



AGRICULTURAL ASSESSMENT REPORT

3232 Railton Road, Latrobe

May 2026



ABN 87 648 234 975

1300 746 466
hello@pinionadvisory.com
pinionadvisory.com

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Author

Jason Lynch BAppSci (hort.) CPAg

Senior Agricultural Consultant

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Executive Summary

This agricultural assessment report has been prepared on behalf of the proponent, Calthorpe Stud Farms (the proponent) to support an application to rezone the northern area, referred to as the study area, of the eastern block of the on 3232 Railton Road, as per property 188912/7, Latrobe.

The subject property is now used for grazing beef cattle and previously been a dairy farm.

The proposed development is based on rezoning the study area, of the eastern block of the subject property, and this would result in 6.3 hectares (approximately 18.5%) of the subject property not being available for agricultural land use activity.

The current and future agricultural use of the study area has been severely diminished due to the presence of multiple residential dwellings located adjacent to the northern boundary and the expectation of soon to be built dwellings on the western boundary.

Due to issues relating to encroachment of the existing multiple residential dwellings nearby to the north of the study area the ability to utilise the land on an unrestricted basis on the study area for a continuation of dairy is not possible. It would be uneconomic and impractical to undertake the renewal and replacement of the earlier milking shed and effluent system, due to the requirement to comply with the imposed Tasmanian Planning Scheme Attenuation code, and subsequent exposure to unacceptably high operational and environmental risk.

The presence of the adjacent multiple dwellings severely fetters the current and potential for routine agricultural land use operational activities, such as the application of agricultural chemicals and grazing livestock due to the probability of complaints in relation to the loss of the residential amenity caused by odour, noise, dust, chemical trespass and the potential for irrigation water boundary overspray. The fettering would impact livestock and cropping land use activities, regardless of them being dryland and/or as irrigated production systems

The balance of the eastern block and that of the balance of the subject property would be retained for agricultural land use activity, as per a livestock grazing enterprise.

The proposed development would be compliant with the relevant and applicable sections of the Protection of Agricultural land policy and the Cradle Coast Regional Land Use Strategy.

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1 Purpose

This report has been undertaken on behalf of Calthorpe Stud Farms (the proponent) to support an application for a residential dwelling on the property at 3232 Railton Road, Latrobe.

The document provides an agricultural assessment of the property in question and reports on how the proposal complies with provisions of the Tasmanian Planning Scheme. This report reviews the current 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 development in relation to agricultural activities.

2 General overview

2.1 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 are 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.

2.2 REPORT AUTHOR

This report has been authored by senior consultant, Jason Lynch. Jason Lynch possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) with over 25 years' experience in the agricultural industry in Tasmania. He has previously been engaged by property owners, independent planners, and surveyors to undertake evaluations and studies across various municipalities to comply with the Tasmanian Planning Scheme and council based interim planning schemes.

2.3 TASMANIAN PLANNING SCHEME – LATROBE

The Tasmanian Planning Scheme¹ establishes the requirements for use and development of land in the Latrobe municipality in accordance with the *Land Use Planning and Approvals Act 1993*.

¹ Tasmanian Planning Scheme V14, effective date 11th September 2025.

3 Property details

3.1 LOCATION

The subject property is owned by Calthorpe Stud Farms and is located on 3232 Railton Road, Latrobe, and is located on the immediate south western outskirts of Latrobe. (Image 1).

Table 1 Property identification details.

Address	Property ID	Title reference	Hectares (approx.)
3232 Railton Road, Latrobe, TAS, 7307	9233295	188912/7	34

The subject property is characterised by being divided into three separate blocks (refer Image 2):

- Eastern block: located east of Shale Road, covering approximately 17.2 hectares
- Middle block: located to the immediate west of Shale Road, covering approximately 9.5 hectares
- Western block: located to the west of the narrow title (as per title 33475/1) and immediate adjacent to the Mersey River, covering approximately 7.3 hectares

The report focuses on the northern area of the eastern block which is where the proposed development would be located, and this is referred to as the study area.

The study area consists of a northern elevated area with flat and very gently undulating land, which is separated from the balance of the eastern block by a short moderate/steep sloping bank which leads down to lower lying flat and very gently lying ground.

Image 4

The study area is covered by open pasture land with some occasional paddock trees².

Land tenure of the subject property and all adjacent land is Private Freehold, with various parcels of Casement associated with the roadway infrastructure in the locale, nearby and further to the north is Authority Crown land and Local Act Reserve, whilst to the north west is Public Reserve land.³

Image 5.

Under the Tasmanian Planning Scheme, the subject property and adjacent land to the east, south and north west is zoned Agriculture, adjacent land to west is Environmental Management, with various parcels of Utilities zoned land associated with the Railton Road and Western Line railway whilst to the north is Community Purpose zoned land.⁴ Figure 5.

² TasVeg 5.0.

³ The LIST map dataset.

⁴ The LIST map dataset.

Infrastructure present on the study area includes various storage sheds, laneways, and dairy parlour (now disused), and boundary and internal paddock fencing and stockwater system.

