Delta Pi Pi

Agricultural Assessment of 69 Brighton Road, Brighton.

August 2021

pinion ADVISORY

Pinion Advisory was formed in July 2020 by the merger of three Australian consulting firms – Macquarie Franklin, Rural Directions and Sunraysia Environmental.

Pionion Advisory Tasmanian Head Office
43 Formby Road | Devonport | Tasmania | 7310
Phone: 03 6427 5300 | Fax: 03 6427 0876 | Email: jlynch@pinionadvisory.com
Web: www.pinionadvisory.com.au

Report author: Jason Lynch B.App.Sci.(hort)
Senior Consultant

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1 Purpose

This report has been undertaken on behalf of the proponent (Delta Pi Pi) and will accompany an application to the Brighton Council seeking approval to rezone the 69 Brighton Road, Brighton property in question from rural resource to general residential.

The document provides an agricultural assessment of the property in question and proposed impact of the rezoning from rural to general residential zone.

1.1 Land Capability

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with Class 1 being the most resilient to degradation processes and Class 7 the least. Class 1, 2 and 3 is collectively termed “prime agricultural land”. For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

In providing the opinion enclosed here, it is to be noted that Jason Lynch possess a BAppSc(hort), certified practising agriculturalist, is a member of Ag Institute of Agriculture and has over 20 years experience in the agricultural industry in Tasmania. Jason is skilled to undertake agricultural and development assessments as well as land capability studies. He has previously been engaged by property owners, independent planners, surveyors and Councils to undertake assessments within the Break O’Day, Burnie, Central Coast, Circular Head, Clarence, Devonport, Dorset, George Town, Glamorgan Spring Bay, Kentish, King Island, Latrobe, Launceston, Meander Valley, Northern Midlands, Sorell, Southern Midlands, Tasman and Waratah-Wynyard municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with Council Planning Schemes.

2 Property Details

2.1 Location

The property is located at 69 Brighton Road, which is on the immediate southern outskirts of Brighton. (Figure 1). Table 1.

Table 1 Property title and identification details

Property ID	Title Reference	Address	Hectares (Approx)
9783275	179925/1	69 Brighton Road, Brighton	24.5

The property is located on the eastern slopes of Lodge Hill, has an easterly facing aspect, and is generally covered by gentle/moderate sloping and undulating land.

The vegetation present on the property in question is dominated (19.5 hectares) by open severely degraded pastureland and areas of native vegetation (as per the Tasveg 4.0 2021) including:

- Lowland grassland complex
- *Eucalyptus amygdalina* forest and woodland
- *Eucalyptus globulus* dry forest and woodland

The infrastructure present on the property is limited to boundary fencing, a residential dwelling, sheds and access laneway.

The property itself and adjacent land is held as private tenure, Crown Authority land adjacent to the north east and further to the south, a public reserve to the south and areas of Local Government Reserve and TasWater tenure land. Figure 3.

The property in question and adjacent land is zoned rural resource, and nearby is general residential, rural living and environmental management zoned land, whilst nearby is light and general industrial, agriculture and utilities zoned land. Figure 4.

