
Mr Pino Tedeschi

Agricultural Assessment Report

360 Ecclestone Rd, Riverside

June 2021





pinion

ADVISORY

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Executive Summary

- This property is not covered by prime agricultural land.
- The property consists of Class 4, 5 and 6 land.
- The property is considered to have negligible value as an agricultural resource.
- Due to a range of constraints and limitations associated with the size of the property, lack of irrigation water, topography and limited opportunity for adhering the property in question to any adjacent rural resource, the future agricultural land use activities that could be undertaken are minimal.
- The proposed development is based on re-zoning the property to rural living.
- This proposed re-zoning would not create any additional constraint on the capability or capacity of the neighbouring farm to be actively managed as an agricultural enterprise.
- Agricultural activities conducted on nearby rural resource zoned land is not anticipated to create any impact on the proposed development due to the separation distances involved and buffers associated with the vegetation and existing residential dwellings present.

1 Introduction

This report has been prepared on behalf of the proponent Mr Pino Tedeschi and will accompany an application to the West Tamar Council seeking approval to re-zone the property at 360 Ecclestone Road, Riverside.

The document provides an agricultural assessment of the property in question and reports the current and future agricultural land use activities that can be conducted and outlines a number of constraints and limitations associated with this land.

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 sliding scale of 1 to 7 has been developed with Class 1 being the most resilient to degradation processes and Class 7 the least. Class 1, 2 and 3 is 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.

In providing the opinion enclosed here, it is to be noted that Jim Cuming possesses a B. Ag. Sci degree, is a member of the Ag Institute of Agriculture and has over 20 years experience in the agricultural industry, including 10 years in Tasmania. Jim is skilled to undertake agricultural and development assessments as well as land capability studies. He has previously been engaged by property owners, independent planners, solicitors and surveyors to undertake assessments within the Northern Midlands, Launceston and Meander Valley municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with Council Planning Schemes.

1.2 West Tamar Council Interim Planning Scheme 2013

The Scheme (operative date 16th October 2013) sets out the requirements for use and development of land in the West Tamar municipality in accordance with the Land Use and Approvals Act 1993.

2 Property Details

2.1 Location

The subject property address is listed as Lot 2, Ecclestone Road, Riverside and is accessible directly from the Ecclestone road at the southern boundary.

The property has mostly north-facing aspect with central elevation and rolling slopes to the west and southern boundaries. Subject consists of one title, with a total area of 50.7 ha, of which approximately 57% (29 ha) is pastureland, the balance being remanent bush and scrubland.

Property improvements include boundary and paddock fencing, small-scale cattle yards, dams, barn, machinery shed and disused pigsty. See Figure 1.

Address	Property ID	Title Reference	Hectares (Approx)
Lot 2, 360 Ecclestone Rd, Riverside	3002642	158334/2	50.7

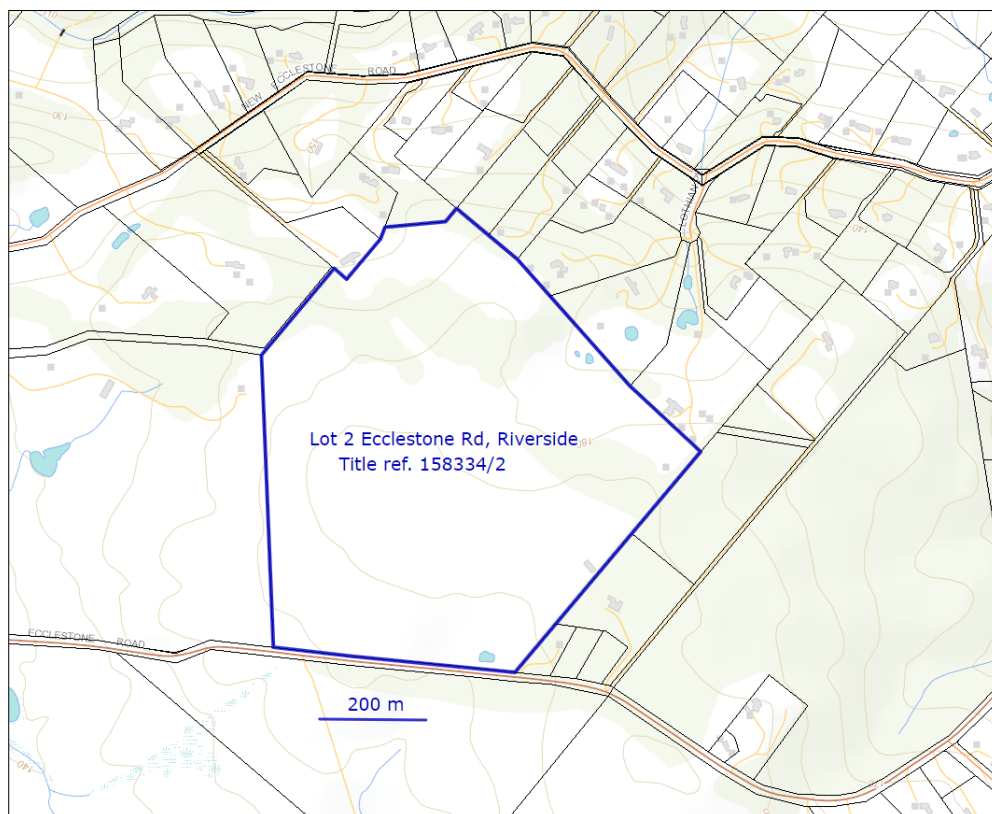


Figure 1: Property location highlighted in blue (source LISTmap)

The subject property is partially surrounded by residential dwellings adjacent to the northern, eastern and western boundaries on land zoned low-density residential and/or rural living.