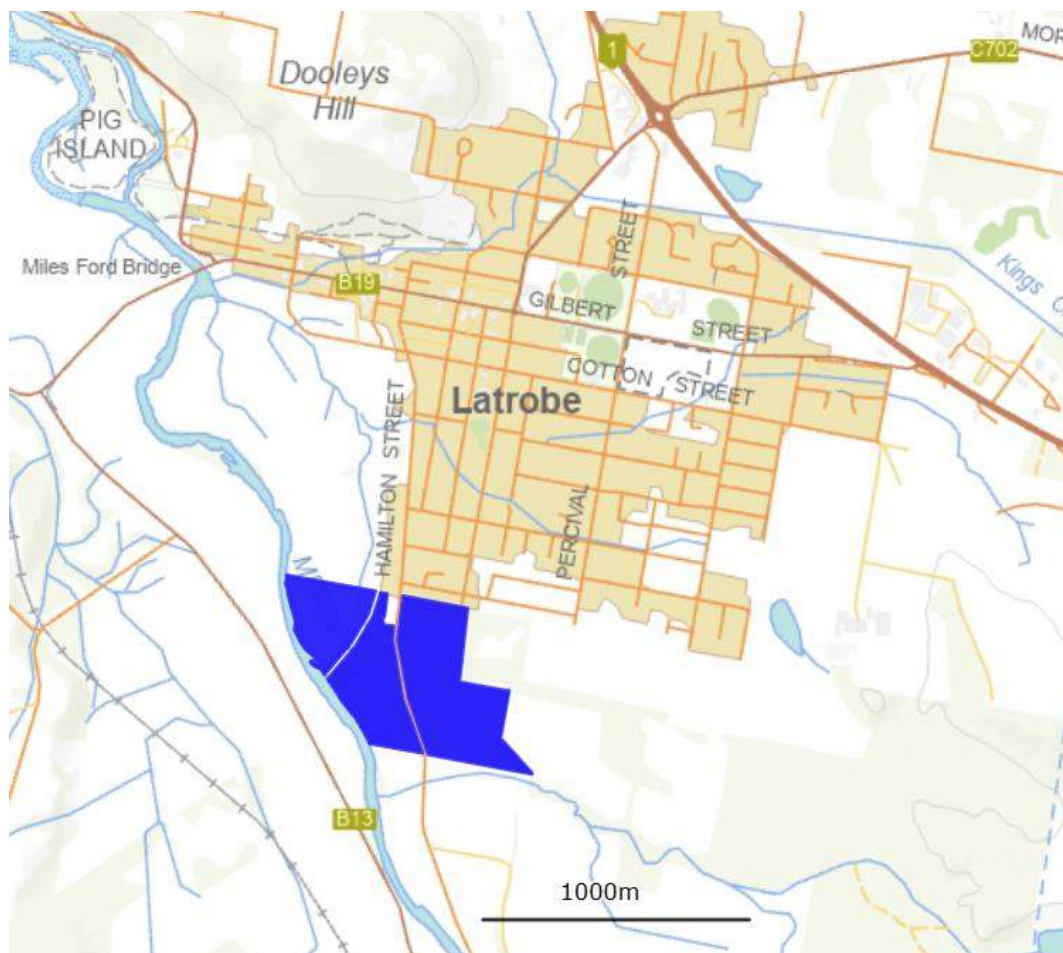


Image 1 Subject property location (blue). (Source: The LISTMap).

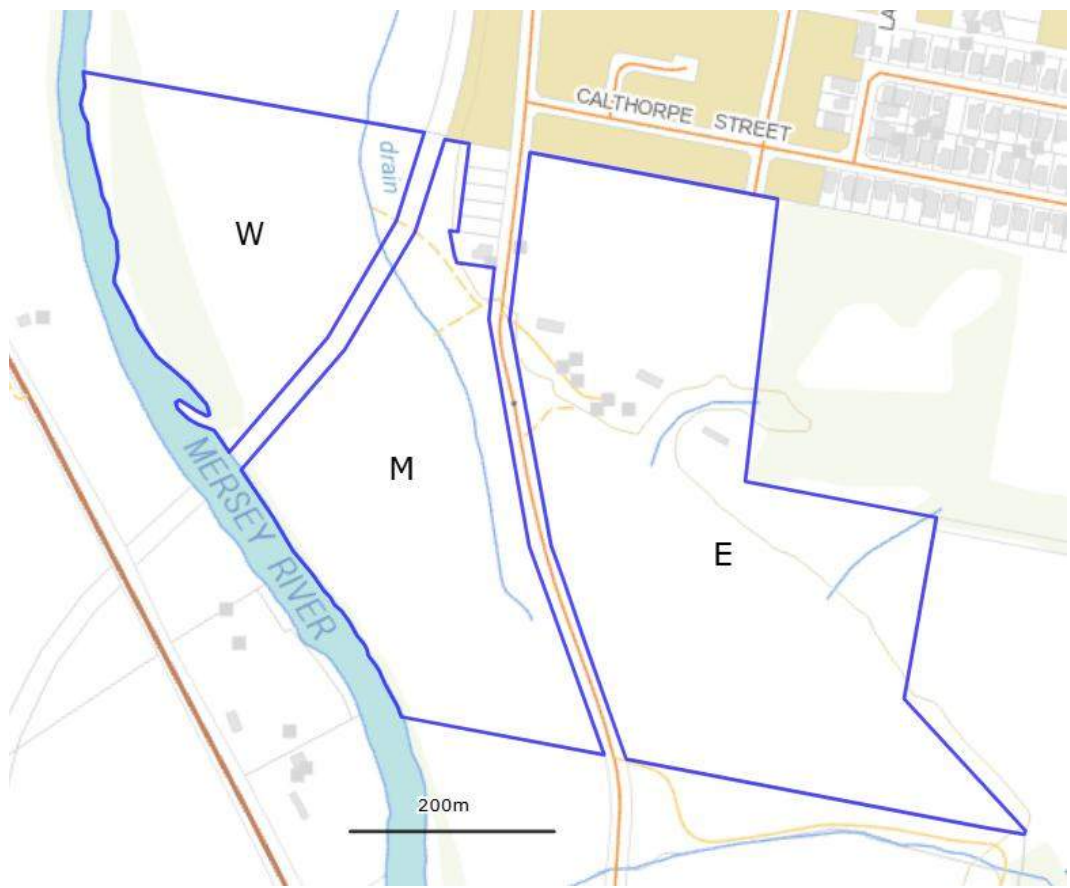


Image 2 The subject property is separated into three blocks, as the "E" (Eastern), "M" (middle) and "w" (western) blocks. (source the LISTMap)



Image 3 Aerial overall view imagery of the eastern block (red outline) and the balance of the subject property (blue outline). (Source: The LISTMap).

