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Sent: Tue, 31 May 2022 15:44:37 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>; "DL & KL Gordon" <dlandklgordon@bigpond.com>
Subject: Huon LPS Submission 14 Thompson Rd
Attachments: Huon-LPS_AG-RL_PlanningSubmission_Gorgon_31-May-22.pdf

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Red Seal Planning respectfully acknowledge the Traditional Owners of the land, the Muwinina band of the South-East Nation, on which we work and learn, and pay respect to the First Nations Peoples of lutruwita (Tasmania), the Palawa, and their elders, past, present and future.

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RED SEAL
Urban & Regional Planning

**Huon Valley Local Planning Schedule (LPS) –
Submission Section 35E Land Use Planning and
Approvals Act 1993:**

- 14 Thompsons Road, Huonville CT: 160923/2 (PID: 2981244)

For: D L & K L Gordon

BY: TRENT J. HENDERSON

BA(Hons) GCURbDgn MEP RPIA

Principal Planner

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Summary

| | |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Project: | Huon Valley Local Provision Schedule Planning Submission relating to the land at 14 Thompsons Road, Huonville CT: 160923/2 (PID: 2981244) |
| Planning Authority: | Huon Valley Council |
| Planning Policy: | Section 35E - <i>Land Use Planning and Approvals Act 1993</i> |
| Current Scheme Zoning: | Significant Agriculture |
| Proposed LPS Zoning: | Agriculture |
| Revised LPS Zoning: | Rural Living Zone A |
| Date of Assessment: | May 2022 |

1 Introduction

Red Seal Urban & Regional Planning have been engaged by the property owners Donald & Kelly Gordon to review the exhibited documents of the Huon Valley draft Local Provisions Schedule (LPS) in relation to the application of the Agriculture Zone on land at:

- 14 Thompsons Road, Huonville CT: 160923/2 (PID: 2981244)

