CENTRAL COAST COUNCIL

PO Box 220
19 King Edward Street
Ulverstone Tasmania 7315
Tel (03) 6429 8900

admin@centralcoast.tas.gov.au
www.centralcoast.tas.gov.au

Theresia Williams

Application for Planning

S.57 Land Use Planning and Approvals Act 1993

The following application has been received:

Application No.: **DA2025194**

Location: **92 Kindred Road, Forth**

Proposal: **Resource Development - farm stay accommodation**

Performance Criteria: **Discretionary uses; and Setbacks**

The application may be inspected at the Administration Centre, 19 King Edward Street, Ulverstone during Office hours and on the council's website: www.centralcoast.tas.gov.au Any person may make representation in relation to the applications (in accordance with S.57(5) of the Act) by writing to the Chief Executive Officer, PO Box 220, Ulverstone 7315 or by email to admin@centralcoast.tas.gov.au and quoting the Application No. Any representations received by the Council are classed as public documents and will be made available to the public where applicable under the *Local Government (Meeting Procedures) Regulations 2025*.

The representation must be made on or before **4 November 2025**

Date of Notification: **18 October 2025**

Vicki Brereton
CHIEF EXECUTIVE OFFICER

CENTRAL COAST COUNCIL
PO Box 220
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CENTRAL COAST COUNCIL

Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme – Central Coast

PLANNING PERMIT APPLICATION

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 18/08/2025
Application No: DA2025194
Doc ID: 528521

Office use only: *Zone:* *Permit Pathway – NPR/Permitted/Discretionary*

Use or Development Site:

Site Address
'GREENVALE' - 92 KINDRED RD FORTH TAS 7310
50 LITTLES RD FORTH TAS 7310
90 KINDRED RD FORTH TAS 7310

Certificate of Title Reference
73031/2 89285/1 37949/1

Land Area

Heritage Listed Property **NO** ☑ **YES** ☐

Applicant(s)

First Name(s) Michelle Schleiger

Surname(s)

Company name (if applicable) Woolcott Land Services

Contact No: 6332 3760

Postal Address: PO Box 593 Mowbray TAS 7248

Email address: planning@woolcott.au

Please tick box to receive correspondence and any relevant information regarding your application via email. ☑

Owner(s) (note – if more than one owner, all names must be indicated)

First Name(s) GRANT SARAH
HELEN ANTHONY
GRAHAM

Middle Names(s) VAUGHAN GABRIELLE
THERESE JAMES
TERENCE

Surname(s) LITTLE STEEL
LITTLE STEEL
BRYAN

Company name (if applicable)

Postal Address: PO BOX 151 ULVERSTONE TAS 7315
90 KINDRED RD FORTH TAS 7310
50 LITTLES RD FORTH TAS 7310

PERMIT APPLICATION INFORMATION

(If insufficient space for proposed use and development, please attach separate documents)

"USE" is the purpose or manner for which land is utilised.

Proposed Use Visitor Accommodation

Use Class
Office use only

"Development" is the works required to facilitate the proposed use of the land, including the construction or alteration or demolition of buildings and structures, signs, any change in ground level and the clearing of vegetation.

Proposed Development (please submit all documentation in PDF format to planning@centralcoast.tas.gov.au separating A4 documents & forms from A3 documents).

As attached plans

Value of the development – (to include all works on site such as outbuildings, sealed driveways and fencing)

$:$792,200 Estimate/ Actual

Total floor area of the development .....m^2

Declaration of Notice to Landowner

If land is NOT in the applicant's ownership

I Michelle Schleiger - Woolcott Land Services, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application under section 52(1) of the *Land Use Planning and Approvals Act 1993*.

Signature of Applicant Date 18 August 2025

If the application involves land within a Strata Corporation

I , declare that the owner/each of the owners of the body corporation has been notified of the intention to make this permit application.

Signature of Applicant Date

If the application involves land owned or administered by the CENTRAL COAST COUNCIL

Central Coast Council consents to the making of this permit application.

General Managers Signature _____ Date

If the permit application involves land owned or administered by the CROWN

I, _____the Minister

responsible for the land, consent to the making of this permit application.

Minister (Signature) _____ Date

NB: If the site includes land owned or administered by the Central Coast Council or by a State government agency, the consent in writing (a letter) from the Council or the Minister responsible for Crown land must be provided at the time of making the application - and this application form must be signed by the Council or the Minister responsible.

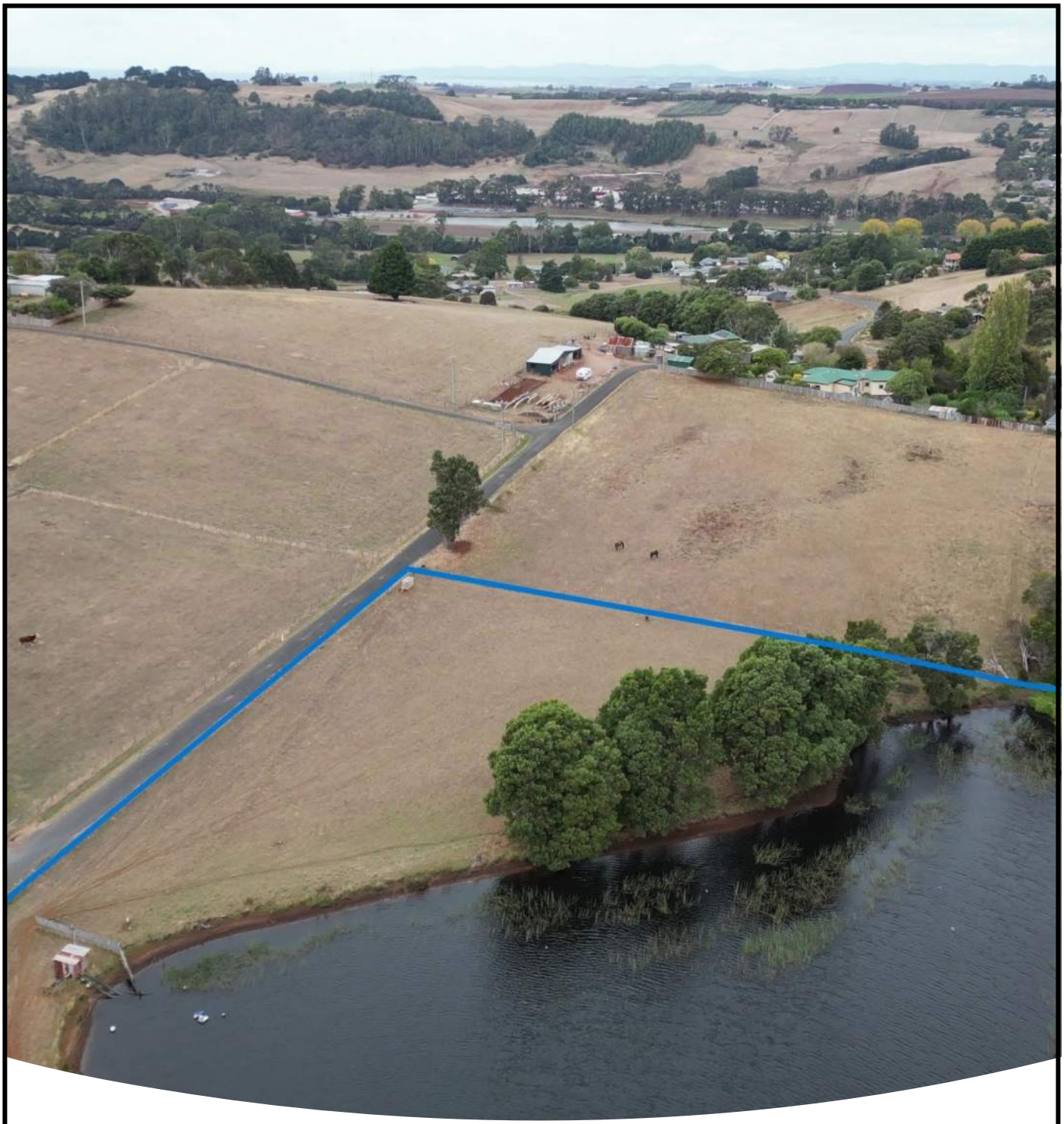
Applicants Declaration

I/ we Michelle Schleiger - Woolcott Land Services

declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant/s _____ Date 18 August 2025

Office Use Only	
Planning Permit Fee	$ .....
Public Notice Fee	$ .....
Permit Amendment / Extension Fee	$ .....
No Permit Required Assessment Fee	$ .....
TOTAL	**$ .....**
Validity Date	



AGRICULTURAL ASSESSMENT & PLANNING COMPLIANCE REPORT

Grant and Helen Little

92 Kindred Road, Forth

September 2025

MZ Advisory

DOCUMENT VERSION: VERSION 2.0

Report Author

Faruq Isu BSc (EnvSc), MAppSc (AgrSc)

Faruq has degrees in agricultural and environmental sciences and specializes in sustainable land use planning, development, and management. His expertise includes creating land use planning reports, conducting land capability and soil assessments, developing sustainable irrigation management plans, and engaging in agricultural research and outreach. His experience in various industry roles has equipped him to analyse complex issues and communicate effectively with diverse stakeholders. Passionate about the natural environment, climate change, and sustainable agriculture, Faruq has participated in numerous projects both in Australia and internationally.

Faruq is trained to carry out land capability and suitability assessments and has worked with numerous property owners, planners and surveyors to conduct various assessments across most municipalities in Tasmania.

Before starting MZ Advisory, he was employed by a national agribusiness, water and environmental consulting firm, where he regularly conducted these assessments including (but not limited to) acid sulphate soil assessments, farm water access plans and soil monitoring studies. Faruq is also a member of Soil Science Australia and is the treasurer of its Tasmanian branch.

Author's declaration

I confirm that I have conducted all the inquiries I believe are necessary, and to the best of my knowledge, no significant information that I consider relevant has been concealed.

Faruq Isu
MZ Advisory
September 2025

Cover photo by: Faruq Isu, taken at subject site on 5/04/2024.

MZ Advisory
mzadviosry.fi@gmail.com
0403 756 105

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Summary

This report has been prepared at the request of Grant and Helen Little, to assess and address compliance to the Tasmanian Planning Scheme – Central Coast, for their proposal to develop a farm-stay style visitor accommodation on 92 Kindred Road, Forth TAS 7310.

The property consists of land capability class 2, 3 and 4 land. The property operates a mixed enterprise, with irrigated cropping limited to the western half of the property.

The proposal is for a farm-stay style visitor accommodation, to value-add and supplement on-farm income. The accommodation will directly support the farm and will be connected to the farm, and so is considered to be subservient to the Resource Development Use Class.

The proposed site is a naturally isolated part of the property, which is currently underutilised due to management challenges, as highlighted in the land capability assessment section of the report. The proposal has no impact on the productive capacity of the land, nor does it impose any additional constraint on surrounding land use.

The proposed building for visitor accommodation will have sufficient setbacks, supported by a proposed vegetative buffer along relevant boundaries. Agricultural land use will continue on the proposed site after development. The potential land loss from the proposal is minimal and insignificant as the land is underused currently. The proposed building, being a modular design, does not preclude the land from returning to agriculture. The potential for existing and future irrigation or agricultural development on the property is not affected by the proposed development.

The proposal will not constrain or interfere with surrounding agricultural land use and is coherent with clause 21.1 and relevant sections of clauses 21.3 and 21.4 from the Tasmanian Planning Scheme – Central Coast.

1 Scope

This report has been prepared for Grant and Helen Little (the clients) to support an application for a proposed farm-stay visitor accommodation at 'Greenvale'- 92 Kindred Road, Forth TAS 7310. The report presents an agricultural assessment of the property and examines the proposal's compliance with the Tasmanian Planning Scheme – Central Coast.

1.1 Report overview

The report is broadly structured into two parts – the agricultural assessment and compliance reporting.

1.1.1 Agricultural assessment

The agricultural assessment consists of a desktop assessment and a site visit of the property. A desktop assessment is undertaken prior to visiting the subject location to review available information pertaining to geology, topography, presence of threatened native vegetation and other relevant information such as (but not limited to) site characteristics and climatic information.

During the site assessment the property's land capability is verified, which is a crucial aspect of conducting an agricultural assessment. Information gathered during desktop assessment is ground-truthed and the land use on subject site and adjoining land is reviewed. The proposed setbacks are also assessed in conjunction with topography, any available vegetation and other natural or physical buffers to identify any potential impacts of the proposed development on agricultural activities in the immediate area.

1.1.2 Compliance reporting

The compliance section of this report addresses the applicable clauses[1] of the Tasmanian Planning Scheme – Central Coast, as it relates to the proposed development.

The Tasmanian Planning Scheme (TPS) sets out the requirements for use or development of land in accordance with the *Land Use Planning and Approvals Act 1993* (the Act).

[1] For the purposes of this report, applicable clauses relate to those that are relevant to the agricultural assessment only (or response to a clause or clauses requested by council) and may not necessarily include response to all clauses required for a particular development.

2 Site Characteristics

2.1 Property details

The site details are outlined in Table 1 and its relative location is shown in Figure 1.

Table 1. Subject property details

FEATURE	DETAILS
Address	'Greenvale'- 92 Kindred Road, Forth TAS 7310
Property Id	2739458
Title Reference	73031/2
Total Land Area	38.7ha (approximate)
Planning Authority	Central Coast Council
Planning Scheme	Tasmanian Planning Scheme - Central Coast
Land Tenure	Private Freehold (Figure 2)
Zone	Agriculture (Figure 3)
Existing access and frontage	Frontage and access from Kindred Road (east) Frontage with and proposed access from Littles Road (north)
Existing development	Single dwelling with outbuildings and farm infrastructure
TasWater services	Not serviced for water, sewer and stormwater
Easements and Leases	None recorded

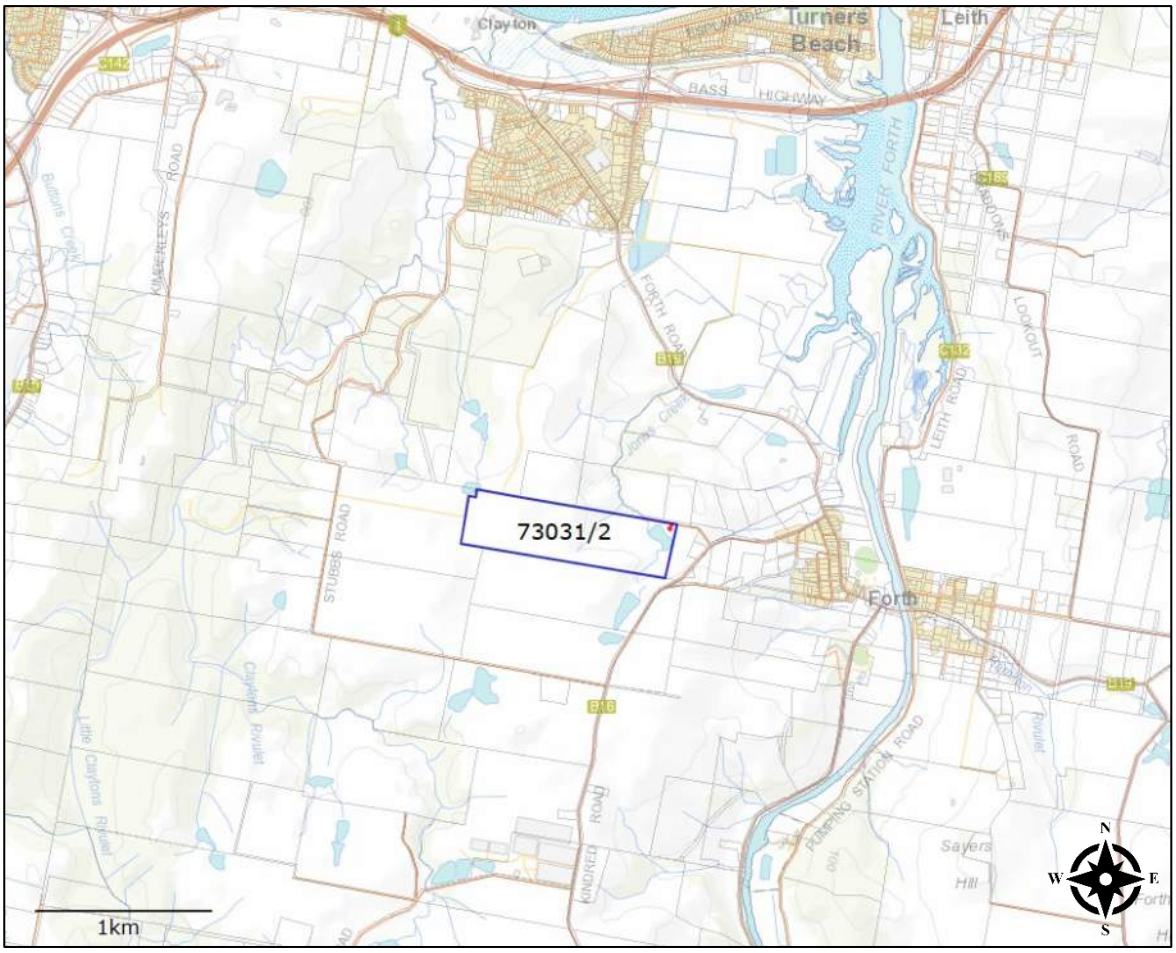


Figure 1. Location of the subject property. Property boundary outlined in blue and proposed development envelop shown in red (Source: LIST).

