

AGRICULTURAL ASSESSMENT REPORT

Grieve Gillet Architects

Tasmanian Youth Justice Facility

February 2025 – Revised October 2025



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Executive Summary

The Tasmanian Government is reforming the youth justice system through a comprehensive, integrated and therapeutic approach that prioritises the rights of children, rehabilitation, and breaking the cycle of offending. This includes the delivery of a new youth justice facility to replace the Ashley Youth Detention Centre. The new facility will provide an environment where children and young people experience the highest standards of child centred, rights-based and therapeutic care, where they are provided with education, services and opportunities that support them to enhance connections and return successfully to community.

The new youth justice facility is designed to house up to 20 young people, comprising 20 residential beds, two treatment beds in the health centre, and two orientation beds in the admissions area. In addition, the facility will include a health centre providing health and mental support, education and recreational facilities, and a cultural centre and garden. Landscaping will also be provided across the site.

The new facility is proposed to be located at 466 Brighton Road, Pontville (PID: 3523093). The site is owned by the Crown, and is approximately 32.4 hectares in size, and situated between the Midland Highway and Brighton Road. The northern area of the property is currently used to house ex-racehorses and contains a number of smaller paddocks divided by shelter belts of Eucalypts with the balance covered by open very heavily degraded pastureland.

The proposed site is located entirely in the Southern Midlands Local Government Area (LGA). Under the relevant planning scheme, the *Tasmanian Planning Scheme – Southern Midlands*, the site is zoned Rural and is subject to the following overlays:

- Bushfire-prone areas– applicable to the entire site
- Scenic road corridor – small part of the eastern section of the site associated with buffer of the Midlands Highway
- Priority vegetation area – small part of the eastern / southern section of the site.

The youth justice facility falls under the Custodial Facility use class, which is a discretionary use in the Rural zone.

Grieve Gillett Architects have engaged Jason Lynch (Pinion Advisory senior consultant) on behalf of the proponent, the Tasmanian Government, to complete an Agricultural Assessment Report, as required to support the submission of a planning permit application to the Southern Midlands Council. This, in conjunction with the supporting planning report and other accompanying specialist reports, provide a detailed assessment against the relevant planning scheme requirements.

The proposed Tasmanian Youth Justice Facility (TYJF) study area covers approximately 32.4 hectares and is located on the northern outskirts of Pontville in the Southern Midlands Municipality of Southern Tasmania.

The land associated with the TYJF study area is severely constrained for agricultural land use activity due to the predominantly low land capability of the ground, complete absence of irrigation water which limits any potential scale and level of intensification.

Agricultural land use activity does occur on the subject property as per a small horse agistment enterprise which occurs on a small portion of land on northern area of the block and is very heavily reliant upon bought in feed to ensure the nutritional requirements of the horses are able to be met. The opportunity to intensify and future scale of agricultural land use activity on this adjacent land is severely constrained by the low land capability of the land present, prevailing low rainfall climate and complete absence of access to irrigation water.

Agricultural land use activity on adjacent properties is severely constrained, and limited to a small (0.24 hectare) vineyard is located on property title CT 136556/3 adjacent to the northern end of the western boundary of the subject property title and a small degraded non-operational horse training track located on the central western boundary of the subject property. Agricultural land use activity is undertaken on the properties further to the north east and east, however a combination of the significant setback distances present, and presence of the Midlands Highway Brighton bypass as a buffer would ensure no negative impacts on this agricultural land.

A number of existing features associated with the subject property including setback distances and relative separation from nearby agricultural land, in conjunction with measures taken by the proponent such as layout of the facility, landscaping around the facility, secure fencing, and active land management (e.g. weed control) would mitigate the impact of the development on adjacent and nearby land.

The proposed TYJF development is consistent with the PAL policy and clause 20.3.1 of the Tasmanian Planning Scheme and could be undertaken without undue and unnecessary loss and negative impacts to agricultural land.

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Purpose

This agricultural assessment report has been undertaken on behalf of Grieve Gillett Architects in order to provide an assessment of the agricultural qualities and use of the land covered by the proposed new Tasmanian Youth Justice Facility (TYJF) located on the northern outskirts of Pontville.

1 General overview

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 productive for agriculture and resilient to degradation and class 7 the least suitable to agriculture. Class 1, 2 and 3 are 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.

1.2 REPORT AUTHOR

Jason Lynch possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) with over 25 years' experience in the agricultural industry in Tasmania. He has previously been engaged by property owners, independent planners, and surveyors to undertake evaluations and studies across various council based interim planning schemes. This work involves the assessment of land for development purposes and potential conflict.

2 Property details

2.1 LOCATION

The subject property which is associated with the new Tasmanian Youth Justice Facility (TYJF) is located on the northern outskirts of Pontville and consists of single property title which covers a total area of approximately 32.4 hectares. Table 1 and Image 1.

Table 1 Study area location identification details

Owners	Property ID	Title reference	Address	Hectares (approx.)
Department for Education, Children and Young People	3523093	CT 172508/2	466 Brighton Road, Pontville TAS 7030	32.4

The subject property is held as Authority Crown, and adjacent properties are held as Public Reserve located to the north and east, and Private Freehold to the south and west.¹ Image 2.

The subject property is Rural zoned land, whilst land zoning on adjacent and nearby properties includes:

- North: Utilities, Rural, Agriculture, Rural and Utilities.
- East: Utilities, Agriculture, Rural and Particular Purpose.
- South: Rural, Landscape Conservation and Village, Open Space and Recreation.
- West: Agriculture, Rural, Rural Living, Open Space and Recreation.²

Image 3.

The topography of the subject property is characterised by flat to very gently sloping and undulating ground, with the highest elevation at 65m ASL on the far north western area of the block. Image 4.

The vegetation present on the subject property is dominated by open pastureland and a number of shelter belts which consist of various native trees and shrubs.

It should be noted that the open pastureland present on the subject property is in a very heavily degraded condition with very limited improved species present (e.g. ryegrass, cocksfoot, Phalaris), various broadleaf (e.g. hoary cress, capeweed, wild mignonette and various flat weeds) and woody weeds as per Hawthorn- *Crataegus monogyna* and Briar- *Rosa rubiginosa*).

Infrastructure present on the subject property includes boundary and limited internal paddock (in very poor condition), although the current lessor of the property title CT 172508/2 has installed various sections of temporary fencing, horse yards, 3 shipping containers used for storage and a chicken run.

Appendix 2 has a series of images which documents the subject property.

¹ The LISTmap dataset

² The LISTmap dataset

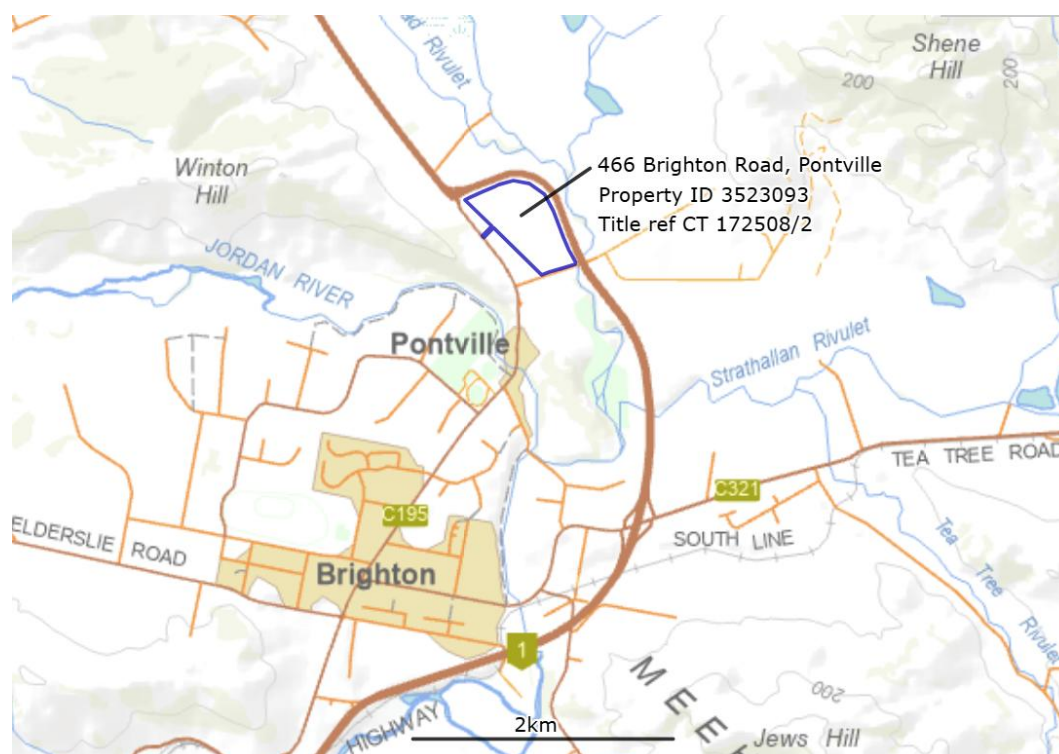


Image 1 Location map of the subject property. (source the LISTmap)

