

**From:** [Jason Whitehead](#)  
**To:** [TPC Enquiry](#)  
**Cc:** [Planning](#)  
**Subject:** Glamorgan Spring Bay draft Local Provisions Schedule (LPS)  
**Date:** Friday, 2 October 2020 2:00:19 PM  
**Attachments:** [image002.jpg](#)  
[Request to represent.pdf](#)  
[Cape Herbert Pty Ltd.Okehampton property rezoning support document.May2020.v4.pdf](#)

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Hello,

I wish to attend and represent Cape Herbert Pty Ltd at the Glamorgan Spring Bay Councils draft LPS hearing on the 19 October 2020.

My request for is attached, along with a consultants report that provides evidence that aligns with their recommendation that the Rural Zone, rather than Agricultural Zone, should be applied to the relevant titles in our representation.

Please acknowledge receipt of this information.

Kind regards,

Jason Whitehead

*Co-Director Cape Herbert Pty Ltd*

*(m) 0448 271 270*

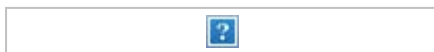
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**From:** TPC Enquiry <tpc@planning.tas.gov.au>  
**Sent:** Thursday, 1 October 2020 3:55 PM  
**To:** jm\_whitehead@hotmail.com <jm\_whitehead@hotmail.com>  
**Subject:** Glamorgan Spring Bay draft Local Provisions Schedule (LPS)

Good afternoon,

On behalf the Tasmanian Planning Commission, please find attached correspondence from the Chair, John Ramsay in relation to the Glamorgan Spring Bay draft Local Provisions Schedule (LPS).

Kind regards,



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Cape Herbert Pty Ltd

# Okehampton Property Agricultural Assessment

Property re-zoning supplemental information

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26<sup>th</sup> May 2020









Pinion Advisory

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## Executive summary

This report provides additional information to support the rezoning of the Okehampton property as owned by Cape Herbert Pty Ltd and will be used to assist with the land zoning process currently being undertaken by the Tasmanian Planning Commission.

Cape Herbert Pty Ltd owns the Okehampton property and is committed to the management of land for productive agricultural and environmental sustainability outcomes, provide a venue for and support agricultural and environmental research and the preservation of the rural bucolic amenity of the property and wider east coast region.

The opportunity to revise the proposed agricultural zoning of the Okehampton property is based on;

- Facilitate the ongoing research and development aims and outputs as result of the MOU between the land holder and the University of Tasmania
- Recognition that specific areas of the property have been identified as being unsuitable for the agricultural zoning and would qualify for rural zoning
- Ensure the opportunity for diversity of land use activities that could be undertaken on the property is maintained

A number of assessments have been made on the applicable properties to support the reasonings and considerations to validate the rezoning of these properties including;

- Review of The State Protection of the Agricultural Land Policy
- Review of the research and development MOU between the University of Tasmania and Cape Herbert Pty Ltd
- Land capability assessment
- Land use constraint analysis
- Land use constraint analysis flow chart as detailed in the Agriculture Land Mapping Project - identifying land suitable for inclusion within the Tasmanian Planning Scheme's Agriculture Zone, Background Report
- Personal observations of the properties in question

In providing the opinion enclosed provided in this report, it is to be noted that Jason Lynch possess a BAppSc(hort), qualified CPAg, is a member of Australian Institute of Agriculture 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 property owners, independent planners, surveyors and councils to undertake assessments within 17 different municipalities across the state. Most of these studies have involved the assessment of land for development purposes for potential conflict with Council Planning Schemes and the State Protection of Agricultural Land Policy.

## **1 Relevance of the MOU research and development agreement**

### **1.1 MOU outline**

The MOU between the University of Tasmania (Utas) and Cape Herbert Pty Ltd provides a basis to encourage and undertake research activities on a number of properties. This MOU between the Utas and a private land holder is unique in Tasmania and is one of two agreements of this nature in the state.

Cape Herbert Pty Ltd is a major supporter of the Utas and has provided significant cash and in-kind support towards a range of important social, environmental and conservation related project and activities.

### **1.2 Property covered by the MOU**

The Cape Herbert Pty Ltd properties at 336 Okehampton Road which are covered by the MOU includes the following property titles;

- 155176/1
- 155176/2

The land covered by these titles includes ground used for pastoral land use activities as well as preservation of areas of native vegetation which are not used for agricultural land use activities.

It is a requirement of the MOU that the landowner, as Cape Herbert Pty Ltd, fully supports, assists and cooperates with the research and development program undertaken by the Utas.

Cape Herbert Pty Ltd and has gone to considerable lengths to cooperate and make provisions for the Utas's research and development program including;

- Free access to land throughout the property
- In-kind support by providing accommodation to researchers
- Provision of free labour to assist researchers

### **1.3 Nature of the MOU**

The MOU is structured to provide and support for research and development activities and would encompass specific activities which aligns with;

- Key agricultural land use activities, including extensive pastoral land use activity principally for sheep production
- Environmental management for the promotion and preservation of wildlife, native vegetation, coastal communities and associated ecosystems
- Regeneration of degraded landscapes
- Cultural asset management to research and preserve valuable site containing indigenous heritage

It is important to appreciate that the research and development activities are in confidence matters and it is not possible to provide specific details, however that notwithstanding as an overview of the activities that would be included relates to;

- Environmental management such as weed control, biodiversity assessment, climate change, greenhouse gas emissions, preservation of native vegetation, wildlife research and fire management
- Cultural asset management and preservation
- Technology for the development and integration of new technologies to assist with achieving improved agricultural production and efficiency and environmental monitoring and management outcomes

#### **1.4 Relevance of the MOU**

The MOU is anticipated to play a significant role in undertaking research and development activities which have a key relevance to the environmental management, biodiversity, cultural heritage and native vegetation conservation on a local, regional and statewide basis.

The opportunity to undertake research and improve the land conservation outcomes, improve biodiversity and protect cultural heritage sites offers clear social and economic benefits to the Glamorgan Spring Bay municipality and state.

The MOU between the Utas and Cape Herbert Pty Ltd offers the opportunity to facilitate research activities and assist would in meeting the current and future environmental and cultural heritage management and outcomes.

## 2 Request changes from Agricultural to Rural Zoning

Cape Herbert Pty Ltd is requesting a change from the proposed agricultural to rural zoning for the Okehampton property.