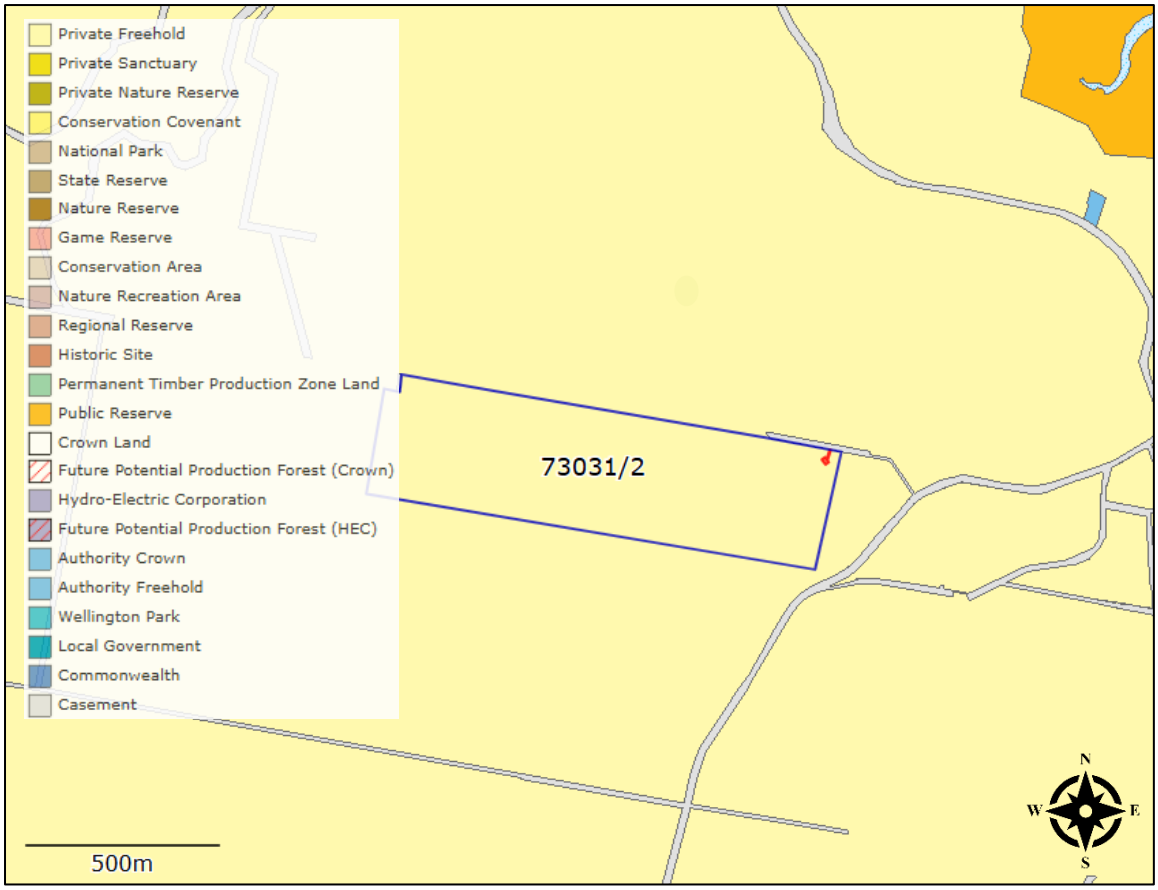


Figure 2. Land tenure of subject site (Source: LIST).

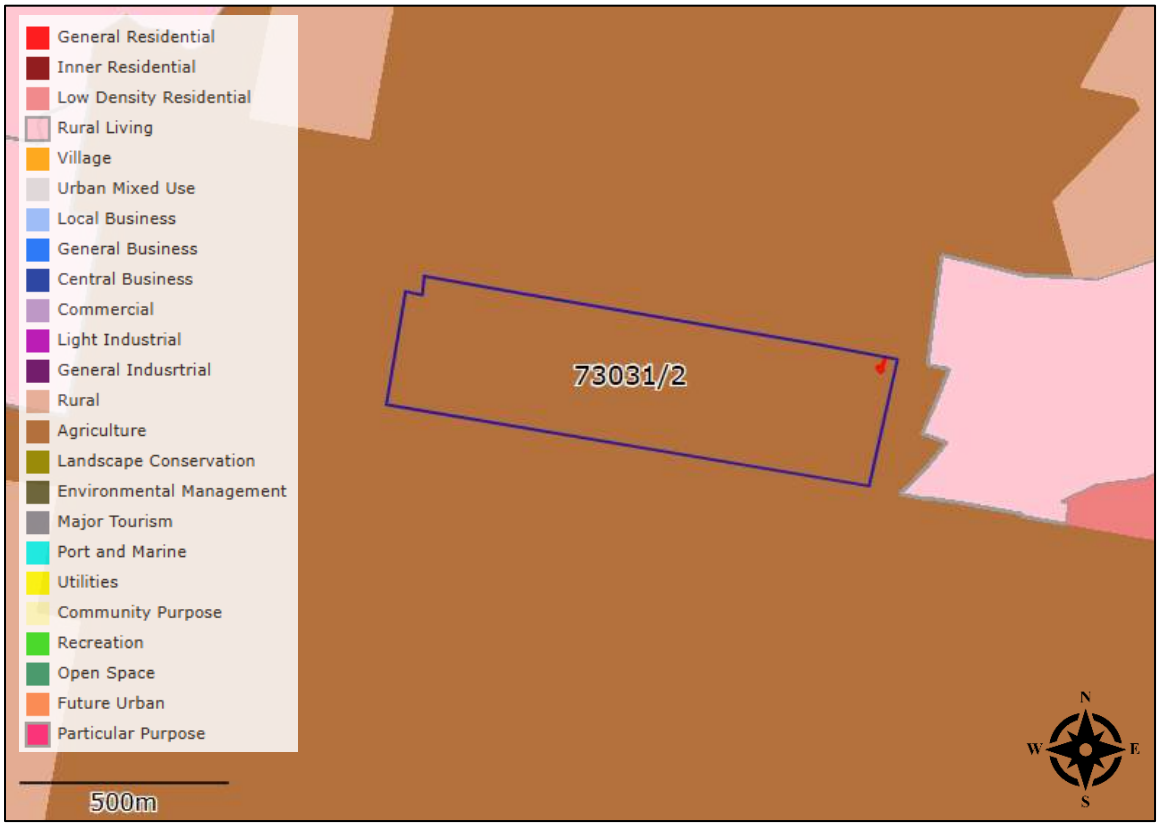


Figure 3. Zoning of subject site (Source: LIST).

2.2 Topography and vegetation

Relevant topographic characteristics and vegetation information is recorded in Table 2 and shown in Figure 4.

Table 2. Topographic characteristics of the subsect site (Source: LIST and on-site visual assessment).

FEATURE	DETAILS
Topography	Predominantly undulating plains and open slopes. Some midslope ridges and shallow valleys with drainages
Geology	Tertiary basalt and tertiary sediments of non-marine sequences of gravel, sand, silt, clay and regolith.
Elevation	70-130m above sea level
Vegetation	Modified pasture and seasonal crops
Threatened native vegetation communities (TNVC 2020)	Non present or recorded
Waterways	Jones Creek and natural drainages

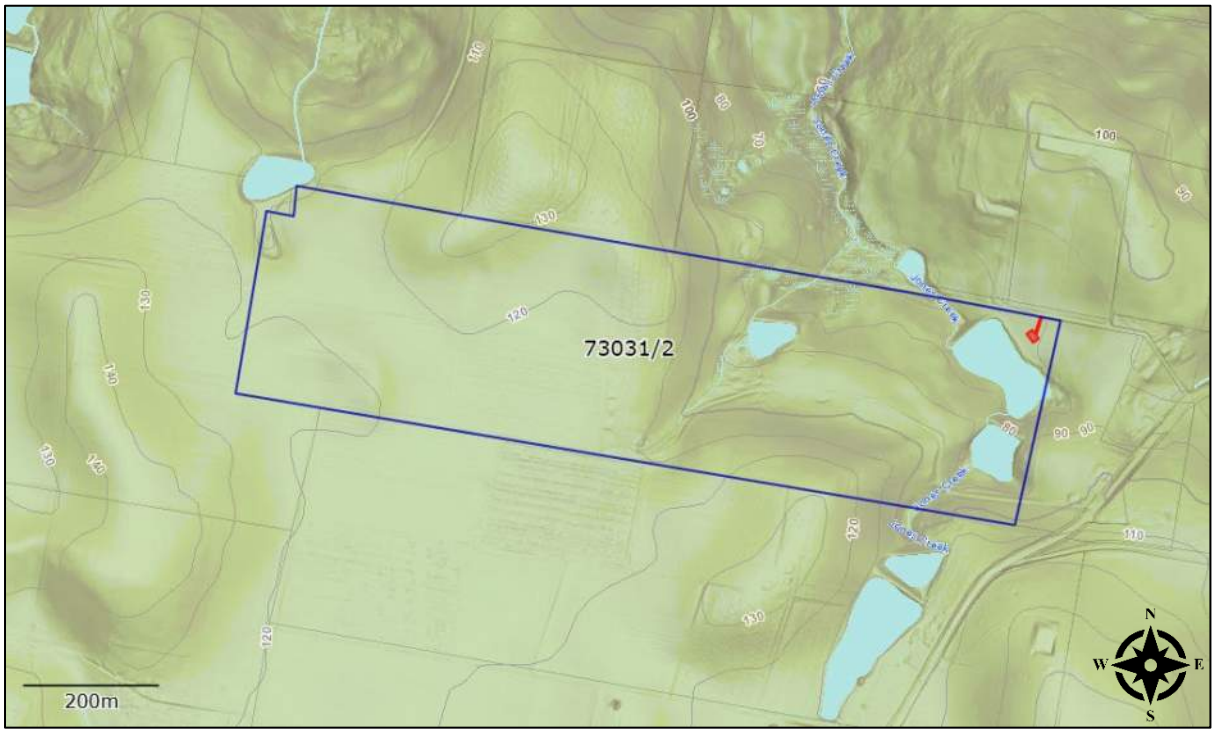


Figure 4. Topography of subject site (Source: LIST).

2.3 Climatic conditions

The climatic information for the subject property is shown in Table 3.

Table 3. Climatic data for the subject property (Sources: LIST)

FEATURE	DETAILS
Mean annual rainfall (mm)	~945
Mean annual number of frost days	Up to 15
Growing degree days (GDD) [Oct - Apr]	Up to 1041
Chill hours (0 – 7°C) [May - Aug]	Up to 737

Based on information in Table 3, it can be assessed that it will impose minor climatic limitations on the property's land capability.

The prevailing wind direction for the area is from the Northwest (Figure 5)

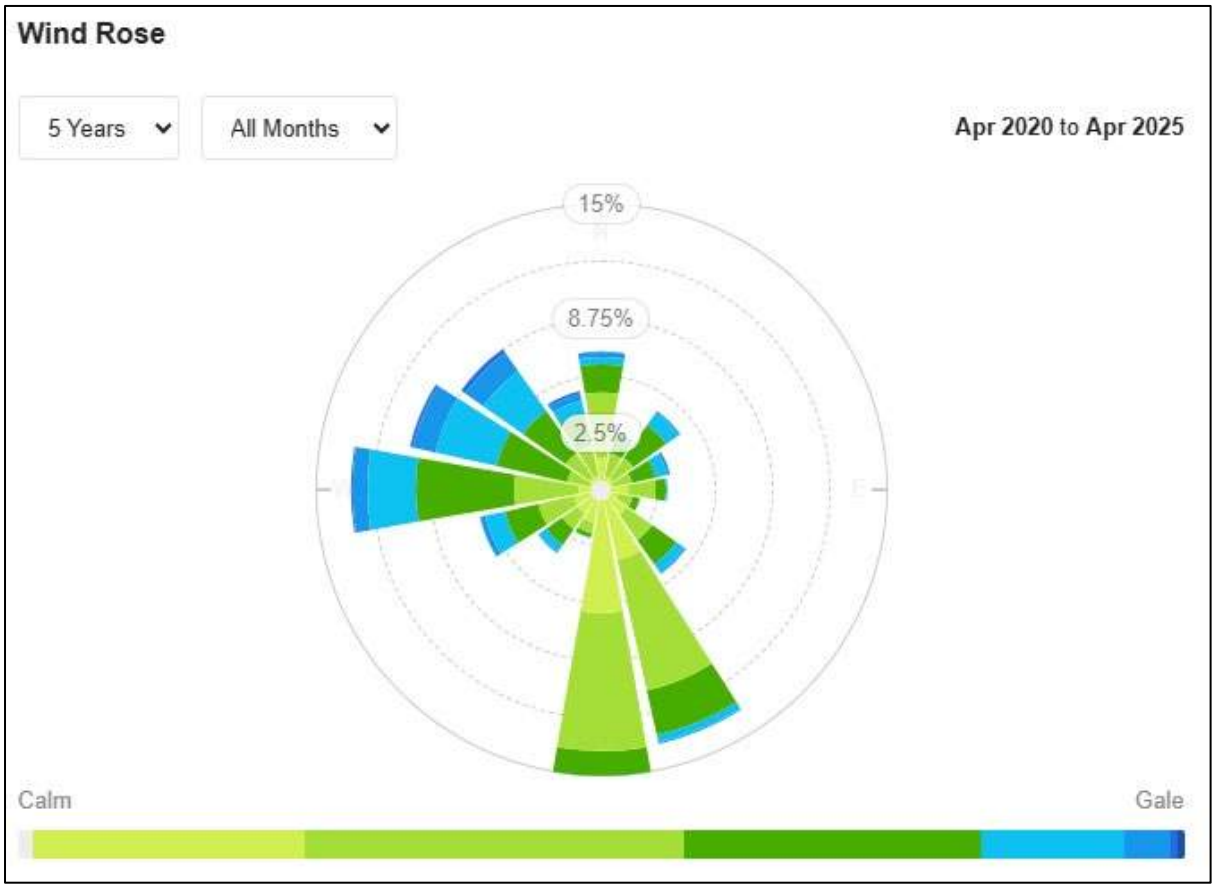


Figure 5. Prevailing wind direction for Forth region as recorded at Devonport Airport station (Source: WillyWeather).

3 Land capability assessment

The land capability for the property was assessed per the *Guidelines for the Classification of Agricultural Land in Tasmania* (Grose, 1999).

Land capability assessment considers the physical characteristics of the land, such as geology, soil types, and slope, along with other factors like climate, erosion risk, and land management practices. These elements help determine how the land can be utilized without compromising its long-term potential for sustainable agricultural production.

The land capability classification typically consists of three levels:

- The land capability **class**: which indicates the overall degree of limitations on use, represented by numbers 1 – 7, with 1 being prime agricultural land and 7 being land not suitable for agriculture (e.g. Class 4);
- The **subclass**: which specifies the type of the dominant limitation(s), represented by a lowercase alphabet (e.g. Class 4e); and
- The **unit**, which groups together similar types of land that require the same management practices, conservation treatments, and are suited to the same types of crops with comparable potential yield, represented by a number (e.g. Class 4e1).

The Department of Natural Resources and Environment Tasmania (NRE Tas) formerly, the Department of Primary Industries, Water and Environment (DPIPWE) have mapped most agricultural land in Tasmania at a scale of 1:100,000. This only classifies land at the class level. A scale of 1:50,000 is regarded as the minimum for subclass mapping, while 1:25,000 is the minimum required for mapping at the unit level.

For the purposes of this report, land capability was assessed at the subclass level, which is sufficient for planning purposes.

3.1 Assessed land capability

The site has been assessed to have **class 2e, 3e and 4es** land (Figure 6).

It is noted that ground-truthing was limited to the area immediately surrounding the proposed development and the classification of the remainder of the property was based on available geospatial data, visual observation (via drone) and general knowledge of the local area.

Class 2 land is defined as:

"Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. However, the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land.

This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years, if reasonable management inputs are maintained."

Class 3 land is defined 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 inputs 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 or equivalent during normal years."

Class 4 land is defined as:

"Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. 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."

The subclass "e" and "s" refers to a dominant limitation of:

- *"e (erosion). Unspecified erosion limitation (both current and potential)."* – this includes risk of erosion caused by wind and water.
- *"s (soils). Unspecified soil limitations*." – this includes limitations caused by amounts of coarse fragments, including gravel, pebbles and stones, which impact on machinery, damage crops or limit growth. Coarse fragments may occur on the soil surface or throughout the profile, including rock or boulder outcrops.

The characteristics for land capability classes 2e, 3e and 4es on the property are given in Table 4, Table 5 and Table 6, respectively.

Table 4. Summary of class 2e land on subject site.

Class 2e (approx. 17.4ha)	
Elevation and topography	110m to 130 above sea level. Undulating plains.
Slope range	~0 to 5%
Soil and geology	Red ferrosol developed on Tertiary basalt.
Soil qualities	Well drained and moderately permeable.
Erosion and waterlogging risk	Moderate risk of wind erosion. Low risk of sheet and rill erosion. Low risk of waterlogging
Agricultural suitability	Suitable for intensive pastoral use with minimal limitations. Suitable for intensive cropping, rotating with pasture every 5 - 8 years out of 10.
Management precautions	Avoid scenarios that expose bare soil and ensure there is adequate ground cover. The risk of soil compaction from machinery and livestock significantly increases during waterlogged conditions, especially in winter – minimize traffic and decrease livestock numbers during wet conditions to prevent soil degradation through pugging and compaction.
Climatic limitations	Minor (see Table 3)

Table 5. Summary of class 3e land on subject site.