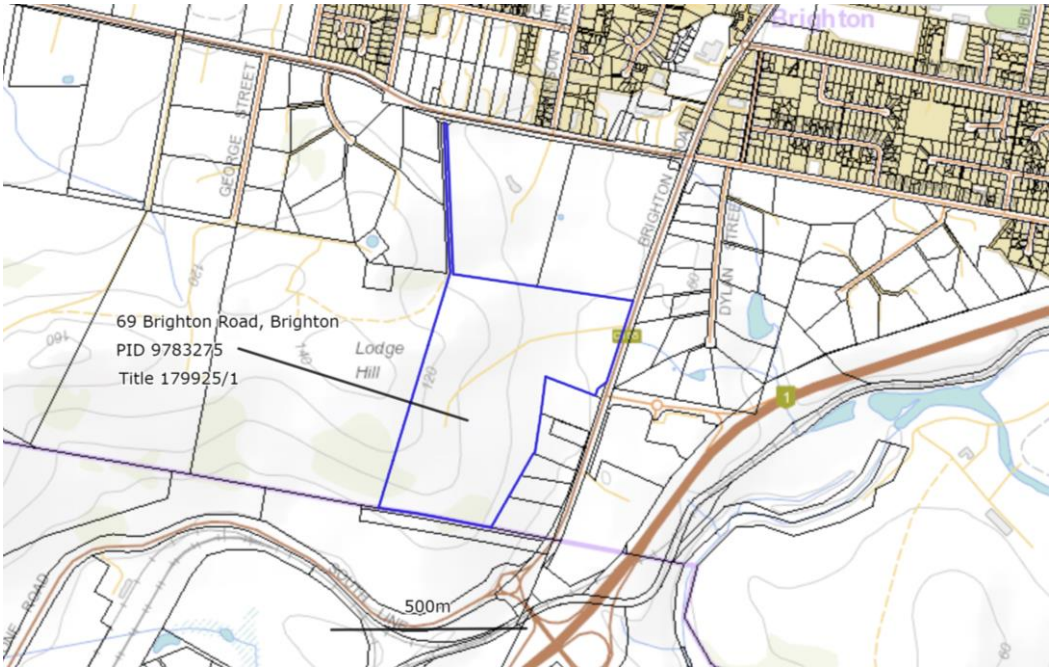


Figure 1 Property location (outlined in blue) (source The LIST)

Figure 2 Topography of the property in question (outlined in blue) (source The LIST)

Figure 3 Land tenure on the land surrounding the property in question (outlined in blue) with the private freehold land (yellow) and an area of Crown Authority (light blue), public reserve (orange) Local Government Act Reserve (dark green) and TasWater (dark blue). (source the LIST)

Figure 4 Rural zoned land on the property in question (outlined in blue) and surrounding land (light brown shaded), rural living (pink shaded), general residential, light industrial light (purple), general industrial (dark purple), environmental management (dark green), agriculture (dark brown) and utilities (yellow) (source the LIST)

3 Land Capability

The official land capability map for the area was determined by DPIWE in 2000 at a scale of 1:100,000 and reported in their Derwent Report. On the subject lot, DPIWE identified the property to be covered by Class 4 and 5 land.

A more detailed recent assessment in August 2021 by the report author has identified class 4, 5 and 5+6 land to be present on the property. Figure 7.

Class 4 land is defined as:

> *Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management are required to minimise degradation.*
>
> *Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.*

Class 5 land is defined as:

> *This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be grown. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.*

Class 5+6 land is defined as:

> *At least 60% land unsuited to cropping and with slight to moderate limitations to pastoral use, up to 40% and suitable for grazing with severe limitations.*

Class 6 land is defined as:

> *Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use.*

The key limitations associated with land on the property includes:

- “s”: soils, associated with the presence of soils which are prone to pugging and soil structural damage, and prone to waterlogging during periods of higher rainfall.
- “e”: erosion, associated with the land being at risk of erosion due to surface water movement, structure decline due inappropriate soil cultivation and possible stream bank erosion

Figure 5 Land capability areas on the property in question (outlined in blue)

Table 2 Land capability table

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4s (approx. 4 ha)	Complex of the Sorell association vertosol developed on tertiary basalt geology and Belmont association dermosol soil developed on Jurassic Dolerite geology. Black clayey soils.	3-5	Gently sloping ground on the foot slope of the elevated ground adjacent to the north west. 60-70m ASL	Low risk (sheet and rill), due to surface water movement and structure decline due to excessive and inappropriate soil cultivation.	Moderate. This land experiences cool wet winters and mild dry summer conditions. Receives on average 470mm/yr rainfall, has on average up to 20 annual frost events, has up average 1060 GDD (Oct to April) and up to 1000 chill hours (May to August).	Imperfect to moderately well drained soil and moderate topsoil depth (0 to 20-30cm). Moderate soil moisture holding capacity.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover, avoid over-grazing, and reduce grazing pressure during the infrequent periods of soil waterlogging.	Suitable for cropping on up to 2 years in 10 with a severely limited range of crop options and suitable for pastoral use with minimal limitations. In reality due to the complete lack of irrigation water and low rainfall environment this land would not be cropped. Expected dryland carrying capacity of 10-12 DSE/ha.

Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5se (approx. 11.8 ha)	Belmont association dermosol soils developed on Jurassic dolerite geology. Black clay loam to clayey soils with stone and rock fragments present in the soil profile.	10-20	Moderate sloping and undulating land on hilly ground. 70-115m ASL	Moderate/high risk (sheet and rill), due to surface water movement, and possible soil mass movement on the steepest land.	Moderate. This land experiences cool wet winters and mild dry summer conditions. Receives on average 470mm/yr rainfall, has on average up to 20 annual frost events, has up average 1060 GDD (Oct to April) and up to 1000 chill hours (May to August).	Moderately well drained soils. Moderate soil moisture holding capacity. Stone and rock fragments present in the soil profile.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover, avoid over-grazing, and reduce grazing pressure during periods of soil waterlogging.	This land is unsuitable for cropping, and suitable for pastoral use with moderate to severe limitations. Expected dryland carrying capacity of 8-10 DSE/ha.

Land Capability Class (ha)	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5+6se (approx. 8.7 ha)	Belmont association dermosol soils developed on Jurassic dolerite geology. Black clay loam to clayey soils with stone and rock fragments present in the soil profile.	10-25	Gentle/moderate sloping land with an occasional steep bank on hilly ground. 85-130m ASL	Moderate/high risk (sheet and rill), due to surface water movement, and possible soil mass movement on the steepest land.	Moderate. This land experiences cool wet winters and mild dry summer conditions. Receives on average 470mm/yr rainfall, has on average up to 20 annual frost events, has up average 1060 GDD (Oct to April) and up to 1000 chill hours (May to August).	Moderately well drained soils. Moderate soil moisture holding capacity. Stone and rock fragments present in the soil profile and occasional rocky outcrop and sheet rock present.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover, avoid over-grazing, and reduce grazing pressure during periods of soil waterlogging.	This land is unsuitable for cropping, and suitable for pastoral use with moderate to severe limitations. Expected dryland carrying capacity of 6-8 DSE/ha.

Figure 6 Belmont soil association black dermosol clay loam soil present throughout much of the property

Figure 7 Native vegetation present on the northern high ground on the property

Figure 8 North westerly view towards the residential dwelling on the property.

Figure 9 Easterly view across the property

4 Proposed Development

In summary, the proponent is planning to rezone the property from rural to general residential.

At present the property in question is in an undeveloped condition and is not used and/or unable to support agricultural land use activity.

The property in question has a negligible level of potential for improvement in terms of increasing the level of agricultural land use activity due to:

- The low/very low level of land capability
- Lack of available irrigation water resources
- Presence of existing residential dwellings on the adjacent land to the east
- Presence of existing residential dwellings close by to the north west
- The proposed new Brighton Highschool at 1 Elderslie Road, would be located adjacent to the north east boundary of the block

The property has good frontage to Brighton Road.

The property is located nearby to the Brighton precinct, Midlands Highway and Brighton Primary School and would be adjacent to the proposed Brighton High School.

The proposed rezoning of the property in question would be a logical extension of the adjacent and nearby residential.

The Brighton Council has identified and promoted the property in question to be covered by an extension of the Urban Growth Boundary and rezoned as general residential.

5 Land Use

5.1 Agricultural and primary industry activities conducted

The property in question is currently only used for low intensity and small scale pastoral use, that being for the agistment of 2 horses.

Due to condition of pasture currently on the property it would be reasonable to consider the property has carrying capacity of approximately 3 DSE/ha for a total of 75 DSE.

5.1.1 Pastoral use

Based on land capability, prevailing rainfall and climate this property would be anticipated to sustainably support on average 8 DSE/ha carrying capacity.

The property has roughly 24 hectares of effective grazing land, and this would be sufficient to support a total potential carrying capacity of approximately 190 DSE.

Based on the climate and land capability the most appropriate pastoral enterprise would be a self-replacing sheep breeding operation.

