

PLEASE QUOTE

Your Ref:

Our Ref: DA 2026/24

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

We value your feedback on our service.
Tell us about it at www.burnie.tas.gov.au/feedback



NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: - DA 2026/24
Development Site: - Natone Road NATONE
CT: 251621/1
Proposal: - Dwelling - Single and Stable

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

**Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie**

Between the hours of 8.45 am – 4.45 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

**General Manager,
Burnie City Council,
PO Box 973, Burnie 7320**

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **28 April 2026**. Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

**The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.**

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Troy McCarthy
EXECUTIVE MANAGER – DEVELOPMENT SERVICES
Date of Notice: - **11 April 2026**

Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No _____

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address

NATONE ROAD
NATONE TAS 7321

Certificate of
Title Reference

251621/1

Applicant

First Name

RON

Second
Name

Surname

RITSON

Postal Address:

49 CURRAGHMORE AVE
BURNIE TAS 7320

Phone No:

Mobile: 0418 142 854

Email Address:

ron@ritsonbuildingdesign.com.au

I/we consent for all giving of information and the serving of notices in relation to this application to be delivered electronically to the above email address?

YES



NO



Applicants Signature:



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

First Name

DAVID, ROBYN

Second Name

RAYMOND, ANN

Surname

LEBNAN

Postal Address:



Phone No:



Instruction for making a permit application

a) *Use or development?*

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

“Use” is the purpose or manner for which land is utilised. “Development” is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) *Required Information*

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) *Applicable Provisions and Standards*

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5)*)

d) *Discretionary Permits*

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) *If the applicant is not the landowner*

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) *Applicant declaration*

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) *Payment of Fees*

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information

(NB If insufficient space, please attach separate document)

Proposed Use:

Use Class 1, 10a

Documents included with the permit application to describe the Use
AGRICULTURAL ASSESSMENT AND TPS COMPLIANCE REPORT.

Proposed Development

Use class to which the development applies 1, 10a

Documents included with the permit application to describe the Development
ARCHITECTURAL DRAWINGS A -00 TO A - 08
FOLIO PLAN
FOLIO TEXT


Provisions and Standards relied upon for grant of a Permit

Value of use and/or development

Notification of Landowner/s

If land is not in applicant's ownership

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

Signature of Applicant  Date 27/03/2026

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (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

Applicant Declaration

I, RON RITSON 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  Date 27/03/2026

Office use only



SEARCH OF TORRENS TITLE

VOLUME 251621	FOLIO 1
EDITION 6	DATE OF ISSUE 30-Nov-2023

SEARCH DATE : 10-Mar-2026

SEARCH TIME : 04.35 pm

DESCRIPTION OF LAND

Parish of STOWPORT, Land District of DEVON
 Lot 1 on Plan [251621](#)
 Derivation : Part of Lot 11869 Gtd to A J Morris and Part of
 Lot 11995 Gtd to C F Quinn
 Prior CT [4080/89](#)

SCHEDULE 1

[N169760](#) TRANSFER to DAVID RAYMOND LEBNAN and ROBYN ANN LEBNAN
 Registered 30-Nov-2023 at 12.01 pm

SCHEDULE 2

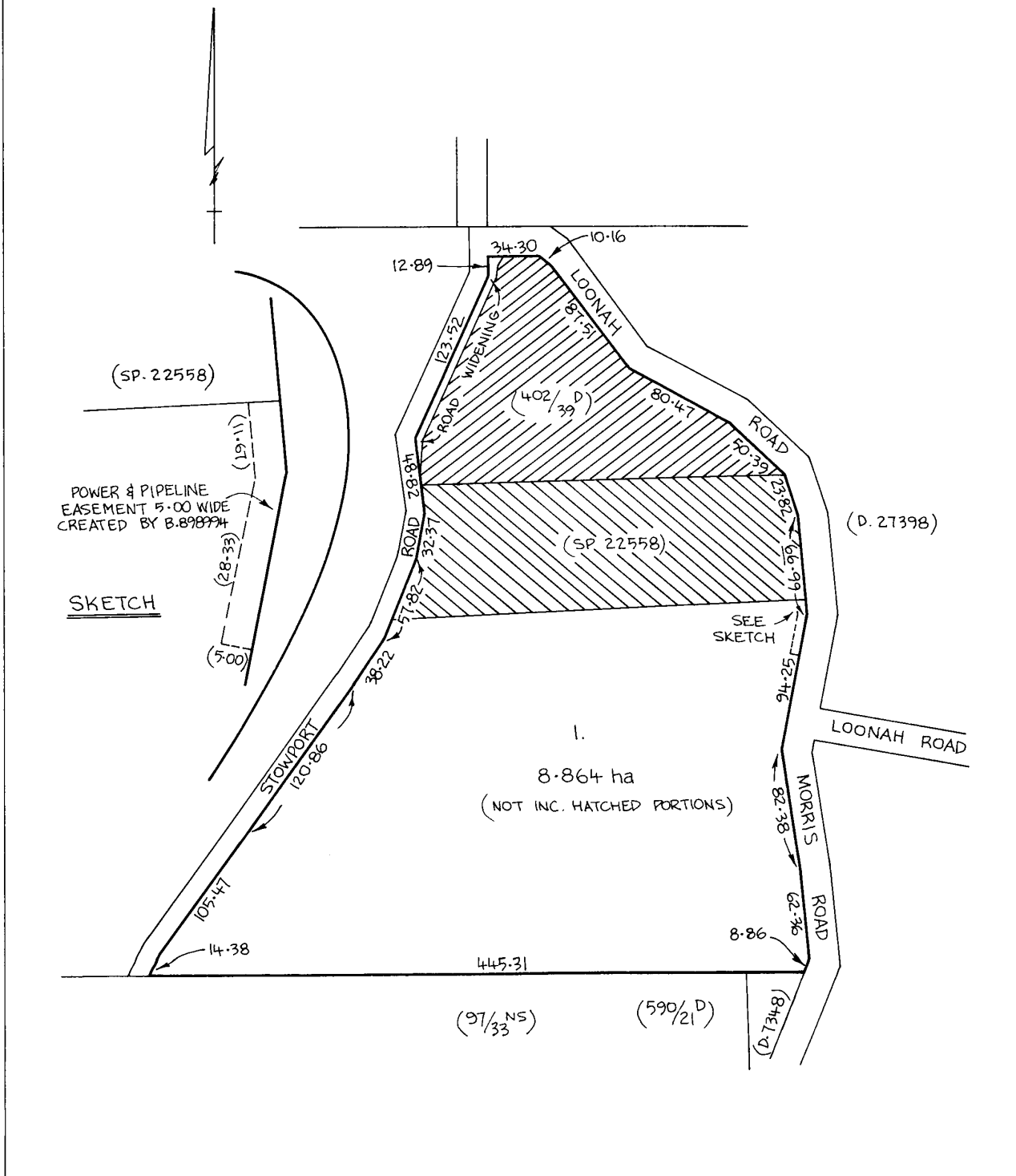
Reservations and conditions in the Crown Grant if any
[B898994](#) BURDENING EASEMENT: Power and pipeline
 rights(appurtenant to Lot 1 on SP[22558](#)) over the land
 marked Power & Pipeline Easement 5.00 wide on
[P251621](#)(Subject to the provisions contained therein)
 Registered 05-Dec-1996 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER		PLAN OF TITLE		Registered Number	
FOLIO REFERENCE 4080 89				LOCATION DEVON STOWPORT	
GRANTEE		FIRST SURVEY PLAN No. D. 11224		APPROVED 11 NOV 1996	
		COMPILED BY		<i>M. H. Blin</i> Recorder of Titles	
		SCALE 1: 2500		LENGTHS IN METRES	
MAPSHEET MUNICIPAL CODE No. 103 (4044)	LAST UPI No 4208561	LAST PLAN No. SP22558	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

BALANCE PLAN



A-143



AGRICULTURAL ASSESSMENT AND COMPLIANCE REPORT

Property title 251621/1, Natone Road, Natone

February 2026



ABN 87 648 234 975

1300 746 466
hello@pinionadvisory.com
pinionadvisory.com

Office locations

SA

Adelaide
Clare
Freeling
Naracoorte

TAS

Devonport
Hobart
Launceston

VIC

Bendigo
Horsham
Mildura
Swan Hill

QLD

Beenleigh
Wondai

NSW

Barham
Sydney

Author

Jason Lynch BAppSci (hort.) CPAg

Senior Agricultural Consultant

Document status

Version 3

Date	Status/issue	Reason for revision	Reviewed by	Authorised by
15 February 2026	1	Draft	JL	JL
6 March 2026	2	Final	JL	JL
13 March 2026	3	Revision	JL	JL
25 March 2026	4	Revision#2	JL	JL

DISCLAIMER

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.

Executive Summary

This agricultural assessment report has been prepared on behalf of the proponent, D & R Lebnan (the proponent) to support an application for a residential dwelling and stable to be built on property title 251621/ Natone Road, Natone.

The subject property is used to run a small herd of breeding cows on dryland pasture.

The subject property is best considered as a lifestyle block and is highly restricted in terms of the scale, type and intensity of agricultural land use activity which can and could be undertaken.

The limitations associated with the agricultural use of the subject property relates to the limited area of available land, prevailing land capability (as per class, 3, 5+4, 5 and 6), topography, climate and lack of access to irrigation.

The subject property is incapable of supporting meaningful sustainable agriculture, and this includes enterprises based on livestock, cropping, and horticulture production systems.

The land use activity on adjoining properties is dominated by small land holdings which are similarly considered as lifestyle blocks that are used for small scale and low intensity livestock grazing activity, with the exception of two larger land holdings to the south east and north west which are similarly used for grazing livestock. None of the adjacent properties are used for intensive agriculture, such as cropping or horticulture.

The proposed development is for a four bedroom residential dwelling and stable to be built on the central western area of the subject property.

The proposed entire development (e.g. residential dwelling and stable) would cover approximately 480m² which represents approximately 0.5% of the total available land, and this has a negligible impact on the carrying capacity (approximately 1 DSE or 0.5%) of the subject property.

It is reasonable to consider that the livestock grazing enterprise's productivity would actually increase as a result of the proponent living on the property due to improved efficiencies, attention to detail and decision making relating to pasture production, animal health and welfare and livestock productivity, albeit the total level of productivity which could be realised is small.

Due to a combination of setback distances, established and new shelter belts, nature of the agricultural land use activity conducted on the subject property and that of adjacent properties, in conjunction with the nature of the development and associated use it is reasonable to consider that there would be a negligible expectation for the potential to have a negative impact on the operation and management of agricultural land use activity on the adjacent and nearby properties.

The proposed development is considered to be compliant with the relevant clauses associated with the Tasmanian Planning Scheme, as per 21.1, 21.3.1P4(b), 21.4.1, 21.4.2A1 and P2 and 21.4.3.

Contents

1	Purpose	1
2	General overview	1
	2.1 Land capability	1
	2.2 Report author	1
	2.3 Tasmanian Planning Scheme – Burnie	1
3	Property details	2
	3.1 Location	2
4	Land capability	7
	4.1 Site Visit	7
	4.1.1 Land capability assessment	7
5	Proposed development	15
6	Land use activity	17
	6.1 Current agricultural activities conducted	17
	6.2 Potential agricultural activities conducted	17
	Pastoral use	17
	6.2.1 Cropping use	17
	6.2.2 Protected horticulture	18
	6.2.3 Perennial horticulture	18
	6.3 Adjacent land use activity	18
	6.4 Impact of agricultural activity on neighbouring land to the proposed development	19
	6.5 Impact of proposed development on agricultural activity of neighbouring land	20
	6.6 Water storage and resources	21
	6.6.1 Current	21
	6.6.2 Future	21
7	Residential amenity	22
8	Tasmanian Planning Scheme Compliance – Burnie council	23
	8.1 Clause 21.1 Zone purpose	23
	8.2 Clause 21.3.1 Discretionary use	25
	8.3 Clause 21.4.1 Building height	28
	8.4 Clause 21.4.2 Setbacks	28
	8.5 Clause 21.4.3 Access for new dwellings	30
9	Conclusion	31
10	Declaration	32

TABLES INDEX

Table 1	Property identification details.	2
Table 2	Land capability class definitions for the property according to Grose, 1999.	8
Table 3	Land capability assessment.	10
Table 4	Proposed residential dwelling setback distance.	15
Table 5	Potential risk from agricultural land use activities on neighbouring land.	19
Table 6	Potential risk from proposed development to neighbouring agricultural land use and activity.	20

IMAGE INDEX

Image 1 Subject property location (blue). (Source: The LISTMap).	3
Image 2 Aerial overall view imagery of the subject property (blue outline). (Source: The LISTMap).	3
Image 3 Topographic map of the subject property (blue outline). (Source: The LISTMap).	4
Image 4 Land tenure of the subject property (blue outline) is Private Freehold (yellow shaded) and further to the south west is a Public Reserve (gold shaded). (Source: The LISTMap).	5
Image 5 Under the Tasmanian Planning Scheme, the subject property (blue outline) and all adjacent land is zoned Agriculture (brown shaded), further to the north east is Rural (beige shaded) zoned land, with Rural Living (pink shaded) nearby to the south. (Source: The LISTMap).	6
Image 6 Land capability map of the subject property.	9
Image 7 Location of the proposed residential dwelling and boundary setback distances on the subject property.	16
Image 8 Residential dwellings (green dot) located on adjacent and nearby property to the subject property (outlined in blue) with the location of the proposed residential dwelling marked (blue dot).	22
Image 9 Proposed layout of the development (source Ritson Building Design).	33
Image 10 View of the red brown clay loam Lapoinya ferrosol soil profile present throughout the majority of the subject property. Taken at site assessment 2/2/2026.	34
Image 11 View of the grey loamy texture contrast Cam kurosol soil profile present on the central eastern area of the subject property. Taken at site assessment 2/2/2026.	35
Image 12 Southerly view along the central western boundary of the subject property with the Natone township boundary sign visible. Taken at site assessment 2/2/2026.	36
Image 13 View of the machinery and storage shed located on the far south eastern area of the subject property. Taken at site assessment 2/2/2026.	36
Image 14 Easterly view over the central and eastern area of the subject property showing the Natone Creek and shed located on the far eastern area. Taken at site assessment 2/2/2026.	37
Image 15 Westerly view over the sloping central area class 4 and 5 present on the subject property. Taken at site assessment 2/2/2026.	37
Image 16 Southerly view from the central area of the subject property. Taken at site assessment 2/2/2026.	38
Image 17 Westerly view along the southern boundary of the subject property. Taken at site assessment 2/2/2026.	38
Image 18 Northerly view from the central area of the property. Taken at site assessment 2/2/2026.	39
Image 19 Westerly view from the central area of the subject property. Taken at site assessment 2/2/2026.	39

APPENDICES

Appendix 1	Development plans	33
Appendix 2	Property images	34

1 Purpose

This report has been undertaken on behalf of D & R Lebnan (the proponent) to support an application for a residential dwelling and stable on property title 251621/1 Natone Road, Natone.

