

Ryan Sheehan
14 Mulligan Drive
Spreyton TAS 7310

Latrobe Council
PO Box 63
Latrobe TAS 7307

To whom it may concern,

We are submitting a representation for our property at 75 Sherwood Drive Latrobe due to the proposed rezoning from rural resource to agricultural.

The property is **not** prime agricultural land and has never been used for this purpose therefore it would be contrary to the current planning scheme and would disadvantage our future development of our property. We have attached a report from Pinion Advisory to support this.

We recently had a planning permit approved to have farm stay camping in one of our river front paddocks which I have attached. This also supports that this is **not** prime agricultural land. The farm stay camping is a small business enterprise we have just started but wish to develop it in the future as the demand grows and develop our marketing strategy. Support so far for this new venture has been overwhelming. Our camping area has already brought many tourists to the Latrobe area, in particular to the Wild Mersey Trails.

The property has been in the family for approximately 50 years. In 2016 my father Ronald Sheehan transferred the property to me. We hope to do this for our kids.

In the future we will propose to build a dwelling/house on the property well out of the flood zone so we can manage the demands of the expected growth in camping on the site and maintain our traditional livestock operation.

We look forward to hearing from you soon.

Regards,

Ryan Sheehan



PROJECT NOTE

To:	Ryan Sheehan	From:	Jason Lynch
Date:	18/3/2022	Pages:	1 of 19
Project Code:		Note Ref:	
Re:	Agricultural suitability and requested rural zoning under the Tasmanian Planning Scheme of the 75 Sherwood Road property.	CC:	

Urgent Review Comment Reply

Summary

This document provides a review of the agricultural suitability of the property at 75 Sherwood Road Latrobe, and subsequent appropriateness of a rural zoning under the Tasmania Planning Scheme.

The 75 Sherwood Road property can be characterised as having a low level of agricultural suitability due to various constraints associated with:

- the small size of available land (approximately 19 hectares)
- no prime agricultural land is present
- low/very low land capability present across the majority of the block
- severely restricted land use activity which can and could be conducted on the block
- the property is not located within an irrigation district
- no current irrigation resources and highly constrained future opportunity to develop irrigation resources
- is not integral and/or required to support the agricultural land use activity on nearby and adjacent agricultural land
- does not hold any significance in terms hosting required infrastructure (eg irrigation dams), right of way accesses, frontage to transport networks or essential pasture land.



The 75 Sherwood Road property holds a negligible level of local and regional agricultural significance.

The property in question does not have any infrastructure (eg dams or pipelines) which would be considered as being critical to ensuring the current and/or future agricultural land use activity and the associated level of productivity can/could be realised nor that of adjacent and nearby land.

It would be appropriate that the 75 Sherwood Road property should be zoned as rural under the Tasmanian Planning Scheme, as it is consistent with rural zone purpose statement as the current and future agricultural use is severely constrained and marginal and would not result in an adverse impacts on surrounding land and does not possess any characteristics that would merit the block being identified as high value agricultural land.

Under the proposed transition of the Latrobe Interim Planning Scheme 2013 to the Tasmanian Planning Scheme three adjacent property titles covering land to the north and south of the property in question have been identified as rural and therefore the proposed rural zoning of the 75 Sherwood Road property would also be consistent with this.

The land to the east, as per the Warrawee Conservation Reserve is proposed to be identified as Environmental Management and the proposed rural zoning of the 75 Sherwood Road property would not have a negative impact on this land.

In order to support the rural zoning proposal, responses to key considerations have been provided, as per RZ1, RZ2, RZ3 and AZ6, and these show that rural zoning is the most appropriate.

Location

The property at 75 Sherwood Road is located approximately 5 km south of the town of Latrobe and consists of a single title. Table 1 and Appendix 1 Figure 1.

Table 1 Property location identification details

Address	Property ID	Title Reference	Hectares (Approx.)
75 Sherwood Road, Latrobe 7307	3040972	214149/1	19.3

Land Capability

The property has had a formal land capability assessment prepared, as prepared by Graeme Stevenson in November 2015. Appendix B Figure 2.

This report showed no prime agricultural land is present on the property.

The majority of the property is covered by low/very low land capability ground, as per class 4+5, 5, 5+6 and 6+7, with a lesser area of the block covered by class 4 land.

Class 4 land is defined as:

Land marginally suitable for cropping because of severe limitations which restrict the range of crops that can be grown, and/or make major conservation treatment and careful management necessary. 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 or are limited by severe climatic conditions such that there is a very high risk of crop failure or yield decline in most years. This land is well suited to intensive grazing.

Class 5 land is defined as:

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

Class 5+6 land is defined as:

At least 60% of land suited to grazing but with moderate limitations and up to 40% of land suited to grazing but with severe limitations.



Class 6 land is defined as:

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

Class 7 land is defined as

Land with very severe to extreme limitations which make it unsuitable for agricultural use.

Class 6+7 land is defined as:

At least 60% of land suited to grazing but with severe limitations and up to 40% land unsuited to agricultural use.

The limitations associated with the block are many and varied and results in a significant constraint to the current and potential land use activity which can and could be conducted on the property and includes:

- the shallow and stony nature of the soils
- erosion risk on the sloping and more elevated ground
- the low lying land is subject to flooding and inundation.

The land capability report prepared by Graeme Stevenson has been acceptable and relied upon by the Latrobe council in the recent approval (January 2021) development permit 1431/2021 for a visitor accommodation- farm stay camp ground.

Land Use Activity

Current land use activity

The current land use activity on the property includes small scale low intensity grazing and the recent approval development permit 1431/2021 for a visitor accommodation- farm stay camp ground.

The farm stay camp ground is limited to a maximum of thirty self-contained sites for short-term accommodation utilising tents, caravans, and motorhomes on the low lying land adjacent to the Mersey River on the far eastern area of the block.

The Latrobe council's recent approval (January 2021) of the development permit 1431/2021 for a visitor accommodation- farm stay camp ground has recognised the level of agricultural constraints present on the block as per the low/very low land capability of the block as identified in land capability report prepared by Graeme Stevenson.

Pastoral Use

Based on the land capability of property and associated significant limitations associated with the relative size of the block, low/very low land capability and absence of irrigation water realistically the available land would on be considered suitable for low intensity small scale non-commercial grazing use.

It would be reasonable to consider the property, if fully developed could support a potential carrying capacity of 15 DSE/ha, for a total dryland carrying capacity of roughly 285 DSE.

