35 Veris

Thursday, 6 July 2023 Ref: 305398\_L01\_Rev0

The General Manager Kentish Council 69 High Street Sheffield TAS 7306

Email: council@Kentish.tas.gov.au

Dear Sir

#### Representation to Draft Kentish Local Provisions Schedule – Tasmanian Planning Scheme

Veris Australia Pty Ltd has been engaged by Robert Sushames, owner of 230 James Road, Acacia Hills (FR50682/1, 177003/1 and 113034/1) to submit a representation on his behalf in respect to the Draft Kentish Local Provisions Schedule.

The subject site is comprised of three (3) property titles with a combined area of 157.81ha (FR50682/1 - 37.35ha, FR177003/1 - 59.44ha and FR113034/1 - 61.02ha). It is identified as class 6 land which is defined within the Land Capability Handbook 1999 as:

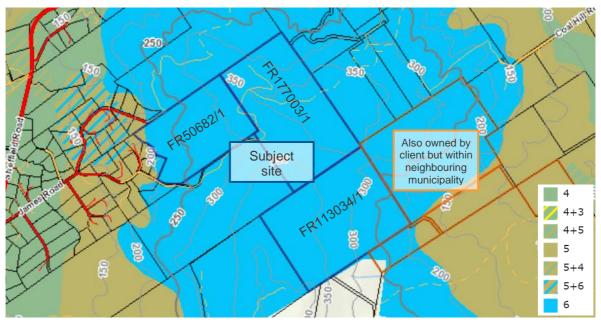


FIGURE 1: LAND CAPABILITY

#### 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."

The subject land has access off James Road. A dwelling is located on FR177003/1 utilising an extension of James Road as access located partially within an existing road reserve.

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Veris Australia Pty Ltd ABN 53 615 735 727



#### PROPOSED ZONE

The Draft Kentish LPS proposes to apply the Agriculture Zone to the subject land.

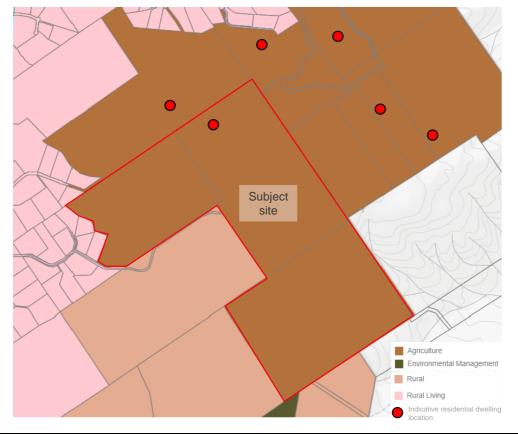


FIGURE 2: EXTRACT ZONING MAP DRAFT KENTISH LPS

Figure 2 shows that the subject site is proposed to be surrounded by Agriculture zoned land to the north and east and the Rural Zone to the south-west. It directly adjoins a Rural Living area to the west. Figure 2 above also shows the indicative locations of existing residential dwellings in the vicinity of the subject site, already showing a generally land use pattern of rural residential.

#### **ZONE PURPOSE**

The primary objective of the Draft Kentish Local Provisions Schedule is to apply a zone to achieve the zone purpose to the greatest extent possible (*Guiding Principle 3.4 prepared under Section 8A LUPA 1993*).

The purpose of the Agriculture Zone is

- 21.1.1. To provide for the use or development of land for agricultural use.
- 21.1.2. To protect land for the use or development of agricultural use by minimising:
  - (a) conflict with or interference from non-agricultural uses;
  - (b) non-agricultural use or development that precludes the return of the land to agricultural use; and
  - (c) use of land for non-agricultural use in irrigation districts.
- 21.1.3. To provide for use or development that supports the use of the land for agricultural use..



The subject site and adjoining properties are currently zoned Rural Resource. We assume the proposed translation to Agriculture zoning is based on the recommendation to apply the Rural or Agricultural Zone for land currently zoned Rural Resource. In this context the proposed zone is applied correctly; however, the primary objective of the Draft Kentish Local Provisions Schedule is to apply a zone to achieve the zone purpose to the greatest extent possible (*Section 8A Guiding Principle 3.4*).

The subject site has been identified as unconstrained (see Figure 3); however, the enclosed agricultural reports prepared by L.J. Hennessy (Pedologist) concludes that the land has little chance of being above a class 7 rating and that the land is not suitable for agricultural operations of any type due to its poor natural conditions. The existing vegetation is mostly secondary or tertiary regrowth scrub and trees of very low commercial value. Additionally, large areas of the subject site comprise trees infected with an air carried spoor disease, which can only be eradicated through clearing and burning the infected trees.



FIGURE 3: LAND POTENTIALLY SUITABLE FOR AGRICULTURE ZONE LAYER (THE LIST)

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Zone Application Guidelines	Comment
<b>AZ 6</b> Land identified in the 'Land Potentially Suitable for Agriculture Zone' layer may be considered for alternate zoning if:	The Cradle Coast Regional Land Use Strategy acknowledges that Kentish is "largely a rural residential community within commuter distance of Devonport" (p.166) and that "the major proportion of residential growth is anticipated as
(a) local or regional strategic analysis has identified or justifies the need for an	rural residential dwellings on zoned land at Acacia Hills and Nook" (p.167).
alternate consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;	The Acacia Hills / South Spreyton Strategic Plan 2017 identifies two of the subject titles as future rural residential land.
(b) (d); or	Please refer to the enclosed agricultural report
(e) It can be demonstrated that:	concluding that the land is unsuitable for any
<ul> <li>(i) the land has limited or no potential for agricultural use and is not integral to the management of a larger farm holding that will be within the Agriculture Zone;</li> </ul>	agricultural land use.
<ul> <li>(ii) there are significant constraints to agricultural use occurring on the land; or</li> </ul>	
(iii) the Agriculture Zone is otherwise not appropriate for the land.	

**Table 1:** Zone Application guidelines Agriculture Zone (Section 8A)

The application of an alternative zoning is therefore considered to be consistent with the Guideline AZ6 (a) and (e) as well as the Principle of the State Policy on the Protection of Agricultural Land 2009.

#### POTENTIAL ZONE ANALYSIS

As demonstrated above, the application of the Agricultural Zone would be inappropriate for the subject site. The initial default zoning to be applied would be the Rural Zone; however, the Rural Zone would allow for a range of industrial type uses to be established on the land without any tests of locational appropriateness. The proximity to Sheffield Road (an Arterial State Road) increases the attractiveness of such businesses to this region. This could lead to land use conflicts and is considered contrary to the long-term strategic intent of the area.

Additionally, the subject site is of great importance to the fulfilment of the long-term strategic road connectivity of the area as shown in 4 below. The fact that the land is currently in one ownership, who is willing to develop the land, provides a great opportunity to realise this strategic road connectivity.

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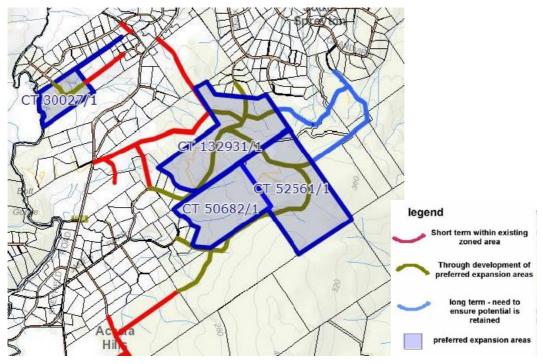


FIGURE 4: EXTRACT FROM ADOPTED STRATEGY - POTENTIAL ROAD CONNECTIVITY LINKS (p.31)

Although not subject of this representation, it is noted that the client also owns additional land within the Latrobe municipality which could provide further road connectivity to the Latrobe municipality (via Coal Hill Road).

Based on the existing rural residential developments in the area and the exclusion of the Agricultural and Rural Zone as potential zones for the subject land, it is considered that the Rural Living Zone A would be most appropriate allowing development of the land and facilitate the desired road connections.

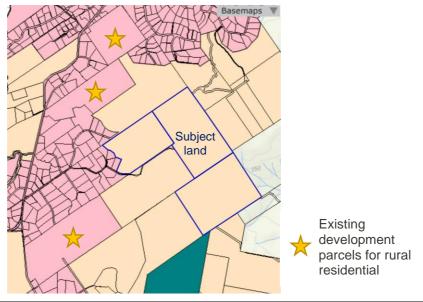


FIGURE 5: EXISTING ZONING APPICATION IN THE AREA



It is noted that the area has several large parcels zoned for rural residential purposes as seen in Figure 5 above. However, these properties have been zoned for rural residential purposes for more than 10 years without development occurring. The Strategy mentioned that there were eight titles zoned for Rural Living although comprising orcharding operations and that the zoning has not been amended to not cause negative financial implications for these businesses (p.28). The available land for rural residential purposes appears sufficient for the area, but no development has occurred, and Council cannot enforce it. While there is sufficient supply "on paper" there could be an undersupply in reality.

Our client has secured contiguous land in the area for future residential development and is financially capable to undertake immediate development.

#### Rural Living Zone (RZ)

The purpose of the Rural Living Zone is:

- 11.1.1. To provide for residential use or development in a rural setting where:
  - (a) services are limited; or
  - (b) existing natural and landscape values are to be retained.
- 11.1.2. To provide for compatible agricultural use and development that does not adversely impact on residential amenity.
- 11.1.3. To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts.
- 11.1.4. To provide for Visitor Accommodation that is compatible with residential character.

Zone Application Guidelines	Comment
RLZ 1	N/A
<ul> <li>RLZ 2</li> <li>The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:</li> <li>(a) consistent with the relevant regional land use strategy, or supported by more</li> </ul>	The Cradle Coast Regional Land Use Strategy acknowledges that Kentish is "largely a rural residential community within commuter distance of Devonport" (p.166) and that "the major proportion of residential growth is anticipated as rural residential dwellings on zoned land at Acacia Hills and Nook" (p.167).
<ul> <li>detailed local strategic analysis consistent</li> <li>with the relevant regional land use strategy</li> <li>and endorsed by the relevant council; or</li> <li>(b) the land is within the Environmental Living</li> </ul>	The zoning of the subject site to rural residential is supported by the locally adopted strategic plan (Acacia Hills / South Spreyton Strategic Plan 2017).
Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the	Furthermore, the rural residential zoning and development of the land would further the objective to achieve the desired street connectivity in the area (p.30).

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Zone Application Guidelines	Comment
minimum lot size is 10 ha or greater.	
<ul> <li>RLZ 3</li> <li>The differentiation between Rural Living Zone</li> <li>A, Rural Living Zone B, Rural Living Zone C or</li> <li>Rural Living Zone D should be based on: <ul> <li>(a) a reflection of the existing pattern and density of development within the rural living area; or</li> <li>(b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</li> </ul> </li> </ul>	The existing pattern in the area are consistent with the Rural Living A zoning. Essentially the subject site will part of the consolidation of the established rural residential areas of South Spreyton and North Acacia Hills, which are important dormitory rural residential areas for the settlement of Devonport and Latrobe.
<ul> <li>RLZ 4</li> <li>The Rural Living Zone should not be applied to land that: <ul> <li>(a) is suitable and targeted for future greenfield urban development;</li> </ul> </li> <li>(b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or</li> <li>(c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.</li> </ul>	The subject land is identified as unconstrained within the 'Land Potentially Suitable for Agricultural Zone' layer. However, it has been demonstrated that the Agricultural zoning is not appropriate for the land due to the existing physical constraints of the land and surrounding developments. It has also been demonstrated that the Rural Zone provides potential land use conflict risks. The land has been identified as future rural residential land within the adopted local strategy.