The document provides an agricultural assessment of the property in question and reports on how the proposal complies with provisions of the Tasmanian Planning Scheme. This report reviews the current 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 development in relation to agricultural activities.

2 General overview

2.1 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 are 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.

2.2 REPORT AUTHOR

This report has been co-authored and reviewed by senior consultant, Jason Lynch. Jason Lynch possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) with over 25 years' experience in the agricultural industry in Tasmania. He has previously been engaged by property owners, independent planners, and surveyors to undertake evaluations and studies across various municipalities to comply with the Tasmanian Planning Scheme and council based interim planning schemes.

2.3 TASMANIAN PLANNING SCHEME – BURNIE

The Tasmanian Planning Scheme¹ establishes the requirements for use and development of land in the Burnie municipality in accordance with the *Land Use Planning and Approvals Act 1993*.

¹ Tasmanian Planning Scheme V14, effective date 11th September 2025.

3 Property details

3.1 LOCATION

The subject property is owned by D & R Lebnan and is located on property title 251621/1 Natone Road, Natone, which is located on the immediate northern outskirts of the township of Natone. (Image 1 and Image 2).

Table 1 Property identification details.

Address	Property ID	Title reference	Hectares (approx.)
Natone Road, Natone Claude, 7321	7163515	251621/1	8.9

The subject property is characterised by gently sloping and undulating ground on the western area which leads down over moderate to steep sloping ground to lower lying associated with the Natone Creek waterway. Image 3

The majority of the subject property is covered by open pastureland with native vegetation, and a number of trees and (native and introduced) and areas of shrubbery associated with the riparian ground adjacent to Natone Creek. No threatened native vegetation communities are present on the property ².

Land tenure of the subject property and all adjacent land is private free hold and further to the south west is a small area of Public Reserve land.³ (Image 4).

Under the Tasmanian Planning Scheme, the subject property and all adjacent land is zoned Agriculture, further to the north east is Rural zoned land, with Rural Living zoned nearby to the south.⁴ (Figure 5).

Infrastructure present on the subject property includes boundary and internal paddock fencing, an 8mx25m machinery/storage shed and a reticulated stock water system.

² TasVeg 5.0.

³ The LIST map dataset.

⁴ The LIST map dataset.

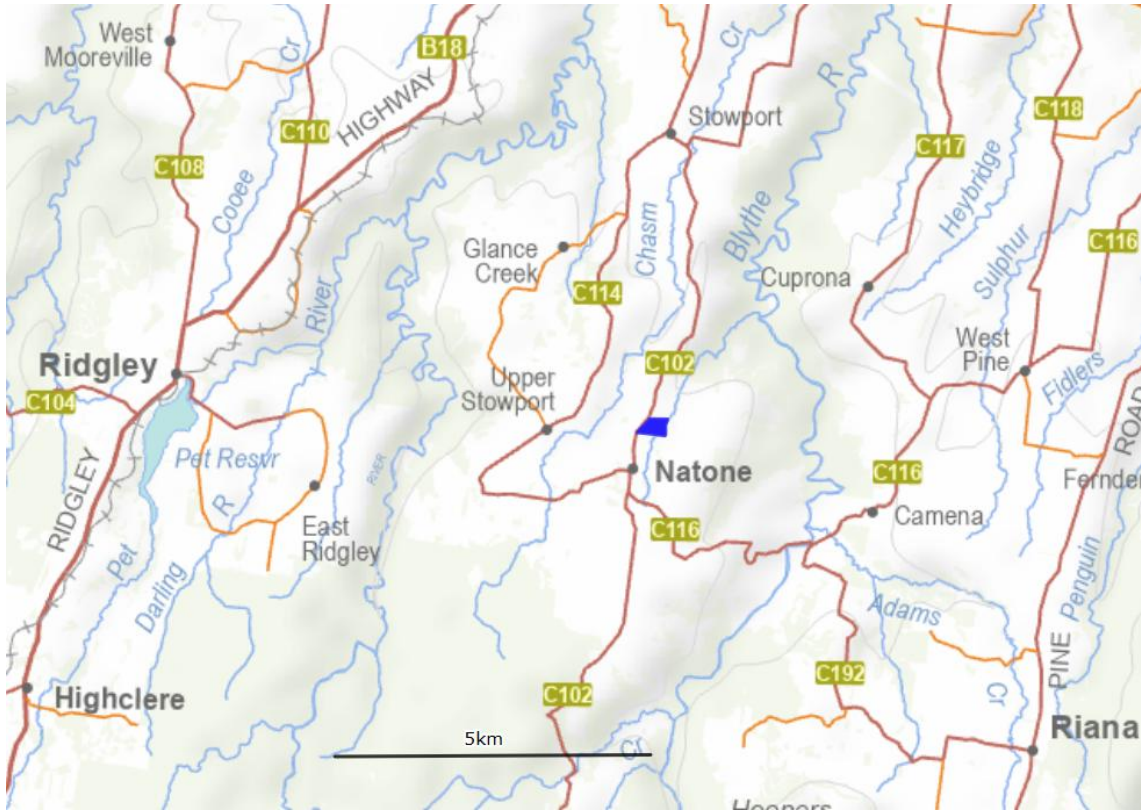


Image 1 Subject property location (blue). (Source: The LISTMap).



Image 2 Aerial overall view imagery of the subject property (blue outline). (Source: The LISTMap).

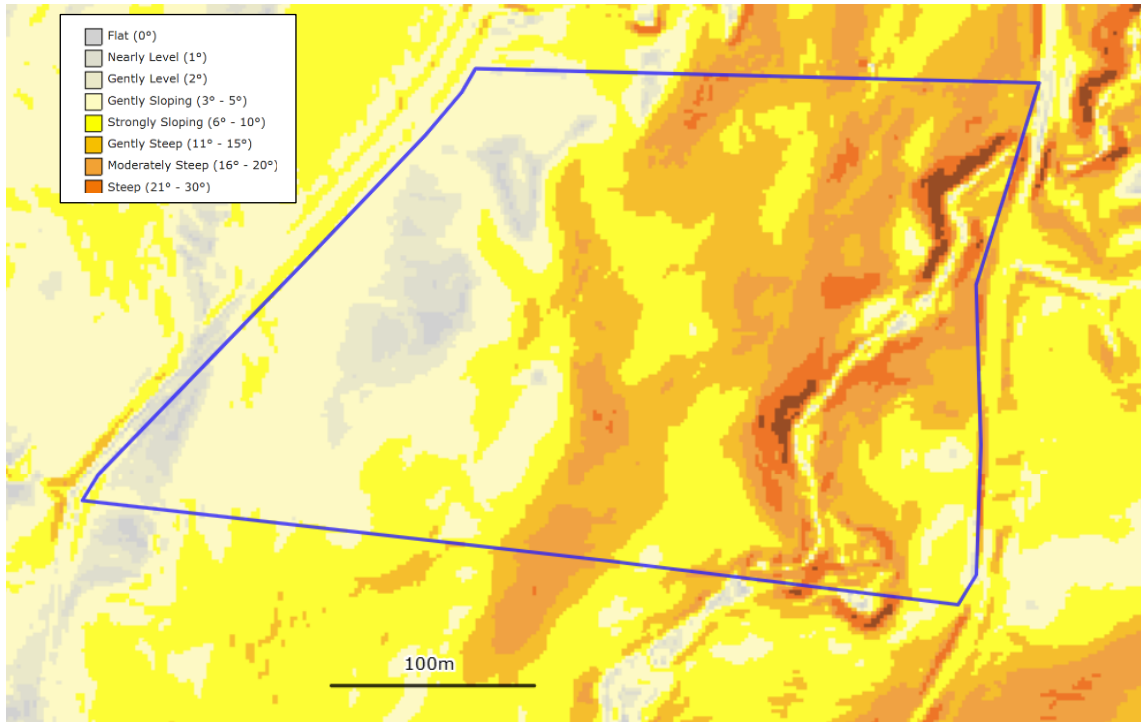


Image 3 Topographic map of the subject property (blue outline). (Source: The LISTMap).



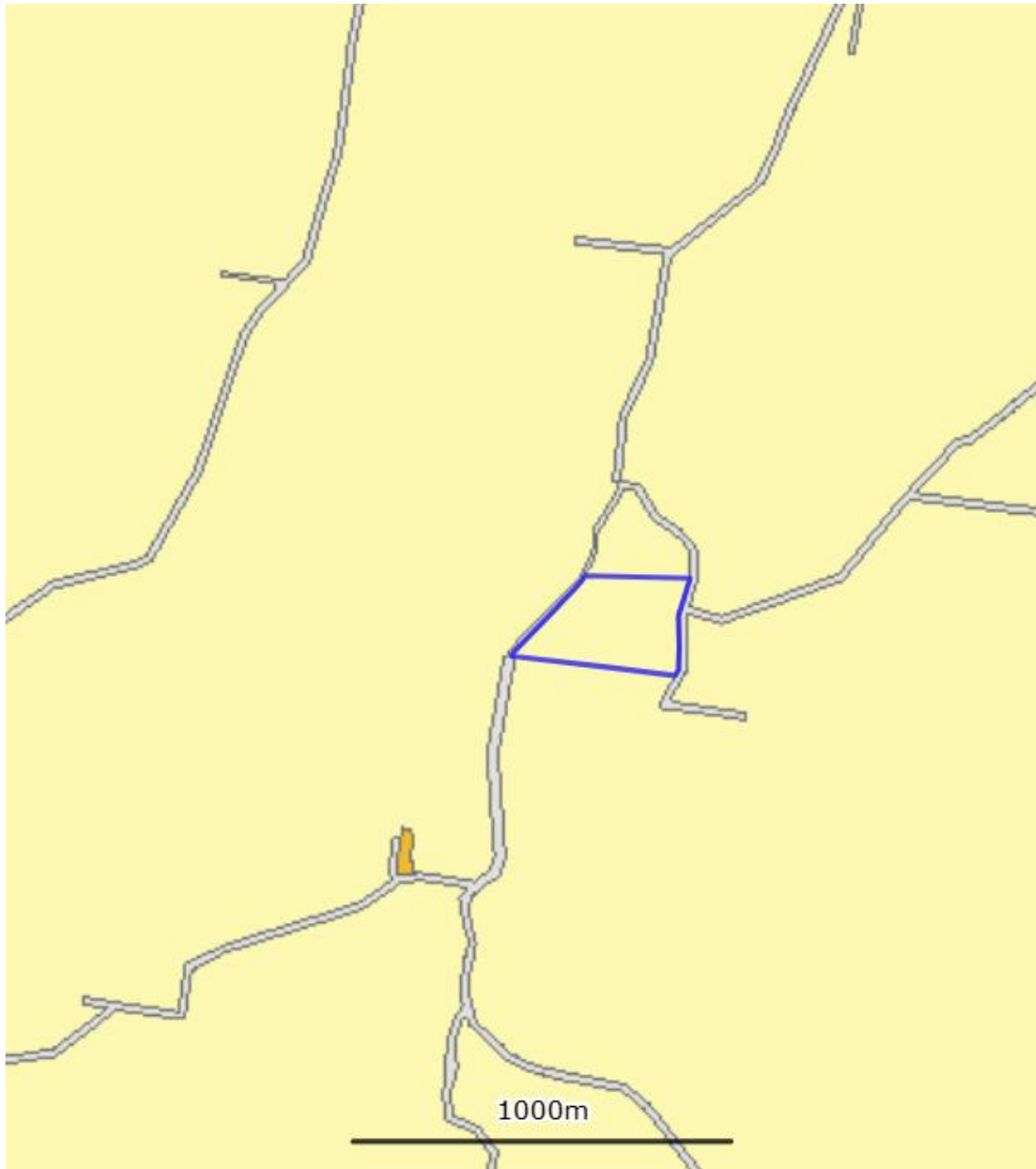


Image 4 Land tenure of the subject property (blue outline) is Private Freehold (yellow shaded) and further to the south west is a Public Reserve (gold shaded). (Source: The LISTMap).