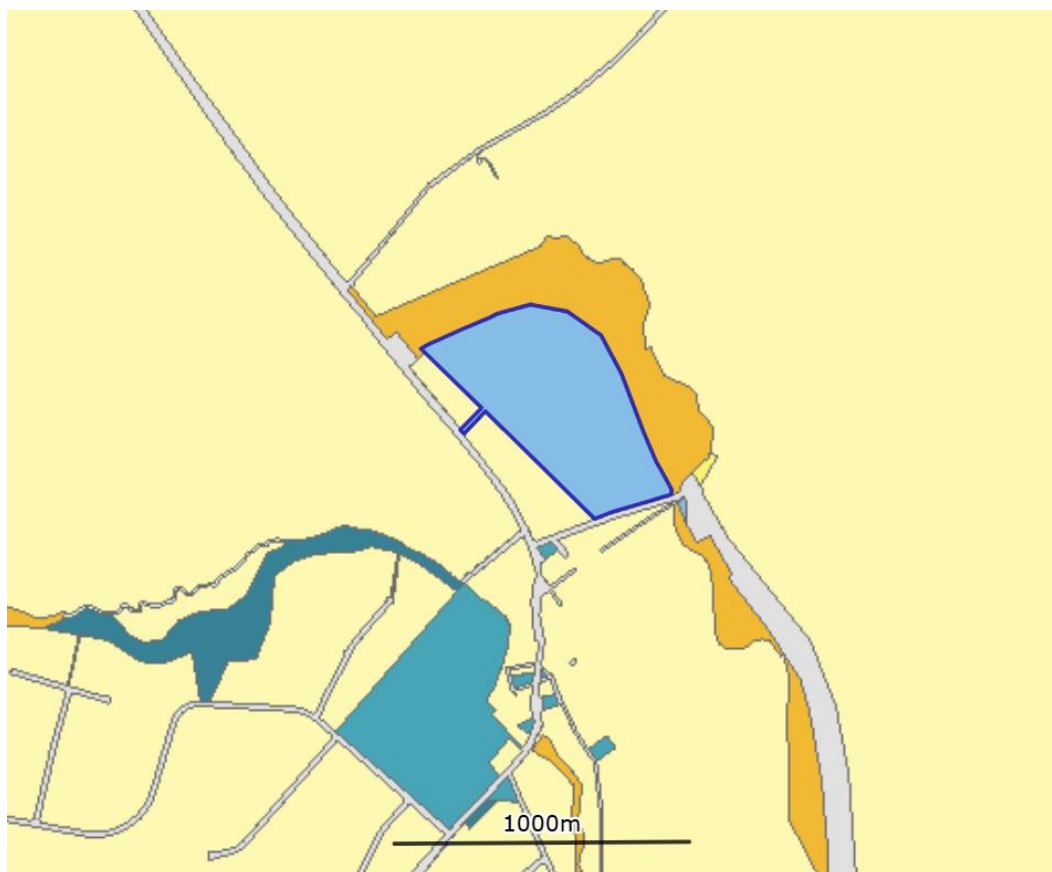


Image 2 The subject property is held as Authority Crown (light blue shaded), with private freehold land (yellow shaded) property adjacent to the west, south and further nearby on all directions, adjacent to the north and east is land covered by Public Reserve (orange shaded), Local Government Act Reserve land (magenta shaded) is located nearby to the west and further to the south, and nearby to the south is Local Government (light blue shaded). (source the LISTmap)



Image 3 The subject property is Rural zoned (light brown shaded) as well as adjacent land to the west and south as well nearby to the north, Utilities zoned land (yellow shaded) zoned land is adjacent to the north and east, Particular Purpose (pink shaded) zoned land is nearby to the east, with Agricultural zoned land further to the north, west and east, whilst to the south is Open Space (dark green shaded), Landscape conservation (olive shaded), Village (orange shaded), Recreation (light green shaded), General Residential (red shaded) and Rural Living (light pink shaded) zoned land. (source the LISTmap)



Image 4 Topography of the subject property. (source the LISTmap)

3 Land capability

Land capability of the study area was assessed according to the Tasmanian land capability classification system (Grose, 1999). Land is graded according to its ability to sustain a range of agricultural activities considering the chances of degradation of the land resource. Class 1 land is prime agricultural and class 7 land is unsuitable for agriculture due to severe limitations. A wide range of limitations are considered, and the most significant limitation determines the final classification. For example, limitations can be in relation to soils and could include stoniness, topsoil depth, drainage, and erosion hazard. Limitations to topography could include slope angle and associated erosion hazard.

3.1 SITE VISIT

Desktop research was conducted to review available data associated with geology, topography, presence of threatened native vegetation, land capability, soil information and climatic data of the study area and surrounding area. Pinion Advisory consultant Jason Lynch conducted a site visit on the 19th of February 2025 to ground-truth the available dataset information. The site assessment included inspection of the soil profile (to spade depth), an evaluation of the topography and vegetation as well as examination of land use on the study area and neighbouring properties.

3.1.1 Land capability assessment

The original land capability assessment of the area was modelled undertaken by DPIWE at a scale of 1:100,000 and reported in their Derwent Report^{3 4} in 2000. The property involved with the TYJF was classified as class 4 and 5 land to be present.

A more detailed recent assessment in February 2025 by the report author identified class 4 and 5 land to be present. Image 5

The soils present on the subject property were identified and compared to the available datasets included a light textured sandy soil on the western area and clay loam to be present on the eastern area.^{5 6}

³ Musk R. A. and DeRose R. C. (2000) Land Capability Survey of Tasmania. Derwent Report. Department of Primary Industries, Water and Environment, Tasmania

⁴ Musk R. A. and DeRose R. C. (2000) Land Capability Survey of Tasmania, Derwent, 1:100 000 map. Department of Primary Industries, Water and Environment, Tasmania.

⁵ Spanswick S. & D. Kidd, (2000) Revised Brighton Reconnaissance Soil Map of Tasmania. Brighton Report. Department of Primary Industry Water & Environment.

⁶ Spanswick S. & D. Kidd, (2000) Revised Brighton Reconnaissance Soil Map of Tasmania. 1:100,000 Brighton Soil Reconnaissance Map. Department of Primary Industry Water & Environment.

Table 2 Land capability class definitions.⁷

Class	Definition
4	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 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 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.
5	Land with slight to moderate limitations to pastoral use. This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

The key land capability limitations associated with the subject property are:

- Erosion (e) associated with the risk rill and sheet erosion caused by surface water movement and wind scouring on bare and exposed soil and potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.
- Rockiness (r) due to the presence of rock and stone present in the soil profiles which negatively impacts land cultivation activities and vehicle access.
- Soils (s) associated with challenging growing conditions for pasture and/or crops due to limitations such as soil depth, texture contrast, shallower depth and the presence of rock and stone.

⁷ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.



Image 5 Land capability of the subject property.