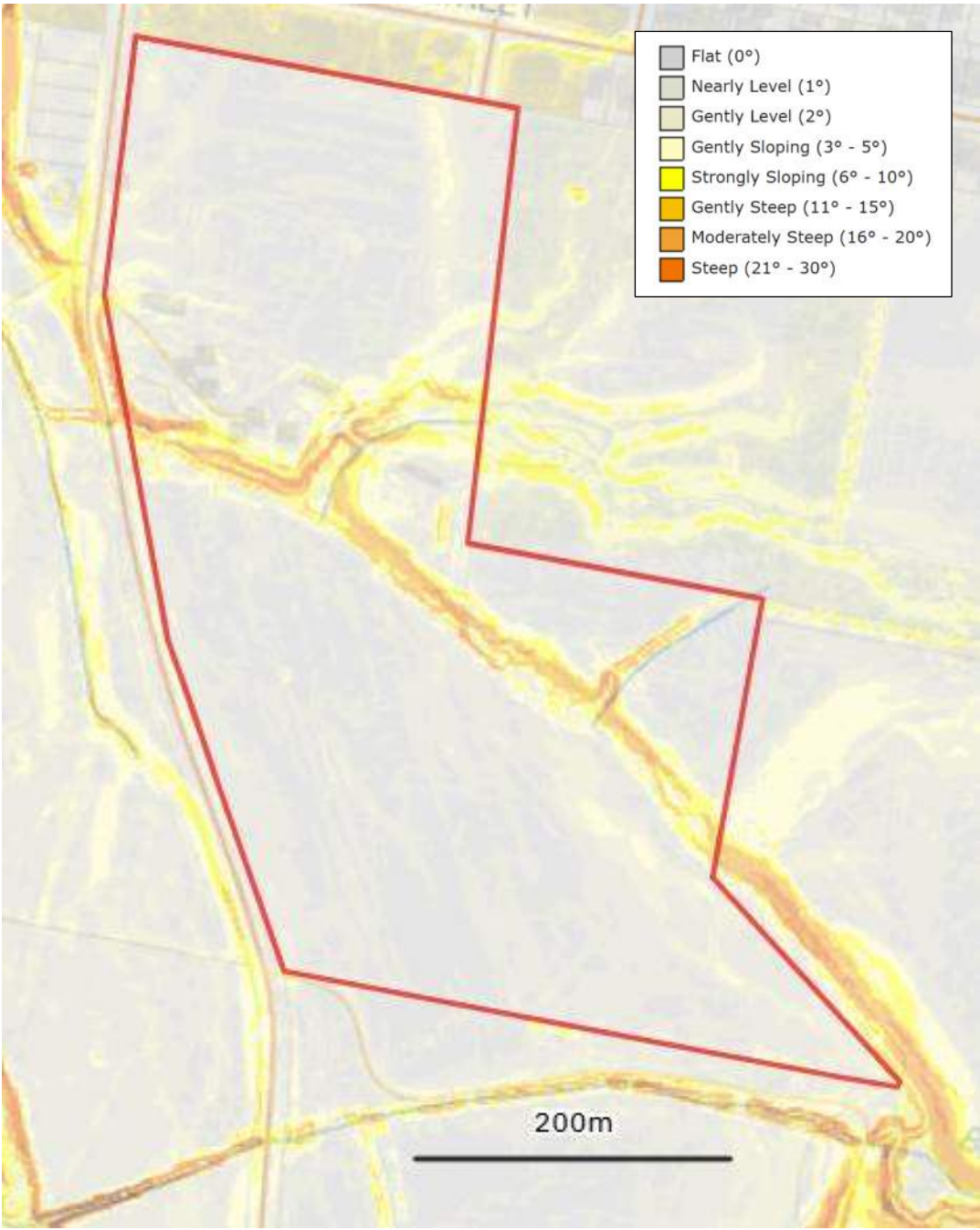


Image 4 Topography, as a slope map, of the eastern block (red outline). (Source: The LISTMap).

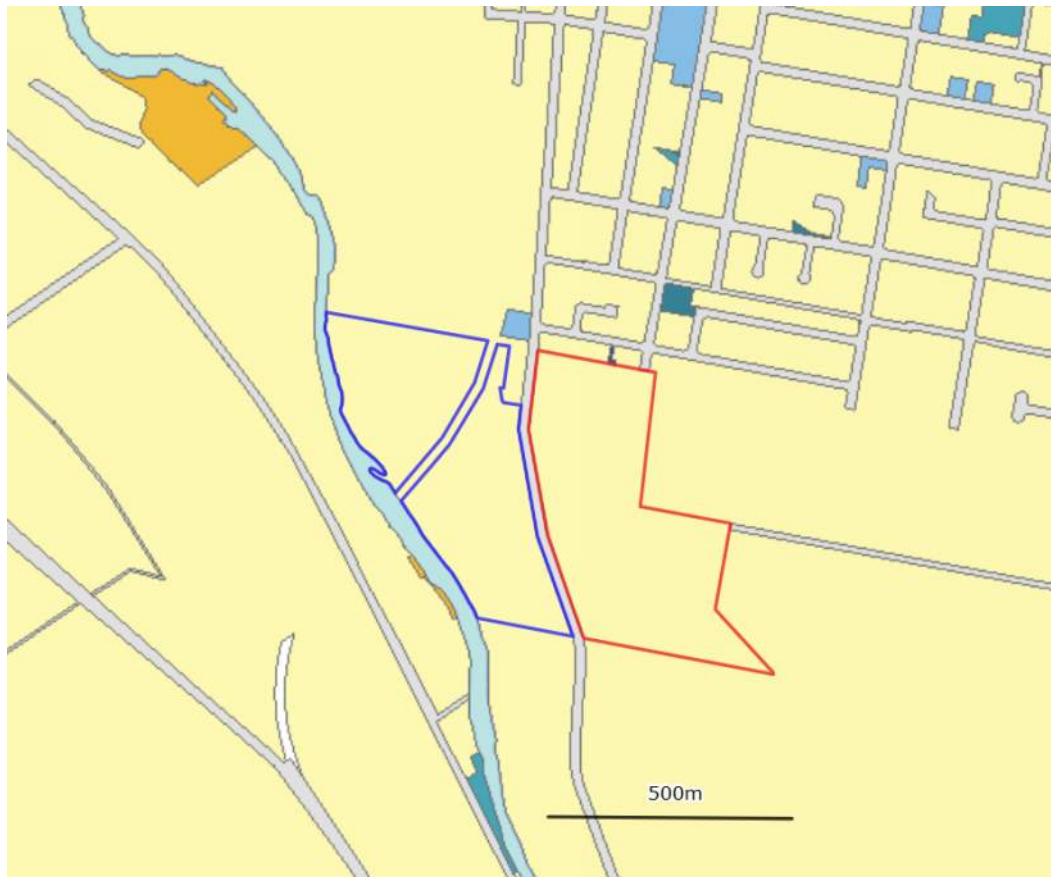


Image 5 Land tenure of the subject property (eastern block as red and balance of the property as blue outlined) and all adjacent land is Private Freehold (yellow shaded), with various parcels of Casement (grey shaded) associated with the roadway infrastructure in the locale, nearby and further to the north is Authority Crown land (blue shaded) and Local Act Reserve (green shaded), whilst to the north west is Public Reserve land (gold shaded). (Source: The LISTMap).