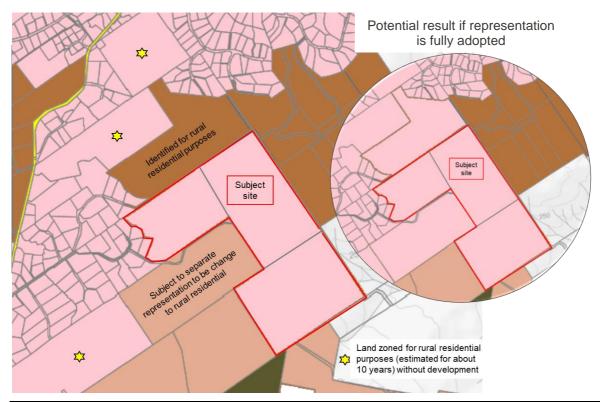


FIGURE 6: POTENTIAL RRZ ZONING OF SUBJECT SITE WITH ADDITIONALLY IDENTIFIED AREAS

#### SUMMARY AND CONCLUSION

- The zoning of the land for rural residential development is in line with adopted strategic documents.
- It has been demonstrated that the land has no potential being utilised for any agricultural use.
- The application of the Rural Zone could lead to land use conflict and undesired long-term outcomes. It is furthermore noted that the natural assets of this land are currently unprotected due to the proposed zoning (Natural Asset Code does not apply for the Agricultural Zone).
- A rural residential zoning would require the Natural Asset Code to be overlayed, which would ensure the appropriate protection and management of the site during development.
- Surrounding land could also be considered as rural residential to create a contiguous area of rural residential expansion.
- The development of the subject land would provide for strategically desirable road connectivity within the region and potentially to adjoining municipalities.
- It is also noted that while the region appears to have sufficient rural residential zoned land, that these properties have not been developed for 10 years. A shortage of rural residential land is therefore likely in the region given the acceptance of generally underestimated population growth predictions (at the time of the CCRLUS preparation).



We therefore submit that in order to best achieve the objectives of the Local Provisions Schedule that our client's land should be zoned Rural Living A. Council could additionally consider the rezoning of the identified cluster to provide for a continuous expansion of rural residential land.

Your sincerely

El Jana Rockliff

**Town Planner** 

## SOIL CLASSIFATION Codes, Works and References are in accordance to the following reference books;

#### Australian Soil and Land Survey:

Field Handbooks, Second Edition;

R.C. McDonald, R.F. Isbell, J.G. Speight, J. Walker and M.S. Hopkins

#### Revised: STANDARD SOIL COLOR CHARTS;

Dr. Mastatada Oyama. (National Institute of Agricultural Sciences)

Dr. Hideo Takehara. (Forest Experiment Station)

In cooperation with Japan Color Research Institute.

#### Sole Distributors in Australia;

Frank McCarthy Color Pty.Ltd.

Soil Description Book. 1982, 1985, 1987, 1989, 1990, 1992,

Revised. February 1995.

K.G. Wetherby, Pedologist, M.Ag Sci, MAAAC, CPAg 3

#### Soil Description Book:

Revised. April 2003

K.G. Wetherby, Professional Soil scientist.

# **Personal Findings & Collations of Data:**

These finding and collations are based on 3 factors:

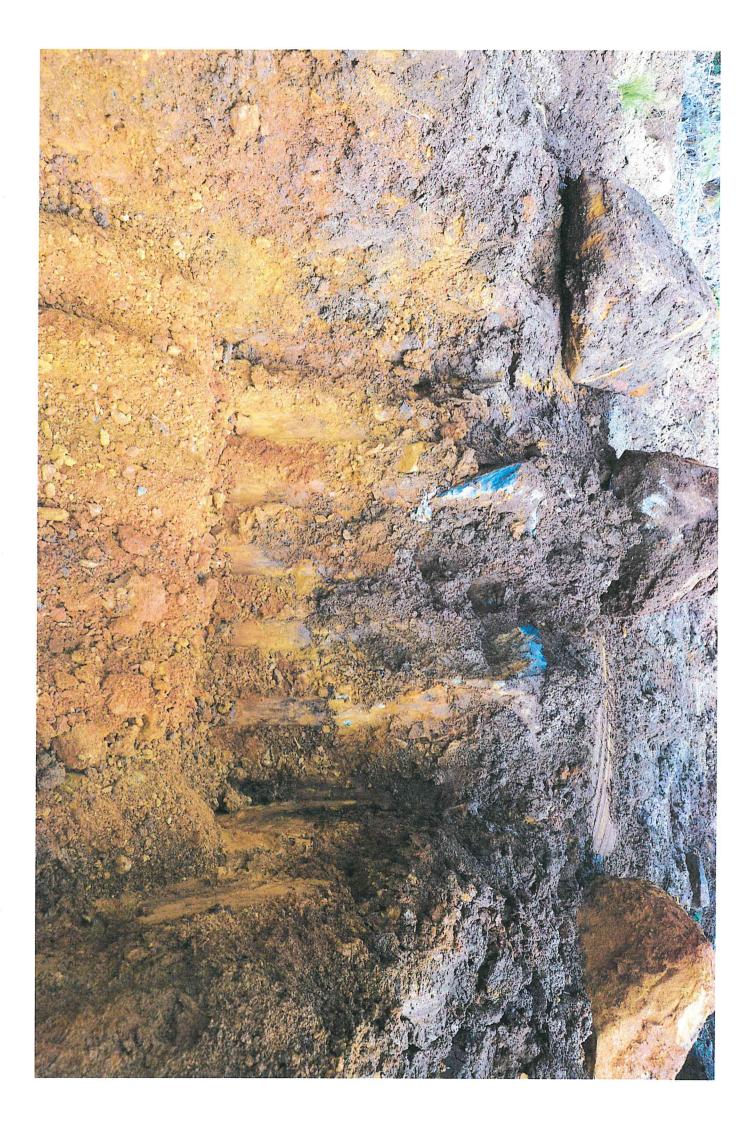
- A. The data on the data sheets.
- B. Observations within the field site.
- C. Personal knowledge over 40 years as a Pedology Consultant for and within the Agricultural Industry covering five states of Australia, namely: Victoria, New South Wales, Queensland, South Australia and Tasmania. This covers a wide range of works and issues. Being, private people and companies, plus the three tiers of Government. (Local, State and Federal).

#### In my Option.

#### Reason for a SK2 finding:

According to the Data sheets and the finding on those data sheets, being directly taken from soil samples derived via "Pit holes", transcending into the soil to a total depth of 1800mm where possible, this ground would be classed as a SK2 under the "Soil Classification for Horticulture" codes and having a Geology type at the **B Horizon** of Class **QYC** 

## Photo of PIT HOLE:



The soil has in most cases little to no Top Soil. **A. Horizon** but goes straight to the **B. Horizon**, which is a mid to high range clay based soil, as it extends down through the profile the clay content becomes greater to a point that it is either very heavy clay or even in parts <u>"Plug Clay"</u> This clay should never be exposed to the surface as it is a water barrier clay. (Sometimes known as **Blue/Gray Clay**) The location depth of said clay in some of the" Pit Holes" were as deep as, below 1800mm, to as shallow as 480mm from the surface.( At several "Pit Hole" sites there was no Top Soil at all.)

#### This is an indicator that this ground is unsuitable for any type of Profitable Agriculture.

#### Readily Available Waterholding Capacity :

The Readily Available Waterholding Capacity (RAW) in most case is the key for Agriculture as the greater the RAW score the greater amount of growth you would get from the soil and hence the greater the Profit. I.e. the more you can grow, the more you can sell.

**<u>Readily Available Waterholding Capacity</u>**: Refers to How much your land will produce on the water held within the grounds.

The closer to 42.60 the better as this is the rating for Prime Agricultural grounds with the highest returns, for monies invested.

At Approximately 36 and up to 42.60 is the range for Agriculture/ Viticulture and other high end ground crops. 36.0 being the **Lowest** range of returns, 42.60 being the **Highest** range.

At Approximately 30.0 to 36.0 are the ranges for growing grasses and the Meat Industries. (Covering a wide range of various types.)

The lowest returns, being 30.0, the highest returns being 36.0.

The higher the range, the more cattle can be grazed per acre (as an example)

At approximately 25.0 to 30 is for <u>Hobby</u> Farms. High maintenance, Low returns.

Below 25.0 has no commercial value for any type of Agriculture profit, (Input costs are greater than the returning profit) unless it is something to do with Construction.

A small rise in the RAW can and will result in a larger profit, this rise can be achieved by changing the structure of the soils content but in doing so you must consider the cost to do so compared to the expected increase in returns or profit. To do so in this case, the **Costs** would out way the **Profit** several times over

Keeping in mind the soil samples that were tested had a Very Low RAW Capacity, so low in fact in my option any venture into Agriculture, Viticulture or Production Forestry would be a grave mistake and a road to bankruptcy,. This option also does not include another factor/s that is/are not listed on the **"Data Sheet"**; the reason this factor/s is/are not listed is: The samples taken have to be able to be handed by a human hand.

#### The Non Listed factor/s being: The "SIZE" and" LIT" of some of the "Coarse Fragments".

Some of the stone is "Iron Stone" some is "Heavy Density Blue Stone" with sizes up to 6 and 7 being quite common on the surface and as well as, through the profile, these stones would have to be removed somehow and the costing would be far in excess of the value of the land itself.

<u>At present</u>; they do have a bearing on the overall "Actual Area" RAW which has not been consider but if they were and deducted from the area surrounding the "PIT HOLE" then that score for the "RAW" contained within the "PIT HOLE"AREA would be, heavily reduced, with a score of several point below the one shown on the "Data Sheet".

<u>Other Factors of Note</u>: The slopes occurring within several areas on all 3 blocks are beyond the acceptable safety limits, for the general use of machinery in regards to farming and if for some reason it was to be used for farming, in the long term, it is almost guaranteed that a fatal or near fatal accident will occur.

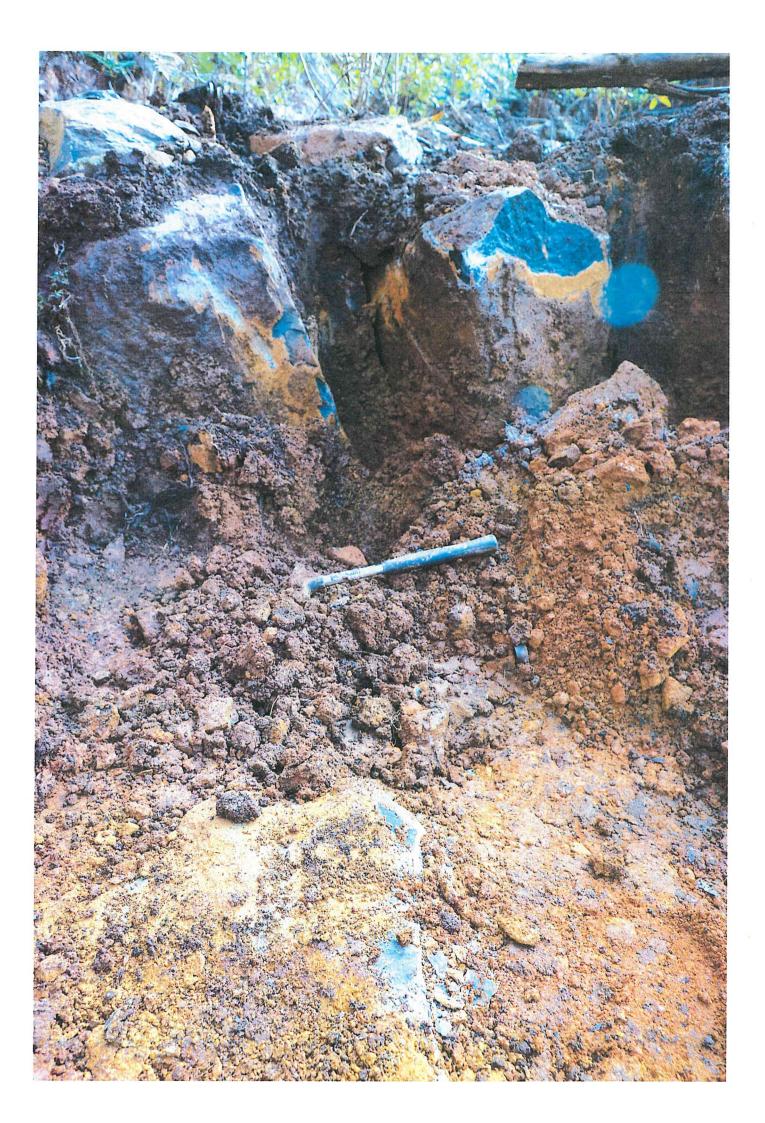
<u>The colour of the soil</u> has nothing to do with its <u>QUALITY</u>; all it does; is tell you what the colouring agent was, that made it that colour in the first place. I.E. when trees rot, the tree will rot down to reddish- brown compost and in turn will stain what is around it reddish-brown. The more trees that rot the redder it becomes. Hence the name "Red or Brown Soils"

If the soil is a dark colour, it means that the oil from the trees leaves that have fallen into the water has leached out into said water and over time has stained the grounds around that water dark hence the name "River Flats" Or "Black Soil" once again the more leaves that land in the water the darker the stain.

