



AGRICULTURAL ASSESSMENT AND COMPLIANCE REPORT

6 Melrose Road, Aberdeen

November 2025





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Executive Summary

This agricultural assessment report has been prepared on behalf of the proponent, M Distill, B Langworthy & S Langworthy (the proponent) to support an application to rezone the subject property, property title 11915/21 at 6 Melrose Road, Aberdeen.

The proposed development is based on the re-zoning the subject property from Agriculture to General Residential.

The subject property covers approximately 6.36 hectares of land and is not used for any agricultural land use activity.

The subject property is severely constrained for its current and future agricultural land use activity due to the small size of available land, low land capability, lack of access to irrigation water, presence of residential dwellings in close proximity to all boundaries and does not form part of a contiguous larger area of agricultural land.

The subject property is not located in proclaimed irrigation district and is not serviced by an irrigation scheme.

The subject property has a negligible level of local and regional agricultural significance.

Land use activity on properties adjacent to the subject property is dominated by residential use, whilst land nearby and further to the east (commercial scale) and to a much lesser extent to the west (non-commercial scale) are used for orchards.

No agricultural land use activity is conducted on any properties adjacent to the boundaries of the subject property.

The proposed rezoning of the property could be achieved with an expectation of minimal negative impacts and disruption to the agricultural land use activity currently being undertaken on the nearby properties to the west and east.

The proposed development is considered to be compliant with the relevant principles of the Protection of Agricultural Land Use Policy.

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Purpose

This report has been undertaken on behalf of M Distill, B Langworthy & S Langworthy (the proponent) to support an application for a residential dwelling on the property 6 Melrose Road, Aberdeen.

The document provides an agricultural assessment of the property in question and reports on how the proposal complies with provisions of the Tasmanian Planning Scheme. This report reviews the current agricultural usage of the property and the surrounding area in relation to the land capability and land classification. This includes soils, aspect, topography, water resource, economic feasibility, and impact of the development in relation to agricultural activities.

1 General overview

1.1 LAND CAPABILITY

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with class 1 being the most productive for agriculture and resilient to degradation and class 7 the least suitable to agriculture. Class 1, 2 and 3 are collectively termed "prime agricultural land". For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion, and flooding.

1.2 REPORT AUTHOR

This report has been co-authored and reviewed by senior consultant, Jason Lynch. Jason Lynch possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) with over 25 years' experience in the agricultural industry in Tasmania. He has previously been engaged by property owners, independent planners, and surveyors to undertake evaluations and studies across various municipalities to comply with the Tasmanian Planning Scheme and council based interim planning schemes. This work involves the assessment of land for development purposes and potential conflict.

1.3 TASMANIAN PLANNING SCHEME – DEVONPORT

The Tasmanian Planning Scheme¹ establishes the requirements for use and development of land in the Devonport municipality in accordance with the *Land Use Planning and Approvals Act 1993*.

¹ Tasmanian Planning Scheme V13, effective date 16th July 2025.

2 Property details

2.1 LOCATION

The subject property is owned by M Distill, B Langworthy & S Langworthy, consists of a single parcel of land and is located at 6 Melrose Road, Aberdeen which is approximately 2.2 km south of Spreyton. (Image 1 and Image 2).

Table 1 Property identification details.

Address	Property ID	Title reference	Hectares (approx.)
6 Melrose Road, Aberdeen 7310	2259091	13288/1	6.36

The subject property is covered by gently sloping and undulating north westerly facing ground, with the highest elevation on the north eastern area and lowest adjacent to the Sheffield Road. (Image 3)

The vegetation present on the property is dominated by degraded open pastureland, with a well-established shelter belt of macrocarpa pines (*Hesperocyparis macrocarpa*) located on the western elevated area of the eastern boundary of the block.

Land tenure of the subject property and adjacent land is Private Freehold, with Local Government Act Reserve land nearby to the north west, with Casement tenure land associated with the various roads in this locale.² (Image 4).

Under the Tasmanian Planning Scheme, the subject property and adjacent land to the north and nearby by the west is zoned Agriculture, Rural zoned land adjacent to the east, Rural Living, Utilities zoned land associated with Sheffield Road to the west, with a parcel of Environmental Management zoned land further to the north west and a strip of General Residential zoned land adjacent to the nearby to the north west.³ (Figure 5).

There is no infrastructure present on the subject property.

² The LIST map dataset.

³ The LIST map dataset.