Image 6 Under the Tasmanian Planning Scheme, the subject property (eastern block as red and balance of the property as blue outlined) and adjacent land to the east, south and north west is zoned Agriculture (brown shaded), adjacent land to west is Environmental Management (green shaded), with various parcels of Utilities zoned land (yellow shaded) associated with the Railton road and Western Line railway whilst to the north is Community Purpose zoned (yellow shaded) land. (Source: The LISTMap).

4 Land capability

Land capability of the property was assessed according to the Tasmanian land capability classification system (Grose, 1999)⁵. Land is graded according to its ability to sustain a range of agricultural activities considering the chances of degradation of the land resource. Class 1 land is prime agricultural and Class 7 land is unsuitable for agriculture due to severe limitations. A wide range of limitations are considered, and the most significant limitation determines the final classification. For example, limitations can be in relation to soils and could include stoniness, topsoil depth, drainage, and erosion hazard. Limitations to topography could include slope angle and associated erosion hazard.

4.1 SITE VISIT

Desktop research was conducted to review available data associated with geology, topography, presence of threatened native vegetation, land capability, soil information and climatic data of the property and surrounding area. Pinion Advisory consultant, Jason Lynch conducted a site visit on 1st May 2026 to ground-truth the information. The site assessment included inspection of the soil profile (to spade depth), an evaluation of the topography and vegetation as well as examination of land use on the subject property and neighbouring properties. These assessments consider the planned setbacks and potential impacts of the proposed development on agricultural activities.

4.1.1 Land capability assessment

The official land capability map for the area was produced by the DPIWE at a scale of 1:100,000 and reported in their Forth Report⁶ in 2005. The ground within the eastern block of the subject property was identified as class 4 and 5 land capability.

A detailed inspection of the property was undertaken by the author in May 2026 and determined the majority of the eastern block to be covered by Class 5 land with a limited area of class 4 and 5+6 land. Image 7.

Two areas of exempt land (E) are present on the eastern block:

- E1: the land associated with the various sheds, disused dairy parlour and main laneway.
- E2: a small dam.

Land capability class definitions can be found in Table 2.

Land capability assessment details can be found in Table 3.

Various images (Images 10 to 16) of the subject property, study area and surrounding land are shown in the Appendix 2.

⁵ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

⁶ Moreton R. M. (2000) Land Capability Survey of Tasmania, Circular Head, 1:100 000 map. Department of Primary Industries, Water and Environment, Tasmania.

The key land capability limitations associated with this property are:

- Erosion (e): associated with the risk rill and sheet erosion caused by surface water movement and wind scouring on bare and exposed soil, and/or inappropriate and excessive ground cultivation activities.
- Soils (s): associated with the nature of the coarse granitic soils present which have a low soil moisture holding capacity, are unsuitable for deep cultivation and susceptible to erosion (wind and surface water scouring)
- Wettness (w): due to the land being subject to extended periods of soil waterlogging which restrict both the productivity and overall use of the land.

Table 2 Land capability class definitions for the property according to Grose, 1999.⁷

Class	Definition
4	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, wettness, soils or climate. Major conservation treatments and/or careful management are 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.
5	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.
5+6	At least 60% land unsuited to cropping and with slight to moderate limitations to pastoral use, up to 40% land unsuited to grazing but which is marginally suitable for grazing because of severe limitations.
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.

⁷ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.



Image 7 Land capability map of the eastern block.

Table 3 Land capability assessment.

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
4we (approx. 2 ha)	Dermosol soil type, formed from Quaternary alluvial sediments. Brown clay loam topsoil over a heavy clay sub soil.	0-3	Very gently sloping and undulating ground formed on an upper relic Mersey River terrace. Approximately 11m ASL.	Low/moderate risk of rill and sheet erosion due to surface water movement, and moderate/high risk of structure decline due to excessive and inappropriate soil cultivation.	Poor to imperfectly drained soils. Occasional stone and rock fragment present in the soil profile. Moderate risk of soil waterlogging.	This land is suitable for cropping, however in practice due to the small area of land it would be challenging to crop the land due to immediately adjacent presence of multiple residential dwellings. Unsuitable for perennial horticulture. Land suitable for grazing, with low/moderate limitations, and this includes reducing grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.	Moderate climatic limitations. This region experiences cool/cold winters and warm summer conditions. The area receives an average of 945mm annual rainfall, can experience up to 35 frost days annually, 990 growing degree days (October to April) and 960 chill hours (May-August).

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
5we (approx. 4.5 ha)	Dermosol soil type, formed from Quaternary alluvial sediments. Brown clay loam topsoil over a heavy clay sub soil	0-3	Very gently sloping and undulating ground formed on an upper relic Mersey River terrace. Approximately 9-10m ASL.	Low/moderate risk of rill and sheet erosion due to surface water movement, and moderate/high risk of structure decline due to excessive and inappropriate soil cultivation.	Poor to imperfectly drained soils. Occasional stone and rock fragment present in the soil profile. Moderate/high risk of soil waterlogging.	This land is unsuitable for cropping. Unsuitable for perennial horticulture. Land suitable for grazing, with moderate limitations, and this includes reducing grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.	Moderate climatic limitations. This region experiences cool/cold winters and warm summer conditions. The area receives an average of 945mm annual rainfall, can experience up to 35 frost days annually, 990 growing degree days (October to April) and 960 chill hours (May-August).



Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
5.1we (approx. 8 ha)	Dermosol soil type, formed from Quaternary alluvial sediments. Brown clay loam topsoil over a heavy clay sub soil.	0-3	Very gently sloping and undulating ground formed on a lower relic Mersey River terrace. Approximately 6-7m ASL.	Low/moderate risk of rill and sheet erosion due to surface water movement, and moderate/high risk of structure decline due to excessive and inappropriate soil cultivation.	Poor to imperfectly drained soils. Occasional stone and rock fragment present in the soil profile. Moderate/high risk of soil waterlogging, and these soils are prone to being saturated for extended periods.	This land is unsuitable for cropping. Unsuitable for perennial horticulture. Land suitable for grazing, with moderate/severe limitations, and this includes reducing grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.	Moderate climatic limitations. This region experiences cool/cold winters and warm summer conditions. The area receives an average of 945mm annual rainfall, can experience up to 35 frost days annually, 990 growing degree days (October to April) and 960 chill hours (May-August).



Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
5+6se (approx. 1.4 ha)	Dermosol soil type, formed from Quaternary alluvial sediments. Brown clay loam topsoil over a heavy clay sub soil.	3-25%	Moderate to steep sloping bank which delineates the upper and lower relic Mersey River terrace. Approximately 6-10m ASL.	High risk of rill and sheet erosion due to surface water movement, and high risk of structure decline due to excessive and inappropriate soil cultivation.	Imperfectly drained soils. Stone and rock fragment present in the soil profile. Moderate risk of soil waterlogging.	This land is unsuitable for cropping. Land suitable for grazing, with severe limitations, and this includes reducing grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced. In reality due to sloping nature of this ground, and impracticality of improving (and where applicable establishing new pasture) it would be appropriate adopt a land management strategy which involves preservation of the existing non-weed vegetation, and as well required control weeds.	Maintain the current vegetation ground cover, and where possible reduce the presence of weeds.	Moderate climatic limitations. This region experiences cool/cold winters and warm summer conditions. The area receives an average of 945mm annual rainfall, can experience up to 35 frost days annually, 990 growing degree days (October to April) and 960 chill hours (May-August).

5 Proposed development

The proposed development is based on the proponent rezoning the northern area of the eastern block of the subject property, as per the study area, from the current Agriculture zone to General Residential zone.

The development area would cover approximately 6.4 hectares, and the balance of the eastern block (10.8 hectares) would be retained for agricultural land use activity.



Image 8 Location of the development area (to be rezoned to General Residential) with the balance of the block to remain as Agriculture zoned land.

Please refer to Appendix 1 Image 9 for the layout of the proposed development on the study area.

6 Land use activity

6.1 CURRENT AGRICULTURAL ACTIVITIES CONDUCTED

The subject property is used for agriculture, and until recently has been used as part of a dairy enterprise.

The study area was used for dairying until recently, but this usage pattern has now ceased.

6.2 POTENTIAL AGRICULTURAL ACTIVITIES CONDUCTED

Pastoral use

Based on the climate, rainfall and land capability of the entire subject property it would have a potential carrying capacity of approximately 466 DSE, and this could equate to supporting approximately 26 beef cow/calf breeding units.

The eastern area of the subject property it would have a potential carrying capacity of approximately 243 DSE, and this could equate to supporting approximately 13 beef cow/calf breeding units.

The study area would have a carrying capacity of potential carrying capacity of approximately 95 DSE, and this could equate to supporting approximately 5 beef cow/calf breeding units, and this represents approximately 20% of the total carrying capacity of the subject property.

Please note that the exact stocking rate which can be applied on the subject property would be determined by the exact class and number of cattle, seasonal conditions, amount of supplementary feed offered, and the use of nitrogen based fertiliser.

6.2.1 Cropping use

Technically the class 4 land present on the far north eastern area of the subject property is suitable for cropping, however in reality due a number of factors including the limited area of available land and its very close proximity to multiple residential dwellings to the north and west it would not be viable to crop this section of the subject property.

6.2.2 Perennial horticulture

No land on the subject property would support being used for perennial horticulture principally as per high incidence and severity of frosts experienced in this immediate locale.

6.2.3 Additional land holdings of the proponent

The proponent has an additional approximately 225 hectares in the vicinity of the subject property, which has been previously used for dairying and dairy support, and now to be used for a beef breeding/finishing enterprise.

The subject property represents approximately 13% and the study area where the development would be located represents approximately 6.5% of the proponents' total land holdings.

Post approval of the re-zoning the proponent's entire land holdings would be able to support a commercial scale beef breeding/finishing enterprise.

6.2.4 Degradation of the dairy enterprise

The milking shed located on the central southern area of the study area is now disused due to issue with the age and nature of the infrastructure and effluent management system, both of which need to be renewed and replaced.

Renewal and replacement of this infrastructure represent a significant challenge due to compliance with the Tasmanian Planning Scheme relating to the Attenuation code C9.5.1 P1 and the presence of the sensitive use associated with the residential use nearby to the north.

As Table C9.1 Attenuation Distances, a milking shed must be setback 300m, and a dairy effluent system setback 500m from a sensitive use.

At present the milking shed is located within 300m of existing residential dwellings, as per:

- Approximately 215m to the south of the nearest residential dwellings located along Calthorpe Street
- Within 300m of a total of 23 residential dwelling along Calthorpe Street
- Approximately 195m to the south west of the residential dwelling at 104 Hamilton Street (as per property title 188912/6).

In addition, the milking shed would be located 205m to the west at the nearest point to the strip of soon to be built residential dwellings, as per property titles 188912/1, 188912/2, 188912/3, 188912/4, 188912/5 and 188912/6.

If the milking shed was to be relocated to comply with the 300m attenuation code setback distance this would position this infrastructure on the lower relic river terrace. The lower relic river terrace is subject to extended periods of waterlogging and exposed to potential inundation issues, and therefore the milking shed would be located on what is considered as being entirely unsuitable from a construction viewpoint (requirement to over engineer in order in order to manage for the potential inundation risk), animal welfare/safety concern and overall risk perspective.

In addition, the effluent management system and infrastructure would be similarly positioned on the lower relic river terrace and presents would be considered as being entirely unsuitable from a construction viewpoint (requirement to over engineer in order in order to manage for the potential inundation risk) and an environmental risk perspective due to uncontrolled effluent.

It is reasonable to considered that the potential to renew and replace the milking shed and effluent management system would be at an excessively high cost (e.g. leading to over capitalisation) and in practice present as an unacceptably high operational and environmental risk.

6.3 ADJACENT LAND USE ACTIVITY

6.3.1 Entirety of the subject property

With respect to the entirety of the subject property the land use activity on adjacent land titles includes:

