Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	**Commercial Project Delivery - PA\26\0061**
PROPERTY ADDRESS:	**641 Ecclestone Road RIVERSIDE (CT: 182970/1)**
DEVELOPMENT:	**Single dwelling & Residential outbuilding (garage) - discretionary use, priority vegetation.**

The application can be inspected until **Monday, 27 October 2025**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 11 October 2025.

Craig Davies
ACTING GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

Meander Valley Council
Working Together

OFFICE USE ONLY

Property No: | | | | | | **Assessment No:** | | - | | | | | - | | | |

DA | | **PA** | | **PC** | |

- Is your application the result of an illegal building work? ☐ Yes ☑ No
- Have you already received a Planning Review for this proposal? ☐ Yes ☑ No
- Is a new vehicle access or crossover required? ☐ Yes ☑ No

Indicate by ✓ box

PROPERTY DETAILS:

Address: Lot 1 Ecclestone Rd, Riverside

Certificate of Title: 182970/1

Suburb: | 7250

Lot No:

Land area: 48.72ha m^2 / *ha*

Present use of land/building: vacant *(vacant, residential, rural, industrial, commercial or forestry)*

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☑ No
- Heritage Listed Property: ☐ Yes ☑ No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box

☑ Building work ☐ Change of use ☐ Subdivision ☐ Demolition
☐ Forestry ☐ Other

Total cost of development *(inclusive of GST):* $900, 000 *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: Use and development of a dwelling and outbuilding

Use of building: dwelling and outbuilding (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: house 414 m^2 Shed 384 New building height: house 8.5 m shed 6.5 m

Materials: External walls: Colour:

Roof cladding: Colour:

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
182970	1
EDITION	DATE OF ISSUE
6	25-Mar-2025

SEARCH DATE : 28-Aug-2025
SEARCH TIME : 11.21 AM

DESCRIPTION OF LAND

Parish of ECCLESTONE Land District of DEVON
Lot 1 on Plan 182970
Being the land described in Conveyance 41/0782
Derivation : Part of 1000 Acres Located to G F Stoney and Part of Lot 123, 640 Acres Granted to William Barnes
Derived from A24980

SCHEDULE 1

N242740 TRANSFER to STEPHANIE JACQUELINE MORRIS and JODY FRANCIS ARTIS Registered 25-Mar-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
17/7929 BENEFITING EASEMENT: Right of Way over the land marked Right of Way 'A' on Plan 182970
17/7929 BURDENING EASEMENT: Right of Way at all times and for all purposes for John Hope Millar his executors administrators and assigns over the land marked Right of Way 'B' on Plan 182970
N244614 BURDENING EASEMENT: a Right of carriage way (appurtenant to Lot 1 on Plan 22991) over the land marked Right of Way 'B' on Plan 182970 Registered 25-Mar-2025 at 12.01 PM
E209024 INSTRUMENT Creating Restrictive Covenants Registered 17-Feb-2025 at noon
E408942 MORTGAGE to Westpac Banking Corporation Registered 25-Mar-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER: A24980

GRANTEE:
PART OF 1000 ACRES LOC TO G.F. STONEY.
PART OF LOT 123, 640 ACRES GTD TO WILLIAM BARNES.

CONVERSION PLAN

LOCATION:

DEVON - ECCLESTONE

CONVERTED FROM: 41/0782

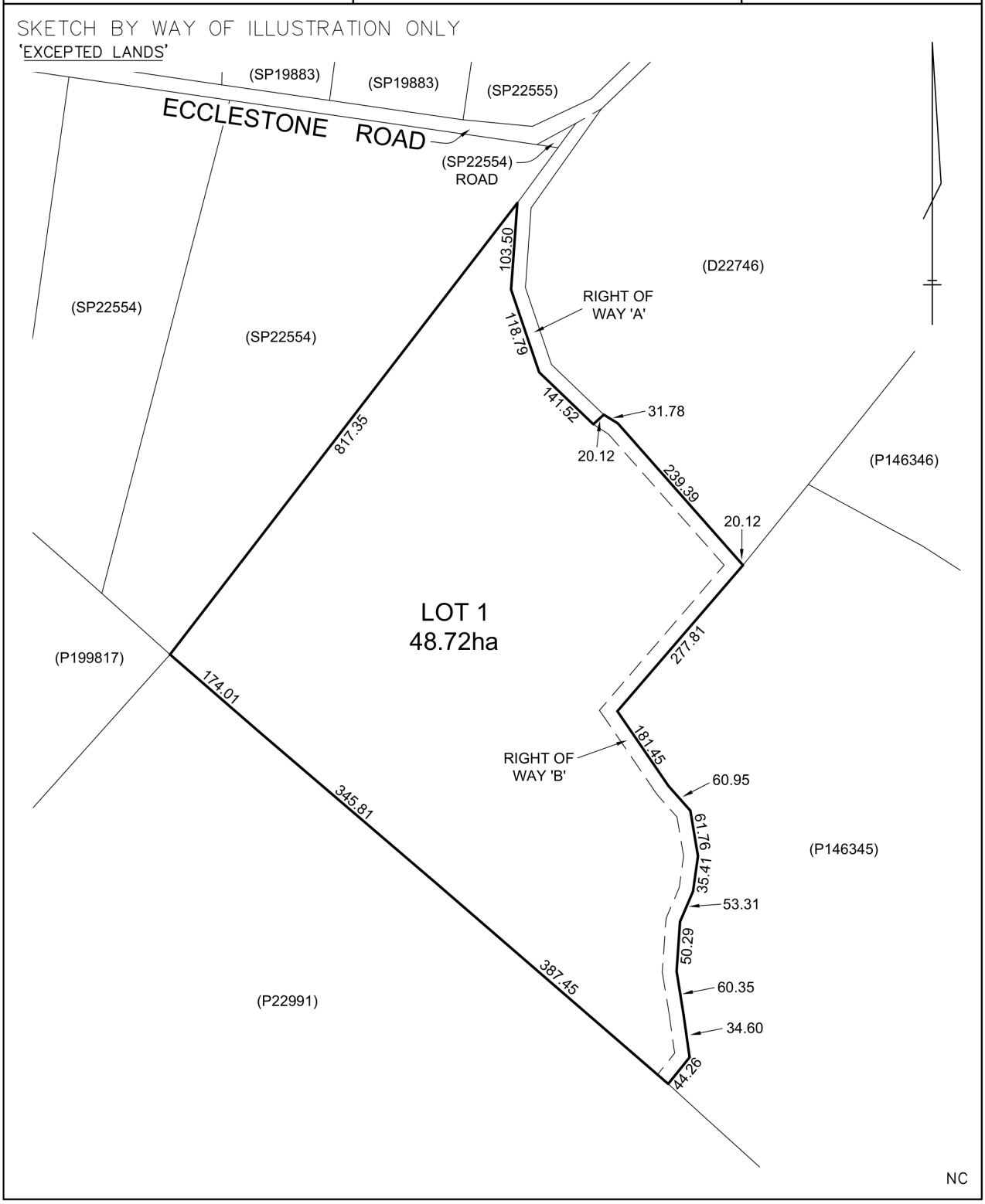
NOT TO SCALE LENGTHS IN METRES

Registered Number

P.182970

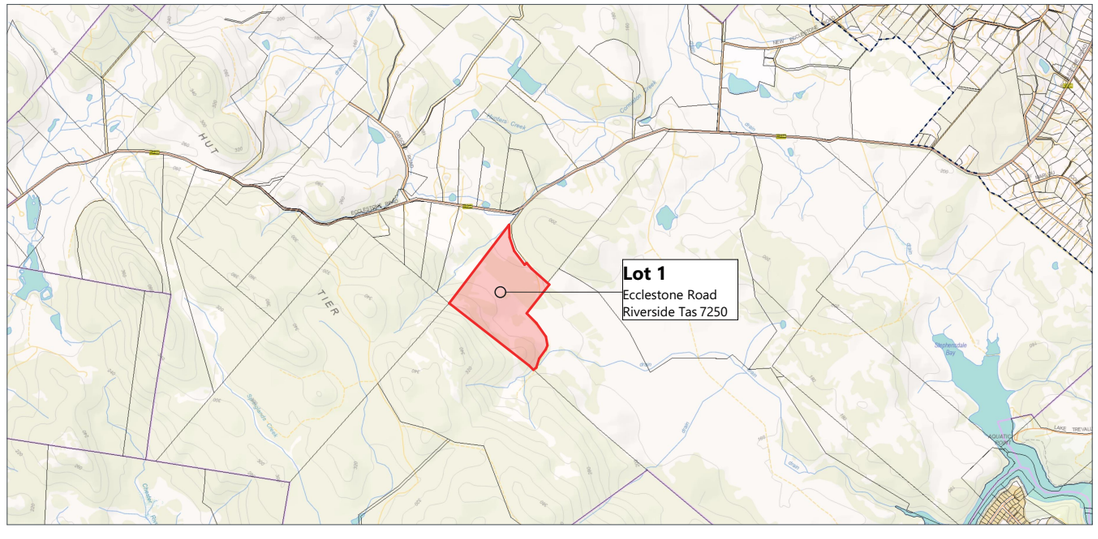
APPROVED 29 MAR 2022

Recorder of Titles



Project No. 25024

New Dwelling
Lot 1 Ecclestone Road, Riverside



Drawing Schedule

SK 000	Cover Page
SK 001	Overall Site Plan
SK 002	Site Plan
SK 100	Ground Floor Plan
SK 101	First Floor Plan
SK 200	Elevations
SK 201	Elevations
SK 202	3D Views

Drawing Attachments
Shed Manufacturers Drawings

Project details

Council	Meander Valley Council
Zone	Rural
Planning Overlay	Bushfire Prone Areas
PID	7368449
Title Folio	1
Title Volume	182970
Climate Zone	7
Design Wind Speed	-
Soil Class	-
BAL Rating	n/a
Energy Rating	6 Star
Corrosive Environment	No
Other	-

Area Schedule

Name	Area
Site Area	48.17ha
Proposed New Dwelling Floor Area (inc. Mezz)	346m^2
Proposed Deck Areas	68m^2
Proposed Shed Area (inc. Mezz.)	439m^2

Rev	Description	Date	Int	App
DA1	ISSUED FOR APPROVAL	21/08/2025	PL	PL

R E V I S I O N

Cataract Designs
A | 4/1 Pipeworks Road, South Launceston
E | phil@cataractdesigns.com.au
M | 0400 094 643
Licence No. | 870617396

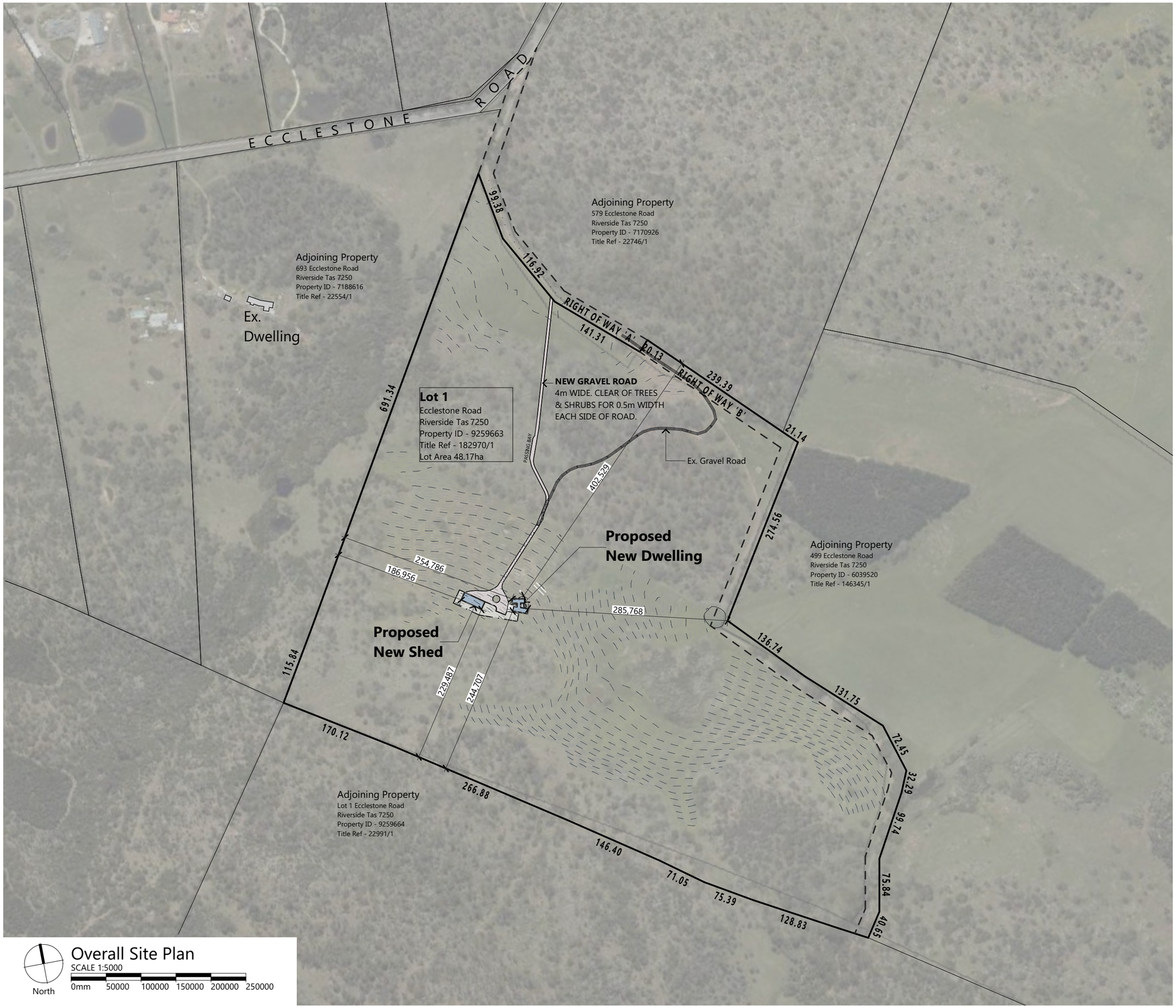
Project Name
New Dwelling

Project No.	**25024**
Project Address	Lot 1 Ecclestone Road, Riverside
Client	J Artis & S Morris
Drawn	P Ludbey
Approved	P Ludbey

Cover Page

Status | APPROVAL
Original size | A3 (Landscape)
Drawing No. /Revision

SK 000-DA1



North

Overall Site Plan

SCALE 1:5000

0mm 50000 100000 150000 200000 250000

Rev	Description	Date	Int	App
DA1	ISSUED FOR APPROVAL	21/08/2025	PL	PL

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Overall Site Plan

Status | APPROVAL
Original size | A3 (Landscape)
Drawing No. /Revision

SK 001-DA1

Shed Washroom Part Plan
SCALE 1:100
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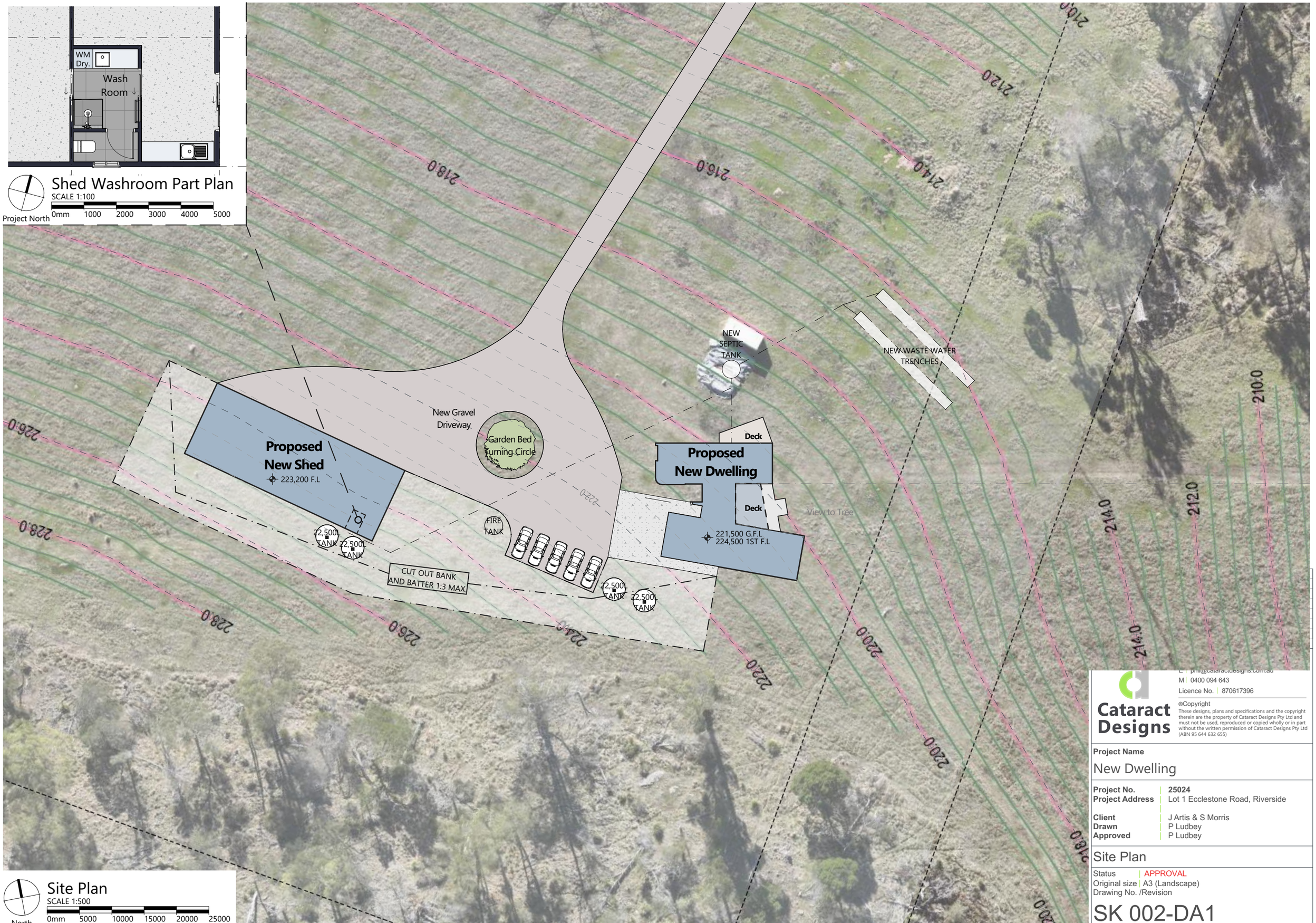
Project North



Site Plan
SCALE 1:500
0mm 5000 10000 15000 20000 25000

North

Cataract Designs
M | 0400 094 643
Licence No. | 870617396

Project Name
New Dwelling

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Site Plan

Status | APPROVAL
Original size | A3 (Landscape)
Drawing No. /Revision

SK 002-DA1

Ground Floor Plan

SCALE 1:100

0mm 1000 2000 3000 4000 5000

North

Floor Area:	293m2
(Garage):	(55m2)
Decks:	68m2

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	16/06/2025	PL	PL
02	ISSUED FOR CLIENT COMMENT	15/07/2025	PL	PL
03	ISSUED FOR CLIENT COMMENT	8/08/2025	PL	PL
DA1	ISSUED FOR APPROVAL	21/08/2025	PL	PL

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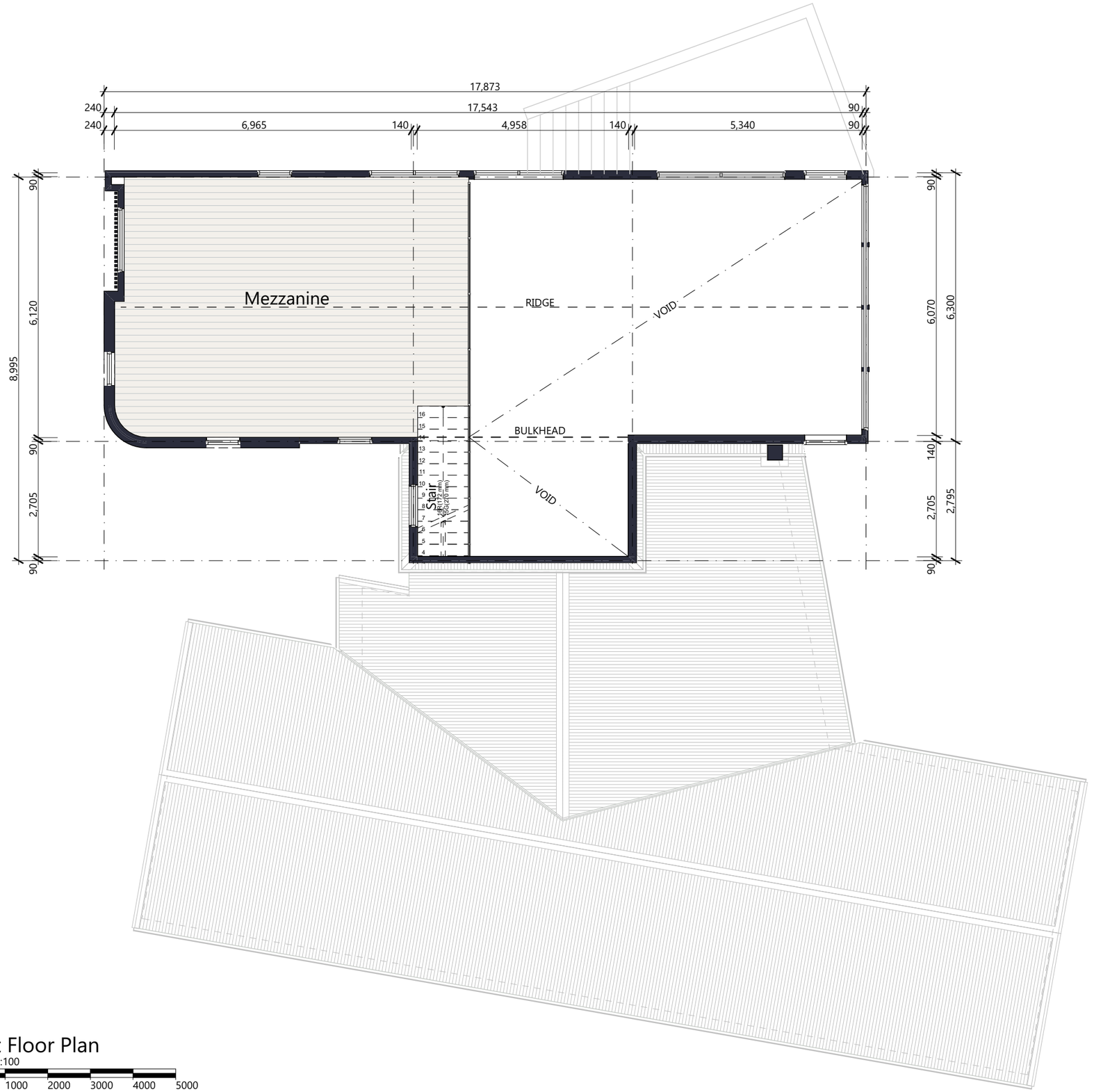
Approved	P Ludbey

Ground Floor Plan

Status | APPROVAL
Original size | A3 (Landscape)
Drawing No. /Revision

SK 100-DA1



North

First Floor Plan

SCALE 1:100

0mm 1000 2000 3000 4000 5000

Mezz. Area: 53m2

Rev	Description	Date	Int	App
DA1	ISSUED FOR APPROVAL	21/08/2025	PL	PL

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Project Name

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Approved	P Ludbey

First Floor Plan

Status | APPROVAL
Original size | A3 (Landscape)
Drawing No. /Revision

SK 101-DA1

E01
SK 100

WESTERN ELEVATION

SCALE 1:100

0mm 1000 2000 3000 4000 5000

E02
SK 100

NORTHERN ELEVATION

SCALE 1:100

0mm 1000 2000 3000 4000 5000

ELEVATION LEGEND

BR.01 BRICK 01
ISLAND BLOCK AND PAVING
PURE WHITE SMOOTH.