**\*\* False A. Horizons:** This can occur, when a "Hard Core or Hard Pan or even Bedrock" is found and a large percentage of the various clay types have been attracted too and then held by and within the Core or Pan leaving only the fines (Sand & Loam) and a reduced amount of clay behind. When a sample is taken, you try to take only soil as it lay in the pit hole, without disturbing either the Hard Core or Hand Pan. By doing this procedure in the correct and normal way in fact you end up with a non true sample and in turn when tested you receive a False A. Horizon score.

What makes the QUALITY OF THE SOILS: is its construction or ratio of Sand, Loam & Clay to each other.

### Photo of Rocks that are 6 & 7 grade



#### Ground Coverage (Flora)

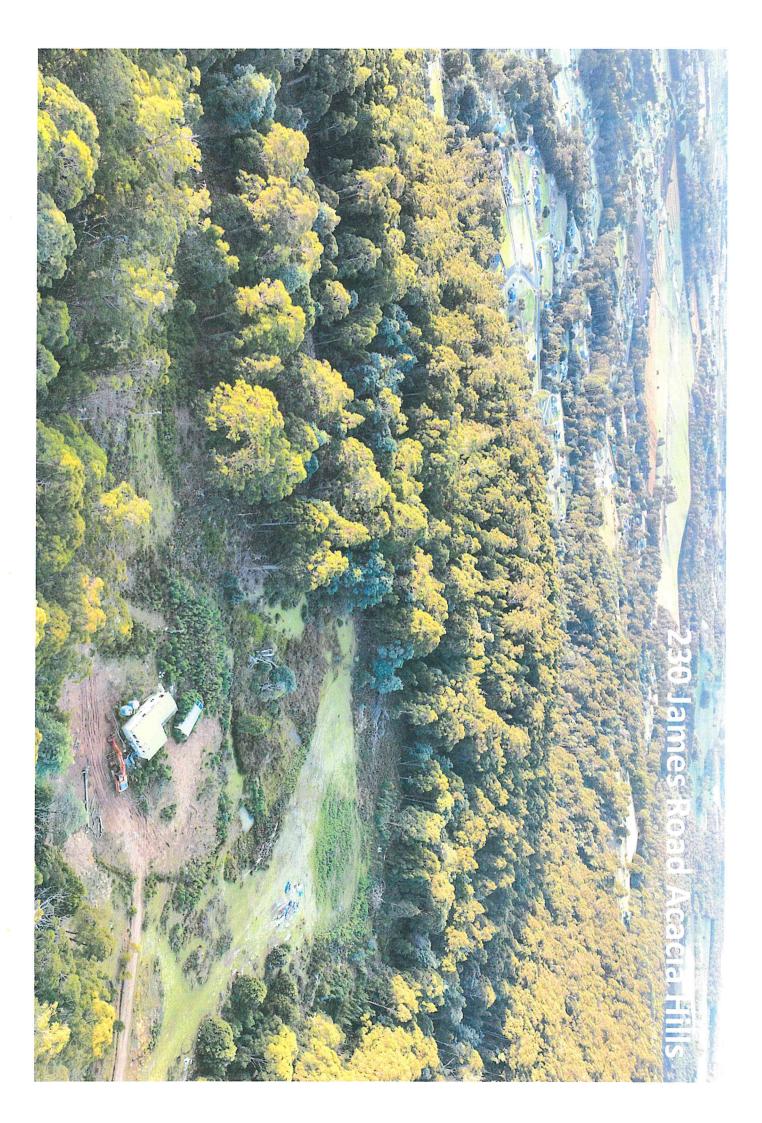
At present the ground cover is Secondary or Tertiary regrowth scrub and trees, none of which in my option has any value as a standalone saleable item, as most of the mill logs have been removed over many years by selective logging, going back as far as the 1800s and up to as late as just a few years ago leaving nothing but Secondary and or Tertiary waste logs, which would be graded as very poor or spread out so far apart, that to harvest said trees would cost more than the return of those said trees could bring in.

The other factor that must be considered in regards to the trees is that they are all very shallow rooted, the ones that had to be pushed over so we could conduct this survey, no matter the size had little or no Tap Root and most if not all were only held to the ground by surface roots making them very unstable and dangerous to work within and around them, there were cases where one tree was removed and another several meters away just toppled, either over the machine or next to it. The root penetration is directly related to the lack of top soil and the class of subsoil that the roots are trying to penetrate through and live within.

In large areas within the 3 blocks there are many infected trees with an "Air Carried" Spoor Disease, that starts under the bark and by the time it shows up as a white patch on the outside of the tree, the inside has decayed to a point that is unstable and is likely to just split or break off without warning, there are several stages of the disease and can affect the same tree in multiple places and stages at the same time, or in just one place on a tree, when the white patch becomes clearly visible to the eye, is the same time, that the spoors are carried to the surrounding trees. They can be carried a short distance or a very long way depending of the power of the wind carrying them at that time.

The infected trees are greater in number at the highest areas of the blocks and thins down as it descends, this would suggest the infection has come in over the crest of the hills and travelling down the slopes, it **does not mean** that the infection has slowed, **what it shows is the infection is on the move throughout all the areas within the 3 blocks** and most likely outside of them as well.

### Photo of Flora: (Aerial)



#### Normal Way of Control:

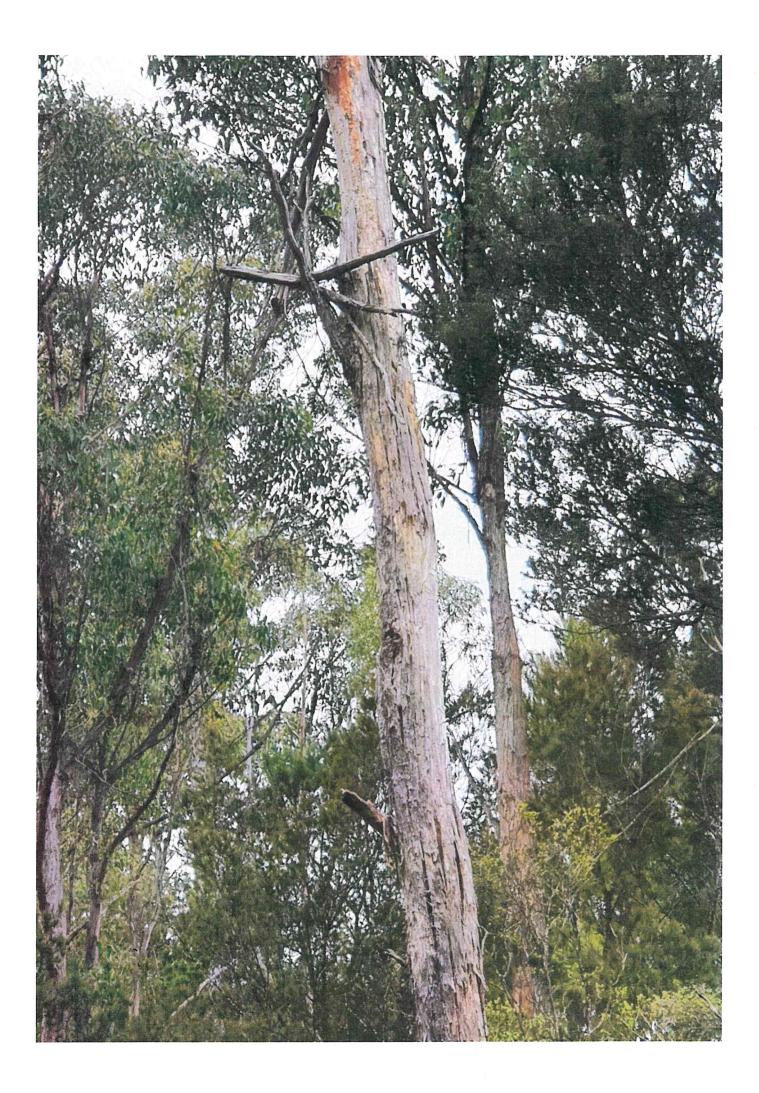
The only way to eradicate this disease in my option is to fall all trees in the effect area and remove them off the property altogether including butt and heads, by burning them; this can be both heaping them up as a whole and setting them on fire or by selling them as "clean already split and cut", ready to collect fire wood.

Any and all waste, such as stumps, decayed and rooting wood, bark, heads and leaf matter should be burnt on site, **NOT** just buried or transported away from its current land/lands to insure the "SPORES" have been destroyed.

Digging a large **Pit or Trench** and burring said trees will not eradicate the spores, all it will do is hide the problem for a time until somehow the area is re-exposed, once that happens, the spores will reactivate.

### **PHOTOS DISEASED TREES:**





HARD CORE@ 26-40cm	AMELIOR	DRAINAG	DEPTH OF FREEWATER:	DEPTH OF ROOTZONE	DEPTH OF TOPSOIL:			2660	1726	0917	009	In cm	DEPTH	GEOLOGIC SETTING:	Examiner: LJH		Block No.		CO-ORDINATES:
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T/M 1	M+		GR	Qyc	Fe/MU./C	1-3	70		N/A	4.0	5YR.2/1	LC	B2.	0 07
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	Northern	Z			Western Southern	NOI &	SIFCA	Western	SO		Eastern		NATES:	CO-ORDINATES:
					DIO DITA DI	TROPTO								

HARD PAN (a)	AMELIOR		DRAINAC	DEPTH OF FREEWATER:	DEPTH OF ROOT 19 CM	DEPTH OF TOPSOIL:			3260	1932	09 19	009	In cm	DEPTH	GEOLOGIC SETTING:	Regminar III	DIUCK INU.	Dial Na		CO-ORDINATES:
	LATION		JE AND	F FREE	FROOT	)F TOP			85	B4	B3	B2.		HOR	GIC SE		R.J	-		NATES:
CM BI	REQUI		) SEEPA(	WATER	19 CM	SOIL:				VHC	LMC	LC		TEXT	TTING:	Don	. & D.L.		400	
BEDROCK STARTING @	AMELIORATION REQUIREMENTS: Yes		DRAINAGE AND SEEPAGE POINTS: N/A	BELO		- CM			5YR4/6	5YR 4/3	5YR 4/2	5YR 3/1	COLOUR	SOIL	NG:	illon Do	R.J. & D.L. SUSHAMES.		400 Meters in from	Eastern
ARTIN	Yes.		N/A	W 1.8				 	4	4	4	6		PH (	1.311	T				
1				BELOW 1.8 METERS						Hard			C	CARBONATE	(Mid Slope)		Prope	T	400	SOI
32 CM				SS			×			Core)			CLASS	NATE	ope)		Property ID. 9838194		400 up from	L CLASSI Western
			0	S	R	A			95	10 ]	S	10 ]	%. S	0	Surve	2	: 8194			FCATI
			OILCO	OIL CI	AW @	DJUS		 	1-5	1-3	1-2	1-2	SIZE	OARSI	y Date	J				0N &
HARD Core @ 19 CM	MICROBE RE		SOIL CODES: - B M R V	SOIL CLASSIFICATION	RAW @ 15.403 KPA	ADJUSTED SITE			BEDROCK	MU/Fe	MU/Fe/C	GV/MU/Fe/C	LIT	COARSE FRAG	Survey Date: 06/06/23 Inspe	20	Filo Number. 50682/1		150 Meters	SOIL CLASSIFCATION & PROFILE Western Southern
@ 19 CM	ROBE REQUIREMENTS	÷	RV	ICATION: Ferrosols (Red) SK2	KPA = 60					QYR	QYR	QYR		GEOLOG	Inspection Method: Soil Pit Hole 1.8m +If Poss.	a da a	0682/1		up from	
	NTS YES		-	Red) SK2					AB	GR/AB	GR	GR	GRADE TYPE	PEDALITY	d: Soll Pit	2				
									SS++	SS++	W	W	TYPE	JTTY	Hole 1.8r		100			Northern
									D/T	D/T	D/T	D/T	1110101	MOIST	n +If Poss	4 5	Site No. 3			
									0	0	-	2	-	RONT	ţe					

