



Latrobe Council

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you.

Details about the application – DA 26/2020

Address of the land

**130 Wesley Vale Road
WESLEY VALE**

What use or development is
proposed in the application

**Proposed one lot subdivision with
reliance upon the Performance Criteria
under the Rural Resource Zone
(subdivision).**

Date of notice

22 February 2020

The application and supporting documents are open for public inspection at the Council Offices, 170 Gilbert Street, Latrobe during the following office hours:-
Monday to Friday, 8.00 a.m to 4.30 p.m.

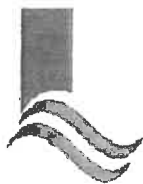
Any person may lodge a representation on the proposed use or development.

Your representation must:

- be received within 14 days of the date of this notice;
- be in writing;
- be addressed to:
The General Manager,
Latrobe Council,
P.O. Box 63, Latrobe 7307; or email
council@latrobe.tas.gov.au
- and include:
the reasons for your representation; and
the address of the land.

Aerial View – DA 26/2020 – 130 Wesley Vale Road, Wesley Vale





Office Use Only	
Application No DA 26/2020.	PID 6528527
Property Parcel No 3126	11993.

LATROBE COUNCIL

DEVELOPMENT APPLICATION

Application for Development Permit under Section 58 or Section 57
of the *Land Use Planning and Approvals Act 1993*

- 1 Full Name of Applicant(s): Maarten Johan Blokker, Marianne Catharina Blokker
- 2 Postal Address of Applicant(s): 130 Wesley Vale Road
Wesley Vale 7307 Tasmania Phone:
Mobile No.: Email:
- 3 Full Name of Owner(s): Maarten Johan Blokker, Marianne Catharina Blokker
- 4 Postal Address of Owner(s): 130 Wesley Vale Road
Wesley Vale 7307 Tasmania Phone:
Mobile No. Email:
- 5 Present Use of the Land: Rural Resource
- 6 Proposed Use and/or Development (subject of this application): Residential
.....
At (Location of property): 130 Wesley Vale Road, Wesley Vale 7307 Tasmania
.....
Certificate/s of Title reference: CT 2989/59
- 7 Estimate of works:
- 8 Supporting Details: **A CHECK LIST IS PROVIDED ON THE NEXT PAGE AND MUST BE ACKNOWLEDGED AND SIGNED BY THE APPLICANT.**

Signed: Maarten Blokker  Dated: 29/01/2020

Legend

- Proposed House Lot
- Proposed Balance Lot
- Contours (5m)

**Latrobe Council**
Planning Exhibition Documents

Date Advertised: 22-2-2020 Ref. Number: DA 26-2020

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Agricultural Report

Report for: Mr & Mrs M Blokker

Property Location: 130 Wesley Vale Rd (CT 230204/1)

Prepared by: Astrid Ketelaar and Michael Tempest
AK Consultants
29 York Town Square
LAUNCESTON, TAS 7250

Date: 3rd December 2019



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Summary

Client:	Mr & Mrs M Blokker
Property identification:	130 Wesley Vale Rd, Wesley Vale (CT 230204/1) Rural Resource Zone, (<i>Latrobe Interim Planning Scheme, 2013</i>).
Proposal:	Proposed 2 Lot subdivision of 1 existing 6.4ha lot to excise existing dwelling from the horticultural operation on the balance.
Purpose:	To assess the agricultural aspects of the proposal.
Published Land Capability:	Published Land Capability at 1:100 000 maps all land associated with the proposal as 'Class 4'. A Land Capability Assessment was conducted on the two underdeveloped areas on the title, which identified 0.5ha of Class 4 and 0.7ha of Class 5 land.
Assessment comments:	An initial desktop feasibility assessment was undertaken followed by a field inspection on the 8th November 2019 to confirm or otherwise the desktop study findings of the agricultural assessment. This report summarises the findings of the desktop and field assessment.
Conclusion:	The proposed 2 lot subdivision is required to separate a residential use from an agricultural use. Both uses are permissible in the Rural Resource Zone. the lot boundaries have been designed to minimise the loss of agricultural land that can be utilised as part of the existing enterprise or other potential enterprise, while maximising setbacks between a residential use and an agricultural use, which are consistent with existing setbacks in the local area.

While the land is within an Irrigation District, no land suitable for irrigation will be lost as a result of the subdivision.

Assessment by:



Astrid Ketelaar, Natural Resource
Management Consultant,
Member, Agricultural Institute
Australia (current)

and



Michael Tempest,
Natural Resource Management
Consultant



INTRODUCTION

The subject title is located at Wesley Vale. The title is zoned Rural Resource (*Latrobe Interim Planning Scheme 2013*).

The proponents seek to undertake a 2 lot subdivision of the existing title at 130 Wesley Vale (CT 230204/1). The proposal seeks to remove the existing dwelling from the existing horticultural enterprise on the balance of the title.

The following section of the Planning Scheme is relevant;

26.4.4 Subdivision

P1 (b) A plan of subdivision to create a new lot must –

- (i) be required for a purpose permissible in the zone;
- (ii) be of a size and configuration that is not more than is required to accommodate the nominated use in accordance with the applicable standards of this planning scheme for such use;
- (iii) retain the balance area for primary industry use;
- (iv) minimise unnecessary and permanent loss of rural resource land for existing and potential primary industry use;
- (v) minimise constraint or interference to existing and potential primary industry use on the site and of adjacent land in the zone; and
- (vi) minimise unnecessary and permanent loss of land within a proclaimed Irrigation District under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development.

Discussions were held with the proponent, to determine the optimum configuration to meet the Planning Scheme requirements, improve the productive capacity of the resource development operation whilst minimising the risk of constraining future agricultural/primary industry use as a result of potential land use conflicts.

A site assessment was conducted on the 8th of November 2019 to confirm or otherwise the desktop study findings. This report assesses the agricultural/primary industry aspects of the proposal and summarises the findings from the desktop and field assessments to enable Council to make an informed decision.

DESCRIPTION

The subject title at 130 Wesley Vale Rd (CT 230204/1) is 6.4ha in area. The title is slightly sloped with a north westerly aspect and sits at approximately 70m Above Sea Level (ASL). The dominant wind direction is westerly.

The title has a right-angled triangle shape. There is an existing dwelling in the northern third of the title with its curtilage occupying approximately 0.1ha of the title. North of dwelling curtilage is an existing paddock of approximately 0.6ha. The balance of the title south of the dwelling is utilised as

part of a horticulture enterprise (flowers). There is significant infrastructure on the site that has been developed to support this enterprise including; hothouses, cool storage, administrative building, storage sheds, a 4ML irrigation dam and a 4ML settling pond. Directly south east of the dwelling is a 0.5ha paddock that is utilised for flower production on a rotational basis. On the adjacent property to west is a further 5ha that the enterprise leases for flower production; there is also an existing wind turbine located here which is utilised to assist with supplying power to the horticultural enterprise. There are separate access points on Wesley Vale Rd to the dwelling and horticultural enterprise.

Published Land Capability (1:100,000 scale) maps the subject land and directly adjacent land as Class 4. 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. During the site visit a Land Capability Assessment at a scale of 1:5,000 was conducted on the paddock north of the dwelling as well as the paddock south of the dwelling. The southern paddock was assessed as Class 4, while the northern paddock was assessed as Class 5. Class 5 land is described as Land unsuited to cropping and with slight to moderate limitations to pastoral use. There was a distinct variation in the soil profiles for the two areas, with the soils located in the northern paddock unsuitable for use within the existing horticultural enterprise (per comms with M.Blokker, 8/11/19). This northern paddock is only used for very occasional grazing. When on site this paddock was over grown and dominated by weed species. For further Land Capability descriptions and the Land Capability Assessment see Appendix 4 & 5.

As well as the existing 4ML dam, which has a 4ML catchment allocation associated with it, the enterprise also has 50ML of water secured through the Sassafras Wesley Vale Irrigation scheme. There are no other water resources associated with the land. Tas Veg 3.0 maps the entirety of the title as Agricultural land (FAG). There are no mapped threatened communities, flora or fauna associated with the land.

