



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:	JDA Planning Pty Ltd - PA\26\0103
PROPERTY ADDRESS:	1519 Mole Creek Road CHUDLEIGH (CT150260/1 & 47523/1)
DEVELOPMENT:	Subdivision (2 lots to 2 lots) - lot design.

The application can be inspected until **Monday, 24 November 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 8 November 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



Meander Valley Council
Working Together

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

OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

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

PROPERTY DETAILS:

Address:	<input type="text" value="1519 Mole Creek Road"/>	Certificate of Title:	<input type="text" value="FR150260/1; FR47523/1"/>
Suburb:	<input type="text" value="Chudleigh"/>	Lot No:	<input type="text"/>
Land area:	<input type="text" value="177.7ha and 38.83ha"/>	<i>m² / ha</i>	
Present use of land/building:	<input type="text" value="Residential and agriculture"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

- 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:

Refer attached planning submission

- Indicate by ✓ box
- | | | | |
|--|--|---|-------------------------------------|
| <input type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input checked="" type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

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

Description of work:

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

New floor area: m² New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 47523	FOLIO 1
EDITION 3	DATE OF ISSUE 04-Apr-2022

SEARCH DATE : 23-Sep-2025

SEARCH TIME : 09.24 AM

DESCRIPTION OF LAND

Parish of WOODBRIDGE, Land District of WESTMORLAND
 Lot 1 on Diagram [47523](#)
 Being the land Firstly described in Conveyance No. 66/5586
 Derivation : Part of 860 Acres Gtd to P Oakden and 1500 Acres
 Located to P Foote
 Prior CT [4742/71](#)

SCHEDULE 1

[M940766](#) TRANSFER to CHATSWORTH ENTERPRISES PTY LTD
 Registered 04-Apr-2022 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[50/1636](#) INDENTURE: BURDENING EASEMENT: Right to use the
 Pipeline for the owners of portion of the balance of
 the eight hundred and sixty acres originally granted
 to Phillip Oakden over the Pipeline Easement shown on
 D [47523](#) as passing through the said land within
 described
[M943248](#) MORTGAGE to Rabobank Australia Limited Registered
 04-Apr-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

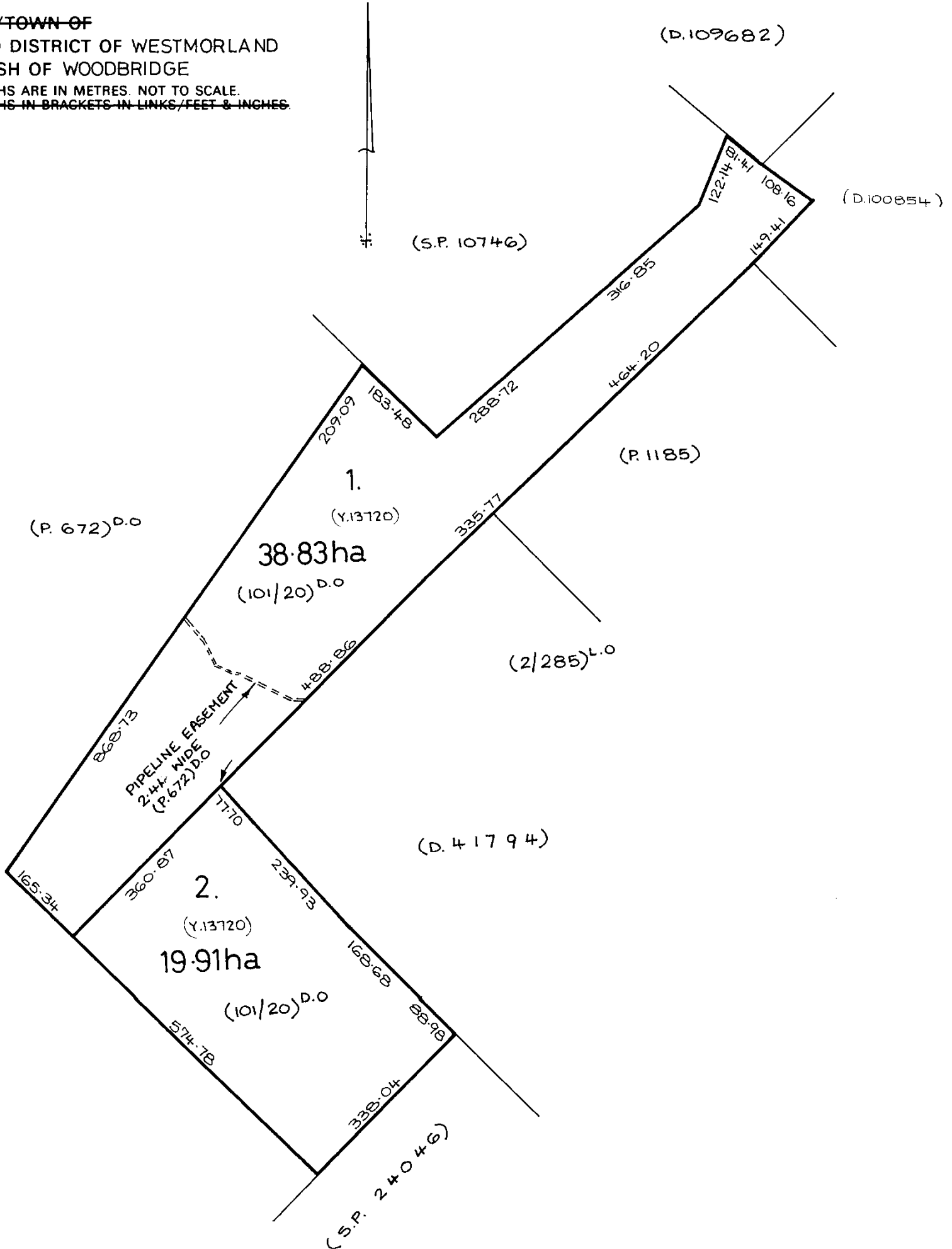
No unregistered dealings or other notations

APPROVED 22 JAN 1991 <i>M. J. O'Brien</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 66/5586 (101/20) ^{D.O}	REGISTERED NUMBER D.47523
FILE NUMBER Y. 13720	GRANTEE: PART OF 860-0-0 GTD. TO PHILIP OAKDEN & PART OF 1500-0-0 LOC. TO PEARSON FOOTE.	DRAWN <i>JH</i> 20/12/90

OS-K 2082

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF
LAND DISTRICT OF WESTMORLAND
PARISH OF WOODBRIDGE
LENGTHS ARE IN METRES. NOT TO SCALE.
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES.



SEARCH OF TORRENS TITLE

VOLUME 150260	FOLIO 1
EDITION 2	DATE OF ISSUE 04-Apr-2022

SEARCH DATE : 16-Dec-2024

SEARCH TIME : 05.43 PM

DESCRIPTION OF LAND

Parish of WOODBRIDGE Land District of WESTMORLAND
 Town of CHUDLEIGH
 Lot 1 on Sealed Plan 150260
 Derivation : Part of 860 Acres Granted to Philip Oakden, Part
 of 1500 Acres Located to Pearson Foote and Whole of Lot 1000
 (4070m2) The Crown and Whole of Lot 1001 (4047m2) The Crown
 Prior CTs 127021/1, 150260/1000 and 150260/1001

SCHEDULE 1

M940766 TRANSFER to CHATSWORTH ENTERPRISES PTY LTD
 Registered 04-Apr-2022 at noon

SCHEDULE 2

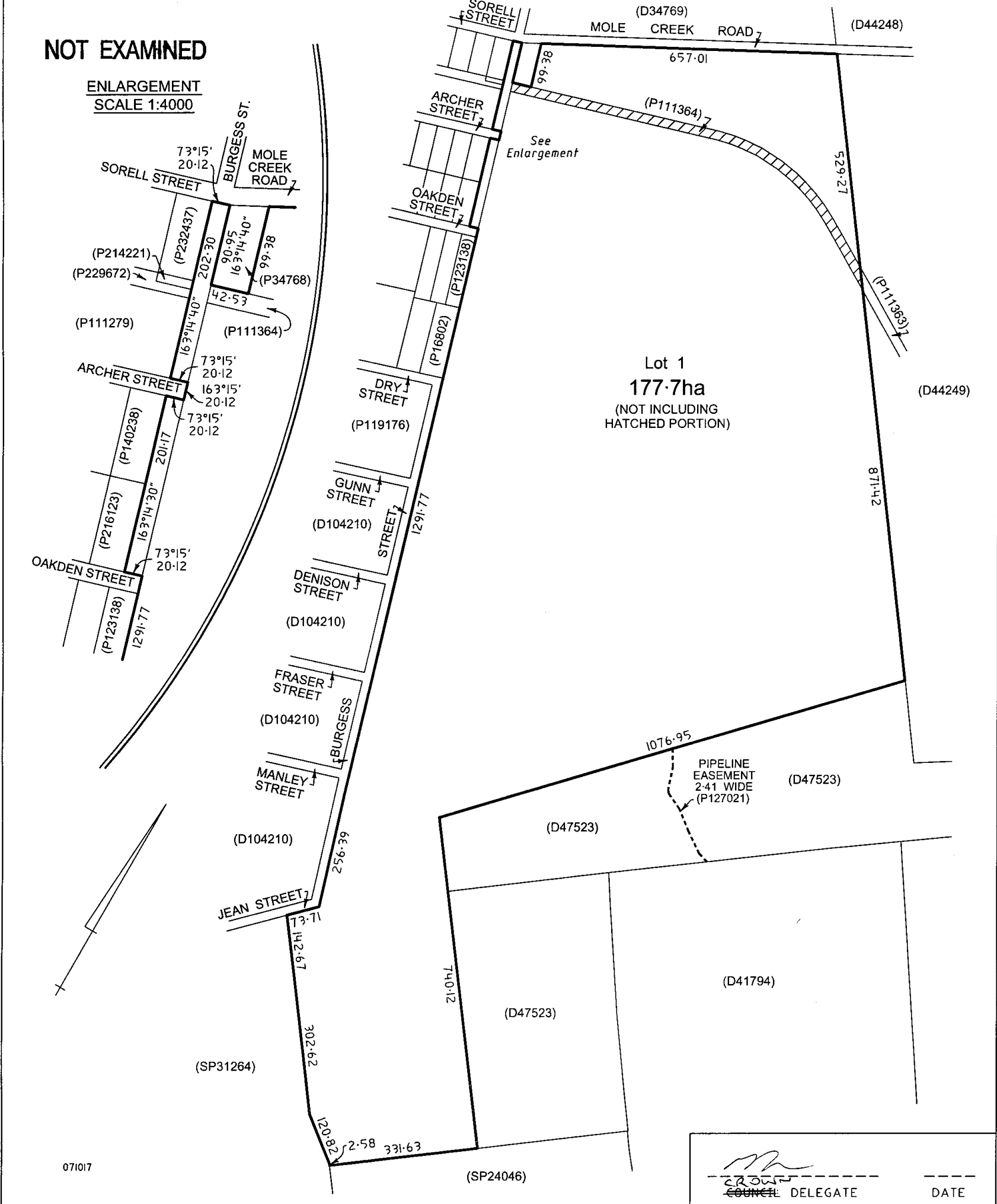
Reservations and conditions in the Crown Grant if any
 SP150260 EASEMENTS in Schedule of Easements
 C750702 FENCING PROVISION in Transfer
 M943248 MORTGAGE to Rabobank Australia Limited Registered
 04-Apr-2022 at 12.01 PM
 M940936 LEASE to JOHN BARNARD HAWKINS and ROBYN ANNE HAWKINS
 of a leasehold estate for the term of 5 years from
 14-Jan-2022 (of that part of the land on page 18 and
 the hatched area (72m2) on page 19 on the plans
 attached to the said lease) Registered 04-Apr-2022
 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