AMELIORATION REQUIREMENTS: Yes HARD PAN @ CM BEDROCK STAR	DEPTH OF FREEWATER: DRAINAGE AND SEEPAC	DEPTH OF ROOTZONE 0 CM	DEPTH OF TOPSOIL:		NIL .	TH HOR	Examiner: LJH Pen GEOLOGIC SETTING:	Block No. 1 R.J. &	CO-ORDINATES:
REQUIREMENTS: Yes. M BEDROCK STARTING @	HE PO	0				TEXT SOIL I COLOUR	Penciller: RS ING:	R.J. & D.L. SUSHAMES.	Eastern 400 Meters in from
res. RTING @ 4 CM	BELOW 1.8 METERS INTS: N/A		HARD CORE/BEDROCK		(Hard Core)	PH CARBONATE R CLASS	Land Form: Flat (Mid Slope)	Location/Tital: Property ID. 9838194	SOIL CLASS Western 400 up from
	SOIL CLASSIF	RAW @	ADJUSTED SITE			COARSE FRAG %. SIZE LIT	Survey Date: 0		SOIL CLASSIFCATION & PROFILE Western South 400 up from South
MICROBE REQUIREMI HARD CORE @ 0 CM	SOIL CLASSIFICATION: Ferrosols (Red) <u>SK2</u> SOIL CODES: BEDROCK	NIL $KPA = 60$	DSITE	BEDROCK /			Survey Date: 06/06/23 Inspection Method: Soil Pit Hole 1.8m +If Poss.	Filo Number. 50682/1	Southern
ROBE REQUIREMENTS	Perrosols ( Re M					GEOLOG	ion Method:	82/1	
rs yes	d) <u>SK2</u>					PEDALITY GRADE TYPE	Soil Pit Hole 1.8		Northern 150 Meters in from
						MOIST	im +lf Poss	Site No.	from
						RO0 T			

	HARD PAN @	AMELIORATION REQUIREMENTS:	DRAINAGE	DEPTH OF FREEWATER:	DEPTH OF ROOTZONE 15 CM	DEPTH OF TOPSOIL:		3560 *.	1535 *.	015	DEPTH H In cm	Examiner: LJH Pen GEOLOGIC SETTING:	Block No. 1		CO-ORDINATES:
		TION	AND	FREEW	ROOTZ	TOPS	 	*A2	*A1	B2.	HOR	LJH C SET	R.J.		TES:
	CM BI	REQUI	SEEPA	/ATER	CONE			SCL	CL	LC	TEXT	Penc FING:	& D.L.	200 1	
	BEDROCK STARTING @	REMENTS:	DRAINAGE AND SEEPAGE POINTS:	BELO		FROM 15 TO 60 CM		2.5YR.4/8	2.5YR.4/6	2.5YR.4/4	SOIL COLOUR	Penciller: RS NG:	R.J. & D.L. SUSHAMES.	200 Meters in from	Eastern
	ARTIN		N/A	W 1.8		) 60 CI		4.0	5.0	4.0	PH C R	La			
** False A. Horizons;- See briefing sheets. By L.I. Hennessy	1G @ 60 CM			BELOW 1.8 METERS		M		N/A	N/A	N/A	CARBONATE R CLASS	Land Form: Flat (Bottom Slope)	Location/Tital: Property ID. 9838194		SOIL CLASSIFCATION & PROFILE Western South
. Horiz	M												/Tital: ). 9838		ASSIF
lorizons;- See bri By L. I Hennessy			SO	SO	RA	AD		5 1	5 1	10 1	COAI %. SIZE	Survey Date:	194		CATIO
e briefi			SOIL CODES:	IL CLA	RAW @	JUSTH	B	F	H	F	COARSE FRAG SIZE LIT			-	N & PI
ng shee	HAR	MICRO		SSIFIC	34.758	ADJUSTED SITE.	BEDROCK	Fe/MU	Fe/MU	Fe/MU/BA	RAG	14/06/23	Filo Number. 50682/1		ROFIL
ts.	D COR	)BE RI	NO CO	ATION	KPA =		CK			A			nber. 5		FILE Southern
	HARD CORE @ 0 CM	MICROBE REQUIREMENTS	NO CODE (IMPORTED SOIL)	SOIL CLASSIFICATION: Ferrosols (Red)	34.758 KPA = 60 PAY NO ATTENTION see above	IMPORTED SOIL. HOLE UPSIDE DOWN		QKR	QKR	QKR	GEOLOG	ection Met	0682/1		
		ENTS	DRTED	(Red)	IO ATT	SOIL. F		GR	GR	GR	0	hod: So		1.	
		YES	SOIL)		TENTI	IOLE I		R	R	R	PEDALITY GRADE TYF	L Pic I		150 Meters in from	Nc
			)		ON see	UPSID		M	S	W	JTY TYPE	[0]e 1.8		ers in fi	Northern
					above	E DOWN		T/M	T/M	M	MOIST	Inspection Method: Soil Pit Hole 1.8m +If Poss.	Site No.	rom	
								0	0	1	RO0 T	I. <sup>92</sup>			

AMELIORATION REQUIREMENTS: Yes. Water Repellent, Watering Agent HARD Core @ cm BEDROCK STARTING @ cm	DRAINAGE AND SEEPAGE POINTS:	DEPTH OF FREEWATER:	DEPTH OF ROOTZONE	DEPTH OF TOPSOIL:		4460 B6	3044 B5	1830 B4	0618 B3	006 B2.		NEPTH HOR	GEOLOGIC SETTING:	Examiner: LJH	Block No. 1 R		CO-ORDINATES:
ON REQU cm BEI	ND SEEPA	EEWATEF	OTZONE	PSOIL:		LC	LC	LC	LC	LC		TEXT	ETTING:		.J. & D.L.	2	_
EQUIREMENTS: Yes. Wate BEDROCK STARTING @	AGE POINTS:	C: BELOW	18 CM	- CM		5YR.3/6	5YR.3/4	5YR. 3/3	5YR.3/2	5YR.3/1	COLOUR	SUII		Penciller: RS	R.J. & D.L. SUSHAMES	200 Meters down from	Eastern
: Yes. RTIN	N/A					4.0	4.0	4.0	4.5	6.0	1 1 1	PH		L		vn tron	
Water Repe G @ cm		<b>1.8 METERS</b>				N/A	N/A	N/A	N/A	N/A	R CLASS	CARRONATE	(Crest Slope)	Land Form:	Location/Tital: Property ID. 9838194		_
llent, V					a.						SS	TH	)	Flat	n/Tita ID. 983		L CLASS Western
Vaterii						40	40	25	10	10	%.			Surv	l: 38194		IFCAT
ng Age	SOIL (	SOIL (	RAW	ADJU		1-2	1-2	1	1	<u> </u>	SIZE	MAR		Survey Date:			NOI
MIC	SOIL CODES:B.M.R.S	SOIL CLASSIFICATION: Ferrosols	RAW @ 24.624 KP <sub>1</sub>	ADJUSTED SITE		Fe/MU/BA	Fe/MU/BA	Fe /MU.	Fe /MU.	GV/Fe/C.	LIT	COARGE FRAG		06/06/23	Filo Number. 50682/1	150 Meter	SOIL CLASSIFCATION & PROFILE Western Southern
ROBE REQUIREMENTS	R.S.	N: Ferrosols (	KPA = 60			Qyc	Qyc	Qyc	Qyc	Qyc		CENTING		Inspection Method: Soil Pit Hole 1.8m +If Poss.	50682/1	50 Meters up from	
NTS YES		(Red) SK2				GR	GR	GR	GR	GR	GRADE	DEDAT ITV		1: Soil Pit			
		2				M	S+	W	M+	М	TYPE	ITTV		Hole 1.8			Northern
						T/M	T/M	T/M	T/M	T/M	TOTOTAL	MOIST		m +If Poss	Site No. 6		
						0	0	0			1,0001	RONT		I.C.			

AMELIORATION REQUIREMENTS: Yes HARD PAN @ N/A CM BEDROCK STARTING @	R: AGE	DEPTH OF TOPSOIL: - CM		TH HOR TEXT SOIL PH	Examiner: LJH Penciller: RS Lau GEOLOGIC SETTING: (Bott	Block No.22R.J. & D.L. SUSHAMES.	CO-ORDINATES: Eastern 100 Meters in from
4 CM HAR		ADJUSTED SITE NO.:	(Hard Core) . BEDROCK	CARBONATE COARSE FRAG R CLASS %. SIZE LIT	Land Form: <u>Survey Date:</u> 14/06/23 (Bottom Slopes)	Location/Tital: Property ID, 9838194 Filo Number. 177003/1	SOIL CLASSIFCATION & PROFILE Western Southern
D CORE @ 0 CM	DON: Ferrosols ( Red) <u>SK2</u> DCK	\$0 		GEOLOG PEDALITY MOIST RO0 T GRADE TYPE	3 Inspection Method: Soil Pit Hole 1.8m +	177003/1 Site No.	Northern 150 Meters down from

			RE @	HARD CORE @		50 CM		START	BEDROCK STARTING @	N/A cm		HARD PAN @
	ST.	NTS. YE	ROBE REQUIREMENTS. YES	MICROBE I			Yes		EMENTS:	REQUIR	ATION	AMELIORATION REQUIREMENTS:
			e.v.	SOIL CODES: B.B.M.R.V	SOIL			N/A	DRAINAGE AND SEEPAGE POINTS: N/A	SEEPAGE	JE AND	DRAINA
	12	Red) SK	N: Ferrosols (	SOIL CLASSIFICATION: Ferrosols (Red) SK2	SOIL		TERS	1.8 METERS	BELOW	WATER:	FFREE	DEPTH OF FREEWATER:
			KPA = 60	1 @ 14.54	RAW @				23 CM	ZONE	F ROOT	DEPTH OF ROOTZONE
				ADJUSTED SITE NO .:	ADJI				16 CM	SOIL:	)F TOPS	DEPTH OF TOPSOIL:
T/M 0		AB		BEDROCK	3-5	66		N/A			N/A	50 down
T/M 0	S++	GR	Qyc	Fc & C	1-2	40		6.0 N/A	5YR.4/6 6	M.C.	B3	4050
T/D 0	W	GR	Qyc	Fc /Fe & C.	1-2	30		5.5 N/A	5YR. 4/4 5	L.M.C	B2	2340
T/D 1	M	GR	Qyc	Fc/Fe & C.	1-2	30		6.0 N/A	5YR.2/4 6	L.C.	BI	16 23
T/D 2	M	GR	Qyc	Fc/Fe & C.	1	85		6.0 N/A	5YR.1.7/1 6	C.L. 5	A1.	0 16
MOIST RO0 T		PEDALITY GRADE TYPE	GEOLOG	COARSE FRAG SIZE LIT	COARS SIZE	%.	CARBONATE R CLASS	PH CAF	SOIL F	TEXT	HOR	DEPTH In cm
Iole 1.8m +	Inspection Method: Soil Pit Hole 1.8m +	n Methou		Survey Date: 06/06/23	Surv		(Crest Slopes)	(Crest Slope	er: KS	<u>Penciller: RS</u> TING:	TIC SET	Examiner: LJH Pen GEOLOGIC SETTING:
2 2			177003/1	Filo Number. 177003/1	04	. 983819	Property ID. 9838194	Р	JSHAMES.	R.J. & D.L. SUSHAMES	R.J.	2
n from	150 Meters down from	1501			.om	ers up fr	280 Meters up from	n	280 Meters in from	2801		Diol: No
	Northern			Southern		m	Western		Eastern		VATES:	CO-ORDINATES:
				SOIL CLASSIFCATION & PROFILE	ATION	ASSIFC	SOIL CL.					