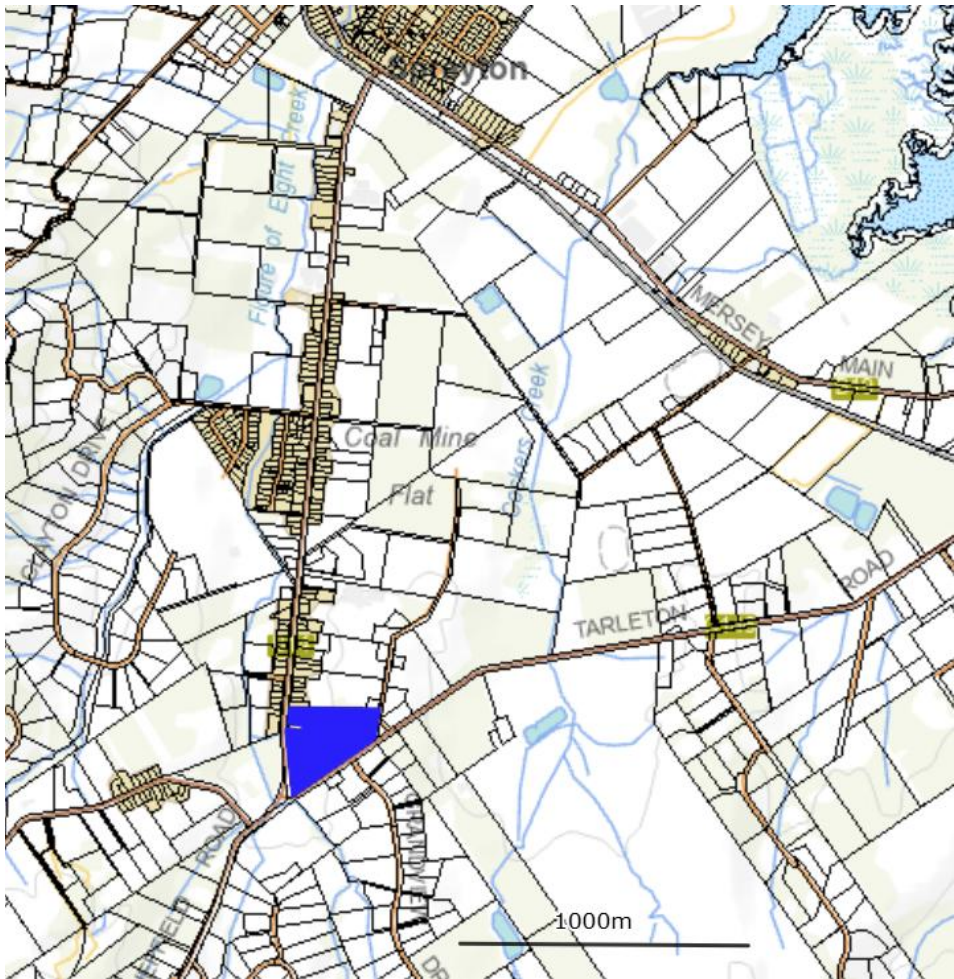


Image 1 Subject property location (blue shaded). (Source: The LISTMap).



Image 2 Aerial overall view imagery of the subject property (blue outline). (Source: The LISTMap).

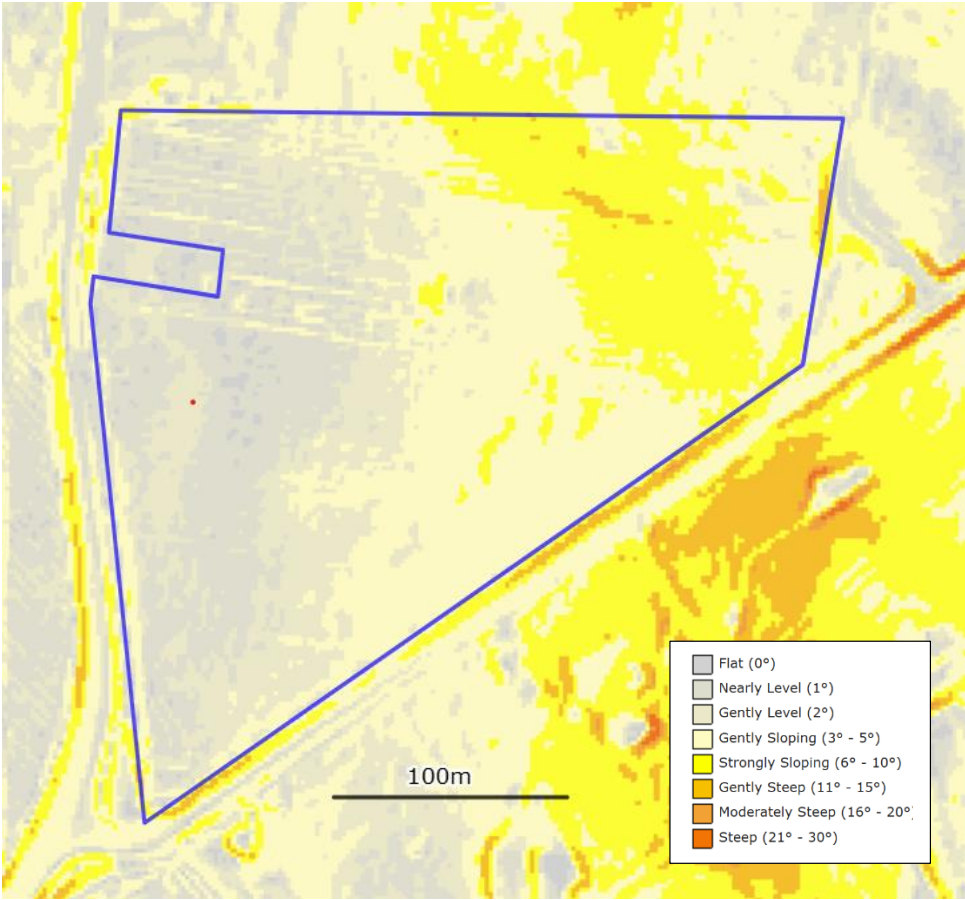


Image 3 Topographic map of the subject property (blue outline). (Source: The LISTMap).



Image 4 Land tenure of the subject property (blue outline) and adjacent land is Private Free hold (yellow shaded), with Local Government Act Reserve (green shaded) land further to the north west and various Casement (grey shaded) tenure land associated with the various roads in this locale. Source: The LISTMap).

