



28 FEBRUARY 2022

Agricultural Report - Relbia

Report for: City of Launceston

Property Location: Relbia

Prepared by: Michael Tempest & Astrid Ketelaar

SUMMARY	
Client:	City of Launceston
Property identification:	Relbia, Launceston Zoning: Agriculture, Rural, Rural Living, Tasmanian Planning Scheme - Launceston
Proposal:	Rezoning of titles to align with the Planning Together for the Future of Relbia Strategy
Land capability	Published Land Capability of assessed areas (1:100,000) Class 4 & Class 5
Assessment comments:	An initial desktop feasibility assessment was undertaken followed by visual road side inspections and interviews with target land holders on the 6 th and 10 th of February 2023, to confirm or otherwise the desktop study findings of the agricultural assessment. This report summarises the findings of the desktop and field assessment.
Conclusion:	<p>Rezoning the land associated with the assessed Eastern Precinct (E2 & E4) will result in the loss of 55ha of Rural zoned land. In a regional context, the loss of this land is insignificant.</p> <p>For the assessed Western Precinct (W4 & W5), it is not feasible to 'relocate' the non-residential uses, which is a requirement under the Strategy (Mesh Consulting October 2020). Hence, it is not feasible to rezone these two areas to Rural Living. However, there does appear to be scope to partially rezone some of the area to Rural Living, and rezone titles currently zoned Agriculture to Rural. This would provide a zoning pattern that is more consistent with the current land use and development pattern, and provides a better zoning outcome at the urban to rural interface. If a proposal was developed to rezone the entire area to Rural Living, then mechanisms would need to be developed to protect the existing agricultural activities, to allow for ongoing development.</p> <p>Setbacks between future dwellings and adjacent agricultural use should be assessed on individual merits.</p>
Assessment by:	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">  <hr style="width: 100%;"/> <p>Michael Tempest Senior Consultant</p> </div> <div style="width: 45%;">  <hr style="width: 100%;"/> <p>Astrid Ketelaar Associate</p> </div> </div>

Table of Contents

1	Introduction	1
2	Zoning Considerations	2
3	Method of Assessment	6
4	Relbia Landscape Context	8
5	Eastern Precinct	9
5.1	LANDSCAPE CONTEXT	9
5.2	SOILS AND GEOLOGY	9
5.3	VEGETATION	9
5.4	LAND CAPABILITY	9
5.5	EXISTING AND POTENTIAL IRRIGATION RESOURCES	9
5.6	EXISTING AGRICULTURAL USES	10
5.7	DISCUSSION	10
6	Western Precinct	11
6.1	LANDSCAPE CONTEXT	11
6.2	SOILS AND GEOLOGY	11
6.3	VEGETATION	11
6.4	LAND CAPABILITY	12
6.5	EXISTING AND POTENTIAL IRRIGATION RESOURCES	12
6.6	EXISTING AGRICULTURAL USES	12
6.7	DISCUSSION	12
7	Conclusions	14
	References	15
	Appendix 1: Limited Change Scenario Zoning Map	16
	Appendix 2: Maps	17
	Appendix 3: Impacted Titles Agricultural Assessment	28
	Appendix 4: Land capability definitions from Grose (1999)	35
	Appendix 5: Potential conflict issues	36
	Appendix 6: Farm Business Scale Characteristics	38
	Appendix 7: Characteristics of a Commercial Scale Farm Business Activity	40
	Appendix 8: Separation distances and buffers	41

1 Introduction

An Agricultural Assessment has been requested to review and consider the agricultural implications of the proposed rezoning of land at Relbia from 'Rural' or 'Agriculture' to 'Rural Living'. The proposal is to rezone land in line with the 'limited change scenario' of the *Planning Together for the Future of Relbia Report*, by Mesh Consulting (October 2020) (the Relbia Strategy), which was initiated by City of Launceston (see Figure A1-1). This strategy has been adopted by Council.

As part of the proposal, there are 28 titles that are currently zoned as a mix of 'Agriculture' and 'Rural' under the *Tasmanian Planning Scheme – City of Launceston* (the Planning Scheme) that are proposed to be rezoned to 'Rural Living'. These titles are contained within two distinct precincts:

- The Eastern Precinct – this area contains the zones E2 & E4 from the Relbia Strategy and has five titles which are all currently zoned 'Rural' under the Planning Scheme
- The Western Precinct – this area contains the zones W4 & W5 from the Relbia Strategy and has 23 titles associated with it. Nine of these titles are currently zoned 'Agriculture' whilst the remaining 14 are zoned 'Rural'.

All other sub-precincts of the Eastern and Western Precincts, and the Central precinct are not impacted by the proposed rezoning from an agricultural perspective, as there is either no change to existing 'Rural' and 'Agriculture' zoning, or the land is already zoned 'Rural Living', 'Low Density Residential' or 'General Residential'. A detailed desktop assessment, including current agricultural use, enterprise scale, land capability, water resources, and the presence of dwellings was undertaken for each title affected by the proposed rezoning within the above Western and Eastern Precincts. This can be found in *Appendix 3: Impacted Properties Agricultural Assessment*. To further test the desktop assumptions, targeted interviews were undertaken with four landholders (1 in the eastern precinct & 3 in the western precinct) to gain a further understanding of the agricultural activities that occur on site, and how these may be affected by the proposed zoning from the Relbia Strategy.

For W5 within the Western Precinct, while the limited change scenario mapping shows this area as 'Rural Living' 2ha lots, the Recommendations on p57 of the Relbia Strategy states:

'Potential consideration of rezoning of precinct W5 but only if the current non-residential land uses were to be relocated and all landowners are supportive of the rezoning and subject to demonstrated need for additional land supply. If land within precinct W5 is considered for rezoning a 2ha subdivision is recommended.'

In our assessment we have therefore assumed these requirements have not or cannot be met and hence the land with non-residential uses must remain as currently zoned. However, we have assessed each title on its merits for existing and future agricultural production and made recommendation for rezoning with the assumption that there may be alternate pathways for rezoning at some stage

2 Zoning Considerations

To assist with understanding the agricultural implications of the various zones of the identified precincts there is a need to consider the purpose and allowable uses of each zone (Agriculture, Rural & Rural Living). Table 2-1 lists the Purpose Statement for each zone, while Table 2-2 lists the uses for each zone.

Table 2-1: Zone Purpose Statements

AGRICULTURE	RURAL	RURAL LIVING
<p>The purpose of the Agriculture Zone is:</p> <p>To provide for the use or development of land for agricultural use:</p> <p>To protect land for the use or development of agricultural use by minimising:</p> <ul style="list-style-type: none"> a) conflict with or interference from non-agricultural uses; b) non-agricultural use or development that precludes the return of the land to agricultural use; and c) use of land for non-agricultural use in irrigation districts; <p>To provide for use or development that supports the use of the land for agricultural use.</p>	<p>The purpose of the Rural Zone is:</p> <p>To provide for a range of use or development in a rural location:</p> <ul style="list-style-type: none"> a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics; b) that requires a rural location for operational reasons; c) is compatible with agricultural use if occurring on agricultural land; d) minimises adverse impacts on surrounding uses. <p>To minimise conversion of agricultural land for non-agricultural use.</p> <p>To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.</p>	<p>The purpose of the Rural Living Zone is:</p> <p>To provide for residential use or development in a rural setting where:</p> <ul style="list-style-type: none"> a) services are limited; or b) existing natural and landscape values are to be retained. <p>To provide for compatible agricultural use and development that does not adversely impact on residential amenity.</p> <p>To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.</p> <p>To provide for Visitor Accommodation that is compatible with residential character.</p>

Table 2-2: Zone Allowable Uses

	AGRICULTURE	RURAL	RURAL LIVING
No Permit Required	<ul style="list-style-type: none"> ▪ Natural & Cultural Values Management ▪ Passive Recreation ▪ Resource Development, if; on land other than prime agricultural land; or an agricultural use, excluding plantation forestry, on prime agricultural land if it is dependent on the soil as the growth medium or conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium ▪ Utilities – if for minor utilities. 	<ul style="list-style-type: none"> ▪ Natural & Cultural Values Management ▪ Passive Recreation ▪ Resource Development ▪ Utilities – if for minor utilities. 	<ul style="list-style-type: none"> ▪ Natural & Cultural Values Management ▪ Passive Recreation ▪ Residential – if for a single dwelling ▪ Resource Development – if for grazing ▪ Utilities – if for minor utilities.
Permitted	<ul style="list-style-type: none"> ▪ Food Services – if associated with Resource Development or Resource Processing ▪ General Retail & Hire – if associated with Resource Development or Resource Processing ▪ Pleasure Boat Facility – if for a boat ramp ▪ Residential – if for; a home-based business in an existing dwelling; or alterations or extensions to an existing dwelling. 	<ul style="list-style-type: none"> ▪ Business & Professional Services – if for a veterinary centre; or an agribusiness consultant or agricultural consultant ▪ Domestic Animal Breeding, Boarding or Training ▪ Educational and Occasional Care – if associate with Resource Development or Resource Processing ▪ Emergency Services ▪ Extractive Industry ▪ Food Services – if associated with Resource Development or Resource Processing ▪ General Retail & Hire - if associated with Resource Development or Resource Processing ▪ Manufacturing & Processing – if for the processing of materials from Extractive Industry ▪ Pleasure Boat Facility – if for a boat ramp ▪ Research & Development – if associated with Resource Development or Resource Processing ▪ Residential – if for; a home-based business in an existing dwelling; or alterations or extensions to an existing dwelling ▪ Resource Processing 	<ul style="list-style-type: none"> ▪ Residential – if for a home-based business ▪ Visitor Accommodation.

	AGRICULTURE	RURAL	RURAL LIVING
		<ul style="list-style-type: none"> Storage – if for; a contractors yard; freezing and cooling storage; grain storage; a liquid, solid or gas fuel depot; or a woodyard Utilities – if not listed as No Permit Required Visitor Accommodation – if for guests accommodated within an exiting building. 	
Discretionary	<ul style="list-style-type: none"> Bulky Goods Sales – if; a supplier for Extractive Industry, Resource Development, or Resource Processing; a garden and landscape supplier; or a timber yard Domestic Animal Breeding, Boarding or Training Educational and Occasional Care Emergency Services Extractive Industry Food Services – if not listed as Permitted General Retail & Hire - if not listed as Permitted Manufacturing & Processing- if for; the manufacturing or agricultural equipment; or the processing of materials from Extractive Industry Research & Development Residential – if not restricted by an existing agreement under section 71 of the Act; and not listed as Permitted Resource Development – if not listed as No Permit required Resource Processing Storage – if for; a contractors yard; freezing and cooling storage; grain storage; a liquid, solid or gas fuel depot; or a woodyard Tourist Operation Transport Depot & Distribution – If for the transport and distribution of agricultural produce and equipment 	<ul style="list-style-type: none"> Bulky Goods Sales – if; a supplier for Extractive Industry, Resource Development, or Resource Processing; a garden and landscape materials supplier; a timber yard; or rural supplies Business & Professional Services – if not listed as Permitted Community Meeting & Entertainment Crematoria and Cemeteries Custodial Facility Educational and Occasional Care – if not listed as Permitted Food Services – if not listed as Permitted General Retail & Hire - if not listed as Permitted Manufacturing & Processing - if not listed as Permitted Motor racing Facility Pleasure Boat Facility - if not listed as Permitted Recycling Waste Disposal Research & Development - if not listed as Permitted Residential – if for a single dwelling and not restricted by an existing agreement under section 71 of the Act Service Industry – if associated with Extractive Industry, Resource Development or Resource Processing Sports & Recreation Storage – if not listed as Permitted Tourist Operation Transport Depot & Distribution 	<ul style="list-style-type: none"> Business & Professional Services – if for a veterinary centre Community Meeting & Entertainment – if for a place of worship, art and craft centre or public hall Domestic Animal Breeding, Boarding or Training Educational and Occasional Care – if for a childcare centre or primary school; or an existing respite centre Emergency Services Food Services – if for a gross floor area of not more than 200m² General Retail & Hire – if for; primary produce sales; sales related to Resource Development; or a local shop Manufacturing & Processing – if for alterations or extensions to existing Manufacturing & Processing Resource Development – if; not for intensive animal husbandry or plantation; or not listed as No Permit required Resource Processing – if not for an abattoir, animal saleyards or sawmilling Sports & Recreation – if for an outdoor recreation facility Utilities – if not listed as Permitted

	AGRICULTURE	RURAL	RURAL LIVING
	<ul style="list-style-type: none"> ▪ Utilities – if not listed as No Permit Required ▪ Visitor Accommodation. 	<ul style="list-style-type: none"> ▪ Visitor Accommodation – if not listed as Permitted. 	<ul style="list-style-type: none"> ▪ Vehicle Fuel Sales & Service.
Prohibited	All other uses	All other uses	All other uses

A further key consideration from an agricultural perspective is that land within the 'Agriculture' and 'Rural' zones is still considered to be within the Tasmanian Agricultural Estate, and is thus protected by the Tasmanian Government's *Protection of Agricultural Land Policy 2009* (PAL Policy). However, land that is zoned 'Rural Living' is considered residential land, hence resource development and associated uses have a lower priority than residential uses. This is reflected in the allowable uses for each zone, with a single dwelling being a 'No Permit Required' use in the Rural Living Zone, compared to being a 'Discretionary Use' in the 'Agriculture' and 'Rural' Zones. Furthermore, the only 'No Permit Required' Resource Development in the 'Rural Living Zone' is grazing, meaning any other proposed agricultural use (such as horticulture, grapes, cropping) is a 'Discretionary' application and requires a Planning Permit. If there is an existing use occurring on a site that is then rezoned to 'Rural Living' then it is the author's understanding that, that use is still allowed. However, if the use is proposed to be expanded then it will likely be subject to requiring a Planning Permit through submitting a Development Application.

3 Method of Assessment

All relevant information available at desktop level was considered to gain an understanding of the existing agricultural uses in the two assessed precincts and associated titles, as well as their ability to support agricultural use either individually or in conjunction with land in the vicinity. Publicly available data sets have been considered. These are available on LIST (www.maps.thelist.gov.au) and include:

- Existing land uses – Land Use Mapping 2021
- Building points
- Soils
- Enterprise suitability mapping
- Cadastral Parcels
- Hydrographic lines
- Contours (5m)
- Tasmanian Interim Planning Overlay
- Tasmanian Interim Planning Scheme Zones
- TASVEG 4.0
- Land Capability
- Underlying Geology
- Landslide Hazard Bands
- Threatened Flora Point
- Threatened Fauna Point
- Land Potentially Suitable for the Agriculture Zone

Imagery including:

- Google Earth (2004-2022)
- State Aerial Photography (Available on LIST)
- ESRI Imagery (Available on LIST)

Other data sets and published information such as:

- Water Information Management System
- Tasmanian Irrigation Active and Proposed Schemes
- Water Assessment Tool
- Grice, 1995, Soil and Land Degradation on Private Freehold Land
- Groundwater Information Access Portal

Land Capability has previously been assessed for the subject land through:

- Published Land Capability by Tas Government at a Scale of 1:100,000
 - Pipers Report, 1991
 - South Esk Report, 1996.

No on site Land Capability Assessments were undertaken as part of the study and the published Land Capability is assumed to be correct for the purposes of this assessment.

Soils have previous been assessed for the majority of land associated with the Western Precinct but not the eastern Precinct, this was through:

- Reconnaissance Soils Map Series of Tasmania by Tas Government at a Scale of 1:100,000
 - Longford Soil Report, 1999.

To further test the desktop assumptions, targeted interviews were undertaken with four landowners (1 in the eastern precinct & 3 in the western precinct), between the 6th of February and the 10th of February 2023. Visual inspection from the roadside was also undertaken during this period.

4 Relbia Landscape Context

Relbia is an outer suburb of Launceston, located 10-15 minutes from the Central Business District (CBD). It makes up the southern most area of the City of Launceston municipal area, with Northern Midlands Council forming its southern and western boundary. The North Esk River forms its eastern boundary and the suburbs of Youngtown and Norwood form its northern boundary.

The total study area from the Relbia Strategic Plan is approximately 1100ha in area. Within this area are approximately 340 private parcels of land. Zoning in the area is a mixture of Agriculture, Rural, Rural Living, General Residential (in the north western corner), and Low Density Residential (in the north eastern corner).

The dominant activity in the Relbia area is Rural Living. However, there are also a number of existing vineyards within and directly adjacent to Relbia, and widespread grazing occurs at various levels of intensity. Relbia forms an interface between the urban fringe of Launceston and agricultural land and associated activities.

The North Esk River forms the area's eastern boundary. There are holdings within the Relbia Strategic Plan's E8 area that have water allocations from the North Esk for irrigation, and the majority of titles adjacent to the North Esk are within the North Esk Irrigation Scheme area (NEIS). No titles within the NEIS area from the Eastern Precinct are proposed to have their existing zoning changed as part of the Relbia Strategic Plan proposal. The NEIS area also includes one title from the W6 area and one title from the W5 area. The title within the W5 is discussed below in the Western Precinct section. The title within the NEIS in W6 is proposed to retain its existing zoning (Agriculture).

