

HUMBIE PASTORAL

Attn: Damian Mackey
Central Highlands Council
6 Tarleton St
Hamilton
TAS 7140

8 October 2021

Submission regarding the proposed Tasmanian Planning Scheme

Central Highlands Draft Local Provisions Schedule: St Patricks Plains, Steppes

St Patricks Plains (2,143 ha) (Property ID: 5000165) has been family owned and grazed since 1912. We have serious concerns that the proposed amendments to the Tasmanian Planning Scheme to re-zone this property from Rural to Agricultural Zone are inappropriate and do not reflect the nature, climate and topography of the land. Having studied all the available information and attended a local information session, we are still unclear about the full implication of the changes, or the logic behind such a decision. The following are the points we would like to draw to your attention:

- **Climate:** At an altitude of 900 m, this land is fit for dry sheep grazing only and winters are severe with average maximum temperatures not exceeding 10°C (see attached data from BOM). This precludes any form of cropping due to snow and frosts that occur throughout the year.
- **Land Capability:** In addition to climatic limitations, large areas of the property are subject to inundation during winter months. The open areas of the property have limited potential due to the rocky nature of the land. Historically carrying capacity is comparatively low (our property at Bothwell runs 3 to 5 sheep per acre; St Patricks Plains runs 1 sheep per 3 to 5 acres).
- **Mapping Inaccuracies:** 434 ha of FCF covenanted land on St Patricks Plains are not identified on the current proposed maps. Two registered eagle nests are not shown. Re-zoning this area as Agricultural does not correspond to the DPIPW classification of the land as Class 6 (see attached Land Capability Map — Shannon).
- **Property Potential:** Opportunities for diversification on the Central Highlands Plateau lie more in tourism/recreation and perhaps even in renewable energy, rather than in agricultural development. Agricultural use of the land has reached its potential due to climatic conditions. There is a reason why little has changed agriculturally in this area in the last 35 years.

Accordingly, it is difficult to understand how such areas as the Central Highlands Plateau would be given the same classification as the North West Coast with its milder climate, intensive agriculture and highly fertile soils. Below are quotes from the Tasmanian Planning Commission website that seem to indicate that, considering the above reasoning, St Patricks Plains should be classified as 'Rural':

The recalibrated rural zones in the State Planning Provisions aim to address these issues directly by 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). (p. 3 Agricultural Land Mapping Project Background Report 2017)

What are the 'specific values' of this area that require it be re-zoned?

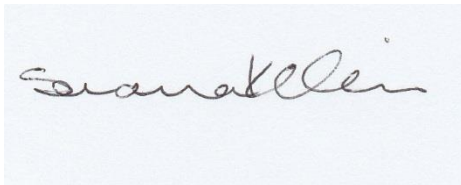
The Rural Zone provides for the remaining rural land where there is limited or no potential for agriculture. (p. 2, 'Fact Sheet 4 – Tasmanian Planning Scheme – Rural and Agriculture')

Because of its limited potential for agricultural development, we cannot understand the reasons for classifying St Patricks Plains as Agricultural Zone.