The requested zoning changes are required based on considerations relating to;

1. Land use conflict
2. Land unsuitable for agricultural land use activity
3. Land incompatible for agricultural land use activity
4. Ensure the opportunity for diversified non-agricultural land use activities could be undertaken on the property is maintained

### 2.1 Land use conflict

Cape Herbert Pty Ltd wishes to request a change from agricultural to rural zoning due to a land use conflict for the following properties are detailed in Table 1.

**Table 1 Property titles with land use conflict requested for proposed zone change**

Title Reference	Current Interim Planning Scheme Zone	Proposed State Zone	Requested Zone Change
155176/1	Rural resource	Agricultural	Rural
155176/2	Rural resource	Agricultural	Rural

Images of the property titles are attached in Appendix B, Figure 3.

The current land use activities for the properties requesting a zoning changes are outlined in Table 2.

**Table 2 Current land use activities on the property titles with land use conflict**

Title Reference	Land Area (hectares)	Current Principal Land Use Activity	Infrastructure Present
155176/1	795	Pastoral; dryland (640 ha) pasture including semi improved and run country	Sheds, paddock fencing, reticulated stock water system
155176/2	715	Pastoral; dryland (545 ha) pasture including semi improved and run country	Paddock fencing, reticulated stock water system

The requested rezoning of the property in question from agriculture to rural would not result in new, increased and/or a cumulative change to the potential for conflict and/or fettering of the current and future likely land use activity that would be conducted on the adjacent properties.

## **2.1.1 Justification for change of rezoning**

### ***2.1.1.1 Impediment to MOU research and development activities***

The justification for the properties detailed in Table 2 to change from the proposed zoning of agricultural to rural is based on a conflict with a key land use activity conducted on the properties in question, that being the need to maintain access to this land as part of the current research and development MOU between Utas and Cape Herbert Pty Ltd.

The research and development activities associated with the Okehampton property are based on natural resource management, biodiversity and conservation and cultural asset management and land management practices and are not directly related to agricultural land use activities.

The research and development activities that would form the basis for the MOU are identified as an unqualified discretionary land use activity on land proposed to be listed in land zoned as agricultural.

The unqualified discretionary status could be regarded as being a prohibited land use activity on land zoned as agricultural.

The research and development activities could be freely undertaken on land zoned as rural.

In order to maintain the current and future opportunity to undertake the research and development opportunities which would be undertaken in the MOU it would be appropriate to rezone the property titles identified as section 2.1 as rural.

Without a definitive and clear determination of the land zoning status the future of the permissibility of the Utas research and development program it would be difficult, unwieldy and likely unacceptable for these activities to be established and conducted, and therefore the potential social and economic benefits that could be derived would either be diminished or lost.

Additionally, Cape Herbert Pty Ltd has initiated outreach opportunities with aboriginal college students with an educational focus which is not based on and/or related to agricultural research and development activities.

Please note that based on the outcomes of the research and development program land management and pastoral based production practices may be adjusted and change as required if determined to be positive and beneficial to the agricultural enterprises and environment.



## 2.2 Land unsuitable for agricultural land use activity

Cape Herbert Pty Ltd wishes to request a change from agriculture to rural zoning due on areas of the property which are considered to have a low and/or are unsuitable for agricultural land use activity.

### 2.2.1 Land capability assessment

Due to a range of constraints and sensitivities including the potential for severe soil erosion, need to preserve native vegetation (threatened and non-threatened) and the loss of native fauna habitat the potential productivity limitations are considered severe enough make it unviable for agricultural land use activity for sections of the property, in particular the class 6 and 7 land.

There is clear evidence of land degradation related to the highly sensitive nature of the class 6 and 7 land, such as the soil erosion associated with the land around Cape Bougainville and Balsleys Hill, and as a consequence should be rehabilitated and stopped being used for agricultural land use activity in order to prevent further land and environmental damage.

The official land capability map for the area was determined by DPIWE in 2002 at a scale of 1:100,000 and reported in their Nugent and Little Swanport Report. On the subject lot, DPIWE identified the property to be covered by Class 4, 5, 6 and 7 land.

A more detailed inspection of the property was undertaken by the author in March 2020, and determined the property is covered by Class 4, 4+5, 5, 5+6, 6 and 7 land, and no prime agricultural land is present. Variation between the actual land capability classification on the available 1:100,000 scale mapped land capability areas for the property has been identified.

A land capability assessment was undertaken on the property. Refer to Appendix B Figure 3 for the land capability map and Appendix C Table 4 for the detailed land capability assessment.

Class 4 land is defined as:

*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, wetness, 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.*

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 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.

### 2.2.2 Irrigation development

The properties are not located in irrigation district. No Tasmanian Irrigation and/or private irrigation scheme is being proposed which would provide irrigation water to the properties in question.

A number of waterways are present on the property, as CFEV  $\leq 2$ , as well as ephemeral streams. The waterways offer a potential source of irrigation water. Based on the Department of Primary Industries Water and Environment (DPIPWE) Water Access Tool (WAT) assessment the available irrigation water allocations have identified (Table 3).

**Table 3 Irrigation water allocations (DPIPWE WAT)**

Waterway	Property Title	High Availability* (ML)	Medium Availability ** (ML)
Sparkes Creek	155176/1 & 155176/2	103.91	40.48
Vicarys Rivulet	Title 155176/1	88.58	34.54
Hydro ID 651223, 652551, 652474, 652347, 1534040	155176/2	53.69	18.09
Total		246.18	93.11

\*irrigation water taken from May to November, as per surety 5 allocation

\*\*irrigation taken during flood flow events, as per surety 6 allocation

It is important to note that despite the DPIPWEs WAT identification of available irrigation the actual reliability to obtain these water yields and fill an irrigation dam(s) on an annual basis is no certainty, and does not identify if it is suitable and/or appropriate to develop land for irrigated land use activity.

Since 2016 in this area of the southern East Coast negligible run-off has occurred. In practice stored irrigation water is carefully allocated such that typically only  $\frac{1}{3}$  of the stored water would be used annually.

Based on the figures outlined in Table 4 for example if the total high availability irrigation was obtained, 246 ML, annually this would equate to having 82 ML/year able to be applied.

The decision to invest in an irrigation scheme to store and apply the amount of available irrigation water would require careful analysis to justify the likely high capital expenditure relative to the financial returns. It is unlikely that for the quantity of available irrigation water agricultural enterprises such as pastoral activities or cropping could justify the investment.