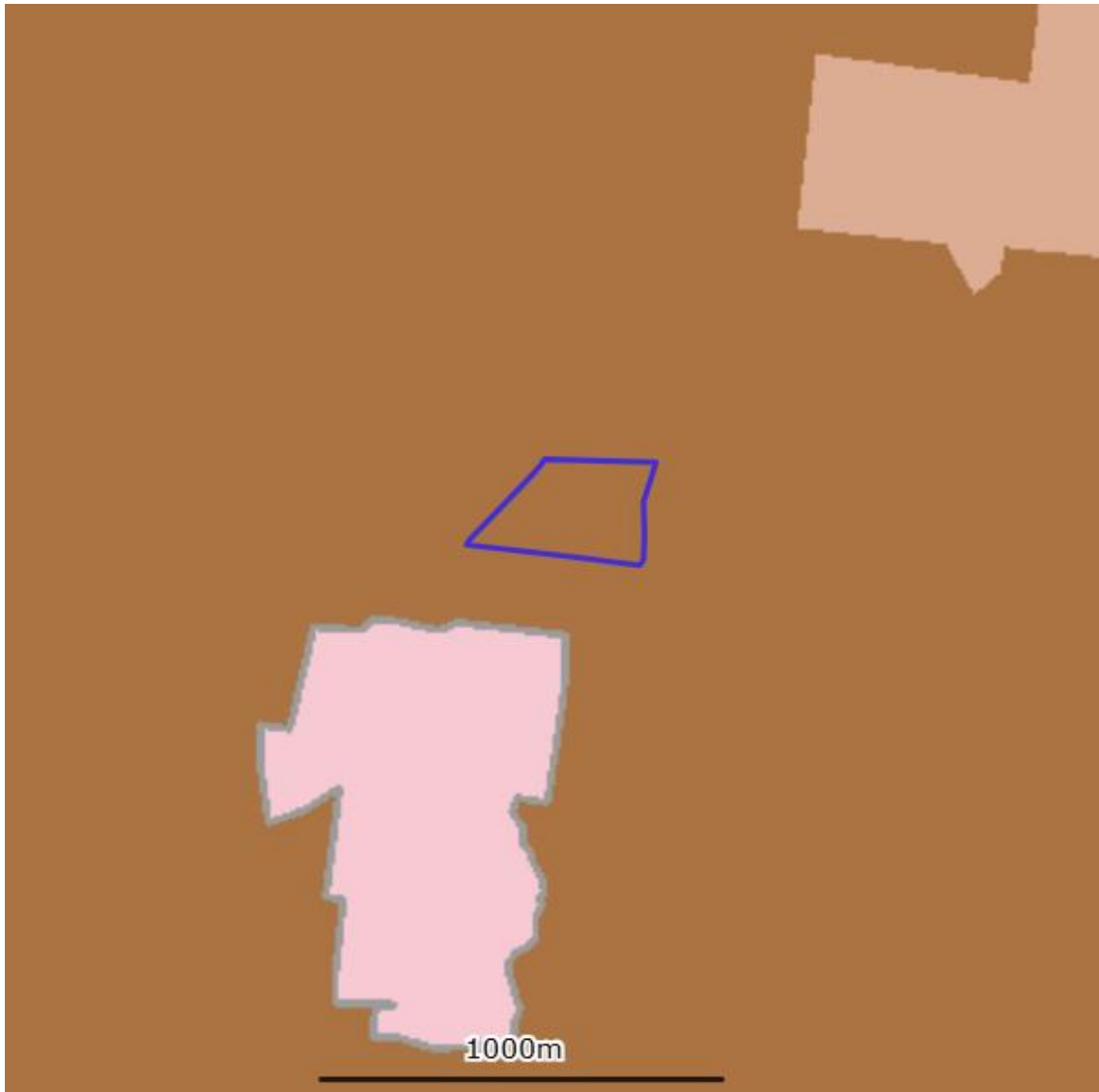


Image 5 Under the Tasmanian Planning Scheme, the subject property (blue outline) and all adjacent land is zoned Agriculture (brown shaded), further to the north east is Rural (beige shaded) zoned land, with Rural Living (pink shaded) nearby to the south. (Source: The LISTMap).

4 Land capability

Land capability of the property was assessed according to the Tasmanian land capability classification system (Grose, 1999)⁵. Land is graded according to its ability to sustain a range of agricultural activities considering the chances of degradation of the land resource. Class 1 land is prime agricultural and Class 7 land is unsuitable for agriculture due to severe limitations. A wide range of limitations are considered, and the most significant limitation determines the final classification. For example, limitations can be in relation to soils and could include stoniness, topsoil depth, drainage, and erosion hazard. Limitations to topography could include slope angle and associated erosion hazard.

4.1 SITE VISIT

Desktop research was conducted to review available data associated with geology, topography, presence of threatened native vegetation, land capability, soil information and climatic data of the property and surrounding area. Pinion Advisory consultant, Jason Lynch conducted a site visit on 4th February 2026 to ground-truth the information. The site assessment included inspection of the soil profile (to spade depth), an evaluation of the topography and vegetation as well as examination of land use on the subject property and neighbouring properties. These assessments consider the planned setbacks and potential impacts of the proposed development on agricultural activities.

4.1.1 Land capability assessment

The official land capability map for the area was produced by the DPIF at a scale of 1:100,000 and reported in their Inglis Report⁶ in 1999. The ground within the subject property was identified as class 3 and 4 land capability.

A detailed inspection of the property was undertaken by the author in February 2026 and determined the property to be covered by Class 3, 5+4, 5 and 6 land. Image 6.

Land capability class definitions can be found in Table 2. Land capability assessment details can be found in Table 3.

Various images (Images 10 to 19) of the property are shown in the Appendix 2.

The key land capability limitations associated with this property are:

- Wettness (w): associated with the low lying ground which forms the Natone Creek waterway and is subject to extended periods of waterlogging and potentially inundation during periods of high water flows.
- 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, and possible mass movement.

⁵ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

⁶ Moreton R. M. (1999) Land Capability Survey of Tasmania, Inglis, 1:100,000 map, Department of Primary Industries Water and Environment.

- Soil (s): associated with the presence of the strong texture contrast (sandy loam topsoil over a heavy clay subsoil) contrast which are prone to waterlogging, should only be shallow cultivated and only suitable for supporting pasture production.

Table 2 Land capability class definitions for the property according to Grose, 1999.⁷

Class	Definition
3	<p>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.</p> <p>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.</p>
4	<p>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.</p> <p>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</p>
5	<p>This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be grown. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.</p>
5+4	<p>At least 60% land unsuited to cropping and with moderate limitations to pastoral use, up to 40% land suitable for cropping and suitable for grazing but which with minor limitations.</p>
6	<p>Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use.</p>

⁷ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.



Image 6 Land capability map of the subject property.

Table 3 Land capability assessment.

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
3e (approx. 3.3 ha)	<p>Clay loam, as per the Lapoinya ferrosol soil association, developed from Tertiary basalt geology.</p> <p>Gradational red/brown clay loam soil.</p>	2-8	<p>Gentle sloping and undulating ground.</p> <p>Approximately 250-260m ASL.</p>	Moderate risk of rill and sheet erosion due to surface water movement, and structure decline due to excessive and inappropriate soil cultivation.	<p>Moderately well drained soils.</p> <p>Occasional stone and rock fragment present in the soil profile.</p> <p>Low/moderate risk of soil waterlogging.</p>	<p>Suitable for cropping.</p> <p>Land suitable for grazing, with moderate limitations, and this includes reducing grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.</p>	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.	<p>Moderate climatic limitations.</p> <p>This region experiences cool/cold winters and warm summer conditions.</p> <p>The area receives an average of 1,060mm annual rainfall, can experience up to 7 frost days annually, 820 growing degree days (October to April) and 1,020 chill hours (May-August).</p>

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
5+4e (approx. 3.3 ha)	<p>Clay loam, as per the Lapoinya ferrosol soil association, developed from Tertiary basalt geology.</p> <p>Gradational red/brown clay loam soil.</p>	6-25	<p>Gentle/moderate and steep sloping and undulating ground.</p> <p>Approximately 225-255m ASL.</p>	<p>Moderate risk of rill and sheet erosion due to surface water movement, and structure decline due to excessive and inappropriate soil cultivation.</p> <p>Possible mass movement of the ground on the steepest areas of this land.</p>	<p>Moderately well drained soils.</p> <p>Stone and rock fragment present in the soil profile, with occasional rocky outcrops and boulders present.</p> <p>Low/moderate risk of soil waterlogging.</p>	<p>Whilst the class 4 present is suitable for cropping, due to the scattered distribution of this class of land across this section of the property it is not practical to crop this area of property.</p> <p>Land suitable for grazing, with moderate limitations, and this includes reducing grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p>	<p>Moderate climatic limitations.</p> <p>This region experiences cool/cold winters and warm summer conditions.</p> <p>The area receives an average of 1,060mm annual rainfall, can experience up to 30 frost days annually, 820 growing degree days (October to April) and 1,020 chill hours (May-August).</p>

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
5e (approx. 0.9 ha)	Clay loam, as per the Lapoinya ferrosol soil association, developed from Tertiary basalt geology. Gradational red/brown clay loam soil.	8-18	Moderate sloping and undulating ground. Approximately 220-240m ASL.	Moderate risk of rill and sheet erosion due to surface water movement, and structure decline due to excessive and inappropriate soil cultivation. Possible mass movement of the ground on the steepest areas of this land.	Moderately well drained soils. Stone and rock fragment present in the soil profile, with occasional rocky outcrops and boulders present. Moderate risk of soil waterlogging.	Whilst the class 4 present is suitable for cropping, due to the scattered distribution of this class of land across this section of the property it is not practical to crop this area of property. Land suitable for grazing, with moderate limitations, and this includes reducing grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.	Moderate climatic limitations. This region experiences cool/cold winters and warm summer conditions. The area receives an average of 1,060mm annual rainfall, can experience up to 30 frost days annually, 820 growing degree days (October to April) and 1,020 chill hours (May-August).

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
5se (approx. 0.1 ha)	<p>Sandy loam, as per the Cam kurosol soil association, developed from schistic geology.</p> <p>Strong texture soil, with a grey sandy loam topsoil over a light grey sandy clay loam subsoil.</p>	8-18	<p>Moderate sloping and undulating ground.</p> <p>Approximately 220-240m ASL.</p>	<p>Moderate risk of rill and sheet erosion due to surface water movement, and structure decline due to excessive and inappropriate soil cultivation.</p> <p>Possible mass movement of the ground on the steepest areas of this land.</p>	<p>Moderately well drained soils.</p> <p>Stone and rock fragment present in the soil profile, with occasional rocky outcrops and boulders present.</p> <p>Moderate risk of soil waterlogging.</p>	<p>Whilst the class 4 present is suitable for cropping, due to the scattered distribution of this class of land across this section of the property it is not practical to crop this area of property.</p> <p>Land suitable for grazing, with moderate limitations, and this includes reducing grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p>	<p>Moderate climatic limitations.</p> <p>This region experiences cool/cold winters and warm summer conditions.</p> <p>The area receives an average of 1,060mm annual rainfall, can experience up to 7 frost days annually, 820 growing degree days (October to April) and 1,020 chill hours (May-August).</p>

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
6ew (approx. 1.3 ha)	Clay loam, as per the Lapoinya ferrosol soil association, developed from Tertiary basalt geology. Gradational red/brown clay loam soil.	8-18	Moderate sloping and undulating ground. Approximately 220-240m ASL.	Moderate risk of rill and sheet erosion due to surface water movement, and structure decline due to excessive and inappropriate soil cultivation. Possible mass movement of the ground on the steepest areas of this land.	Moderately well drained soils. Stone and rock fragment present in the soil profile, with occasional rocky outcrops and boulders present. Moderate/high risk of soil waterlogging.	This land is unsuitable for cropping. Land suitable for grazing, with severe limitations, and this includes reducing grazing pressure when soils are waterlogged/inundated, and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.	Moderate climatic limitations. This region experiences cool/cold winters and warm summer conditions. The area receives an average of 1,060mm annual rainfall, can experience up to 35 frost days annually, 820 growing degree days (October to April) and 1,020 chill hours (May-August).

5 Proposed development

The proposed development is based on the proponent building a residential dwelling and stable on the subject property.

The proposed developments would be located on the central eastern area of the subject property.