`

HARD PAN @	AMELIOR		DRAINAG	<b>DEPTH OF FREEWATER:</b>	DEPTH OF ROOTZONE	DEPTH O		4860	2448	0924	0 09	DEPTH In cm	Examiner: LJH Pen GEOLOGIC SETTING:	Block No. 2		CO-ORDINATES:
	ATION		E AND	FREEV	ROOT	FTOPS		AI	B4	B3	B2.	HOR	LJH IC SET	R.J.		ATES:
N/A cm	REQUI		SEEPA	NATER	ZONE	OIL: A		SCL	LC	HC	LC	TEXT	Penc TING:	& D.L.	10(	
	AMELIORATION REQUIREMENTS:		DRAINAGE AND SEEPAGE POINTS: N/A	: BELOW	23 CM	DEPTH OF TOPSOIL: A1 is 48 CM below surface		5YR.3/6	5YR. 3/4	5YR.3/4	5YR.3/3	SOIL COLOUR	Penciller: RS NG:	R.J. & D.L. SUSHAMES.	100 Meters in from	Eastern
KSTA		* * 1 * *	N/A			below s		5.0	5.0	5.5	5.5	PH			om	
BEDROCK STARTING @	Yes			<b>1.8 METERS</b>		urface	 	N/A	N/A	N/A	N/A	CARBONATE R CLASS	(Flat)	Location/Tital: Property ID. 9838194		SOIL CLAS Western
50 CM							 	40	30	30	85	E %.		1/Tital: ). 9838		ASSII
, panel		00	25	SC	R	A		0 1-2	0 1-2	0 1-2	1		Surve	194		CATIO
HARD CORE @	MICROBE		SOIL CODES B B M B V	SOIL CLASSIFICATION: Ferrosols (Red)	RAW @ 20.808	ADJUSTED SITE. For some reason this area has been back filled		Fc & C	Fc /Fe & C.	Fc/Fe & C.	Fc/Fe & C.	COARSE FRAG SIZE LIT	Survey Date: 06/06/23	Filo Number. 177003/1	150 Me	SOIL CLASSIFCATION & PROFILE Western Southern
RE @	MICROBE REQUIREMENTS	· 1 V. V ·	RV	ON: Ferrosols (	KPA = 60	or some reason		Qyc	Qyc	Qyc	Qyc	GEOLOG	Inspection Method: Soil Pit Hole 1.8m +	. 177003/1	50 Meters up from	
	INTS			Red) S		this are		GR	GR	GR	GR	PED/ GRAD	ethod: S			
				SK2		a has bee		S++	W	Μ	Μ	PEDALITY GRADE TYPE	oil Pit Ho			Northern
	Yes					n back fill		T/M	T/D	T/D	T/D	MOIST	le 1.8m +	Site No. 9		B
						ed	0	0	0		2	RO0 T				

HARD PAN @ CM	AMELIORATION REQUIREMENTS:	DRAINAGE AND SEEPAGE POINTS:	DEPTH OF FREEWATER:	DEPTH OF ROOTZONE	DEPTH OF TOPSOIL:	5060 B7 HC	50	2436 B5 HC		B3	09 B2. MC		DEPTH HOR TEXT	GEOLOGIC SETTING:	Examiner: LJH Pe		Block No.		CO-ORDINATES:
BED	UIREMENTS:	AGE POINTS:	R: BELOW	0.9 CM		5YR.5/8	5YR.5/6	5YR.4/8	5YR. 3/4		5YR. 3/2	COLOUR	I SOIL	₩.4 •••	Penciller: RS	N.J. & D.L. SUSHAMES.	1 CTICHANDEC	100 Meters in from	Eastern
BEDROCK STARTING@	Yes		W 1.8 METERS			 4.0 N/A	4.0 N/A	4.0 N/A	4.5 N/A	4.5 N/A	5.0 N/A	R CLASS	PH CARBONATE	(Mid Slope)	Land Form:	rroperty 112, 9858194	Location/Tital:	m	Western
) CM		SOII	SOII	RAW @	ADJ	50 3-4	45 2-4	35 1-3	25 1-2	15 1-2	15 1	%. SIZE	COARS		Sur	98186194	ital:		Western South
HARD CORE @	MICROBE I	SOIL CODES:B.M.R.S	SOIL CLASSIFICATION: Ferrosols (RED) SK2	V @ 17.952	ADJUSTED SITE NO .:	BA/MU/Fe/C	BA/MU/Fe/C	BA/MU/Fe/C	BA/MU/Fe/C.	BA/MU/Fe	BA/MU	LIT	COARSE FRAG		Survey Date: 06/06/23	Filo Number. 1//005/1			Southern
RE @	ROBE REQUIREMENTS. YES	e.s.	N: Ferrosols	KPA = 60		Qyc	Qyc	Qyc	Qyc	Qyc	Qyc		GEOLOG			1//003/1	1100011		
	ENTS. YI		(RED) S	0		GR/AB	GR/AB	GR/AB	GR	GR	GR	G	PEDALITY		Inspection Method: Soil Pit Hole 1.8m +			 500	
	BS		K2			S++	S++	S++	\$ +	W	M	TYPE	LITY	an harry dia ba karr wara na dia dia karana kara markata.	i: Soil Pit			500 Meters down from	Northern
						T/M	T/M	T/M	T/M	T/D	T/D		MOIST		Hole 1.8	4.	Site No.	wn from	n
						0	0	0	0	0	-		RO0 T		3   +				

MICROBE REQUIREMENTS. YES HARD CORE @	MICROBE REQUIREMENTS. HARD CORE @	MICROBE REQUIREM HARD CORE @	MICROBE I HARD COR				TS: Yes BEDROCK STARTING@	DROC	AMELIORATION REQUIREMENTS: HARD PAN @ CM BE	N REQUI	RATION N @	AMELIORATI HARD PAN @
			.s.	SOIL CODES:B.M.R.S.	SOIL				DRAINAGE AND SEEPAGE POINTS:	) SEEPAC	GE AND	DRAINA
	SK2	(RED)	N: Ferrosols	SOIL CLASSIFICATION: Ferrosols (RED)	SOIL		1.8 METERS		BELOW	DEPTH OF FREEWATER:	F FREE	DEPTH C
			KPA = 60	RAW @ 24.183	RAW				3.0 CM	<b>IZONE</b>	F ROOT	DEPTH OF ROOTZONE
				ADJUSTED SITE NO .:	ADJI				0.0.CM	SOIL:	DFTOP	DEPTH OF TOPSOIL:
T/M	3 S+	GR/AB	Qyc	BA/MU/Fe	1	15	N/A	4.0	5YR.2/3	HC	B5	4360
T/M	S	GR/AB	Qyc	BA/MU/Fe	1	15	N/A	4.0	5YR. 3/3	MC	B4	3043
T/M	M	GR	Qyc	BA/MU/Fe	1-2	30	N/A	4.5	5YR.3/2	LMC	B3	1430
T/M	S	GR	Qyc	BA/Fe	1-2	30	N/A	6.0	5YR. 3/1	LC	B2.	014
MOIST	PEDALITY GRADE TYPE		GEOLOG	COARSE FRAG SIZE LIT	COARS SIZE	%. (	CARBONATE R CLASS	PH	SOIL COLOUR	TEXT	HOR	DEPTH In cm
H	Inspection Method: Soil Pit Hole 1.8m +	on Met		Survey Date: 06/06/23	Surv		<u>Land Form:</u> (Mid Slope)	(M	<u>Penciller: RS</u> NG:	Penci ITTING:	CIC SE	<u>Examiner:</u> LJH <u>Pen</u> <u>GEOLOGIC SETTING:</u>
Site No. 5			177003/1	Filo Number. 177003/1	4	ital: )83819	Location/Tital: Property ID. 9838194		R.J. & D.L. SUSHAMES.	. & D.L. S		Block No. 2
WN	500 Meters down from	5(	500 Meters up from	500 Mete	om	rs up fro	300 Meters up from		300 Meters in from	300 M		
n	Northern			Southern		1	Western		Eastern		NATES:	CO-ORDINATES:
				SOIL CLASSIFCATION & PROFILE	ATION	SIFC	SOIL CLA					

HARD PAN @	AMELIORATION REQUIREMENTS:	DRAINAG	DEPTH OF FREEWATER:	DEPTH OF ROOTZONE	DEPTH OF TOPSOIL:		44 60	2244	0922	009		DEPTH		Examiner: LJH Pen GEOLOGIC SETTING:	K	Block No.			CO-ORDINATES:
a	ATION	E AND	FREE	ROOT	FTOPS		СЯ	84	B3	B2.		HOR		LJH	K.J.	, t			ATES:
	REQUI	SEEPA	WATER:	ZONE	OIL:		HC	HC	LC	LC	11/11	TEXT		TING:	& D.L.				
CM BE	REMENTS:	DRAINAGE AND SEEPAGE POINTS:	BELOW	4	0.0.CM		5YR.3/3	5YR. 3/2	5YR.2/2	5YR. 2/1	COLOUR	IIUS		Penciller: RS NG:	K.J. & D.L. SUSHAMES.				Eastern
DROC			1				4.0			4.0 ]		PH	(11) (11)	(Ma					
KSTA	Y		1.8 METERS				N/A	N/A	N/A	N/A	R	CARRONATE		Land Form:	Prop	Lo	-		SO
BEDROCK STARTING@	Yes		RS								CLASS	NATE			Property ID. 9838194	Location/Tital:	0.0 11100	100 Meters iin from	IL CLAS Western
(A)							60	60	40	10	%.				983819	lital:	TT dia are	re iin fr	SSIFC
		SOIL	SOIL	RAW @	ADJ		1-2	1-3	1-2	1-2	SIZE	CU V D C		Sur	Ą		0111	nm	ATION
HARD CORE @	MICROBE REQUIREMENTS.	SOIL CODES:B.M.R.S.	SOIL CLASSIFICATION: Ferrosols (RED)	V@ 15.305	ADJUSTED SITE NO.:		BA/MU/Fe/C	BA/MU/Fe/C	BA/MU/Fe/C	BA/MU/Fe/C	SIZE LIT	NE ED AC		Survey Date: 06/06/23	Filo Number. 177003/1				SOIL CLASSIFCATION & PROFILE Western Southern
E	REQUIREM	e.s.	N: Ferrosols	KPA = 60	•••		Qyc	Qyc	Qyc	Qyc	GEOLOG				177003/1				
	ENTS. YES		(RED) SK2				GR/AB	GR/AB	GR	GR	GRADE TYPE	א ברבת		on Method				500	
	S		K2				S+	S	S++	+S	TYPE			1: Soil Pi			INICICIS (I	Motoro d	Northern
							T/D	T/D	T/D	T/D	MOIST	_		Inspection Method: Soil Pit Hole 1.8m +	6	Site No.	DUA MERCIS COMIT HOUL	tin farm	m
							0			2	RO0 T								

