hobby farms (as defined by RMCG 2022), with the majority of titles individually owned and 20ha or less. To the east of the property is a cluster of small titles zoned Rural Resource which are proposed for the Rural Living zone. East of this cluster is another medium sized holding comprised of several titles under the same ownership. To the south, south of Claude Rd is another cluster of small titles proposed for the Rural Living zone. West of this cluster is the Mount Roland Regional Reserve and then a 17ha, individually owned title proposed for the Agriculture zone. North of Claude Rd adjacent to the subject property's western boundary are two titles. The southern one fronting on to Claude Rd (CT 112052/9) is proposed for the Rural zone and the one north of this (CT 112052/8) is proposed for the Agriculture zone. This latter title is immediately west of the subject title and provides the connection to the Agriculture zone for the subject title. This latter title also supports a dwelling and a portion of the original airstrip which is now considered superfluous. To the north of the subject title is a larger forestry company owned title, which supports some plantation, as well as native vegetation, and is proposed for the Rural zone. To the east of the forestry title is a small lifestyle block also proposed for the Rural zone. To the north east of the property, north east of Careys rd are slightly larger titles proposed for the Agriculture zone.

Based on the Certificate of titles a much larger farming holding once existed in this part of the Dasher River valley, but through subdivision and change of ownership the scale of the farming activity has been significantly reduced.

The Vale property is comprised of five titles (see Appendix 1: Figure A1-2).

### **CT 112052/2, 378 Carey Rd, approx. 8ha**

The main family home (replacing an existing dwelling) is currently under construction on this title. There is a separate access via Careys Rd and the dwelling is also linked to the airstrip and office and workshops via internal gravel roads.

### **CT 112052/3, 864 Claude Rd, approx. 22ha**

The eastern portion of the 1.2 km airstrip is on this title.

### **CT 112052/5, 864 Claude Rd, approx. 20ha**

The central portion of the 1.2km airstrip is on this title. There is a 3brm dwelling, a 2 brm unit and a single unit on this title. The main entrance road, a concrete bridge over the Dasher River, solar panel array, office, workshop, glass houses and equipment for managing the property are located on this title.

### **CT 112052/6, 916A Claude Rd, approx. 20ha**

A new aircraft hangar and the western portion of the 1.2km airstrip is on this title. There is a separate access to the western end of the airstrip from Claude Rd via a bridge across the Dasher River.

## **CT 112052/7, 916 Claude Rd, approx. 10ha**

There is a 6brm dwelling and a 2 brm unit on this title. There is a separate access from Claude Rd to this dwelling.

The majority of the farming activity associated with the property is conducted on the larger three titles CT 112052/3, CT 112052/5 and CT 112052/6. The Dasher River dissects the property and the airstrip traverses the three larger titles on the northern side of the Dasher River.

The other two smaller titles CT 112052/2 and CT 112052/7, with separate accesses are essentially self-contained parcels of land with a dwelling each.

The combined land area is approximately 80ha of which approximately 60ha is used for farming activity.

### **3.2 PHYSICAL CHARACTERISTICS**

The subject title (CT 112052/6) is situated on the valley floor with the flat airstrip running northeast-southwest across the centre of the title (see Appendix 1: Figure A1-3). The northern portion of the title rises steeply (30%) from the valley floor with pasture immediately adjacent to the airstrip and remnant vegetation on the steeper slopes near the northwestern boundary. The southern boundary of the title approximately aligns with the Dasher River. The central valley floor sits at approximately 210m above sea level (ASL) while the northern corner is approximately 280m ASL. The subject title forms the northwestern corner of the property, which spans the valley floor. Claude Rd forms the southern boundary of the property.

There is a recently constructed commercial scale aircraft hangar building in the central east of the title, south of the 40m wide 1200m long airstrip. The airstrip is grassed and the western 530m of the airstrip is on the subject title.

Published Land Capability mapping at 1:100 000 scale (the LIST) shows the majority of the title to be Class 4 with the northern corner Class 5 (see Appendix 1: Figure A1-4). An on site Land Capability assessment was conducted at a scale of 1:25 000. The airstrip and valley floor were assessed as Class 5. The rises on the valley floor were assessed as Class 4. The steeper pasture areas Class 5+6 (see Appendix 2: Figure A2-3) and the areas supporting remnant bush were assessed as Class 6 (see Appendix 1: Figure A1-5). Hence the onsite assessment determined the Land Capability to have greater limitations for agricultural use than the published information suggests. The more productive areas are also fragmented. Whilst an onsite Land Capability assessment was not undertaken for the remainder of the property, a visual assessment indicated similar characteristics to the subject title, with the Class 4 land less extensive than the published information suggests and fragmented by land with greater limitations.

Class 4 land is described as 'land well suited to grazing, but which is limited to occasional cropping or a very restricted range of crops'. Class 5 land is described as 'land unsuited to cropping and with slight to moderate limitations to pastoral use' (Grose 1999). There was no Prime Agricultural Land found on the subject title as defined under the *Protection of Agricultural Land Policy 2009* (PAL Policy) and it is unlikely there would be any in this part of the Dasher River valley. The full details of the Land Capability Assessment can be found in Appendix 4, while full Land Capability Classification descriptions can be found in Appendix 3.

There is no relevant published soils mapping for the area. Geology is mapped at a scale of 1:25 000 (the LIST) and is mapped as Qha on the valley floor with Cdt to the north. These are described as:

Qha – Stream alluvium, swamp and marsh deposits.

Cdta – Mt Read Volcanic belt. Dominantly andesitic lavas, breccias, volcaniclastic rock and possible intrusives. Typically calc-alkaline, commonly feldspar-pyroxene-phyric.

The balance of the property to the east is also covered by this same underlying geology. There is a change in geology for the land on the southern side of the valley floor to Qpto which is described as:

Qpto - Quartz sandstone and conglomerate talus derived from Owen Group correlates.

This geology is consistent with the northern slopes of the Mt Roland foothills.

TASVEG 4.0 (the LIST) maps the majority of the subject title as Agricultural Land (FAG). A small patch (1.4ha) of *Eucalyptus obliqua* dry forest (DOB) is mapped in the southern corner adjacent to the Dasher River and a small patch (1.3ha) of *E. obliqua* wet forest (WOU) and 1.4ha of *Acacia dealbata* (NAD) along the northwestern boundary. When on site, the vegetation patches were found to be more consistent with *E. viminalis* wet forest (WVI) which is a threatened vegetation community (see Appendix 2: Figure A2-10). This is consistent with other patches of WVI mapped by Tasveg 4.0 in the vicinity. There are no records of any threatened flora or fauna species associated with the title (the LIST) or the property, however, there are records of Tasmanian devil, wedge tailed eagle, grey goshawk and swift parrot within 500m of the property as well as a recorded raptor nest 200m north of the northern boundary of the property. Anecdotal giant freshwater crayfish have been sighted on the property as well as grey goshawk. An eagle was observed overhead whilst on site. The subject title and property would provide suitable habitat for all of the above species.

The northern steeper portions of the subject title and other parts of the property are mapped as having 'Low' landslip hazard potential, with some 'Medium' landslip hazard potential on the northwestern boundary. The subject title and surrounding land is also mapped as being bushfire-prone.

Mean annual rainfall is 1200mm (Claude Road station number 91361) (Bureau of Meteorology available on line <http://www.bom.gov.au/jsp/ncc/cdio/weatherData> accessed 26/06/23).