<p>OWNER: John Bernard Hawkins & Robyn Anne Hawkins and the Crown</p> <p>FOLIO REFERENCE: F.R.127021/1 150260/1000 & 1001</p> <p>GRANTEE: Part of 860-0-0 Granted to Philip Oakden, part of 1500-0-0 Located to Pearson Foote and whole of 4070m² & 4047m² the Crown.</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR Jonathan Green</p> <p>LOCATION LAND DISTRICT OF WESTMORLAND PARISH OF WOODBRIDGE & TOWN OF CHUDLEIGH</p> <p>SCALE 1:8000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP150260</p> <p>APPROVED EFFECTIVE FROM 17 APR 2007 <i>Alice Kawa</i> Recorder of Titles</p>
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MAPSHEET MUNICIPAL CODE No. 121 (4439)	LAST UPI No. 4500841	LAST PLAN No. P127021	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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M
CROWN COUNCIL DELEGATE DATE

<p>SCHEDULE OF EASEMENTS</p> <p>NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.</p>	<p>Registered Number</p> <p style="font-size: 2em;">SP 150260</p>
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PAGE 1 OF 1 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

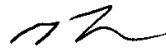
Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

That portion of Lot 1 on the Plan formerly comprised in Lot 1 on Plan 127021 ~~LOT 1 on the Plan~~ is TOGETHER WITH a right to carry water through the pipeline running through the strip of land marked "Pipeline Easement 2.41 wide" on ~~Plan No. 127021~~ together with the right to enter upon the said strip of land to inspect, renew or repair the said pipeline. as created by 59/0665

SIGNED by *Michael David Jones*)
 being and as a *Manager Crown Land Serv*)
 prescribed in Statutory Rule No. 187 of 2001 and)
 pursuant to an Instrument of Delegation dated the)
25th November 2024 in the presence of:-)









Name of witness: *T. Ferraro-Quin*
 Signature of witness: *Teresa Ferraro-Quin*
 Occupation: *Public Servant*
 Address: *134 Maguare St Hobart*

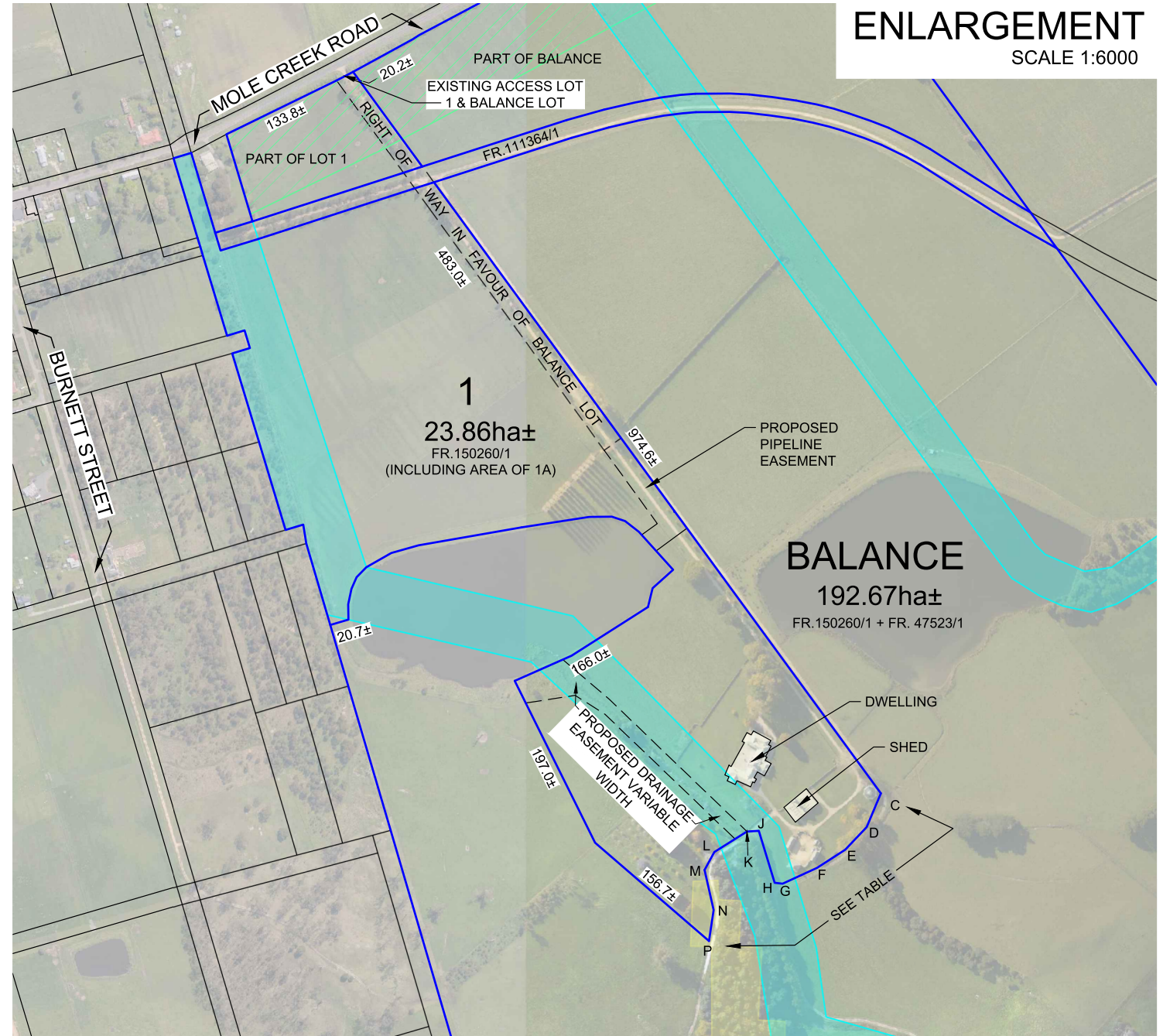
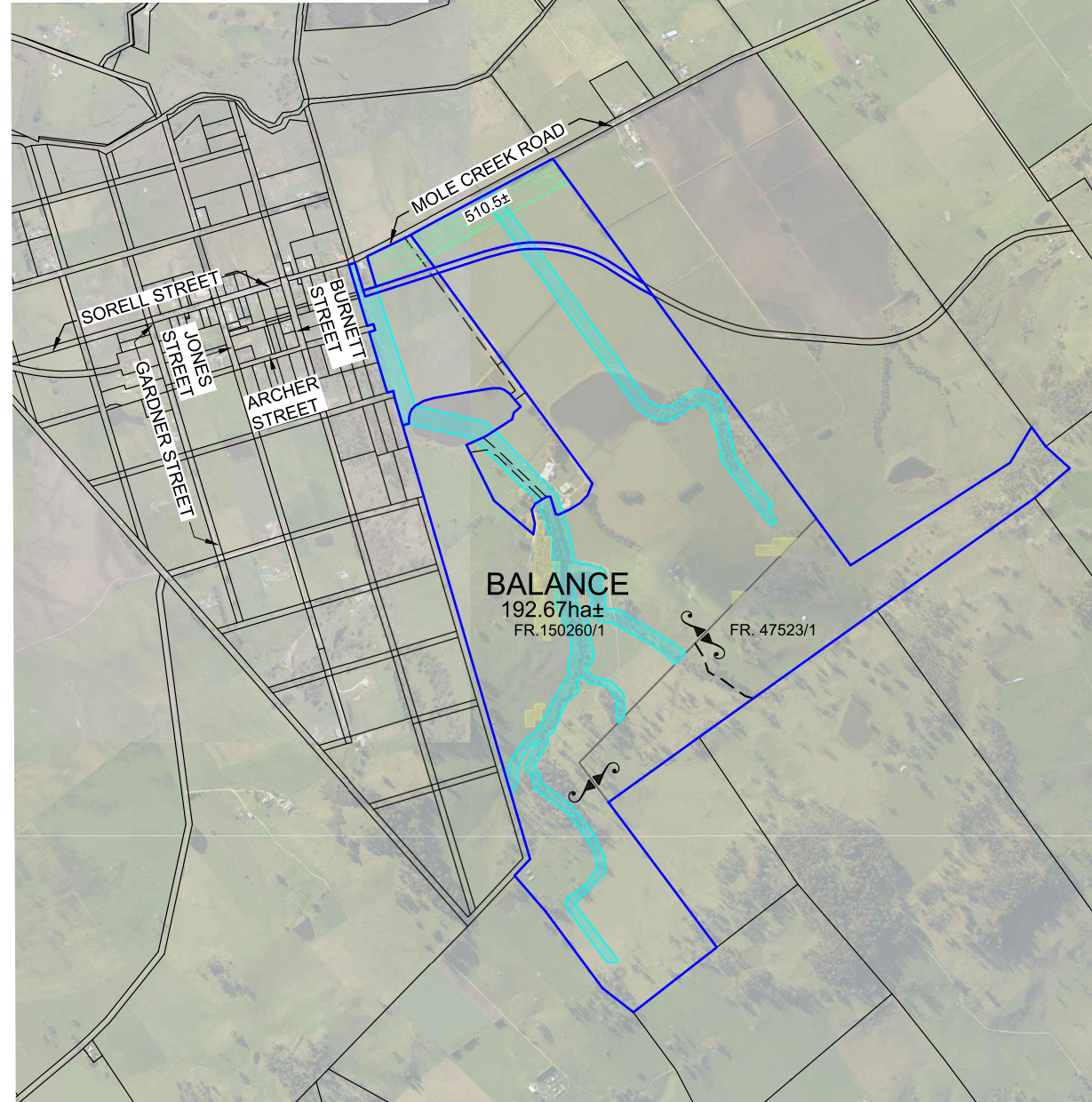
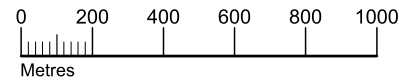
(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: J B & RA HAWKINS & THE CROWN FOLIO REF: 127021/1 , 150260/1000 & 1001 SOLICITOR & REFERENCE: CROWN SOLICITOR	PLAN SEALED BY: DATE: REF NO. Council Delegate
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	

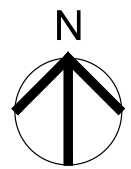
LEGEND:

-  DESIGN BOUNDARY
-  EXISTING BOUNDARY - DISAPPEARING
-  EXISTING BOUNDARY
-  7. WATERWAY AND COASTAL PROTECTION AREA
-  8. SCENIC PROTECTION AREA
-  15. LOW HAZARD LANDSLIP

SCALE 1: 20,000 (A3)




ENLARGEMENT
SCALE 1:6000



NOTES:
TITLE BOUNDARIES THAT HAVE NOT BEEN DIMENSIONED ARE AS PER TITLE.