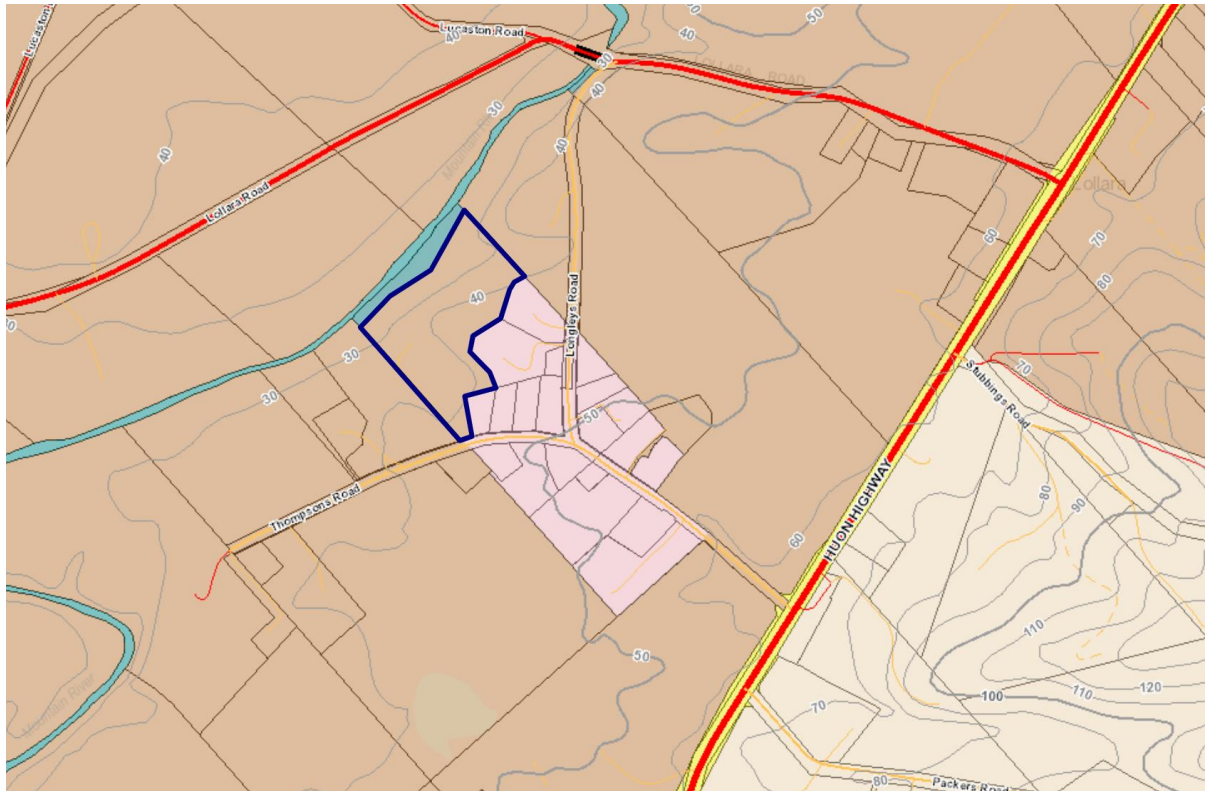


Figure 1 – Site covers the area in blue; located to the north of the existing Rural Living area on the banks of the Mountain River. (Source LIST Map)

1.1 Background

Firstly, we would like to commend the Huon Valley Council and its planning staff on the huge body of work and effort evident in getting the LPS to this stage. Given the extent of work required for such a project, it is conceivable that some aspects of the zone mapping have erred due to the base data not being specific to each site.

Therefore, pursuant to Section 35E of the Land Use Planning and Approvals Act 1993 (the Act), the following representation is made to assist Council and the Tasmanian Planning Commission (TPC) in implementing zoning by providing onsite clarification for the properties of concern.

Council has proposed to zone the Site as Agriculture under the Huon Valley - LPS (Figure 1.1a), with it abutting Rural Living Zone A land.

