

AGRICULTURAL ASSESSMENT

66 RIVER RD, WYNYARD

June 2026

Prepared by:

Lisa Abblitt
Agricultural Consultant

Master of Business Administration
Advanced Diploma of Agriculture
Diploma of Horticulture
Diploma of Agribusiness Management

Phone: [REDACTED]

Email: [REDACTED]



Lisa Abblitt Ag

TABLE OF CONTENTS

1 INTRODUCTION	2
1.1 Authorisation and Purpose	2
1.2 Scope and Limitations	2
1.3 Background	2
2 RESOURCE ATTRIBUTES	4
2.1 Land Use	4
2.2 Adjacent Land Use	4
2.3 Property Characteristics	5
2.3.1 Climate	5
2.3.2 Soils	5
2.3.3 Irrigation	5
2.3.4 Infrastructure	5
2.3.5 Scale	6
2.4 Land Capability Assessment	6
3 ADDITIONAL INFORMATION REQUEST	8
3.1 Request for further information details	8
3.2 Response	8
4 SUMMARY	9
5 REFERENCES	10

1. INTRODUCTION

1.1 Authorisation and Purpose

This short report has been prepared for the property at 66 River Rd, Wynyard, which is owned by Paul and Teresa West. This report will accompany a planning application for re-zoning and subdivision; its purpose is to provide an overview of the agricultural capacity of the property and respond to an 'Additional Information Request' from Waratah-Wynyard Council.

1.2 Scope & Limitations

This report has been prepared based on the information available at the time of writing, and every effort has been made to ensure its accuracy. The author and the issuing organization disclaim any liability, loss, or risk, which may arise as a consequence from the use or application of any of the contents of this report. Any recommendations provided herein are general in nature and are subject to change. The responsibility for decisions made based on the contents of this report lies solely with the recipient. This report is intended only for its specified purpose and is not transferable to other parties. We cannot and do not guarantee any specific results in connection with our services.

1.3 Background

Planning schemes regulate the way land can be used or developed, the Tasmanian Planning Scheme consists of two parts, a set of State Planning Provisions, and Local Provisions Schedules. The State Planning Provisions set out the overall approach to planning and the specific requirements or standards for the use, development, and protection of land. These standards must be met to gain planning or development approval. The Local Provisions Schedules provide the zone maps to show where the planning provisions apply. The Local Provisions Schedule class this property in the Rural Zone.

This application requests a zoning change from the Rural Zone to the Rural Living Zone, which more accurately reflects factors such as the property's size and urban fringe location. In conjunction with the re-zoning request, the applicants are seeking approval for subdivision to create a second Lot at the rear of the property.