In order to realise the fully carrying capacity of the property would require investment into soil fertility, drainage, pasture renovation, stock water system and adoption of optimal grazing management practices.

It should be noted that livestock grazing on the property would require supplementary feeding when pasture growth is limiting (eg winter and summer) and at times due to dry summer and autumn conditions it is not unusual that the property would be partially destocked until conditions ease.

A 285 DSE property would equate to a total annual gross margin of potentially \$12,825 which does not constitute a sustainable commercial scale enterprise.

Cropping Use

The small section of class 4 land on the low lying river flats is theoretically suitable for cropping, however due to the risk of flooding and inundation and small size of this land in reality it is not and would be used for cropping land use activity.

The majority of the property is covered by ground with a land capability ranging from 5, 5+6 and 6+7 which are recognised as being unsuitable for cropping.

Horticultural Use

The property in question is considered unsuitable and unrealistic for the development of perennial horticultural enterprises, such as table and/or sparkling wine grapes, cherries or olives, due to a combination of unsuitable soils, unfavourable climate, low/very low land capability and it would be uneconomic and high risk to undertake a horticultural development on land associated with a likely marginal level of productivity outcome.

Irrigation Considerations

The property is not located within an irrigation district.

The eastern boundary of the property is formed by the Mersey River, and so the block has a riparian right to draw stock water from this waterway.

The property has no irrigation water allocation.

The property has two small water holes on the block with one on the lower lying eastern area of the block and the other on the far south western corner, and neither of these storages are identified as registered dams.

In theory there is potential the opportunity to obtain an irrigation water allocation from the Mersey River, however this would only be in relation to a winter take licence and therefore necessitate a sufficiently large dam to store a suitable water volume.

Currently a review is being undertaken on the Mersey Water Management River at whilst this process is being completed a halt has been called on assessing any new applications for water allocations.

If a new winter take irrigation water allocation could be secured a dam would need to be built of sufficient volume. The most suitable land use activity identified for the property is pastoral use, and if it is assumed that 10 hectares of land is subject to an irrigation development this would require a storage containing 42 ML (4.2 ML/ha for irrigated pasture). No formal dam site assessment has been undertaken on the property.

A 10 hectare irrigation scheme would be anticipated to cost approximately \$100,000 to cover the cost of the dam, pump, pipes, land development and irrigator and this would clearly be an uneconomic proposition relative to the potential level of pasture and associated livestock and associated financial return which could be generated.

The groundwater aquifer information which covers the Latrobe area (as per North West Tasmanian Groundwater Map) indicates that the available groundwater in the near vicinity of the property in question is highly restricted. The nearest bore identified existing bores within a 1.5 km radius have a restricted flow rate of up 0.05 to 0.5 L/s which is considered suitable for domestic and stock purposes. There is very limited detailed knowledge of the bore water quality in this area.

The property is not serviced by TasWater for the provision of drinking water or sewerage services

Nearby and Adjacent Land Use Activity

Adjacent and surrounding land has varied uses, including extensive areas of plantation forestry (soft and hard wood, open pastureland, the Warrawee Conservation Reserve with minimal residential dwellings nearby. North

- Property title 118075/1 (approximately 20.7 hectares) zoned as rural resource and is covered by plantation forestry.
- Property title 118077/1 (approximately 12.5 hectares) zoned as rural resource, and is covered by plantation forestry.
- West
 - Property title 117397/1 (approximately 13.4 hectares) zoned as rural resource, covered by open pastureland and extensive areas of remnant native vegetation with a residential dwelling present.
- East and South
 - Parks and Wildlife land as per the Warrawee Conservation Reserve (approximately 230 hectares) zoned as rural resource and incorporates the Wild Mersey mountain bike tracks network.
- South
 - Property title 130270/1 (approximately 220 hectares) zoned as rural resource and is covered by plantation forestry.
 - Property title 230565/1 (approximately 20.7 hectares) zoned as rural resource, covered by open pastureland and a number of individual native paddocks trees present.
 - Property title 226315/1 (approximately 11.7 hectares) zoned as rural resource, covered by open pastureland and a number of individual native paddocks trees present.

Local and Regional Importance

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

The property has no prime agricultural land present on it.

The Forth land capability area has been used to consider the degree of local and regional importance, and this assessment has been considered in Table 2.

Table 2 75 Sherwood Road property land capability regional significance as per the Forth land capability mapping area

Land description	Forth land capability mapping area		75 Sherwood Road property	
	Land area (hectares)	% of total mapping area	Land area (hectares)	% of Forth land capability mapping areas
Prime class land	24,867	14.8	0	0
Non-prime class land	92,306	55.0	19.3	0.02
Exempt land	50,623	30.2	0	0
All land classes	167,796	100	19.3	0.001

The 75 Sherwood Road property comprises 19.3 hectares of land all of which is covered by non-prime agricultural land and the majority of the block is covered by class 5, 5+6 and 6+7 land.

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

Therefore, it would be reasonable to consider the 75 Sherwood Road holds effectively holds a negligible level of recognised local and regional agricultural significance and would have no quantum of land nor associated land quantity (eg land capability) and/or prominence of the land for agricultural land use activity.



Suitability of the Rural Zoning

Based on the "Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones" the property should be identified as rural based on the following criteria:

1. Due to the dominant land capability of ground present on the block the potential agricultural land use suitability of severely constrained to small scale low intensity dryland grazing use on.
2. The property is too small to be considered compatible with the possible and potential enterprise clusters which can and theoretically could be undertaken on the block.
3. No available irrigation water:
 - a. Despite the property bordering the Mersey River, due to no current available irrigation water allocation.
 - b. Impractical, unrealistic and uneconomic to consider an irrigation scheme development would be applicable and/or appropriate for the block.
 - c. No groundwater aquifers identified in the vicinity of the property which could deliver suitable volumes of water to irrigate pasture and/or crops with.

Proposed Rural Zoning

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

RZ1

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

Response:

The 75 Sherwood Road property has land which has minimal agricultural qualities (eg class 5+6) and/or is either unsuitable for agricultural and/or further agricultural development (eg class 6+7 land) and is severely limited in the potential for the level of current and potential agricultural land use activity, due to:

- The low/very level of land capability present, that being dominated by class 5, 5+6 and 6+7 land.
 - It would be impractical and uneconomic to convert the class 5+6 and 6+7 land on the property due to topographic considerations associated with erosion, soil type limitation and subsequently reality of very low levels of agricultural productivity.
- The low-lying class 4 land is subject to flooding inundation and in reality the use of this land for agricultural land activity is high risk.
- Impractical, unrealistic and uneconomic to consider an irrigation scheme development would be applicable and/or appropriate for the block.

