

TO WHOM IT MAY CONCERN, 5th AUGUST 2019  
WE RODNEY & SUSAN DUFF  
OF 1169 PINE ROAD  
RIANA TAS 7316

TITLE REFERENCE 202401/1  
P.I.D 6776053

HEREBY OBJECT TO THIS LAND BEING  
CLASSIFIED AS AGRICULTURE. OUR REASONS BEING THAT;  
WE ARE NOT CONNECTED TO THE BLYTHE  
IRRIGATION SCHEME. THIS IS NOT PRACTICAL, AS THE  
MAIN LINE IS ON THE OPPOSITE SIDE OF  
ADAMS CREEK WHICH RUNS THROUGH A DEEP GULLY.  
WE HAVE 6.5 HA, WHICH ONLY PART  
THERE OF WOULD BE SUITABLE FOR CROPPING.

OUR NEIGHBOURING PROPERTIES ARE TO BE  
REZONED RURAL, ALONG WITH OUR ADJOINING HOUSE  
BLOCK. ALL THESE SMALL BLOCKS ARE CURRENTLY  
USED FOR RESIDENTIAL PURPOSES ONLY.

SO FOR THESE REASONS WE BELIEVE  
OUR PROPERTY SHOULD ALSO BE ZONED  
RURAL AND NOT AGRICULTURE AS PROPOSED.

CENTRAL COAST COUNCIL

Division .....

Rec'd 08 AUG 2019

File No .....

Doc. Id .....

YOURS FAITHFULLY

R Duff  
S Duff

RODNEY AND SUSAN DUFF

## Land Capability Report:

1144-1166 Pine Rd Riana

Latitude: 41°19'6869 (S)

Longitude: 146°000'157 (E)

I have assessed the following location under instruction from RT & SM Duff "Kneary farm" under the land capability classification standards as below.

The land is Class 5.5-5.9, dlx, 5 (unit of 5, due to surface water in winter that is poorly to very poorly drained).

Class 5.5-5.9: The land is classified as 5.5-5.9, mainly Alluvium soil. This land is unsuitable for cropping and has some severe limitations for any agricultural sustainable activity other than a farm-let or hobby farm, therefore this property is only marginally suitable to a small grazing operation. The land is severely "land blocked" by two physical barriers such as the Dial recreational area and range on the Eastern side boundary and the Pine Rd on the Western side boundary. There are also barriers of similar types, notably small land holdings, on both the Northern and Southern boundaries.

I have also used a subclass of dlx due to,

(d) drainage limitations, resulting from the impeded permeability within the soil profile leading to the development of anaerobic conditions for large parts of the year.

(l) There is a limiting layer of clay on a high percentage of the acreage, notably the area closest to the Dial range.

(x) The complex topography of the Dial range on the Eastern boundary leads to reduced hours of sun for a high period of the year.

Regards,

Darren Briggs

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