Class 3e (approx. 3.6ha, excluding approx. 0.6ha built area)	
Elevation and topography	80-120m above sea level. Undulating plains with moderate open slopes.
Slope range	~5 to 18%
Soil and geology	Red ferrosol developed on Tertiary basalt.
Soil qualities	Well drained and moderately permeable.
Erosion and waterlogging risk	Moderate risk of wind erosion. Moderate risk of sheet and rill erosion. Low risk of waterlogging.
Agricultural suitability	Suitable for pastoral use with slight limitations. Suitable for cropping, rotating with pasture every 3 -5 years out of 10.
Management precautions	Avoid scenarios that expose bare soil and ensure there is adequate ground cover. Minimise cultivation where possible. The risk of soil compaction from machinery and livestock significantly increases during waterlogged conditions, especially in winter – minimize traffic and decrease livestock numbers during wet conditions to prevent soil degradation through pugging and compaction.
Climatic limitations	Minor (see Table 3)

Table 6. Summary of class 4es land on subject site

Class 4es (approx. 10.2ha, excluding approx. 6.9ha dam, wetland and built areas)	
Elevation and topography	70-110m above sea level. Predominantly open slopes with midslope ridges and drainages with shallow valleys
Slope range	~10 to 30%
Soil and geology	Red ferrosol developed on Tertiary basalt and Tertiary sediments
Soil qualities	Moderately well drained to imperfectly drained and moderately to slowly permeable.
Erosion and waterlogging risk	Moderate to high risk of wind erosion and landslip. Moderate to high risk of sheet and rill erosion. Moderate to high of waterlogging in depressions.
Agricultural suitability	Suitable for pastoral use with slight to moderate limitations. Suitable for cropping (in flatter areas) with a very restricted range of crops, rotating with pasture every 1-2 years out of 10.
Management precautions	Avoid scenarios that expose bare soil and ensure there is adequate ground cover. Minimise cultivation where possible. The risk of soil compaction from machinery and livestock significantly increases during waterlogged conditions, especially in winter – minimize traffic and decrease livestock numbers during wet conditions to prevent soil degradation through pugging and compaction.
Climatic limitations	Minor (see Table 3)

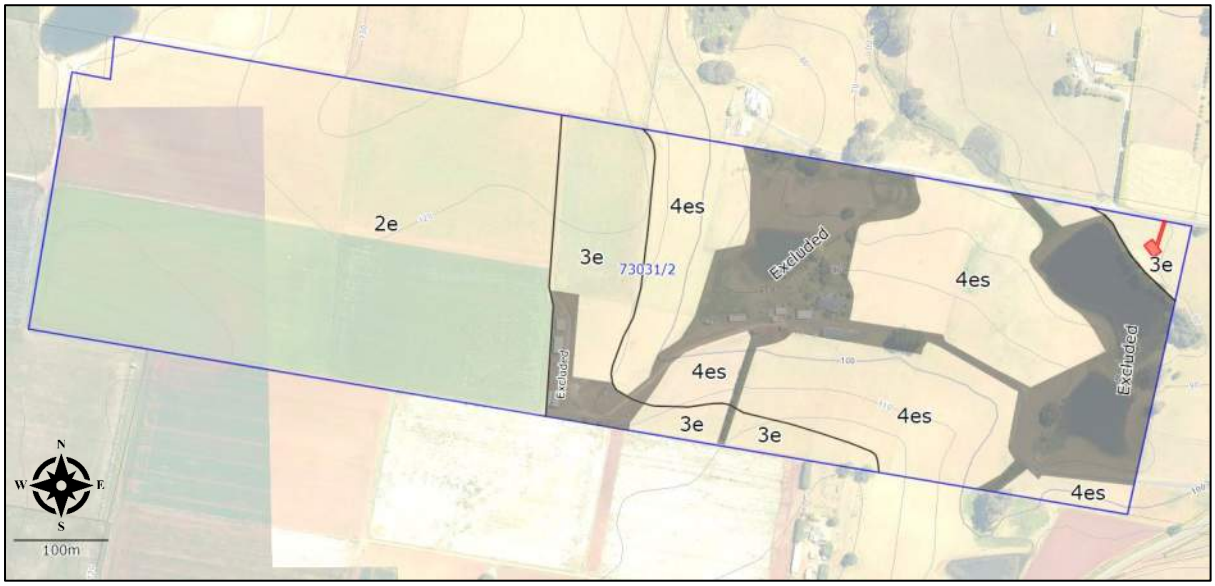


Figure 6. Assessed land capability of the property. Blue outline indicates property boundary, red area indicates proposed development envelope, and grey area denotes areas excluded from capability assessment (Map source: LIST).

Please note, the approximately 0.4ha of class 3 land on the northeastern corner of the property (Figure 6) is an isolated parcel of land and only accessible through a small gate (approx. 6m wide) next to the dam, near the pumphouse. It is bound and separated from other land on the north side by road. As such, practically, this area **is and will be managed similarly to the class 4 land** it is surrounded by. The next nearest parcel of prime class 3 land is about 350m away and separated by steep open slopes. Therefore, trying to manage this isolated parcel as class 3 land would be unfeasible from a management perspective.

4 Current and potential agricultural land use

4.1 Existing agricultural land use on subject property

The property is currently used for dryland grazing on the eastern half and irrigated cropping and grazing on the western half, in conjunction with adjoining title 37948/1 which also owned by the clients.

The property is located in the Kindred North Morton Irrigation District and currently has water allocation of 17.5ML at surety level 5 and 64ML at surety level 6 from Jones Creek. All irrigation activities are limited to the western half of the property on flatter and higher ground.

4.1.1 Land use on adjoining properties

The existing land use on adjoining properties is summarised in Figure 7.

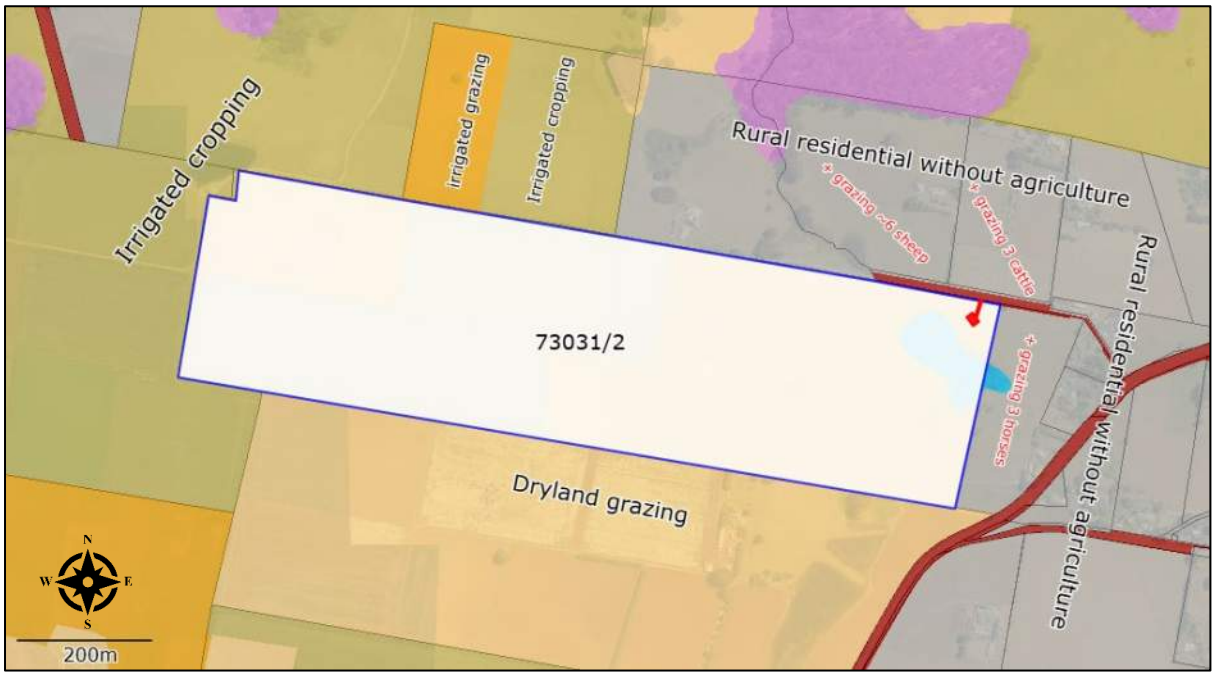


Figure 7. Land use surrounding subject property per "Land use 2021" layer of LIST maps. Text in red indicates observed or reported use (Source: LIST).

As sighted during site assessment of the subject property on 5 April 2025 (white block), the surrounding land uses identified in Figure 7 is considered reasonably accurate.

The grazing use identified in adjoining titles near proposed development site is considered very low intensity or hobby scale uses. The proposed building, being a farm-stay visitor accommodation, will not impose any additional constraint on adjoining land use and vice versa, as those areas are already fettered by neighbouring dwellings (Figure 10). The proposal is clustered to similar use and development.

4.2 Agricultural land use potential of subject site

4.2.1 Pasture

All land classes at the property are suitable for pastoral use as outlined in Table 4, Table 5 and Table 6.

Given the property characteristics and land capability (with the exception of built areas, farm laneways and dams/creeks) and assuming ideal growing conditions, no supplementary feeding and the entire farm is grazed; the property's potential carrying capacity is estimated to be 734DSE/year or 24 DSE/ha on average, across an approximate usable grazing area of 31.2ha.

Considering the DSE above, and assuming 1 DSE per sheep per year, the entire site can potentially support 734 sheep[2] (or about half that for an ewe/lamb average).

Assuming an average of $45/DSE, the annual gross margin is estimated to be $33.030 (or $1,058/ha).

4.2.1.1 Pastoral use of proposed development area

Considering the isolated nature of the approximately 0.4ha of triangular area in question (class 3 land in the northeastern corner in Figure 6) and limited feed availability, the owners only graze the area once a month for approximately 24 hours, for ease of management.

On its own, given ideal conditions, this area has a potential carrying capacity of 10.7 DSE per year, supporting 10-11 dry sheep per year.

The proposed development envelop (including dwelling and driveway) would take away approximately 0.03ha of land (subject to final survey). Thus, the area would still be able to support 9.9 DSE per year, or approximately 10 dry sheep, meaning there is an insignificant loss of carrying capacity.

When considering the entire farm, **the loss of approximately 0.03ha of land to the proposed development has no impact on the productive capacity of the farm.**

The area will continue to be grazed after development (subject to council approval).

[2] Note that the actual number of livestock the property can support may fluctuate significantly based on seasonal conditions and if irrigation and supplementary feeding is added.

4.2.2 Cropping

The class 2 and 3 land on the property can be cropped. The class 4 land on the property can be cropped for one to two years out of ten in rotation with pasture, with a restricted range of crops.

The gross margins of any cropping enterprise would depend on the area and type of crops sown, at any given time.

The cropping enterprises on the property are limited to the class 2 land and the adjoining class 3 land on the western half of the property (Figure 6, Photo 3). This part of the property also contains the irrigation infrastructure.

The class 4 land in the property is too steep and stony in parts to be practical for cropping and establishment of irrigation infrastructure. Thus, this area of the property (the eastern half) is not cropped. Subsequently, the class 3 land on the northeastern corner of the property is also not cropped, due to being naturally isolated from the rest of the farm by dams and creek and being surrounded by class 4 land. From a management perspective, this area is too small, isolated and provides limited access, making it very challenging for required machinery movement for a viable cropping option in this land area.

4.2.3 Horticulture

While the site characteristics and soil type are conducive to certain horticultural crops, establishing a commercial horticultural operation on this property (both seasonal or perennial) would demand considerable capital investment in infrastructure change and additions and demand for intensive land management. This would dilute considerable resources from the existing enterprises at the property.

Thus, a horticultural enterprise is not a feasible option for this property.

5 Proposed development and potential impacts

5.1 Proposal – Visitor accommodation (Resource Development) subservient to current agricultural use

The proposal is for single building to be used as a farm-stay visitor accommodation. The use of the accommodation will directly support the existing agricultural use and will be tied to the farm operation as a rural experience for visitors. The approximate location of the proposed development area (including proposed dwelling and driveway) is given in Figure 8. An approximation is also shown in Photo 2.

The building will be of a modular design with pole construction. Being modular, and not having a slab, it allows for removal of the building should circumstances change in the future, thereby returning the land to agriculture.

Given the farm-stay nature of the visitor accommodation, proximity to the farm is ideal. The location selected is a naturally isolated part of the property that is currently underutilised. The area will continue to be grazed after development (subject to council approval), in similar fashion to the current use, providing the ideal setting for a farm-stay and maximising guest experience. Proceeds from the visitor accommodation (resource development) will be put back into farm, essentially making the proposal subservient to agriculture. Pencil pine trees will be planted along the boundaries (Figure 9) to provide added privacy, which in turn provides additional vegetative buffer from surrounding land use – which is hobby scale / low intensity grazing.

Figure 8. Proposed subdivision boundaries (Source: LIST)

The proposed development area considered in this report is higher than what is actually required for the visitor accommodation and subject to final survey. Thus, the potential land loss may be lower than that anticipated in the previous section. Furthermore, given the modular design, there is no permanent loss of land, as the dwelling could be removed or relocated if required.

Thus, the proposal will have no adverse impact on existing land uses on the property itself, or on adjoining land.

5.1.1 Proposed setback distances

The planned setbacks from the proposed building envelop (area within which dwelling will be located) to the title boundaries are shown in Figure 9 (subject to final survey).

Figure 9. Setback distances of the proposed development area (red) from the title boundaries. Green lines indicate proposed pencil pine privacy screening (Source: LIST).

The shortest setback from the proposed dwelling area (as shown in figure above) is approximately 20m for the building proper, and 14m for a carport (subject to final survey) to the north, adjoining Littles Road (Appendix A). Proposed setback to the east is approximately 29m (subject to final survey). Both setbacks will be aided by pencil pine privacy screening to be planted, providing vegetative buffer. All other setbacks are internal, and the area is separated from the rest of the farm by a dam.

It is noted that existing dwellings in titles 244329/1 and 63289/1 to the east are both setback less than 10m from title 37949/1. The proposed building is planned to be setback approximately 29m, separated by vegetation.

Thus, the planned setbacks will mitigate the risk of potential land use conflict between the proposed development and neighbouring land use.

5.2 Potential impacts of the proposal on adjoining agricultural activities and residences

Potential impacts are generally expected to surface as complaints from nearby residents. Risks related to criminal intent such as trespass, theft and property damage are considered low and possibly much as likely to arise from the general public. Mitigation measures generally include installation and maintenance of appropriate boundary fencing and signage. Farm biosecurity measures and adherence to bushfire management plans (which is considered general duty of care) generally mitigate other risks such as weed infestation and fire outbreaks. Properties grazing livestock may be subject to dog menace but is easily mitigated with proper communication and respective council's dog management guidelines.

The adjoining land uses are very low intensity/hobby scale as outlined in Figure 7. There are two identified neighbouring residences within 200m of the proposed visitor accommodation. The nearest neighbouring residence would be approximately 145m to the east separated by adjoining land and proposed screening vegetation.

As shown in (Figure 10), the proposed development will not impose any additional constraint to adjoining agricultural activities, as the areas in question are already fettered by existing neighbouring residences.

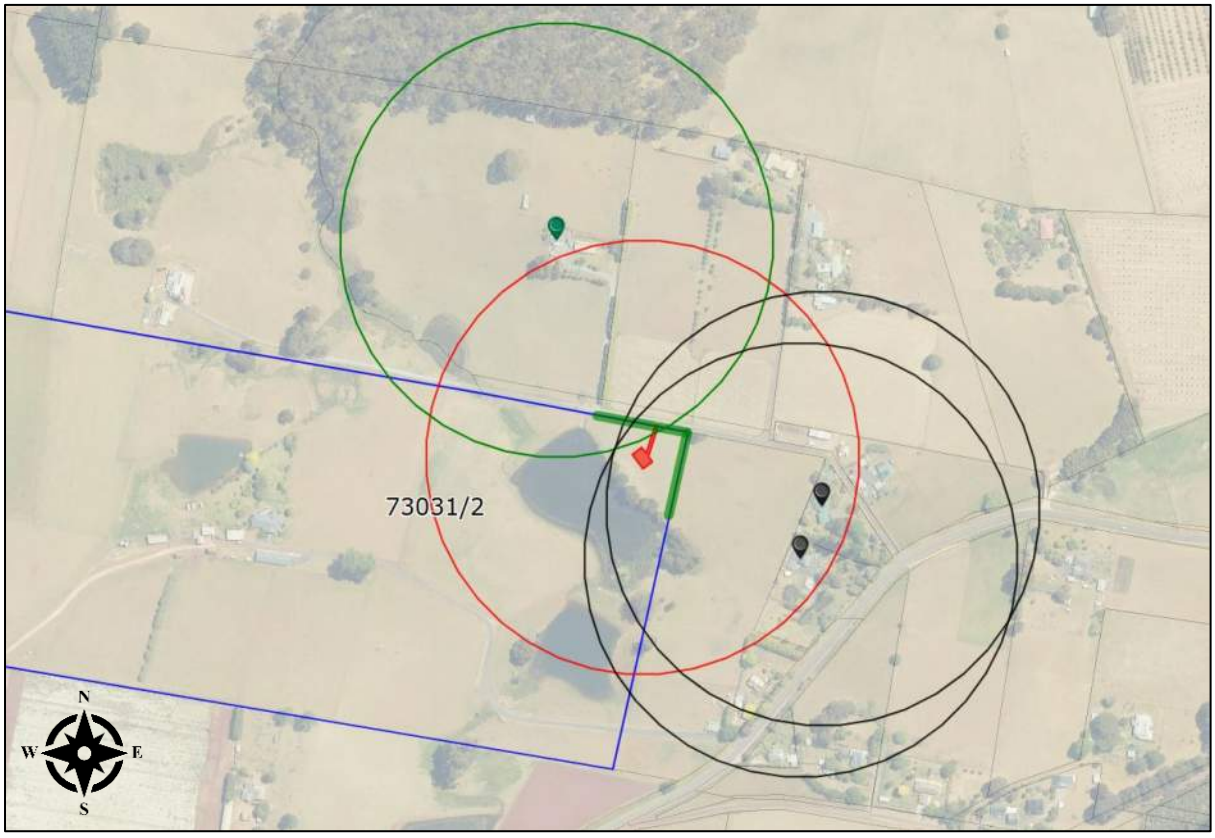


Figure 10. Neighbouring dwellings (black pins within 200m of proposal and green pin just outside) within the vicinity of proposed development (red). Circles are 200m showing potentially fettered area.

Thus, no adverse impact is anticipated to adjoining agricultural land use and amenities and vice versa.

5.3 Possible impacts on the proposal from adjoining agricultural activity

All surrounding agricultural activities are low intensity and is sufficiently setback and buffered by proposed pencil pine privacy screen. Being a farm stay-style visitor accommodation, proximity to a working farm is ideal and will not be impacted by existing uses on adjoining land.

Farming practices in the area generally include cropping and grazing. Some key activities, with their identified risk(s) and rating (based on site assessment), along with potential mitigation strategy is summarised in Table 7 below.

Table 7. Potential risks associated with common agricultural activities.

Agricultural activity	Probable risk	Assessed risk rating	Potential mitigation
Machinery usage	Noise & dust	Low	Dust and sound from undertaking general farming activities in agriculture zoned land is common and expected.
Animals (livestock / dogs)	Noise	Low	As above.
	Smell	Low	Occasional smell (generally of manure or chemicals during spray events) is common and generally accepted in an agricultural zone.
	Damage	Low	Maintain appropriate fencing and check stock regularly.
Electric fencing	Shock	Low	Attach appropriate warning signs near entrances and at-risk locations.
Irrigation	Water over boundary	Low	Currently not irrigated. The area in question is too small and isolated for irrigation activities to be feasible. Any potential irrigation on adjoining land would be mitigated by proposed pencil pine plantation.
Spraying events	Spray drift and dust	Low	Mitigated by setback and proposed pencil pine plantation if applied under recommended conditions outlined in product SDS. Prevailing wind direction also helps mitigate the issue, as it blows away from the existing dwelling. The use and application of agricultural sprays must abide by the *Tasmanian Code of practice for ground spraying 2014.*

6 Compliance to Tasmanian Planning Scheme – 21.0 Agriculture Zone

6.1 Compliance to clause 21.1 – Zone Purpose

21.1 Zone Purpose

The purpose of the Agriculture Zone is:

21.1.1 To provide for the use or development of land for agricultural use.

21.1.2 To protect land for the use or development of agricultural use by minimising:

(a) conflict with or interference from non-agricultural uses;

(b) non-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.