There is a 'Low' probability of Acid Sulphate Soils occurring on the Dasher River floodplains (the LIST).

The title is located within the Dasher River Sub-catchment Catchment and Mersey River Water Management Plan area. There are no existing water resources associated with the title, and the property is not within a declared Irrigation District. There are several small unregistered dams on the property which are utilised for stock water. The subject title has frontage to the Dasher River and an un-named tributary of the Dasher River flows through the subject title.

According to DNRET's Water Assessment Tool (WAT) there is potentially a large volume (>5000ML) of water available for allocation at high reliability (Surety 5) during the winter take period (1<sup>st</sup> May – 30<sup>th</sup> Nov). There may also be a limited volume of summer water available (subject to DNRET's assessment and confirmation). However, there is limited suitable land on the subject title and the property, for irrigation. The floodplain flats are dissected by the airstrip and also retain moisture and support good pasture growth during the drier periods. Other more suitable elevated areas are small and fragmented reducing the economic feasibility of developing irrigation water resources.

There are no private timber reserves on the subject title or the property, however, the subject title is bordered by a Private Timber Reserve to the north which also extends on to the next title further to the north. There are no mining leases or mineral occurrences recorded on the subject title or in the vicinity (LIST).

## 4 Discussion

### 4.1 EXISTING AND POTENTIAL AGRICULTURAL USE

Agriculture income is comprised of sales of sheep, cattle, hay and grain. Based on Gross Income figures provided by the owners the income from agricultural activities has declined over the previous three financial years from approximately \$100 000 to approximately \$20 000 for the current financial year.

The property is transitioning from breeding to fattening and the decline in income is a reflection of the transitioning process. The carrying capacity of the property is approximately 200 breeding ewes and 30 head of cattle. After transitioning there will be 600 lambs and 15-30 head of cattle. Fodder conservation, (silage & hay) and fodder crops will continue to be produced. Although the airstrip is grassed it is not grazed, however, portions of the strip are opportunistically used for fodder conservation (hay and silage). After transitioning the Gross Income generated from agricultural activities is expected to be restored to \$100 000.

The horticultural activity on the property is focussed on produce for the property staff, owners and guests with the intention of being self sustaining. There is also a focus on rehabilitation for ecosystem restoration with recent activity including revegetating riparian areas (see Appendix 2: Figure A2-7) and the creation of habitat corridors, which compliments and further enhances the existing remnant vegetation and potential habitat on the property and subject title. The restoration projects include planting locally sourced species, collecting seed from remnant natives on the property and growing plants on site. We note the priority vegetation area overlay under the Natural Assets Code is not applicable to the Agricultural zone as per NAC13 of the Zone Application Guidelines.

Whilst there is scope to potentially develop an irrigation water resource the Land Capability limitations indicate it would be difficult to achieve a return on investment for developing the land for agricultural use. A high value horticultural operation such as wine grapes is unlikely to be attractive on this site given the poor drainage and climate characteristics. The most likely suitable agricultural use for the subject title and property is pasture for grazing or plantation.

The minimal land area for commercial scale grazing operation based on the Agricultural Land Mapping Project<sup>2</sup> is 333ha, hence the land area is insufficient for a stand-alone grazing enterprise and it would need to be farmed in conjunction with other agricultural land to achieve commercial scale. Whilst there is other grazing land in the vicinity the titles or holdings are relatively small (with the exception of the medium sized holding to the east). The land could also be utilised for plantations, as has occurred on other titles in the vicinity (both forest company owned and private freehold). However, the subject title and property has substantial non-agricultural investment, hence any plantation activity would be small scale and more likely in the form of ecological plantings. We also note, that plantations are considered more appropriate for the Rural zone rather than the Agricultural zone in instances where there is limited potential for other agricultural activities (Agricultural Land Mapping Project 2017).

There has been substantial investment in non-agricultural infrastructure on the property (see Appendix 2: Figure A2-9). There are 3 dwellings and 3 units. Aside from the aircraft hangar (see Appendix 2: Figure A2-2) and upgrading of the airstrip (see Appendix 2: Figure A2-1) there is a solar array (see Appendix 2: Figure A2-8) which generates sufficient solar power for the property to be self sustaining for power. The income generated from non-agricultural activity is similar to agricultural activity and this has also declined over the past 3 years whilst the property is in transition. Not only are the agricultural activities in transition but the non-agricultural

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<sup>2</sup> The Agricultural Land Mapping Project (ALMP) (Dept of Justice, 2017) defined minimum threshold titles sizes that could potentially sustain a standalone agricultural farm business activity.

activities are also transitioning to a potential focus on the high end/low volume tourism market including accommodation, on-farm experiences and transport to the local attractions. Any expansion of existing uses, or change in use would be subject to a Development Application and appropriate licences and approvals.

The property is well situated to capitalise on the scenic attractions in the area with Mt Roland immediately to the south and Cradle Mountain to the southwest. It is anticipated that the income generated from the non-agricultural activities will be similar to the income generated from the agricultural activities. There are 4 full time equivalent (FTE) staff on the property including a farm manager, a builder, a horticulturalist and an apprentice horticulturalist. Other than providing accommodation, the property also provides a residence for the owners who intend to base themselves on the property for a large proportion of the year. The airstrip also provides an important local asset for search and rescue and firefighting services and the property has in the past served as a command centre for firefighting purposes. The infrastructure and facilities on the property as well as accessibility means it is well positioned for this sort of community service role.

## **4.2 IMPORTANCE OF THIS LAND FOR AGRICULTURE**

The subject land currently has some agricultural value and is farmed in conjunction with other titles for grazing. However, the subject title and property is over capitalised for agriculture with substantial investment in non-agricultural infrastructure. The extent of the land resources and Land Capability limitations means there are insufficient land and water resources for the property to be able to generate sufficient income to be commercially viable<sup>3</sup> (RMCG 2022).

Whilst the productivity of land with these characteristics is normally best realised if farmed in conjunction with other land, in this case the investment in non-agricultural infrastructure necessitates a mixed use to realise the return on investment. There are already productivity compromises made to accommodate the mixed use (for example the airstrip is not grazed because livestock dung is not appreciated on the aircrafts). The type of agricultural activity on the title in future is likely to be limited to grazing and whilst there is opportunity to expand the property and grazing activity through purchase of adjacent land, or land in the vicinity, the grazing activity is unlikely to ever reach a commercial scale as a stand alone enterprise due to the characteristics and limitations of land in this part of the Dasher Valley. The property is more likely to achieve greater productivity through mixed use capitalising on the location, natural assets, built infrastructure as well as the pasture based agricultural activities. The type of uses include agritourism, nature based adventure tourism, educational or health retreat. These uses are better suited to the Rural zone as per the Rural zone purpose 20.1.1

## **4.3 AGRICULTURAL LAND MAPPING PROJECT**

Under the new State-wide Planning Scheme, the Department of Justice, Agricultural Land Mapping Project (ALMP), shows the subject title as 'unconstrained', where as the two smaller titles are shown as 'potentially constrained 2a' (CT 112052/2 & CT 112052/7) and the two larger titles (CT 112052/5 & CT 112052/3) as 'potentially constrained 2b'.

The ALMP, was completed by the Department of Justice to provide Councils with spatial data to assist with segregating the Rural Resource Zone (and Significant Agriculture Zone where relevant) into the 'Rural' and 'Agriculture' Zones, as required under the new State-wide Planning Scheme. The constraints analysis that was utilised in the ALMP was not intended to provide a comprehensive analysis of all the factors that may contribute to the constraint of agricultural land as it was perceived to not be feasible to develop a model at state-wide level that could consider all factors of each individual title. Instead it was developed to provide a tool for Councils to utilise to identify areas for further investigation that could be potentially constrained.