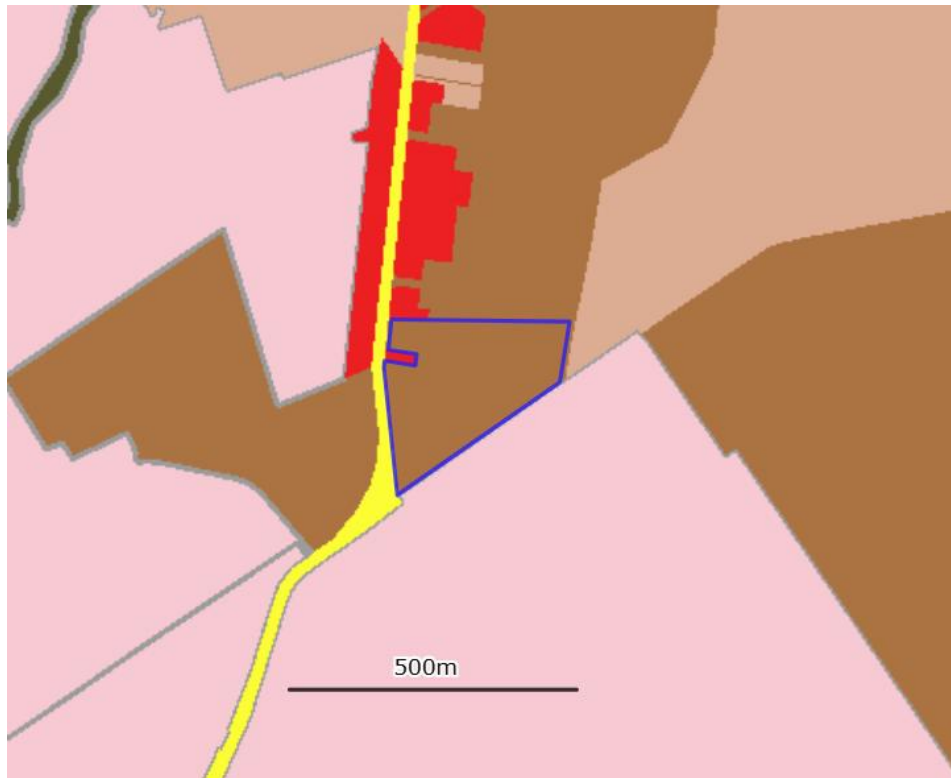


Image 5 Under the Tasmanian Planning Scheme, the subject property (blue outline) and adjacent land to the north and nearby by the west is zoned Agriculture (brown shaded), Rural (beige coloured) zoned land adjacent to the east, Rural Living (pink shaded), Utilities (yellow shaded) zoned land associated with Sheffield Road to the west, with a parcel of Environmental Management (green shade) zoned land further to the north west and a strip of General Residential (red shaded) zoned land adjacent to the nearby to the north west. (Source: The LISTMap).

3 Land capability

Land capability of the property was assessed according to the Tasmanian land capability classification system (Grose, 1999)⁴. Land is graded according to its ability to sustain a range of agricultural activities considering the chances of degradation of the land resource. Class 1 land is prime agricultural and Class 7 land is unsuitable for agriculture due to severe limitations. A wide range of limitations are considered, and the most significant limitation determines the final classification. For example, limitations can be in relation to soils and could include stoniness, topsoil depth, drainage, and erosion hazard. Limitations to topography could include slope angle and associated erosion hazard.

3.1 SITE VISIT

Desktop research was conducted to review available data associated with geology, topography, presence of threatened native vegetation, land capability, soil information and climatic data of the property and surrounding area. Pinion Advisory consultant, Jason Lynch conducted a limited site visit on 29th October 2025 to undertake restricted ground-truth of the available information. The limited site assessment included inspection of the soil profile (to spade depth), an evaluation of the topography and vegetation as well as examination of land use on the subject property and neighbouring properties. These assessments consider the planned setbacks and potential impacts of the proposed development on agricultural activities.

3.1.1 Land capability assessment

The official land capability map for the area was produced by the DPIF at a scale of 1:100,000 and reported in their Forth Report in 1997 and the subject property was majority of the land was identified as class 5 land and a small area of class 4 land.

Based on observations and an assessment made during the site visit the entirety of the subject property was determined to be covered by class 5 land⁵. Image 6

Table 2 Land capability class 5 definition for the property according to Grose.⁶

Class	Definition
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 grown. 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.

⁴ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

⁵ Moreton R. M. and Grose C. J. (1997) Land Capability Survey of Tasmania, Forth, 1:100 000 map. Department of Primary Industry and Fisheries, Tasmania

⁶ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.



Image 6 Land capability map of the subject property.

Table 3 Land capability assessment of the subject property

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
5se (6.16 ha)	Clay soil, as per the dermosol soil type, derived from sedimentary geology. Black brown medium/heavy clay soil.	2-9	Flat to gently sloping undulating ground. 40-60m ASL.	Low/moderate risk of erosion due to surface water movement on bare and exposed soil, and soil structure decline due to excessive and/or soil cultivation when the ground is too wet.	Imperfect to moderately well drained soils with slow permeability. Low/moderate risk of waterlogging.	Unsuitable for cropping. Land suitable for grazing, with moderate limitations, including to reduce grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of compaction in winter from soil cultivation, machinery and stock movements increases significantly during periods of soil waterlogging.	Low climatic limitations. This region experiences cool winters and warm summer conditions. The area receives an average of 980mm annual rainfall, can experience up to 30 frost days annually, 1,040 growing degree days (October to April) and 1,020 chill hours (May-August).

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
5sw (0.2 ha)	Clay soil, as per the dermosol soil type, derived from sedimentary geology. Black brown medium/heavy clay soil.	0-2	Flat ground. 45m ASL.	Low/moderate risk of erosion due to surface water movement on bare and exposed soil, and soil structure decline due to excessive and/or soil cultivation when the ground is too wet.	Imperfectly drained soils with slow permeability. Higher risk of waterlogging due to the road infrastructure drainage	Unsuitable for cropping. Land suitable for grazing, with moderate limitations, including to reduce grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of compaction in winter from soil cultivation, machinery and stock movements increases significantly during periods of soil waterlogging.	Moderate climatic limitations. This region experiences cool/cold winters and warm summer conditions. The area receives an average of 980mm annual rainfall, can experience up to 30 frost days annually, 980 growing degree days (October to April) and 1,000 chill hours (May-August).

4 Proposed development

The proposed development is based on the re-zoning the subject property from Agriculture to General Residential.

5 Land use activity

5.1 CURRENT AGRICULTURAL ACTIVITIES CONDUCTED

At present the property is not used for agriculture, it is covered with degraded pasture and only mowed to prevent excessive long grass accumulating and becoming a fire hazard.

In 2012 the last remaining orchard present located on the northern area of the subject property was removed.