Yours faithfully

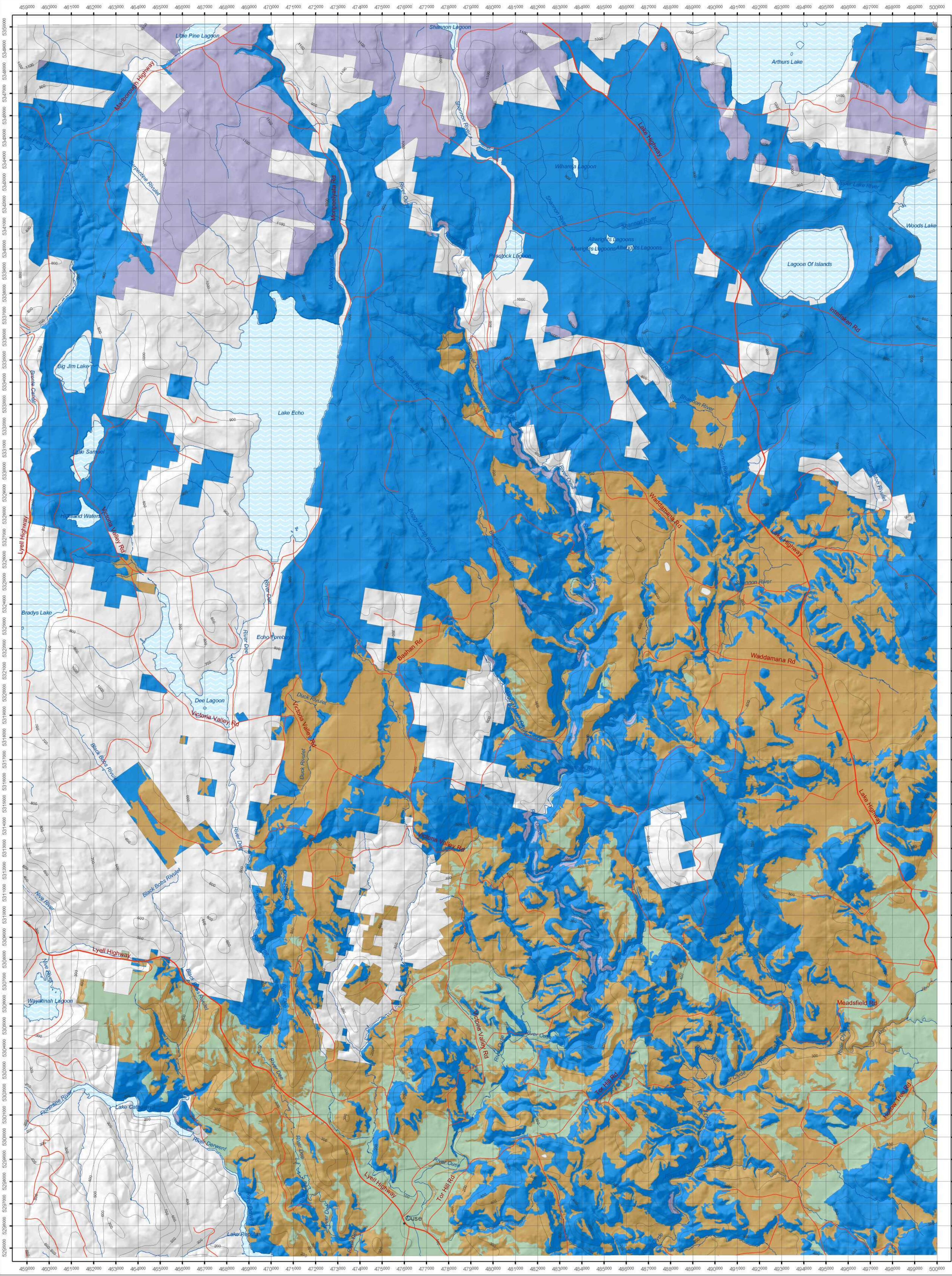
A handwritten signature in dark ink, appearing to read 'Paul Ellis', on a light-colored background.

Paul E J Ellis

A handwritten signature in dark ink, appearing to read 'Shauna Ellis', on a light-colored background.

Shauna K Ellis

SHANNON - Modelled Land Capability Classes



LAND CAPABILITY CLASSIFICATION

- CLASS 1

Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat land with deep, well drained soils, and in a climate that favours a wide variety of crops. While there are virtually no limitations to agricultural usage, reasonable management inputs need to be maintained to prevent degradation of the resource. In many cases more than two crops in a single growing season are possible.
- CLASS 2

Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat to gently inclined land with deep, well drained soils, and in a climate that favours all but the most frost sensitive crops. Limitations to use are slight, and good management and minor conservation practices can readily overcome these. However, the level of inputs is greater, and the variety and/or number of crops that can be grown are marginally more restricted than for Class 1 land.
- CLASS 3

Land suited to cropping and grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use.
- CLASS 4

Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of the 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 is required to minimise degradation.
- CLASS 5

Land with slight to moderate limitations to pastoral use but which is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.
- CLASS 6

Land only marginally suited to grazing activities due to severe limitations. The land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.
- CLASS 7

Land with very severe to extreme limitations, which make it unsuitable for agricultural use.
- EXCLUSION AREAS

Land other than Private Freehold or Leased Crown Land, eg. State Forests, State Reserves, conservations areas, major urban areas, major water bodies, National Parks and other conservation areas.

