

From: [Cheri Allanby](#)
To: [Sorell Council](#)
Subject: Representation for LPS
Date: Wednesday, 11 August 2021 1:07:58 PM
Attachments: [Covering note for Allanby representation.docx](#)
[Agricultural Report Allanby Aug 21.pdf](#)
[Current Use Report Allanby Aug 21.docx](#)

Dear council,

Please find attached the following documents as a representation for our property at Marion Bay:

1. Covering note for Allanby representation
2. Agricultural Report Allanby Aug 21
3. Current Use Report Allanby Aug 21

We thank you for your consideration and we look forward to your response.

Kind regards,

Cheri Allanby, Program Manager/Developer.

Bachelor of Education
Trainer Assessor Cert IV
Horse Safety Australia Instructor
Disability CERT IV (pending)
Neurodiversity NESA

For information on our EQUINE ASSISTED LEARNING programs please see

<https://truetrails.com.au/>



August 2021

D and C Allanby
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To the Sorell Council,

Re Tasman Council Draft Local Provisions Schedule

The following reports are submitted as a representation in regards to the proposed zoning of property Id. No. 5961054 title reference 251823/1 at 312 Marion Bay Road, Bream Creek, in the Sorell Council Draft Local Provisions Schedule (LPS).

- 1) Agricultural Report Allanby Aug 21
- 2) Current Use Report Allanby Aug 21

The draft LPS proposes that this property be zoned Agricultural.

We believe that this proposed Agricultural zoning for our lot size is inconsistent with the land's agricultural capability. See the attached recent Agricultural Report with a detailed analysis and mapping of the lot's agricultural constraints.

We also believe that the Rural zone is an appropriate zoning for this lot. See the attached Current Use report.

We hope council is able to give full consideration to this representation and we look forward to your reply through due processes.

Yours sincerely,

D and C Allanby

Current Use Report

D and C Allanby

312 Marion Bay Road

Bream Creek

Tas 7175

The current use of this lot is for two main purposes:

1. D. Allanby Welding
2. True Trails Equine Assisted Learning Educational facility and the Not for Profit Equine Assisted Learning Association Inc.

It consists of five titles, with a main title (approx. 47 hectares) and small parcel titles (under .5 of a hectare each) as titled after the Marion Bay road development in the early 1970's.

PID 5961054; Titles ref 251823/1, 7325/10, 240034/1, 7325/3, 240033/1.

Viability for the lot:

Due to the lack of agricultural viability on this small lot, the owners have implemented two small businesses as a diversification strategy on the property.

- 1) Mr. D Allanby has a welding workshop which services surrounding agriculture and Hobart based building contractors (1998-present).
- 2) Mrs. C. Allanby runs a rural educational facility on the remainder of the property (2013-present) servicing the Southeast region.

Addressing the following criteria for Rural zoning clearly supports maintaining rural zoning rather than the proposed agricultural of the Sorell LPS draft.