CL.01 CLADDING 01
STRUCTUUR NAILSTRIP CLADDING.
265 PAN WIDTH 38mm RIB.
COLOUR HAMPTONS WHITE.

CL.02 CLADDING 02
NATURAL TIMBER CLADDING
CLEAR SEAL FINISH.

CL.03 CLADDING 03
FEATURE TILE WALL. LIGHT/NATURAL
COLOUR STONE WALL TILE.

CL.04 CLADDING 04
STRUCTUUR FOLDED METAL BATTENS.
COLOUR UNICOTE LUX MAPLE.

Rev	Description	Date	Int	App
DA1	ISSUED FOR APPROVAL	21/08/2025	PL	PL

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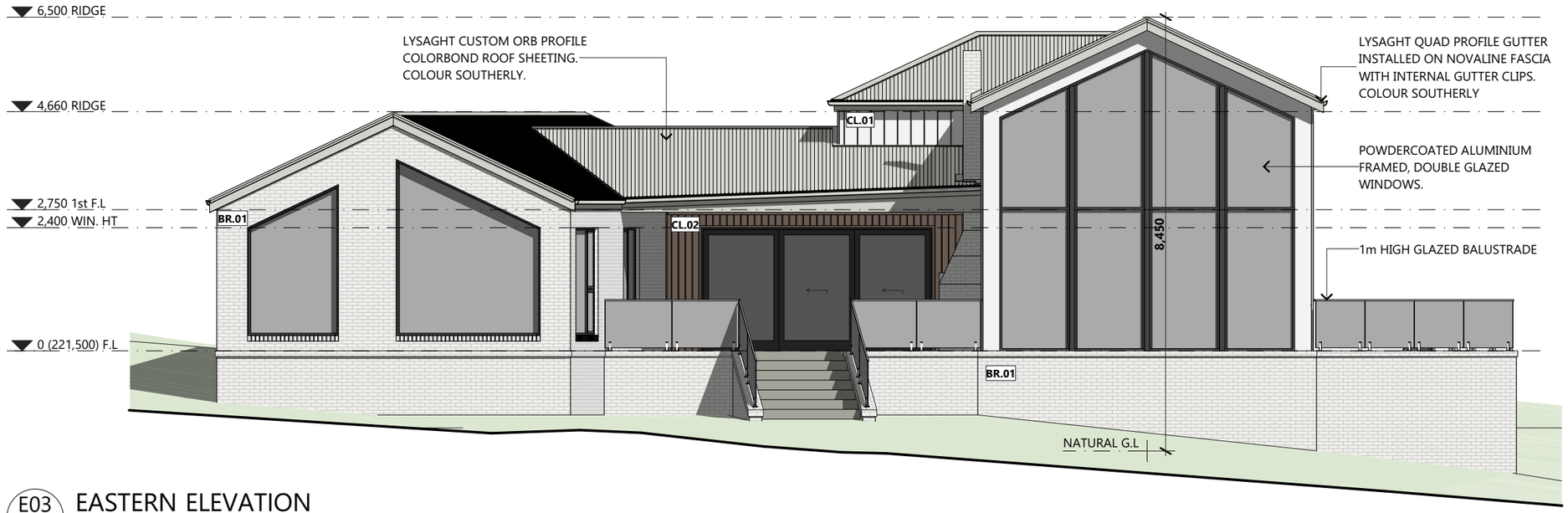
Drawn | P Ludbey
Approved | P Ludbey

Elevations

Status | APPROVAL
Original size | A3 (Landscape)
Drawing No. /Revision

SK 200-DA1



E03
SK 100

EASTERN ELEVATION

SCALE 1:100

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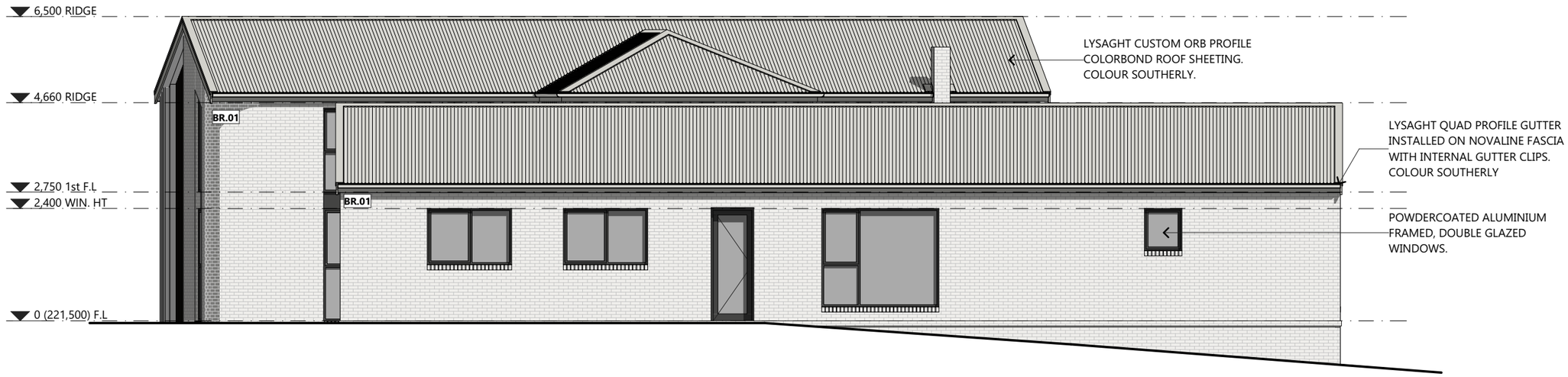

E04
SK 100

SOUTHERN ELEVATION

SCALE 1:100

0mm 1000 2000 3000 4000 5000

ELEVATION LEGEND

BR.01 BRICK 01
ISLAND BLOCK AND PAVING
PURE WHITE SMOOTH.

CL.01 CLADDING 01
STRUCTUUR NAILSTRIP CLADDING.
265 PAN WIDTH 38mm RIB.
COLOUR HAMPTONS WHITE.

CL.02 CLADDING 02
NATURAL TIMBER CLADDING
CLEAR SEAL FINISH.

CL.03 CLADDING 03
FEATURE TILE WALL. LIGHT/NATURAL
COLOUR STONE WALL TILE.

CL.04 CLADDING 04
STRUCTUUR FOLDED METAL BATTENS.
COLOUR UNICOTE LUX MAPLE.

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Elevations

Status | APPROVAL
Original size | A3 (Landscape)
Drawing No. /Revision

SK 201-DA1

Rev	Description	Date	Int	App
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3D Views

Status | APPROVAL
Original size | A3 (Landscape)
Drawing No. /Revision

SK 202-DA1

STRUCTURAL GENERAL NOTES

1.0 General

1.1 These drawings are

a) Jointly owned by Easy Shed and Venn Engineering Pty Ltd

b) Provided for the sole purpose of obtaining building approval and guiding construction of a single building at the job address shown in the title block

c) Prohibited to be used for any other purpose without written authorisation from Easy Shed and Venn Engineering Pty Ltd.

d) Only valid if signed by the engineer and must not be altered in any way without signed approval from the engineer.

e) Produced to scale but dimensions shall not be obtained by measuring the drawings. All dimensions are in millimeters unless stated otherwise.

1.2 The engineer accepts no liability or responsibility for the contents of drawings that are invalid.

1.3 The word 'the engineer' used in these notes refers to an employee or nominated representative of Venn Engineering Pty Ltd.

1.4 The engineer is not the project manager or site supervisor for this project. It is the responsibility of the project manager or site supervisor in charge to ensure that the non-structural requirements of the Governing Building Code are considered and appropriately designed. This includes, but not limited to, fire & bushfire design, access requirements, future roof access requirements, lighting, glazing and electrical design, etc.

2.0 Structural Design

2.1 The structural framing components detailed in these drawings have been designed in accordance with the following documents for the design criteria detailed in these notes

Governing Building Code	2022 National Construction Code – Building Code of Australia Volume 2 and 2022 Housing Provisions Standard
Loading Standards	AS/NZS 1170.0:2002(+A5)
	AS/NZS 1170.1:2002(+A2)
	AS/NZS 1170.2:2021
Cold formed Steel member standard	AS/NZS 4600:2018

2.2 These drawings are also the limit of the Structural Design, any requirements for additional structural design of other items included in the project are specifically excluded if not shown on these drawings. This includes, but not limited to, requirements for additional loads that aren't specified including flood design loads, additional roof loads from solar panels, retaining walls required on site, driveway design etc.

2.3 These structural drawings and specifications represent the finished structure. The building is not considered complete until the installation of all components and details shown herein are installed according to the drawings.

2.4 No alterations are to be made to this structure without written approval of the engineer. This includes, but not limited to, modification to the plans and/or specifications, be the installation of additional openings, increased roof loads, skylight roof sheets or removal of cladding. If changes are made without written approval, such changes shall the legal and financial responsibility of the contractor or sub-contractors involved and it shall be their full responsibility to replace or repair the condition of the building as directed by the engineer.

3.0 Design Criteria

Building class	10a
Building Importance level	2
Wind region	A4
Terrain category	2.55
Topographic multiplier	1
Shielding multiplier	1
Ultimate design wind speed	39.4 m/s
Snow load	0.00 kPa
Allowable additional roof load	0.15 kPa
Slab imposed load	2.5 kPa or 9kN applied over 0.3x0.3m area (light vehicles)
Mezzanine imposed load	1.5 kPa
Earthquake design category	II
Allowable bearing capacity of foundation supporting footings	100 kPa
Allowable bearing capacity of foundation supporting slab	50 kPa
Allowable skin friction of foundation	25 kPa
Soil Type	Non-aggressive (not saline or acid sulfate)

4.0 Installation Building Contractor Responsibilities

4.1 The contractor shall verify and confirm all site conditions and dimensions. Any discrepancies between drawings and site conditions shall be referred to the engineer for decision before proceeding with the work.

4.2 All workmanship and materials are to be in accordance with the Governing Building Code including all relevant Australian Standards and local statutory authorities except where varied by the contract documents.

4.3 The contractor shall be responsible for maintaining the structure in a stable condition and ensuring no part is overstressed under construction activities. They shall provide all temporary bracing, shoring or other means to avoid excessive stresses and to hold structural elements in place during erection. These temporary provisions shall remain in place until sufficient permanent members are erected to ensure the safety of partially erected structures. The contractor is responsible for meeting all laws regulating the erection of steel buildings including, but not limited to, Safe Work Australia guidelines.

4.4 The contractor shall be responsible for the location of all services in the vicinity of the works. Any services shown are provided for information only. The contractor shall confirm the location of all services prior to commencing and shall be responsible for the repair of any damage caused to services, as well as any loss incurred because of the damage to any service.

5.0 Foundation

5.1 The bearing capacity of the foundation supporting the footings and slab shall be confirmed before any concrete is placed.

5.2 No earth or debris is to fall into the footings or piers before and during placing of concrete.

5.3 All footings shall be located centrally under walls and columns unless noted otherwise.

5.4 Concrete embedment depths do not apply to locations where any uncompacted fill or disturbed ground exists or where walls of the excavation will not stand without support. Request further advice from the engineer in these circumstances.

5.5 Fill used for the support of a slab on ground shall be controlled fill or rolled fill as in accordance with clause 6.4.2 of AS 2870-2011.

5.6 Slabs less than 100sq.m in plan area are suitable for AS 2870-2011 site classes A, S & M. For larger slabs or for site classes M-D, H1, H1-D, H2, H2-D, E & E-D, the slab may experience cracking more than is considered normally acceptable. The cracking is considered of aesthetic concern only and should not effect the structural performance of the slab or shed. If this is not desired, contact the engineer for further advice.

6.0 Concrete

6.1 Concrete placement and workmanship shall be in accordance with AS 3600-2018 & AS 2870-2011.

6.2 Concrete shall be

a) N25 with slump of 100 mm in accordance with AS 1379-2007, with 20 mm maximum nominal aggregate size and no admixtures.

b) consolidated by mechanical vibration.

c) Cured for a minimum of 7 days using continuous ponding with potable water.

6.3 No holes, chases or embedment of pipes other than those shown on the drawings shall be made in concrete members without prior approval of the engineer.

7.0 Reinforcement

7.1 Reinforcement shall comply with AS/NZ 4671-2019.

7.2 Reinforcement is represented diagrammatically and not necessarily shown in true projection.

7.3 Welding of reinforcement shall not be permitted without the approval of the engineer.

7.4 All reinforcement shall be securely supported in its correct position ensuring the correct cover during placing of concrete by approved bar chairs, spacers or support bars. Approved chairs include stainless steel or plastic bar chairs for bottom reinforcement and plastic tipped wire bar chairs for top reinforcement. All chairs to be spaced at maximum of 750mm centres.

7.5 Cover to reinforcment shall be:

a) 50mm for surfaces of concrete in contact with the ground;

b) 30mm for top surfaces of slabs fully enclosed by the building without open bays or

c) 60mm for top surfaces of slabs more than 1 km from the coastline with open bays.

d) For buildings with open bays within 1km of the coast, contact the engineer for cover and concrete grade requirements.

7.6 Reinforcement shall be lapped 500mm for 12mmØ bars and 800mm for 16mmØ bars.

7.7 Mesh reinforcement shall be lapped such that the two outermost wires of one sheet overlap the two outermost wires of the other sheet by 25 mm.

7.8 Hooks, bends and cogs to be in accordance with AS 3600-2018 unless noted otherwise on drawings.

8.0 Anchor Bolts

8.1 All anchors bolts shall be installed in accordance with the manufacturer's installation instructions.

8.2 Drill holes using a percussion drill (coring not permitted) to the correct hole diameter and depth as specified in the drawings.

8.3 Thoroughly clean and blow the dust out of the holes using the cleaning accessories prescribed by the manufacturer's instructions.

8.4 Substitution of anchors bolts and chemical epoxy adhesive is not permitted unless written confirmation from the engineer is provided.

8.5 For chemical anchors, ensure load is not applied to the anchors whilst epoxy adhesive is curing.

9.0 Light Gauge Cold-formed Steel

9.1 All light gauge cold-formed steel shall comply with AS 1397-2021 and be the following grades

Thickness(mm)	Steel grade (yield stress, MPa)	Protective coating (g/m2)
BMT ≤ 1.0mm	G550	Z350
1.0mm < BMT < 1.5mm	G500	Z350
1.5mm ≤ BMT ≤ 3.0mm	G450	Z350

9.2 Welding of light gauge cold-formed steel shall not be permitted.

9.3 Column and rafter members shall not be drilled or notched without prior approval of the engineer.

9.4 Round holes may be drilled through any girt or purlin member within the middle third of the depth of that member and not within 600mm of member end unless noted otherwise.

9.5 All bolts used to connect light gauge cold-formed steel members shall be

a) Zinc coated M12 (min.) grade 4.6 snug tightened complying to AS 1111.1-2015 & AS 1112.3-2015 unless noted otherwise.

b) Spaced no less than 3 bolt diameters between centres.

c) Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.

9.6 All screws used to connect light gauge cold formed steel members (excluding sheeting) shall be

a) 10g (min.) self-drilling screws complying with AS 3566.1-2002.

b) Corrosion resistance class 4 in accordance with AS 3566.2-2002 for buildings within 1 km from the coastline with open bays or class 3 otherwise.

c) Spaced no less than 3 bolt diameters between centres.

d) Located no less than 1.5 bolt diameters from bolt centre to the end or edge of any light gauge member.

10.0 Roof & Wall Sheeting

10.1 Roof & wall sheeting shall comply with AS 1397-2018 and have suitable corrosion protection complying with Table 7.2.2a of the 2022 Housing Provisions Standard.

10.2 During construction and maintenance, no foot traffic shall occur within end spans of sheeting, foot traffic shall occur

a) Evenly across at least two ribs for corrugated profiled sheeting or

b) In the pans for pan-type profiled sheeting.