Land immediately surrounding the subject property, and including the subject itself, is held as private freehold land (Figure 2).

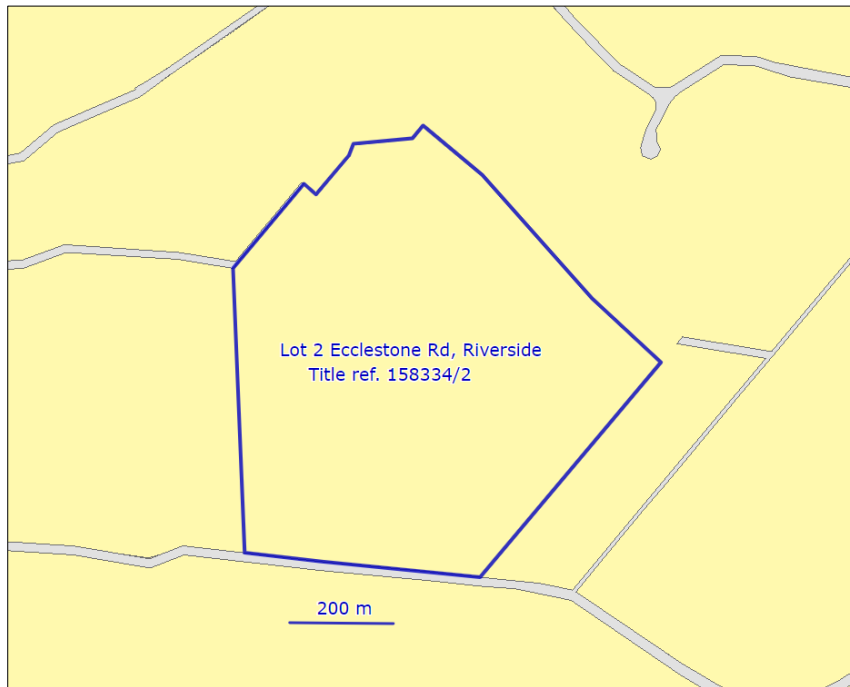


Figure 2: Land tenure of the subject property and surrounding land, classified as private freehold land (yellow colour)
Source: the LIST

The property in question is zoned rural resource, surrounding land to the north and east is zoned low density residential and a portion of the north-western boundary is zoned rural living (Figure 3).

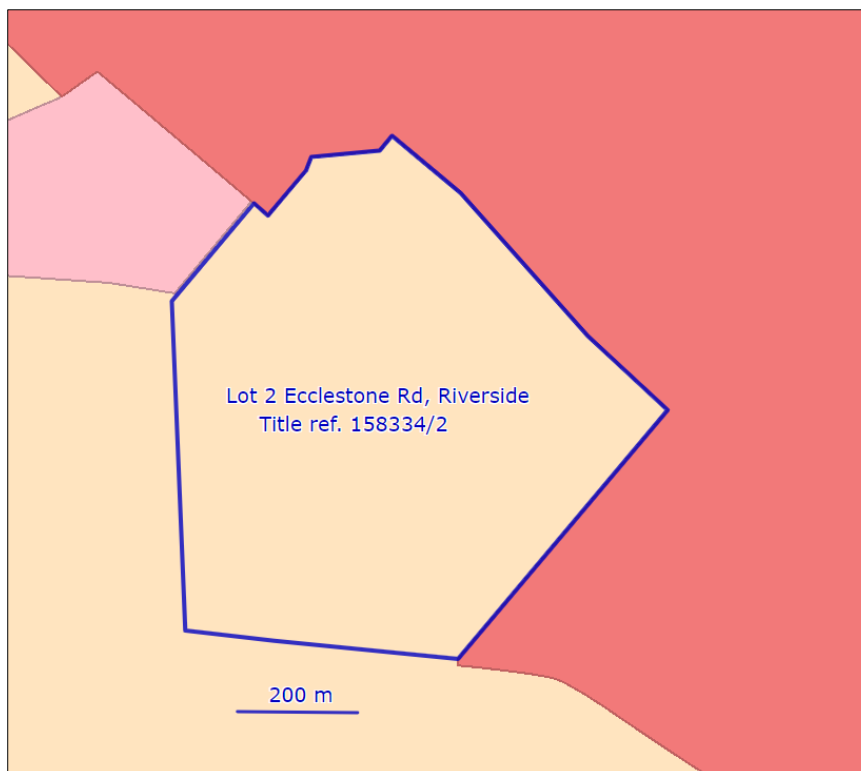


Figure 3: Rural resource zoned land on the property in question (fawn colour), Rural Living (pink) and Low density residential (light red) Source: the LIST

3 Land capability

Approximately 29 ha (57%) of the subject property and adjacent land to the north and east is currently recorded on LISTmap as 'unclassified – exempt' land capability. The balance of the property land, being the south-western section (approximately 21.7 ha) was originally assessed by DPIF at a scale of 1:100,000 and recorded land capability as class 4, with a minor section (< 0.5 ha) class 5 land at the northwest boundary (Figure 4).



Figure 4: Land capability areas present on the property, unclassified area shaded yellow (source LISTmap)

3.1 Soils

The predominant soil type present on the northern half of the property is a mottled brown loam soils with dolerite fragments throughout, as defined as Eastfield soil association. The southern half of the property is defined as grey-brown clay loam with coarse gravel fragments and occasional rocky outcrops, as defined as Ecclestone Soil Association. Refer Figure 5 for details.

3.2 Field Assessment

A more detailed inspection of the property was undertaken by the author to ground-truth the land capability classifications and define more clearly the boundaries between the land capability classes. See Figure 6 and Table 1 for details.