5.2 POTENTIAL AGRICULTURAL ACTIVITIES CONDUCTED

Pastoral use

The subject property is potentially capable of being used for livestock production albeit at a very small scale and based on 6.3 hectares of pasture land would have a total potential sustainable dryland carrying capacity of approximately 105 DSE⁷.

105 DSE would equate to running approximately six breeding cows, and this could generate a potential gross margin return of approximately \$4,750 from the sale of weaner and cull cows.

It would be reasonable to consider that supplementary feeding and/or destocking would be a routine part of the livestock grazing enterprise when pasture growth is limiting and/or when the soils become excessively waterlogged.

It is important to note that the exact financial returns which can and could be generated from the property would vary depending upon the exact and nature of the livestock enterprise operated, nature of the livestock sales (e.g. market sale conditions), amount of supplementary feed provided, and general enterprise operational requirements (e.g. animal husbandry, pasture production costs) and livestock markets conditions.

Based on the current degrade condition of the pasture present it would be reasonable to consider the carrying capacity is closer to 50 DSE. The property has no boundary fencing nor ability to provide stockwater, and therefore it would not be a simple and/or low cost development to introduce livestock on the block.

It is clear that the property would not be able to support a commercial livestock enterprise.

5.2.1 Cropping use

No land on the subject property is considered suitable for cropping.

5.2.2 Perennial horticulture

This property has in the past been used as an apple orchard.

Due to a combination of the complete absence of current and future access to irrigation water, severe production risks when establishing and operating a dryland orchard production system, challenging operational conditions (e.g. close proximity of residential dwellings which could impact crop protection programs and controlling birds) and the unfavourable economics

⁷ DSE is a standard unit used to compare the feed requirements of different classes of livestock to assess the carrying capacity of a farm or paddock. One DSE is defined as the amount of feed required by a two-year-old 50 kg 'dry' Merino sheep (wether or non-lactating, non-pregnant ewe) to maintain its weight.

associated with establishing an orchard on the limited scale which is associated with the subject property.

In addition, the opportunity to establish a cherry orchard on the property would require the installation of rain covers. The subject property is an exposed location, and the prevailing westerly to north westerly winds would likely be a significant hinderance to the installation and ongoing durability of rain covers used on this site.

5.3 ADJACENT AND NEARBY LAND USE ACTIVITY

The land use activity on adjacent and nearby land titles includes:

- North:
 - Title reference 35829/3 (approximately 3 hectares), Agriculture zoned land, not used for agriculture, with a residential dwelling is present.
 - Title 64180/1 (approximately 0.16 hectares), Agricultural zoned land, not used for agriculture, with a residential dwelling present.
 - Title 21914/1 (approximately 0.14 hectares), General Residential zoned land, with a residential dwelling present.
- South:
 - Title reference 106889/1 (approximately 1.65 hectares), Rural Living zone A zoned land, with a residential dwelling present.
 - Title reference 23493/1 (approximately 0.2 hectares), Rural Living zone A zoned land, with a residential dwelling present.
 - Title reference 102727/3 (approximately 0.85 hectares), Rural Living zone A zoned land, with a residential dwelling present.
 - Title reference 102727/4 (approximately 0.61 hectares), Rural Living zone A zoned land, with a residential dwelling present.
 - Title reference 164761/3 (approximately 5.6 hectares), Rural Living zone A zoned land, with a residential dwelling present.
 - All of these property titles are separated from the subject property by the 20m wide Tarleton Road reserve.
- East:
 - Title reference 162779/1 (approximately 0.08 hectares), Rural zoned land, with a residential dwelling present. This property includes two parcels, with a small parcel (0.01 hectares) divided from the larger parcel (0.07 hectares) by an LGA subdivision Road.
 - Title reference 189849/1 (approximately 0.55 hectares), Rural zoned land, with a residential dwelling present. Separated from the subject property by the 10m wide Jowetts Lane road reserve.
 - Title reference 102727/5 (approximately 0.6 hectares), Rural Living zone A zoned land, covered by an apple orchard, forms part of a larger set of land holdings which includes approximately 18 hectares (dispersed over eight separate titles) of commercial scale apple orchards. This property is setback at the nearest point by the 20m wide Tarleton Road.
- West:
 - Title reference 124002/1 (approximately 0.09 hectares), General Residential zoned land, with a residential dwelling present.
 - Title reference 27486/1 (approximately 0.83 hectares), split zoned General Residential and Rural Living zone A zoned land, with a residential dwelling present.

- Title reference 27486/7 (approximately 0.3 hectares), General Residential zoned land, with a residential dwelling.
- Title 101127/1 (approximately 5.7 hectares), Agricultural zoned land, hosts the Spreyton Cidery and a 1.6 hectare of orchard. It is important to note that the orchard present is primarily used as part of the cidery's visitor experience and whilst fruit is harvested off the orchard, due to the dryland production system and heavy pressure from birds it is not a commercially viable standalone enterprise.
- All of these property titles are separated from the subject property by the 20m wide Sheffield Road reserve.

Please refer to Appendix 1 Figures 7 to 15 for various images of the subject property and that of the adjacent land use activity.

5.4 IMPACT OF AGRICULTURAL ACTIVITY ON NEIGHBOURING LAND TO THE PROPOSED DEVELOPMENT

Land use activity on properties adjacent to the subject property is dominated by residential use, whilst land nearby and further to the east (commercial scale) and to a much lesser extent to the west (non-commercial scale) are orchards.

No agricultural land use activity is conducted on any of the properties adjacent to the subject property.

The proposed residential dwelling development is unlikely to have any negative impact on the nearby agricultural properties (e.g. used for orcharding) due to a combination of the setback distances involved as well as the existing residential uses in this locale which already imposes a significant degree of fettering on the routine operations of these orchards.

Normal operational activities associated with agricultural use on orcharding properties are not expected to have any unreasonable impact on or interference with the proposed development on the subject property. An assessment of the key risks is summarised in Table 4.

Table 4 Potential risk from agricultural land use activities on neighbouring land.