10.3 Any roof skylights shall be approved by the engineer

10.4 Safety mesh shall be installed in accordance with the building code

11.0 Door & Window Components

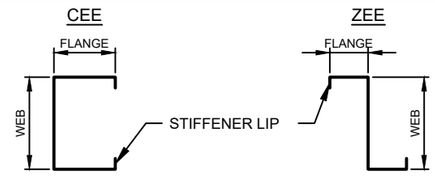
11.1 Wind-locked roller doors are assumed to remain in-place and resist the ultimate limit state wind loading except for in cyclonic regions

11.2 Non-wind-locked roller doors are assumed to have failed at the ultimate limit state wind loading

11.3 Personal access doors shall be rated for the wind loading parameters stated in the design criteria (see section 3.0)

11.4 All windows shall be in accordance with AS 1288-2021 & AS 2047-2014(+A2) as appropriate for the wind loading parameters stated in the design criteria (see section 3.0)

COMPONENT DIAGRAM



TYP. = TYPICAL U.N.O. = UNLESS NOTED OTHERWISE

REV	DATE	DESCRIPTION
A	21-07-2025	-

COLD FORMED BUILDINGS

ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

VENN ENGINEERING

PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

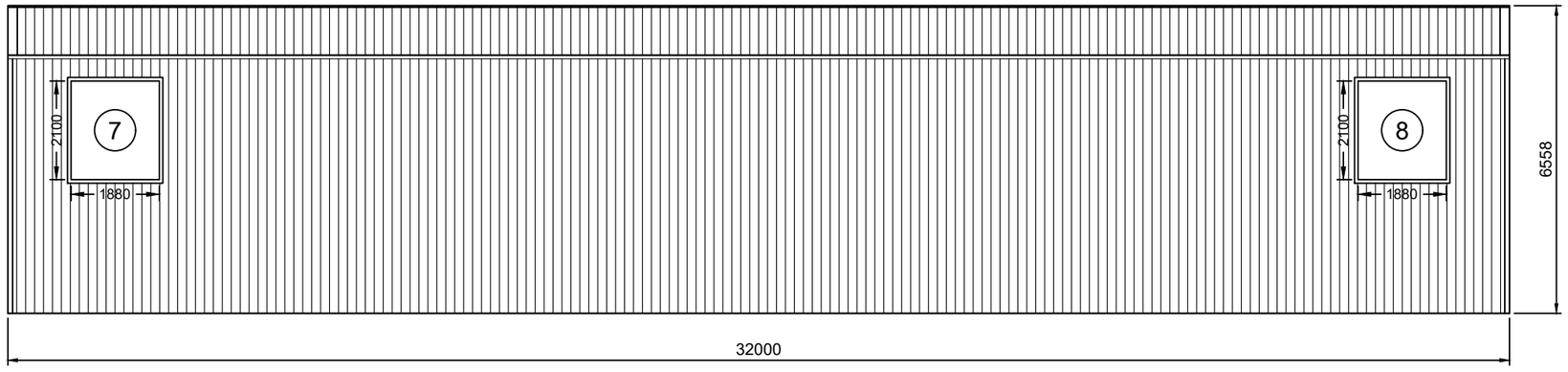
Signed ..... Date 21-07-2025

Nick Franklin MIEAust CPEng NER

Registered EA Chartered Professional Engineer (No. 4607651)
Registered Professional Engineer QLD (No. 32480)
Registered Civil Engineer Building Practitioner VIC (No. PE0015843)
Building Services Provider (Engineer Civil) TAS (No. 178884896)

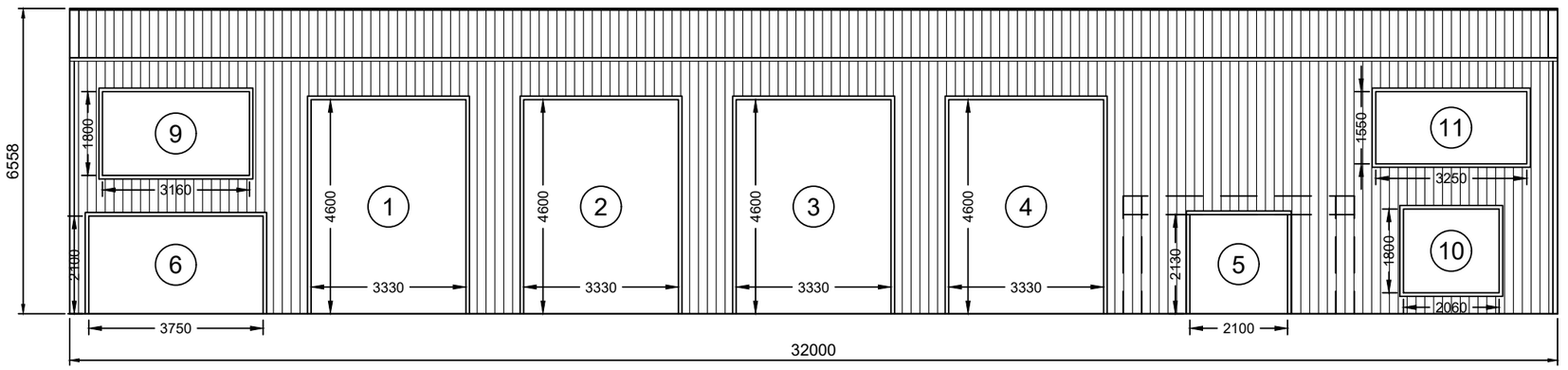
Customer Name: Jody Artis
Site Address: 651-687 c734 riverside, TAS, 7250

DATE 21-07-2025
JOB NO. EALB1008615470
SHEET 1 of 16



2/2 SIDEWALL B BUILDING ELEVATION

SCALE: 1:125



1/2 SIDEWALL A BUILDING ELEVATION

SCALE: 1:125

REV	DATE	DESCRIPTION
A	21-07-2025	-

COLD FORMED BUILDINGS

ANOTHER COLD FORMED BUILDING DESIGNED BY ACT BUILDING SYSTEMS

VENN ENGINEERING

PO Box 3084
THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257

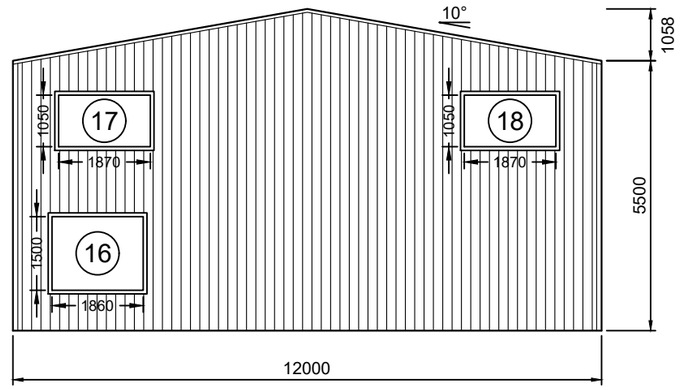
Signed ..... Date 21-07-2025

Nick Franklin MIEAust CPEng NER

Registered EA Chartered Professional Engineer (No. 4607651)
Registered Professional Engineer QLD (No. 32480)
Registered Civil Engineer Building Practitioner VIC (No. PE0015843)
Building Services Provider (Engineer Civil) TAS (No. 178884896)

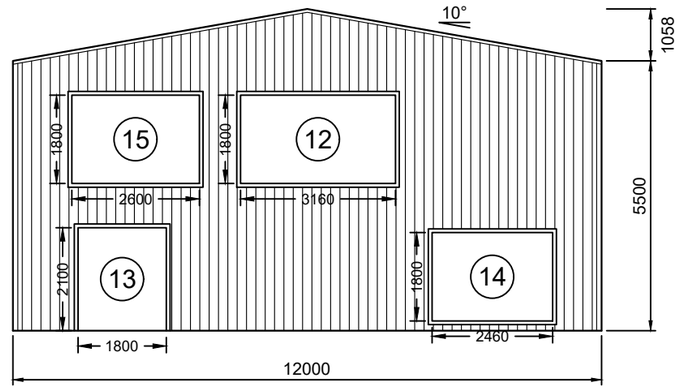
Customer Name: Jody Artis
Site Address: 651-687 c734
riverside,
TAS, 7250

DATE 21-07-2025
JOB NO. EALB1008615470
SHEET 2 of 16



1/3 REAR BUILDING ELEVATION

SCALE: 1:125



2/3 FRONT BUILDING ELEVATION

SCALE: 1:125

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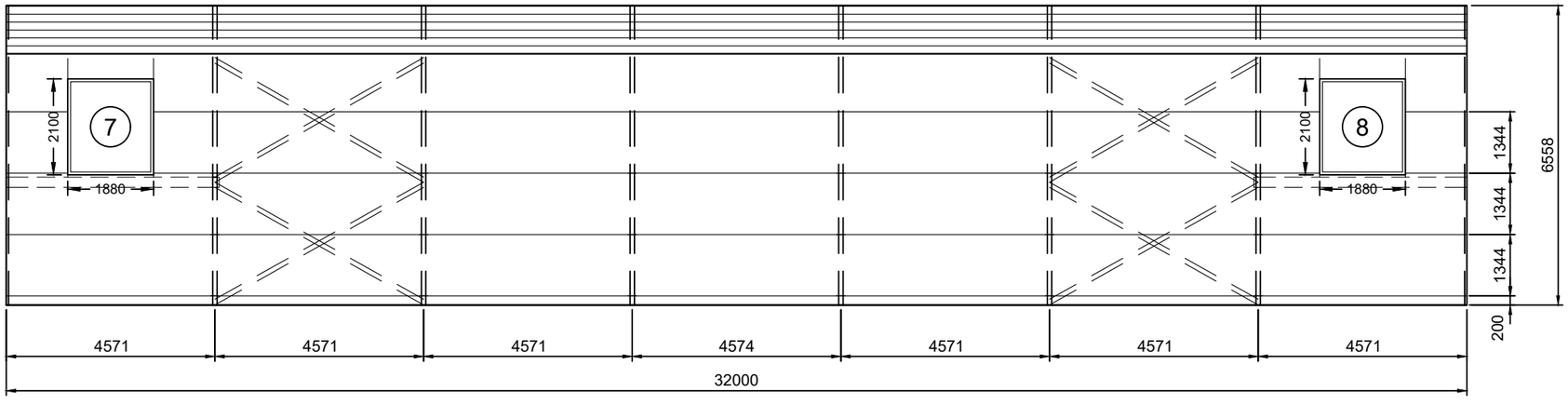
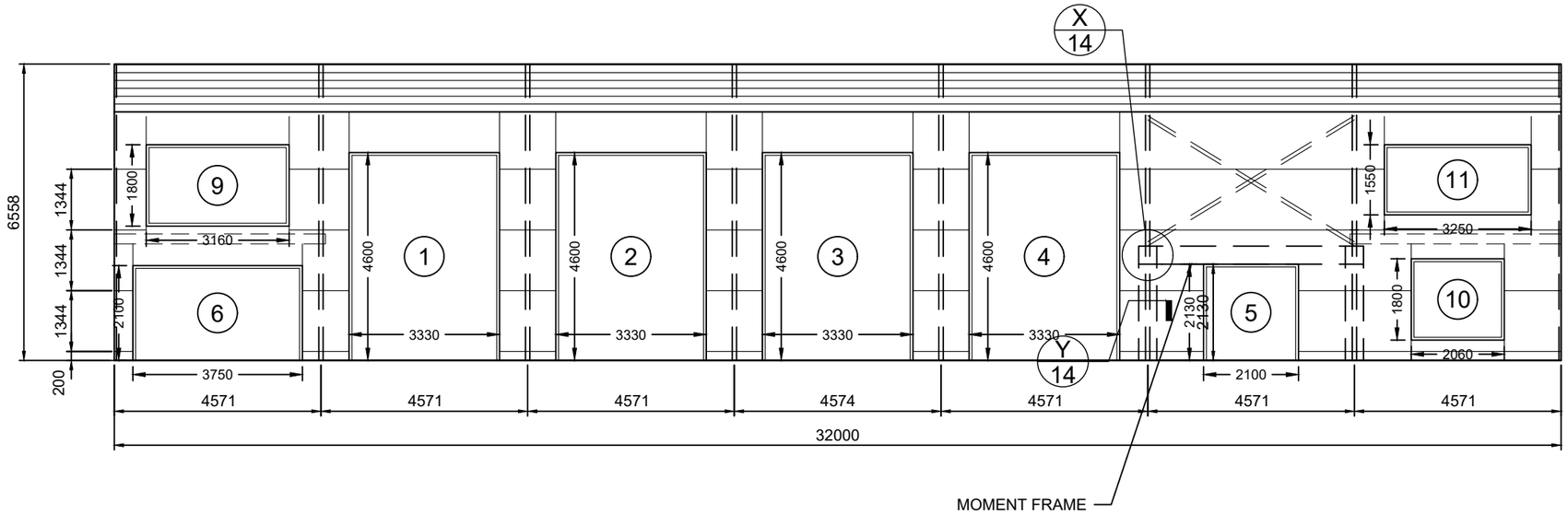
SHEET 3 of 16



2/4 SIDEWALL B FRAMING ELEVATION

SCALE: 1:125



1/4 SIDEWALL A FRAMING ELEVATION

SCALE: 1:125

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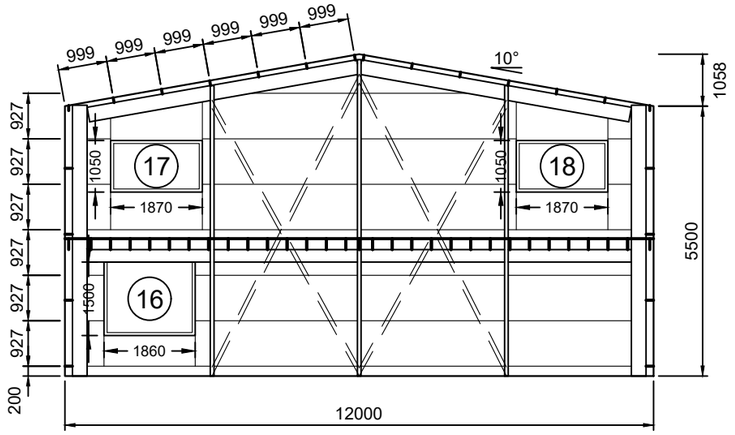
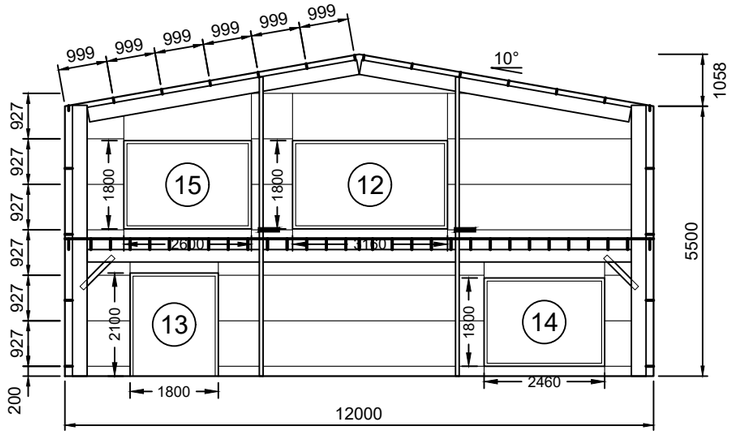


1/5 REAR FRAMING ELEVATION

SCALE: 1:125

FRAME #8



2/5 FRONT FRAMING ELEVATION

SCALE: 1:125

FRAME #1

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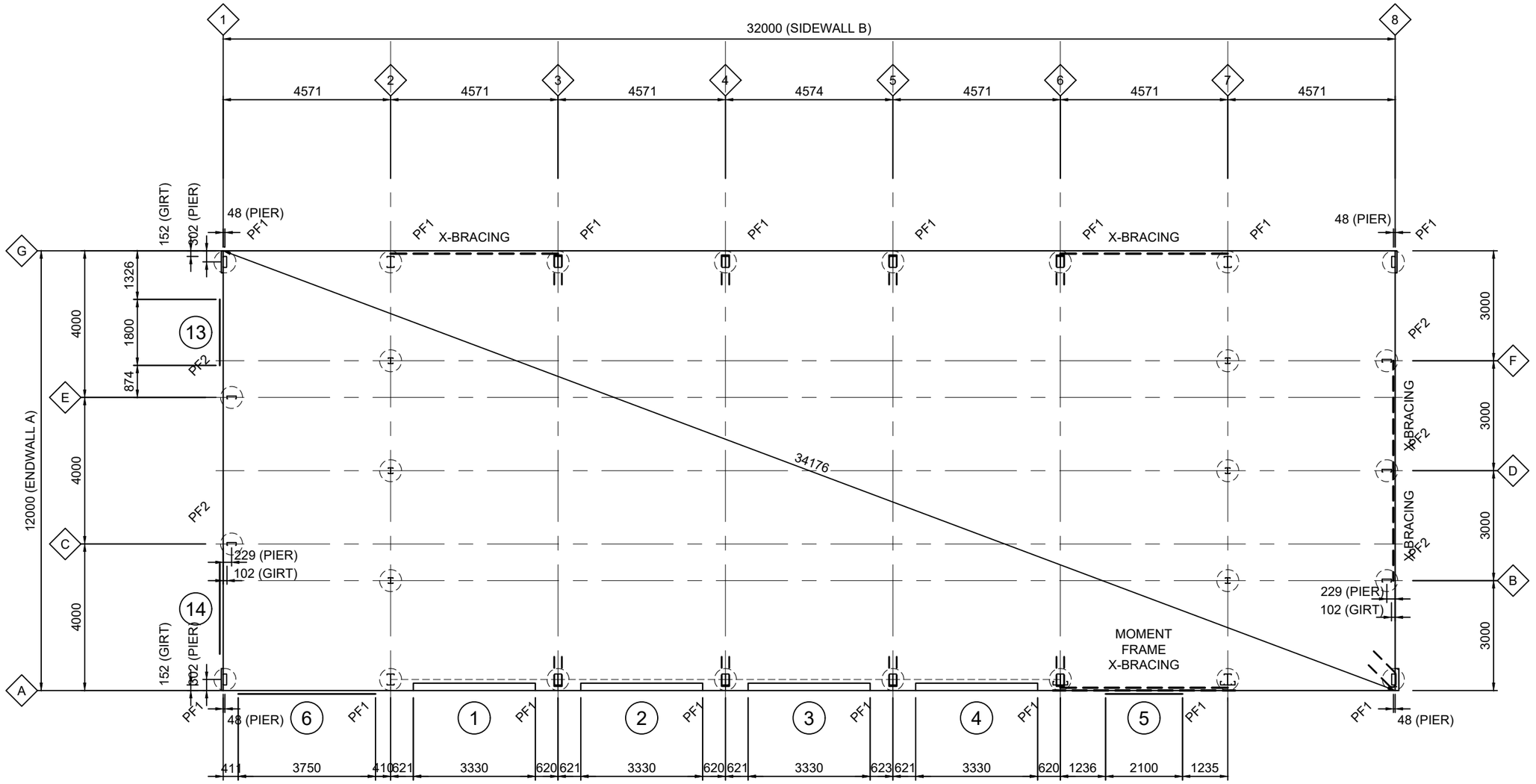
SHEET 5 of 16



1/6 FOOTING/SLAB FLOOR PLAN

SCALE: 1:125

PF1 - 600Ø REINFORCED CONCRETE PIERS TO DETAIL
PF2 - 600Ø REINFORCED CONCRETE PIERS TO DETAIL

SLAB IS DESIGNED FOR CARS AND LIGHT VANS NOT EXCEEDING 3500kg GROSS MASS

CONCRETE CONTROL JOINTS SHALL BE PROVIDED IN SLAB TO DETAIL AT NOT MORE THAN 10m CENTRES IN EACH DIRECTION, APPROXIMATELY EQUALLY SPACED AND LOCATED APPROXIMATELY MIDWAY BETWEEN COLUMNS/MULLIONS

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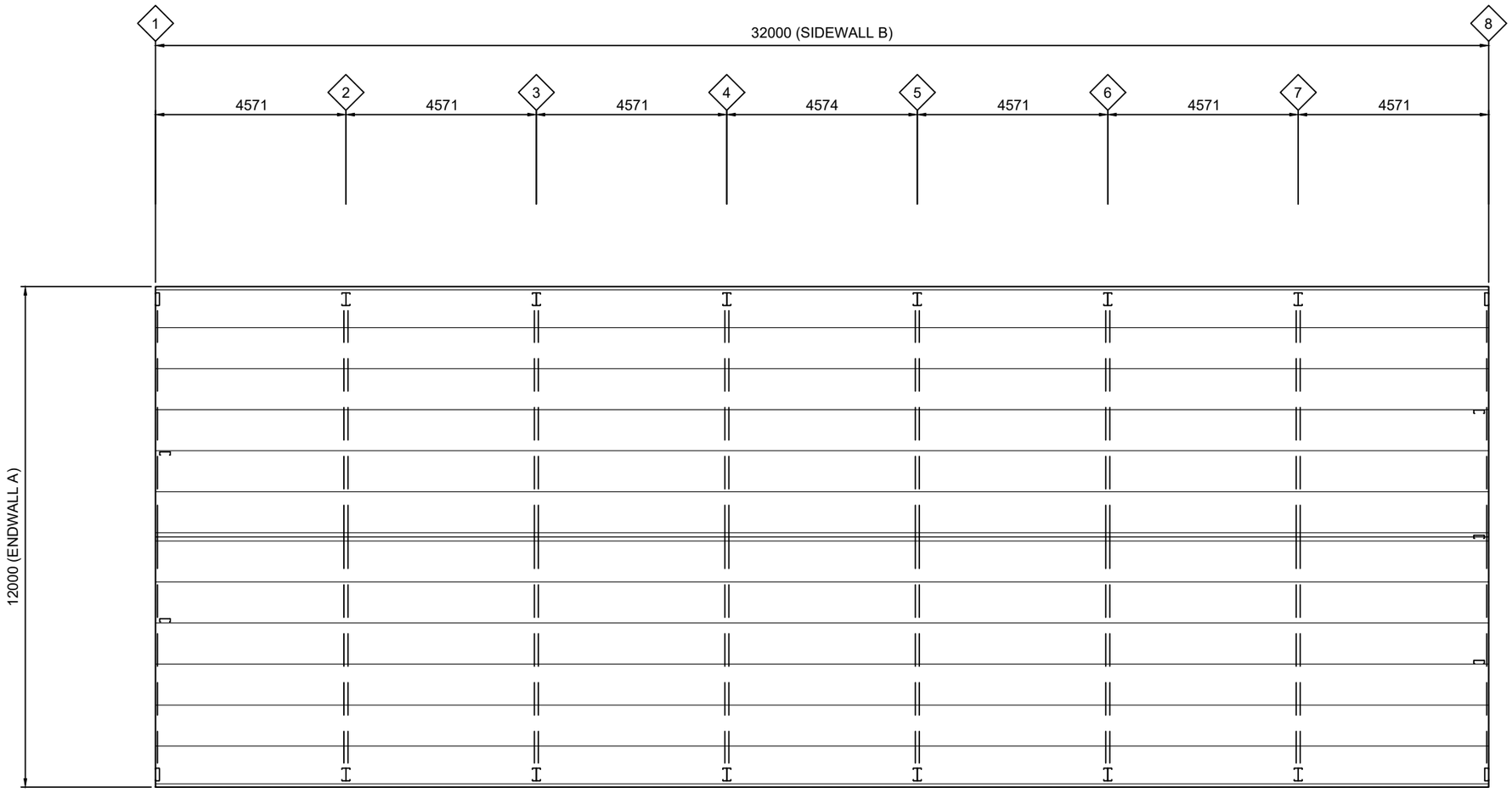
SHEET 6 of 16