There is no prime agricultural land (ie. Class 1-3) present on this property with the nearest occurrence located approximately 8 kms to the north west.

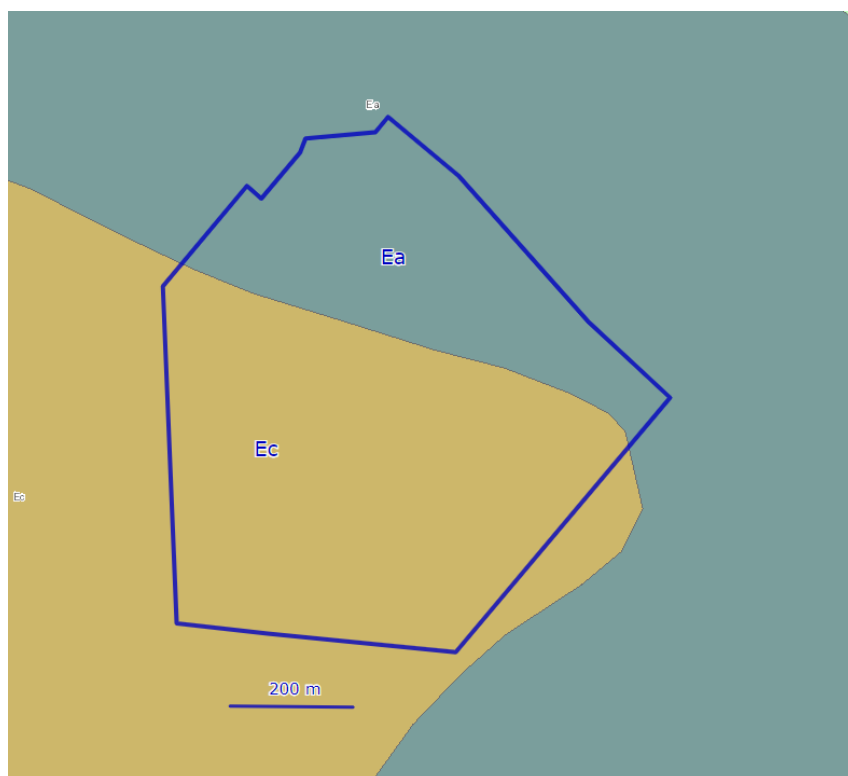


Figure 5: soil types defined as Ecclestone Association (Ec) and Eastfield Association Soils (Ea). Source: LISTMap

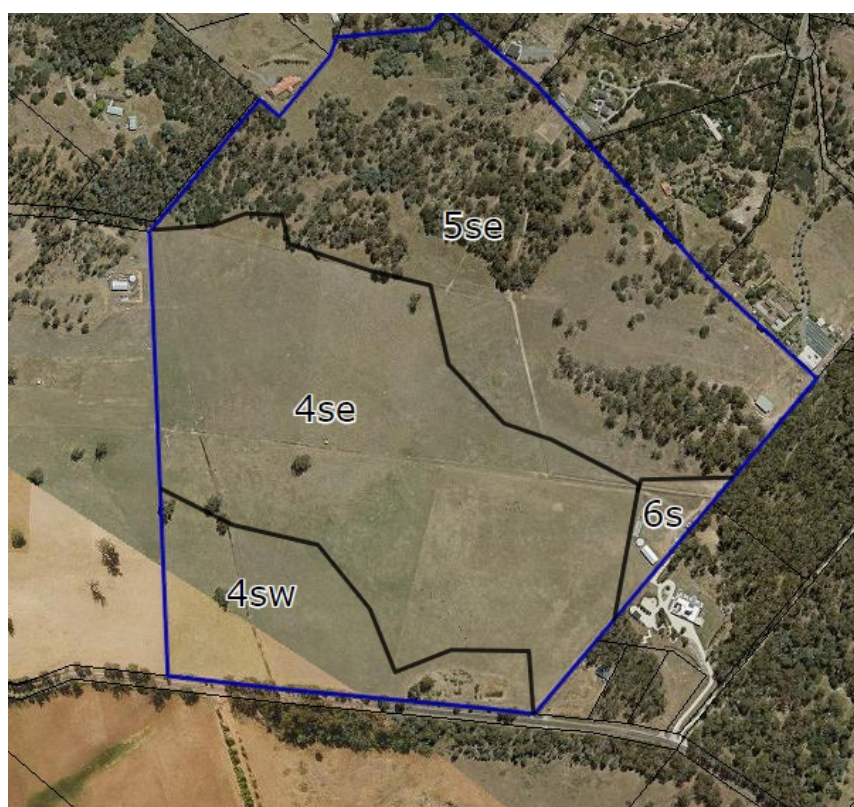


Figure 6: Land capability map based on field survey. Source Pinion Advisory

Table 1: Land capability table

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4se (approx. 21 ha)	<p>Duplex soil, developed from alluvium and sedimentary deposits.</p> <p>Grey and brown sandy loam topsoil, over a yellow/orange clay sub soil.</p> <p>Frequent gravels and rock fragments present in the soil.</p>	5-16	<p>Undulating and rolling ground with gentle to moderate slopes.</p> <p>185-190 m ASL</p>	Moderate to high erosion risk (sheet and rill), due to surface water movement on exposed soil, and soil structure decline.	Minor incidence and severity of frost during the cooler months.	<p>Moderately well drained soil.</p> <p>Shallow topsoil (0-200mm) that is considered susceptible to soil erosion and structural decline due to over cultivation.</p>	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover, avoid over-grazing, and reduce grazing pressure during wetter periods.	Suitable for cropping with severe limitations and a restricted choice of crop options and is suitable for pastoral use with minimal limitations.

