

dorset

3 Ellenor Street SCOTTSDALE TAS 7260 P 03 6352 6500
E dorset@dorset.tas.gov.au W www.dorset.tas.gov.au

NOTICE OF PLANNING APPLICATION

LAND USE PLANNING & APPROVALS ACT 1993

In accordance with *Section 57 (3)* of the *Land Use Planning & Approvals Act 1993* notice is hereby given that the following application has been received:

PLA No: 2025/116
PROPOSAL: MULTIPLE DWELLINGS FOR AGRICULTURAL USE
APPLICANT: MR N J WHELAN
LOCATION: 328 CUCKOO ROAD CUCKOO

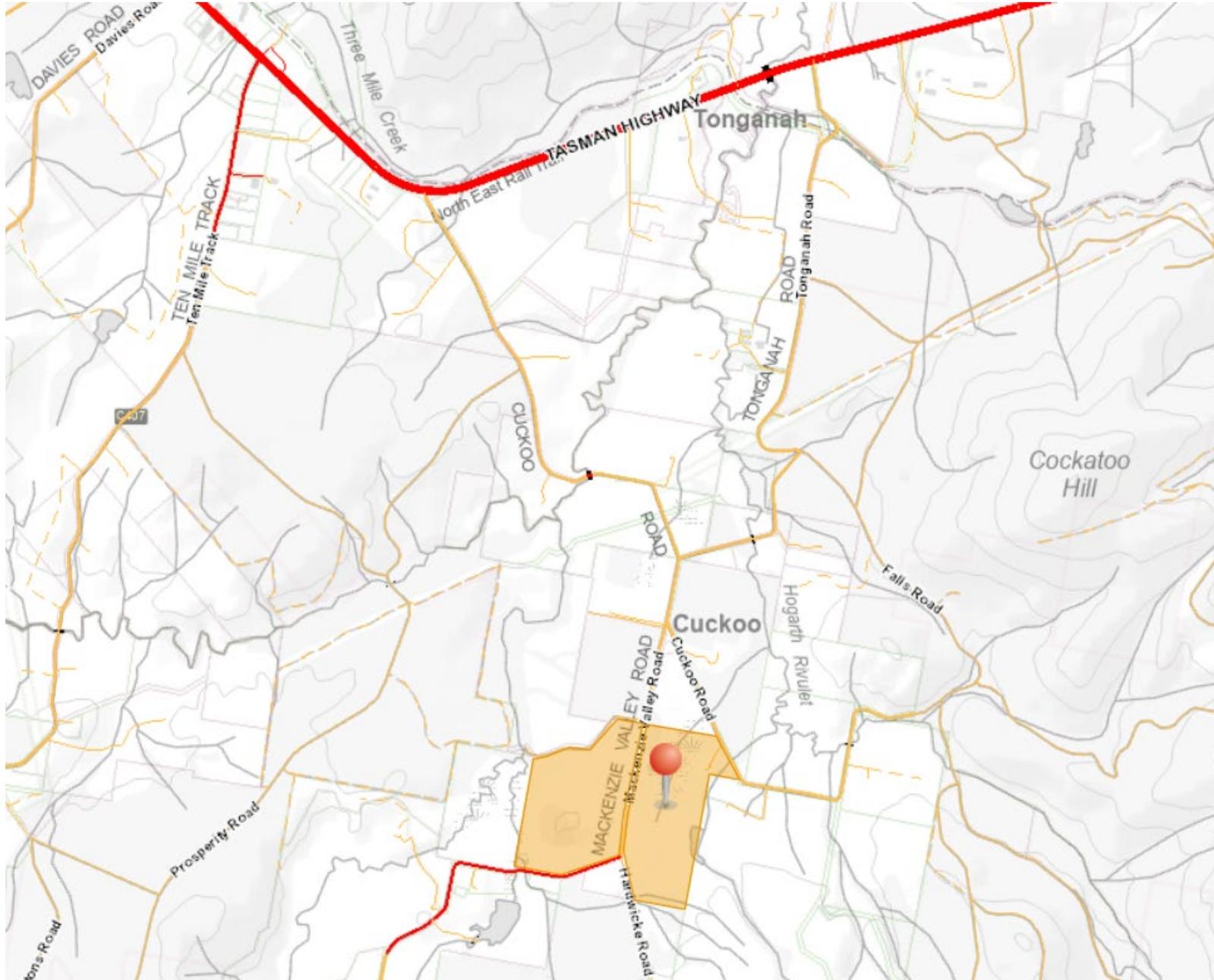
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 01/04/2026.

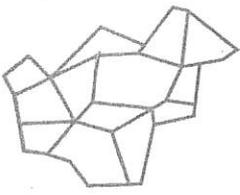
Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 18/03/2026. Representations must be made in writing and addressed to the General Manager, Dorset Council, PO Box 21, Scottsdale 7260, or by emailing dorset@dorset.tas.gov.au.

If you have any queries please contact the Dorset Council on **03 6352 6500** during normal office hours.

John Marik
GENERAL MANAGER

328 Cuckoo Road CUCKOO (2025/116)





dorset
COUNCIL

Planning Permit Application

Please print all applicable details clearly

THE PROPOSAL

Describe in full the way it is proposed to use and/or develop the land: <u>PROPOSED NEW WORKERS</u> <u>ACCOMMODATION</u> <u>NEW RESIDENCE</u>	⇒ Provide a full description of the proposed use or development, including: <ul style="list-style-type: none"> • Building work • Change of use • Subdivision • Forestry • Demolition • Staging (if development is proposed to be carried out in stages, indicate this on the plans and describe in written material) • Signage • Other
--	--

THE LAND

Address <u>328 CUCKOO ROAD</u> <u>CUCKOO</u>	Certificate of Title (include all applicable title references) Volume: <u>197935</u> Folio: <u>1</u>
Land Area (m ² or hectares): <u>571400</u>	
Present use of land: <u>FARM AREA - WORKSHOP / IMPLEMENT SHED</u> <u>CONTRACT BUSINESS</u>	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): <u>FARM SUPPORT ENVIRONMS</u>	⇒ Provide a description of the use of the existing buildings on the land, for example dwelling, workshop, farm building, office, shop

THE APPLICANT (Note: the person to be nominated as the Applicant is the one whose name will appear for public notification purposes and permit issue)