If the property were entirely run as a beef breeding enterprise it would be potentially possible to run 65 breeding ewes, for an anticipated gross margin return of approximately $7,600 from the sale of store lambs, cull ewes and wool.

A gross margin of this magnitude would not be considered as a commercially viable agricultural enterprise.

Sheep grazing on the property would require supplementation with fodder (as per silage, hay and/or grain) at times (eg summer and winter) of the year when there is insufficient pasture growth to meet the livestock feed requirements.

Please note that depending upon the market conditions at a specific time of the year, the actual financial returns obtained from different livestock production can vary and this should be taken into consideration when assessing the relative gross margin returns.

5.1.2 Cropping use

The property has 4 hectare of land which are suitable for cropping.

In reality due to the small area of land, and surrounding land use activity (residential dwelling, Proposed Brighton Highschool and complete lack of irrigation water no cropping land use activity would occur on this land and subsequently the property.

5.1.3 Perennial horticultural use

The property could theoretically support certain perennial horticultural crops, such as table and sparkling wines and olives.

However, with no irrigation water resources the reality of actually establishing and subsequently achieving target crop yields and an appropriate level of quality is unrealistic.

In reality due to the complete lack of irrigation water resources, surrounding land use activity (residential dwelling, Proposed Brighton Highschool and low/very low level of land capability no perennial horticultural land use activity would occur on this land.

6 Adjacent land use activity

Adjacent and surrounding land is principally used for residential use as per either general residential and/or rural living zoned land:

- North
  - Title 178991/1 (as 1 Elderslie Road) covers 8 hectares, zoned as general residential and is the intended location for the new Brighton High School.
  - Title 178982/1 (as 33 Elderslie Road) covers 10.7 hectares zoned as general residential.
- North west
  - 14 property titles associated with Una Court, zoned as rural living zone A, and range in size from 0.7-3.5 hectares.
- East
  - Titles 63448/1, 105423/3, 105424/1, 63448/5, 107347/1 and 21976/9 zoned as rural living zone A, and range in size from 0.4-1.3 hectares.
  - 12 property titles associated with the western side of Dylan Street, zoned as rural living zone A, and range in size from 0.5-1.4 hectares.
- West
  - Title 161591/2 covers 34.25 hectares and is zoned as rural
- South
  - Title 31360/1 covers 1.5 hectares and is zoned as rural
  - Title 5/3517 covers 0.45 hectares and is zoned as rural
  - Title 164049/7 covers 10 hectares and is zoned as environmental management

The highest risk of possible fettering of adjacent agricultural land use activity would be on property title 161591/2 (adjacent to the west). It is reasonable to consider this property to the west of the property in questions is similarly constrained in terms of current and potential agricultural land use activity, including:

- Low rainfall conditions
- Low land capability; identified as class 5 land (as per the Derwent land capability report)
- Distinct lack of access to irrigation water; not in an irrigation district, and no waterways and/or no dams present

Property title 161591/2 has an existing level of fettering and constraint associated with:

- Two areas with a combined area of 5.8 hectares of the property covered by *Eucalyptus globulus* dry forest and woodland present on the southern end of the block, and this would inevitably complicate future land use activity.
- Presence of 14 property titles associated with Una Court, zoned as rural living zone A, and range in size from 0.7-3.5 hectares.

- Presence of title 164049/7 which is zoned as environmental management
- Presence of title 164049/4 which is zoned general industrial as per the Brighton Industrial Estate and associated transportation hub

The adherence of the property in question to property title 161591/2 to form a larger parcel of agricultural land is theoretically possible. However in reality due to the low land capability of the ground, lack of irrigation water, challenging climate (eg low rainfall), presence of surrounding land use issues (eg residential, logistics and environmental) the potential larger block of agricultural land would still not be sustainable and able to support meaningful agricultural land use activity.

6.1 Impact on agricultural and primary industry land use activities

The proposed development has been designed and planned in order to minimise any potential negative impact or constraint on the adjacent pastureland to the west of the block.

The layout and plan of the proposed development is sensitive to the balance of the property and ensures that agricultural can be conducted on this land without being diminished and/or negatively impacted.