Recent soil surveys and investigation undertaken by AG Assist (Luke Taylor) failed to identify areas suitable for scalable vineyard development, and this in conjunction with the likely limited availability and supply of irrigation water renders viticulture land use activities unsuitable.

It is important to note that both Sparkles Creek and Vicarys Rivulet contain areas of threatened native vegetation and this is likely to prevent and/or highly restrict irrigation water extraction and the potential for irrigation scheme development and as a consequence render future irrigated land use activity small scale and likely to be uneconomic.

### **2.3 Constraint on future alternative land use activity**

The ability to develop alternative non-agricultural land use activities on the Okehampton property should be freely considered provided they are commensurate with the being able to retain the rural bucolic amenity of the property and are compliant with the applicable sections of the Glamorgan Spring Bay council planning scheme.

A potential key area of non-agricultural property development activity may involve different forms of tourism.

The opportunity to develop suitable tourism opportunities would greatly assist in allowing the property owner to supplement the agricultural derived income and provide financial support to enable the land to be appropriately managed and where necessary invest in rehabilitation and land conservancy to ensure the ongoing viability of the property.

The potential future agricultural zoning of the Okehampton property could negatively impact the potential scope, intensity and scale of any tourism enterprises under consideration, and this could seriously constrain the opportunity for the future financial viability of property.

Tourism is a vital sector of the East Coast economy, and economy for the year ended September 2018 attracted 664,000 visitors, which contributes \$120.5 million annually to the local economy and provided around 1,500 direct and an additional 600 indirect jobs for the region.

As outlined in the recent East Coast tourism industry snap shot in order to further develop and support this sector of the economy identified the following opportunities and challenges:

1. Growing visitor numbers
2. Increasing length of stay

3. Increasing visitor expenditure
4. Increasing visitor dispersal (geographically and seasonally)
5. Increasing visitor satisfaction

It would be reasonable to consider that the opportunity to attract and offer visitors a broader range and greater diversity of tourism experiences is essential, and the prospect of tourism development on the Okehampton could support these broader aims.

Therefore it is critical that land owners have the opportunity to engage with and contribute to the industry and if appropriate and suitable establish tourism enterprises, that notwithstanding they must be acceptable to the wider community, compliant with the Glamorgan Spring Bay council planning scheme, be sensitive to the landscape and environment and not fetter adjacent land holders.

## 2.4 Environmental considerations

Recent mapping of the Okehampton Property has identified up 383Ha of threatened native vegetation dispersed throughout the property, listed under the Nature Conservation Act or National EPBC Act.

Some of the areas are included within two areas totalling 90Ha of the property protected under nature conservation covenant through the Nature Conservation Act. Under the interim planning scheme 290Ha of the property occurs under a Biodiversity Protection Area.

Collectively the important natural values on the property cover approximately 33% of the property, a further 11% of the land balance is land capability 6 or 7 which are considered as having very low/negligible agriculture values.

There are numerous small areas of threatened vegetation and Biodiversity Protection Areas (under the interim planning scheme) that comprise a further 315 Ha, and as such their inclusion in alternate planning zones (like Landscape Conservation) perhaps is not warranted.

However, these environmental values are not well accommodated in the agricultural zone, the purpose of which is focused on Agricultural use or development. These balance of the property is best accommodated in the rural zone, where it is recognised the agricultural purpose is limited due to this zones purpose 21.1.1 (a) *'where agricultural use is limited or marginal due to topographic, environmental or other site or regional characteristics'*.

A perverse outcome of the proposed rezoning to agricultural zone has seen the subjective removal of the protection previously afforded through the Biodiversity Protection Area, which included many important remnant vegetation areas not protected through the Nature Conservation Act or National EPBC Act and are outside of the areas under Conservation Covenant.

The high proportion of natural assets on Okehampton, and land capability 6 and 7 land, is not compatible with intensive agriculture associated with the agriculture zone.

Recent drought conditions have highlighted the need for careful land management and low sheep stocking rates so as to not damage the natural assets on Okehampton. A dependence on agriculture, in this instance sheep grazing, locks in a low financial return that does not enable farm , infrastructure or natural asset maintenance or improvement.

The application of the rural zone enables increased opportunity for business diversification that will enable alternate revenue generation that can then be used for better management of the farming areas, farm infrastructure, natural assets and investment into UTas research, development and extension and educational outreach.

Those areas on the Okehampton property which have been recognised as having high native conservation values include:

- *Eucalyptus globulus* dry forest and woodland (DGL):
  - Located on the mid northern east side, north and east of the homestead on the property
  - Covering a total of 32.4 hectares over 5 separate locations
- Wetland (AHS):
  - Associated with the Oakhampton Lagoon
  - Covering a total of 21.1 hectares over a single location
- *Calitris rhomboidea* forest (NCR):
  - East of the homestead
  - Covering a total of 4.9 hectares over a single location

Recent assessment by ERA Planning and Environment identified further areas of threatened status native vegetation communities on the property, refer Appendix B figure 4 and 5.

### 3 Summary

This document provides detailed information to support the rezoning of the Okehampton property which aligns with the guidelines and policies which provide a framework to assist in the determination of the request and includes extensive evidence.

A summary table is provided in Appendix Table 5.

## 4 References

State Growth Tasmania economic profile, Glamorgan Spring Bay council area, Tasmanian Government 2018/19.

Department of Justice, Agriculture Land Mapping Project - identifying land suitable for inclusion within the Tasmanian Planning Scheme's Agriculture Zone, Background Report, Tasmanian Government, 2017.

DeRose R., 2002, Land Capability Survey of Tasmania Nugent, 1:100,000 map, Department of Primary Industry Water and Environment, Tasmania.

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

Lynch S., 2002, Modelled Land Capability Classes of Tasmania, Little Swanport 1:100,000 map. Department of Primary Industries Water and Environment, Tasmania.

Southern Tasmania Regional Land Use Strategy 2010–2035, Southern Tasmanian Councils Authority, Amended Feb 2020

State policy of the protection of agricultural land, Department of Premier and Cabinet, Tasmanian Government, 2009.

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

Tasmanian Planning Scheme – State Provisions, Department of Department of Justice, Tasmanian Government, 2017.

University of Tasmania and Highland Conservation Pty Ltd, Memorandum of Understanding.