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4sw (approx. 6 ha)	Grey/brown loam and clay loam soils, present as the Ecclestone association, derived from Jurassic Dolerite geology. Frequent gravels and rock fragments present in the soil.	3-10	Gentle to moderate sloping and undulating ground. 175-190 m ASL	Moderate to high erosion risk (sheet and rill), due to surface water movement on exposed soil, and soil structure decline due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.	Minor incidence and severity of frost during the cooler months.	Moderately well drained soil. Shallow topsoil (0-200 mm) that is considered susceptible to soil erosion and structural decline due to over cultivation.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover, avoid over-grazing, and reduce grazing pressure during wetter periods.	Suitable for cropping with severe limitations and a restricted choice of crop options and is suitable for pastoral use with minimal limitations.

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5se (approx. 22 ha)	Mottled brown loam and clay loam soils, present as the Eastfield soil association, derived from Jurassic Dolerite geology. Frequent stone and rock fragments present, with rocky outcrops and sheet rock present.	5-12%	Undulating and rolling ground with moderate to gentle slopes. More undulating slope towards the northern boundary, moderating towards the eastern boundary. 160-190 m ASL	Moderate/high erosion risk (sheet and rill), due to surface water movement on exposed soils.	Moderate incidence and severity of frost during winter.	Extremely shallow topsoil that is considered susceptible to soil erosion and structural decline. Poor to imperfectly drained soil, low to moderate soil moisture holding capacity. Course fragment ironstone deposits present in the soil profile.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. Slope and small catchment area increase risk of rill and gully erosion on any exposed soil and watercourse. Low soil fertility	Unsuitable for cropping and is suitable for pastoral use with moderate limitations.

Land Capability Class (ha)	Land Characteristics							
	Geology & Soils	Slope %	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
6s (approx. 1.0 ha)	Highly modified soils present, with considerable land levelling and the use of gravel to create hard standing areas.	0-3	Flat to very gently sloping. 190-195 m ASL	Low erosion risk (sheet and rill), due to surface water movement on exposed soils	Minor incidence and severity of frost during the cooler months.	Highly modified and compacted soils that are poorly drained.	Not applicable	Unsuitable for cropping, and is suitable for pastoral use with severe limitations. In reality this highly modified land would not be considered practical to be rehabilitated for pastoral land use activities



Figure 7: Class 6 land around machinery shed, note pile of rocks in foreground



Figure 8: Mottled brown loam soil with present on Class 5 land, note ironstone gravel fragments



Figure 9: Class 5 land looking north



Figure 10: Grey-brown clay loam soil present on the Class 4 land



Figure 11: Example of ferruginous gravel present in soil on the Class 4 land



Figure 12: Class 4 land viewed from the middle of the property looking northwest

4 Proposed Development

4.1 Re-zoning

The proponent wishes to have the property re-zoned from Rural Resource to Rural Living zoned land.



Figure 13: Residential dwelling located at Northeast boundary, one of 15 dwellings located within 200m of a boundary

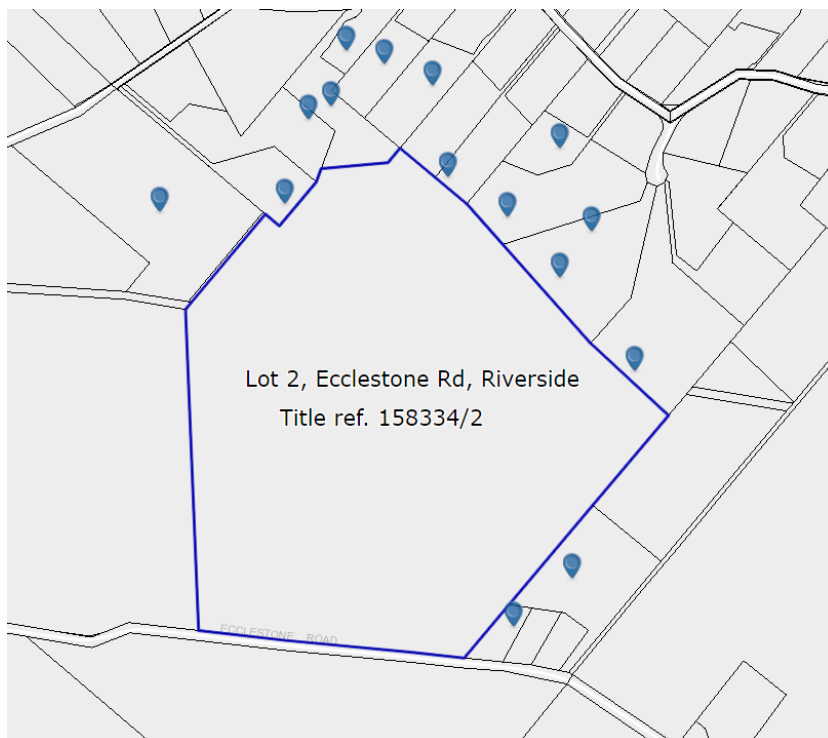


Figure 14: Residential dwellings (blue markers) located within 200 m of property boundary

5 Agricultural Purpose

5.1 Key agricultural constraints and limitations

There are a number of important constraints and limitations associated with the current and future potential agricultural land use activities that can and could be conducted on the property in question.

5.1.1 Close proximity to nearby residential dwellings

The property in question has 15 separate residential dwellings located within 200 m of its boundaries. Complaints and objections have and are highly likely to continue to be raised by the inhabitants of the neighbouring residential dwellings against a wide range of agricultural land use activities including:

- Odours associated with the use and application of agricultural chemicals, animal manure based fertilisers and/or livestock.
- Noise produced by agricultural machinery (vehicles, irrigation pumps, air stirring fans etc...) and livestock.
- The use of agricultural chemicals and the potential for spray drift and the application of synthetic fertiliser.
- Issues associated with the management of livestock, such as breeding animals giving birth, misadventure cause injury and the perception of animal mistreatment/cruelty.