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Spray drift and dust	Risk = low. No agricultural land use activity is conducted on the adjacent properties. The orchard to the west (as per property title 101127/1) is a small orchard (1.6 hectares), at the nearest point the orchard is setback by approximately 20m (consisting largely of Sheffield Road) from the subject property, although in practice the majority of the orchard is setback over 80m. The orchard to the east (as per property title 102727/5) hosts a 0.6 hectare orchard, and this forms the far western area of a large commercial orchard (18 hectares), at the nearest point the orchard is setback by approximately 25m (consisting largely of Tarleton Road) from the far eastern edge of the subject property. It should be noted that a number of existing residential dwellings are in close proximity to the western boundary of the larger commercial orchard to the east. The application of all agricultural chemicals must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements.

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
2. Noise from machinery, livestock, and dogs	Risk = low. A limited amount of plant, machinery, vehicles, are used/involved in general orcharding operations on the properties nearby to the south and west. No agricultural land use activity occurs on any of the properties adjacent to the subject property. The traffic movement on Sheffield and Tarleton Road would likely be a greater source of noise than that of noise generated by agricultural land use activity in this locale.
3. Irrigation water over boundary	Risk = low. Irrigated agricultural land use activity is not practiced on of the properties adjacent to the subject property. The orchards further to the west and south utilise dripper irrigation, and due to the nature of the irrigation systems used and separation of the 20m wide Sheffield and Tarleton Roads there is no issues relating to irrigation water over the subject property's boundary.
4. Stock escaping and causing damage	Risk = low. No livestock are present on any of the adjacent and/or nearby properties.
5. Electric fences	Risk = low. Mitigated by attaching appropriate warning signs on boundary fencing if required.
6. Use of firearms and gas guns for the control of browsing wildlife and birds	Risk = nil. Due to the presence of the road infrastructure which borders the eastern, southern, and western boundaries of the subject property, and existing residential dwellings located in close proximity to all boundaries and hence prevents the use of firearms. The gas guns would be restricted due to the close proximity of various residential dwellings.

5.5 IMPACT OF PROPOSED DEVELOPMENT ON AGRICULTURAL ACTIVITY OF NEIGHBOURING LAND

Land use activity on properties adjacent to the subject property is dominated by residential use, whilst land nearby and further to the east (commercial scale) and to a much lesser extent to the west (non-commercial scale) are orchards.

Other risks to neighbouring agricultural activity are outlined in Table 5. Some of these risks rely on an element of criminal intent.

Table 5 Potential risk from proposed development to neighbouring agricultural land use and activity.

Potential risk to neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Trespass	Risk = low. Mitigation measures include installation and maintenance of sound boundary fencing, lockable gates and appropriate signage to warn visitors about entry onto private land, report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property, control vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be low with an expectation of routine amenity weed management activities undertaken.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of burn-offs, outside barbeques and disposal of rubbish. In summer, mowing/grazing of long dry grass and

Potential risk to neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
	vegetation is important. Observe all fire restrictions imposed by the Devonport council and state government.

5.6 WATER STORAGE AND RESOURCES

5.6.1 Current resources

The subject property is serviced by TasWater for the provision of water and sewerage services.

The property is not located within a proclaimed irrigation district and is not serviced by an irrigation scheme.

No groundwater bores are present on the property.

5.6.2 Future opportunities

It is unrealistic to consider that an irrigation scheme would be developed to cover this property due to a lack of scale of agriculture in this locale and an associated lack of irrigation water demand would not be sufficient to support an irrigation scheme.

Theoretically potable water, supplied by TasWater, could be used a source of irrigation water, however it does come with significant management constraints including:

- Cost⁸:
 - Current (2025/26) TasWater fixed annual connection charge varies with the diameter of the inlet pipe, such as a 40mm connection costs \$1,629 whilst a 200mm connection costs \$40,732.
 - TasWater variable costs would be anticipated to cost approximately \$1,260/ML which is over five times greater than the most expensive irrigation water delivery charges charged Tasmanian Irrigation in the nearest irrigation scheme, as per the Don Irrigation Scheme (DIS).
- Surety:
 - TasWater is not obliged to give priority access to an irrigation water users. An example would be during periods when water restrictions apply (e.g. summer) and the supply of water to irrigation users could be restricted.
- Flow rate and delivery⁹:
 - The minimum water delivery pressure is 220 kPa and the flow rate is determined by the size of the outlet.
 - If a smaller outlet is available, then it may be necessary to require a buffer dam to ensure sufficient irrigation water delivery. The exact size of any buffer dam would be calculated based on the required irrigation schedule flow rate, irrigation season length, and size of the TasWater outlet.

Fifteen groundwater bores are located within a 1km radius of the subject property, thirteen of these bores are operation which have an average yield of 2.87 L/s and range in yield from 0.2-7.6 L/s. Based on the available information it would be reasonable to expect a groundwater bore in this locale to have a successful yield, although it more than likely that it would supply a small yield which would only be able to support domestic use, stockwater and/or small area irrigation. Any bore used to support irrigation would typically require the

⁸ TasWater Price and Service Plan 5. 1 July 2022-30 June 2026. CM record number 22/40133.

⁹ TasWater Price and Service Plan 4. 1 July 2026-30 June 2030. May 2025.

use of a dam to ensure sufficient application volumes are available over the enterprise's peak demand period.

Any dams built on the property would likely trigger a high ANCOLD hazard risk rating due to the downstream close proximity of various residential dwellings and the presence of Sheffield Road. A hazard risk rating would require increased planning and engineering complexity and therefore add significant higher design and construction costs.

It would be reasonable to consider that any and all potential agricultural land use activity which could be conducted on the subject property would be undertaken as a dryland production system, and therefore this imparts an associated increased agricultural production risk and severely limits the potential land use diversity options.

6 Local and regional significance

The subject property is located on the southern outskirts on Spreyton, and it is reasonable to consider that it holds a negligible level of local and regional agricultural significance.