				RE @	HARD CORE @	50 CM	BEDROCK STARTING @ 50		N/A cm		HARD PAN @	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	Yes		ENTS	REQUIREMI	MICROBE		Yes	REMENTS:	N REQUI	RATION	MELIO	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$				R.V.	IL CODES:B.M.I	SO	N/A		) SEEPA(	GE AND	DRAINA	
Southern       Northern         IOU Meters in from       Southern       Southern       Southern       Southern         Location/Tital:       ISIE No.       Southern       Site No.         Penciller: RS       Land Form:       Survey Date: 06/06/23       Inspection Method: Soil Pit Hole 1.8m +         TEXT       SOIL       PH       CARBONATE       COARSE FRAG       GEOLOG       PEDALITY       MOIST         LC       SYR.3/3       5.5       N/A       30       1-2       Fo/Fe & C.       Qyc       GR       M       TDD         Land Form:       Survey Date: 06/06/23       Inspection Method: Soil Pit Hole 1.8m +         TYPE       COARSE FRAG       GEOLOG       PEDALITY       MOIST         LC       Syr.3/3       5.5       N/A       TD         Land Form:       C       Qyc       GR <th co<="" td=""><td></td><td>ß</td><td>(Red) SK</td><td>ION: Ferrosols (</td><td>IL CLASSIFICATI</td><td>OS</td><td>1</td><td></td><td>WATER:</td><td>F FREE</td><td>DEPTH C</td></th>	<td></td> <td>ß</td> <td>(Red) SK</td> <td>ION: Ferrosols (</td> <td>IL CLASSIFICATI</td> <td>OS</td> <td>1</td> <td></td> <td>WATER:</td> <td>F FREE</td> <td>DEPTH C</td>		ß	(Red) SK	ION: Ferrosols (	IL CLASSIFICATI	OS	1		WATER:	F FREE	DEPTH C
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$				KPA = 60	1W @ 20.808	RA		23 CM	FZONE	F ROOT	DEPTH C	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	ack filled	has been b	this area	or some reason	JUSTED SITE. FO	AL	ow surface		1 1	DF TOP	DEPTH (	
Lastern       Western       Southern       Southern       Southern       Southern       Northern         100 Meters in from       150 Meters up from       150 Meters up from       150 Meters up from       Site No. $\&$ D.L. SUSHAMES.       Property ID. 9838194       Filo Number. 177003/1       Inspection Method: Soil Pit Hole 1.8m + 17003/1       9         Penciller: RS       Land Form:       Survey Date: 06/06/23       Inspection Method: Soil Pit Hole 1.8m + 17003/1       9         TEXT       SOIL       PH       CARBONATE       COARSE FRAG       GEOLOG       PEDALITY       MOIST         LC       SYR.3/3       5.5       N/A       85       1       Fc/Fe & C.       Qyc       GR       M       T/D         LC       SYR.3/4       5.0       N/A       30       1-2       Fc/Fe & C.       Qyc       GR       M       T/D         LC       SYR.3/4       5.0       N/A       40       1-2       Fc /Fe & C.       Qyc       GR       M       T/D         LC       SYR.3/6       5.0       N/A       40       1-2       Fc /Fe & C.       Qyc       GR       M       T/D         LC       SYR.3/6       5.0       N/A       40       1-2       Fc /F												
Eastern       Western       Southern       Northern         100 Meters in from       150 Meters up from       150 Meters up from       Site No.         Location/Tital:       Property ID. 9838194       Filo Number. 177003/1 $$$ 9$$ Penciller: RS       Land Form:       Survey Date: 06/06/23       Inspection Method: Soil Pit Hole 1.8m +         TTING:       VA       R       COARSE FRAG       GEOLOG       PEDALITY       MOIST         LC       SYR.3/4       5.5       N/A       85       1       Fc/Fe & C.       Qyc       GR       M       T/D         LC       SYR.3/4       5.0       N/A       30       1-2       Fc/Fe & C.       Qyc       GR       M       T/D         SCL       SYR.3/6       5.0       N/A       40       1-2       Fc & C.       Qyc       GR       W       T/D												
Eastern       Western       Southern       Northern         100 Meters in from       Location/Tital:       150 Meters up from       Site No. $\&$ D.L. SUSHAMES.       Land Form:       Survey Date:       06/06/23       Inspection Method:       9         Penciller: RS       Land Form:       Survey Date:       06/06/23       Inspection Method:       Soil Pit Hole 1.8m +         TEXT       SOIL       PH       CARBONATE       COARSE FRAG       GEOLOG       PEDALITY       MOIST         LC       SYR.3/3       5.5       N/A       85       1       Fc/Fe & C.       Qyc       GR       M       T/D         LC       SYR. 3/4       5.0       N/A       30       1-2       Fc/Fe & C.       Qyc       GR       M       T/D         LC       SYR. 3/4       5.0       N/A       30       1-2       Fc/Fe & C.       Qyc       GR       M       T/D		S++	GR	Qyc	Fc & C				SCL	Al	4860	
Eastern       Western       Southern       Northern         100 Meters in from       Location/Tital:       150 Meters up from $\&$ D.L. SUSHAMES.       Location/Tital:       Filo Number.       177003/1          Penciller: RS       Land Form:       Survey Date:       06/06/23       Inspection Method: Soil Pit Hole 1.8m +         TEXT       SOIL       PH       CARBONATE       COARSE FRAG       GEOLOG       PEDALITY       MOIST         LC       SYR.3/3       5.5       N/A       85       1       Fc/Fe & C.       Qyc       GR       M       T/D         HC       SYR.3/4       5.5       N/A       30       1-2       Fc/Fe & C.       Qyc       GR       M       T/D		W	GR	Qyc	Fc /Fe & C.				LC	B4	2448	
Eastern       Western       Southern       Northern         100 Meters in from       150 Meters up from       150 Meters up from       Site No. $k$ D.L. SUSHAMES.       Location/Tital: Property ID. 9838194       Filo Number. 177003/1       Site No.         Penciller: RS       Land Form:       Survey Date: 06/06/23       Inspection Method: Soil Pit Hole 1.8m +         TEXT       SOIL       PH       CARBONATE       COARSE FRAG       GEOLOG       PEDALITY       MOIST         LC       SYR.3/3       5.5       N/A       85       1       Fc/Fe & C.       Qyc       GR       M       T/D	T/D	M	GR	Qyc	Fc/Fe & C.				HC	B3	0924	
Eastern       Western       Southern       Northern         100 Meters in from       100 Meters up from       150 Meters up from       Southern         Location/Tital:       Location/Tital:       150 Meters up from       Site No.         Penciller: RS       Land Form:       Survey Date:       06/06/23       Inspection Method: Soil Pit Hole 1.8m +         TEXT       SOIL       PH       CARBONATE       COARSE FRAG       GEOLOG       PEDALITY       MOIST         TEXT       SOIL       PH       CARBONATE       COARSE FRAG       GEOLOG       PEDALITY       MOIST		M	GR	Qyc		85 1			LC	B2.	0 09	
Eastern       Western       Southern       Northern         100 Meters in from       150 Meters up from       150 Meters up from         Location/Tital:       Location/Tital:       150 Meters up from         & D.L. SUSHAMES.       Property ID. 9838194       Filo Number. 177003/1         Penciller: RS       Land Form:       Survey Date: 06/06/23       Inspection Method: Soil Pit Hole         TTING:       (Flat)       Survey Date: 06/06/23       Inspection Method: Soil Pit Hole		JTY TYPE	PEDAI GRADE	GEOLOG	RSE FRAG LIT				TEXT	HOR	DEPTH In cm	
Eastern       Western       Southern       Northern         100 Meters in from       150 Meters up from       Internotion       Internotion         . & D.L. SUSHAMES.       Location/Tital:       Filo Number. 177003/1       Internotion			CHION: NO	THSDECTON IN	V Date: 00/00/23	SALING.	(Flat)	mer: KS	TTING:	GIC SET	GEOLO	
Eastern     Western     Southern     Northern       100 Meters in from     150 Meters up from     Incation/Tital:       & D.L. SUSHAMES.     Property ID. 9838194     Filo Number. 177003/1	1 Om L	I D:4 UALA	2	Turnorton M.	· Datas ACIACIOS	2	Tour J Tourne	11-11-10-C	5	a aaa	•	
Eastern     Western     Southern       100 Meters in from     150 Meters up from	site No. 9	17.0		. 177003/1	Filo Number.	tal: 838194	Location/Ti Property ID. 9	USHAMES.	. & D.L. S	R.J.	Block No. 2	
Eastern Western Southern				ters up from	150 Met			Meters in from	100			
		Northern			Southern		Western	Eastern		NATES:	O-ORDIN	

HARD PAN @	AMELI	DRAIN	DEPTH	DEPTH	DEPTI			23 33	12 23	0 12	In cm	DEPTH	GEOI	Exami	3	RINCK NO.		CO-OR
AN@	ORATIC	IAGE AI	I OF FRI	I OF RO	HOFTO		_	3 B4	3 B3	2 B2		HOR	OGIC S	Examiner: LJH		5		CO-ORDINATES:
	IN REQU	ND SEEP	DEPTH OF FREEWATER:	DEPTH OF ROOTZONE	DEPTH OF TOPSOIL:			LC	LC	LC		TEXT	TTI		₹.J. & D.I			ŝ
cm	AMELIORATION REQUIREMENTS:	DRAINAGE AND SEEPAGE POINTS:	R: BE	CM	CM			5YR. 4/6	5YR.4/4	5YR. 4/3	0	r son	44 •••	Penciller: RS	R.J. & D.L. SUSHAMES.		455 Meters in from	Eastern
BEDI	rs:	TS:	BELOW			 		/6 4.0	/4 5.0	/3 5.5	ļ	PH			IES.		in from	
BEDROCK STARTING@ 33 CM	Yes		<b>1.8 METERS</b>					) HARD	) HARD	N/A		I CARRONATE	(Low Slope)	Land Form:	Proper	Tor	455	SOII
RTING			83					CORE	CORE		CLASS	VATE			Property ID. 9838194	tion /Tite	455 Meters up from	L CLASS Western
U 33 C								90	70	20	%.	_			38194	। अन्य •	up from	IFCAT
M		SOIL (	SOIL (	RAW	ADJU			1-4	1-3	1-2	SIZE	UUV D		Surve				rion d
I	MICROBE R	SOIL CODES:B.M.R.V.	CLASSIFICAT	RAW @ 7.923	ADJUSTED SITE NO .:		BEDROCK	BA/MU/Fe	BA/MU/Fe	BA/MU/Fe	SIZE LIT	RE ED A C		Survey Date: 14/06/23	Filo Numbe			SOIL CLASSIFCATION & PROFILE Western Southern
HARD CORE @ 23 CM	MICROBE REQUIREMENTS:	.R.V.	SOIL CLASSIFICATION: Ferrosols (RED) SK2	KPA = 60	0.:			QYC	QYC	QYC	GEOLOG	CEUI OU			Filo Number. 113034/1			m
@ 23 CM	VTS: Yes		(RED) Sk					GR/AB	GR/AB	GR	GRADE TYPE	זארחת		Inspection Method: Soil Dit Hole 1 8m +			160 N	
			(2					W	W	W	TYPE	TTV		. Soil P			Acters d	Northern
								T/D	T/D	T/M	IVIOIS I	MOTOT	TO LEVIS 100	Hole 1 8	2	C:40 MI	160 Meters down from	rn
								0			KU01		ALK -	an +	1.			

HARD PAN @	AMELIOR	DRAINAC	DEPTH OF FREEWATER:	DEPTH OF ROOTZONE	DEPTH OF TOPSOIL:			13 18	90 13	0 90	In cm	DEPTH	GEOLOGIC SETTING:	Examiner: LJH	U.	Block No.			CO-ORDINATES:
(A)	ATION	<b>E</b> AND	FREE	ROOT	FTOP			*A1	B3	B2		HOR	IC SET	LJH	K.J	 ז י			ATES:
	REQUII	SEEPAC	WATER:	ZONE	SOIL:			CL	LC	LC		TEXT	TTING:	Penc	. & D.L.			10	
cm B	AMELIORATION REQUIREMENTS:: Yes	DRAINAGE AND SEEPAGE POINTS:	BELOW	9 CM	- CM			5YR. 3/6	5YR.3/4	5YR. 3/2	COLOUR	SOIL		Penciller: RS	R.J. & D.L. SUSHAMES.			100 Meters in from	Eastern
EDRO								6.0	5.0	5.0		PH	P	12	·			rom	
BEDROCK STARTING@ 18CM	**FALSE A1. & or A2. HORIZONS		1.8 METERS					HARD	HARD	N/A	R CL	CARBONATE	(Low Slope)	Land Form:	Proper	Loca			SOII
RTINGa	E A1. & 0		S					CORE	CORE		CLASS	VATE		••	Property ID. 9838194	Location/Tital:			L CLASS Western
) 18CI	r A2. I							08	50	30	%. (				88194				IFCAT
	IORIZ	SOIL (	SOIL	RAW	ADJU			1-4	1-3	1-2	SIZE	COAR		Surve					rion .
		SOIL CODES: - B M R V	SOIL CLASSIFICAT	RAW @ 4.381	ADJUSTED SITE NO .:		BEDROCK	BA/MU/Fe/C	BA/MU/Fe/C	BA/MU/Fe/C	LIT	COARSE FRAG		Survey Date: 14/06/23	Filo Number. 113034/1				SOIL CLASSIFCATION & PROFILE Western Southern
HARD CORE @ 13CM	MICROBE REQUIREMENTS:	 RV	ICATION: Ferrosols (RED) SK2	KPA = 60	0.:			QYC	OYC	QYC		GEOLOG			r. 113034/1				'n
E @ 13C	QUIREM		(RED) SI					GR/AB	GR	GR	GRADE TYPE	PEDALITY	OAR TITE OFATO	Inspection Method: Soil Dit Hole 1 8m +			TOOT	1 160 N	
			K2					W	W	W	TYPE	ITY		- Soil Pi			ATCICIO (IC	Meters dr	Northern
	Yes							T/M	T/M	T/M	TOTOTAL	MOIST	C TACK TO	Hole 1 8	S	Site No.	TIOIT TIAN	160 Meters down from	'n
								0	0	1-1		ROOT		m   +					

