

From: montana.tas@bigpond.com
Sent: Mon, 9 Mar 2020 11:21:39 +1000
To: Dan Ford
Subject: Hanslows Road Cambridge
Attachments: Hanslow Road 2.doc

Hi Dan,

Regarding our property at 59 Hanslows Road, Cambridge, we have had the opportunity to discuss our situation with "Natalie" at the Council Chambers on Thursday the 5th March. She has advised us to put together in writing our situation in the hope that it will assist us in receiving the appropriate zoning for a home to be erected on this property in the future.

We purchased the property in 1988 and without our knowledge in 2015 the land was rezoned to "Significantly Agricultural".

Three years ago, we decided to put the property on the market, but it was soon obvious that it wouldn't sell without a change to the zoning.

Our situation at present is that the piece of land is not suited to agricultural purposes (see attachment) and a dwelling is not an option either.

We're hoping that common sense will prevail and that there will be changes made to the zoning so that in the future the property can be built on as was the plan back in 1988.

Kind Regards,

Alistair & Kaye Baker,
474 Richmond Road,
CAMBRIDGE 7170

Agricultural Assessment

Of

2.77 Ha Allotment

59 Hanslows Road

Cambridge

Tasmania

Prepared for A & K Baker

By

Complete Agricultural Consulting Services

November, 2018

Table of Contents

	<i>Page</i>
Purpose of Report	1
Introduction	1
Summary	2
1. Background	3
2. Property Location	3
3. Property Environment	3
3.1 Climate	3
3.2 Soil Type	3
3.3 Topography & Erosion	3
4. Water Supply	4
5. Land Capability and Classification	4
6. Effective Land	4
7. Land Use	4
Council Planning Scheme	5
8. State Policy on Protection of Agricultural Land	6
9. Summary	6
10. Recommendation	6
 Appendix 1: Plan of Allotment	
Appendix 2: Photos of Land Form & Soils	

Report Purpose

The focus of the report is on the agricultural environment of the subject property in order to provide information for the Clarence Council in making a determination on a Development Application for a residence on the allotment.

Introduction

This report, prepared by Mr Frank W Walker, Manager, Complete Agricultural Consulting Services, was commissioned to provide expert comment to accompany a development proposal to Clarence Council.

An assessment has been made of the Land Classes and Capability. Guidelines for the Classification of Agricultural Land in Tasmania, as prescribed in the Land Capability Handbook (Ref.1) have been followed in the assessment process. Land Classes have been identified as per the guidelines.

The report reviews the present land use and that which may apply to the allotment.

Matters relating to Clarence Planning Scheme of 2007, specifically to land use within the Intensive Agricultural Zone are addressed.

The report summarises the assessment findings following a site visit made in the company of Mr A Baker who confirmed land boundaries in March, 2015.

Disclaimer: Complete Agricultural Consulting Services, in drawing on data from various sources to develop the report, does not accept responsibility for the final outcomes as detailed.

Summary

The Agricultural Assessment reveals the agricultural environment is not at all conducive for intensive, small scale high value enterprises with the principal factors being the low rainfall, no access to significant irrigation water, shallow and stony duplex soils with an exposed North Westerly aspect.

The Class 5/6 soils exhibit significant tunnel erosion in the very limited arable areas.

From an agricultural perspective the allotment has no significant agricultural merit to justify the Intensive Agricultural Zoning that applies. The agricultural environment cannot meet the intent of the zoning applied by the planning scheme.

As an adjunct to adjacent farming units the 2.77 ha allotment is essentially worthless.

It is recommended Council:

- Recognise the severe limitations of the allotment that prevent the land meeting the intent of the current zoning and accept there is no reason and useful purpose in applying the planning rules of the Significant Agricultural Zone.
- Endorse the proposal to provide the construction of a residence.

Agricultural Assessment Of 59 Hanslows Road Cambridge

1. Background

An agricultural assessment has been undertaken of the 2.77ha property at 59 Hanslows Road to ascertain the general suitability of the land to intensive agricultural/horticultural operations.

2. Property Location

The subject land, depicted in Appendix 1, is located approximately 3 kms north of Cambridge with access from Hanslows Road. It was not until some three years ago that the property was rezoned within the Significant Agricultural Zone.

The property forms part of a subdivision approved in the 1980's and is surrounded by similar sized Lots to the north, north east and south east. Each of these allotments contains a single dwelling, most with no significant agriculture being undertaken.

3. Property Environment

3.1 Climate

3.1.1 Rainfall

The property lies in a low rainfall area of approximately 500mm per annum, with a high degree of variability from year to year. It follows irrigation is essential for any significant intensive agricultural operations.

3.1.2 Temperatures

Temperatures experienced through out the year are conducive to a wide range of temperate agriculture practices. Frosts occur throughout the region over winter and occasional damaging late season (September) frosts are experienced in some years.

3.1.3 Wind

The subject site is exposed to prevailing west/northwest winds, which contain the production of many intensive horticultural enterprises.

3.2 Soil Type

The property is comprised mainly of Heathy Hills Land System (LS No. 273141) with shallow, acidic, sandy soils over a light yellowish brown medium clay over bedrock. (Ref.2)

The soil format (soil depth, incidence of stone) varies considerably over a few metres across the allotment. Such variation is not all conducive for small vineyard and tree fruit enterprises. The nature of the soil is depicted in Photos Nos. 1 and 2.

3.3. Topography and Erosion Issue

Most of the land slopes gently from a high point on the southeast boundary to a low on the northwest.

Tunnel erosion is present across the middle section of the small arable portion of the property as depicted in Photo 3. This form of erosion, when significant as it is and its location on this property, restricts land use across the only open arable farming area.

4. Water Supply

There is a “loose” arrangement on place between five land owners along Hanslows Road that provides access to Stage 2, Category 2 water. The allotment can access up to 1 megalitre per annum from a draw off point within the property.

Each of the five Lot owners pays Irrigation Tasmania an administration fee of \$115 per annum and \$259 per megalitre or part thereof.

Category 2 water is only available from Irrigation Tasmania when all Category 1 needs have been supplied. It is therefore a non assured supply. It cannot be relied upon to justify significant investment in significant agricultural/horticultural operations irrespective of the cost.

There is no TasWater domestic supply to the Hanslows Road area.

5. Land Capability and Classification

Land capability assessment takes into account the physical nature of the land (eg. geology, soils, slope, stoniness) and other factors such as climate, erosion hazard, drainage and the land management practices required for sustainable operations.

Land capability assessment should not be confused with a suitability assessment which takes into account economic and social issues in reviewing the best use options.

Under the Tasmanian Land Capability Classification System (ref.1) the land across the allotment is regarded as Class 5, changing to Class 6 where the incidence of stone increases.

The subject land is not considered within the Classification System to be prime agricultural land (i.e. Class 1, 2, or 3, well suited to intensive agriculture) as there are serious limitations, notably the soil type/poor soils, erosion and aspect.

6. Effective Land

Excluding the conservation bushland and other patches of stony land carrying bush and scrub, the effective farming area is noted to approximately 1.5ha, which is seriously contained with the mid section exhibiting tunnel erosion.

7. Land Use

7.1 Present Use

The 2.77 ha allotment has occasionally been used as a dryland farming base for grazing horses. With an effective grazing area of about 1.5ha the property, with fully improved pasture, would just support grazing one horse on a continual basis.

7.2. Future Use

The effective Class 5 land area does not provide a base for any significant form of primary production to be undertaken.

The varying nature (depth, soil type and depth) is not conducive to establishing and managing productive, high value irrigated enterprises.

Considering the extremely limited agricultural potential of the allotment it is recommended Council provide for discretionary use of the small allotment as a rural residential holding.

7. Council Planning Scheme

7.1 Relevant sections relating to the Intensive Zone.

The Clarence Planning Scheme 2007 presents standards (Clause 6.9.4) for development within the Intensive Agricultural Zone. Accordingly, the following relevant agricultural matters are addressed:

Specific Decision Requirements:

(a) Development should not fetter agricultural use

As there is minimal capacity for agriculture this factor is not relevant.

(b) Existing farm production is to be protected, particularly maintaining farm size and the productive capacity of the site to sustain the rural enterprise and considering impacts from and on surrounding land uses.

As indicated above, the effective farming area is not sufficient to neither provide for significant intensive farming operations nor impact on adjacent holdings.

(c) Any residential development should be reasonably required for the operation of the rural activity conducted on the land

As there is minimal capacity for any significant farming operations and without a reliable irrigation water supply this factor is not relevant.

(d) Development should be an appropriate use, design and location so as to not fetter the agricultural use on the land or nearby properties.

There is minimal agricultural use to fetter.

(e) Agricultural uses, industries and rural infrastructure are to be protected to maintain the production capacity of the area.

The potential for any continued agricultural operations is not compromised with a dwelling.

(f) Areas of significant vegetation, habitat, and threatened communities should be maintained where possible.

The existing threatened native vegetation community is not impacted with a change of use/ providing for a dwelling.

(g) Vegetation and fauna habitat should be retained along waterways, gullies, ridgelines and property boundaries and these areas revegetated where appropriate.
The comments for (f) above also apply to these matters.

7.2 Zoning Dwelling Requirements

Prior to the introduction of the Significant Agriculture Zone along Hanslows Road land owners were permitted to establish dwellings on the small allotments, but with the new zoning such use is not permitted without very good evidence of the need for the constant presence of an operator to conduct a significant sustainable enterprise.

As the farming environments severely constrain engaging in significant agricultural operations the requirements of the current zonings present a serious anomaly which needs to be corrected.

8. State Policy on the Protection of Agricultural Land

Purpose: To protect prime agricultural land from development which would reduce potential production value.

The Land Capability Assessment shows the subject land to be Class 5/6 whereas prime agricultural land is regarded as Class 1 to Class 3 inclusive.

9. Summary

The assessment reveals the allotment cannot support significant intensive agricultural operations.

The productive capacity of the Class 5/6 land is minimal.

10. Recommendation

The proposal to provide for a dwelling be approved.

F W Walker HDA, GDE, FAIAST, JP.
Manager
Complete Agricultural Consulting Services

Reference 1: Land Capability Handbook, Guidelines for Classes of Agricultural Land in Tasmania, second edition, DPIWE 1999.

Reference 2: Land Systems South, East and Midlands (region 6) DPIWE. A Resource Classification Survey, Dept. Agriculture, 1988.

Reference 3: Musk and De Rose R., (2000) Land Capability Survey of Tasmania Derwent Report. Department of Primary Industries Water and Environment, Tasmania.



Photo No. 1
Surface bedrock on SW portion of allotment.



Photo No. 2
Sandy loam to spade depth with stone throughout
midsection of SW potion of allotment.



Photo No. 3

Tunnel erosion across
midsection
of the arable land.



Photo No. 4

Residence on adjacent allotment on the NW boundary.
Effectively a rural residential holding.

Complete Agricultural Consulting Services

PO Box 471, Sandy Bay, Tas. 7006

Telephone 6225 3915

Facsimile 6225 1970

ABN 39 234 855763

24th November, 2018

Mr A Baker
474 Richmond Road
Cambridge
Tas. 7170

Dear Alistair

Re: Agricultural Assessment

2.77

a Allotment, 59 Hanslows

Road.

Amended draft: please note:

Following discussion with Michael Crisp the reference to the document accompanying a development proposal has been omitted.

Section 7.2 included to better outline the current situation.
Can you and or Michael confirm the accuracy of this section?

Thanks

Frank