5 Eastern Precinct

5.1 LANDSCAPE CONTEXT

The Eastern precinct that has been assessed is mapped within the Relbia Strategic Plan as E2 and E4. These areas include five titles which are currently zoned Rural. These titles are located on the fringe of the residential zones of Norwood and Youngtown. Three of the five titles have dwellings and appear to be small lifestyle¹ to hobby scale properties, with limited agricultural potential (see Figure A2-4). The total area is approximately 55ha.

5.2 SOILS AND GEOLOGY

There is no soils mapping within this area. Published underlying Geology Mapping (mapped at 1:25,000) maps the dominant geological group as 'Tsa', which is described as; poorly consolidated clay, silt, and clayey labile sand with rare gravel and lignite, some iron oxide' cemented layers and concentrations, plus some leaf fossils. The eastern portion of CT 181433/1 is steep and is mapped as having 'medium' and 'medium to active' landslip risk.

5.3 VEGETATION

Based on Tas Veg 4.0 the majority of vegetation is mapped as agricultural land (FAG), with the northern section mapped as weed infestation (FWU). Parts of the area are mapped within the Planning Scheme's *Natural Assets Code*. There are no mapped threatened vegetation communities located within the area, but there are threatened fauna and flora records located either within the area or nearby.

5.4 LAND CAPABILITY

Land Capability of the titles is mapped as Class 5, with the southern three quarters of CT 181433/1 unmapped, however, based on slope and surrounding mapping it is assumed this land is also Class 5. Class 5 land is described as 'land unsuited to cropping and with slight to moderate limitations to pastoral use' (Grose 1999). Class 5 land is not considered 'prime agricultural land' as under the PAL Policy.

5.5 EXISTING AND POTENTIAL IRRIGATION RESOURCES

There are no existing irrigation water licences associated with any of the assessed titles in the area and the area is not within an Irrigation District. Jinglers Creek runs through this area. According to NRE's Water Assessment Tool there is potential 90ML of surety 5 water and 35ML of Surety 6 water available for irrigation from a winter take allocation from where Jinglers Creek leaves the most northern point of the title. To utilise this water a storage dam would need to be constructed. Anecdotal evidence indicates water quality (salinity) could be an issue for water storages on Jinglers Creek.

¹ As defined by RMCG 2022, see Appendix 6

5.6 EXISTING AGRICULTURAL USES

Current agricultural activity in the area appears to be limited to CT 181433/1, which has 30ha of pasture which is used for dryland livestock grazing and occasional fodder production at a hobby scale. There has been a dwelling constructed on this title within the last 12 months which further consolidates the title's 'hobby scale' characteristics.

Individual title characteristics are considered in Table A3-1 in Appendix 3 and the scale of production is shown in Figure A2-4.

5.7 DISCUSSION

Given the mapped Land Capability, existing residential development on three of the five titles, adjacent residential development and current lack of agricultural activity, there appears to be limited potential for further agricultural development in this area, even with the potential availability of irrigation water. In our opinion it is unlikely the land within this area would be developed for a commercial scale agricultural enterprise.

In our opinion applying the Rural Living zone to these titles appears feasible and will not result in the unreasonable removal of productive agricultural land from the agricultural estate.

6 Western Precinct

6.1 LANDSCAPE CONTEXT

The Western precinct to be assessed includes 23 titles, ranging in size from 0.1ha to 21.3ha and are all located in the W4 and W5 areas from the Relbia Strategic Plan. Nine of these titles are currently zoned 'Agriculture' whilst the remaining 14 are zoned 'Rural'. The total area is approximately 106ha. There appears to be a variety of uses, both agricultural and non-agricultural, on these titles. Some titles are utilised for agricultural production at various scales. Two of these titles are used for wine grape production, with one of these (CT 144388/1) has commercial scale characteristics². A majority of titles (20 out of 22) have dwellings constructed on them with many appearing to be used for lifestyle purposes as the primary use.

6.2 SOILS AND GEOLOGY

Soils within the area are partially mapped (see Figure A2-7). The dominant soil type mapped, which is mainly associated with the lower elevation and less sloped areas, is Relbia Association (Ra) soils. These are described as; soils developed on deeply dissected tertiary sediments of the Launceston Basin. They are widely utilised for improved pastures, even on steep slopes where landslip can be a risk. Along the western boundary of the area, on the higher elevations as well as a gully associated with Jinglers Creek, the soils are mapped as Eastfield Association (Ea). These soils are described as; imperfectly drained texture contrast soils developed from Jurassic dolerite on rugged hilly land with frequent rock outcrops. Land associated with these soils is general a mix of native vegetation and partially cleared land for rough grazing. It is noted that part of the vineyard at 194 Relbia Rd (CT 129968/2) is located within the mapped Ea soils area. In the south western corner of the area, the soils are mapped as Breadalbane Association (Bd). These soils are described as; Brown clayey soils developed on Tertiary basaltic remnants within the Launceston Basin on gently undulating to rolling (3-32%) land. These soils have mostly been developed for agricultural use. Surface stoniness is a known problem with these soils.

Published underlying geology loosely conforms with the soils mapping, with the majority of land associated with the Ra soils mapped as Tsa (see Section 5.2 for description). Geology associated with the Ea soils is mapped as Jb (dolerite and related rocks). Sections of the area are mapped as having 'low' to 'medium' landslip potential.

6.3 VEGETATION

The majority of land is mapped as FAG, while land associated with the gully near the western boundary that Jingles Creek flows through is mapped as FWU.

² As defined by RMCG 2022

6.4 LAND CAPABILITY

Land Capability across the Western area is a mix of Classes 4 and 5. Class 4 Land Capability is described as 'land that is well suited to grazing, but which is limited to occasional cropping or a very restricted range of crops'. Class 5 land is described as 'land unsuited to cropping and with slight to moderate limitations to pastoral use'. The existing vineyards are located partly on Class 4 and Class 5 land (see Figure A2-6 and Appendix 4 for more detailed Land Capability Class descriptions from Grose 1999). Neither Class 4 or Class 5 land is not considered 'prime agricultural land' under the PAL Policy.

6.5 EXISTING AND POTENTIAL IRRIGATION RESOURCES

The vineyard at 194 Relbia Rd has two winter-take water allocations, totalling 46ML on the title, and a registered dam with capacity of 23ML. The irrigation water resources associated with the title supports the commercial scale of production of the vineyard. Many of the other titles have small, unregistered stock dams on their titles. There is a 2.3ML, registered existing catchment dam which is used to irrigated wine-grapes on Jinglers Creek Vineyard (288 Relbia Rd) in conjunction with main water when needed.

One title within the W5 area is mapped within the NEIS area (234 Relbia Rd, CT 130808/2), however, this title does not have an Irrigation Right with the NEIS and no irrigation occurs on this title (Tasmanian Irrigation).

6.6 EXISTING AGRICULTURAL USES

There are two titles that are used for wine grape production, with one of these (194 Relbia) having boarder line commercial scale characteristics³. This enterprise contract grows grapes for a larger wine maker, as well as producing grapes for their own label. In total there are 9.6ha of grapes on this title.

The second vineyard, at 288 Relbia, is known as Jinglers Creek Vineyard. This vineyard has a cellar door⁴ and approximately 2ha of vines, plus 0.3ha of olives. This enterprise would best be described as a small-scale producer (RMCG 2022).

There is also some livestock grazing activity occurring on several titles (including 200 & 234 Relbia Rd), however, these appear to be at hobby scale. A majority of titles (20 out of 22) have dwellings constructed on them and most appear to be used for lifestyle purposes. A majority do not appear to have any agricultural production associated with them.

Individual title characteristics are considered in Table A3-1 in Appendix 3 and the scale of production is shown in Figure A2-8.

6.7 DISCUSSION

Given the statement from the Relbia Strategy:

'Potential consideration of rezoning of precinct W5 but only if the current non-residential land uses were to be relocated and all landowners are supportive of the rezoning and subject to demonstrated need for additional land supply.'

³ As defined by RMCG 2022

⁴ The Jinglers Creek Cellar door has been closed this summer, however, will be reopening next summer (2023-24).

In our assessment we have therefore assumed these requirements have not or cannot be met and hence those titles with non-residential uses must remain as currently zoned. However, we have assessed each title on its merits for existing and future agricultural production and made recommendation for rezoning with the assumption that there may be alternate pathways for rezoning at some stage.

We do not consider it feasible to move an established vineyard, as there is considerable investment that goes into establishing a vineyard, which can be anywhere from \$50,000 to \$100,000 per hectare and take years to fully establish (can take up to 5 years before a vine's first fruit). In our opinion it is highly unlikely that you would attempt to relocate an established vineyard. Because of this, it appears unlikely that the rezoning of all of W5 and the part of W4 that is associated with an established land uses that is also partially located in W5 would currently be feasible under the Strategy.

The other two further requirements identified in the Relbia Strategy is that every landholder would need to agree to the rezoning, and that it would need to be demonstrated there is a need for the additional land supply.

When landholder interviews were conducted this was not articulated during the interview and only the proposed zoning map was presented in the interview. It is noted that if these requirements had been articulated in the interview it may have changed the direction of the landholder conversations.

However, despite the identified requirements, pockets of these areas (W4 & W5) appear to have lifestyle characteristics that appear to be more closely aligned with the Rural Zone Purpose Statement. While, the majority of the land currently zoned in the 'Agriculture' Zone appears to be more closely aligned with the Rural Zone Purpose Statement. Having these titles zoned 'Rural', will also provide a better residential/rural interface, rather than Agriculture to Rural Living. See Figures A-2 and A2-9 for a proposed zoning pattern.

Based on the landholder discussions held, there appears to be mixed feelings as to what the zoning of the area should be. Hence it may also be difficult to get all landholder to agree to W5 being zoned Rural Living.

From purely an agricultural perspective, retaining the vineyards within the agricultural estate (Agriculture or Rural) will provide the landholders with greater protection to continue their existing activities and expand or value add to these enterprises with less zoning restrictions. The offset of that is that it limits their potential for future subdivision, as an alternate future use for the land. If there was an opportunity to provide the titles that are currently within the Agricultural Estate with protections that allow them to continue develop their enterprises while rezoning them to Rural Living, through some form of planning control such as a Specific Area Plan, then this may provide an opportunity to rezone all the land with W4 and W5. However, this is beyond our area of expertise to identify planning solutions, it is also outside of the recommendations from the Relbia Strategic Plan.

With the proposed potential for 2ha lots on the adjacent areas to W4 & W5 impacts of the surrounding intensification of residential use on the existing agricultural uses needs to be considered. There are a range of activities associated with grazing and horticulture. Learmonth et.al. (2007) detail the common range of issues associated with sensitive uses such as residential use in and adjacent to agricultural zones which can constrain primary industry activities (see Appendix 5). Common conflict issues associated with residential use include spray drift from chemicals which would include fungicide, herbicide, and insecticide, noise from equipment (including shooting for game control), irrigation spray drift, odours, and dust.

The Western Australia Department of Health (DOH, 2012) has published guidelines relating specifically to minimising conflict between agricultural activities and residential areas through management of buffer areas. This study particularly focuses on spray drift and dust generation and recommends a minimum separation of 300m to reduce the impact of spray drift, dust, smoke, and ash. Through the establishment of an adequately designed, implemented and maintained vegetative buffer, this minimum separation distance can be reduced to 40m. The Planning Scheme requires 200m between a new sensitive use in the Rural Living Zone and adjacent land zoned either 'Rural' or 'Agriculture'. As a general rule this should be maintained as the standard required setback, however each future proposed dwelling should be assessed on its merits as there may be scope to reduce this setback through considering factors such as; topography, adjacent land use, existing dwellings, and potential for vegetation buffers.

7 Conclusions

Rezoning the land associated with the assessed Eastern Precinct (E2 & E4) will result in the loss of 55ha of Rural zoned land. In a regional context, the loss of this land is insignificant.

For the assessed Western Precinct (W4 & W5), it is not feasible to 'relocate' the non-residential uses, which is a requirement under the Strategy (Mesh Consulting October 2020). Hence, it is not feasible to rezone these two areas to Rural Living. However, there does appear to be scope to partially rezone some of the area to Rural Living, and rezone titles currently zoned Agriculture to Rural. This would provide a zoning pattern that is more consistent with the current land use and development pattern, and provides a better zoning outcome at the urban to rural interface. If a proposal was developed to rezone the entire area to Rural Living, then mechanisms would need to be developed to protect the existing agricultural activities, to allow for ongoing development.

Setbacks between future dwellings and adjacent agricultural use should be assessed on individual merits.

References

Mesh Consulting (2020). Planning Together for the Future of Relbia Report, for City of Launceston

DNRET (2023). Tasmanian Register of Water Licences and Dam Permits. Retrieved from Water Information Management System: <https://wrt.tas.gov.au/wist/ui>.

DPI (2007, November). Land Capability of Tasmania Dataset. Department of Primary Industries, Tasmania.

DPIPWE (2020). Tasmanian Vegetation Monitoring and Mapping Program TASVEG 4.0. Department of Primary Industries, Parks, Water, and Environment, Tasmania.

Grice, M. S. (1995). Assessment of Soil Degradation on Private Freehold Land in Tasmania, Department of Primary Industry and Fisheries, Tasmania. Report includes Land Degradation Maps 1:500,000 scale

Grose, C. J. (1999). Land Capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania. (Second Edition ed.). Tasmania, Australia: Department of Primary Industries, Water and Environment

Learmonth, R., Whitehead, R., Boyd, B., & Fletcher, S. (2007). Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast. Centre for Coastal Agricultural Landscapes in Partnership with the Northern Rivers Catchment Management Authority.

Meander Valley Council (2013). Meander Valley Interim Planning Scheme.

Tasmanian Irrigation Water Entitlement Register (last updated 20/02/23 at the time of access) available on line at <https://www.tasmanianirrigation.com.au/water-entitlement-register-2>

The List (2023). LIST Cadastral Parcels. Department of Natural Resources and Environment Tasmania.

West Australian Government. (2012). Guidelines for Separation of Agricultural Land and Residential Land Uses. Department of Health, WA.

Appendix 1: Limited Change Scenario Zoning Map

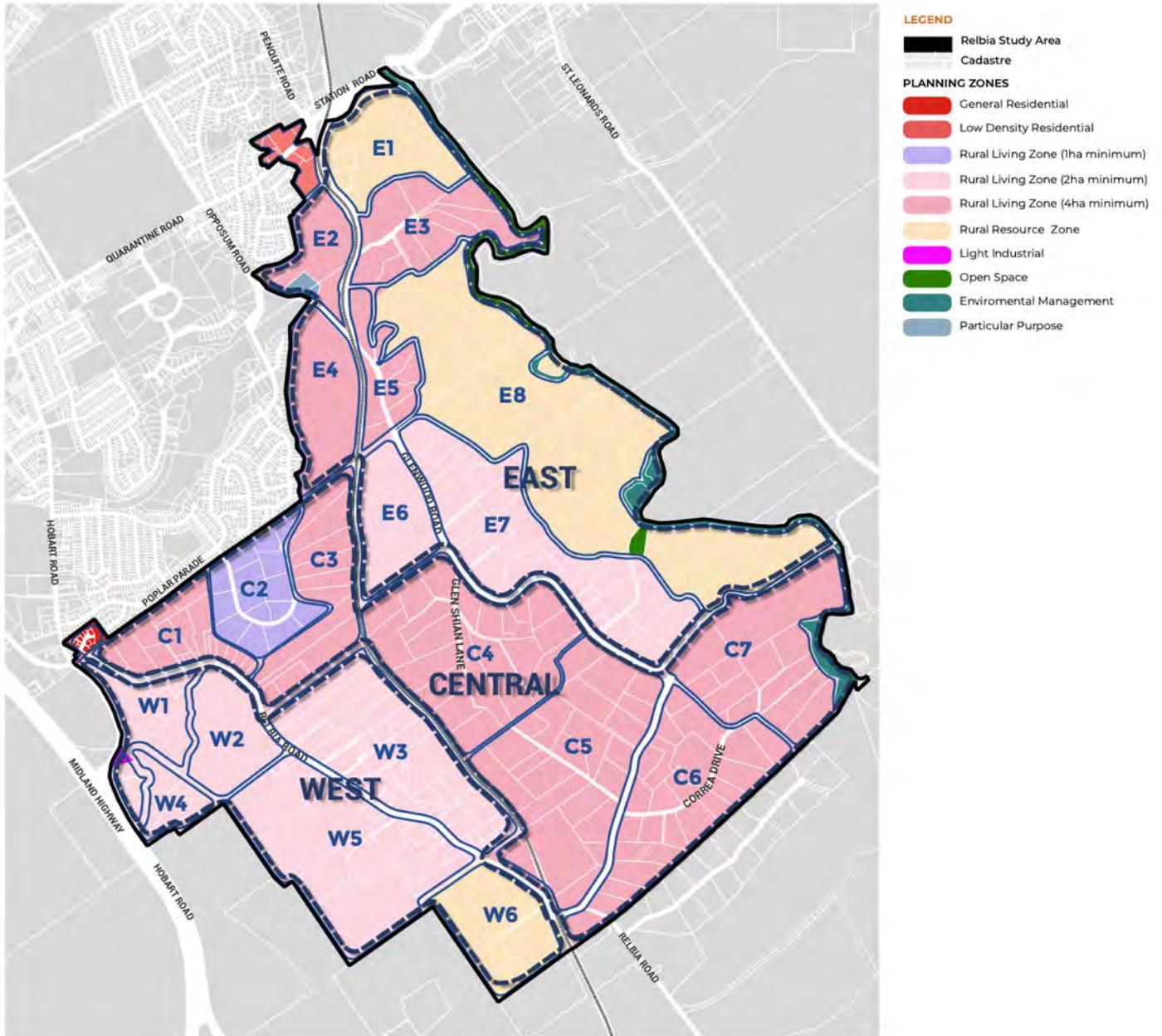


Figure A1-1: Limited Change Scenario Map from the *Planning Together for the Future of Relbia Report*