Purposes criteria for Rural Zoning

20.1.1 (a)	Agricultural use is limited due to topographical and environmental characteristics as detailed in the agricultural report of Nicholbrook Horticultural Consulting. Other site and regional characteristics are defined by a local scenic overlay in the LPS: the lot has high scenic value. The lot size is only 48.1 hectares, restricting viable agricultural practice.
20.1.1 (b)	A range of use and development is currently in operation which requires a rural location to operate: <ol style="list-style-type: none"> 1) Mr. D Allanby has a welding workshop which services surrounding agriculture and building contractors (1998-present). 2) Mrs. C. Allanby runs an educational facility (Equine Assisted Learning) on the remainder of the property (2013-present).
20.1.1 (c)	The current use and operation is compatible with agricultural use. <ol style="list-style-type: none"> 1) The welding workshop services surrounding agricultural enterprises. 2) The educational facility (Equine Assisted Learning) is compatible, housing horses and animals.
20.1.1 (d)	The use and operation minimizes adverse impacts on the surrounding agricultural, residential and tourism uses. The current operations are highly considerate of all the surrounding uses in its strategic layout and internal business activities: <ol style="list-style-type: none"> 1) The workshop is buffeted by bush and pine trees on both the east and west sides. 2) The eastern horse grazing paddock areas are located adjacent to a property LPS drafted agricultural zoning, thus ensuring no unreasonable constraint is placed on this neighbouring property's agricultural development. 3) The northern neighbouring exclusive tourism business is located near the steep banks which are unsuitable for agriculture and buffeted by horse grazing.
20.1.2	The current use minimalises the conversion of agricultural land for non-agricultural use. The use remains rural farming in nature minimizing its conversion: <ol style="list-style-type: none"> 1) The workshop is established on soil types, topography unsuitable for grazing. 2) The Equine Assisted Learning facility presently houses 15 horses on the small paddocks which are suitably developed for equine grazing on the lot. These horses are used to assist learners with disability and disengaged students to enter a soft approach to engaging in education and Vet training courses while developing Core Skills in the Australian Core Skills Framework (Learning, Literacy, Numeracy, Communication and Work Readiness).
20.1.3	The scale and intensity is appropriate for a rural location and does not compromise the surrounding settlements. <ol style="list-style-type: none"> 1) The workshop does not have developmental plans which would compromise surrounding settlements. 2) The Equine Assisted Learning facility operates at a scale considerate of local staffing resource and facility type: with five casual staff, following school terms schedules, with limitations upon participant numbers to ensure individualised supports which are required for specific learner needs.

Tasmanian Planning Scheme RZ compliances

Area Characteristics

RZ 1	<p>The land is situated in a non-urban area constrained agricultural (criteria AZ3) use due to topography, environment, regional development, and scenic characteristics.</p> <ul style="list-style-type: none"> The operational rural enterprise supports educational and training objectives as recommended in council's SERDA report. This property has restricted potential for agriculture due to environmental and topographical characteristics: 65% contains complex topography including; black/grey basalt soil types, under washes, steep slopes, large trees, low lying wet areas, and native vegetation. This percentage of the farm has been supported by an NRM grant in July 2017 to plant trees which provide educational trails for students, maintain soil integrity, and provide habitat for the Swift Parrot. The neighbouring property on the western sideline has been zoned Rural in the draft LPS to capture these environmental, topographical considerations.
RZ 2	The request to zone this property for Rural (currently drafted for the Agricultural Use Zone), is more relevant to the Zone purpose as per the Guideline No.1 Local Provisions Schedule: zone and code application.
RZ 3 (a)	The agricultural report clearly demonstrates the lack of potential for agricultural use and the lot is not an integral part of a larger farm holding.
RZ 3 (b)	Significant constraints are clearly demonstrated by the agricultural report supplied by Dr Lee Peterson Nicholbrook Horticultural Consulting.
RZ 3 (c)	The land utilises small pockets of farmland on a naturally occurring resource of a scenic setting (as indicated by the LPS scenic overlay in the Marion Bay area). The scenic setting is a strategic part of the existing educational enterprise's activity and whole farm plan. While a full and localized strategic analysis of the area's scenic value is yet to be fully undertaken by landholders, this overlay is indicative of an appropriate an existing rural zoning.
RZ 3 (d)	Due to the constraints for agricultural use and lack of agricultural viability on this small lot, the owners have established viable businesses with a whole farm plan including developments for the educational enterprise which require rural zoning to continue operations. The SERDA report can be referred to as an analysis for the localized need for education and training in the region.
RZ 3 (e)	Due to the constraints for agricultural use on this small lot (as detailed in the agricultural report), the implications of the strategic scenic value to the educational enterprise's operations, and the enterprise's strategic application to the SERDA report recommendations (see below), the owners have current and long term, viable businesses operating on the property which require it to remain as rural zoning.

This property sits at scenic Marion Bay. The draft LPS has a scenic overlay over this area. The scenery and location provide a significant asset to the True Trails' Educational facility.

Current lot use viability

From 1998 Mr. Allanby ran a small sheep grazing enterprise while also undertaking his welding operations. Due to seasons of drought, a lack of access to irrigation, the size of the lot, and slopes on the farm, continued sheep farming was not a viable agricultural operation.

Mr. Allanby and Mrs. Allanby then diversified by running a servicing welding business and a rurally orientated educational enterprise: True Trails EAL.

True Trails Equine Assisted Learning (rationale)

Equine Assisted Learning is the use of horses, horsemanship, and a rural facility as a soft approach and motivational mechanism to engage learners into learning, training, and education. True Trails provides educational re-engagement activities for students with disability, specific learning needs, and for the disengaged. It also provides training for staff and service providers.

See: <https://truetrails.com.au/> and <https://www.facebook.com/TrueTrails>

The facility consists of three horse yards, two horse arenas, a restored shearing shed as an educational shed for students, a hay barn, parking area. It is located with surrounding gardens and small paddocks.

Current True Trails activities are:

- NDIS funded participants and EDzone Department of Education disengaged students. Eight to twelve students per school term.
- Skills Impact (Mrs Allanby a SME developing units of competency in the Animal Assisted Services sector). <https://www.skillsimpact.com.au/>
- Animal Therapies Ltd. Mrs Allanby is Chair of the Tasmanian committee, a representative for the Vic/Tas committee and, a rep on the national committee. <https://animaltherapies.org.au/>
- Currently licencing programs for delivery to Equine Assisted Learning service providers.
- Currently developing an accredited course for Animal Assisted Service Providers.
- Links community members to the Trade Training centres, secondary school animal farms, and VET DOE engagement.
- Addresses literacy and numeracy issues in the agricultural sector.
- Facility hire for courses from other providers.
- Currently liaising with the DOE to implement Work Readiness programs for the disengaged.
- Grazing paddocks also are leased to a small herd of cattle providing educational experiences for True Trails participants.

Future goals are to include a wider range of animals, delivery of sectoral skill types, and develop facilities on a small scale to provide:

- re-engagement activities for the disengaged Department of Education
- for continued delivery to students with learning needs and disability
- to provide agricultural and disability VET skill sets
- employ additional trainers and teachers

Regional recommendations

It is identified in the SERDA report (p 58, issue #3) that significant lacks exist for the Southeast region in the education, skills training sectors.

The SERDA report recommendations:

- i. Liaise with DOE and other stakeholders to advocate for changes that are beneficial to the region.
- ii. Develop programs that will improve literacy levels and business skills for people in the agricultural industry.
- iii. Develop programs that will improve skills and customer service standards in the tourism and hospitality sector
- iv. Develop improved approaches to optimising VET and DOE programs to continue to increase participation in Trade Training Centres.

NDIS Providers

The NDIS market monitoring report for Tasmania does not include localised statistics for the specific area of Tasman and Sorell which True Trails regionally captures. However, NDIS local agencies state a lack of professional learning disability service providers in the rural Sorell/Tasman area. Current demand for services and levels of bookings at True Trails are also highly indicative of this local area need.

Summary for Rural zoning request

True Trails Equine Assisted Learning programs, is an Animal Assisted Services provider, providing a cross-sectoral training and skills development service (in educational, disability, and agricultural) to the Southeast region. It must be located in a rural setting to operate effectively and viably.

The whole farm enterprise's plan to develop the educational facility, requires a rural zoning for continued effective delivery, community service and long-term viability.

If the Agricultural Zone were to be applied to this property (with its constraints for agricultural use), it would not only greatly affect continued enterprise viability and development, but also the ongoing opportunity to meet the significant benefits towards the region's social, community economic, and educational outcomes which currently meet the SERDA report recommendations.