Whilst the “right to farm” is very important to farmers the general residential zoned land adjacent to the north of the property in question has already and will continue to create significant conflict and clearly fetter the current and future agricultural land use activities.

It is reasonable to consider that the nearby residential dwellings have largely rendered this property unsuitable for agricultural land use activities.

5.1.2 Lack of irrigation water

The subject has two small-size dams for stock purposes located at the northern and southern ends of the property. Town water is connected to the machinery shed located close to the north-eastern boundary, supplementing a rainwater tank and reticulated stock troughs in pastured paddocks.

There is no existing or potential water resource available to this property for irrigation purposes in the form of a nearby irrigation scheme, or river, stream or on-farm storage sites utilising surface run-off. Subject property has two known bore holes located in northeast corner however listed as abandoned.

There is no reliable aquifer information available for this area. It is not possible to provide accurate information on the ability to secure ground water and at an appropriate flow rate to supply irrigation water.

5.1.3 Relatively small land area

The property in question covers a total area of 50.7 ha, which is considered small scale relative to the agricultural activity the underlying land capability can support.

Investment into commercial agricultural land use activities typically requires a particular scale of economy to allow for successful business performance outcomes, such as being able to target and achieve sufficient crop yields to secure a crop contract and/or market(s) access to be realised.

5.1.4 Inability to expand land holdings to create a larger contiguous area of agricultural land

The property in question is surrounded on three sides by low density residential and rural living zoned land. Only a small area of rural resource zoned land is located next to the western boundary and the property is separated by Ecclestone Road from larger contiguous areas of rural resource zoned land further to the south.

Therefore, this property is effectively a “land locked” rural resource and is incapable of being adhered to an adjoining rural resource in order to increase the land holdings and achieve a sufficient scale of business as would be required when considering developing the property for intensive horticultural and/or cropping use.

5.1.5 Topographic limitations

The property is covered by undulating and sloping ground (slopes ranging from 3-16%) with minimal flat ground, and this would prevent the construction and successful operation of protected agriculture growing facilities (eg. glasshouses and/or plastic polyhouses).

Glasshouses and/or plastic polyhouses would only be built on flat and/or gently ground (<3%) with a uniform gradient.

This topographic limitation effectively prevents the site from being developed into a modern raised tabletop hydroponic protected berry fruit production system for use in growing strawberries, blackberries and raspberries, and that is regardless of the constraints associated with the supply of irrigation water.

5.2 Potential land use activity – Cropping

In theory the Class 4 land present on the property could support some annual cropping.

As outlined in section 5.1.2 there is extremely limited potential for any current or potential irrigation (ie. no registered dam, no allocation of water for irrigation purposes, no irrigation scheme present) and therefore the opportunity to grow more profitable irrigated crops, such as poppies, potatoes or vegetables, is negligible.

This leaves dryland cereals (and possibly poppies), as well as livestock, as the most likely agricultural enterprises for this property.

The total area of Class 4 land is approximately 27 hectares, of which assuming a cropping frequency of 2 years in 10, this equates to an annual area cropped of only 5.4 hectares ($27 \times 2 \div 10$). This is a very small area and in practice uneconomic, leaving a pastoral enterprise as the most likely land use activity.

It is reasonable to contend this property is unsuitable for cropping land use activities.

5.3 Potential land use activity – Horticulture

The DPIPWE has conducted surveys to determine the suitability of land throughout Tasmania for specific horticultural crops, and this takes into consideration factors including growing season period, seasonal rainfall patterns, heat unit accumulation and winter chill.

Based on the surveys it has been determined the property in question is considered suitable as a production site for table wine grapes, and cherries. However, this is considered impractical due the constraints associated with accessing irrigation water on the property and the likely consequences of the sound emissions from the air stirring fans resulting in complaints from the nearby residential dwellings.

Please refer to Appendix, Figure 16, 17, 18 and 19 for various DPIPWE production site suitability maps.

As mentioned in section 5.4.5, protected agriculture (glasshouse and polyhouses) is unsuitable for this property due to topographic limitations and this prevents the production of strawberries, raspberries and blackberries using modern raise tabletop hydroponic table culture production systems.

Apples are grown in the vicinity of this property, however due to the size of property, lack of irrigation water and inability to undertake any future property expansion in conjunction with the significant cost to establish a modern orchard (approximately \$50-60,000+/ha) and use of air misting blowers to apply fungicides and insecticides (likely issues with spray drift) it is not realistic to consider this land would be considered suitable for orcharding.

It is reasonable to contend this property is unsuitable for horticultural land use activities.

5.4 Potential land use activity – Pastoral use

Realistically, the dominant agricultural land use activity that would be conducted on this property is pastoral use.

Based on the property's size, land capability, topography, growing season duration and rainfall (average rainfall of approximately 741 mm/year) in conjunction with the existing degraded pasture condition it has the potential for a 10 DSE/ha carrying capacity, although if significant pasture improvements (re-sowing pasture, paddock fencing, and increase the soil fertility and pH etc...) and rotational grazing management activities were undertaken the carrying capacity could be lifted to 18 DSE/ha.

Whilst the total property area covers 50.7 hectares it is reasonable to consider the effective grazing area is approximately 37 hectares after taking into account bush areas, rocky outcrops, dams, yards, tracks, etc.

Assuming the total effective grazing area of 37 ha the property would have a potential current total carrying capacity of approximately 370 DSE/year.

