

From: [Tracey Bell](#)
To: [Submissions](#)
Subject: Representation Draft Latrobe Local Provisions Schedule - 200 Parkers Ford Road, Port Sorell (213993/1)
Date: Monday, 21 March 2022 10:28:41 AM
Attachments: [PROJECT NOTE 200 Parker Road agricultural assessment March 2022 FINAL.pdf](#)

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Please accept this email and the attached Agricultural Suitability report as our representation to the Draft Latrobe Local Provisions Schedule.

The above property is currently zoned Rural Resource in the Latrobe Interim Planning Scheme 2013. It is identified in the Latrobe Council 2008 Port Sorell and Environs Strategic Plan for future Rural Residential development.

We have reviewed the Latrobe Draft LPS Interactive Maps and the indication is for the property to be zoned Agriculture, once the transition to the TPS is complete. This came as a surprise as the property is not viable for agricultural enterprises. The attached agricultural suitability report provides detailed information in relation to this.

We request consideration be given for this property to be zoned Rural Living because:

- it has very low level agricultural suitability due to it's size, lack of water and class 5 land capability;
- it is over-capitalised as there is an existing dwelling;
- it is adjacent residential development; and
- it will support council's strategic objective for Rural Residential use in the area.

To take a holistic view we have spoken to neighbours to the north and east and we are all in support of our adjoining titles to be zoned Rural Living. I believe those neighbours will be making a similar request through this representation process.

Regards

Tracey Bell
Letrasak Pty Ltd



PROJECT NOTE

To:	Tracey Bell	From:	Jason Lynch
Date:	11/3/2022	Pages:	1 of 9
Project Code:		Note Ref:	
Re:	Agricultural suitability of the 200 Parkers Road property.	CC:	

<input type="checkbox"/> Urgent	<input type="checkbox"/> Review	<input type="checkbox"/> Comment	<input type="checkbox"/> Reply
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Summary

This document provides a review of the agricultural suitability of the property at 200 Parkers Road.

The 200 Parkers Road property can be characterised as having very 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 class 5 land capability present
- severely restricted land use activity which can and could be conducted on the block
- lack of current and future access to irrigation water
- being located nearby and adjacent to residential dwellings.

The 200 Parkers 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.

The property in question is adjacent and nearby land which is similarly constrained for agricultural land use activity, and it is reasonable to consider this area south of Port Sorell can be characterised more broadly as currently and the future having a low and highly constrained level of agricultural land use activity.



Location

The property at 200 Parkers Road Port Sorell is located approximately 2 km south of the town of Port Sorell 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.)
200 Parkers Road, Port Sorell 7307	6526548	213993/1	19

Land Capability

The original land capability assessment of the area was modelled undertaken by DPI at a scale of 1:100,000 and reported in their Tamar Report in 1992

The entirety of the 200 Parkers Road property was identified as class 5 land.

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.

Soils in this area are typically characterised as being shallow duplex (sandy loam topsoil over a clayey subsoil), areas of clayey soils or sandy soils (grey sandy topsoil over a bleached sandy subsoil, poor to imperfectly drained, infertile and having slow permeability.

Land Use Activity

Pastoral Use

Based on the land capability of property and associated significant limitations associated with the relatively small size of the block, 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 18 DSE/ha, for a total dryland carrying capacity of roughly 360 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 360 DSE property would equate to a total annual gross margin of potentially \$14,500 which does not constitute a sustainable commercial scale enterprise.

Cropping Use

Class 5 is 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 present having a low nutrient holding capacity, high leachable, low soil moisture capacity, imperfectly drained and unfavourable sub soil conditions and poor stability for vines or trees.
- Inability to use bird deterrents, such as lasers, gas guns or rifles due to the close proximity to residential dwellings. Netting can be used during the harvest period during the establishment period trees and vines would be unprotected, and additionally the economics of this type of investment on a small scale would not be favourable.
- Uneconomic and high risk to undertake a horticultural development which lacks irrigation water.

Clearly with size of the property and anticipated level of productivity in reality it would not be considered suitable and/or favourable to develop the property for perennial horticultural use and hence there is no economic and/or practical incentive to undertake the required land development, soil improvement, planting of trees/vines, irrigation development and/or installing necessary infrastructure (sheds, trellising, bird netting etc...).