Table 3 The subject property land capability characteristics

Land capability class	Land characteristics							
	Geology and soils	Slope %	Topography and elevation	Erosion type and severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
4sr (approx. 8.2 ha)	Dermosol soil type, as per the Sorell soil profile class, formed from Tertiary basalt. Red brown clay loam soils (dermosol soil type).	0-5%	Flat to very gently sloping ground. 50-60m ASL	Low risk. Rill and sheet erosion due to surface water on bare and exposed soils and structure decline due to excessive and inappropriate soil cultivation.	Moderate to well drained. Variable top soil depth (20-30+cm). Moderate soil moisture and nutrient holding capacity. Surface rock and stone present in the soil profile.	This is technically suitable for cropping, however in practice due to the complete lack of irrigation water and small area of land it would not be cropped. This land is suitable for grazing with moderate limitations associated with the low rainfall environment, and any scale of grazing enterprise is severely limited.	Moderate/high. Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging albeit infrequently as this occurs.	Moderate to high. This land experiences cool winters and warm summer conditions. Receives on average approximately 484mm annual rainfall, has up to 25 annual frost events, has 1,060 GDD (Oct to April) and 1,020 chill hours (May to August).

Land capability class	Land characteristics							
	Geology and soils	Slope %	Topography and elevation	Erosion type and severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
5rs (approx. 8.6)	Dermosol soil type, as per the Sorell soil profile class, formed from Tertiary basalt. Red brown clay loam soils (dermosol soil type).	0-3%	Flat to very gently sloping ground. 60-65m ASL	Moderate/high risk. Rill and sheet erosion due to surface water and wind scouring on bare and exposed soils and structure decline due to excessive and inappropriate soil cultivation.	Moderate to well drained. Variable top soil depth (20-30+cm). Moderate soil moisture and nutrient holding capacity. Surface rock and stone frequently present in the soil profile and occasional rocky outcrops present	This is technically suitable for cropping, however in practice due to the complete lack of irrigation water and small area of land it would not be cropped. This land is suitable for grazing with moderate limitations associated with the low rainfall environment, and any scale of grazing enterprise is severely limited.	Moderate/high. Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging albeit infrequently as this occurs.	Moderate to high. This land experiences cool winters and warm summer conditions. Receives on average approximately 484mm annual rainfall, has up to 25 annual frost events, has 1,060 GDD (Oct to April) and 1,020 chill hours (May to August).

Land capability class	Land characteristics							
	Geology and soils	Slope %	Topography and elevation	Erosion type and severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
5se (approx. 15.6 ha)	Dominated by a podzolic soil, present as a light texture sandy soil derived from sandstone geology, with smaller patches of a dermosol soil type, as per the Sorell soil profile class, formed from Tertiary basalt. Predominantly grey sandy soils, and some red brown clay loam soils (dermosol soil type).	0-3	Flat to very gently sloping ground. 55-60m ASL	Moderate/high risk. Rill and sheet erosion due to surface water and wind scouring on bare and exposed soils and structure decline due to excessive and inappropriate soil cultivation.	Rapidly drained. Top soil depth of 30-40cm. Low soil moisture and nutrient holding capacity. Occasional stone and rock fragments present on the soil surface and in the soil profile.	Unsuitable for cropping. This land is suitable for grazing with moderate/severe limitations associated with the low rainfall environment, and any scale of grazing enterprise is severely limited.	Moderate to high. Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. Maintain the current native vegetation cover on this land and do not clear this land. Fence off and control access to livestock.	Moderate to high. This land experiences cool winters and warm summer conditions. Receives on average approximately 484mm annual rainfall, has up to 25 annual frost events, has 1,060 GDD (Oct to April) and 1,020 chill hours (May to August).

4 Water resources

4.1 CURRENT WATER RESOURCES

The subject property title CT 172508/2 is serviced by TasWater for the supply of drinking water.⁸

The subject property is not located within a declared irrigation district and not serviced by an irrigation scheme.

No irrigation dams are present on the subject property.

No waterways are present on the subject property.

Two groundwater bores are present on the property with details provided in Table 4.

Table 4 Groundwater bore information⁹.

Bore ID	3569	3570
Date installed	9/3/1992	9/3/1992
Depth (m)	6	11
Initial yield (L/s)	Not provided	0
Initial quality (TDS mg/L)	Not provided	Not provided
Last operating status date	1/12/1996	1/12/1996
Last operating status	unknown	unknown

It is reasonable to consider all agricultural land use activity currently conducted on the subject property regardless of intensity and scale is severely limited due to a combination of the low rainfall climate in conjunction with the complete lack of access to irrigation water.

4.2 FUTURE WATER RESOURCES

No waterways are present on and/or adjacent to the subject property, and therefore there are no opportunities to obtain a water licence to extract any irrigation water and/or riparian right.

Based on available datasets^{10 11} this area of south east Tasmania is not recognised as having a significant groundwater resource. The geology underlying the subject property consists of:

- Fractured Tertiary basalt which typically has a successful bore yield (>0.03 L/s) of 81.8% and average yield 3.25 L/s.
- Porous Triassic sandstone which typically has a successful bore yield (>0.03 L/s) of 78% and average yield 1.23 L/s.

⁹ Department of Natural Resources and Environment, Groundwater Information Access Portal.

¹⁰ Matthews W, Latinovic M. (2006) South East Tasmanian Groundwater Map. Department of Infrastructure and Energy.

¹¹ Department of Natural Resources and Environment, Groundwater Information Access Portal.

Four groundwater bores are located within a 1 km radius of the subject property, all of which have no initial yield data and an unknown operation status. Realistically even if a successful groundwater bore was installed in all probability, it would only have a low yield and would be only suitable for use to support small scale livestock and domestic use (e.g. garden).

The Greater South East Irrigation Scheme (GSEIS) is planned to cover land within in the Jordan River Valley, and this does include the locale which the subject property is located within. GSEIS has the potential to irrigation water at a cost of \$2,500/ML and would be supplied at a minimum quantum of 10ML. The cost a minimum water purchase would largely dictate that this irrigation water would need to be used for high value agriculture, such as perennial horticulture in order to justify the required level of economic investment. Currently at this time the nearest irrigation scheme is 5 km to the east, as per the South East Irrigation Stage 3 (SEIS3) and this services the middle and lower Coal Valley and Sorell.

Theoretically potable water, supplied by TasWater, could be used a source of irrigation water, however it does come with significant management constraints including:

- Cost¹²:
 - Current (2024/25) TasWater fixed annual connection charge varies with the diameter of the inlet pipe, such as a 50mm connection costs \$2,459 whilst a 100mm connection costs \$9,838.
 - TasWater delivery costs would be anticipated to cost approximately \$1,200/ML which is over four times greater than the most expensive irrigation water delivery charges charged TasWater in the SEIS.
- Surety:
 - TasWater is not obliged to give priority access to an irrigation water users. An example would be during periods when water restrictions apply (e.g. summer) and the supply of water to irrigation users could be restricted.
- Flow rate and delivery¹³:
 - The minimum water delivery pressure is 220 kPa and the flow rate is determined by the size of the outlet.
 - If a smaller outlet is available, then it may be necessary to require a buffer dam to ensure sufficient irrigation water delivery. The exact size of any buffer dam would be calculated based on the required irrigation schedule flow rate, irrigation season length and size of the TasWater outlet.

The opportunity to develop new irrigation water resources on the subject property and on adjacent and nearby properties is severely limited and, in most cases, realistically not possible due to a combination of economic, lack of scale and operational factors.

It would be reasonable to consider that the majority of agricultural land use activity will be dominated by dryland production systems.

¹² TasWater Price and Service Plan 4. 1 July 2022-30 June 2026. CM record number 22/40133.

¹³ TasWater Price and Service Plan 4. 1 July 2022-30 June 2026. CM record number 22/40133

5 Land use

5.1 AGRICULTURAL AND PRIMARY INDUSTRIES CONDUCTED

The northern area of the subject property is used for grazing purposes for a horse agistment enterprise and running 3 beef cattle. This enterprise involves agisting appropriately 14 horses and is heavily reliant upon the importation of supplementary feed to ensure the horses have a sufficient level of nutrition.