The subject property is best characterised as a lifestyle block, as per:

- Limited available land area.
- Land capability of the block limits agricultural activity with 67% of the ground covered by class 4, 5 and 6 land.
- Highly constrained in terms of the current and potential agricultural land use activity which can be undertaken, and this include both the type and level of intensity of activities.
- Highly restricted access to irrigation water, and can be described as a dryland block, although it does have access to stock water (albeit this could be restricted during very low flows in the Natone Creek).
- Surrounded by similar lifestyle blocks with a residential dwelling present.

The subject property is representative of similar lifestyle properties adjacent to and nearby throughout the Natone locale, and more broadly throughout the Burnie municipality and the Cradle Coast region.

The proposed four bedroom residential dwelling would cover approximately 265m², and this represents less than roughly 0.3% of the total available land.

The proposed stables would cover approximately 215m², and this represents than roughly 0.22% of the total available land.

When combined both developments would cover approximately 480m², and this represents less than roughly 0.5% of the total available land.

Image 7 shows the residential dwelling boundary setback distances.

Table 4 shows the boundary setback distances for the proposed residential dwelling.

Table 4 Proposed residential dwelling setback distance.

Property boundary	Map identifier (Image 7)	Distance (approximate m)
N	A	146
E	B	225
S	C	77
W	D	115



Image 7 Location of the proposed residential dwelling and boundary setback distances on the subject property.

6 Land use activity

6.1 CURRENT AGRICULTURAL ACTIVITIES CONDUCTED

The property is used for agricultural land use activity, that being to graze livestock a small herd of cows and calves on dryland pastures.

6.2 POTENTIAL AGRICULTURAL ACTIVITIES CONDUCTED

Pastoral use

The subject property is capable of being used for livestock production and, based on 8.9 hectares of land would have a theoretical total potential sustainable dryland carrying capacity of approximately 190 DSE⁸ on an annual basis.

It should be noted that the 3.3 hectares of class 3 land accounts for approximately 50% of the carrying capacity of the property.

190 DSE would equate to running sustainably approximately 12 breeding cows, and this could generate a potential gross margin return of approximately \$8,500 from the sale of weaner calves and cull cows.

An annual \$8,500 gross margin return would not cover the fixed costs (e.g. rates) and depreciation (10%) applied to the capital value of the property.

It is important to note that the exact financial returns which can and could be generated from the property would vary depending upon the exact and nature of the livestock enterprise operated, nature of the livestock sales (e.g. cull, store or finished animals, amount of supplementary feed provided, and general enterprise operational requirements (e.g. animal husbandry, pasture production costs) and livestock markets conditions.

Based on the current condition of the property, as per pasture density and plant species present, it would be appropriate to rate the existing carrying capacity of the property at closer to 150 DSE.

The proposed entire development (e.g. residential dwelling and stable) would cover less than approximately 0.5% of the total area of the property, and this would result in reduction of an equivalent of less than 1 DSE.

However, it is reasonable to consider that by living on the property, the proponent would be better able to operate and manage the livestock enterprise by improved attention to detail, timeliness and decision making regarding shifting livestock to fresh pasture, offering supplementary feed and attending to animal health and welfare issues).

6.2.1 Cropping use

The class 3 land is suitable for cropping, however in reality due to the small amount of available land (3.4 hectares) and complete absence of irrigation water the actual ability to crop this land is impractical.

⁸ DSE is a standard unit used to compare the feed requirements of different classes of livestock to assess the carrying capacity of a farm or paddock. One DSE is defined as the amount of feed required by a two-year-old 50 kg 'dry' Merino sheep (wether or non-lactating, non-pregnant ewe) to maintain its weight.

The class 4 land is theoretically capable of being cropped, however as it is dispersed and irregularly distributed amongst the class 5 land, on an operational basis it is impractical to undertake any cropping on this class of land on the subject property.

Whilst dryland cropping could occur, such as the production of cereals (e.g. wheat and barley) it is impractical and unrealistic to consider this scale of cropping would be undertaken.

6.2.2 Protected horticulture

Protected horticulture, such as production berry fruit in a polyhouse production system theoretically could be undertaken, however due to lack of access to irrigation water it is not a realistic agricultural activity which could be undertaken on the subject property.

6.2.3 Perennial horticulture

Due to a range of climate factors (e.g. high rainfall, incidence of frost and chill hours) and relative investment required for the development of a perennial horticultural enterprise relative to the scale, yield and likelihood production risks, the subject property would not be considered suitable for the production of perennial horticultural crops.

6.3 ADJACENT LAND USE ACTIVITY

The land use activity on adjacent land titles includes:

- North:
 - Title reference 2258/1 (approximately 2.1 hectares), Agriculture zoned land, covered by open pastureland, used for grazing livestock at a very small scale, with a residential dwelling present, and best described as a lifestyle block.
- East:
 - Title reference 27398/1 (approximately 14 hectares), Agriculture zoned land, covered by open pastureland, used for grazing livestock at a small scale, with no residential dwelling present. Separated from the subject property by the 20m wide Loonah Road.
 - Title reference 2751717/1 (approximately 4.5 hectares), Agriculture zoned land, covered by open pastureland, used for grazing livestock at a very small scale, with a residential dwelling present and best considered as a lifestyle block. Separated from the subject property by the 20m wide Morris Road.
- South:
 - Title reference 183942/1 (approximately 28 hectares), Agriculture zoned land, covered by open pastureland, used for grazing livestock at a small scale, with a residential dwelling present.
 - Title reference 13925/1 (approximately 5.4 hectares), Agriculture zoned land, covered by open pastureland, used for grazing livestock at a very small scale, with a residential dwelling present, and best described as a lifestyle block.
- West:
 - Title reference 39606/1 (approximately 1 hectare), Agriculture zoned land, with a residential dwelling present, and best described as a lifestyle block. Separated from the subject property by the 15m wide Natone Road.
 - Title reference 127822/1 (approximately 6.8 hectare), Agriculture zoned land, covered by open pastureland, used for grazing livestock at a very small scale, with a residential dwelling present, and best described as a lifestyle block. Separated from the subject property by the 15m wide Natone Road.
 - Title reference 163884/1 (approximately 46 hectare), Agriculture zoned land, covered by open pastureland, used for grazing livestock at a small/moderate scale, with a residential dwelling present. Separated from the subject property by the 15m wide Natone Road.

6.4 IMPACT OF AGRICULTURAL ACTIVITY ON NEIGHBOURING LAND TO THE PROPOSED DEVELOPMENT

Land use activity on neighbouring properties adjacent to the subject property is dominated by small blocks and lifestyle type properties which are used to graze small numbers of livestock and have a residential dwelling present.

Only a single property to west (as per property title 163884/1) would be considered as capable of supporting sustainable meaningful scale agriculture, as per grazing livestock and/or cropping.

It was not apparent that irrigated agriculture occurs on adjacent properties.

The proposed residential dwelling development on the subject property is not expected to have any interaction and/or negative impacts on the nearby agricultural property due to a combination of the setback distances involved, topographic variation and in conjunction with the presence of vegetation (well and recently established) present along sections of the property boundaries.

An assessment of the key risks is summarised in Table 5.

Table 5 Potential risk from agricultural land use activities on neighbouring land.

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Spray drift and dust	Risk = low. Agricultural land use activity on the adjacent properties is based on grazing livestock, which would typically use a minimal amount of agricultural chemicals, as per based on grazing livestock with the nature of the potential agricultural chemicals used (e.g. broadleaf herbicides) and limited frequency of application (e.g. 1-2 times annually). The nearest agricultural land, as per the dryland pastures to the south (as per property title 13925/1 which is best described as a lifestyle block) would be setback approximately 75m to the south at the nearest point. A shelter belt has been established along the common boundary between the subject property and the property adjacent to the south. Other agricultural land, as per to the north west (as per property title 163884/1) and south west (as per property title 183942/1) is setback approximately 150m. The application of all agricultural chemicals must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements.
2. Noise from machinery, livestock, and dogs	Risk = low. The subject property is located in a rural area and it acknowledged that noise generated from plant, machinery, vehicles, working dogs and livestock are routinely used/involved in general farming duties on adjacent land. However, due to the nature of the nearby agricultural land use, as per a small scale livestock grazing enterprise would generate a limited amount of noise from plant, machinery and livestock.
3. Irrigation water over boundary	Risk = nil. No irrigated agriculture is apparently conducted on the adjacent properties.
4. Stock escaping and causing damage	Risk = low. Provided boundary fences are maintained in sound condition and livestock are checked regularly.
5. Electric fences	Risk = low. Mitigated by attaching appropriate warning signs on boundary fencing if required.

6.5 IMPACT OF PROPOSED DEVELOPMENT ON AGRICULTURAL ACTIVITY OF NEIGHBOURING LAND

Land use activity on neighbouring properties adjacent to the subject property is dominated by small blocks and lifestyle type properties which are used to graze small numbers of livestock and have a residential dwelling present.

Other risks to neighbouring agricultural activity are outlined in Table 6. Some of these risks rely on an element of criminal intent.

Table 6 Potential risk from proposed development to 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, lockable gates and appropriate signage to warn visitors about entry onto private land, report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property, control vehicle movements, report thefts to police.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be low with weed management undertaken, and ongoing with routine weed control activities performed.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of burn-offs, outside barbeques and disposal of rubbish. In summer, mowing/grazing of long dry grass and vegetation is important. Observe all fire restriction imposed by the Burnie council and state government.

6.6 WATER STORAGE AND RESOURCES

6.6.1 Current

The subject property is not serviced by TasWater for the provision of water or sewerage services.

The subject property is located within a declared irrigation district.

No groundwater bores are present on the subject property.

No dams are present on the subject property.

Natone Creek flows through the eastern area of the subject property, however no irrigation water entitlement allocations are held by the proponent, although the proponent does have a riparian right to draw stock and domestic water from Natone Creek.

6.6.2 Future

It is not expected that TasWater will service the subject property with water or sewerage services.

Tasmanian Irrigation has not identified Natone as being considered for a future irrigation scheme development⁹.

This area of north western Tasmania is recognised for high groundwater prospectivity to be present within fractured Tertiary basalt geology, however the average groundwater bore yields obtained from these local aquifers is 1.9 L/s which would be considered only sufficient to supply gardening, stock and domestic use.¹⁰

Within a 1km radius of the subject property there are twelve groundwater bores, five of which are non-functioning (e.g. capped or abandoned) and seven are functioning with an average yield of 1.9 L/s¹¹.

It is reasonable to consider that if a bore was installed on the subject property that it would yield groundwater, and yields of up to 1.9 L/s would be considered achievable which would only be sufficient to supply gardening, stock and domestic use.

In theory Natone Creek could offer potential to obtain an irrigation water entitlement and based on an analysis of the Natural Resource and Environment's (NRE) Water Access Tool (WAT)¹² potentially 132 ML of irrigation water is available. However, when taken into consideration the nine unidentified/unregistered dams both up and down stream of the subject property on Natone Creek it is unlikely that there will be actually any allocatable irrigation water present in this waterway.

Additionally, it should be noted that in order to secure any irrigation water would require construction of a dam. Factors such as the downstream location of Loonah Road, and unsuitability of dam sites on the central and eastern area of the subject property (e.g. sloping topography and land slip hazard risk) it would trigger a high ANCOLD dam safety risk rating and be particularly challenging and expensive to build relative to the capacity of any storage.

In reality it is best to consider the subject property would not have access to irrigation water in the future and would continue to be considered as a dryland block.

⁹ Tasmanian Irrigation www.tasmanianirrigation.com.au/future-irrigation.

¹⁰ M Latinovic and W Matthews (2008) Northwest Tasmania Groundwater Map. Department of Infrastructure, Energy and Resources.

¹¹ The LIST map dataset.

¹² Natural Resource and Environment's Water Access Tool www.wrt.tas.gov.au/wat/input. Accessed 5/2/2026.

7 Residential amenity

The Natone locale is lightly populated with a number of residential dwellings located nearby the properties in question, with a linear pattern of residential development that runs parallel to Natone Road and other roads. Image 8.

The nearest residential dwelling (as per on property title 127822/1) is located approximately 175m to the north west at the closest point to the location of the proposed residential dwelling development as well as an elevation difference of approximately 10m would be present.

The proposed residential dwelling development on the subject property is consistent with the residential amenity of the adjacent and nearby similar lifestyle properties in the Natone locale and that of comparable properties throughout the Burnie municipality.

Based on a combination of the setback distances, topographic variation and presence of shelter belts (e.g. partially along the northern boundary and recently established along the southern boundary) the residential amenity of adjacent properties and more broadly in the Natone locale would be preserved and not diminished.



Image 8 Residential dwellings (green dot) located on adjacent and nearby property to the subject property (outlined in blue) with the location of the proposed residential dwelling marked (blue dot).

8 Tasmanian Planning Scheme Compliance – Burnie council

8.1 CLAUSE 21.1 ZONE PURPOSE

Zone purpose statements

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 use
- (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.

Response

21.1.1 The subject property is best considered as a lifestyle block and is highly restricted in terms of the scale, type and intensity of agricultural land use activity which can and could be undertaken. The limitations associated with the agricultural use of the property relates to the limited area of available land, prevailing land capability, topography, climate, and a lack of access to irrigation water. The subject property is incapable of supporting sustainable meaningful agricultural land use activity. Nevertheless, the subject property would continue to be used for agriculture, as per grazing livestock, albeit on a small scale.