21.1.3 To provide for use or development that supports the use of the land for agricultural use.

21.1.1

The proposal has no effect on the productive capacity of the land. Income generated from the proposed development will be used for agricultural use and developments on farm. Therefore, the proposed visitor accommodation can be assessed as resource development subservient to the agricultural use on the property. Resource development in this case, is a Discretionary Use, being on prime land. The Use does not preclude the soil from future use as a growth medium, but in the interim, the soil profile within the building footprint will be disturbed, disqualifying it from No Permit Required Use Class.

21.1.2

(a) The proposal will not conflict or interfere with agricultural land use on the property itself or surrounding land. The proposed visitor accommodation, as a resource development subservient to the agricultural use, will be located on an isolated part of the property and surrounded by low intensity land uses, which will remain unhindered.

(b) The proposal does not preclude the return of the land to agricultural use as the proposed dwelling is modular in design and can be removed/relocated if circumstances change in the future.

(c) The proposal has no impact on the existing or future irrigation activities of the property. The area in question is an isolated part of the property that is not currently irrigated, nor is it feasible, but the proposed development does not preclude it. All irrigation within the property is limited to the western part of the farm. Therefore, the proposal does not diminish the current or future irrigation potential of the property.

21.1.3

As outlined in section 3.1 and 4.1.1. of the agricultural assessment, the area in question provides limited scope of use due to its isolated nature. The proposed visitor accommodation will support agricultural activities on the farm by providing a source of additional income from an underutilised part of the property (see section 5.1).

6.2 Compliance to clause 21.3 – Use standards

21.3.1 Discretionary uses

Objective:	That uses listed as Discretionary: (a) support agricultural use; and (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to: (a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site; (b) access to infrastructure only available on the site or on land in the vicinity of the site; (c) access to a product or material related to an agricultural use; (d) service or support for an agricultural use on the site or on land in the vicinity of the site; (e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and (f) provision of essential Emergency Services or Utilities.

A2 No Acceptable Solution.	**P2** A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to: (a) the area of land being converted to non-agricultural use; (b) whether the use precludes the land from being returned to an agricultural use; (c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.
A3 No Acceptable Solution.	**P3** A use listed as Discretionary, excluding Residential, located on prime agricultural land must: (a) be for Extractive Industry, Resource Development or Utilities, provided that: (i) the area of land converted to the use is minimised; (ii) adverse impacts on the surrounding agricultural use are minimised; and (iii) the site is reasonably required for operational efficiency; or (b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.

21.3.1

A1 – There is no acceptable solution, hence P1 is addressed.

P1 -

(a) The proposal is for a farm-stay style visitor accommodation that is resource development subservient to the agricultural use on the property. The intended use necessitates it being in close proximity to a working farm. The proposed location is an isolated parcel of land which is underutilised and naturally separated from the rest of the farm by a dam. This makes it an ideal site, as it remains in the vicinity of a working farm but does not hinder any agricultural activities within the property or adjoining land.

(b) As mentioned in the point above, being a farm-stay style accommodation, it would need to be located close to a working farm, to allow for farm tour experiences which includes access to agricultural infrastructure used on the property.

(c) See points above. Additionally, depending on time and season, various products may be made available for sale directly on site – and experiences with farm animals can be leveraged for guests utilising the farm-stay experience.
(d) The income from the visitor accommodation will be put back into agricultural development on the property. Therefore, the proposal serves and supports the agricultural land use on the site.
(e) The proposed farm-stay style visitor accommodation is a form of diversification and value adds to the existing agricultural use on site.
(f) Provision of Emergency Services and Utilities will remain unhindered for the property

A2 - There is no acceptable solution, hence P2 is addressed.

P2 -

(a) The proposed development envelop (including dwelling and driveway) would take away approximately 0.03ha of land (subject to final survey). The land loss is insignificant and there is no loss of productive capacity of the farm (see section 4.2.1.1). The area will continue to be used for grazing, providing for an authentic farm-stay experience, without compromising agricultural land use.
(b) The proposed dwelling will be a modular design and can be removed or relocated should circumstances change in the future. Therefore, the proposal does not preclude the return of the land to agriculture.
(c) The proposal does not confine or restrain existing for potential agricultural uses on the land or adjoining properties. The proposed building is setback sufficiently and will be further aided by proposed pencil pine plantation which will provide privacy and vegetative buffer (see section 5).

A3 - There is no acceptable solution, hence P3 is addressed.

P3 – In theory, the proposed development location falls within class 3 land area, which is considered prime agricultural land. However, as outlined in section 3.1 of the agricultural assessment, given the size, isolated nature of the site and management challenges, practically this area is and will continue to be managed as class 4 land.

(a) The proposed visitor accommodation is a discretionary form of resource development that is subservient to the agricultural use on the property as the proposal value-adds to the farm and is required to be in its vicinity (on site) for the intended use. Furthermore, the income generated from the visitor accommodation will be used for agricultural activities and development on the property.
    (i) The area converted is negligible (0.03ha) and has no impact on the productive capacity of the land (see section 4.2.1.1).
    (ii) The proposal does not impose any additional constraint on the surrounding low intensity agricultural use. The proposed visitor accommodation will be sufficiently setback and further aided by vegetative buffers (see section 5).

(iii) To be utilised as a farm-stay style visitor accommodation, it is required to be in the vicinity of a working farm. The site chosen is currently underutilised given its characteristics and developing here would not create any additional constraint on agricultural activities, both on the property and adjoining land. The area will still continue to have agricultural land use.

(b) N/A.

6.3 Compliance to clause 21.4 - Development standards for buildings and works

21.4.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 12m.	**P1** Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the topography of the site; (c) the bulk and form of the building; (d) separation from existing use on adjoining properties; (e) the nature of the existing uses on adjoining properties; and (f) any buffers created by natural or other features.

21.4.1

A1 - The acceptable solution is achieved. Building height will be less than 12m. Plans to be supplied by clients or their representative.

21.4.2 Setbacks

Objective:	That the siting of buildings minimises potential conflict with use on adjoining properties.
Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	**P1** Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.
A2 Buildings for a sensitive use must have a setback from all boundaries of: (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	**P2** Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: (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.

21.4.2

A1 - The acceptable solution is achieved, 5m setbacks to all boundaries are met.

A2 - The proposal is not compliant with A2, hence P2 is addressed.

P2 -

(a) The property is approximately 38.7ha and rectangular, with a small reverse "L" shaped section carved out from the northwestern corner. The topography of the property is predominantly undulating plains and open slopes with some midslope ridges and shallow valleys with drainages (Figure 4). The proposed development location is a naturally isolated section of the property, which is currently underutilised due to

management challenges. The proposed development will not compromise land use on surrounding land, and agricultural use will continue surrounding the development.

(b) Existing dwellings in titles 244329/1 and 63289/1 to the east are both setback less than 10m from title 37949/1. The proposed dwelling is planned to be setback approximately 26m, separated by vegetation (see section 5.1.1).

(c) The existing dwelling and outbuildings are located almost centrally on the eastern half of the property.

(d) The adjoining properties to the proposed development are all "Rural residential without agriculture" (Figure 7), with minor hobby-scale ag land use, which is unlikely to change drastically. The proposed development does not impose any additional constraint on surrounding land use.

(e) N/A.

(f) Vegetative buffers will be created by the proposed pencil pine plantation for privacy screening (see section 5.1.1).

21.4.3 Access for new dwellings

Objective:	That new dwellings have appropriate vehicular access to a road maintained by a road authority.
Acceptable Solutions	**Performance Criteria**
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	**P1** New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority, that is appropriate having regard to: (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; (g) the construction, maintenance and usage of the road; and (h) any advice from the road authority.

21.4.2

A1 - The acceptable solution is achieved; the new dwelling will be provided access from Littles Road (subject to planning approval).

7 Conclusion

The land capability of the property was assessed to be class 2e, 3e and 4es, noting that some areas were excluded. The property is suitable for both cropping and grazing; however, the cropping enterprise is limited to the western half of the property on undissected prime agricultural land. Irrigation on the property is also limited to the western half.

The proposal is for a farm-stay style visitor accommodation, to value-add and supplement on-farm income. The nature of the proposal makes the primary use class Resource Development (discretionary) as it is subservient to the agricultural use of the farm. The proposed site is a naturally isolated part of the property, which is currently underutilised due to management challenges. Although technically on class 3 land, the area in question has to be managed similarly to class 4 land, which it is immediately surrounded by. The proposal has no impact on the productive capacity of the land, nor does it impose any additional constraint on surrounding land use.

The proposed dwelling for visitor accommodation will have sufficient setbacks from the north and eastern title boundaries, supported by a proposed vegetative buffer along the boundaries. Agricultural land use will be retained after development, with no significant change in land use. The potential land loss from the proposal is minimal and the proposed building, being a modular design, does not preclude the land from returning to agriculture.

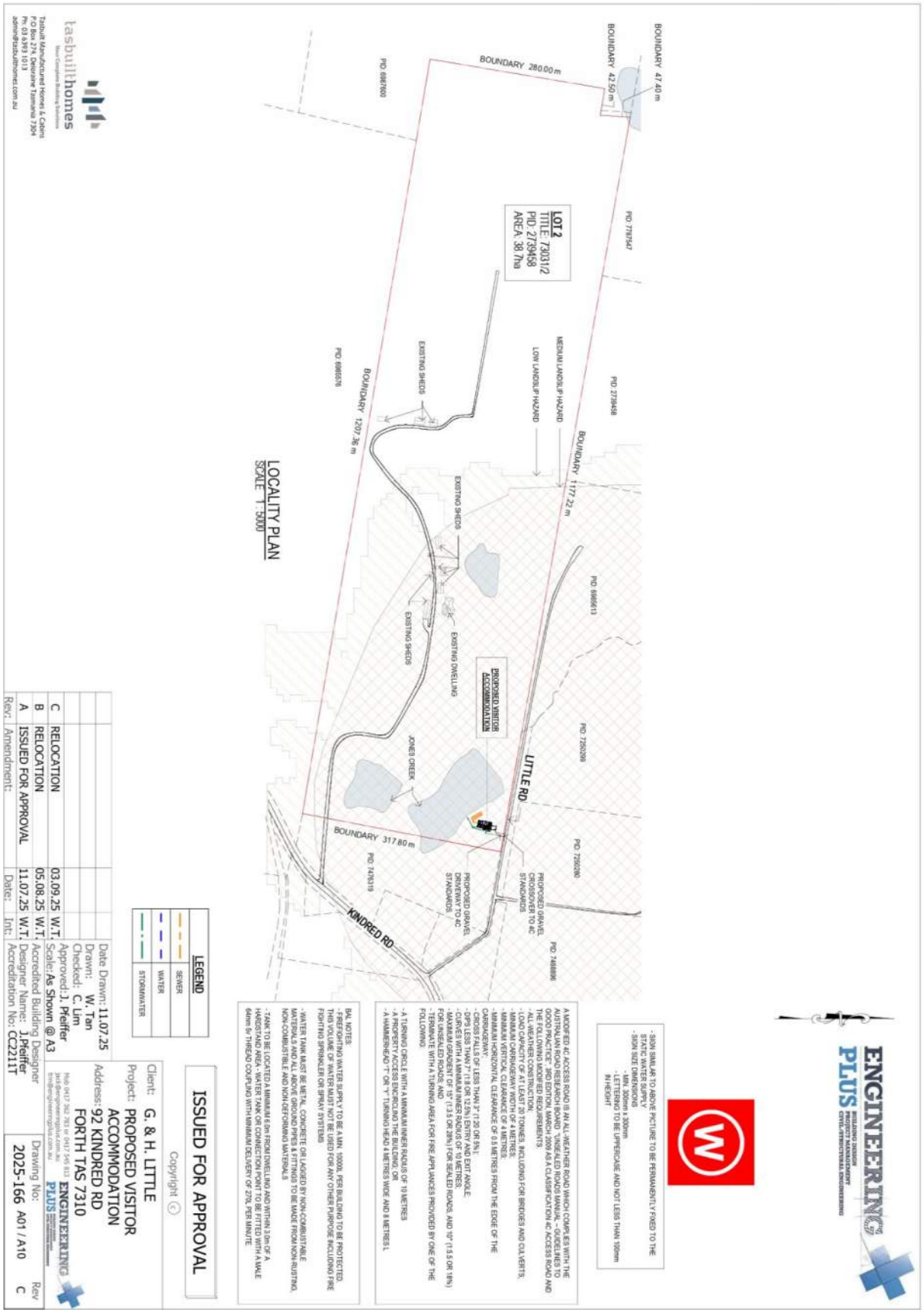
Relevant clauses of the Tasmanian Planning Scheme have been addressed in this report for consideration of Central Coast Council, at their discretion.

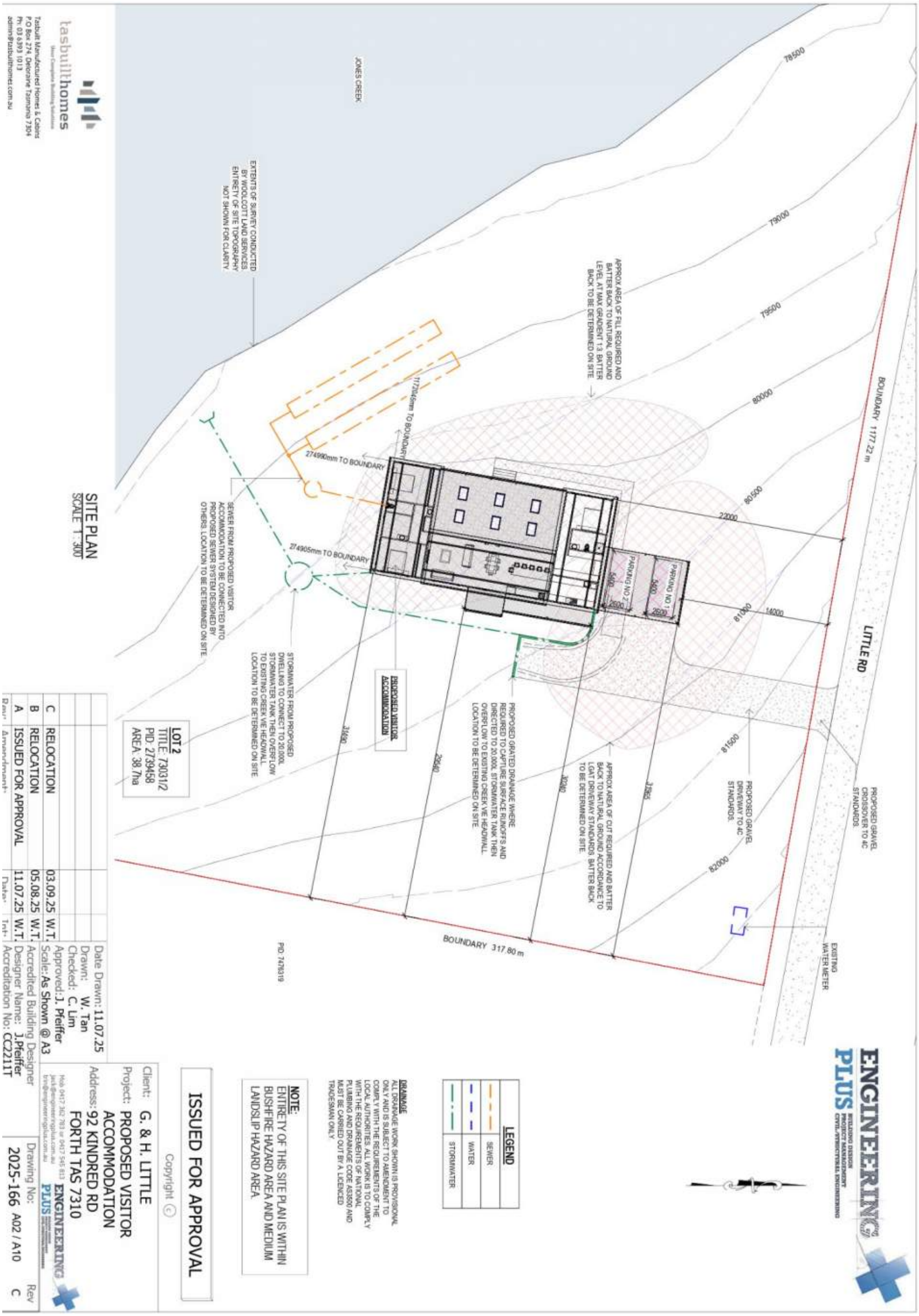
8 References

- Cotching, B. (2009) Soil Health for Farming in Tasmania.
- Grose, CJ. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.
- Isbell, RF. (2021) Australian Soil Classification (third edition), CSIRO Publishing, Melbourne
- National Committee on Soil and Terrain (Australia) (2009) Australian soil and land survey field handbook (third edition). CSIRO Publishing, Melbourne
- Tasmanian Planning Scheme – Central Coast.

Appendices

Appendix A – Site plans




SITE PLAN
SCALE 1 : 300
ISSUED FOR APPROVAL
Copyright ©
Client: G. & H. LITTLE
Project: PROPOSED VISITOR ACCOMMODATION
Address: 92 KINDRED RD FORTH TAS 7310
Drawing No: 2025-166 A02 / A10
Rev C
Date Drawn: 11.07.25
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3
C RELOCATION 03.09.25 W.T.
B RELOCATION 05.08.25 W.T.
A ISSUED FOR APPROVAL 11.07.25 W.T.
LOT 2
TITLE: 73031/2
PID: 2739458
AREA: 38.7ha
LEGEND
SEWER
WATER
STORMWATER
NOTE:
ENTIRETY OF THIS SITE PLAN IS WITHIN BUSHFIRE HAZARD AREA AND MEDIUM LANDSLIP HAZARD AREA.
PROPOSED VISITOR ACCOMMODATION
JONES CREEK
LITTLE RD
BOUNDARY 317.80 m
BOUNDARY 1177.22 m
tasbuilthomes
ENGINEERING PLUS

Appendix B – Photos from site assessment

All photos were taken by Faruq Isu on 5/04/2025 during site assessment at 92 Kindred Road, using drone and mobile phone camera, with permission from owners.

Photo 1. Typical soil profile of development site.