The existing constraints associated with this property means the proposed rural zoning clearly is the most appropriate and suitable zoning for the property under the Tasmanian Planning Scheme.

RZ2

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

Response:

The LIST map identifies the property as being unconstrained in the “Land Potentially Suitable for Agriculture Zone” dataset.

However as outlined in the response to RZ1 due to dominant land capability issues (class 5+6 and 6+7 land), uneconomic considerations to convert the undeveloped land and associated reality of having a very low level of agricultural land activity in terms of both diversity and intensity, and as such the majority of the property is unsuitable and/or incapable of supporting agricultural land use activity at present and in the future.

This report provides a clear and detailed assessment of the highly constrained current and future agricultural uses on the property which does not correspond to the block being recognised and accepted as being unconstrained for agricultural use.

RZ3

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

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

Response:

- (a) The majority of the 75 Sherwood Road property, is either unable to be developed and/or a severely limited in the potential for the level of current and potential agricultural land use activity, due to:
 - o The low level of land capability present, that being dominated by class 5+6 and 6+7 land.
 - o It would be physically impractical to convert of class 6 and 7 land on the property.
 - o The only viable and sustainable land use activity, that being low intensity dryland pastoral use.

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

- (b) The property in question has a severely limited level of current and potential agricultural land use activity, due to the low/very low level of land capability present, that being dominated by class 5+6 and 6+7 land.

It would be reasonable to consider it would be uneconomic to further develop this class of land based on the development costs relative to the productivity outcomes.

Impractical, unrealistic and uneconomic to consider an irrigation scheme development would be applicable and/or appropriate for the block.

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

- (d) The property titles in question have been assessed as having no strategic important use or development, rather the land is of particularly low value in terms of agricultural land use both in its' current state and for future development opportunity.
- (e) Based a review and assessment of the local and regional significance the property title in question holds no important and/or critical agricultural values. It should be noted that the land on the property title in question is:
 - I. Areas are undeveloped for agricultural land use activity
 - II. Majority is covered by class 5+6 and 6+7 land (associated with moderate/severe limitations to agricultural land use activity)
 - III. Has no infrastructure present (eg dams, mining leases and/or utilities)
 - IV. Not integral nor support to the operation and/or management of any adjacent or larger agricultural properties
 - V. Impractical, unrealistic and uneconomic to consider an irrigation scheme development would be applicable and/or appropriate for the block.

AZ6

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

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

Response:

- (a) Three adjacent property titles (as per titles 118075/1, 118077/1 and 130270/1) have been identified as being proposed to be zoned as rural.
- (b) No strategically important naturally occurring resources have been identified on the property title in question, and this includes soil, water resources and/or beneficial topography.



(c) Not applicable

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

(e) The property title in question has a severely limited level of current and potential agricultural land use activity, due to:

- I. The low/very low level of land capability present, that being dominated by class 5+6 and 6+7 land.
- II. It would be reasonable to consider it would be uneconomic to further develop this class of land based on the development costs relative to the productivity outcomes
- III. Has no infrastructure present (eg dams, mining leases and/or utilities)
- IV. Not integral nor support to the operation and/or management of any adjacent or larger agricultural properties
- V. Impractical, unrealistic and uneconomic to consider an irrigation scheme development would be applicable and/or appropriate for the block.



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

Mr Jason Lynch BAppSci (Hort) CPAG
Senior Consultant
Pinion Advisory Pty Ltd
March 2022

Project Note Author

In providing the opinion enclosed here, it is to be noted that Jason Lynch possesses a Bachelors of Agricultural Science (horticulture) and is a certified practising agriculturalist (CPAG) and has over 23 years' experience in the agricultural industry in Tasmania.

Jason is skilled to undertake agricultural and development assessments as well as land capability studies.

He has previously been engaged by council planners, property owners, independent planners, and surveyors to undertake assessments within the Break O'Day, Burnie, Central Coast, Circular Head, Clarence, Devonport, Dorset, George Town, Huonville, Glamorgan Spring Bay, Kentish, King Island, Kingborough, Latrobe, Launceston, Meander Valley, Northern Midlands, Southern Midlands, Sorell, Tasman, West Tamar, Waratah-Wynyard and West Coast municipalities.

Most of these studies have involved the assessment of land for development purposes for potential conflict with the Tasmanian and various council based interim planning schemes.

References

Guideline No. 1 Local Provisions Schedule (LPS): zone and code application, Tasmanian Government, Amended June 2018

Latrobe Interim Planning Scheme 2013.

NRE (formerly DPIPWE) Water Access Tool (WAT)

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

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

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

Stevenson G. (2015) Land Capability Assessment, 75 Sherwood Drive.

Tasmanian Planning Scheme - Zones: Latrobe Council Local Provisions Schedule.

Tasmanian Planning Scheme – Rural and Agriculture, Factsheet 4, Department of Justice, Tasmanian Government, 2017.

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

The LIST Map datasets.