21.1.2

(a) The proposed entire development (e.g. residential dwelling and stable) would cover approximately less than 480m² which represents approximately 0.5% of the total available land, and this has a negligible impact on the carrying capacity (1 DSE or 0.5%) of the subject property. The subject property is used for and would continue to be used for grazing livestock. It is reasonable to consider that the livestock grazing enterprise's productivity would actually increase as a result of the proponent living on the property due to improved efficiencies, attention detail and decision making relating to pasture production, animal health and welfare and livestock productivity.

The adjacent and nearby properties are dominated by lifestyle blocks which similar to the subject property is highly restricted in terms there current and potential agricultural use.

Agricultural land use activity on the adjacent properties is based on small scale and low intensity livestock enterprise, which would typically use a minimal amount inputs (e.g. agricultural chemicals, application fertiliser) and generate minimal emissions (e.g. noise or odours).

The nearest agricultural land, as per the dryland pastures to the south (e.g. property title 13925/1 which is best described as a lifestyle block) would be setback approximately 65m to the south at the nearest point. A shelter belt has been established along the common boundary between the subject property and the property adjacent to the south. Other agricultural land, as per to the north west (e.g. property title 163884/1) and south west (e.g. property title 183942/1) is setback approximately 150m.

Due to a combination of the setback distances, nature of the proposed development (a four bedroom residential dwelling), topographic variation, and the scale and nature of the agricultural land use undertaken on the adjacent there is no expectation that the agricultural land use activities would be diminished and/or negatively impacted by the proposed development.

(b) If required the proposed residential dwelling could be demolished and removed, and the land returned back to open pastureland.

(c) The subject property is not located within a declared irrigation district.

Zone purpose statements

21.1.3

As outlined in the response to 21.1, the subject property is best considered as a lifestyle block and is highly restricted in terms of the scale, type and intensity of agricultural land use activity which can and could be undertaken. The subject property is incapable of supporting sustainable meaningful agricultural land use activity.

The proposed entire development (e.g. residential dwelling and stable) would cover approximately less than 480m² which represents approximately 0.5% of the total available land, and this has a negligible impact on the carrying capacity (1 DSE or 0.5%) of the subject property . The subject property is used for and would continue to be used for grazing livestock. It is reasonable to consider that the livestock grazing enterprise's productivity would actually increase as a result of the proponent living on the property due to improved efficiencies, attention detail and decision making relating to pasture production, animal health and welfare and livestock productivity.

The subject property, with respect to the proposed residential development and agricultural land use activity which can and could be undertaken on the subject property is representative of similar lifestyle properties adjacent to and nearby throughout the Natone locale, and more broadly throughout the Burnie municipality and the Cradle Coast region.

8.2 CLAUSE 21.3.1 DISCRETIONARY USE

Objective

That uses listed as discretionary:

- (a) support agricultural use, and
- (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.

Response

The subject property is best considered as a lifestyle block and is highly restricted in terms of the scale, type and intensity of agricultural land use activity which can and could be undertaken.

The subject property is incapable of supporting sustainable meaningful agricultural land use activity.

Nevertheless, the subject property would continue to be used for agriculture, as per grazing livestock, albeit on a small scale.

Performance criteria

P4

A Residential use listed as Discretionary must:

(b) be located on a site that:

- (i) is not capable of supporting an agricultural use;
- (ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and
- (iii) does not confine or restrain agricultural use on adjoining properties.

Response

P4 (b)

- (i) The subject property is incapable of supporting sustainable meaningful agricultural land use activity due to permanent limitations associated with the limited area of available land (8.9 hectares), prevailing land capability (class 3, 6+4, 5 and 6), topography, erosion risk, climate and a lack of access to irrigation water. These limitations restrict the agricultural land use activity to a small scale and low intensity livestock grazing enterprise.

As outlined in section 6.2 of the Agricultural report which details that the subject property has a potential carrying capacity of 190 DSE and is incapable to supporting cropping and/or perennial horticulture. 190 DSE would equate to running approximately 12 breeding cows, and this could generate a potential gross margin return of approximately \$8,500 from the sale of weaner cattle and cull cows.

The proposed residential dwelling development would cover approximately 265m² which represents less than roughly 0.3% of the total available land.

The proposed entire development (e.g. residential dwelling and stable) would cover approximately less than 480m² which represents approximately 0.5% of the total available land, and this has a negligible impact on the carrying capacity (1 DSE or 0.5%) of the subject property.

The subject property has only 3.3 hectares of gently sloping land, with the balance of the property covered by moderate/steep sloping ground and a riparian area (associated with Natone Creek. These topographic features limit the potential to undertake ground cultivation activities (e.g. too steep), construct infrastructure (e.g. dams and laneways), general trafficability by vehicles and inhibits livestock movement.

Objective

The sloping central and eastern areas of the subject property are at moderate/high risk of erosion caused by surface water movement on bare and exposed soils which can cause rill and sheet erosion, potentially soil mass movement and stream bank erosion during periods of high waterway flow in Natone Creek.

The climate associated with the subject property is unsuitable (e.g. high rainfall, incidence of frost) for the successful reliable production of perennial horticulture crops such as cherries, olives and wine grapes.

The property has a riparian right to draw stock and domestic water but has groundwater bore, dam, and no water entitlement to draw irrigation water from Natone Creek.

The subject property has no dams and/or ground water bore.

As outlined in section 6.6.2 of the Agricultural report the subject property has the potential to extract ground water albeit but only with an expectation of a yield limited to supporting stock, garden and domestic use, and the expectation in being able to obtain an irrigation entitlement from Natone Creek is not a realistic option (e.g. ability to obtain an entitlement and/or construct an irrigation dam). The lack of irrigation water clearly prevents the opportunity to engage any high value cropping and/or horticulture (field or protected).

The subject property, with respect to the proposed residential development, stable and associated small scale and low intensity agricultural land use activity (e.g. grazing a small livestock enterprise) which can and could be undertaken on the subject property is representative of similar lifestyle properties adjacent to and nearby throughout the Natone locale, and more broadly throughout the Burnie municipality and the greater Cradle Coast region.

- (ii) Regardless of ownership the subject property is incapable of supporting sustainable meaningful agricultural land use activity. The limitations associated with the characteristics of the property are permanent, cannot be modified, remediated and/or lessened.

The subject property is only capable of supporting a small scale low intensity cattle grazing enterprise, albeit this is not at a commercial scale. It should be noted that the 3.3 hectares of class 3 land accounts for approximately 50% of the 190 DSE carrying capacity of the property.

The type, scale and intensity of the agricultural land use activity which can be undertaken on the subject property is consistent with similar sized lifestyle type properties on adjacent/nearby properties and more broadly in the Natone locale and rural areas of the Burnie municipality.

The property has an adjusted capital value of \$351,000 (as per the current Burnie council annual rates notice, 1/7/2025), and therefore based on economic considerations relative to the annual gross margin which could be generated (e.g. approximately \$8,500/yr) the property is not a favourable financial investment if a 3rd party was to purchase the property and farm it in its own right.

An \$8,500 gross margin return would not cover fixed costs (e.g. rates) and depreciation (10%) applied to the capital value of the property.

It is unrealistic to consider that the subject property would be able to be farmed in its own right as a viable sustainable standalone agricultural enterprise, and/or would lead to dilution of the financial performance of a 3rd party who would take ownership of the property and incorporate into other land holdings management.

Objective

- (iii) The land use activity on adjoining properties is dominated by small land holdings which are best described as lifestyle blocks that are used for small scale and low intensity livestock grazing activity, with the exception of two larger land holdings to the south east and north west which are similar and used for grazing livestock. None of the adjacent properties are used for intensive agriculture, such as cropping or perennial horticulture.

It is very unlikely that the surrounding lifestyle scale properties would be utilised for cropping and/or perennial horticulture principally due to the lack of available land as well as an inability to access irrigation water to support this type of enterprise. The larger land holdings, as per the north west (property title 163884/1) and south east (property title 183942/1) could be used for cropping, however due to a combination of the topographic variation and setback distances (approximately 150m at the nearest point) from the location of the proposed residential dwelling there is no expectation of any negative interactions associated with this potential type of agriculture.

A well established eucalyptus shelter belt is present along much of the northern boundary of the subject property and a recently planted shelter belt along the common southern boundary. The proponent would undertake landscaping around the dwelling. The proposed stable, located nearby to the south of the proposed residential dwelling would provide an additional physical buffer to the south.

Due to a combination of the setback distances, nature of the proposed development (a four bedroom residential dwelling & stable), topographic variation, and the scale and nature of the agricultural land use undertaken on the adjacent there is no expectation that the agricultural land use activities would be diminished and/or negatively impacted by the proposed development.

The subject property is and would continue to be used to graze livestock, and this is consistent with the dominant agricultural land use activity on the adjacent and nearby properties.

The proposed development is expected to have no negative interactions and diminish the livestock grazing activity on the subject, and therefore the overall rural bucolic amenity of this area of Natone will be preserved.

8.3 CLAUSE 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.

Response

The proposal will be consistent with Acceptable Solutions A1.

Acceptable solutions

Building height must not be more than 12m.

Response

The proposed residential building height will be less than 12m as per compliance requirements.

8.4 CLAUSE 21.4.2 SETBACKS

Objective

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

Response

The proposed residential dwelling development would be located in the central western area of the property.

The agricultural land use in the area is dominated by lifestyle block which are used to graze livestock on small scale and low intensity basis.

The subject property is and would continue to be used to graze livestock, and this is consistent with the dominant agricultural land use activity on the adjacent and nearby properties.

The proposed residential dwelling would be located greater than 5m from the nearest property boundaries, although less than 200m from the nearby livestock grazing enterprises.

The proposed development on the subject property would be setback further than 5m from all property boundaries, and hence compliant with Acceptable Solutions A1.

The proposed residential dwelling developments would be located within 200m of agricultural land, and hence the concentration on Performance Criteria P2.

Performance Criteria

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

- (a) The subject property covers approximately 8.9 hectares, with a gently sloping and undulating elevated western area which leads down over a moderate/steep sloping ground to the east to low lying land on the far eastern area. Realistically the proposed residential dwelling and stable could not be built on the central sloping and/or easterly lower lying ground due to a combination of the topographic limitations (e.g. excessively sloping land), erosion risk (e.g. mass movement) and the presence of the Natone Creek. A combination

Objective

of elevation differences (to the east) in conjunction with the dwelling to boundary setback distance (all directions) to the adjacent and nearby properties would ensure a minimal of level of interaction. The proposed residential dwelling and stable offers the most appropriate position when taking into consideration the ability to optimise setback distances with the confines of the topographic restrictions on the subject property.

- (b) This area of Natone Road is lightly populated. The nearest residential dwelling (as per on property title 127822/1) would be located approximately 175m to the north west at the nearest point to the location of the proposed residential dwelling development as well as an elevation difference of approximately 10m would be present. The setback distance associated with this development is comparable with similar setback distances between other residential dwellings in the vicinity of the subject property. There is an expectation that the residential amenity of the nearest as well other nearby residential dwellings would be preserved and not diminished due to the presence of the proposed residential dwelling.
- (c) A machinery and storage shed is located on the far eastern area of the subject property, and this would be approximately 220m to the south east and roughly 30m lower in elevation relative to the proposed location of the residential dwelling. The presence of the proposed residential dwelling would not interfere with and/or diminish the operation of the machinery and storage shed and vice/versa.
- (d) Land use activity on adjoining properties is dominated by small land holdings which are best described a lifestyle blocks that are used for small scale and low intensity livestock grazing activity, with the exception of two larger land holdings to the south east and north west which are similarly used for grazing livestock. None of the adjacent properties are used for intensive agriculture, such as cropping or perennial horticulture. It is very unlikely that the surrounding lifestyle scale properties would be utilised for cropping and/or perennial horticulture principally due to the lack of available land as well as an inability to access to irrigation water to support this type of enterprise. The larger land holdings, as per the north west (property title 163884/1) and south east (property title 183942/1) could be used for cropping, however due to a combination of the topographic variation and setback distances (approximately 150m at the nearest point) from the location of the proposed residential dwelling there is no expectation of any negative interactions associated with this potential type of agriculture.

The subject property is and would continue to be used to graze livestock, albeit at small scale which is consistent with the dominant agricultural land use activity on the adjacent and nearby properties. The proposed development is expected to have no negative interactions and diminish the livestock grazing activity on the subject, and therefore the overall rural bucolic amenity of this area of Natone will be preserved.

- (e) The proposed residential dwelling and stable would be constructed of modern building materials and landscaping undertaken, and specifically positioned on the property in order to minimise the interaction with neighbouring properties. The nature of the proposed development is consistent with the type of building present on lifestyle properties , as per the neighbouring properties and more broadly in the Natone locale and rural areas of the Burnie municipality.
- (f) The subject property has the 15m wide Natone Road which forms the western boundary and the 20m wide Morris Road and Loonah Roads which form the eastern boundary of the subject property. These roads create a physical buffer to the properties to the west and east and impose an additional separation to the properties further in these directions.