WHOLE OF SITE IS COVERED BY 13.BPA CODE OVERLAY. FOR CLARITY, THIS HAS NOT BEEN HATCHED ON PLAN

LINE	DISTANCE (m±)
C-D	40.0
D-E	33.9
E-F	36.6
F-G	41.4
G-H	8.6
H-J	59.2
J-K	13.1
K-L	41.9
L-M	22.4
M-N	44.8
N-P	32.9

Owners CHATSWORTH ENTERPRISES PTY LTD		Title References FR.150260/1, FR. 47523/1		PID 9025068		Council Meander Valley Council		Planning scheme Tasmanian Planning Scheme		Zone 21.Agricultural		Zone Codes 13.BPA, 7.NAC		Schedule of Easements (Existing easements to be retained unless noted otherwise.) Nil.	
This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.															
PLANNER: AB		REVIEWED: -		CLIENT: CHATSWORTH ENTERPRISE PTY LTD		 <p>PDA SURVEYORS, ENGINEERS & PLANNERS</p> <p>6 Queen Street Burnie, Tasmania, 7320 PHONE: +61 03 6431 4400 FAX: +61 03 6431 6663 EMAIL: pda.bne@pda.com.au www.pda.com.au</p> <p>Also at: Launceston, Devonport, Hobart & Kingston</p>									
DRAWN: CB		REVIEWED: AE		PROJECT DESCRIPTION: DEVELOPMENT APPLICATION											
JOB MANAGER: ADRIAN EBERHARDT		DRAWING TITLE: PLAN OF SUBDIVISION 2 LOTS		ADDRESS: 1519 MOLE CREEK ROAD, CHUDLEIGH											
PRINTED DATE: 29/07/2025		JOB NUMBER: 54524		DISCIPLINE: DA		SHEET: 01		REVISION: D		SCALE: 1:20,000		PAPER: (A3)			

Existing Septic Tanks



31 October 2025

Ref: PA\26\0103

General Manager
Meander Valley Council
mail@mvc.tas.gov.au
planning@mvc.tas.gov.au

Dear Sir

1519 MOLE CREEK ROAD CHUDLEIGH – SUBDIVISION 2 LOTS – S.54 REQUEST 30/10/2025

I refer to the s.54 request for additional information and in response provide the attached aerial image shown at Figure 1, demonstrating the position of the existing septic tanks relative to the Bentley Homestead, each being well within the boundaries of the proposed new lot.

I trust this assists and clarifies the issue.



Figure 1 Location existing septic tanks - Bentley Homestead

Regards,

A handwritten signature in black ink, appearing to be 'John Ayers', written over a white circular background.

John Ayers
Director/Principal Planner
JDA PLANNING PTY LTD
M: 0408 123 770
john@jdaplanning.com

PO Box 347
Prospect 7250 Tasmania



Agricultural assessment report

Bentley, 1519 Mole Creek Road,

Chudleigh, TAS 7304

JUNE 2025 – REVISED OCTOBER 2025





43 Formby Road, Devonport, Tasmania 7310

Phone: 1300 746 466

Email: admin@pinionadvisory.com

www.pinionadvisory.com

Report author:

Jason Lynch BAppSc(Hort) CPAg

An appropriate citation for this report is:

Pinion Advisory, January 2025, Agricultural assessment report, 1519 Mole Creek Road, Chudleigh, TAS, 7304.V5

Document status:

Date	Status /Issue number	Reviewed by	Authorised by	Transmission method
23/6/25	Draft	JL	JL	Email
24/6/25	FINAL	JL	JL	Email
15/7/25	FINAL V2	JL	JL	Email
22/7/25	FINAL V3	JL	JL	Email
29/7/25	FINAL V4	JL	JL	Email
2/10/25	FINAL V5	JL	JL	Email

This report has been prepared in accordance with the scope of services described in the contract or agreement between Pinion Advisory and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Pinion Advisory accepts no responsibility for its use by other parties.

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Executive summary

This agricultural assessment report has been prepared on behalf of the proponent, Chatsworth Enterprises as trustee for the Bentley Trust, and covers various aspects of the agricultural land use activities associated with and surrounding the Bentley property at 1519 Mole Creek Road Chudleigh and the potential to be negatively impacted by the proposed development.

The proposed development on the Bentley property is based on a boundary re-organisation and would include:

- Lot 1 block: covering 23.86 hectares, consisting of Bentley house and adjacent buildings and sheds, gardens and an orchard, 13 hectares of pastureland and covers land associated with title 150260/1.
- The balance block, covering 192.67 hectares, consisting of pastureland and two irrigation dams would be re-organised and covers land associated with titles 150260/1 and 47523/1.

No new titles would be created by this proposed development.

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

The Bentley property is covered by ground with a land capability of class 4 and 5 land and is used for grazing livestock.

The proposed Lot 1, including the land and all buildings present, are not used for, do not support and do not contribute to the operation and/or management of the agricultural land use activity conducted on the balance block nor that of the wider Bentley property.

The irrigation infrastructure, as per the two irrigation dams, as would be located externally to the north and east of the proposed Lot 1 would not be impacted by the boundary re-organisation nor the future opportunity to undertake irrigated land use activity on the balance block nor that of the wider Bentley property.

The proposed Lot 1 development has irrigation dams to the north and east and substantial gardens, an orchard and screening vegetation all of which combines to form a significant buffer to the surrounding agricultural land and ensure the potential for conflict with the normal agricultural land use conducted on the balance block and that of the wider Bentley property would be negligible.

Both Lot 1 and the balance block would be used productive agricultural land use activity, with an expectation for the continuation of livestock being grazed on the pasture land present.

The proposed development could be undertaken with a negligible impact and no material bearing on the current and future scale, diversity, intensity, production system (dryland or irrigated), operation and management of the agricultural land use activities which can and could be undertaken on the balance block or the wider Bentley property and/or adjacent properties.

1 Purpose

This report has been undertaken on behalf of Chatsworth Enterprises as trustee for the Bentley Trust (the proponent) in order to support an application for a planning development application on the Bentley property at 1519 Mole Creek Road, Chudleigh.

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.

1.2 Report author

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.

1.3 Tasmanian Interim 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 Bentley property at 1519 Mole Creek Road Chudleigh is owned by Chatsworth Enterprises as trustee for the Bentley Trust and consists of thirteen individual titles and is located immediately adjacent to the south east of the village of Chudleigh. Table 1, Image 1 and Image 2.

Table 1 Property location identification details.¹

Address	Property ID	Title Reference	Hectares (Approx.)	Map ID (Image 2)
1519 Mole Creek Road, Chudleigh 7304	9025068	44248/1	16.5	A
		44249/2	110.5	B
		150260/1	179	C
		47523/1	38	D
		119176/1	4	E
		104210/1	4	F
		104210/2	4	G
		104210/3	4	H
		104210/5	4.2	I
		104210/4	6.5	J
		47523/2	19.3	K
		11364/1	2	L
		11363/1	2.1	M

Only property titles 150260/1 and 47523/1 are subject to the proposed development.

The Bentley property is covered by flat and very gently sloping ground on the northern areas, which leads up over gentle/moderate sloping and undulating ground to high ground on the southern areas, with an elevated gently sloping elevated plateau on the south western boundary area. Image 3

The infrastructure present on the Bentley property includes:

- A large residential dwelling surrounded by a number of sheds which are used for domestic and amenity purposes. None of this infrastructure is used in the operation and management of the agricultural land use activities undertaken on the subject property.
- Boundary and internal paddock fencing, stockyards, two hay sheds, and machinery shed and workers cottage.

The vegetation present on the property is dominated by open pasture land with areas of native vegetation present on the southern areas of the block, and various shelter belts are present

¹ The LIST map. <https://maps.thelist.tas.gov.au/listmap>

throughout the property. The majority of the native vegetation is identified as *Eucalyptus viminalis* wet forest (Tasmanian Native Vegetation Community GIS dataset).² Image 4.

Land tenure on the subject property and all adjacent land as private freehold land, with two small parcels of Local Government, a block of Crown land to the north west, a strip of public reserve land on the northern side of Chudleigh and a large area of Permanent Timber Production Zone land to the north.³ Image 5.

The subject property and adjacent land to the north, east and south and south west of is Agriculture zone, the central western area of the Bentley and adjacent land is zoned Rural Living, with Low Density, Village, Open Space and Recreation zoned land associated with Chudleigh, a strip of Utilities zoned for Mole Creek Road⁴. Image 6.