Appendix A

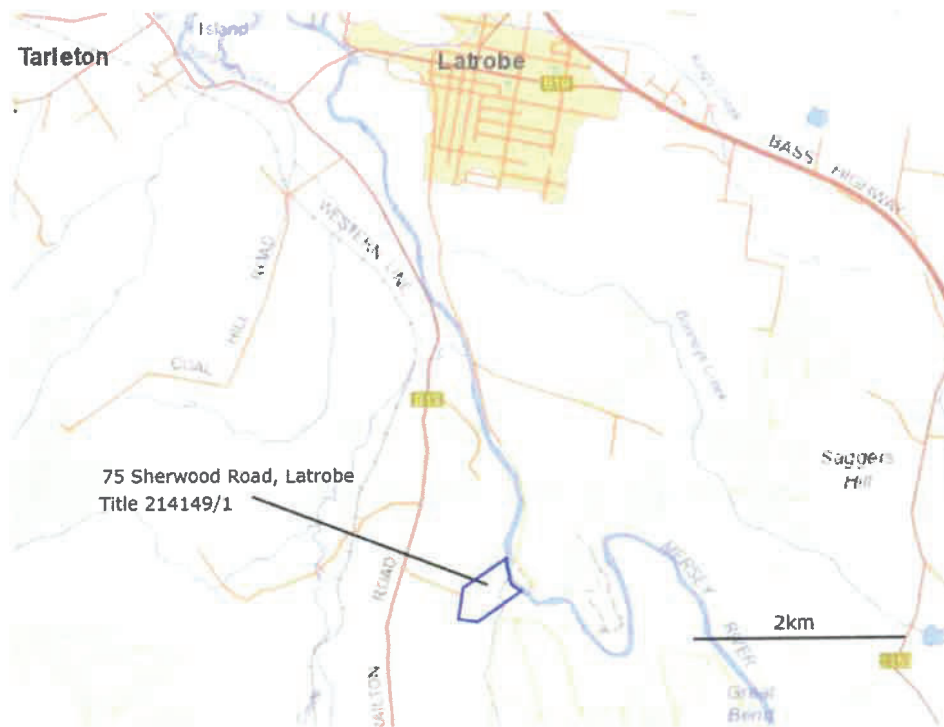


Figure 1 Location of the 75 Sherwood Road property (outlined in blue) (source the LIST)

Appendix B

Land Capability Assessment

**75 Sherwood Drive,
Latrobe**

G Stevenson
[HDA, B.Rur.Sci. (Hon.1), PhD]
13 Guy Crescent, Somerset, Tasmania, 7322
Ph/Fx: (03) 6435 1319
gstevenson2@bigpond.com

Figure 2 75 Sherwood Road property land capability assessment

Land Capability Assessment
25 Sherwood Drive, Iatrobe

Attachments

- Sketch map of assessment (approximate scale: 1:3,300)

Background

- Area: 27ha
- Elevation: 10-70m
- Irrigation potential: poor dam sites – possibility of license from river
- Classification: 4+5, 5 & 6 (Land Capability Survey, Forth Report, 1:100,000, DPIWE)

Assessment

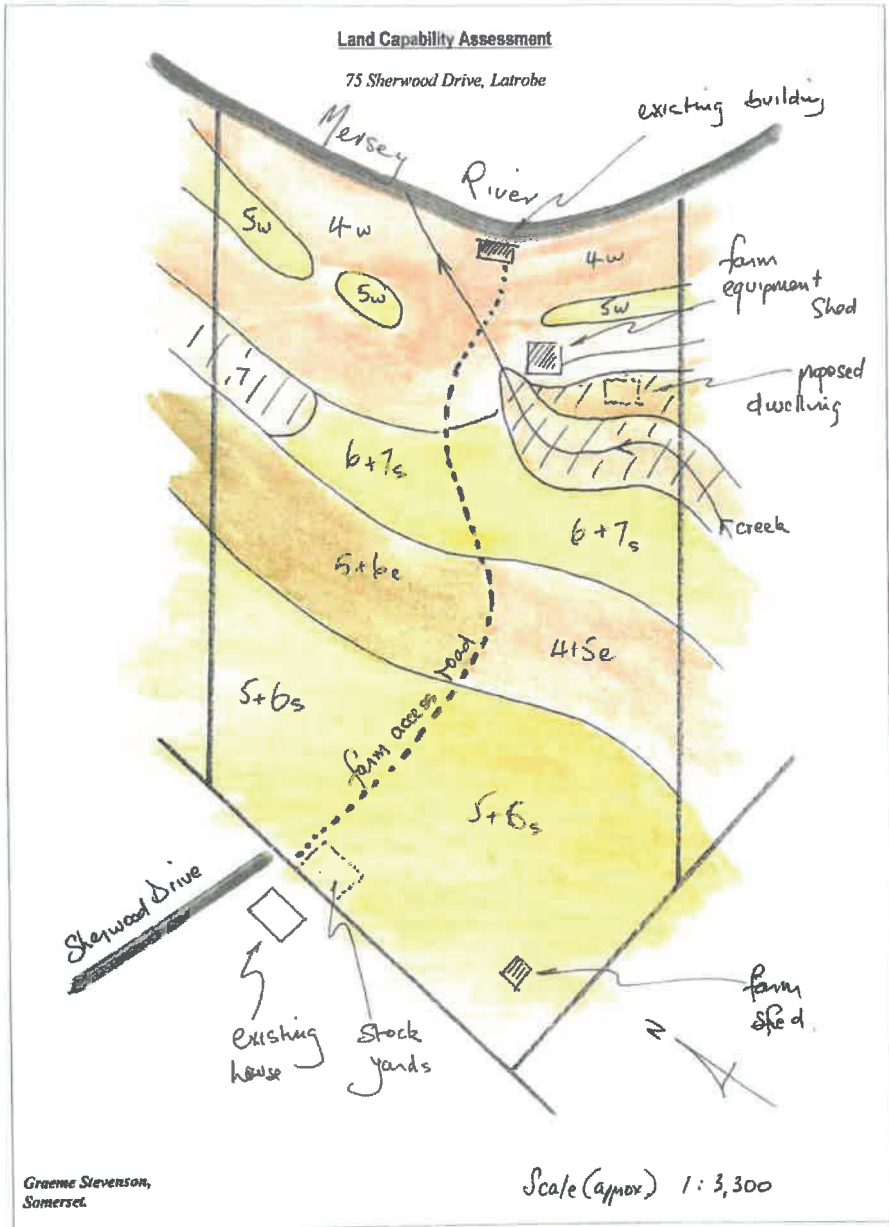
Class	Major limitation	Description
4w	wetness (liable to flooding)	river alluvium, frequent humps and hollows <i>a horizon</i> : >250mm slopes 2-6%
4+5e	erosion (slope)	red/brown clay loam <i>a horizon</i> : >250mm some stones: slopes 6-19%
5w	wetness	drainage hollows (on river flat - below escarpment)
5+6e	erosion (slope)	shallow, gritty clay frequent stones, slope to 21%
5+6 s	(soil structure)	gritty clay, stones <i>a horizon</i> : <100mm Slopes 9-10%
6+7s	soil (structure)	very shallow gravelly clay Slopes to 30%
7	land unsuitable for agricultural use (i) Creek riparian zone (steep sided ravine) (ii) proposed house site (levelled) (iii) escarpment with slopes >40%	

General comment

Following the driest October on record digging was especially difficult and the actual depth of the topsoil was hard to determine.
There is no prime agricultural land on the property.