5.1.1 Potential pastoral use

The land associated with the subject property has the potential to be used for pastoral use, albeit highly restricted due to a combination of the prevailing land capability of the ground and low rainfall environment (annual rainfall of 484mm¹⁴). In total the subject property covers approximately 32.4 hectares, of which approximately 31 hectares are covered by open pastureland, and this would support a modelled potential sustainable total carrying capacity of approximately 270 DSE/ha¹⁵.

270 DSE would equate to a sheep enterprise consisting of 115 mature breeding and 15 replacement ewes and producing 140 store lambs, and this would generate a possible annual gross margin return of approximately \$11,000.

The Australian Bureau of Statistics (ABS) has identified a minimum value of Estimated Value of Agricultural Output (EVAO) for an agricultural enterprise to be included in the ABS agricultural enterprise survey data to be \$40,000¹⁶.

A 270 DSE sheep based grazing enterprise undertaken on the subject property would not constitute and/or be recognised as a commercial scale grazing operation.

At an operational level the exact numbers of sheep run on the property will vary, such as the number of replacement ewes required, sucker lambs sold directly at weaning and the associated number of prime lambs finished.

It would be reasonable to consider that supplementary feeding of livestock run on the property would be required when pasture growth is limiting (noting this can be extended periods), such as during winter and to a lesser extent during summer and when there is insufficient rainfall and associated limited available soil moisture levels.

Based on the current condition of the pastures present on the subject the carrying capacity would be closer to approximately 50 DSE and would be sufficient to sustainably support running approximately 20 mature breeding ewes. Supplementary feeding would be required during periods when pasture growth is limited, such as during summer or winter and when there is insufficient rainfall and associated limited available soil moisture levels.

¹⁴ Bureau of Meteorology, Brighton BoM station# 94233.

¹⁵ A dry sheep equivalent (DSE) is a standard unit used to compare the feed requirements of different classes of livestock to assess the carrying capacity of a farm or paddock. One DSE is defined as the amount of feed required by a two-year-old 50 kg 'dry' Merino sheep (wether or non-lactating, non-pregnant ewe) to maintain its weight.

¹⁶ <https://www.agriculture.gov.au/abares/research-topics/agricultural-outlook/definitions>

5.1.2 Potential cropping use

The class 4 land present on the subject property covers a total of approximately 8 hectares (as per the class 4 land) has the theoretical potential to be cropped.

Due to the complete current and future lack of access to irrigation water the range of crops which could be grown is severely restricted and effectively limited to low rainfall dryland cereal production such as wheat or barley.

It should be noted that class 4 land would only be suitable for cropping potentially on an average cropping rotation of 2 times in 10 years, and this equates to a sustainable annual cropping area of less than 2.5 ha/yr.

Realistically due to the small amount of available cropping land in conjunction with the prevailing low rainfall dryland climate and very small sustainable cropping rotation it would not be reasonable to undertake cropping on the subject property.

5.1.3 Potential perennial horticultural use

Due to a combination of the prevailing low rainfall dryland environment and complete current and future lack of access to irrigation water the potential to grow perennial horticultural crops, such as wine grapes, olives or cherries is severely diminished and in reality, would not be possible.

5.1.4 Intensive livestock use

Intensive livestock uses includes a piggery, dairy, or feedlot, however due to a combination of the restrictions associated with access to water and the compliance requirements for appropriate setbacks to sensitive uses it would not be possible undertake these types of developments on the subject property.

6 Adjacent and nearby land use activity

Land use on the properties adjacent to the subject property includes residential use of lifestyle blocks, vacant land, and utilities (road).

South

- Title CT 101124/1 at 4 Rifle Range Road, covering approximately 1.9 hectares, Rural zoned, has a large shed and two short horse training trotting tracks. This property is separated from the southern subject property title (as per title CT 172508/1) by the 22m wide Rifle Range Road.

East and north

- Titles CT 172514/2, CT 172514/1, CT 136556/1, and CT 172515/1 (as acquired road), covering a combined total of approximately 25.3 hectares, Utilities zoned, used for the Midlands Highway Brighton bypass.

West

- Title CT 103746/4 at 440 Brighton Road, covering approximately 6.9 ha, Rural zoned, with a residential dwelling present, agricultural land use activity is limited to dryland grazing on rough pasture and has a horse training track present.
- Title CT 136556/3 at 484 Brighton Road, covering approximately 1.4 ha, Rural zoned, with a residential dwelling present as per the heritage listed building Old Station Masters Residence and has a 0.24 ha vineyard.
- Title CT 136556/2 at 484 Brighton Road, covering approximately 0.9 ha, Rural zoned, with a residential dwelling present and no agricultural usage.

Properties nearby to the subject property uses include:

- North, west and south
 - Residential use to the north, west and south on small lifestyle and residential blocks.
- South and north
 - Recreation uses as per three sports oval to the south and shooting range to the north. The sports ovals are located approximately 840m at the nearest point from the subject property, whilst the shooting range is separated by the property titles associated with the Midlands Highway Brighton bypass, with approximately a 300m setback.
- West
 - Property title CT 16022/2, covering approximately 32.5 hectares, Rural zoned, has no residential dwelling on, is undeveloped for agricultural use and is predominantly covered by native vegetation.
- North east and east
 - Agriculture uses as per grazing livestock on dryland and irrigated pasture and broadacre cropping to the north east and a greenhouse based medicinal cannabis production enterprise to the east. The land where these agricultural use is separated by the property titles associated with the Midlands Highway Brighton bypass, with approximately a 110m setback to the property used for grazing/cropping purposes and approximately 510m at the nearest to the high security cannabis production facility from the subject properties. It should be noted that this Agriculture zoned land is also buffered by the presence of property titles CT 18559/2 and CT 103746/5 which are located following along the Jordan River and form the

eastern boundary of the titles CT 172514/1 and CT 172514/2 (as per acquired land associated with the Brighton Bypass).

7 Local and regional importance

The subject property is located on the northern outskirts on Pontville, and it is reasonable to consider that it holds a negligible level of local and regional prominence.

Table 5 provides details on the prominence of the subject property in terms of the area and quality of the land within the Derwent land capability mapping area.

The subject property accounts for less than 0.05% of the Derwent land capability mapping area.

Table 5 Local and regional importance of the subject property.

Land capability	Derwent mapping area		Subject property	
	Area (ha)	Mapping area (%)	Area (ha)	Derwent mapping area (%)
Prime	144	0.007	0	0
Non-prime	173,451	82.14	32.4	0.018
Exempt	37,726	17.85	0	0
Total	211,321	100.00	32.4	0.015

The subject property clearly holds a negligible level of agricultural prominence and it should be noted that any current and future potential agricultural land use activity is severely constrained by a number of factors:

- Low land capability of the ground:
 - Limited area of class 4 present (approximately 8 hectares) which theoretically could be used for low frequency cropping (2-3 times in 10 years) with a severely restricted range of crops and can be used for grazing minimal limitations (albeit having a low carrying capacity). In reality the complete absence of irrigation water and small area of land realistically means it would not be cropped.
 - Class 5 is unsuitable for cropping and is suitable for grazing with moderate/severe restrictions and has a low carrying capacity.
 - No prime agricultural land is located on and/or in the vicinity of the subject property.
- Lack of access to irrigation both currently and in the future:
 - No waterways are located on and/or adjacent to the subject property.
 - Not located within an irrigation district and not serviced by an irrigation scheme.
 - The future GSEIS could theoretically service the subject property, however due to a combination of economics, lack of scale and operational issues it is unlikely to consider this is a realistic option.
 - No operational bores are located on the subject property, and groundwater yields in this locale are typically low.
 - Sourcing irrigation water from TasWater comes at a particularly high cost and limited surety, with both of these factors making this irrigation water option unrealistic.
 - In reality agricultural land use activity is restricted to dryland activity only.

- Is physically isolated from larger contiguous parcels of agricultural land, as per which exists further to the east:
 - Adjacent land holdings are a combination of property titles principally used for residential purposes with no commercial agricultural land use activity conducted therewith.