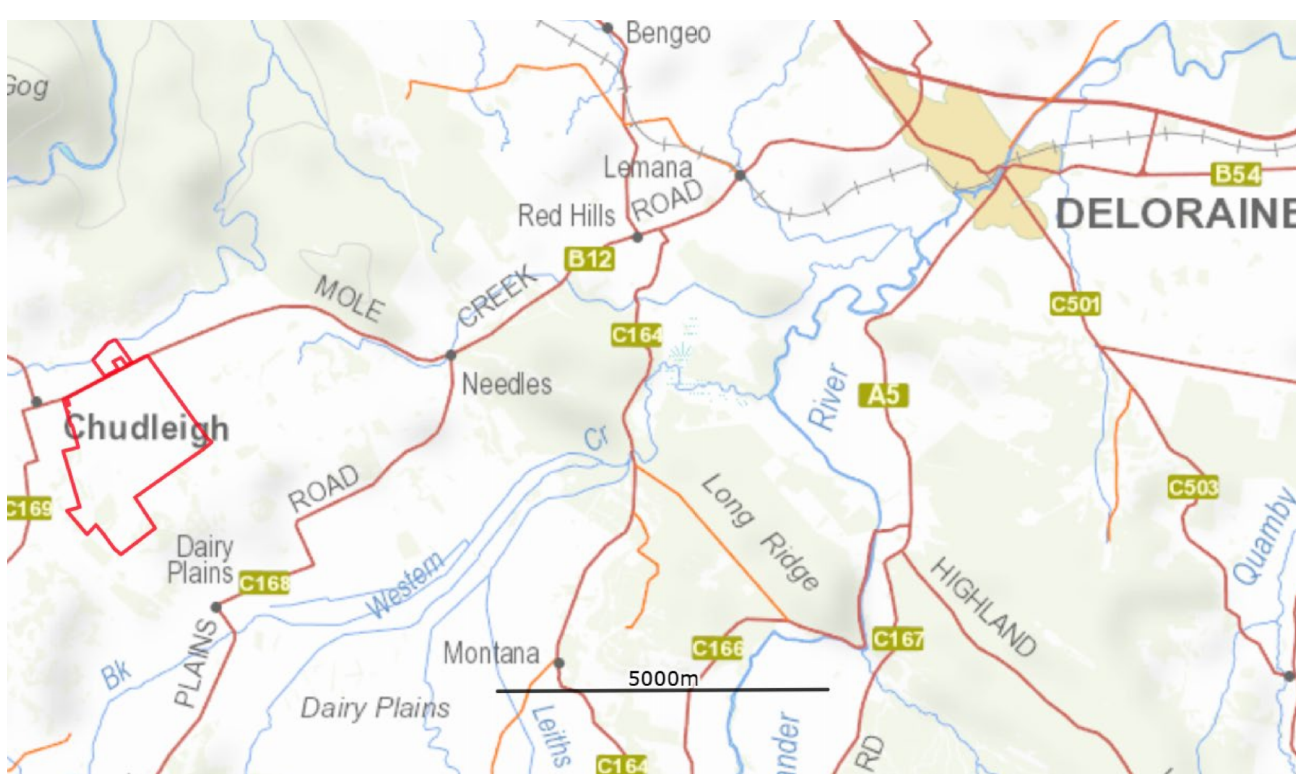


Image 1 Location of the Bentley property at 1519 Mole Creek Road. (source the LIST)

² The LIST map. <https://maps.thelist.tas.gov.au/listmap>

³ The LIST map. <https://maps.thelist.tas.gov.au/listmap>

⁴ The LIST map. <https://maps.thelist.tas.gov.au/listmap>

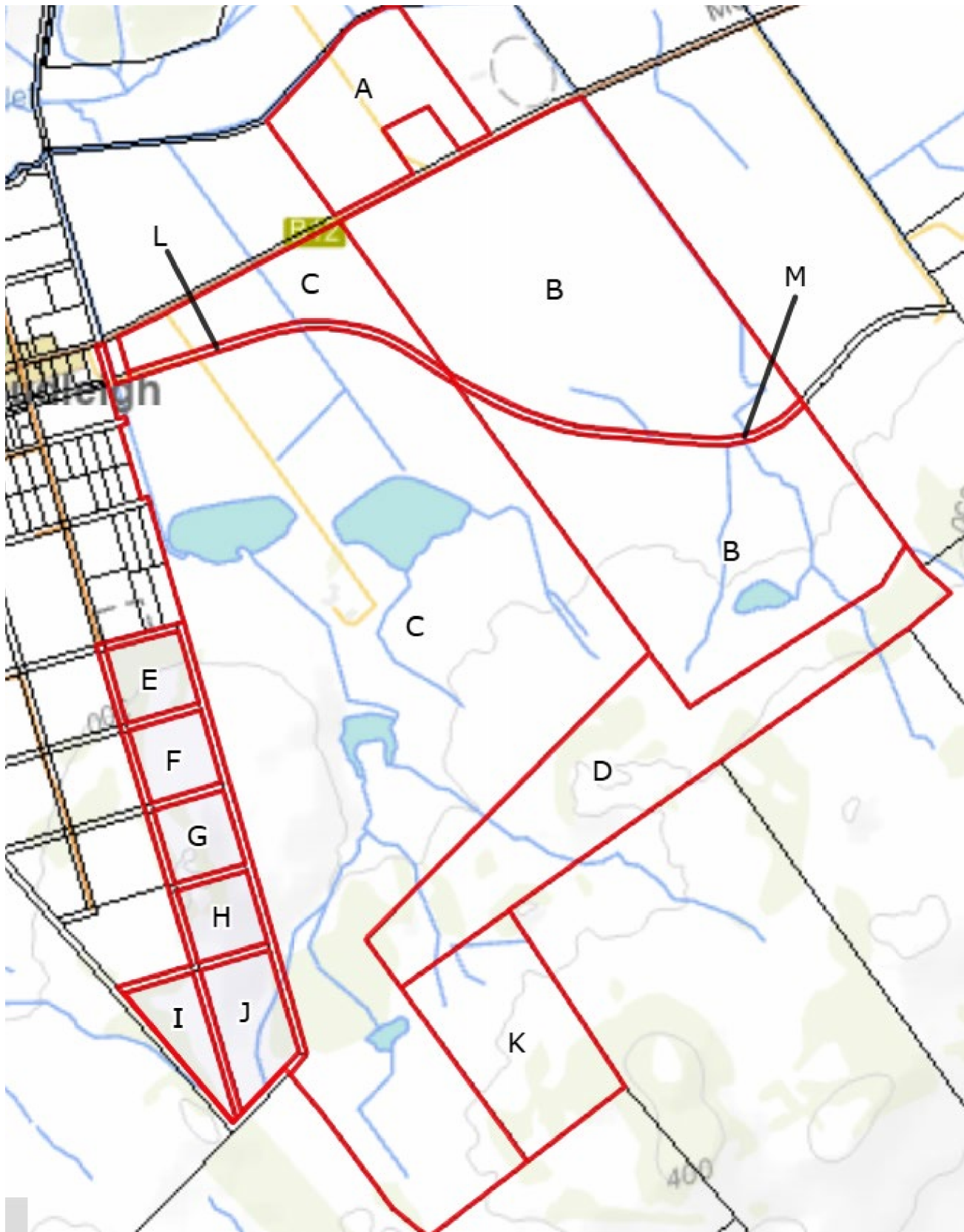


Image 2 Thirteen titles which make up the Bentley property. (source the LIST)

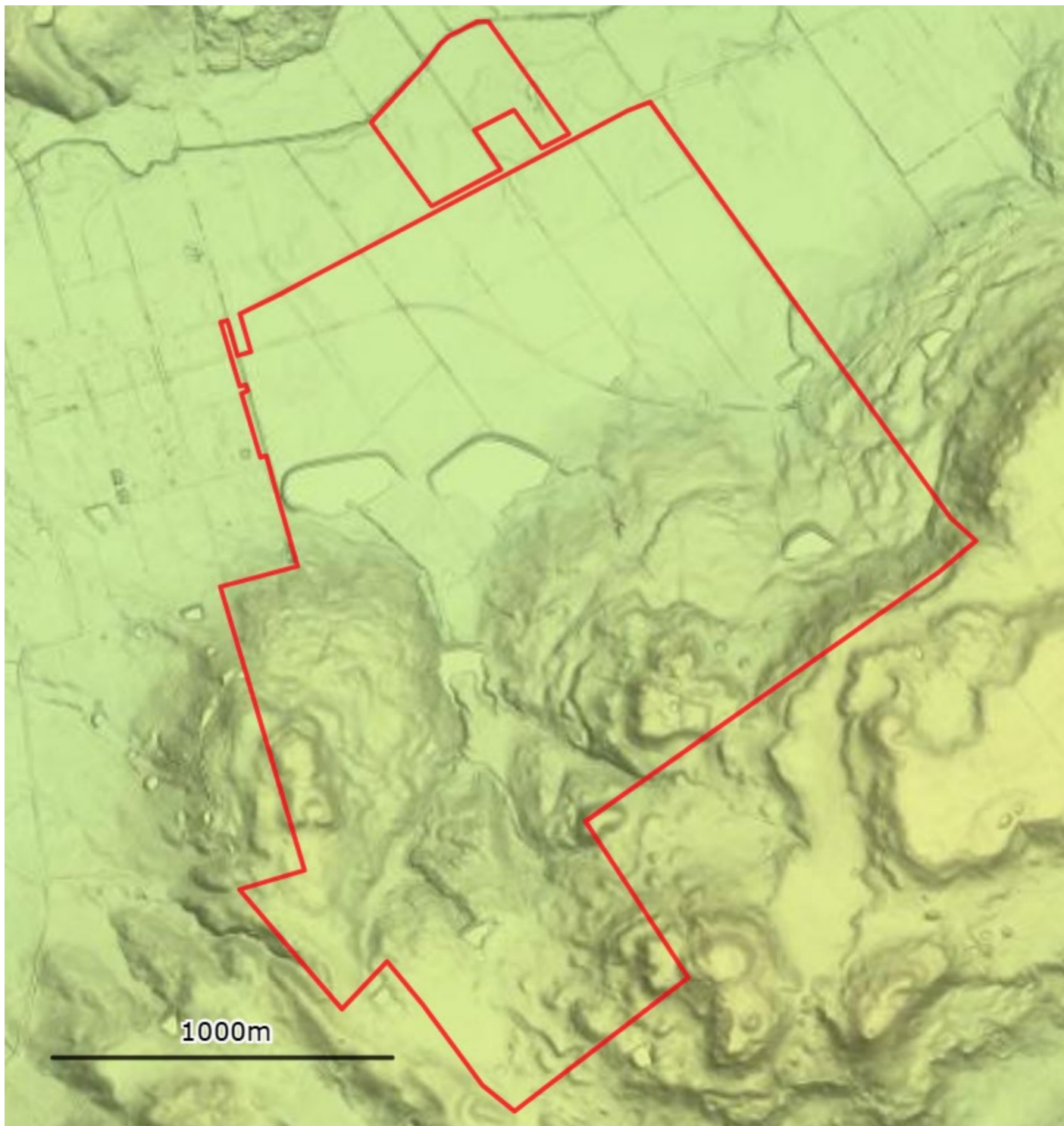


Image 3 Topography of the Bentley property as a hill shade colour basemap. (source the LIST)



Image 4 Threatened native vegetation communities "25" (as per *Eucalyptus viminalis* wet forest). (source the LIST)