Assuming an average rating of 20 DSE/yr for a 600 kg cow/calf unit (Meat and Livestock Australia and NSW Department of Primary Industry) it is reasonable to consider this property has the potential to be a 18 cow/calf livestock enterprise. An 18 cow/calf livestock enterprise has the opportunity for a total annual gross margin return of approximately \$13,690 (based on DPIPW high rainfall livestock beef breeding model).

The property has scope for pasture improvement and re-fencing which would result in lifting potential carrying capacity up to 18 DSE/ha (666 DSE/year) and would provide for approximately a \$24,642 gross margin income per annum.

It is important to note that at present the red meat sector is experiencing a period of very strong financial returns and it is unlikely that the gross margin returns will increase beyond current levels.

Regardless of the current and/or future pastoral productivity a livestock enterprise conducted would offer a very low gross margin return and is likely to be insufficient to cover property overheads (management wages, rates, vehicle, accounting fees, structural repairs and supplementary feeding contingency costs etc), as well as covering depreciation (mainly fencing and yards) and interest costs. The return on investment to increase the overall productivity and carrying capacity would be negative.

The property has minimal value as an agricultural resource.

6 Land Use

6.1 Agricultural activities conducted

The majority of the property is covered by degraded pasture with the balance consisting of lightly forested *Eucalyptus amygdalina* interspersed with bracken and low-lying native and introduced shrubs. A gravel track spans north-south and allows all weather access through the property from the Ecclestone Road and via the neighbouring residence, TR 24048/12 which is also owned by the proponent.

The current and historical land use activities on the property in question have consisted of low intensity pastoral land use activities, mainly cattle breeding with sporadic periods of horse agistment. A small pigsty is located on the property however disused for some time.

6.2 Impact on agricultural activities on the property in question

The proposed re-zoning would result in a complete loss of the agricultural land use and purpose associated with the property in question.

As outlined in section 5 of this report the property in question currently has minimal value as an agricultural resource, and the potential land use opportunities are highly constrained and limited and effectively offers little if any scope for future development.

6.3 Impact of agricultural activity on neighbouring land on the proposed development

No agricultural activity is conducted on land immediately adjacent to property in question.

The land use activities conducted on the immediately adjacent properties is based on residential use, either on general residential, rural residential and rural zoned land.

The nearest rural land used for agricultural land use activities is located 120m to the north of the nearest point on the property in question, with the next nearest being 200m to the east of the nearest point on the property. In both cases the property in question is separated by road infrastructure and a buffer that includes residential dwellings and existing vegetation.

The agricultural land use activities undertaken on the nearby rural resource zoned land is unlikely to impose any negative impact on the proposed re-zoning, subdivision and overall property development.

An assessment of the key risks are summarised below. This has been compiled on the basis that the neighbouring farm activities are most likely based on horticulture but could possibly include irrigated and dryland crops as well as pasture for livestock grazing purposes.

Table 2: potential risk from neighbouring agricultural land/activities

Potential Risk from Neighbouring Agricultural and Forestry Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Existing buffer distances will mitigate the impact of sprays and dust if applied under normal recommended conditions. Aerial spraying could be conducted although ground or spot spraying is a practical and mostly used alternative on the adjacent agricultural land used for pastoral land use activities. Spraying events should be communicated in a timely manner to the inhabitants of the dwelling. The application of all agricultural chemicals must abide by the DPIPW's "Code of practice for ground and aerial spraying".
2. Noise from machinery and irrigation pump operation, livestock and dogs.	Risk = low although some occasional machinery traffic will occur when working and undertaking general farming duties on adjacent land.
3. Irrigation water over boundary	Risk = low, this is not expected to be an issue. Irrigation is not normally practiced on the immediately adjacent agricultural land, however the proposed property boundary and separation distances involved would mitigate any potential issues.
4. Stock escaping and causing damage.	Risk = low Boundary fence line is double fenced and provided it is maintained in sound condition.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

6.4 Impact of proposed development on agricultural activity on neighbouring land

These impacts are usually manifested as complaints that could be made by residents of the dwelling against issues identified in Section **Error! Reference source not found.**. These have been generally assessed as low risk.

Perennial orchard production is conducted on the balance parcel land, the adjacent properties on all sides of the development are predominantly intensive cropping and pastoral land use. There is no evidence of the orchard having any negative impact or constraint on the neighbouring land use.

The proposed subdivision will not restrict the further agricultural improvement on either side of the boundary. As stated earlier, the existing row of poplars and double fence line provides additional screening effect, mitigating potential complaints of spray drift, noise, dust, irrigation spray, etc.

Other risks to neighbouring agricultural activity are outlined in Table 3.

Some of these risks rely on an element of criminal intent and it could well be argued that this is very much lower with inhabitants of the dwelling than with other members of the public.

Table 3: potential risk to neighbouring agricultural activity

Potential Risk to Neighbouring Agricultural Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include maintenance of sound boundary fencing, lockable gates and appropriate signage to warn inhabitants and 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; limit vehicle movements, report theft to police.
3. Damage to property	Risk = low. As for theft and trespass.
4. Weed infestation	Risk = low. Risks are expected to be negligible, with the proponents committed to the productivity and sustainability of their property and weed control is a key activity.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that good communication is maintained between the proponent and residents of the neighbouring properties. Dogs would be managed as per the regulations determined by the council.

6.5 Storm water disposal on the proposed development

Not applicable, no additional hard surfaces will be created by this development.

It is not anticipated that the proposed development will increase the amount of storm water generated, and as such it is reasonable to suggest that all storm water will be able to be retained within the confines of the property.

