

Sm & AA Swain

28 CLUAN CRES.

ULVERSTONE.

RE. BLOCK OF LAND. MOTTS RD. PROP. ID. 7878377. UNDER  $\frac{1}{2}$  ACRE.

DEAR JAN.

WE WOULD HAVE LIKED TO BUILD OUR RETIREMENT HOME ON IT, BUT AT THE MOMENT THAT IS NOT POSSIBLE, I HAVE A SMALL PONY ON IT AT THE MOMENT KEEPING GRASS DOWN, WE HAD POWER PUT ON AS WELL AS WATER TANK. PLEASE FIND ENCLOSED A LAND CAPABILITY ASSESSMENT REPORT AGRONICO PTY LTD. BY PREVIOUS OWNER; LAND HAS NOT CHANGED. THERE ARE HOMES WITHIN 50 METRES OF OUR BLOCK. THE GROUND WAS DETERMINED TO NO MORE THAN CLASS 2 BY AGRONICO. JAN ONE MORE CONCERN FARMING LAND IS SELLING FOR AROUND \$6500 AN ACRE, BEING AS WE HAVE  $\frac{1}{2}$  AN ACRE HOW MUCH IS OUR BLOCK WORTH, ON PAPER OUR RATES SAY IT IS \$47,000. IF OUR BLOCK IS REZONED AGAIN WE WILL HAVE LAND WORTH NOTHING; AT PRESENT WE MAY BE ABLE TO BUILD. STIPULATIONS WERE 20 MTR FROM FRONT FENCE 10 MTR FROM BACK & 10 MTR FROM EACH SIDE; THE HOME WOULD BE AROUND 5 MTR x 15 MTR NOT MUCH OF A HOME. HOPING YOU CAN HELP US MAKE SOME SENSE OF IT ALL. THINGS ARE TO CHANGE ON 7<sup>th</sup> AUGUST.

YOURS. SINCERLEY

STEPHEN & ALEXIS SWAIN.

PH. 0418 142 400

CENTRAL COAST COUNCIL

Division .....

Rec'd 01 AUG 2019

File No .....

Doc. Id .....



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**AGRONICO** PTY  
LTD

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ABN 95 097 033 764

*"Quality Independent Agronomy Advice and Research"*

## **Land Capability Assessment Report**

for

E. & J. Litchfield  
(Lachel Investments Pty Ltd)

Property ID 7878377  
Title Reference 76225/1  
Motts Road, Gawler.

Prepared by

Stephen Ives  
BAGSc (Hons) MAIAST

File No:- LCA-03021  
December 03

## 1. Introduction

The range and intensity of activity land is capable of sustaining before degradation is referred to as land capability (Sprod, 1999). Land capability assessment takes into account biophysical features such as geology, soils and slope, as well as other factors including land management practices. The end result is a grading of land for **broad scale** agricultural uses (Grose, 1999).

This land capability assessment report for land situated at Motts Road, Gawler, was prepared in accordance with the State policy on the protection of Agricultural Land 2000, clauses 7A.1 and 7A.2.2 of the Central Coast S.46 Planning Scheme No. 1 of 1993 (incorporating Amendment 2/99) and the Land Capability Handbook (Grose, 1999).

## 2. Site Details

The certificate of title volume 76225 folio 1 for the land in question shows the area of land to be 2 roods and 12.8 perches which equates to approximately 2300m<sup>2</sup> (Refer to Appendix A for block plan). It is situated on Motts Road, approximately 100m from Top Gawler Road as shown in Figure 1.



Figure 1. Portion of 1:25 000 Tasmap Kindred 4243(not to scale)



The land is approximately 260m above sea level and slopes gently downward to the north, west and east from a slight crest in the centre of the block. There currently exists a row of approximately 8m wide x 15m high evergreen trees along the east boundary, as well as a row of 4m wide x 6m high evergreen trees on both west and south boundaries. Existing vegetation cover is introduced and native pasture species and broad leaf weeds.

The soil profile consists of gradational red brown clay loam topsoil (A Horizon) with good structure and red brown medium clay (B Horizon) at depth, overlaying tertiary basalt. Although the grass height at the time of the survey made it difficult to fully assess stone cover, scattered stones of diameter greater than 200mm were observed across the site.

There is an existing home within 50m of the east boundary and another one within 50m of the north boundary. There is also an irrigation dam within 40m of the north boundary.

### 3. Land Capability Assessment

The land capability survey of the Forth Region (Forth Report - Moreton & Grose, 1997) at a scale of 1:100 000 depicted the land in Motts Road as predominantly class 2. However, closer examination of the site at field level revealed various limitations, downgrading the site to class 4.

The main limitation to agricultural activity observed was soil, in the form of exposed bedrock and soil profile stone on the western end of the block. Refer to Plates 1 to 7.



*Plate 1. Exposed Bedrock*





*Plate 2. Exposed Bedrock*



*Plate 3. Exposed Bedrock*



*Plate 4. Exposed Bedrock*



*Plate 5. Exposed Bedrock*





*Plate 6. Exposed Bedrock*



*Plate 7. Exposed Bedrock*



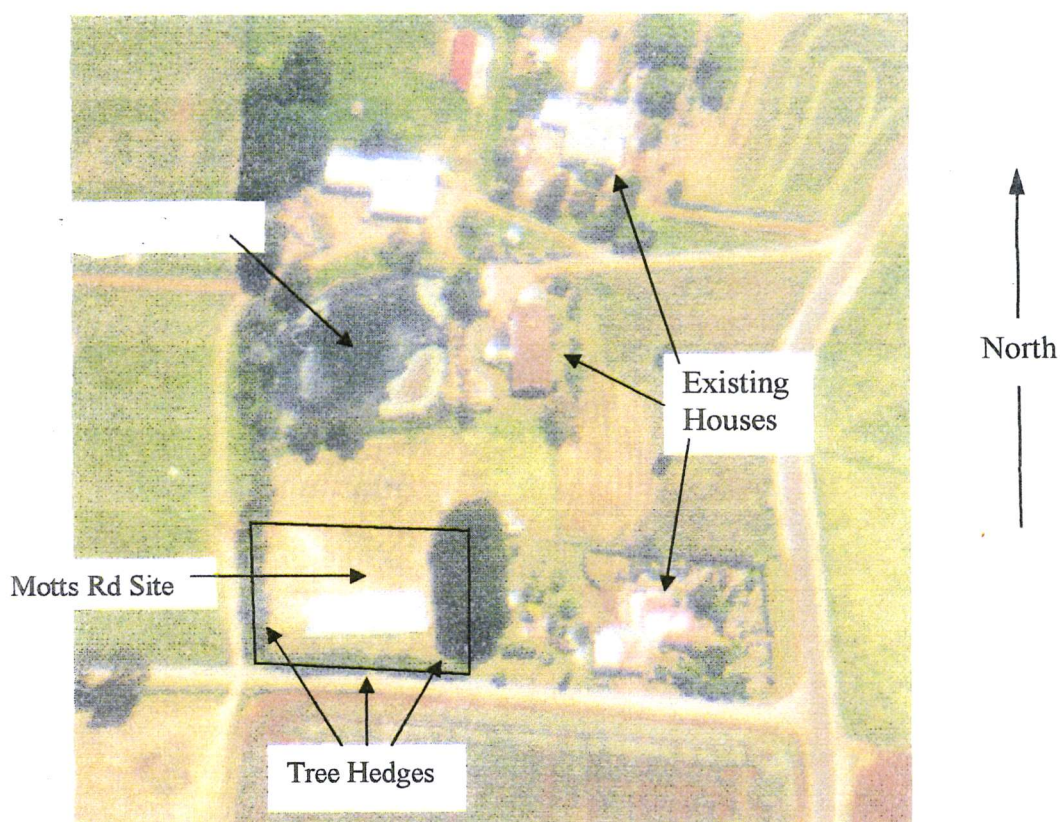
The number, formation and size of the rock outcrops indicate that profile stone affects a minimum of 10% of the site. In accordance with the coarse fragment and rock outcrop table on page 30 of the Land Capability Handbook (Grose, 1999), **an abundance of 10 - 20% boulders and rock outcrop** (size greater than 600mm) is equated with **class 4**. Although more a management issue, another limitation to agricultural production on this site is lack of access to suitable irrigation water. Table 1 displays the land capability assessment for the site at Motts Road.