Appendix 2: Maps

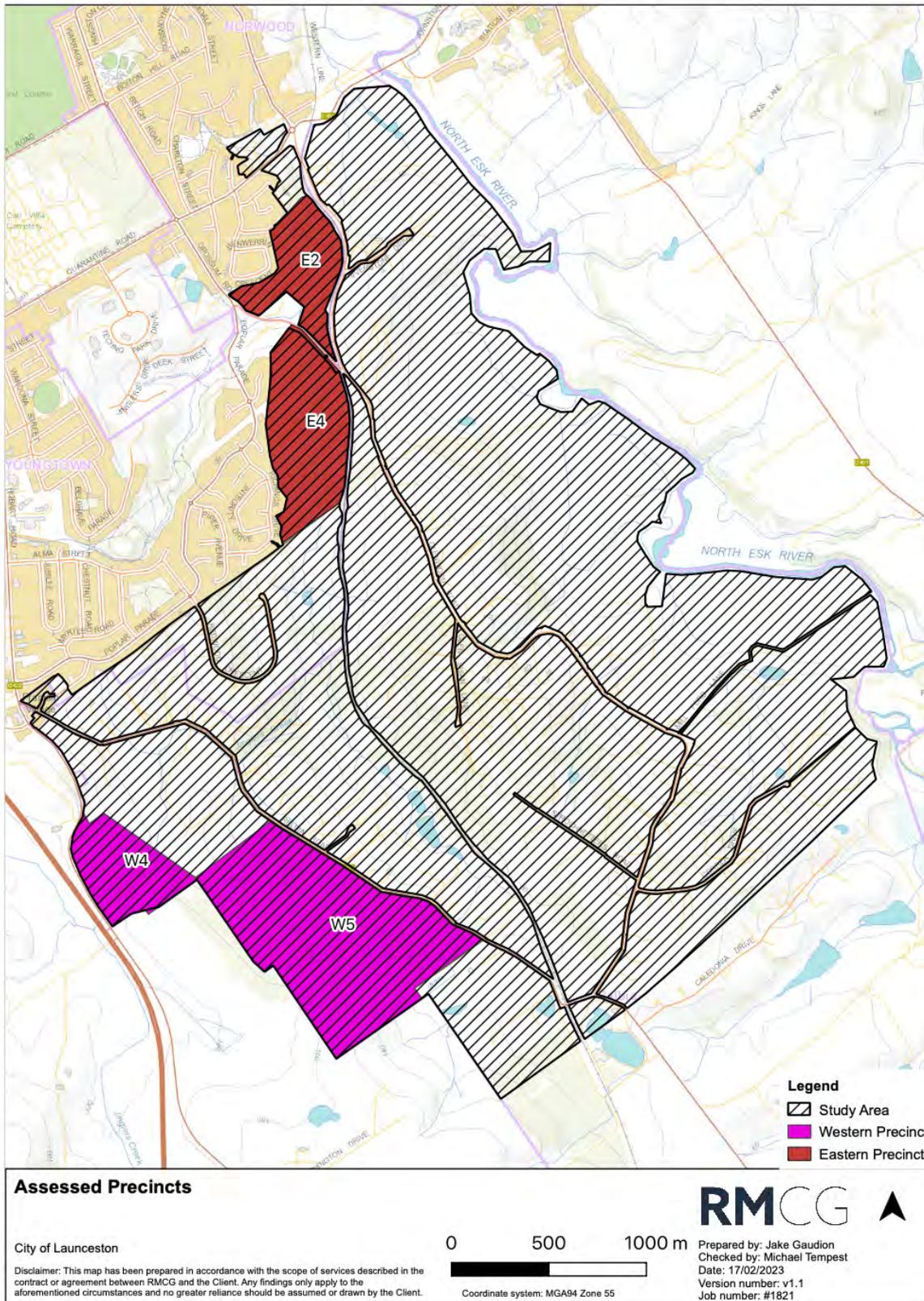


Figure A2-1: Assessed Precincts

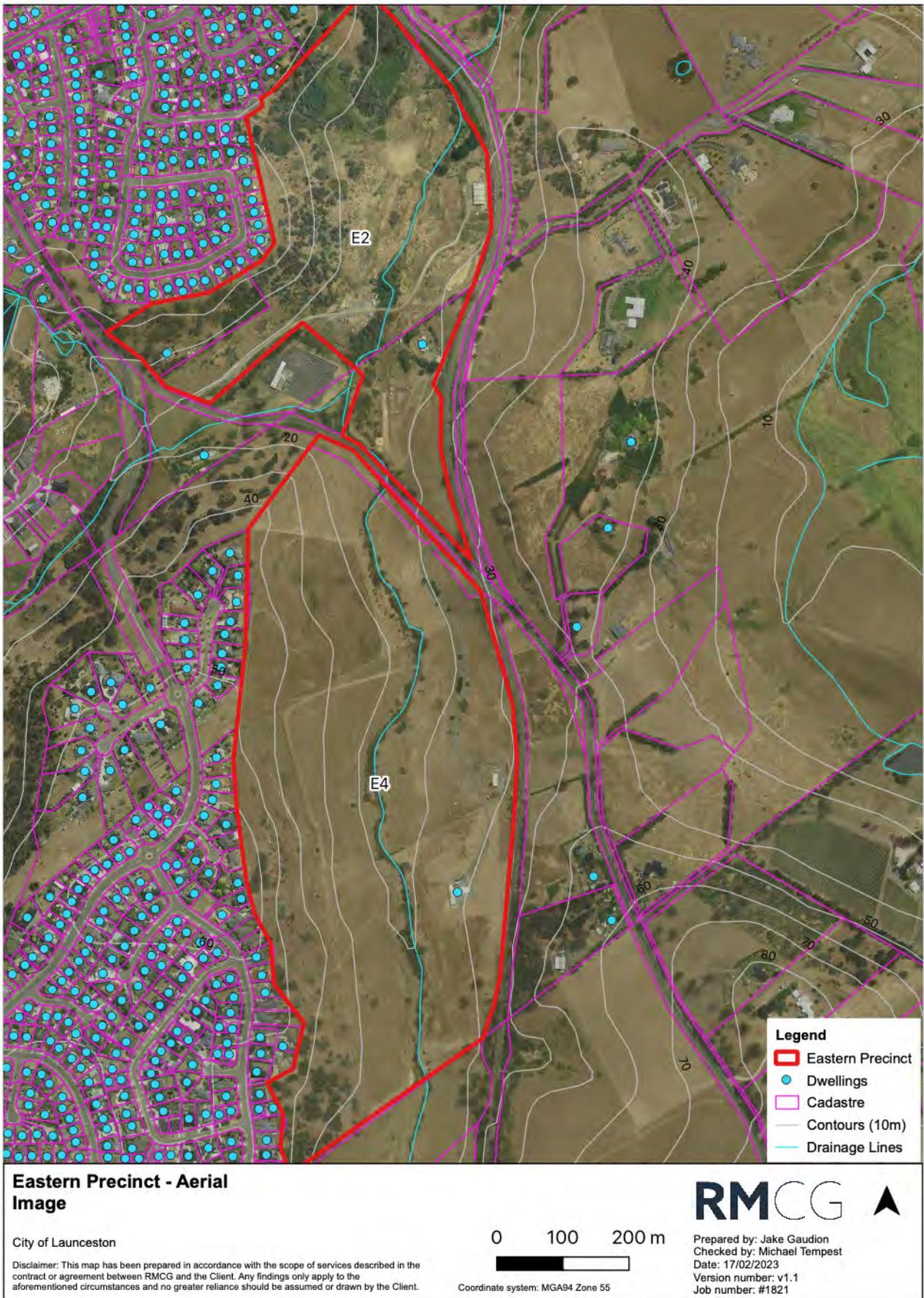


Figure A2-2: Aerial Image – Eastern Precinct

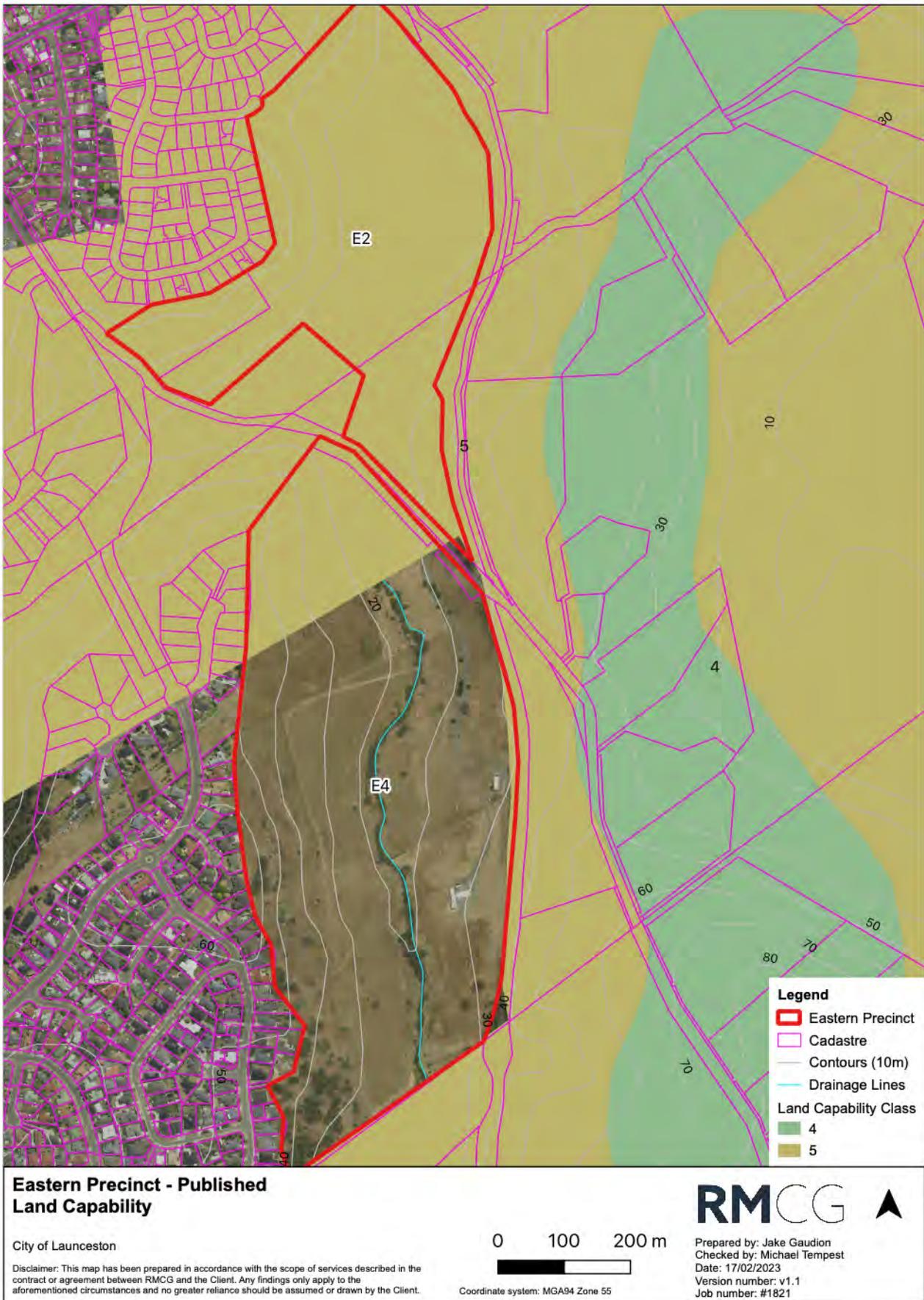


Figure A2-3: Eastern Precinct Published Land Capability (1:100,000)

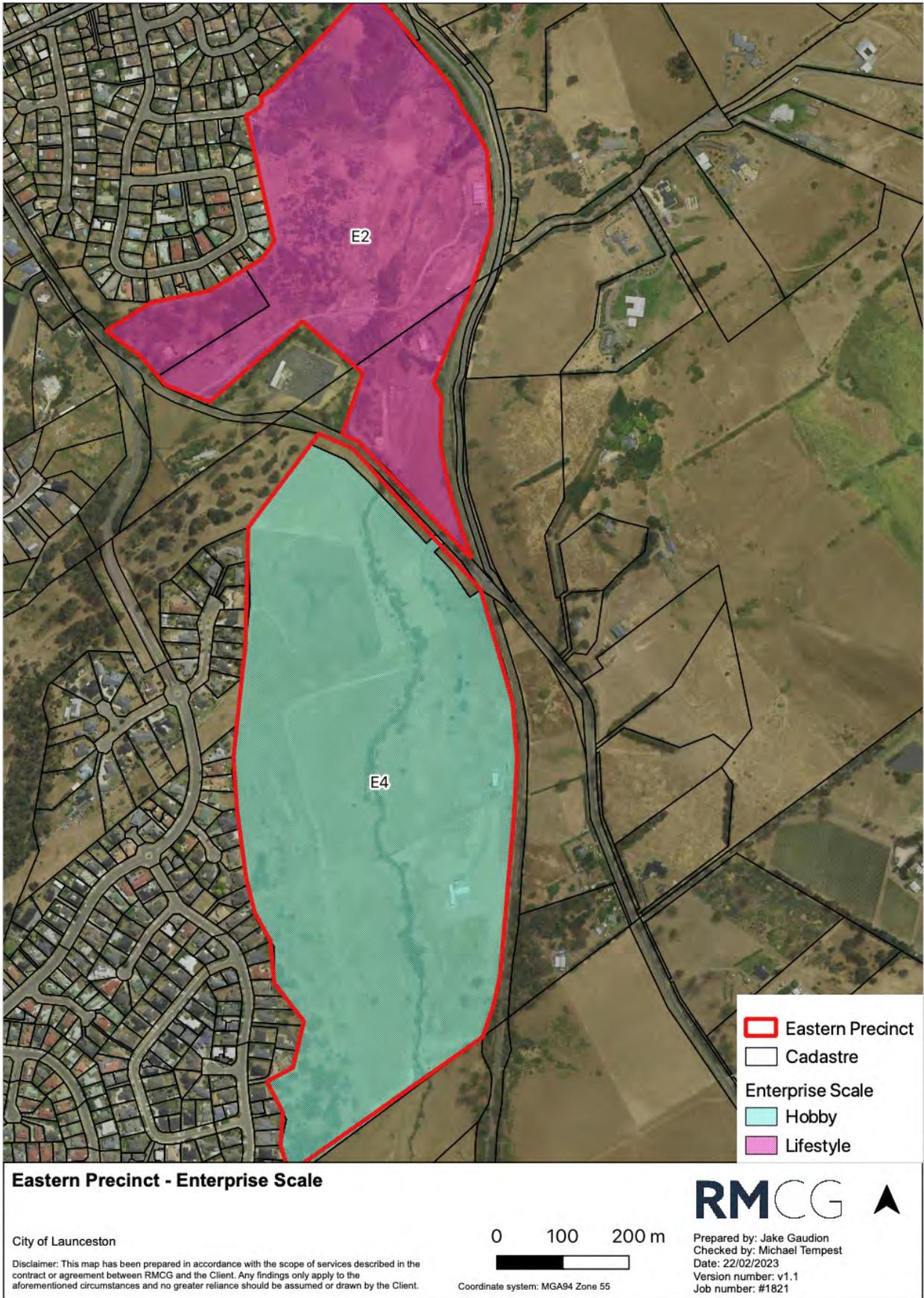


Figure A2-4: Assessed farm business enterprise scale of assessed titles within the Eastern Precinct. See Appendix 6na d 7 for Enterprise Scale definitions.