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<sup>3</sup> In our opinion a viable farm is one producing sufficient income to provide for a family and provide full time employment for one person. On this basis the long-term viability of farms producing less than \$300,000 Gross Income is questionable.

In proposed zoning that was released for public exhibition from 8<sup>th</sup> May 2023 to 7<sup>th</sup> July 2023, the subject title is proposed to be zoned as 'Agriculture', where-as the remainder of the property is proposed to be zoned 'Rural'. This was likely due to a direct translation/adoption, through the application of a GIS ruleset, of the Agricultural zone for 'Unconstrained' titles, unless there are other factors such as Private Timber Reserves which would then alter the default zoning to Rural in the GIS ruleset. Under the Zone Application Guidelines there is scope to consider alternate zoning (AZ1 & AZ6 of the Zone Application Guidelines)

RMCG have assisted several municipalities in their transitioning from the Interim Planning Schemes to the Tasmanian Planning scheme and the application of the Agriculture zone and Rural zone in the Draft Local Provision Schedules. Services have ranged from completing a municipal's mapping of the their rural areas, review of specific identified areas only (including Kentish Council<sup>4</sup>), developing decision rules and supporting zoning principles to assist Council with delineating the 'Agriculture' and 'Rural' zones themselves, and attending hearings as agricultural experts. The Councils we have completed work for include; Kentish Council, Latrobe Council, King Island Council, Meander Valley Council, West Tamar Council, City of Launceston, Flinders Council, as well as the Southern Councils Authority.

For all work we have conducted in this space we have developed decision rules and supporting zoning principles to assist with delineating the two new zones. The decision rules and zoning principles incorporate Guidelines No. 1 Local Provision Schedule (LPS): zone and code application (Tasmanian Planning Commission 2018) whilst also incorporating additional scrutiny and local knowledge to areas of interest to ensure appropriate zoning.

Under the methodology it is preferred to have consistent zoning for titles under the same ownership unless there are significant agricultural production reasons for different zonings. See Appendix 6 for the Zoning Principles table from the work completed for Kentish Council in 2021, which specifically deal with developing a consistent zoning for titles under the same ownership. In this situation there is no reason from an agricultural perspective to have two different zones across the one holding.

## 4.4 ENTERPRISE SCALE

RMCG have characterised enterprise scale and resources required to support each scale of agricultural activity; Commercial, Small Scale Producer, Hobby and Lifestyle (RMCG 2022). This is used to provide guidance in agricultural impact assessments when developments are proposed, managing separation distances between conflicting land uses, appropriate zone application and assessment and reporting requirements when considering proposed developments.

The Rural and Agriculture zones of the Tasmanian Planning Scheme require consideration of 'scale' of agricultural use and 'agricultural land'.

Enterprise Scale analysis reflects the economic realities of agricultural land use by recognising the influencing characteristics that determine whether the land is used or is likely to be utilised for agriculture through agglomeration with other surrounding titles or individually. Land and water resources suitable for agriculture are a limited resource. Enterprise Scale analysis provides the rationale behind consistent application of the terms 'agricultural use' and 'agricultural land'. Thereby providing for the opportunity to protect land and water that has the potential to contribute to the agricultural output of a region, through planning. Enterprise Scale also assists with identification of those titles with resources that are already compromised for agricultural use to be able to apply the appropriate planning response, to allow for alternative uses.

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<sup>4</sup> Note the work we undertook for the Kentish Council in 2021 related to specific areas and did not include the subject title, property or immediately adjacent titles

Enterprise Scale is a useful tool for Councils to utilise to assist in categorising the settlement patterns that are occurring within an area of interest after identifying the type of agricultural activity (if any) occurring on the land and available resources. Being able to categorise the scale of activities currently existing and the potential for these to contribute to a viable farm business or farm business activity run at commercial scale or small scale producer scale will assist in making decisions around appropriate zoning of an area and the assessment of planning applications.

Appropriate zoning is crucial to protecting the investment and continued capacity to conduct agricultural activities, whilst at the same time allowing for alternative development in appropriate areas and in ways which do not jeopardise this capacity.

There appears to be no definitive farm scale categorisations within Tasmania. Whilst other farm scale classification from international, national and also state sources can provide guidance, their relevance requires more detailed analysis. Generally, the purpose for the classification needs to be considered in the first instance, to determine the relevance and then the policy framework and farming techniques to determine applicability to Tasmanian circumstances.

In addition to there being no standard farm business scale definitions, there is also no consistent approach to delineating farm businesses, farms, enterprises or farm business activities. It is known that the scale of operation (both farm businesses and farm business activities) in Tasmania is generally smaller when compared to national scales. Generally, there is more than one farm business activity conducted by a farm business. Farm businesses are generally made up of more than one title farmed in conjunction which are not necessarily under the same ownership or adjacent.

The objectives of the initial Enterprise Scale work undertaken in 2012 by AK Consultants and funded by Northern Tasmanian Development to enable incorporation of the PAL Policy in Municipal Planning Schemes were to:

- Protect land that can be practically used for agriculture from conversion to non-agricultural uses.
- Provide opportunities for rural living by identifying areas that already demonstrate rural living characteristics and have limited capacity to contribute to productive agriculture.

This appears to have the most relevance for determining farm business scale in Tasmania. Hence the original scale categories from this work have been used as a starting point.

The subsequent Agricultural Land Mapping Project (Dept of Justice, 2017) (the ALMP) was completed by the Department of Justice to provide Councils with spatial data to assist with segregating the Rural Resource zone (and Significant Agriculture zone where relevant) into the 'Rural' and 'Agriculture' zones, as discussed in section 4.3. The scale categories utilised in this, were derived for the purpose of developing a rule set for a GIS based constraints analysis. Hence the RMCG 2022 document focused on defining the characteristics of a commercial scale farm business and the characteristics of a farm business activity operating at a commercial scale. This then allows for site specific assessment of land or water resources which have the potential to contribute to a commercial scale farm business activity, once regional context and local context is considered.

This Agricultural assessment for 'the Vale' property has identified the key agricultural enterprise is livestock grazing and whilst this is an important contributor to the regional economy the characteristics for a commercial scale livestock operation (See Appendix 5: Table A5-2) requires a larger land area than is available on the property. This Agricultural assessment has also identified a large proportion of smaller titles indicating hobby scale and lifestyle characteristics in this part of the Dasher River valley, with the predominant activity more suited to the Rural zone. This part of the Dasher River valley is already compromised for commercial scale agricultural activities, hence the Rural zone is more applicable which is consistent with RZ 2 and RZ 3(a) & (b) of the Zone Application Guidelines.

## 5 Conclusion

The subject title has some constraints for existing and potential agricultural use. The current and most likely future agricultural use for the subject title is livestock grazing and whilst this is an important contributor to the regional economy the characteristics for a commercial scale livestock operation (See Appendix 5: Table A5-2) requires a larger land area than is available on the property. There is significant investment and development potential for complimentary activities such as ecosystem restoration, high value tourism and agritourism. Four of the five titles associated with the property are destined for the Rural zone.

A large proportion of smaller titles indicating hobby scale and lifestyle characteristics dominate this part of the Dasher River valley, with the predominant activity more suited to the Rural zone. This part of the Dasher River valley is already compromised for commercial scale agricultural activities.