## Appendices

### Appendix A Jason Lynch professional profile



#### Jason Lynch

**Position:**

Senior Consultant - Agronomy

**Qualifications:**

B App Sci (Hort)

CPAg (Certified Practicing  
Agriculturalist)

**Professional Associations:**

Australian Institute of Agricultural  
Science

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**INTRODUCTION**

Jason Lynch is a senior consultant at Pinion Advisory, with over 20 years experience in production agronomy, various aspects of grazing management and property development. Jason works with clients to improve the profitability and sustainability of a diverse range of agricultural production systems.

Jason has agronomic experience in both pasture based and a range of broad acre and intensive cropping systems, in addition to horticultural enterprises. Jason provides advice to clients on crop protection, integrated pest management practices, soil health management, plant and soil nutrition, and soil moisture and irrigation management. He has well developed communication skills and has extensive experience in the delivery of presentations and group facilitation for both small and large audiences. Jason's client mix includes small and large scale businesses, and both family farms and corporate enterprises.

Jason is able to provide independent agronomic advice with an in-depth knowledge of farming systems.

**PROFESSIONAL EXPERIENCE**

- 2013 - present: senior consultant – Pinion Advisory/Macquarie Franklin
- 1998 - 2013: senior agronomist - Serve-Ag Pty Ltd

**RECENT PROJECTS**

- Property assessments and technical support, Cradle Coast NRM, Property Our Productive Soils 2019 to present
- Irrigation water reuse project, Western Water, Victoria, 2018-present
- Property agricultural assessments, council planning scheme compliance reports and provision of expert witness statements across the various Tasmanian municipalities, 2005 -present
- Farm Water Access Plans and land capability assessments for various irrigation schemes including the Dial Blythe, Duck, Midlands, North Esk, Scottsdale, South Esk, South East, Southern Highlands and Swan River, Tasmanian Irrigation Sept 2013 - present
- Pasture Principles course facilitator and coach, Cressy/Tamar, Coal Valley, Derwent Valley Evandale, Flinders Island, North West Northern/Central/Southern Midlands, Meander Valley, 2014 - present





## Jason Lynch

### Areas of Expertise

- Extension & communications
- Facilitation
- Agronomic advice
- Vegetable production
- Cereal production
- Forage and fodder production
- Floriculture
- Berry fruit production
- Crop protection
- Soil fertility
- Plant nutrition
- Soil, plant and water analytical testing
- Biofumigation
- Gross margin analysis
- Agricultural research
- Land capability assessment
- Land use constraint analysis
- Farm drainage

### Pinion Advisory Expertise

- Agronomic advice
- Crop protection
- Land capability assessment
- Sustainable soil management
- Soil science
- Red meats and dairy feed base management
- Agricultural research
- Extension and communication
- Irrigation

- MLA Producer Demonstration Site technical support with Longford Red Meat Group, MLA, 2016 - 2018
- GRDC Opportunity For Profit project, Management Guidelines, Tasmania, GRDC, 2016-2019
- Lifetime Ewe Management Facilitator, RIST, Jan 2015-Dec 2015
- Insect Pasture Pest IPM course delivery, Cradle Coast NRM, May 2014-July 2015
- Managing Your Finances course delivery, Dairy Tas, 2015
- F300 – Boosting livestock production efficiency and decreasing greenhouse gas emissions, North West Tasmanian Beef Producers Group Coach, Meat and Livestock Australia, Nov 2014 - March 2015
- Dairy Australia Taking Stock, 2016 - present
- Regular delivery of presentations to various NRM, grower and agricultural industry groups throughout Tasmania, 2006-present
- Sustainable Agriculture Program involving soil testing and the delivery of property nutrient budgets and fertiliser recommendations, Cradle Coast NRM, Jan 2013-May 2013
- Property management planning services and land capability assessments, Agricultural Resource Management, 2007-2010
- Soil health management, including agronomic advice and research and development relating to soil fertility, nutrient management, erosion management, green manure and biofumigation crops
- Provision of comprehensive agronomic advice covering a wide range of broadacre and horticultural crops such as alliums, turf, berry fruit, brassicas, canola, carrots, cereals, hemp, legumes, floriculture, poppies and potatoes (fresh, processing and seed production)

### BOARDS AND STEERING COMMITTEES

- Forage Value Index technical committee group member, Dairy Australia Jan 2020 - present
- More milk from forages steering committee group member, Tasmanian Institute of Agriculture, Sept 2013 – June 2014
- Dairy Futures CRC steering committee for forage technologies adoption, Dairy Australia, Sept 2013 – June 2016
- Forage Improvement Community of Interest group, member, Dairy Australia, Dec 2015 – present
- Tasmanian Institute of Agriculture Participatory Action Research Group member, 2016-2018

Figure 1 Jason Lynch professional profile

## Appendix B Property maps



Figure 2 Okehampton property titles 155176/1 and 155176/2 (source the LIST)





Figure 3 Okehampton property land capability map





Figure 4 Northern property area threatened status native vegetation communities (source ERA Planning and environment)



Figure 5 Southern area of the property threatened status native vegetation communities (source ERA planning and environment)



## Appendix C Land capability

Table 4 Okehampton land capability assessment

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4er	Dermosol and chromosol soils derived from and formed on Jurassic dolerite geology.  Gradational and duplex brown clay loam soils.	3-8	Gently sloping, undulating and rolling ground.  10-70m ASL	Low risk of rill and sheet erosion caused by surface water movement on bare soils, and soil structure degradation due to inappropriate and/or excessive cultivation	Moderate/high limitations.  Low annual rainfall (524mm – Freestone Point BOM site# 92127) and exposed to prolonged periods of low rainfall. Receives	Moderate/well drained, moderate soil moisture holding capacity, with occasional areas of rock present on the surface and in the soil profile.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover and avoid over stocking the pasture throughout the year (especially in summer and autumn)	Suitable for cropping with severe limitations and a restricted choice of crops, suitable for pastoral use with moderate restrictions (climate related).
4es	Podosol and sodosol soils derived from quaternary alluvium.  Grey/brown sandy and loamy topsoils over a grey clay.	0-5	Flat to gently sloping, undulating ground.  5-10m ASL	Moderate/high risk of wind erosion on bare soils, and soil structure degradation due to inappropriate and/or excessive cultivation.	550-600 chill hours (0-7°C, Aug-Oct), 1050-1100 growing day degrees (Oct-Apr) and <5 annual frost events.	Moderate to imperfectly drained, moderate soil moisture holding capacity and occasional areas of gravel and stone present.	Destock appropriately during periods of soil waterlogging.	

Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4+5es.1	<p>Podosol and tenosol soils derived from Triassic sandstone geology.</p> <p>Grey/brown sandy and sandy loam topsoils over a grey clay.</p>	3-12	<p>Gently sloping, undulating and rolling ground.</p> <p>40-70m ASL</p>	High risk of wind erosion, with rill and sheet erosion caused by surface water movement on bare soils, and soil structure degradation due to inappropriate and/or excessive cultivation.	<p>Moderate/high limitations.</p> <p>Low annual rainfall (524mm – Freestone Point BOM site# 92127) and exposed to prolonged periods of low rainfall. Receives 550-600 chill hours (0-7°C, Aug-Oct), 1050-1100 growing day degrees (Oct-Apr) and &lt;5 annual frost events.</p>	Well to imperfectly drained, moderate soil moisture holding capacity, with areas of rock present on the surface and in the soil profile.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover and avoid over stocking the pasture throughout the year (especially in summer and autumn).	Suitable for cropping with severe limitations and a restricted choice of crops, suitable for pastoral use with moderate restrictions (climate related).
5es.2	<p>Dermosol and chromosol soils derived from and formed on Jurassic dolerite geology.</p> <p>Gradational and duplex brown clay loam soils.</p>	5-12	<p>Gently sloping, undulating and rolling ground.</p> <p>50-80m ASL</p>	Moderate risk of rill and sheet erosion caused by surface water movement on bare soils, and soil structure degradation due to inappropriate and/or excessive cultivation.		Moderately drained, moderate soil moisture holding capacity, with frequent rock present on the surface and in the soil profile, with occasional large boulders and rocky outcrops present.		Suitable for cropping with severe limitations and a restricted choice of crops, suitable for pastoral use with moderate restrictions (climate related).

Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5es	<p>Dermosol soils derived from Jurassic dolerite geology.</p> <p>Shallow gradational red/brown clay loam topsoil over a brown clay sub soil.</p>	8-20	<p>Gently sloping and undulating land.</p> <p>75-85m ASL</p>	Moderate/high risk of rill and sheet erosion caused by surface water movement on bare soils, and soil structure degradation due to inappropriate and/or excessive cultivation.	<p>Moderate/high limitations.</p> <p>Low annual rainfall (524mm – Freestone Point BOM site# 92127) and exposed to prolonged periods of low rainfall. Receives 550-600 chill hours (0-7°C, Aug-Oct), 1050-1100 growing day degrees (Oct-Apr) and &lt;5 annual frost events.</p>	<p>Moderately drained, moderate soil moisture holding capacity, with frequent rock present on the surface and in the soil profile, with occasional large boulders and rocky outcrops present.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover and avoid over stocking the pasture throughout the year (especially in summer and autumn).</p>	<p>Unsuitable for cropping, suitable for pastoral use with moderate/severe restrictions.</p>
5er	<p>Podosol and tenosol soils derived from Triassic sandstone geology.</p> <p>Grey/brown sandy and sandy loam topsoils over a grey clay.</p>	3-12	Gently sloping, undulating and rolling ground.	High risk of wind erosion, with rill and sheet erosion caused by surface water movement on bare soils, and soil structure degradation due to inappropriate and/or excessive cultivation.		<p>Well to imperfectly drained, moderate soil moisture holding capacity, with areas of rock present on the surface and in the soil profile.</p>		<p>Suitable for cropping with severe limitations and a restricted choice of crops, suitable for pastoral use with moderate restrictions (climate related).</p>



Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5+6er	Dermosol soils derived from Jurassic dolerite geology.  Shallow gradational red/brown clay loam topsoil over a brown clay sub soil.	5-25	Gently to moderate sloping land and exposed ridgelines.  75-85m ASL	Moderate/high risk of rill and sheet erosion caused by surface water movement on bare soils, and soil structure degradation due to inappropriate and/or excessive cultivation.	Moderate/high limitations.  Low annual rainfall (524mm – Freestone Point BOM site# 92127) and exposed to prolonged periods of low rainfall. Receives 550-600 chill hours (0-7°C, Aug-Oct), 1050-1100 growing day degrees (Oct-Apr) and <5 annual frost events.	Moderately drained, low soil moisture holding capacity, with frequent rock present on the surface and in the soil profile, with occasional boulders and rocky outcrops present.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover and avoid over stocking the pasture throughout the year (especially in summer and autumn).	Unsuitable for cropping, suitable for pastoral use with moderate/severe restrictions.
6er		5-35	Gently to moderate sloping land and exposed ridgelines.  75-85m ASL	Moderate/high risk of rill and sheet erosion caused by surface water movement on bare soils, and soil structure degradation due to inappropriate and/or excessive cultivation.				

Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
7er	Dermosol soils derived from Jurassic dolerite geology.  Shallow gradational red/brown clay loam topsoil over a brown clay sub soil.	20-50+	Moderate to very steep sloping land, exposed ridgelines and cliff.  0-140ml ASL	Moderate/high risk of rill and sheet erosion caused by surface water movement on bare soils, and soil structure degradation due to inappropriate and/or excessive cultivation.	Moderate/high limitations.  Low annual rainfall (524mm – Freestone Point BOM site# 92127) and exposed to prolonged periods of low rainfall. Receives 550-600 chill hours (0-7°C, Aug-Oct), 1050-1100 growing day degrees (Oct-Apr) and <5 annual frost events.	Moderately drained, very low soil moisture holding capacity, with frequent rock present on the surface and in the soil profile, with large boulders and rocky outcrops and sheet rock present.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover and avoid stocking the land.	Unsuitable for agricultural land use activity.
7es	Tenosols and rudosols derived from wind blown sand.  Beach sand.		Gently sloping ground, and stabilised and young sand dune formations  0-5ml ASL	High risk of wind erosion on bare soils.		Free draining, very low soil moisture holding capacity.		