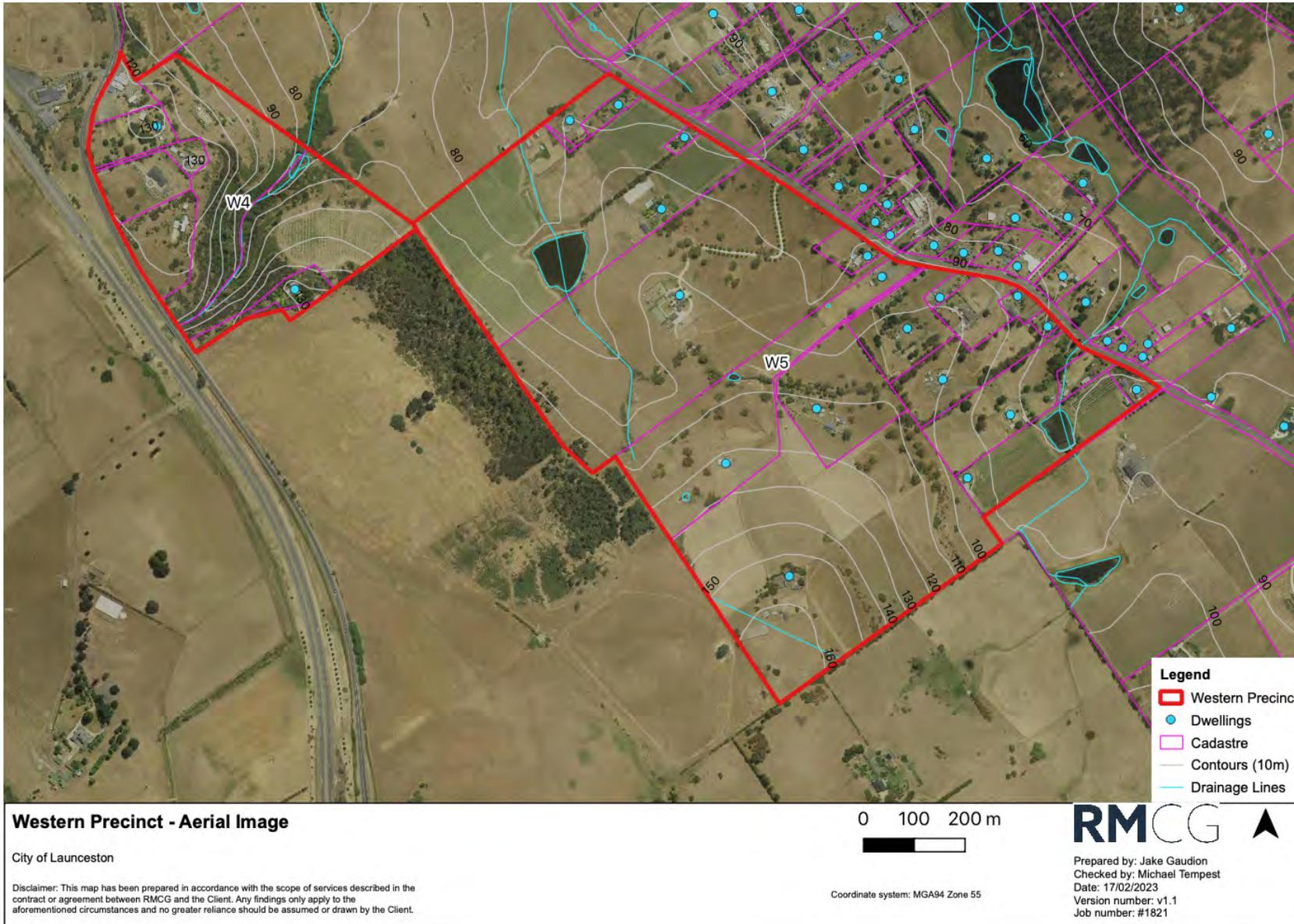


Figure A2-5: Aerial Image - Western Precinct

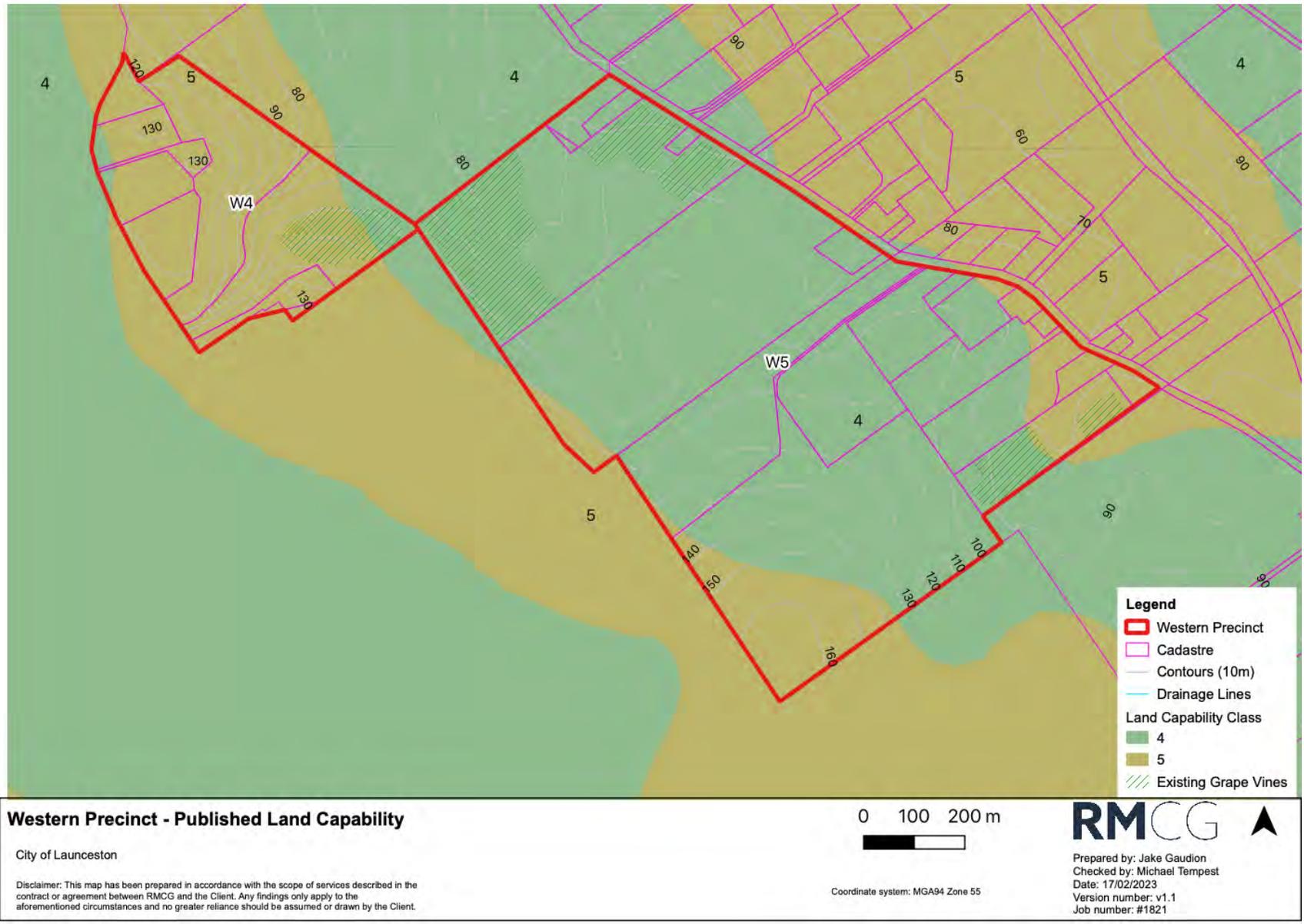


Figure A2-6: Western Precinct Published Land Capability (1:100,000)

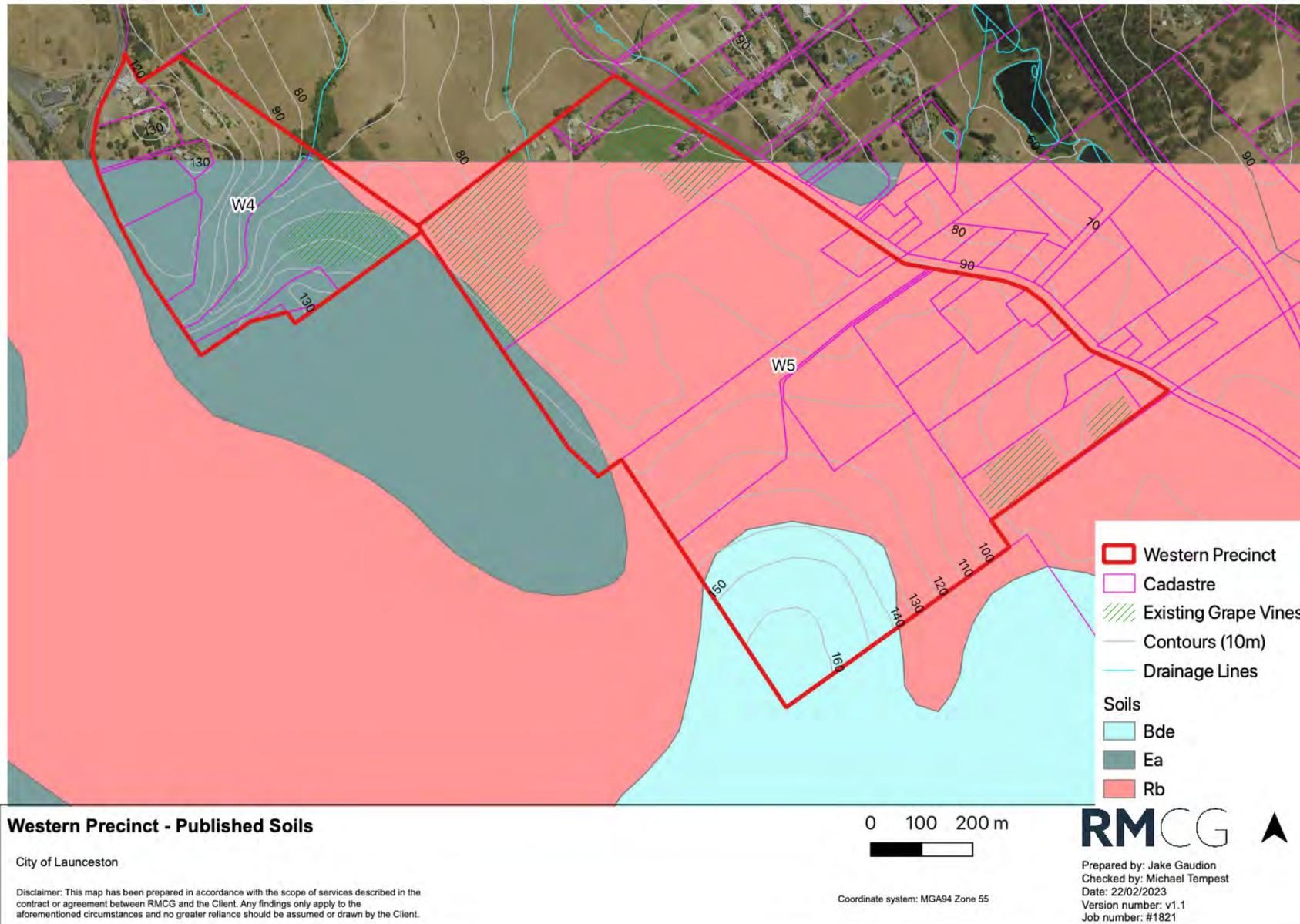


Figure A2-7: Western Precinct Published Soils (1:100,000)

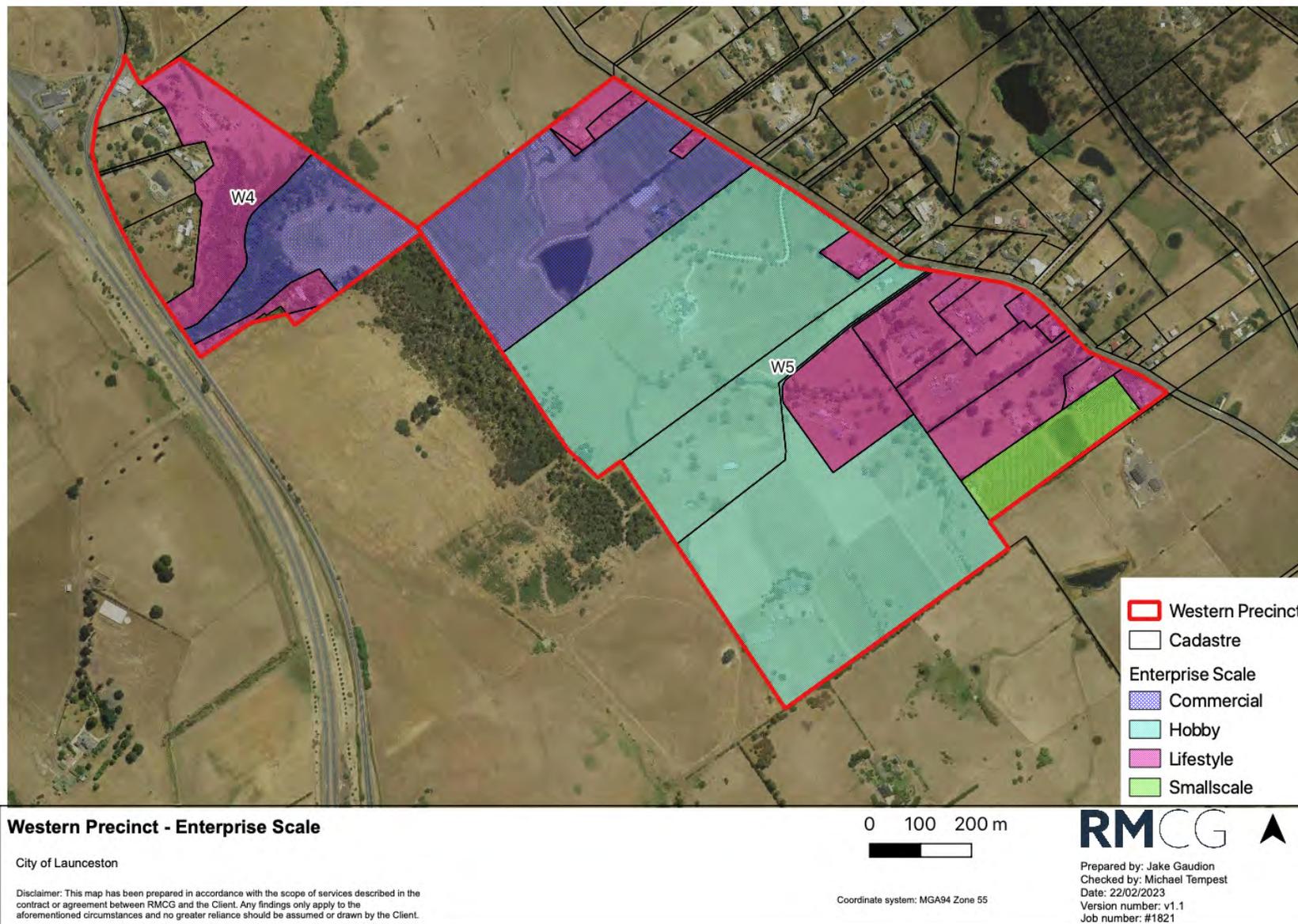


Figure A2-8: Assessed farm business enterprise scale of assessed titles within the Western Precinct. See Appendix 6 and 7 for Enterprise Scale definitions.