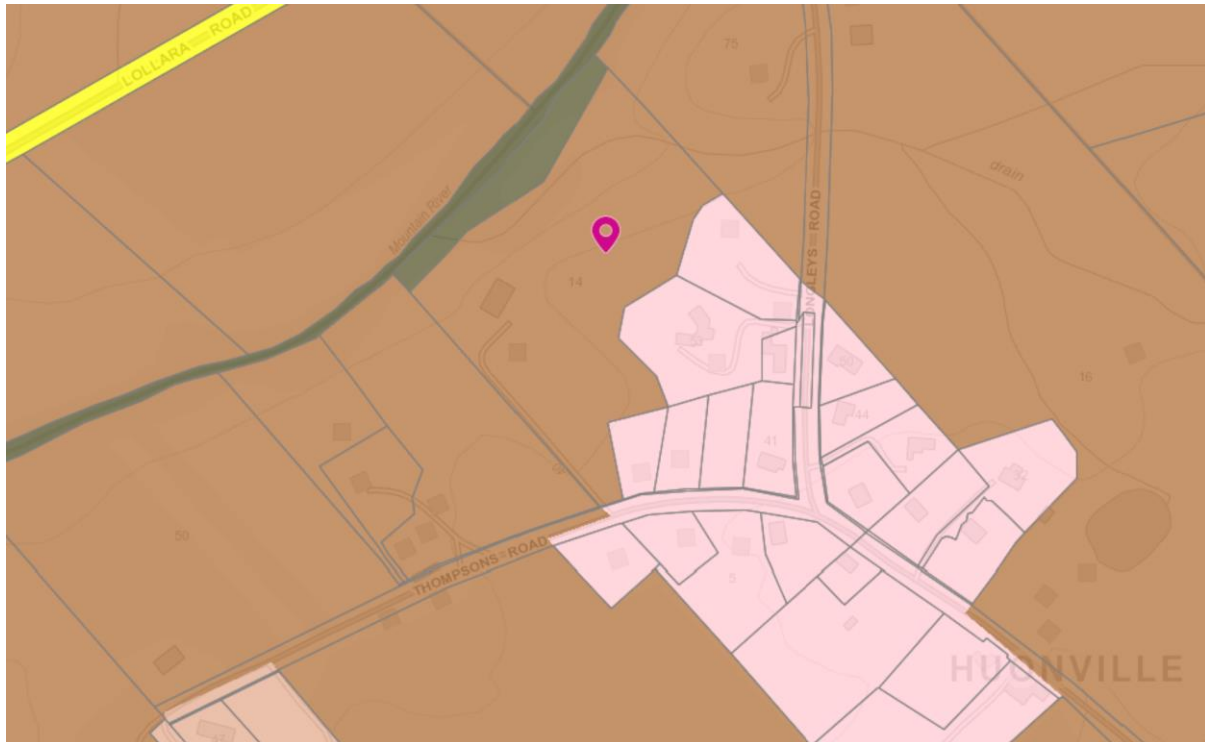


Figure 1.1a – The proposed zoning to Agriculture for the subject lot (in the center of the image in dark brown) under the Huon Valley LPS, with the Site abutting Rural Living zone. (Source Huon Valley Council)

The Site is mapped as being constrained within the Land Potentially Suitable for Agriculture Zone layer of the LIST (see Figure 1.1b). Regardless of the mapping it is evident based on the topography that the site is not suitable for agricultural use. At the size of 3.2 hectares the only option would be intensive farming; however, the proximity to the Environment Management Zone along the river means that such an activity is ill advised.

It is noted that Council's consultant's report that sets the decision tree for the interpretation of the agricultural mapping states:

Titles adjacent to Residential Zones that display very constrained characteristics may be more suited to a Residential Zone. A separate assessment of these titles may be required to confirm this.¹

This statement supports the fact that land abutting or within close vicinity to residential areas should not be Agriculture.

¹ Astrid Ketelaar and Michael Tempest, "Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones," ed. Michael Tempest and Astrid Ketelaar (Tasmania: AK Consultants, 2018).