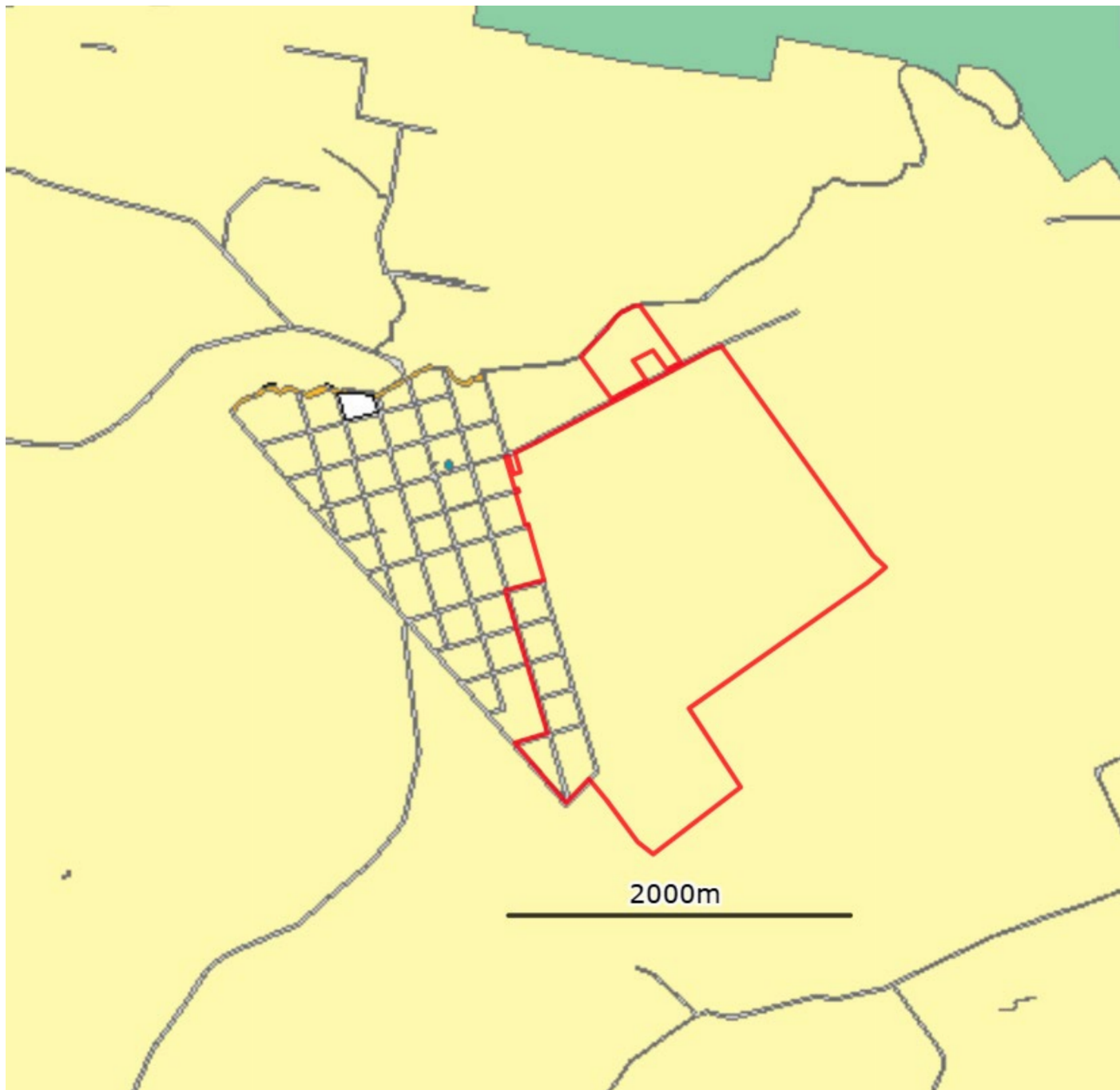


Image 5 Land tenure on the subject property (outlined in red) and all adjacent land as private freehold land (yellow shaded), parcels of Local Government (blue shaded) and Crown lands (white shaded) to the north west in the Chudleigh village, a strip of Public Reserve (gold shaded) on the north side of Chudleigh and further to the north is a large area of Permanent Timber Production zone land (green shaded). (source the LIST)

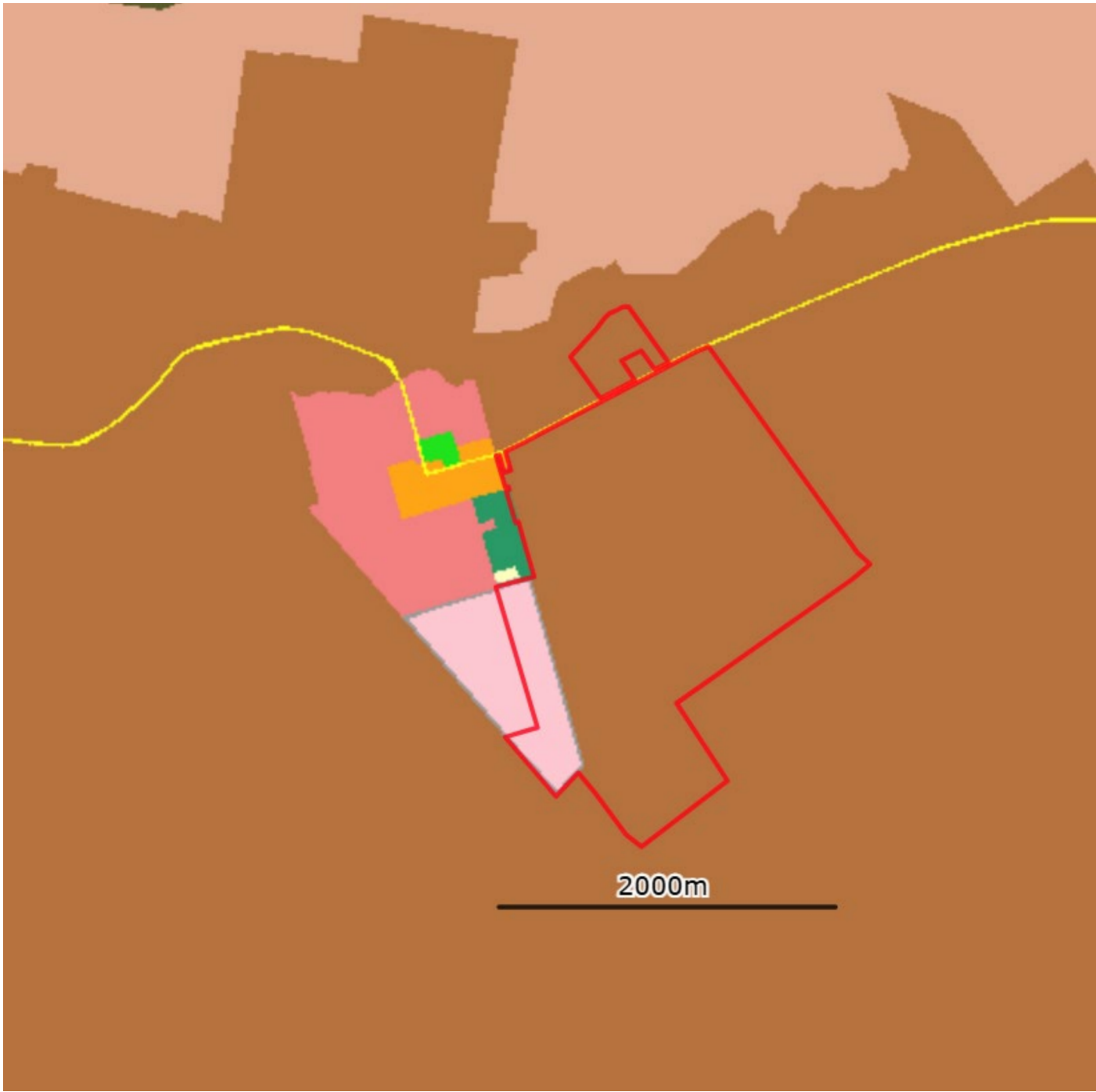


Image 6 The subject property (outlined in red) and adjacent land to the north, east and south and south west of is Agriculture zone (brown shaded), the central western area of the Bentley and adjacent land is zoned Rural Living (pink shaded), with Low Density (salmon shaded), Village (orange shaded), Open Space (dark green shaded) and Recreation (light green shaded) zoned land associated with Chudleigh, a strip of Utilities zoned (yellow shaded) for Mole Creek Road. (source the LIST).

3 Land capability

The far eastern area of the Bentley property is covered by an official land capability map, as covered by the DPI in 1993 at a scale of 1:100,000 and reported in their Meander Report⁵, and the balance of the property is officially unmapped. On the subject property, the DPI⁶ identified it to be covered by Class 4 and 5 land.

A detailed inspection of the property was undertaken by the author in January 2025, and determined the property is covered by Class 4 and 5 (Image 7).

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.

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.
- Soils (s) associated with challenging growing conditions for pasture and/or crops due to limitations such as soil depth, texture and the potential presence of stone and rock fragments.

The irrigation/stock water dams have been excluded from the land capability assessment, and this covers a total of 13.5 hectares of land on the property.

⁵ Noble, K. E. (1993) Land Capability Survey of Tasmania. Meander, 1:100 000 map. Department of Primary Industry, Tasmania, Australia.

⁶ Noble, K. E. (1993) Land Capability Survey of Tasmania. Meander Report'. Department of Primary Industry, Tasmania, Australia.



Image 7 Land capability areas present on the Bentley property.

Table 2 Land capability assessment of the Bentley property.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4se (approx. 145 ha)	Canola soil profile association, vertosol soil type derived from Quaternary alluvium. Black clay soil.	0-3%	Flat to very gently sloping ground. 250-255m above sea level.	Low/moderate 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. High risk of pugging if excessively stock during times when the soils are waterlogged.	Moderate climatic limitations. This area experiences cold winters and warm summer conditions. Receives an average approximately 1,125mm annual rainfall, experiences less than 60 annual frosts events, 780 GDD (October – April) and receives up to 1,250 chill hours (May – August).	Moderately well drained. Topsoil depth up to 40cm. High nutrient and soil moisture holding capacity.	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 suitable for cropping on a 2 in 10 year rotation with a severely restricted range of crops. This land is suitable for grazing with moderate limitations, which includes 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
4se.1 (approx. 120 ha)	Quamby soil profile association, dermosol soil type derived from Permian mudstone geology. Grey/brown clay loam soil.	3-12%	Gently sloping and rolling ground. 260-300m above sea level.	Low/moderate 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. Moderate/high risk of pugging if excessively stock during times when the soils are waterlogged.	Moderate climatic limitations. This area experiences cold winters and warm summer conditions. Receives an average approximately 1,125mm annual rainfall, experiences less than 40 annual frosts events, 860 GDD (October – April) and receives up to 1,250 chill hours (May – August).	Moderate to well drained. Topsoil depth up to 40cm. Moderate nutrient and soil moisture holding capacity. Occasional stone and rock fragments present in the soil profile.	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 suitable for cropping on a 2 in 10 year rotation with a severely restricted range of crops. This land is suitable for grazing with moderate 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.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4se.2 (approx. 55 ha)	Deloraine soil profile association, ferrosol soil type derived from Tertiary Basalt geology. Red/brown gradational clay loam soil.	3-8%	Gently sloping and undulating ground. 330-340m above sea level.	Low/moderate 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. Moderate risk of pugging if excessively stock during times when the soils are waterlogged.	Low/moderate climatic limitations. This area experiences cold winters and warm summer conditions. Receives an average approximately 1,125mm annual rainfall, experiences less than 20 annual frosts events, 750 GDD (October – April) and receives up to 1,250 chill hours (May – August).	Well drained soil. Topsoil depth up to 40cm. Moderate/high nutrient and soil moisture holding capacity. Stone and rock fragments present in the soil profile.	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 suitable for cropping on a 2 in 10 year rotation. This land is suitable for grazing with moderate 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.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5se (approx. 12 ha)	Deloraine soil profile association, ferrosol soil type derived from Tertiary Basalt geology. Red/brown gradational clay loam soil.	5-25%	Gentle to moderate sloping and undulating ground. 330-380m above sea level.	Low/moderate 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. Moderate risk of pugging if excessively stock during times when the soils are waterlogged.	Low/moderate climatic limitations. This area experiences cold winters and warm summer conditions. Receives an average approximately 1,125mm annual rainfall, experiences less than 20 annual frosts events, 750 GDD (October – April) and receives up to 1,250 chill hours (May – August).	Well drained soil. Topsoil depth up to 40cm. Moderate/high nutrient and soil moisture holding capacity. Stone and rock fragments present in the soil profile, and occasional rocky outcrop.	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 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.

