



27 FEBRUARY 2024

# Agricultural Report: 'Panorama' 1341 Lackrana Rd

Report for: A Campbell

Property Location: 1341 Lackrana Rd, Lackrana

Prepared by: Michael Tempest  
RMCG  
Level 2, 102-104 Cameron Street  
Launceston TAS 7250

<b>SUMMARY</b>	
<b>Client:</b>	Angus Campbell
<b>Property identification:</b>	'Panorama' – 1341 Lackrana Rd, Lackrana Current zoning: Agriculture Zone CT 237000/1, PID 6425528
<b>Proposal:</b>	Proposed 2-lot subdivision
<b>Purpose:</b>	To assess the agricultural/primary industry aspects of the proposal.
<b>Land capability:</b>	Published Land Capability at 1:100 000 Class 5 (260ha), Class 6 (1.4ha).
<b>Assessment comments:</b>	All relevant information available at desktop level was considered. A site assessment was not considered necessary as the imagery is good and the desktop information correlates with the proponents' information. This report summarises the findings of the desktop assessment.
<b>Conclusion:</b>	<p>The proposed subdivision will not materially diminish the agricultural productivity of the subject land. It will facilitate the sale of the Balance Lot along with a further four titles to a nearby existing commercial scale grazing enterprise and further improve the economies of scale for this existing commercial scale enterprise. The subdivision also excises an existing dwelling from the majority of agricultural land. An agreement will be required to be placed on the Balance Lot that will prohibit the future construction of a dwelling, which will mean this land will remain dedicated to agricultural activities.</p> <p>Appropriate setbacks, which include existing vegetation buffers can be achieved between the dwelling and the proposed new lot boundaries to minimise the risk of the dwelling constraining the adjacent agricultural use in the future.</p>
<b>Assessment by:</b>	<div style="text-align: center;">  </div> <hr style="width: 20%; margin: 10px auto;"/> <div style="text-align: center;"> <p>Michael Tempest Senior Consultant</p> </div>

# Table of Contents

<b>1 Introduction</b>	<b>1</b>
<b>2 Description</b>	<b>3</b>
<b>3 Discussion</b>	<b>5</b>
<b>4 Conclusions</b>	<b>6</b>
<b>5 References</b>	<b>7</b>
<b>Appendix 1: Maps</b>	<b>8</b>
<b>Appendix 2: Land Capability definitions from Grose (1999)</b>	<b>13</b>
<b>Appendix 3: Potential conflict issues</b>	<b>14</b>
<b>Appendix 4: Farm Business Scale Characteristics</b>	<b>16</b>
<b>Appendix 5: Characteristics of a Commercial Scale Farm Business Activity</b>	<b>18</b>
<b>Appendix 6: Separation distances and buffers</b>	<b>20</b>

# 1 Introduction

The subject title (CT 237000/1), known as 'Panorama' is located at 1341 Lackrana Rd, Lackrana, and is zoned Agriculture under the Tasmanian Planning Scheme – Flinders (the Planning Scheme). All surrounding titles are zoned Agriculture.

The proponent seeks to gain discretionary approval to excise a dwelling and approximately 40ha of land from the remainder of the title. The proposed lot design would excise the dwelling and the 40ha directly to the north, upon which an agreement would be entered excluding future residential use, on the balance 220ha. The subdivision will facilitate the sale of the balance land, as well as a further 468ha over another four titles associated with the holding to a nearby commercial scale beef grazing enterprise.

Subdivision in the Agriculture Zone is a discretionary application. It can be approved if it can be demonstrated that the development will protect the long term productive capacity of the land, provide for future agricultural use and appropriate setbacks between the excised dwelling and the balance lot can be achieved.

The agricultural capability of the title, and whether or not the subdivision will continue to provide for this use, depends on the current land-use, previous land use and potential land use, size of the title, Land Capability, whether there is an irrigation water resource or potential for an irrigation water resource, and whether the title supports any threatened vegetation or threatened species habitat. Whether and how the title can be farmed in conjunction with other land also affects the agricultural capacity of the title.