A well establish eucalyptus shelter belt is present along much of the northern boundary of the subject property and a recently planted shelter belt along the common southern boundary. The proponent would undertake landscaping around the dwelling. The proposed stable, located nearby to the south of the proposed residential dwelling would provide an additional buffer to the south.

8.5 CLAUSE 21.4.3 ACCESS FOR NEW DWELLINGS

Objective

That new dwellings have appropriate vehicular access to a road maintained by a road authority.

Response

The proposed residential dwelling has frontage to both Natone Road (forms the west4rn boundary) and Loonah Road (forms the eastern boundary).

Acceptable Solutions

A1

New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.

Response

A1

The proposed residential dwelling would be accessed via the existing Natone Road entrance.

9 Conclusion

1. The subject property, property title 188083/1 at Natone Road, Natone, and covers approximately 8.9 hectares of land.
2. The subject property is best considered as a lifestyle block and is highly restricted in terms of the scale, type and intensity of agricultural land use activity which can and could be undertaken. The limitations associated with the agricultural use of the property relates to the limited area of available land, prevailing land capability, topography, climate and a lack of access to irrigation.
3. The subject property is used for agricultural land use activity, as per a small scale and low intensity grazing livestock enterprises carried out on the dryland pastureland present.
4. The proposed development is based on constructing a four bedroom residential dwelling and stable on the central eastern area of the subject property.
5. The proposed entire development (e.g. residential dwelling and stable) would cover approximately less than 480m² which represents approximately 0.5% of the total available land, and this has a negligible impact on the carrying capacity (1 DSE or 0.5%) of the subject property.
6. The proposed development has been specifically located in order to minimise the potential for negative impacts on the agricultural land use activity livestock enterprise conducted on the subject property, and this includes both a negligible reduction in the pasture production levels and associated carrying capacity. It is reasonable to consider that the livestock grazing enterprise's productivity would actually increase as a result of the proponent living on the property due to improved efficiencies, attention detail and decision making relating to pasture production, animal health and welfare and livestock productivity.
7. Land use activity on adjoining properties is dominated by small land holdings which are best described a lifestyle blocks that are used for small scale and low intensity livestock grazing activity, with the exception of two larger land holdings to the south east and north west which are similarly used for grazing livestock. None of the adjacent properties are used for intensive agriculture, such as cropping or perennial horticulture.
8. Due to a combination of setback distances, existing vegetation (recent and well established), nature of the agricultural land use activity conducted on the subject property and that of adjacent properties, in conjunction with the nature of the development and associated use it is reasonable to consider that there would be a negligible expectation for the potential to have a negative impact on the operation and management of agricultural land use activity on the adjacent and nearby properties.
9. The proposed development is considered to be compliant with the relevant clauses associated with the Tasmanian Planning Scheme, as per 21.1, 21.3.1P4(b), 21.4.1, 21.4.2A1 and P2 and 21.4.3.

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

Jason Lynch BAppSc (hort.) CPAg
Senior Agricultural Consultant
Pinion Advisory
February 2026

Appendix 1 Development plans

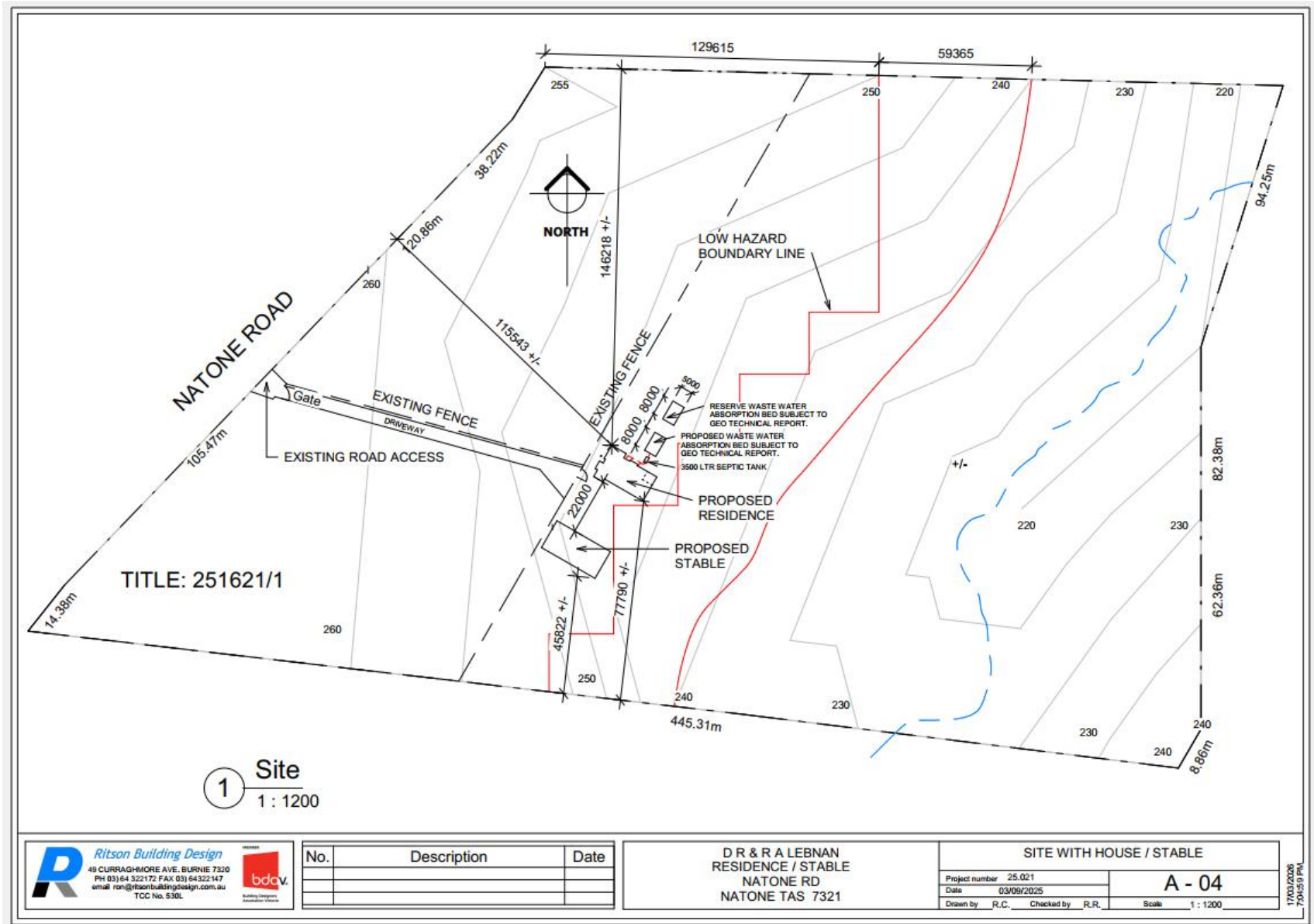


Image 9 Proposed layout of the development (source Ritson Building Design).

Appendix 2 Property images



Image 10 View of the red brown clay loam Lapoinya ferrosol soil profile present throughout the majority of the subject property. Taken at site assessment 2/2/2026.



Image 11 View of the grey loamy texture contrast Cam kurosol soil profile present on the central eastern area of the subject property. Taken at site assessment 2/2/2026.



Image 12 Southerly view along the central western boundary of the subject property with the Natone township boundary sign visible. Taken at site assessment 2/2/2026.



Image 13 View of the machinery and storage shed located on the far south eastern area of the subject property. Taken at site assessment 2/2/2026.



Image 14 Easterly view over the central and eastern area of the subject property showing the Natone Creek and shed located on the far eastern area. Taken at site assessment 2/2/2026.



Image 15 Westerly view over the sloping central area class 4 and 5 present on the subject property. Taken at site assessment 2/2/2026.



Image 16 Southerly view from the central area of the subject property. Taken at site assessment 2/2/2026.



Image 17 Westerly view along the southern boundary of the subject property. Taken at site assessment 2/2/2026.



Image 18 Northerly view from the central area of the property. Taken at site assessment 2/2/2026.



Image 19 Westerly view from the central area of the subject property. Taken at site assessment 2/2/2026.

D R & R A LEBNAN
 RESIDENCE / STABLE
 NATONE RD
 NATONE TAS 7321

SITE CLASSIFICATION

WIND CLASSIFICATION

BAL CLASSIFICATION

CLIMATE ZONE 7

PLANNING ZONE RURAL

FLOOR AREAS

HOUSE AND GARAGE	238.00M2
ALFRESCO	15.83M2
PORCH A	4.40M2
PORCH B	2.47M2
STABLE	<u>216.00M2</u>
TOTAL	476.70M2
PROPERTY AREA	90360.46M2

PROJECT NO. 25.021

PROJECT DATE 03/09/2025

TITLE FOLIO NO. 1

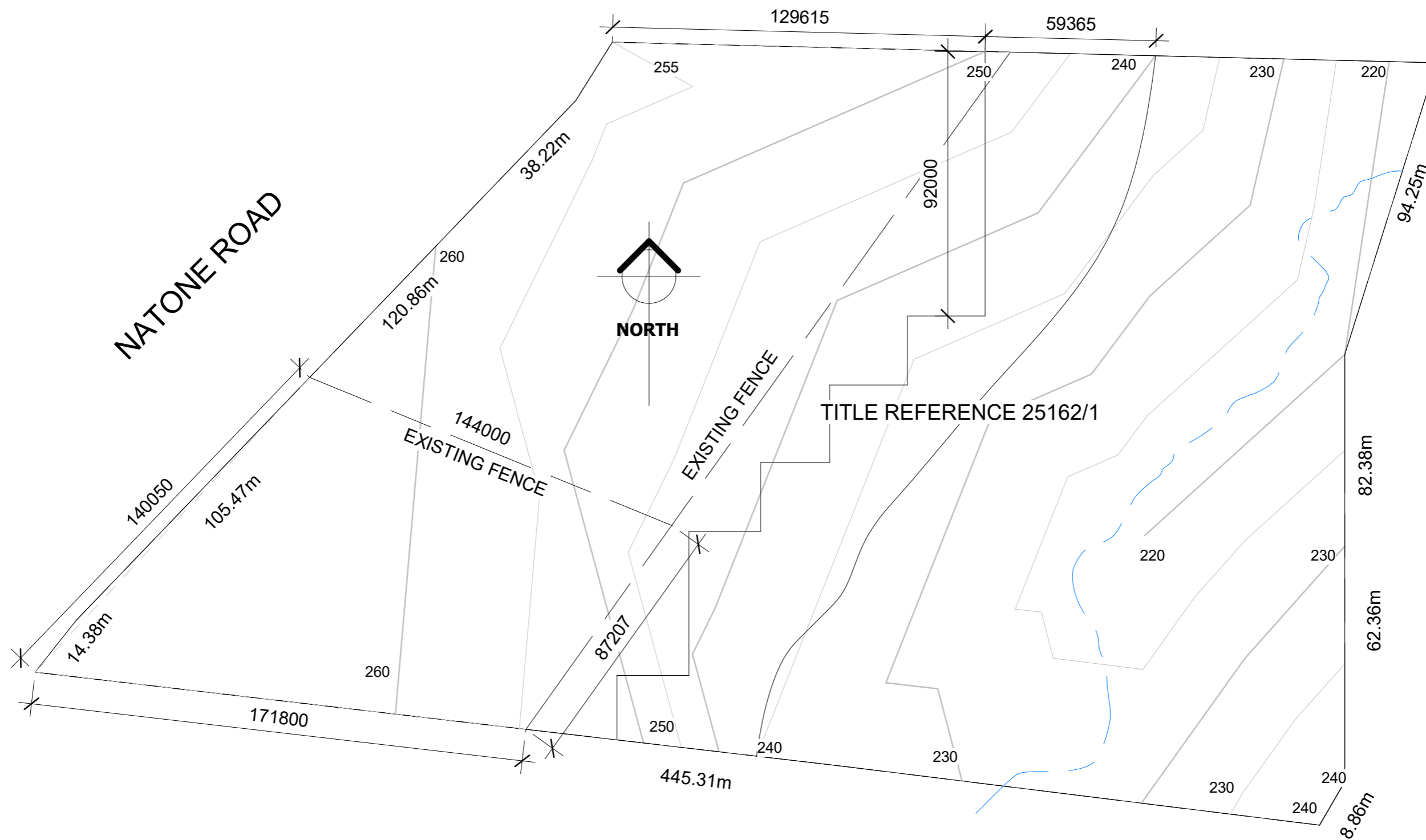
VOLUME NO. 251621

Sheet List	
Sheet Number	Sheet Name

A - 00	TITLE
A - 01	TITLE PLAN
A - 02	LAND USE
A - 03	LAND CAPABILITY
A - 04	SITE WITH HOUSE / STABLE
A - 05	HOUSE PLAN
A - 06	HOUSE ELEVATIONS
A - 07	STABLE PLAN
A - 08	STABLE ELEVATIONS

