



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:	Adams Building Design - PA\26\0116
PROPERTY ADDRESS:	Oaks Road OAKS (CT: 243510/1)
DEVELOPMENT:	Single dwelling & Residential outbuilding (garage) - discretionary use, setback.

The application can be inspected until **Monday, 15 December 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 29 November 2025.

Jonathan Harmey
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.

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="849 Oaks Road"/>	Certificate of Title:	<input type="text" value="243510"/>
Suburb:	<input type="text" value="Oaks"/>	<input type="text" value="7303"/>	Lot No: <input type="text" value="01"/>
Land area:	<input type="text" value="610400.99"/>	<input checked="" type="checkbox"/> m ² / ha	
Present use of land/building:	<input type="text" value="vacant lot"/>	<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:

- Indicate by ✓ box
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input 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: New building height:

Materials: External walls: Colour:

Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 243510	FOLIO 1
EDITION 5	DATE OF ISSUE 08-Mar-2025

SEARCH DATE : 11-Mar-2025

SEARCH TIME : 09.33 AM

DESCRIPTION OF LAND

Parish of ADELPHI, Land District of WESTMORLAND
 Lot 1 on Plan 243510
 Derivation : Part of 2147 Gtd.to T. Reibey
 Prior CT 4059/92

SCHEDULE 1

N238921 TRANSFER to ANDREW WILLIAM LESTER and ANGELA JOY
 LESTER Registered 08-Mar-2025 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 E406422 MORTGAGE to Westpac Banking Corporation Registered
 08-Mar-2025 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS D 435

ANNEXURE TO CERTIFICATE OF TITLE
FOLIO OF REGISTER

VOL. 4059 FOL. 92



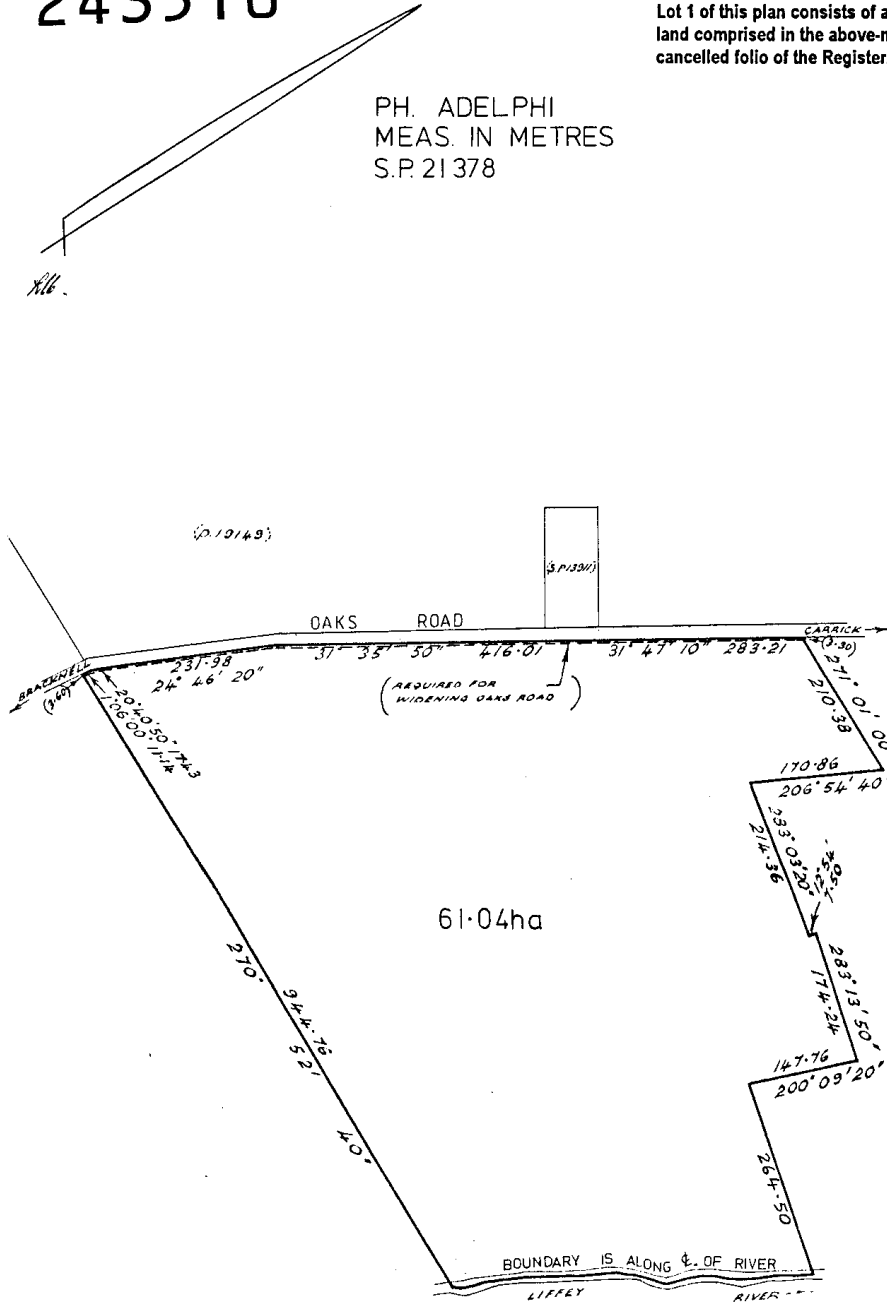
REGISTERED NUMBER

243510

R. Thomas
Recorder of Titles

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

PH. ADELPHI
MEAS. IN METRES
S.P. 21378










Residence & Outbuilding
at 849 Oaks Road,
Oaks, TAS. 7303

Client :

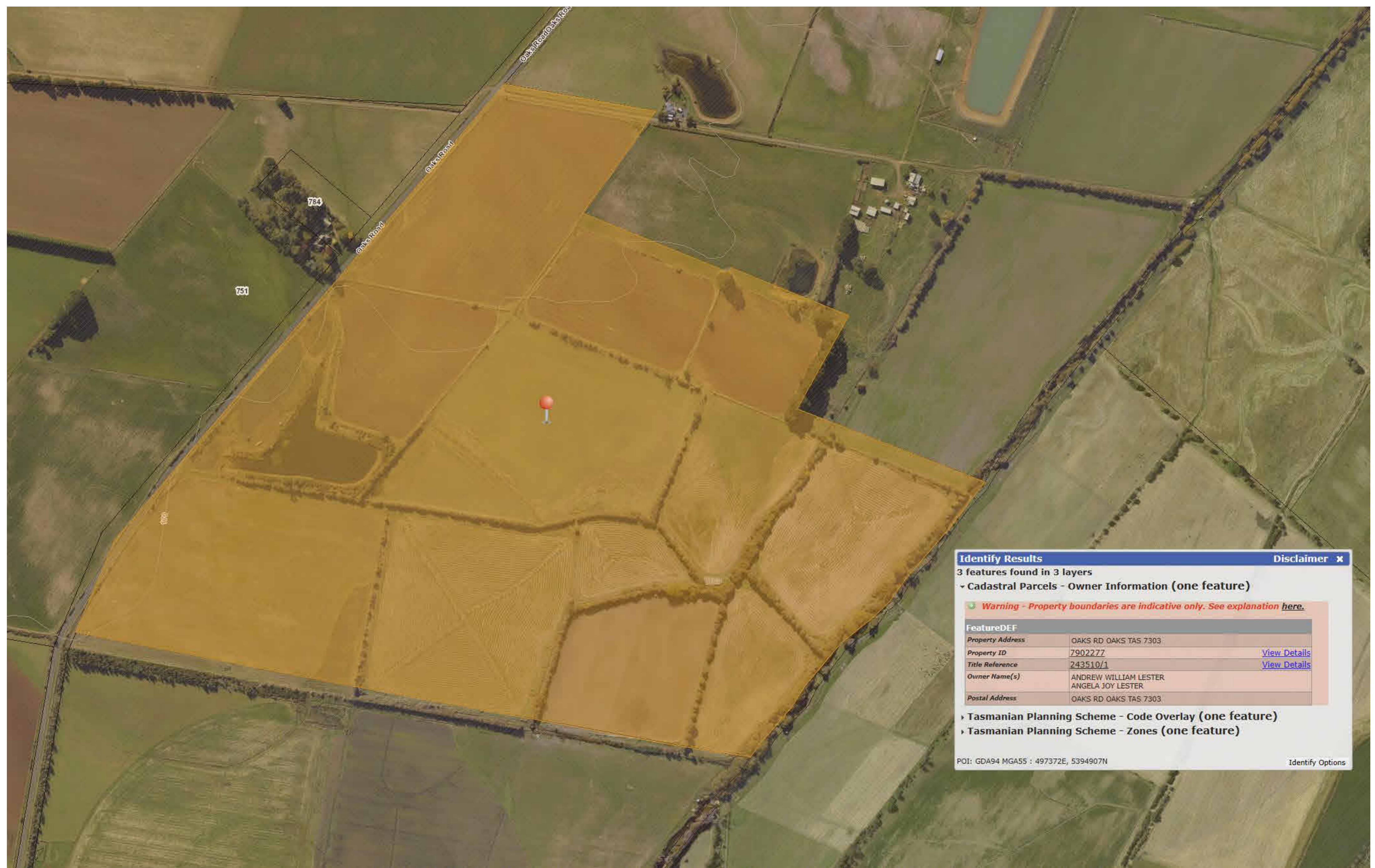
Andrew & Angela Lester

Building Areas		
Name	Area	Building Squares
Dwelling	387.57 m ²	41.67
Poolhouse	41.95 m ²	4.51
Shed	144.00 m ²	15.48
	573.52 m ²	61.67

Site areas	
Name	Area
Site	610400.99 m ²

Project Details	
Council	 Meander Valley Council
Zone	21.0 Agriculture
Planning Overlay	Bushfire Prone Areas Code
PID	7902277
Title Folio	01
Title Volume	243510
Climate Zone	 7
WIND SPEED	 TBC
SOIL CLASS	 TBC
STAR RATING	 TBC
BAL Rating	 TBC
Corrosive Environment	 N/A

Drawing List	
Sheet #	Sheet Name
1	Cover Page
2	Govt Infrastructure Details
3	Site Plan
4	Site Drainage Plan
5	Floor Plan
6	Elevations (sheet 1)
7	Elevations (sheet 2)
8	Shed Drawings
9	3D Views



Identify Results Disclaimer x

3 features found in 3 layers

- ▾ Cadastral Parcels - Owner Information (one feature)

Warning - Property boundaries are indicative only. See explanation [here](#).

FeatureDEF	
Property Address	OAKS RD OAKS TAS 7303
Property ID	7902277 View Details
Title Reference	243510/1 View Details
Owner Name(s)	ANDREW WILLIAM LESTER ANGELA JOY LESTER
Postal Address	OAKS RD OAKS TAS 7303

- ▾ Tasmanian Planning Scheme - Code Overlay (one feature)
- ▾ Tasmanian Planning Scheme - Zones (one feature)

POI: GDA94 MGA55 : 497372E, 5394907N Identify Options



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TAS 7250.
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www.adamsbuildingdesign.com.au
ABN 71 048 418 121
acc. # CC886j

No.	Date	Description
5	29.09.25	DA Archs
4	05.09.25	Concept # 5
3	01.08.25	Concept # 4
2	26.06.25	Concept # 2 #3
1	26.05.25	Concept # 1

DA ARCHS **A3**

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Project :
Residence & Outbuilding at 849 Oaks Road, Oaks, TAS. 7303

Drawing Title :
Govt Infrastructure Details

Client :
Andrew & Angela Lester

Scale :
Starting Date : 28.01.25
Plot Date : 15/10/2025 9:02:34 AM

Project No. **020325** Drawing No. **2 / 9**

UNRETAINED EMBANKMENTS (TABLE 3.2.1) SLOPE = H : L		
SOIL TYPE	COMPACTED FILL	CUT
STABLE ROCK	2:3	8:1
SAND	1:2	1:2
SILT	1:4	1:4
CLAY	1:2 (FIRM)	1:1
CLAY	NOT SUITABLE (SOFT)	NOT SUITABLE
SOFT SOILS	NOT SUITABLE	NOT SUITABLE



CROSSOVERS

Vehicular cross over to be constructed in accordance with local council requirements & details (DIER Standard General Specifications) by a contractor registered to perform such work. Notify the councils infrastructure services directorate prior to any work.

VEHICULAR ACCESS

A Class 1 building in a designated bushfire prone area and the fire fighting water supply access point must be accessible by a private access road which is designed, constructed and maintained to a standard not less than a Modified 4C Access Road.
 (a) is an all weather road which complies with the Australian Road Research Board "Unsealed Roads Manual Guidelines to Good Practice", 3rd Edition, March 2009 as a classification 4C Access Road and the following modified requirements:
 (i) Single lane private access roads less than 6 m carriageway width must have 20 m long passing bays of 6 m carriageway width not more than 200m apart.
 (ii) A private access road longer than 100 m must be provided with a driveway encircling the building, or a hammerhead "T" or "Y" turning head 4 m wide and 8 m long, or a trafficable circular turning area of 10 m radius.
 (iii) Culverts and bridges must be designed for a minimum vehicle load of 20 tonnes.
 (iv) Vegetation must be cleared for a height of 4 m, above the carriageway, and 2 m each side of the carriageway.