The relevant sections of the Planning Scheme are as follows:

## **21.5 Development Standards for Subdivision**

### **21.5.1 Lot design**

**Objective:** *To provide for subdivision that:*

- a) *Relates to public use, irrigation infrastructure or Utilities; and*
- b) *Protects the long term productive capacity of agricultural land.*

### **Performance Criteria**

**P1** *Each lot, or a lot proposed in a plan of subdivision, must:*

- c) *Be for the excision of a use or development existing at the effective date that satisfies all of the following:*
  - i. *The balance lot provides for the operation of an agricultural use, having regard to:*
    - a) *Not materially diminishing the agricultural productivity of the land;*
    - b) *The capacity of the balance lot for productive agricultural use;*
    - c) *Any topographical constraints to agricultural use; and*
    - d) *Current irrigation practices and the potential for irrigation;*
  - ii. *An agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;*
  - iii. *Any existing buildings for a sensitive use must meet setbacks required by clause 21.4.2 or P2 in relation to setbacks to new boundaries; and*

- iv. *All new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.*

#### **21.4.2 Setbacks**

**P2** *Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:*

- a) *The size, shape and topography of the site;*
- b) *The prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;*
- c) *The location of existing buildings on the site;*
- d) *The existing and potential use of adjoining properties;*
- e) *Any proposed attenuation measures; and*
- f) *Any buffers created by natural or other features.*

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

All relevant information available at desktop level was considered. A site assessment was not considered necessary as the imagery is good and the desktop information correlates with the proponents' information. This report assesses the agricultural aspects of the proposal and summarises the findings of the desktop assessment.

## 2 Description

The subject title is 261.4ha in area. It is located on a relatively flat parcel of land, except for the south western corner which has a moderate slope with a north easterly aspect. The most south western corner of the title sits at approximately 50m Above Sea Level (ASL), while the majority of the balance of the title sits at approximately 10m ASL. Mean annual rainfall is 732mm<sup>1</sup>.

The title is bound by Madeleys Rd to the north and Lackrana Rd to the east. To the west and south is farmland that is under different ownership. There is an existing dwelling, machinery shed, barn and stockyards located in the central east of the subject land. This infrastructure will be retained on the House Lot. See Figures A1-3 and A1-4 for proposed subdivision lot configuration.

Published Land Capability mapping at 1:100 000 scale shows the land to be predominately Class 5 land (260ha), with approximately 1.4ha in the south western corner mapped as Class 6 land (Bayley 2002). Class 5 land is described as 'land unsuited to cropping and with slight to moderate limitations to pastoral use'. Class 6 land is described as 'land that is marginally suitable for grazing due to severe limitations'. The land is not classed as Prime Agricultural Land as defined under the Protection of Agricultural Land Policy 2009 (PAL Policy).

The majority of the title is mapped by TASVEG 4.0 as agricultural farmland (FAG). The only other vegetation community that is mapped on the site is a 5.5ha patch of *Leptospermum glaucescens* heathland and scrub (SLG) near the south west corner. Aerial imagery aligns with TasVeg mapping. SLG is not classed as a threatened vegetation community. There is no mapped threatened flora on the land. There is a threatened fauna point in the most south western corner for a wedge-tailed eagle.

The subject title is currently farmed in conjunction with a further four titles (CT 130000/1, CT 135312/2, CT 236912/48 & CT 241034/1) that are located to the east on the eastern side of Lackrana Rd. These titles have a combined area of 468.5ha, which means the holding has a total area of approximately 730ha. The majority of the land is developed as pasture for beef grazing. In the past the holding has carried around 800 head of cattle year-round, however the current owners are winding back production levels as they seek to exit the holding and are currently running around 220 head of cattle on the property. The prospective purchaser of the Balance Lot and the rest of the holding is intending run around 800 head of cattle for calf production. The land will be farmed in conjunction with the proponent's nearby existing beef cattle enterprise as part of a commercial scale enterprise<sup>2</sup>. It is the proponent's intention to continue to run approximately 50 head of cattle on the House Lot.

There are no existing irrigation water resources associated with the holding and little scope for developing irrigation water resources for economic reasons. There is an existing bore located on CT 135312/2, which is utilised to pump fill a header tank located on the hill in the south west section of the subject title. This header tank then gravity feeds all the stock troughs across the subject title. If the pump is not working, it is feasible to fill the header tank, with a couple of nearby spring fed dams. There are also a number of stock dams across the land. These all fill of their own accord. The subdivision will result in 6 stock troughs remaining on the House Lots which will be fed by the header tank on the Balance Lot. An agreement is being developed to ensure that these troughs will continue to be filled when the rest of the farm is sold. There will also be four stock dams retained on the House Lot.

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<sup>1</sup> BoM Weather Station data, Flinders Island Airport (099005), 1962-2024

<sup>2</sup> See Appendix 6 for Enterprise Scale definitions

All adjacent titles are within the Agricultural Zone. As previously identified, the subject title is bound by Madeleys Rd to the north and Lackrana Rd to the east. North of Madeleys Rd is a 195ha title that is utilised for grazing. There is an existing dwelling located on this title. Adjacent to the west of the subject title is a 365ha that is under the same ownership as the property to the north. These titles are utilised as part of a commercial scale grazing enterprise. The title to the west of the subject title also has an existing dwelling on it.