- North:
 - Title reference 133152/2 (approximately 37 hectares), Agriculture zoned land, almost entirely covered by open pastureland with scattered paddock trees present, used for agriculture as per grazing livestock, and no residential dwelling is present. Separated from the land subject to the development by the subject property by the 20m wide Shale Road and an approximate 0.45 hectare parcel of General Residential zoned land (as per title 188912/1, 188912/2, 188912/3, 188912/4, 188912/5 and 188912/6).
 - A strip of residential blocks (as per titles 180798/1, 180798/2, 180789/6, 180789/7, 180789/8, 180789/9, 180789/10, 180789/11, 180789/12, 1644822/12, 167653/47 and 167653/48), General Residential zoned, all of which have a residential dwelling and range in size from 0.026-0.075 hectares.
 - Title reference 164822/300, a TasWater block of land covering 0.03 hectares.
 - Title reference 167653/103, an LGA subdivision as an extension of the road at Bradshaw Street.
- East:
 - Title reference 39011/2 (approximately 14 hectares), Agriculture zoned land, covered by open pastureland and various paddock trees, used for agriculture as per grazing livestock, and a residential dwelling is present. Best characterised as lifestyle block.
 - Title reference 188912/8 (approximately 8.8 hectares), Agriculture zoned land, covered by open pastureland and some riparian vegetation (as per native and weedy vegetation), used for agriculture as per grazing livestock, and no residential dwelling is present.
- South:
 - Title reference 127723/1 (approximately 10.6 hectares), Agriculture zoned land, almost entirely covered by open pastureland with scattered paddock trees present, used for agriculture as per grazing livestock, with a residential dwelling is present.
 - Title reference 229791/1 (approximately 44 hectares), Agriculture zoned land, entirely covered by open pastureland with some areas of native vegetation, used for agriculture as per grazing livestock, and no residential dwelling is present.
- West:
 - The Mersey River

6.3.2 Section of the subject property where the development is to be located

With respect to the entirety of the subject property the land use activity on adjacent land titles includes:

- North:
 - A strip of residential blocks (as per titles 180798/1, 180798/2, 180789/6, 180789/7, 180789/8, 180789/9, 180789/10, 180789/11, 180789/12, 1644822/12, 167653/47 and 167653/48), General Residential zoned, all of which have a residential dwelling and range in size from 0.026-0.075 hectares.
 - Title reference 164822/300, a TasWater block of land covering 0.03 hectares.
 - Title reference 167653/103, an LGA subdivision as an extension of the road at Bradshaw Street.
- East:

- Title reference 39011/2 (approximately 14 hectares), Agriculture zoned land, covered by open pastureland and various paddock trees, used for agriculture as per grazing livestock, and a residential dwelling is present. Best characterised as lifestyle block.
- South:
 - As would be the balance of the eastern block of the subject property.
- West:
 - A strip of residential blocks (as per title 188912/1, 188912/2, 188912/3, 188912/4, 188912/5 and 188912/6), General Residential zoned, only title 188912/6 has a residential dwelling present, and these blocks range in size from 0.06-0.12 hectares. Separated from the land subject to the development by the subject property by the 20m wide Shale Road.



6.4 IMPACT OF AGRICULTURAL ACTIVITY ON NEIGHBOURING LAND TO THE PROPOSED DEVELOPMENT

Land use activity on neighbouring properties adjacent to the subject property includes land used for residential purposes, a lifestyle block used for a small scale livestock grazing enterprise, and pastureland owned by proponent which is used to graze livestock on dryland pasture (until recently used for dairying and now transitioning to a beef breeding/finishing enterprise).

The proposed rezoning of the study area would result in the loss of approximately 5.3 hectares of agricultural land (not including the 1.1 hectares of exempt land), however its current and future use is constrained in terms of overall productivity and being compatible with the adjacent residential use on the adjacent General Residential zoned land.

The proposed would be anticipated to have a minimal effect on the current and future use of the adjacent agricultural land, that being for pasture production to support a beef breeding/finishing enterprise.

An assessment of the key risks is summarised in Table 4.

Table 4 Potential risk from agricultural land use activities on neighbouring land.

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Spray drift and dust	Risk = low. Agricultural land use activity on the adjacent properties is based on grazing livestock, which would typically use a minimal amount of agricultural chemicals, as per based on grazing livestock with the nature of the potential agricultural chemicals used (e.g. broadleaf herbicides) and limited frequency of application (e.g. 1-2 times annually). The application of all agricultural chemicals 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 subject property is located in a rural area, albeit this a particularly quiet area with a minimal amount of agricultural land use activity. Due to the nature of the very limited scale, nature and intensity of agriculture in this locale it is reasonable to consider the potential for loss amenity due to noise generated from livestock, dogs, plant and machinery would be negligible.
3. Irrigation water over boundary	Risk = low. Periodically irrigated pasture production occurs on land adjacent to the south western corner of the eastern block. Irrigated pasture production can occur on the balance of the subject property (as per the southern portion of the eastern block, and western and middle blocks). The presence of Shale Road requires any irrigation spray to be carefully managed such that road users are not negative impacted. agriculture is conducted on the adjacent properties. A proposed buffer (as per a public reserve) and the sloping ground and associated existing waterway which divides the study area would provide a buffer to the potential for irrigation water spray over the boundary towards residential dwelling on the proposed study area.
4. Stock escaping and causing damage	Risk = low. Provided boundary fences, where necessary are maintained in sound condition and livestock are checked regularly.
5. Electric fences	Risk = low. Mitigated by attaching appropriate warning signs on boundary fencing if required.

6.5 IMPACT OF PROPOSED DEVELOPMENT ON AGRICULTURAL ACTIVITY OF NEIGHBOURING LAND

Land use activity on neighbouring properties adjacent to the subject property is dominated by ground covered by native vegetation with a minimal amount of agricultural land use activity which is limited in its scale, nature and intensity to grazing of livestock.

Other risks to neighbouring agricultural activity are outlined in Table 5. Some of these risks rely on an element of criminal intent.

Table 5 Potential risk from proposed development to 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, lockable gates and appropriate signage to warn visitors about entry onto private land, report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property, control vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be low with weed management undertaken, and ongoing with routine weed control activities performed.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of burn-offs, outside barbeques and disposal of rubbish. In summer, mowing/grazing of long dry grass and vegetation is important. Observe all fire restriction imposed by the Latrobe council and state government.

6.6 WATER STORAGE AND RESOURCES

6.6.1 Current

The subject property is serviced by TasWater for the provision of both water and sewerage services.

The subject property is located within a declared irrigation district.

No groundwater bores are present on the subject property.

The proponents have three water licences with a combined total allocation of 1,225 ML of irrigation water.

The proposed development will not have any negative impact on the ability of the proponent to access the Mersey River and utilise the existing irrigation water allocations.

7 Local and regional importance

The subject property is included in the Forth land capability mapping area report⁸ which covers a total area of 182,149 hectares of agricultural land.

Table 6 outlines the total agricultural land available and provide detail on the specific amount of land associated with each of the land capability classes present for the subject property and specifically the western area which would be the location of the rezoning development.

Table 6 Land capability areas in the Forth land capability mapping area.