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
5se.1 (approx. 58 ha)	Quamby soil profile association, dermosol soil type derived from Permian mudstone geology. Grey/brown clay loam soil.	10-30%	Gentle to moderate sloping hilly ground. 300-340m above sea level.	Low/moderate 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. Moderate/high risk of pugging if excessively stock during times when the soils are waterlogged.	Moderate climatic limitations. This area experiences cold winters and warm summer conditions. Receives an average approximately 1,125mm annual rainfall, experiences less than 30 annual frosts events, 860 GDD (October – April) and receives up to 1,250 chill hours (May – August).	Moderate to well drained. Topsoil depth up to 40cm. Moderate nutrient and soil moisture holding capacity. Occasional stone and rock fragments present in the soil profile.	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 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.



Image 8 Grey/brown clay loam dermosol soil present as per the Quamby soil profile present throughout the gently sloping and undulating ground extending along the central southern boundary area of the property. (taken on the site assessment 21/1/2025)



Image 9 Brown clay loam ferrosol soil present as per the Deloraine soil profile present throughout the elevated south western area of the property. (taken on the site assessment 21/1/2025)



Image 10 Black clay vertisol soil present as per the Canola soil profile present throughout the northern lower lying ground on the property. (taken on the site assessment 21/1/2025)



Image 11 Southerly view over the elevated pastureland on the southern area of the Bentley property. (taken on the site assessment 21/1/2025)



Image 12 Northerly view from nearby pastureland towards the Bentley house and land subject to the proposed development. (taken on the site assessment 21/1/2025)



Image 13 Westerly view across the central southern boundary area of the Bentley property with the Bentley house just visible in the central foreground. (taken on the site assessment 21/12/2025)



Image 14 Northerly view over the eastern gently sloping and low lying flat ground on the eastern areas of the property. (taken on the site assessment 21/1/2025)



Image 15 Significant shelter belt present on the length of the northern boundary (as per Mole Creek Road) of the property. (taken on the site assessment 21/1/2025)



Image 16 Aerial image taken from the south west area of the property looking north, with Bentley house and the land subject to the development visible in the centre of the image. (taken on the site assessment 21/1/2025)



Image 17 Aerial image taken from the central eastern boundary of the property towards the west. (taken on the site assessment 21/1/2025)

4 Proposed development

The proponent wishes to undertake a boundary re-organisation involving titles 150260/1 and 47523/1 which are located on the north western area of the Bentley property.

The proposed boundary re-organisation would include:

- Lot 1 block:
 - Covering 23.86 hectares, consisting of Bentley house adjacent buildings and sheds, gardens, orchards and pastureland, and covers land associated with title 150260/1.
 - This would have its own separate entrance to Mole Creek Road.
 - Approximately 13 hectares of pasture.
 - Allow for undertaking productive agricultural land use activity, as per based on livestock production.
- The balance block:
 - Covering 192.67 hectares, consisting of pastureland and two irrigation dams would be re-organised and covers land associated with titles 150260/1 and 47523/1.
 - This would have its own separate entrance to Mole Creek Road.
 - An existing internal laneway parallels the eastern and southern boundaries of the proposed Lot 1 and provides access to the southern areas of the Bentley property.
 - Allow for undertaking productive agricultural land use activity, as per based on livestock production.

A full plan of the proposed boundary re-organisation is shown in Appendix A Image 18.

The proposed Lot 1, including the land and all buildings present, are not used for, do not support and/or contribute to the operation and/or management of the agricultural land use activity conducted on the balance block nor that of the wider Bentley property.

The proposed balance block would continue to be used for agricultural land use activity, as per grazing livestock, and the two irrigation dams would be preserved and not diminished in terms of their storage capacity, ownership and ability to be refilled from natural run-off and as required pump filled, nor the future opportunity to undertake irrigated land use activity on the balance block nor that of the wider Bentley property.

The proposed Lot 1 development has irrigation dams to the north (covering approximately 4.5 hectares) and east (covering approximately 5.5 hectares) and substantial gardens, an orchard and screening vegetation all of which combines to form a significant buffer to the surrounding agricultural land and ensure the potential for conflict with the normal agricultural land use conducted on the balance block and that of the wider Bentley property would be negligible.

The proposed development could be undertaken with a negligible impact and no material bearing on the current and future scale, diversity, intensity, production system (dryland or irrigated), operation and management of the agricultural land use activities which can and could be undertaken on the balance block or the wider Bentley property and/or adjacent properties.

5 Land use

The subject Bentley property is currently used for agriculture, with a large scale livestock grazing enterprise undertaken across the property.

5.1 Potential agricultural activities conducted

5.1.1 Pastoral Use

The subject Bentley property is well suited for grazing purposes, such as finishing cattle and/or breeding cattle.

The suitable pastoral area on the Bentley property covers approximately 360 hectares and would be anticipated to have a total potential sustainable carrying capacity of approximately 6,450 DSE⁷.

6,450 DSE would be considered sufficient to running approximately 600 dairy replacement heifers on annual basis, although the exact number would vary depending on the seasonal conditions, livestock weight and liveweight gain performance of the heifers. It would be reasonable to expect some supplementary feeding would be required to ensure optimal liveweight gain performance when pasture growth is limited during winter and mid/late summer.

It should be noted that the property is in a moderately well-developed condition, and the current stocking rate being run would be approximately 70% of the potential carrying capacity.

The property has 210 ML of irrigation water, and this could be used to fully irrigate up to 52.5 hectares of pasture on an annual basis. The irrigation dams present on the proposed balance lot would not be diminished and are not negatively impacted due to an inability to be filled, and therefore the current and future opportunity to undertake irrigated pasture production would not be restricted as a result of the proposed development.

The proposed Lot 1 would have approximately 13 hectares of pastureland land which would have a potential carrying capacity of approximately 260 DSE, and this represents roughly 3.6% of the total grazing area and 4% of the total carrying capacity of the entire Bentley property. An additional 4 hectares of grassed area would also be included within the proposed Lot 1, however in reality this land is best considered as an amenity area and has not and would not be used for grazing purposes. 260 DSE would allow for running roughly 24 dairy replacement heifers on an annual basis.

The balance block would have approximately 165 hectares pasture land which would have a potential carrying capacity of approximately 3,300 DSE, and this represents roughly 45.8% of the total grazing area and 51% of the total carrying capacity of the entire Bentley property. 3,300 DSE would allow for running roughly 307 dairy replacement heifers on an annual basis.

⁷ DSE is a standard unit used to compare the feed requirements of different classes of livestock to assess the carrying capacity of a farm or paddock. One DSE is defined as the amount of feed required by a two-year-old 50 kg 'dry' Merino sheep (wether or non-lactating, non-pregnant ewe) to maintain its weight.

The development associated with the proposed Lot 1 could be undertaken with a negligible impact and no material bearing on the current and future scale, intensity, operation and management of livestock production activities which can and could be undertaken on the balance lot nor that of the overall Bentley property.

No grazing pasture land would be lost as a result of the proposed development.

5.1.2 Cropping use

The suitable cropping ground on the property, as per the class 4 land, covers approximately 300 hectares and theoretically could be used for seasonal cropping including cereals, potatoes and poppies, although the actual crops which could be grown will vary based on the soil type present, seasonal conditions and market circumstances.

The property has 210 ML of irrigation water resources and therefore could support a considerable amount of irrigated cropping such as approximately up to a maximum of 50 hectares of potatoes (4 ML/ha) or 105 hectares of poppies (2ML/ha) in any one single year.

The irrigation dams present on the proposed balance lot would not be diminished and are not negatively impacted due to an inability to be filled, and therefore the current and future opportunity to undertake irrigated cropping would not be restricted as a result of the proposed development.

Based on an average cropping rotation of up to 2 to 3 in 10 years there is potential to sustainably grow up to 90 hectares of crop, although this could be varied depending on the type of crop being grown.

The proposed Lot 1 has potentially 13 hectares of land which could be theoretically cropped, and this could still occur subsequent to the proposed development.

No cropping land would be lost as a result of the proposed development.

5.1.3 Perennial horticulture use

Due to the prevailing climate, principally the incidence of frost and limited growing day degrees the Bentley property is considered unsuitable for the production of perennial horticultural crops such as cherries, wine grapes or olives.

5.2 Adjacent land use activities

Adjacent and surrounding land has varied uses, including agricultural land use activities (north, west, south and south west), and principally for residential and amenity purposes on the land associated Chudleigh to the west.

- North
 - Property title 111355/1 (48.5 hectares), zoned as Agriculture, used for grazing livestock and no residential dwelling present. Separated from the main Bentley property by Mole Creek Road.
 - Property title 34769/1 (24.5 hectares), zoned as Agriculture, used for livestock production and has a residential dwelling present. Separated from the main Bentley property by Mole Creek Road.