To the south is a 182ha title that is utilised for grazing at a commercial scale. There is an existing dwelling on this title, and it appears to be farmed in conjunction with a 362ha title on the eastern side of Lackrana Rd, which is to the south east of the subject title.

To the north east (north east of Lackrana Rd) is a 191ha title that is utilised for grazing and is farmed in conjunction with land further to the east as part of a commercial scale enterprise. East of the subject title (east Lackrana Rd) are the other titles associated with the subject title's existing holding. There is also a residential title that is approximately 7000m<sup>2</sup> with an existing dwelling that is setback 85m from the subject titles' boundary and 15m from the surrounding agricultural title (CT 135312/2).

### 3 Discussion

The purpose of the proposed subdivision is to facilitate the sale of the Balance Lot and the four other titles associated with the holding to a nearby commercial scale grazing enterprise. The existing dwelling is surplus to the prospective buyer's requirements. The purchaser intends to run approximately 800 head of cattle across the holding on annual basis in conjunction with their existing holding. This will see an increase in the existing stocking rate of the holding. The House Lot is proposed to be approximately 40ha in area. This will enable approximately 50 head of cattle to be run on the land on an annual basis. Hence, the Balance Lot will be farmed as part of a large commercial scale grazing enterprise, whereas the House Lot will be utilised for a small-scale grazing enterprise (see Appendix 4).

As part of the Planning Scheme requirements an agreement under section 71 of the *Land Use Planning & Approvals Act 1993* will be required to be entered into and registered on the Balance Lot preventing future residential use on the lot. This means that the Balance Lot will remain exclusively for agricultural use only.

Based on the proposed uses of both new lots and with an agreement being placed on the Balance Lot prohibiting it from having a future dwelling built on it, the proposed subdivision will not materially diminish the agricultural productivity of the land, but rather enables a holding to be sold to another enterprise and be farmed in conjunction moving forward. Furthermore, there are no irrigation resources that will be impacted by the subdivision. An agreement will be developed that will enable continue stock water access on the House Lot from the bore associated with the infrastructure on the Balance Lot. However, if this agreement is ceased in the future, then there are existing stock dams on the House Lot that can be utilised.

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

The Western Australia Department of Health (DOH, 2012) has published guidelines relating specifically to minimising conflict between agricultural/primary industry activities and residential areas through management of buffer areas. This study particularly focuses on spray drift and dust generation and recommends a minimum separation distance of 300m to reduce the impact of spray drift, dust, smoke and ash. Through the establishment of an adequately designed, implemented and maintained vegetative buffer, this minimum separation distance can be reduced to 40m. The Planning Scheme recommends a distance of 200m as a buffer.

A 105m setback is proposed to the new western boundary. This setback is also offset by an existing vegetation buffer along the new boundary. The vegetation buffer will be retained on the House Lot. The dwelling will be setback a minimum of 36m from the new boundary to the east and south east. This boundary is diagonal along an existing fence line. The 36m setback is only to a small part of the northern section of the adjacent paddock. This setback is partially offset by an existing 10m wide and 100m long vegetation buffer along the new boundary which will be located on the House Lot. There is scope to increase the vegetation buffer a further 30m to the north along the new boundary if deemed necessary by Council. The proposed setbacks and associated existing vegetation buffers are considered suitable to mitigate the risk of future conflict between the dwelling and the adjacent grazing activities. See Figure A1-4 for proposed setbacks.



## 4 Conclusions

The proposed subdivision will not materially diminish the agricultural productivity of the subject land. It will facilitate the sale of the Balance Lot along with a further four titles to a nearby existing commercial scale grazing enterprise and further improve the economies of scale for this existing commercial scale enterprise. The subdivision also excises an existing dwelling from the majority of agricultural land. An agreement will be required to be placed on the Balance Lot that will prohibit the future construction of a dwelling, which will mean this land will remain dedicated to agricultural activities.

Appropriate setbacks, which include existing vegetation buffers can be achieved between the dwelling and the proposed new lot boundaries to minimise the risk of the dwelling constraining the adjacent agricultural use in the future.

