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AGRICULTURAL &
NATURAL RESOURCE
MANAGEMENT

Mr Jason Lees
J & J Automotive Pty Ltd
C/o Cohen Associates

Via email; adrian@surveyingtas.com.au

2 September 2013

Dear Mr Lees,

Agricultural assessment for SW corner of CT 164994/1 proposed for subdivision

I understand your proposal is to subdivide CT 164994/1 into ten lots as a three stage subdivision proposal at Palana Road, Whitemark. The majority of the land subject to the subdivision proposal is in the Low Density Residential Zone except for the south western corner (approximately 9ha) which is in the Rural Zone of the Flinders Island Planning Scheme 1994. Council have indicated they require an assessment of the proposal under section 5.8.3. (c) of the Scheme which states;

In considering an application under Clause 5.8.3(b) Council shall require a detailed assessment of the proposal prepared by a suitably qualified, independent, agricultural consultant that demonstrates:

- (i) In the case of lots for intensive agricultural use, the capacity of the proposed lot(s)
- (ii) other cases, the agricultural capacity of the proposed lot(s) (including any balance lot) and methods which will be employed to safeguard their agricultural capacity;

Vegetation on the subject 9ha (i.e. the land in the Rural Zone) is indicated by Tasveg 2.0 to be approximately 50% agricultural land and 50% Coastal scrub, however, the background imagery on the Cohen & Associates P/L Plan of Subdivision (REF 04/09(6505)) indicates the majority of the subject land is Coastal Scrub and not pasture. Published information shows the Land Capability to be Class 5 land (State Digital data at 1:100 000), however, given the proximity to the coast (50m from the south western corner), the presence of the drainage lines and the "swampy nature" of the area it is likely the subject land has significant drainage limitations, is possibly salty and is more likely to be Class 6 land.

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The subject land is removed from other agricultural land usage in the vicinity with the nearest agricultural land usage being Bluff Farm west of Bluff Rd and separated by small residential titles. The aerial image indicates a substantial amount of native vegetation on adjacent land on all sides and smaller titles to the northwest have dwellings interspersed with the vegetation. The subject land is limited for agricultural use by its small size, Land Capability, isolation from other farming land and probably browsing pressure from native fauna living in the vegetation on the subject land and surrounding land. It is considered unsuitable for commercial agriculture due to these limitations.

In conclusion my assessment is that the title has little (if any) agricultural value currently and little (if any) potential for profitable agricultural development due to the limitations cited above.

Regards,

A. Ketelaar

Astrid Ketelaar

Natural Resource Management Consultant

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