Land Capability	Pipers Land Capability Mapping Area		Property title 188912/7 (the subject property)		Study area (northern area of the eastern block of the subject property)	
	Area (hectares)	Proportion (%)	Area* (hectares)	Proportion (approx.%)	Area* (hectares)	Proportion (approx.%)
1	880	0.5	0	0	0	0
2	7,150	4.4	0	0	0	0
3	16,860	10.4	0	0	0	0
4	47,315	28.8	2	0.004	2	0.004
5	34,060	20.8	28.1	0.008	3.3	0.0009
6	6,240	3.8	2.8	0.005		0.001
7	668	0.4	0	-	0	0
Exempt	50,623	30.9	-	-	0	0
Total	163,796	100	32.9*	0.002	5.3*	0.0003

*arable only and not including the exempt land (e.g. dams and buildings)

The subject property covers 34 hectares of which 32.9 hectares (not including the 1.1 hectares of exempt land) is arable which represents less than 0.002% of the total Forth land capability mapping area.

The study area associated with the proposed rezoning development on the subject property covers 5.3 hectares (not including the 1.1 hectares of exempt land), which represents less than 0.0003% of the total Forth land capability mapping area.

The study area's agricultural value and prominence have become exposed to severe constraints and its current and future agricultural use has been progressively diminished due to a range of factors including:

- Majority of the property is covered by ground with a low level of land capability (e.g. class 5) and has a diminished level of agricultural use and productivity due to poor/imperfect drainage status and susceptibility to erosion.
- Has multiple residential dwellings present in close proximity to the northern boundary and the expectation of new residential dwellings would be built nearby to the west of the study area.
- Not located in an irrigation district.
- Realistically unsuitable for higher forms of agricultural land use activity (e.g. cropping, protected and/or perennial horticulture).
- Has no infrastructure (e.g. dams or pipelines) and/or assets (e.g. prime agricultural land, right of way access and/or waterways) which would be considered of prominence and importance that adds value and/or directly/indirectly supports agricultural land use activity on adjacent and/or nearby properties.

⁸ Noble, K. E. (1990) Land Capability Survey of Tasmania. Pipers Report. Department of Primary Industry, Tasmania, Australia.

- Uneconomic and impractical to undertake the renewal and replacement of the earlier milking shed and effluent system, due to the requirement to comply with the imposed TPS Attenuation code, and subsequent exposure to unacceptably high operational and environmental risk.

It is important to note that the balance of the subject property as well as the proponents other adjacent and nearby land holdings can and would still continue to be used for agriculture, as a beef breeding/finishing enterprise.



8 Protection of Agricultural Land policy

A consideration based on the assessment of the eastern block of the subject property's use and prominence has been made against the principles outlined in State Policy on the Protection of Agricultural Land 2009 (PAL Policy).

The purpose of the PAL Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

Note that no one principle should be read in isolation from the others to imply a particular action or cause and that generally the principles are to be implemented through the planning scheme as it states in the PAL Policy.

The responses the PAL policy are specific to the subject property, and the associated area of land subject to the development on the northern area of the eastern block.

A summary of the proposed responses to the PAL policy are outlined below.

- **Principle 1:** Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development.

Response: The land associated with the study area where the proposed development would occur covers 6.3 hectares with the majority covered by ground with a low land capability (as per class 5 land).

Due to issues relating to encroachment of the existing multiple residential dwellings nearby to the north of the study area the ability to utilise the land on an unrestricted basis on the study area for a continuation of dairy is not possible. It would be uneconomic and impractical to undertake the renewal and replacement of the earlier milking shed and effluent system, due to the requirement to comply with the imposed TPS Attenuation code, and subsequent exposure to unacceptably high operational and environmental risk.

The presence of the adjacent multiple dwellings severely fetters the current and potential for routine agricultural land use operational activities, such as the application of agricultural chemicals and grazing livestock due to the probability of complaints in relation to the loss of the residential amenity caused by odour, noise, dust, chemical trespass and the potential for irrigation water boundary overspray. The fettering would impact livestock and cropping land use activities, regardless of them being dryland and/or as irrigated production systems.

The balance of the subject property as well as the proponents other adjacent and nearby land holdings can and would still continue to be used for agriculture, as a beef breeding/finishing enterprise.

The fragmented nature and associated limitations and constraints with the nature of the agricultural land present on the subject property with respect to applicable considerations in the Cradle Coast Regional Land Use Strategy (CCRLUS) include:

- Section 3.3, page 44 states: "Although connectivity is disrupted by steep narrow gullies, service corridors and elements of non-agricultural activity, interruptions are not large scale and agricultural land units are of sufficient scale and intactness to allow a predominance of integrated agricultural production"

With respect to the study area, due to the limited area of this land, fragmented position from the balance of the property, very significant fettering from existing close proximity residential use and imposition of the TPS Attenuation code prevent the renewal and replacement of the milking shed and associated effluent system, the current and use of this land is severely constrained. These limitations are clearly significant and therefore the subject property is not compatible and/or commensurate with the recognised assessment of agricultural land.

- Section 3.3, page 44 states "An opportunistic pattern of rural lifestyle development has fractured the intactness of the agricultural estate by utilising many small titles as house lots.....is potentially constrained by non-agricultural use".

The historic pattern of approval of residential dwelling developments by the Latrobe Council on adjacent land has resulted in the study area being isolated from nearby agricultural and led to the current circumstances which severely fetters the potential for routine agricultural land use operational activities, such as the application of agricultural chemicals, application of fertilisers an soil conditioners and grazing livestock due to the probability of complaints in relation to the loss of the residential amenity caused by odour, noise, dust and chemical trespass, and ability to renew and replace the milking shed and effluent system.

- Section 5.4, page 100 states: "The land use planning system has a function to assist security for investment and use of rural water schemes. Lands identified to benefit from access to irrigation water are to be given priority access to irrigation water. Non-agricultural uses sensitive to safety and amenity impacts or which may constraint ability for more intensive agricultural activity are to be restricted"

The study area, due to the limited area of this land, fragmented position, and fettering from existing close proximity residential use is incapable of supporting intensive agricultural activity and includes both dryland and irrigated production systems. The balance of the subject property as well as the proponents other adjacent and nearby land holdings can and would still continue to be used for agriculture, as a beef breeding/finishing enterprise.

- **Principle 2:** Use or development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.

Response: There is no prime agricultural land present on the subject property.

- **Principle 3:** Use or development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.

Response: There is no prime agricultural land present on the subject property.

- **Principle 4:** The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:
 - (a) minimising the amount of land alienated;
 - (b) minimising negative impacts on the surrounding environment; and
 - (c) ensuring the particular location is reasonably required for operational efficiency.