Under these circumstances and when considering AZ6(e) of the Zone Application Guidelines the application of the Agriculture zone is therefore considered to not be appropriate for the subject title. The Rural zone is considered more appropriate as per RZ2 and RZ3(a)&(b) of the Zone Application Guidelines and therefore the submission is supported.

## 6 References

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DNRET (2023). Tasmanian Register of Water Licences and Dam Permits. Retrieved from Water Information Management System: <https://wrt.tas.gov.au/wist/ui>.

DPI (2007, November). Land Capability of Tasmania Dataset. Department of Primary Industries, Tasmania.

DPIPWE (2020). Tasmanian Vegetation Monitoring and Mapping Program TASVEG 4.0. Department of Primary Industries, Parks, Water and Environment.

Grose, C. J. (1999). Land Capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania. (Second Edition ed.). Tasmania, Australia: Department of Primary Industries, Water and Environment.

Kentish Council (2013). Interim Planning Scheme

RMCG (2022). Enterprise Scale – For primary production in Tasmania. Report prepared to further the concept of the Rural Enterprise Concept for Flinders Local Provisions Schedule. Report prepared for Town Planning Solutions on behalf of Flinders Council.

RMCG (2021). Review of Identified Areas Proposed for Tasmanian Planning Scheme Zoning. Report prepared for Kentish Council.

Tasmanian Planning Commission (2018) Guideline No. 1 Local Provisions Schedule (LPS): zone and code application.

The List (2023). LIST Cadastral Parcels. Department of Natural Resources and Environment Tasmania.

# Appendix 1: Maps

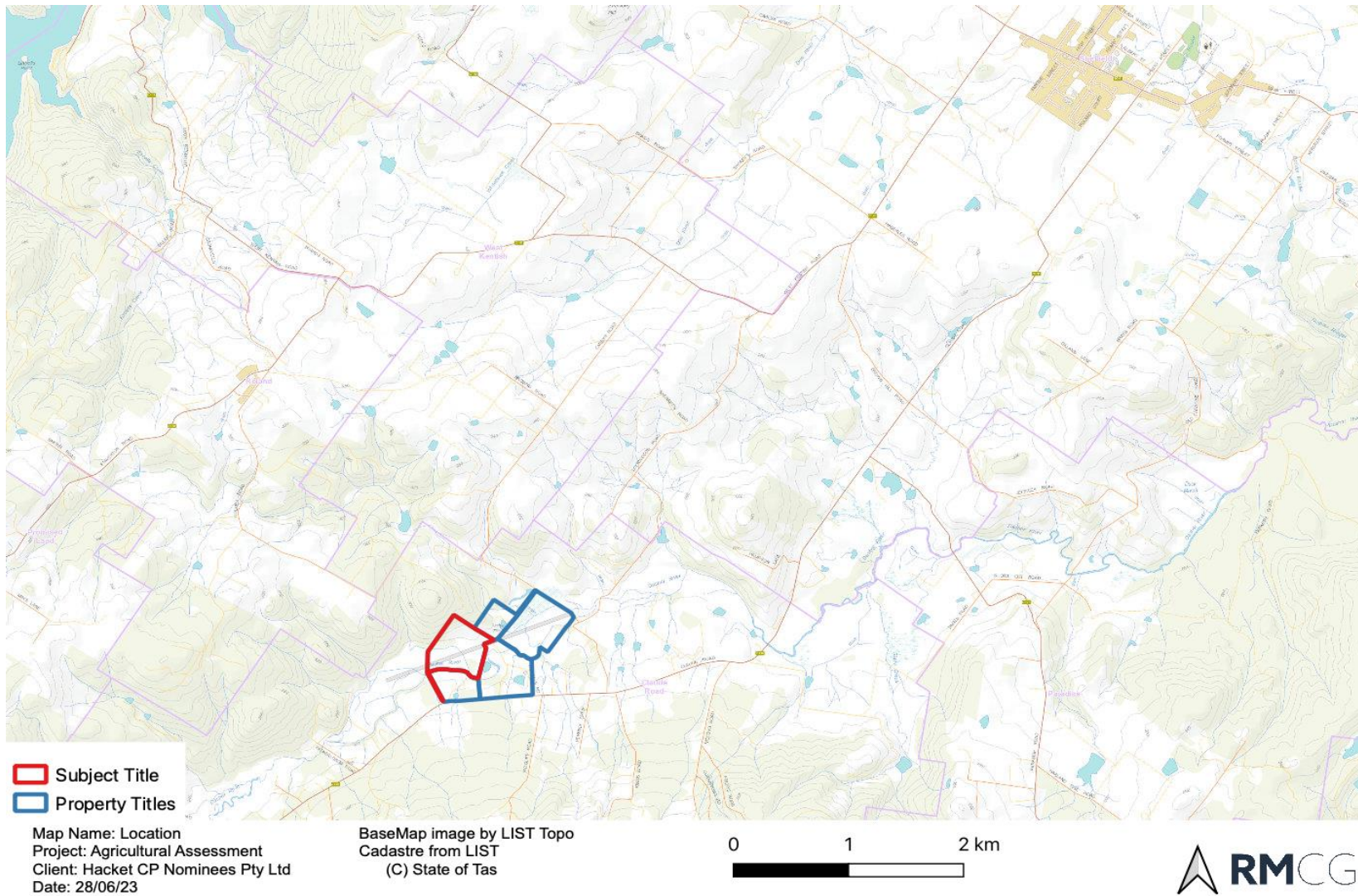


Figure A1-1: Location.