## Appendix D Property images



Figure 6 Southerly view over class 6 land on the high ground on the far south east of the property



Figure 7 Northerly view over class 7 land towards Cape Bougainville





Figure 8 Northerly view towards class 6 land in the foreground and class 7 land associated with Mount Murray



Figure 9 An example of the class 5 land present on the Jurassic dolerite geology on the property

## Appendix E Zone recommendations based on guidelines, policies and associated evidence

Table 5 Zone recommendations summary

ZONE RECOMMENDATIONS ARE BASED OFF THE FOLLOWING GUIDELINES, POLICIES & ASSOCIATED EVIDENCE					
IRRIGATION WATER. This is not an irrigation district, there are no irrigation resources in use, and very limited potential for future irrigation water development.	Guideline 1 Justification	Guideline 1 Justification	State Planning Provisions Justification	Agricultural Land Mapping Project - Identifying land suitable for inclusion within the Tasmanian Planning Scheme's Agriculture Zone. Background Report 2017	State Policy on the protection of Agricultural Land 2009
RELEVANT GUIDELINE, PLANNING, LAND USE STRATEGY POINTS	AZ 1. (a) (i) incorporates more recent or detailed analysis or mapping	AZ 1. (a) (iii) addresses any anomalies or inaccuracies in the 'Land Potentially Suitable for Agriculture Zone' layer.	Not consistent with Planning Provision Agricultural Zone purpose 21.1.2 c) is to minimize non agricultural land use in irrigation districts.	STEP 3 Agricultural Zone map creation rules applied inaccurate water resource data	3. PRINCIPLES (page 3 of 5) Point 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.
EVIDENCE: Onground verification and DPIPWE WAT analysis of water resources and field observation potential for dam development is limited. Land capability also indicated limited capacity for cropping, negligible opportunity for viviculture.	EVIDENCE: Analysis of DPIPWE WAT (limited resource of negligible development potential). Agricultural use is limited to to lack of water and negligible potential for irrigation scheme or large on farm dam development.	EVIDENCE: Land capability mapping indicates considerable areas not suitable for irrigated cropping - should not be in the 'Land Potentially Suitable for Agriculture Zone'.	EVIDENCE: Not in an irrigation district.	EVIDENCE: Assessment of available freshwater sources did not include water quality suitability for irrigation. The one ground water bore at Okehampton is of insufficient quality to be used for irrigation. DPIPWE WAT analysis of water resources and field observation potential for dam development is limited. Land capability also indicated limited capacity for cropping, negligible opportunity for viviculture.	EVIDENCE: This areas is not in an irrigation district. There is limited potential for irrigation as it is uneconomic to develop surface (water volumes too small, and biophysical and heritage constraints) and ground water resources inappropriate and it is highly unlikely there will be access to any future irrigation scheme developments.
RECOMMENDATION:	Guideline 1, AZ 1 (a) (i) more recent detailed mapping illustrates a lack of likely irrigation water and as such the RURAL ZONE should apply	Guideline 1, AZ 1 (a) (iii) more recent detailed land capability mapping illustrates significant restrictions and RURAL ZONE should apply	AGRICULTURE ZONE purpose 21.1.2 (c) and 21.1.3 DOES NOT APPLY. RECOMMEND: RURAL ZONE BE APPLIED. RURAL ZONE purpose 20.1.1 (a) APPLIES	This is not an irrigation district and has no irrigation water resources and very low potential for future irrigation and thus the RURAL ZONE should apply	Application of Agricultural Zone here is NOT consistent with state policy for the protection of Agricultural land. This is not an irrigation district and there are no irrigation water resources and very low potential for future irrigation and thus the RURAL ZONE should apply