1/7 ROOF FRAMING PLAN

SCALE: 1:125

ALLOWABLE ADDITIONAL ROOF LOAD: 0.15 kPa

ROOF SHEETING IS USED AS DIAPHRAGM TO BRACE THE BUILDING AND IS NOT TO BE CUT UNDER ANY CIRCUMSTANCES

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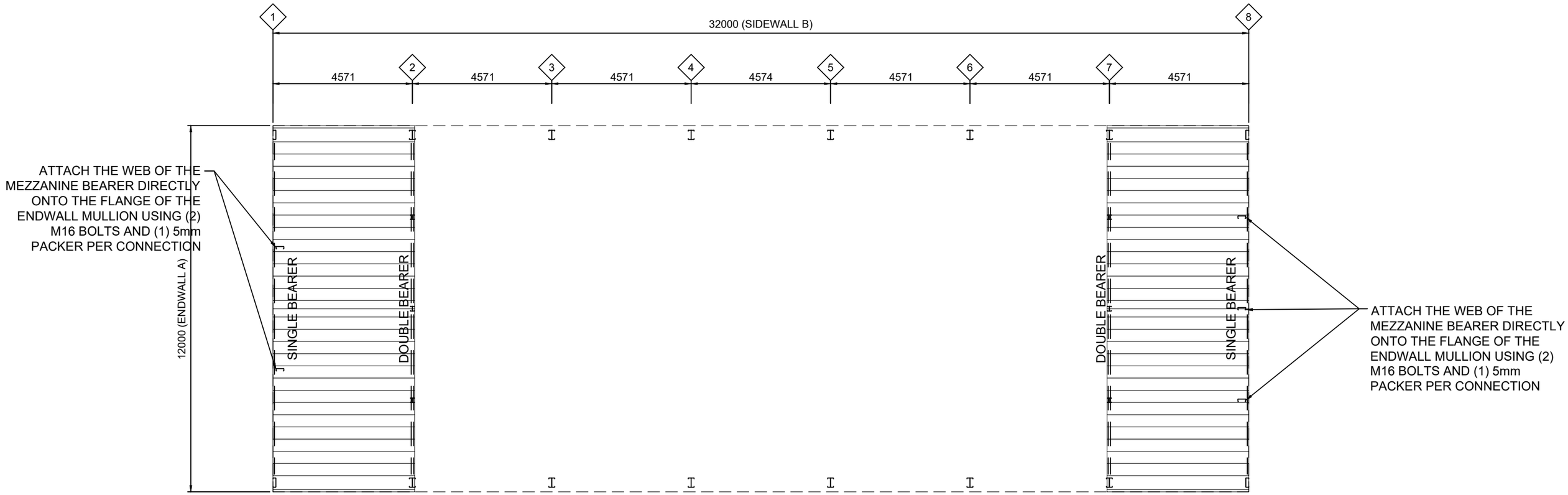
JOB NO. EALB1008615470
SHEET 7 of 16



1/8 MEZZANINE FLOOR FRAMING PLAN

SCALE: 1:125

MEZZ FLOOR LIVE LOAD : 1.5 kPa
MEZZ FLOOR COVERING : 19mm PARTICLE BOARD IN ACCORDANCE WITH AS 1860 PARTS 1 & 2

THE FOLLOWING COMPONENTS ARE REQUIRED FOR THIS MEZZANINE AND SHALL BE DESIGNED BY OTHERS TO RESIST THE ACTIONS AND COMBINATION OF ACTIONS IN AUSTRALIAN STANDARD AS/NZS 1170 PARTS 0 & 1:

- STAIRS FOR ACCESS TO THE MEZZANINE IN ACCORDANCE WITH HEIGHTS, LENGTHS & CLEARANCE REQUIREMENTS OF THE BUILDING CODE; AND
- A 1000mm HIGH BALUSTRADE TO THE PERIMETER OF THIS MEZZANINE, AS WELL AS ANY STAIR OPENING.

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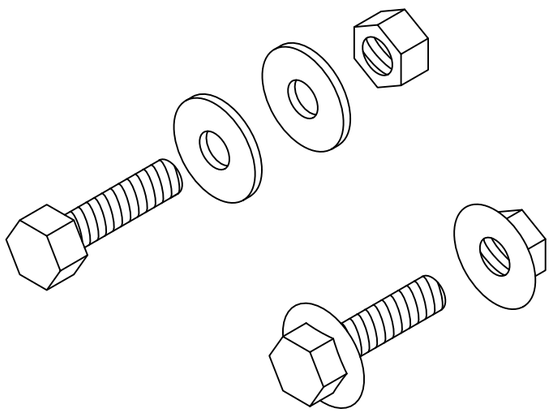
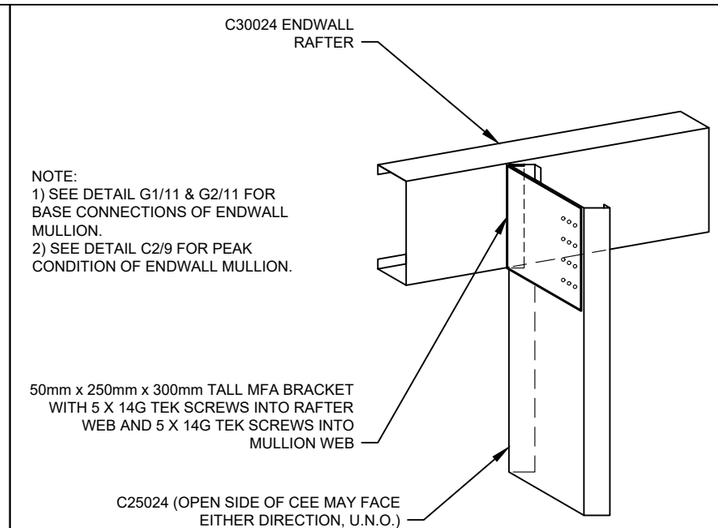
SHEET 8 of 16

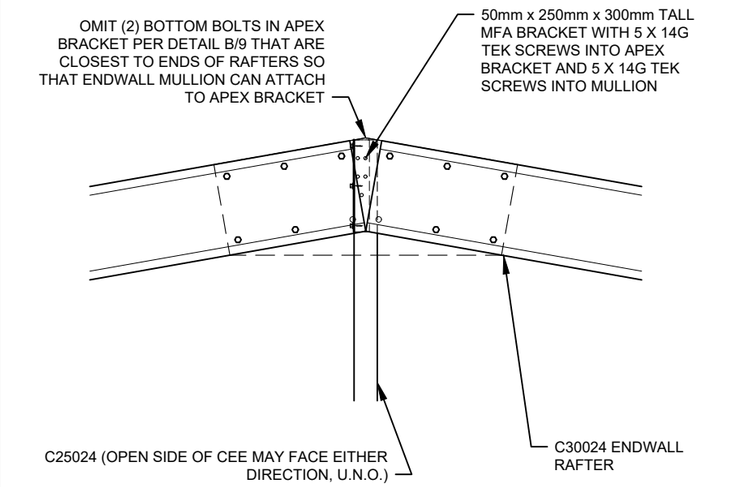
ALL NUTS AND BOLTS TO HAVE WASHER OR FLANGED HEADS



BB BOLT OPTIONS

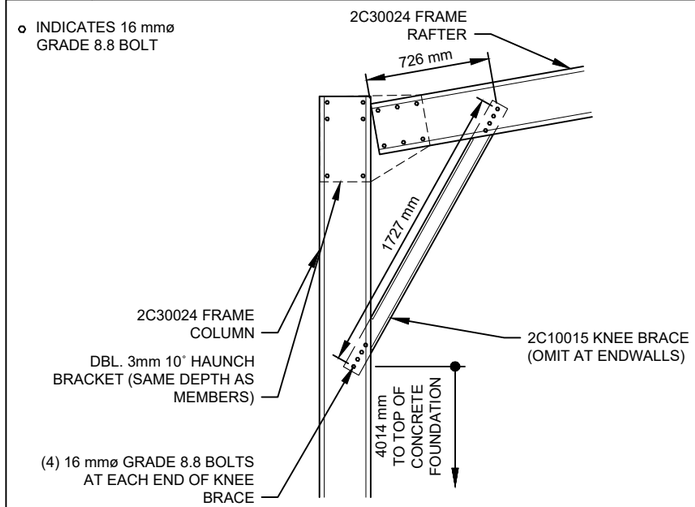


C1 ENDWALL MULLION TO RAFTER



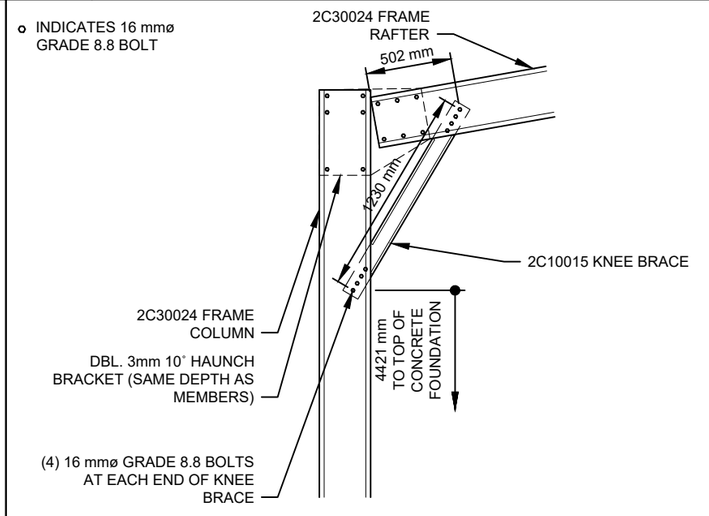
NOTE: SEE DETAILS G1/11 & G1/11 FOR ENDWALL MULLION BASE CONNECTIONS

C2 ENDWALL MULLION TO RAFTER PEAK CONDITION

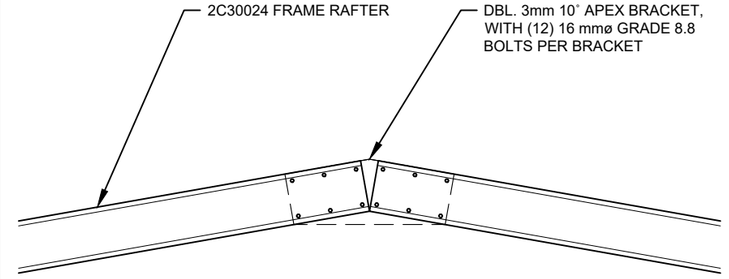


NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

A1 HAUNCH CONNECTION
FRAMES 1, 3-6, 8



A2 HAUNCH CONNECTION
FRAMES 2, 7



NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

B APEX CONNECTION

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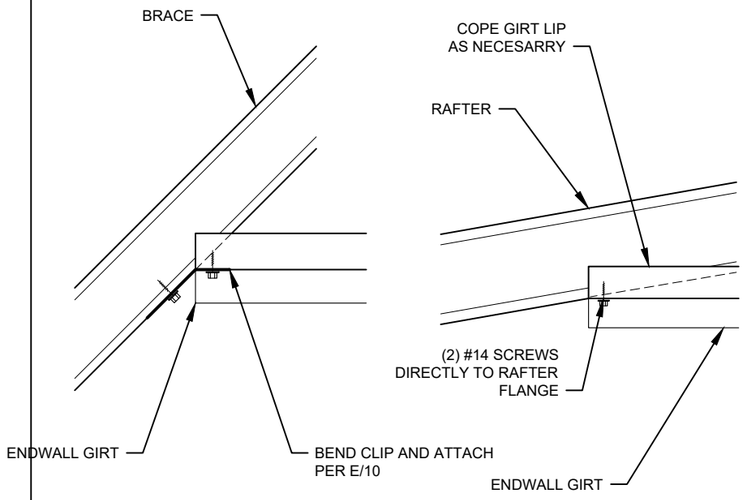
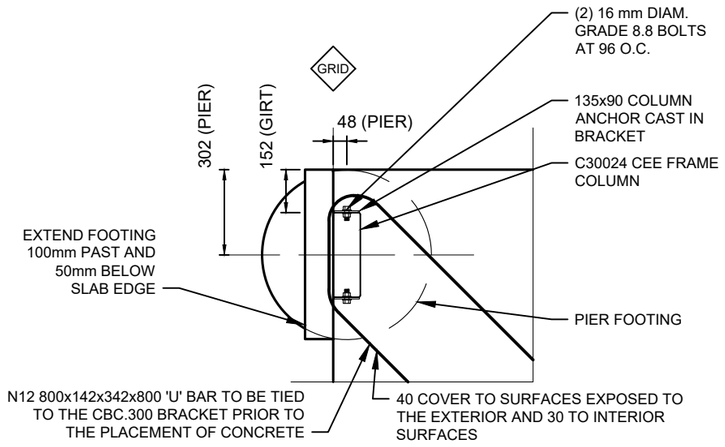
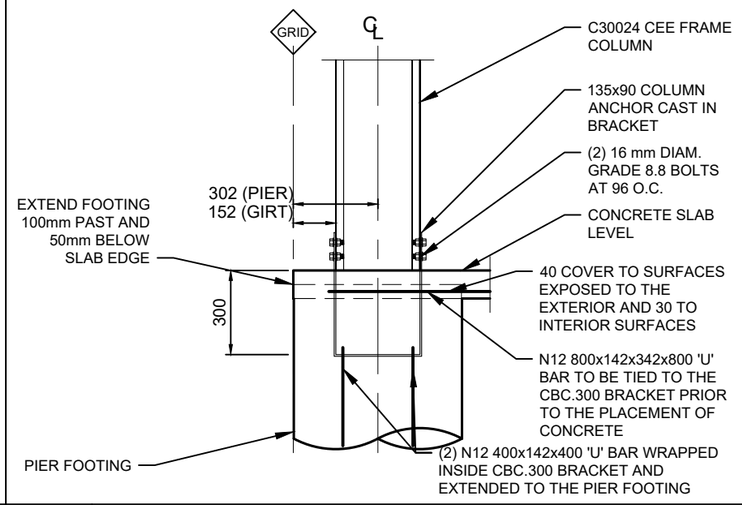


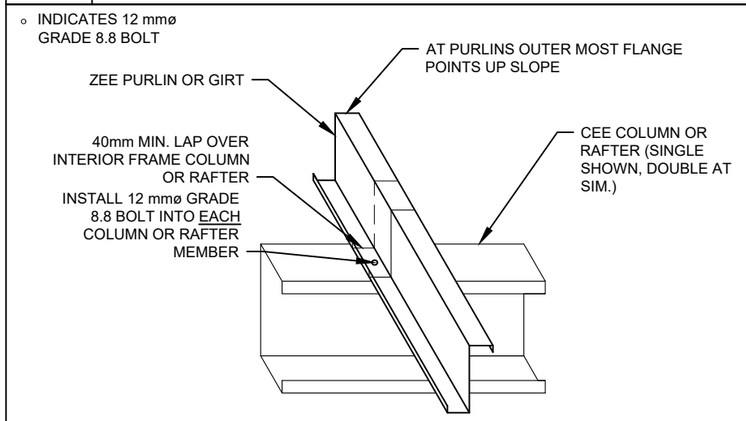
E2 END GIRT TO ANGLED CEE



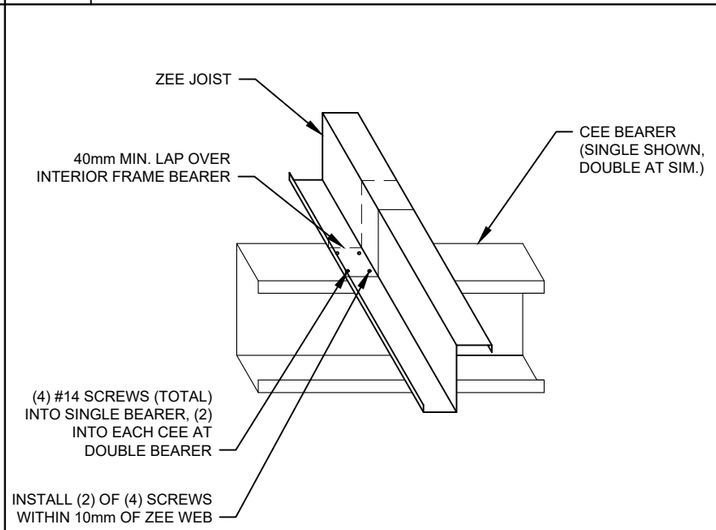
F1 CORNER COLUMN BASE DETAIL



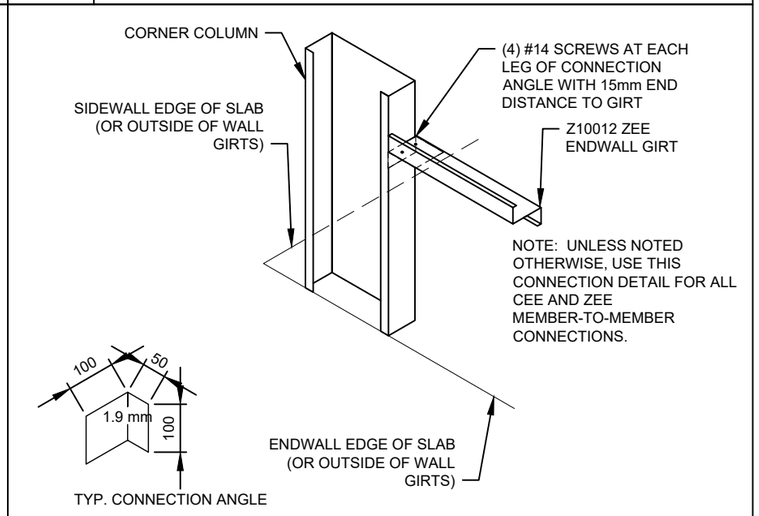
F2 CORNER COLUMN BASE DETAIL 2



D1 ZEE PURLIN/GIRT CONNECTION



D2 JOIST CONNECTION



E GIRTS IN-LINE CORNER COLUMN CONNECTIONS

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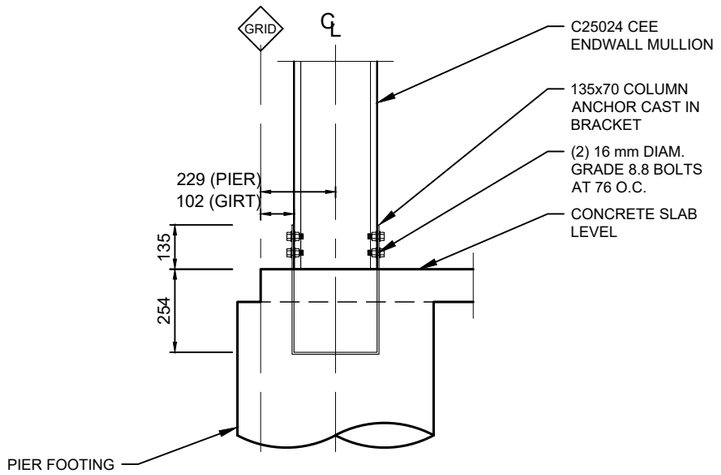
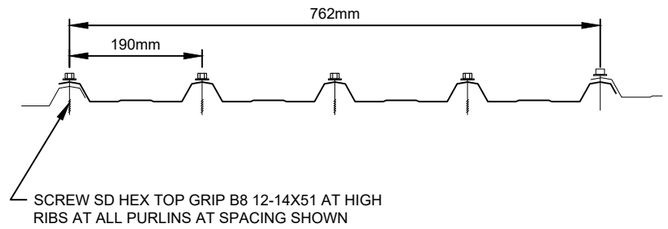


G2 ENDWALL MULLION BASE DETAIL 2

NOTE: ONLY STRUCTURAL INFORMATION IS INCLUDED IN THIS DETAIL. CONSULT PANEL MANUFACTURER FOR ADDT'L WEATHERTIGHTNESS RECOMMENDATIONS.