Agricultural Report

312 MARION BAY ROAD

BREAM CREEK

AUGUST 2021





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Executive Summary

This report examines the land capability and classification of property Id. No. 5961054 title reference 251823/1, 312 Marion Bay Road Bream Creek, in respect to the proposed rezoning of the property from Rural Resource under the Tasmanian Interim Planning Scheme 2015, Sorell to zoning of Agriculture under the proposed statewide Tasmanian Planning Scheme.

The Land Capability and soils assessment has determined that the property does not meet any of the Enterprise Suitability Criteria utilized in allocating Agricultural Zone.

The property does not also meet the criteria for use or amalgamation with adjoining agricultural land and furthermore is adjacent to 5 general residential dwellings one of which incorporates tourist accommodation and an exclusive restaurant.

Given the failure to meet the criteria the property should be considered as constrained for Agriculture Zoning (Criteria 3) and therefore zone Rural under the proposed Tasmanian Planning Scheme.

Introduction

This report, by Dr Lee Peterson, Principal Consultant, Nicholbrook, has been prepared to provide an expert agricultural assessment of 312 Marion Bay Road.

This report reviews the current agricultural usage of the present land title and the surrounding region in relation to the Land Capability and Land Classification. This includes soils, aspect, topography, water resource, and impact in relation to agricultural activities.

Qualifications and Experience

Dr Lee Peterson is an agricultural science graduate from the University of Tasmania with 35 years of experience in primary industry production, research and consulting. Dr Peterson has worked with a variety of farming enterprises throughout Tasmania and other mainland states. A detailed outline of experience and qualifications is attached in Appendix A.

Location

The property, PID 5961054 title reference 251823/1, is situated 3.1 km along Marion Bay Road from Copping atop a small hill rise overlooking Marion Bay at an elevation of 150 metres dropping to a minimum elevation of 40 metres.

The property is current one title, consisting of 48.1 hectares and consists of steep slopes with native tree cover and improved pasture.

The property is bordered by agricultural land on the south and east, Marion Bay Road on the North with residences and accommodation enterprise and a private timber reserve to the west which has been zoned rural.

Land Classification

Land capability of the property was assessed according to the Tasmanian Land Capability Classification System (Grose, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is the best land and Class 7 land is the poorest. A wide range of limitations are considered and the most significant limitation determines its final classification, or ranking. Limitations in relation to soils include stoniness, topsoil depth, drainage and erosion hazard. Limitations to topography include slope and associated erosion hazard. Limitations relating to climate include low rainfall and frost.

A full explanation of the Land Capability System is available in the *DPIPWE Tasmanian Land Capability Handbook*.

The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not take into account the economics of production, distance from markets, social or political factors, all of which can change over time.

Class 4 land is described as follows:

Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimize degradation.

Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.

Class 5 land is described as follows:

Land with slight to moderate limitations to pastoral use but which 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 effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

Class 6 land is described as follows:

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.

A more detailed, site specific assessment of land classification of the property proposed for subdivision was undertaken by the author on 20th July 2021.

The attached map (Appendix B) illustrates the extent of each land capability class within the property.

Land classification on the property is predominantly Class 5x (complex topography - limitations caused by irregular, uneven or dissected topography which limit ease of management or divide land into parcels difficult to manage individually at the paddock scale) with an area of Class 5s (soils limiting) on the western side of the property, Class 6 as an extension of the native vegetation from the Rural zoned property to the west and the balance is Class 4s along the ridgeline which comprises 12%.