Soils on the site are unmapped. Underlying geology is mapped as Paleogene – Neogene non-marine sequences of gravel. This is described as sand, quartz, gravel and clay, including inter basalt deposits (Wesley Vale Sand) of Oligocene age.

The title is located on Wesley Vale Rd, which forms its eastern boundary. East of Wesley Vale Rd adjacent to the subject title are 12 titles. These titles range in size from 0.1ha to 11.1ha. All of these titles have an existing dwelling located on them. Two of the dwellings are within 30m of the activities associated with horticultural enterprise and another three dwellings are within 40m. To the south of the subject title is a 35ha title, which appears to be utilised for mixed farming (grazing and cropping), while to the west and north is a 53ha title, which is also used for mixed farming. The horticultural enterprise currently leases around 5ha of this title.

While the land is within the Sassafras Wesley Vale Irrigation Scheme, the northern paddock which is proposed to be retained with the dwelling is not suitable for use for agricultural enterprises that require irrigation. Not only due to the fragmented small available area but also due to the assessed Land Capability (Class 5).

DISCUSSION

The proposal will see the existing dwelling and land unsuitable for flower production removed from the same title as the horticultural enterprise. This is so that the residence is separated from the agricultural use to provide for succession planning through separating the residential asset from the business assets. It also provides greater flexibility in finance arrangements. The distance from the dwelling to the new southern boundary will be 30m. The proposed boundaries are designed to minimise the loss of productive land. However, with a 30m setback, approximately 0.1ha of the paddock south of the dwelling that is utilised for flower production will be retained with the dwelling. This does result in this area potentially being lost for agricultural production in the future if either lot is sold to a different owner, however, this has been weighed against ensuring a sufficient buffer between agricultural production and a residence. It is also highly feasible for this patch to be leased by the horticultural enterprise in the future if the dwelling was to pass into different ownership. There is also no risk of the proposed boundary constraining potential future expansion of the glass house south of this area. These will not be expanded further north, because setback requirements to Wesley Vale Rd cannot be achieved.

Consideration also needs to be given to the location of the dwelling in relation to the proposed new boundaries. There are a range of activities associated with grazing and cropping, Learmonth et.al. (2007) detail the common range of issues associated with sensitive uses, such as residential use in the Rural Resource zone which can constrain agricultural activities (see Appendix 3). The types of activities associated with irrigated cropping which may affect residential amenity include chemical spray drift from fungicide, herbicide and fertiliser, noise from equipment (irrigation equipment, tractors, harvesters, aircraft etc. including during the night and early morning), irrigation water spray drift (generally not potable water), odour from fertilisers and chemicals and dust during harvesting and ground preparation. The types of activities associated with irrigated cropping which may affect residential amenity are generally much more frequent and of greater concern than activities associated with grazing activities. These are generally limited to fertiliser spreading, perhaps weed spraying and fodder conservation, and occasional cultivation and re-sowing of pastures.

The Western Australia Department of Health (DOH, 2012) has published guidelines relating specifically to minimising conflict between agricultural industry 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 Latrobe Interim Planning Scheme 2013* recommends a distance of 200m as a buffer.

In this instance there is a precedence of existing unrelated dwellings being within 30m of the horticultural enterprise. There is a dwelling east of Wesley Vale road that is within 30m of the paddock south of the dwelling on the subject title and there are a further two dwellings within 40m. The proposed subdivision will have no increased impact on the land than is already existing from these dwellings, especially when considering that the main wind direction is westerly, which means there is greater risk of potential spray drift affecting the house east of Wesley Vale Road than there is of the existing dwelling on the subject land. Under these circumstances the setbacks are considered

adequate to mitigate the risk of future agricultural activities on the horticultural lot being constrained. Setbacks from the dwelling to the proposed western, northern and eastern boundaries of the new lot will not change from the existing setbacks, so there is no increase in risk of future conflict in these direction as is currently the case.

CONCLUSIONS

The proposed 2 lot subdivision is required to separate a residential use from an agricultural use. Both uses are permissible in the Rural Resource Zone. the lot boundaries have been designed to minimise the loss of agricultural land that can be utilised as part of the existing enterprise or other potential enterprise, while maximising setbacks between a residential use and an agricultural use, which are consistent with existing setbacks in the local area.

While the land is within an Irrigation District, no land suitable for irrigation will be lost as a result of the subdivision.



REFERENCES

- Department of Health (2012). *Guidelines for Separation of Agricultural and Residential Land Uses. Establishment of Buffer Areas*
- DPIPWE. (2017, August). Cadastral Parcels Dataset. TASMAP Department of Primary Industries, Parks, Water and Environment.
- DPIPWE. (2007, November). Land Capability of Tasmania Dataset. Department of Primary Industries, Parks, Water and Environment.
- DPIPWE. (2017,). *Tasmanian Register of Water Licences and Dam Permits*. Retrieved from Water Information Management System: <http://wims.dpiwe.tas.gov.au>.
- DPIPWE. (2013). Tasmanian Vegetation Monitoring and Mapping Program TASVEG 3.0. 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.
- Learmonth, R., Whitehead, R., Boyd, B., and Fletcher, S. (2007). *Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast*.
- Latrobe Council (2013). *Latrobe Interim Planning Scheme*.