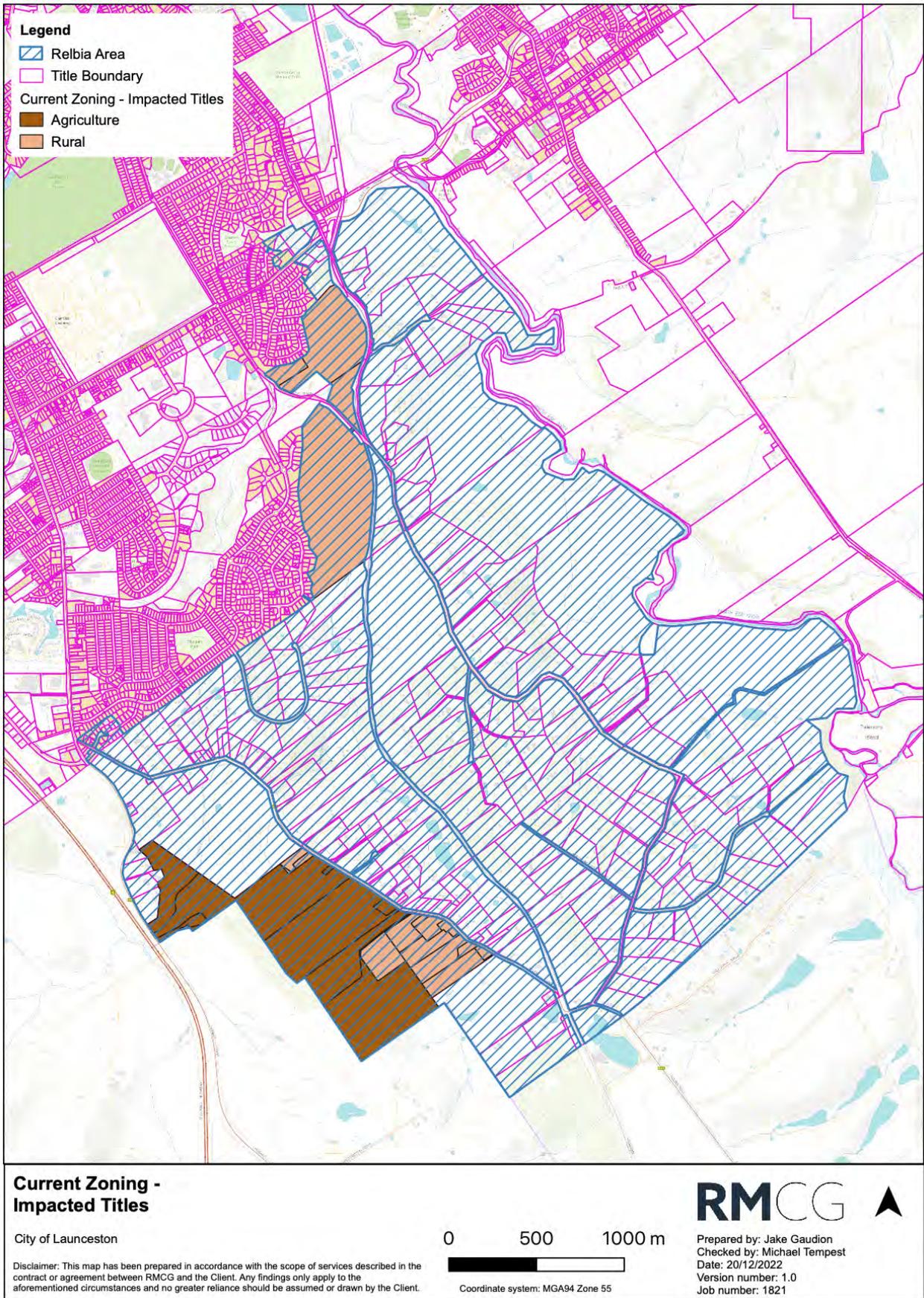


Figure A2-9: Existing Zoning of Assessed Titles

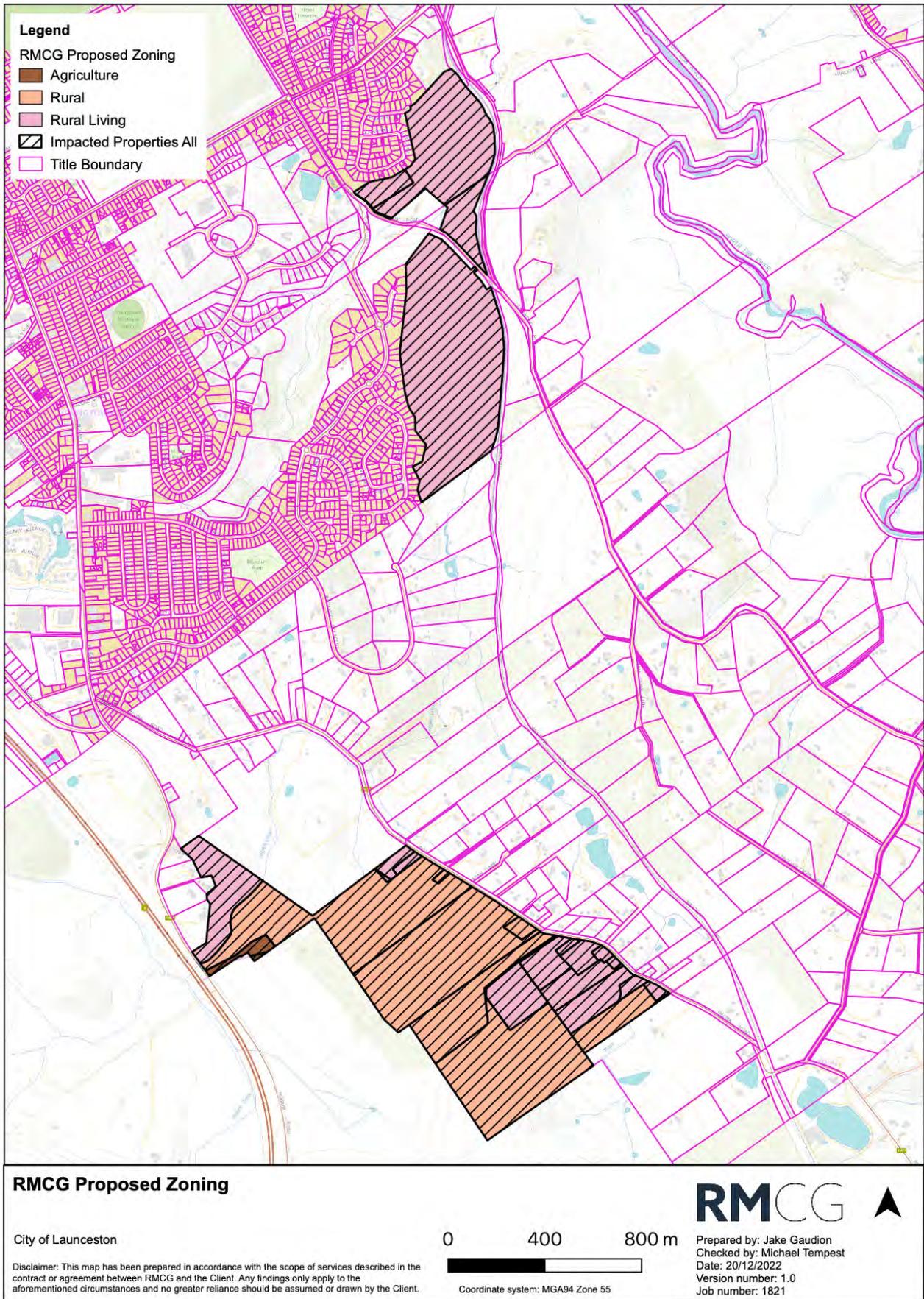


Figure A2-10: Proposed Zoning

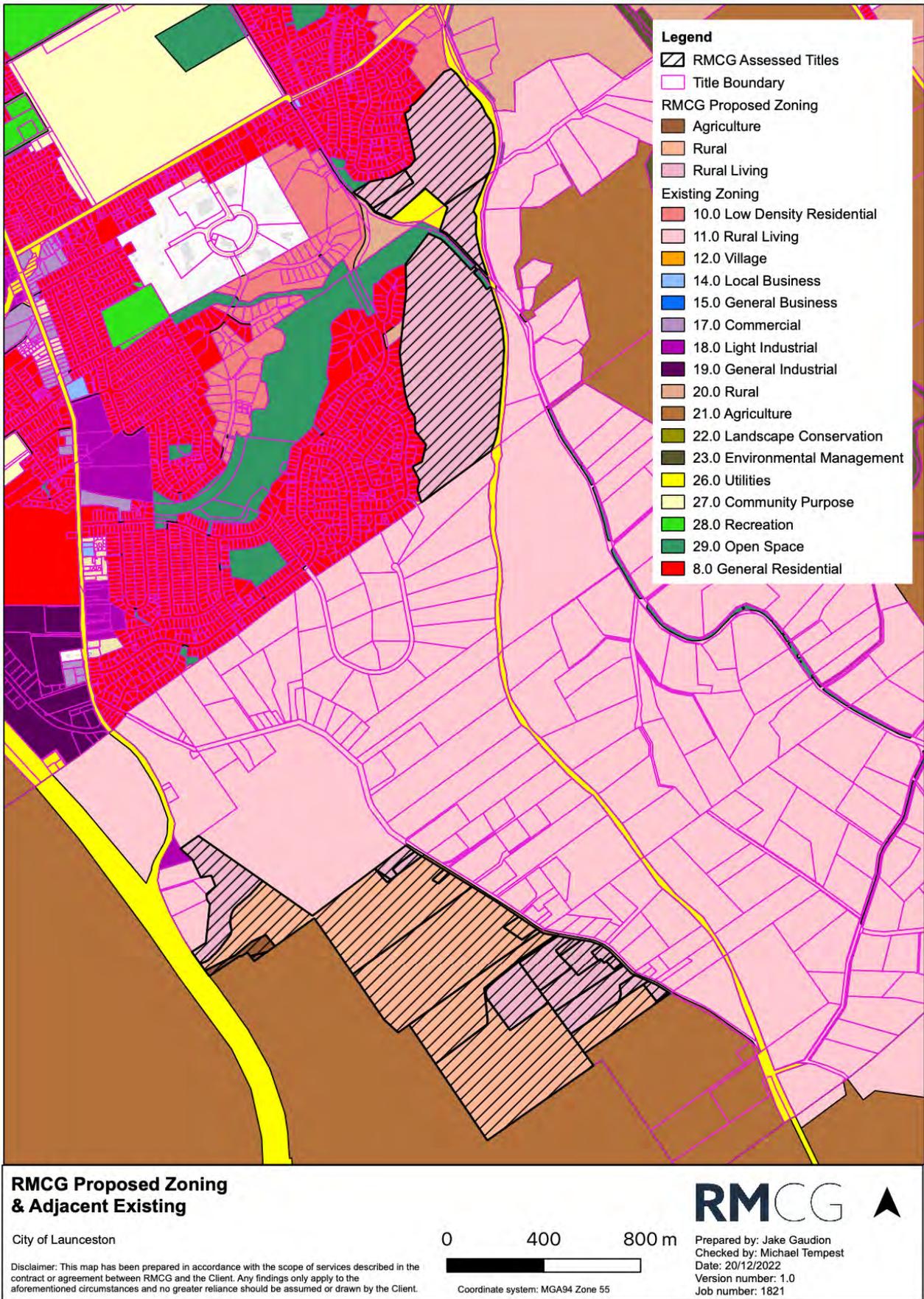


Figure A2-11: Proposed Zoning and adjacent zoning

Appendix 3: Impacted Titles Agricultural Assessment

Table A3-1: Impacted Titles Agricultural Assessment

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
1	20 Pegema Place, Norwood	30552/194	7425626	Rural	Rural Living	Eastern (E4)	Class 5	None existing, access to Jinglers Ck	None	None. Lifestyle scale	15.4ha. Does not appear to be used for any Ag purpose – potentially industrial. No dwelling.
2	229 Opossum Road, Norwood	26657/2	7284480	Rural	Rural Living	Eastern (E2)	Class 5	None existing, no feasible potential	One	None. Lifestyle scale	1.8ha. No Agricultural use. Has a dwelling on the property.
3	263 Opossum Road, Norwood	22271/1	7264754	Rural	Rural Living	Western (W4)	Class 5	None existing, access to Jinglers Ck	One	None. Lifestyle scale	3.3ha, does not appear to be used for any Ag production. Has a dwelling. Class 5.
4	276 Opossum Road, Norwood	181433/1	9134748	Rural	Rural Living	Western (W4 & W5)	Part Class 5, remainder not mapped	None existing, access to Jinglers Ck	One	Some dryland grazing activity. Existing shed and stock yards. Hobby scale.	34ha, Jinglers Creek running through the middle of the title south to north. Cleared for pasture, some livestock grazing. No WL or water resources. Residential development along western edge. Extremely steep.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
5		26657/3		Rural	Rural Living	Western (W4)	Class 5	None	None	None	Small, narrow title. Appears to be for subdivided road.
6	483 Hobart Road, Youngtown	26973/1	7249124	Agriculture	Rural Living	Western (W5)	Class 5	None existing, access to Jinglers Ck	One	None. Lifestyle scale.	6.7ha. Does not appear to be used for any Ag purpose. Has a dwelling. Partially covered in vegetation.
7	194 Relbia Road, Relbia	144388/1	2635499	Agriculture	Rural	Western (W5)	75% Class 4, 25% Class 5	# 23ML Surety 6 winter-take allocation from Jinglers Creek, # 23ML Surety 6 winter-take associated with existing 23ML in-stream storage dam.	One	10-11ha wine grape production. Likely commercial scale.	21.3ha. Approximately 10-11ha of wine grape vines on the property.
8	561 Hobart Road, Youngtown	144388/2	2635501	Agriculture	Agriculture	Western (W5)	Class 5	None	One	None. Lifestyle scale.	Small title with dwelling. Under same ownership as titles to the south (Northern Midlands municipality) used for grazing.
9	262 Relbia Road, Relbia	24079/1	7249132	Rural	Rural Living	Western (W5)	Class 5	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
10	166 Relbia Road, Relbia	35904/1	7514717	Rural	Rural Living	Western (W5)	Class 4	None	One	None. Lifestyle	0.8ha. Has a dwelling on property, no Ag use. Adjacent to CT 144388/1 – vineyard.
11	228 Relbia Road, Relbia	130686/1	1881938	Agriculture	Rural	Western (W5)	Class 4	Two small unregistered farm dams, no water licence	One, perhaps two	Small area a vineyard, some other horticultural plantings. Hobby scale.	7.9 ha, long and skinny title with dwelling located on it. Perhaps some hobby scale vineyard use on the property (only on very small section).
12	268 Relbia Road, Relbia	28348/2	7358726	Rural	Rural Living	Western (W5)	70% Class 4, 30% Class 5	One small unregistered farm dam, no water licence	One	None. Lifestyle scale	Lifestyle property. Dwelling on it. No Ag use apparent. Jinglers Creek vineyard title to the south.
13	266 Relbia Road, Relbia	28348/3	7249191	Rural	Rural Living	Western (W5)	90% Class 4, 10% Class 5	None	One	None. Lifestyle scale	Lifestyle property. Dwelling on it. No Ag use apparent. Surrounded by smaller titles with dwellings on them.
14	238 Relbia Road, Relbia	24079/3	7249263	Rural	Rural Living	Western (W5)	Class 4	None	One	None. Lifestyle scale.	Dwelling on property. No Ag use apparent. Surrounded by small titles with dwellings.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RM/CG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
15	200 Relbia Road, Relbia	32517/1	7358689	Agriculture	Rural	Western (W5)	90% Class 4, 10% Class 5	None existing, small tributary on property	One	Potentially some livestock grazing. Hobby scale.	20ha. Cleared, some grazing, however house is centrally located on the property and this appears to be a hobby farm. Adjacent to CT.
16	184 Relbia Road, Relbia	24552/3	7249116	Agriculture	Rural	Western (W5)	Class 4	None	One	None. Lifestyle scale.	0.2ha, has a dwelling. Surrounded by vineyard on CT 144388/1. No Ag use.
17	234 Relbia Road, Relbia	130808/2	1881946	Agriculture	Rural	Western (W5)	70% Class 4, 30% Class 5	None existing, one small tributary on property	One	Some pasture for livestock. Hobby scale.	20ha. Dwelling located on property. Appears to be some grazing for pasture occurring. Adjacent titles under different ownership.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RM/GG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
18	288 Relbia Road, Relbia	129968/2	1906568	Rural (as per TPC recommendations, shown as Agriculture zone in LIST)	Rural	Western (W5)	40% Class 4, 60% Class 5	One registered dam, 2.3ML capacity. No water licence.	One	2ha vineyard. Has cellar door on property. Small scale producer	Jinglers Creek vineyard. Approx. 2ha of vines, plus some other hort trees. Existing dam registered with 2.3ML capacity. Has dwelling and cellar door.
19	256 Relbia Road, Relbia	24079/2	7249298	Rural	Rural Living	Western (W5)	80% Class 4, 20% Class 5	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.
20	170 Relbia Road, Relbia	35378/1	7514725	Rural	Rural Living	Western (W5)	Class 4	None	One	None. Lifestyle scale.	Small – has dwelling, no Ag use apparent.
21	290 Relbia Road, Relbia	129968/1	1906541	Rural	Rural Living	Western (W5)	Class 5	None	One	None. Lifestyle scale.	Very small – has dwelling, no Ag use. Borders Jinglers Creek vineyard to southwest.
22	224 Relbia Road, Relbia	6529/1	6394653	Agriculture	Rural	Western (W5)	Class 4	None	One	None. Lifestyle scale.	Small 0.65ha – has dwelling, no Ag use apparent.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
23	264 Relbia Road, Relbia	6168/1	6394768	Rural	Rural Living	Western (W5)	Class 5	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.
24	236 Relbia Road, Relbia	35943/1	7514688	Rural	Rural Living	Western (W5)	Class 4	None existing, small tributary on property	One	None. Lifestyle scale.	Small, dwelling on property. No Ag use apparent.
25	254 Relbia Road, Relbia	24079/9	7262054	Rural	Rural Living	Western (W5)	Class 4	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.
26	278 Relbia Road, Relbia	28348/1	7358697	Rural	Rural Living	Western	Class 5	None existing, small tributary on property	One	None. Lifestyle scale.	Lifestyle property. Dwelling on it. No Ag use apparent. Jinglers Creek vineyard along southern boundary, lifestyle properties on other boundaries.
27	166 Relbia Road, Relbia	9054/1	7514717	Rural	Rural Living	Western	Class 4	None	None	None. Lifestyle scale.	Very small title. Under different ownership to adjacent titles. No Ag use.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
28	563 Hobart Road, Youngtown	144388/3	2635544	Agriculture	Agriculture	Western	Class 5	None	None	Some grazing occurring in conjunction with title to the south. Hobby scale.	Very small title. Larger title to the south, and title to the north under same ownership.