BUILDING FOR BUSHFIRE

Construction work, where applicable is to comply with the requirements for BAL- refer to Part H7D4 Bushfire Areas of the National Construction Code of Australia Volume 2 and Australian Standard AS 3959-2018 Construction of buildings in bushfire-prone areas. The requirements for a bushfire hazard management area and firefighting water supply are to comply with the Bushfire report and Bushfire Hazard Management Plan Prior to the issuing of the Occupancy Permit.

CONTOURS

Contours are indicative only for the site. Refer Elevations for accurate representation of existing ground levels. The contours on this plan are to be used for the sole purpose of approvals & construction of this proposal & are to be used for no other future purpose.

SITE SERVICES

Electricity, Gas, Telephone, Water, Stormwater & Sewer Services locations are to be determined on site & connected as per local authority requirements.

SITING WORKS

1. Site to be prepared in accordance with engineers or surveyors report if applicable.
2. Site to be excavated or filled to indicated levels.
3. Excavation and filling of the site to be in accordance with NCC Vol 2, H1D3 & Part 3.2 and AS2870.
4. Drainage works to be in accordance with NCC Vol 2, H2D2, Part 3.3 and AS3500.3.2
5. Surface drainage – finished ground to fall away from building for a minimum distance of 1000 at 1:20 minimum and to a point where ponding will not occur.
6. Downpipes to be connected into Council stormwater as soon as the roof is installed.
7. Install AG drain prior to footing excavation. See Drainage Plan for location.
8. Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.
9. Construction vehicles to be parked on the street only, to prevent transferring debris onto the Street.
10. Finished slab level to be:
 - 150mm above finished ground level.
 - 50mm above paved surfaces.
 - prevent ponding of water under suspended floors.

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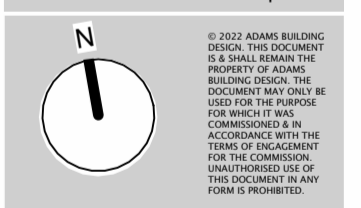
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acc. # CC886J

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1	26.05.25	Concept # 1



Project :
Residence & Outbuilding at 849 Oaks Road, Oaks, TAS. 7303

Client :
Andrew & Angela Lester

Drawing Title :
Site Plan

Scale : 1 : 750

Starting Date : 28.01.25

Plot Date : 15/10/2025 9:02:37 AM

Project No. **020325** Drawing No. **3 / 9**



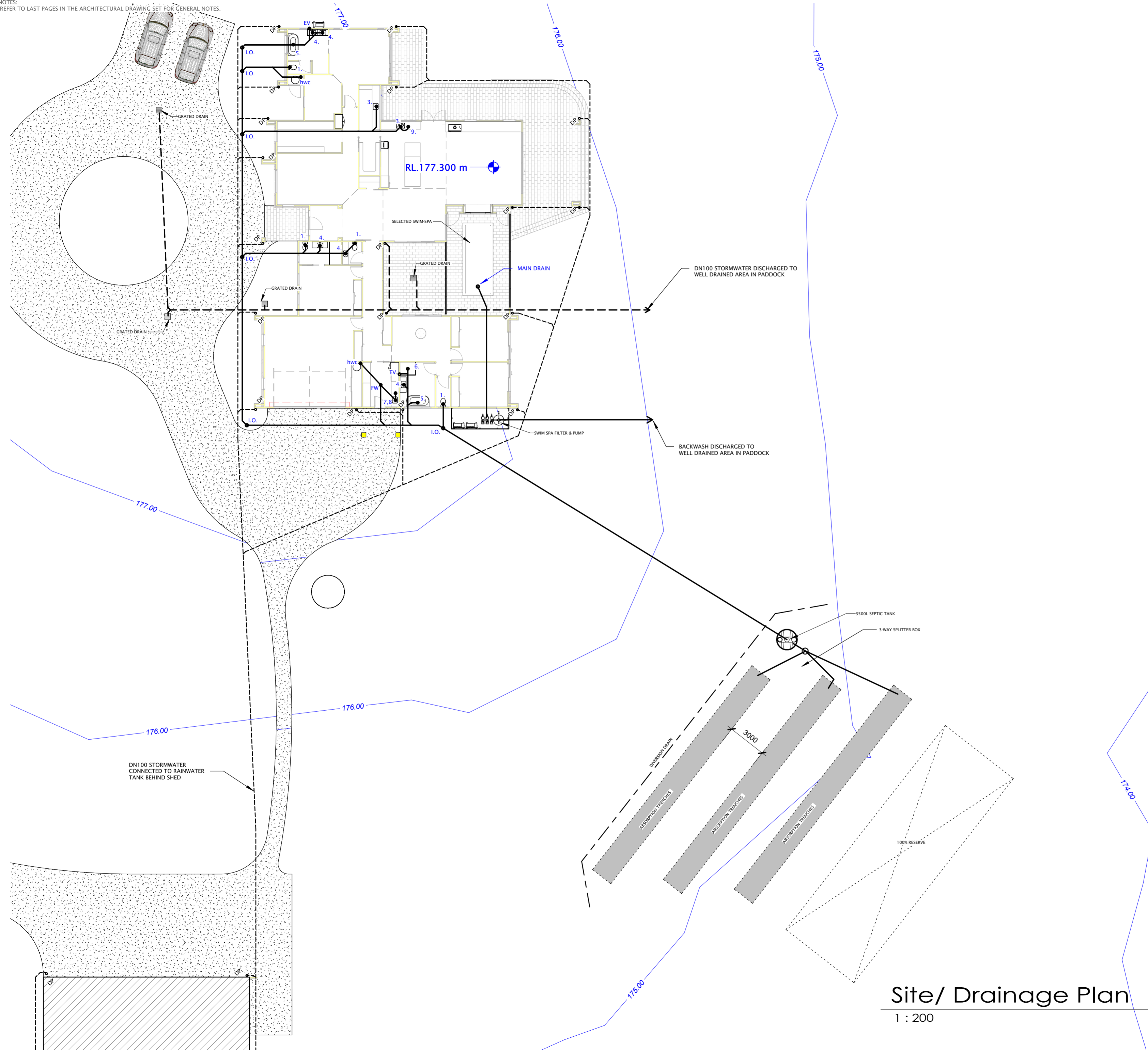
View 265m South West of Proposed new Crossover



View 265m North East of Proposed new Crossover

Site Plan
1 : 750

NOTES:
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.



NOTE:
THIS PLAN IS PRELIMINARY & TO BE USED FOR DEVELOPMENT APPLICATION ONLY. CHANGES WILL BE MADE TO THIS LAYOUT IN CONSULTATION WITH THE WASTEWATER DESIGNER AT BA STAGE.

- PLUMBING NOTES**
- All plumbing work to comply with AS 3500 parts 1,2,3 & 4, and the Local Council plumbing regulations.
 - Hot water from the HWC is to be tempered to 50°C.
 - Hot & cold reticulation lines to be DN20 with DN15 branches to individual fixtures.
 - Drain all surface water away from footings in accordance with NCC PART 3.3.3 Surface Drainage.
 - The building Contractor must locate the connection points to the mains to verify that their positions & depths are as shown on the endorsed plans. Such verification must be completed as the first task of the building works.
 - Installation of ORG is to comply with AS3500 part 2 clauses 4.6.6.6 (minimum height below lowest fixture = 150mm) & 4.6.6.7 (Minimum height above surrounding ground finished surface level = 75mm)
 - New Sewer = DN100 pvc @ 1:60 falls min.
 - New Stormwater = DN100 pvc @ 1:100 falls min.(UNLESS NOTED OTHERWISE)
 - Grated drains to be installed via a gas sealed pit.
 - STANDARD DRAIN SIZES
TROUGH: DN50
SINK: DN50
WC: DN100
STORMWATER: DN100
 - WATER PIPE SIZES
COLD WATER: DN 20 WITH DN16 BRANCHES
HOT WATER: DN 20 WITH DN 16 BRANCHES
 - HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT THE FOLLOWING TEMPERATURES:
BATH BASIN & SHOWER: 50deg C
KITCHEN SINK & LAUNDRY: 60deg C
 - ALL WORKS ARE TO BE IN ACCORDANCE WITH THE WATER SUPPLY CODE OF AUSTRALIA WSA 03 -2011-3.1 VERSION 3.1 MRWA EDITION V2.0 AND SEWERAGE CODE OF AUSTRALIA MELBOURNE RETAIL WATER AGENCIES CODE WSA 02-2014-3.1 MRWA VERSION AND TASWATER'S SUPPLEMENTS TO THESE CODES.

TASWATER NOTES:

All works are to be in accordance with the Water Supply Code of Australia WSA 03 -2011-3.1 Version 3.1 MRWA Edition V2.0 and Sewerage Code of Australia Melbourne Retail Water Agencies Code WSA 02-2014-3.1 MRWA Version 2 / WSA 02 -2002 Version 2.3 MRWA Edition 1.0 and TasWater's supplements to these codes

PLUMBING NOTES

REACTIVE SITES - where they penetrate through external footings, stormwater, sewer, Drain waste, & vent pipes are to be lagged & flexible connections are to be provided adjacent to the footings prior to connection to the drainage to comply with AS2870-1996 Section 5.5. Additional requirements for class H & E sites.

- PLUMBING LEGEND**
- EXISTING STORMWATER
 - EXISTING SEWER
 - ... EXISTING WATER
 - . - . - NEW STORMWATER
 - NEW DOWNPIPE S/W
 - NEW SEWER
 - NEW WATER
 - NEW AG DRAIN

- PLUMBING LEGEND**
- WC
 - URINAL
 - KITCHEN SINK
 - BASIN / VANITY
 - BATH
 - SHOWER
 - WASH TROUGH
 - WASHING MACHINE
 - DISHWASHER
- I.O. - INSPECTION OUTLET
ORG - OVERFLOW RELIEF GULLY
DP - DOWNPIPE
EV - DN50 VENT TO AIR
M - WATER METER

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1	26.05.25	Concept # 1

Project :

Residence & Outbuilding
at 849 Oaks Road,
Oaks, TAS. 7303

Client :

Andrew & Angela Lester

Drawing Title :

Site Drainage Plan

Scale :

1 : 200

Starting Date :

28.01.25

Plot Date :


15/10/2025
9:02:38 AM

Project No. : **020325**

Drawing No. : **4 /9**

Site/ Drainage Plan
1 : 200

Building Areas		
Name	Area	Building Squares
Dwelling	387.57 m ²	41.67
Poolhouse	41.95 m ²	4.51
Shed	144.00 m ²	15.48
	573.52 m ²	61.67



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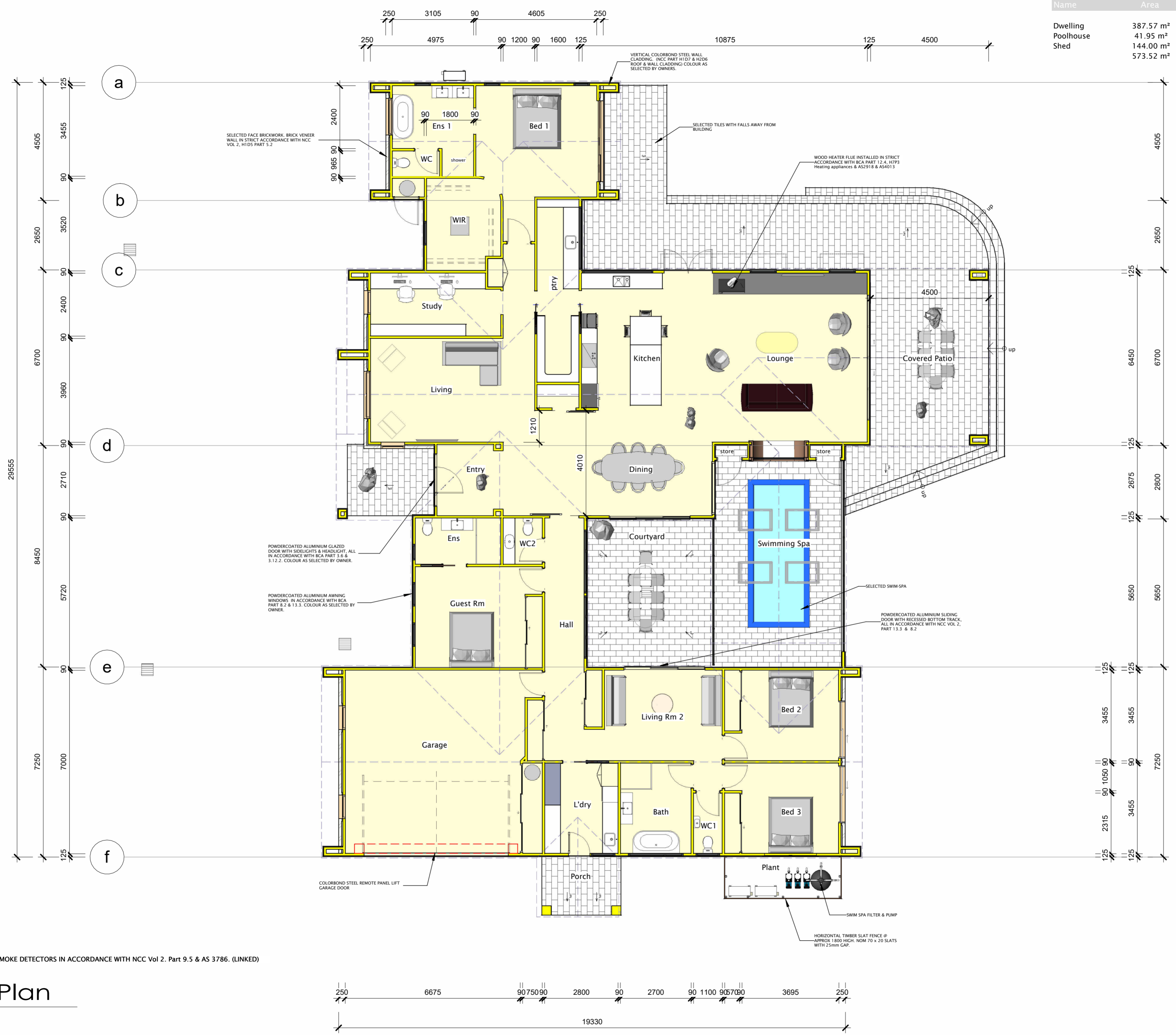
Drawing Title:
Floor Plan