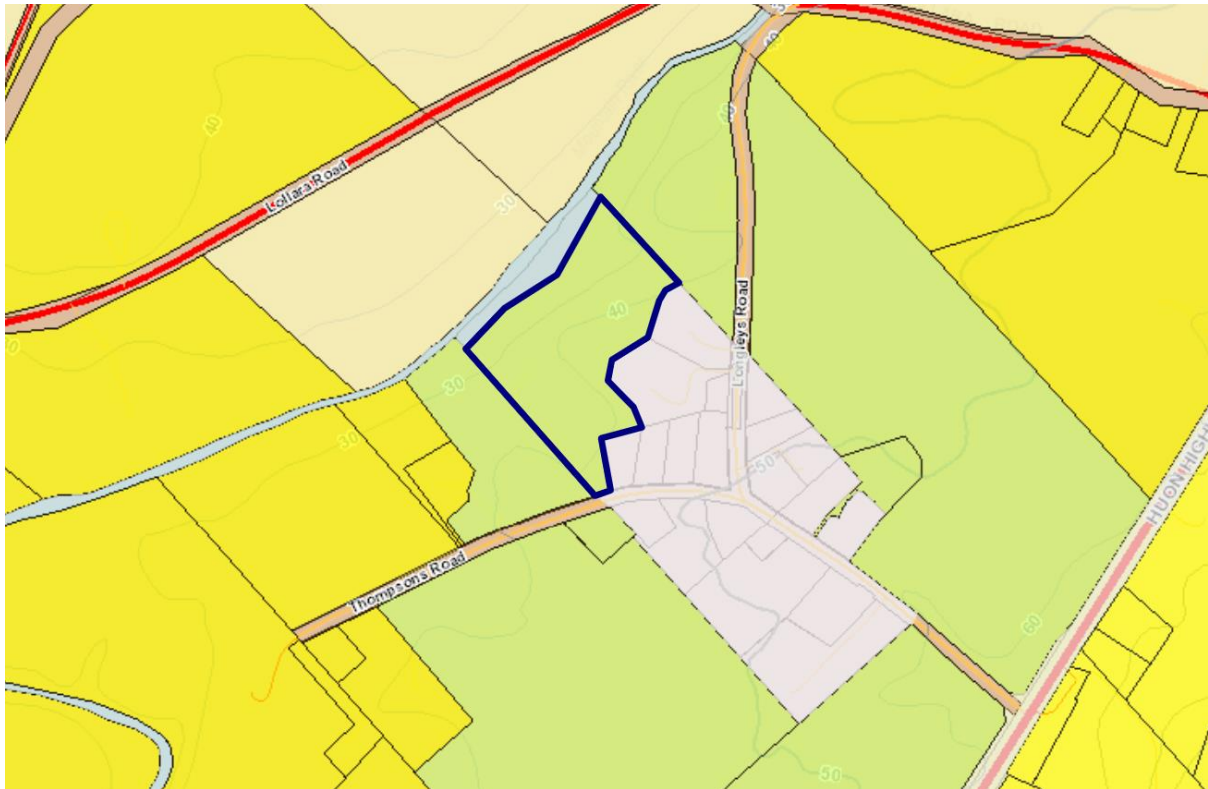


Figure 1.1b – The lot boundary outlined; the Site is classified as constrained in some form within the Land Potentially Suitable for Agriculture Zone layer of the LIST. (Source LIST Map)

1.2 Site

The Site consists of 3.2 hectares, with frontage of 220m to the Mountain River.

Current land use is Residential with no agriculture use (Figure 1.2b).

No native vegetation is present.

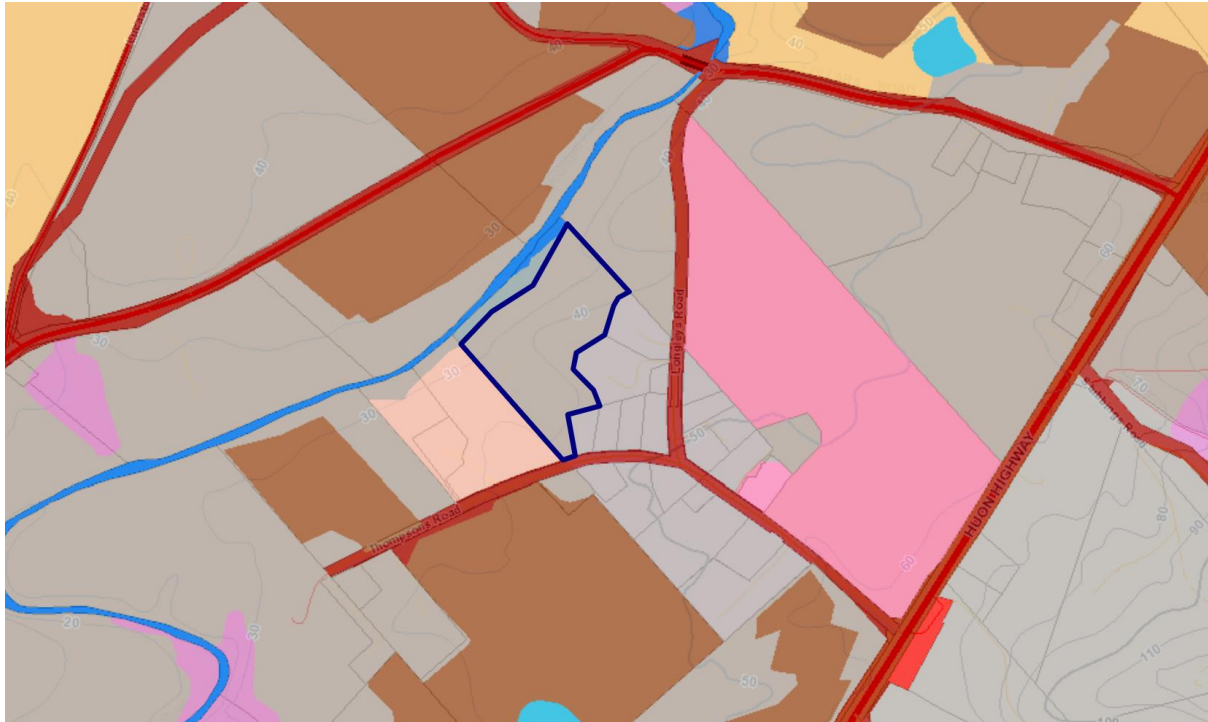


Figure 1.2b – From the 2019 Land Use mapping; the property is grey indicates rural residential use without an agriculture use. (Source LIST Map)