Applicant's Name: <u>MOEL & VIRGINIA WHELAN</u>	
Address: <u>328 CUCKOO ROAD</u> <u>CUCKOO</u>	Phone: Fax: Mobile: <u>0419 567 418</u>
Email: <u>nwhelan 29 @ hotmail. com</u>	

THE OWNER

Owner's Name(s): <u>Scottsdale Spraying Service PT/L, Noel John</u>	
Address: <u>P.O Box 30</u> <u>Scottsdale TAS 7260</u>	Phone: <u>Whelan</u>
	Fax:
	Mobile:
Email:	

CROWN AND/OR COUNCIL CONSENT [to be completed where land in respect of the Application is (i) Crown land (within the meaning of the *Crown Lands Act 1976*) or (ii) owned or administered by the Crown or a Council]

Owner / Administrator's Name(s):	
Person signing the Application:	⇒ to be completed by a person conferred the authority to ensure compliance with Section 52(1B)(a) of the Land Use Planning and Approvals Act 1993.
Signature: _____	
Date: _____	

DETAILS OF BUILDING WORK (to be completed if Application requires building work)

Value of building work: \$ <u>300,000</u>	⇒ Please tick applicable box: <input checked="" type="checkbox"/> Estimate <input type="checkbox"/> Contract Price
Type of work: <u>NEW BUILDING</u>	⇒ For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use
Proposed use of building: <u>WORKER ACCOMMODATION (RESIDENCE)</u>	⇒ Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop
Existing floor area: <u>N/A</u> m ²	New / additional floor area: <u>174. m² HOUSE</u> <u>38. m² CARPORT</u>
	Proposed maximum building height above natural ground level: <u>4.5</u> m
Materials:	
structural floor: <u>CONCRETE</u>	
external walls: <u>HARDY PLANK</u>	colour: <u>TBA</u>
roof cladding: <u>COLOR BOND</u>	colour: <u>TBA</u>
structural frame: <u>TIMBER</u>	

DETAILS OF OTHER WORKS

Vehicle Access: N.A.

Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans) N.A.

What would be the surfacing of the vehicle access? EXISTING

Car Parking:

How many car parking spaces are currently provided? N.A.

How many additional car parking spaces would be provided? N.A.

What would be the surfacing of the car parking spaces? FCR

Is provision made for loading and unloading of vehicles? (to be completed for retail, commercial, industrial, service industry or storage uses)

N.A.

Describe any proposed earthworks, vegetation removal or other works required as part of the use and/or development:

NIL

DETAILS OF OTHER MATTERS

Proposed hours of operation: N.A.

Monday to Friday: _____ am to _____ pm

Saturday: _____ am to _____ pm

Sunday: _____ am to _____ pm

Provide details of any goods that would be stored outside:

Privacy Statement

The Dorset Council is committed to upholding the right to privacy of all individuals who have dealings with the Council. Unless required by law or by a Court or tribunal, the Council will take the necessary steps to ensure that the personal information that members of the public share with the Council remains confidential. How we use this information is explained in our Personal Information Protection Policy which is available at www.dorset.tas.gov.au or at the Council office.

Appointment Details

To ensure Council's officers are available to assist you with the submission of your Application, it is advisable to make an appointment by contacting Regulatory Services on 6352 6500.

Date: _____ Time: _____ Council Officer: _____

Copyright Authority

I authorise the Council and the Crown in right of the state of Tasmania to provide to any person, for the purposes of assessment or public consultation, a partial or complete copy of documents relating to this application.

I understand that the information and materials provided with this Application may be made available to the public in electronic form on the Council's website. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Application.

I declare that the information given is a true and accurate representation of the proposed use and/or development, and I am liable for the payment of Council application processing fees even in the event of the use and/or development proposed by this Application not proceeding.

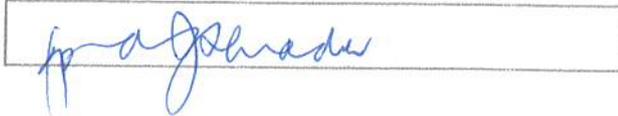
I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

I indemnify the Dorset Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.

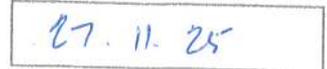
Note: This authority is intended to cover copies made by the Crown or Council under Sections 40, 43, 49 or 183 of the *Copyright Act 1968*.

Where the applicant is NOT the owner, I hereby declare that the owner of the land to which this application relates has been notified of this application being made and the information and details supplied by me in this application are a true and accurate description of the proposal.

Applicant's Signature:



Date:



SEARCH OF TORRENS TITLE

VOLUME 197939	FOLIO 1
EDITION 5	DATE OF ISSUE 05-Dec-2019

SEARCH DATE : 27-Nov-2025

SEARCH TIME : 04.33 PM

DESCRIPTION OF LAND

Parish of LORD, Land District of DORSET

Lot 1 on Plan 197939

Derivation : Part of Lot 26187 Gtd to E Thurley and Whole of
Lots 26197 & 26198 Gtd to D McGilp

Prior CT 4391/14

SCHEDULE 1

A531037, B71679 & C114119 SCOTTSDALE SPRAYING SERVICE PTY.
LTD. of three undivided 1/4 shares and NOEL JOHN
WHELAN of one undivided 1/4 share as tenants in
common Registered 25-Jan-1999

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C114120 MORTGAGE to Westpac Banking Corporation Registered
25-Jan-1999 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

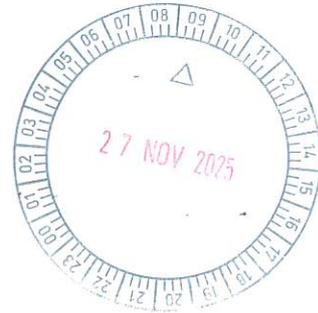
NOTICE: This folio is affected as to amended easements
pursuant to Request to Amend No. E179534 made under
Section 103 of the Local Government (Building and
Miscellaneous Provisions) Act 1993. Search Sealed
Plan No. 51627 Lodged by RAE & PARTNERS(L) on
22-May-2019 BP: E179534

BUILDING DESIGN SERVICE (HBT)