## Rezone request for Cape Herbert Pty Ltd, Okehampton property

ZONE RECOMMENDATIONS ARE BASED OFF THE FOLLOWING GUIDELINES, POLICIES & ASSOCIATED EVIDENCE						
NATURAL VALUES Covenants and threatened vegetation protected under the Nature Conservation Act 2002, and areas mapped as 'Biodiversity Protection Area' under the interim planning scheme.	Guideline 1 Justification	Guideline 1 Justification	Guideline 1 Justification	Guideline 1 Justification	Agricultural Land Mapping Project - Identifying land suitable for inclusion within the Tasmanian Planning Scheme's Agriculture Zone. Background Report 2017	Agricultural Land Mapping Project - Identifying land suitable for inclusion within the Tasmanian Planning Scheme's Agriculture Zone. Background Report 2017
RELEVANT GUIDELINE, PLANNING, LAND USE STRATEGY POINTS	AZ6 Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if: (a) ...consistent with the relevant regional land use strategy. "Land Use Strategy BNV 1.1 Maintain and manage the regions biodiversity. BNV1.1 Manage and protect significant native vegetation at the earliest possible stage of the land use planning process. Where possible, ensure zones that provide for intensive use or development are not applied to areas that retain biodiversity values that are to be recognised and protected by Planning Schemes."	AZ6 Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if: (c) for the identification and protection of significant natural values....., which require an alternate zoning	AZ6 Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if: (c) for the identification and protection of significant natural values, such as priority vegetation areas as defined in the Natural Assets Code, which require an alternate zoning.	AZ6 Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if: (a) ...consistent with the relevant regional land use strategy. "Land Use Strategy BNV 1.2 Recognise and protect biodiversity values deemed significant at the local level and ensure that planning schemes: a. specify the spatial area in which biodiversity values are to be recognised and protected (either by textual description or map overlay); and b. implement an 'avoid, minimise, mitigate' hierarchy of actions with respect to development that may impact on recognised and protected biodiversity values.	(page 5 of 27) The extent of native vegetation cover, including the presence of threatened native vegetation communities or threatened species, was not considered in the analysis of potential agricultural land. It is also important to acknowledge that the presence of native vegetation cover should not always be seen as a hindrance to agricultural use or routinely considered for alternate zoning. Agricultural use comes in many forms and there are many alternatives for land to be used in creating a balance between agriculture and conservation. Areas of native vegetation cover are often maintained as part of operating farms, providing many ecological and economic benefits.	(page 6 of 27) State Planning Provisions ... creating two zones which: provide a broader scope for identification and protection of agricultural land (the Agriculture Zone); and allows the zoning land with limited potential for agricultural use and which is not otherwise identified for the protection of specific values (the Rural Zone).
EVIDENCE: TOTAL 33% (405Ha) of the PROPERTY Has high NATURAL ASSET VALUES There are two covenanted areas (7% of the property) and threatened vegetation is dispersed throughout other non-covenanted areas on the property. TasVege mapping updated by the University of Tasmania, Macquarie Franklin, Tasmanian Land Conservancy and Dr Louise Giffeldder. Significantly large areas of the property were mapped as a 'Biodiversity protection Area' (~21% of the property under the interim planning scheme - in addition to a further 7% (covenanted forested areas) and further 5% of the balance is threatened vegetation. Appropriate alternate zoning (such as Rural) should see these areas recognised as Priority Vegetation Areas under the Natural Asset Code. Some areas also have restricted use due to close proximity and line of sight to sea-eagle and wedge-tail eagle nests.	EVIDENCE: Intensification for agricultural use, which is possible under the Agricultural Zone, is not consistent with the properties two covenants and numerous dispersed non-covenanted threatened vegetation areas protected under the nature conservation Act 2002 and EPBC Act. The protection of these communities under these Acts should take precedence over Agricultural Use of these areas.	EVIDENCE: The conservation covenanted areas should not be in the Agricultural Zone; including the numerous dispersed non-covenanted threatened vegetation areas at Okehampton. The adjoining non-threatened remnant vegetation units are important for over biodiversity of the property and their protection (and the resilience of the threatened vegetation areas) would be reduced due to potential land clearing and lowered protecting under an Agriculture Zone application. Some areas at Okehampton have restricted use due to close proximity and line of sight to sea-eagle and wedge-tail eagle nests	EVIDENCE: Proposed zoning as Agriculture has influenced the lack of recognition of areas that would have been mapped as priority vegetation at Okehampton if the proposed zoning was Rural. For example areas proposed as Rural, but mapped in the interim planing scheme areas mapped as 'Biodiversity protection Area', are now 'Priority Vegetation Areas' under the Natural Asset Code. The Proposed Agriculture Zoning at Okehampton has influenced the Natural Asset overlay creation and caused large areas mapped as 'Biodiversity protection Area' (~21% of the property = 291Ha) under the interim scheme to be ignored and left unprotected. Appropriate alternate Rural zoning would enable these Natural Vales to be recognised as 'Priority Vegetation Area' and supported rezoning. 'Priority Vegetation Area' protection does not apply under the Agricultural Zone. Given the large area mapped as a potential 'Priority Vegetation Area (i.e. 'Biodiversity protection Area' under the interim scheme) if zoned as Rural, a Rural zoning is more appropriate.	EVIDENCE: Proposed zoning as Agriculture has influenced the lack of recognition of areas that would have been mapped as priority vegetation at Okehampton if the proposed zoning was Rural. The Proposed Agriculture Zoning at Okehampton has influenced the Natural Asset overlay creation and caused large areas mapped as 'Biodiversity protection Area' under the interim scheme to be ignored and left unprotected. Appropriate alternate Rural zoning would enable these 'Priority Vegetation Areas'. The lack of protection to former Biodiversity protection Areas supports a rezoning of Okehampton into Rural Zone.	EVIDENCE: Proposed zoning as Agriculture has influenced the lack of recognition of areas that would have been mapped as priority vegetation at Okehampton if the proposed zoning was Rural. The Proposed Agriculture Zoning at Okehampton has influenced the Natural Asset overlay creation and caused large areas mapped as 'Biodiversity protection Area' under the interim scheme to be ignored and left unprotected. No consideration was given to Natural Assets in teh creation of the Agricultural Zone overlay. Appropriate alternate Rural zoning would enable these Natural Values to be recognised as 'Priority Vegetation Areas'. The lack of protection to former Biodiversity protection Areas supports a rezoning of Okehampton into Rural Zone.	EVIDENCE: Proposed zoning as Agriculture has influenced the lack of recognition of areas that would have been mapped as priority vegetation at Okehampton if the proposed zoning was Rural. The Proposed Agriculture Zoning at Okehampton has influenced the Natural Asset overlay creation and caused large areas mapped as 'Biodiversity protection Area' under the interim scheme to be ignored and left unprotected. No consideration was given to Natural Assets in the creation of the Agricultural Zone overlay. Appropriate alternate Rural zoning would enable these Natural Values to be recognised as 'Priority Vegetation Areas'. The lack of protection to former Biodiversity protection Areas supports a rezoning of Okehampton into Rural Zone.
RECOMMENDATION:	Guideline 1, AZ 6 applies, in that many threatened vegetation areas dispersed through out Okehampton warrant management for environmental protection, not consistent with the Agricultural Zone purpose and use, thus the RURAL ZONE should apply	Guideline 1, AZ 6 applies, in that Conservation Covenanted areas, other significant areas of native vegetation, and those areas close to eagle nests warrant management for environmental protection, not consistent with the Agricultural Zone purpose and use, thus the RURAL ZONE should apply	Guideline 1, AZ 6 applies, in that many areas of Okehampton warrant inclusion within Priority Vegetation Area mapping, and are not consistent with the Agricultural Zone purpose and use, thus the RURAL ZONE should apply	Guideline 1, AZ 6 applies, in that many areas of Okehampton warrant inclusion within Priority Vegetation Area mapping, and are not consistent with the Agricultural Zone purpose and use, thus the RURAL ZONE should apply	The appears to have been mapping editing bias (removal of potential Priority Vegetation Areas) in those areas deemed to be in the Agricultural Zone, such as Okehampton. Priority vegetation mapping should apply at Okehampton and the compatible RURAL ZONE should apply.	There has been mapping editing bias through the removal of potential Priority Vegetation Areas from those areas deemed to be in the Agricultural Zone, such as Okehampton. Priority vegetation mapping should apply at Okehampton and compatible RURAL ZONE should apply.