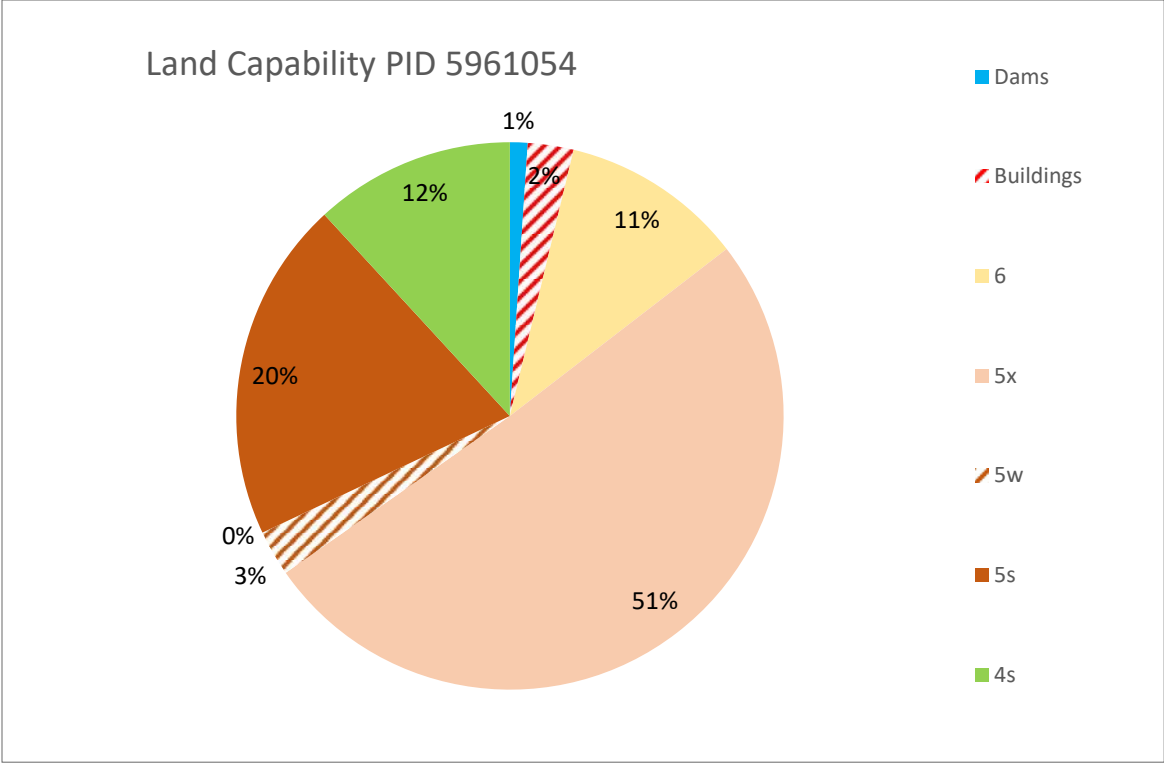


Table 1 provides a detailed description of each land capability class.

Table 1: Land Capability Summary

Land Capability Class ¹	Area (ha)	Limitation	Soil Description	Cropping Suitability Rating ²	Land Use Types ³	Cropping Frequency ⁴
4s	5.7	Soil structure	Predominantly Podzols on Dolerite Moderate sloping land (0-10%).	Low to Moderate	H(limited), IP, DP ISD/DS	Annual 1 to 2 in 10 years
5s	9.7	Soil structure	Black and grey brown soils on Basalt (10-20%).	Not suitable	DP	Annual
5w	1.3	Low lying, prone to wet areas	Undifferentiated alluvium, low slopes <10%	Not suitable	DP	Annual
5x	24.4	Topography, complex	Black and grey brown soils on Basalt (10-25%).	Not suitable	DP	Annual
6	5.2	Native vegetation, high slopes > 30%	Podzols on Sandstone in western areas, Black and grey brown soils on Basalt on slopes	Not suitable	DP	Annual

¹ Land Capability Class

Land capability was assessed according to the Tasmanian Land Capability Classification System (Grose, 1999). Land is ranked according to its ability to sustain a range of agricultural activities without degradation of the land resource. Class 1 land is the best land and Class 7 land is the poorest. A wide range of limitations are considered and the most significant limitation determines its final classification, or ranking. The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not take into account the economics of production, distance from markets, social or political factors, all of which can change over time.

² Cropping Suitability Rating

- High - Soils with no or only slight limitations to use. Can support a wide range of intensive cropping and grazing activities. Cropping can occur almost continuously with only occasional pasture breaks.
- Moderate - Soils with moderate limitations to use. Conservation practices and sound management are needed to overcome limitations. Regular short-term pasture breaks are also required.
- Low - Soils suited to occasional cropping through severe limitations. Major conservation treatments and/or careful management required to minimise degradation.
- Very low - Very limited cropping with long pasture breaks (greater than 8 years).
- Unsuitable - No cropping should be undertaken.
-

³ Land Use Types

- DP (Dryland pasture)
- IP (Irrigated pasture)
- DS (Dryland surface cropping; i.e. cereals and poppies)
- ISD (Irrigated surface cropping – dry harvest; i.e. cereals, poppies, carrot seed and grass seed)
- ISW (Irrigated surface cropping – wet harvest; i.e. peas, beans and broccoli)
- IRC (Irrigated root cropping; i.e. potatoes and carrots)
- H (Horticulture; i.e. grapes, olives and fruit)
- F (Forestry)

⁴ Cropping Frequency is given as an approximate range only. It assumes that best practices are being implemented in relation to soil management, sustainable crop rotations undertaken, and that seasonal and long term climatic conditions are favourable for cropping activities. Best practice soil management includes cultivation at an appropriate soil moisture level so as to maintain soil structure, management of cropping residues to assist in maintaining soil structure, and implementation of the most appropriate cultivation techniques. The lower range pertains to a more intensive cropping rotation (i.e. typically including irrigated root cropping) and/or less favourable seasonal/growing conditions. The upper range pertains to non-intensive cropping rotations (i.e. cereals and poppies) and/or more favourable seasonal/growing conditions (see Appendix 1). Cropping frequency does not include irrigated pasture which can be irrigated annually.

Soils

Two main soil types are present on the property. Grey Brown soils on Basalt predominate on the eastern side of the property that slopes towards the sea. These soils have a moderate fertility are well drained except where Basalt rock outcrops near the surface channel infiltrating water down the slope to the surface and form wet areas.

The higher western areas are predominantly Podzols on Dolerite, these are lower fertility but moderately drained.

The steep slopes are prone to erosion if ground cover is removed, these areas are really only suited to regeneration of native bushland and occasional grazing once vegetation is established.

Climate

The climate of the region is described by Musk and Derosé (2000) as temperate climate moderated by the proximity to sea. As a result frost risk is assessed as low.

Nearest temperature data is available for Dunnalloy, station number 94254, which is some 10 kms away. The lowest temperature recorded is 0.7 degrees in the month of July.

According to the rainfall information supplied by the Bureau of Meteorology, the weather station (Number 92005) at Bream Creek has recorded a mean annual rainfall of 762 mm. The highest annual rainfall recorded is 1195mm and the lowest recorded is 394mm demonstrating that the rainfall in this region is highly variable.

The properties elevation and lack of native vegetation cover to the East make it highly exposed to winds from the North through to the Southwest which significantly limits many crop types.

Existing Infrastructure

The current infrastructure on the property consists of the following:

- Residential dwelling
- Metal working workshop – separate business
- Office, stables and outbuildings for educational facility
- Dressage arena
- Lunging arena
- Stockyards
- 4 stock watering holes
- Native tree areas and additional plantings for stabilizing ground cover and buffers to neighboring dwellings and land.

Water Resources

Only livestock watering dams are present utilizing surface water runoff collection. There is no dams or sites suitable for sufficient scale for collection of surface water for irrigation. In addition no further permits for dams are allowed within the region.

No irrigation scheme is present in the region nor is there any planned as water allocations in the region are already 100% taken up.

Tasmanian Irrigation have no long term plans for irrigation feasibility in the region as the area potentially available for irrigation is small and supply and distribution will be expensive. In addition the closest resource is the Carlton River which is ephemeral in nature and has poor water quality due to the catchment geology that is unsuitable for sustainable production of horticultural crops.

Current Land Use

The properties current land use is grazing for livestock and horses which are utilized for educational training purposes as animal assisted services sector. This enterprises requires a Rural Zoning to operate. No cropping is undertaken.

Tasmanian Planning Scheme Assessment

The following are assessments of the property title in relation to the Zone Application Guidelines of the proposed Tasmanian Planning Scheme – Agriculture

AZ1	The property is identified in the 'Land Potentially Suitable for Agriculture Zone' but does not comply with the criteria assessment (see later section)
AZ2	Not applicable – The property is not within the Significant Agriculture Zone in the interim planning scheme
AZ3	Title has not been correctly assessed in relation to Potentially Constrained Criteria.
AZ4	The 'Potential Agricultural Land Initial Analysis' layer encompasses the property title but has been incorrectly assessed as indicated above
AZ5	The title is not appropriate for split zoning
AZ6	The 'Land Potentially Suitable for Agriculture' may be considered for alternate zoning, in this case Rural, as not integral to management of a larger farm holding and there are significant constraints to agricultural use that have been incorrectly assessed.
AZ7	Not applicable as land currently assessed as "Land Potentially Suitable for Agriculture Zone"

Constraints Analysis

Criteria 1 – Enterprise Suitability Clusters

Enterprise Suitability Cluster	Minimum Area Requirement (ha)	Suitable Area Assessed (ha)	Irrigation Required	Irrigation Available	Overall Assessment
ES1 (Irrigated Perennial Horticulture)	10	5.7	Yes	No	Constrained
ES2 (Vegetable Production)	25	0	Yes	No	Constrained
ES3 (Irrigated Grazing – Dairy)	40	39.8	Yes	No	Constrained
ES4 (Broadacre – Cropping and Livestock)	133	15.4	No	No	Constrained
ES5 (Dryland Pastoral)	333	39.8	No	No	Constrained

Criteria 2 – Title used or amalgamated to adjoining land

The property has a scenic outlook over the Marion Bay region amongst highly sought after and highly priced properties. The current value has been indicated to be in excess of \$50,000 per hectare and the title is not part of a working farm group of titles – Title Constrained

Criteria 3 – Residential development potentially constraining agricultural land

The property is adjacent to 5 residential dwellings, one which incorporates tourist accommodation and an exclusive restaurant, which are all assessed as constrained as indicated on TheList “Land Potentially Suitable for Agriculture Zone” – Title Constrained

Recommendation

Based on the Constraints Analysis Criteria Assessment of 312 Marion Bay Road, this property does not meet the requirements to be zoned Agriculture under the proposed Tasmanian Planning Scheme for Sorell Council and therefore should be zoned Rural.

References

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

Musk R.A. and DeRose R.C. (2000) Land Capability Survey of Tasmania. Derwent Report, Land Capability Study, DPIWE, Tasmania

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.

Dr Lee Peterson B. Agri. Sci (Hons), ISHS, MAICD, CPag
Principal Consultant
Nicholbrook Horticultural Consulting
August 2021



Lee Peterson

Principal Consultant

Qualifications:

B Ag Sc (Hons) University of Tasmania

PhD (Ag Science) Horticultural Research Group University of Tasmania

Professional Associations:

Certified Practicing Agriculturalist (CPAg)

Company Directors Graduate Diploma 2007

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Introduction

Dr Lee Peterson is an agricultural professional with extensive expertise in many aspects of agricultural production gained over a period of 35 years in industry, consulting and research. Lee has considerable experience in the areas of new crop development, horticultural production systems, plant extracts and waste stream management in agricultural.

Professional Experience

2020-present	Director Nicholbrook Horticultural Consulting
2018-2020:	National Technical Manager BerryWorld
2011–2018:	Principal Consultant Macquarie Franklin
2005-2011:	Executive Director – Agribusiness Agricultural Resource Management (AGRM Pty Ltd)
2000- 2004:	Agricultural Resource Management Group
1998- 1999:	Serve-Ag Senior Project Agronomist
1996-1997:	Private agricultural consultancy and contract research provider
1993- 1995:	General Manager of Essential Oils of Tasmania
1989- 1993:	Production Manager of Essential Oils of Tasmania
1985- 1989:	Post-Graduate at the University of Tasmania
1984- 1985:	Agricultural Officer with the Tasmanian Department of Agriculture, Pasture and Field Crops Branch

Recent Projects

- Technical advisor to Houston's Farm roles include production system development, variety assessment, market research, crop scheduling, pesticide strategies, IPM program and representation of the company in respect to technical issues such as biosecurity and IPM
- Tasmanian contractor for the CSIRO land use and management information system estimating changes in soil carbon from changes in land use, an Australian Greenhouse Organisation project
- Project manager for the agricultural component of 8 wastewater reuse developments including Tasmania's two largest schemes, Brighton and Clarence.

- Agricultural advisor to United Utilities bid to develop effluent reuse for Ballarat North waste water treatment plant.
- Independent advisor and author to the “Environmental Guidelines for Recycled Water Use in Tasmania, 2002”.
- Development of annual soil monitoring programs for Clarence, Brighton and Collinsvale reuse schemes.
- Project Manager for the land capability assessment for the Meander Dam Development Proposal
- Agricultural potential study for the Jordan Dam Feasibility Study
- Review of the Australian Lavender industry for RIRDC
- Project manager for Rekuna Pty Ltd, a Panax ginseng production company supported by an AusIndustry Commercial Ready Grant
- Climatic and resource suitability assessment for salad vegetable production on Australia’s east coast, including risk assessment
- Technical advisor to Raspberry Fresh, out of season glasshouse raspberry production company
- Study tour and technical review of latest developments in hydroponic production of salad vegetables, Canada, Belgium, Holland and Italy
- Project manager for field services operation establishment for Tasmanian Poppy Enterprises
- Technical advisor to South Pacific Oils, essential oil production and extraction company, Vanuatu – Sandalwood production and research
- Technical resource to Southern Water for the coordinate and manage Tasmania’s largest agricultural recycled water irrigation scheme, the Clarence Recycled Water (CRW)
- Technical advisor to Heydon Park Olives, Talmalmo, Victoria
- Production system economic assessment and inputs for TIDB feasibility studies – Musselrow, Great Forester and South East irrigation scheme developments
- Land capability assessments for numerous properties throughout rural Tasmania to support agricultural development, subdivision of non-agricultural land and expert witness reporting for legal representation
- Review of Industrial Hemp as a commercial cropping opportunity in Tasmania
- Review of pyrethrum industry strategic plan and industry development officer program
- Economic and socio analysis of the impact of blueberry rust incursion to the Tasmanian blueberry industry

Areas of Expertise

- New crop development including essential oils, culinary herbs, medicinals and leafy vegetables
- Design of innovative harvest systems for new crops
- Waste water and effluent reuse
- Agricultural research and development
- Sustainable agricultural system design and implementation
- Environmental monitoring
- Plant physiology
- Land capability assessment
- Group training
- Agribusiness and financial management
- Socio and economic impact assessment

Nicholbrook Expertise

- Economic studies
- Business and farm management
- Feasibility studies
- State and regional development
- Irrigation and water development
- Land capability and mapping
- Natural resource management
- Training and extension
- Technical agricultural consulting

- Site assessment, property liaison and development of Irrigation and Ground Water Management Plans for effluent management of Tassal hatchery expansion at Ranelagh and waste processing plant at Triabunna including representation to EPA.
- Quinoa trial coordination for commercialisation of an emerging “super food” in Australia
- Review of pyrethrum industry strategic plan and industry development officer program
- Market, production and feasibility study of medicinal cannabis production for Tasmanian Alkaloids
- Importation of new varieties and coordination and production system development for BerryWorld Australia in Tasmania and Queensland

Land Capability Assessment - 312 Marion Bay Road