ARCHITECTURAL DESIGN PLANNING DRAFTING

47 Ellenor Street, Scottsdale 7260
p] 03 6352 2176 m] 0488 039 171
e] andrewshedden@telcomail.com.au

ABN 34 054 391 175
Accreditation No. CC567D



DORSET COUNCIL

SCOTSDALE

PLANNING DEPARTMENT

ATT K. ROBERTS - TOWN PLANNER

ATTACHED PLEASE FIND SKETCH PLAN PROPOSAL DRAWINGS
& PLANNING APPLICATION

FOR: PROPOSED NEW (ADDITIONAL) WORKERS ACCOMMODATION

328 CUCKOO ROAD CUCKOO

FOR: MR & MRS M & V. KHELAN

ON SITE THERE IS CURRENTLY AN OTHER RESIDENCE
FARM BUILDINGS
IMPLEMENT & EQUIPMENT BUILDINGS

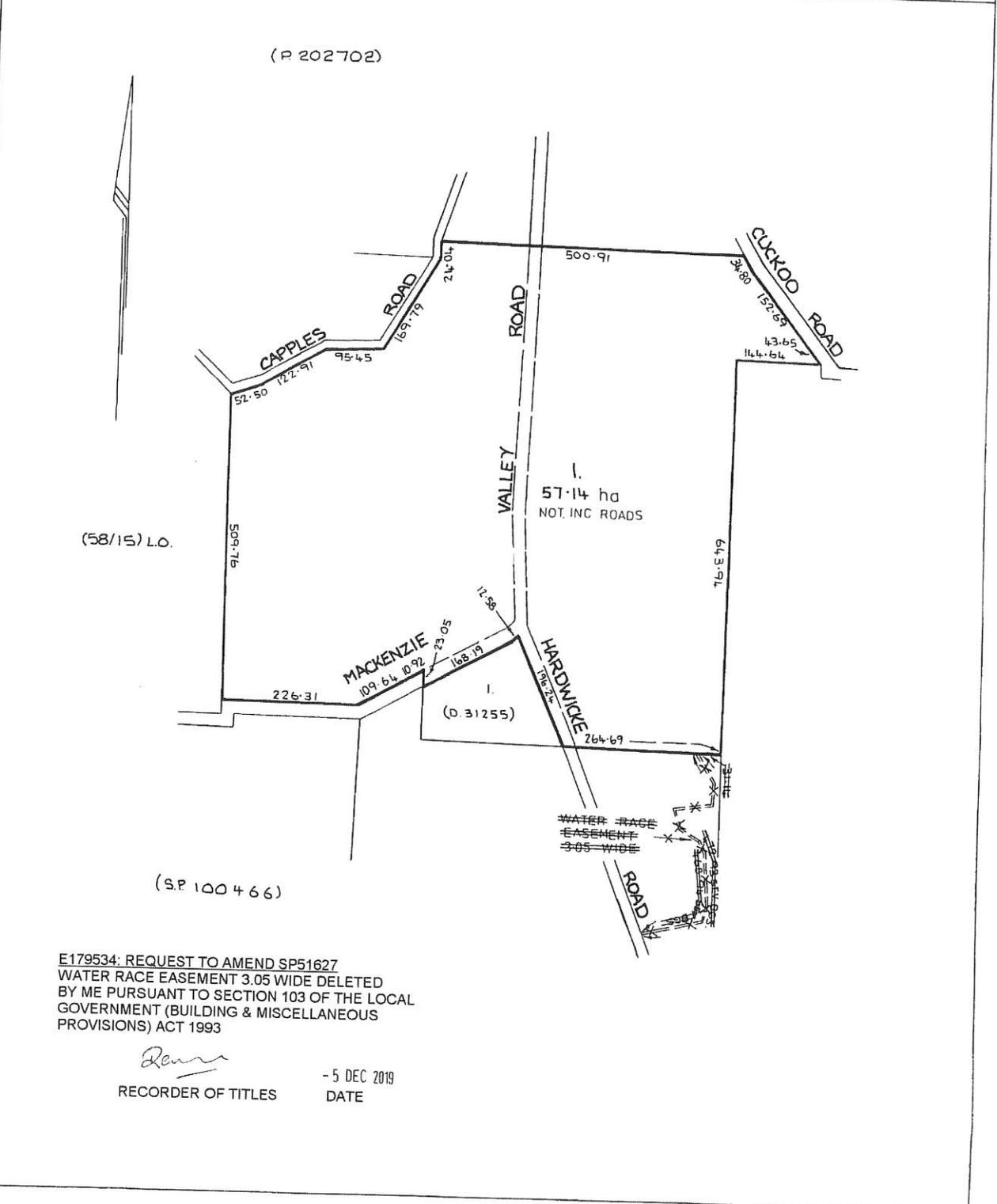
THIS ADDITIONAL RESIDENCE IS REQUIRED TO ENABLE OWNER
& FAMILY MEMBER TO RESIDE ON SITE PERMANENTLY FOR

SAFETY / SECURITY / PROTECTION OF MATERIALS AT ALL TIMES

ANDREW SHEDDEN ARCHITECT

27 NOV. 2025

OWNER		PLAN OF TITLE		Registered Number
FOLIO REFERENCE C.T. 4391-14				P 197939
GRANTEE		LOCATION		APPROVED - 8 JUL 1997
		DORSET - LORD		<i>Handwritten Signature</i>
		FIRST SURVEY PLAN No. 83/10 L.O.		Recorder of Titles
		COMPILED BY L.T.O.		
		SCALE 1: 6000 LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No. 109 (5443)	LAST UPI No 6101286-B	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



E179534: REQUEST TO AMEND SP51627
WATER RACE EASEMENT 3.05 WIDE DELETED
BY ME PURSUANT TO SECTION 103 OF THE LOCAL
GOVERNMENT (BUILDING & MISCELLANEOUS
PROVISIONS) ACT 1993

Handwritten Signature
RECORDER OF TITLES -5 DEC 2019
DATE

A 143



AGRICULTURAL ASSESSMENT REPORT

Noel Whelan

328 Cuckoo Rd, Cuckoo TAS 7260

February 2026



ABN 87 648 234 975

1300 746 466
hello@pinionadvisory.com
pinionadvisory.com

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Author

Mick Lehman, Managing Partner and Senior Consultant

Jason Lynch, Senior Agricultural Consultant
BAppSc (hort.)

Project team

Mick Lehman, Jason Lynch

Document status

Final

Date	Status/issue	Reason for revision	Reviewed by	Authorised by
20 February 2026	Version 1	Draft	ML	JL
23 February 2026	Version 2	Final	ML	ML

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, Noel Whelan, and covers various aspects of the agricultural land activities associated with and surrounding the property at 328 Cuckoo Road, and the potential to be negatively impacted by the proposed development.

