

Property Report

114 GILBEYS ROAD, LOIRA
TAS 7275



Overview

Address	114 GILBEYS ROAD, LOIRA TAS 7275
Parcels	72108/1, 132103/1, 132032/1, 252097/1, 12541/1, 103875/1, 226715/1, 13458/1, 203677/1, 214614/1, 240679/1
District (SA2)	Grindelwald - Lanena
Shire/Local Authority	West Tamar
Region	TAS
Agro ecological Region	North Central
Land Area	309.7398 ha
Primary Usage	Grazing modified pastures
Primary Soil Type	Podosols
Primary Crop Type	nodata
Average Annual Rainfall	947 mm/year
Growing Season	Winter
Potential Carrying Capacity	26.90 DSE/ha
Planning Zone	21 Agriculture (West Tamar Local Provisions Schedule)

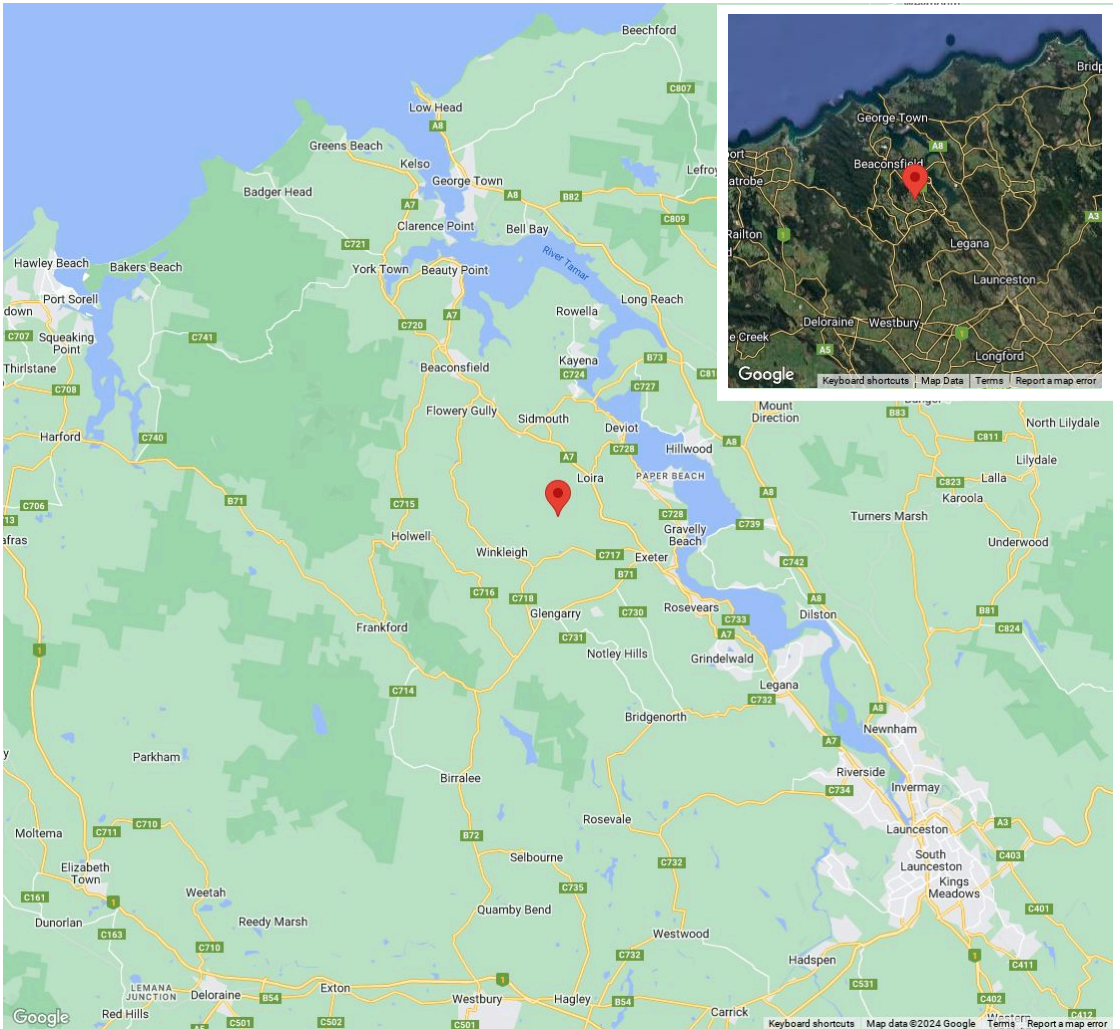
Location

Nearest Population Centres

- Exeter (Tas.) (5.68km)
- Beaconsfield (8.55km)
- Beauty Point (12.26km)