\*\* False A. Horizons;- See briefing sheets. By. L.J. Hennessy Certified Pedologist (Adelaide Uni and CRC Soil and Land Management.) ©

	HARD PAN @	AMELIORATION REQUIREMENTS:: Yes	DRAINAG	DEPTH OF FREEWATER:	DEPTH OF ROOTZONE	DEPTH OF TOPSOIL:			20 02	- 23	0 10	DEPTH In cm		Examiner: LJH Pen	<u>3</u>			CO-ORDINATES:
	a	TION	E AND	FREEV	ROOT	FTOPS			- A2	82 *^?	A1	HOR		LJH	R.J.			ATES:
		REQUIE	SEEPAC	NATER:	ZONE	OIL:			CL	LC	CL	TEXT	11170.	Penci	& D.L. S		100	
	cm B	REMENTS .:	DRAINAGE AND SEEPAGE POINTS:	BELOW	23 CM	10 CM			JYK. 5/0	5YR.3/4	5YR. 3/3	SOIL COLOUR		Penciller: RS	R.J. & D.L. SUSHAMES.		100 Meters in from	Eastern
	EDRO								0.0		5.5	PH C		La			.om	
** Fals	BEDROCK STARTING@ 32 CM	**FALSE A1. & or A2. HORIZONS		<b>1.8 METERS</b>					HAKU	N/A	N/A	ARB	(adore miat)	Land Form:	Loca Propert	4		SOIL
e A. Hor	RTINGa	A1. & 0		50					CURE			ONATE CLASS		100	Location/1ital: Property ID, 9838194			L CLASS Western
izons;-	32 CN	r A2. H	10	10	H	ł			90		30	%. C			l: 38194			IFCAT
See bri	M	ORIZO	SOIL CODES:	SOIL CI	RAW @	ADJUSTED S			I-4 В		1-2 B	OARSI IZE		Survey Date:				ION &
** False A. Horizons;- See briefing sheets.			ODES:B.M.R.V.	LASSIFICATI	RAW @ 11.058	TED SITE NO .:		DEDNOCI	BA/MU/Fe/C	BA/MU/Fe/C	BA/MU/Fe/C	COARSE FRAG SIZE LIT		Date: 14/06/23	Filo Number. 113034/1		390 Meters up from	SOIL CLASSIFCATION & PROFILE Western Southern
	HARD CORE @ 23 CM	MICROBE REQUIREMENTS:	R.V.	SOIL CLASSIFICATION: Ferrosols (RED) SK2	KPA = 60	0.:			QYC	QYC	QYC	GEOLOG			: 113034/1		s un from	n
	RE @ 23 (	QUIREM		(RED) S					GR	GR	GR	PEDALITY GRADE TYPE		on Methoo			065	
	CM			K2					W	М	W	LITY TYPE		d: Soil Pi			390 Meters down from	Northern
		Yes							T/M	T/M	T/M	MOIST		Inspection Method: Soil Pit Hole 1.8m +	Site No. 4		win from	Н
									0	1	1	RO0T		m +	-			

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e A. Horizons;- See briefing sheets. By. L.J. Hennessy Certified Pedologist (Adelaide Uni and CRC Soil and Land Management.) ©

<sup>\*</sup> False A. Horizons;- See briefing sheets. By. L.J. Hennessy Certified Pedologist (Adelaide Uni and CRC Soil and Land Management.) ©

1		DINE CO	Yes			Ga	BEDROCK STARTING@	EDRO	cm B		N @	HARD PAN @
		STR	FOUREME	MICROBE REOUREMENTS			Yes		AMELIORATION REQUIREMENTS:	REOUI	RATION	AMELIO
			S	SOIL CODES:B.M.R.S	SOIL (				DRAINAGE AND SEEPAGE POINTS:	) SEEPAC	GE AND	DRAINA
	K2	RED) S	N: Ferrosols (	SOIL CLASSIFICATION: Ferrosols (RED) SK2	SOIL (		1.8 METERS		BELOW	DEPTH OF FREEWATER:	F FREE	DEPTH C
			KPA = 60	RAW @ 17.890	RAW				20 CM	FZONE	F ROOT	DEPTH OF ROOTZONE
			••	ADJUSTED SITE NO.:	ADJU				CM	SOIL:	OF TOP	DEPTH OF TOPSOIL:
	S++	GR/AB	QYC	BA/MU/Fe	1-3	40	N/A	4.5	5YR 3/6	HC	B6	40 60
	S++	GR/AB	QYC	BA/MU/Fe/C	1-2	20	N/A	5.0	5YR.3/4	HC	B5	2840
	S+	GR/AB	QYC	BA/MU/Fe/C.	1-2	20	N/A	5.5	5YR. 3/3	HC	B4	2028
	W	GR	QYC	BA/MU/Fe/C	1-2	30	N/A	4.0	5YR.3/2	LC	B3	10 20
	M	GR	QYC	BA/Fc/Fe/C	1-3	40	N/A	4.5 1	5YR. 3/1	LC	B2	0 10
MOIST	LITY TYPE	PEDALITY GRADE TYPE	GEOLOG	FRAG LIT	COARSE FRAG SIZE LIT	%.	CARBONATE R CLASS	PH	SOIL COLOUR	TEXT	HOR	DEPTH In cm
	: Soil Pit	1 Method	Inspection Method: Soil Pit Hole 1.8m +	Survey Date: 06/06/23	Survey		Land Form: (Mid Slope)	(M	Penciller: RS NG:	Penci ITTING:	CIC SE	Examiner: LJH Pen GEOLOGIC SETTING:
			113034/1	Filo Number. 113034/1	94	ital: 983819	Location/Tital: Property ID. 9838194		R.J. & D.L. SUSHAMES.	. & D.L. 9		Block No. 3
01	390 Meters down from	390			.om	rs up fr	100 Meters up from					
Ï	Northern			SOIL CLASSIFCATION & PROFILE Western Southern	ATION &	n SSIFC	SOIL CLAS Western		Eastern	-	NATES:	CO-ORDINATES:

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By. L.J. Hennessy Certified Pedologist (Adelaide Uni and CRC Soil and Land Management.)  $\mathbb O$ 

HARD PAN @	AMELIORATION REQUIREMENTS:		DRAINAGI	<b>DEPTH OF FREEWATER:</b>	DEPTH OF ROOTZONE	DEPTH OF TOPSOIL:		2130	12 21	0 12	DEPTH I In cm	Examiner: LJH Pen GEOLOGIC SETTING:	Block No. 3		CO-ORDINATES:
a	ATION		EAND	FREEV	ROOT	TOPS		B4	B3	B2	~	LJH IC SET	R.J.		ATES:
	REQUI		SEEPAC	WATER:	ZONE	OIL:		MC	MC	MC	TEXT	Penc TING:	& D.L. 9		_
cm B	REMENTS:		DRAINAGE AND SEEPAGE POINTS:	BELOW	30 CM	CM		5YR. 3/4	5YR.3/2	5YR. 3/1	SOIL COLOUR	Penciller: RS NG:	R.J. & D.L. SUSHAMES.		Eastern
EDRC								5.5	6.0	6.0	PH	La			
CK ST				<b>1.8 METERS</b>				N/A	N/A	N/A	CARB( R (	nd For (Cres	Lo Prop		SO
BEDROCK STARTING@	Yes			ERS							CARBONATE R CLASS	Land Form: (Combo) (Crest/Mid Slope)	Location/Tital: Property ID. 9838194	100 Meters up from	Western
a								60	40	30	%. 0	pe)	al: 338194	up fre	SIFCA
		0011	SOIL	SOII	RAV	ADJ		1-2	1-2	1-2	COARS SIZE	Surv	-	m	ATION
	MICROBE REQUIREMENTS		SOIL CODES - B M R S	SOIL CLASSIFICATION: Ferrosols (RED) SK2	RAW @ 9.918	ADJUSTED SITE NO .:	BEDROCK	BA/MU/Fe/C.	BA/MU/Fe	BA/MU/Fe	COARSE FRAG SIZE LIT	Survey Date: 14/06/23	Filo Number. 113034/1	160 Meter	SOIL CLASSIFCATION & PROFILE Western Southern
Yes	EQUIREME			N: Ferrosols (	KPA = 60			QYC	QYC	QYC	GEOLOG	Inspectior	113034/1	160 Meters up from	
	NTS		,	RED) SI				GR	GR	GR	PEDALITY GRADE TYPE	1 Method			
				K2				S++	W	S+	LITY TYPE	: Soil Pit			Northern
								T/M	M	T/W	MOIST	Inspection Method: Soil Pit Hole 1.8m +	Site No. 7		m
								1	-	1	RO0 T	<u> </u> +			

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HARD PAN @	AMELIO		DRAINA	DEPTH OF FREEWATER:	DEPTH OF ROOTZONE	DEPTH OF TOPSOIL:			30 34	18 30	0918	0 09	In cm	DEPTH	GEOLOGIC SETTING:	Examiner: LJH	J	Block No.		CO-OKDINATES:	
N (a)	RATION		<b>JE AND</b>	F FREE	FROOT	DF TOP			B4	B3	B2	Al		HOR	GIC SE	r: LJH	K.J			NATES:	
	REQU		) SEEPA	WATER	<b>FZONE</b>	SOIL:			VHC	LC	LC	CL		TEXT	<b>FTING:</b>	Pen	. & D.L.	0, D T	_		
cm F	AMELIORATION REQUIREMENTS:		DRAINAGE AND SEEPAGE POINTS:	: BELOW	30 CM	9.CM			5YR. 4/4	5YR. 3/4	5YR.3/3	5YR. 5/4	COLOUR	SOIL		Penciller: RS	K.J. & D.L. SUSHAMES			Eastern	
BEDROCK STARTING@ 34 CM				W					4.5	5.0	5.5	6.0 1		PH (		La		-			
CK ST	Yes			1.8 METERS					N/A	N/A	N/A	N/A		CARBONATE	(Mid Slope)	nd Fori	Prope	Loa	-		SOI
ARTIN	69			RS									CLASS	NATE	Slope)	Land Form: (Combo)	Property ID. 9838194	Location/Tital:	TTO INICICAS UP HOID	Western	LULA
G@ 34									40	50	30	20	%.			nbo)	985819	ital:	n dn er		SSIFC
CM		-	SOII	SOII	RAV	ADJ	 	Jooped	1-4	1-2	1-2	1-2	SIZE	COARS		Surv	4				ATION
	MICROBE R		SOIL CODES: B.B.M.R.V	SOIL CLASSIFICATIO	RAW @ 12.675	ADJUSTED SITE NO .:		BEDROCK	BA/MU/Fe/C	BA/MU/Fe/	BA/MU/Fe	BA/Fe	LIT	COARSE FRAG		Survey Date: 14/06/23	Filo Number, 113034/1			Southern	WILL CLASSIFCATION & PROFILE
Yes	ROBE REQUIREMENTS		.V.	ICATION: Ferrosols (RED) SK2	KPA = 60				QYC	QYC	QYC	QYC		GEOLOG	balance as a new a local contrast of the second contrast	Inspection	113034/1			e e e	
	NTS			RED) S					GR	GR	GR	GR	GRADE TYPE	PEDALITY	aan a kalanda na Sanaha Canadana sa	Method					
				K2					S++	S	M	M	TYPE	LITY	anı çıra-ta ta satı satı a	Soil Pi				Northern	, ,
									T/M	T/M	M	T/W		MOIST		Inspection Method: Soil Pit Hole 1.8m +	60	Site No.		m	
									0			1		RO0 T	the second s	+					

By. L.J. Hennessy Certified Pedologist (Adelaide Uni and CRC Soil and Land Management.)  $\mathbb C$ 