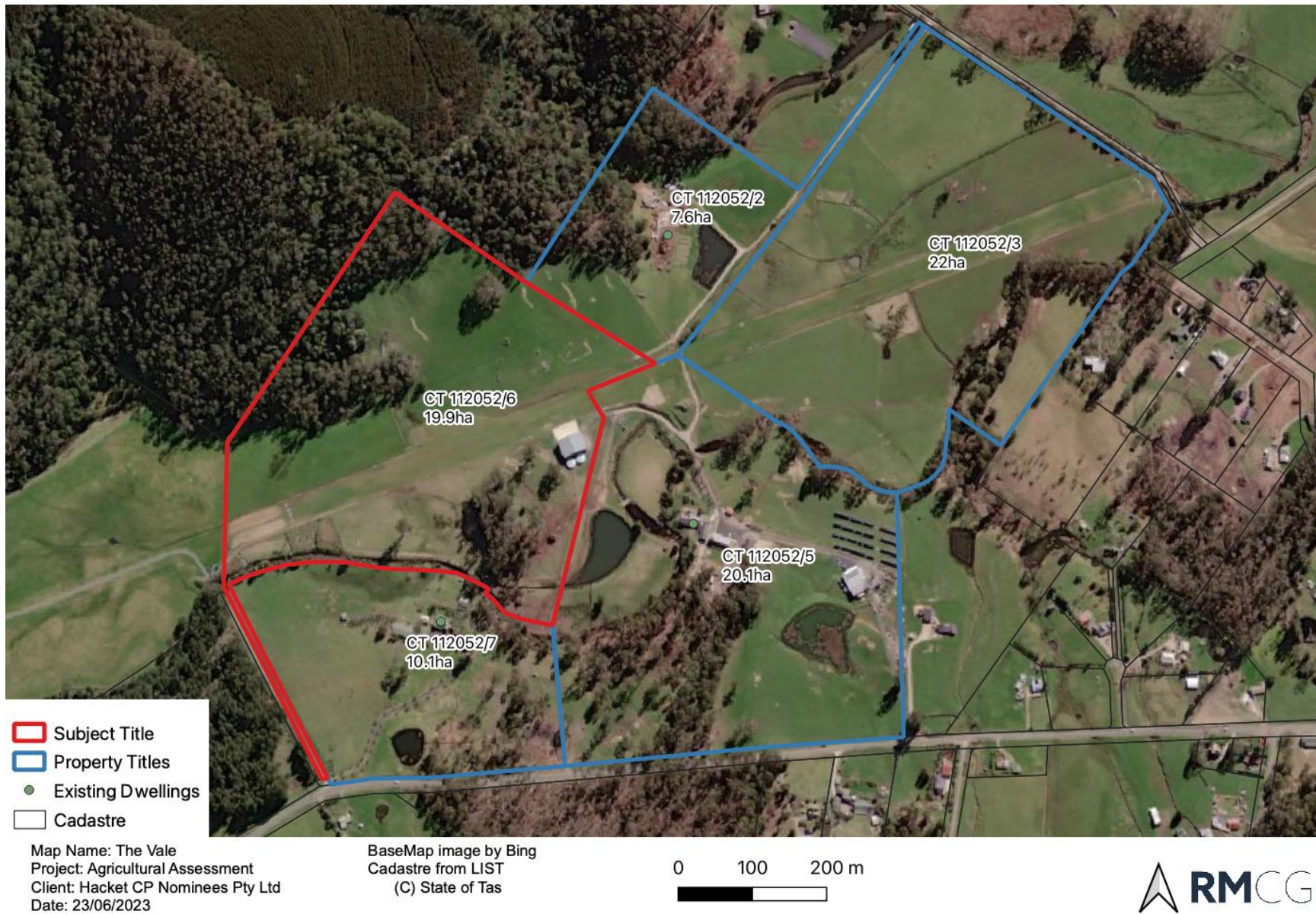


Figure A1-2: Map of 'the Vale'.

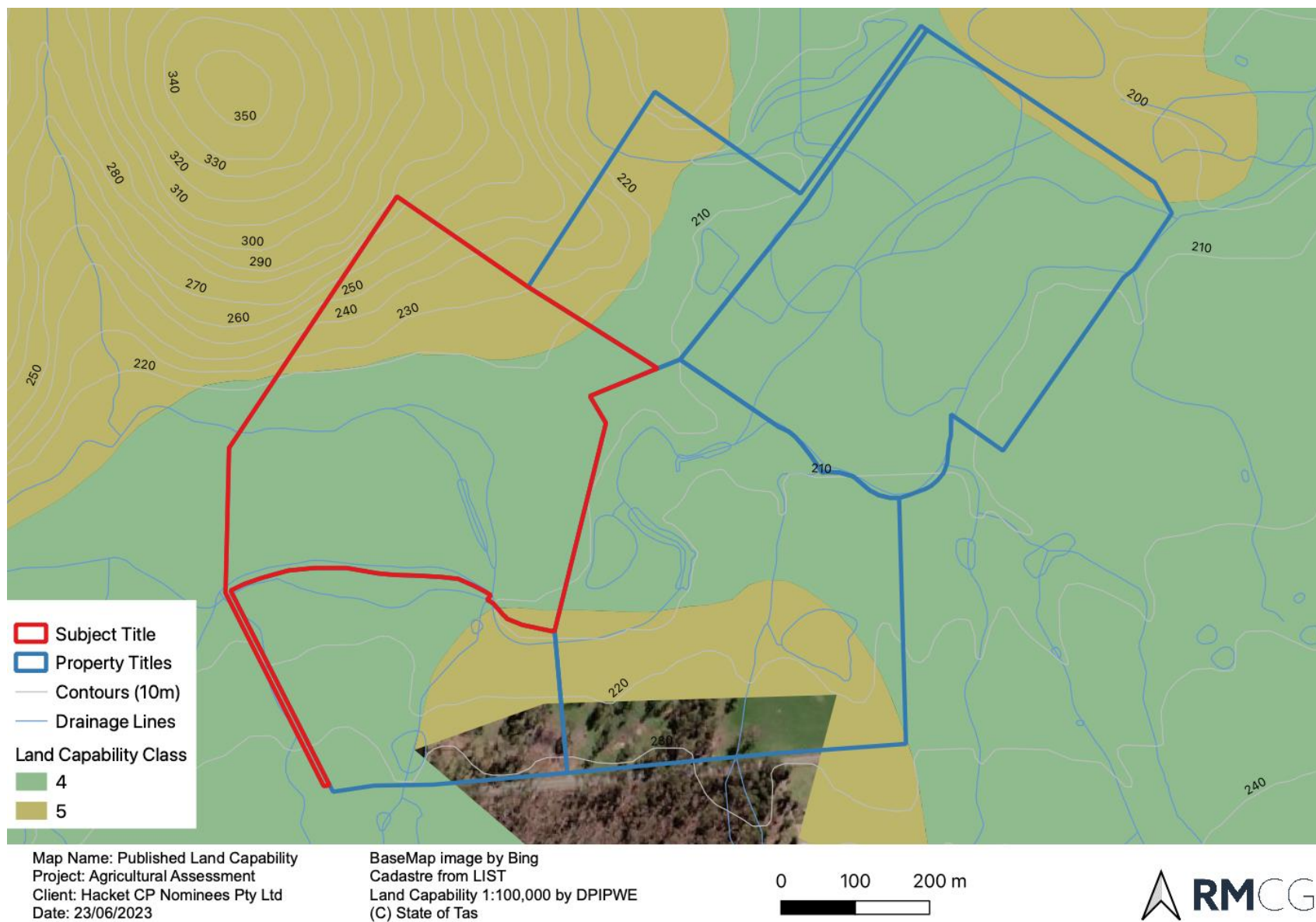


Map Name: Aerial Image  
 Project: Agricultural Assessment  
 Client: Hackett CP Nominees Pty Ltd  
 Date: 26/6/23