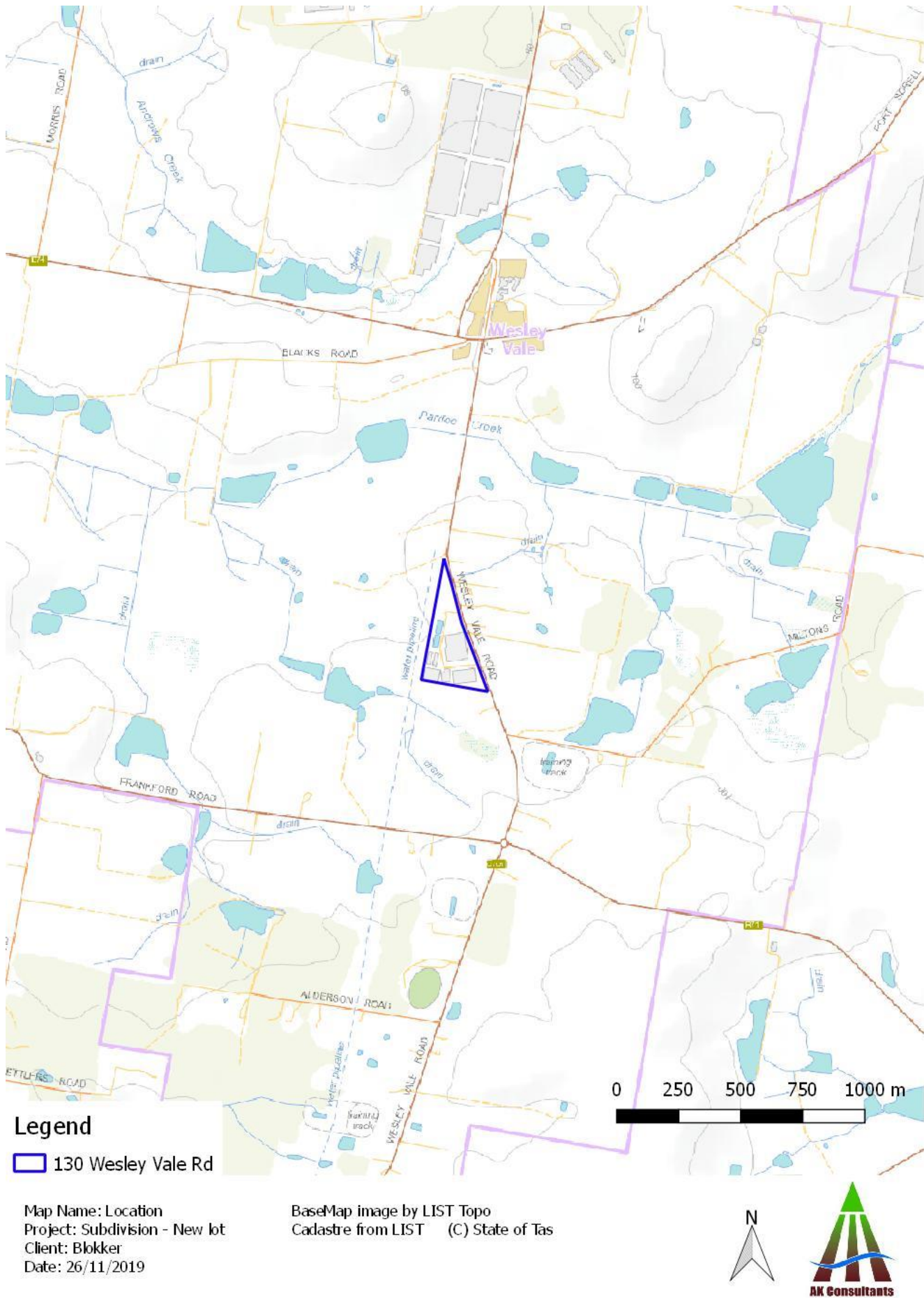
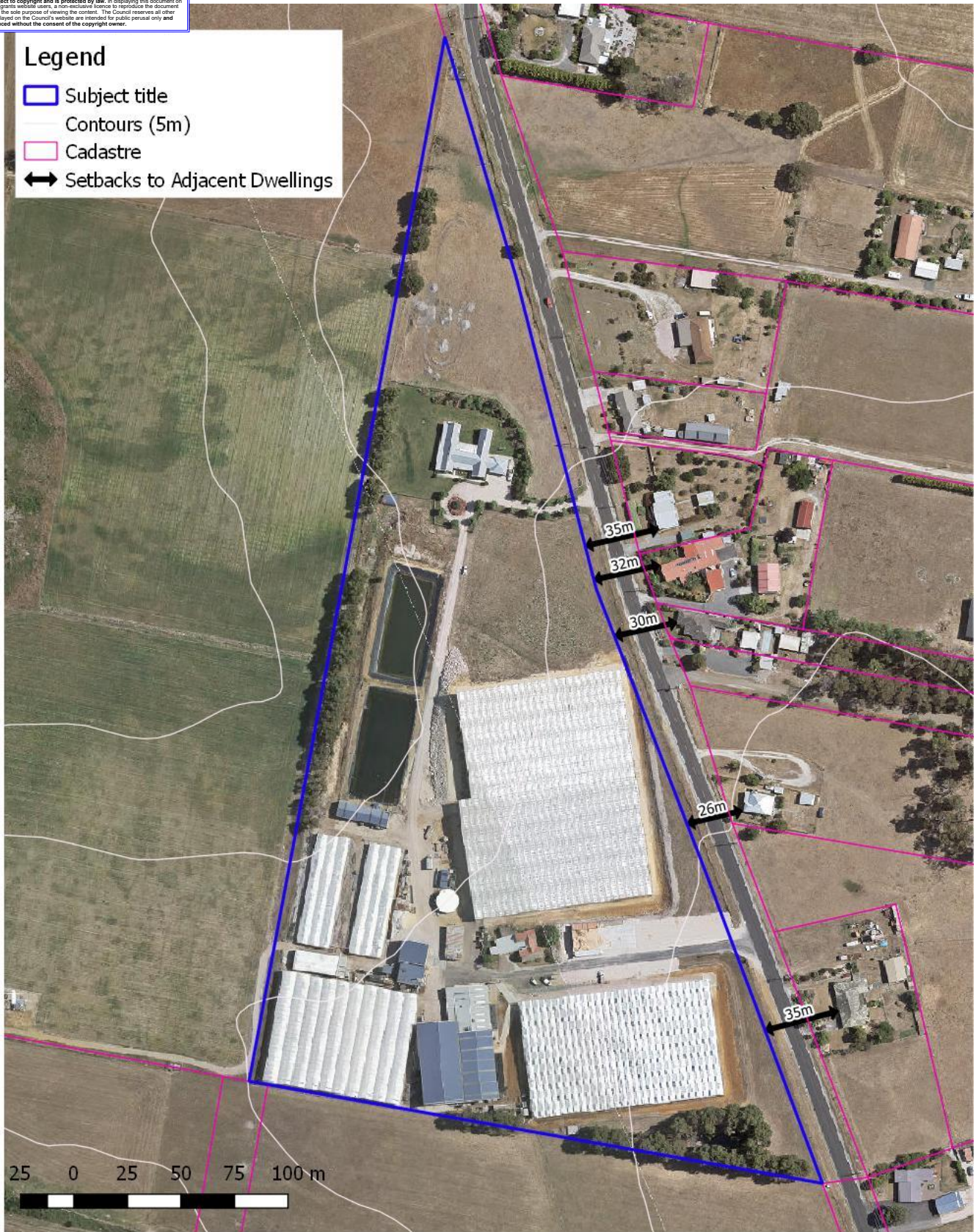


Figure 1. Location

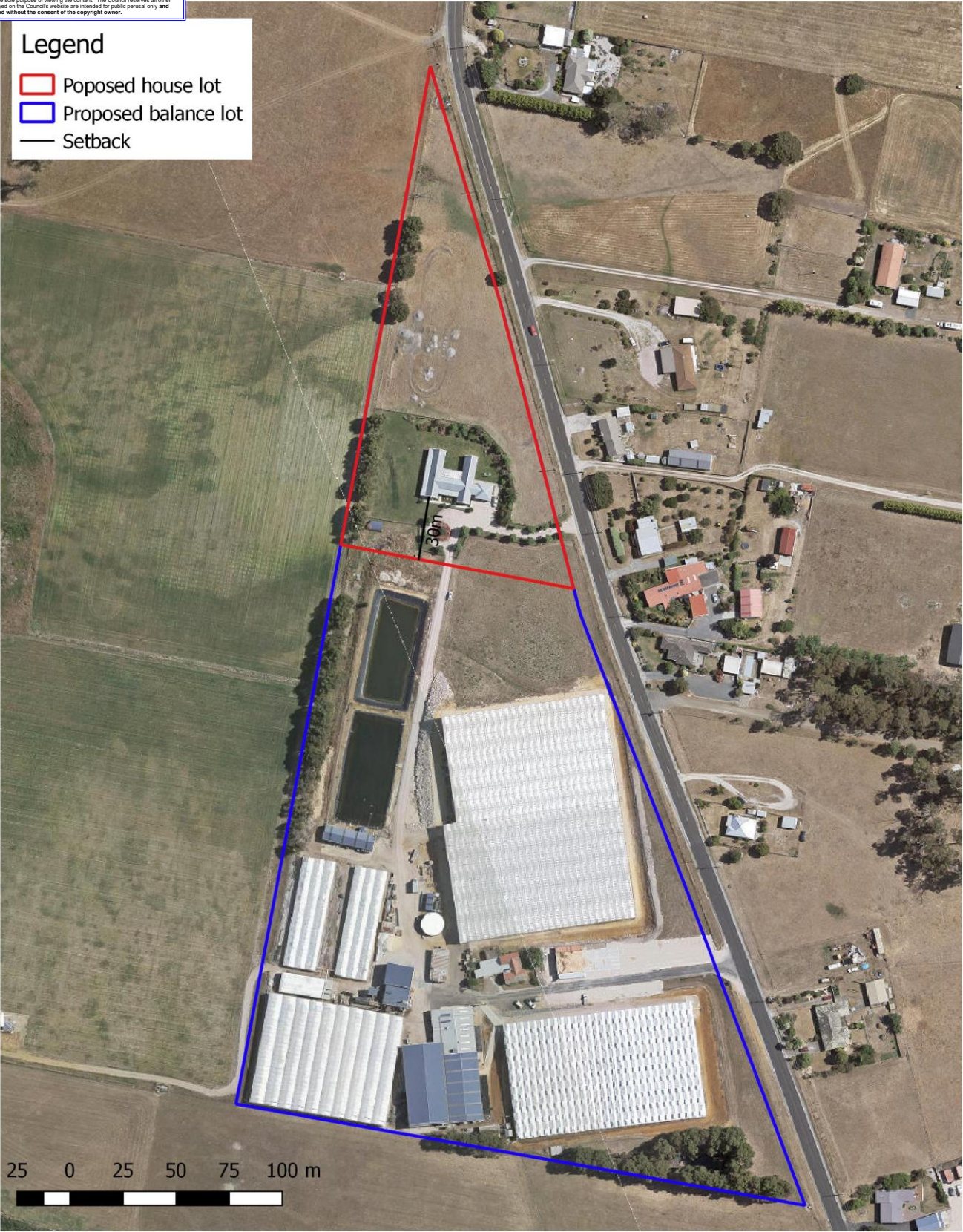


Map Name: Aerial
 Project: Subdivision - New Lot
 Client: Blokker
 Date: 09/10/2019

BaseMap image by LIST Ortho
 Cadastre from LIST



Figure 2. Aerial Image.