Graeme Stevenson
Somerset,
November, 2015







18 January 2022

Mr R R Sheehan
14 Mulligan Drive
SPREYTON TAS 7310
Email: rsheehan@live.com.au

Dear Sir

**DEVELOPMENT APPLICATION – DA 143/2021
VISITOR ACCOMMODATION- FARM STAY CAMP GROUND (RETROSPECTIVE)
75 SHERWOOD DRIVE LATROBE**

I am pleased to advise that at its meeting held on 17 January 2022, Council approved your development application for a proposed visitor accommodation- farm stay camp ground (retrospective) at 75 Sherwood Drive Latrobe.

Enclosed is the permit and list of conditions that apply to the approval. The conditions have been applied either to protect the amenity of the area or to ensure your development progresses in an orderly manner and is consistent with other similar developments in the municipality.

As representations were received in regard to your application, Council's decision shall not be effective or acted upon until it is determined that there has been no appeal instituted within the appeal period (14 days from the date hereof) as determined by the provisions of the *Land Use Planning and Approvals Act 1993*, or if an appeal has been instituted until the determination of that appeal.

Please accept the Council's best wishes on your development. If you have any queries regarding your planning permit, please contact Council's Planning Officer, Andrew Newton on 6426 4444.

Yours faithfully,

Jan Febey
MANAGER
DEVELOPMENT AND REGULATORY SERVICES

Encl.





Ref: 143/2021

Mr R R Sheehan
14 Mulligan Drive
SPREYTON TAS 7310

DEVELOPMENT PERMIT

DEVELOPMENT PERMIT NO: 143/2021

LOCATION: 75 SHERWOOD DRIVE LATROBE

In accordance with Division 2 of the *Land Use Planning and Approvals Act 1993* notice is hereby given that Latrobe Council (Planning Authority) hereby grants a permit to Mr R R Sheehan for a proposed Visitor Accommodation- farm stay camp ground (retrospective) at 75 Sherwood Drive Latrobe subject to the following conditions:-

1. ENDORSED PLANS

Consent is for the proposed visitor accommodation campground substantially in accordance with the endorsed plans, unless modified by a condition of this permit:

- a) Proposal Plans, submitted by Ryan Sheehan, Location Site Plans and Signage, Pages: 5, Dated as Endorsed: 17/01/2022;
- b) Land Capability Assessment, prepared Graeme Stevenson, "75 Sherwood Drive, Latrobe," Dated: November 2015; and
- c) Flood Risk Assessment, prepared by CSE Tasmania Pty Ltd, "Request for flood advice for camp area adjacent the Mersey at 75 Sherwood Drive," Dated: 14/10/2021.

2. APPROVED USE

Consent is for the proposed change of use to Visitor Accommodation, for short-term accommodation for persons away from their normal place of residence, on a commercial basis, as defined in *Planning Directive No.6 - Exemption and Standards for Visitor Accommodation in Planning Schemes*, issued 1 August 2018.

The use is limited to a maximum of thirty (30) self-contained sites for short-term accommodation utilising tents, caravans, and motorhomes.

3. CROWN LEASE – WARRAWEE CONSERVATION AREA

Prior to the commencement of the use of the access track, a copy of the Crown Land Access lease must be provided to the Manager Development and Regulatory Services concerning the as-constructed access track over Tasmania Parks and Wildlife managed Warrawee Conservation Area.



4. FLOOD HAZARD AREA – RISK MANAGEMENT PLAN

A Flood Risk Management Plan must be prepared encompassing the hazard mitigation and evacuation recommendations contained within the Flood Risk Assessment Report prepared by CSE Tasmania Pty Ltd. The Flood Risk Management Plan is to be made available to all persons staying at the campground clearly identifying the flood evacuation procedure.

5. WATER SUPPLY REGISTRATION

Registration as a Private Water Supply in compliance with the *Public Health Act 1997 - Part 6* is required.

6. WATER SUPPLY CAPACITY

A rechargeable drinking water system with a storage capacity of not less than 10,000 litres is to be provided to service the proposed use.

7. GREY AND WASTE WATER DISPOSAL

The developer and/or campground operator must ensure all users of the campground are entirely self-contained to ensure any waste generated (washing up, amenities etc.) are adequately contained and disposed of at an approved waste facility and that camp users are informed of the 'self-contained' requirement at the time of booking a camp site.

No wastewater is to be released onto the ground or waterway.

8. WASTE DISPOSAL

No burning of any waste is to be undertaken on site. Any such waste material is to be removed and disposed of at a licensed refuse disposal facility.

9. SOIL AND WATER MANAGEMENT

Silt fencing and other devices are to be provided, where necessary, to control the loss of silt, gravel, clay, and soil from the site to the Mersey River or adjoining land.

10. STORMWATER RUNOFF

The existing private stormwater system is to be used and installed by a suitably qualified person in accordance with AS/NZS3500.3. Concentrated stormwater is only to be directed to the water way as approved by the authority.

11. PROVISION OF CARPARKING

The area set aside for the parking vehicles and access lanes must be:

- a) Be consistent with the objectives of AS/NZS 2890.1 (2004) – Parking Facilities - Off Street Car Parking;
- b) Facilitate appropriate accessible parking for persons with a disability consistent with the requirements of AS/NZS 2890.6 Parking Facilities - Off Street Parking for People with Disabilities;
- c) Constructed to enable two-wheel drive, all-weather access;
- d) Drained to Councils requirements; and
- e) Be signed or otherwise delineated to indicate each parking area and access lanes.

12. AMENITY

During the use of these facilities all measures are to be taken to prevent a noise nuisance such as loud music. Noise pollution matters are subject to provisions of the *Environmental Management and Pollution Control (Noise) Regulations 2016*.

NOTES:

- This permit is issued under Section 57 of the *Land Use Planning Approvals Act 1993* as the proposal has discretionary status under the *Latrobe Interim Planning Scheme 2013*.
- Separate approval may be required for any additional or altered signage proposed on the site.
- Adjoining land to the north of the property is managed forest and subject to forestry operations. Such operations are industrial in nature and include, but may not be limited to:
 - i. Felling, processing and forwarding of logs using mechanical equipment and chainsaws;
 - ii. Road construction using bulldozers and excavators;
 - iii. Transport of processed logs using log trucks;
 - iv. Burning of logging slash;
 - v. Site preparation using excavator type equipment;
 - vi. Weed control (aerial and ground application);
 - vii. Tree planting;
 - viii. Fertiliser application;
 - ix. Pest control;
 - x. Tree pruning; and
 - xi. Tree measuring.