The proposed development plan is for succession planning purposes and would allow for both Noel (who is approaching retirement) and his son Josh (taking over managers role) to both live on site and support the ongoing operational and management activities of the irrigated cropping and livestock enterprise and the contract spraying business (Scottsdale Spraying Service Pty Ltd) which is conducted on the property at 328 Cuckoo Road, Cuckoo.

The proposed development, a managers residence will be sited on land capability 4 land, non-prime agricultural land and be located directly adjacent to existing farm and machinery infrastructure having negligible impact on the current and future agricultural land use activities.

The subject property is located within the Scottsdale Irrigation district and has access to irrigation water via a surety 6 allocation of 100ML and a surety 5 allocation of 11ML from an unnamed tributary of the Hogarth Rivulet.

This report supports the proposed development as it does not diminish the productive capacity of the land and will not negatively affect agricultural land use on the property itself or neighbouring land. The proposed development will not confine, constrain or interfere with any current or future agricultural use activities on adjoining land.

The proposed development is considered compliant with Clauses 21.1, 21.3.1 P4(a), 21.4.1 A1, 21.4.2 P2 and 21.4.3 A1 of the Tasmanian Planning Scheme – Dorset Provisions.

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1 Purpose

This report has been undertaken on behalf of Noel Whelan, (the proponent) to support an application for an additional residential dwelling on the property at 328 Cuckoo Rd, Cuckoo, Tasmania.

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 proposed development in relation to agricultural activities.

2 General overview

2.1 AGRICULTURAL ASSESSMENT

Determining a property's land capability is a key factor when undertaking an agricultural assessment. Most agricultural land in Tasmania has been classified by the Department of Primary Industries, Water and Environment (DPIPWE) at a scale of 1:100,000, according to its ability to withstand degradation. 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. Sections 3-5 of this report detail the agricultural assessment of the property in relation to the proposed development.

2.2 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

2.3 REPORT AUTHORS

Michael Lehman is a Managing Partner and Senior Consultant for Pinion Advisory, with extensive experience in agriculture, water resources and the environment. Mick has more than thirty years' experience in agribusiness and agricultural development in Tasmania. Mick is trained to carry out land capability and suitability assessments and has previously used these skills across a wide range of projects across the State.

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 26 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 council based interim planning schemes. This work involves the assessment of land for development purposes and potential conflict.

2.4 TASMANIAN PLANNING SCHEME – DORSET

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

3 Property details

3.1 LOCATION

The subject Title Ref: 197939/1 is located at 328 Cuckoo Rd, Cuckoo, and is privately owned land, jointly owned by Noel John Whelan and his family contract spraying company, Scottsdale Spraying Service Pty Ltd, (Figure 1 and Table 1) and located approximately 6.8km southeast from the township of Scottsdale.

The subject property, referred to as Title Ref: 197939/1 operates as both:

- a) A mixed irrigated cropping and livestock farming operation, and
- b) A key base for Agribusiness company Scottsdale Spraying Services Pty Ltd, an agri business company that specialises in application of agricultural products, required by the local and regional agriculture industry.

Table 1: Subject property location identification details

Address	Property ID	Title reference	Hectares (approx.)
328 Cuckoo Rd, Cuckoo TAS 7260	7365272	197939/1	56.96

The entire mixed irrigated cropping and livestock enterprise operates over a total of 84.52 hectares, which includes adjacent titles Title Ref: 237811/1 (7.2 hectares) and Title Ref: 134264/1/1 (20.3 hectares).

The subject property consists of flat, undulating and gently sloping land, Figure 2.

No threatened vegetation communities exist on the subject Title Ref: 197939/1. The majority of the property has been cleared for agricultural production. Approximately 3.5 hectares of nonthreatened native vegetation community, *Eucalyptus viminalis* grassy forest and woodland (DVG) exists on the western side of the subject Title Ref: 197939/1, Figure 4.

Major infrastructure present on the subject property is identified in Figure 3 and consists of:

- a) House and associated farm machinery and chemical sheds, Figure 16 and 17
- b) Scottsdale Spraying Service Pty Ltd machinery and chemical shed, including washdown facilities, Figure 18, and
- c) Farm Dam No: 8167, located on the eastern property boundary. Dam is licenced with a storage capacity of 11 ML.

The subject property and all adjacent properties are held as private freehold land, Figure 4.

The subject property and adjacent properties to the east and southwest are zoned Agriculture and surrounding properties to the north west and central south zoned rural under the Tasmanian Planning Scheme – Dorset Local Provisions Schedule, Figure 5.

The subject property is located within the Scottsdale Irrigation district and has access to irrigation water via a surety 6 allocation of 100ML from an unnamed tributary of the Hogarth Rivulet and 11ML surety 5 allocation for winter storage associated with Farm Dam No: 8167, Figure 3.