Figure 1.2c – The image shows the Site (outlined) with residential dwellings. (Source LIST Map)

The Land Capability of the lots and the surrounding properties is predominantly Class 5, which is land moderately suitable for pastoral use but considered unsuitable for cropping²,

² AK R.C. DeRose, "Land Capability Survey of Tasmania: D'Entrecasteaux Report," (Tasmania: Department of Primary Industries, Water and Environment, 2001).

It is observed that these sites are surrounded residential dwellings, significantly restricting the ability to crop or manage an orchard. Whilst this is considered good quality land in a Southern Tasmania context, it is questionable when cross referencing the features with the LIST Map.

Class 5 classification may occasionally facilitate cropping; however, pest control is considered impossible due to it being surrounded by sensitive use. Therefore, the only suitable agricultural activity is livestock grazing, which also applies to the Class 5 land.



Figure 1.2e – Land Capability Map – olive green area is Class 5,. (Source LIST Map)

2 Planning Provisions

2.1 At Issue: Agriculture Zone

Although primarily the question has been between allocation of Agricultural or Rural Zone, under the *Guideline No. 1 Local Provisions Schedule (LPS): zone and code application*³, there is the capacity for an alternative zoning of land identified within the ‘Land Potentially Suitable for Agriculture Zone’ produced by Macquarie Franklin⁴. Additionally, the Council’s own independent Agricultural Consultant’s review states land that is “1 to 8 hectares” with

³ TPC, "Guideline No. 1 Local Provisions Schedule (LPS): zone and code application," ed. Tasmanian Planning Commission (TPC) (Hobart, Tasmania: Tasmanian Planning Commission, 2018).

⁴ Franklin, "Agricultural Land Mapping Project: Identifying land suitable for inclusion within the Tasmanian Planning Scheme's Agricultural Zone: Background Report."

Moderate to significant constraints” is “effectively already a Rural Living” lot⁵. The Consultant’s report notes that:

Titles adjacent to Residential Zones that display very constrained characteristics may be more suited to a Residential Zone. A separate assessment of these titles may be required to confirm this. Alternative Zone: Rural Living or Low-Density Residential⁶.

Therefore, as the site is constrained due to the soil, topography and the surrounding urban environment imposing in on the site and in accordance with the Council’s Agricultural Consultant’s decision tree, the site is already in reality a Rural Living zoned lot. The assessment process by AK Consultants calls for a specific assessment of either Rural Living or Low-Density Residential.

Low-Density Residential, is an obvious zoning as the land to the south and north-west of the site is already zoned Low-Density Residential and this would therefore match the current land use pattern. However, whilst Low-Density Residential may be the obvious choice it is recognised that this may be considered out of the scope of Council’s capacity under Section 35 of LUPAA, in that it would greatly increase the area of residential development closer to the land being used for agriculture.

2.2 Proposed Alternative LPS Zoning

The proposed zoning for the Site is Agriculture under the Huon Valley LPS; however, it is proposed by this submission that the entire Site should be Rural Living Zone A.

⁵ AK, "Decision Tree and Guidelines for Mapping the Agriculture and Rural Zones," ed. Michael Tempest and Astrid Ketelaar (Tasmania: AK Consultants, 2018), 24.

⁶ Ibid., 12.

2.3 LPS Zone Purpose Statements & Guidelines

The application of RLZ 4 (c) is consistent with that of the Rural Zone mentioned earlier. This guideline applies to the situation of applying the Rural Living Zone to land identified in the 'Land Potentially Suitable for Agriculture Zone'; that is, it has initially been assumed that the land is to be subject to the Agriculture Zone. Rural Living Zone can apply to land considered to be Agricultural land and mapped as such if it is consistent with the regional land use strategy or within a more detailed local strategic analysis consistent with the relevant regional land use strategy demonstrating that it is more appropriate to zone the agricultural land as residential and specifically Rural Living.

3 Conclusion

This representation provides site specific clarification for the following parcels of land located at 14 Thompsons Road, Huonville CT: 160923/2 (PID: 2981244) should be Zone Rural Living, which is also consistent with the statements under SRD 1.3 (a) of the *Southern Tasmanian Regional Land Use Strategy 2010-2035*.

Pursuant to Section 35E (3)(b) of the *Land Use Planning and Approvals Act 1993*, the draft LPS should not apply the zone Rural in accordance with the provisions of the SPP Part 20 as it is more appropriate to be zoned Rural Living, which is consistent with the actual use of the site and provides a buffer between the residential zones and the agricultural use occurring within the neighbouring rural and agricultural zones.

From: "Trent Henderson" <redsealplanning@gmail.com>
Sent: Tue, 31 May 2022 23:53:24 +1000
To: "Huon Valley Council" <hvc@huonvalley.tas.gov.au>
Cc: "DL & KL Gordon" <dlandklgordon@bigpond.com>
Subject: HVC LPS Submission Agricultural land Capability – PID 2981244 – 14 Thompsons Road
Attachments: Appendix-A_LandAssessment-Huon-LPS_PID-2981244_Gordon_31-May-2022.pdf

Trent J. Henderson

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30/05/22

Trent Henderson
Red Seal Urban & Regional Planning
Hobart TAS 7000

RE: Agricultural land Capability – PID 2981244 – 14 Thompsons Road Ranelagh

I am a Certified Professional Soil Scientist (CPSS) and I have completed the assessment of numerous agricultural properties in Tasmania over the past 20 years including a number in the Huon Valley area. I have completed a review of my files for the local area and the subject property and can provide the following information.

- The property is located off Thompsons Road Ranelagh and extends over an area of over 3ha and is bordered by residential properties to the south, rural residential properties to the north (see figure 1 site location).
- The property is underlain by Tertiary aged sediments of mixed gravel, sand silt and clay with duplex soils on the moderate slopes of the property (see figure 2 geological mapping).
- The property is mapped as class 5 agricultural land (see figure 3 land capability mapping).
- The land suitability mapping for the area which shows that the property is classed as suitable for pasture production from typical ryegrass pastures (see figure 4 ryegrass pasture suitability).
- The soil types on the property have a number of identified soil limitations to agricultural use, and in particular due to the sandy textured topsoils on much of the property wind erosion poses a risk if surface cover is removed and tillage is undertaken to attempt pasture renovation (see figure 5 erosion hazard mapping).
- Previous assessment of soils in the local area identified a number of limitations to agricultural use of the main soil type on the property
- The area of soils on Tertiary sediments the following limitations have been identified
 - Soils on hill slopes like the subject property can be shallow with a high stone content and poor rooting depth
 - Soils generally have a strong texture contrast with potential for shallow perched seasonal water tables
 - Subsoils are imperfectly drained with limited irrigation potential
 - Sandy topsoils have an acidic pH trend, weak structure and can be prone to surface erosion
 - On steep slopes native pastures and sparse native vegetation is normally retained for limited grazing at low stocking rates

- From my review of the information relating to soil and land quality on the property it is my conclusion that the land has limited agricultural capability.
- The property is small in area and is located on three sides by several small titles with current rural residential use, therefore any future agricultural use of the property is significantly fettered.
- Given the agricultural capability of the property is highly constrained, future zoning as part of the state-wide planning scheme must be carefully considered to ensure the optimal future use of the land resource.
- The existing rural residential properties concentrated close to the property on three sides and the presence of Mountain River to the north provide an existing buffer to agricultural uses further to the north and west of the property.
- In conclusion rural living zoning may be more appropriate use of the land resource into the future.