Scale: 1 : 100

Starting Date: 28.01.25

Plot Date: 15/10/2025
9:02:40 AM

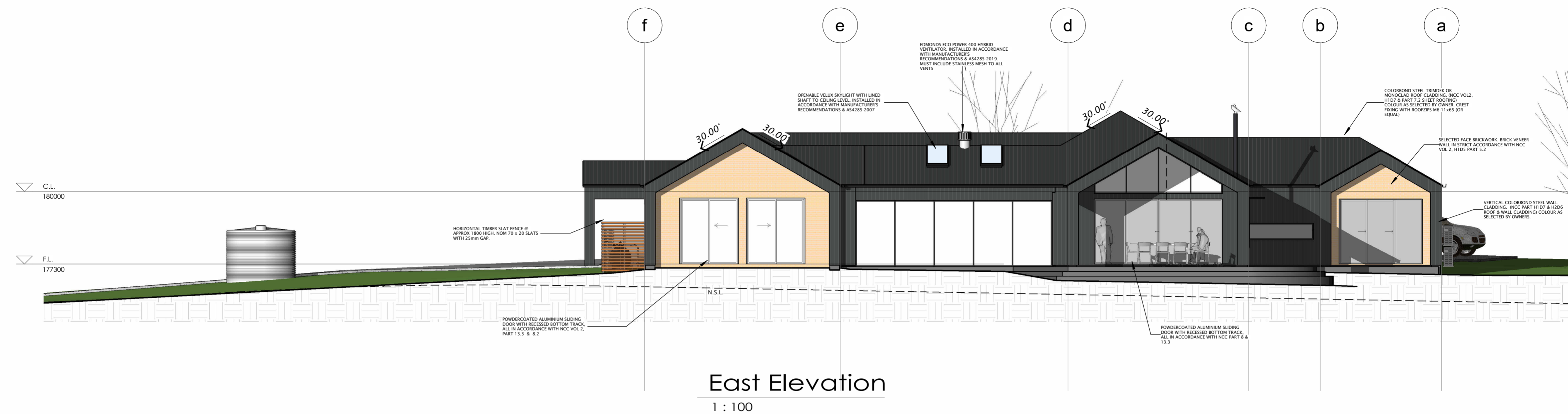
Project No. **020325** Drawing No. **5 /9**

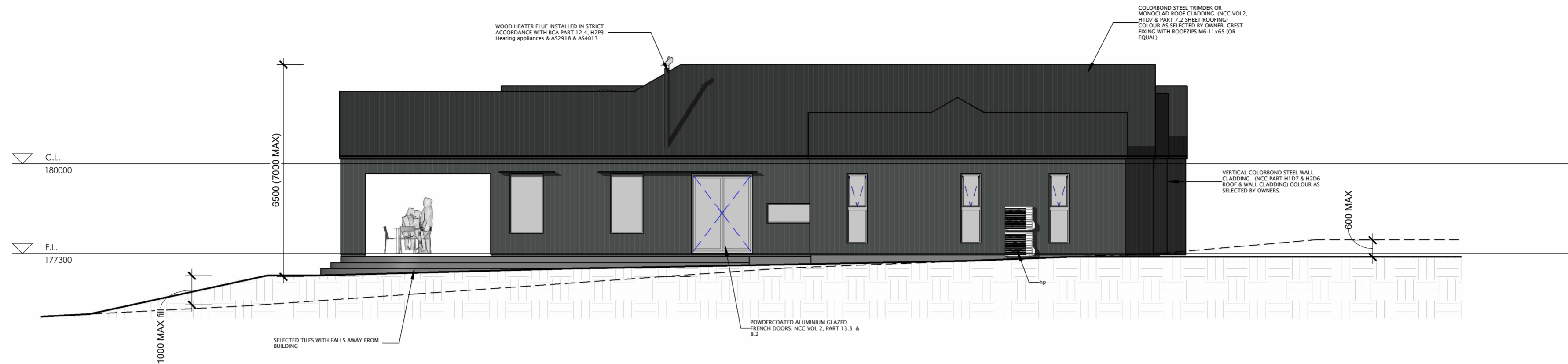


SD - HARDWIRED SMOKE DETECTORS IN ACCORDANCE WITH NCC Vol 2. Part 9.5 & AS 3786. (LINKED)

Floor Plan

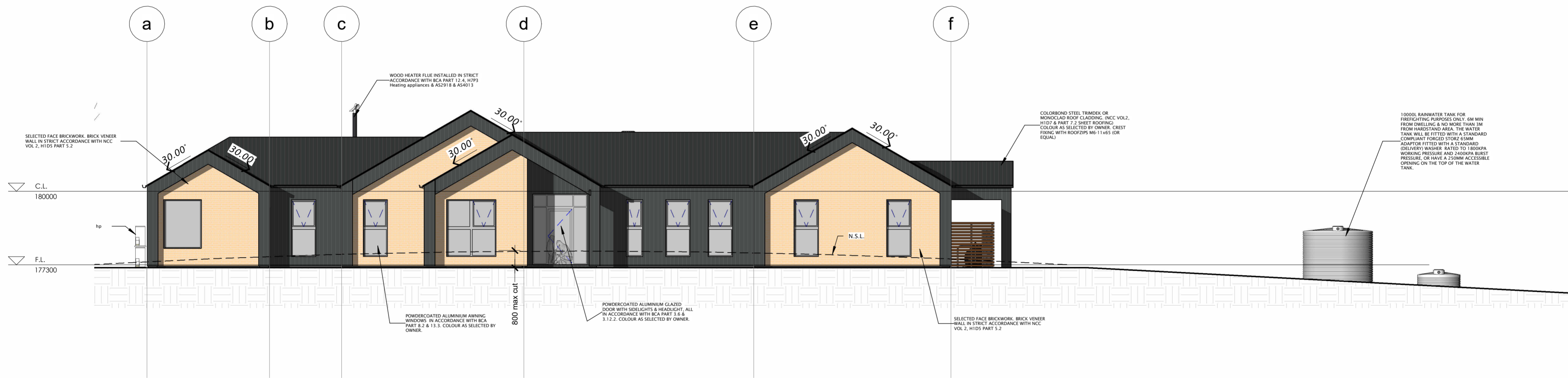
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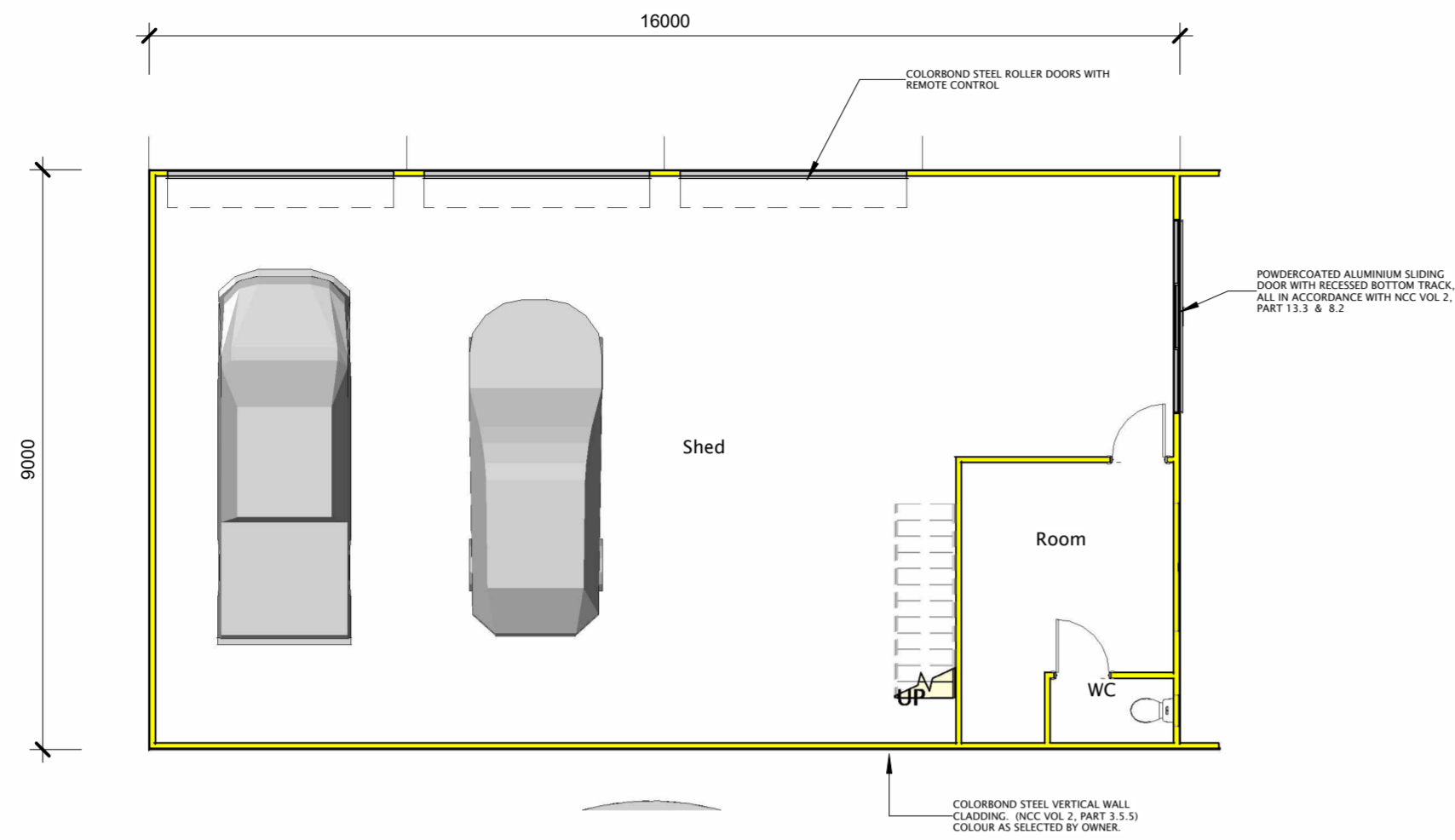
North Elevation