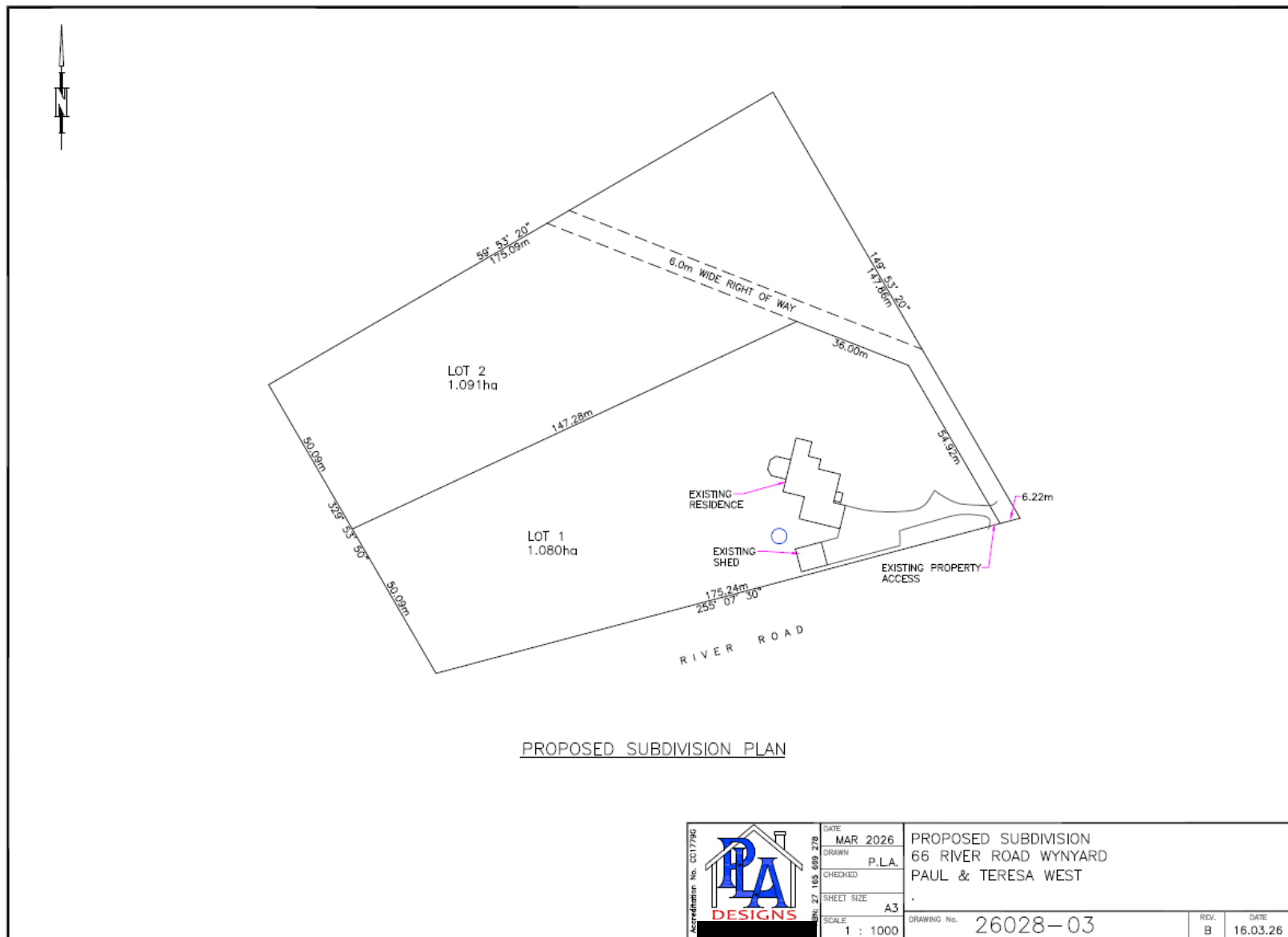


Figure 1: Proposed Subdivision Plan (Source PLA Designs)

2. RESOURCE ATTRIBUTES

2.1 Land Use

The current land use is non-agricultural; this property is lawn and manicured gardens and there is no agricultural use proposed.

2.2 Adjacent Land Use

Adjacent land use is mostly residential, with close residential use on the eastern and western sides, and larger blocks with residential use on the northern side. Road access is provided on the southern side which borders the Inglis River. There is no known agricultural use on the directly adjacent properties, and the nearest agricultural use is over 200m away. No interruption to agricultural use is anticipated from this proposal due to the adequate setback from the Agriculture Zone.



Figure 2: Aerial Photograph showing the adjacent land uses (Source: ListMap, 2026)

2.3 Property characteristics

The property characteristics have a large influence on the selection and success of any agricultural pursuits. It is important to understand aspects such as climate, soil, irrigation, infrastructure availability as well as scale to assess the ability of this property to support an agricultural enterprise.

2.3.1 Climate

Climate conditions in this area are highly favourable to agricultural use. Mean annual rainfall for this district is approximately 970.5mm (Elders Weather, 2026). Mean rain days are 181, mean maximum temperature 17.1 degrees, mean minimum temperature 7.2 degrees. These climate conditions are suitable to support a wide range of production options and are not considered a limiting factor to production.

2.3.2 Soils

Podosol soils are the dominant soil in this area (Listmap, 2026). Podisols are mainly sandy soils and generally have low fertility and water holding capacities (Queensland Government, 2026). The main land use for Podisols soil is grazing, although drainage may be necessary (Cotching, 2009). Whilst capable of agricultural use, there are limitations in the crops that can be grown. Soil type is considered a moderately limiting factor for production on this site.

2.3.3 Irrigation

Irrigation availability is a key consideration for crop selection as well a key driver of yield. This site does not have access to irrigation supply from any source, including rivers or dams, and is over 25km from the nearest irrigation district. Production options are limited to dryland only, unless an irrigation supply can be found. Lack of irrigation access is considered a major limitation to production on this site.

2.3.4 Infrastructure

Farming enterprises require infrastructure to support production activities such as fencing, sheds, and livestock handling facilities. Infrastructure on the subject property includes external and basic internal fencing. As there is no history of production at this location no other infrastructure is present. Significant investment would be required to convert this property to agricultural use. Lack of supporting infrastructure is also considered a major limiting factor to production on this property.

2.3.5 Scale

Scale is an important consideration when assessing the agricultural potential of any property; size can be a limiting factor when determining the production options available for land. This is a major consideration for this 2ha property. In respect to cropping, many local processors have a minimum paddock size requirement of 10ha, so these options are unavailable. This site is suitable for livestock, but the available pasture area limits the stock numbers to a very small number of sheep or cattle which cannot provide commercial viability. The property size is limited to options such as market garden or high value specialty production. Therefore, lack of scale is considered a major limiting factor to production.