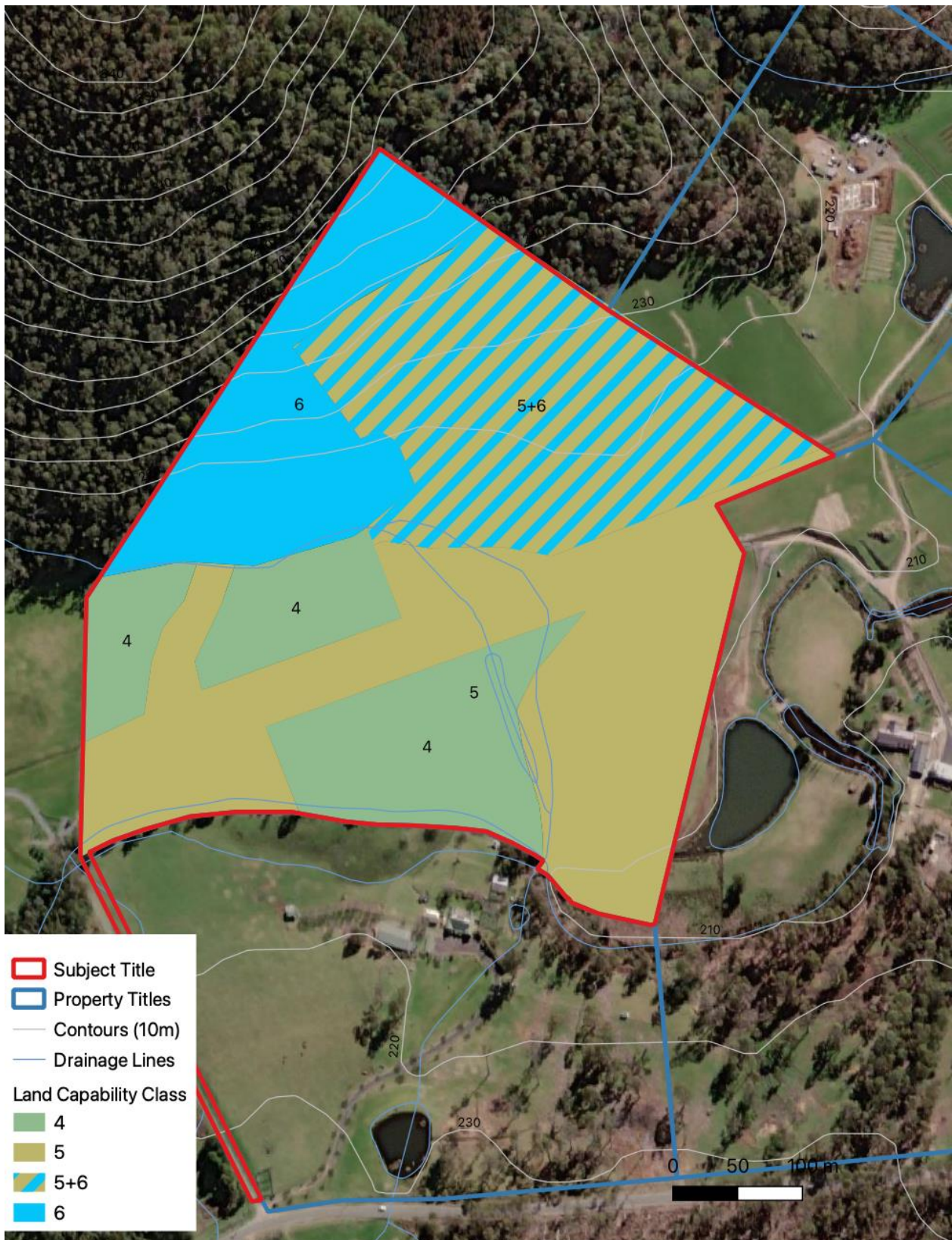
BaseMap image by Bing  
 Cadastre from LIST (C) State of Tas



**Figure A1-3: Aerial imagery.**



**Figure A1-4: Published Land Capability of the whole property.**



Map Name: Assessed Land Capability  
 Project: Agricultural Assessment  
 Client: Hackett CP Nominees Pty Ltd  
 Date: 26/6/23

BaseMap image by Bing  
 Cadastre from LIST (C) State of Tas



**Figure A1-5: Assessed Land Capability of the subject title (1:25,000).**

## Appendix 2: Photographs



**Figure A2-1: Existing runway on subject title looking east.**



**Figure A2-2: Recently constructed hangar on subject title.**



**Figure A2-3: Example of boulders scattered throughout pastured areas on the northern slopes of the subject title. This area was assessed as Class 5+6 land.**



**Figure A2-4: View of pastured areas on the subject title's northern slopes with native vegetation in the distance.**



**Figure A2-5: Class 4 area on flood plains in the western section of the subject title in the foreground. Class 5 poorly drained area with pin rushes in the background.**



**Figure A2-6: Vegetated area in the northern section of the subject title that has been assessed as Class 6 land.**



**Figure A2-7: Example of riparian revegetation works occurring on the property.**



**Figure A2-8: Example of infrastructure improvement works on the property. Property solar panels can also be seen in top left corner of photo.**



**Figure A2-9: Landscape plantings around accommodation.**



**Figure A2-10: Remnant vegetation in proximity to southern part of north-western boundary.**

# Appendix 3: Land Capability definitions from Grose (1999)

## Prime agricultural land as described in the Protection of Agricultural Land Policy 2009:

**CLASS 1:** Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat land with deep, well drained soils, and in a climate that favours a wide variety of crops. While there are virtually no limitations to agricultural usage, reasonable management inputs need to be maintained to prevent degradation of the resource. Such inputs might include very minor soil conservation treatments, fertiliser inputs or occasional pasture phases. Class 1 land is highly productive and capable of being cropped eight to nine years out of ten in a rotation with pasture or equivalent without risk of damage to the soil resource or loss of production, during periods of average climatic conditions.

**CLASS 2:** Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. However, the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land. This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years, if reasonable management inputs are maintained.

**CLASS 3:** Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture or equivalent during normal years.

## Non-prime agricultural land as described in the Protection of Agricultural Land Policy 2009:

**CLASS 4:** Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than 'normal'. However, there is a high risk of crop or soil damage if 'normal' conditions return.).

**CLASS 5:** This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

**CLASS 6:** 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. This land should be retained under its natural vegetation cover.

**CLASS 7:** Land with very severe to extreme limitations which make it unsuitable for agricultural use.

# Appendix 4: Land Capability assessment

## RMCG ASSESSMENT PROTOCOL

This protocol outlines the standards and methodology that RMCG uses to assess Land Capability.

In general, we follow the guidelines outlined in the Land Capability Handbook (Grose 1999) and use the survey standards outlined in the Australian Soil and Land Survey Handbooks to describe (McDonald, et al. 1998), survey (Gunn, et al. 1988) and classify (Isbell 2002) soils and landscapes.

Commonly we are requested to assess Land Capability in relation to local government planning schemes. As such the level of intensity of the investigation is usually high and equivalent to a scale of 1:25 000 or better. The choice of scale or intensity of investigation depends on the purpose of the assessment. As the scale increases (becomes more detailed and the scale is a smaller number), the number of observations increases.

An observation can be as much as a detailed soil pit description or as little as measuring the gradient of an area using a clinometer or the published contours in a Geographical Information System and includes soil profile descriptions, auger hole descriptions, and observations confirming soil characteristics, land attributes or vegetation. The table below shows the relationship between scale, observations, minimum distances and areas that can be depicted on a map given the scale and suggested purpose of mapping.

**Table A4-1: Land Capability Assessment Scales.**

SCALE	AREA (HA) PER OBSERVATION	MINIMUM WIDTH OF MAP UNIT ON GROUND	MINIMUM AREA OF MAP UNIT ON GROUND	RECOMMENDED USE
1:100 000	400ha	300m	20ha	Confirmation of published land capability mapping.
1:25 000	25ha	75m	1.25ha	Assessments of farms, fettering or alienation of Prime Agricultural Land.
1:10 000	4ha	30m	2,000m <sup>2</sup>	Area assessments of less than 15ha.
1:5 000	1ha	15m	500m <sup>2</sup>	Site specific assessments for houses and areas less than 4ha.
1:1 000	0.04ha	3m	20m <sup>2</sup>	Not used. Shown for comparison purposes.

**Based on 0.25 observations per square cm of map, minimum width of mapping units 3mm on map as per (Gunn, et al. 1988).**

## ASSESSMENT METHODOLOGY

With all assessments we examine a minimum of three observations per site or mapping unit and determine Land Capability on an average of these observations.

Land Capability is based on limitations to sustainable use of the land, including the risk of erosion, soil, wetness, climate and topography. The most limiting attribute determines the Land Capability class. This is not always a soil limitation and thus soil profile descriptions are not always required for each mapping unit.

For example, land with slopes greater than 28%, areas that flood annually and areas greater than 600m in elevation override other soil related limitations.