Nearest Major Urban Centre

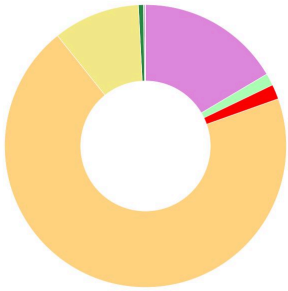
- Hobart (161.50km)



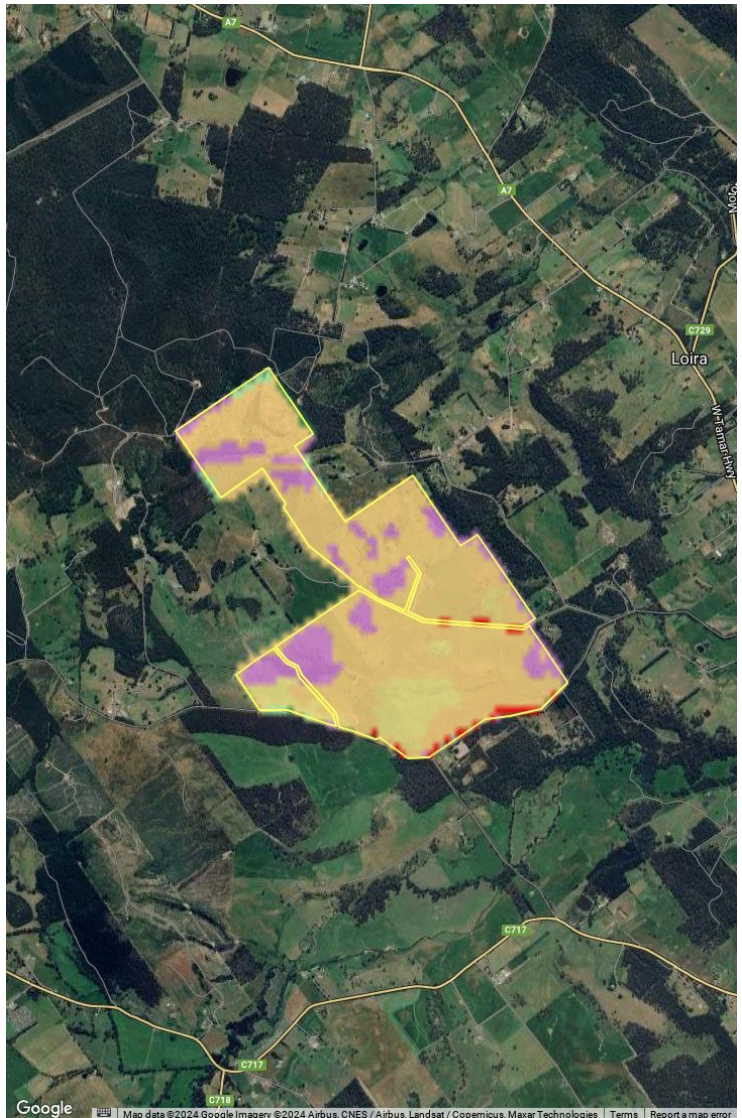
Agricultural Land Uses

An estimate of the various activities that this land is being used for. The source, catchment scale land use data shows a single dominant land use for a given area, based on the management objective of the land manager. Land is classified according to the Australian Land Use and Management Classification version 8. The date of mapping varies from 2008 to 2019, and the scale of mapping varies.

ABARES 2021, Catchment Scale Land Use of Australia - Update December 2020, Australian Bureau of Agricultural and Resource Economics and Sciences, Canberra, February, CC BY 4.0, DOI: 10.25814/ajqw-rq15.



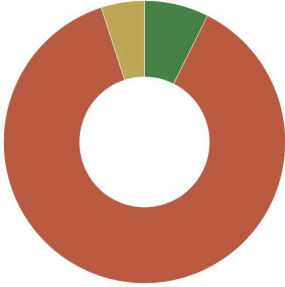
- Other minimal use** (51,138ha / 17%)
- Plantation forests** (4,274ha / 1%)
- Nature conservation** (0,186ha / 0%)
- Other intensive uses** (5,235ha / 2%)
- Grazing modified pastures** (215,796ha / 70%)
- Grazing native vegetation** (30,788ha / 10%)
- Production native forests** (1,735ha / 1%)
- Rural residential and farm infrastructure** (0,589ha / 0%)