Stramit
Monoclad 0.42

H ROOF SHEETING

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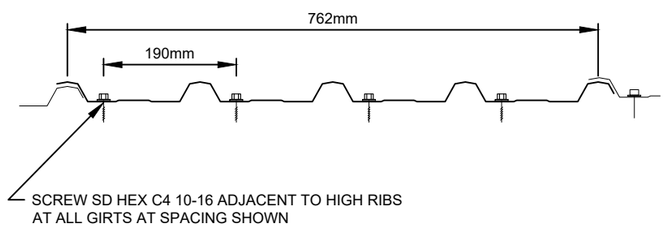

Stramit
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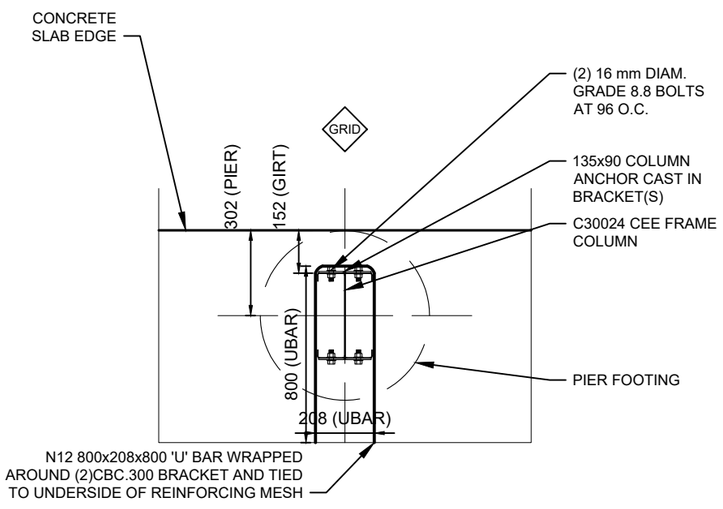
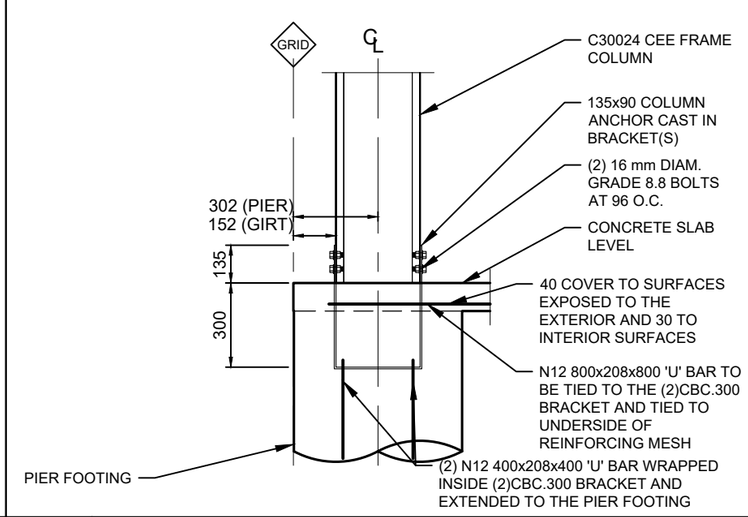
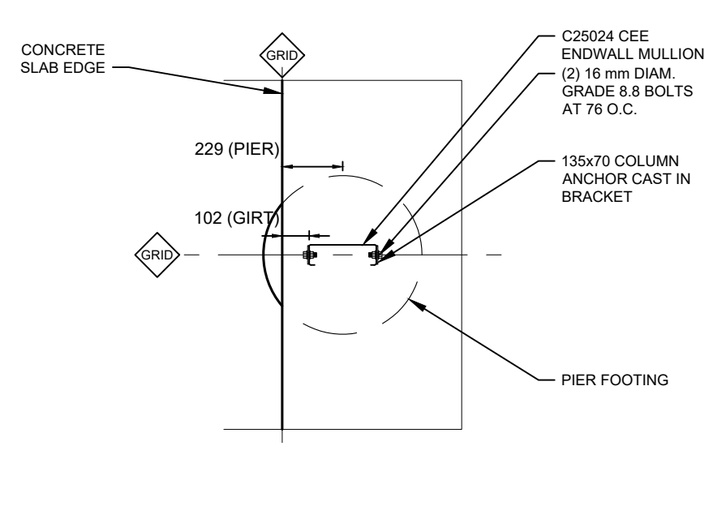
I WALL SHEETING



F3 FRAME COLUMN BASE DETAIL



F4 FRAME COLUMN BASE DETAIL 2



G1 ENDWALL MULLION BASE DETAIL

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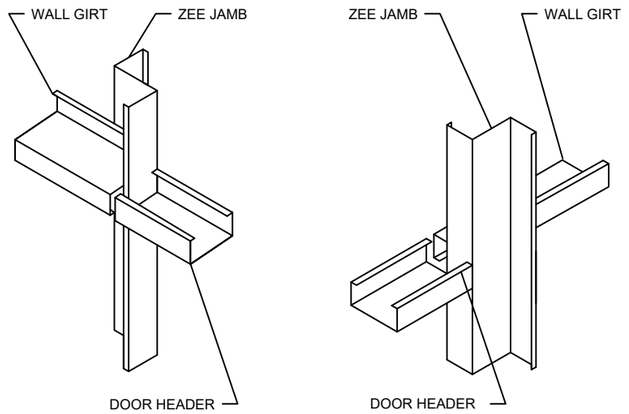
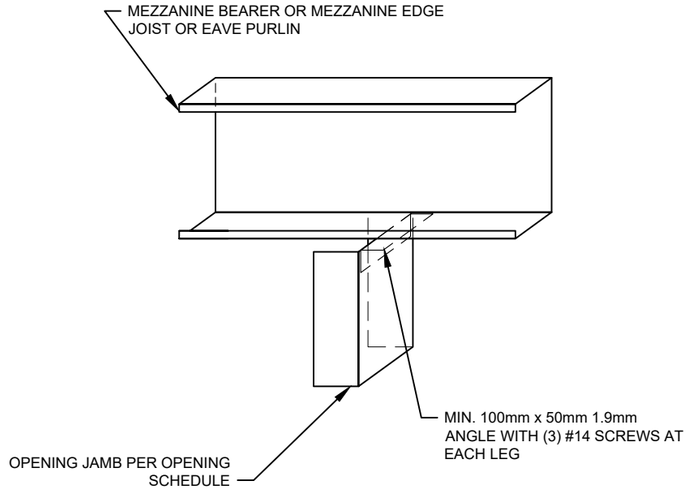
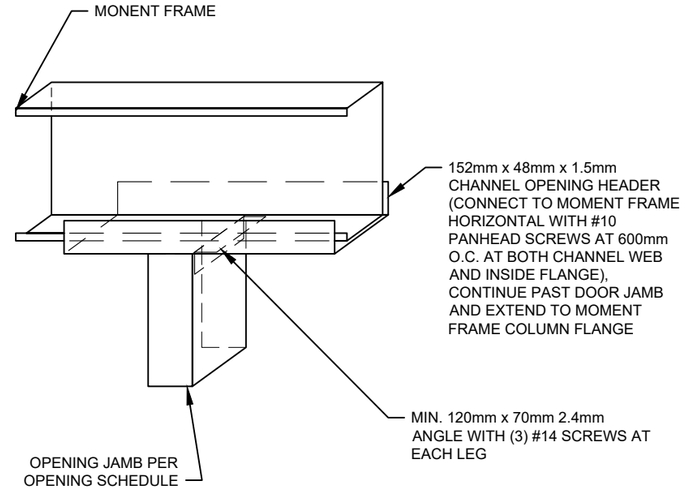


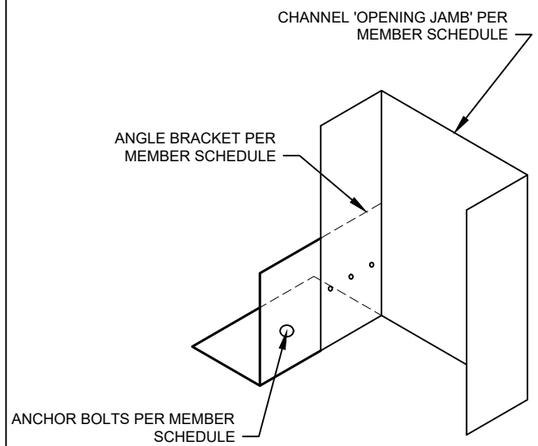
K2 OPENING ZEE JAMB GIRT CONNECTION



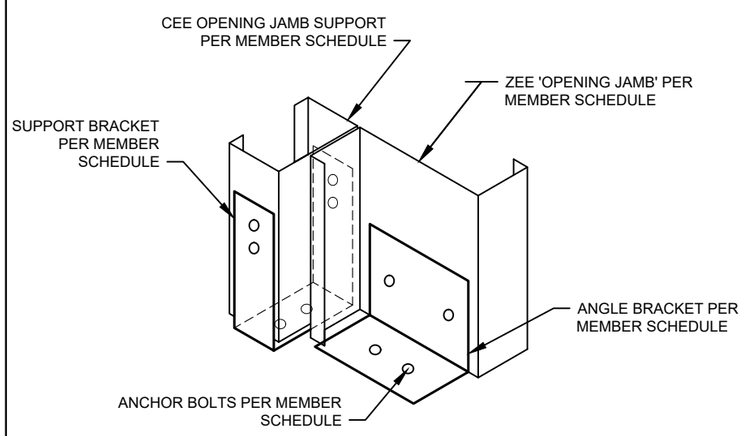
L1 CHANNEL JAMB TO CEE CONNECTION



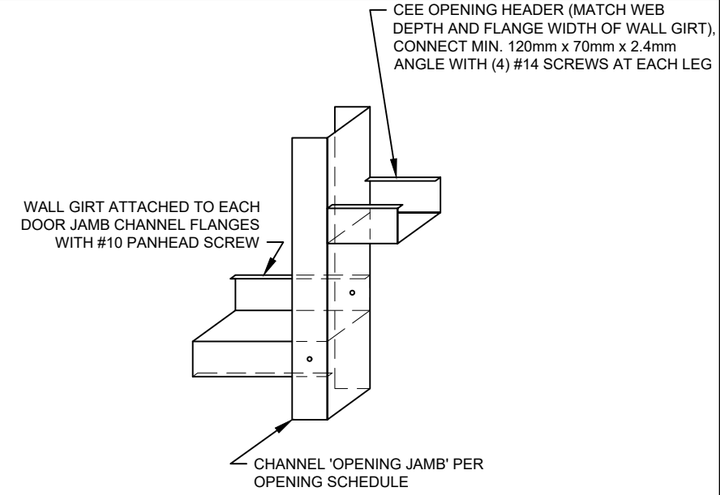
L2 CHANNEL JAMB TO MOMENT FRAME CONNECTION



J1 PA DOOR JAMB BASE CONNECTION



J2 OPENING COMPOSITE JAMB BASE CONNECTION



K1 OPENING CHANNEL JAMB GIRT CONNECTION

DETAIL DIMENSIONS ARE SHOWN IN MM UNLESS SPECIFIED OTHERWISE

REV	DATE	DESCRIPTION
A	21-07-2025	-

COLD FORMED BUILDINGS
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VENN ENGINEERING
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THIRROUL NSW 2515
sheds@venn.engineering
ABN 39 626 802 257
Signed ..... Date 21-07-2025
Nick Franklin MIEAust CPEng NER
Registered EA Chartered Professional Engineer (No. 4607651)
Registered Professional Engineer QLD (No. 32480)
Registered Civil Engineer Building Practitioner VIC (No. PE0015843)
Building Services Provider (Engineer Civil) TAS (No. 178884896)

Customer Name: Jody Artis
Site Address: 651-687 c734 riverside, TAS, 7250

DATE 21-07-2025
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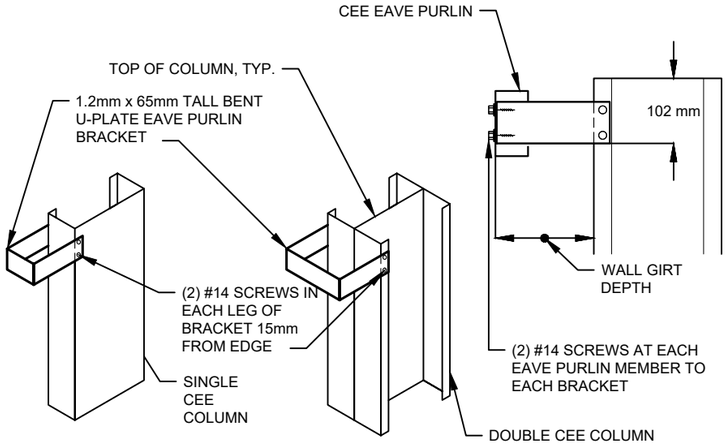
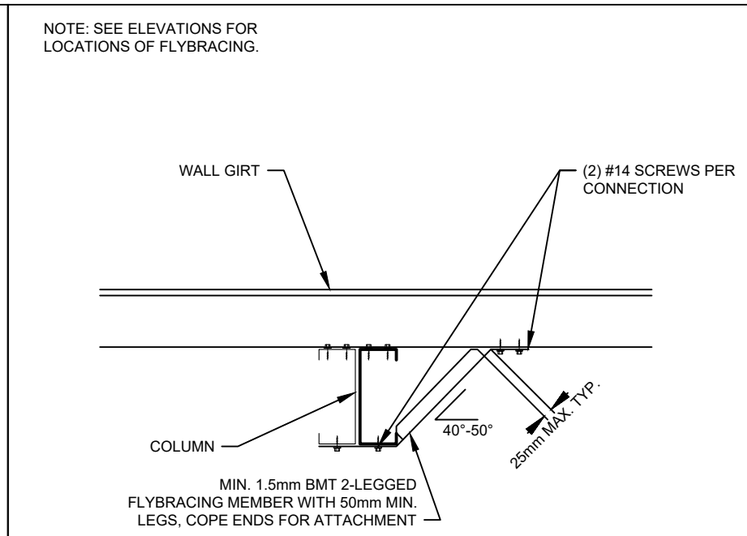
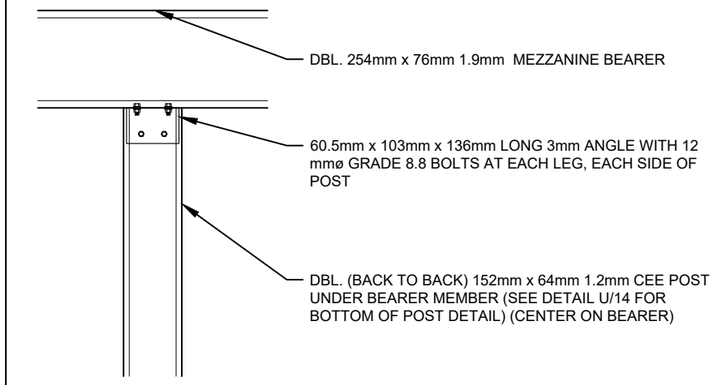


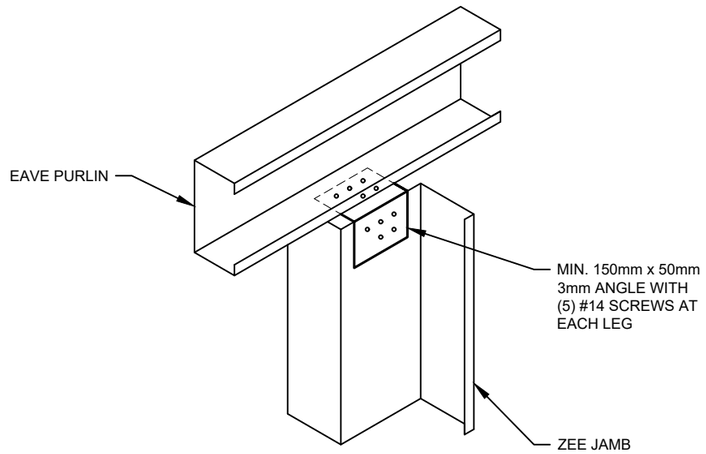
O | EAVE PURLIN BRACKET



P | FLYBRACING CONNECTION

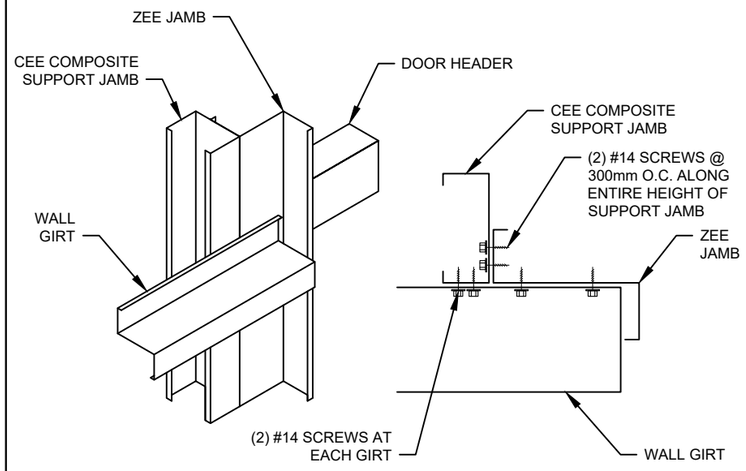


T | MEZZANINE POST DETAIL



INTERIOR VIEW

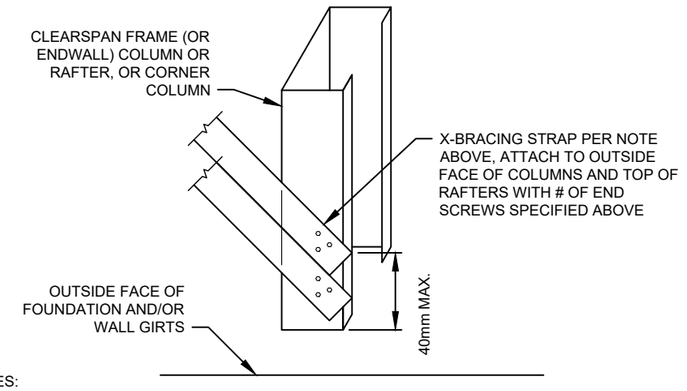
L3 | ZEE JAMB TO EAVE PURLIN CONNECTION



EXTERIOR VIEW PLAN VIEW

L4 | COMPOSITE JAMB CONNECTION

ENDWALLS: DBL. 30MM 1MM STRAP WITH (3) #14 SCREWS AT EACH END OF EACH STRAP
SIDEWALLS & ROOF: DBL. 30MM 1MM STRAP WITH (3) #14 SCREWS AT EACH END OF EACH STRAP



NOTES:
1) CONNECT STRAP AT TOP OF ADJACENT COLUMN OR RAFTER IN SAME MANNER.
2) IF DOUBLE STRAPS ARE SPECIFIED ABOVE, INSTALL SIDE-BY-SIDE, NOT ON TOP OF EACH OTHER.

M | ROOF AND WALL X-BRACING CONNECTION

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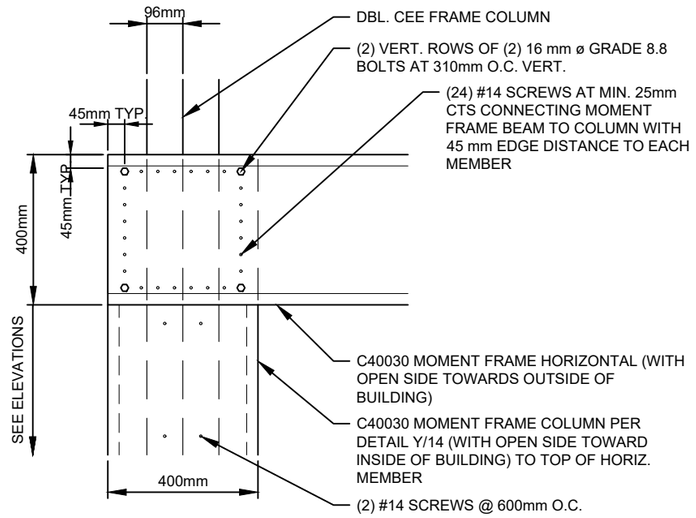
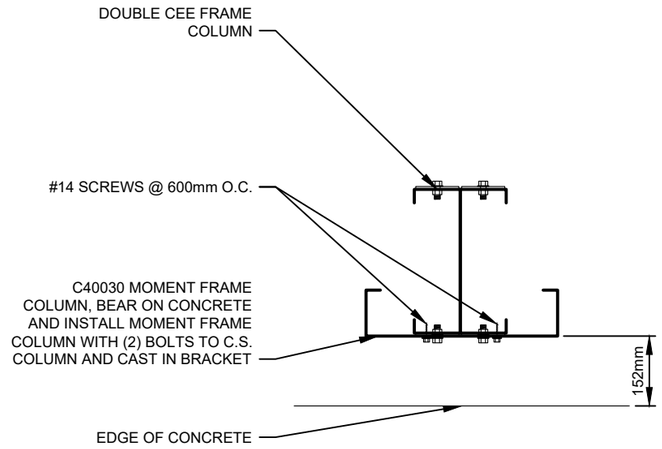


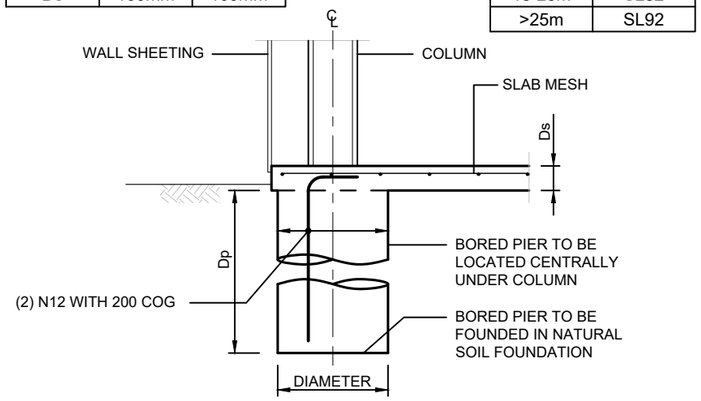
X | TOP OF MOMENT FRAME COLUMN



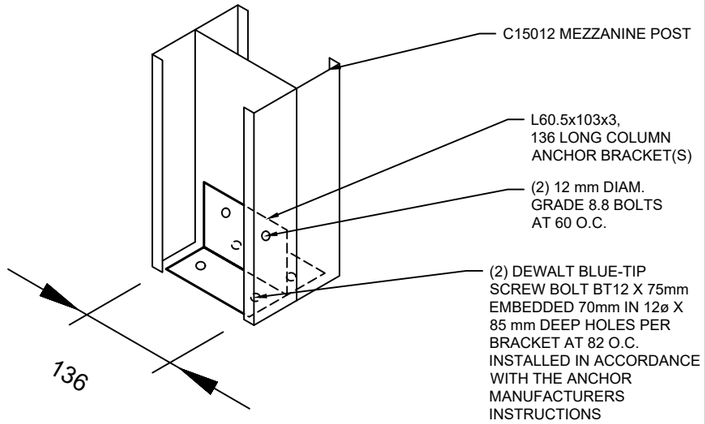
Y | BASE OF MOMENT FRAME COLUMN

	PF1	PF2
Dp	1000mm	650mm
Diameter	600mm	600mm
Ds	100mm	100mm

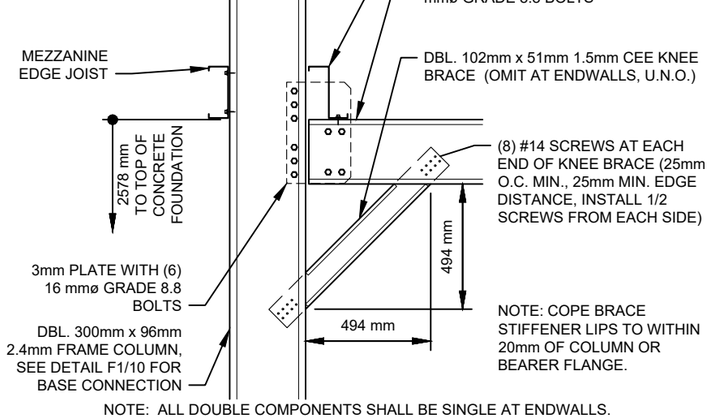
MAX SLAB LENGTH	SLAB MESH
<18m	SL72
18-25m	SL82
>25m	SL92



Z | SLAB WITH PIER FOOTING DETAIL

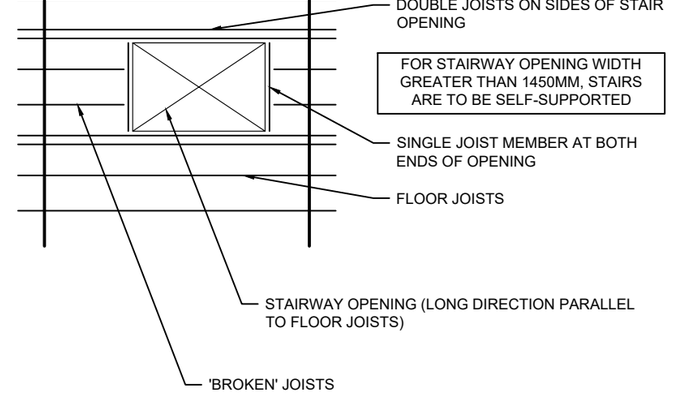


T | MEZZANINE POST BASE DETAIL



NOTE: ALL DOUBLE COMPONENTS SHALL BE SINGLE AT ENDWALLS.

V | MEZZANINE BEARER CONNECTION



W | MEZZ. FLOOR FRAMING AT STAIR OPENING

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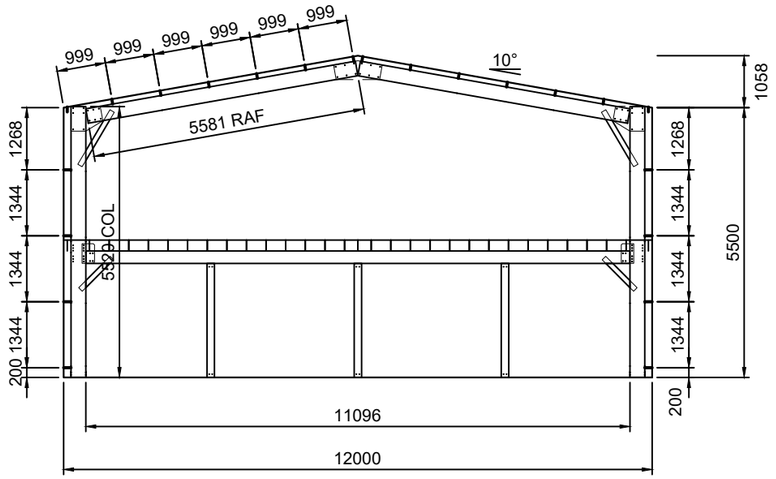
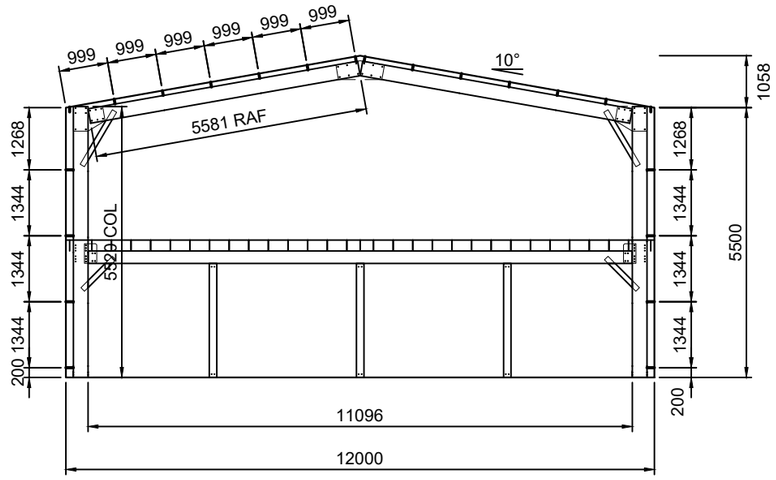


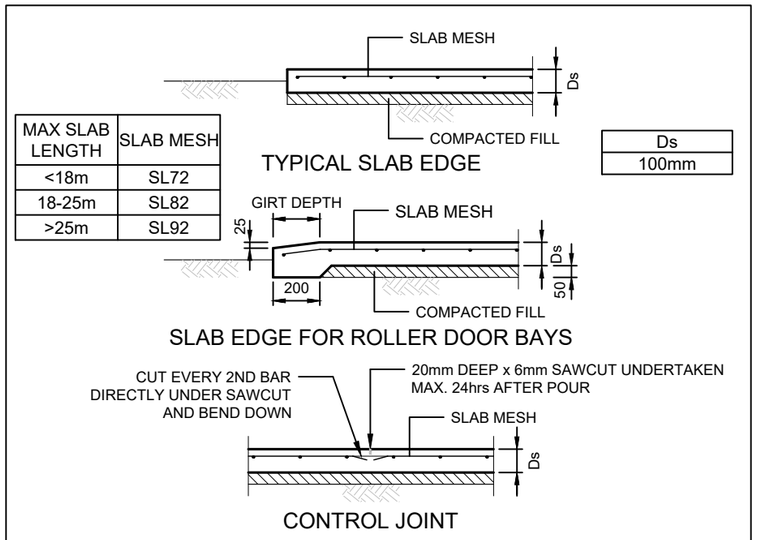
1/15 INTERNAL FRAMING ELEVATION

SCALE: 1:125 FRAME #2

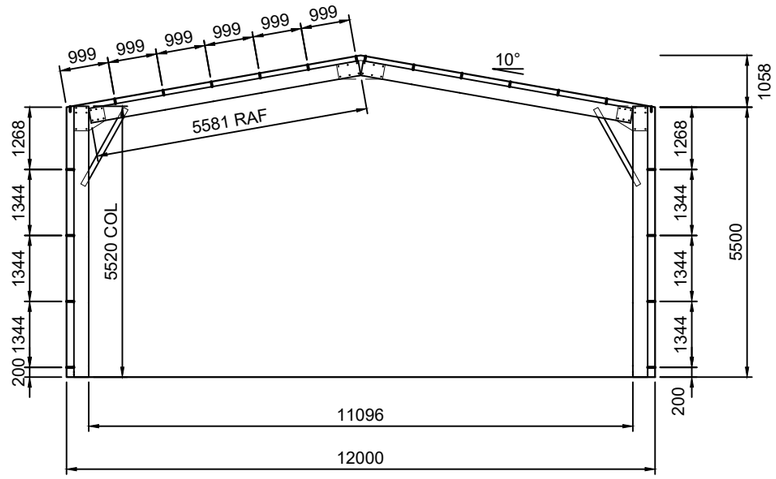


3/15 INTERNAL FRAMING ELEVATION

SCALE: 1:125 FRAME #7



AA SLAB DETAIL



2/15 INTERNAL FRAMING ELEVATION

SCALE: 1:125 FRAMES 3-6

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TAS, 7250

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MEMBER SCHEDULE							
COMPONENT			TYPE	COMPONENT			TYPE
CLEAR SPAN PORTAL (FRAMES 3-6)	MEMBER	RAFTER	Double C30024	MOMENT FRAME	MEMBER	BEAM	Single C40030
		COLUMN	Double C30024			COLUMN	Single C40030
		APEX BRACE	-	ROOF PURLINS		MEMBER	Single Z10019 @ 999mm centres
		KNEE BRACE	Double C10015	EAVE PURLIN		MEMBER	Single C10019
	BASE CONN.	BRACKET TYPE	Cast in bracket CBC.300	SIDEWALL GIRTS		MEMBER	Single Z15015 @ 1344mm centres
MEZZANINE PORTAL (FRAMES 2, 7)	MEMBER	RAFTER	Double C30024	ENDWALL GIRTS		MEMBER	Single Z10012 @ 927mm centres
		COLUMN	Double C30024	OPENINGS (1-4)	MEMBER	JAMB	Single Z20019/Single C15015
		APEX BRACE	-			HEADER/SILL	Single C15012
		KNEE BRACE	Double C10015		BASE CONNECTION	ZEE BRACKET TYPE	Angle base connection ABC.C200.110
		MEZZ KNEE BRACE	Double C10015			CEE BRACKET TYPE	Base cleat bolt down bracket BC.150
		MEZZ BEARER	Double C25019			ANCHOR BOLTS	(4) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm
		MEZZ POST	Double C15012	OPENING (5)	MEMBER	JAMB	Single Unlipped 152 x 1.5 Cee
		MEZZ JOISTS	Single Z20015 @ 400mm centres			HEADER/SILL	Single Unlipped 152 x 1.5 Cee
	BASE CONN.	BRACKET TYPE	Cast in bracket CBC.300		BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.SINGLE
ENDWALL PORTAL (FRAME 1)	MEMBER	RAFTER	Single C30024			ANCHOR BOLTS	(1) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm
		COLUMN	Single C30024	OPENING (6)	MEMBER	JAMB	Single Unlipped 152 x 1.5 Cee
		APEX BRACE	-			HEADER/SILL	Single C15012
		KNEE BRACE	-		BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.SINGLE
		MEZZ KNEE BRACE	Single C10015			ANCHOR BOLTS	(1) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm
		MEZZ BEARER	Single C25019	OPENINGS (7-11)	MEMBER	JAMB	Single Unlipped 152 x 1.5 Cee
		MEZZ JOISTS	Single Z20015 @ 400mm centres			HEADER/SILL	Single C15012
	BASE CONN.	BRACKET TYPE	Cast in bracket CBC.300	OPENING (12)	MEMBER	JAMB	Single Unlipped 102 x 1.9 Cee
ENDWALL B PORTAL (FRAME 8)	MEMBER	RAFTER	Single C30024			HEADER/SILL	Single C10012
		COLUMN	Single C30024	OPENINGS (13-14)	MEMBER	JAMB	Single Unlipped 102 x 1.5 Cee
		APEX BRACE	-			HEADER/SILL	Single C10012
		KNEE BRACE	-		BASE CONNECTION	BRACKET TYPE	Angle base connection ABC.SINGLE
		MEZZ BEARER	Single C25019			ANCHOR BOLTS	(1) Dewalt Blue-tip screw bolt BT12 x 75mm embedded 70mm
		MEZZ JOISTS	Single Z20015 @ 400mm centres	OPENINGS (15-18)	MEMBER	JAMB	Single Unlipped 102 x 1.5 Cee
	BASE CONN.	BRACKET TYPE	Cast in bracket CBC.300			HEADER/SILL	Single C10012
ENDWALL MULLION	MEMBER	COLUMN	Single C25024	X-BRACING	STRAP		(2) 30mm x 1.0 strap
	BASE CONN.	BRACKET TYPE	Cast in bracket CBC.250				

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Generic Temporary Bracing Information
The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials
The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fullyinstalled. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

Temporary Bracing Location
The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.

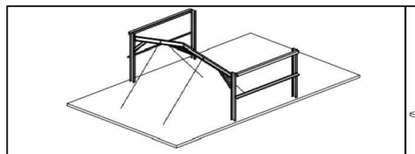
Fig 1. Frame First Temporary Bracing on First Rafter Installed

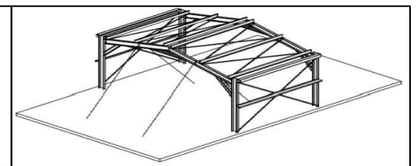
Fig 2. Temporary Bracing Installed as X Bracing

If the Tilt Up Method Is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed.

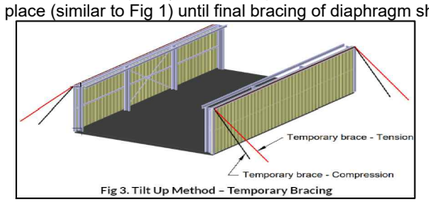

Fig 3. Tilt Up Method – Temporary Bracing

Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads – whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed concrete anchors. The temporary bracing methods used must be capable of fully stabilising the structure during the construction process.

Additional Temporary Bracing
The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

Bracing Removal
The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:

https://www.safeworkaustralia.gov.au/ ‘Construction work – steel erection. Information sheet’, 2016.
https://www.steel.org.au/ ‘Structural steelwork fabrication and erection code of practice’, 2014.
https://www.standards.org.au/ AS/NZS 5131:2016 ‘Structural steelwork – Fabrication and erection.

Support is also available at support@actbuildingsystems.com.

THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.

Agricultural assessment report

Lot 182970/1 Ecclestone Road, Riverside

TAS 7250

MAY 2025

pinion
ADVISORY

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An appropriate citation for this report is:	Pinion Advisory, May 2025, Agricultural assessment report, Lot 182970/1 Ecclestone Road, TAS, 7250

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Date	Status /Issue number	Reviewed by	Authorised by	Transmission method
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Executive summary

This agricultural assessment report has been prepared on behalf of the proponent, J & S Artis, and covers the various aspects of the agricultural land activities associated with and surrounding the property title CT 182970/1 Ecclestone Road and the potential to be negatively impacted by the proposed development.

The proponent wishes to build a residential dwelling in a central area of the subject property.

Under the Tasmanian Planning Scheme, the property is zoned as Rural.

The property is covered by ground with a land capability of Class 5 and 6 land, and in the past has been used for grazing livestock enterprise, and recently has cattle re-introduced to graze down the pasture present.

The proposed development can be undertaken without expectation of creating conflict with and/or limiting the current and future agricultural land use on adjacent and nearby agricultural land.

The proposed development could be undertaken with a negligible impact on the current future agricultural land use activities which can and could be undertaken on the adjacent and nearby properties.

The proposed development is considered compliant with Clauses 20.1, 20.3.1, 20.4.1, 20.4.2 and 20.4.3 of the Tasmanian Planning Scheme – Meander Provisions.

1 Purpose

This report has been undertaken on behalf of J & S Artis (the proponent) in order to support an application for a planning development application on the property title CT 182970/1 Ecclestone Road.

The document provides an agricultural assessment of the property in question and reviews the current and future agricultural usage of the property and the surrounding area in relation to the Land Capability and Land Classification.

This includes soils, aspect, topography, water resource, economic feasibility, and impact of the proposed development in relation to agricultural activities.

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 scale of 1 to 7 has been developed with Class 1 being the most productive for agriculture and resilient to degradation and Class 7 the least suitable to agriculture. 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 Jason Lynch possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) and has over 25 years' experience in the agricultural industry in Tasmania. Jason is skilled to undertake agricultural and development assessments as well as land capability studies. He has previously been engaged by planning authorities, property owners, independent planners, and surveyors to undertake assessments within the, Break O'Day, Burnie, Central Coast, Circular Head, Clarence, Devonport, Dorset, George Town, Glamorgan Spring Bay, Kentish, King Island, Latrobe, Launceston, Meander Valley, Northern Midlands, Southern Midlands, Sorell, Tasman, West Tamar, Waratah-Wynyard and West Coast municipalities. Most of these studies have involved the assessment of land for development purposes for potential conflict with the Tasmanian and various council based interim planning schemes.

1.2 Tasmanian Planning Scheme

The Meander Valley municipality declared the Tasmanian Planning Scheme (TPS) to be active in 2021 and this sets out the requirements for use and development of land in the municipality.

2 Property details

2.1 Location

The property title CT 182970/1 Ecclestone Road is owned by J & S Artis and consists of a single title and is located approximately 8 km north of the township of Hadspen. Table 1 and **Error! Reference source not found.**.

Table 1 Property location identification details

Address	Property ID	Title Reference	Hectares *(Approx.)*
Ecclestone Road, Riverside	7368449	182970/1	45.5

The subject property is covered by gently sloping and undulating ground on the eastern areas which leads up an elevated plateau on flat to gently sloping ground on the central middle area and further to moderate/steep sloping ground on the western areas. Figure 2.

The majority of the property is covered by land which has been identified as having a risk of having either a low or medium land slip hazard risk, with the highest risk associated with the steepest ground through the central areas. **Error! Reference source not found.**.

The infrastructure present is limited to boundary and limited internal paddock fencing, and a small hay/machinery shed.

The vegetation present on the property us dominated (approximately 14 hectares) by open pasture land with a number of individual or groups of paddock trees and the balance is covered by remnant native vegetation. The remnant native vegetation is identified as *Eucalyptus viminalis* wet forest and *Acacia melanoxylon* forest (Tasmanian Native Vegetation Community GIS dataset). Threatened native vegetation communities, as per *Eucalyptus viminalis* wet forest, are located on the north east and central eastern boundary and a small parcel on the central southern boundary. **Error! Reference source not found.**.

Land tenure on the subject property and all adjacent land as private freehold land, Nature Conservation land present to the south west and north west. **Error! Reference source not found.**.

The subject property and adjacent land to the south, west, north east and south as Agriculture zone , Rural zoned land adjacent to the north and east and nearby to the south west, and Environmental Management further to the south west. **Error! Reference source not found.**.

Image 1 Property title CT 182970/1 (outlined in red) property location.