After inspecting the site, I have concluded that the proposed plan and layout of the development is sufficient to prevent unreasonable impact of agricultural activities on residential amenity and vice versa.

6.1.1 Impact of agricultural and primary production land use activity on neighbouring land on proposed development

Agricultural activity, as per mixed farming land use activity, would be conducted on land adjacent to the north, west and south west of the property in question.

However, normal agricultural activities, are not expected to have any unreasonable impact on the proposed development.

An assessment of the key risks are summarised in Table 3. This has been compiled on the basis that the neighbouring farm activities could possibly include irrigated and dryland crops as well as pasture for livestock grazing purposes.

Table 3 Potential risk from neighbouring agricultural land/activities

Potential Risk from Neighbouring Agricultural Land Use Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Existing separation distances will mitigate the impact of sprays and dust if applied under normal recommended conditions. The reason, frequency and need to apply agricultural chemicals on dryland low land capability ground in this area of Brighton is minimal. Aerial spraying could be conducted on the adjacent land, although ground or spot spraying is a practical and mostly used alternative on the agricultural

	land to the south and west. Spraying events should be communicated in a timely manner with any potential residential dwelling(s) inhabitants that may be present. The application of all agricultural chemicals must be abide by the DPIPWE's "Code of practice for ground and aerial spraying".
2. Noise from machinery and irrigation pump operation, livestock and dogs.	Risk = very low although on some occasions machinery traffic could occur when working and undertaking general farming duties on adjacent land. The property is located is close proximity to residential areas, the Elderslie and Brighton Roads, and the Midlands Highway which collectively are the main source of noise in the area, and this will not change in the future.
3. Irrigation water over boundary	Risk = nil. Currently no irrigated agricultural land use activity occurs on adjacent rural land, no irrigation water is available (waterways, bore or scheme provided).
4. Stock escaping and causing damage.	Risk = low provided that boundary fences are maintained in sound condition.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

6.1.2 Impact of proposed development to agricultural activity on neighbouring land

These impacts are usually manifested as complaints that could be made by visitors against issues identified in Section 5.3.1. These have been generally assessed as low risk.

Other risks to neighbouring agricultural activity are outlined in Table 4. Some of these risks rely on an element of criminal intent and it could well be argued that this is very much lower with potential inhabitants of residential dwellings than with other members of the public.

Table 4 Potential risk to neighbouring agricultural activity

Potential Risk to Neighbouring Agricultural Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include maintenance of sound boundary fencing, lockable gates and appropriate signage to warn visitors about entry onto private land; report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property; limit vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.

4. Weed infestation	Risk = low. Risks are expected to be negligible, with the proponents committed to the productivity and sustainability of their property and weed control is a key activity.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish, and appropriate management of vegetation around the property to mitigate the risk of fire. If applicable a bushfire management plan would be prepared which covers the proposed development.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that good communication is maintained between the proponent and potential residents of the neighbouring properties. Dogs would be managed as per the regulations determined by the council.

6.2 Water storage and resources

The property in question and all adjacent land is serviced by TasWater for the supply of drinking water.

The property in question is not serviced by TasWater for sewerage services, the properties adjacent to the north and south serviced by TasWater for sewerage services.

The property in question has no dams present on it.

The property is question has no bores present on it.

The property in question has no waterways present on it and/or waterways which form boundaries of the block.

The property is not located within a proclaimed Irrigation district.

In summary the property is severely constrained in terms of the current availability of irrigation water and this severely constrains and limits any agricultural land use activity.

7 PAL Policy compliance

An assessment is required to ensure that the proposed development does not conflict with the principles outlined in State Policy on the Protection of Agricultural Land 2009 (PAL Policy). The purpose of the PAL Policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land.

Note that no one Principle should be read in isolation from the others to imply a particular action or cause and that generally the Principles are to be implemented through the planning scheme as it states in the PAL Policy.

7.1.1 Principle 1

Principle 1 states

"Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development".

The property subject to the development has a low/very low level of land capability, and therefore has a low agricultural land use value.

The block is considered incapable of supporting sustainable viable pastoral land use and is unsuitable for cropping and perennial horticulture use.

Due to the location of the development, relative proximity and nature of the adjacent land use activity on adjacent and nearby land it is reasonable to consider the proposed development could be undertaken without confining and/or restraining agricultural land use activity on adjacent land.

7.1.2 Principle 2

Principle 2 states

"Use and development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium"

This is not applicable as there is no prime agricultural land on the property subject to the development.

The is no prime agricultural land in the Brighton municipality.

7.1.3 Principle 3

Principle 3 states

"Use and development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy."

This is not applicable as there is no prime agricultural land on the property subject to the development.

The is no prime agricultural land in the Brighton municipality.

7.1.4 Principle 4

Principle 4 states

"The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:

This is not applicable as there is no prime agricultural land on the property subject to the development.

The is no prime agricultural land in the Brighton municipality.

7.1.5 Principle 5

Principle 5 states

"Residential use of agricultural land is consistent with the Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land".

The property subject to the development has a low/very low level of land capability, and therefore has a low agricultural land use value.

The block is considered incapable of supporting sustainable viable pastoral land use and is unsuitable for cropping and perennial horticulture use.

Due to the location of the development, relative proximity and nature of the adjacent land use activity on adjacent and nearby land it is reasonable to consider the proposed development could be undertaken without confining and/or restraining agricultural land use activity on adjacent land.

7.1.6 Principle 6

Principle 6 states

"Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits".

This is not applicable as there is no prime agricultural land on the property subject to the development.

The is no prime agricultural land in the Brighton municipality.

7.1.7 Principle 7

Principle 7 states

"The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use".

The property in question holds a negligible level of recognised local and regional agricultural significance.

The property has no prime agricultural land present on it.

The entire 69 Brighton Road property covers 24.5 hectares of which all is covered by non-prime agricultural land:

- class 4 land covering 4 hectares
- Class 5 land covering 11.8 hectares
- Class 5+6 land covering 8.7 hectares.

Table 5 69 Elderslie Road property land capability regional significance as per the Derwent land capability mapping area

Non-prime land capability areas	Derwent land capability mapping area		69 Brighton Road	
	Land area (hectares)	% of total mapping area	Land area (hectares)	% of Derwent land capability mapping areas
Prime class land	144	0.07	0	0
Non-prime class land	173,451	82	24.5	0.014
Exempt land	37,726	17.8	0	0
All land classes	211,321	100	24.5	0.011

Due to limitations associated with the complete lack of irrigation water, low land capability and proximity to residential areas and being confined by road and transport infrastructure this property has negligible future potential for agricultural land use activity.

7.1.8 Principles 8

"Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development".

The property in question and that of the area of land subject to the development is not located within a declared irrigation district.

Due to the low/very low land capability of the land associated with the land subject to the proposed development it would be reasonable to consider that this land would not benefit from broad scale irrigation development.

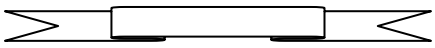
7.1.9 Principle 9 to 11

The remaining principles are not relevant to the subject area. These principles relate to the following:

- Planning schemes facilitating agricultural use on land zoned for rural purposes (Principle 9); and
- Plantation forestry (Principles 10 and 11).

9 Conclusions

1. The 69 Brighton Road property covers a total area of 24.5 hectares.
2. The property in question is covered by Class 4+5 and 5+6 land.
3. The proposed development for the property is to be included in the Brighton Urban Growth Boundary and subsequently rezoned for general residential use.
4. The proposed rezoning has been positively identified by the Brighton Council for rezoning for general residential use.
5. The property in question holds a negligible level of local and regional significance.
6. The proposed rezoning is compliant with the PAL policy.
7. The proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constraint on the capability/capacity of the neighbouring properties to be actively managed and farmed, albeit the agricultural land in the vicinity of the block has low/very low agricultural qualities.



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Echelon Planning (2018) Brighton Structure Plan Final. Brighton Council.

11 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Jason Lynch

Mr Jason Lynch B. App.Sci (Hort) CPAg
Senior Consultant
Pinion Advisory
August 2021