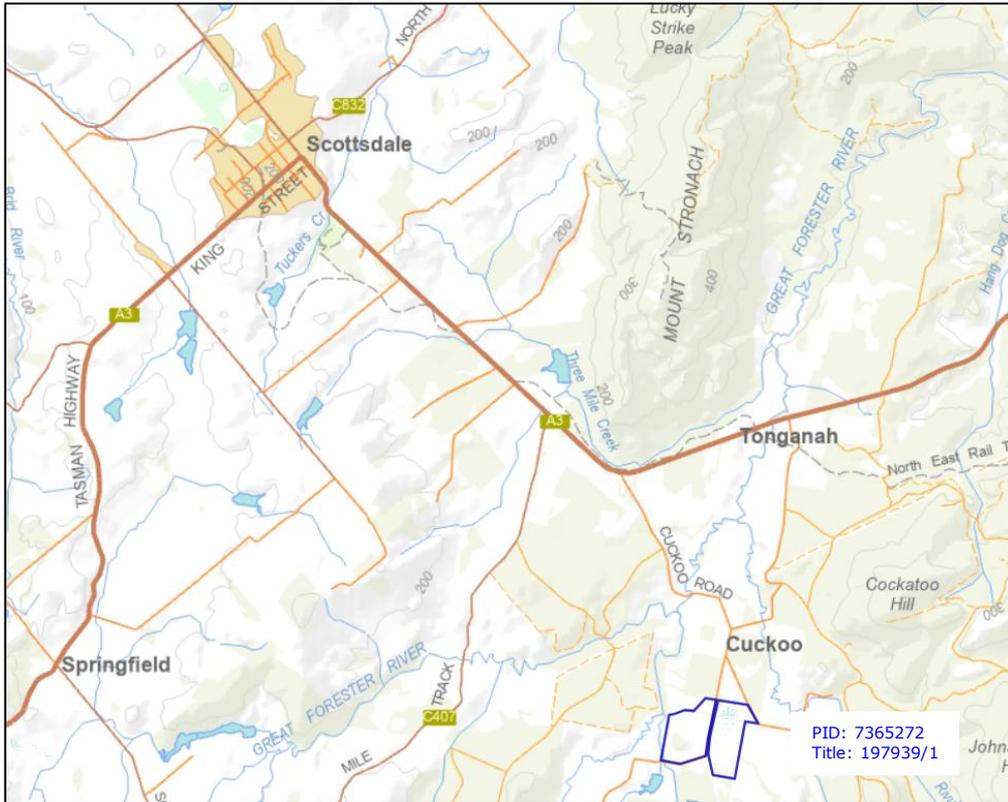


Figure 1: Location of subject property at 328 Cuckoo Rd, Cressy (blue outline), (Title Ref: 197939/1) (source the LIST map).



Figure 2: Topography of the subject property (blue outline), (source the LIST map).



Figure 3: Aerial imagery of the subject property (blue outline), proposed residential dwelling (red box), labelling major current infrastructure, farm dam and mapped vegetation community, (source the LIST map).

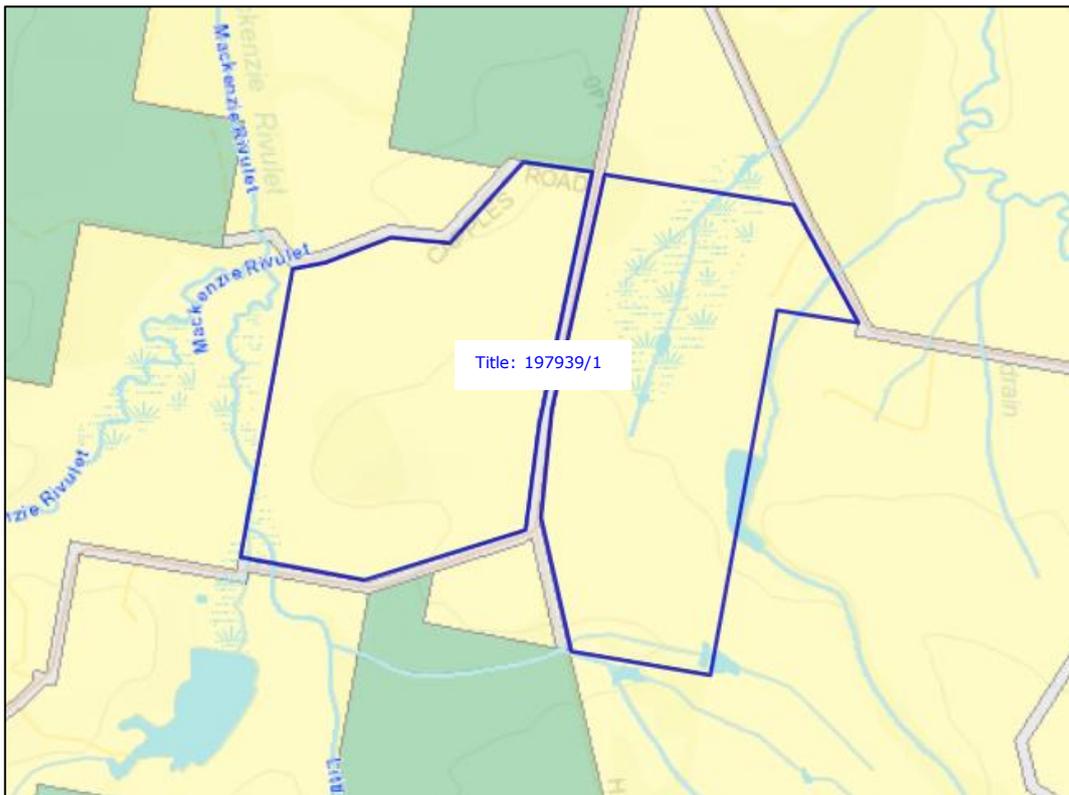


Figure 4: Land tenure of subject property (blue outline) and surrounds being private freehold (yellow) and permanent timber production zone land (green) (source the LIST map).