Jan Febey
MANAGER
DEVELOPMENT AND REGULATORY SERVICES

Date of Permit: 17 January 2022

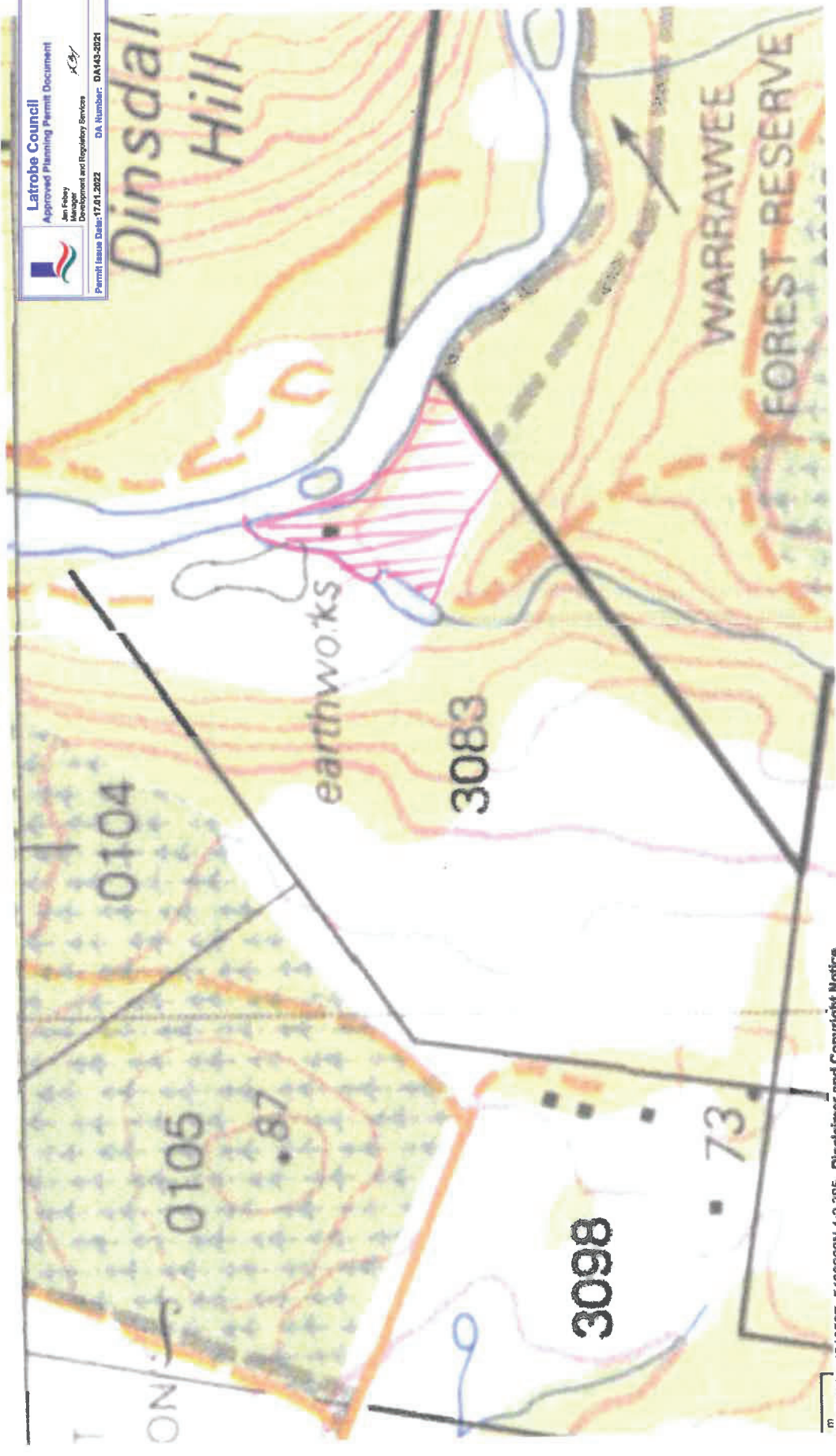
***THIS IS NOT APPROVAL FOR ANY CONSTRUCTION OR DEMOLITION WORKS,
INCLUDING WORK IN A ROAD RESERVE***


***SEPARATE APPROVAL MAY BE REQUIRED IN ACCORDANCE WITH THE BUILDING ACT 2016,
THE LOCAL GOVERNMENT HIGHWAYS ACT 1982 OR THE ROAD AND JETTIES ACT 1935***

Please check with Council in determining whether the proposed use or development is exempt.

NOTES:-

- A Attention is directed to Sections 61 and 62 of the *Land Use Planning and Approvals Act 1993* (as amended) which relate to appeals. These provisions should be consulted directly, but the following provides a guide as to their content:
- A planning appeal may be instituted by lodging a notice of appeal with the Resource Management & Planning Appeal Tribunal (telephone (03)6233 6464).
 - Any planning appeal must be instituted within 14 days of the date the Council serves notice of the decision on the applicant.
- B This permit lapses after a period of two years from the date of granting of this permit if the use or development has not substantially commenced within that period.
- C A copy of the Council report prepared in relation to this application is available upon request.
- D This permit does not imply that any other approval required under any other by-law or legislation has been granted.
- E Separate Building Approval is required prior to commencement of this development and use.
- F This permit does not constitute authority to erect or construct buildings or works over or upon any drain or sewer vested in the Council or upon any drainage or other easement whether registered or statutory.
- G Substantial commencement is considered as the commencement of physical works on site for a project. This does not include clearing the site or minor excavations.
- H The *Building & Construction Industry Training Fund Act* introduced a levy of 0.2% of the estimated value of building or construction work costing more than \$12,000. The levy is to be paid into a fund administered by the Tasmanian Building & Construction Industry Training Board (TBCITB). The levy must be paid before Council approval can be given for the building or construction work to commence (building application). If building approval is not required, the levy must be paid before work commences. The levy can be paid at Council (building application) or it can be paid to the TBCITB. The project owner must complete a voucher to accompany payment. Vouchers associated with building work (building application) are available from Council. Vouchers for other payments are available from the TBCITB. Further information can be obtained by telephoning the TBCITB on (03) 6223 7804 or the internet site www.tbcitb.com.au.