1 : 100



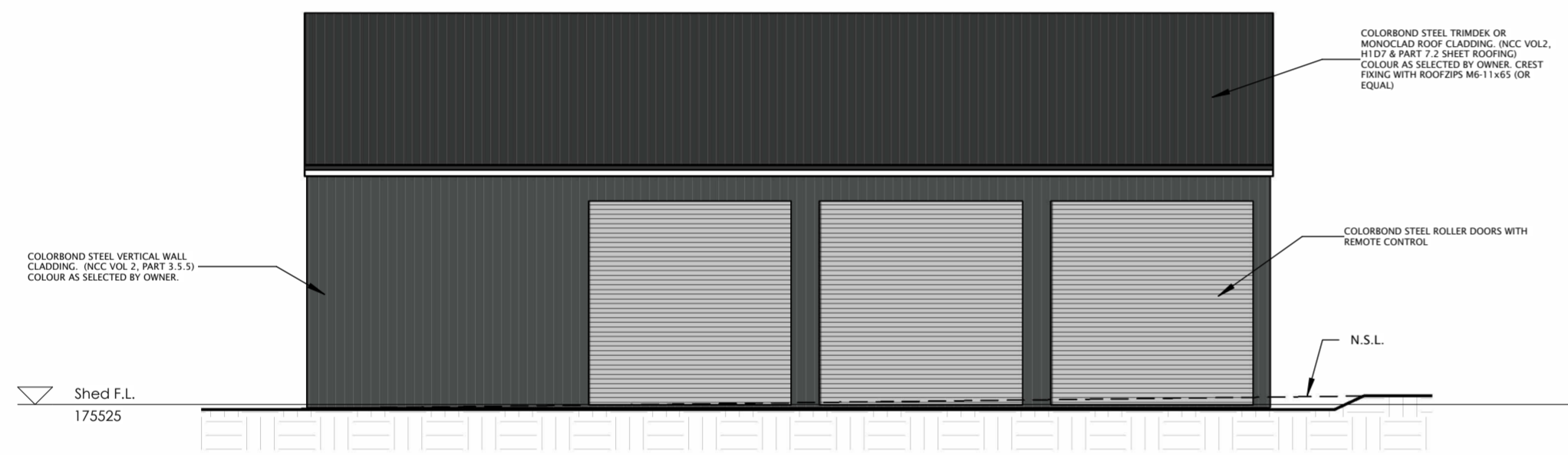
West Elevation

1 : 100



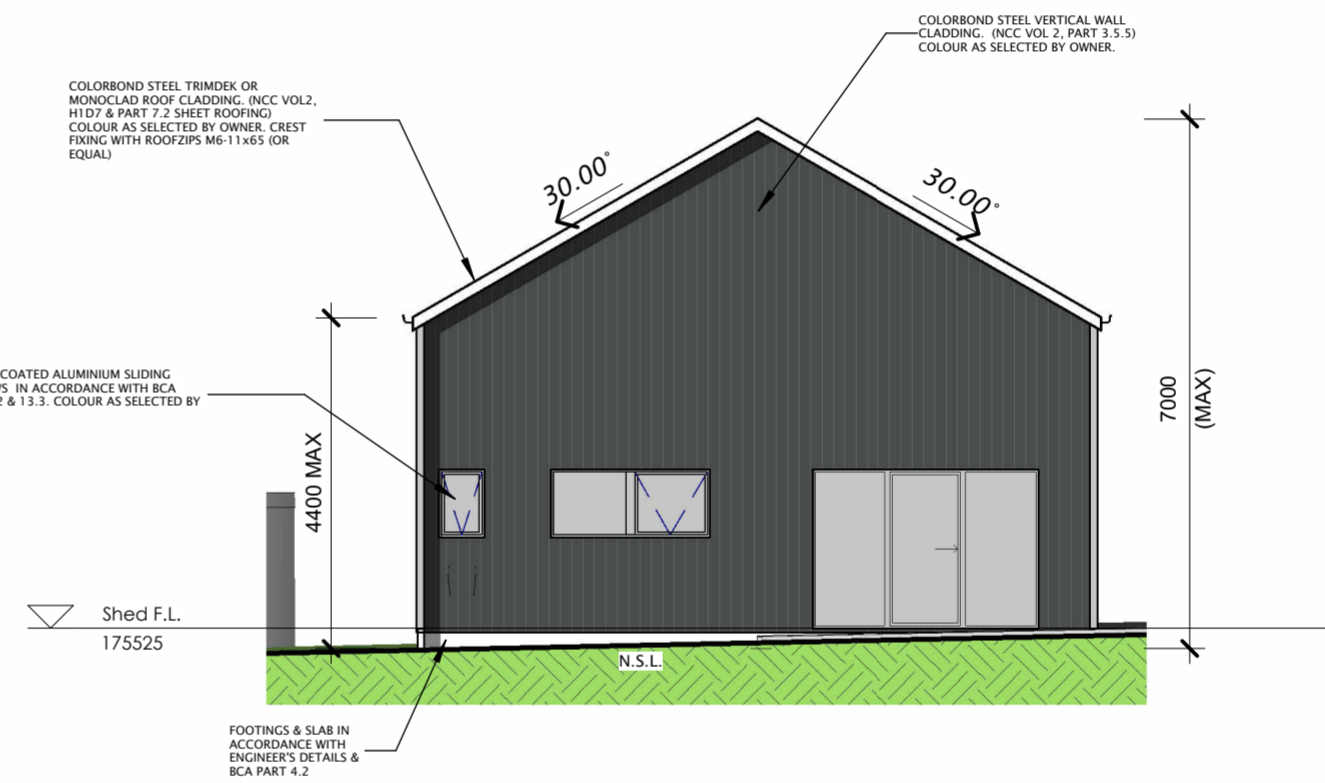
Shed Floor Plan

1 : 100



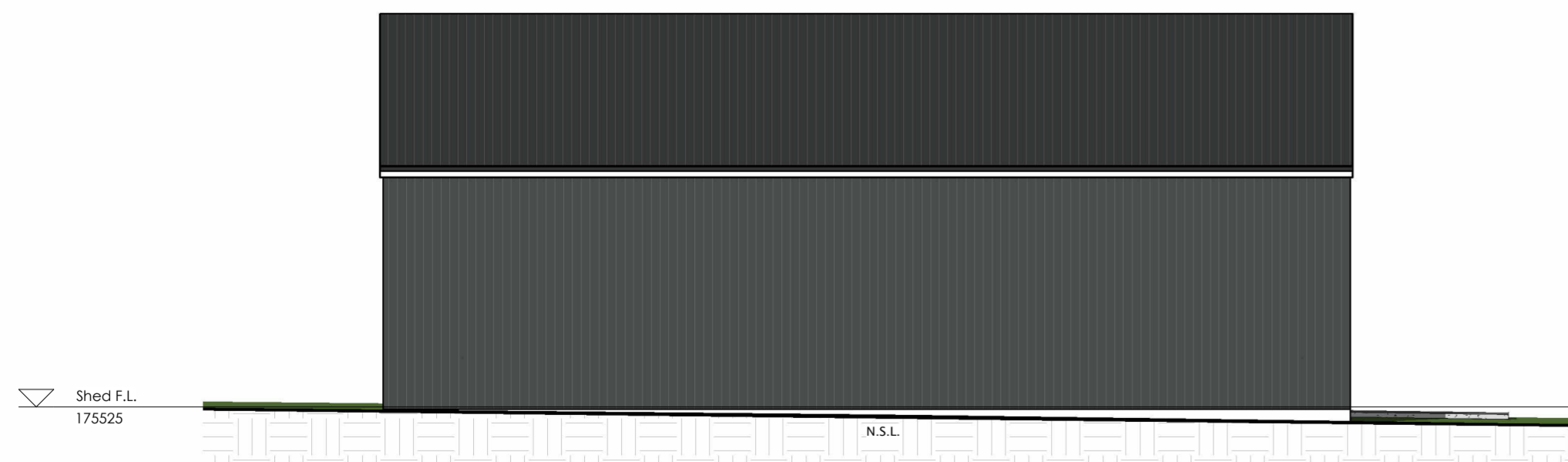
Shed North

1 : 100



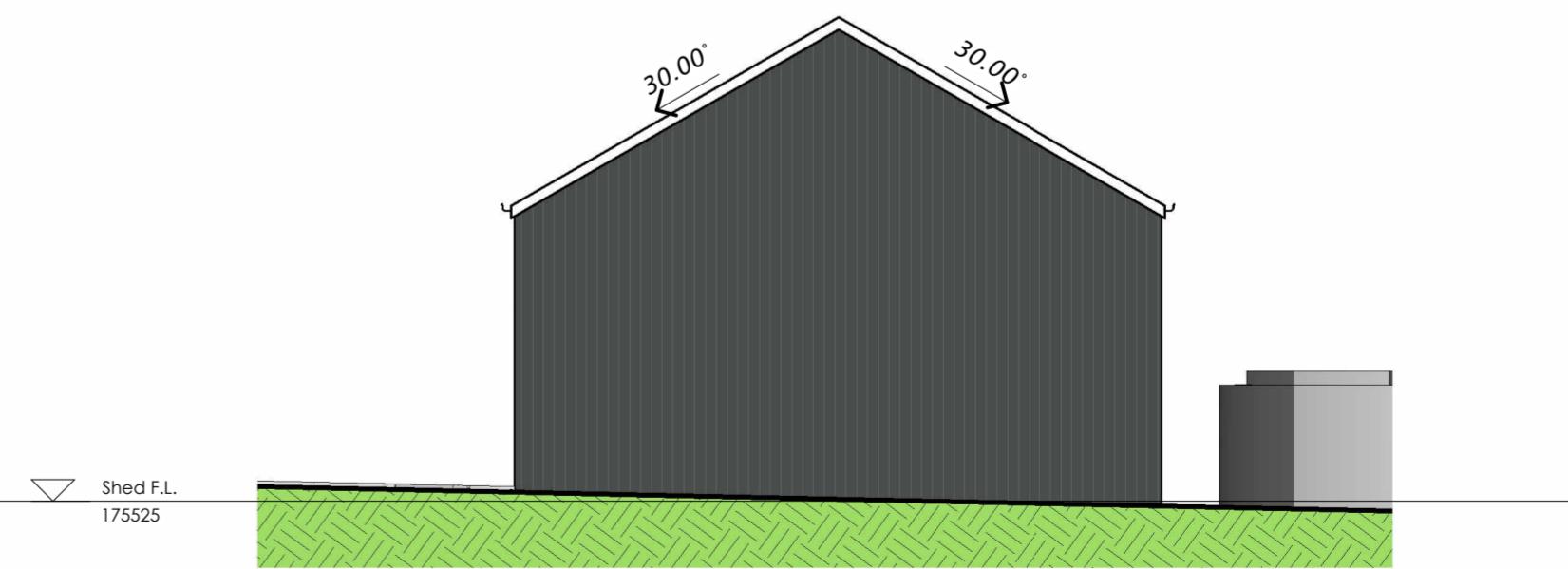
Shed East

1 : 100



Shed South

1 : 100



Shed West

1 : 100

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Dwelling	387.57 m ²	41.67
Poolhouse	41.95 m ²	4.51
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Client :
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Drawing Title :
Shed Drawings

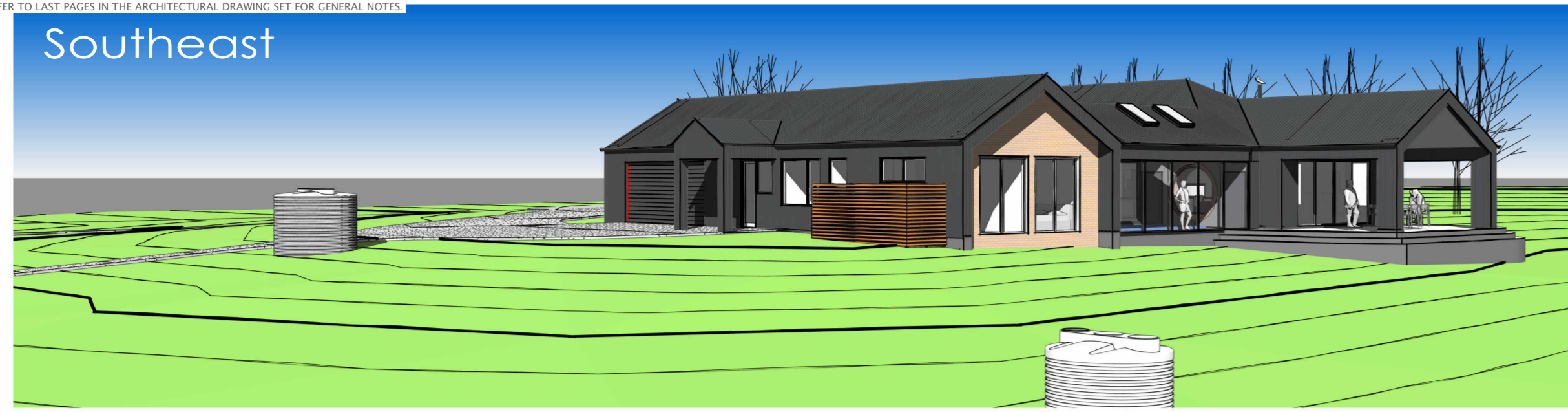
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Starting Date : 28.01.25