# 5 References

Bayley, S. (2002) Land Capability Survey Flinders Island. Furneaux NRM

Department of Health (2012). Guidelines for Separation of Agricultural and Residential Land Uses. Establishment of Buffer Areas

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

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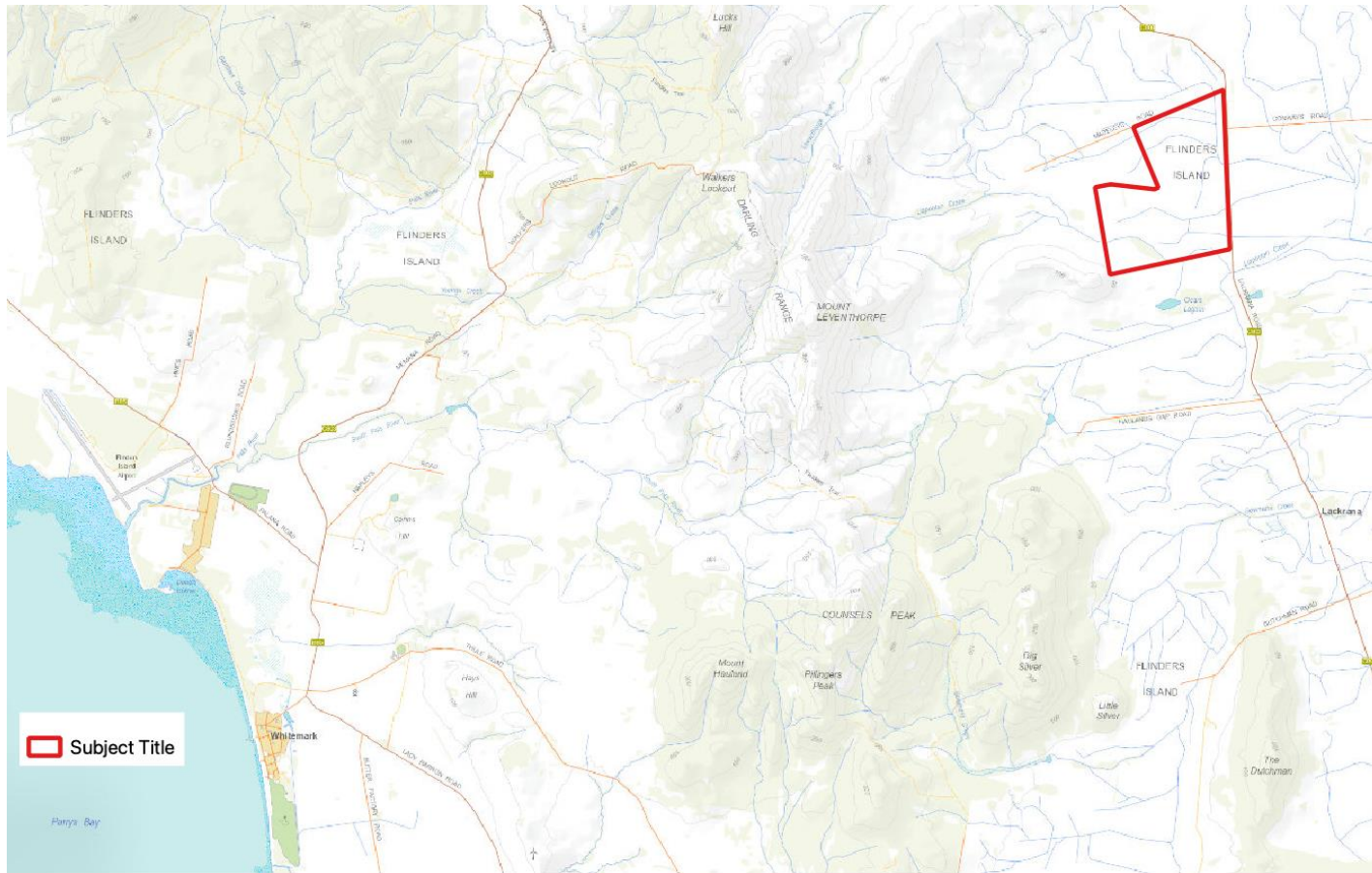
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Learmonth, R., Whitehead, R., Boyd, B., and Fletcher, S. (2007). Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast.