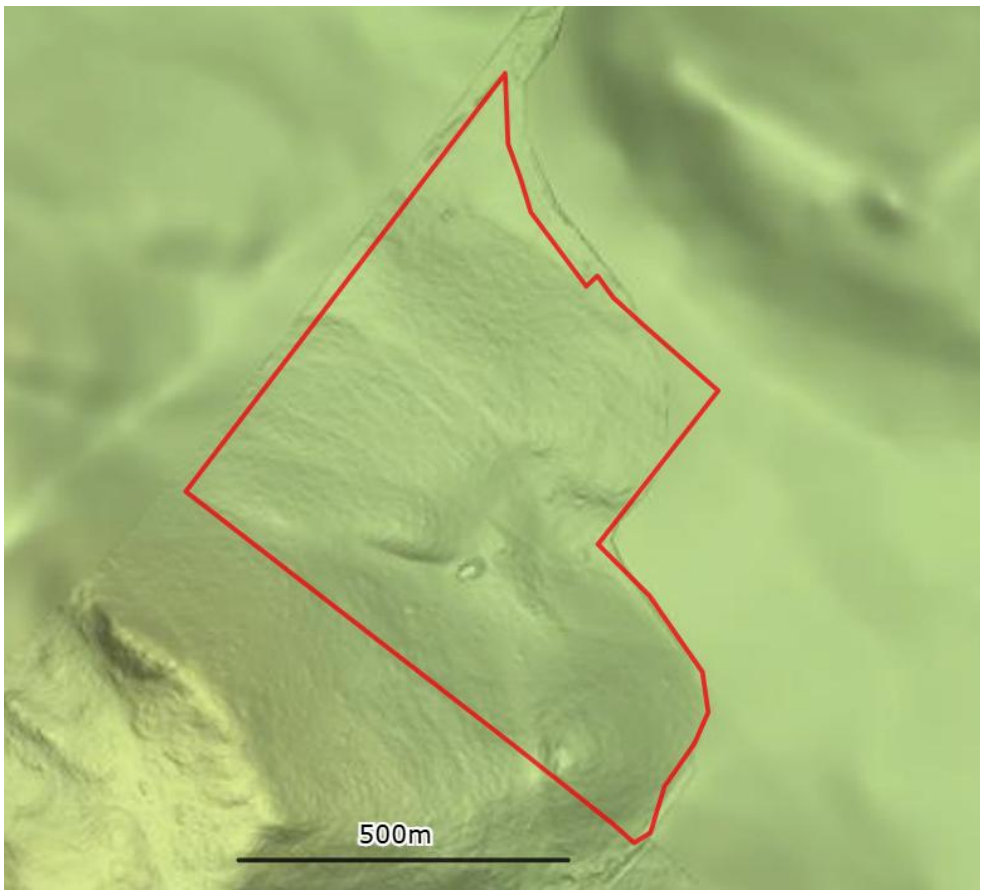

Image 2 Topography of the subject property (source the LIST)

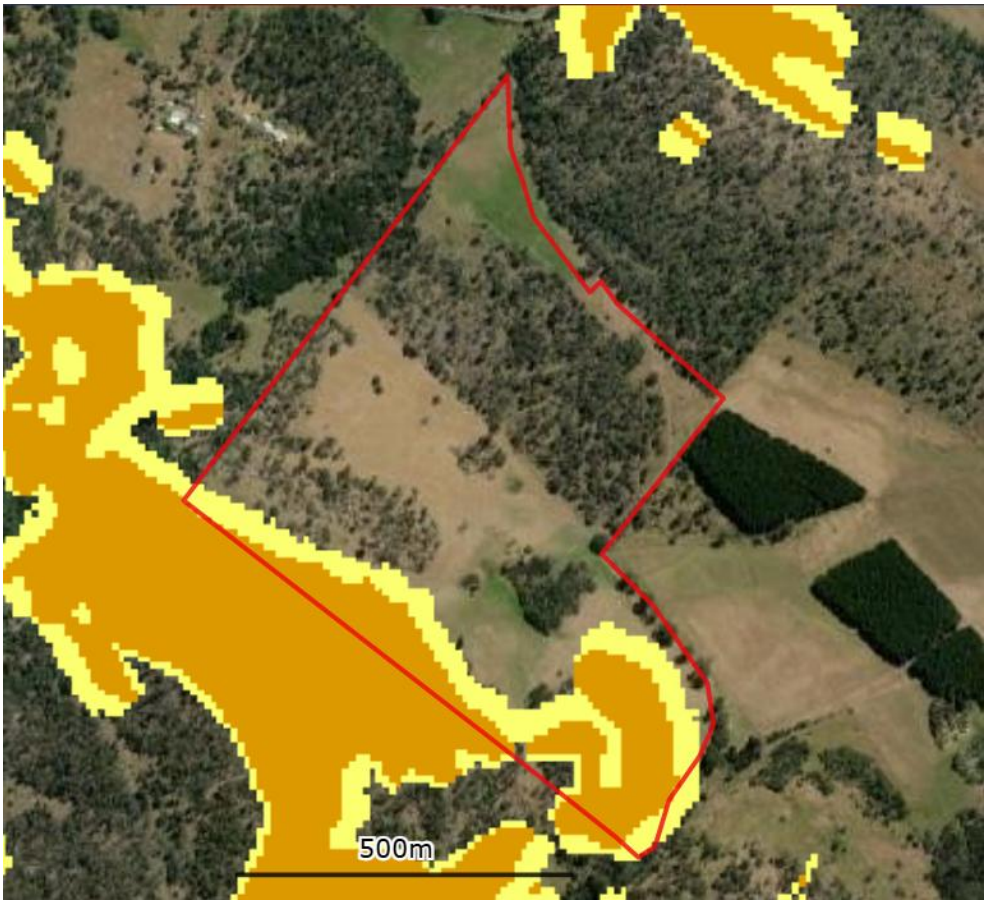

Image 3 Landslip hazard bands present on the property, with the low risk (yellow) and medium (brown) shaded present.

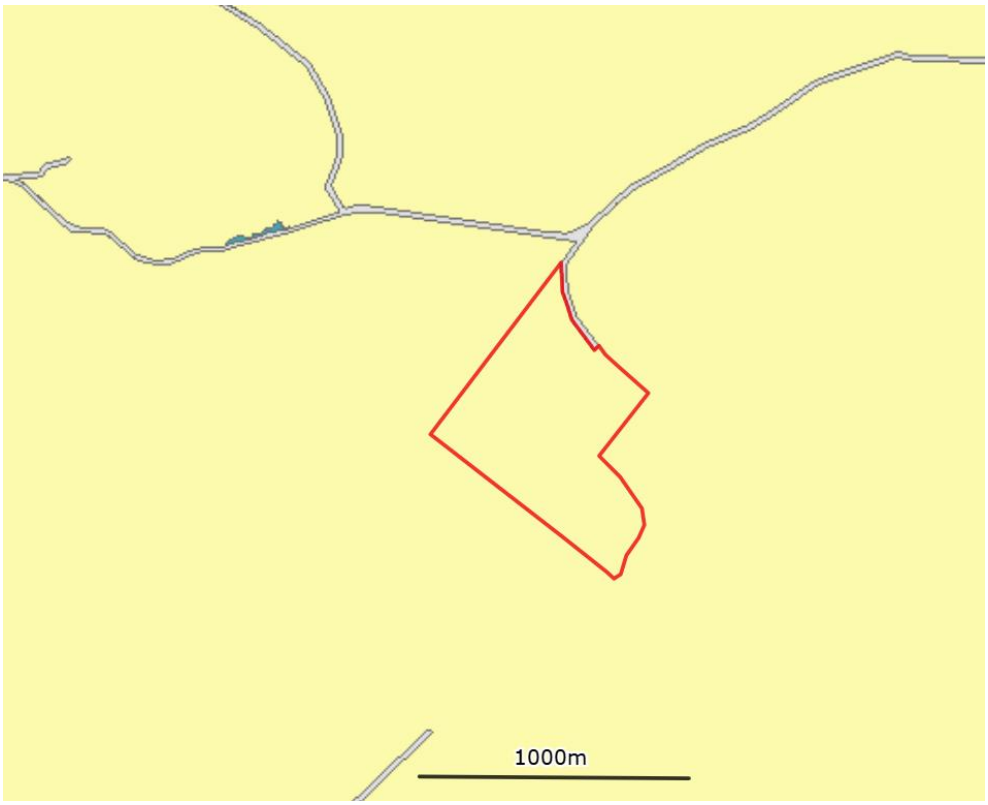

Image 4 Land tenure on the subject property (outlined in red) and all adjacent land as private freehold land (yellow shaded), Local Government (magenta shaded) land present nearby to the north west. (source the LIST)

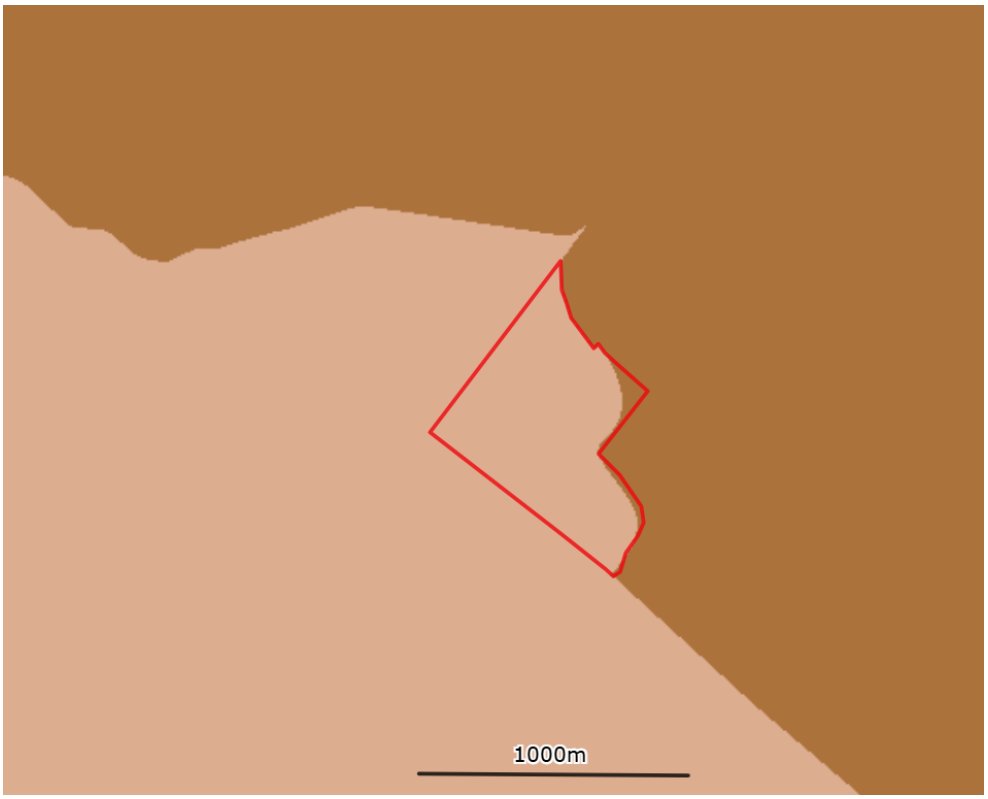

Image 5 The subject property (outlined in red) and adjacent land to the west and south as Rural zone (beige shaded), Agriculture zone (brown shaded) land adjacent to the north and east. (source the LIST).

3 Land capability

The official land capability map for the area was produced by DPI in 1990 at a scale of 1:100,000 and reported in their Pipers Report. On the subject lot, DPI identified the property to be covered by Class 4 and 5 land.

A detailed inspection of the property was undertaken by the author in April 2025, and determined the majority of the property is covered by Class 5 and 6, with a smaller area of class 4 land (**Error! Reference source not found.**).

Class 4 land is described as:

> *Land well suited to grazing but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management is required to minimise degradation.*
>
> *Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.*

Class 5 land is described as:

> *Land with slight to moderate limitations to pastoral use. This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.*

Class 6 land is described as:

> *Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use.*

The key land capability limitations associated with the property are:

- Erosion (e) associated with the risk rill and sheet erosion caused by surface water movement on bare and exposed soil and potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.
- Wetness (w) associated with the potential for periods of soil water logging.
- Rockiness (r) associated with the presence rock and stone fragments present in the soil profile and on the soil surface .

Image 6 Land capability areas present on the property.

Table 2 Land capability assessment of the subject property.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5r (approx. 14.5 ha)	Eastfield soil profile class, ferrosol soil type derived from Jurassic dolerite geology. Red/brown gradational clay loam soil.	3-8%	Gently steep sloping and undulating ground. 180-210m above sea level.	Low risk. Rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.	Low climatic limitations. This area experiences cool/cold winters and warm summer conditions. Receives an average approximately 780mm annual rainfall, experiences 30 annual frosts events, 1,015 GDD (October – April) and receives up to 990 chill hours (May – August).	Moderately well drained. Topsoil depth up to 40cm. Moderate/high nutrient and soil moisture holding capacity. Frequent stone and rock fragments present in the sub soil, and occasional sheet rock and boulders present on the ground surface.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is unsuitable for cropping. This land is potentially suitable for grazing with moderate limitations, including reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced. The majority of this land is covered by native vegetation, and it would be appropriate to retain this vegetation.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5w (approx. 1.6 ha)	A complex of the Eastfield soil profile class, ferrosol soil type derived from Jurassic dolerite geology and Supply soil profile class derived from quaternary alluvium. Red/brown gradational clay loam soil, and black heavy clay soil.	1-5%	Gently steep sloping and undulating ground. 170-175m above sea level.	Low risk. Rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.	Low climatic limitations. This area experiences cool winters and warm summer conditions. Receives an average approximately 780mm annual rainfall, experiences 30 annual frosts events, 970 GDD (October – April) and receives up to 1,020 chill hours (May – August).	Poor to moderately well drained. Topsoil depth up to 30/40cm. High nutrient and soil moisture holding capacity. Occasional stone and rock fragments present in the sub soil.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is unsuitable for cropping. This land is suitable for grazing with moderate/severe limitations, including reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
6r (approx. 27.8 ha)	Eastfield soil profile class, ferrosol soil type derived from Jurassic dolerite geology. Red/brown gradational clay loam soil. .	8-20%	Moderate to steep sloping and undulating ground. 210-270m above sea level.	Medium/high risk. Rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation, and possible mass movement (low/medium hazard risk) on the steepest land located on the far western areas.	Low climatic limitations. This area experiences cool winters and warm summer conditions. Receives an average approximately 780mm annual rainfall, experiences 10 annual frosts events, 1,040 GDD (October – April) and receives up to 990 chill hours (May – August).	Moderately well drained. Topsoil depth up to 40cm. Moderate/high nutrient and soil moisture holding capacity. Frequent stone and rock fragments present in the sub soil, and occasional sheet rock and boulders present on the ground surface.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is unsuitable for cropping. This land is suitable for grazing with severe limitations, including reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
6w (approx. 1.6 ha)	Supply soil profile class derived from quaternary alluvium. Black heavy clay soil.	5-15%	Gentle to moderate steep and undulating ground. 185-170m above sea level.	Medium risk. Rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.	Low climatic limitations. This area experiences cool winters and warm summer conditions. Receives an average approximately 780mm annual rainfall, experiences 25 annual frosts events, 1,040 GDD (October – April) and receives up to 1,020 chill hours (May – August).	Poorly drained. Topsoil depth up to 40cm. Low nutrient and soil moisture holding capacity. Occasional stone and rock fragments present in the sub soil.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.	This land is unsuitable for cropping. This land is suitable for grazing with severe limitations, with the exception of reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced. The majority of this land is covered by native vegetation, and it would be appropriate to retain this vegetation.

Image 7 Red/brown clay loam ferrosol soil present as per the Eastfield soil profile class present throughout the majosity of the property (taken on the site assessment 14/4/2025)

Image 8 Heavy black clay vertosol soil present as per the Supply soil profile class. (taken on the site assessment 14/4/2025)

Image 9 South easterly view from the proposed location towards the southern low lying area of the subject property (taken on the site assessment 14/4/2025)

Image 10 Easterly view towards the ground covered by native forest on the far eastern area of the property. (taken on the site assessment 14/4/2025)

Image 11 Westerly view over towards the elevated high ground on the far western of the subject property. (taken on the site assessment 14/4/2025)

Image 12 Westerly view across the north eastern areas of the subject property. (taken on the site assessment 14/4/2025)

Image 13 Aerial image looking towards the north east area of the subject property and adjacent land to the east and north. (taken on the site assessment 14/4/2025)

Figure 1 Southerly westerly view over the subject property. (taken on the site assessment 14/4/2025)

Image 14 Aerial view over the Agriculture zoned land adjacent, as per property title CT 146345/1, to the south west of the subject property. (taken on the site assessment 14/4/2025)

Image 15 Aerial image of the northernly view across the central area of the subject property. (taken on the site assessment 14/4/2025)

Image 16 Aerial image of the adjacent and nearby properties to the north of the subject property. (taken on the site assessment 14/4/2025)

4 Proposed development

The proponent wishes to build a residential dwelling on the subject property.

The proposed residential dwelling would be located on the central area of the subject property.

Image 17 Location of the proposed residential dwelling on the subject property.

It is proposed a residential dwelling would cover approximately 400m^2, and this represents less than 0.1% of the total land area associated with the subject property.

The proposed location of the residential dwelling development is not identified as being subject to land covered by a land slip hazard band.

The balance of the subject property would continue to be operated and managed to grow pasture and support a small scale livestock grazing enterprise.

The proponent would live on the property in order to undertake the various operational and management activities which are involved in the livestock grazing enterprise that would take place on the subject property.

The subject property is capable of supporting a small non-commercial scale livestock grazing enterprise and is best described as a lifestyle block.

The setback distances associated with the planned residential dwelling are shown in Image 18 and outlined in **Error! Reference source not found.**.

Image 18 Boundary setback distances for the proposed residential dwelling.

Table 3 Boundary setback distance details for the proposed residential dwelling.

Map identifier (as per Figure 19)	Boundary direction	Distance (m)
A	East	335
B	South	270
C	West	235
D	North	225

5 Land use

The property in question has previously been used for agriculture, that being to graze cattle, and recently cattle have been re-introduced back on the property in order to graze down excessively long pasture and reduce the heavy fuel load present.

The size of the subject property in conjunction with its low land capability is consistent with a lifestyle block and would not be considered as having sufficient size to be recognised as a standalone commercial scale operation.

5.1 Potential agricultural activities conducted

5.1.1 Pastoral Use

The property in question is suited for grazing purposes, albeit at a low level of intensity and scale.

If it is assumed that the existing native vegetation on the property is maintained, the suitable pastoral area covers approximately 24.5 hectares and would be anticipated to have a total potential carrying capacity of 250 DSE.

255 DSE would be considered sufficient to run approximately 14 breeding cows, although it would be reasonable to expect supplementary feeding would be required to ensure optimal liveweight gain performance when pasture growth is limited during winter and mid/late summer.

A 14 breeding cows enterprise would equate to an annual gross margin return of approximately $11,250, however depending upon the market conditions and time of year when cattle are sold/traded out the gross margin would be expected to vary.

Based on the current degraded condition of the pastures on the property it would be reasonable to consider the carrying capacity would be closer to 100 DSE, and this would equate to running approximately 5 breeding cows.

5.1.2 Cropping use

Theres is no land on the subject property which would be considered suitable for cropping.

5.1.3 Perennial horticulture use

Theoretically the property could be used to grow perennial horticultural crops such as wine grapes or olives.

In reality due to a combination of factors such as undeveloped nature of the best agricultural land (as per the class 5 ground), necessity to secure a sufficient irrigation water allocation, and very significant investment in required to develop an irrigation scheme (dams, pumps and pipelines) and a vineyard or orchard it is unrealistic to consider that perennial horticulture would be a practical agricultural land use activity to undertake.

5.2 Adjacent land use activities

Adjacent and surrounding land has varied uses, including plantation forest, agricultural land use activities (pastoral), with extensive areas of land covered by remnant native vegetation:

- North
  - Property title 22554/1 (22.7 hectares), Rural zoned, 15 hectares is covered by remnant native vegetation and the balance is covered by pastureland which is used for livestock production and a residential dwelling is present. This is consistent with a lifestyle block.
- South
  - Property title 146345/1 (374 hectares), Agriculture zoned, 140 hectares is covered by remnant native vegetation, 6.5 hectares of softwood plantation, and the balance is covered by pastureland which is used for livestock production and no residential dwelling is present. This property forms part of a larger land holdings which is used for grazing purposes.
- East
  - Property title 22746/1 (55.5 hectares), Agriculture zoned, 39 hectares is covered by remnant native vegetation and the balance is covered by pastureland which is used for livestock production and a residential dwelling is present. This is consistent with a lifestyle block.
- West
  - Property title 22991/1 (184.5 hectares), Rural zoned, almost entirely covered by native vegetation, no agricultural land use activity is undertaken, and a derelict residential dwelling is present.
  - Property title 199817/1 (218.5 hectares), Rural zoned, 62 hectares is covered by softwood plantation forest and the balance with remnant native vegetation, no agricultural land use activity is undertaken, and no residential dwelling is present.

5.3 Impact on agricultural activities and residential amenity

The proposed development on the property in question have been planned in order to minimise any potential negative impact or constraint on the adjacent properties.

The agricultural land use activities conducted on the subject property is consistent with similar agricultural land use activities on lifestyle blocks in the wider Ecclestone Road area.

After the recent site assessment, it has been concluded that the layout of the proposed subdivision layout on the subject property would be sufficient to prevent any unreasonable impact of agricultural activities and/or residential amenities and vice versa on neighbouring properties.

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

Agricultural activity could be conducted on land adjacent to the north and west of the property albeit it a different scales (commercial and lifestyle use).

An assessment of the key risks to the proposed Lot 1 are summarised in Table 3.