Plot Date : 15/10/2025 9:02:46 AM

Project No. Drawing No.
020325 8 /9

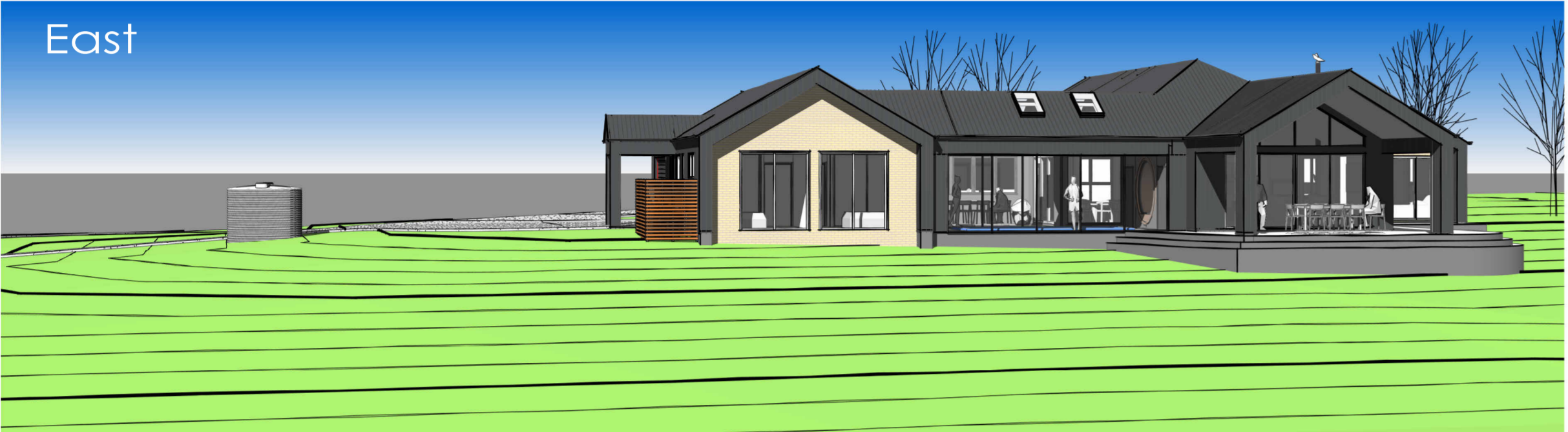
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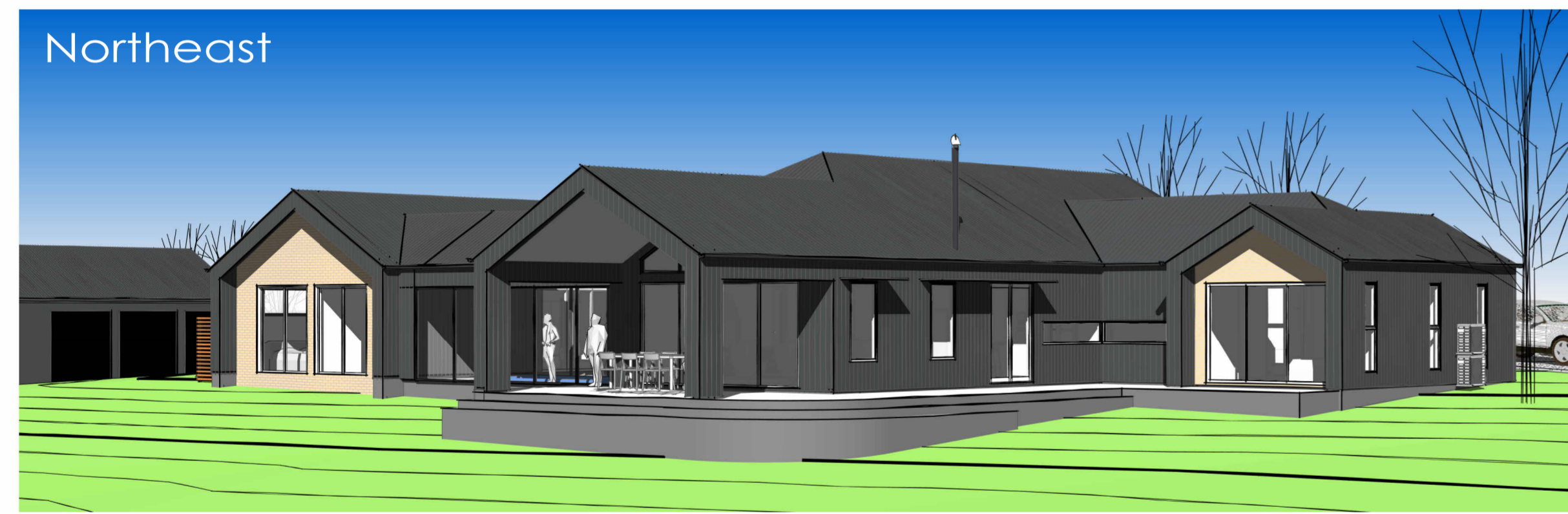
Southeast



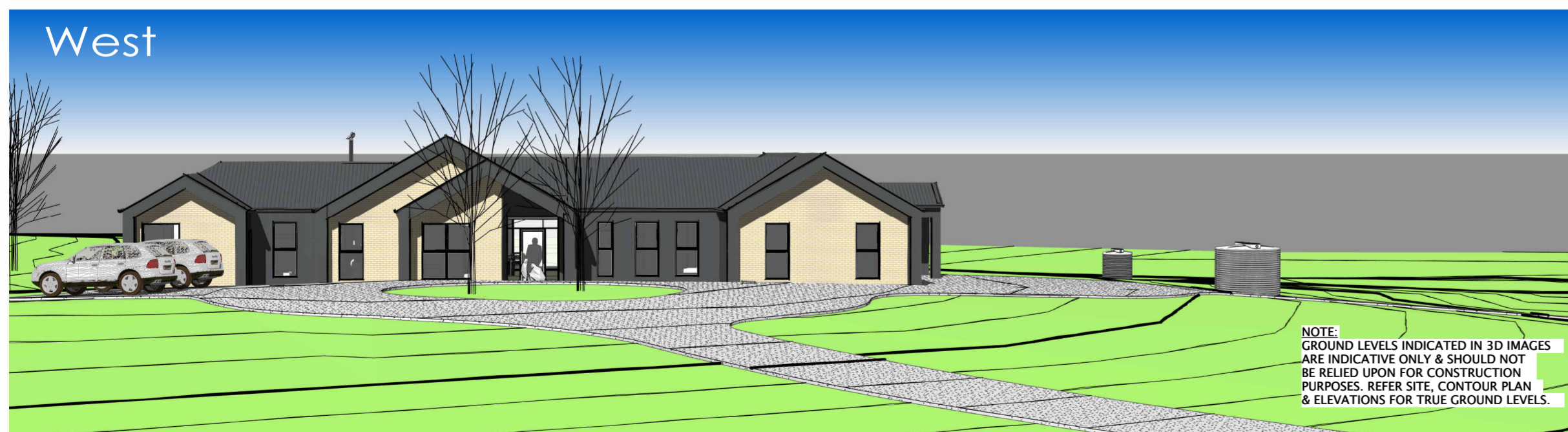
Northwest



East



Northeast



West

NOTE:
GROUND LEVELS INDICATED IN 3D IMAGES
ARE INDICATIVE ONLY & SHOULD NOT
BE RELIED UPON FOR CONSTRUCTION
PURPOSES. REFER SITE, CONTOUR PLAN
& ELEVATIONS FOR TRUE GROUND LEVELS.



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**Residence & Outbuilding
at 849 Oaks Road,
Oaks, TAS. 7303**

Drawing Title :
3D Views

Client :
Andrew & Angela Lester

Scale :
Starting Date : **28.01.25**
Plot Date : **15/10/2025
9:02:54 AM**

Project No. : **020325**
Drawing No. : **9 /9**



Agricultural assessment report

**Property title 243510/1 Oaks Road,
Oaks, TAS 7303**

DECEMBER 2024 – REVISED NOVEMBER 2025





43 Formby Road, Devonport, Tasmania 7310

Phone: 1300 746 466

Email: admin@pinionadvisory.com

www.pinionadvisory.com

Report author:

Jason Lynch BAppSci(Hort) CPAg

An appropriate citation for this report is:

Pinion Advisory, November 2024, Agricultural assessment report, Property title 243510/1 Oaks Road, Oaks, TAS 7303.

Document status:

Date	Status /Issue number	Reviewed by	Authorised by	Transmission method
23/12/24	Draft	JL	JL	Email
13/3/25	Final	JL	JL	Email
12/11/25	Final V2	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, Andrew Lester, and covers the various aspects of the agricultural land activities associated with and surrounding property title 243510/1 Oaks Road, Oaks, and the potential to be negatively impacted by the proposed development.

The subject property covers 60.9 hectares, and is used for agricultural land use activity, as per grass seed crop production.

The development involves the proponent building a residential dwelling and a three bay garage shed on the north western area on the subject property.

The proponent would live on the subject property in order to engage with, undertake and manage the agricultural land use activities, including cropping and livestock production.

The proponent is intending on undertaking a number of developments on the property, including increasing the existing dams' storage capacity and installing a centre pivot irrigator and various other property improvements (e.g. fencing, laneways, drainage, stockwater system, vegetation control), all of which would allow for a significant increase in the diversification, intensification of productivity of the agricultural land use activities conducted therewith.

The proposed residential dwelling would be integral and subservient to the use of the subject property.

Under the Tasmanian Planning Scheme - Meander provision the property is zoned as Agriculture.

The subject property is covered by class 3 and 4 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 21.1, 21.3.1, 21.4.1, 21.4.2 and 21.4.3 of the Tasmanian Planning Scheme – Meander Provisions.

1 Purpose

This report has been undertaken on behalf of Andrew Lester (the proponent) in order to support an application for a planning development application on property title 243510/1 Oaks Road, Oaks.

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 – Meander provisions

The Meander municipality declared the Tasmanian Planning Scheme (TPS) to be active in 2022 and this sets out the requirements for use and development of land in the municipality.

2 Property details

2.1 Location

The property title 243510/1 on Oaks Road, is owned by Andrew Lester and consists of a single title and is located approximately 12.7 km south east of Westbury. Table 1 and Figure 1.

Table 1 Property location identification details

Address	Property Title	Property ID	Hectares (Approx.)
Oaks Road	243510/1	7902277	60.9

The subject property is covered by elevated gently sloping/flat and undulating ground on the western and central areas which leads to an area of flat land adjacent to the Liffey River waterway which forms the eastern boundary. Figure 2

The infrastructure present on the subject property is limited to a pump shed, irrigation dam, and boundary and dilapidated internal paddock fencing.

The vegetation present on the block is dominated by open paddocks currently used for grass seed production and a various hawthorn hedge rows which are present throughout the property. No threatened native vegetation communities are present on the property.

The subject property and all adjacent land are private freehold land, with a number of small parcels of Local Government land and Local Government present on in the surrounding locale. Figure 3.

The subject property and adjacent properties are Agriculture zoned land, with areas of Village, Recreation zoned land further to the south east (Bishopsbourne) and north west Whitemore, and strip of Utilities zoned land associated with the Western Line railway corridor to the north. Figure 4.

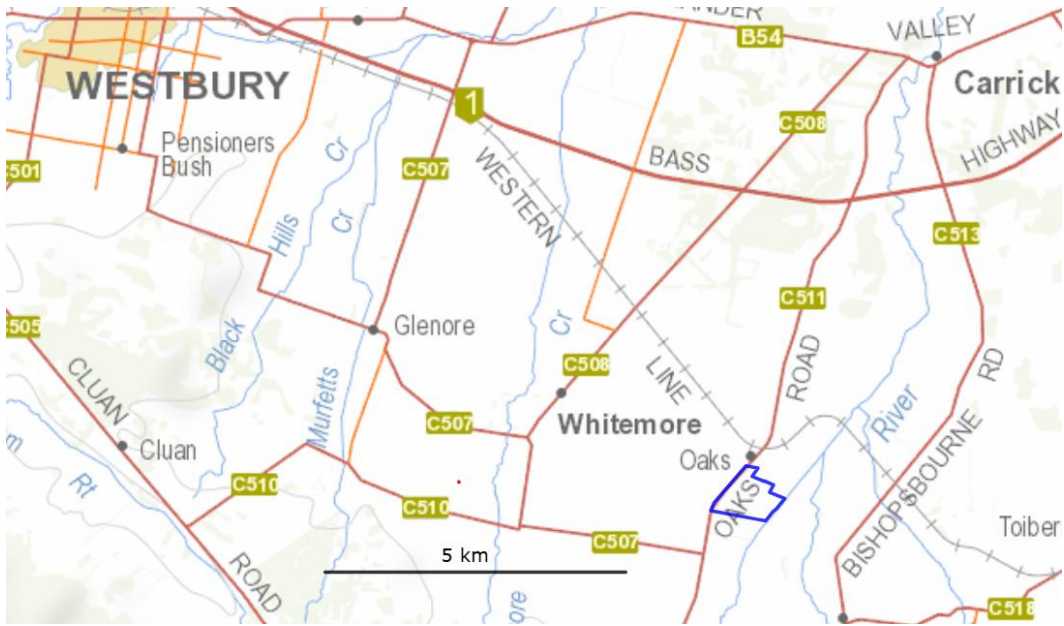


Figure 1 Subject property location. (source the LIST)



Figure 2 Topography present on the subject property. (source the LIST)