Irrigation Supply

The property is not located within an irrigation district.

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

No irrigation water can be drawn from the Panatana Rivulet as it is significantly over allocated by -4,738 ML for high availability (surety 5) and -4,005 ML for low availability (surety 6).

The property is located with the Sassafras Wesley Vale groundwater area, which imposes controls over the access and allocation of groundwater within this district.

The groundwater aquifer information which covers the Sassafras Wesley Vale (as per North East Tasmanian Groundwater Map) indicates that the available groundwater in the near vicinity of the property in question is highly restricted. Many of the identified existing bores are either dry or have a restricted flow rate of up to 5 L/s which is considered suitable for domestic, stock and for small areas of irrigation. There is very limited detailed knowledge of the bore water quality in this area.

The property is serviced by TasWater for the provision of drinking water. It should be noted that the opportunity to use drinking water as a source of irrigation water is severely constrained due to the very high cost involved (nominally \$900 ML) and limited pipeline flow rates. Therefore, based on the economics and impracticality it is not feasible and/or realistic to consider an agricultural irrigation development based on the alternative use of drinking water.

Nearby and Adjacent Land Use Activity

Adjacent and surrounding land has varied uses, including residential and small/medium scale pastoral, with vegetation cover including open pastureland, native forest, heathland, residential gardens and landscaping and native and forest and woodland vegetation.

- North
 - Property title 132783/2 (approximately 8.1 hectares) zoned as rural resource, covered by open pastureland with pockets of remnant native vegetation with a residential dwelling present.
 - Property title 93981/3 (approximately 6.6 hectares) zoned as rural resource, predominantly covered by native forest with small areas of open pastureland, with a residential dwelling present.
- West
 - Property title 198987/1 (approximately 35 hectares) zoned as rural resource, covered by open pastureland with pockets of remnant native vegetation with a residential dwelling present.
 - Property title 132783/1 (approximately 58.3 hectares) zoned as rural resource, covered by extensive areas of open grassy native forest woodland and areas of open pastureland and no residential dwelling is present.
- North East
 - Land zoned as environmental living, split into separate blocks ranging in size from 0.7-4.3 hectares with a residential dwelling present on each block.
- South
 - Land zoned as rural living, split into separate blocks ranging in size from approximately 0.5-4.1 hectares with a residential dwelling present on each block.
- East
 - Property title 20974/1 (approximately 5.6 hectares) zoned as rural resource, covered by open pasture with extensive shelter belts surrounding the block with a residential dwelling present.

- Property title 156549/1 (approximately 19.7 hectares) zoned as rural resource, predominantly covered by open native forest and heath land with a residential dwelling present.

The relevant Latrobe interim planning scheme zoning map covering the property in question is attached in Appendix A Figure 2.

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.

Due to the close proximity of the property in question to be both the Forth and Tamar land capability mapping areas, both of the mapping areas have been included in the assessment outlined in Table 2.

Table 2 200 Parkers Road property land capability regional significance as per the Forth and Tamar land capability mapping area

Land description	Forth land capability mapping area		Tamar land capability mapping area		200 Parkers Road property		
	Land area (hectares)	% of total mapping area	Land area (hectares)	% of total mapping area	Land area (hectares)	% of Forth land capability mapping areas	% of Tamar land capability mapping areas
Prime class land	24,867	14.8	10,707	5.8	0	0	0
Non-prime class land	92,306	55.0	120,638	66.3	19.1	0.02	0.015
Exempt land	50,623	30.2	50,804	27.9	0	0	0
All land classes	167,796	100	182,149	100	19.1	0.001	0.001

The 200 Parkers Road property comprises 19.1 hectares of land all of which is covered by non-prime agricultural land and entirely covered by class 5 land.

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



Therefore, it would be reasonable to consider the 200 Parkers 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.



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 BAgSc (Hons) 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 20 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.