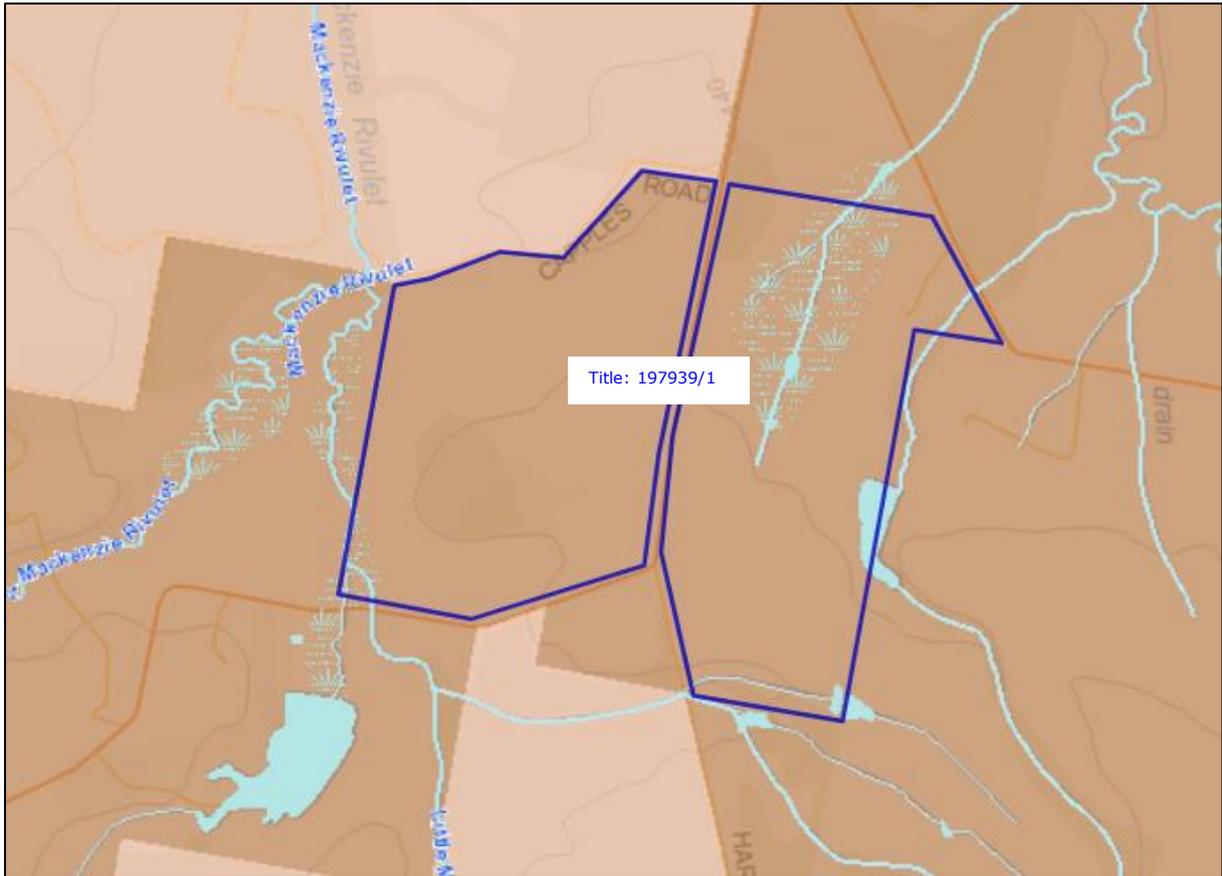


Figure 5: The subject property title (blue outline) with land directly surrounding mapped as Agriculture zone (brown) and Rural zone (light brown), (source the LIST map).

4 Land capability

Land capability of the property was assessed according to the Tasmanian land capability classification system (Grose, 1999). 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 climate data of the property and surrounding area. Pinion Advisory consultant, Mick Lehman, 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 topography and vegetation as well as examination of land use on the subject site 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 land capability assessment found the property consists of land class 4s, 5ws and 5es, Figure 6. Land class definitions can be found in Table 2. Land capability assessment details can be found in Table 3. Supporting images can be found in the Figure 7.

The key land capability limitations associated with this property are:

- Soils (s): due to challenging growing conditions for pasture and/or crops associated with limitations such as soil depth, texture contrast and the shallow topsoil depth.
- Erosion (e): due to topography and slope angle. These qualities will increase the risk of wind and/or water erosion if soils are exposed or left bare. Potential for degraded soil structural from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.
- Wetness (w): caused by surface runoff accumulating in depressions or stream overflow leading to prolonged periods of waterlogging.

Table 2: Land capability class definitions for the property according to Grose, 1999

Class	Definition
4	Land marginally suitable for cropping because of severe limitations which restrict the range of crops that can be grown, and/or make major conservation treatment and careful management necessary. Cropping rotations should be restricted to one to two years out of ten in rotation with pasture or equivalent to avoid damage to the soil resource or are limited by severe climatic conditions such that there is a very high risk of crop failure or yield decline in most years. This land is well suited to intensive grazing.
5	Land with slight to moderate limitations to pastoral use. This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

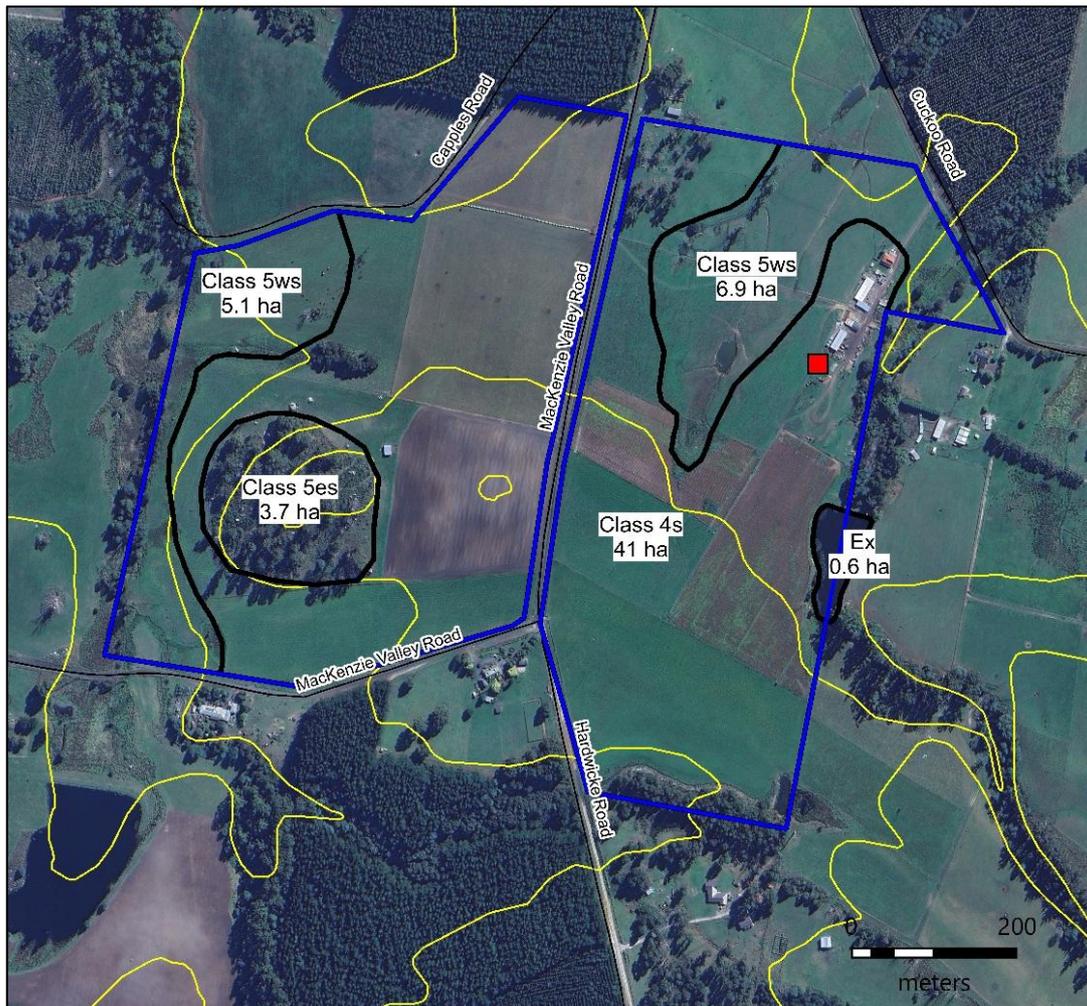


Figure 6: The subject property title (blue outline), proposed dwelling (red square), land capability class (black line), 10m contours (yellow lines), on aerial imagery (source the LIST map).