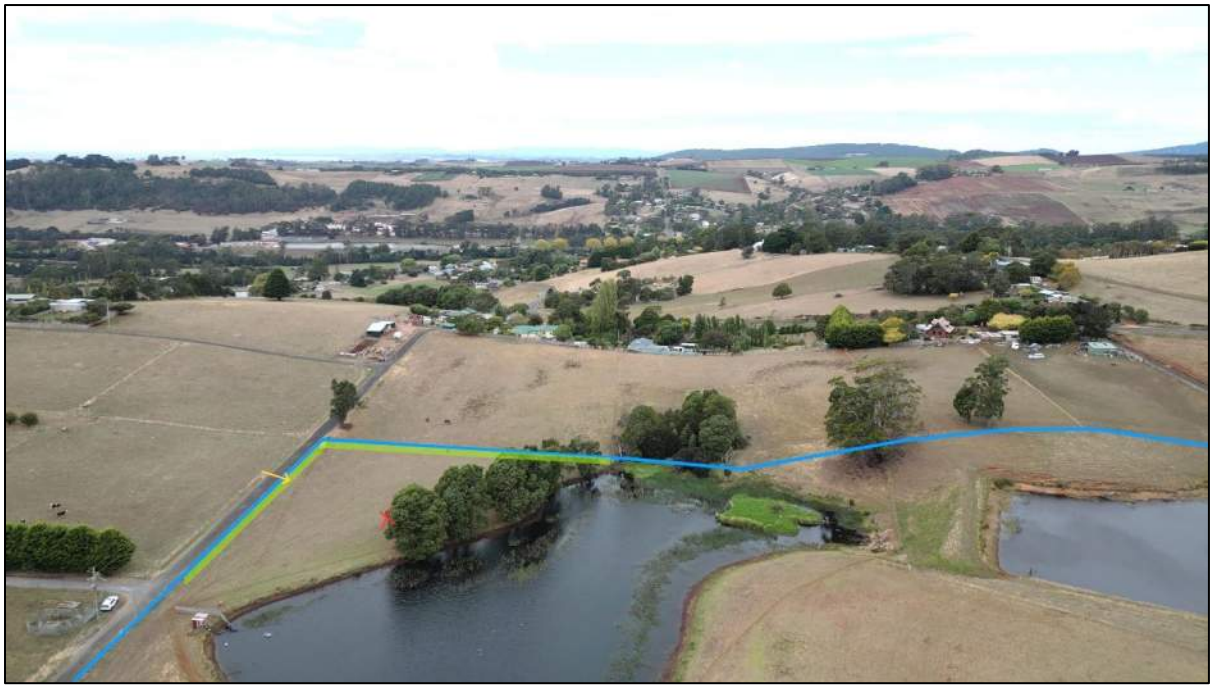


Photo 2. Aerial view of proposed development site. Blue outline indicates approximate title boundaries. Red "X" indicates approximate location of proposed dwelling. Yellow arrow indicates proposed new access, and green lines indicate proposed pencil pine plantation.

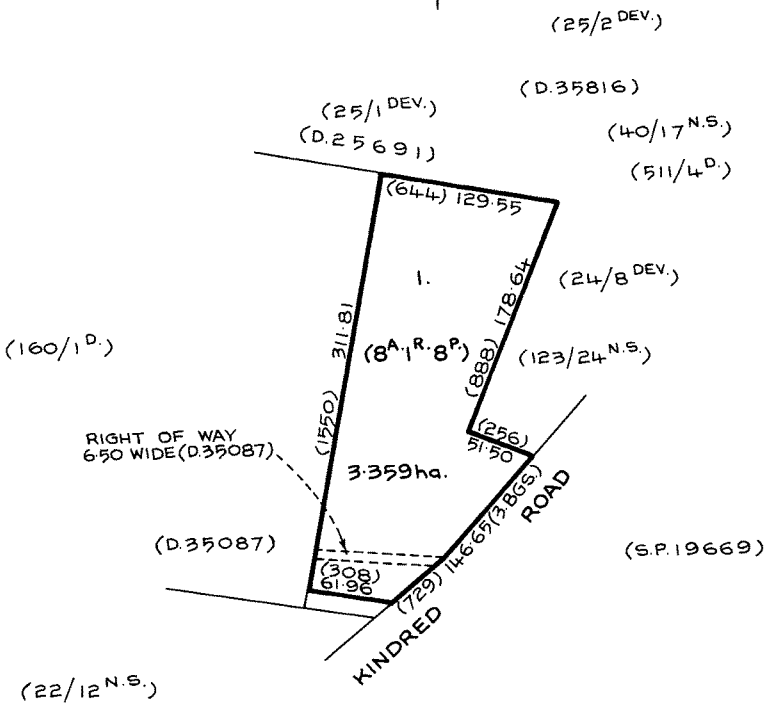
Photo 3. Westerly view from above the dam near proposed development site. The area is separated from the rest of the farm by moderate to steep sloping ground. Cropping operations limited to area west of the house. Blue lines indicate approximate title boundaries.

APPROVED 12 MAR 1984 RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 64/5935.	REGISTERED NUMBER D.37949
FILE NUMBER Y.10433.	GRANTEE PART OF LOT 4072, 296·2·3 WILLIAM JAMES BERRY.	DRAWN B.HILL. 14·11·88

OS-K 2082

SKETCH BY WAY OF ILLUSTRATION ONLY

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

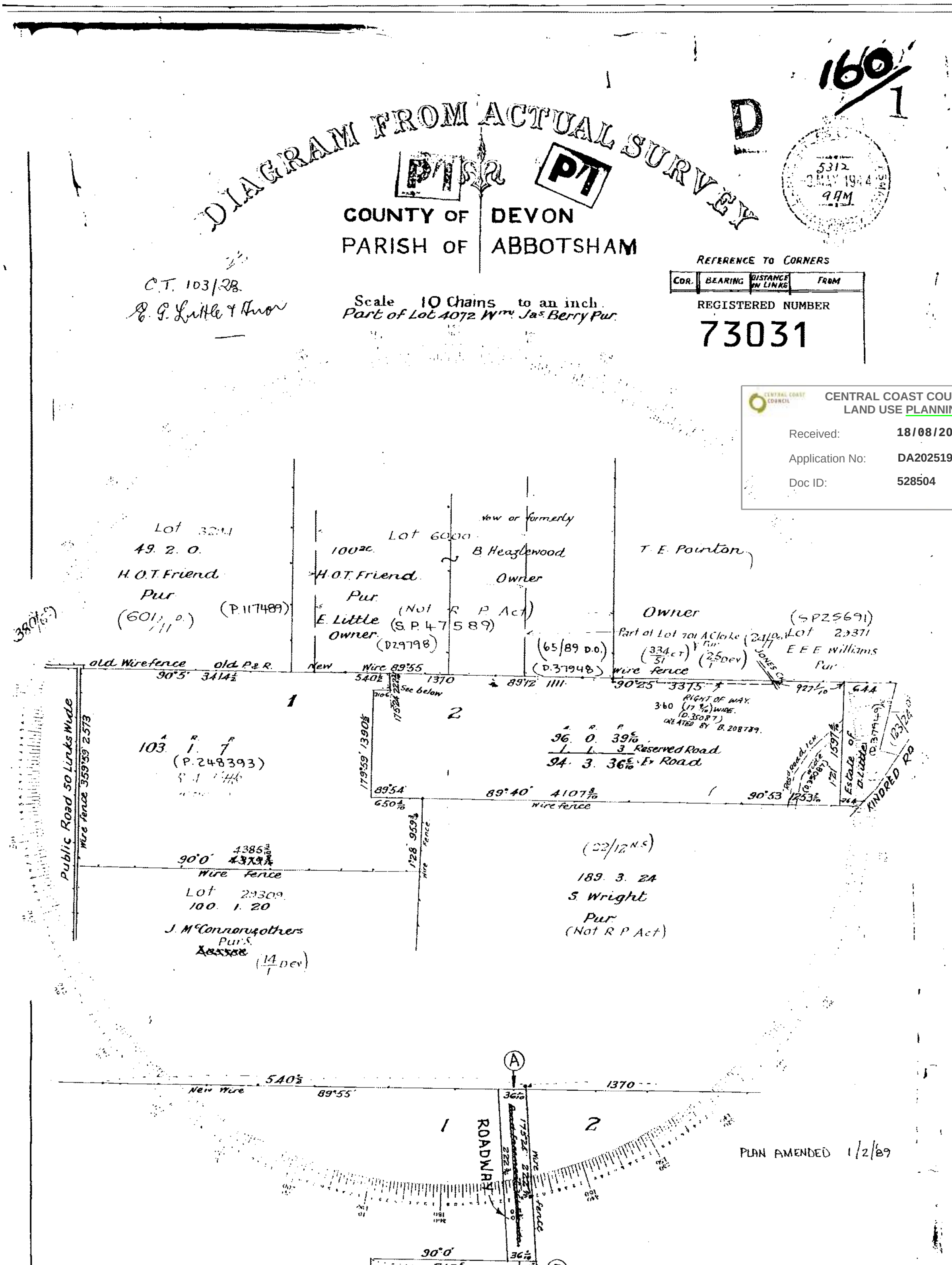


FOLIO PLAN

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government



To be filled in by Surveyor.
- Date of Instructions
- Survey commenced
- Survey finished 24 3 44
- Error of close 1 in

Office examination.
- Plotted by
- Examined as to boundaries
- Mathematically checked
- Entered on Card by

I Charles Kingston Goddard of Ulverstone, Authorised Surveyor, of Tasmania, do hereby certify that this plan has been made from surveys executed by me or under my own personal supervision, inspection, and field check, and that both plan and survey are correct, and have been made in accordance with the by-laws of the Surveyors' Board, dated 1st May, 1913.

Dated this 28th day of March, 1944

C K Goddard
Authorised Surveyor.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
37949	1
EDITION	DATE OF ISSUE
1	08-Apr-1994

SEARCH DATE : 14-Aug-2025
SEARCH TIME : 11.26 AM

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 18/08/2025
Application No: DA2025194
Doc ID: 528506

DESCRIPTION OF LAND

Parish of ABBOTSHAM, Land District of DEVON
Lot 1 on Diagram 37949
Being the land described in Conveyance No. 64/5935
Derivation : Part of Lot 4072, 296A-2R-3Ps. Gtd. to W.J. Berry
Prior CT 4542/5

SCHEDULE 1

B562992 TRANSFER to GRAHAM TERENCE BRYAN

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
64/5935 CONVEYANCE BURDENING EASEMENT: Right of carriageway (appurtenant to Certificate of Title Volume 2275 Folio 62) over the Right of Way shown on Diagram No. 37949
B562993 MORTGAGE to Australia and New Zealand Savings Bank Limited Registered 12-Jun-1992 at 12.02 PM
B566067 CAVEAT by Jennifer Ann Bryan Registered 30-Jun-1992 at noon
M311176 CAVEAT by ANGELA CALLEGARI Registered 12-Nov-2010 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
73031	2
EDITION	DATE OF ISSUE
3	16-Oct-2000

CENTRAL COAST COUNCIL
LAND USE PLANNING
Received: 18/08/2025
Application No: DA2025194
Doc ID: 528507

SEARCH DATE : 10-Jul-2025
SEARCH TIME : 11.24 AM

DESCRIPTION OF LAND

Parish of ABBOTSHAM, Land District of DEVON
Lot 2 on Diagram 73031 (formerly being 160-1D)
Derivation : Part of Lot 4072 Gtd. to W.J. Berry
Prior CT 2275/62

SCHEDULE 1

C39691 TRANSFER to GRANT VAUGHAN LITTLE and HELEN THERESE LITTLE Registered 22-Jul-1997 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
BURDENING EASEMENT: Right of Carriageway [appurtenant to Lot 1 on Diagram No. 37948) over the Right of Way on Diagram Nos. 100/1 and 35087 in Transfer
64/5935 BENEFITING EASEMENT: Right of Carriageway over the Right of Way 6.50 metres wide on Diagram No. 35087
C39692 MORTGAGE to Vawn Edward Denzil Little Registered 22-Jul-1997 at 12.01 PM
C258758 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 16-Oct-2000 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

August 2025

PLANNING REPORT

Use and Development for visitor accommodation

'Greenvale' - 92 Kindred Road FORTH

Woolcott LAND SERVICES

EAST COAST SURVEYING
CONSULTING SURVEYORS & LAND PLANNERS

Prepared by
Woolcott Land Services Pty Ltd
ABN 63 677 435 924

Launceston

Head office

P 03 6332 3760
E enquiries@woolcott.au
A 10 Goodman Court Invermay 7250

St Helens

East Coast office

P 03 6376 1972
E admin@ecosurv.com.au
A 52 Cecilia Street St Helens 7216

www.woolcott.au

Job Number: L250610
Prepared by: Michelle Schleiger (michelle@woolcott.au)
BUrbRegEnvPlan
Town Planner

Rev.no	Description	Date
1	Review	20 March 2025
2	Draft	14 August 2025
3	Final	18 August 2025

References

Strategic Transport Planning Branch, Transport for NSW. 2024. *Guide to Transport Impact Assessment version 1.1.* NSW Government.

Tasmanian Government. 2021. *Land Information System Tasmania.* Accessed 2025. https://www.thelist.tas.gov.au/app/content/home/.

Annexures

Annexure 1 Copy of Title plan and Folio text

Annexure 2 Site and building plan

Annexure 3 Agricultural Assessment & Planning Compliance report

Contents

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

Proposed development
Use and development for 1 visitor accommodation building subservient to the existing use (resource development).

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Site and building plan	Engineering Plus
Agricultural assessment and planning compliance report	MZ Advisory

2. Subject site and proposal

2.1 Site details

Address (subject site)	'Greenvale' - 92 Kindred Road, Forth TAS 7310
Property ID	2739458
Title	73031/2
Land area	38.949ha (est. from title)
Planning Authority	Central Coast Council
Planning Scheme	Tasmanian Planning Scheme – Central Coast (Scheme)
Easements	Benefitting right of way easement over 90 Kindred Road - 37949/1 Right of way easement to 50 Littles Road - 89285/1 (Reserved road also on title)
Application status	Discretionary application
Existing Access	Single access from Kindred Road via right of way over 37949/1
Zone	Agriculture
General Overlay	None
Overlays	Medium landslip hazard band

	Bushfire-prone areas
Existing development	Single dwelling with outbuildings
Existing services and infrastructure	
Water	Not serviced
Sewer	Not serviced
Stormwater	Not serviced

2.2 Proposal

The proposal is for the use and development of a building to be used for a farm-stay visitor accommodation. The building is proposed as subservient to the existing use of the land, which is resource development. The inclusion of the accommodation will be used in association with the farm (accommodation with a farm-style experience) and will directly support the farm and continued farm activity. The area surrounding the proposed building will continue to be used for grazing – as current, to maintain the use of the land (which is limited due to the existing and surrounding constraints), and, which will promote the farm-stay experience.

The building will have 3 bedrooms and 2 bathrooms with kitchen and open living dining area and a partly enclosed, roofed deck. The building will have a site area of 276.69m^2 including a carport which will adjoin the building.

2.3 Subject site

The site is a single lot of 38.949ha (based on title area conversion) on the west side of Kindred Road and south of Littles Road. The site has access over 90 Kindred Road as existing and the title also shows a right of way easement over Littles Road to the lot at 50 Littles Road.

Figure 1 Aerial view of the subject site (Source: LIST)

The site is generally rectangular but with an irregular boundary at the north west corner. The land is undulating throughout and has a small creek system and three dams. There are no overlays over these waterways, and the proposed development does not interfere with them. The land is farmed and built to residential use with several outbuildings.

Figure 2 Extract from title plan and LIST image showing extent of right of way easement to 50 Littles Road.

3. Zoning and overlays

3.1 Zoning

The site is zoned Agriculture under the Scheme.

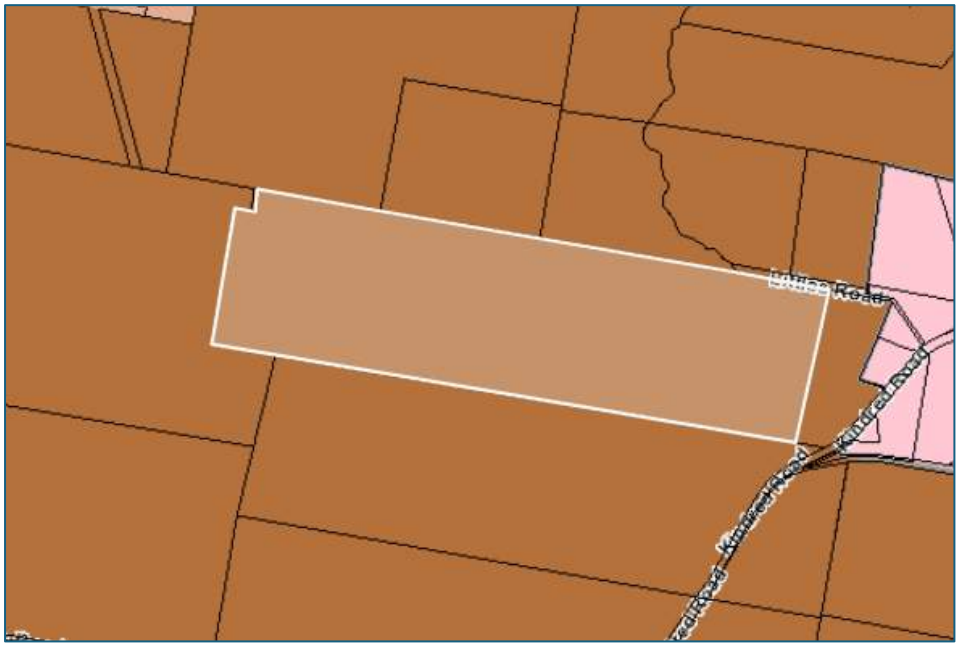


Figure 3 Zoning for the subject site (Source: LIST)

3.2 Overlays

The following image provides an indication of overlays as applied to the land.

