

**Carolyn Rimmer**

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**From:** Debra Bellchambers  
**Sent:** Thursday, 6 July 2023 10:12 AM  
**To:** LPS submissions  
**Subject:** FW: 24 Hillside Court Draft Representation  
**Attachments:** Keep Ag Report 06.23 Final.pdf

**Debra Bellchambers**

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**From:** Jackson Keep <jacksonkeep@gmail.com>  
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**To:** Kentish Council <council@kentish.tas.gov.au>  
**Cc:** Remijay.brockhurst@hotmail.com  
**Subject:** 24 Hillside Court Draft Representation

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Dear General Manager,

Please find attached our Representation addressing the Kentish Draft Local Provisions Schedule - Tasmanian planning scheme.

Regards,

Jackson Keep and Remi Brockhurst  
 0419387576  
 Owners of 24 Hillside Court South Spreyton



A photograph of a forest with tall trees and dense foliage, overlaid with a semi-transparent blue rectangle that serves as a background for the text.

# AGRICULTURAL REPORT

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**24 Hillside Court, South Spreyton**

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June 2023

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# Summary

**Property Owner:** Jackson Keep & Remi Brockhurst

**Current Zoning:** Rural Resource under the *Kentish Interim Planning Scheme 2013*

**Proposed Zoning:** Rural Living under the *Tasmanian Planning Scheme*

**Total area:** Approximately 26ha

**Current Land Use:** Residential and non-agricultural

**Irrigation availability:** Low capacity from bore water, small area only

**Land Capability Analysis:** Class 6

**Enterprise suitability:** Low versatility values for cropping, moderate values for pasture.

The Kentish Council has prepared new Local Provisions Schedules in preparation to transition from the Kentish Interim Planning Scheme 2013 to the Tasmanian Planning Scheme. The Local Provisions Schedules divide the land into the most appropriate zones for land use. The Draft Kentish LPS Zone maps propose Agricultural Zoning for this property. The property owners are seeking alternative zoning which reflects the low agricultural value of their land and the natural resources present. This report considers data from a range of data sets and information sources such as land capability, land suitability, and potential use analysis to demonstrate the property's agricultural capacity. A key component of this assessment is that this property has not been included in the 'Land Potentially Suitable for Agriculture Zone' map which guides the spatial application of the Agriculture Zone, and therefore alternative zoning is applicable. It is found that Rural Living zoning is more appropriate for this property as per the Guideline No. 1 Provisions Schedules zone and code application, which is supported by recommendations made by the Kentish Council in the Draft Acacia Hills/South Spreyton Area Strategic Plan (2017). For these reasons, Rural Living Zoning is requested.

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## Background

The Tasmanian Planning Scheme regulates the ways in which land can be used or developed (PlanBuild Tasmania, 2023). The 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. The Local Provisions Schedules divide the land into zones to allow for different land uses and sets out the primary controls for the use or development of that land. They also contain the zone maps to show where the planning provisions apply. There are 23 zones that are used to express the community's land use strategies.

This report has been prepared for the property at 24 Hillside Court, South Spreyton, owned by Jackson Keep & Remi Brockhurst. This property is located in the Kentish Municipality. The draft Local Provisions Schedule propose Agriculture Zoning for this area. This report forms part of a written representation by the owner to seek approval for the re-zoning of this land from the Agriculture Zone to the Rural Living Zone.

**Section 21.1 states that the purpose of the Agriculture Zone is -**

**21.1.1** To provide for the use or development of land for agricultural use.

**21.1.2** To protect land for the use or development of agricultural use by minimising:

- (a)** conflict with or interference from non-agricultural uses;
- (b)** non-agricultural use or development that precludes the return of the land to agricultural use;
- and**
- (c)** use of land for non-agricultural use in irrigation districts.

**21.1.3** To provide for use or development that supports the use of the land for agricultural use.

**Section 11.0 states that the purpose of the Rural Living Zone is -**

**11.1.1** To provide for residential use or development in a rural setting where:

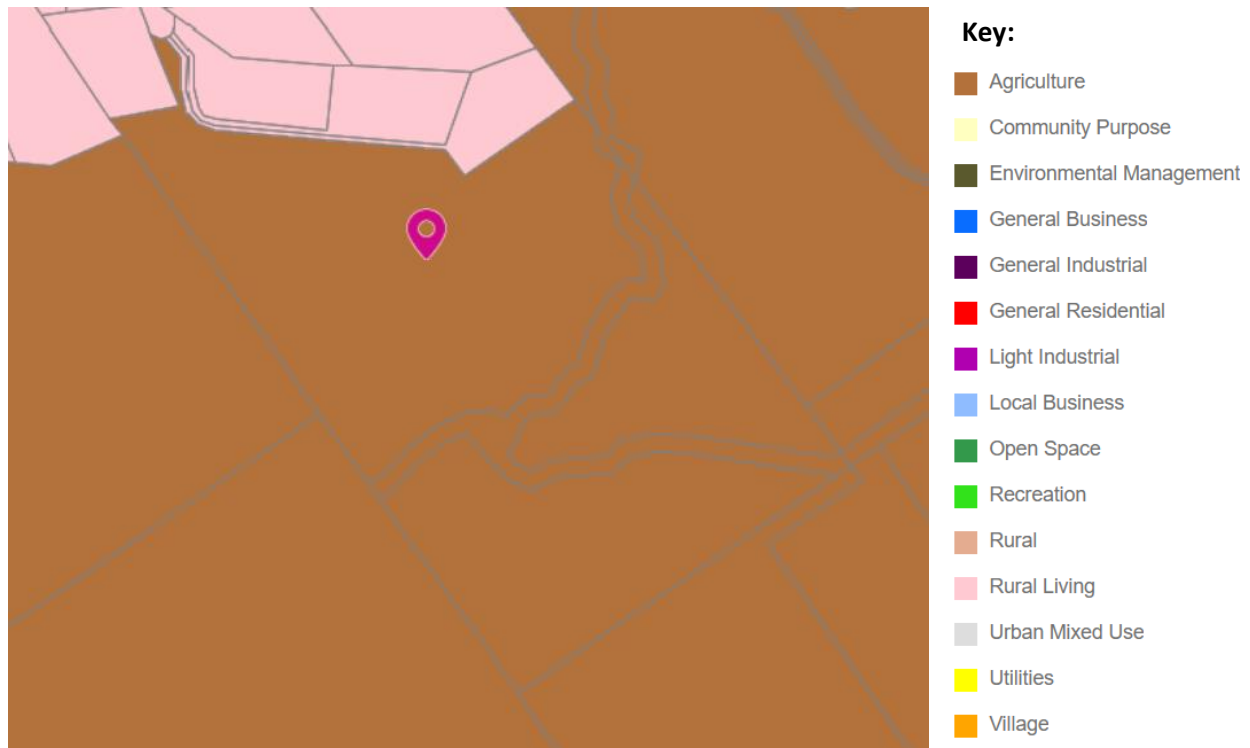
**(a)** services are limited; or

**(b)** existing natural and landscape values are to be retained.

**11.1.2** To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

**11.1.3** To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off-site impacts.

**11.1.4** To provide for Visitor Accommodation that is compatible with residential character.



**Figure 1: Proposed Zoning for 24 Hillside Court, South Spreyton.**

This report will consider the property characteristics, land capability, enterprise suitability, land use activity, and compatibility with the Guideline No. 1 Local Provisions Schedule zone and code application to show that this property is incompatible with the Agriculture Zone and therefore alternate zoning to Rural Living is appropriate.

## Property Characteristics: Soil, Climate, Irrigation, and Infrastructure

Agricultural enterprises are reliant on natural resources such as soil, water, and climate for production. The soil type on this property is a fertile brown clay loam. This soil is currently growing eucalypt forest which indicates reasonable soil fertility. This property has very steep slopes and gullies with very high soil erosion risk. There is only a small area of cleared land on this property where the shed is located.

This property has low irrigation capacity. No water storages or water licences are present. The site is 5km away from the Wesley Vale Sassafras Irrigation scheme and does not have access to scheme water (Tasmanian Irrigation, 2023). A groundwater bore is present which is reported to yield 1.27L/s. This is classified as suitable for domestic/stock/garden/limited irrigation and has the capacity to irrigate approximately 8mm per hectare per day which is not adequate for the size of this property (DIER, 2006). Enterprise options are highly constrained by this low irrigation capacity.

Climate conditions in this area suit a range of agricultural uses. Mean annual rainfall is approximately 767.7mm with mean number of rain days 132 (Elders Weather). Mean maximum temperature is 17 degrees, mean minimum temperature is 8.3 degrees. Rainfall is winter dominant, and irrigation or summer feeding would be necessary under agricultural use.

Agricultural enterprises require infrastructure to support operations such as fencing and stockyards for livestock. This property has no available infrastructure to support any agricultural use.

The natural resources on this property form the basis of the land capability assessment that follows.

## Property Characteristics: Land Capability Assessment

The Land Capability system helps to understand the potential of the land for various enterprise options. The system uses a Class 1 – 7 scale where 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 agriculture. Subclasses then explain the main limiting factor(s) that impede production.

According to the Land Capability Survey of Tasmania, Forth 1:100 000 map (Moreton & Grose, 1997) this property is class 6. Class 6 is defined as 'Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover (Grose, 1999, p. 13).

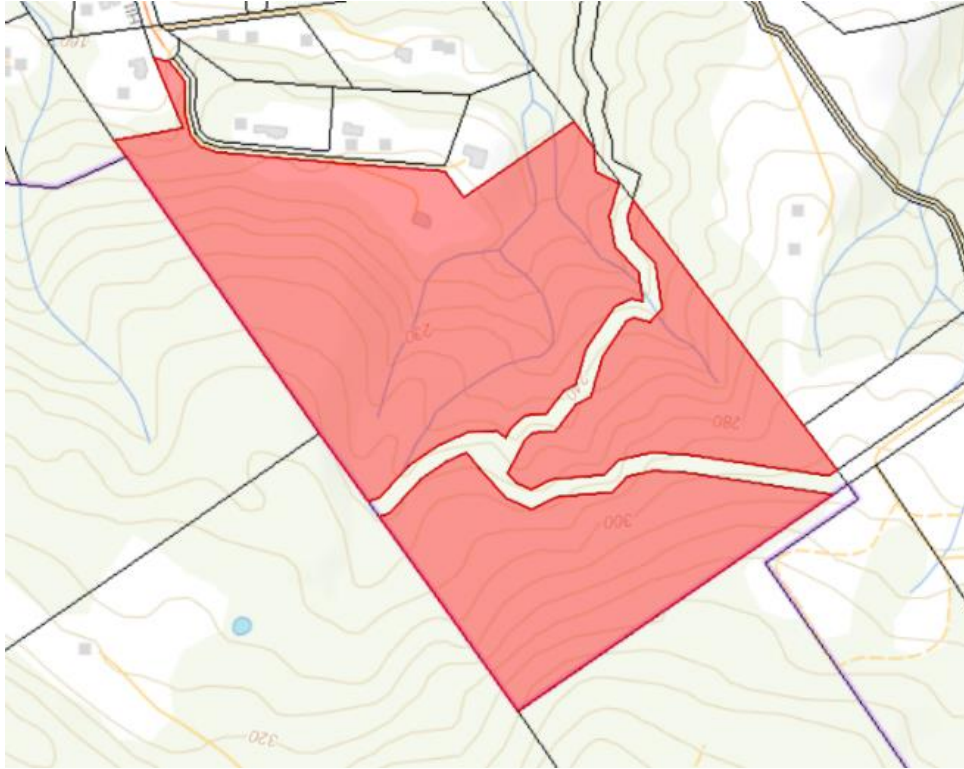


**Figure 2: Except from the Land Capability Survey of Tasmania, Forth 1:100 000**  
the broad classification allocated to this property by Department of Primary Industries and Fisheries (DPIF) surveyors.

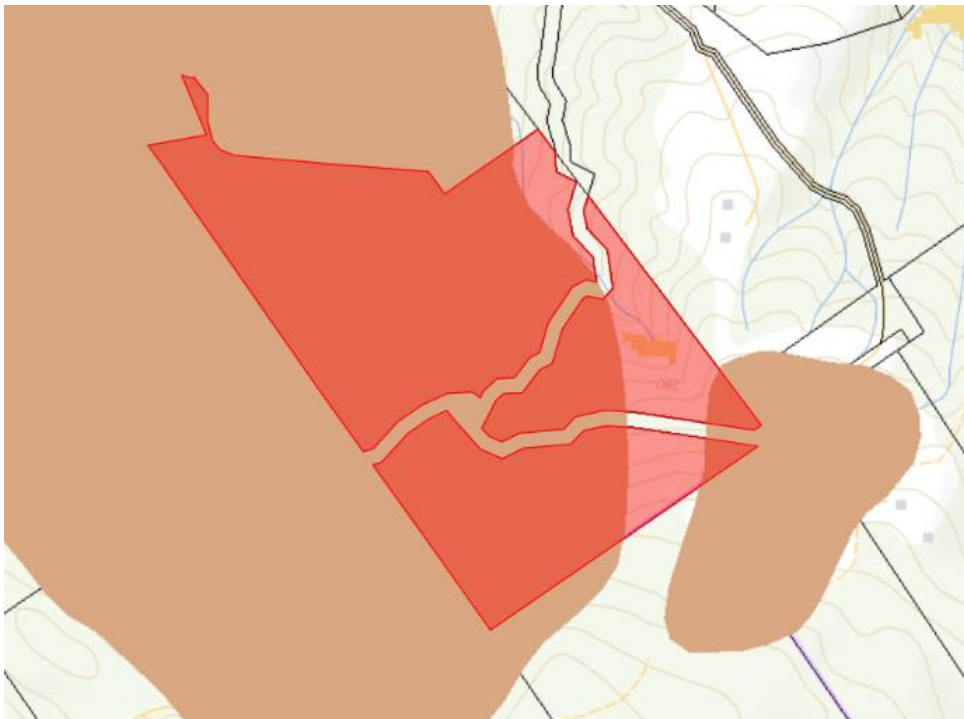


The scale of this map does not always allow accurate classification of land at the property level; however, a property inspection supports this classification. This land has never been cleared; the entire property remains under native forest except for the shed site. This land experiences many limitations in relation to conversion to agricultural use. According to the definitions, class 6 is 'often very steep, rocky, or wetlands' (Grose, 1999). This property fits the definition very well with steep slopes and stones. Subclass limitations are (e) erosion due to the steep slopes, and (g) coarse fragments.

Erosion is considered a limitation to production as it can lead to loss of productivity, increase costs due to erosion prevention measures, lower the frequency of cultivation and consequently the crop options that can be grown (Grose, 1999). The contour lines on this area's topography map shows the change in elevation across the property. Slopes vary from 8% at the northern end to over 40% at the steepest points. As a result of the steep slopes, according to the Landslide Planning Map most of this property has a medium landslide risk (refer Figure 4). There are three types of soil erosion, two of these are applicable to this property. The first is mass movement which includes soil creep, slumps, and land slide (Department of Natural Resources and Environment Tasmania, 2023). The second type is water erosion including gully, rill, and sheet erosion. Deforestation is a major cause of soil erosion, and whilst this property is under native forest the erosion risk will be limited to natural levels. However, if this land were to be cleared for agricultural use, careful management would be required to maintain the soil resource. It is also important to consider this erosion risk from an environmental perspective. Erosion of these steep slopes will result in soil washing on to neighbouring properties, and into waterways. Soil erosion is largely irreversible and must be avoided. In fact, the land capability definitions recommend that 'class 6 land is unsuitable to be cleared for grazing and steeper areas should be left under a vegetative cover, because of the potential erosion hazard and low productivity' (Grose, 1999).



**Figure 3: Topography map, steep slopes are a feature of this property.**



**Figure 4: Medium landslide risk applies to shaded areas.**

Coarse Fragments are defined as particles of rock 2 – 600mm in size including gravel, pebbles, and stones, which impact on machinery, damage crops or limit growth (Grose, 1999). This property has many stones that would make clearing and cultivation challenging. It is difficult to know the extent of the stones present whilst under vegetative cover, however if clearing were to occur it may be found that seeding is only possible by aerial methods.



**Figure 4: A sample of rocks from this property.**

The Class 6 assessment including production limitations indicates that land clearing for an agricultural use is not appropriate. It is also important to note that this land does not meet the definition of ‘prime agricultural land’ and is not subject to protection under the State Policy for the Protection of Agricultural Land 2009.

## Enterprise Suitability

Enterprise suitability mapping has been undertaken across the state to help landowners identify the potential for agricultural enterprises (Department of Natural Resources and Environment, 2023).

Enterprise suitability mapping uses a combination of high-resolution digital soil mapping, climate modelling, and crop suitability rules to produce maps showing the level of suitability for a range of pasture, vegetable, cereal, pharmaceutical, horticultural crops, and forestry options. This property shows a high level of suitability for ryegrass, cocksfoot, tall fescue, and clover (Listmap, 2023). This land is unsuitable for many horticultural options such as onions, pyrethrum, and olives.

Enterprise versatility index maps have been produced using the enterprise suitability map data. The most versatile land will be suitable for a wide range of crops. A second enterprise versatility map shows the potential of the land for pasture.

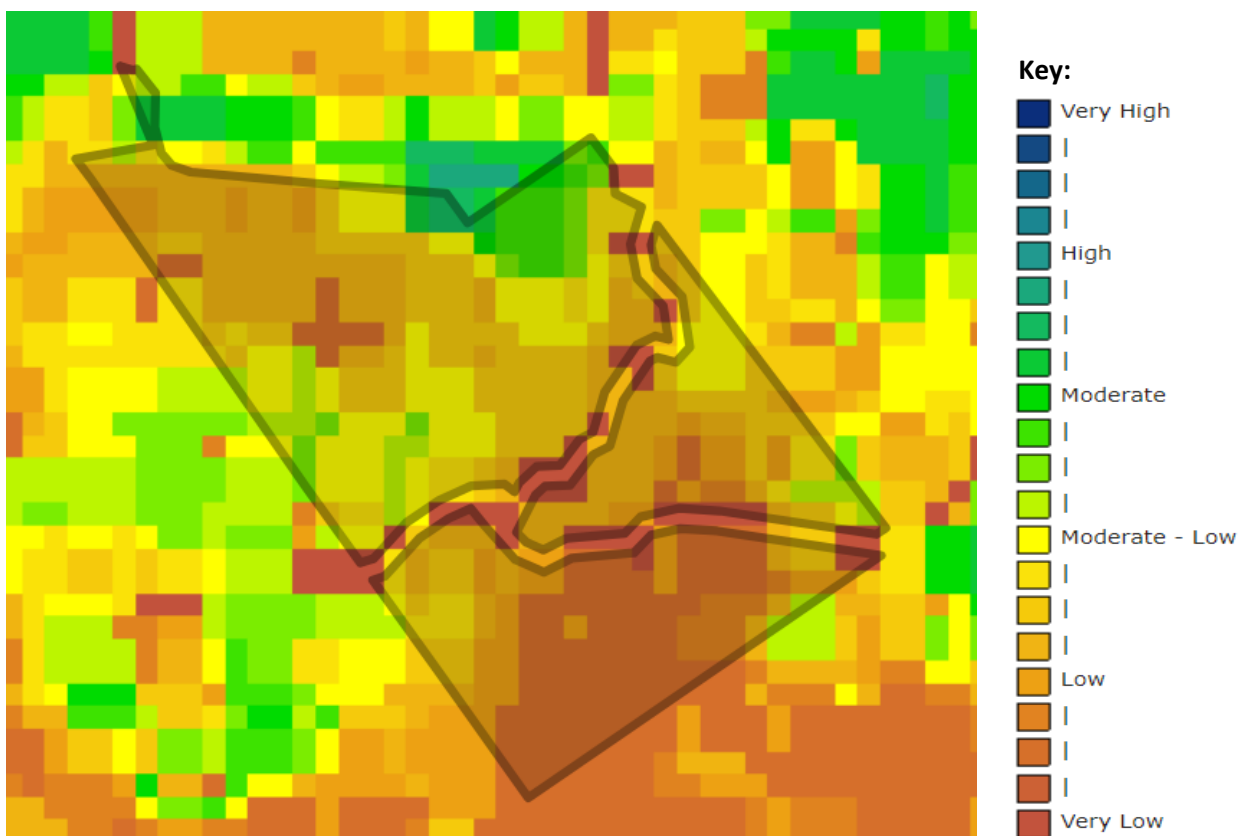
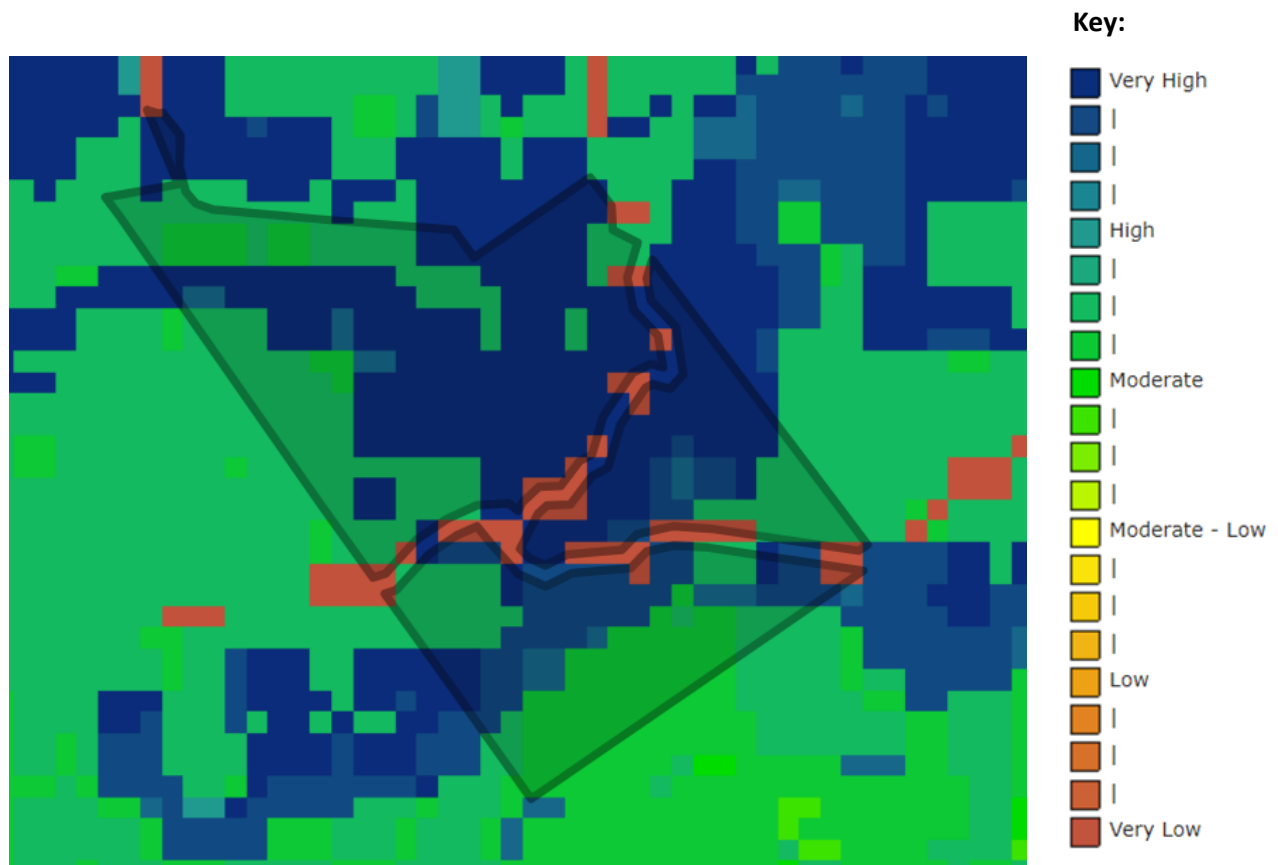


Figure 5: Enterprise versatility for cropping (Source: Listmap, 2023).



Figure 5 shows the enterprise versatility map with potential for cropping. This land ranges from moderate to very low.

Figure 6 shows the enterprise versatility map for pastures and indicates that this area has a higher value for pastoral use. This modelling supports the land capability assessment that this land is not suitable for cropping and would be capable only of pasture production and livestock grazing if it were cleared for agricultural use.



**Figure 6: Enterprise versatility for pastures (Source: Listmap, 2023).**

## Land use activity (current and potential), and adjacent land use activity:

The current land use is residential and non-agricultural with most of the area under native forest.

To convert to an agricultural use land clearing would be necessary. Under the Policy for Maintaining a Permanent Native Forest Estate (2017) broad scale clearing and conversion of native forest is not permitted in Tasmania. Any land clearing for conversion to agricultural use would require a Forest Practices Plan certified by the Forest Practices Authority.

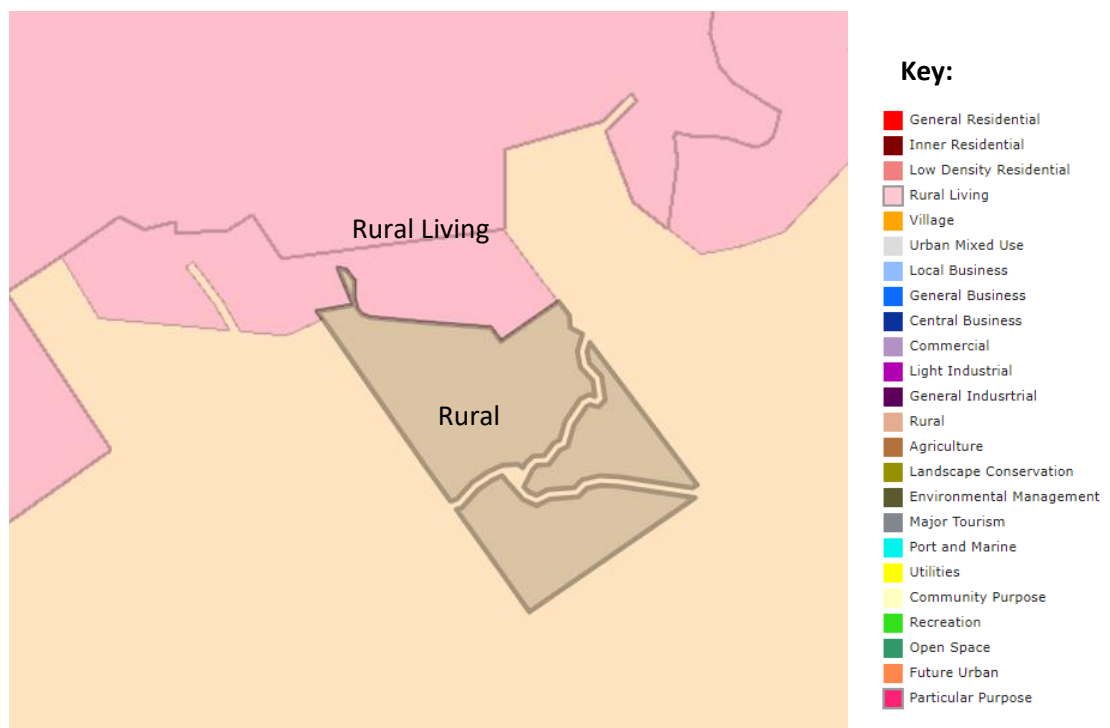
If land clearing were permitted, there is a significant cost associated. An estimate to clear property in this area has been provided by a local contractor including the cost of clearing, windrowing, and burning at approx. \$54,000/ha (Paddyworks Excavations, 2023). It is estimated that 20ha would need clearing, the total cost of land clearing alone would be \$1.08M. Further development costs would include fencing, reticulated stock water systems, laneways etc. Considering this serious financial investment, it is important to understand the viability of land clearing for this property.

The commercial viability of conversion to agricultural use can be demonstrated with financial analysis using a sample enterprise. The land capability and enterprise suitability assessments highlight the property's compatibility with a pastoral use only. Using the Livestock Gross Margin tool provided by the Department of Natural Resources and Environment (2022) and using a sample enterprise of prime lamb ewes, it can be calculated that this 20ha under pasture could run approximately 18DSE/ha. If the property could produce approximately 5.5t dry matter per hectare per year, and no bought in feed was required an approximate profit of \$630/ha could be earned, or \$12,500 for the total property (Refer Appendix A – Sample Gross Margin Analysis). Whilst this profit is subject to many variables, there are two things to consider. Firstly, this shows an income that is far less than the profit expectation of an agricultural enterprise. Secondly, the payback period can be calculated, it will take around 86 years to payback the land clearing cost alone. This calculation does not consider the other development costs such as fencing, stock handling facilities, laneways etc. This basic financial analysis demonstrates that converting this property to pastoral use is commercially unviable.

Adjacent land uses are forest and residential. The northern properties border the rural living zone with large residential blocks. Forest and non-agricultural use surrounds on all other sides. Figure 7 shows the surrounding land uses via aerial photo.



**Figure 7: Surrounding land uses.**



**Figure 8: Current zoning under the Kentish Interim Planning Scheme 2013.**

## Local Provisions Schedule zone and code application

The *Guideline No. 1 Local Provisions Schedule (LPS): zone and code application* provides the reference guide for the zones and codes for the Local Provisions Schedules (Tasmanian Planning Commission, 2018). The guideline states that the primary objective in applying a zone should be to achieve the zone purpose to the greatest extent possible.

The relevant guidelines for each zone will be discussed to justify that this property is incompatible with the proposed agricultural zoning and compatible with the rural living zone purpose.

### **AZ1 states:**

**The spatial application of the Agriculture Zone should be based on the land identified in the 'Land Potentially Suitable for Agriculture Zone' layer published on the LIST, while also having regard to:**

**(a) any agricultural land analysis or mapping undertaken at a local or regional level for part of the municipal area which:**

**(i) incorporates more recent or detailed analysis or mapping;**

**(ii) better aligns with on-ground features; or**

**(iii) addresses any anomalies or inaccuracies in the 'Land Potentially Suitable for Agriculture Zone' layer, and**

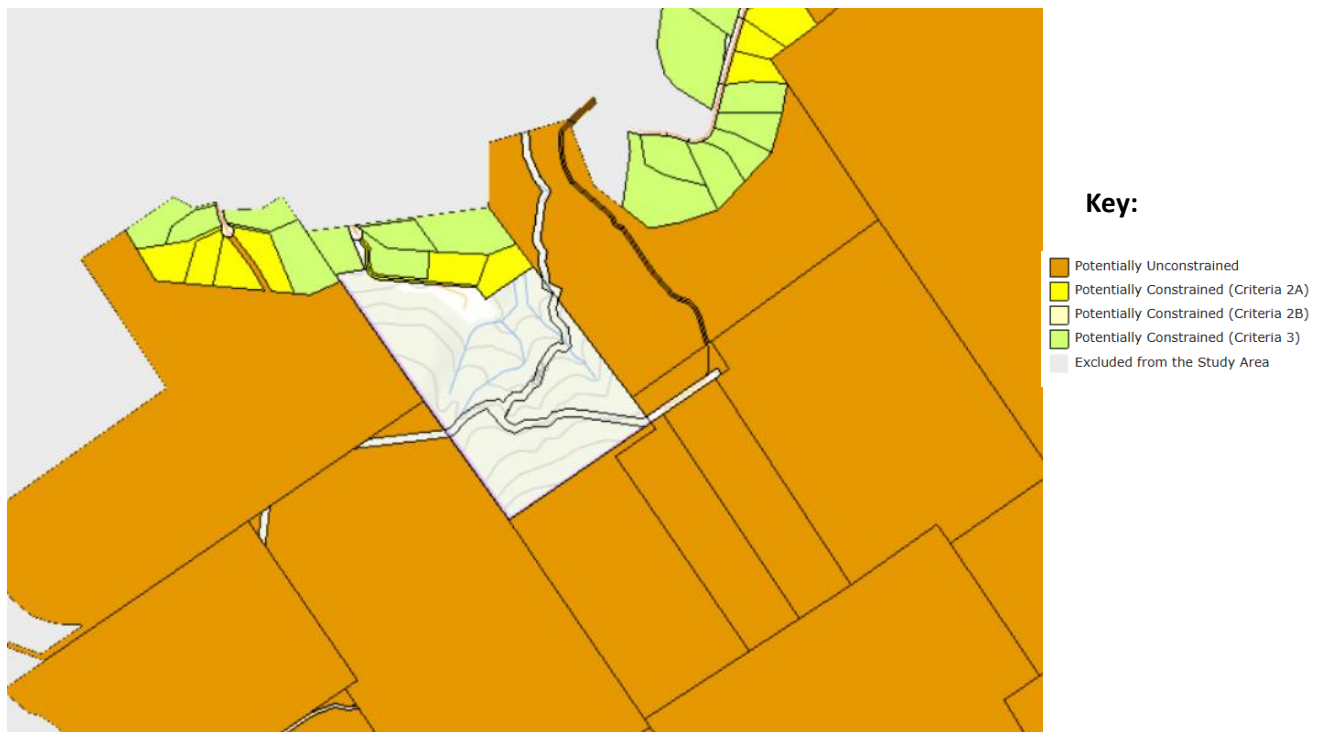
**where appropriate, may be demonstrated in a report by a suitably qualified person, and is consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council;**

**(b) any other relevant data sets; and**

**(c) any other strategic planning undertaken at a local or regional level consistent with the relevant regional land use strategy or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.**



This property has not been included in the 'Land Potentially Suitable for Agriculture Zone' map as shown in Figure 9. The omission from this map is supported by the assessment of the property's natural resources in the Land Capability and Enterprise Suitability sections that show the very low agricultural value of this land. The Class 6 definitions recommend that this land should be left under natural vegetative cover and not converted for agricultural use (Grose, 1999). For this reason, this proposal is not considered compatible with criterion AZ1. Due to the bordering Rural Living Zone it is suggested that Rural Living is more suitable for this property and the appropriate criteria will be addressed to demonstrate compatibility.



**Figure 9: 'Land Potentially Suitable for Agriculture Zone' map (Source: ListMap, 2023).**

**RLZ 1 states:**

**The Rural Living Zone should be applied to:**

**(a) residential areas with larger lots, where existing and intended use is a mix between residential and lower order rural activities (e.g. hobby farming), but priority is given to the protection of residential amenity; or**

**(b) land that is currently a Rural Living Zone within an interim planning scheme or a section 29 planning scheme,**

**unless RLZ 4 below applies.**

This proposal is compatible with this criterion as this is a larger lot with residential as its intended use. Lower order activities such as hobby farming may occur, but as the property's agricultural value is low, residential will be the priority use.

For these reasons the subject property is considered compatible with criteria RLZ1.



**Figure 10: An example of the steep slopes experienced.**

**RLZ 2 states:**

**The Rural Living Zone should not be applied to land that is not currently within an interim planning scheme Rural Living Zone, unless:**

**(a) consistent with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; or**

**(b) the land is within the Environmental Living Zone in an interim planning scheme and the primary strategic intention is for residential use and development within a rural setting and a similar minimum allowable lot size is being applied, such as, applying the Rural Living Zone D where the minimum lot size is 10 ha or greater.**

This proposal is compatible with part a) and is not applicable to part b) as the Environmental Living Zone is not applied to this area.

In 2017 a local strategic analysis that is consistent with the relevant regional land use strategies was undertaken by the Kentish Council. Whilst the Draft Acacia Hills/South Spreyton Strategic Plan (2017) was not adopted by the council, the report provides the background information for this property to be included in the Rural Living Zone. It acknowledges that 'low density residential development in targeted areas has a role in the development of the Municipality' and that there is a 'continued demand for rural living land (Kentish Council, 2017). The report provided recommendations for the South Spreyton area that support re-zoning to rural living. Firstly, it was recommended that in the short term no re-zoning was necessary (within 5 years) for which this term has now lapsed. Further to this it was recommended that in the long term, several properties should be rezoned to Rural Living. One of the properties identified for re-zoning is directly adjacent to the subject property (PID 2283892). As the subject property borders both the property proposed for re-zoning and the Rural Living Zone to the north, it is proposed that Rural Living Zoning is appropriate for this site. This property also borders other properties that are seeking approval for Rural Living Zoning, and re-zoning of this entire area will offer consistency of an area known to be of low value for agricultural use and bordering high residential use areas.

For these reasons it is considered Rural Living Zoning of this property is compatible with RLZ2.



**RLZ 3 states:**

**The differentiation between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C or Rural Living Zone D should be based on:**

- (a) a reflection of the existing pattern and density of development within the rural living area; or**
- (b) further strategic justification to support the chosen minimum lot sizes consistent with the relevant regional land use strategy or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.**

South Spreyton has a minimum site area for subdivision and residential development of 2ha (Kentish Council, 2017). The property owners are requesting Rural Living B zoning for 2ha lots which will provide consistency for the area.



**Figure 11: Native forest covers the majority of the property.**



**RLZ 4 states:**

**The Rural Living Zone should not be applied to land that:**

**(a) is suitable and targeted for future greenfield urban development;**

**(b) contains important landscape values that are identified for protection and conservation, such as bushland areas, large areas of native vegetation, or areas of important scenic values (see Landscape Conservation Zone), unless the values can be appropriately managed through the application and operation of the relevant codes; or**

**c) is identified in the 'Land Potentially Suitable for Agriculture Zone' available on the LIST (see Agriculture Zone), unless the Rural Living Zone can be justified in accordance with the relevant regional land use strategy or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council.**

There is no known plan for future greenfield urban development in the South Spreyton area as per RLZ 4 a).

There are no known landscape values that would benefit from protection and conservation on this property as per RLZ 4 b).

The subject property has not been included in the 'Land Potentially Suitable for Agriculture Zone' map. Through the land capability assessment, the enterprise suitability analysis, and the potential use analysis it is shown that the subject property is incompatible with the proposed agricultural zoning and alternative zoning is reasonable. The Draft Strategic Plan provides the detailed local strategic analysis consistent with the relevant regional land use strategy that the compatible zoning is Rural Living.

Due to the omission of this property from the 'Land Potentially Suitable for Agriculture Zone' map, and the evidence presented that demonstrate that this omission is a sound judgment, this proposal is considered compatible with criteria RLZ4.

## Conclusion:

This report has progressed through several steps to analyse the agricultural potential of this property. Firstly, the identification of this as class 6 land with severe limitations to conversion to agricultural use was discussed in the land capability assessment. This was supported by the enterprise suitability analysis which shows that this land is not suitable for cropping but may be capable of pastoral use. Further assessment of potential use shows that land clearing for agriculture is not commercially viable and development costs will likely never be repaid.

The Guideline No. 1: Local Provisions Schedule (LPS): zone and code application document states that the 'primary objective in applying a zone should be to achieve the zone purpose to the greatest extent possible'. The Agricultural Zone Purpose is to provide for, protect, and support the development of land for agricultural use. There is little supporting evidence that this property should be included in the Agriculture Zone due to its baseline unsuitability. Most importantly, it is incompatible with criterion AZ1 which states that 'the spatial application of the Agriculture Zone should be based on the land identified in the Land Potentially Suitable for Agriculture Zone map'. This property has not been included in this map and therefore alternative zoning should be applied.

The recommended alternative zoning to be applied is Rural Living. The subject property is highly compatible with the purpose of the Rural Living Zone 11.1.1, *to provide for residential use or development in a rural setting where services are limited, or existing natural and landscape values are to be retained*. This is supported by adequate justification that this property meets the criteria for Rural Living. Further support is provided by the Draft Acacia Hills/South Spreyton Area Strategic Plan (2017) which provides the detailed local strategic analysis consistent with the relevant regional land use strategy that compatible zoning is Rural Living.

This property borders the Rural Living Zone to the north, plus a property to the west recommended for rezoning by the Kentish Council in 2017 (Kentish Council, 2017). It also borders other properties that are known to be seeking Rural Living Zoning under the Tasmanian Planning Scheme. Rural Living zoning will provide consistency in an area with low capability for agricultural use. It is suggested that the value of these properties under Rural Living Zoning far exceeds their value under Agricultural Zoning. Rural Living is recommended.

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Tasmanian Planning Scheme, 2018, *Guideline No. 1 Local Provisions Schedule (LPS): zone and code application*, Tasmanian Government.



**Figure 12: The northern part of the property with some clear land which contains the shed.**



# Appendix A – Sample Gross Margin Analysis

5. PRIME LAMB EWES				2017-18			
				May 2018			
First cross ewes mated to terminal sire - all lambs sold Jan, Feb, Mar (50% as stores)							
Key assumptions							
Area	20 hectares						
	0 hectares irrigated						
	20 hectares dryland						
Ewe numbers	160 head	8.0 per ha	3.2 per acre				
Lambing	120% including hoggets						
Pasture utilised - 12 months	5.5 tonnes dry matter per ha average						
	= 18 dse/ha (assuming 1 dse = 300 kgDM)						
Stock investment							
June 30 values							
	Number	Value		Per hectare	Per dse		
		per head	Total				
Ewes & hoggets - in lamb	160	\$150	24,000				
Ewe replacements	0	\$0	0				
Rams	2	\$500	1,000				
Lambs	0	\$0	0				
Total	162		25,000	1,250	68		
Feed requirements - tonnes dry matter							
	Number	Feed requirement*		Per hectare			
		per head	Total				
Ewes - plus lambs to weaning	160	0.6	88.6				
Ewe replacements - 2 months	35	0.1	3				ex purchase and before transfer to
Rams	2	0.5	1				
Lambs - weaned	192	0.2	37				through to sale
Total			130	6.5			
* See FEED PROFILES							
Prime lamb ewes gross margin							
					Total	Per hectare	Per dse
Wool sales					\$	\$	\$
Ewes	160 hd	5.0 kg/hd	\$6.00/kg	\$30.00/hd	4,800		
Lambs	96 hd	1.5 kg/hd	\$6.00/kg	\$9.00/hd	900		
Rams	2 hd	6.0 kg/hd	\$6.00/kg	\$36.00/hd	100		
	258 hd	3.7 kg/hd		\$22.48/hd	5,800		
Livestock trading							
Sales							
Ewes	25 hd	\$90/hd			2,300		
Rams	1 hd	\$50/hd			100		
Weaners (finished)	96 hd	\$140/hd			13,500		
Weaners (stores)	96 hd	\$95/hd			9,200		
	218 hd				25,100		
less Purchases							
Ewes	25 hd	\$200/hd			-5,000		
Rams	1 hd	\$800/hd			-800		
	26 hd				-5,800		
Total income					25,100	1,255	68

## Appendix A Continued:

Animal health							
Ewes/hoggets/rams	162 hd	\$4.00/hd			700		
Lambs	192 hd	\$4.00/hd			800		
					1,500		
Shearing & crutching							
Shearing	258 hd	\$6.50/hd			1,700		
Crutching	258 hd	\$2.00/hd			600		
					2,300		
Wool packs	5 bales	\$15/bale			100		
Wool freight	5 bales	\$10/bale			100		
Wool selling costs							
Per bale	5 bales	\$60/bale			400		
Wool tax		2%			116		
AWTA testing	5 bales	\$10/bale			100		
					616		
Livestock freight							
Sales	218 hd	\$2.00/hd			500		
Purchases	26 hd	\$4.00/hd			200		
					700		
Livestock selling							
Transaction levy		2.0%			502		
Ear tags (NLIS + mgmt)		\$3.50/hd			763		
Commission		5.50%			1,400		
Yard dues	218 hd	\$1.50/hd			400		
					3,065		
Variable costs before feed costs					8,381	420	23
Margin before feed costs					16,719	840	46
Prime lamb ewes gross margin (contd.)							
					Total	Per hectare	Per dse
Margin before feed costs		Carried forward			16,719	840	46
Home grown feed cost		Area					
Seed	5%	1 ha	\$150/ha		200		
Fertiliser							
0-7-10	100%	20 ha	250 kg/ha	\$395/t	2,000		
Single super	0%	0 ha	250 kg/ha	\$330/t	0		
Cartage & spreading				\$55/t	300		
Sprays	10%	2 ha	\$100/ha		200		
Contract work	5%	1 ha	\$230/ha		300		
Contract hay making	20%	4 ha	10 bale/ha	\$25/bale	1,000		
Tractor & plant operating							
Diesel & repairs	0.5 hrs/ha	10 hrs	\$20 /hr	net	200		
Casual wages	0.0 FTE		\$52,000	/FTE	0		
Total home grown feed cost					4,200	210	11
Purchased feed	0 kg/ewe	0 t	0.00 t/ha	\$200/t	0	0	0
Total pasture & feed costs					4,200	210	11
Gross margin after feed costs					12,519	630	34
Interest on stock investment		\$25,000	7.5%		1,900	95	5
Gross margin net of interest on stock					10,619	535	29

Source: Department of Natural Resources and Environment Tasmania, 2022.