Drawings issued for PLANNING

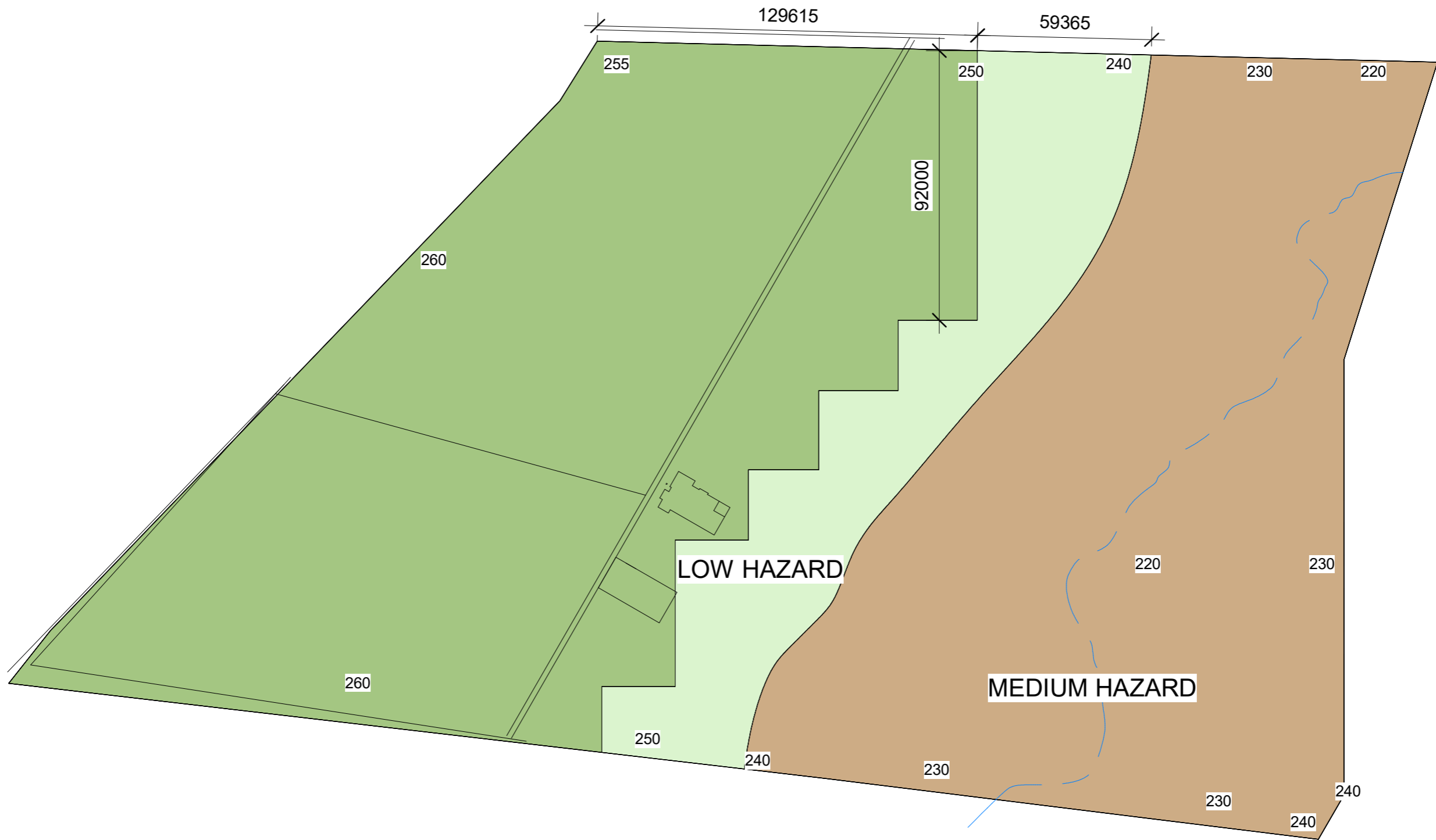
	Ritson Building Design 49 CURRAGHMORE AVE. BURNIE 7320 PH 03) 64 322172 FAX 03) 64322147 email ron@ritsonbuildingdesign.com.au TCC No. 530L	MEMBER  Building Designers Association Victoria
---	--	---



No.	Description	Date

D R & R A LEBNAN
 RESIDENCE / STABLE
 NATONE RD
 NATONE TAS 7321

TITLE PLAN	
Project number	25.021
Date	12/18/25
Drawn by	R.C.
Checked by	R.R.
A - 01	
Scale 1 : 1500	

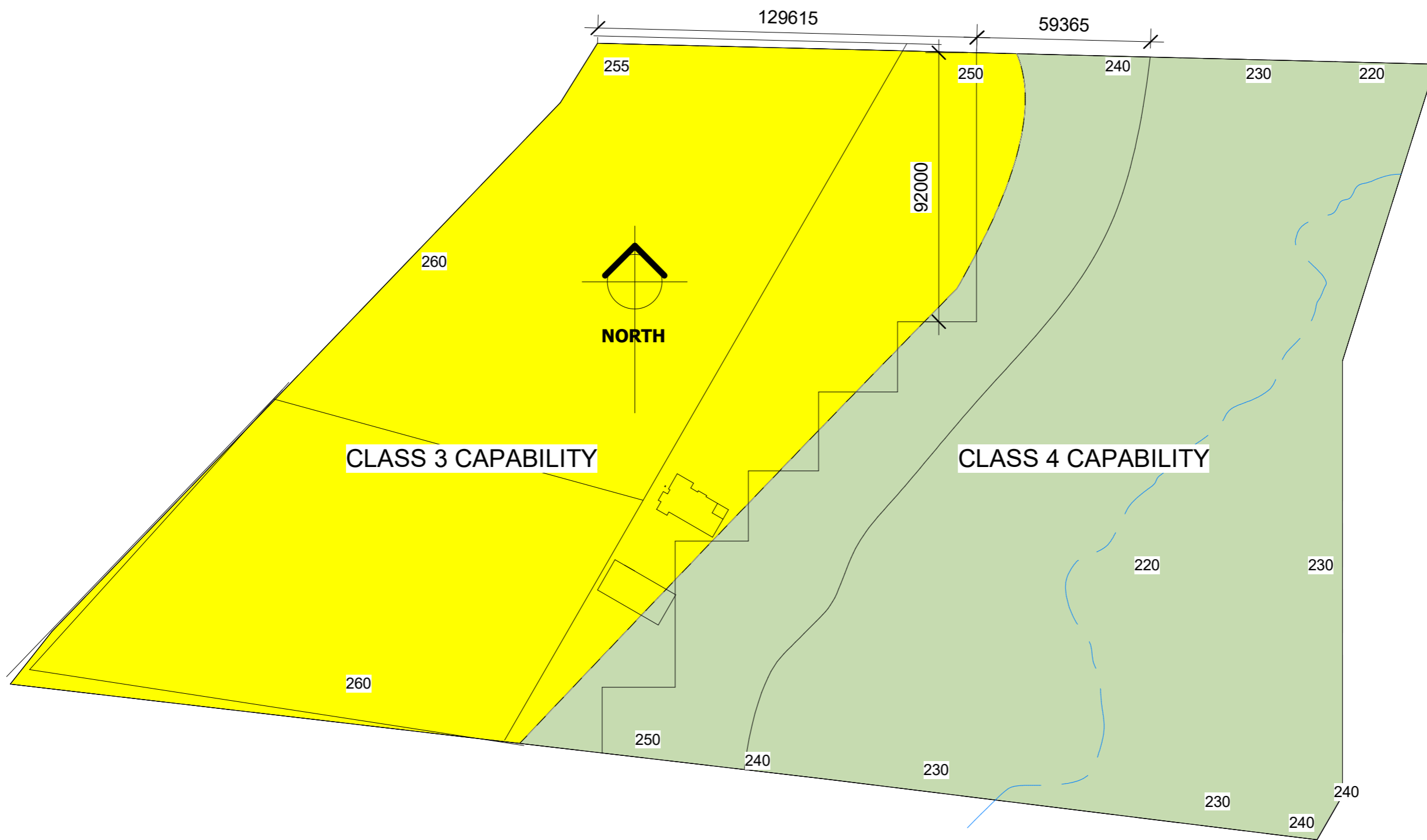


1 Land Use
1 : 1500

No.	Description	Date

D R & R A LEBNAN
 RESIDENCE / STABLE
 NATONE RD
 NATONE TAS 7321

LAND USE	
Project number 25.021	A - 02
Date 03/09/2025	
Drawn by R.C. Checked by R.R. Scale 1 : 1500	

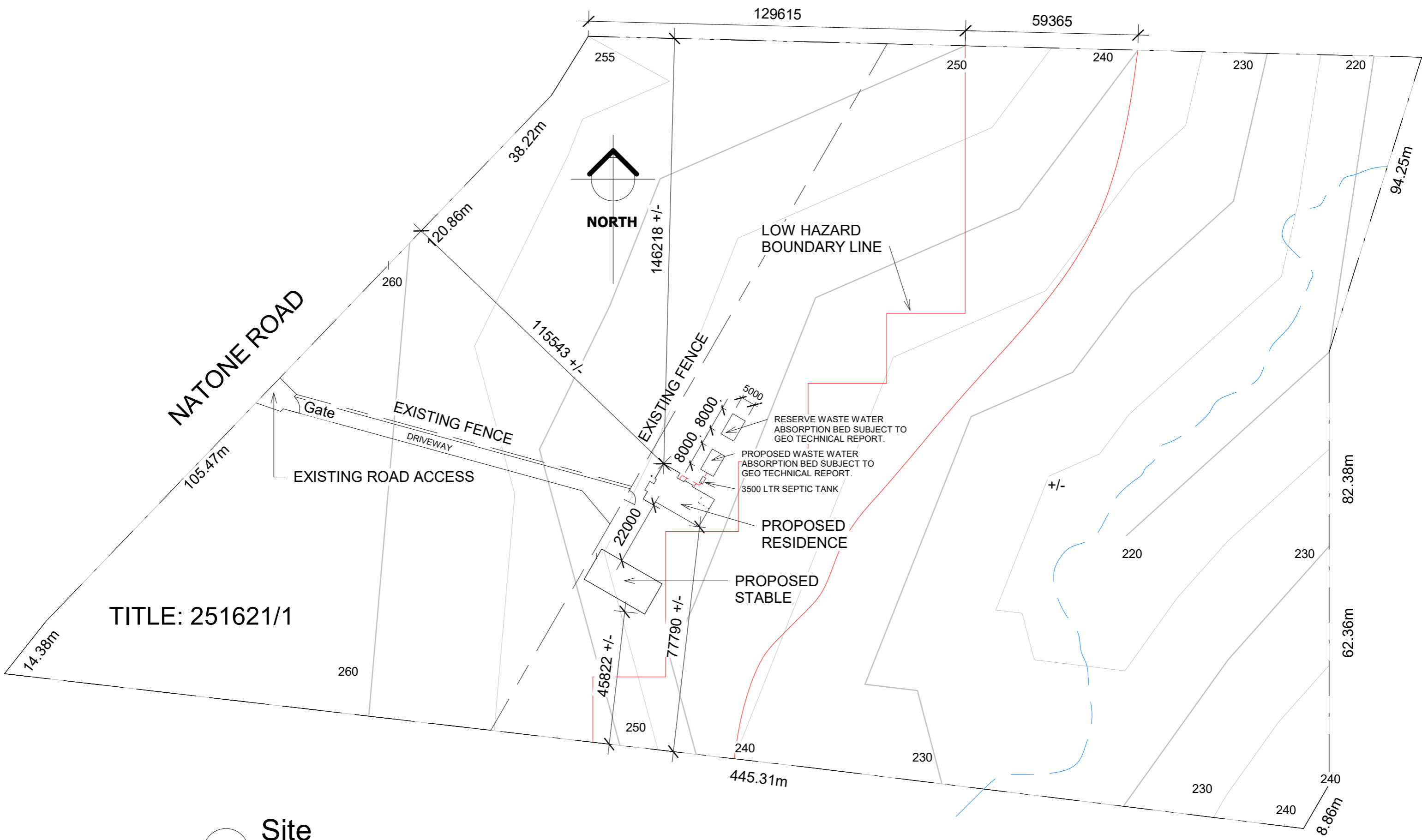


1 Land Capability Class
1 : 1500

No.	Description	Date

D R & R A LEBNAN
 RESIDENCE / STABLE
 NATONE RD
 NATONE TAS 7321

LAND CAPABILITY	
Project number 25.021	A - 03
Date 03/09/2025	
Drawn by R.C. Checked by R.R.	Scale 1 : 1500



TITLE: 251621/1

1 Site
1 : 1200

Ritson Building Design
 49 CURRAGHMORE AVE. BURNIE 7320
 PH 03) 64 322172 FAX 03) 64322147
 email ron@ritsonbuildingdesign.com.au
 TCC No. 530L

MEMBER
bdcv
 Building Designers
 Association Victoria

No.	Description	Date

D R & R A LEBNAN
 RESIDENCE / STABLE
 NATONE RD
 NATONE TAS 7321

SITE WITH HOUSE / STABLE	
Project number 25.021	A - 04
Date 03/09/2025	
Drawn by R.C. Checked by R.R. Scale 1 : 1200	

17/03/2026
7:04:59 PM



1 House Plan
1 : 100

No.	Description	Date

D R & R A LEBNAN
 RESIDENCE / STABLE
 NATONE RD
 NATONE TAS 7321

HOUSE PLAN	
Project number	25.021
Date	12/18/25
Drawn by	R.C.
Checked by	R.R.
A - 05	
Scale	1 : 100