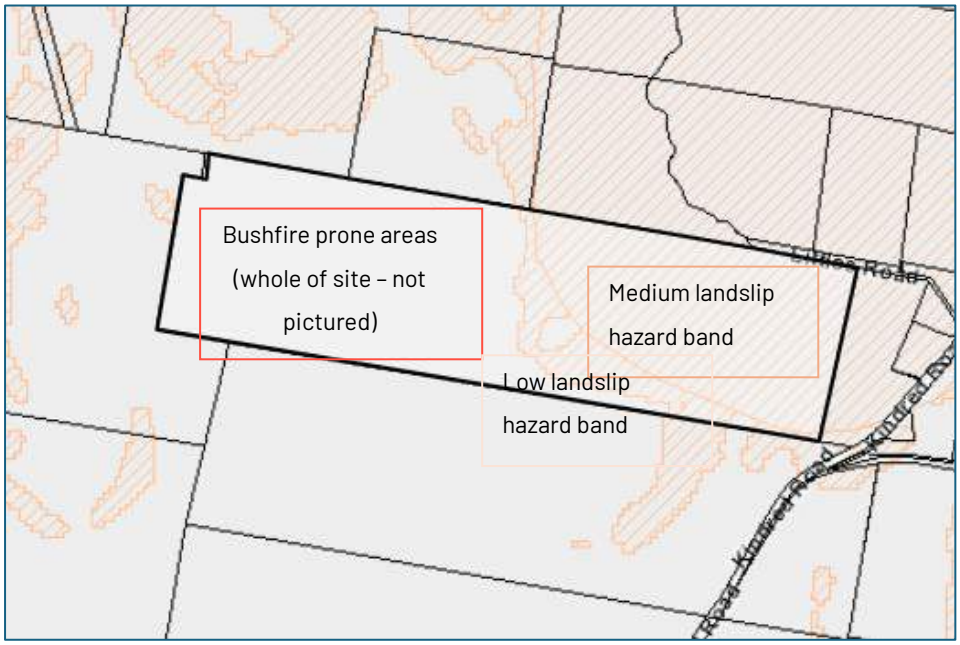


Figure 4 Overlays as they are applied to the subject site (Source: LIST)

4. Planning Scheme Assessment

4.1 Zone assessment

21.0 Agriculture Zone

21.1 Zone Purpose

21.1.1	To provide for the use or development of land for agricultural use.
21.1.2	To protect land for the use or development of agricultural use by minimising: a) conflict with or interference from non-agricultural uses; b) non-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. To provide for the efficient utilisation of available social, transport and other service infrastructure.
21.1.3	To provide for use or development that supports the use of the land for agricultural use.

8.2 Use Table

Discretionary
Resource Development

RESPONSE

The proposed Use is a *Discretionary* Use. The proposed is submitted as subservient to the existing use on the site, being Resource Development, as according to 6.2.2 *A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same Use Class as that other use*. The proposed is to be used in conjunction with the farm, being a farm stay style accommodation unit. The use is anticipated to directly support the ongoing agriculture activity of the land.

Resource Development, under the zone, is No Permit Required when it is on land that is not prime agricultural land. The land where the unit is proposed it class 3, which is considered prime; therefore, the proposed use is Discretionary.

As the Agricultural report addresses, the section of land where the unit is proposed is confined for full agricultural use, being separated from other grazing land by the dam, and bound on one side by a road. The land is only grazed occasionally and does not contribute to the overall productivity of the lot in a significant way. The proposed does not preclude the land from being grazed, nor does it preclude the land being returned to the current state, but the proposed will contribute to the use of the land for resource development, therefore is considered as subservient.

21.3 Use Standards

RESPONSE

Please refer to the Agricultural Assessment & Planning Compliance Report supplied as Annexure 3 for response to Use standards of the zone.

21.4 Development Standards for Buildings and Works

21.4.1 Building height

Objective	
To provide for a building height that: a) is necessary for the operation of the use; and b) minimises adverse impacts on adjoining properties.	
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 12m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: a) the proposed height of the building; b) the topography of the site; c) the bulk and form of the building; d) separation from existing use on adjoining properties; e) the nature of the existing uses on adjoining properties; and f) (f) any buffers created by natural or other features.

RESPONSE

A1 The acceptable solution is achieved; the building is 5.4m in height.

21.4.2 Setbacks

Objective	
That the siting of buildings minimises potential conflict with use on adjoining properties.	
Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from all boundaries of: a) not less than 5m; or b) if the setback of an existing building is within 5m, not less than the existing building.	P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: a) the bulk and form of the building; b) the nature of existing use on the adjoining properties; c) separation from existing use on the

	adjoining properties; and d) any buffers created by natural or other features.

RESPONSE

A1 The acceptable solution is achieved, 5m setbacks to all boundaries are met.

A2 Buildings for a sensitive use must have a setback from all boundaries of: a) not less than 200m; or b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: 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.

RESPONSE

P2 The performance criteria apply.

Please refer to the response provided in the report at Annexure 3.

21.4.3 Access for new dwellings

Objective	
That new dwellings have appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions	Performance Criteria
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority, that is appropriate having regard to: a) the number of users of the access; b) the length of the access; c) the suitability of the access for use by the occupants of the dwelling; d) the suitability of the access for emergency services vehicles; e) the topography of the site; f) the construction and maintenance of the access; g) the construction, maintenance and usage of the road; and

	h) any advice from the road authority.

RESPONSE

A1 The acceptable solution is achieved as existing. Notwithstanding, a new access point from Littles Road is proposed for the use.

4.2 Code Assessment

C1.0 Signs Code

Not applicable – no signage is included to this application.

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

RESPONSE

A1 The acceptable solution is achieved.

Each unit requires 1 car parking space (or 1 space per 4 beds – 3 beds are included to the proposal). The development provides two undercover parking spaces.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

A1 The acceptable solution is achieved. The proposed access way will be constructed from gravel which is allowable in the zone. Surface runoff will be controlled on the site.

C2.6.2 Design and layout of parking areas

A1 The acceptable solution can be achieved.

C2.6.3 Number of accesses for vehicles

P1 The performance criteria are addressed as a new access for vehicles is proposed.

a. The new access will not have an impact on on-street parking. The access will be from Littles Road which is essentially a localised road providing access to a few lots.
b. Littles Road is not a high pedestrian traffic area.
c. The localised nature of Littles Road means that one new access will have minimal effect to the safety of the road for traffic. Sight distances are sufficient for safe entry and exit from the site and the area is simply laid out and navigable.
d. Residential density is very low and buildings have generous setbacks. Residential amenity is not anticipated to be affected by the new access.
e. The streetscape is a rural road that would predominantly be used by local residents. Streetscape impacts are not anticipated to be of any significance.

C3.0 Road and Railway Assets Code

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

RESPONSE

P1 A new vehicle access is proposed; the performance criteria apply.

a. The anticipated increase to traffic is 3 daily trips according to the Guide to Transport Impact Assessment (Strategic Transport Planning Branch, Transport for NSW 2024).
b. The nature of the traffic is anticipated to be of low significance to the transport network, being a single unit with limited capacity (3 bedrooms).
c. Littles Road is a Council maintained unsealed road according to LIST. There is also a right of way easement on the road, that is possibly redundant. The road services 4 frontages together with the subject site.
d. The road is unsigned and a local road anticipated to be 50km/h.
e. The proposed unit may use the existing access but it would be inefficient and would intersect over usable agricultural land, therefore not in line with the purpose of the zone.
f. The use requires vehicle access.
g. No traffic impact assessment has been prepared due to the low impact nature of the proposal.
h. No further advice has been sought from the road authority at this time.

C15.0 Landslip Hazard Code

C15.4 Use or Development Exempt from this Code

C15.4.1 The following use or development is exempt from this code:

(a) use of land within a low or medium landslip hazard band, excluding for a critical use, hazardous use or vulnerable use;

(d) development (including subdivision) on land:

(ii) within a medium landslip hazard band, if for:

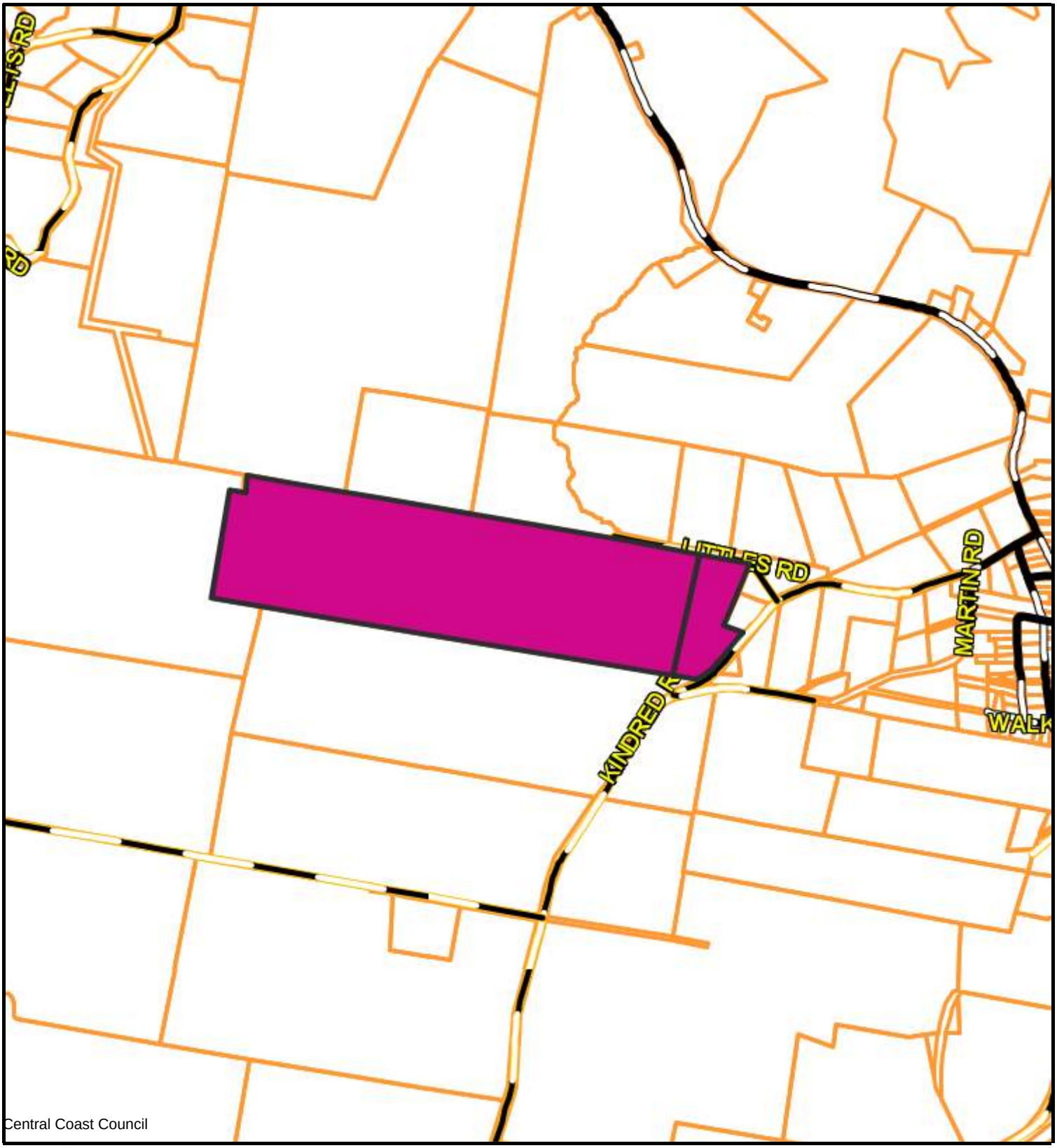
a. building work or plumbing work as defined in the Building Act 2016 including significant works related to the building work and plumbing work;

RESPONSE

The application is exempt from the code.

3. Conclusion

The proposed is in accord with the provisions of the Scheme and a planning permit for use and development of a visitor accommodation building is sought from Council.



Central Coast Council

CENTRAL COAST COUNCIL
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Ulverstone
TAS 7315
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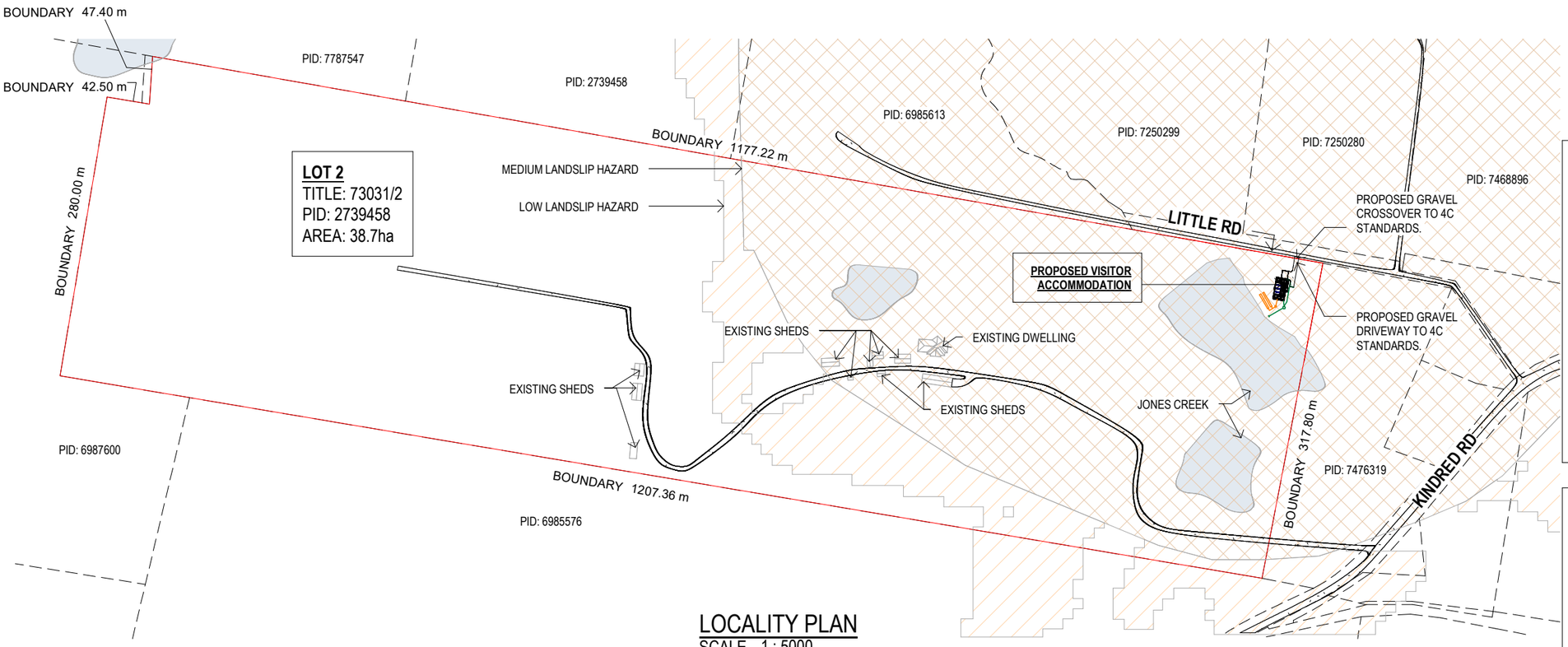
16-Oct-2025

92 KINDRED ROAD, FORTH
DA2025194

IMPORTANT
This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD). For most practical purposes GDA94 coordinates, and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84), are the same.

500 m

Scale = 1:13611.780



LOCALITY PLAN
SCALE 1 : 5000

- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
  - MIN. 300mm x 300mm
  - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

A MODIFIED 4C ACCESS ROAD 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:
- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

BAL NOTES:
- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS

- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS

- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

LEGEND	
	SEWER
	WATER
	STORMWATER

ISSUED FOR APPROVAL

Rev:	Amendment:	Date:	Int:
C	RELOCATION	03.09.25	W.T.
B	RELOCATION	05.08.25	W.T.
A	ISSUED FOR APPROVAL	11.07.25	W.T.

Date Drawn: 11.07.25
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: G. & H. LITTLE
Project: PROPOSED VISITOR ACCOMMODATION
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Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2025-166 A01 / A10
Rev: C

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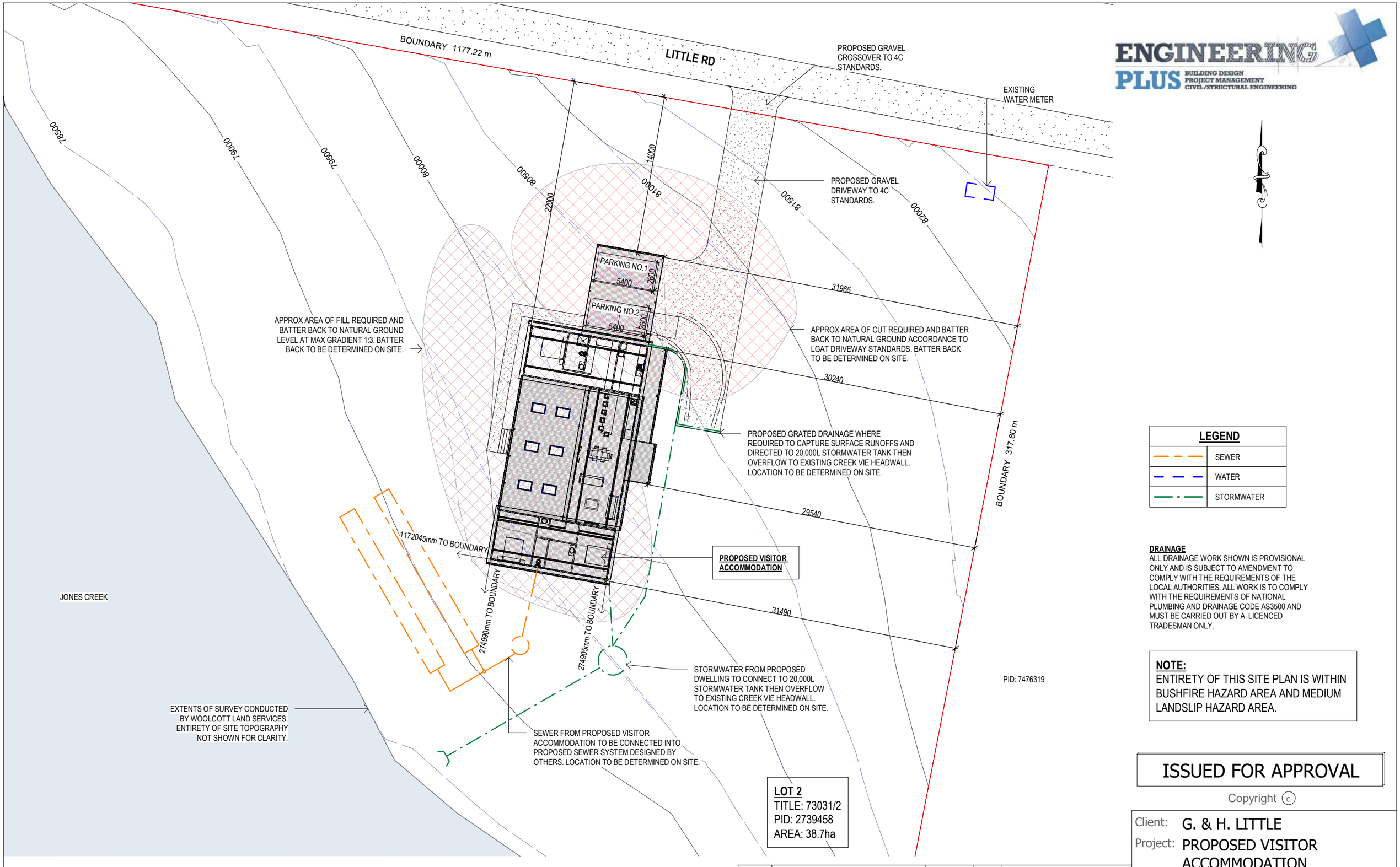

ENGINEERING PLUS
BUILDING DESIGN
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LEGEND	
	SEWER
	WATER
	STORMWATER

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

NOTE:
ENTIRETY OF THIS SITE PLAN IS WITHIN BUSHFIRE HAZARD AREA AND MEDIUM LANDSLIP HAZARD AREA.