- Property title 10746/1 (9 hectares), zoned as Agriculture, used for livestock production and has a horse training track and has a residential dwelling present. Separated from the main Bentley property by Mole Creek Road.
- Property title 34768/1 (0.47 hectares), zoned as Village, with a residential dwelling present.
- South
 - Property title 166057/1 (135.5 hectares), zoned as Agriculture, is used for livestock production and a residential dwelling is present.
 - Property title 166058/1 (138.5 hectares), zoned as Agriculture, is used for livestock production and a residential dwelling is present.
 - Property title 24046/1 (32.5 hectares), zoned as Agriculture, is used for livestock production and no residential dwelling is present.
 - Property title 31264/1 (62 hectares), zoned as Agriculture, is used for livestock production and a residential dwelling present.
- East
 - Property title 208900/1 (107 hectares), zoned as Agriculture, zoned as Agriculture, used for grazing livestock and has a residential dwelling present
 - Property title 100854/1 (42.5 hectares), zoned as Agriculture, zoned as Agriculture, used for grazing livestock and no residential dwelling is present
- West
 - Property title 180759/1 (50 hectares), zoned as Agriculture, used for mixed seasonal cropping and livestock production, and a residential dwelling present.
 - Jones Street, property titles 165031/1 (5.2 hectares), 110151/8 (4 hectares), 49290/1 (4 hectares) and 33998/3 (4 hectares), all zoned Rural Living, lifestyle blocks with small scale agricultural land use activities (e.g. self-sufficiency gardening and micro herds) and a residential dwelling is present on each block.
 - Burnett Street:
 - Property titles 16802/6 (0.8 hectares), 12318/1 (0.6 hectares), 216123/5 (0.4 hectares), 140238/1 (0.4 hectares) and 142977/1 (2 hectares), all zoned as Open Space, no dwellings are present and are covered by open bushland vegetation.
 - Property title 142977/1 (2 hectares), zoned as Community Purpose and is the Chudleigh cemetery.
 - Property title 111279/1 (1.9 hectares), zoned as Village, and has a residential dwelling present.
 - Sorell Street, property title 232437/1 (0.35 hectares), zoned as Village, no dwelling is present and forms part of an adjacent land holdings to the east.

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 Bentley property is consistent with similar agricultural land use activities on in the wider western Meander Valley area.

After the recent site assessment, it has been concluded that the layout of the proposed subdivision I 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, south, east and south west of the property and for residential and amenity purposes to the west

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

Table 3 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. The proposed Lot 1 development is buffered by the presence of irrigation dams to the north and east and substantial gardens, orchard and screening vegetation combines to form a significant buffer to the surrounding agricultural land. 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.
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.
3. Irrigation water over boundary	Risk = low. Due to a combination of the presence of irrigation dams to the north and east and substantial gardens, orchard and screening vegetation combines to form a significant buffer for the proposed Lot 1 to the surrounding agricultural land on the Bentley property. The nearest irrigation undertaken on land adjacent to the Bentley property occurs approximately 1km further to the west but is separated by a number of residential 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 4 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.
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.

5.4 Residential amenity

Chudleigh is a small village (population 213 in the 2021 census⁸) adjacent to the north western boundary of the Bentley property.

The nearest residential dwelling to the Bentley house on the proposed Lot 1 would be located approximately 680m to the north west.

⁸ <https://abs.gov.au/census/find-census-data/quickstats/2021/SAL60112>

A combination the presence of vegetation present throughout much of the western boundary of the Bentley property provides useful screening to the nearby residential dwellings in Chudleigh.

A combination of the separation distances and existing and proposed vegetation (e.g. shelter belts) present would ensure a negligible impact on the nearest and other nearby residential dwellings in the vicinity of the property in question.

6 Water resources

Four dams are present on the Bentley property and provides a total 210 ML of irrigation water and 10 ML of stock and domestic water. Table 5

Table 5 Dams present on the Bentley property.⁹

Dam ID	Storage capacity (ML)	Usage
7197	80	Irrigation
10243	100	Irrigation
7645	30	Irrigation
8046	10	Stock and domestic

Two main waterways and their tributaries flow through the Bentley property, both of which flow into the Lobster Rivulet, with the Lobster Rivulet forming the central northern boundary of the property.

Two bores are present on the subject property, both of which were installed during 1984 and are listed as abandoned.

The property is located in the Greater Meander Valley Irrigation District (GMVID), although it is not served by the Greater Meander Valley Irrigation Scheme (GMVIS).

No irrigation infrastructure (e.g. dams or pipelines) would be present on the proposed Lot 1, and subject to the approval of the proposed boundary re-organisation the existing irrigation infrastructure would not be diminished and any future potential irrigated land use activity would not be negatively impacted.

⁹ NRE (formerly DPIPW). Water Access Tool.

7 Setback compliance

The proposed boundary re-organisation development is required to comply with the relevant setback requirements as stated in the TPS clause 24.2.2 A2¹⁰ with respect to achieving a 200m setback from the Bentley residential dwelling (e.g. sensitive use) to the proposed Lot 1 title boundaries.

The currently proposed Lot 1 boundaries have a specifically selected in order to maximise the amount of available agricultural land and secure ongoing access to high value infrastructure (dams and laneway access).

The basis for the selection of the Lot 1 boundaries includes:

- All buildings (with a sensitive use or otherwise) are located greater than 5m from all proposed boundaries.
- A 200m setback could result in approximately 0.3 hectares of the northern dam (dam ID 7197) and 1.5 hectares of the eastern dam (dam ID 10243) being potentially incorporated into Lot 1. Having dams being dissected by property boundaries should be avoided due to significant complications relating to ownership of the water stored in the dam, division of responsibilities and relating to dam repairs and maintenance and hazard risk assessment reviews, and the need for revised NRE dam registration and water entitlement obligations. If the boundary revision were to occur and the subsequent proponent's ownership of the irrigation water therewith was diminished this would lead to a reduction in the opportunity to undertake irrigated agriculture and the associated loss of productivity and income generation. It is strongly recommended that the dam to the north and east of the Bentley homestead not be included into the proposed Lot 1.
- A 200m setback distance would incorporate the existing main farm laneways located adjacent to the east and south of the proposed Lot 1. If the ability to use was lost the subsequent impact on the utility of the balance of the property would be significant, with the challenging topography and southern dam (dam ID 7645) to the south of the proposed Lot 1 in conjunction with the presence of the spill way for the northern dam (dam ID 7197) which runs along the central western boundary would necessitate construction of a new laneway which would be located on the eastern area of the southern boundary. The construction of a new all-weather gravelled 1.8km laneway would potentially cost approximately \$95,000 and would likely involve the clearing and removal of some native vegetation.

The location of the boundaries for the proposed Lot 1 provides for utilisation of existing natural and man-made buffers including:

- The dams located to the north (dam ID 7197), south (dam ID 7645) and east (dam ID 10243) already provide a significant buffer to the balance of the agricultural land on the Bentley property. The buffers associated with these dams provides a substantial physical separation (as per approximately a 100-150m wide separation for the northern dam, 200-250m wide separation for the eastern dam, and 80-120m wide separation for the southern dam) from the open extensive pasture land on the balance of the Bentley property.

¹⁰ Tasmanian Planning Scheme-20250716-v13

- Well established substantial gardens and an orchard located on the western area of the proposed Lot 1 offers screening and a physical buffer to the balance of the Bentley property.
- A hedge row (approximately 2m high) extending 450m is present on both sides along the southern half of the laneway entrance into the proposed Lot 1, which provides a visual screen to the east.
- A number of buildings are located to the south of the residential dwelling on the proposed Lot 1 which provides a significant physical buffer to the south.
- A 2.3 hectare block of native vegetation is present adjacent to the south west and provides a significant buffer in this direction.

The boundaries of the proposed Lot 1 offers the most appropriate allocation of land to this subject block, utilises existing natural and man-made buffers, maximises the amount of land available for agriculture on the balance of the Bentley property and minimises the potential for interference with the standard and normal agricultural land use activities which are and could be conducted on the adjacent and surrounding agricultural land.

The boundaries of the proposed Lot 1 are consistent with the intent of the Agricultural zoning, as per minimising potential conflict and negative impacts on the balance of the Bentley property.

8 Conclusion

1. The Bentley property is located at 1519 Mole Creek Road, Chudleigh, and consists of thirteen individual titles.
2. The property consists of land capability covered by class 4 and 5 land.
3. The property is currently used to graze dairy replacement livestock.
4. The proposed development is based on a boundary re-organisation would include:
 - a. Lot 1 block: covering 23.86 hectares, consisting of Bentley house adjacent buildings and sheds, gardens, orchards and 13 hectares of pastureland, and covers land associated with title 150260/1.
 - b. The balance block, covering 192.67 hectares, consisting of 165 hectares of pastureland and two irrigation dams would be re-organised and covers land associated with titles 150260/1 and 47523/1.
5. The proposed Lot 1, including the land and all buildings present, are not used for, do not support and do not contribute to the operation and/or management of the agricultural land use activity conducted on the balance block nor that of the wider Bentley property.
6. The irrigation infrastructure, as per the two irrigation dams, as would be located to the north and east of the proposed Lot 1 would not be impacted by the boundary re-organisation nor the future opportunity to undertake irrigated land use activity on the balance block nor that of the wider Bentley property.
7. The proposed Lot 1 development has irrigation dams to the north and east and substantial gardens, an orchard and screening vegetation all of which combines to form a significant buffer to the surrounding agricultural land and ensure the potential for conflict with the normal agricultural land use conducted on the balance block and that of the wider Bentley property would be negligible.
8. The boundaries of the proposed Lot 1 are consistent with the intent of the Agricultural zoning, as per minimising potential conflict and negative impacts on the balance of the Bentley property.
9. Both the proposed Lot 1 and balance lot would be used for productive agriculture, that being an expectation for the continuation of grazing livestock.

10. The proposed development could be undertaken with a negligible impact and no material bearing on the current and future scale, diversity, intensity, production system (dryland or irrigated), operation and management of the agricultural land use activities which can and could be undertaken on the balance block or the wider Bentley property and/or adjacent properties.
11. 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.
12. No agricultural land would be lost as a result of the proposed development.