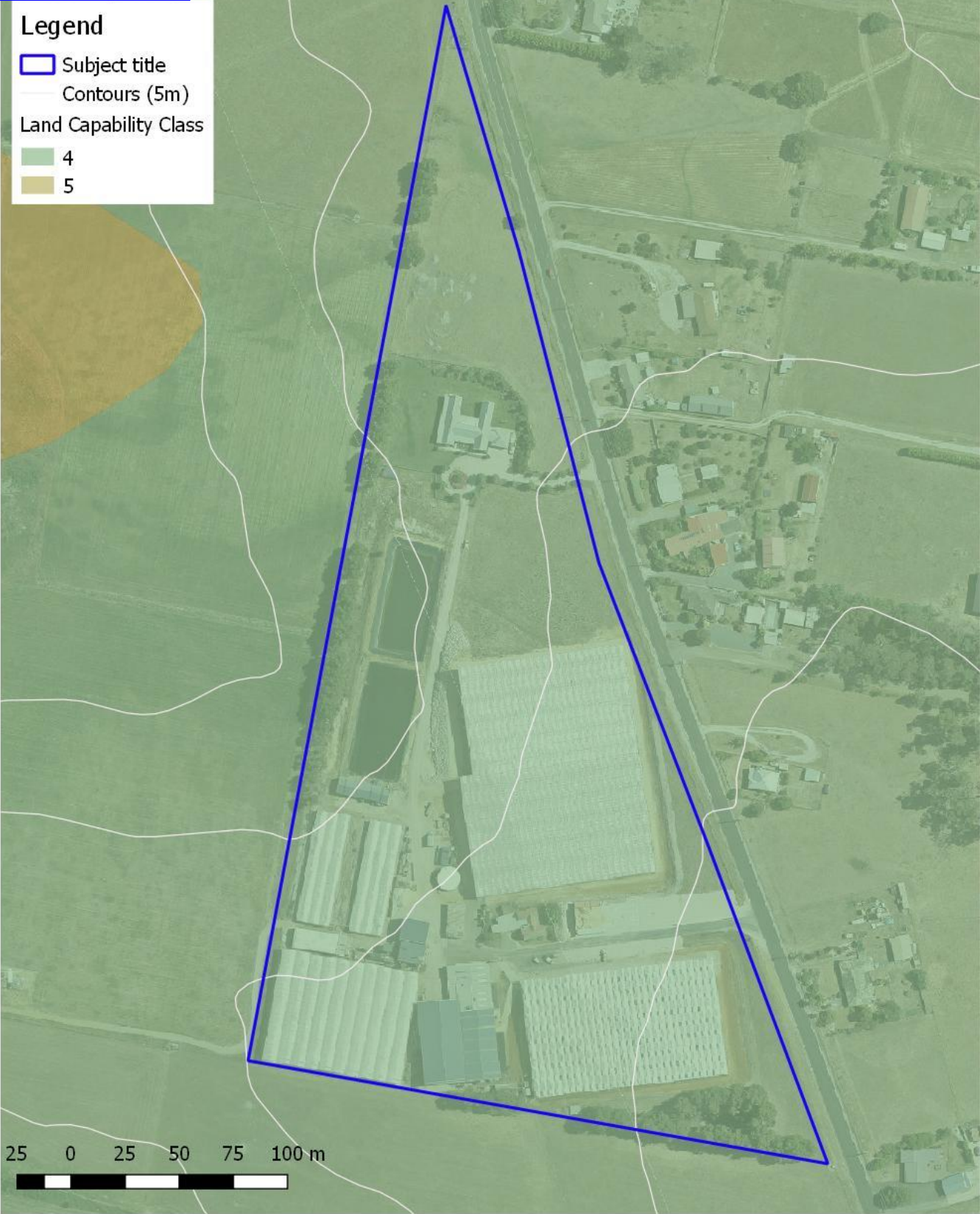


Map Name: Proposed Lots
 Project: Subdivision - new lot
 Client: Blokker
 Date: 09/10/2019

BaseMap image by LIST Ortho
 Cadastre from LIST



Figure 3. Proposed Lots.

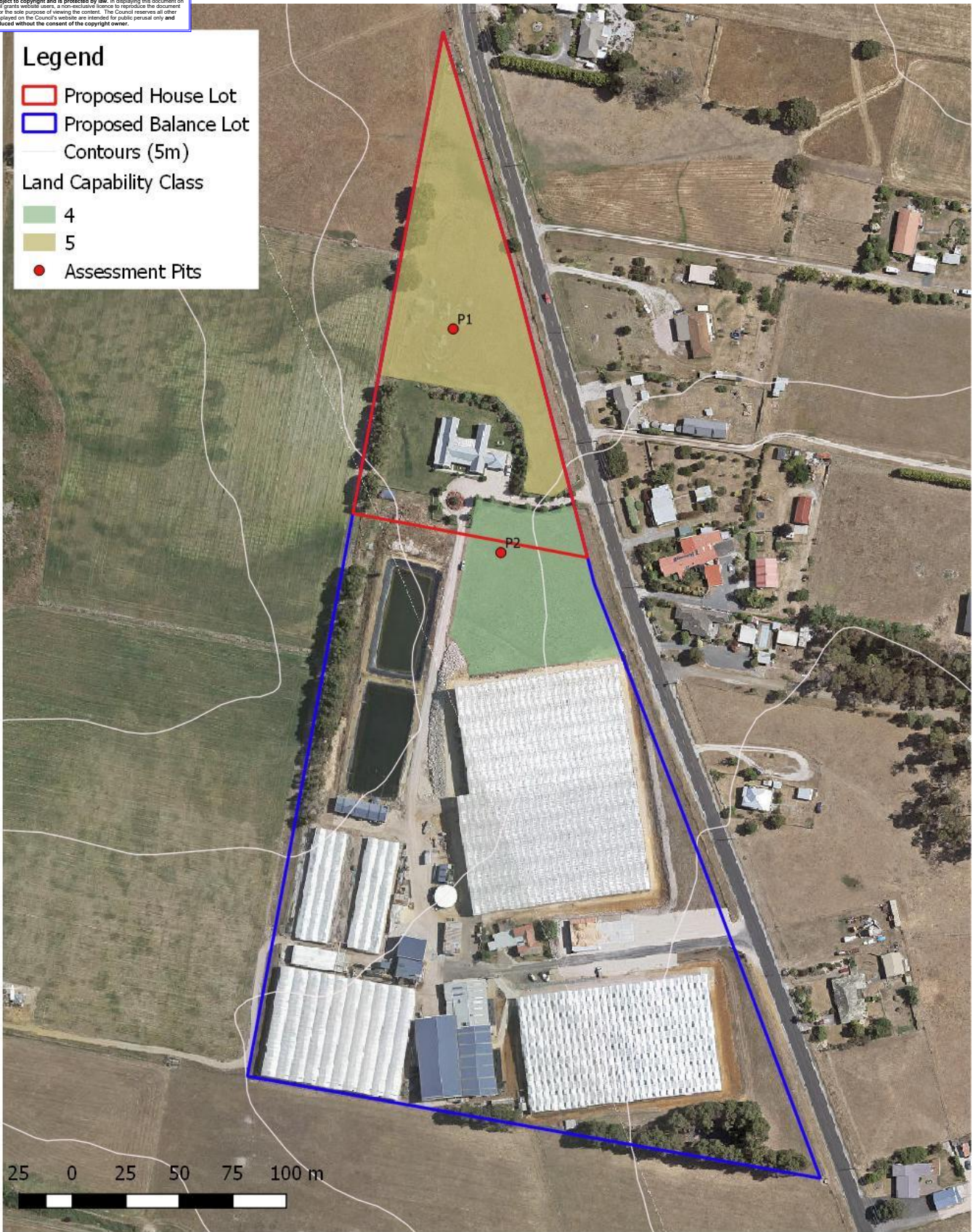


Map Name: Published Land Capability
Project: Subdivision - New Lot
Client: Blokker
Date: 26/11/2019

BaseMap image by LIST Ortho
Cadastre from LIST
Land Capability 1:100,000 by DPIPWE



Figure 4. Published Land Capability (1:100,000).



Map Name: Assessed Land Capability (1:5,000)
 Project: Subdivision - New Lot
 Client: Blokker
 Date: 26/11/2019

BaseMap image by LIST Ortho
 Cadastre from LIST



Figure 5. Assessed Land Capability (1:5,000)

APPENDIX 2. PHOTOS (TAKEN 8/11/2019 BY MICHAEL TEMPEST)



Photo 1. Northern paddock, looking north from the driveway to the dwelling



Photo 2. Example of mixed species within the northern paddock.



Photo 3. Existing distance between dwelling and flower plantings on the right of the photograph.



Photo 4. View from central laneway on balance land towards the east towards existing use of paddock south of dwelling, with existing glass house to the south of the paddock. House in background is east of Wesley Vale Road.



APPENDIX 3. POTENTIAL CONFLICT ISSUES

Table 8. Typical rural land use conflict issues (Learmonth *et al.* 2007).

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.
Based on: Smith, RJ (2003) <i>Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW)</i> .	

APPENDIX 4. LAND CAPABILITY DEFINITIONS FROM GROSE (1999)

PRIME AGRICULTURAL LAND AS DESCRIBED IN THE PROTECTION OF AGRICULTURAL LAND 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 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. PROTOCOL FOR LAND CAPABILITY ASSESSMENT USED BY AK CONSULTANTS

This protocol outlines the standards and methodology that AK Consultants uses to assess Land Capability.

In general, we follow the guidelines outlined in the Land Capability Handbook (Grose 1999) and use the survey standards outlined in the Australian Soil and Land Survey Handbooks to describe (McDonald, et al. 1998), survey (Gunn, et al. 1988) and classify (Isbell 2002) soils and landscapes.

Commonly we are requested to assess Land Capability in relation to local government planning schemes. As such the level of intensity of the investigation is usually high and equivalent to a scale of 1:25 000 or better. The choice of scale or intensity of investigation depends on the purpose of the assessment. As the scale increases (becomes more detailed and the scale is a smaller number), the number of observations increases.

An observation can be as much as a detailed soil pit description or as little as measuring the gradient of an area using a clinometer or the published contours in a Geographical Information System and includes soil profile descriptions, auger hole descriptions, and observations confirming soil characteristics, land attributes or vegetation. The table below shows the relationship between scale, observations, minimum distances and areas that can be depicted on a map given the scale and suggested purpose of mapping.

Scale	Area (ha) per observation	Minimum width of map unit on ground	Minimum area of map unit on ground	Recommended use
1:100 000	400ha	300m	20ha	Confirmation of published land capability mapping
1:25 000	25ha	75m	1.25ha	Assessments of farms, fettering or alienation of Prime Agricultural Land
1:10 000	4ha	30m	2,000m ²	Area assessments of less than 15ha
1:5 000	1ha	15m	500m ²	Site specific assessments for houses and areas less than 4ha
1:1 000	0.04ha	3m	20m ²	Not used. Shown for comparison purposes

Based on 0.25 observations per square cm of map, minimum width of mapping units 3mm on map as per (Gunn, et al. 1988).

ASSESSMENT METHODOLOGY

With all assessments we examine a minimum of three observations per site or mapping unit and determine Land Capability on an average of these observations.

Land Capability is based on limitations to sustainable use of the land, including the risk of erosion, soil, wetness, climate and topography. The most limiting attribute determines the Land Capability class. This is not always a soil limitation and thus soil profile descriptions are not always required for each mapping unit. For example, land with slopes greater than 28%, areas that flood annually and areas greater than 600m in elevation override other soil related limitations.

The availability of irrigation water can affect the Land Capability in some areas. An assessment of the likelihood of irrigation water and quality is made where it is not currently available.

As a minimum all assessment reports include a map showing the subject land boundaries, observation locations, published contours and Land Capability.

DEFINITIONS

Land Capability

A ranking of the ability of land to sustain a range of agricultural land uses without degradation of the land resource (Grose 1999).

PROTOCOL REFERENCES

Grose, C J. *Land capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania*. Second Edition. Tasmania: Department of Primary Industries, Water and Environment, 1999.

Gunn, R H, J A Beattie, R E Reid, and R H.M van de Graaff. *Australian Soil and Land Survey Handbook: Guidelines for Conducting Surveys*. Melbourne: Inkata Press, 1988.

Isbell, R F. *The Australian soil classification*. Revised Edition. Melbourne: CSIRO Publishing, 2002.

McDonald, R C, R F Isbell, J G Speight, J Walker, and M S Hopkins. *Australian Soil and Land Survey Field Handbook*. Second Edition. Canberra: Australian Collaborative Land Evaluation Program, CSIRO Land and Water, 1998.

ON SITE LAND CAPABILITY ASSESSMENT

Published Land Capability (LIST at 1:100,000) maps the entirety of the land as Class 4. At the site inspection 2 assessment pits were augered along with a visual inspection and slope calculations using a clinometer in the two areas of the title that have not been developed with infrastructure, this area totals 1.2ha. Both pits have been described. The assessment was conducted at a scale of 1:5,000.

The Land Capability Assessment determined that within the area assessed there is 0.5ha of Class 4 land and 0.7ha of Class 5 land. The Class 4 land is associated with the paddock south of the dwelling. This paddock is also utilised by the horticultural enterprise for flower production on a rotational basis. The soils associated with this area are a loam over a sandy clay loam, which are moderately structured. The Class 5 land is the land associated with the paddock north of the dwelling. The soils associated with this land are weakly structured loamy sand over a sand. The soil structure considered in combination with slope determines the erosion risk and the Land Capability classification. For the sandy soils north of the dwelling, the erosion risk is classed as 'high', which dictates the Class 5 classification. While for the soils south of the dwelling the erosion risk is considered 'moderate', which dictates the Class 4 classification. Furthermore, for the Class land, there was a bleached layer from 15cm to 60cm. Although not reached it is likely that below this bleached horizon there would be hardpan. A bleached horizon over an impermeable layer indicates poor drainage.



Table 1. Land Capability Assessment Summary Table

	Soil	Comments	Coarse fragment size (g)	Coarse fragment abundance (g)	Soil Drainage (d)	Surface Stone (r)	Texture	Structure (e)	Slope (e)	Erosion Risk		Flood Risk	Colour	Land Capability
Pit No	Depth (cm)		Type, mm	%	Mottle Severity	Presence			%	Water	Wind			
1	0-15	Bleached horizon from 15-60cm					Loamy Sand	Weak	0-5	High	High	Very low	Black	5e
	15-60						Sand	Weak					Gray	
2	0-20						Loam	Moderate	5-10	Moderate	Low	Very low	Very Dark Brown	4e
	20-60						Light Sandy Clay Loam	Moderate					Yellowish Red	



Latrobe Council
Planning Exhibition Documents

Planning Administration

Date Advertised: 22-2-2020

Ref. Number: DA 26-2020

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Pit 1



Site: 130 Wesley Vale Rd, Wesley Vale

Date: 8th November 2019

Pit: 1

Flood Risk: Very Low

Slope: 0-5%

Morphology: gentle westerly slope

Surface condition: Un-improved Pasture.