Table 6 provides details on the significance of the subject property in terms of the area and quality of the land within the Forth land capability mapping area.

The subject property accounts for less than 0.004% of the Forth land capability mapping area.

Table 6 Local and regional significance of the subject property.

Land capability	Forth mapping area		Subject property	
	Area (ha)	Mapping area (%)	Area (ha)	Forth mapping area (%)
Prime	24,867	14.8	0	0
Non-prime	92,306	55.0	6.3	<0.007
Exempt	50,623	30.2	0	0
Total	167,796	100	6.3	<0.004

The subject property clearly holds a negligible level of agricultural significance and it should be noted that any current and future potential agricultural land use activity is severely constrained by a number of factors:

- Low land capability of the ground:
 - The property is only capable of running a sustainable carrying capacity of approximately 105 DSE, which would only support a very small sized cattle herd and is a non-commercial scale enterprise.
 - The class 5 land present (approximately 6.3 hectares) is unsuitable for cropping.
 - Due to a combination of the complete absence of access to irrigation water, severe production risks when establishing and operating a dryland orchard production system, and the unfavourable economics associated with establishing an apple orchard on the limited scale which is associated with the subject property.
 - No prime agricultural land is located on and/or in the vicinity of the subject property.
- Lack of access to irrigation both currently and in the future:
 - No waterways are located on and/or adjacent to the subject property's boundary.
 - No operational bores are located on the subject property.
 - It would be reasonable to expect a groundwater bore in this locale could supply a yield which would be able to support domestic, stockwater use and/or small area irrigation (e.g. market garden scale). Any bore used to support irrigation would typically require the use of a dam to ensure sufficient application volumes are available over the enterprise's peak demand period.
 - No dams are present on the subject property.
 - Any dams built on the property would likely trigger a high ANCOLD hazard risk rating due to the downstream close proximity of various residential dwellings and the presence of Sheffield Road. A hazard risk rating would require increased planning and engineering complexity and therefore add significant higher design requirements and construction costs.
 - The property and district are not located within a proclaimed irrigation district and is not serviced by an irrigation scheme.
 - Sourcing irrigation water from TasWater comes at a particularly high cost and limited surety, with both of these factors making this irrigation water option unrealistic.
 - In reality agricultural land use activity is restricted to dryland activity only.

- Land use activity on properties adjacent to the subject property is dominated by residential use, whilst land nearby and further to the east (commercial scale) and to a much lesser extent to the west (non-commercial scale) are orchards.
- Is physically isolated from larger contiguous parcels of agricultural land, as per which exists further to the east and to a much lesser extent, and whilst a parcel (covering approximately 3 hectares) is adjacent to the northern boundary of the subject property this agricultural land is heavily degraded and not used for agriculture.
- Has a number of residential dwellings in close proximity which could limit the nature and scale of any agricultural land use activity which can and could be undertaken. These limitations could relate to the ability to undertake routine agricultural land use activity relating to land cultivation activity, noise and smell associated with livestock enterprises, application of crop protection products as well as the spreading of fertilisers and soil conditioners.

7 Protection of Agricultural Land policy compliance

7.1 PRINCIPLE 1

Principle 1 states;

"Agricultural land is a valuable resource and its use for the sustainable development of agriculture should not be unreasonably confined or restrained by non-agricultural use or development."

- Response:

The subject property is severely limited for agricultural land use activity, and its value as an agricultural resource is significantly diminished:

- Since 2012 the subject property has not been used for agricultural land use activity.
- The land associated with the subject property is severely constrained for any and all agricultural land use activities due to a combination of the low land capability present (e.g. class 5), lack of current and/or future access to irrigation water and the overall small amount of available land present.
- Is physically isolated from larger contiguous parcels of agricultural land, with the exception of the 3 hectares parcel of land adjacent to the northern boundary, which is not used for agriculture, is in a heavily degraded condition and equally restricted for any and all agricultural land use activity (e.g. lack of irrigation water, small land area and has multiple residential dwellings nearby).
- Has a number of residential dwellings in close proximity which could limit the nature and scale of any agricultural land use activity which can and could be undertaken, due to the negative impacts on residential amenity associated with routine agricultural land use activity (e.g. land cultivation activity, noise and smell associated with livestock enterprises and application of crop protection products as well as the spreading of fertilisers and soil conditioner products).
- Due to the presence of nearby residential dwellings and road infrastructure, firearms are able to be used and the use gas guns is prevented (e.g. of use firearms) severely limited (e.g. use of gas guns) for the control/deterrence of birds which often and regularly damage fruit crops. This means any orchard would need to need fully netted (significant installation and ongoing management costs), and for a dryland orchard with a limited yield potential this would be a high risk and uneconomic proposition.
- Does not contain or host any agricultural resources and/or infrastructure, such as water resources, irrigation infrastructure (e.g. dams or pipelines) and therefore not is integral and/or required to support agricultural land use activity on nearby properties.
- No dams are present, and any dams built on the property would likely trigger a high ANCOLD hazard risk rating due to the downstream close proximity of various residential dwellings and the presence of Sheffield Road. A hazard risk rating would require increased planning and engineering complexity and therefore add significant higher design requirements and construction costs.
- Is not located within a proclaimed irrigation district.

7.2 PRINCIPLE 2

Principle 2 states;

“Use and development of prime agricultural land should not result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.”

Response: This is not applicable as no prime agricultural land is present on the subject property.

7.3 PRINCIPLE 3

Principle 3 states;

“Use and development, other than residential, of prime agricultural land that is directly associated with, and a subservient part of, an agricultural use of that land is consistent with this Policy.”

Response: This is not applicable as no prime agricultural land is present on the subject property.

7.4 PRINCIPLE 4

Principle 4 states;

“The development of utilities, extractive industries and controlled environment agriculture on prime agricultural land may be allowed, having regard to criteria, including the following:

- (a) minimising the amount of land alienated;
- (b) minimising negative impacts on the surrounding environment; and
- (c) ensuring the particular location is reasonably required for operational efficiency.”