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

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

# Appendix 1: Maps



Map Name: Location  
Project: Subdivision  
Client: Campbell  
Date: 01/02/2024

BaseMap image by LIST Topo  
Cadastre from LIST  
(C) State of Tas



Figure A1-1: Location

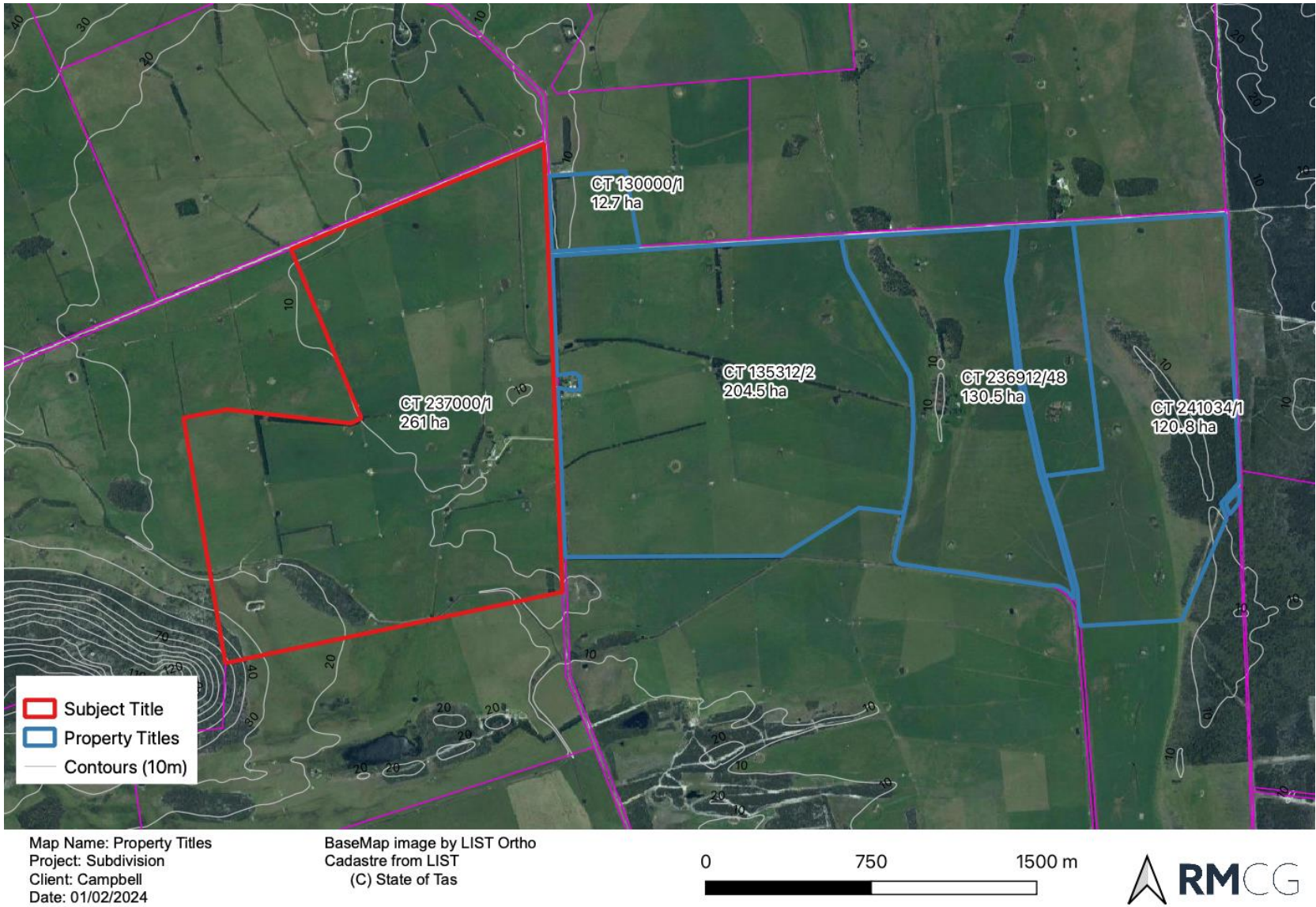


Figure A1-2: Holding titles

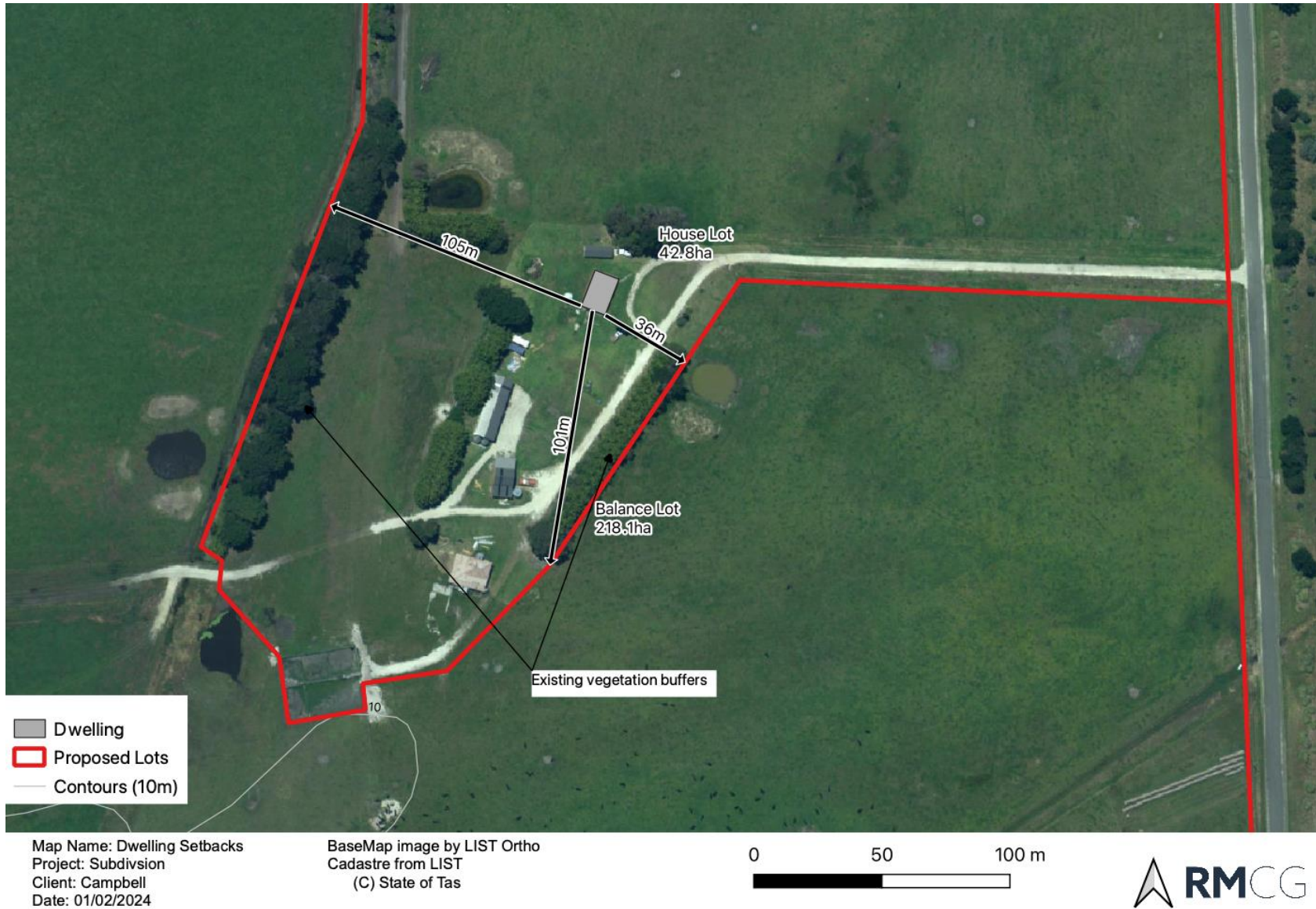


Map Name: Proposed Lots  
 Project: Subdivision  
 Client: Campbell  
 Date: 01/02/2024

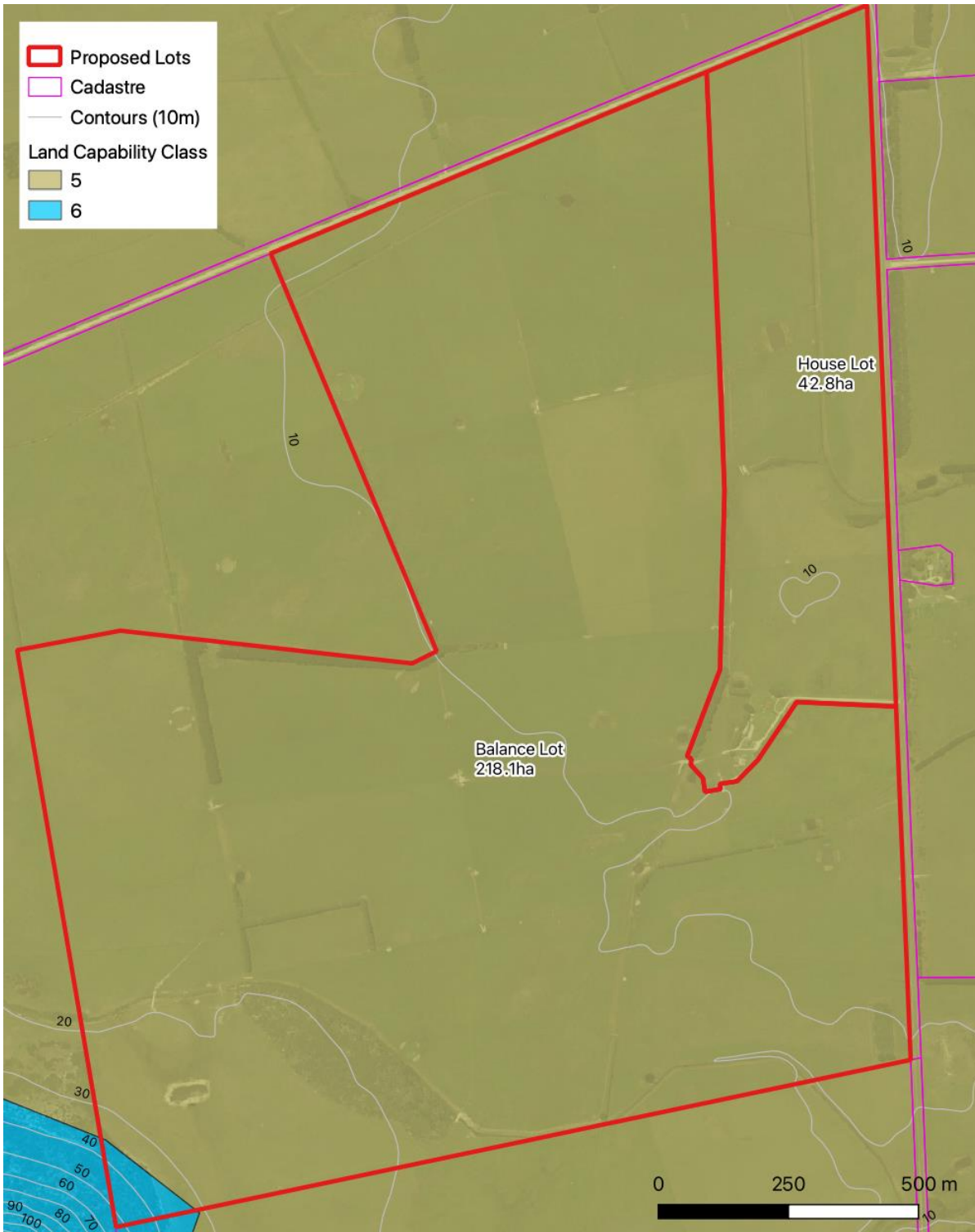
BaseMap image by LIST Ortho  
 Cadastre from LIST (C) State of Tas



**Figure A1-3: Proposed lots**



**Figure A1-4: Proposed setbacks of dwelling from new boundaries. Also see the infrastructure to be retained with the dwelling**



Map Name: Published Land Capability  
 Project: Subdivision  
 Client: Campbell  
 Date: 01/02/2024

BaseMap image by LIST Ortho  
 Published Land Capability (1:100,000) by  
 DPIWPE  
 Cadastre from LIST (C) State of Tas



**Figure A1-5: Published land capability 1:100,000**

# Appendix 2: Land Capability definitions from Grose (1999)

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

**CLASS 1:** Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat land with deep, well drained soils, and in a climate that favours a wide variety of crops. While there are virtually no limitations to agricultural usage, reasonable management inputs need to be maintained to prevent degradation of the resource. Such inputs might include very minor soil conservation treatments, fertiliser inputs or occasional pasture phases. Class 1 land is highly productive and capable of being cropped eight to nine years out of ten in a rotation with pasture or equivalent without risk of damage to the soil resource or loss of production, during periods of average climatic conditions.

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

**CLASS 3:** Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture or equivalent during normal years.

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

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

**CLASS 5:** This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

**CLASS 6:** Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

**CLASS 7:** Land with very severe to extreme limitations which make it unsuitable for agricultural use.



## Appendix 3: Potential conflict issues

Table A3-1 describes the frequency and intensity of adjacent activities (grazing) and the associated issues likely to constrain this use. These are a broad guide only and site specific, cultivar specific and seasonal variations occur. Aside from these specific issues associated with grazing Learmonth et. al. (2007) also provides a comprehensive list of potential land use conflict issues (see Figure A3-1). Table A3-1 provides the rationale behind the recommended minimum buffers contained in Table A6-1 (Appendix 6).

**Table A3-1: Farming activity – Grazing**

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

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

**Figure A3-1: Typical rural land use conflict issues (Learmonth et al. 2007)**

# Appendix 4: Farm Business Scale Characteristics

Table A4-1 summarises a number of key characteristics associated with each scale. No single characteristics is considered definitive and there will be overlap and anomalies. Table A4-1 can be used to determine the scale of the existing farm business and/or the potential scale based on the characteristics.

**Table A4-1: Farm business scale characteristics**

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

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

# Appendix 5: Characteristics of a Commercial Scale Farm Business Activity

It is very difficult to provide an assessment of the commercial viability of a single farm business activity as generally more than one farm business activity contributes to a farming business. Table A5-1 is designed to describe the general characteristics of a commercial scale farm business activity in Tasmania. Table A5-1 can be used to characterise land and water resources to determine whether they have the capacity to contribute to a commercial scale farm business activity. For example, a farming business with less than 4ha of cherries is likely to need additional farming activities to be viable.

**Table A5-1: Resource requirements for various land uses**

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	SHEEP	CATTLE	DAIRY	CEREALS	OTHERS	PROCESSED	FRESH MARKET				
Land Capability	LC generally 3–6.	LC generally 3–5/6.	LC generally 3–5.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4/5.	LC 1–4/5.	LC 1–4 or N/A	LC 4–6
Minimum paddock sizes	No minimum	No minimum	To suit grazing system.	10–15ha min	5–10ha min.	10ha min.	10ha min.	2–4ha.	2–5ha.	2–4ha min.	10–20ha min.
Size for a 'viable' business if conducted as single farm business activity (1)	Generally 3,000–10,000 dse -area depends on rainfall). (2)		Capacity for at least 350 milkers. (3)	Broadacre cropping will be a mix of crops in rotation with pasture and livestock. The area required for viability is highly variable.				4–10ha.	10–30ha.	5–10ha.	TBC
Irrigation water	Not essential	Not essential	Preferable 4–6ML/ha.	Not necessary.	Mostly necessary, 2–3 ML/ha.	Necessary, 2–6ML/ha.	Necessary, 2–6ML/ha.	Necessary, 1–3ML/ha.	Necessary, 2–3ML/ha.	Necessary, small quantity.	Not required.
Climate specifications	Lower rainfall preferred for wool.	No preferences.	High rainfall (or irrigation).	Susceptible to spring frosts. Difficult to harvest in humid coastal conditions.	Susceptible to spring frosts.	Susceptible to spring frosts.	Susceptible to spring frosts.	High rainfall (or irrigation).	Susceptible to spring frosts for vines. Susceptible to summer rains for cherries. Susceptible to disease in high humidity in March for vines.	Preferably low frost risk area.	Rainfall above 700–800 mm.

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	SHEEP	CATTLE	DAIRY	CEREALS	OTHERS	PROCESSED	FRESH MARKET				
Infrastructure	Yards & shearing shed.	Yards, crush, loading ramp.	Dairy shed, yards, crush, loading ramp.	Minimal.	Irrig facilities.	Irrig facilities.	Irrig facilities. Possibly a packing shed unless using a contract packer or growing on contract	Irrig facilities. Packing shed	Irrig facilities. Packing shed	Plastic/glass houses.	Firefighting dams. Access roads
Plant & equipment	Minimal.	Minimal; hay feeding plant.	General purpose tractor, hay/silage feeding.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Small plant.	Contract services.
Market contracts	Not required.	Not required.	Necessary.	Not required.	Generally required.	Necessary.	Highly preferred.	Desired.	Desired.	Contracts preferable.	Varies.
Labour	Medium.	Low.	High.	Low.	Low.	Low.	Variable/medium.	High at times.	High at times.	High at times.	Low.
Local services	Shearers.	Vet.	Vet, dairy shed technician.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Pickers.	Pickers.	Pickers.	Contractors.
Regional suitability	Dryer areas good for wool. All areas suitable; larger farm sizes needed for viability.	All areas suitable.	Economics dictate large area necessary. Needs high rainfall or large water resource for irrigation.	Generally large areas, so need larger paddocks and larger farms.	Generally large areas, so need larger paddocks and larger farms.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Specific site requirements; proximity to markets and transport/carriers.	Specific site requirements; potentially available in most municipalities.	Proximity to markets is important.	Low rainfall areas less preferred.

**Table notes:**

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

# Appendix 6: Separation distances and buffers

Farm business activity scale (RMCG 2022 and included as Appendix 4) in combination with Table A6-1 can be used to provide guidance on appropriate separation distances when there are no additional mitigating factors. Appendix 3 provides guidance on constraints and potential conflict issues in relation to the relevant current and potential farming activities in proximity to a sensitive use.

**Table A6-1: Separation distances**

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

Table notes:

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

This report has been prepared by:

**RM Consulting Group Pty Ltd trading RMCg**

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

rmcg.com.au — ABN 73 613 135 247



Offices in Victoria, Tasmania and NSW

**Key contact**

Michael Tempest

0467 452 155 — michael.t@rmcg.com.au

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