Response: : There is no prime agricultural land present on the subject property.

- **Principle 5:** Residential use of agricultural land is consistent with this Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.

Response: This is not applicable, as the proposed development is not related to and/or required for agricultural use.

The presence of the adjacent multiple dwellings severely fetters the current and potential for routine agricultural land use operational activities, such as the application of agricultural chemicals and grazing livestock due to the probability of complaints in relation to the loss of the residential amenity caused by odour, noise, dust, chemical trespass and the potential for irrigation water boundary overspray. The fettering would impact livestock and cropping land use activities, regardless of them being dryland and/or as irrigated production systems.

- **Principle 6:** Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits.

Response: : There is no prime agricultural land present on the subject property.

- **Principle 7:** The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use.

Response: The subject property does not have the requisite characteristics and features which would have it recognised as having qualities that are consistent with having a recognised level of local and regional significance.

The Latrobe Council Residential Demand and Supply Study⁹ (July 2024) has shown that the Latrobe's population is expected to progressively over the next 20 years, and it has been forecast that approximately 1,928 new residential dwellings would be required. This study identified that if the requirement for new residential dwellings is to be met by just utilising vacant lots this land supply will be exhausted in 6 to 7 years. There is a clear need for additional residential lots to be made available to support the need for new residential dwellings in the future in Latrobe.

The study area has a negligible level of local and regional agricultural prominence, represents a negligible area of the Forth land capability mapping area, and is highly restricted in the current and potential future land use options (e.g. limited to small scale and low intensity grazing purposes).

⁹ REMPLAN (2024) Latrobe Council Residential Demand and Supply Study.

- **Principle 8:** Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development.

Response: The subject property is not covered by and/or included in a proclaimed irrigation district.

The presence of residential dwelling along the northern boundary and the expectation of soon to be built dwelling nearby to the north west boundary already creates a degree of fettering on the current grazing land use activity, as well as any future potential intensified irrigated land use activity.

The balance of the subject property as well as the proponents other adjacent and nearby land holdings can and would still continue to be used for agriculture, as a beef breeding/finishing enterprise.

- **Principle 9:** Planning schemes must not prohibit or require a discretionary permit for an agricultural use on land zoned for rural purposes where that use depends on the soil as the growth medium, except as prescribed in Principles 10 and 11.

Response: The is not applicable as the proposed development is based on rezoning the study area from Agriculture to General Residential.

- **Principle 10:** New plantation forestry must not be established on prime agricultural land unless a planning scheme reviewed in accordance with this Policy provides otherwise. Planning scheme provisions must take into account the operational practicalities of plantation management, the size of the areas of prime agricultural land, their location in relation to areas of non-prime agricultural land and existing plantation forestry, and any comprehensive management plans for the land.

Response: Not applicable as no plantation forestry is included in this development.

- **Principle 11:** Planning schemes may require a discretionary permit for plantation forestry where it is necessary to protect, maintain and develop existing agricultural uses that are the recognised fundamental and critical components of the economy of the entire municipal area, and are essential to maintaining the sustainability of that economy.

Response: Not applicable as no plantation forestry is included in this development.

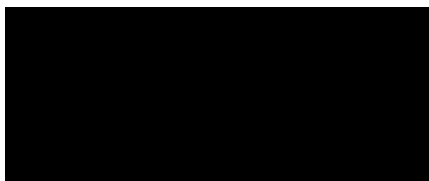


9 Conclusion

1. The subject property, 3232 Railton Road, property 188912/7, and covers approximately 34 hectares of land.
2. The vast majority of the subject property is covered by open pasture land, with some occasional paddock trees and a limited area of native vegetation.
3. The subject property is now used for grazing beef cattle and previously been a dairy farm.
4. The proposed development is based on rezoning the northern portion, referred to as the study area, of the eastern block of the subject property, and this would result in 6.3 hectares (approximately 18.5%) of the subject property not being available for agricultural land use activity.
5. The current and future agricultural use of the study area has been diminished due to the presence of multiple residential dwellings located adjacent to the northern boundary and the expectation of soon to be built dwellings on the western boundary.
6. The presence of the adjacent multiple dwellings severely fetters the current and potential for routine agricultural land use operational activities, such as the application of agricultural chemicals and grazing livestock due to the probability of complaints in relation to the loss of the residential amenity caused by odour, noise, dust, chemical trespass and the potential for irrigation water boundary overspray. The fettering would impact livestock and cropping land use activities, regardless of them being dryland and/or as irrigated production systems
7. Due to issues relating to encroachment of the existing multiple residential dwellings nearby to the north of the study area the ability to utilise the land on an unrestricted basis on the study area for a continuation of dairy is not possible. It would be uneconomic and impractical to undertake the renewal and replacement of the earlier milking shed and effluent system, due to the requirement to comply with the imposed TPS Attenuation code, and subsequent exposure to unacceptably high operational and environmental risk.
8. The balance of the eastern block and that of the balance of the subject property would be retained for agricultural land use activity, as per a livestock grazing enterprise.
9. The study area has a negligible level of local and regional agricultural prominence, represents a negligible area of the Forth land capability mapping area, and is highly restricted in the current and potential future land use options (e.g. limited to small scale and low intensity grazing purposes).
10. The proposed development would be compliant with the relevant and applicable sections of the Protection of Agricultural land policy and the Cradle Coast Regional Land Use Strategy.

10 Declaration

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



Jason Lynch BAppSc (hort.) CPAg
Senior Agricultural Consultant
Pinion Advisory
March 2026



Appendix 1 Development plans



Image 9 Proposed layout of the development (source 6ty°).

Appendix 2 Property images



Image 10 clay loam dermosol present throughout the study area. Taken at site assessment 4/5/2026.



Image 11 Easterly view from the eastern area of the study area. Taken at site assessment 4/5/2026.



Image 12 North westerly view over the western boundary area of the study area. Taken at site assessment 4/5/2026.



Image 13 North westerly view over the southern portion of the eastern block of the subject property. Taken at site assessment 4/5/2026.



Image 14 Northerly view over the proposed northern boundary of the study area. Taken at site assessment 4/5/2026.



Image 15 Southerly view over the proposed southern boundary of the study area towards the southern area of the eastern block and balance of the subject property. Taken at site assessment 4/5/2026.



Image 16 Northerly view over the western and middle blocks on the subject property. Taken at site assessment 4/5/2026.