SITE PLAN
SCALE 1 : 300

ISSUED FOR APPROVAL

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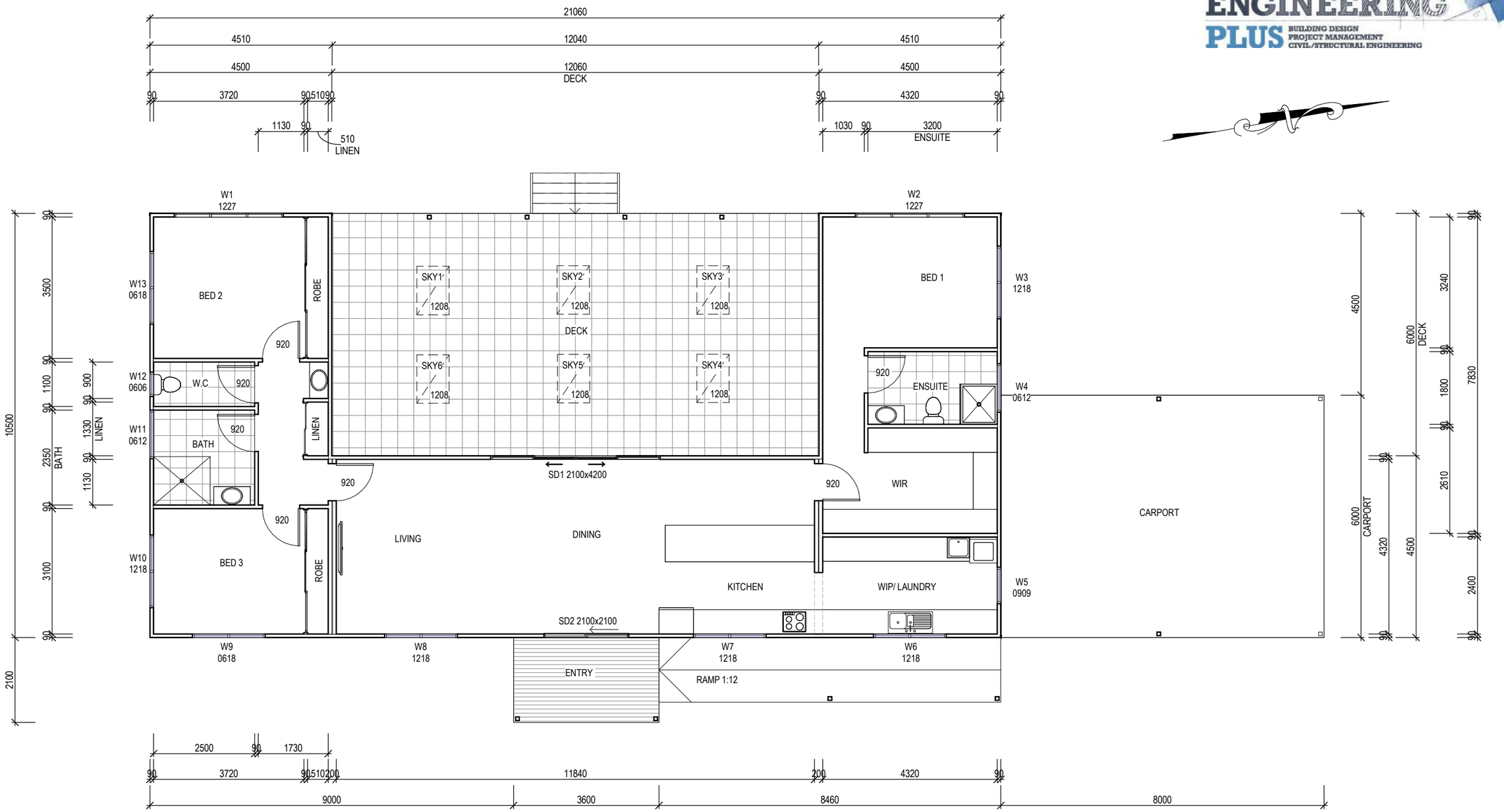

CONSTRUCTION PLAN
SCALE 1 : 100

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	148.71 m²	16.01
DECK	72.42 m²	7.80
ENTRY	7.56 m²	0.81
CARPORT	48.00 m²	5.17
	276.69 m²	29.78

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Drawing No: 2025-166 A03 / A10
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WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1200	2700	DG	4.3	.55
W2	1200	2700	DG	4.3	.55
W3	1200	1800	DG	4.3	.55
W4	600	1200	DG	4.3	.55
W5	900	900	DG	4.3	.55
W6	1200	1800	DG	4.3	.55
W7	1200	1800	DG	4.3	.55
W8	1200	1800	DG	4.3	.55
W9	600	1800	DG	4.3	.55
W10	1200	1800	DG	4.3	.55
W11	600	1200	DG	4.3	.55
W12	600	600	DG	4.3	.55
W13	600	1800	DG	4.3	.55
SD1	2100	4200	DG	4.0	.61
SD2	2100	2100	DG	4.0	.61
SKY1	1200	800	DG	4.3	.55
SKY2	1200	800	DG	4.3	.55
SKY3	1200	800	DG	4.3	.55
SKY4	1200	800	DG	4.3	.55
SKY5	1200	800	DG	4.3	.55
SKY6	1200	800	DG	4.3	.55

DISCLAIMER:
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

ISSUED FOR APPROVAL

Area Schedule (Gross Building)

Name	Area	Area (sq)
DWELLING	148.71 m²	16.01
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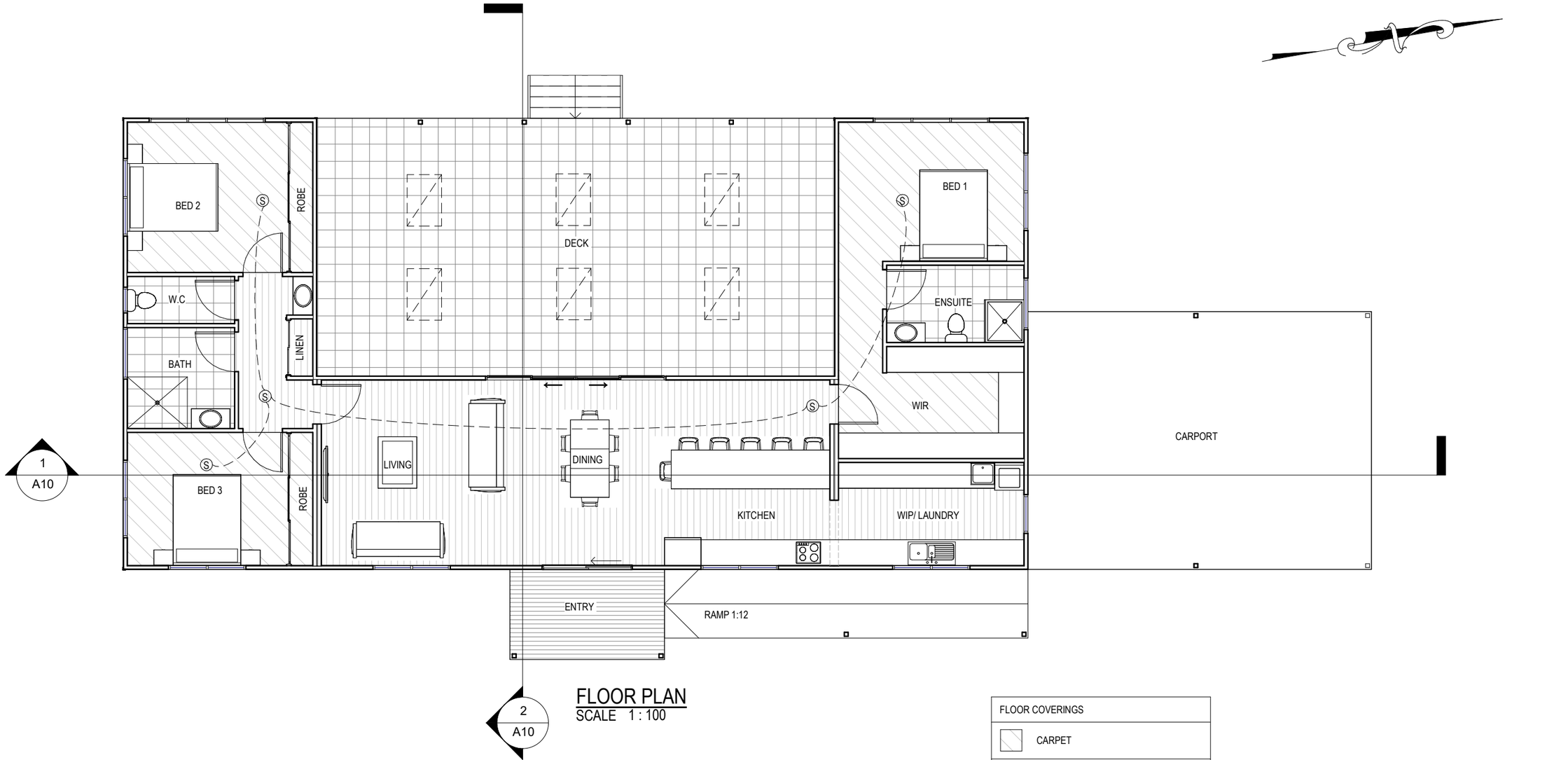

FLOOR PLAN
SCALE 1 : 100

FLOOR COVERINGS
CARPET
CONCRETE
TIMBER DECKING
TILE
VINYL TIMBER FLOORING

ISSUED FOR APPROVAL

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SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786.
CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH ABCB OF H3D6 - PART 9.5.2

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	148.71 m²	16.01
DECK	72.42 m²	7.80
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Accreditation No: CC2211T

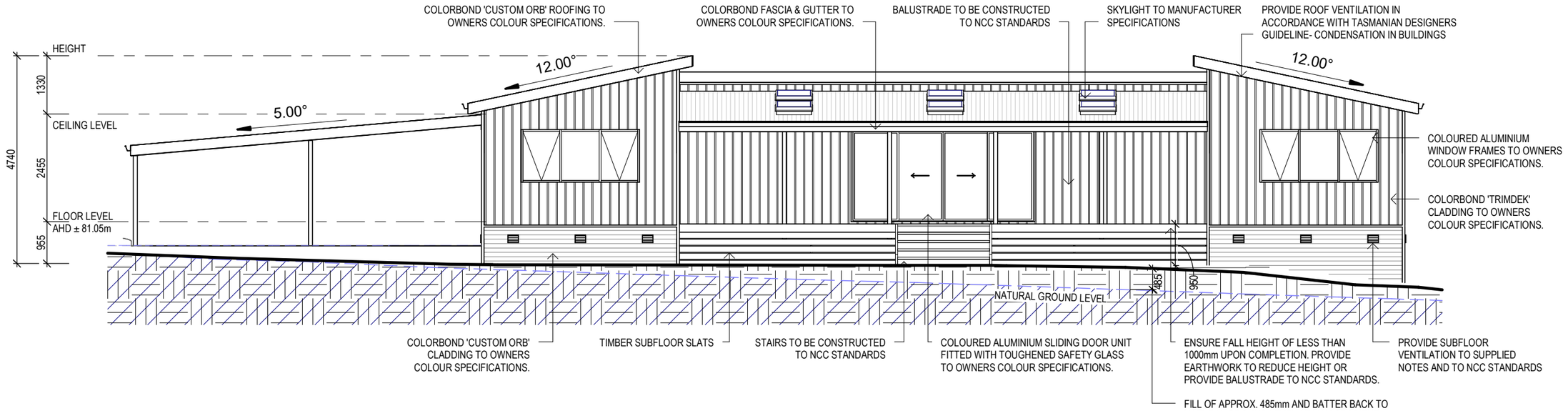
Drawing No: 2025-166 A05 / A10
Rev C

SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

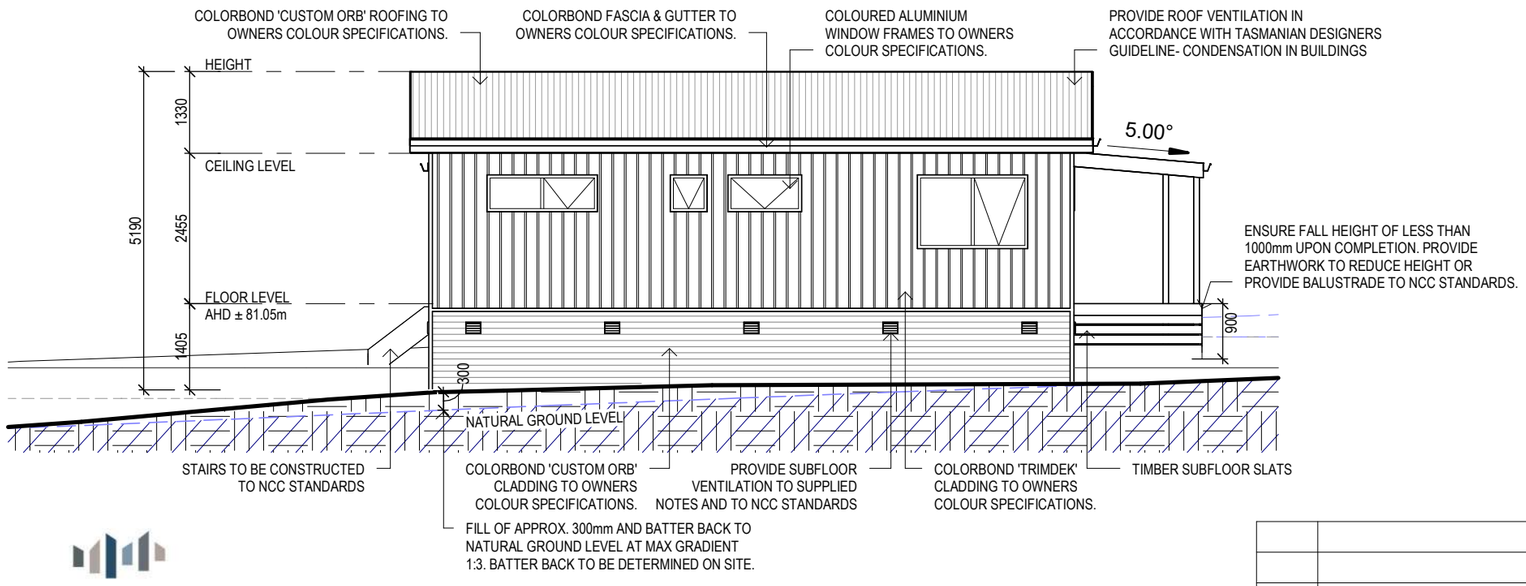
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS
CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



SOUTH WEST ELEVATION
SCALE 1 : 100



SOUTH EAST ELEVATION
SCALE 1 : 100

STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO AS1684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300x50 F5 TREATED PINE
- TREADS: 240x45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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Drawing No: 2025-166 A06 / A10
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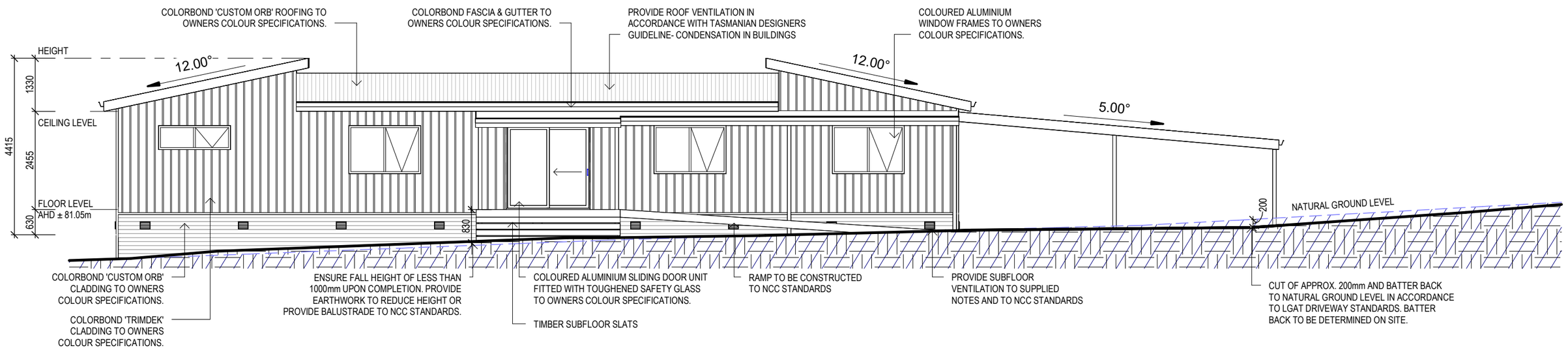
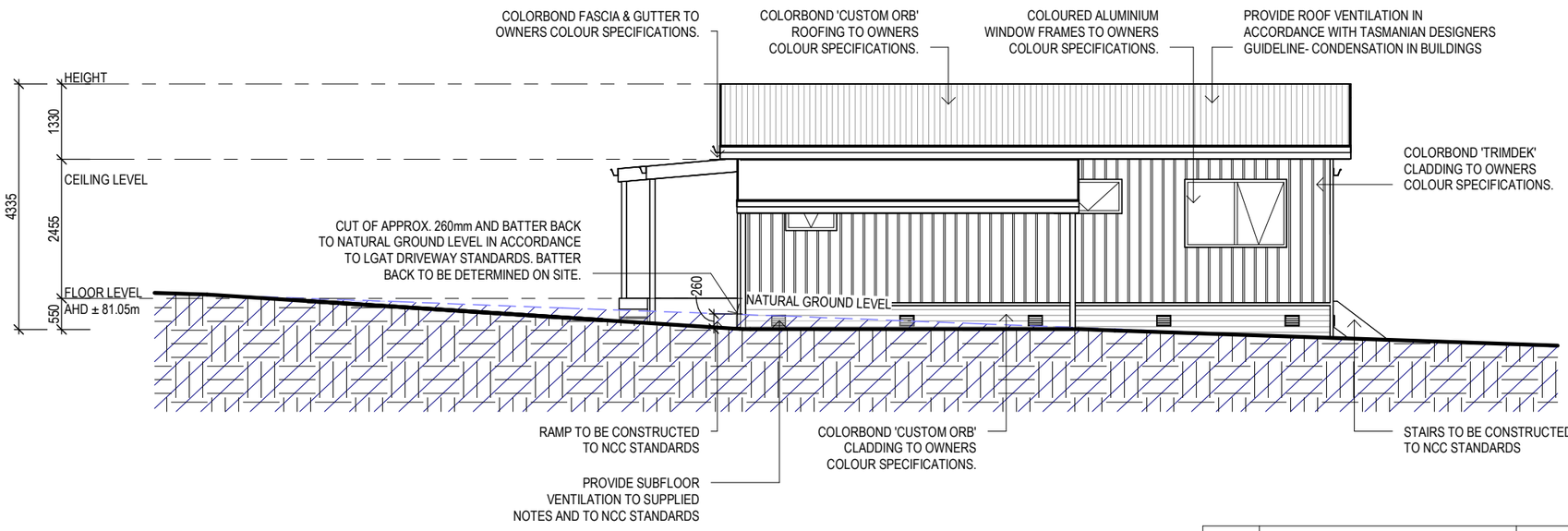
EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5
EAVE WIDTH - 300MM