9 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
June 2025 – Revised October 2025

Appendix A

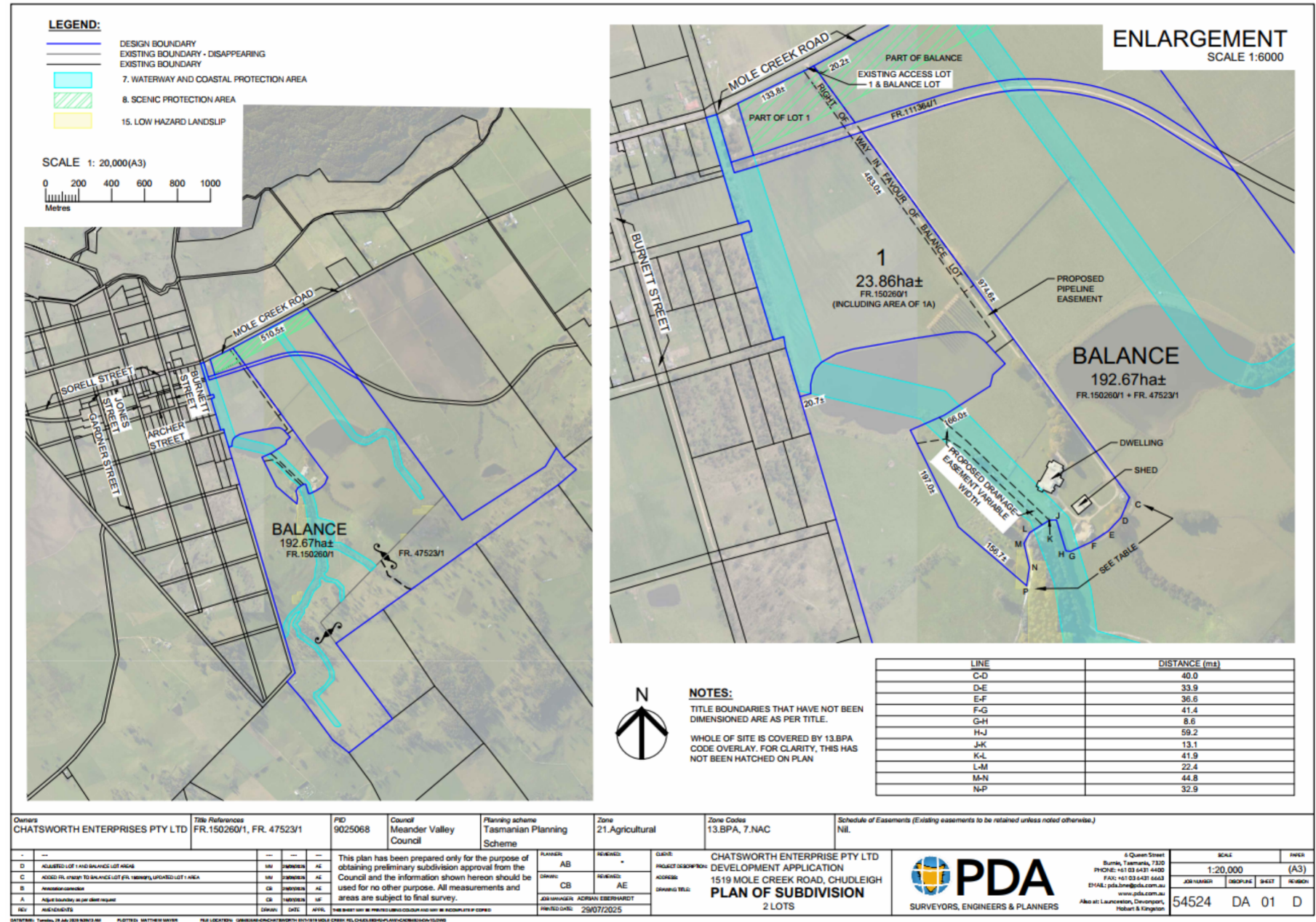


Image 18 Proposed boundary adjustment plan of the property titles. (source PDA Surveyors, Engineers and Planners)



Bushfire Hazard Management Report: Subdivision

Report for: JDA Planning

Property Location: 1519 Mole Creek Road, Chudleigh

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 14th October 2025

Version: 3



Summary

Client: Chatsworth Enterprises

Property identification: 1519 Mole Creek Road, Chudleigh,
CT 150260/, 47523/1 PID 9025068

Current zoning: Agriculture, *Tasmanian Planning Scheme- Meander Valley*

Proposal: A 2 lot subdivision is proposed from 2 existing titles at 1519 Mole Creek Road, Chudleigh.

Assessment by:



Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

Version	Date	Notes
1	9/7/2025	
2	30/7/2025	Revised lot boundary
3	14/10/2025	2 lots from 2 lots

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This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

DESCRIPTION

A 2 lot subdivision is proposed from 2 existing titles at 1519 Mole Creek Road, Chudleigh. The area is mapped as bushfire prone in planning scheme overlays.

Lot 1 will be 23.86ha and contains an existing dwelling and outbuildings, the lot is low threat around the dwelling and grassland. Balance lot will be 192.67ha and has no buildings and is grassland, dams and forest patches.

Surrounding land is pasture and occasional forest patches, residential areas of Chudleigh are to the northwest. The area is not serviced by a reticulated water supply. The lots have frontage to Mole Creek Road.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone in Planning Scheme Overlays.

Balance lot proof of concept building area is shown for the purposes of subdivision compliance with the Bushfire Prone Areas Code, any future habitable building on that lot is likely to require a site specific BHMP for building approvals.

VEGETATION AND SLOPE

Lot		Northeast	Southeast	Southwest	Northwest
1	Vegetation, within 100m of existing dwelling	0-50+m low threat, 50+ 100m grassland	0-100+m low threat, 100+ 100m grassland	0-50m low threat, 50+ 100m low threat, grassland, forest mosaic	0-50m low threat, 50+ 100m grassland
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5°	Down slope 0-5°
	BAL rating existing vegetation	BAL Low	BAL Low	BAL 12.5	BAL Low
balance	Vegetation, within 100m of lot boundaries	0-100m grassland	0-100m grassland	0-100m grassland / woodland mosaic	0-100m grassland
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Down slope 0-5°	Down slope 0-5°
	BAL rating existing vegetation	BAL FZ	BAL FZ	BAL FZ	BAL FZ
	BAL Rating with setbacks & HMA	BAL 19			

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after the development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

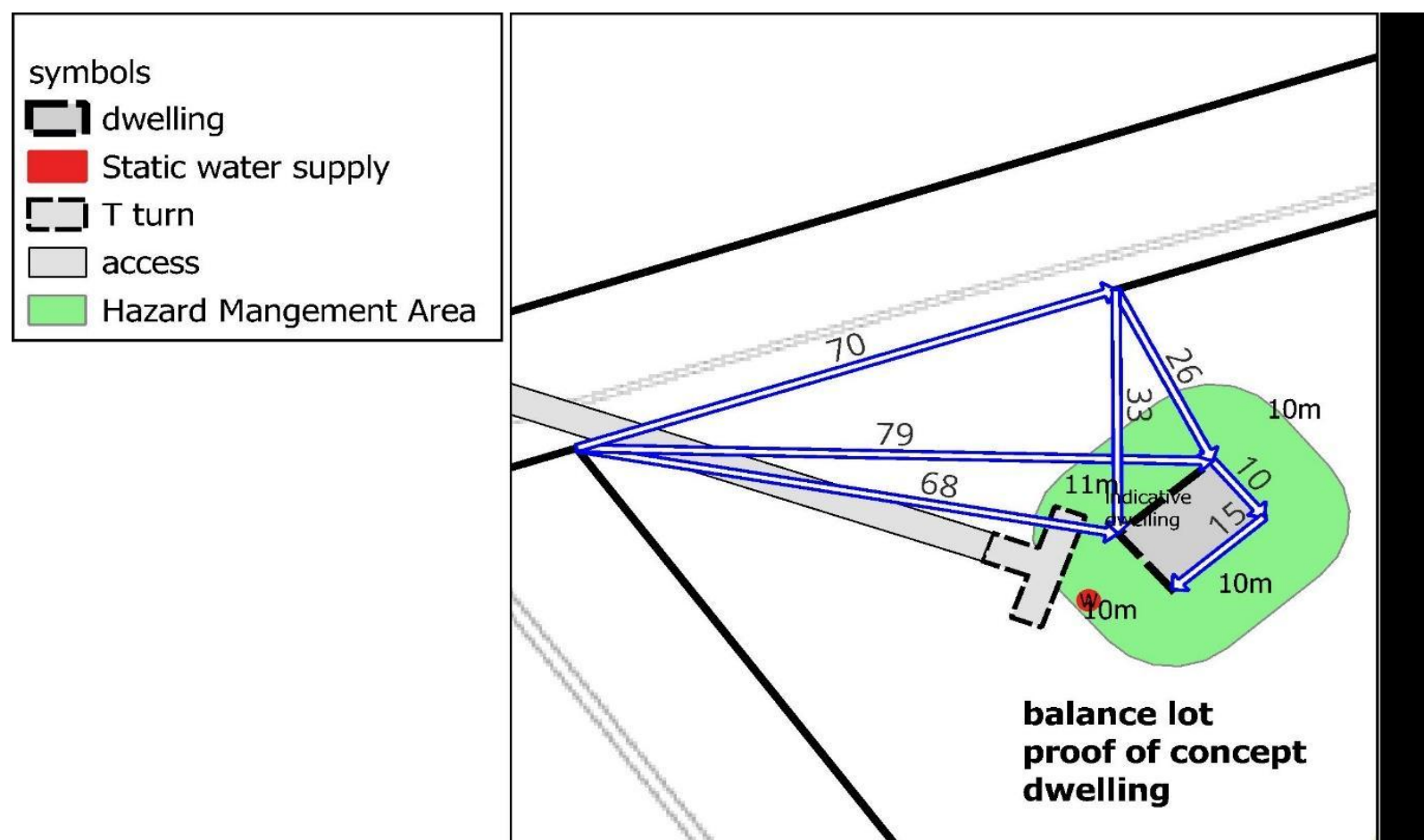


Figure 1: BAL 19 Proof of concept BAL 19 building area & HMA for balance lot

The closest boundary change to the Lot 1 dwelling is >50m to the east and southwest, there will be no increase in risk to the dwelling from subdivision, the lot is considered exempt for the purposes of subdivision. The building area on balance lot is shown as proof of concept only. Any future habitable building is likely to require a site specific BHMP.

HAZARD MANAGEMENT AREAS

Future habitable buildings must have hazard management areas in place prior to commencement of construction.

ROADS

No roads are proposed for the subdivision; all lots will have access from Mole Creek Road.

PROPERTY ACCESS

Access to bushfire prone lots must comply with the relevant elements of Table C13.2. Existing access for lot 1 dwelling is compliant; Lot 1 is considered exempt for the purposes of subdivision.

Balance lot access to the water supply point must be in place prior to commencement of construction of a habitable building on the lot.

Table C13.2 Standards for Property Access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and <p>terminate with a turning area for fire appliances provided by one of the following:</p> <ul style="list-style-type: none"> (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead "T" or "Y" turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and	<p>The following design and construction requirements apply to property access:</p> <ul style="list-style-type: none"> (a) complies with requirements for B above; and

access is provided to 3 or more properties.	(b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.
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FIRE FIGHTING WATER SUPPLY

The subdivision is not serviced by a reticulated water supply. Lot 1 is considered exempt for the purposes of subdivision. It is recommended but not required that a static water supply is installed to service the existing Lot 1 dwelling. Future habitable buildings will require a static water supply compliant with table C13.5 prior to commencement of construction.

Table C13.5 Static Water Supply

Column 1		Column 2
Element		Requirement
A.	Distance between building area to be protected and water supply	<p>The following requirements apply:</p> <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.

Column Element		Column 2 Requirement
B.	Static Water Supplies	<p>A static water supply:</p> <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 - 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles