

To whom it may concern,

AgAssist has been consulted to assess whether agricultural enterprises are likely to be viable on the property located at 4101 Channel Highway at Flowerpot in south-east Tasmania.

The finding from the assessment found that the amount of area available for most if not all agricultural enterprises deemed to be too small to be a profitable or viable business.

To make the assessment a desktop analysis of the property was done to identify the area available to agriculture after deducting the following non-agricultural areas:

- Existing dwellings with a buffer of 5m extending from the structure (0.11Ha)
- The existing driveway servicing the dwelling (0.052Ha)
- Any slopes where the gradient is more than 20% (0.095Ha)
- Areas including native vegetation including a 10 meter buffer (1.55Ha)
- Dams including the dam wall (0.022Ha)

After deducting the 1.83Ha of non-agricultural areas from the total property size of 2.6Ha, there was 0.81Ha available for agricultural production.

Of this 0.81Ha, only 0.69Ha is realistically available as a workable area.

This area available for agriculture however is too small for any viable livestock, broadacre cropping or land-grown horticulture operations. Even the most intensive high-value horticulture operation like cut flowers under cover require at least 2 Ha of land to be profitable.

The property has little or no water resource for stock drinking or irrigation water which is critical for an agricultural operation.

The adjoining properties to the north, south and across the road the east all share the same complications where running viable agricultural enterprises is not possible due the limited area and limited water resources.

In conclusion the property located at 4101 Channel Highway at Flowerpot and its neighboring properties are not sufficiently large enough to run profitable or viable business.

Regards,

*L Taylor*

Luke Taylor

Principal Consultant - AgAssist

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