## Rezone request for Cape Herbert Pty Ltd, Okehampton property

	ZONE RECOMMENDATIONS ARE BASED OFF THE FOLLOWING GUIDELINES, POLICIES & ASSOCIATED EVIDENCE		
LAND CAPABILITY 6 & 7 in dry non -irrigatable areas	Guideline 1 Justification	State Policy on the protection of Agricultural Land 2009	Agricultural Land Mapping Project - Identifying land suitable for inclusion within the Tasmanian Planning Scheme's Agriculture Zone. Background Report 2017
RELEVANT GUIDELINE, PLANNING, LAND USE STRATEGY POINTS	AZ6 Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if: (e) it can be demonstrated that: (ii) there are significant constraints to agricultural use occurring on the land.	3. PRINCIPLES (page 2 of 5) Point 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. & 3. PRINCIPLES (page 3 of 5) Point 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.	STEP 2 Agricultural Zone map creation rules used land capability mapping as seen on the LIST. All of Okehampton has Zone Agricultural, this has probably been based on title large size >333Ha and classification as ESS (dryland grazing on land capability 1 to 6).
EVIDENCE: Ground truthed and updated land capability mapping combined with assessment of irrigation resources.	EVIDENCE: Ground truthed and updated land capability mapping increased coverage of class 6 and 7. Also indicated limited capacity for cropping, negligible opportunity for viticulture or other irrigated cropping on the property (including in areas of class 4 and above) due to uneconomic surface and ground water resources and highly unlikely to have access to any future irrigation scheme developments. Past land clearing and attempted pasture creation has caused significant soil erosion and loss from many parts of the property (as confirmed by UTas). These areas are not suitable for agricultural activities.	EVIDENCE: The property has no prime-Agricultural (no Land Class 1, 2 or 3) land and at least 400Ha of the 1400Ha property is not suitable for Agriculture. This property is not locally or regionally significant for Agriculture. Ground truthed and updated land capability mapping increased coverage of class 6 and 7. There is limited capacity for cropping, negligible opportunity for viticulture or other irrigated cropping on the property (including in areas of class 4 and above) as it is uneconomic to develop surface and ground water resources and it is highly unlikely there will be access to any future irrigation scheme developments. Greater flexibility is needed for business diversification not permitted under the Agricultural Zone, thus an alternate Rural Zoning is warranted.	EVIDENCE: There are errors in the Step 2 Agricultural mapping due to inaccuracies in the land capability mapping used. Some significant areas of Okehampton are also Class 7 and not suitable for inclusion in the Agriculture Zone. The background mapping reports justification for including Class 5 (and possibly Class 6 areas) in the Agriculture Zone was based on potential conversion of low economic dryland grazing to higher return viticulture (on irrigated class 5 soils). Modelling for the Agriculture Zone mapping was undertaken with inaccurate land capability mapping, which overstated the agricultural potential of Okehampton. Potential viticulture areas (as mapped on the LIST is erroneous). There is also limited opportunity for viticulture or other irrigated cropping on the property (including in areas of class 4 and above) due to uneconomic surface and ground water resources and highly unlikely to have access to any future irrigation scheme developments.
RECOMMENDATION:	Guideline 1, AZ 6 applies, in that many areas of Okehampton warrant inclusion within Priority Vegetation Area mapping, and are not consistent with the Agricultural Zone purpose and use, thus the RURAL ZONE should apply	Application of the Agricultural Zone here is NOT consistent with state policy for the protection of Agricultural land. This is not an irrigation district and there are no irrigation water resources and here is very low potential for future irrigation. Revised land capability and natural asset mapping also indicates that there are physical constraints to Agriculture, and thus the RURAL ZONE should apply	Due to the significant areas of land capability Class 7, and fragility or inability to use many Class 5 and 6 areas for agriculture due to and lack of irrigation water and presence of sensitive natural assets (e.g. close proximity to eagle nests, threatened vegetation communities and conservation covenants), the Agricultural Zone is not appropriate and the RURAL ZONE should apply.



## Rezoning request for Cape Herbert Pty Ltd, Okehampton property

	ZONE RECOMMENDATIONS ARE BASED OFF THE FOLLOWING GUIDELINES, POLICIES & ASSOCIATED EVIDENCE		
OTHER STRATEGICALLY IMPORTANT USES - Tourism, Research and Development, Education	Guideline 1 Justification	Guideline 1 Justification	Guideline 1 Justification
RELEVANT GUIDELINE, PLANNING, LAND USE STRATEGY POINTS	AZ6 Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if: (d) for the identification, provision or protection of strategically important uses that require an alternate zone	AZ6 Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if: (d) for the identification, provision or protection of strategically important uses that require an alternate zone;	AZ6 Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if: (a) ...consistent with the relevant regional land use strategy. "Land Use Strategy PR 2 Manage and protect the value of non-significant agricultural land in a manner that recognises sub-regional diversity in land and production characteristics. PR2.5 Provide flexibility for commercial and tourism uses provided that long-term agricultural potential is not lost and it does not further fetter surrounding agricultural land."
EVIDENCE: The strategic importance of University Research and Development (MOU between Cape Herbert Pty Ltd & Utas) and tourism has been reviewed and assessed.	EVIDENCE: The strategic importance of University Research and Development (MOU between Cape Herbert Pty Ltd & Utas) has been assessed. Development needed to support research, development and education (RD & E) is a non-qualified discretionary use. This creates doubt that RD&E will be possible - especially for those aspects that required development support and are non-agricultural RD & E. For example, Cape Herbert Pty Ltd undertakes Aboriginal educational outreach that is not in anyway connected to an Agricultural purpose, research or use. Development that may be needed to continue and assist this activity will not be possible under the Agricultural Zone purpose.	EVIDENCE: The strategic importance of Eco-Tourism to the region has been assessed and demonstrated. To enable on farm diversification of income, especially given the drought prone nature of farming here and negative impacts on business cash-flow. It is of strategically important use to have land zoning that will enable atleast small scale eco-tourism development, to ensure business diversity and improved financial security	EVIDENCE: The strategic importance of Eco-Tourism to the region has been assessed and demonstrated. To enable on farm diversification of income, especially given the drought prone nature of farming here and negative impacts on business cash-flow. It is of strategically important use to have land zoning that will enable atleast small scale eco-tourism development, to ensure business diversity and improved financial security. Eco-Tourism, unconnected to the Agricultural activities on the property is an unqualified discretionary uses. However, the Regional Land Use P1, Strategy recognises the need for flexibility on non-prime agricultural land for tourism development.
RECOMMENDATION:	Guideline 1, AZ 6. Non - Agricultural Research, Development and Extension at Okehampton require an alternate zone, especially in the future if infrastructure is required, and as such the RURAL ZONE should apply	Guideline 1, AZ 6. Non - Agricultural Eco-Tourism require an alternate zone, especially as infrastructure is required to enable business diversification to ensure financial viability of Cape Herbert Pty Ltd, and as such the RURAL ZONE should apply	Guideline 1, AZ 6. Non - Agricultural Eco-Tourism requires an alternate zone, consistent with Land Use Strategy PR2.5 so as to provide flexibility for tourism infrastructure (other than farm stay) to be built, and as such the RURAL ZONE should apply