Kind regards,

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
Director

Figure 1 – Site location

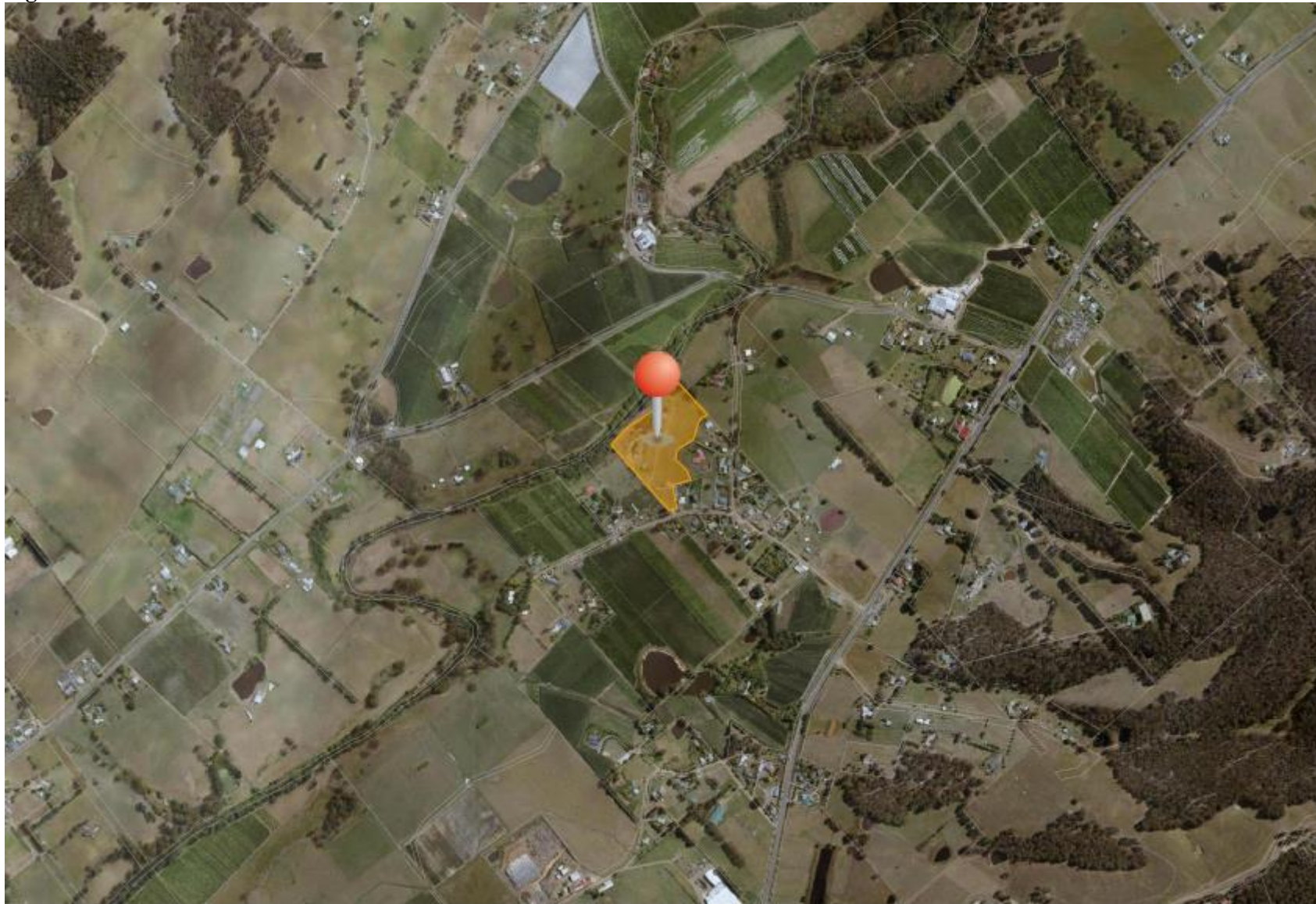


Figure 2 – Geology mapping