Appendix 4: Land capability definitions from Grose (1999)

Prime agricultural land as described in the Protection of Agricultural Land Policy 2009:

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. Such inputs might include very minor soil conservation treatments, fertiliser inputs or occasional pasture phases. Class 1 land is highly productive and capable of being cropped eight to nine years out of ten in a rotation with pasture or equivalent without risk of damage to the soil resource or loss of production, during periods of average climatic conditions.

CLASS 2: Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. However, the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land. This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years, if reasonable management inputs are maintained.

CLASS 3: Land suitable for cropping and intensive 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. Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture or equivalent during normal years.

Non-prime agricultural land as described in the Protection of Agricultural Land Policy 2009:

CLASS 4: Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years 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. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than 'normal'. However, there is a high risk of crop or soil damage if 'normal' conditions return.).

CLASS 5: 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 possible. 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 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. 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.

Appendix 5: Potential conflict issues

Tables A5-1 and A5-2 describe the frequency and intensity of existing activities within the assessed precincts and the associated issues likely to constrain this use. These are a broad guide only and site specific, cultivar specific and seasonal variations occur. Aside from these specific issues associated with these activities Learmonth et. al. (2007) also provides a comprehensive list of potential land use conflict issues (see Figure A5-1). Tables A5-1 and A5-2 provide the rationale behind the recommended minimum buffers contained in Table A7-1 (Appendix 7).

Table A5-1: Farming activity – Grazing

MANAGEMENT ACTIVITY	ISSUES LIKELY TO CONSTRAIN THE ACTIVITY	COMMENT
Pasture sowing Herbicide spraying Cultivation Drilling	Spray drift, noise, dust	Ground based or aerial – often very early in the morning
Grazing	Livestock trespass, noise at certain time e.g., weaning calves	
Forage conservation, including mowing, raking, baling, carting bales	Noise, dust	
Fertiliser spreading	Noise, odour	
Insecticide spraying	Spray drift, noise	Ground based or aerial – often very early in the morning

Table A5-2: Farming activity – Vines (after establishment)

MANAGEMENT ACTIVITY	ISSUES LIKELY TO CONSTRAIN THE ACTIVITY	COMMENT
Fungicide spraying (Sep – Mar, max 10 passes)	Spray drift, noise	Ground based, likely to be very early in the morning
Herbicide spraying (Autumn and summer, 2-3 passes)	Spray drift, noise	Ground based, likely to be very early in the morning
Irrigation	Spray drift, noise	Potentially turbid and not potable
Frost fans	Noise	
Pruning, training (Jun – Sep)	Noise (tractor and traffic)	By hand or machinery
Harvesting (Mar – May)	Noise (tractor and traffic)	By hand or machinery

Issue	Explanation
Absentee landholders	Neighbours may be relied upon to manage issues such as bush fires, straying stock, trespassers etc. while the absentee landholder is at work or away.
Access	Traditional or informal 'agreements' for access between farms and to parts of farms may break down with the arrival of new people.
Catchment management	Design, funding and implementation of land, water and vegetatin management plans are complicated with larger numbers of rural land-holders with differing perspectives and values.
Clearing	Neighbours may object to the clearing of trees, especially when it is done apparently without approvals or impacts on habitat areas or local amenity.
Cooperation	Lack of mutual co-operation through the inability or unwillingness on behalf individuals to contribute may curtail or limit traditional work sharing practices on-farm or in the rural community.
Dogs	Stray domestic dogs and wild dogs attacking livestock and wildlife and causing a nuisance.
Drainage	Blocking or changing drainage systems through a lack of maintenance or failure to cooperate and not respect the rights of others.
Dust	Generated by farm and extractive industry operations including cultivating, fallow (bare) ground, farm vehicles, livestock yards, feed milling, fertiliser spreading etc.
Dwellings	Urban or residential dwellings located too close to or affecting an existing rural pursuit or routine land use practice.
Electric fences	Electric shocks to children, horses and dogs. Public safety issues.
Fencing	Disagreement about maintenance, replacement, design and cost.
Fire	Risk of fire escaping and entering neighbouring property. Lack of knowledge of fire issues and the role of the Rural Fire Service.
Firearms	Disturbance, maiming and killing of livestock and pest animals, illegal use and risk to personal safety.
Flies	Spread from animal enclosures or manure and breeding areas.
Heritage management	Destruction and poor management of indigenous and non indigenous cultural artefacts, structures and sites.
Lights	Bright lights associated with night loading, security etc.
Litter	Injury and poisoning of livestock via wind blown and dumped waste. Damage to equipment and machinery. Amenity impacts.
Noise	From farm machinery, scare guns, low flying agricultural aircraft, livestock weaning and feeding, and irrigation pumps.
Odours	Odours arising from piggeries, feedlots, dairies, poultry, sprays, fertiliser, manure spreading, silage, burning carcasses/crop residues.
Pesticides	Perceived and real health and environmental concerns over the use, storage and disposal of pesticides as well as spray drift.
Poisoning	Deliberate poisoning and destruction of trees/plants. Spray drift onto non-target plants. Pesticide or poison uptake by livestock and human health risks.
Pollution	Water resources contaminated by effluent, chemicals, pesticides, nutrients and air borne particulates.
Roads	Cost and standards of maintenance, slow/wide farm machinery, livestock droving and manure.
Smoke	From the burning of crop residues, scrub, pasture and windrows.
Soil erosion	Loss of soil and pollution of water ways from unsustainable practices or exposed soils. Lack of adequate groundcover or soil protection.
Straying livestock	Fence damage, spread of disease, damage to crops, gardens and bush/rainforest regeneration.
Theft/vandalism	Interference with crops, livestock, fodder, machinery and equipment.
Tree removal	Removal of native vegetation without appropriate approvals. Removal of icon trees and vegetation.
Trespass	Entering properties unlawfully and without agreement.
Visual/amenity	Loss of amenity as a result of reflective structures (igloos, hail netting), windbreaks plantings (loss of
Water	Competition for limited water supplies, compliance with water regulations, building of dams, changes to flows. Stock access to waterways. Riparian zone management.
Weeds	Lack of weed control particularly noxious weeds, by landholders.
	<i>Based on: Smith, RJ (2003) Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW).</i>

Figure A5-1: Typical rural land use conflict issues (Learmonth et al. 2007)

Appendix 6: Farm Business Scale Characteristics

Table A6-1 summarises a number of key characteristics associated with each scale. No single characteristics is considered definitive and there will be overlap and anomalies. Table A6-1 can be used to determine the scale of the existing farm business and/or the potential scale based on the characteristics.

Table A6-1 Farm Business Scale Characteristics

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
Relevance for primary production	<p>Dominant activity associated with the farm business is primary production. Likely to be viable.</p> <p>Capacity to produce sufficient profit for a family and full-time employment of one person.</p>	<p>Dominant activity associated with the farm business is primary production. Likely to be viable in time, potentially through cooperative arrangements, higher value products, downstream processing, complementary food, recreation, hospitality, tourism or value adding.</p> <p>If running livestock, then current carrying capacity is at least average DSE/ha for their area.</p>	<p>Land used for some primary production.</p> <p>Occupant/family needs to be supported by non-primary production income and/or off-farm income.</p>	<p>Little or no relevance for primary production.</p>
Producer aspirations	<p>Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.</p>	<p>Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles. Work with other small scale producers to share marketing and resources.</p>	<p>Profitability is not a high priority in primary production decisions and viability cannot be demonstrated.</p>	<p>Profitability has very low relevance. Lifestyle is the dominant motivation for any primary production activity.</p>
Labour (FTE) for the primary production	<p>At least 1 FTE</p>	<p>Likely to be at least 0.5 FTE</p>	<p>Likely to be less than 0.5 FTE</p>	
Indicative Gross Income from Primary Production	<p>Greater than \$300 000 from the farm business with additional income derived from value adding or off-farm generally comprising less than 50% of total household income.</p>	<p>Generally, between \$40 000 and \$300 000 from the farm business. Total household income is generally derived from several income streams of which primary production is one. Primary production income often comprises less than 50% of total household income.</p>	<p>Generally, between \$10 000 - \$40 000 from the farm business with additional household income comprising more than 50% of total household income.</p>	<p><\$10 000 from the farm business.</p>

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
Land and Water resources (general characteristics)	<p>Total land area for mixed farming is likely to be 200ha-500ha or more, depending on Land Capability, water resources and farm business activity mix. Land area for vineyards, orchards or berries is likely to be at least 10ha-20ha and likely more.</p> <p>Land area generally comprising of a number of titles farmed together. Irrigation is generally necessary for smaller land areas to be viable and/or for higher value products.</p>	<p>For livestock producers generally 40-80ha in one or two titles.</p> <p>Generally, 8-40 ha in area and a single title for other ventures.</p> <p>Water for irrigation likely, but it depends on the farm business activity.</p> <p>The land and/or water resources associated with the farm business may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.</p>	<p>Generally, 8-40 ha in area and a single title.</p> <p>Water for irrigation less likely, but possible, depending on location and cost of supply.</p> <p>The land and/or water resources associated with the title may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.</p>	<p>Generally, 1-8 ha in area.</p> <p>Land Capability variable.</p> <p>Water for irrigation highly unlikely. No capacity to contribute to a commercial scale farm business due to constraining factors.</p>
Connectivity	<p>Few constraints likely.</p> <p>Likely to be well connected to other unconstrained titles,</p> <p>Expansion and/or intensification feasible.</p>	<p>Some constraints likely.</p> <p>Residences on majority of adjacent titles.</p> <p>Low connectivity to unconstrained titles.</p>	<p>Some constraints likely.</p> <p>Residences on majority of adjacent titles.</p> <p>Low connectivity to unconstrained titles.</p>	<p>Moderate to significant constraints likely.</p> <p>Residences on majority of adjacent titles.</p> <p>Little or no connectivity to unconstrained titles.</p>
Registrations	<p>Are recognised by ATO as Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.</p>	<p>Are recognised by ATO as a Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.</p>	<p>May or may not be recognised by ATO as primary producer.</p> <p>Livestock producers will have a PIC and be registered for NLIS and LPA; may be registered for GST and may be part of any QA schemes.</p>	<p>Are not recognised by ATO as primary producer.</p> <p>May not have a PIC or be registered for NLIS; are not registered for GST and unlikely to be part of any QA schemes.</p>
Role of a dwelling	<p>Dwelling is subservient to the primary production.</p>	<p>Dwelling is convenient/preferred to facilitate improved productivity.</p> <p>Dwelling assists with security.</p>	<p>Dwelling is convenient/preferred for lifestyle reasons.</p>	<p>Dwelling is the dominant activity on the title.</p>

Appendix 7: Characteristics of a Commercial Scale Farm Business Activity

It is very difficult to provide an assessment of the commercial viability of a single farm business activity as generally more than one farm business activity contributes to a farming business. Table A7-1 is designed to describe the general characteristics of a commercial scale farm business activity in Tasmania. Table A6-1 can be used to characterise land and water resources to determine whether they have the capacity to contribute to a commercial scale farm business activity. For example, a farming business with less than 4ha of cherries is likely to need additional farming activities to be viable.

Table A7-1: Resource Requirements for Various Land Uses

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	SHEEP	CATTLE	DAIRY	CEREALS	OTHERS	PROCESSED	FRESH MARKET				
Land Capability	LC generally 3–6.	LC generally 3–5/6.	LC generally 3–5.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4/5.	LC 1–4/5.	LC 1–4 or N/A	LC 4–6
Minimum paddock sizes	No minimum	No minimum	To suit grazing system.	10–15ha min	5–10ha min.	10ha min.	10ha min.	2–4ha.	2–5ha.	2–4ha min.	10–20ha min.
Size for a 'viable' business if conducted as single farm business activity (1)	Generally 3,000–10,000 dse -area depends on rainfall). (2)		Capacity for at least 350 milkers.(3)	Broadacre cropping will be a mix of crops in rotation with pasture and livestock. The area required for viability is highly variable.				4–10ha.	10–30ha.	5–10ha.	TBC
Irrigation water	Not essential	Not essential	Preferable 4–6ML/ha.	Not necessary.	Mostly necessary, 2–3 ML/ha.	Necessary, 2–6ML/ha.	Necessary, 2–6ML/ha.	Necessary, 1–3ML/ha.	Necessary, 2–3ML/ha.	Necessary, small quantity.	Not required.
Climate specifications	Lower rainfall preferred for wool.	No preferences.	High rainfall (or irrigation).	Susceptible to spring frosts. Difficult to harvest in humid coastal conditions.	Susceptible to spring frosts.	Susceptible to spring frosts.	Susceptible to spring frosts.	High rainfall (or irrigation).	Susceptible to spring frosts for vines. Susceptible to summer rains for cherries. Susceptible to disease in high humidity in March for vines.	Preferably low frost risk area.	Rainfall above 700–800 mm.
Infrastructure	Yards & shearing shed.	Yards, crush, loading ramp.	Dairy shed, yards, crush, loading ramp.	Minimal.	Irrig facilities.	Irrig facilities.	Irrig facilities. Possibly a packing shed unless using a contract packer or growing on contract	Irrig facilities. Packing shed	Irrig facilities. Packing shed	Plastic/glass houses.	Firefighting dams. Access roads
Plant & equipment	Minimal.	Minimal; hay feeding plant.	General purpose tractor, hay/silage feeding.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Small plant.	Contract services.
Market contracts	Not required.	Not required.	Necessary.	Not required.	Generally required.	Necessary.	Highly preferred.	Desired.	Desired.	Contracts preferable.	Varies.
Labour	Medium.	Low.	High.	Low.	Low.	Low.	Variable/medium.	High at times.	High at times.	High at times.	Low.
Local services	Shearers.	Vet.	Vet, dairy shed technician.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Pickers.	Pickers.	Pickers.	Contractors.
Regional suitability	Dryer areas good for wool. All areas suitable; larger farm sizes needed for viability.	All areas suitable.	Economics dictate large area necessary. Needs high rainfall or large water resource for irrigation.	Generally large areas, so need larger paddocks and larger farms.	Generally large areas, so need larger paddocks and larger farms.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Specific site requirements; proximity to markets and transport/carriers.	Specific site requirements; potentially available in most municipalities.	Proximity to markets is important.	Low rainfall areas less preferred.

Table notes:

- The Agricultural Land Mapping Project (ALMP) (Dept of Justice, 2017) defined minimum threshold titles sizes that could potentially sustain a standalone agricultural farm business activity. The ALMP have 333ha for a livestock farm business activity, 40ha for dairy, 133ha for cereals and other broadacre crops, 25ha for processed and fresh market vegetable, 10ha for berries, other fruits & vines and nurseries and cut flowers and no specified minimum area for plantation forestry.
- Kynetec (March 2021) Farm Intel Information brochure uses 100ha as the minimum farm area for livestock
- Kynetec (March 2021) Farm Intel Information brochure uses 75ha as the minimum farm area for dairy.

Appendix 8: Separation distances and buffers

Farm business activity scale (RMCG 2022 and included as Appendix 5) in combination with Table 8-1 can be used to provide guidance on appropriate separation distances when there are no additional mitigating factors. Appendix 5 provides guidance on constraints and potential conflict issues in relation to the relevant current and potential farming activities in proximity to a sensitive use.

Table A8-1: Separation distances

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	SHEEP	CATTLE	DAIRY	CEREALS	OTHERS	PROCESSED	FRESH MARKET				
Recommended min. buffer for individual dwellings (1)	50m to dryland and 100m to irrigated grazing area (3)	50m to dryland and 100m to irrigated grazing area.(3).	50m to dryland and, 100m to irrigated grazing, 300m to dairy shed and 250m to effluent storage or continuous application areas (2).	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	100m from crop for aerial spraying.
Recommended min. buffer for residential areas (1)	50m to dryland and 100m to irrigated grazing area.(3)	50m to dryland and 100m to irrigated grazing area.(3)	50m to dryland and, 100m to irrigated grazing, 300m to dairy shed and 250m to effluent storage or continuous application areas (2).	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	Site specific (1).

Table notes:

1. From (Learmonth, Whitehead, Boyd & Fletcher, 2007). These are industry specific recommended setbacks which do not necessarily align with Planning Scheme Setback requirements. Council should ensure they are aware of attenuation setback requirements for specific activities.
2. The State Dairy Effluent Working Group, 1997 uses 50m to grazing area, 250m to dairy shed and 300m to effluent storage or continuous application areas. The State Planning Scheme uses 300m to dairy shed and 250m to effluent lagoon
3. Learmonth, Whitehead, Boyd & Fletcher, 2007 uses 50m from grazing areas.