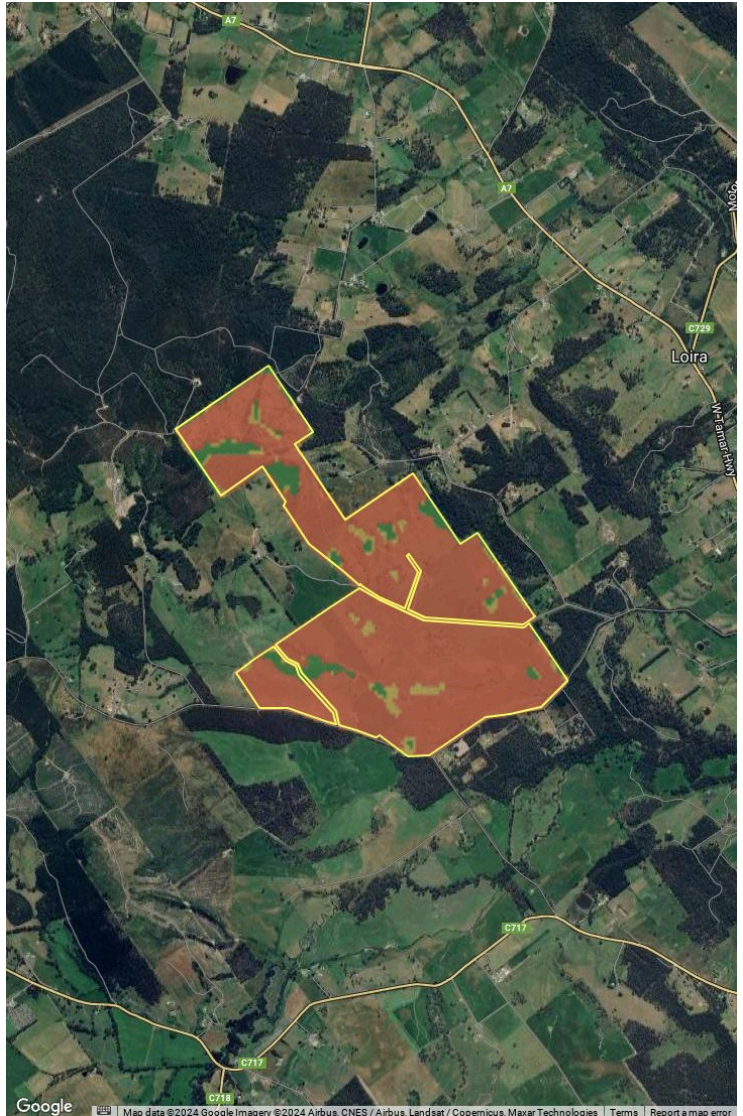
Remnant Vegetation

Remnant vegetation data is based on satellite imagery up to 14 March 2023 at a resolution of 25 metres. Land is classified into three categories: forest, sparse-woody and non-woody. Forest has minimum 20% canopy cover, at least 2 metres high and a minimum area of 0.2 hectares. Sparse-woody has canopy cover between 5-19%.

Department of Climate Change, Energy and Environment (2024). National forest and sparse woody vegetation data. Version 8.0. Commonwealth of Australia, Canberra.



- Forest** (22.921ha / 7%)
- Non-woody** (271.394ha / 88%)
- Sparse woody** (15.425ha / 5%)



Soil Type

The predominant Australian Soil Classification (ASC) Soil Order or ASC Sub-order, Super Group or Group within the selected boundary. Each State has a different hierarchy however ASC has been chosen where available to provide consistency across States.

Vic. - ASC Order, Sub-Order
NSW - ASC Order, Great Soil Group
TAS - ASC Order
ACT, QLD - ASC Sub-Order
SA - Super Group, Type
WA - Super Group, Group
NT - Landform



Podosols (187,052 ha / 60%)
Dermosols (122,688 ha / 40%)



Slope And Elevation

Average Slope

2.47%

Slope relates to the inclination of the land surface from the horizontal. Slope angle represents this change in height over distance and is expressed in degrees. Average slope refers to the mean value in degrees across the property.

Slope in degrees



Average Elevation

108m

The average elevation (average height above sea level) is derived by taking the mean of all the elevation values that fall within this boundary.

Height above sea level, in m



Production

Potential Carrying Capacity

Potential carrying capacity measures a farm's ability to sustain animals under optimal management conditions, which could include pasture composition, rotation rate, and fertiliser application. Using potential carrying capacity allows farms to be easily compared by standardising land management practices. Potential carrying capacity is distinct from actual carrying capacity, which measures a farm's actual ability to sustain animals over time.

To calculate potential carrying capacity, actual climate and soil data, feed availability and typical pasture compositions (on a per area basis) are applied to an economic model of grazing enterprises. This data is processed and generated by the CSIRO.

Non-forested area on property

287 ha

Dry Wethers (DSE)

One DSE (Dry Sheep Equivalent) is the amount of feed required to maintain the weight of a 45 kg, two-year-old Merino sheep. It follows that carrying capacity is fundamentally a measure of energy produced over time, where one DSE is equivalent to roughly 7.6 megajoules (MJ) per day.



26.9

DSE / ha

7,715

DSE Total

Steer (AE)

AE (Adult Equivalent) is the corresponding standardised measure for beef cattle. This measure is for a 450kg Bos Taurus steer maintained at that weight.