The availability of irrigation water can affect the Land Capability in some areas. An assessment of the likelihood of irrigation water and quality is made where it is not currently available.

As a minimum all assessment reports include a map showing the subject land boundaries, observation locations, published contours and Land Capability.

## **DEFINITIONS**

### **Land Capability**

A ranking of the ability of land to sustain a range of agricultural land uses without degradation of the land resource (Grose 1999).

## **PROTOCOL REFERENCES**

Grose, C J. Land capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania. Second Edition. Tasmania: Department of Primary Industries, Water and Environment, 1999.

Gunn, R H, J A Beattie, R E Reid, and R H.M van de Graaff. Australian Soil and Land Survey Handbook: Guidelines for Conducting Surveys. Melbourne: Inkata Press, 1988.

Isbell, R F. The Australian soil classification. Revised Edition. Melbourne: CSIRO Publishing, 2002.

McDonald, R C, R F Isbell, J G Speight, J Walker, and M S Hopkins. Australian Soil and Land Survey Field Handbook. Second Edition. Canberra: Australian Collaborative Land Evaluation Program, CSIRO Land and Water, 1998.

## **ON SITE LAND CAPABILITY ASSESSMENT**

Published Land Capability mapping at 1:100 000 scale (the LIST) shows the majority of the title to be Class 4 with the northern corner Class 5. An on site Land Capability assessment was conducted at a scale of 1:25 000 with three assessment pits augured on the subject title, two of which are described below. This was accompanied by a visual inspection across the subject title as well as the property and adjacent land.

The airstrip and valley floor were assessed as Class 5. The rises on the valley floor were assessed as Class 4. The steeper pasture areas Class 5+6 and the areas supporting remnant bush were assessed as Class 6. The key limiting factors are drainage limitations for the lower lying areas (including the airstrip), the presence and distribution of stone on the slopes and erosion risks associated with the steeper slopes. Hence the onsite assessment determined the Land Capability to have greater limitations for agricultural use than the published information suggests. The more productive areas are also fragmented. Whilst an onsite Land Capability assessment was not undertaken for the remainder of the property a visual assessment indicated similar characteristics, with the Class 4 land less extensive than the published information suggests and fragmented by land with greater limitations.

## PROFILE DESCRIPTIONS



Site: CT 112052/6

Date: 22<sup>nd</sup> June 2023

Pit: 2

Flood Risk: Nil

Slope: 10 - 15%

Morphology: hill slope

Surface condition: pasture.

**Figure A4-1: Soil Profile.**

**Table A4-2: Profile Description**

DEPTH (CM)		MUNSELL COLOUR		STRUCTURE	TEXTURE	GRAVEL	MOTTLE	COMMENTS
0	10	7.5YR 2.5/3	Very dark brown.	S	CL	-	-	
10	60	7.5YR 5/8	Strong brown.	S	SC	-	5	

A strongly structure clay loam over a sandy clay at 10cm. The common and distinct mottling in the subsurface sandy clay indicates poorly drained characteristics which dictates a Land Capability classification of Class 5. This profile was found on the northern slopes above the airstrip. Scattered rock crops and surface stone are also found on the northern slopes and where these are present the Land Capability is determined to be Class 6. The fragmented nature of these limitations on the hillslope determines the Class 5+6 classification on the hillslope. The land supporting remnant vegetation is limited by slope (up to 30%) and the presence of stone and rocky outcrops. These are assessed as Class 6.

Pit 1 which was augered on the airstrip was found to be similar to this. However, it is assumed the airstrip may have had surface alterations and been compacted.



Site: CT 112052/6

Date: 22<sup>nd</sup> June 2023

Pit: 3

Flood Risk: High

Slope: 0%

Morphology: flood plain

Surface condition: pasture.

**Figure A4-2: Soil Profile.**

**Table A4-3: Profile Description.**

DEPTH (CM)		MUNSELL COLOUR		STRUCTURE	TEXTURE	GRAVEL	MOTTLE	COMMENTS
0	40	7.5YR 2.5/3	Very dark brown	M	SiCL	-	-	
40	60	7.5YR 2.5/3	Very dark brown	M	SiC	-	5	

A moderately structure silty clay loam over a silty clay at 40cm. The common and distinct mottling in the subsurface silty clay indicates imperfectly drained characteristics which dictates a Land Capability classification of Class 4. This profile was found on the flood plains. Areas of surface water ponding and pin rushes are also found on the flood plains and where these are present the Land Capability is determined to be Class 5.

# Appendix 5: Enterprise Scale

Table A5-1 summarises a number of key characteristics associated with each scale. No single characteristics is considered definitive and there will be overlap and anomalies. Table A5-1 can be used to determine the scale of the existing farm business and/or the potential scale based on the characteristics.

**Table A5-1: Farm Business Scale Characteristics**

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
<b>Relevance for primary production</b>	Dominant activity associated with the farm business is primary production.  Likely to be viable.  Capacity to produce sufficient profit for a family and full-time employment of one person.	Dominant activity associated with the farm business is primary production.  Likely to be viable in time, potentially through cooperative arrangements, higher value products, downstream processing, complementary food, recreation, hospitality, tourism or value adding.  If running livestock, then current carrying capacity is at least average DSE/ha for their area.	Land used for some primary production.  Occupant/family needs to be supported by non-primary production income and/or off-farm income.	Little or no relevance for primary production.
<b>Producer aspirations</b>	Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.	Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.  Work with other small scale producers to share marketing and resources.	Profitability is not a high priority in primary production decisions and viability cannot be demonstrated.	Profitability has very low relevance. Lifestyle is the dominant motivation for any primary production activity.
<b>Labour (FTE) for the primary production</b>	At least 1 FTE.	Likely to be at least 0.5 FTE.	Likely to be less than 0.5 FTE.	
<b>Indicative Gross Income from Primary Production</b>	Greater than \$300 000 from the farm business with additional income derived from value adding or off-farm generally comprising less than 50% of total household income.	Generally, between \$40 000 and \$300 000 from the farm business. Total household income is generally derived from several income streams of which primary production is one. Primary production income often comprises less than 50% of total household income.	Generally, between \$10 000 - \$40 000 from the farm business with additional household income comprising more than 50% of total household income.	<\$10 000 from the farm business.