Profile Description

Depth (cm)		Munsell Colour		Structure	Texture	Gravel	Mottle	Comments
0	15	10YR	2 / 1	W	LS	-	-	
15	60	10YR	5/2	W	S	-	-	Bleached

Duplex profile. A weakly structure loamy sand over a weakly structure sand. The sand layer is bleached, bleaching is an indicator of an impenetrable layer below which causes water logging and poor drainage. The weakly structured loamy sandy and sand are also at risk of erosion through both water and wind. The erosion risks associated with these soils are characteristics associated high and this dictates a Land Capability Class of 5.

Buckshorn plantain was particularly prevalent, and it thrives in cooler wetter conditions. This species is often an indicator of salinity, however, at this site salinity is not prevalent.

Pit 2



Site: 130 Wesley Vale Rd, Wesley Vale

Date: 8th November 2019

Pit: 2

Flood Risk: Very Low

Slope: 5-10%

Morphology: gentle westerly slope

Surface condition: Crop - Flowers.



Profile Description

Depth (cm)		Munsell Colour		Structure	Texture	Gravel	Mottle	Comments
0	20	7.5YR	2.5 / 2	M	L	-	-	
20	60	5YR	4 / 6	M	SCL	-	-	

Duplex Profile. A moderately structure loam over a moderately structured sandy clay loam at depth. Limiting factors are associated with erosion risk. The moderate structure of the loam topsoil on the gentle slope indicates a moderate risk of water erosion and low risk of wind erosion. This risk dictates a Land Capability Class of Class 4.

Bushfire Exemption 130 Wesley Vale Rd

Report for: Maarten Blokker

Property Location: 130 Wesley Vale Rd, Wesley Vale

Prepared by: Michael Tempest
AK Consultants
29 York Town Square
LAUNCESTON, TAS. 7250

Date: 2nd December 2019



INTRODUCTION

It is a requirement under the *Land Use Planning and Approvals Act 1993*, that a proposed subdivision that occurs either wholly or partially within a bushfire-prone area is assessed by an accredited person who will provide a Bushfire Hazard Management Report and a Bushfire Hazard Management Plan.

SCOPE

This report has been commissioned to assess the bushfire risk of the proposed lots within the proposed subdivision. All advice is in compliance with the *Planning Directive 5.1 – Bushfire-Prone Areas Code, Latrobe Interim Planning Scheme 2013*.

PROPOSAL

The proponents seek undertake a 2-lot subdivision of the existing title at 130 Wesley Vale Rd, Wesley Vale (CT 230204/1). The proposal would see the existing dwelling associated with the title removed onto its own title. The balance title would include all of the infrastructure associated with the existing horticultural enterprise on the land, and this lot will continue to be utilised for agricultural production.

The land is zoned as 'Rural Resource'. The area is bushfire-prone because it is within 100m of bushfire-prone vegetation greater than a hectare in area (grassland).

LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements.

SITE DESCRIPTION

The subject title at 130 Wesley Vale Rd (CT 230204/1) is 6.4ha in area. The title is slightly sloped with a north westerly aspect and sits at approximately 70m Above Sea Level (ASL). The dominate wind direction is westerly.

The title has a right-angled triangle shape. There is an existing dwelling in the northern third of the title with its curtilage occupying approximately 0.1ha of the title. North of dwelling curtilage is an existing paddock of approximately 0.6ha. The balance of the title south of the dwelling is utilised as part of a horticulture enterprise (flowers). There is significant infrastructure on the site that has been developed to support this enterprise including; hothouses, cool storage, an administrative building, storage sheds, a 4ML irrigation dam, and a 4ML settling pond. Directly south east of the dwelling is a 0.5ha paddock that is utilised for flower production on a rotational basis (see Figure 1).

The proposal will see the northern 1.3ha of the title go onto its own lot, which will include the dwelling and its curtilage, the paddock north of the dwelling, as well as all land within 30m to the south of the dwelling. The balance of the title will form the second title, which includes all the existing horticultural enterprise infrastructure.

SURROUNDING AREA

The title is located on Wesley Vale Rd, which forms its eastern boundary. East of Wesley Vale Rd, adjacent to the subject title, are 12 titles. These titles range in size from 0.1ha to 11.1ha. All of these titles have an existing dwelling located on them. Two of the dwellings are within 30m of the activities associated with horticultural enterprise and another three dwellings are within 40m. To the south of the subject title is a 35ha title, which appears to be utilised for mixed farming (grazing and cropping), while to the west and north is a 53ha title, which is also used for mixed farming. The dominant fire threat is from the north, west, and south and is from grassland vegetation.

RISK ASSESSMENT

The subject title is zoned 'Rural Resource' and is currently utilised for agricultural operations. The existing hazard management area (HMA) for the existing dwelling will not be affected by the boundary adjustment. The proposal will have no bearing on existing access to the habitable dwelling or any associated water supplies so there is no risk of this infrastructure being compromised by the proposal. The balance lot will continue to be utilised for the existing horticultural use and will not be utilised for a residential use.

There are no additional uses or developments proposed associated with the boundary adjustment that require bushfire protection measures. Therefore, I consider that there is insufficient increase in risk to warrant any specific bushfire protection measures. The proposal is considered exempt under clause E1.4.A of the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

If future developments that require specific bushfire measures are proposed for either lot, then the development will be required to be assessed again against bushfire protection measure requirements.

HAZARD MANAGEMENT AREAS

No additional hazard management is required as the proposal is exempt.

FIREFIGHTING WATER SUPPLY

No water supply is required as the proposal is exempt.