7 District agricultural context of the property

The property in question is currently zoned as rural resource, however due to the various constraints outlined in section 5 of this report, the property's current and future potential land use activities are highly limited, and it is reasonable to contend it has minimal value as an agricultural resource

As shown in Figure 15, land surrounding the property in question has been excluded from a recent examination of the land considered potentially suitable for agriculture, and this corresponds to land zoned for low density residential and rural living.

As can be expected, the subject property as well as the neighbouring parcel immediately to the west are indicated as suitable for agriculture as consistent with these parcels being currently zoned rural resource.

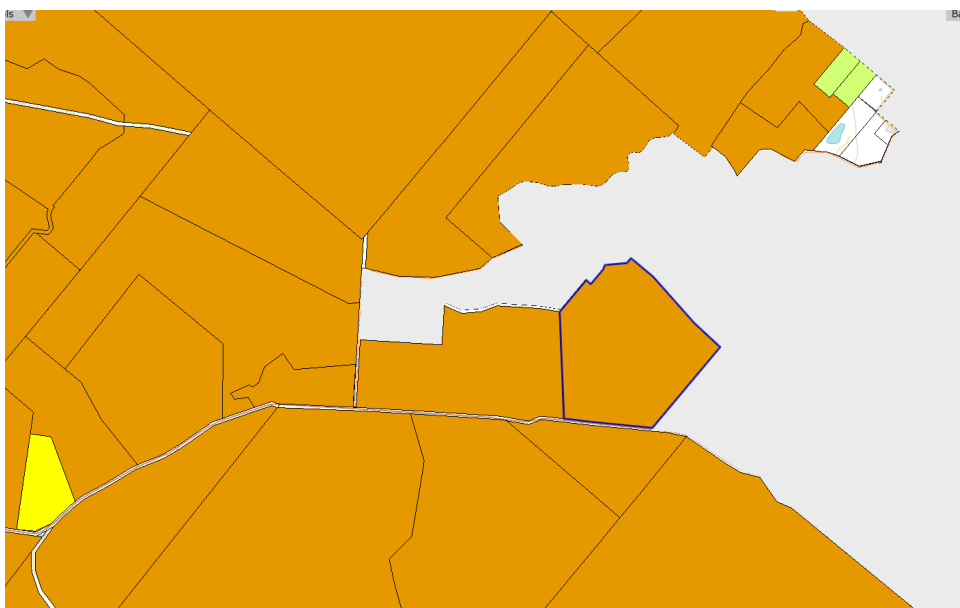


Figure 15: Land potentially suitable for agriculture. Potentially unconstrained shaded orange/brown; potentially constrained (criteria 2A) shaded yellow, potentially constrained (criteria 3) shaded green, grey shading is excluded from the study area (source the LISTmap)

It would be reasonable to consider that the constraints and limitations applicable to the surrounding parcels of land, that warrants exclusion from the agricultural land suitability study, would similarly apply to the subject land in question.

8 Conclusions

1. This property is not covered by prime agricultural land.
2. The property consists of Class 4, 5 and 6 land.
3. The property is considered to have negligible value as an agricultural resource.
4. Due to a range of constraints and limitations associated with the size of the property, lack of irrigation water, topography and limited opportunity for adhering the property in question to any adjacent rural resource, the future agricultural land use activities that could be undertaken are minimal.
5. The proposed development is based on re-zoning the property to rural living.
6. This proposed re-zoning would not create any additional constraint on the capability or capacity of the neighbouring farm to be actively managed as an agricultural enterprise.
7. Agricultural activities conducted on nearby rural resource zoned land is not anticipated to create any impact on the proposed development due to the separation distances involved and buffers associated with the vegetation and existing residential dwellings present.

9 Appendix

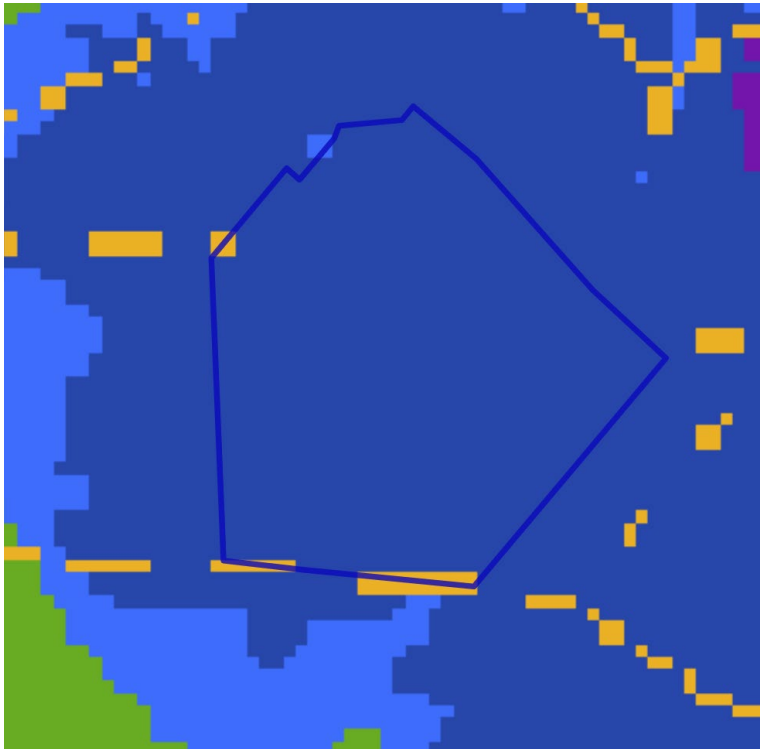


Figure 16: Suitability for table wine grapes (blue = suitable)