 proposed camping



Latrobe Council
Approved Planning Permit Document
Ain Fikry
Manager
Development and Regulatory Services
Permit Issue Date: 17.01.2022
DA Number: DA143-2021

Sherwood Dr

75 Sherwood Dr
Boundaries

Proposed Camping area



Latrobe Council
Approved Planning Permit Document

Jan Febej
Manager
Development and Regulatory Services

Permit Issue Date: 17.01.2022 DA Number: DA143-2021



Camping

MTB Tracks



Latrobe Council
Approved Planning Permit Document
Jan Feboey
Manager
Development and Regulatory Services

Permit Issue Date: 17.01.2022 DA Number: DA145-2021

SHERWOOD RIVER CAMP

- ~ Access to the wild mersey MTB trails
- ~ Self contained camping
- ~ River front

HIPCAMP

Book on www.hipcamp.com



Latrobe Council
Approved Planning Permit Document

Jan Febey
Manager
Development and Regulatory Services

Permit Issue Date: 17.01.2022

DA Number: DA143-2021



SHERWOOD RIVER CAMP

CAMP RULES

1. Please be respectful of the property and take everything you came with away with you.
2. Camp where you like (in the paddock) but please keep it to a 10m x 10m patch.
3. All campers need a chemical toilet, the nearest dump point is behind Hill Street Supermarket in Latrobe (8 minute drive).
4. Contained fires to be 30cm off the ground and permitted subject to fire bans. please visit: www.tfs.com.au
5. Swimming and fishing permitted at own risk.
6. Free rainwater provided from tap on the concrete slab.
7. Generators permitted between 9am and 6pm.
8. Cutting of firewood on property is **strictly prohibited**.
9. Riding of motorcycles is **prohibited** on property.
10. Dogs permitted however please be mindful of other campers.
 - a) Dog litter must be cleaned up by owner and disposed of offsite.
 - b) Pets disturbing other campers may be asked to be removed from the property.
11. This is a working farm, please have respect and do not open gates, enter sheds etc.

Please enjoy your stay and **BE RESPECTFUL OF OTHER CAMPERS**. Should you have any queries please feel free to call us (owners).

Thank you

Ryan - 0409 424 598

Caddie - 0407 348 042

	Latrobe Council Approved Planning Permit Document
	Jan Febey Manager Development and Regulatory Services 
Permit Issue Date: 17.01.2022 DA Number: DA143-2021	

Land Capability Assessment

**75 Sherwood Drive,
Latrobe**

G Stevenson
[HDA, B.Rur.Sci. (Hon.1), PhD]
13 Guy Crescent, Somerset, Tasmania, 7322
Ph/Fx: (03) 6435 1319
gstevenson2@bigpond.com

Land Capability Assessment
 25 Sherwood Drive, latrobe

Attachments

- Sketch map of assessment (approximate scale: 1:3,300)

Background

- Area: 27ha
- Elevation: 10-70m
- Irrigation potential: poor dam sites – possibility of license from river
- Classification: 4+5, 5 & 6 (Land Capability Survey, Forth Report, 1:100,000, DPIWE)

Assessment

Class	Major limitation	Description
4w	wetness (liable to flooding)	river alluvium, frequent humps and hollows <i>a horizon</i> : >250mm slopes 2-6%
4+5e	erosion (slope)	red/brown clay loam <i>a horizon</i> : >250mm some stones; slopes 6-19%
5w	wetness	drainage hollows (on river flat - below escarpment)
5+6e	erosion (slope)	shallow, gritty clay frequent stones, slope to 21%
5+6s	(soil structure)	gritty clay, stones <i>a horizon</i> : <100mm Slopes 9-10%
6+7s	soil (structure)	very shallow gravelly clay Slopes to 30%
7	land unsuitable for agricultural use (i) Creek riparian zone (steep sided ravine) (ii) proposed house site (levelled) (iii) escarpment with slopes >40%	

General comment

Following the driest October on record digging was especially difficult and the actual depth of the topsoil was hard to determine.

There is no prime agricultural land on the property.