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
<b>Land and Water resources (general characteristics)</b>	<p>Total land area for mixed farming is likely to be 200ha-500ha or more, depending on Land Capability, water resources and farm business activity mix. Land area for vineyards, orchards or berries is likely to be at least 10ha-20ha and likely more.</p> <p>Land area generally comprising of a number of titles farmed together. Irrigation is generally necessary for smaller land areas to be viable and/or for higher value products.</p>	<p>For livestock producers generally 40-80ha in one or two titles.</p> <p>Generally, 8-40 ha in area and a single title for other ventures.</p> <p>Water for irrigation likely, but it depends on the farm business activity.</p> <p>The land and/or water resources associated with the farm business may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.</p>	<p>Generally, 8-40 ha in area and a single title.</p> <p>Water for irrigation less likely, but possible, depending on location and cost of supply.</p> <p>The land and/or water resources associated with the title may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.</p>	<p>Generally, 1-8 ha in area.</p> <p>Land Capability variable.</p> <p>Water for irrigation highly unlikely. No capacity to contribute to a commercial scale farm business due to constraining factors.</p>
<b>Connectivity</b>	<p>Few constraints likely.</p> <p>Likely to be well connected to other unconstrained titles,</p> <p>Expansion and/or intensification feasible.</p>	<p>Some constraints likely.</p> <p>Residences on majority of adjacent titles.</p> <p>Low connectivity to unconstrained titles.</p>	<p>Some constraints likely.</p> <p>Residences on majority of adjacent titles.</p> <p>Low connectivity to unconstrained titles.</p>	<p>Moderate to significant constraints likely.</p> <p>Residences on majority of adjacent titles.</p> <p>Little or no connectivity to unconstrained titles.</p>
<b>Registrations</b>	<p>Are recognised by ATO as Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.</p>	<p>Are recognised by ATO as a Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.</p>	<p>May or may not be recognised by ATO as primary producer.</p> <p>Livestock producers will have a PIC and be registered for NLIS and LPA; may be registered for GST and may be part of any QA schemes.</p>	<p>Are not recognised by ATO as primary producer.</p> <p>May not have a PIC or be registered for NLIS; are not registered for GST and unlikely to be part of any QA schemes.</p>
<b>Role of a dwelling</b>	<p>Dwelling is subservient to the primary production.</p>	<p>Dwelling is convenient/preferred to facilitate improved productivity.</p> <p>Dwelling assists with security.</p>	<p>Dwelling is convenient/preferred for lifestyle reasons.</p>	<p>Dwelling is the dominant activity on the title.</p>

It is very difficult to provide an assessment of the commercial viability of a single farm business activity as generally more than one farm business activity contributes to a farming business. Table A5-2 is designed to describe the general characteristics of a commercial scale farm business activity in Tasmania. Table A5-2 can be used to characterise land and water resources to determine whether they have the capacity to contribute to a commercial scale farm business activity. For example, a farming business with less than 3,000 DSE would need additional farming activities to be viable.

**Table A5-2: Characteristics of commercial scale agricultural farm business activities in Tasmania**

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	Sheep	Cattle	Dairy	Cereals	Others	Processed	Fresh Market				
Land Capability	LC generally 3–6.	LC generally 3–5/6.	LC generally 3–5.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4/5.	LC 1–4/5.	LC 1–4 or N/A	LC 4–6
Minimum paddock sizes	No minimum	No minimum	To suit grazing system.	10–15ha min	5–10ha min.	10ha min.	10ha min.	2–4ha.	2–5ha.	2–4ha min.	10–20ha min.
Size for a 'viable' business if conducted as single farm business activity (1)	Generally 3,000–10,000 dse - area depends on rainfall). (2)		Capacity for at least 350 milkers.(3)	Broadacre cropping will be a mix of crops in rotation with pasture and livestock. The area required for viability is highly variable.				4–10ha.	10–30ha.	5–10ha.	TBC
Irrigation water	Not essential	Not essential	Preferable 4–6ML/ha.	Not necessary.	Mostly necessary, 2–3 ML/ha.	Necessary, 2–6ML/ha.	Necessary, 2–6ML/ha.	Necessary, 1–3ML/ha.	Necessary, 2–3ML/ha.	Necessary, small quantity.	Not required.
Climate specifications	Lower rainfall preferred for wool.	No preferences.	High rainfall (or irrigation).	Susceptible to spring frosts. Difficult to harvest in humid coastal conditions.	Susceptible to spring frosts.	Susceptible to spring frosts.	Susceptible to spring frosts.	High rainfall (or irrigation).	Susceptible to spring frosts for vines. Susceptible to summer rains for cherries. Susceptible to disease in high humidity in March for vines.	Preferably low frost risk area.	Rainfall above 700–800 mm.
Infrastructure	Yards & shearing shed.	Yards, crush, loading ramp.	Dairy shed, yards, crush, loading ramp.	Minimal.	Irrig facilities.	Irrig facilities.	Irrig facilities. Possibly a packing shed unless using a contract packer or growing on contract.	Irrig facilities. Packing shed.	Irrig facilities. Packing shed.	Plastic/glass houses.	Firefighting dams. Access roads.

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
Plant & equipment	Minimal.	Minimal; hay feeding plant.	General purpose tractor, hay/silage feeding.	Tractors & implements	Tractors & implements	Tractors & implements	Tractors & implements	Tractors & implements	Tractors & implements.	Small plant.	Contract services.
Market contracts	Not required.	Not required.	Necessary.	Not required.	Generally required.	Necessary.	Highly preferred.	Desired.	Desired.	Contracts preferable.	Varies.
Labour	Medium.	Low.	High.	Low.	Low.	Low.	Variable/medium.	High at times.	High at times.	High at times.	Low.
Local services	Shearers.	Vet.	Vet, dairy shed technician.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Pickers.	Pickers.	Pickers.	Contractors.
Regional suitability	Dryer areas good for wool. All areas suitable; larger farm sizes needed for viability.	All areas suitable.	Economics dictate large area necessary. Needs high rainfall or large water resource for irrigation.	Generally large areas, so need larger paddocks and larger farms.	Generally large areas, so need larger paddocks and larger farms.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Specific site requirements; proximity to markets and transport/carriers.	Specific site requirements; potentially available in most municipalities.	Proximity to markets is important.	Low rainfall areas less preferred.

Table notes:

1. The Agricultural Land Mapping Project (ALMP) (Dept of Justice, 2017) defined minimum threshold titles sizes that could potentially sustain a standalone agricultural farm business activity. The ALMP have 333ha for a livestock farm business activity, 40ha for dairy, 133ha for cereals and other broadacre crops, 25ha for processed and fresh market vegetable, 10ha for berries, other fruits & vines and nurseries and cut flowers and no specified minimum area for plantation forestry.
2. Kynetec (March 2021) Farm Intel Information brochure uses 100ha as the minimum farm area for livestock.
3. Kynetec (March 2021) Farm Intel Information brochure uses 75ha as the minimum farm area for dairy.

# Appendix 6 – Zoning Principles

Table A6-1 provides the rationale for the zoning principles (Table 2-1 in Kentish Report (RMCG 2021)) which support the 'Decision Rules' methodology that RMCG utilised to assist Kentish Council with assessing the appropriate zoning of identified areas in the work completed in September 2021.

**Table A6-1: Zoning Principles**

CHARACTERISTIC	DESCRIPTION
Consistency of land use patterns	Titles that have characteristics that are suitable for either the Rural or Agriculture Zone (based on State – Zone Application Framework Criteria) should be zoned based on surrounding titles with the primary aim of providing a consistent land use pattern. For planning purposes, a consistent zoning pattern is preferable to fragmented zoning patterns.
Minimum of three titles (where feasible) to make a zone	To avoid spot zoning of individual titles, a minimum of three titles should be investigated (depending on size and scale of titles) for a zone. For planning purposes, a consistent zoning pattern is preferable to fragmented zoning patterns.
Adjacent titles owned by same entity to be included in the same zone when possible	Adjacent titles under same ownership are most likely farmed in conjunction. By zoning these titles under the same zone, land holders will have consistency of Planning Scheme permitted uses. However, current land use practices should also be considered as there may be instances where titles under same ownership are utilised for differing land uses, which are more appropriately zoned differently. This will also potentially be the case for larger titles where split zoning might be appropriate. Plantations on land farmed in conjunction with mixed farming operations are more likely to be converted to an alternative agricultural use. Hence, if the majority of the holding is in the Agriculture Zone, the preference would be for the title supporting plantation to also be in the Agriculture Zone.
Split zoning of titles to only occur in exceptional circumstances	Split zoning is only to occur on titles that have significantly divergent agricultural potential. This will generally only occur on larger titles.

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