Table 3: Land capability assessment

Land capability class (ha)	Land characteristics							
	Geology & soils	Slope (degrees)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
4s (approx. 41 ha)	Dark brown clay loam soils with many small quartz gravels and stone over a heavy orange clay A2. Flat to gently sloping (0-5%) ground, moderately well drained.	0-5	Gently sloping and undulating land 140m above sea level	Moderate to low risk of rill and sheet erosion with surface water.	Moderately well drained clay loam soils. Topsoil depth greater than 25-30cm with many small quartz gravels and stone present in profile.	This land is suitable for cropping on a 2 to 3 in 10 year rotation with a restricted range of crops. This land is well suited to grazing.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of compaction increases significantly during periods of water saturation.	Moderate climatic limitations. This region experiences cold winters and warm summer conditions. Receives an average of 968mm annual rainfall, can experience up to 40 frost days annually, 1050 GDD (October-April) and 950 chill hours (May-August).

<p>5ws (Approx. 12 ha)</p>	<p>Imperfectly drained gradational soils on granodiorite. Dark grey sandy clay soils on flat ground along natural depressions and drainage lines. Soils are variable with many small quartz gravels and some stone.</p>	<p>0-5</p>	<p>Flat to gently sloping land. 130m above sea level</p>	<p>Moderate risk of rill and sheet erosion with surface water.</p>	<p>Imperfectly drained, sandy clay soils. Topsoil depth greater than 30cm with many small quartz gravels and some stone.</p>	<p>This land is suitable for cropping on a 2 in 10 year rotation with a severely restricted range of crops.</p> <p>This land is well suited to grazing.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of compaction increases significantly during periods of water saturation.</p> <p>Drainage is important to the ongoing productivity of this land. Investigate further drainage options where appropriate and reduce stocking rates when wet.</p>	<p>Moderate climatic limitations. This region experiences cold winters and warm summer conditions. Receives an average of 968mm annual rainfall, can experience up to 40 frost days annually, 1050 GDD (October-April) and 950 chill hours (May-August).</p>
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<p>5es (Approx. 3.7 ha)</p>	<p>Imperfectly drained gradational soils on granodiorite. Dark grey sandy clay soils on moderate sloping land. Soils are variable with many small quartz gravels and some stone.</p>	<p>5-18</p>	<p>Moderate sloping land. 140m above sea level</p>	<p>Moderate to high risk of wind and water erosion.</p>	<p>Imperfectly drained, sandy clay soils. Topsoil depth greater than 30cm with many small quartz gravels and some stone.</p>	<p>This land is suitable for cropping on a 2 in 10 year rotation with a severely restricted range of crops.</p> <p>This land is well suited to grazing.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of compaction increases significantly during periods of water saturation.</p>	<p>Moderate climatic limitations. This region experiences cold winters and warm summer conditions. Receives an average of 968mm annual rainfall, can experience up to 40 frost days annually, 1050 GDD (October-April) and 950 chill hours (May-August).</p>
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Figure 7: Class 4s, dark brown clay loam soils over a heavy orange clay A2, (site assessment 04/02/2026).



Figure 8: Class 5ws, dark grey sandy clay soils with many small quartz gravels and some stone, (site assessment 04/02/2026).

5 Proposed development

5.1 RESIDENTIAL DWELLING

The proposed development includes building a second dwelling (managers residence) to be built on the subject property title as the primary managers residence to oversee both the intensive irrigated cropping and livestock operation and the agribusiness operation, Scottsdale Spraying Service Pty Ltd, conducted on the subject Title Ref: 197939/1.

This manager's residence is required as a part of succession planning, since the proponent is moving into retirement, and their son will be taking over management of the farm and agribusiness operations.

The location of the proposed dwelling is shown in Figure 9. The siting of the dwelling has been strategically selected to maximise proximity to existing farm and Scottsdale Spraying Services Pty Ltd infrastructure and limiting the impact on the farm production area. The dwelling will have direct access to Cuckoo Road via an existing entry point and gravel driveway, Figure 9.

The proposed dwelling will not have any adverse impact on the agricultural land use of the property and is integral and subservient to the mixed irrigated cropping and beef breeding and finishing enterprise, and required for the agribusiness, Scottsdale Spraying Services Pty Ltd conducted from the subject property.



Figure 9: Proposed location of managers residence (red square), subject to survey.

5.2 INTEGRAL USE OF THE MANAGERS RESIDENCE

The proposed development is required for the operation of the mixed irrigated cropping and livestock operation conducted on the subject Title Ref: 197939/1. The total farming operation includes neighbouring titles Title Ref: 134264/1 (20.3 ha) and Title Ref: 237811/1 (7.25 ha) owned by the proponent through Scottsdale Spraying Services Pty Ltd. Total farming operation is 84.5 hectares.

The farming operation is a commercial mixed irrigated cropping and beef breeding and finishing enterprise, and due to the scale, nature and complexity of the agricultural land use activities it is necessary for the farm manger to be located on site.

The complexity of both the mixed irrigated cropping and beef breeding and finishing enterprises and why onsite management is essential is highlighted below:

- **Planting:** Coordinating the planting involves determining the optimal time for planting / seeding, organizing labour, and managing the logistics.
- **Irrigation Management:** Irrigation on is via hard hose travelling irrigators. Best practice irrigation for optimum water use efficiency and crop production is labour intensive and requires regular monitoring to mitigate the impacts associated with potential equipment malfunction and over or underwatering to the crop. Hard hose irrigation is particularly labour-intensive as it requires the operator to lay and move the irrigation hoses regularly, in addition to undertaking more general irrigation operating tasks such as:
 - irrigation scheduling
 - turning the irrigation system on and off
 - monitoring irrigation function and output, and
 - undertaking regular maintenance and repair.

This level of management is logistically impractical in situations where the operator is not living on-site and available at all times to operate and monitor the irrigation system.

- **Nutrient Management:** Regular soil and leaf testing and appropriate fertilization are needed to maintain soil and plant health and to ensure plants get the necessary nutrients for growth and production.
- **Pest and Disease Control:** Implementing integrated pest management (IPM) strategies, monitoring for signs of pests and diseases, and applying control measures (whether chemical, biological, or cultural) are critical tasks.
- **Harvesting:** Coordinating the harvest involves determining the optimal time for digging, organizing labour, and managing the logistics.