This property is in an area situated on the urban fringe and is surrounded by residential use. Whilst the site experiences some supporting attributes for production such as climate and soils, the lack of irrigation, infrastructure and scale severely restricts production options. In fact, with conversion to agricultural use it is highly unlikely that this property could ever provide the owners with an income compatible with the profit expectation of an agricultural enterprise.

2.4 Land Capability Assessment

The Land Capability system uses a Class 1 – 7 scale whereby Class 1 is the best land well suited to a range of intensive cropping and pasture production. Class 7 is the opposite with severe limitations that render the land unsuitable for agricultural production. According to the Land Capability Survey of Tasmania, Inglis 1:100 000 map (Moreton, 1999), the subject property is class 5 (refer Figure 3). The definition states *‘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’*. This assessment verifies that the land capability is low and confirms that there is no prime agricultural land on this site as per the definitions provided by Grose, 1999. It is also confirmed that there is no prime agricultural land on adjacent sites.



Figure 3: Land Capability Assessment (Source: ListMap).



Figure 4: Property view south to north showing the lawn and northern boundary fence. No evidence of primary production or presence of livestock was observed on the neighbouring properties on 14th May 2026.

3. ADDITIONAL INFORMATION REQUEST

3.1 Request for further information details

Client Correspondence from the Waratah-Wynyard Council on 30 April 2026 requests evidence from a suitably qualified person that *‘the proposed conversion of rural land, being agricultural land to residential use is consistent with the State Policy on the Protection of Agricultural Land 2009’*.

3.2 Response

According to the definition included in the State Policy on the Protection of Agricultural Land 2009, *“Agricultural land” means all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.*

In this case, the subject property is not under agricultural use, and through this report’s analysis of the resource attributes, it is demonstrated that there is a very low potential for agricultural use. Furthermore, the site has alternative zoning, namely the Rural Zone, and has been developed for another use (residential). The site is also unduly restricted for agricultural use by size, capital value, and surrounding residential settlements. The land capability analysis also shows that the resource attributes do not meet the definition of ‘prime agricultural land’ (refer Land Capability Assessment, page 6).

The purpose of the State Policy on the Protection of Agricultural Land 2009 is *‘to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land’*. As this site does not meet the definition of ‘agricultural land’ and does not contain ‘prime agricultural land’ this development is considered compatible with the policy as it utilises land that is not subject to the policy protections.

4 SUMMARY

The purpose of the State Policy on the Protection of Agricultural Land 2009 is to conserve and protect valuable agricultural land. These protections are vitally important as agricultural land is a finite resource and critical to maintaining food security.

This proposal is considered consistent with this policy as demonstrated by the process followed by this report. Firstly, the proposal is outlined; the applicants wish to re-zone and subdivide the approximately 2ha property. This is followed by analysis of the property attributes in relation to their value for agricultural use. It is shown that this property has a very low value for agricultural use which is supported by the class 5 land capability assessment. This assessment also verifies that there is no prime agricultural land on or in the vicinity of this site.

Finally, the response to the additional information request outlines how the property does not hold the resources that allow it to meet the definition of 'agricultural land' as outlined by the policy. As the definition is not met, this proposal is considered fully consistent with the policy as land will be utilised that is not subject to the policy protections.

Approval is recommended.

5 REFERENCES

Cotching, B, 2009, Soil Health for Farming in Tasmania, Richmond Concepts and Print, Devonport, Tasmania.

Department of Premier and Cabinet, 2009, State Policy on the Protection of Agricultural Land 2009, <https://www.dpac.tas.gov.au/__data/assets/pdf_file/0019/10783/State_Policy_on_the_Protection_of_Agricultural_Land_2009.pdf>

Elders Weather, 2026, Full Climatology for Wynyard, <<https://eldersweather.com.au/climatology/tas/wynyard>>

Grose, C.J., 1999, Land Capability Handbook – Guidelines for the Classification of Agricultural Land in Tasmania, Department of Primary Industries, Water and Environment, Prospect, TAS.

Listmap, 2026, Land Information System Tasmania, Tasmanian Government, <<https://www.thelist.tas.gov.au/>>.

Moreton, R.M., 1999, Land Capability Survey of Tasmania, Inglis, 1:100 000 map, Department of Primary Industries Water and Environment, Hobart, Tasmania.

Queensland Government, 2026, Common Soil Types, <<https://www.qld.gov.au/environment/land/management/soil/soil-explained/types>>