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING
- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



NORTH EAST ELEVATION
SCALE 1 : 100



NORTH WEST ELEVATION
SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.
PRIMED PINE REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288
ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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Date Drawn: 11.07.25
Drawn: W. Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: G. & H. LITTLE
Project: PROPOSED VISITOR ACCOMMODATION
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Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2025-166 A07 / A10
Rev C

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ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

COLORBOND 'TRIMDEK' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

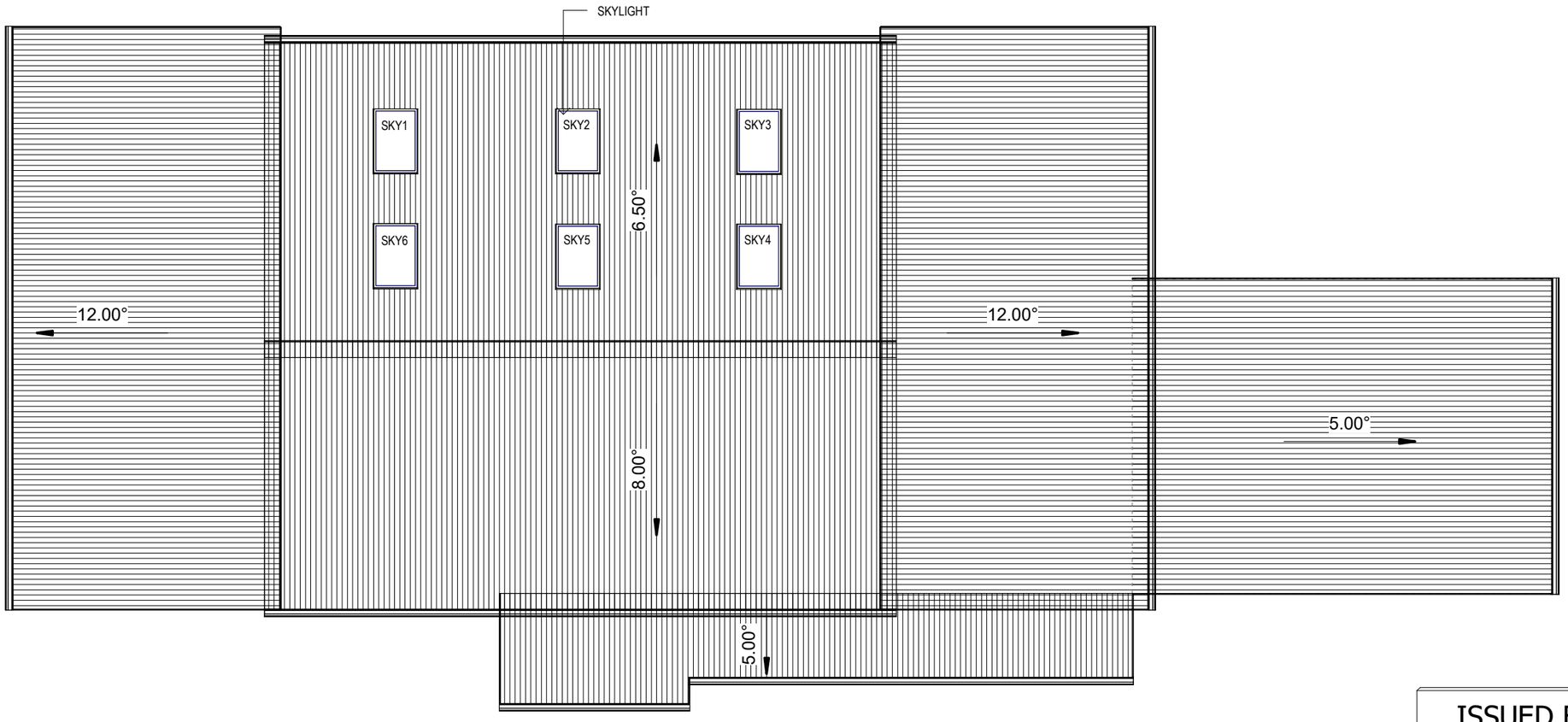
ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R4.0 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.



ROOF PLAN
SCALE 1 : 100

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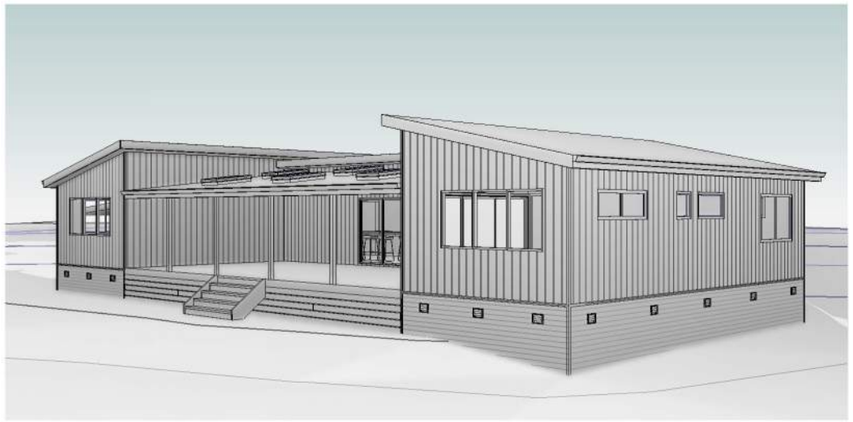

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INSULATION
PROVIDE THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING

CEILING
R3.5 "ROCKWOOL" BULK INSULATION OR R3.5 GLASSWOOL BATTS BETWEEN CEILING JOISTS UNDER ROOF COMPOSITE FOIL & R1.5 BLANKET

EXTERNAL WALLS
'TYVEK' HOUSE WRAP (OR SIMILAR) TO EXTERNAL FACE R2.5 GLASSWOOL BATTS BETWEEN STUDS

SUB FLOOR
85mm R2.5 POLYSTYRENE BETWEEN JOISTS

NOTE: CERTIFICATE OF COMPLIANCE TO BE PROVIDED BY THE PERSON ENGAGED TO INSTALL INSULATION TO WALLS AND CEILING AND COPY OF SAME TO BE FORWARDED TO THE BUILDING SURVEYOR.

WALL FRAMING
ALL TIMBER FRAMING GENERALLY IS TO COMPLY WITH THE REQUIREMENTS OF AS1684 [RESIDENTIAL TIMBER FRAMED CONSTRUCTION} & THE BCA CODE PART 3.4.3
WALL FRAMING TO BE MGP10 RADIATA PINE.
COMMON STUDS - 90x35 @ 450 CRS.
NOGGINGS - 90x35
OPEN STUDS - 90x35
TOP & BOTTOM PLATES - 90x35
BRACING TO AS 1684 & NCC CODE

SLABS & FOOTINGS
ALL CONCRETE PREPARATION INCLUDING EXCAVATIONS & PLACEMENT OF REINFORCEMENT IS TO BE SEEN & APPROVED BY COUNCIL BUILDING INSPECTOR AND/OR ENGINEER PRIOR TO POURING ANY CONCRETE. REFER TO ENGINEERS DRAWINGS FOR FOOTING & CONCRETE SLAB DETAILS. REFER TO SOIL REPORT FOR CLASSIFICATION & SITE MAINTENANCE REQUIREMENTS.

EXTERNAL CLADDING
EXTERNAL WALL CLADDING REFER ELEVATIONS
SUB FLOOR REFER ELEVATIONS

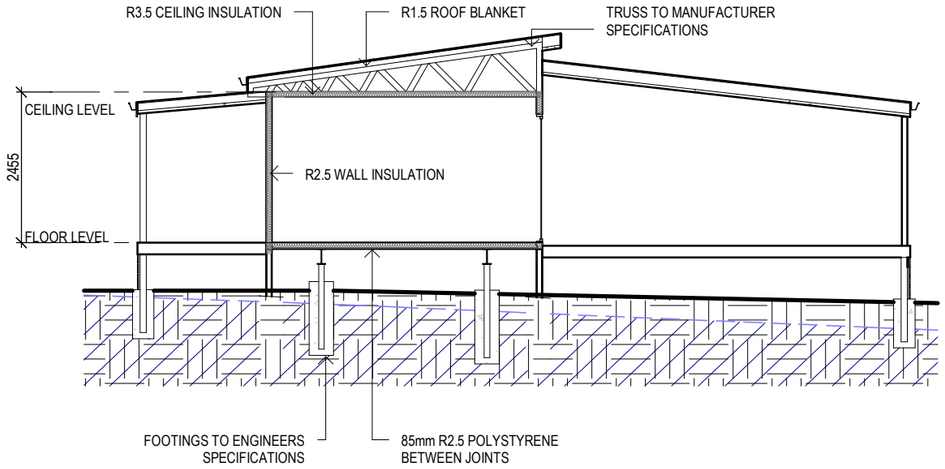
WINDOWS
COLOURED ALUMINIUM WINDOW FRAMES.
AWNING & HORIZONTAL SLIDING SASHES, REVEALS AND TRIMS TO OWNERS SPECIFICATIONS ALL FIXINGS AND FLASHING TO MANUFACTURERS RECOMMENDATIONS
REFER AS 1288 & CURRENT NCC STANDARDS.

WET AREAS
WATERPROOFING OF WET AREAS WITHIN THE DWELLING IE: SHOWERS, BATHROOMS WATERPROOFED IN ACCORDANCE WITH BCA PART 3.8.1.1 TO 3.8.1.27 INCLUSIVE AND FIG NOS 3.8.1.5 TO 3.8.1.16 INCLUSIVE.
AND TABLE 3.8.1.1

EAVES
OVERHANG ROOFS 300mm WHERE ROOFS OVERHANG LINE WITH FLEX BOARD SHEETING IN ACCORDANCE WITH AS 1684.2 7.2.24

FASCIA
COLORBOND PREFORMED METAL
FASCIA AND GUTTER INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. COLOUR TO OWNERS SPECIFICATIONS.

CAPPINGS & FLASHINGS
ALLOW FOR PREFORMED CAPPINGS & FLASHINGS NECESSARY TO ENSURE THE INTEGRITY OF THE ROOF STRUCTURE AGAINST WATER PENETRATION. INSTALL FLASHINGS TO ROOF VENTS, FLUES ETC. ALTERNATIVELY USE "DEKTITE" OR SIMILAR FITTINGS TO ROOF PENETRATIONS



SECTION 1
SCALE 1 : 100

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ROOF FRAMING
COLORBOND CUSTOM ORB, COLOUR TO OWNERS SPECIFICATIONS APPROVED ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALL TRUSS FIXING DETAILS TO BE ADHERED TO. FIX TRUSSES TO TOP PLATES WITH TRIP-L-GRIP CONNECTORS. PROVIDE DIAGONAL BRACING FIXED TO TOP CHORDS AT A MAX ANGLE OF 30° TO RIDGE. ANCHOR STRAP BRACING WITH 6 No 30x1.5 NAILS INTO DOUBLE TOP PLATE. WIND BRACING TO COMPLY WITH NCC

GUTTERS
INSTALL SELECTED COLORBOND QUAD GUTTERS OR AS NOMINATED BY THE OWNER, LAP GUTTERS 75MM IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. VALLEY GUTTERS TO BE 450 WIDE COLORBOND STEEL TO MATCH ROOF. LAP 150MM UNDER ROOF CLADDING AND TURN UP ON BOTH SIDES.
LAP 150MM IN DIRECTION OF FLOW

FIGURE 4 - RIDGE DETAILS : SKILLION & IRON ROOF BUSH FIRE MESH WHEN REQUIRED TO AS3959

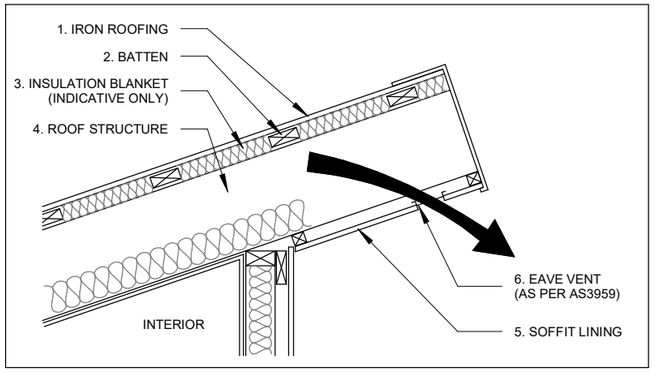


FIGURE 8 - EXTERNAL WALL VENTED CLADDING SYSTEM - SUSPENDED TIMBER FLOOR BUSHFIRE MESH WHEN REQUIRED TO AS3959

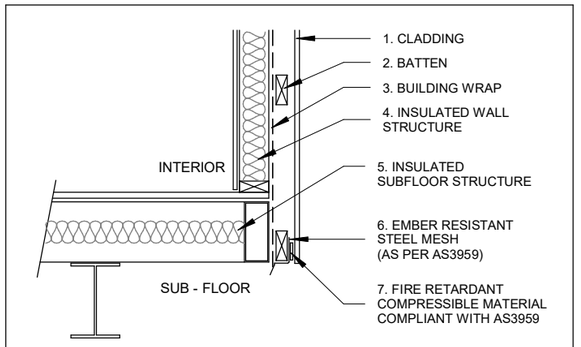
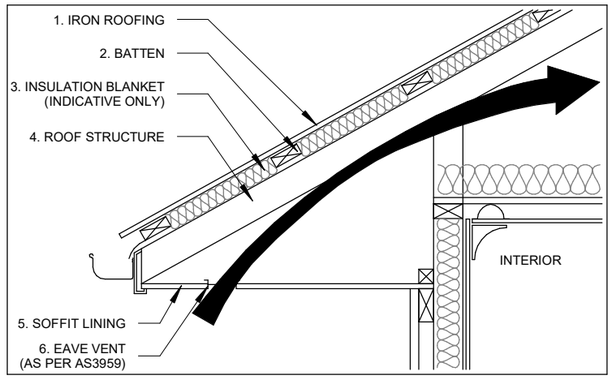
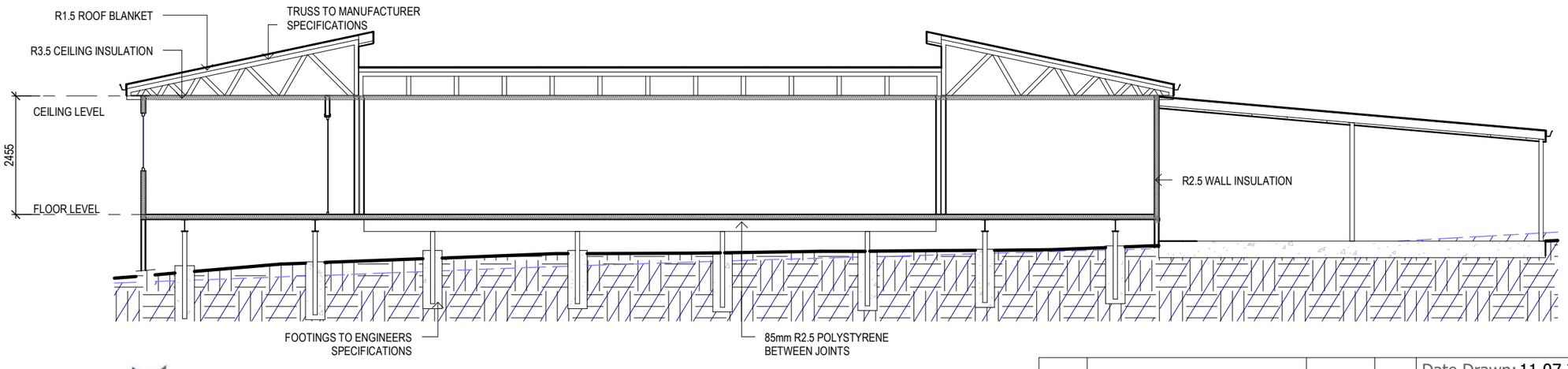


FIGURE 2 - EAVES DETAILS : TRUSS & IRON ROOF BUSH FIRE MESH WHEN REQUIRED TO AS3959





SECTION 2
SCALE 1 : 100

DOWNPIPES
DOWNPIPES TO BE DN90 PVC PAINTED TO MATCH GUTTERING. FIX WITH WALL BRACKETS @ 1200CC BEGINNING AT DOWNPIPE ELBOW. MAXIMUM CENTRES FOR GUTTERS TO BE 12000

PLASTER
LINE WALLS AND CEILINGS INTERNALLY WITH 10mm PLASTERBOARD SHEETING. SQUARE SET MOULDING TO CEILING JUNCTION WITH WALL. PLASTERBOARD LININGS TO WET AREAS TO BE "VILLABOARD", W.R. BOARD OR OTHER APPROVED WATERPROOF LINING

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