Appendix A

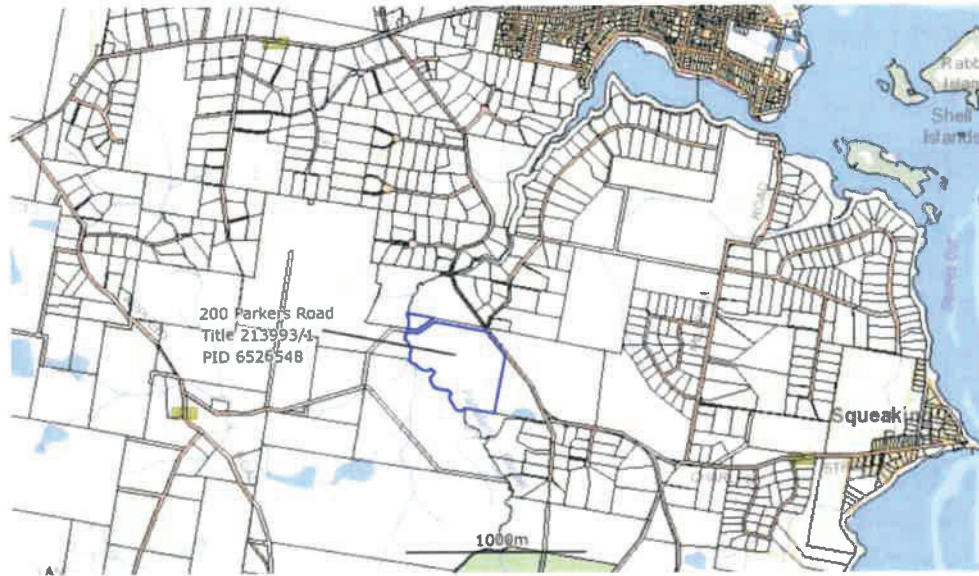


Figure 1 Location of the 200 Parkers Road property (outlined in blue) (source the LIST)

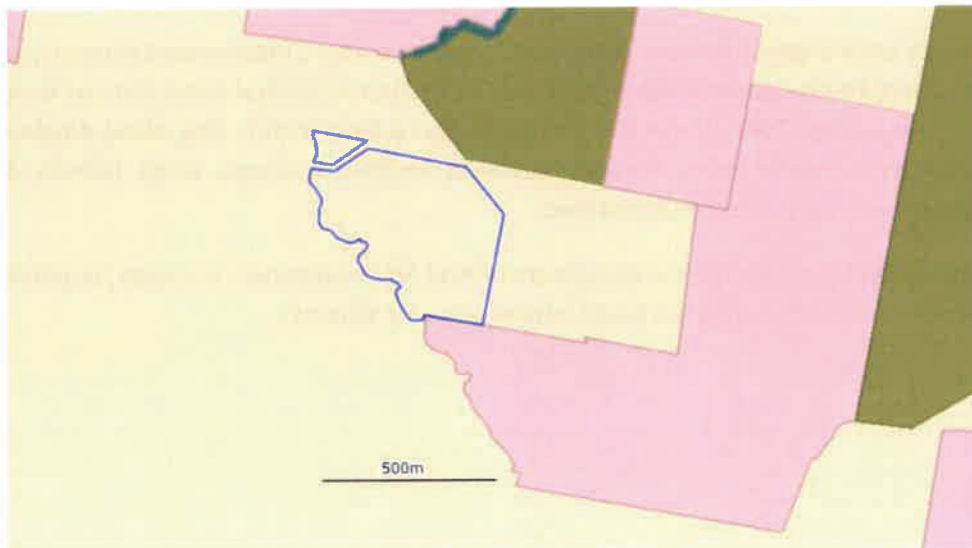


Figure 2 The property in question (outlined in blue) and land adjacent to the east and west zoned as rural resource (brown shaded), rural living (pink shaded), environmental living (green shaded) and strip of environmental living (dark blue) (source the LIST)



References

NRE (formerly DPIPWE) Water Access Tool (WAT)

Matthews W, Latinovic M (2006) North East 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.

Noble K.E. (1992) 'Land Capability Survey of Tasmania. Tamar Report' Land Capability Survey of Tasmania. Department of Primary Industry, Tasmania.

The LIST Map datasets.