

CENTRAL COAST COUNCIL
DEVELOPMENT & REGULATORY SERVICES
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The General Manager
Central Coast Council
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PID 6990666

Title Number 214362/1

Dear MS Ayton

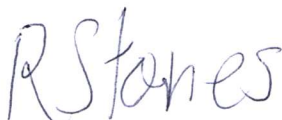
I wish to make a representation in regard to the draft planning changes for rural blocks. My block at Spalford has been zoned Agricultural thereby precluding any building of a dwelling on it. Spalford is a location dominated by small hobby blocks with houses. I purchased this block as an investment with the purpose to sell it in the future.

I have enclosed an assessment done on the block next door to highlight the immediate areas unsuitability for intensive agriculture. The block doesn't have any water as well a poor soil.

The map provided also show the nearby houses and the block landlocked situation.

If the proposed zoning is applied to my block I stand to suffer a very substantial monetary loss. I find this rather perplexing given the great concern shown for peoples' investments by our current Federal government. I'm referring to housing and share investments.

Regards



Robert Stones

July 20, 2007

Roberts

Mr Greg Stones
RA 35 Clerkes Plains Rd
SPALFORD TAS 7315

Dear Greg,

As per your request I have assessed the land capability of your 9 acre block at Clerkes Plains Rd, Spalford.

According to DPIW's land capability map (Forth land capability survey mapsheet 1:100 000 scale 1997), your block falls in an area of class 4 + 5. The scale of this map does not allow accurate separation of these two classes in your area.

A more detailed assessment would suggest that this land is entirely class 4 which is defined as *"Land marginally suitable for cropping because of severe limitations which restrict the range of crops that can be grown and/or make major conservation treatment and careful management necessary. Cropping rotations should normally be restricted to one to two years out of ten in a rotation with pasture or equivalent. This land is well suited to intensive grazing"*.

The main limitations to production in this area are wetness and climate. A large percentage of this block is wet with swampy ground containing rushes, and a spring on the eastern end. This area also experiences some very heavy frosts which limit the range of crops that can be grown.

The soil type experienced on this block is variable, mainly red ferrosol and brown clay loam. If this land was to be cropped, the majority of the block would have to be drained and careful management of the soils under irrigation would be necessary.

I would suggest that this block is more suited to grazing than cropping, but the north and north eastern side of the property would be suited to growing an occasional fodder crop.

To complete this assessment, the principles published in the Land Capability Handbook and Forth Report published by the Department of Primary Industries, Water and Environment were used. For more in depth information on land classification, I would recommend that you check these publications.

If you require any further information for your application to council, please don't hesitate to contact me anytime at Roberts Limited, 38 Alexandra Rd, Ulverstone, or on 0408 132 785.

Yours sincerely,



Lisa Abblitt
Agronomist
Roberts Ltd, Ulverstone