1 South West
1 : 100

2 South East
1 : 100



3 North West
1 : 100

4 North East
1 : 100

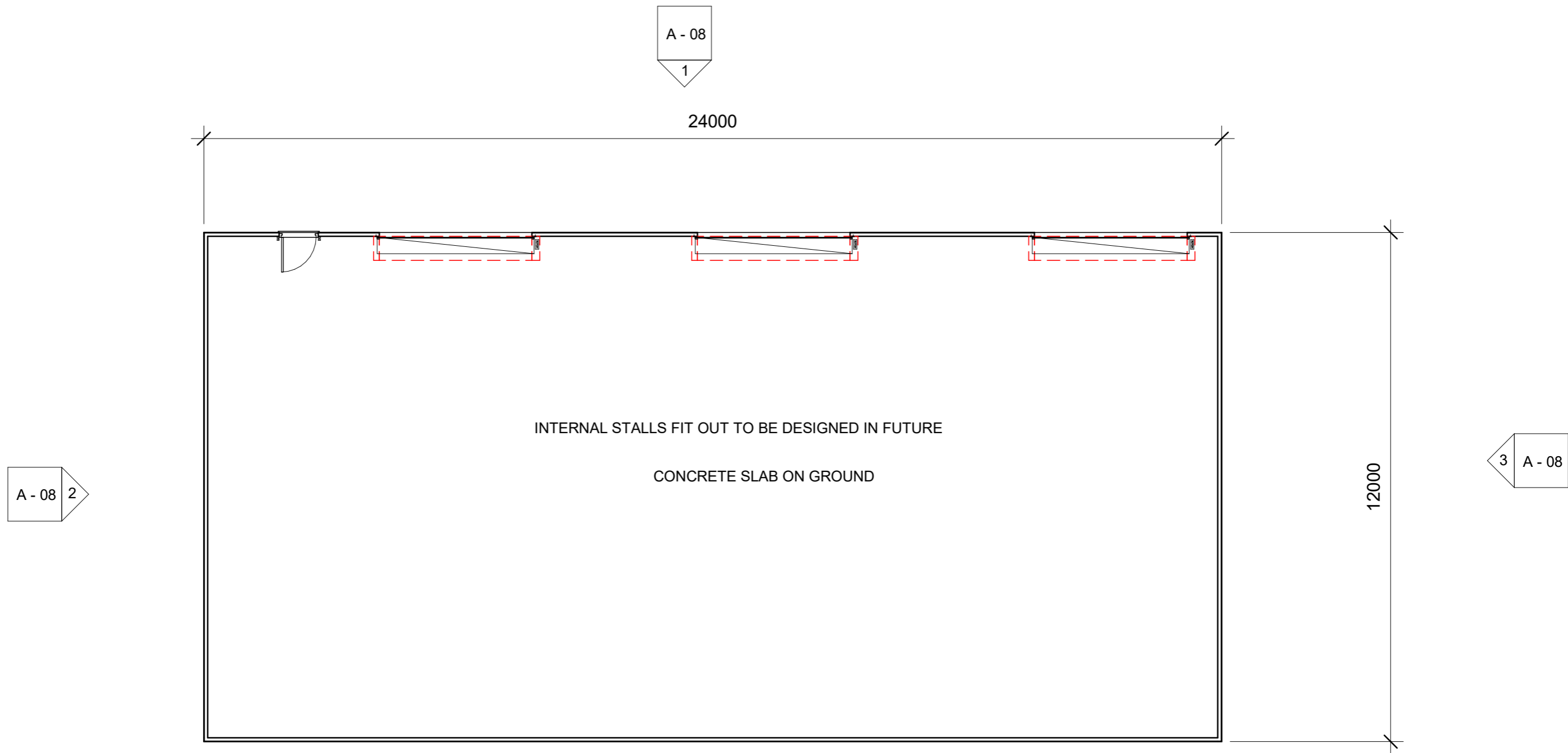
Ritson Building Design
 49 CURRAGHMORE AVE. BURNIE 7320
 PH 03) 64 322172 FAX 03) 64322147
 email ron@ritsonbuildingdesign.com.au
 TCC No. 530L

MEMBER
bdcv
 Building Designers
 Association Victoria

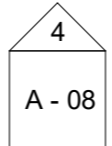
No.	Description	Date

D R & R A LEBNAN
 RESIDENCE / STABLE
 NATONE RD
 NATONE TAS 7321

HOUSE ELEVATIONS		
Project number	25.021	A - 06
Date	01/27/26	
Drawn by	R.C. Checked by R.R.	
Scale		1 : 100



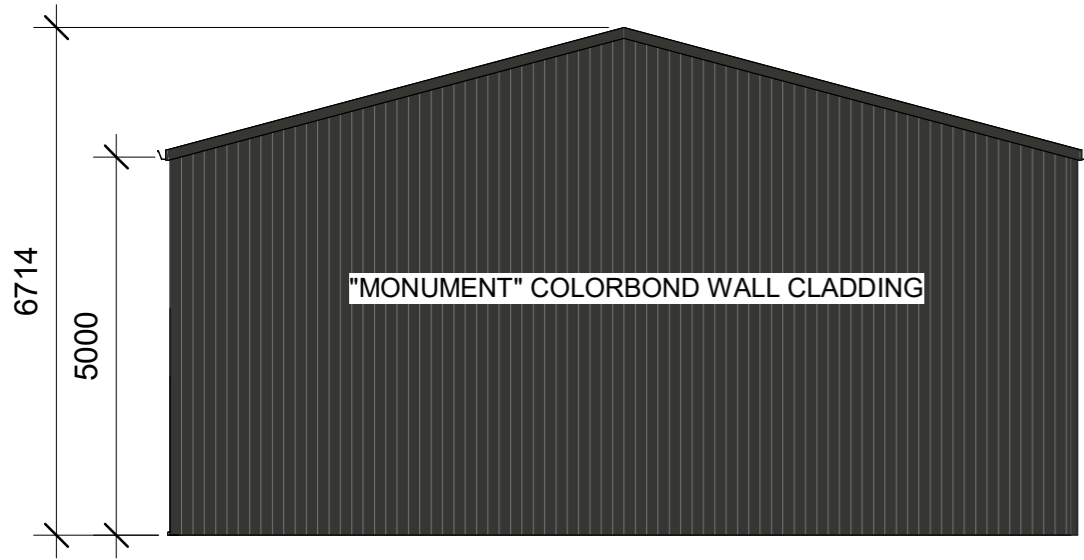
1
Stable Plan
 1 : 100



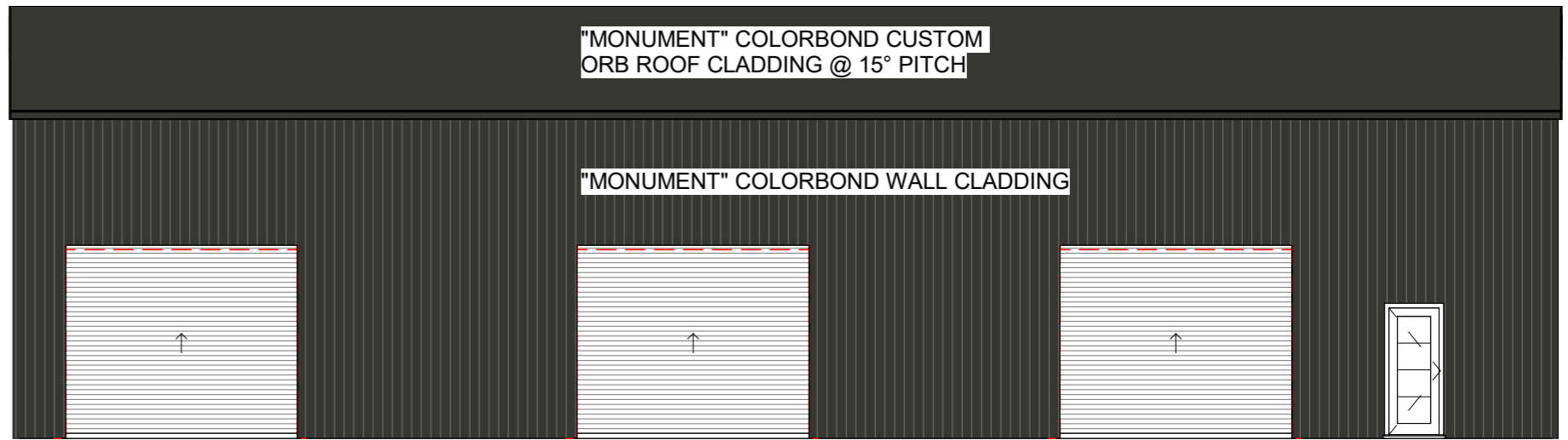
No.	Description	Date

D R & R A LEBNAN
 RESIDENCE / STABLE
 NATONE RD
 NATONE TAS 7321

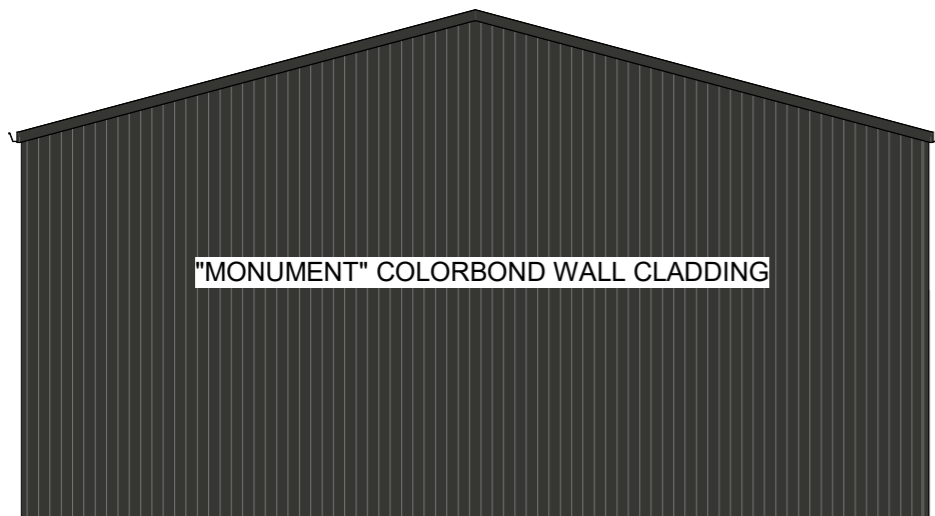
STABLE PLAN	
Project number 25.021	A - 07
Date 01/27/26	Scale 1 : 100
Drawn by R.C. Checked by R.R.	



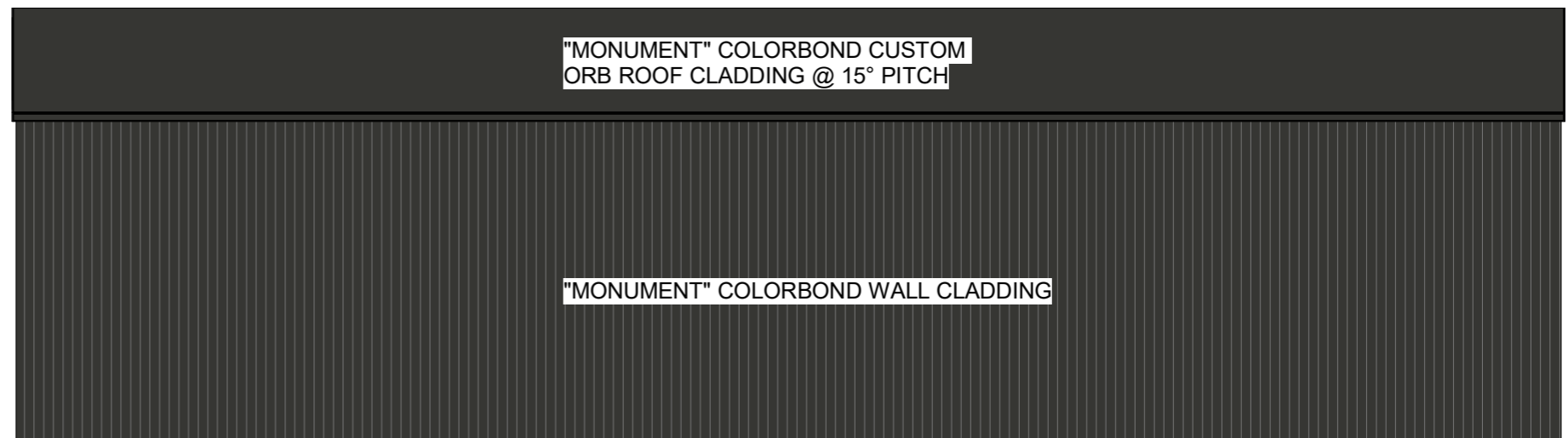
2 Stable North West
1 : 100



1 Stable North East
1 : 100



3 Stable South East
1 : 100



4 Stable South West
1 : 100

No.	Description	Date

D R & R A LEBNAN
RESIDENCE / STABLE
NATONE RD
NATONE TAS 7321

STABLE ELEVATIONS					
Project number	25.021	A - 08			
Date	01/27/26				
Drawn by	R.C.	Checked by	R.R.	Scale	1 : 100