MAPUSERS NOTE

This map depicts agricultural land capability of the Shannon mapsheet at a scale of 1:100,000. Assessment is based upon the capability of the land for long-term sustainable agricultural production. This map is reliable only at the published scale and should not be enlarged. Only Private Freehold and Leased Crown Land has been mapped.

The land capability classes depicted on this map have been delineated by computer modelling and limited field work. A variety of data sources have been combined in a Geographic Information System using rules developed through field mapping of other map sheets. Due to the variable nature of some landscape processes it is not possible to develop rules for all possible scenarios. This map should therefore be considered to indicate the 'most likely' land capability class to be found in any particular location. If detailed knowledge is required, the area of interest should be mapped using conventional techniques at an appropriate scale.

The information on this map has been prepared by the Tasmanian Department of Primary Industries, Water and Environment to assist in land use planning and management. The Crown in the right of the State of Tasmania does not accept responsibility for any loss or damage which may result to any person arising from reliance on all or any part of this information, whether or not that loss or damage has resulted from negligence or any other cause.

ACKNOWLEDGEMENTS

Compiled by: S. Lynch and C. Grose 2002.
GIS, drafting and map design by: S. Lynch & M. Brown 2002.
Base data supplied by: Information & Land Services, DPIWE.
Custodianship of digital data held by DPIWE, Land Resource Assessment, Launceston.

Refer to this map as:
Lynch, S, 2002, Modelled Land Capability Classes of Tasmania, Shannon 1:100,000 map. Department of Primary Industries Water and Environment, Tasmania.

Shannon
1 : 100,000
Modelled
Land Capability Classes

ABOUT THIS MAP:

This map depicts modelled land capability classes at a scale of 1: 100,000. It is part of a series of Land Capability Maps covering all the Private Freehold and Leased Crown land in Tasmania. The land capability information is shown over a topographic base. The classification system used to generate this map consists of seven classes based on the capability of the land for long-term sustainable agricultural production.



PROJECTION: Universal Transverse Mercator
HORIZONTAL DATUM: Australian Geodetic Datum 1966
VERTICAL DATUM: Australian Height Datum (Tas)
GRID: Zone 55 (Australian Map Grid), Australian National Spheroid.
CADASTRAL BASE: 1: 250,000 digital data.

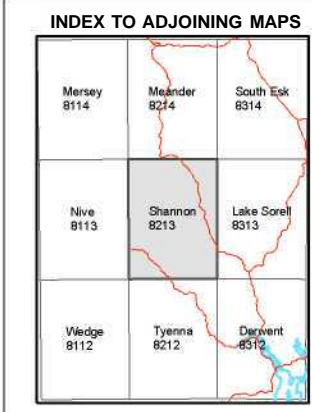
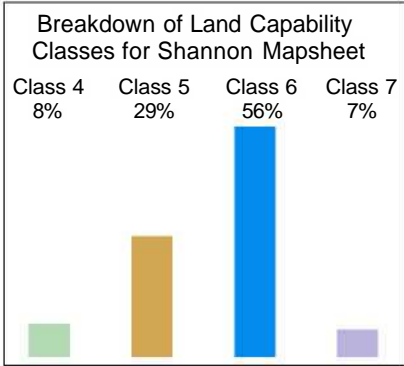
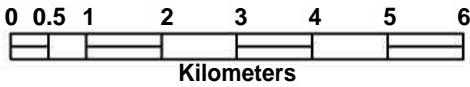


DEPARTMENT of
PRIMARY INDUSTRIES,
WATER and ENVIRONMENT

Tasmania



1: 100,000



Mean Maximum Temperature (degrees Celsius)

LIAWENEE

Station Number: 096033 · State: TAS · Opened: 2001 · Status: Open · Latitude: 41.90°S · Longitude: 146.67°E · Elevation: 1057 m