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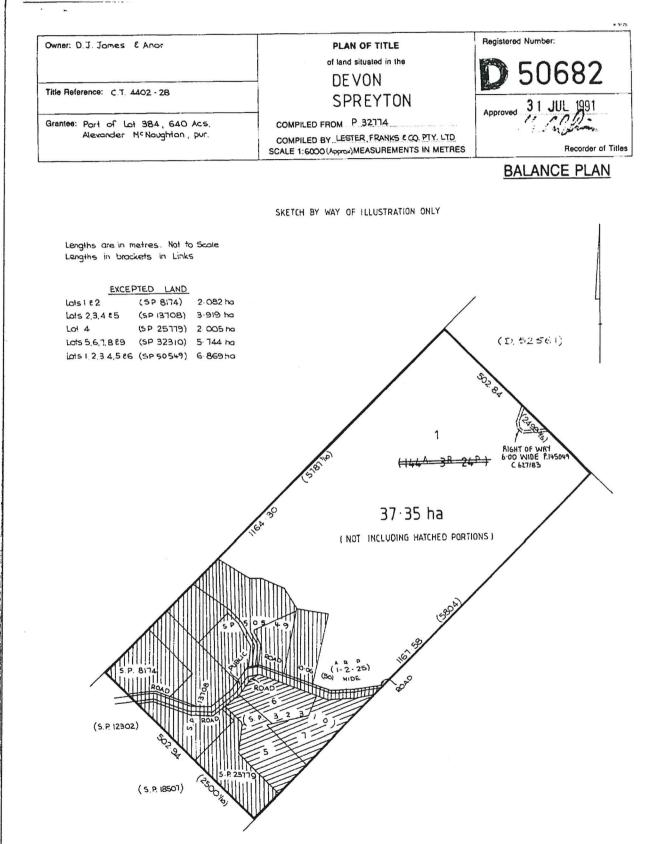
\*\* False A. Horizons;- See briefing sheets. By. L.J. Hennessy Certified Pedologist (Adelaide Uni and CRC Soil and Land Management.) ©



# **FOLIO PLAN**

RECORDER OF TITLES Issued Pursuant to the Land Titles Act 1980







Issued Pursuant to the Land Titles Act 1980



#### SEARCH OF TORRENS TITLE

VOLUME	FOLIO
50682	1
EDITION	DATE OF ISSUE
4	21-Nov-2014

SEARCH DATE : 14-Jun-2023 SEARCH TIME : 09.01 AM

#### DESCRIPTION OF LAND

Parish of SPREYTON, Land District of DEVON Lot 1 on Diagram 50682 Being the land described in Conveyance No. 47/2815 Excepting thereout Lots 1 & 2 on SP 8174, Lots 2, 3, 4 & 5 on Sealed Plan No. 13708, Lot 4 on SP 25779, Lots 5, 6, 7, 8 & 9 on Sealed Plan No. 32310 and Lots 1 to 6 on Sealed Plan No. 50549 Derivation : Part of Lot 384, 640 Acres Gtd. to A. McNoughton Prior CT 4402/28

#### SCHEDULE 1

M491545 TRANSFER to ROBERT JAMES SUSHAMES and DENISE LILY SUSHAMES Registered 21-Nov-2014 at noon

#### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

- C441183 SUBJECT to the Gas Pipeline right set forth in Memorandum of Provisions No. M260 acquired by the Crown in accordance with the Land Acquisition Act 1993 freed and discharged from all estates, statutory reservations and dedications in so far as they affect the said Gas Pipeline right over the land marked "Gas Supply Easement" shown on Plan No. P137028 as passing through the said land within described. Registered 08-Sep-2004 at noon
- C627183 Burdening Easement: A Right of Carriageway (appurtenant to Lot 1 on D52561) over the Right of Way 6.00 wide shown on D50682 Registered 23-Aug-2006 at 12.01 PM
- D4401 Transfer of the "Gas Pipeline Right" created by Instrument C441183 in favour of Tasmanian Gas Pipeline Pty Ltd Registered 02-May-2012 at noon
- D128612 BURDENING EASEMENT: A Right of Carriageway (appurtenant to Lot 1 on Sealed Plan 19218) over the Right of Way 6.00 wide shown on Diagram 50682 Registered 21-Nov-2014 at 12.01 PM





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SEARCH OF TORRENS TITLE

VOLUME	FOLIO
177003	1
EDITION	DATE OF ISSUE
2	26-Oct-2021

SEARCH DATE : 12-Oct-2022 SEARCH TIME : 03.10 PM

## DESCRIPTION OF LAND

Parish of SPREYTON Land District of DEVON Lot 1 on Sealed Plan 177003 Derivation : Part of 624 Acres Gtd. to Alexander McNaughton and Whole of Lot 100, 3716m2 The Crown and Whole of Lot 101, 2043m2 The Crown Prior CTs 52561/1, 177003/100 and 177003/101

### SCHEDULE 1

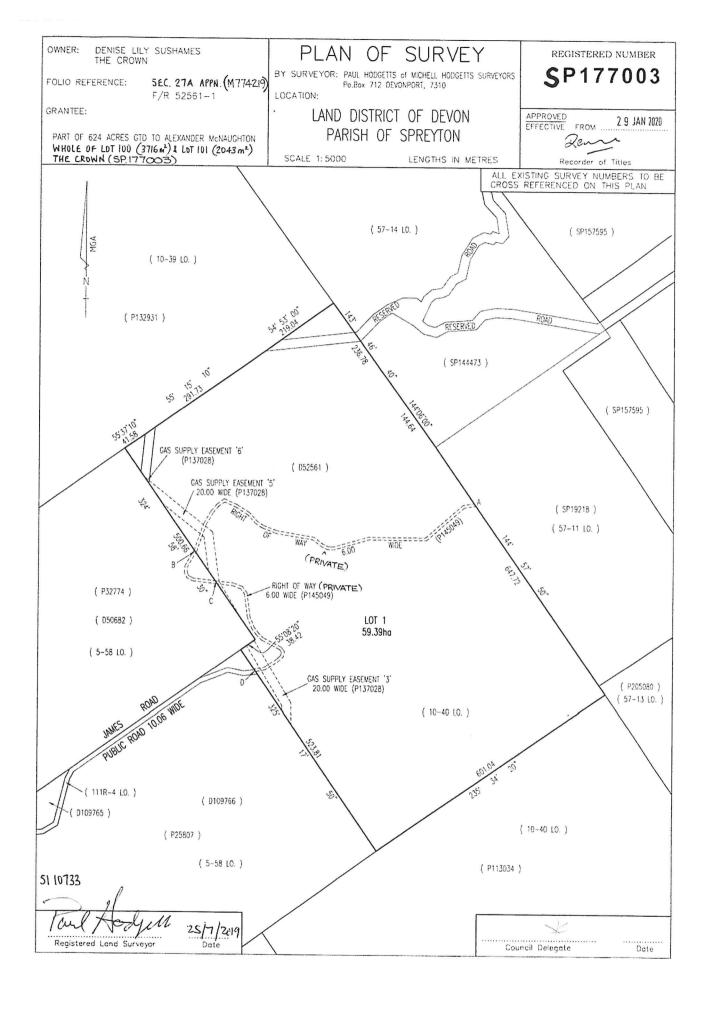
M921077 TRANSFER to ROBERT JAMES SUSHAMES and DENISE LILY SUSHAMES Registered 26-Oct-2021 at noon

## SCHEDULE 2

- M774219 & M774222 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
- SP177003 EASEMENTS in Schedule of Easements
- M774222 FENCING PROVISION in Transfer
- C605157 Notice of Permit Corridor under S15 of the Major Infrastructure Development Act 1999 affecting the said land within described. Registered 10-Nov-2004 at noon

#### UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



ate: 12 Jun 2023 Search Time: 03:09 PM Volume Number: 177003 Revision Number: 02 nent of Natural Resources and Environment Tasmania



RECORDER OF TITLES
Issued Pursuant to the Land Titles Act 1980



#### SEARCH OF TORRENS TITLE

VOLUME	FOLIO
113034	1
EDITION	DATE OF ISSUE
4	06-Jun-2022

SEARCH DATE : 12-Jun-2023 SEARCH TIME : 03.19 PM

#### DESCRIPTION OF LAND

Parish of SPREYTON, Land District of DEVON Lot 1 on Plan 113034 Being the land firstly described in Conveyance No. 43/8401 Derivation : Part of 624-0-0 Granted to A. McNaughton Derived from A14987

#### SCHEDULE 1

M944119 TRANSFER to ROBERT JAMES SUSHAMES and DENISE LILY SUSHAMES Registered 06-Jun-2022 at noon

#### SCHEDULE 2

Reservations and conditions in the Crown Grant if any

- C441017 SUBJECT to the Gas Pipeline right set forth in Memorandum of Provisions No. M225 acquired by the Crown in accordance with the Land Acquisition Act 1993 freed and discharged from all estates, statutory reservations and dedications in so far as they affect the said Gas Pipeline right over the land marked "Gas Supply Easement" shown on Plan No.137028 as passing through the said land within described. Registered 04-Dec-2003 at noon
- D4385 Transfer of the "Gas Pipeline Right" created by Instrument C441017 in favour of Tasmanian Gas Pipeline Pty Ltd Registered 02-May-2012 at noon
- C286386 NOTICE of Notified Corridor under Section 15 of the Major Infrastructure Development Approvals Act 1999 affecting the land therein described Registered 14-Mar-2001 at noon
- C604832 Notice of Permit Corridor under S15 of the Major Infrastructure Development Approvals Act 1999 affecting the said land within described. Registered 14-Nov-2004 at noon

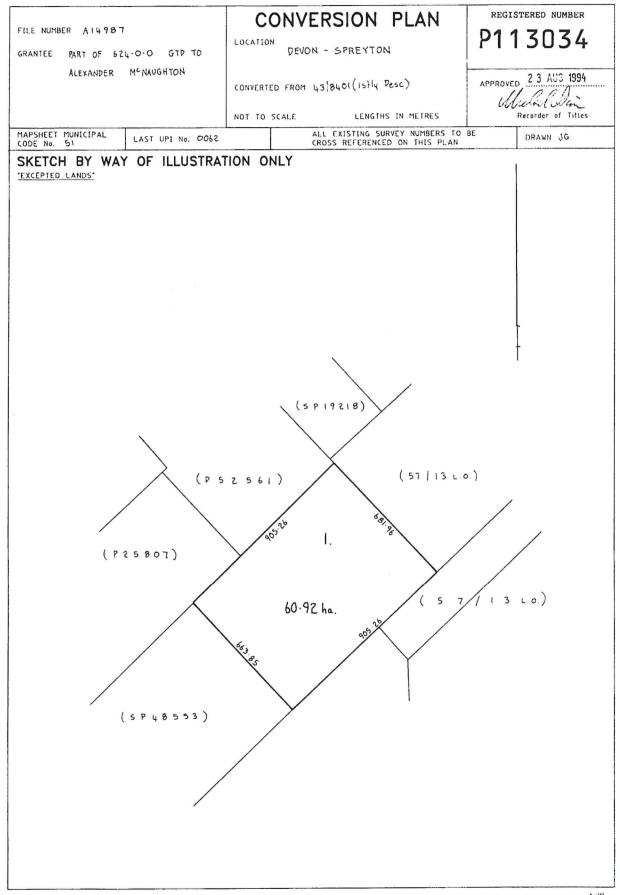
UNREGISTERED DEALINGS AND NOTATIONS



# **FOLIO PLAN**

**RECORDER OF TITLES** 

Issued Pursuant to the Land Titles Act 1980





# SUMMARY AND CONCLUSION:

With all the information and knowledge known of and collated in regards to this report, there is only one conclusion that can be arrived at.

The grounds at this location are unsuitable for Agriculture of any type, in their current form and are too expensive to have them professionally altered to enhance them to a class 1 or even down as far as a 5 grading.

# In My Option:

Currently under the States Grading ratings, I believe this ground has little chance of ever being classed **above a Grading or Rating of 7.** The costs incurred to do so, would be extremely large and the time taken would include years of Heavy gage machinery works plus manual labour.

The grounds are in such poor natural conditions and have inherit problems, that the only use that I can suggest for these grounds is something in the way of Buildings or Construction.

Apart from this suggestion in my option these 3 blocks have no commercial value in regards to Agriculture or other primary industries for now or in the future as they currently stand.

**Report Author:** 

L.J. Hennessy. (Pedologist)

Accredited: Soil Surveys

Pedology:

Accreditation: Adelaide Uni & CRC Soil and Land Management Group:

DATED: 27/6/2023

Signed: 0.30

L.J. Hennessy.