This report has been prepared by:

RM Consulting Group Pty Ltd trading RMCG

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250

rmcg.com.au — ABN 73 613 135 247

Offices in Victoria, Tasmania, ACT and NSW



Key contact

Michael Tempest

0467 452 155 — michaelt@rmcg.com.au

Document review and authorisation

Project Number: #1821

Doc Version	Final/Draft	Date	Author	Project Director review	BST QA review	Release approved by	Issued to
1.0	Draft	22/02/2023	M. Tempest	A. Ketelaar	M. Sandford	A. Ketelaar	CoL
1.0	Final	28/02/2023	M. Tempest	A. Ketelaar	-	A. Ketelaar	CoL



#1821

22 December 2022

Iain More

City of Launceston

Via email: Iain.More@launceston.tas.gov.au

Dear Iain,

Agricultural Assessment proposed Relbia rezoning – Stage 1 Feasibility Assessment

We have undertaken a desktop assessment of the feasibility of rezoning 28 titles in Relbia that are currently zoned as a mix of 'Agriculture' and 'Rural' under the current planning scheme to 'Rural Living'. An agricultural assessment is required to determine the impact to agricultural productivity on affected titles.

The zone purposes for Agriculture, Rural and Rural Living zones are included below:

21.0 Agriculture Zone

The purpose of the Agriculture Zone is:

21.1.1 To provide for the use or development of land for agricultural use:

21.1.2 To protect land for the use or development of agricultural use by minimising:

(a) Conflict with or interference from non-agricultural uses;

(b) Non-agricultural use or development that precludes the return of the land to agricultural use; and

(c) Use of land for non-agricultural use in irrigation districts;

21.1.3 To provide for use or development that supports the use of the land for agricultural use.

20.0 Rural Zone

The purpose of the Rural Zone is:

20.1.1 To provide for a range of use or development in a rural location:

(a) Where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;

(b) That requires a rural location for operational reasons;

(c) Is compatible with agricultural use if occurring on agricultural land;

(d) Minimises adverse impacts on surrounding uses.

20.1.2 To minimise conversion of agricultural land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

11.0 Rural Living Zone

The purpose of the Rural Living Zone is:

11.1.1 To provide for residential use or development in a rural setting where:

(a) Services are limited; or

(b) Existing natural and landscape values are to be retained.

11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.

11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

Potential rezoning of land within the existing Agriculture and Rural zones will depend inter alia on the potential of the existing 28 titles to contribute to agriculture. Agricultural potential of a title is dependent on a range of biophysical and other characteristics. These characteristics include:

- Size,
- Development (particularly residential) on and surrounding the title,
- Surrounding land use,
- Location,
- Potential land use conflict issues (such as spray drift, dust, noise),
- Land Capability (incorporating drainage, soil depth, climate, altitude, etc),

- Water availability (for irrigation),
- Current land use,
- Natural values,
- Infrastructure.

This Stage 1 desktop assessment evaluated existing and potential agricultural and primary industry activity on the subject titles, and the impact of the proposed rezoning on the future use of the land.

For simplicity we have chosen to split the proposed rezoning titles into their respective precincts within Relbia, as identified within the *Planning Together for the Future of Relbia* report¹, completed by Mesh. The titles proposed to be rezoned to Rural Living are within the Eastern and Western precincts. The Central precinct is not impacted by the proposed rezoning. A detailed desktop assessment, including current agricultural use, enterprise scale, land capability, water resources, and the presence of dwellings was undertaken for each title. This can be found in Appendix 2: Impacted Properties Agricultural Assessment. We have also considered work completed for the Agricultural and Rural Zoning work done by AK Consultants (now RMCG) as part of Council's Local Provisions Schedule (LPS) for the Tasmanian Planning Scheme, as well relevant Representations against the LPS for the area.

Summaries of the desktop assessment for each area can be found below:

EASTERN PRECINCT

The Eastern precinct includes 5 titles which are currently zoned Rural. These titles are located on the fringe of the residential zones of Norwood and Youngtown. Two of the five titles have dwellings and appear to be small lifestyle² properties, with limited agricultural potential. Land Capability of the titles is mapped as Class 5, with the southern three quarters of CT 181433/1 unmapped, however, based on slope and surrounding mapping it is assumed this land is also Class 5. Class 5 land is described as 'land unsuited to cropping and with slight to moderate limitations to pastoral use' (Grose 1999). Current agricultural activity in the area appears to be limited to CT 181433/1, which has 30ha of pasture used for either livestock grazing and/or fodder production at a hobby scale (see Appendix 3 for RMCG's enterprise scale characteristics).

There are no existing irrigation water licences associated with any of the assessed titles in the area. Jinglers Creek runs through this area. According to NRE's Water Assessment Tool there is potential 90ML of surety 5 water and 35ML of Surety 6 water available for irrigation from a winter take allocation from where Jinglers Creek leaves the most northern point of the title. To utilise this water a storage dam would need to be constructed. Anecdotal evidence indicates water quality (salinity) could be an issue for water storages on Jinglers Creek.

¹ Planning Together for the Future of Relbia (2020). Mesh Livable Urban Communities Pty Ltd for City of Launceston.

² As defined by RMCG 2022

Given the mapped land capability, adjacent residential development and current lack of agricultural activity, there appears to be limited potential for further agricultural development in this area, even with the potential availability of irrigation water. In our opinion it is unlikely this site would be developed for a commercial scale agricultural enterprise.

At this stage, applying the Rural Living zone to these titles appears feasible. We would however seek to interview impacted landholders (specifically the owners of CT 181433/1, 276 Opossum Rd) to better understand their current and proposed future agricultural activities, if any. It is also feasible that the Tasmanian Planning Commission may want an onsite Land Capability completed for this site as part of a submission to them, given that most of the title is currently unmapped.

WESTERN PRECINCT

The Western precinct to be assessed includes 23 titles, ranging in size from 0.1ha to 21.3ha. Nine of these titles are currently zoned 'Agriculture' whilst the remaining 14 are zoned 'Rural'. There appears to be a variety of uses, both agricultural and non-agricultural, on these titles.

Several titles appear to be used for agricultural production. Two of these titles are used for wine grape production, with one of these (CT 144388/1) has commercial scale characteristics³. There also appears to be some livestock grazing activity on several titles, however, this appears to be at a lifestyle scale (see Appendix 3). A majority of titles (20 out of 22) have dwellings constructed on them and most appear to be used for lifestyle purposes. A majority do not appear to have any agricultural production associated with them.

Land Capability across the Western area is a mix of Classes 4 and 5. Class 4 Land Capability is described as 'land that is well suited to grazing, but which is limited to occasional cropping or a very restricted range of crops'. Class 5 land is described as 'land unsuited to cropping and with slight to moderate limitations to pastoral use'.

Only one title (CT 144388/1) appears to have any existing irrigation water resources. CT 144388/1 has two winter-take water allocations, totalling 46ML on the title, and a registered dam with capacity of 23ML. The irrigation water resources associated with the title supports the potential commercial scale of production of the vineyard. Many of the other titles have small, unregistered stock dams on their titles. There is a small, registered existing dam which appears to be used to irrigated wine-grapes on CT 129968/2 (however, there is no water licence⁴ on the property), hence further investigation during Stage 2 will be required to further investigate the agricultural activities on this title.

At this stage it appears feasible to apply the Rural Living zone to many of the titles within the Western area, given they appear to have limited potential to contribute to agricultural

³ As defined by RMCG 2022

⁴ It may be that the dam is considered to be a catchment dam and hence no water licence is required

production and are currently used as lifestyle properties. However, further investigation needs to occur assessing the scale of production on the two vineyard titles. Based on our desktop assessment of current agricultural uses on these titles, it does not appear feasible to include these titles (particularly CT 144388/1) in the Rural Living zone, however it may be feasible to propose Rural zoning. For the larger vineyard with commercial scale characteristics, consultation will be required to determine their future intent for the enterprise. Rural zoning may be more suitable if they are wanting to open a cellar door, for example. However, if they are keen on increasing their commercial production, then it is likely the Agriculture zone would be more suitable.

We note also that connectivity needs to be maintained with zoning of adjacent titles to avoid spot zoning, so this may mean that other surrounding titles which retain some marginal agricultural potential aren't able to be also rezoned as Rural Living. With this in mind, please see Figure 1-2 for our proposed rezoning of this area, based on our desktop assessment.

Consultation will occur with impacted landholders as part of Stage 2 to better understand their intended land use and scale of agricultural production. We propose to contact the owners of CT 144388/1 (194 Relbia Rd), CT 130808/2 (234 Relbia Rd) and CT 129968/2 (Jinglers Creek Vineyard, 288 Relbia Rd). Following this we will complete our agricultural assessment, which will include any suggested changes to the proposed re-zoning to Rural Living. We will also consider what type of setbacks would be suitable for future residential development on adjacent land to the titles that will be retained in the agricultural estate.

We will start contacting impacted landholders in January to organise site visits and consultation for early February. Following this we will complete the Agriculture Report for the re-zoning. If you have any further questions or queries, please do not hesitate to contact me.

Kind regards,

A handwritten signature in black ink, appearing to read 'M. J. Tempest', with a stylized flourish extending to the right.

Michael Tempest

SENIOR CONSULTANT

BIBLIOGRAPHY

City of Launceston Council Local Provision Schedule (2022). Tasmanian Planning Scheme – City of Launceston

DNRET (2022). Tasmanian Register of Water Licences and Dam Permits. Retrieved from Water Information Management System: <https://wrt.tas.gov.au/wist/ui>.

DPI (2007, November). Land Capability of Tasmania Dataset. Department of Primary Industries, Tasmania.

DPIPWE (2020). Tasmanian Vegetation Monitoring and Mapping Program TASVEG 4.0. Department of Primary Industries, Parks, Water and Environment.

Grose, C. J. (1999). Land Capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania. (Second Edition ed.). Tasmania, Australia: Department of Primary Industries, Water and Environment.

The List (2016). LIST Cadastral Parcels. Department of Natural Resources and Environment Tasmania.

RMCG (January 2022). Enterprise Scale – For primary production in Tasmania. Report prepared to further the concept of the Rural Enterprise Concept for Flinders Local Provisions Schedule. Report prepared for Town Planning Solutions on behalf of Flinders Council

Appendix 1: Maps

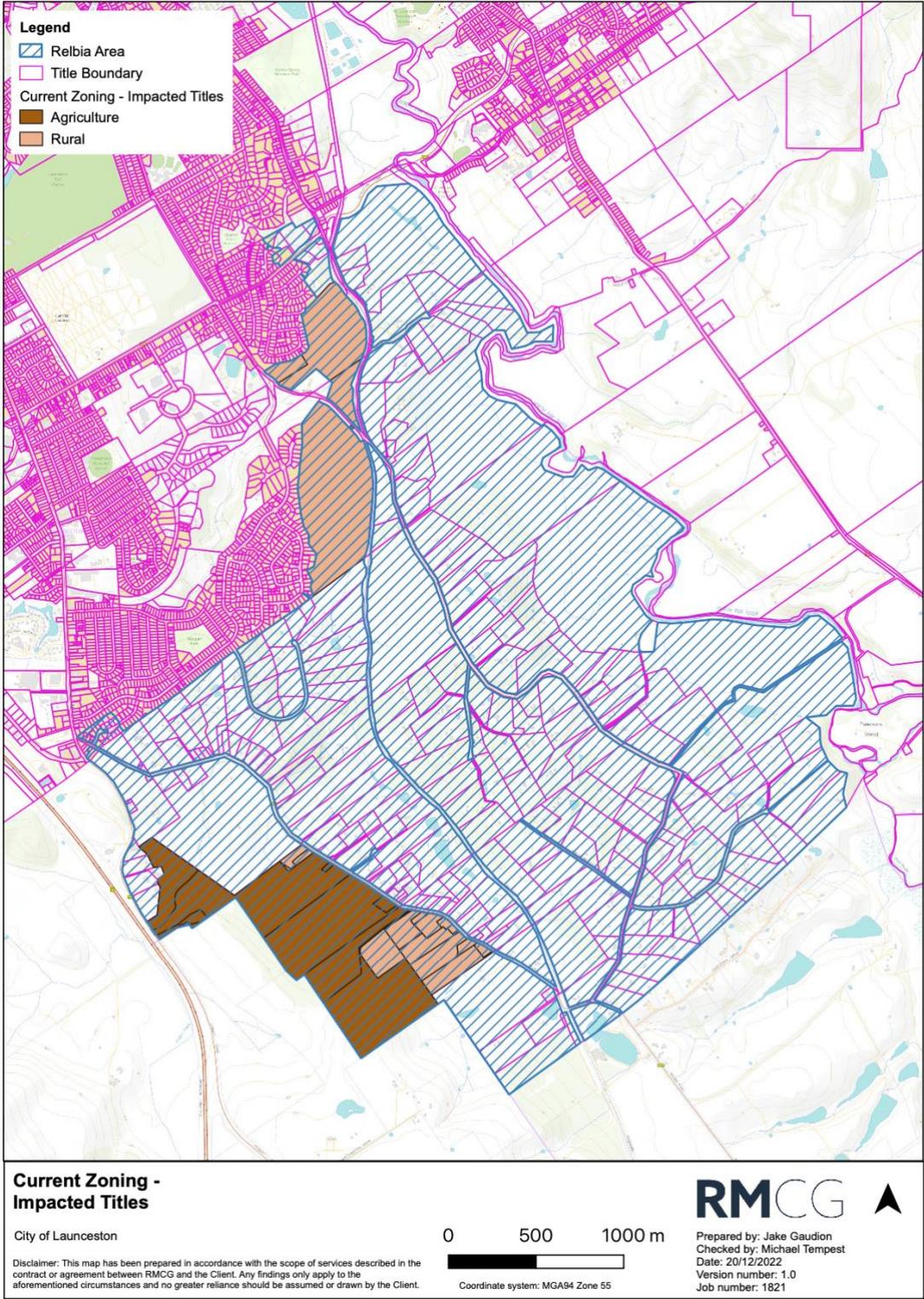


Figure A1-1: Current zoning of impacted titles proposed to be re-zoned to Rural Living.