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2001	19.9	21.2	15.6	12.9	9.0	7.0	6.6	6.1	11.2	10.6	13.0	13.3	12.2
2002	16.4	15.7	15.9	14.0	10.4	6.1	5.9	7.1	7.5	10.5	15.7	16.9	11.8
2003	19.4	20.0	14.8	12.2	10.2	6.3	5.3	6.0	6.4	9.7	16.5	17.8	12.1
2004	16.0	17.7	16.0	11.8	7.5	5.2	4.3	6.4	9.9	12.2	13.9	16.8	11.5
2005	18.0	16.6	15.2	13.8	9.0	7.7	6.1	6.9	9.9	11.7	14.7	16.2	12.1
2006	19.2	17.6	16.9	8.8	7.3	6.3	5.7	8.7	10.0	11.2	14.4	16.3	11.9
2007	19.1	21.0	16.2	13.5	11.1	5.2	5.3	7.1	8.4	11.0	17.9	16.7	12.7
2008	20.5	16.5	17.3	11.4	9.2	8.2	4.6	6.0	7.5	12.6	13.4	14.0	11.8
2009	19.2	17.5	15.7	11.2	9.4	7.0	5.3	6.2	8.5	12.0	18.3	16.9	12.3
2010	19.5	19.4	17.6	12.9	8.7	6.1	6.8	5.6	7.4	11.7	14.9	14.8	12.1
2011	18.0	17.4	14.7	12.2	8.7	6.7	5.1	8.2	8.9	11.8	15.2	16.8	12.0
2012	19.5	17.8	14.4	12.7	7.9	4.6	5.9	5.9	9.1	12.7	15.6	16.5	11.9
2013	19.2	19.6	18.6	11.3	9.5	6.4	6.6	5.9	9.6	11.0	13.5	16.7	12.3
2014	20.2	20.0	16.3	11.2	9.5	7.6	6.6	7.7	10.7	12.4	15.1	16.9	12.8
2015	16.7	19.4	13.9	11.6	8.3	6.6	4.1	4.5	10.6	16.7	15.2	18.5	12.2
2016	19.4	18.4	16.8	13.6	8.4	6.8	5.3	6.7	9.6	9.8	13.9	16.8	12.1
2017	19.1	16.6	18.9	13.0	8.7	7.7	5.4	5.9	7.4	14.0	17.8	17.2	12.6
2018	21.2	18.2	15.2	13.9	9.6	7.0	5.3	6.0	8.5	13.2	14.0	19.1	12.6
2019	22.2	18.1	16.7	12.7	9.4	7.1	5.6	6.3	9.9	13.9	12.8	17.7	12.7
2020	19.0	17.0	14.2	10.4	8.8	6.8	6.5	6.3	8.8	11.2	16.8	14.3	11.7
2021	18.3	16.8	15.1	12.2	8.9	7.4	5.6	6.1					

Quality control: 12.3 Done & acceptable, 12.3 Not completed or unknown

Mean Maximum Temperature (degrees Celsius)

LIAWENEE

Station Number: 096033 · State: TAS · Opened: 2001 · Status: Open · Latitude: 41.90°S · Longitude: 146.67°E · Elevation: 1057 m

Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	19.0	18.2	16.0	12.3	9.0	6.7	5.6	6.5	9.0	12.0	15.1	16.5	12.2
Lowest	16.0	15.7	13.9	8.8	7.3	4.6	4.1	4.5	6.4	9.7	12.8	13.3	11.5
5th percentile	16.4	16.5	14.2	10.4	7.5	5.2	4.3	5.6	7.3	9.8	13.0	14.0	11.7
10th percentile	16.7	16.6	14.4	11.2	7.9	5.2	4.6	5.9	7.4	10.4	13.4	14.3	11.8
Median	19.2	17.8	15.9	12.2	9.0	6.8	5.6	6.2	9.0	11.8	15.0	16.8	12.1
90th percentile	20.5	20.0	17.6	13.8	10.2	7.7	6.6	7.7	10.6	13.9	17.8	17.9	12.7
95th percentile	21.2	21.0	18.6	13.9	10.4	7.7	6.6	8.2	10.7	14.1	17.9	18.5	12.7
Highest	22.2	21.2	18.9	14.0	11.1	8.2	6.8	8.7	11.2	16.7	18.3	19.1	12.8

1) Calculation of statistics

Summary statistics, other than the Highest and Lowest values, are only calculated if there are at least 20 years of data available.

2) Gaps and missing data

Gaps may be caused by a damaged instrument, a temporary change to the site operation, or due to the absence or illness of an observer.

3) Further information

<http://www.bom.gov.au/climate/cdo/about/about-airtemp-data.shtml>.

Product code: IDCJAC0002 reference: 79082418 Created on Fri 08 Oct 2021 11:49:51 AM AEDT