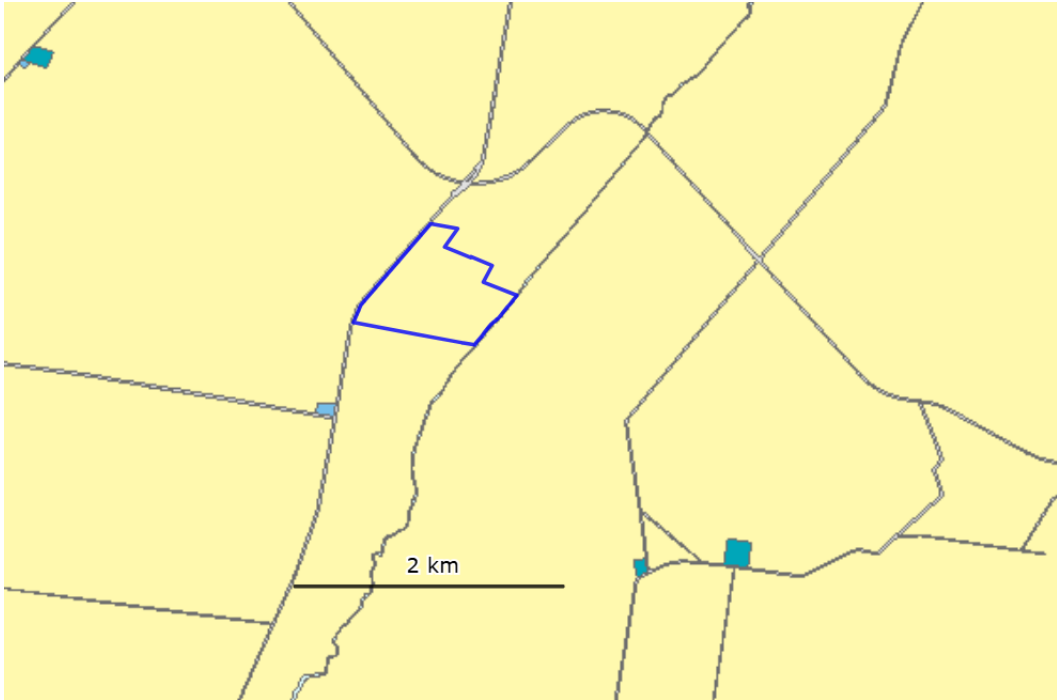


Figure 3 The subject property (outlined in blue) and all adjacent land is private freehold land (yellow shaded), with a number of small parcels of Local Government land (cyan shaded) and Local Government (light blue shaded) present on in the surrounding locale. (source the LIST)



Figure 4 The subject property (outlined in blue) and adjacent land is Agriculture zoned (brown shaded) land, with areas of Village (orange shaded), Recreation (green shaded) zoned land further to the south east (Bishopsbourne) and north west Whitmore, and strip of Utilities (yellow shaded) zoned land associated with the Western Line railway corridor to the north. (source the LIST).

3 Land capability

The original land capability assessment of the area was modelled undertaken by DPIF in 1993 at a scale of 1:100,000 and reported in their Meander Report. On the subject lot, DPIF identified the property to be covered by class 3 and 4 land.

A detailed inspection of the property was undertaken by the author in November 2024, and determined the property is covered by Class 3 and 4 land. (Figure 5).

Class 3 land is described as:

Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use.

Land is moderately productive, requiring a higher level of management than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture.

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.

A section (1.5 hectares) of exempt land has been identified on the subject property, which is associated with the exiting irrigation dam nearby to the central western boundary area.

The key land capability limitations associated with the property are:

- Soil (s) associated with the duplex nature of the Brickendon soils and subsequently limitation this imposes on plant rooting depth, moisture holding ability and frequency of these soils capacity to the cultivate the land, and clayey Canola soils which are not well drained and challenging to cultivate.
- 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 the incidence and severity of soil waterlogging and possible inundation during periods of high water flow in the Liffey River waterway.



Figure 5 Land capability areas present on the subject 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
3es (approx. 45.8 ha)	<p>Cressy soil association, as per the dermosol soil type which is derived from Quaternary alluvium sediment.</p> <p>Brown clay loam topsoil over an orange clay subsoil.</p>	1-8%	<p>Gently sloping and rolling ground.</p> <p>165-170m above sea level.</p>	<p>Low/moderate risk.</p> <p>Rill and sheet erosion due to surface water movement on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.</p>	<p>Low/moderate.</p> <p>This land experiences cool/cold winters and mild summer conditions. Receives on average 705mm annual rainfall, has potentially up to 50 annual frost events, has 1,025 GDD (Oct to April) and 1,100 chill hours (May to August).</p>	<p>Moderate to well drained.</p> <p>Topsoil depth up to 30-40cm.</p> <p>Moderate nutrient and soil moisture holding capacity.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p> <p>The risk of soil compaction in winter from soil cultivation, machinery and stock movement increases significantly during periods of soil water logging.</p>	<p>This land is suitable for cropping up to 5 in 10 year rotation with a range of crops</p> <p>This land is suitable for grazing with minor limitations, which includes reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.</p>

Land Capability Class (ha)	Geology & Soils	Slope (%)	Topography & Elevation	Erosion Type & Severity	Climatic Limitations	Soil Qualities	Main Land Management Requirements	Agricultural Versatility
4sw (approx. 13.6 ha)	Canola soil association, as per a vertosol soil type which is derived from Quaternary alluvium sediment. Black/grey clay topsoil over a grey clay heavy subsoil.	1-3%	Gently sloping and undulating ground. 162-165m 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.	Low/moderate. This land experiences cool/cold winters and mild summer conditions. Receives on average 705mm annual rainfall, has potentially up to 55 annual frost events, has 985 GDD (Oct to April) and 1,115 chill hours (May to August).	Poor to imperfectly drained. Topsoil depth up to 40-50cm. Moderate nutrient and high 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 2-3 in 10 year rotation with a severely restricted range of crops This land is suitable for grazing with minor limitations, which includes reduced grazing pressure when the soils are waterlogged and/or when soil moisture is limiting, and pasture covers are much reduced.



Figure 6 Brown Cressy soil association present throughout the western and central areas of the property. (taken on the site assessment 10/12/2024)



Figure 7 Topsoil view of the Canola soil association present on the eastern areas of the subject property. (taken on the site assessment 10/12/2024)



Figure 8 Southerly view from the central southern area of the property towards the southern boundary of the subject property. (taken on the site assessment 10/12/2024)



Figure 9 Easterly view over the existing dam on the central western area of the property. (taken on the site assessment 10/12/2024)



Figure 10 View over the low lying flat ground adjacent to the south western area of the subject property. (taken on the site assessment 10/12/2024)



Figure 11 Southerly along Oaks Road which forms the western boundary of the subject property. (taken on the site assessment 10/12/2024)



Figure 12 Easterly view over the property adjacent to the northern boundary of the subject property. (taken on the site assessment 10/12/2024)



Figure 13 North westerly view across Oaks Road from the north western corner of the subject property. (taken on the site assessment 10/12/2024)

4 Proposed development

The proponent wishes to build a residential dwelling and garage shed of the subject property.

The proposed residential dwelling would be located on the far north western area of the subject property with the shed built nearby to the south of the dwelling.

Refer to Appendix 1 Figure 15 for the proposed layout and setback distances associated with the residential dwelling development.

Full architecture design plans for the proposed development have been prepared by adams building designs, project no. 020325.

The proponent would live on the property in order to undertake the various operational and management activities which are involved in the mixed agricultural land use activities that would take place on the subject property.

The subject property is capable of support both livestock and cropping land use activity, and the proponent is progressing the expansion the storage capacity of the existing irrigation dam and installing a 28 hectare centre pivot irrigator.

The proponent would also look to build a three bay garage/work shed on the northern side of the residential dwelling, and this would be used house vehicle, plant and machinery to be used in the ongoing operation and management of the agricultural land used activities undertaken on the property.

The area of land subject to the proposed residential dwelling development would cover approximately 388m² hectares (subject to survey) and this accounts for less than 0.065% of the entire property.

The location of the residential dwelling relative setback distances to the nearest property boundaries are outlined in Table 3 .

Table 3 Boundary setback distances to the residential dwelling

Boundary direction	Map identifier (refer to Figure 15)	Setback distance (m)
North	A	95
East	B	100
South	C	750
West	D	60

The proponent is a highly experienced farmer and has many years of knowledge and is skilled in handling and managing livestock, dairy and cropping land on both irrigated and dryland production systems.

4.1 Integral and required use of the residential dwelling

The proposed development is considered integral and required for the operation and management of the property.

Historically this property has been used for agricultural land use activity, and currently it is used for grass seed production.

In order to successfully undertake the current and future operational and management involved in the running of the mixed farming enterprise on the property, the availability of a residential dwelling would allow the proponent to be present and available on an ongoing, frequent and regular basis, for the following purposes;

1. Optimise pasture management, including frequently shifting livestock to new fresh pasture, and moving livestock off waterlogged and/or inundated paddocks to minimise pasture damage and soil pugging.
2. Feeding out fodder in a timely manner to supplement the livestock's diet and ensure animal performance outcomes are achieved.
3. Regular monitoring and observation of livestock in order to ensure all animal health and welfare concerns take priority and are dealt with a timely and appropriate manner.
4. Provide animal health treatments to ensure optimal animal health outcomes are achieved.
5. Close supervision of the livestock to ensure optimal liveweight gain performance.
6. Undertake and being involved with the various ground preparation activities, pasture sowing, spreading fertiliser and post-harvest ground cultivation activities.
7. Undertake and being involved with the various cropping activities such as ground preparation, application of crop protection products, weed control , spreading fertiliser and harvesting operations. Whilst some of these activities will be undertaken by contractors the proponent would still have a direct involvement as required for contractor liaison and oversight.
8. Operate and manage the irrigation system to optimise the crop and/or pasture grown under irrigation. This includes management of the irrigation dam as well the centre pivot scheme.
9. Monitoring and maintenance of equipment – operators must be on hand to detect and fix breakdowns in essential equipment such as irrigation pumps and centre pivot, water troughs, machinery, fencing and vehicles etc...
10. Provision of professional services, including regular visits by agronomists, field representatives, contractors, mechanics, sales representatives and veterinarians – most farmers receive regular external advice from visiting specialists, requiring ready access to machinery, pastures, crop and livestock etc....
11. Security – farms can be prime targets for theft of livestock, fuel, fertiliser, fencing equipment, spares and specialised machinery. Living on farm would be an ideal deterrent.

The ability for the proponent to live on the property would allow them to undertake the various property development activities and ongoing management of the livestock enterprise and therefore the proposed residence will be integral and required to the successful operation and management of the property.

4.2 Subservience of the residential dwelling

The tentative value of the proposed dwelling (\$700,000) is less than that of the value of the property, infrastructure, various improvements, irrigation assets and livestock to be run on the property.

5 Land use

The subject property is used for agricultural land use activity as per cropping for grass seed production.

5.1 Potential agricultural activities conducted

5.1.1 Pastoral Use

Based on the rainfall and land capability and climate the total carrying capacity of the block would be approximately 1,060 DSE.

A sheep or cattle based breeding/finishing/backgrounding livestock grazing enterprise could be supported on the property, and other suitable livestock enterprises include finishing store lambs and cattle and/or backgrounding dairy heifers.

As an example, a 1,055 DSE carrying capacity would sustainably support approximately 235 breeding ewes, finishing approximately 280 prime lambs and raising approximately 35 replacement ewe lambs on annual basis. This scale of sheep breeding and finishing enterprise would potentially generate a total annual gross margin return of approximately \$47,000.

5.1.2 Cropping use

The subject property has approximately 59 hectares of land suitable for cropping ground, as per the class 3 and 4 land on the property. Based on the soils present and land capability present the property could be used to grow a range of crops such as broadacre crops (e.g. cereals and canola), vegetable and grass seed, fodder (e.g. silage and hay), brassicas (e.g. broccoli and cauliflower), peas, potatoes, poppies, pyrethrum, onions and carrots. It should be noted that access to irrigation water determines what crops can and could be grown.

Currently all cropping is undertaken on a dryland basis, and whilst this only involves grass seed production it could be extended to cereals (e.g. wheat and barley) and canola.

The proponent is planning on developing the water resources on the property, significantly expanding the dam's irrigation water storage capacity and installing a 28 hectare centre pivot irrigator which would allow for a significant expansion of the scale and intensity of cropping production including a range of high value crops such as vegetables, vegetable seeds and poppies.

5.1.3 Cropping and grazing use

In reality it would be realistic to consider that the proponent would undertake mixed agricultural land use activity and this includes cropping and livestock production on the property.

If it assumed the centre pivot would be located on class 3 land (cropped 5 in 10 years), growing a mixed rotation of potatoes, onion, cereals, grass seed, poppies and irrigated pasture during the non-cropping resting phase and the balance of the property used for grazing livestock on dryland pasture it would not be unreasonable to consider an average annual combined gross margin return of approximately \$144,000.