Graeme Stevenson
 Somerset,
 November, 2015

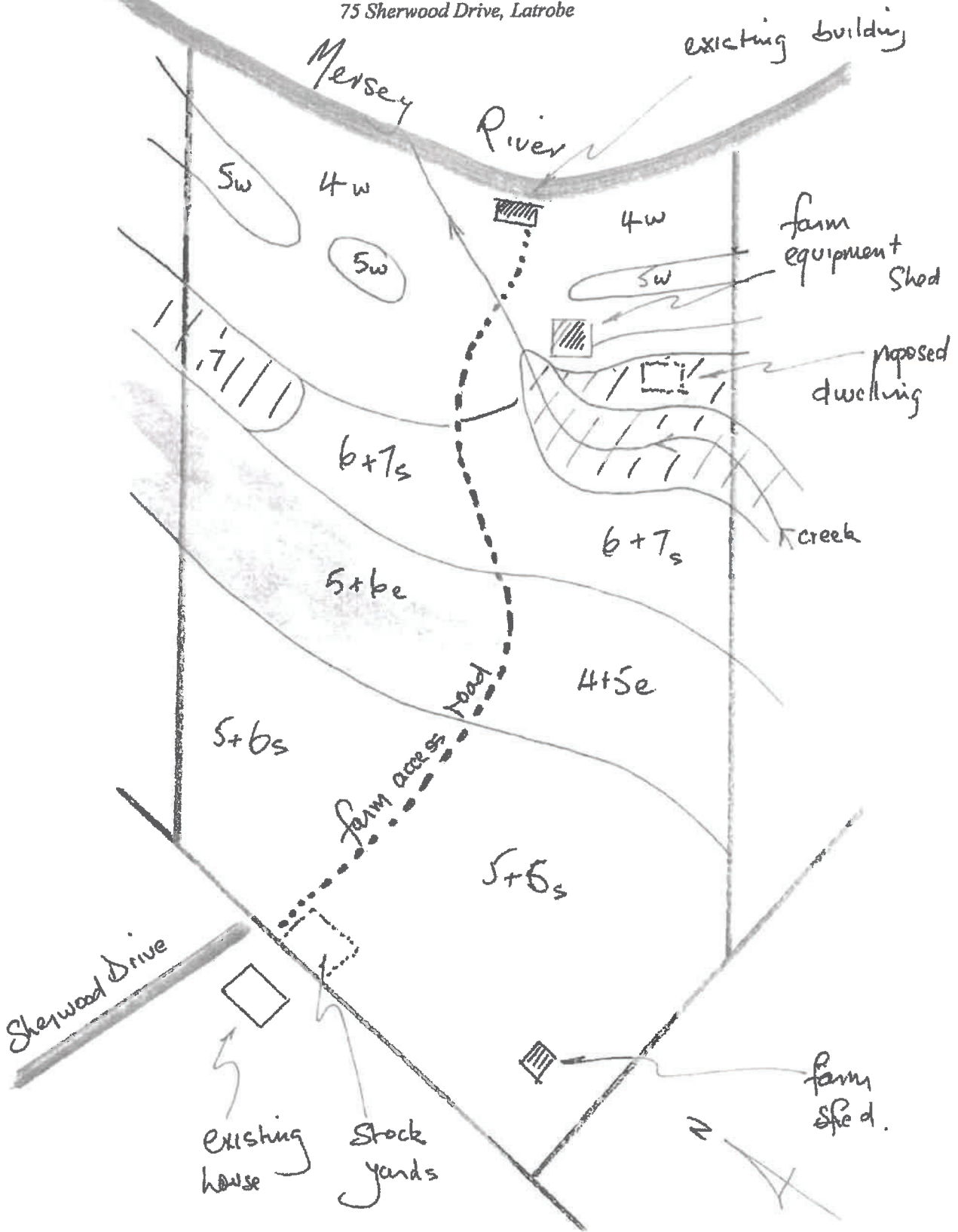




JCF

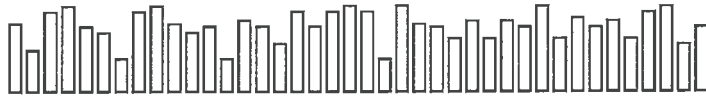
Land Capability Assessment

75 Sherwood Drive, Latrobe



CSE TASMANIA PTY LTD

civil & structural engineering



14th October 2021

Mr Ryan Sheehan
14 Mulligan Drive
Devonport 7310



Forwarded by email rsheehan@live.com.au

REQUEST FOR FLOOD ADVICE FOR CAMP AREA ADJACENT THE MERSEY AT 75 SHERWOOD DRIVE LATROB

Dear Ryan,

As requested on 5th of August, I have reviewed the proposed caravan and motorhome site at the above address on the 6th of October and I provide this report regarding flood risk.

Flood History

The shack foundations shown below were left when the shack was washed away in the 2016 floods. The 2016 floods were assessed in Latrobe as being a 1 in 300 year event. You advised that prior to that event the shack had not been flooded in its 40 years at that level.



Shack slab level at RL 5.3

ABN 98 118 678 667

m 0429 418 739 • chris@csetas.com.au

Office Address – 127 Leith Road, Leith • Mailing Address PO Box 49, Turners Beach 7315

During the 2016 event water reached the no access sign on the sheds to a level approx. shown below by the blue line. This line is approx. 8m above normal river level. This put approx. 2.7m of water over most of the proposed park area.



At the time flood waters were reported by you to have risen at approx. 400mm per hour.

The Proposal

It is proposed that the site be re-opened as a caravan and motor home park for self contained vehicles with up to 30 van sites. The lowest sites and section of ground across the site is at 4.3m. This level exists in an area that will be a backwater – not a flowing creek when levels rise. The photos show that the downstream end where the road accesses the site is at the higher level of 5.3m

Risk Management

All people booking on site supply mobile phone contact details.

As discussed, you are intending to monitor flood warnings to advise when people should be wary of flooding and when they should leave the site. You are intending that no one be on site when there is a chance of a major flood.

The worst case scenario is that people are on site and it is conceivable that overnight rainfall could cause sufficient flooding to flood the van park and that the rain may not necessarily be falling in the lower part of the catchment.

Given that caravans and motorhomes can be packed up within 20 minutes a level change of 130mm could occur from the time of starting to pack up and leaving. This does not present a significant risk.

Australian Rainfall and Runoff Project 10 – “Appropriate Safety Criteria for People” report in April 2010 outlines criteria for determining the safety of people in floods

For children with a height and mass product (H.M) of between 25 and 50, low hazard exists for flow values of $D.V < 0.4 \text{ m}^2\text{s}^{-1}$, with a maximum flow depth of 0.5 m regardless of velocity and a maximum velocity of 3.0 ms^{-1} at shallow depths. Under these flow regimes, the children tested retained their footing and felt “safe” in the flow. For adults (H.M > 50), low hazard exists for flow values of $D.V < 0.6 \text{ m}^2\text{s}^{-1}$ with a maximum depth limit of 1.2 m and a maximum velocity of 3.0 ms^{-1} at shallow depths. Moderate hazard for adults exists between $D.V = 0.6$ to $0.8 \text{ m}^2\text{s}^{-1}$, with an upper working flow value of $D.V < 0.8 \text{ m}^2\text{s}^{-1}$ recommended for trained safety workers or

P10/S1/006 :Apr 2010

vi

This demonstrates that 0.5m of depth is considered a “safe water depth”.

The site already has a warning indicator which requires people to prepare to evacuate when water depth reaches 3.5m and to evacuate when flows reach 4m - shown in the image below. Based on the rate of rise in the 2016 flood this would give approximately an hour to evacuate the site which is achievable.



	Latrobe Council
	Approved Planning Permit Document
Jan Febey Manager Development and Regulatory Services	
Permit Issue Date: 17.01.2022	DA Number: DA143-2021

Summary

Several layers of risk management are provided to prevent the flooding hazard impacting on people staying at the site.

The first and primary layer is asking people to move on from the site when there is a chance of major flood warnings.

The second and worst case layer is for occupants to become aware that they need to move initially by the flood hazard board on site and then should the need arise low level vans could inundate raising the alarm. The site is shaped so that people moving to the access road are progressively going to higher ground which is significantly safer than the reverse situation. People will be very aware of the issues before safe water depths of 0.5m for children and 1.2m for adults are exceeded.

Given the shack lasted for 40 years at the 5.3 level there is a low risk of damage to caravans or people based on the above mitigation layers.

Yours sincerely



Chris Martin FIEAust, MBA (Tech Mgt), BE(Hons), CPEng, RPEQ, APEC Engineer, IntPE(Aus)

Senior Civil & Structural Engineer
Director – CSE Tasmania Pty Ltd