*Table 1. Land Capability Assessment*

Class	Major Limitation	Description
4s	Soil	Clay loam topsoil with medium clay subsoil. Crest with minor slope. Exposed bedrock and profile boulders with an abundance of 10 - 20%.

#### 4. Impact of Potential Development on Adjacent Agricultural Land

The general features of the site described earlier in this report including topography, location of water catchments, neighbouring dwellings and buffers created by natural features are shown in Plates 8, 9 and 10.



*Plate 8. Part of Tasmap Aerial Photo dated 4.12.2000. (not to scale)*





*Plate 9. Looking North to Dam (note exposed bedrock)*



*Plate 10. Tree hedges on east and south boundaries*

The only areas of land that could be potentially developed for **broad scale** agriculture would be to the west of the site and over the road (Motts Road) to the south. Based upon site observations and the above aerial photograph, a **residential development** would have **minimal impact** on the **agricultural development potential** of the **adjacent land**. Furthermore, any potential impact would be no more than currently exists with regard to the adjacent houses and dam. This includes the current code of practice for minimum standards for ground and aerial spraying applications issued by the Department of Primary Industries, Water and Environment.



The impact of any residential development would be further minimised by the natural buffer provided by the existing tree hedges along both west and south boundaries. Also, the **potential agricultural activities** undertaken on **adjacent land** would have **minimal impact** on the **amenity of any residential development** due to this buffer.

## 5. Land Capability of Adjacent Agricultural Land

The adjacent land was not assessed for land capability as part of this report. However, anecdotal evidence suggests that the surrounding land had only been exposed to minimum cultivation due to problems associated with the presence of profile rock. The only other limitations that would need to be considered with any agricultural development of the adjacent land would be elevation (frost potential) and slope (erosion potential).

## 6. Conclusion

The information contained in this report has been provided in good faith for the purpose of land capability assessment of the site at Motts Road, Gawler. It has not been the intention of this report to make any recommendations on the potential use of the land, or to suggest siting of any proposed buildings. All comments made have been based on on-site observations and research.

It must be noted that the State policy on the protection of Agricultural Land 2000 was established to protect prime agricultural land from being converted to non-agricultural use. Also, the purpose of the guidelines for land capability assessment was to grade land for broad acre agricultural uses. This report has demonstrated that this site is not prime agricultural land, and converting it to non-agricultural use will have minimal impact on the agricultural use of adjacent land. Furthermore, the block is small in terms of agricultural land and has the inherent limitations listed earlier in the report.

## 7. References

- Grose, C.J., 1999.** Land Capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania. Department of Primary Industries. Prospect.
- Moreton, R.M. & Grose, C.J., 1997.** Forth Report. Land Capability Survey of Tasmania. Department of Primary Industries and Fisheries. Prospect.
- Sprod, D. 1999.** Whole Farm Planning Manual. Department of Primary Industries. Hobart.



## Appendix A – Plan of Block



Keene and K M. Chicken Owners  
(P. 250861)

H. Bowers & Ans  
(T. 141868)  
A. R.  
Q. 8. 19.5  
O. 2. 12.5

LOT 1.

H Bower

2374  
263°58' 3183

RESP ROAD

50 LINKS WI

(Not R, P Ac)

filled in  
register.

Date of Instructions

Survey commenced

25.7.51

I, Charles Kings.

Registered Surveyor  
TOTAL P.02