This level of agricultural land use activity and associated gross margins generated are representative of commercial scale agriculture.

5.1.4 Perennial horticulture use

Principally due to the climate the property is not considered suitable for the production of perennial horticulture crops such as cherries, olives or wine grapes.

Potentially hazelnut could be grown on the property.

5.2 Adjacent land use activities

Adjacent and surrounding land is used for agricultural land use activities for cropping (dryland and irrigated) and livestock production as well a single small land holding which is a residential block.

Adjacent land use includes:

- North
 - Property title 19149/13 (69.8 hectares), zoned as Agriculture, used for dryland and irrigated mixed cropping and livestock production, one centre pivot present, has a residential dwelling and a number of sheds present.
- South
 - Property title 136892/2 (53 hectares), zoned as Agriculture, used for dryland and irrigated mixed cropping and livestock production, one centre pivot present and no dwelling or sheds are present.
- East
 - Property title 47137/1 (185 hectares), zoned as Agriculture, used for dryland and irrigated mixed cropping and livestock production, two centre pivots present and a number of sheds are present. Separated from the subject property by the Liffey River Onshore water body title which varies from 10-20m wide.
- West
 - Property title 13911/1 (1 hectare 1), zoned as Agriculture, used for residential purposes with a residential dwelling surrounded by extensive gardens. This property is separated from the subject property by the 20m wide Oaks Road reserve.
 - Property title 19149/17 (38.5 hectares), zoned as Agriculture, used for dryland mixed cropping and livestock production, and no dwelling or sheds are present. This property is separated from the subject property by the 20m wide Oaks Road reserve.
 - Property title 168385/1 (88 hectares), zoned as Agriculture, used for dryland and irrigated mixed cropping and livestock production, and two centre pivots present and no dwelling or sheds are present. This property is separated from the subject property by the 20m wide Oaks Road reserve.
 - Property title 19149/12 (46 hectares), zoned as Agriculture, used for dryland and irrigated mixed cropping and livestock production, one centre pivot present and no dwelling or sheds are present. This property is separated from the subject property by the 20m wide Oaks Road reserve.

5.3 Impact on agricultural activities and residential amenity

The proposed development on the property in question has been planned in order to minimise any potential negative impacts or constraints on the adjacent properties.

After the recent site assessment, it has been concluded that the location, nature and layout of the proposed development 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 and non-agricultural activity is conducted on land adjacent to the property in question, and with respect to the proposed development the most sensitive boundaries would lie to the west.

An assessment of the key risks to the proposed development on the subject property are summarised in Table 4 .

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. Spraying would be expected to occur on the cropping and pastureland land on the surrounding properties. The proponent will also be engaging in agricultural land use activity and will consequently also use agricultural chemicals. Spraying events should be communicated in a timely manner to neighbours. 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 the Liffey River waterway which forms the eastern boundary of the subject property imposes restrictions on the use and application of agricultural chemicals which can be applied in proximity to this waterway, as per indicated in the NRE's Guidelines for Safe and Effective Herbicide Use Near Waterways and any applicable agricultural chemical label requirements.
2. Noise from machinery, livestock and dogs.	Risk = low. The property is located in a rural area, and so it is accepted that noises involved with the use farm machinery and associated infrastructure and livestock will occur. The proponent will also be engaging in agricultural land use activity and will consequently also use plant and machinery and run livestock which will also generate noise.
3. Irrigation water over boundary	Risk = low. Irrigated agricultural land use activity is undertaken on all adjacent properties (with the exception of title 47137/1 to the west). A combination of the presence of the 20m wide Oaks Road reserve to the west, presence of the 10m wide farm laneway adjacent to the northern

	boundary, relative position of the irrigators on the adjacent properties, nature of the irrigators typically used (e.g. centre pivots which have a capacity for low spray drift) and presence of shelter belts (southern and eastern boundaries) would ensure the risk of irrigation spray over the western boundary of the subject property is negligible.
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 5. 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.
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 establishing vegetation buffers present would assist in mitigating this risk.

5.4 Residential amenity

The Oaks area can be characterised as being sparsely populated and only two residential dwellings are within a 500m radius of the location of the proposed residential dwelling on the subject property.

The nearest residential dwelling to the position of the proposed residential dwelling on the subject property would be located approximately 230m to the north east on property title 19149/13, whilst the next nearest would be 240m to the south west on property title 13911/1. Figure 14.



Figure 14 The position of the proposed residential dwelling (green dot) on the subject property (outlined in blue) with a 500m setback buffer circle marked (red circle) and the nearest residential dwelling (black dot) to the north west and the next nearest (blue dot) to the south west.

A combination of the nature and size of the proposed residential dwelling, planned landscaping around the dwelling, vegetation buffers and setback distances would mean the development would not have any negative impacts on the amenity of the nearby residential dwellings and that of the wider residential amenity of this locale.

6 Water resources

6.1 Current resources

A single 19 ML irrigation dam is located on the central western boundary of the property which is pump filled by extracting water from the Liffey River nearby to the east.

A total of 71.25 ML of irrigation water entitlements (water licence# 501500) are retained by the proponent to use for irrigated agriculture on the subject property.

No bores have been identified on the subject property.

The subject property has a riparian right to draw stock and domestic water from the Liffey River.

The subject property is located within the Whitemore Irrigation District (WID) and the Liffey River is a key delivery system for the Whitemore Irrigation Scheme (WIS). The irrigation water available from the WIS is fully allocated.

The subject property is not serviced by TasWater for the supply of drinking water and/or sewerage services.

6.2 Future opportunities

The current irrigation dam has been redesigned and it is intended the storage capacity once fully constructed will now be increased to 56 ML.

Two groundwater bores are present within a 1km radius on the subject property, one is recorded as having no yield and the other a yield of 0.25 L/s, and both are identified as being abandoned. Further to the west a number of bores are present along Whitemore yield and have yields ranging from 0.7-25.5 L/s. The available groundwater datasets for this locale do provide indicate a significant groundwater resource and the potential to secure a bore yield greater than 1.5 L/s is questionable although this would be sufficient to provide for livestock (small/medium herd) and domestic use.

The WIS is fully allocated and no irrigation water available from this scheme. As mentioned previously the proponent is currently in the process of acquiring additional irrigation water which would meet the irrigation requirements of the property.

7 Tasmanian Planning Scheme – Meander provisions

7.1 21.1 Zone purpose

Zone Purpose	Response
<p>The purpose of the Agriculture zone is:</p> <p>21.1.1 To provide for the use or development of land for agricultural use.</p> <p>21.1.2 To protect land for the use or development of agricultural use by minimising:</p> <ul style="list-style-type: none"> (a) conflict with or interference from non-agricultural uses; (b) on-agricultural use or development that precludes the return of the land to agricultural use; and (c) use of land for non-agricultural use in irrigation districts <p>21.1.3 To provide for use or development that supports the use of the land for agricultural use.</p>	<p>20.1.1 The subject property will continue to be used for agricultural land use activity, however the diversity and intensity of the agricultural land use activity will increase. Various property improvements will be undertaken including increasing the irrigation dam capacity, increasing the irrigation entitlement, installing a centre pivot irrigator and general property repairs and maintenance (fencing, vegetation management, weed control and stock water system installation). The proposed residential dwelling development would cover less than 0.065% of the total area of the property.</p> <p>20.1.2</p> <p>(a) The proposed residential dwelling development will result in the loss of less than 0.065% (388m²) the total area of the property for agricultural land use activity.</p> <p>The proposed development can be undertaken with a negligible impact on the agricultural land use activity being undertaken on the property in question and that of adjacent and nearby properties would not be anticipated to result in conflict and/or interference from a non-agricultural use.</p> <p>All existing issues relating to possible interference such as setback distances, proximity to agricultural land use activity (eg livestock grazing) would remain in context and not be accentuated and/or heightened. Section 5.3 of the agricultural report provides extensive details on the potential for conflict and interference with adjacent and nearby agricultural and residential uses.</p>

Zone Purpose	Response
	<p>(b) The proposed residential dwelling development will result in the loss of less than 0.065% (388m²) of the total area of the property in question for agricultural land use activity. The development would be located on the north western area of the property, is sufficiently setback from all property boundary areas, existing shelter belts are present along southern and eastern boundaries and additional shelter belts would be established around the boundary areas of the property not already covered by vegetation (e.g. western area of the northern boundary and northern area of the western boundary).</p> <p>(c) The property is located within the Whitemore Irrigation District. The location of the proposed development has been selected to ensure that it minimises any loss of land considered suitable and/or used for irrigated agricultural land use activity. The proposed residential dwelling will allow the proponent to live on the property and be fully engaged and undertake the existing and future operation and management of the agricultural land use activities, as per mixed cropping and livestock production on the dryland and irrigated pastures on the property in question. The proposed residential dwelling development will result in the loss of less than 0.65% (388m²) of the total area of the property in question for agricultural land use activity.</p> <p>21.1.3 The property is currently and will continue to be used for agricultural land use activity, albeit in the future the property will be improved and it is anticipated the productivity in terms of cropping outcomes and carrying capacity will be increased and fully realised The proposed development can be undertaken with a negligible level of disruption to the current and future agricultural land use activity which can and could be conducted on the property in question.</p> <p>The proposed residential dwelling would allow the proponent to live on the property and undertake the various operational and management activities</p>

Zone Purpose	Response
	involved in the cropping and livestock production enterprises to be undertaken on the property question.

7.2 21.3.1 Discretionary use

Objectives	
<p>That the location, scale and intensity of a use listed as Discretionary:</p> <ul style="list-style-type: none"> (a) is required for operational reasons; (b) does not unreasonably confine or restrain the operation of uses on adjoining properties; (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and (d) is appropriate for a rural location and does not compromise the function of surrounding settlements. <p>Response:</p> <p>The proposed development includes a residential dwelling on the subject property and hence the concentration on Performance Criteria P4.</p>	
Performance criteria	Response
<p>P4</p> <p>A Residential use listed as Discretionary must:</p> <ul style="list-style-type: none"> (a) be required as part of an agricultural use, having regard to: <ul style="list-style-type: none"> (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and (v) proximity of the dwelling to the agricultural use 	<p>P4</p> <ul style="list-style-type: none"> (a) As outlined in section 4.1 of the Agricultural report the proposed residential dwelling is considered be integral and required in order to be successfully and efficiently managed. The property is capable of being for meaningful agricultural land use activity and the proposed cropping and livestock production enterprises would be of sufficient scale and complexity in order to warrant and require ongoing operation and management as would be provided by the proponent. <p>The property in question has been used for agricultural land use activity for grass seed production.</p> <p>The future agricultural land use activities would be undertaken throughout the year, involve cropping and livestock production. These activities are many and varied, and include</p>

Objectives

That the location, scale and intensity of a use listed as Discretionary:
 (a) is required for operational reasons;
 (b) does not unreasonably confine or restrain the operation of uses on adjoining properties;
 (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and
 (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

Response:

The proposed development includes a residential dwelling on the subject property and hence the concentration on Performance Criteria P4.

Performance criteria	Response
	<p>livestock husbandry, pasture management, ground preparation, irrigation, plant nutrition and health management and harvesting operations. It should be noted that agricultural land use activities are more concentrated from spring to autumn, although there are still many key routine farming activities (e.g. lambing, paddock spray offs, application of crop protection products to winter growing crops) would still continue outside of this time.</p> <p>The proposed residential dwelling would be located on north western area on the property which and allows for ideal observation across the block and engaging in the various and frequent operational and management activities as required as part of livestock production activities.</p> <p>The proposed development can be undertaken with a negligible impact on the agricultural land use activity being undertaken on the property in question and that of adjacent and nearby properties.</p> <p>All existing issues relating to possible interference such as setback distances, and the proximity to agricultural land use activity (e.g. cropping and livestock grazing) would remain in context and not be accentuated and/or heightened. Section 5.3 of the agricultural report provides extensive details on the potential for conflict and interference with</p>

Objectives	
<p>That the location, scale and intensity of a use listed as Discretionary:</p> <ul style="list-style-type: none"> (a) is required for operational reasons; (b) does not unreasonably confine or restrain the operation of uses on adjoining properties; (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and (d) is appropriate for a rural location and does not compromise the function of surrounding settlements. <p>Response:</p> <p>The proposed development includes a residential dwelling on the subject property and hence the concentration on Performance Criteria P4.</p>	
Performance criteria	Response
	<p>adjacent and nearby agricultural and residential uses. A combination of the presence of the 20m wide Oaks Road reserve to the west, presence of the 10m wide farm laneway adjacent to the northern boundary, nature of the adjacent agricultural land use activity and presence of shelter belts (southern and eastern boundaries) would ensure the potential to negatively impact adjacent agricultural land activity is negligible.</p>

7.3 21.4.1 Building height

Objectives
<p>To provide for a building height that:</p> <ul style="list-style-type: none"> (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties. <p>Response:</p> <p>The planned residential dwelling on the subject property would be less than 12m in height and therefore compliant with Acceptable Solution A1.</p>

7.4 20.4.2 Setbacks

Objectives	
<p>That the siting of buildings minimises potential conflict with use on adjoining sites.</p> <p>Response: The location of the planned residential dwelling on the subject property would be located greater than 5m away from all property boundaries and hence is compliant with A1.</p> <p>The planned residential dwelling located on the subject property would be located within 200m of agricultural land and hence the concentration on Performance Criteria P2.</p>	
Performance criteria	Response
<p>P2</p> <p>Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:</p> <ul style="list-style-type: none"> (a) the size, shape and topography of the site (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features. 	<p>P2</p> <ul style="list-style-type: none"> a) The location of the proposed residential dwelling is the most appropriate as it avoids the low lying ground on the eastern areas of the property (subject to potential inundation when the Liffey River is in flood), ensure the expansion of the existing irrigation and installation of the proposed 28 hectare centre pivot irrigator is able to be achieved without prejudice, and on the balance of the property the area of agricultural land is able to be optimised. b) The Oaks area can be characterised as being lightly populated and only two residential dwellings are within a 500m radius of the location of the proposed residential dwelling on the subject property. The nearest residential dwelling to the position of the proposed residential dwelling on the subject property would be located approximately 230m to the north east on property title 19149/13, the other nearest residential dwelling is approximately 240m to the south west on property title 13911/1. A combination of the setback distances, which includes the 20m wide Oaks Road reserve, 10m wide laneway along the common northern boundary, three bay garage would be built on the southern side of the proposed residential dwelling and

Objectives

That the siting of buildings minimises potential conflict with use on adjoining sites.