8 Protection of Agricultural Land policy compliance

8.1 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."

Response: The land associated with the subject property is severely constrained for any and all agricultural land use activities due to a combination of the predominately low land capability present, lack of current and/or future access to irrigation water and the overall small amount of available land present. The current horse agistment enterprise would continue to be operated on the northern subject title (as per title CT 172508/2) , and this would not be recognised as a commercial scale agricultural activity. It should be noted this current horse agistment enterprise is heavily reliant upon bought in supplementary feed due to the lack of pasture production on the subject property.

The agricultural land further to the east and north east is setback by significant separation distances from the subject properties.

No agricultural resources, such as water resources, irrigation infrastructure (e.g. dams or pipelines) are present on the subject property and therefore not integral and/or required to support agricultural land use activity on nearby properties.

8.2 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."

Response: This is not applicable as no prime agricultural land is present on the subject property.

8.3 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."

Response: This is not applicable as no prime agricultural land is present on the subject property.

8.4 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:

- (a) minimising the amount of land alienated;
- (b) minimising negative impacts on the surrounding environment; and
- (c) ensuring the particular location is reasonably required for operational efficiency."

Response: This is not applicable as no prime agricultural land is present on the subject property.

8.5 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."

Response: This is not applicable as no residential use is associated with the proposed development on the subject property.

8.6 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".

Response: This is not applicable as no prime agricultural land is present on the subject property.

8.7 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."

Response: It is reasonable to consider that the subject property holds a negligible level of local and regional prominence.

The basis for the subject property holding a negligible level of local and regional prominence includes:

- Small area of land involved and accounts for a very small area of the relevant land capability mapping area, as per the Derwent mapping area.
- Predominantly covered by land with a low land capability, as per class 5 land.
- No prime agricultural is present.
- Not included within a declared irrigation district.
- No current and/or realistic access to irrigation water.
- The future GSEIS could theoretically service the subject property, however due to a combination of economics, lack of scale and operational issues it is unlikely to consider this is a realistic option.
- No agricultural resources, such as water resources, irrigation infrastructure (e.g. dams or pipelines) are present on the subject property and therefore not integral and/or required to support agricultural land use activity on nearby properties.
- Physically isolated from larger parcels of agricultural land nearby to the north east and east and cannot be adhered to this agricultural land due to being physically separated by the Midlands Highway Brighton bypass.

8.8 PRINCIPLE 8

Principle 8 states;

“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”.

Response: The subject property is not included within a proclaimed irrigation district. The subject property’s access to irrigation water is severely limited, and effectively the only option would be to use TasWater supplied irrigation water which is encumbered by cost, surety, and flow rate, and in reality, this option would not be viable.

Even if irrigation water was theoretically made available it would not benefit nor be applicable to broad scale irrigation development due to the limited amount of available land, low land capability of the ground present, operational restrictions and negative economics associated with this type of development/investment.

8.9 PRINCIPLE 9-11

The remaining principles are not relevant to the development on the subject property.

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 Compliance with the Tasmanian Planning Scheme clause 20.3.1

Objective

That the location, scale, and intensity of a use listed as Discretionary:

- (a) is required for operational reasons;
- (b) does not unreasonably confine or restrain the operation of uses on adjoining properties;
- (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and
- (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

Response

A response to A1 is not applicable to the proposed development and therefore direct responses to performance criteria P1, P2, P3 and P4 are required.

Performance Criteria	Response
P1 A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to: (a) the nature, scale, and intensity of the use; (b) the importance or significance of the proposed use for the local community; (c) whether the use supports an existing agricultural use; (d) whether the use requires close proximity to infrastructure or natural resources; and (e) whether the use requires separation from other uses to minimise impacts.	P1 (a) A full master plan of the layout and proposed operation of the TYJF is available. In summary the TYJF facility is a safe, secure, and rehabilitative facility that provides a high standard of care for children and young people. The employment numbers at the facility have not been finalised but likely to have a potential estimated maximum staff numbers per shift of 95 employees. At this stage, the facility will provide accommodation for 20 residential beds, with four additional beds off count (treatment and orientation/short stay). (b) This is beyond the scope of the authors expertise and a response to this has been prepared by the planning consultants. (c) The existing horse agistment enterprise will continue on the northern area of the subject property. It is intended that other land on the balance of the subject property would be integrated into the operation and management TYJF and be used to support the health and

Objective

That the location, scale, and intensity of a use listed as Discretionary:

- (a) is required for operational reasons;
- (b) does not unreasonably confine or restrain the operation of uses on adjoining properties;
- (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and
- (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

Response

A response to A1 is not applicable to the proposed development and therefore direct responses to performance criteria P1, P2, P3 and P4 are required.

Performance Criteria	Response
	wellbeing of staff and young people in custody. (d) The TYJF requires access to the land for the necessary space, relative isolation and still be in closer proximity to a population base (e.g. wider Hobart) in order to access staff and the various support services and logistics for the successful and smooth operation of the facility. Aside from the available land and being a suitable location for the development there are no resources (e.g. soil, water, climate, or topography) which are required for the operation and management of the TYJF. It should be noted that the property and associated land subject to the proposed development is largely devoid of useful resources and this includes being predominantly covered by land with a low land capability, no current and effectively any future access to irrigation water, negligible local and regional significance, and is physically isolated from larger contiguous parcels of agricultural land. (e) The TYJF is a custodial facility and does require an appropriate level of security and relative isolation. The location of the subject property offers these features.

Objective

That the location, scale, and intensity of a use listed as Discretionary:

- (a) is required for operational reasons;
- (b) does not unreasonably confine or restrain the operation of uses on adjoining properties;
- (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and
- (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

Response

A response to A1 is not applicable to the proposed development and therefore direct responses to performance criteria P1, P2, P3 and P4 are required.

Performance Criteria	Response
P2 A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to: (a) the location of the proposed use; (b) the nature, scale, and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; (d) whether the proposed use is required to support a use for security or operational reasons; and (e) any off site impacts from adjoining uses.	P2 A small (0.24 hectare) vineyard is located on property title CT 136556/3 adjoining the northern end of the western boundary of the subject property. This small vineyard would be considered as a non-commercial enterprise and realistically would be best described as a hobby vineyard. An old, degraded and unused small horse training track is located on the property title 103746/4 which is adjacent to the central area of the western boundary of the subject property. (a) The proposed TYJF would be located on the central eastern area of the subject property title and at the nearest point would setback approximately 200m to the small vineyard and horse training track to the west. The existing horse agistment enterprise on the northern area of the subject property has co-existed with the small vineyard and horse training track with no issues and/or experienced any disruption. (b) The TYJF is a custodial facility and involves the provision of an appropriate level of security and isolation. The facility would be sensitively designed, built of modern materials, and includes landscaping and establishing vegetation

Objective

That the location, scale, and intensity of a use listed as Discretionary:

- (a) is required for operational reasons;
- (b) does not unreasonably confine or restrain the operation of uses on adjoining properties;
- (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and
- (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

Response

A response to A1 is not applicable to the proposed development and therefore direct responses to performance criteria P1, P2, P3 and P4 are required.

Performance Criteria	Response
	on the surrounding land. The TYJF would be operated and managed with no expectation of interaction with adjacent properties. A full master plan of the layout and proposed operation of the TYJF is available. (c) The subject property has no resources and/or infrastructure which are required and/or integral to the use and operation of the small vineyard and horse training track on the adjoining properties. Substantial setbacks are present between the proposed TYJF facility and the small vineyard and horse training track. There are no expectations that the use and nature of the TYJF would fetter and/or negatively impact the small vineyard and horse training. During the construction phase of the development a degree of disruption would occur, such as increased traffic flow on the roads and noise from plant and equipment. (d) The TYJF is a custodial facility and involves the provision of an appropriate level of security and relative isolation. (e) The adjoining agricultural land use activity, as per the small vineyard and horse training track, are considered to have a negligible level of off-site emissions

Objective

That the location, scale, and intensity of a use listed as Discretionary:

- (a) is required for operational reasons;
- (b) does not unreasonably confine or restrain the operation of uses on adjoining properties;
- (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and
- (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

Response

A response to A1 is not applicable to the proposed development and therefore direct responses to performance criteria P1, P2, P3 and P4 are required.

Performance Criteria	Response
	and negative impacts. The small vineyard would involve the use of low pressure dripper irrigation (no risk of irrigation spray over the boundary) and the application of inputs (e.g. fertiliser and crop protection products) would be very limited and infrequent which is commensurate with a the very small scale of this vineyard. The use of horse training tracks involves a vehicle leading the tethered horse repeatedly around a short oval track, and the only emissions involves potential dust emissions and some noise from vehicles and horses. The horse training track adjacent to the west is not in operational condition. It is reasonable to consider that the nature and intensity of off-site emissions from the small vineyard and horse training track is negligible and would not disrupt the operation and management of the TYJF.
P3 A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to: (a) the nature, scale, and intensity of the use; (b) the local or regional significance of the agricultural land; and (c) whether agricultural use on adjoining properties will be confined or restrained.	P3 (a) The existing horse agistment enterprise will continue on the northern area of the subject property. It is intended that other land on the subject property would be integrated into the operation and management TYJF and be used to support the health and wellbeing of staff and young people in custody.

Objective

That the location, scale, and intensity of a use listed as Discretionary:

- (a) is required for operational reasons;
- (b) does not unreasonably confine or restrain the operation of uses on adjoining properties;
- (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and
- (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

Response

A response to A1 is not applicable to the proposed development and therefore direct responses to performance criteria P1, P2, P3 and P4 are required.

Performance Criteria	Response
	(b) The subject property has a negligible level of local and regional agricultural significance due to: - represents only a small area of the Derwent mapping area. - predominantly covered by land with a low land capability. - no current and effectively any future access to irrigation water. - not located within a declared irrigation district. - physically isolated from larger contiguous parcels of agricultural land. (c) The agricultural land use activity on adjoining properties is severely constrained and limited to a small (0.24 hectares) non-commercial scale vineyard and a non-operational small horse training track. As per the previous response to 20.3.1 P3 it is reasonable to consider that based on the specific location and layout, nature, and use of the proposed development in conjunction with the setback distances there is a negligible level of creating any negative impacts on the adjoining agricultural land use activity.
P4 A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to:	P4 (a) A full master plan of the layout and proposed operation of the TYJF is

Objective

That the location, scale, and intensity of a use listed as Discretionary:

- (a) is required for operational reasons;
- (b) does not unreasonably confine or restrain the operation of uses on adjoining properties;
- (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and
- (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

Response

A response to A1 is not applicable to the proposed development and therefore direct responses to performance criteria P1, P2, P3 and P4 are required.

Performance Criteria	Response
(a) the nature, scale, and intensity of the proposed use; (b) whether the use will compromise or distort the activity centre hierarchy; (c) whether the use could reasonably be located on land zoned for that purpose; (d) the capacity of the local road network to accommodate the traffic generated by the use; and (e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust, and lighting	available. See Appendix 1, Figures 1, 2 and 3. (b) A specific planning report has been prepared to address the impact on the distortion of the activity centre hierarchy. (c) The proposed TYJF is a custodial facility is listed as a discretionary use of land within the Rural zoning of the subject property. (d) A traffic study has been undertaken which provides an assessment on the capacity of the local road network to accommodate the traffic generated by the proposed TYJF development. (e) This is not applicable to the proposed development and as the principal use and activity undertaken on the subject property will be as a custodial facility. The balance of the subject property would continue to be used as a small horse agistment facility. A combination of the nature and/or separation distances associated with the agricultural land use activity conducted on adjacent and nearby would ensure a negligible impact from potential emissions of noise, dust and lighting generated therewith.

10 Constraint analysis and review

10.1 TYJF SUBJECT PROPERTY

The TYJF subject property is subject to a number of constraints which severely limits the current and future agricultural land use activity of the block, and includes:

1. Low level of land capability and associated severely limited scope for agricultural land use activity and severely restricts the scale and intensity of all forms of agricultural land use activity and effectively limits the use to low intensity low rainfall dryland livestock grazing enterprise.
2. The complete absence of irrigation water. No irrigation dams are present on the subject property nor any waterways that flow through and/or are adjacent to the boundaries. The subject property is not located within an irrigation district and not serviced by an irrigation scheme. The Greater South East Irrigation Scheme (GSEIS) is planned to cover land within in the Jordan River Valley, and this does include the locale which the subject property is located within. GSEIS has the potential to irrigation water at a cost of \$2,500/ML and would be supplied at a minimum quantum of 10ML. The cost a minimum water purchase would largely dictate that this irrigation water would need to be used for high value agriculture, such as perennial horticulture in order to justify the required level of economic investment. No operational groundwater bores are located on the subject properties and groundwater yields in this locale are often unreliable and have low yields. Sourcing irrigation water from TasWater comes at a particularly high cost and limited surety and effectively rules out this option.
3. Existing sensitive use (as per the residential dwellings) on the properties adjacent to the west applies a degree of constraint and heightened risk of issues relating to incompatible land use activity, as per agricultural versus residential issues including complaints and objections against:
 - a. Noise from normal farming practices such as the use of machinery (e.g. tractors), gas guns and livestock.
 - b. Odours from the use of fertiliser (e.g. organic and/or biological products), compost, livestock manure and soil conditioners.
 - c. The application of agricultural chemicals and associated risk of spray drift and chemical trespass, and this can also include both actual and the perceived threats.
 - d. Dust when paddocks are being cultivated and the application of fertilisers and soil conditioners.
 - e. Trespass by unauthorised visitors.
 - f. Biosecurity issues primarily associated with weed infestation due to the movement of garden weeds and challenges associated with managing weed incursions from multiple sources.
4. The subject property is a small land holding and means it is not possible to undertake agricultural land use activities at a larger scale and justify the investment and use infrastructure to undertake more intensive grazing and/or cropping activities (e.g. larger tractors, cultivators).

It is reasonable to consider that the subject property is incapable of being used to support meaningful agricultural land use activity and no type of commercial scale agriculture could be undertaken.

10.2 ADJACENT AGRICULTURAL LAND

Agricultural land use activity is undertaken on properties nearby the north and east of the subject property:

- North:
 - o Agricultural and Rural zoned land extends to the north towards Bagdad and includes multiple properties. Agricultural land use activity is varied, and realistically commercial agriculture (livestock production, viticulture, cereal production) occurs on five land holdings with the balance of the land is used for small scale non-commercial scale purposes (e.g. lifestyle block) on small land holdings.
 - o Of key interest is the property at 80 Shene Road (property titles 137605/2 and 175769/1) which covers approximately 352 hectares which has two centre pivots (total combined area of 40 hectares), two irrigation dams, is used for grazing livestock, fodder production and cereal cropping. At the nearest point to the subject property the 80 Shene Road property (as per title 137605/2) is separated by 110m of land associated with the Midlands Highway Brighton bypass, with the nearest irrigated land setback approximately 640m.
 - o A combination of the setback distances and Midlands Highway buffer would ensure no impact on the grazing lands, irrigation dams or centre pivot irrigator on this property.
- East:
 - o The Agriculture zoned property at 12 Rifle Range Road (property title 174556/1) which covers approximately 420 hectares which has a medicinal cannabis production enterprise and the balance covered by rough pasture land and native vegetation on the far western elevated ground. At the nearest point to the subject property the 12 Rifle Range Road is separated by 440m of land associated with the Midlands Highway Brighton bypass, with the medicinal cannabis production enterprise setback at the nearest point by approximately 560m.
 - o A combination of the setback distances and Midlands Highway buffer would ensure no impact on the grazing lands on this property and the medicinal cannabis production enterprise is a protected high security facility from the proposed TJYF on the subject property.

The possible negative impacts on the nearby Agriculture zoned land and associated agricultural land use activities to the north and east of the proposed TJYF on the subject property could include:

- Trespass:
 - o Due to the secure nature of the TYJF the reality of trespass issues would not be expected.
- Odour:

- The nature of the agricultural land use activities undertaken to the north and east considering a combination of the pattern use, nature and intensity of use and setback distances would not be expected to be a source of offensive odours.
- Biosecurity issues (weeds):
 - The separation distance associated with the Midlands Highway would provide a useful buffer against weed incursions, and the subject property would be appropriately managed to clean up any weed infestations.
- Noise:
 - It would be reasonable to consider that traffic noise on the Midlands Highway would be greater than the noise generated from normal agricultural land use activities undertaken to the north and east.
- Chemical trespass:
 - The use and application of agricultural sprays must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements.

In terms of managing possible negative impacts to the nearby Agriculture zoned land appropriate mitigation measures may include:

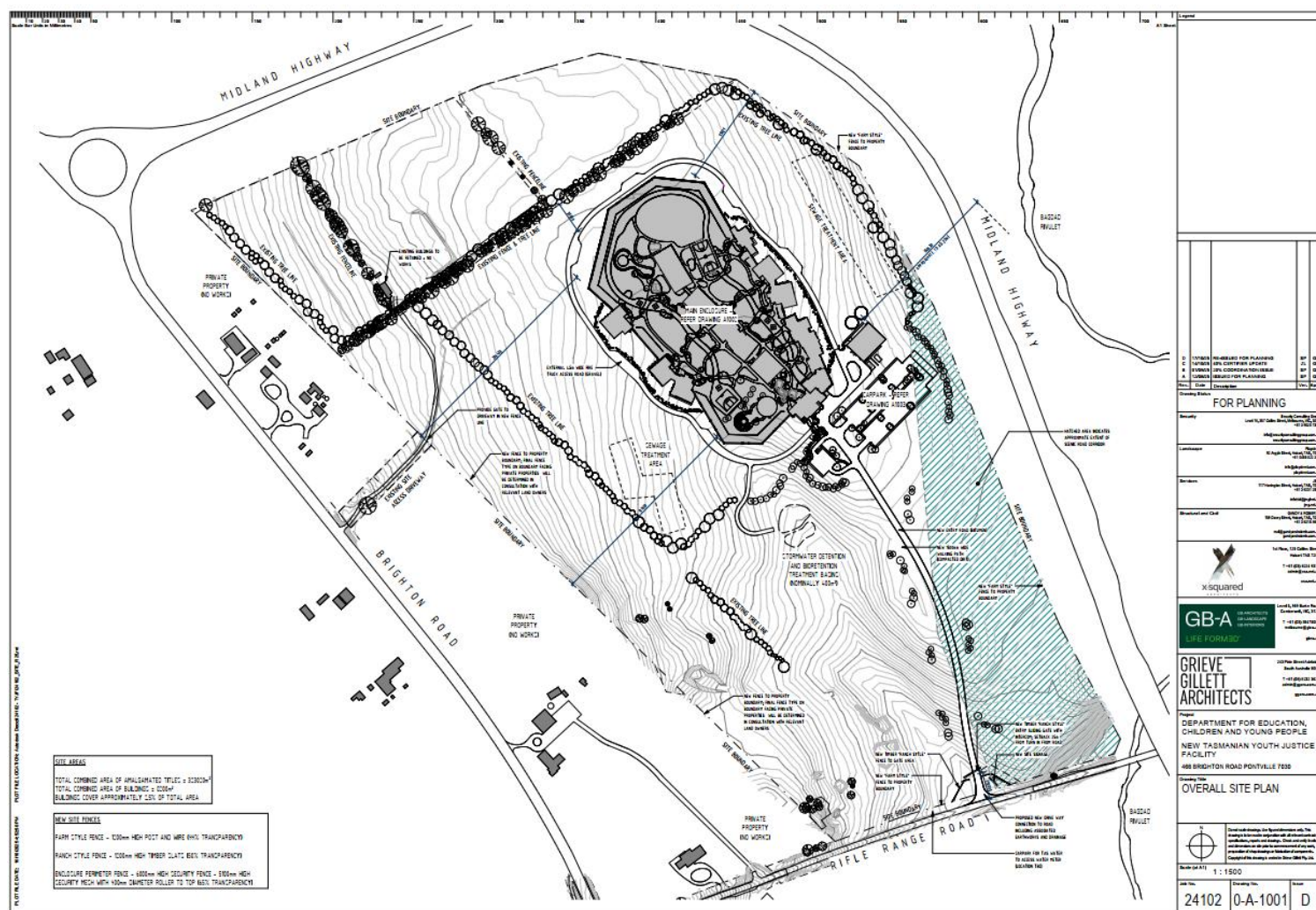
- Fencing:
 - An appropriately designed fence which provides security, privacy and screening for all parties involved.
- Weed management:
 - A commitment should be given during the construction phase of the TJFS and thereafter that weed control activities will be undertaken.
 - All declared weeds and weeds of national significance should be managed according to best practice.
 - It would be appropriate that weed control advice and recommendations be provided by an appropriately experienced agronomist.
- Establishment and maintenance of boundary shelter belt vegetation to provide screening:
 - Establish a shelter belt along the boundaries of the subject property.
 - It would be appropriate to see specialist advice on the design, establishment and ongoing care and maintenance of the shelter belt.
 - Shelter belts and land scaping do form part of the proposed development.

11 Conclusions

1. The subject property, as per title CT 172508/2 is located on the northern outskirts of Pontville and covers approximately 32.4 hectares of land.
2. The land associated with the subject property is severely constrained for agricultural land use activity due to the low land capability of the ground, and absence of irrigation water and currently the pasture present are in very poor condition.
3. The subject property is intended as a location for the new Tasmanian Youth Justice Facility.
4. On the northern area of the subject property, the current horse agistment enterprise would continue to be operated and managed.
5. The subject property is zoned as Rural as is the land adjacent to the west and south, whilst Utilities zoned land is present adjacent to the north and east.
6. No commercial scale agricultural land use activity is undertaken on adjoining properties. The small (0.24 hectares) vineyard located adjacent to the land north west of the subject property title and would not be anticipated to be negatively impacted and/or diminished by the subject development.
7. Agricultural land use activity does occur on the properties nearby to the north east and east of the subject property. Significant setbacks are present between this agricultural land and the subject properties and this includes the buffer associated with the Midlands Highway Brighton bypass. The proposed development on the subject property would not be anticipated to negatively impact and/or diminish the productivity, operation, and management of this nearby agricultural land.
8. A number of measures would be undertaken by proponent to assist in mitigating the potential negative impacts on the agricultural land use activities undertaken on the land nearby to the north east and east, including a proposed significant shelter belt surrounding the proposed development as well secure fencing and ongoing weed control.
9. The proposed development of the TYJF on the subject property is consistent with the PAL policy.
10. The proposed development if the TYJF on the subject property is consistent with the Tasmanian Planning Scheme Clause 20.3.1.

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Appendix 1 Layout plan of the proposed development



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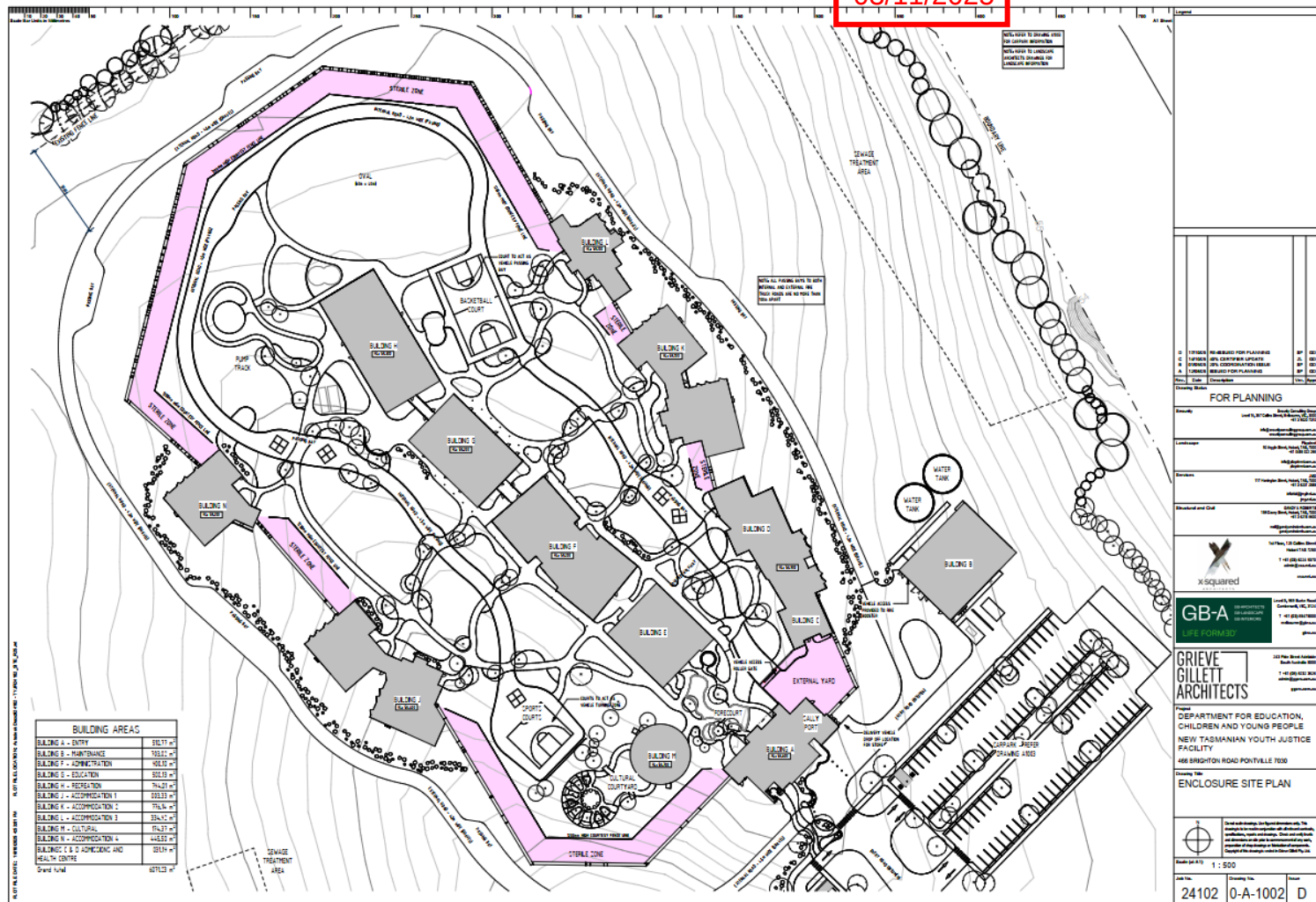
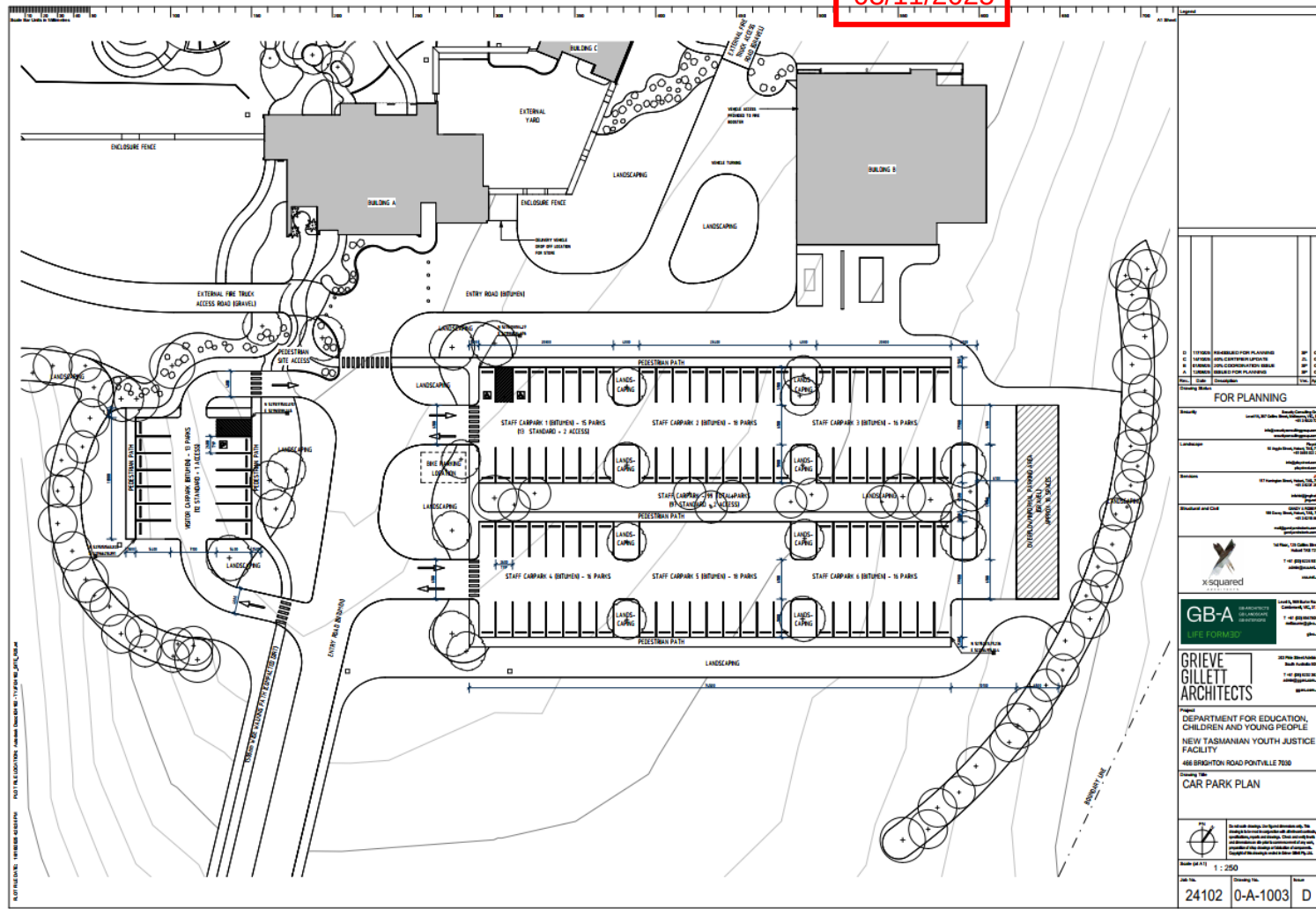


Figure 2 Enclosure site plan. (source Grieve Gillet Architects)

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Appendix 2 Supporting images



Image 6 South Easterly view over the subject property. (Taken on 19/2/25)



Image 7 Southerly view along the western boundary of the subject property. (Taken on 19/2/25)



Image 8 Northerly view along the western side of the subject property. (Taken on 19/2/25)



Image 9 View over the north eastern area of the subject property. (Taken on 19/2/25)



Image 10 Example of the dermosol soil present on much of the eastern area of the subject property. (Taken on 19/2/25)



Image 11 Light textured podzolic soil present on the western areas of the subject property. (Taken on 19/2/25)



Image 12 View of the stoney class 5 land on the north eastern area of the subject property. (Taken on 19/2/25)



Image 13 South easterly view over the central eastern area of the subject property. (Taken on 19/2/25)



Image 14 Southerly view across the central areas of the subject property. (Taken on 19/2/25)



Image 15 Northerly westerly view from adjacent to the Midlands Highway just south of Rifle Range Road towards the subject property from south of Rifle Range Road. (Taken on 19/2/25)



Image 16 Northerly view to the central southern boundary of the subject property from Rifle Range Road. (Taken on 19/2/25)



Image 17 Westerly view along Rifle Range which forms the southern boundary of the subject property. (Taken on 19/2/25)



Image 18 Horse training track present on property title CT101124/1 which is opposite the subject property and separated by Rifle Range Road. (Taken on 19/2/25)