3.4

AE / ha

964

AE Total

Structures

No. of Structures

13

Total Area

1500 m²

Note: Buildings smaller than 40sqm have been excluded.

1.

297 m²



2.

192 m²



3.

173 m²



4.

167 m²



5.

132 m²



6.

94 m²



Structures

7. 92 m²



8. 83 m²



9. 82 m²



10. 57 m²



11. 45 m²



12. 44 m²



Structures

13.

42 m²





Average Annual Rainfall

947

mm /year



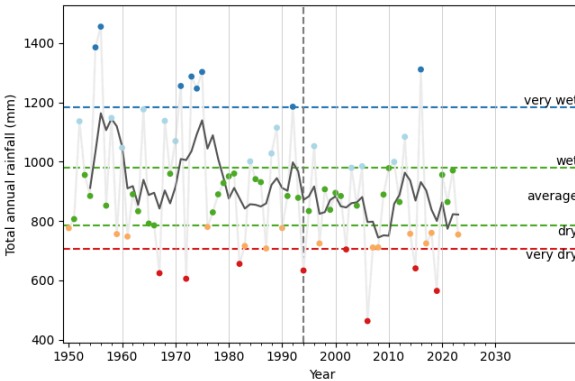
Nearest Weather Station

2.0 km

GLENGARRY (WEST TAMAR)

Annual Rainfall Deciles

Historic rainfall trends for GLENGARRY (WEST TAMAR) [91036]



Since 1994, there have been 6 wet years and 12 dry years. We would normally expect 9 of each in this time period. Over the historical record, annual rainfall typically varies within 22.1% of the mean.

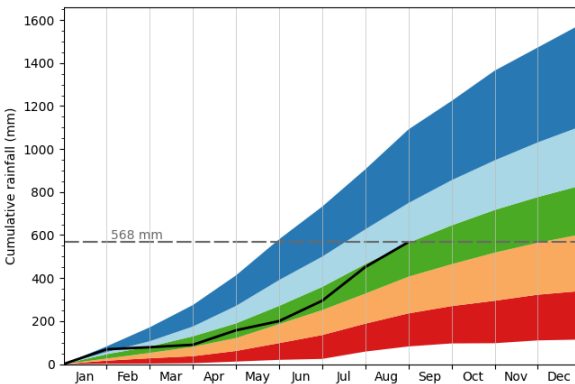
Categories

- very wet (the wettest 10% of years)
- wet (the wettest 30% of years)
- average (rainfall between the driest 30% and wettest 30% of years)
- dry (the driest 30% of years)
- very dry (the driest 10% of years)
- 5 year rolling mean

Generated by Digital Agriculture Services on 2024-09-01

Monthly Rainfall to Date

Cumulative rainfall since January 2024 for GLENGARRY (WEST TAMAR) [91036]



Cumulative rainfall for GLENGARRY (WEST TAMAR) since the start of January 2024 it 568mm, placing the current period in the 49th percentile of historical rainfall

Categories

- very wet (the wettest 10% of years)
- wet (the wettest 30% of years)
- average (rainfall between the driest 30% and wettest 30% of years)
- dry (the driest 30% of years)
- very dry (the driest 10% of years)
- Cumulative rainfall for 2024

Generated by Digital Agriculture Services on 2024-09-01

Drought Stress



No deficit

Rainfall deficit identifies locations that are experiencing a significant rainfall deficit over a defined 12 month period. The current 12 month rainfall total is compared with all other 12 month rainfall totals since 1900. The current total is expressed as a percentile relative to the historic record. A current rainfall total less than the 10th percentile is classified as having a 1 in 10 year rainfall deficiency. Current rainfall totals less than the 5th percentile as classified as having a 1 in 20 year rainfall deficiency.

Flood



0.0

No inundation detected over period

Flood risk was generated from a historical inundation record derived from satellite remote sensing. The satellite detects inundation and allocates it to an index according to the number of years it was inundated over a 15 year period. This approach assumes that the frequency of flooding over the past 15 years is a useful proxy for future inundation.

Bushfire



0.8

High risk

The bushfire risk index shows a relative index of the possible intensity of fire, on a catastrophic fire weather day, if a fire actually occurs. It indicates the expected severity of a fire that occurs under 'catastrophic' weather conditions. It does not assess the probability of such conditions occurring nor of a fire igniting. This index does not provide information on the intensity or risk of a grass fire. There is no zero in this scale as there is never no risk.

Frost



9.1 Frost Days

per year

Risk of frost as measured by the average (mean) days per year where the minimum daily temperature is < 0 degrees Celsius over the period 1962 to 2021. The 0 degrees Celsius threshold was chosen as it represents a critical temperature for inducing stress and damage in many agricultural and horticultural species.

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