Table 4 Potential risk from agricultural land use on neighbouring land

Potential Risk from Neighbouring Agricultural Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Spray drift and dust	Risk = low. Ground spraying is most commonly used in agricultural production systems whilst spot spraying is a practical and mostly used alternative. Residential dwellings are located nearby to the north and east (as per titles 22554/1 and 22746/1 respectively) which necessitates that land holders are already mindful of the application of agricultural chemicals in the immediate locale. Spraying events should be communicated in a timely manner to the inhabitants of dwellings on adjacent properties. The use and application of agricultural sprays must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements. The presence of significant areas of native vegetation and separation distances would mitigate the risk of spray drift and dust emissions impacting the proposed residential dwelling on the subject property.
2. Noise from machinery, livestock and dogs.	Risk = low. The property is located in rural area, and so it is accepted that noises involved with the use farm machinery and associated infrastructure and livestock will occur. The presence of significant areas of native vegetation and separation distances would mitigate the risk of noise emissions impacting the proposed residential dwelling on the subject property.
3. Irrigation water over boundary	Risk = low. Irrigated agricultural land use activity is not undertaken on the adjacent properties.
4. Stock escaping and causing damage.	Risk = low. Provided that boundary fences are maintained in sound condition.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing.

5.3.2 Impact of proposed development on agricultural activity of neighbouring land

These potential impacts are usually manifested as complaints that could be made by residents of nearby dwellings. Other risks to neighbouring agricultural activity are outlined in Table 4. Some of these risks rely on an element of criminal intent.

Table 5 Potential risk from proposed development on neighbouring agricultural land use and activity

Potential Risk to Neighbouring Agricultural Land Activity	Extent of Risk & Possible Mitigation Strategy
1. Trespass	Risk = low. Mitigation measures include installation and maintenance of sound boundary fencing, if applicable lockable gates and appropriate signage to warn inhabitants and visitors about entry onto private land; where possible and appropriate report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on the boundary to neighbouring properties and appropriate signage to deter inadvertent entry to property; limit unauthorised vehicle movements, report thefts to police.
3. Damage to property	Risk = low/medium. As for theft.
4. Weed infestation	Risk = low. The proponent is committed to the sustainable management of the property and weed control would be a key feature of the general ongoing property management program.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish and adherence to all applicable local and state bushfire regulations. The proposed use of livestock to graze across the property would reduce grass fuel loads.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring that all dogs would be managed as per the guidelines determined by the Meander Valley council.
7. Noise	Risk = to be determined. A combination of the separation distances and vegetation buffers present would assist in mitigating this risk.

5.4 Residential amenity

The Ecclestone Road area in the vicinity of the subject property is lightly populated with eight residential dwellings within a 1,000m radius (blue circle in Image 19).

The nearest residential dwelling (as per on property title 22554/1) would be located approximately 470m to the north at the nearest point from the proposed location of the residential dwelling on the subject property.

A combination of the significant separation distances and presence of remnant native vegetation would ensure a sufficient level of privacy and preservation of the residential amenity is present between both blocks.

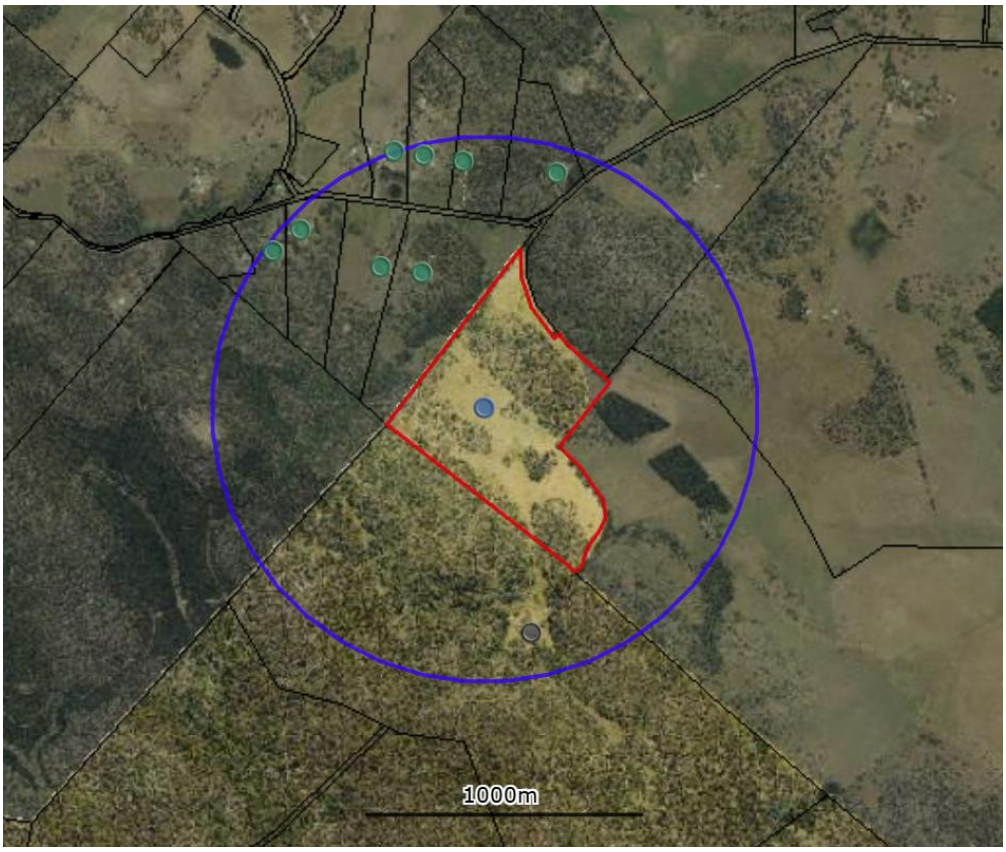

Image 19 Residential dwellings (blue dots) within a 1,000m radius (yellow circle) within the subject property.

6 Water resources

6.1 Current situation

The subject property is currently undeveloped in terms of access to irrigation water and no irrigation dams and/or pipelines are present.

Two small stockwater dams (nominally less than 1 ML) are located on the low lying southern area of the subject property.

No bores are present on the subject property.

6.2 Future opportunities

The property is not located within a declared irrigation district and is not serviced by an irrigation scheme .

The subject property has a riparian water right to draw stock and domestic water from a tributary of Cormiston Creek located on the far north east boundary area of the property, and an unnamed waterway located on the very southern boundary.

Due to existing water allocations no high availability irrigation water is available from the tributary of Cormiston Creek, however potentially 28 ML of mid availability of irrigation water is available from this waterway.

Due to existing water allocations no high availability irrigation water is available from the tributary of unnamed waterway which flows adjacent to the south, however potentially 14.5 ML of mid availability of irrigation water is available from this waterway.

It is important to note that the potential to extract mid availability irrigation water must be checked with the NRE water branch to confirm its actual availability.

Any irrigation water taken would only be available during the winter take period (1st May until 30th November) and therefore requires an irrigation dam to store the water for later use. No formal dam site investigations have been undertaken.

7 Local and regional significance

The subject property is situated in the Meander Valley municipality and is included in the South Esk land capability mapping area report which covers a total area of 216,821 hectares of agricultural land.

Table 5 outlines the total agricultural land available and provide detail on the specific amount of land associated with each of the land capability classes present.

Table 6 Land capability areas in the Pipers Land Capability Mapping Area and subject property.

Land Capability*	Pipers Land Capability Mapping Area		Subject property	
	Area (hectares)	Proportion (%)	Area (hectares)	Proportion (%) of the Pipers Mapping Area
2	910	0.4	0	0
3	2,895	1.3	0	0
4	62,975	27.5	0	0
5	41,890	18.3	16.1	0.038
6	39,490	17.3	29.4	0.074
7	4,700	2.0	0	0
Exempt	75,925	33.2	0	0
Total	228,785	100	45.5	0.019

*the sub classes have been included into the dominant land capability, for example sub class 5+4, 5+6 have been included into the class 5 land.

The subject property covers 45.5 hectares, represents less than 0.02% of the of the total ground in the Pipers land capability mapping area.

The subject property represents a very small area of the Pipers land capability mapping area, has no resources and/or infrastructure which is used for and/or supports agricultural land use activity of adjacent and/or nearby properties.

The subject property has no natural resources, infrastructure and/or the provision of access via a right of way or frontage to infrastructure would be of benefit and/or assist in supporting the agricultural productivity of adjoining or other properties within the Ecclestone Road locale or more broadly the Tamar Valley, Northern Midlands or Meander Valley region.

The Rural zoning of the subject property is recognition that the overall productivity and opportunity for agricultural land use activity is diminished.

8 Tasmanian Planning Scheme – Meander Valley Provisions

8.1 21.1 Zone purpose

Zone Purpose	Response
20.1.1 To provide for a range of use or development in a rural location: (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics; (b) that requires a rural location for operational reasons; (c) is compatible with agricultural use if occurring on agricultural land; and (d) minimises adverse impacts on surrounding uses. **20.1.2** To minimise conversion of agricultural land for non-agricultural use. **20.1.3** To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.	**20.1.1** (a) The agricultural land use activity which and could be undertaken on the subject property is severely limited due to the low/very low land capability of the ground present, extensive areas of the property covered by remnant native vegetation and current lack of access to sufficiently secure irrigation water. The property is best described as a lifestyle block, in capable of supporting commercial agricultural land use activity, and is best used as a low intensity small scale livestock grazing enterprise. (b) The property is capable and will be used for small scale low intensity and non-commercial agricultural enterprise, that being to graze a small herd of cattle. The proponent would live on the subject property and undertake the various operational and management duties involved in grazing the cattle and enjoy the rural bucolic amenity of the setting. (c) The proposed development would cover less than 0.1% of the total area of the subject property, and the balance of the property would be used to support a small scale low intensity and non-commercial agricultural enterprise, that being to graze a small herd of cattle. The proponent would live on the subject property and undertake the various operational and management duties involved in grazing the cattle. (d) The proposed development would be anticipated to have a negligible negative impact on the agricultural land use activities conducted on the property in question nor that of the adjacent agricultural properties. A combination of the boundary setback distances, presence of remnant native vegetation and central location of the proposed residential dwelling all assist in minimising the adverse impacts on surrounding land use activity.

Zone Purpose	Response
	20.1.2 The proposed development would cover less than 0.1% of the total area of the subject property, and the balance of the property would be used to support a small scale low intensity and non-commercial agricultural enterprise, that being to graze a small herd of cattle. The proponent would live on the subject property and undertake the various operational and management duties involved in grazing the cattle. **20.1.3** (The agricultural land use activity which and could be undertaken on the subject property is severely limited due to the low/very low land capability of the ground present, extensive areas of the property covered by remnant native vegetation and current lack of access to sufficiently secure irrigation water. The property is best described as a lifestyle block, in capable of supporting commercial agricultural land use activity, and is best used as a low intensity small scale livestock grazing enterprise. The lifestyle grazing enterprise which would be undertaken on the subject property is commensurate with the typical nature and scale of agricultural land use activity on similar lifestyle block in the Ecclestone Road locale.

8.2 20.3.1 Discretionary use

Objective:	
That uses listed as Discretionary: (a) support agricultural use; and (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use. **Response** See response to performance criteria P2 and P3.	
Performance Criteria	**Response**
P2 A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to: (a) the location of the proposed use; (b) the nature, scale and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; (d) whether the proposed use is required to support a use for security or operational reasons; and (e) any off site impacts from adjoining uses.	**P2** (a) The proposed development would be located in a central area of the subject land, and this offers significant setback distances to all property boundaries, as per to the north at 225m, east at 335m, south at 270m and west at 235m. The property has an easterly aspect and covered by flat to gentle/moderate sloping and undulating ground with significant areas of native vegetation present along all boundary areas, Therefore, a combination of setback distances, vegetation present and the topography of the subject property would mean it is reasonable to consider it would be anticipated that the proposed development would have a negligible impact on adjacent properties. (b) The adjoining properties includes to the west which is used for forestry purposes (e.g. plantation forestry) and non-agricultural use, lifestyle blocks to the north and east with a small scale non-commercial livestock enterprise, whilst to the south is large property used for a commercial scale livestock grazing enterprise. The proposed development would be planned to cover approximately 400m^2 of land which represents less than 0.1% of the total area of the subject property. The subject property would be used for a low intensity livestock enterprise, albeit at a non-

	commercial scale and would be considered as a lifestyle operation. The livestock grazing enterprise would be consistent with the grazing enterprise undertaken on the properties adjoining to the north and east and south. The subject property is incapable of being used for higher intensity agricultural land use activity principally due to the low/very low land capability ground that covers the subject property. (c) There is a negligible expectation that due to the proposed development that negative impacts would be imposed upon the adjoining properties. Theoretically potential impacts could include noise emissions, trespass, dog menace, weed infestations, and fire outbreak. Section 5.3.2 of the Agricultural report provides a detailed response to the potential for negative impacts to adjoining properties. There are no resources and/or infrastructure required to operate, manage and/or undertake agricultural land use activities on the adjoining properties. Based on reasonable and appropriate property management activities these potential impacts would be mitigated and there are no expectations that adverse impacts on the operation and management of adjoining properties would occur. (d) The proposed development is not required for security reasons. The proposed development would allow the proponent to live on the property and manage the small scale livestock enterprise and general routine property management maintenance activities. (e) Based on the nature of the land use activity, which includes forestry, non-agricultural land and livestock grazing activities would not create off-site impacts and adversely impact the subject property and associated proposed development. Substantial boundary setback distances, vegetation present and the topography of the subject property would mean it is reasonable to consider that the interaction between the

	proposed development and adjoining properties would be negligible. Section 5.3.1 of the Agricultural report provides a detailed response to the potential for off-impacts from adjoining properties to the subject property.
P3 A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to: (a) the nature, scale and intensity of the use; (b) the local or regional significance of the agricultural land; and (c) whether agricultural use on adjoining properties will be confined or restrained.	**P3** (a) The proposed development would be planned to cover approximately 400m^2 of land which represents less than 0.1% of the total area of the subject property. The balance of the property would be used for grazing livestock albeit at a small scale non-commercial scale. It is reasonable to consider that the loss of grazing land would be negligible and equate to less than approximately 0.1 DSE. (b) The subject property has a negligible level of local and regional significance. The subject property has no natural resources, infrastructure and/or the provision of access via a right of way or frontage to infrastructure would be of benefit and/or assist in supporting the agricultural productivity of adjoining or other properties within the Ecclestone Road locale or more broadly the Tamar Valley, Northern Midlands or Meander Valley region. The Rural zoning of the subject property is recognition that the overall productivity and opportunity for agricultural land use activity is diminished. (c) Substantial boundary setback distances, vegetation present and the topography of the subject property would mean it is reasonable to consider that the interaction between the proposed development and adjoining properties would be negligible. Sections 5.3.1 and 5.3.2 of the Agricultural report provides a detailed response to the potential for negative impacts to occur and/or diminish the agricultural productivity on adjoining properties due to the presence of proposed development on the subject property.

8.3 20.4.1 Building heights

Objective To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties. **Response:** The proposed residential dwelling would be lower than 14m in height and hence compliant with Acceptable solutions A1.

8.4 20.4.2 Setbacks

Objective: That the siting of buildings minimises potential conflict with use on adjoining properties. **Response:** The location of the residential dwelling on the proposed Lot 1 would be greater than 5m away from all property boundaries and hence is compliant with A1. The location of the proposed residential dwelling on the subject property would be located further than 200m from the nearest agricultural land and hence the concentration on Acceptable Solutions A2.	
Acceptable solution	**Response**
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	**A1** The proposed residential dwelling would be located greater than 5m from all property boundaries on the subject property.
A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	**A2** The proposed residential would be located 270m from the nearest Agriculture zoned land, as per property title CT 146345/1.

8.5 20.4.3 Access for new dwellings

Objectives
That new dwellings have appropriate vehicular access to a road maintained by a road authority. **Response:** The subject property has frontage to a right of way access which forms the eastern boundary of the subject property which provide access to Ecclestone Road and therefore is compliant with Acceptable Solutions A1.

9 Conclusion

1. The property is located on Ecclestone Road Riverside consists of a single title 182970/1.

2. The property consists of land capability covered by class 5 and 6 land.

3. The property is currently in a degraded condition and has been previously used for agricultural land use activity for grazing livestock on dryland pasture.

4. The proposed development includes a residential dwelling to be located in a central area of the subject property.

5. The residential dwelling will allow the proponents to live on the property, enjoy the bucolic amenity of the location and undertaken the various property improvements and engage in operating and managing a small scale non-commercial grazing livestock enterprise.

6. The property is constrained for current and future access to irrigation water, and in reality, in best considered as a dryland lifestyle block.

7. The proposed residential dwelling development can be undertaken without expectation of creating conflict with and/or limiting the current and future agricultural land use on adjacent and nearby agricultural land.

8. The proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constraint on the capability/capacity of the neighbouring properties to be actively managed and used for agricultural land use activity.

9. The proposed development is considered compliant with applicable sections of Clauses 20.1, 20.3.1, 20.4.1, 20.4.2 and 20.4.3 of the Tasmanian Planning Scheme – Meander Provisions.

10 References

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

Noble, K. E. (1990) Land Capability Survey of Tasmania. Pipers, 1:100 000 map. Department of Primary Industry, Tasmania, Australia.

Noble, K. E. (1990) Land Capability Survey of Tasmania. Pipers Report. Department of Primary Industry, Tasmania. 1990.

National Committee on Soil and Terrain (2009) 'Australian soil and land survey field handbook (3rd edn).' (CSIRO Publishing: Melbourne).

NRE (formerly DPIPWE). Groundwater Information Access Portal Information Guide.

The LIST Map datasets.

Tasmanian Planning Scheme - Meander provisions.

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.

Jason Lynch

Mr Jason Lynch BAppSc (Hort) CPAg
Senior Consultant
Pinion Advisory Pty Ltd
May 2025

COMMERCIAL PROJECT DELIVERY
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September 1, 2025

Meander Valley Council
Planning Department

Dear Sir/Madam

DA for dwelling and outbuilding Lot 1 Ecclestone Road

Please find enclosed documentation pertaining to an application for a new dwelling and outbuilding at Lot 1 Ecclestone Road.

The application is accompanied by an Agricultural Assessment report prepared by Pinion Advisory which addresses the site description and provides an assessment against the Agriculture Zone provisions.

Proposal

Approval is sought to construct a three bedroom dwelling and associated outbuilding at the currently vacant site. The dwelling will be two storeys high and have a maximum height of 8.49 metres.

The outbuilding has a footprint of 384m2 and a height of 6.5m high. Both are proposed to be located in the centre of the site with a minimum setback of 189m to any side boundary.

Zone Assessment

The site is situated in the Rural Zone. The residential use class is a discretionary use in the zone.

Table 1 below provides a summary of an assessment against applicable zone provisions.

Table 1: Assessment against Rural Zone provisions

Clause		Applicability/Assessment
Use standards		
Clause 20.3.1 Use Standards	A1/P1 A2/P2	Not applicable.

	A3/P3 A4/P4	Applicable. Meets P2 Assessment provided at Section 8.2 of the Agricultural Assessment Report Applicable. Meets P3 Assessment provided at Section 8.2 of the Agricultural Assessment Report Not applicable.
Development standards for Buildings and Works		
Clause 20.4.1 Building height,	A1/P1	Applicable. Meets A1. Maximum height of dwelling is 8.5m and outbuilding 6.5m.
Clause 20.4.2 Setbacks	A1/P1 A2/P2	Applicable. Meets A1. Minimum setbacks in excess of 150m. Applicable. Meets A2. Minimum setback to land in Agriculture zone is 200m.
Clause 20.4.3 Access for new Dwellings	A1/P1	Applicable. Meets P1. The site has access via a right of way from Ecclestone Road.
Development Standards for Subdivision		
Not applicable		Not applicable. No subdivision is proposed

Code Assessment

The site is subject to the Bushfire Prone Area Overlay and the Priority Vegetation Overlay.

The Busfhrie Prone Areas Code does not apply to the proposed dwelling and outbuilding.

The Natural Assets Code does not apply to the proposed works as the proposed works are located either outside of the Priority Vegetation area (dwelling and outbuilding) or utilise an existing cleared track – new driveway realignment.

Yours faithfully

Chloe Lyne
Planning and Development Consultant

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PO Box 210
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September 25, 2025

Nooshin Varikdoan
Meander Valley Council
PO Box 102
Westbury, TAS 7303

Dear Nooshin

Response to RFI – PA/26/0061

I refer to the RFI for PA/26/0061 and provide the following information:

The proposed driveway follows an existing informal farm track (which has recently been further graded) which meanders through the site avoiding vegetation as the vegetation in that area is sparse in comparison to surrounding areas unlike how it appears from the aeria.

The photos below are taken and show the entire length of the driveway through the priority vegetation area.

Photo 1: View taken from ROW existing formed gravel road towards the bush where the new driveway is proposed.

Photo 2: View taken from edge of bush back to ROW road

Photo 3: View taken from part way along driveway back to ROW

Photo 4: View taken from top of straight section of driveway back towards ROW road

Photo 5: View from cleared paddock where dwelling is proposed back towards bush with driveway

Yours faithfully

Chloe Lyne

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