Response: This is not applicable as no prime agricultural land is present on the subject property.

7.5 PRINCIPLE 5

Principle 5 states;

“Residential use of agricultural land is consistent with the Policy where it is required as part of an agricultural use or where it does not unreasonably convert agricultural land and does not confine or restrain agricultural use on or in the vicinity of that land.”

Response:

- The proposed re-zoning of the property from Agricultural to General Residential will not involve any residential dwelling which would be required as part of any agricultural use.
- The subject property is severely constrained for any and all agricultural land use activities due to:
 - No prime agricultural land is present.
 - The low land capability present (e.g. class 5), lack of current and/or future access to irrigation water, physically isolated from larger contiguous parcels of agricultural land and the overall small amount of available land present.
 - It is reasonable to consider that the subject property holds a negligible level of local and regional significance.

- Has a number of residential dwellings in close proximity which could limit the nature and scale of any agricultural land use activity which can and could be undertaken, due to the negative impacts on residential amenity associated with routine agricultural land use activity (e.g. land cultivation activity, noise and smell associated with livestock enterprises, application of crop protection products as well as the spreading of fertilisers and soil conditioner products, and the use of firearms and gas guns).
 - No dams are present, and any dams built on the property would likely trigger a high ANCOLD hazard risk rating due to the downstream close proximity of various residential dwellings and the presence of Sheffield Road. A hazard risk rating would require increased planning and engineering complexity and therefore add significant higher design requirements and construction costs.
 - Not containing or hosting any agricultural resources and/or infrastructure, such as water resources, irrigation infrastructure (e.g. dams or pipelines) and therefore not is integral and/or required to support agricultural land use activity on nearby properties.
 - Is not located within a proclaimed irrigation district.
- It is reasonable to consider that the subject property is incapable of being used to support meaningful agricultural land use activity and no type of commercial scale agriculture could be undertaken therewith.
 - Would not be expected to confine and/or restrain agricultural use in the vicinity of the subject property as a result of a combination of setback distances, presence of road infrastructure which separates the subject property from the nearby agricultural land and topographic variation to the agricultural land (as per the commercial orchard) to the east.

7.6 PRINCIPLE 6

Principle 6 states;

"Proposals of significant benefit to a region that may cause prime agricultural land to be converted to non-agricultural use or agricultural use not dependent on the soil as a growth medium, and which are not covered by Principles 3, 4 or 5, will need to demonstrate significant benefits to the region based on an assessment of the social, environmental and economic costs and benefits".

Response: This is not applicable as no prime agricultural land is present on the subject property.

7.7 PRINCIPLE 7

Principle 7 states;

"The protection of non-prime agricultural land from conversion to non-agricultural use will be determined through consideration of the local and regional significance of that land for agricultural use."

Response:

- It is reasonable to consider that the subject property holds a negligible level of local and regional significance.
- The basis for the subject property holding a negligible level of local and regional significance includes:

- Small area of land involved (6.3 hectares) and accounts for a very small area of the relevant land capability mapping area, as per the Forth land capability mapping area.
- Covered by land with a low land capability, as per class 5 land.
- No prime agricultural is present.
- Not included within a proclaimed irrigation district and not serviced by an irrigation scheme.
- No current and/or realistic access to irrigation water.
- No agricultural resources, such as water resources, irrigation infrastructure (e.g. dams or pipelines) are present on the subject property and therefore not integral and/or required to support agricultural land use activity on nearby properties.
- Is physically isolated from larger contiguous parcels of agricultural land, with the exception of the 3 hectare parcel of land adjacent to the northern boundary, which is not used for agriculture, is in a heavily degraded condition and equally restricted for any and all agricultural land use activity (e.g. lack of irrigation water, small land area and has multiple residential dwellings nearby).
- Has a number of residential dwellings in close proximity which could limit the nature and scale of any agricultural land use activity which can and could be undertaken, due to the negative impacts on residential amenity associated with routine agricultural land use activity (e.g. land cultivation activity, noise and smell associated with livestock enterprises and application of crop protection and spreading of fertilisers and soil conditioners products).
- No dams are present, and any dams built on the property would likely trigger a high ANCOLD hazard risk rating due to the downstream close proximity of various residential dwellings and the presence of Sheffield Road. A hazard risk rating would require increased planning and engineering complexity and therefore add significant higher design requirements and construction costs.

7.8 PRINCIPLE 8

Principle 8 states;

“Provision must be made for the appropriate protection of agricultural land within irrigation districts proclaimed under Part 9 of the Water Management Act 1999 and may be made for the protection of other areas that may benefit from broad-scale irrigation development”.

Response:

- The subject property is not included within a proclaimed irrigation district.
- The subject property’s access to irrigation water is severely limited, and effectively the only option would be to use TasWater supplied irrigation water which is encumbered by cost, surety, and flow rate, and in reality, this option would not be viable.
- Even if irrigation water were theoretically made available it would not benefit nor be applicable to broad scale irrigation development due to the limited amount of available land, low land capability of the ground present, operational restrictions and negative economics associated with this type of development/investment.
- No dams are present, and any dams built on the property would likely trigger a high ANCOLD hazard risk rating due to the downstream close proximity of various residential dwellings and the presence of Sheffield Road. A hazard risk rating would require increased planning and engineering complexity and therefore add significant higher design requirements and construction costs.

7.9 PRINCIPLE 9-11

The remaining principles are not relevant to the development on the subject property.

These principles relate to the following:

- Planning schemes facilitating agricultural use on land zoned for rural purposes (Principle 9); and
- Plantation forestry (Principles 10 and 11).