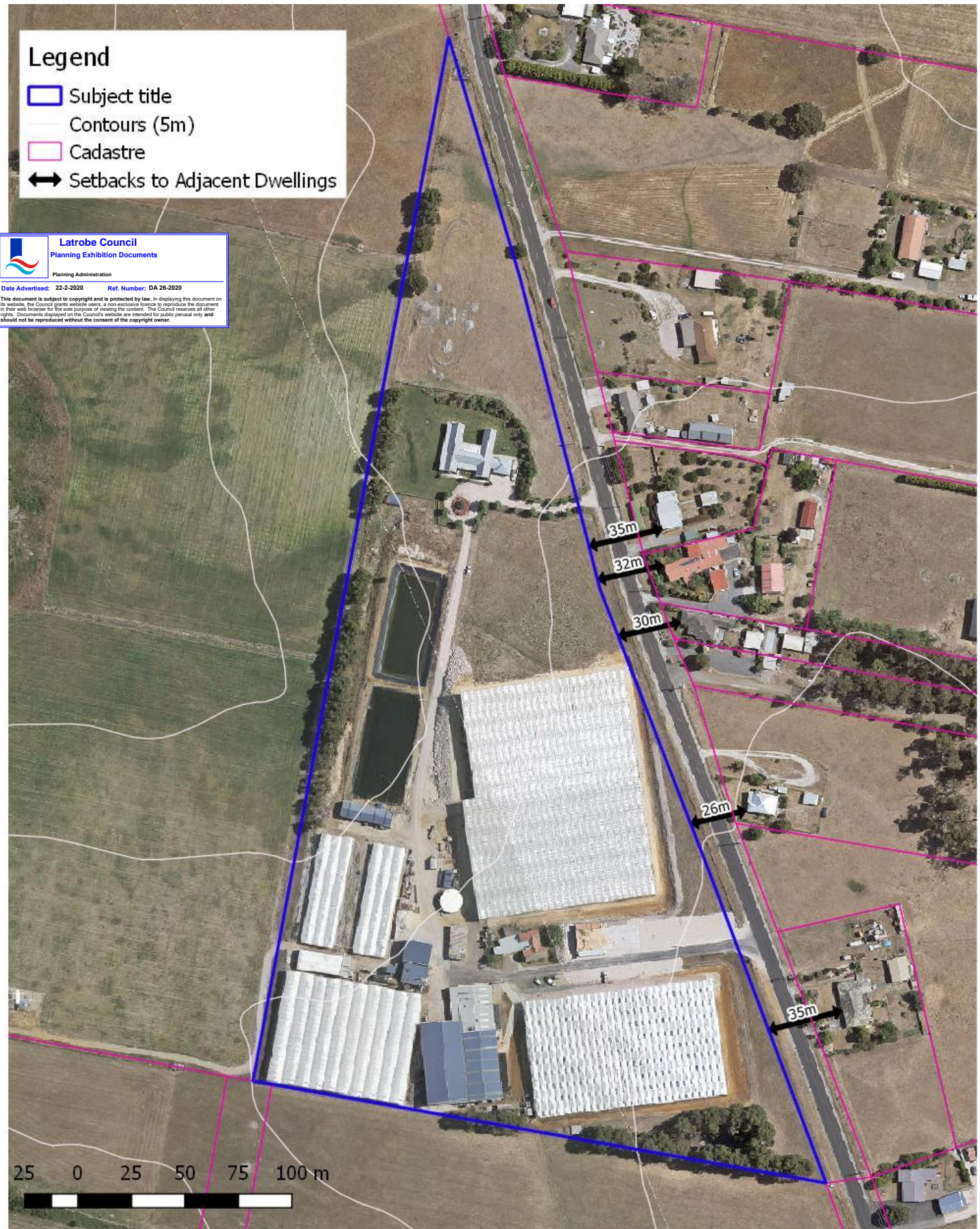
ACCESS

There are no specific access requirements as the proposal is exempt.

CONCLUSIONS

The area is bushfire prone, being less than 100m from vegetation greater than 1 ha in size. However, there is insufficient increase in risk from the proposed development to warrant the provision of bushfire hazard management measures for the development.

The proposed subdivision is considered exempt under clause E1.4.A of the *Planning Directive No. 5.1 Bushfire-Prone Areas Code*.

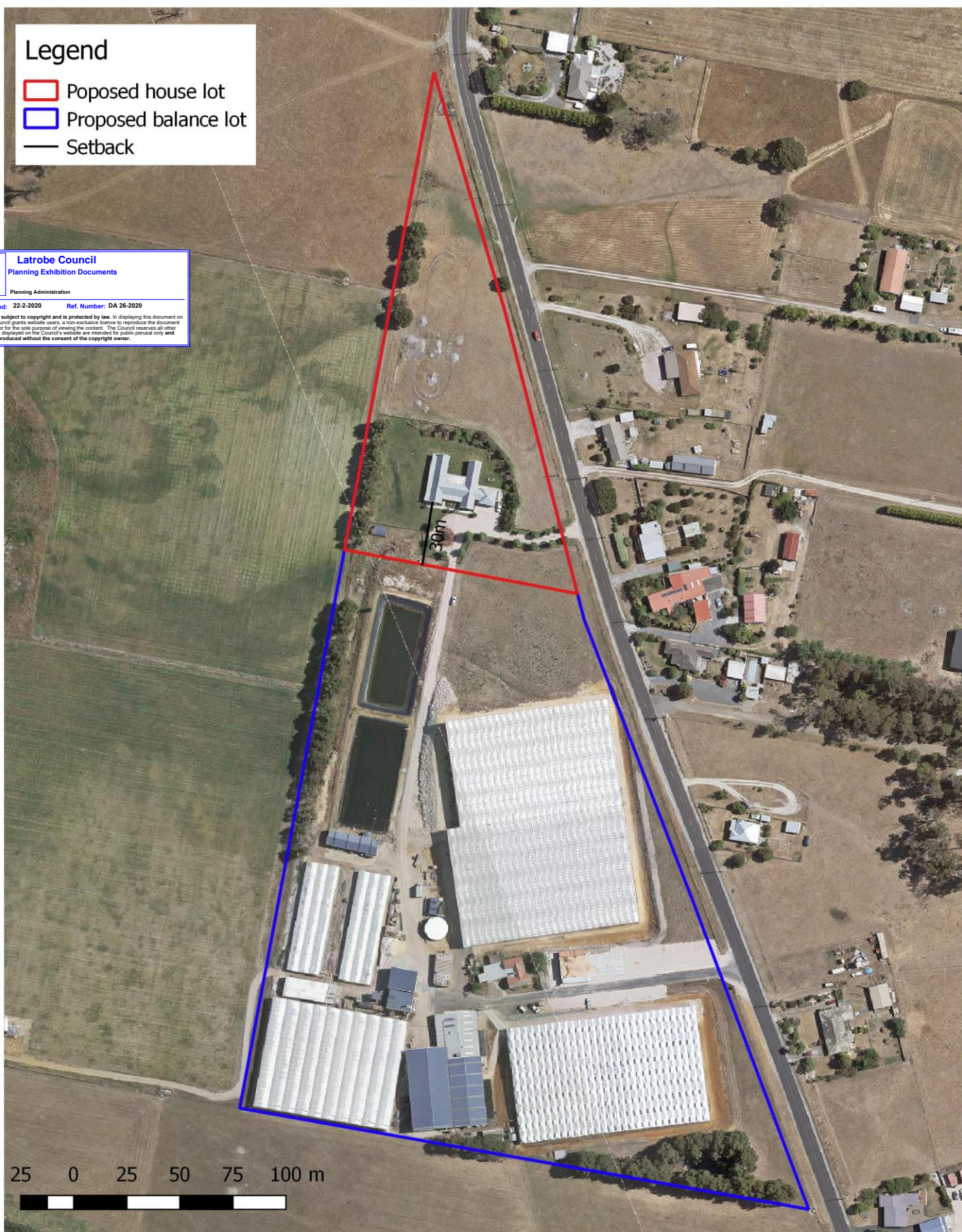


Map Name: Aerial
Project: Subdivision - New Lot
Client: Blokker
Date: 09/10/2019

BaseMap image by LIST Ortho
Cadastral from LIST



Figure 1: Existing Titles over Aerial Image
Bushfire Exemption Report



Map Name: Proposed Lots
Project: Subdivision - new lot
Client: Blokker
Date: 09/10/2019

BaseMap image by LIST Ortho
Cadastre from LIST



Figure 3: Proposed lots
Bushfire Exemption Report

CODE E1 – BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies²

Land that is the Use or Development Site that is relied upon for bushfire hazard management or protection.

Name of planning scheme or instrument:

Latrobe Interim Planning Scheme 2013

Street address:

130 Wesley Vale Rd, Wesley Vale

Certificate of Title / PID:

CT 230204/1 PID 6528527

Land that is not the Use or Development Site that is relied upon for bushfire hazard management or protection.

Street address:

Certificate of Title / PID:

2. Proposed Use or Development

Description of Use or Development:

2 Lot Subdivision in the Rural Resource Zone.



Code Clauses³:

☒ E1.4 Exempt Development

☐ E1.5.1 Vulnerable Use

☐ E1.5.2 Hazardous Use

☐ E1.6.1 Subdivision

3. Documents relied upon⁴

¹ This document is the approved form of certification for this purpose, and must not be altered from its original form.

² If the certificate relates to bushfire management or protection measures that rely on land that is not in the same lot as the site for the use or development described, the details of all of the applicable land must be provided.

³ Indicate by placing X in the corresponding ☐ for the relevant clauses of E1.0 Bushfire-prone Areas Code.

⁴ List each document that is provided or relied upon to describe the use or development, or to assess and manage risk from bushfire. Each document must be identified by reference to title, author, date and version.