Response:

The location of the planned residential dwelling on the subject property would be located greater than 5m away from all property boundaries and hence is compliant with A1.

The planned residential dwelling located on the subject property would be located within 200m of agricultural land and hence the concentration on Performance Criteria P2.

Performance criteria	Response
	<p>planned landscaping around the proposed residential dwelling would ensure the residential amenity of the nearby residential dwellings would be maintained.</p> <p>c) No other existing buildings are present on the subject property.</p> <p>d) The land use activity on adjacent properties consists of agricultural land which is used for a mixture of cropping and grazing livestock, with the exception of the 1 hectare property title 13911/1 which is used solely for residential purposes. The boundary setbacks for the location of the proposed residential dwelling are substantial to the north (95m), east (100m) and south (750m) and it is reasonable to suggested that these distances provided a significant and sufficient buffer. The setback to the western boundary is 60m, however further to this is the 20m wide Oaks Road reserve before the property (as per property title 19149/17) to the west is reached. Additionally, property title 13911/1 which covers 1 hectare which is used solely for residential purposes, provides a buffer to the agricultural further to the south west and west, and has an existing fettering on the parcel of agricultural land (used for grazing purposes) directly to the north. A combination of the setback distances, which includes the 20m wide Oaks Road reserve, 10m wide laneway along and planned landscaping around the proposed residential dwelling would ensure</p>

Objectives

That the siting of buildings minimises potential conflict with use on adjoining sites.

Response:

The location of the planned residential dwelling on the subject property would be located greater than 5m away from all property boundaries and hence is compliant with A1.

The planned residential dwelling located on the subject property would be located within 200m of agricultural land and hence the concentration on Performance Criteria P2.

Performance criteria	Response
	<p>the agricultural land activity on the adjacent properties would not be negatively impacted and/or diminished.</p> <p>e) A three bay garage shed would be constructed on the southern side of the proposed residential and provide a physical buffer to the south. Landscaping would be undertaken around the proposed residential dwelling which would soften the visual amenity of the development and enhance the buffer to the adjacent properties.</p> <p>f) A combination of the presence of the 20m wide Oaks Road reserve to the west, presence of the 10m wide farm laneway adjacent to the northern boundary, nature of the adjacent agricultural land use activity and presence of shelter belts (southern and eastern boundaries) would ensure the potential to negatively impact adjacent agricultural land activity is negligible.</p>

7.5 21.4.3 Access for new dwellings

Objectives

To provide for subdivision that:

- (a) relates to public use, irrigation infrastructure or Utilities; and
- (b) protects the long term productive capacity of agricultural land.

Response:

The subject property has frontage to Oaks Road and therefore the proposed development is compliant with A1.

8 Conclusion

1. The subject property is located on Oaks Road, Westbury and consists of a single title as per property title 16655/9.
2. The majority of the subject property is covered by class 3 land with a small section of class 4.
3. The subject property is capable of supporting cropping and livestock production and the proponent is planning on expanding the irrigation water storage and install centre pivot in order to increase the overall productivity of the block in terms of both diversity of land use options, intensity of use and reliability of achieving target productivity outcomes.
4. The proposed development is based on the proponent building a residential dwelling and three bay garage in the on the north west area of the block.
5. The proponent would live on the subject property and be fully engaged in the various operational and management activities required on a frequent and ongoing basis associated with the agricultural land use conducted therewith.
6. The proposed residential dwelling would be integral, required and subservient to the agricultural land use activities undertaken on the subject property.
7. 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.
8. 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.

9 References

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

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

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

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

Matthews W, Latinovic M (2006) North East Tasmanian Groundwater Map. Department of Infrastructure and Energy.

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

Various LIST datasets. <https://www.thelist.tas.gov.au/>

Tasmanian Planning Scheme – Meander provisions 2022.

Tasmanian Irrigation datasets.

10 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
December 2024 – Revised November 2025

Appendix 1

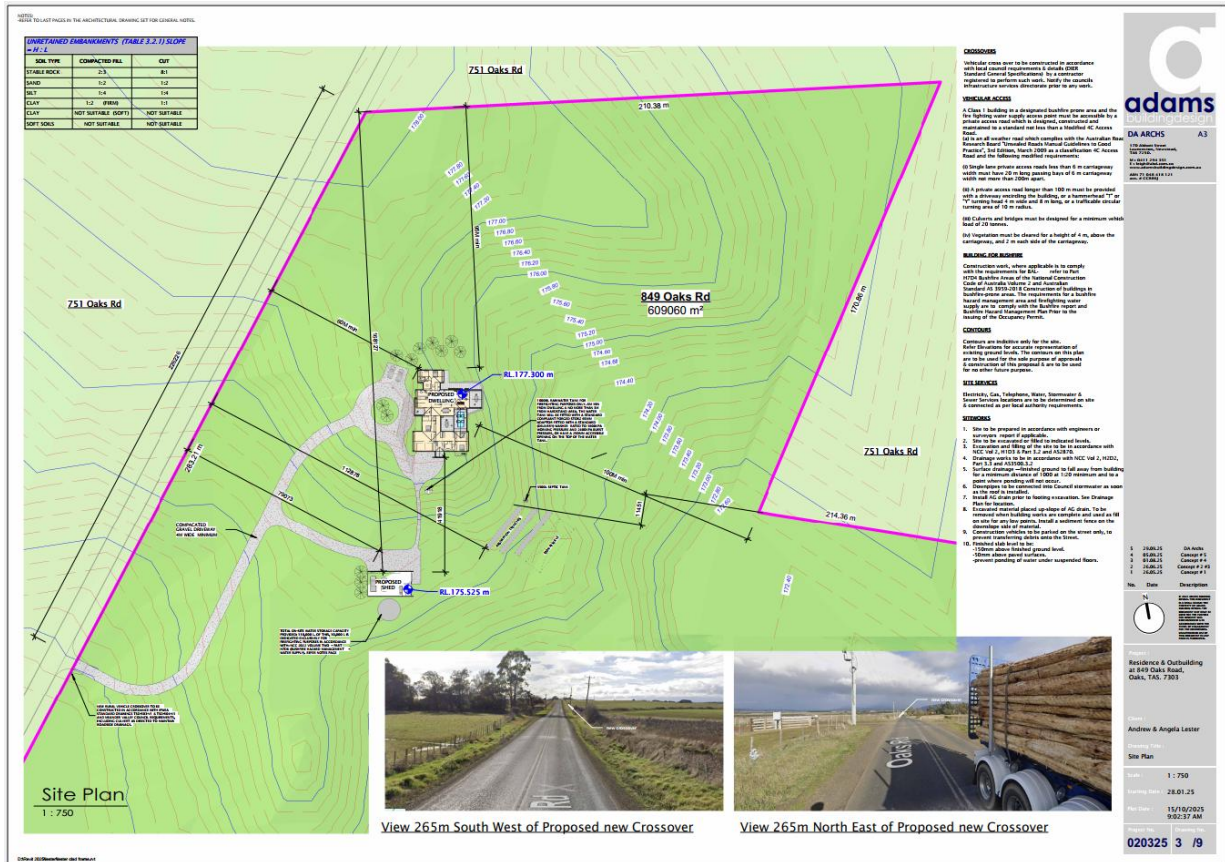


Figure 15 Proposed residential dwelling layout on the subject property (source: adams building design, project no. 020325)



Planning Compliance Report

Property Address: 849 Oaks Road, Oaks TAS 7303

PID: 7902277

Volume: 243510

Folio: 01

Owner/Applicant: Andrew and Angela Lester

Council: Meander Valley Council

Zone: 21.0 Agriculture

Overlays: C13.0 Bushfire-Prone Areas Code

Climate Zone: 7

Site Area: 610,400 m²

Proposed Development: New Dwelling (387.57 m²), Pool House (41.95 m²), Shed (144 m²), New Crossover

Crossover Location: 226 m south-west along Oaks Road

Sight Distance: ≈ 265 m clear each way

Zoning Context

The site is zoned Agriculture Zone (21.0) under the Meander Valley Local Provisions Schedule. All adjoining lots are also zoned Agriculture, consistent with the surrounding rural landscape.

Clause 21.3.1 – Residential Use

Objective: To ensure residential use does not fetter agricultural use of land and is compatible with agricultural productivity.

Acceptable Solutions	Performance Criteria	Response
A1: A Residential use for a single dwelling is a Permitted use on a title that is at least 40 ha and associated with agricultural use.	P1: Residential use must not conflict with agricultural use on or adjacent land and must be sited to minimise loss of productive capacity.	Complies. The site is 610 400 m ² (> 40 ha) and actively used for agricultural purposes. The dwelling is set well within the property boundary and

		does not fetter agricultural operations on this or adjoining titles.
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Clause 21.4.1 – Building Siting and Design

Objective: To ensure buildings are sited to minimise conversion of productive land and protect agricultural use on adjoining land.

Acceptable Solutions	Performance Criteria	Response
A1: Buildings must be at least 50 m from a frontage and 20 m from any side or rear boundary.	P1: Buildings must be sited to minimise impact on agricultural use and amenity.	Complies. Dwelling setbacks: 95.4 m north, 60.7 m west, 106 m east. Shed setbacks: 168 m north, 79 m west, 104 m east. All well beyond required minimums. Placement preserves productive grazing areas and maintains a low visual profile.

Clause 21.4.2 – Access

Objective: To ensure safe, efficient access to rural roads without impacting road function.

Acceptable Solutions	Performance Criteria	Response
A1: Access is provided via an existing lawful crossover.	P1: New access must provide safe and efficient entry and exit with sufficient sight distance and must not impair road safety.	Complies. A new rural crossover is proposed ≈ 226 m south-west along Oaks Road with clear sight lines ≈ 265 m in each direction. Complies with AS2890.1 and Meander Valley Rural Access Standards.

Clause C13.0 – Bushfire-Prone Areas Code

Objective: To ensure that use and development in bushfire-prone areas is appropriately located, designed and constructed to reduce risk to life and property.

Acceptable Solutions	Performance Criteria	Response
A1: A Bushfire Hazard Management Plan (BHMP) prepared by an accredited person is submitted.	P1: Where A1 not met, the development must demonstrate adequate protection from bushfire hazard.	Complies. A BHMP will be prepared by an accredited Bushfire Practitioner in accordance with C13.0 and the Director's Determination – Bushfire Hazard Areas 2023. Construction to AS3959:2018 and NCC Vol. 2 Part H7D4 (BAL rating TBC).

Clause C3.0 – Road and Railway Assets Code

Objective: To ensure that development does not detrimentally affect the safety and efficiency of roads.

Acceptable Solutions	Performance Criteria	Response
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A1: Access onto a Category 3 or 4 road must comply with AS2890.1 and provide safe sight distances.	P1: Where A1 not met, must demonstrate equivalent safety and efficiency.	Complies. Oaks Road is a Category 4 rural road. Sight lines of >250 m each way meet AS2890.1 minimums. Crossover design details to Council standards.
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Summary

The proposed dwelling, pool house, and shed comply with the Tasmanian Planning Scheme (Agriculture Zone 21.0) and the relevant Codes, including the Bushfire-Prone Areas Code C13.0 and Road and Railway Assets Code C3.0. The siting maintains agricultural productivity, avoids conflict with neighbouring farms, and provides safe vehicle access. The development is consistent with the Objectives of the Agriculture Zone and satisfies all relevant Acceptable Solutions