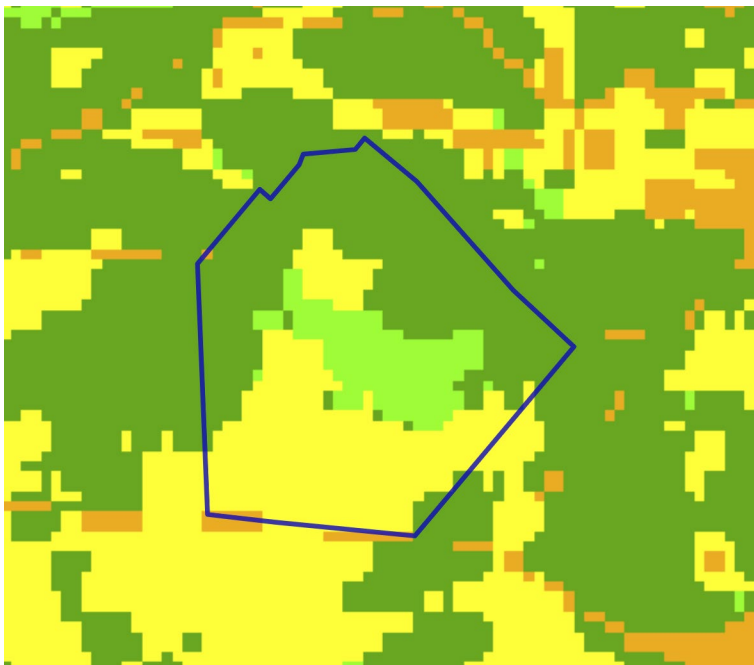


Figure 17: Suitability for olives (dark green = suitable, light green = suitable with soil management, yellow = moderately suitable)

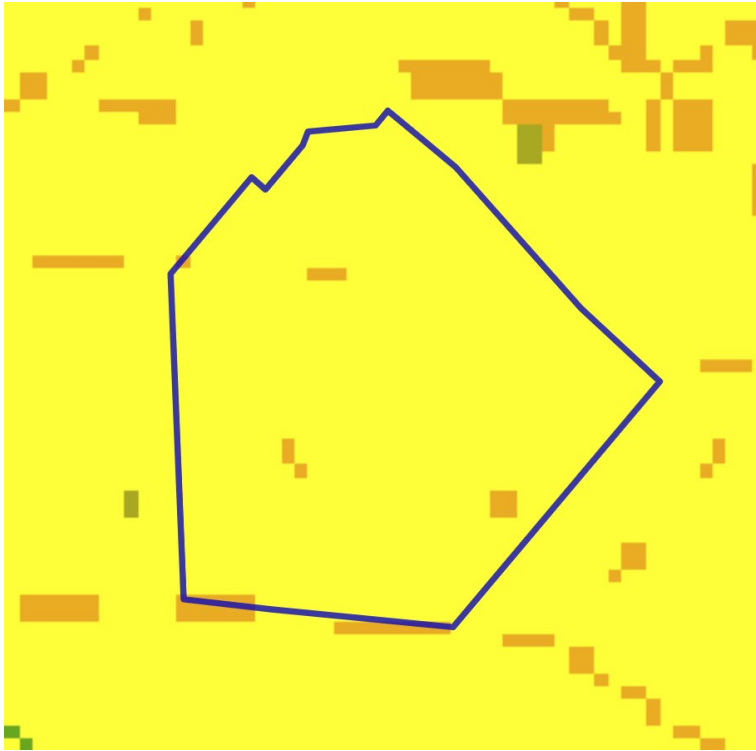


Figure 18: Suitability for hazelnut production (yellow = moderately suitable)

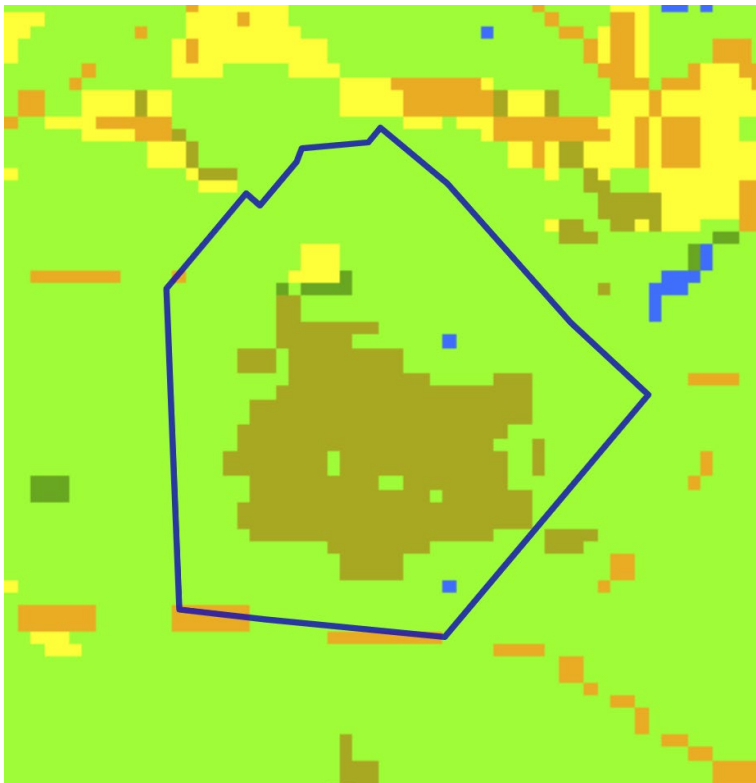


Figure 19: Suitability for cherry production (light green = suitable with soil management, brown = moderately suitable with soil management)

10 References

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

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11 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.



Mr Jim Cuming
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Pinion Advisory
June 2021