Documents, Plans and/or Specifications

Title:	<input type="text" value="Proposed Lots"/>		
Author:	<input type="text" value="AK Consultants"/>		
Date:	<input type="text" value="09/10/2019"/>	Version:	<input type="text" value="1"/>

Bushfire Hazard Report

Title:	<input type="text" value="Bushfire Exemption Report 130 Wesley Vale Rd"/>		
Author:	<input type="text" value="Michael Tempest"/>		
Date:	<input type="text" value="02/12/19"/>	Version:	<input type="text" value="1"/>

Bushfire Hazard Management Plan

Title:	<input type="text" value="NA"/>		
Author:	<input type="text"/>		
Date:	<input type="text"/>	Version:	<input type="text"/>

Other Documents

Title:	<input type="text"/>		
Author:	<input type="text"/>		
Date:	<input type="text"/>	Version:	<input type="text"/>



4. Nature of Certificate⁵

×	E1.4 – Use or development exempt from this code		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
×	E1.4 (a)	Insufficient increase in risk	<i>Bushfire Exemption Report 130 Wesley Vale Rd</i>

<input type="checkbox"/>	E1.5.1 – Vulnerable Uses		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.1 P1	Risk is mitigated	
<input type="checkbox"/>	E1.5.1 A2	BHMP	
<input type="checkbox"/>	E1.5.1 A3	Emergency Plan	



<input type="checkbox"/>	E1.5.2 – Hazardous Uses		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.5.2 P1	Risk is mitigated	
<input type="checkbox"/>	E1.5.2 A2	BHMP	
<input type="checkbox"/>	E1.5.2 A3	Emergency Plan	

<input type="checkbox"/>	E1.6 – Development standards for subdivision		
	E1.6.1 Subdivision: Provision of hazard management areas		
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.1 P1	Hazard Management Areas are sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.1 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.1 A1 (b)	Provides BAL 19 for all lots	
<input type="checkbox"/>	E1.6.1 A1 (c)	Consent for Part 5 Agreement	

⁵ The certificate must indicate by placing X in the corresponding ☐ for each applicable standard and the corresponding compliance test within each standard that is relied upon to demonstrate compliance to Code E1

E1.6.2 Subdivision: Public and fire fighting access			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.2 P1	Access is sufficient to mitigate risk	
<input type="checkbox"/>	E1.6.2 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.2 A1 (b)	Access complies with Tables E1, E2 & E3	

E1.6.3 Subdivision: Provision of water supply for fire fighting purposes			
	Assessment Criteria	Compliance Requirement	Reference to Applicable Document(s)
<input type="checkbox"/>	E1.6.3 A1 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A1 (b)	Reticulated water supply complies with Table E4	
<input type="checkbox"/>	E1.6.3 A1 (c)	Water supply consistent with the objective	
<input type="checkbox"/>	E1.6.3 A2 (a)	Insufficient increase in risk	
<input type="checkbox"/>	E1.6.3 A2 (b)	Static water supply complies with Table E5	
<input type="checkbox"/>	E1.6.3 A2 (c)	Static water supply is consistent with the objective	

5. Bushfire Hazard Practitioner⁶

Name:	Michael Tempest	Phone No:	0467 452 155
Address:	Shop 29 York Town Square	Fax No:	
		Email Address:	Michael@akconsultants.co.m.au
	Launceston		7250
Accreditation No:	BFP – 153	Scope:	1, 2, 3A, 3B

6. Certification⁷

I, certify that in accordance with the authority given under Part 4A of the Fire Service Act 1979 –

The use or development described in this certificate is exempt from application of Code E1 – Bushfire-Prone Areas in accordance with Clause E1.4 (a) because there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measure in order to be consistent with the objectives for all the applicable standards identified in Section 4 of this Certificate.	<input checked="" type="checkbox"/>
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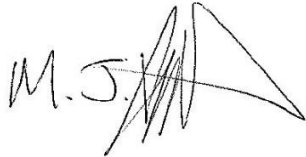
or

There is an insufficient increase in risk from bushfire to warrant the provision of specific measures for bushfire hazard management and/or bushfire protection in order for the use or development described to be consistent with the objective for each of the applicable standards identified in Section 4 of this Certificate.	<input type="checkbox"/>
---	--------------------------

and/or

The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and can deliver an outcome for the use or development described that is consistent with the objective and the relevant compliance test for each of the applicable standards identified in Section 4 of this Certificate.	<input type="checkbox"/>
---	--------------------------

Signed:
certifier



Date: 02/12/2019 Certificate No: MT19/11E



⁶ A Bushfire Hazard Practitioner is a person accredited by the Chief Officer of the Tasmania Fire Service under Part IVA of *Fire Service Act 1979*. The list of practitioners and scope of work is found at www.fire.tas.gov.au.

⁷ The relevant certification must be indicated by placing X in the corresponding ☐.
Certificate: Bushfire-Prone Areas Code v3.0

ORIGINAL - NOT TO BE REMOVED FROM TITLES OFFICE

R.P. 1469

TASMANIA

REAL PROPERTY ACT, 1862, as amended

NOTE—REGISTERED FOR OFFICE
CONVENIENCE TO REPLACE



CERTIFICATE OF TITLE

Register Book
Vol. Fol.

230204 59

Cert. of Title Vol. 374. Fol. 24.

I certify that the person described in the First Schedule is the registered proprietor of an estate in fee simple in the land within described together with such interests and subject to such encumbrances and interests as are shown in the Second Schedule. In witness whereof I have hereunto signed my name and affixed my seal.

T. E. Hutchinson
Recorder of Titles.



DESCRIPTION OF LAND
PARISH OF TEMPLETON LAND DISTRICT OF DEVON
FIFTEEN ACRES THREE RODS AND SIX PERCHES on the Plan hereon

FIRST SCHEDULE (Continued overleaf)

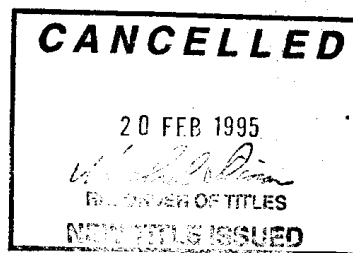
WESLEY COLIN DUNIAM of Devonport, Carpenter and
YVONNE MARGARET DUNIAM his Wife

SECOND SCHEDULE (Continued overleaf)
NO. A334721 MORTGAGE to Launceston Bank for Savings DISCHARGED A521271
Registered 16th April, 1970 at 12.1 p.m., (7.5.1976)
(sgd.) T. E. HUTCHINSON
Recorder of Titles.

T. E. Hutchinson
Recorder of Titles

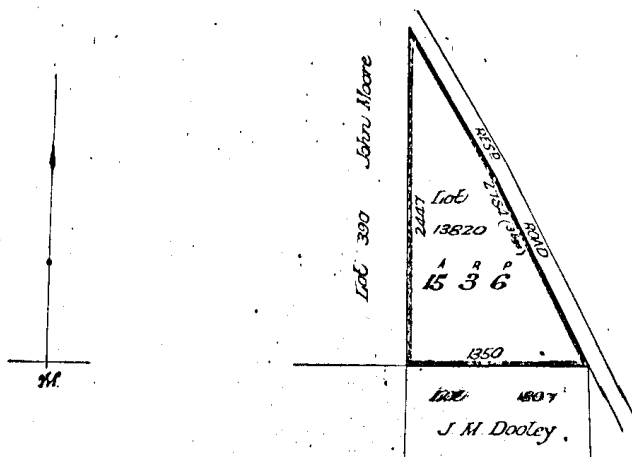
RECORDED OF TITLES ARE NO LONGER SUBSISTING.

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.



REGISTERED NUMBER

230204



Lot 13820 Gtd. to J. Green Meas. in Links
FIRST Edition. Registered 24 MAR 1971
Derived from C.T. Vol. 374. Fol. 24. Transfer A334720 S.J. Gardam

SEARCH OF TORRENS TITLE

VOLUME 230204	FOLIO 1
EDITION 8	DATE OF ISSUE 02-Jul-2018

SEARCH DATE : 08-Jan-2020

SEARCH TIME : 09.48 AM

DESCRIPTION OF LAND

Parish of TEMPLETON, Land District of DEVON
Lot 1 on Plan 230204
Derivation : Lot 13820 Gtd. to J. Green.
Prior CT 2989/59

SCHEDULE 1

C23331 TRANSFER to MAARTEN JOHAN BLOKKER and MARIANNE
CATHARINA BLOKKER Registered 08-May-1997 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
C300942 MORTGAGE to National Australia Bank Limited
Registered 11-Jul-2001 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

	Latrobe Council
	Planning Exhibition Documents
Planning Administration	
<small>Date Advertised: 22-2-2020 Ref. Number: DA 26-2020</small>	
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