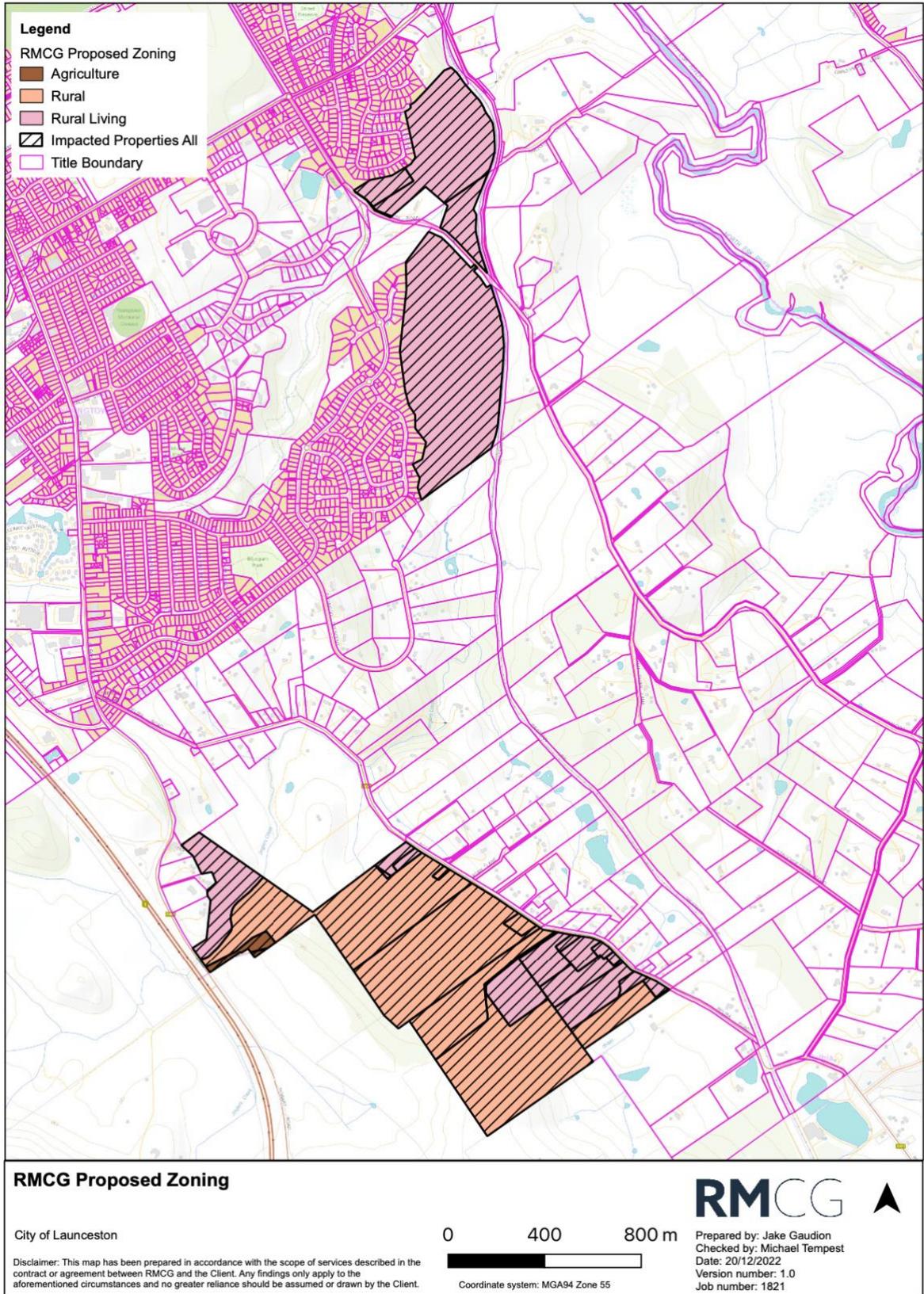


Figure A1-2: RMCG proposed zoning – prior to landholder consultation

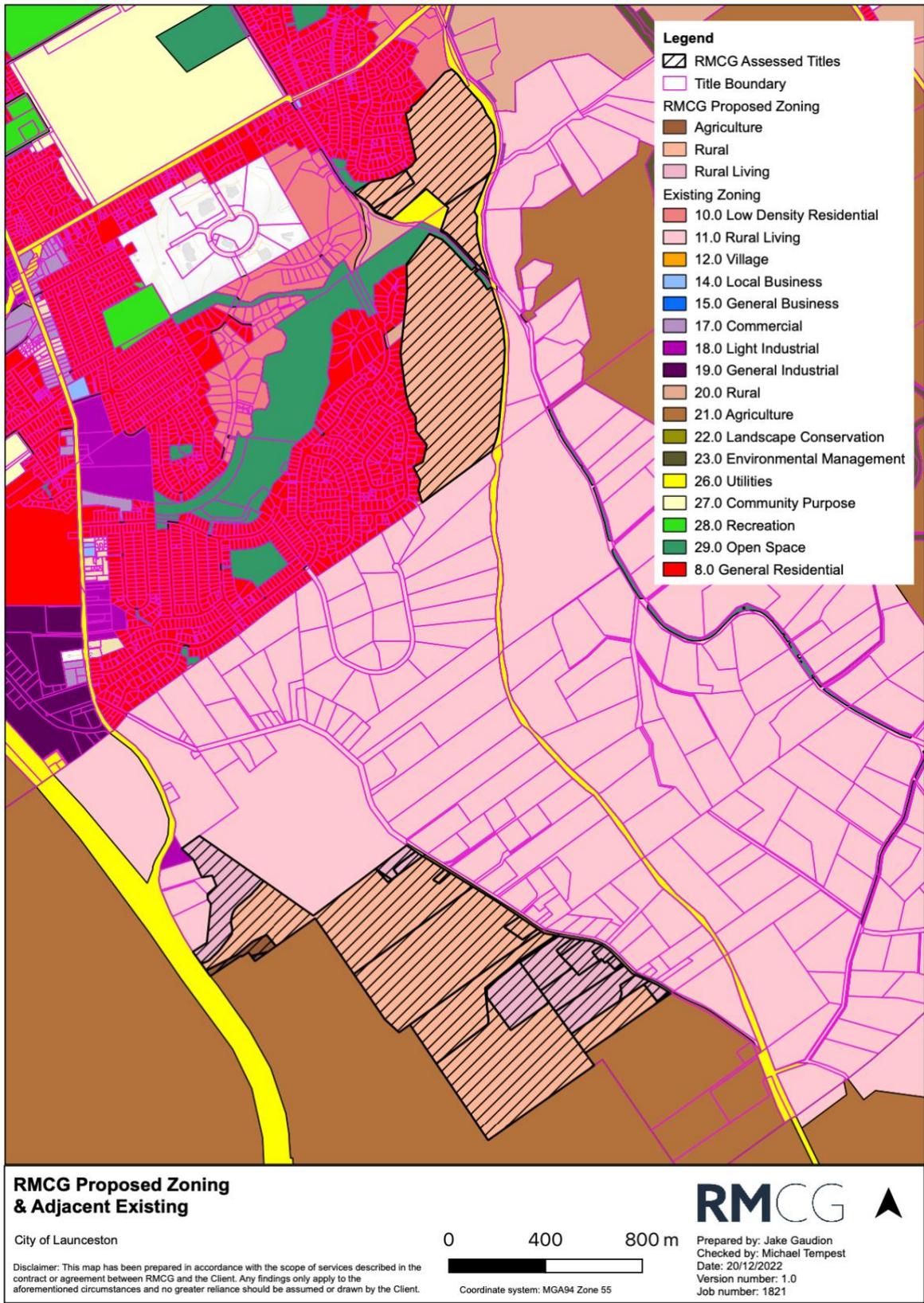


Figure A1-3: RMCG proposed zoning and existing adjacent zoning

Appendix 2: Impacted Titles Agricultural Assessment

Table A2-1: Impacted Titles Agricultural Assessment

#	ADDRESS	TITLE	PID	CURRENT ZONING	R MCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
1	20 Pegema Place, Norwood	30552/194	7425626	Rural	Rural Living	Eastern	Class 5	None existing, access to Jinglers Ck	None	None	15.4ha. Does not appear to be used for any Ag purpose – potentially industrial. No dwelling.
2	229 Opossum Road, Norwood	26657/2	7284480	Rural	Rural Living	Eastern	Class 5	None existing, no feasible potential	One	None. Lifestyle scale	1.8ha. No Agricultural use. Has a dwelling on the property.
3	263 Opossum Road, Norwood	22271/1	7264754	Rural	Rural Living	Eastern	Class 5	None existing, access to Jinglers Ck	One	None. Lifestyle scale	3.3ha, does not appear to be used for any Ag production. Has a dwelling. Class 5.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
4	276 Opossum Road, Norwood	181433/1	9134748	Rural	Rural Living	Eastern	Part Class 5, remainder not mapped	None existing, access to Jinglers Ck	None	Some dryland grazing activity. Existing shed and stock yards. Hobby scale.	34ha, Jinglers Creek running through the middle of the title south to north. Cleared for pasture, perhaps some livestock grazing. No WL or water resources. Residential development along western edge. Extremely steep. We propose to contact this landholder as part of our Stage 2 assessment.
5		26657/3		Rural	Rural Living	Eastern	Class 5	None	None	None	Small, narrow title. Appears to be for subdivided road.
6	483 Hobart Road, Youngtown	26973/1	7249124	Agriculture	Rural Living	Western	Class 5	None existing, access to Jinglers Ck	One	None. Lifestyle scale.	6.7ha. Does not appear to be used for any Ag purpose. Has a dwelling. Partially covered in vegetation.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
7	194 Relbia Road, Relbia	144388/1	2635499	Agriculture	Rural	Western	75% Class 4, 25% Class 5	# 23ML Surety 6 winter-take allocation from Jinglers Creek, # 23ML Surety 6 winter-take associated with existing 23ML in-stream storage dam.	One	10-11ha wine grape production. Likely commercial scale.	21.3ha. Approximately 10-11ha of wine grape vines on the property. We propose to contact this landholder as part of our Stage 2 assessment.
8	561 HOBART RD YOUNGTON TAS 7249	144388/2	2635501	Agriculture	Agriculture	Western	Class 5	None	One	None. Lifestyle scale.	Small title with dwelling. Under same ownership as titles to the south (Northern Midlands municipality) used for grazing. We propose to discuss this one further with Council.
9	262 RELBIA RD RELBIA TAS 7258	24079/1	7249132	Rural	Rural Living	Western	Class 5	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
10	166 RELBIA RD RELBIA TAS 7258	35904/1	7514717	Rural	Rural Living	Western	Class 4	None	One	None	0.8ha. Has a dwelling on property, no Ag use. Adjacent to CT 144388/1 - vineyard
11	228 RELBIA RD RELBIA TAS 7258	130686/1	1881938	Agriculture	Rural	Western	Class 4	Two small unregistered farm dams, no water licence	One, perhaps two	Small area a vineyard, some other horticultural plantings . Lifestyle scale.	7.9 ha, long and skinny title with dwelling located on it. Perhaps some hobby scale vineyard use on the property (only on very small section).
12	268 RELBIA RD RELBIA TAS 7258	28348/2	7358726	Rural	Rural Living	Western	70% Class 4, 30% Class 5	One small unregistered farm dam, no water licence	One	None. Lifestyle scale	Lifestyle property. Dwelling on it. No Ag use apparent. Jinglers Creek vineyard title to the south.
13	266 RELBIA RD RELBIA TAS 7258	28348/3	7249191	Rural	Rural Living	Western	90% Class 4, 10% Class 5	None	One	None. Lifestyle scale	Lifestyle property. Dwelling on it. No Ag use apparent. Surrounded by smaller titles with dwellings on them.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
14	238 RELBIA RD RELBIA TAS 7258	24079/3	7249263	Rural	Rural Living	Western	Class 4	None	One	None. Lifestyle scale.	Dwelling on property. No Ag use apparent. Surrounded by small titles with dwellings.
15	200 RELBIA RD RELBIA TAS 7258	32517/1	7358689	Agriculture	Rural	Western	90% Class 4, 10% Class 5	None existing, small tributary on property	One	Potentially some livestock grazing. Lifestyle scale.	20ha. Cleared, some grazing, however very house is centrally located on the property and this appears to be a lifestyle property. Adjacent to CT
16	184 RELBIA RD RELBIA TAS 7258	24552/3	7249116	Agriculture	Rural	Western	Class 4	None	One	None. Lifestyle scale.	0.2ha, has a dwelling. Surrounded by vineyard on CT 144388/1. No Ag use.
17	234 RELBIA RD RELBIA TAS 7258	130808/2	1881946	Agriculture	Rural	Western	70% Class 4, 30% Class 5	None existing, one small tributary on property	One	Some pasture for livestock. Lifestyle or hobby scale.	20ha. Dwelling located on property. Appears to be some grazing for pasture occurring. Adjacent titles under different ownership. We propose to contact this landholder as part of our Stage 2 assessment.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
18	288 RELBIA RD RELBIA TAS 7258	129968/2	1906568	Rural (as per TPC recommendations, shown as Agriculture zone in LIST)	Rural	Western	40% Class 4, 60% Class 5	One registered dam, 2.3ML capacity. No water licence.	One	2ha vineyard. Has cellar door on property. Small scale producer (to be confirmed during consultation)	Jinglers Creek vineyard. Approx. 2ha of vines, plus some other hort trees. Existing dam registered with 2.3ML capacity. Has dwelling and cellar door. We propose to contact this landholder as part of our Stage 2 assessment.
19	256 RELBIA RD RELBIA TAS 7258	24079/2	7249298	Rural	Rural Living	Western	80% Class 4, 20% Class 5	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.
20	170 RELBIA RD RELBIA TAS 7258	35378/1	7514725	Rural	Rural Living	Western	Class 4	None	One	None. Lifestyle scale.	Small – has dwelling, no Ag use apparent.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
2 1	290 RELBIA RD RELBIA TAS 7258	129968/1	1906541	Rural	Rural Living	Western	Class 5	None	One	None. Lifestyle scale.	Very small – has dwelling, no Ag use. Borders Jingers Creek vineyard to southwest.
2 2	224 RELBIA RD RELBIA TAS 7258	6529/1	6394653	Agriculture	Rural	Western	Class 4	None	One	None. Lifestyle scale.	Small 0.65ha – has dwelling, no Ag use apparent.
2 3	264 RELBIA RD RELBIA TAS 7258	6168/1	6394768	Rural	Rural Living	Western	Class 5	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.
2 4	236 RELBIA RD RELBIA TAS 7258	35943/1	7514688	Rural	Rural Living	Western	Class 4	None existing, small tributary on property	One	None. Lifestyle scale.	Small, dwelling on property. No Ag use apparent.
2 5	254 RELBIA RD RELBIA TAS 7258	24079/9	7262054	Rural	Rural Living	Western	Class 4	None	One	None. Lifestyle scale.	Very small. Dwelling on it. No Ag use. Surrounded by small titles with dwellings.

#	ADDRESS	TITLE	PID	CURRENT ZONING	RMCG CURRENT PROPOSED ZONING	CLUSTER	LAND CAPABILITY CLASS	WATER RESOURCES (EXISTING, POTENTIAL)	DWELLING?	EXISTING AG ACTIVITY AND SCALE	COMMENTS
2 6	278 RELBIA RD RELBIA TAS 7258	28348/1	7358697	Rural	Rural Living	Western	Class 5	None existing, small tributary on property	One	None. Lifestyle scale.	Lifestyle property. Dwelling on it. No Ag use apparent. Jinglers Creek vineyard along southern boundary, lifestyle properties on other boundaries.
2 7	166 RELBIA RD RELBIA TAS 7258	9054/1	7514717	Rural	Rural Living	Western	Class 4	None	None	None. Lifestyle scale.	Very small title. Under different ownership to adjacent titles. No Ag use.
2 8	563 HOBART RD YOUNGTON TAS 7249	144388/3	2635544	Agriculture	Agriculture	Western	Class 5	None	None	Some grazing occurring in conjunction with title to the south. Lifestyle scale.	Very small title. Larger title to the south, and title to the north under same ownership.

Appendix 3: Farm Business Scale Characteristics

Table A3-1 summarises a number of key characteristics associated with each scale.. No single characteristics is considered definitive and there will be overlap and anomalies. Table A3-1 can be used to determine the scale of the existing farm business and/or the potential scale based on the characteristics.

Table A3-1: Farm Business Scale Characteristics

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
Relevance for primary production	<p>Dominant activity associated with the farm business is primary production.</p> <p>Likely to be viable.</p> <p>Capacity to produce sufficient profit for a family and full-time employment of one person.</p>	<p>Dominant activity associated with the farm business is primary production.</p> <p>Likely to be viable in time, potentially through cooperative arrangements, higher value products, downstream processing, complementary food, recreation, hospitality, tourism or value adding.</p> <p>If running livestock, then current carrying capacity is at least average DSE/ha for their area.</p>	<p>Land used for some primary production.</p> <p>Occupant/family needs to be supported by non-primary production income and/or off-farm income.</p>	<p>Little or no relevance for primary production.</p>
Producer aspirations	<p>Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.</p>	<p>Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.</p>	<p>Profitability is not a high priority in primary production decisions and viability cannot be demonstrated.</p>	<p>Profitability has very low relevance. Lifestyle is the dominant motivation for any primary production activity.</p>

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
		Work with other small scale producers to share marketing and resources.		
Labour (FTE) for the primary production	At least 1 FTE	Likely to be at least 0.5 FTE	Likely to be less than 0.5 FTE	
Indicative Gross Income from Primary Production	Greater than \$300 000 from the farm business with additional income derived from value adding or off-farm generally comprising less than 50% of total household income.	Generally, between \$40 000 and \$300 000 from the farm business. Total household income is generally derived from several income streams of which primary production is one. Primary production income often comprises less than 50% of total household income.	Generally, between \$10 000 - \$40 000 from the farm business with additional household income comprising more than 50% of total household income.	<\$10 000 from the farm business.
Land and Water resources (general characteristics)	Total land area for mixed farming is likely to be 200ha-500ha or more, depending on Land Capability, water resources and farm business activity mix. Land area for vineyards, orchards or berries is likely to be at least 10ha-20ha and likely more. Land area generally comprising of a number of titles farmed together. Irrigation is generally necessary for	For livestock producers generally 40-80ha in one or two titles. Generally, 8-40 ha in area and a single title for other ventures. Water for irrigation likely, but it depends on the farm business activity. The land and/or water resources associated with the farm business may have the capacity to contribute	Generally, 8-40 ha in area and a single title. Water for irrigation less likely, but possible, depending on location and cost of supply. The land and/or water resources associated with the title may have the capacity to contribute to a 'commercial scale' farm business	Generally, 1-8 ha in area. Land Capability variable. Water for irrigation highly unlikely. No capacity to contribute to a commercial scale farm business due to constraining factors.

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
	smaller land areas to be viable and/or for higher value products.	to a 'commercial scale' farm business depending on the degree of constraint.	depending on the degree of constraint.	
Connectivity	Few constraints likely. Likely to be well connected to other unconstrained titles, Expansion and/or intensification feasible.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Moderate to significant constraints likely. Residences on majority of adjacent titles. Little or no connectivity to unconstrained titles.
Registrations	Are recognised by ATO as Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.	Are recognised by ATO as a Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.	May or may not be recognised by ATO as primary producer. Livestock producers will have a PIC and be registered for NLIS and LPA; may be registered for GST and may be part of any QA schemes.	Are not recognised by ATO as primary producer. May not have a PIC or be registered for NLIS; are not registered for GST and unlikely to be part of any QA schemes.
Role of a dwelling	Dwelling is subservient to the primary production.	Dwelling is convenient/preferred to facilitate improved productivity. Dwelling assists with security.	Dwelling is convenient/preferred for lifestyle reasons.	Dwelling is the dominant activity on the title.

This report has been prepared by:

RM Consulting Group Pty Ltd trading RMCg

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250

rmcg.com.au — ABN 73 613 135 247

Offices in Victoria, Tasmania, ACT and NSW



Key contact

Michael Tempest

0467 452 155 – michael.t@rmcg.com.au

Document review and authorisation

Project Number: #1821

Doc Version	Final/Draft	Date	Author	Project Director review	BST QA review	Release approved by	Issued to
1.0	Final	22/12/2022	J. Gaudion M. Tempest	A. Ketelaar	B. Gravenor	A Ketelaar	I. More