Figure 3 – Land capability mapping



Figure 4 – Ryegrass pasture suitability mapping

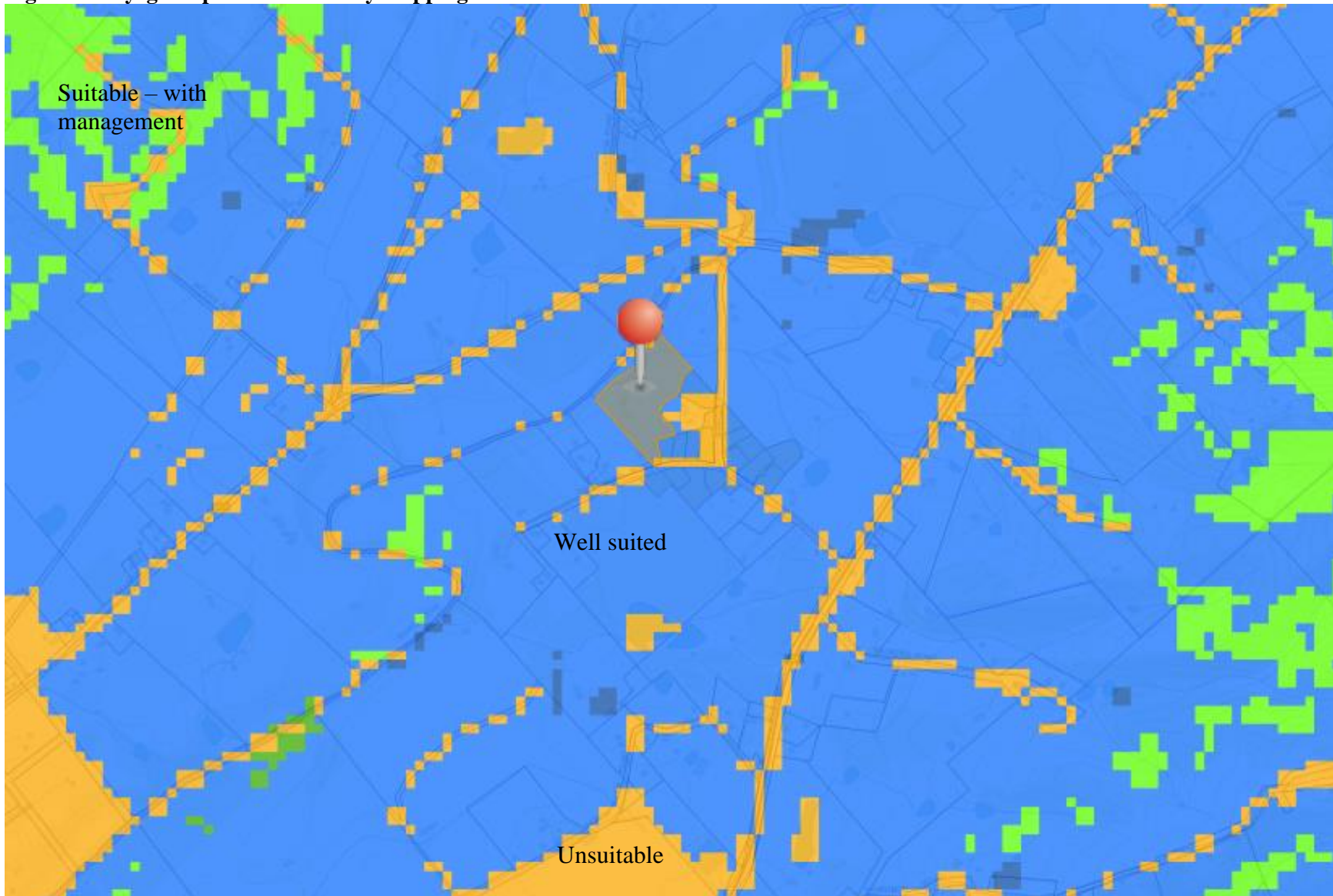


Figure 5 – Erosion Hazard (wind)