8 Constraint analysis and review

8.1 SUBJECT PROPERTY

The subject property is liable to a number of constraints which severely limits the current and future agricultural land use activity of the block, and includes:

1. Low level of land capability and associated severely limited scope for agricultural land use activity and severely restricts the scale and intensity of all forms of agricultural land use activity and realistically effectively limits the use to low intensity low rainfall dryland livestock grazing enterprise.
2. The complete absence of irrigation water. No irrigation dams are present on the subject property nor any waterways that flow through and/or are adjacent to the property's boundaries. The subject property is not located within a proclaimed irrigation district and is not serviced by an irrigation scheme. Sourcing irrigation water from TasWater comes at a particularly high cost and limited surety and effectively rules out this option. A groundwater bore offers an opportunity to access a restricted supply of irrigation water, however realistically this would likely be insufficient to support irrigated pasture production nor an orchard. Any dams built on the property would likely trigger a high ANCOLD hazard risk rating due to the downstream close proximity of various residential dwellings and the presence of Sheffield Road. A hazard risk rating would require increased planning and engineering complexity and therefore add significant higher design requirements and construction costs.
3. Existing sensitive use (as per the residential dwellings) on the properties adjacent to the north, north west, west, north east and south applies a prevailing constraint and heightened risk of issues relating to incompatible land use activity, as per agricultural versus residential issues including complaints and objections against:
 - a. Odours from the use of fertiliser (e.g. organic and/or biological products), compost, livestock manure, and soil conditioners.
 - b. The application of agricultural chemicals and associated risk of spray drift and chemical trespass, and this can also include both actual and the perceived threats.
 - c. Dust when paddocks are being cultivated and the application of fertilisers and soil conditioners.
 - d. Use of bird scarring devices (e.g. gas guns) and inability to use firearms to deter birds. Birds are one of the most destructive pests on orchards. Netting would be a suitable alternative. This means any orchard would need to be fully netted (significant installation and ongoing management costs), and for a dryland orchard with a limited yield potential this would be a high risk and uneconomic proposition.
4. The subject property is a small land holding and means it is not possible to undertake agricultural land use activities at a larger scale and justify the investment and use infrastructure to undertake more intensive grazing and/or cropping.

It is reasonable to consider that the subject property is incapable of being used to support meaningful agricultural land use activity and no type of commercial scale agriculture could be undertaken therewith.

8.2 ADJACENT AGRICULTURAL LAND

No agricultural land use activity is undertaken on any adjacent properties, with the property adjacent to the north (as per title 35829/3) is a small block (covering 3 hectares) in a degraded condition.

8.3 NEARBY AGRICULTURAL LAND

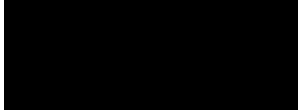
- West:
 - The subject property (as per title 101127/1), being Agricultural zoned land is present nearby to the west, hosts the Spreyton Cidery and 1.6 hectares of orchard. It is important to note that the orchard present is primarily used as part of the cidery's visitor experience and whilst fruit is harvested off the orchard, due to the dryland production system and heavy pressure from birds it is not a commercially viable standalone enterprise.
 - A combination of the setback distances and 20m wide Sheffield Road road reserve would ensure a negligible impact on the orcharding and cidery enterprise on this nearby property to the west.
- East:
 - The subject property (as per title 101127/1), being Rural Living zoned land is present nearby to the east, covered by an apple orchard, forms part of a larger set of land holdings which includes approximately 18 hectares of commercial scale apple orchards.
 - A combination of the setback distances and 20m wide Tarleton Road road reserve would ensure a negligible impact on the orcharding and cidery enterprise on this nearby property to the west.

9 Conclusion

1. The subject property, property title 11915/21 at 6 Melrose Road, Aberdeen and covers approximately 6.36 hectares of land.
2. No agricultural land use activity is conducted on the subject property.
3. The proposed development is based on re-zoning the subject property from the Agriculture zone to General Residential zone.
4. The subject property has a negligible local and regional agricultural significance.
5. The subject property is severely constrained for its current and future agricultural land use activity due to the small size of available land, low land capability, lack of current and future access to irrigation water, presence of residential dwellings in close proximity to all boundaries and does not form part of a contiguous larger area of agricultural land.
6. Land use activity on properties adjacent to the subject property is dominated by residential use, whilst land nearby and further to the east (commercial scale) and to a much lesser extent to the west (non-commercial scale) are orchards.
7. No agricultural land use activity is conducted on any properties adjacent to the boundaries of the subject property.
8. The subject property is not located within a proclaimed irrigation district and not serviced by an irrigation scheme.
9. The proposed rezoning of the property could be achieved with an expectation of minimal negative impacts and disruption to the agricultural land use activity currently being undertaken on the nearby properties to the west and east.
10. The proposed development is considered to be compliant with the relevant principles of the Protection of Agricultural Land Use Policy.

10 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.



Jason Lynch BAppSc (hort.) CPAg
Senior Agricultural Consultant
Pinion Advisory
November 2025

Appendix 1 Property images



Image 7 Soil profile of the grey clay soil present throughout the subject property. Taken at site assessment 29/10/2025.



Image 8 Southerly over the low lying ground on the far southern area of the subject property. Taken at site assessment 29/10/2025.



Image 9 Westerly view over property nearby to the west (as per title 101127/1) which host the Spreyton Cidery and 1.6 hectares dryland orchard. Taken at site assessment 29/10/2025.



Image 10 Westerly view along the northern boundary of the subject property. Taken at site assessment 29/10/2025.



Image 11 Southerly view over the subject property. Taken at site assessment 29/10/2025.



Image 12 Easterly view from the far north eastern area of the subject property showing the orchard and nearby dwellings nearby to the east separated by Tarleton Road. Taken at site assessment 29/10/2025.



Image 13 Northerly view over the properties and associated residential dwellings adjacent and nearby to the north of the subject property. Taken at site assessment 29/10/2025.



Image 14 Westerly view over the agricultural land associated residential dwellings nearby to the west of the subject property. Taken at site assessment 29/10/2025.



Image 15 Easterly view over the Grandview Drive and Tarleton Road intersection and residential dwellings nearby to the east of the subject property. Taken at site assessment 29/10/2025.