Best practice livestock management (regardless of the enterprise scale) requires livestock to be supervised regularly to ensure that animal needs are met, issues are detected, and intervention and/or treatment occurs promptly when required. This level of supervision is critical in a beef breeding and finishing operation during calving times, where it is standard practice to monitor animals during late pregnancy and early lactation as often as every four hours (or more frequently during events which could cause increased stress on animals, such as severe weather events). Intervention in the form of birthing assistance is commonly required in breeding operations and rapid provision of this assistance is critical to survival of both the ewe and lamb.

For the purpose of livestock management, it is standard practice for operators to be present on the property and available any time to:

- Conduct regular animal husbandry practices (health treatments and general care).
- management of grazing activities and supplementary feeding to ensure livestock are appropriately feed, and to avoid overgrazing or grazing waterlogged paddocks to prevent damage to pastures and soils from soil pugging.
- provide emergency intervention or assistance to animals when required.
- provision of essential services – availability to provide access to property and livestock when required, including visits from veterinarians.
- security – livestock can be a prime target for theft and living on-site is an ideal deterrent.

The agricultural land use activity of the property in question is complex and intensive.

A managers residence located on the property will be integral to the successful operation and management of the agricultural enterprises conducted on the subject Title Ref: 197939/1.

6 Land use activity

6.1 CURRENT AGRICULTURAL ACTIVITIES CONDUCTED

The subject property, referred to as Title Ref: 197939/1 operates as both:

- a) An intensive mixed irrigated cropping and beef breeding and finishing enterprise, and
- b) A key base for agribusiness company Scottsdale Spraying Services Pty Ltd, a company that specialises in application of agricultural products, required by the local and regional agriculture industry.

The property in question is approximately 57 ha in total, comprising of:

- 41 ha of class 4s land, currently under irrigated crops including onions and poppies, and pasture and is well suited to agricultural production.
- 15.7 ha of class 5ws and 5es land, currently under pasture for grazing of beef cattle, and approximately 3.5 hectares of nonthreatened native vegetation community, *Eucalyptus viminalis* grassy forest and woodland (DVG)
- 0.6 ha excluded from the land capability survey that contains an existing farm dam.

6.2 POTENTIAL AGRICULTURAL LAND USE ACTIVITY

6.2.1 Pastoral use

The property in question is well suited for grazing purposes. An angus cattle breeding and finishing enterprise currently operates on the subject Title Ref: 197939/1.

Current stocking rates include 80 cows, 22 calves and 4 bulls.

The suitable pastoral area covers approximately 53.2 hectares and would be anticipated to have a potential carrying capacity of 15 DSE/ha on the dryland pastures, whilst on irrigated land would have a carrying capacity of 35 DSE/ha.

6.2.2 Cropping use

Cropping could be undertaken throughout the property.

The 41 hectares of class 4 land could be cropped up to 3 times in 10 years and the lighter class 5 soils, approximately 12.2 hectares, cropped up to 2 times in 10 years. Current crop rotations include potatoes, onions, poppies and pasture.

Irrigated cropping opportunities are seasonally impacted by available crop contracts and weather conditions. Approximately 14 hectares of irrigated cropping is planned for future years in rotation per year. Crop options and gross margins are summarised in the following table.

Irrigated Cropping Gross Margin	Gross margin (ha)	Rotation (5 ha/yr)
Potatoes	\$8,000	\$40,000
Onions	\$4,000	\$20,000
Poppies	\$3,000	\$15,000

6.2.3 Perennial horticulture use

Although the topography, soil type and climate are suitable to horticultural crops, commercial horticultural enterprise on this property (including viticulture and berries) is not a realistic and/or practical option for this property due to its size and limited access to irrigation resources

6.3 IMPACT ON AGRICULTURAL ACTIVITIES TO NEIGHBOURING LAND

The land use activity on directly adjacent land titles includes:

- North: Property title reference 237811/1 (7.25 ha), zoned as Agriculture and owned and farmed as part of the broader Scottsdale Spraying Services Pty Ltd mixed cropping and grazing farming operation.
Property title reference 134264/2 (17.15 ha), zoned as Rural and under forest plantation.
Property title reference 170778/1 (36 ha), zoned as Rural and current land use is grazing and cropping.
- West: Property title reference 134264/1 (20.3 ha), zoned as Agriculture and owned and farmed as part of the broader Scottsdale Spraying Services Pty Ltd mixed cropping and grazing farming operation.
- South: Property title reference 177451/4 (37.4 ha), zoned as Agriculture and current land use is grazing and cropping.
Property title reference 175752/1 (6,166 ha), zoned as Rural and current land use is forestry production.
Property title reference 31255/1 (2.75 ha), zoned as Agriculture, contains a residential dwelling and current land use is rural living / grazing.
Property title reference 51627/5 (7 ha), zoned as Agriculture, contains a residential dwelling and current land use is rural living / grazing.
- East: Property title reference 155004/2 (80.1 ha), zoned as Agriculture, contains a residential dwelling and current land use is grazing and cropping.
Property title reference 155004/1 (3.4 ha), zoned as Agriculture, contains a residential dwelling and current land use is rural living / grazing.
Property title reference 205464/1 (31.1 ha), zoned as Agriculture, contains a residential dwelling and current land use is forestry plantation and native vegetation.

The agricultural land use activities conducted on the subject property (Title Ref: 197939/1) are consistent with similar agricultural land use activities in the neighbouring and wider Scottsdale region.

The closest residential dwellings are on the adjacent eastern titles, 155004/1 and 155004/2 are approximately 195m and 186m respectively from the proposed residential development on the subject property, Figure 21.

After inspecting the site (site assessment completed on 04/02/2026), it has been concluded that the proposed setback distances are sufficient to prevent unreasonable conflict or interference of agricultural amenity and vice versa on neighbouring properties.



Figure 10: Northerly view from proposed dwelling location, showing existing gravel access road.



Figure 11: Westerly view from proposed dwelling location across production area.



Figure 12: Southerly view from proposed dwelling location across production area.



Figure 13: Easterly view from proposed dwelling location.



Figure 14: Entrance to subject property onto Cuckoo Road looking east.



Figure 15: Entrance to subject property from Cuckoo Road looking west.



Figure 16: Existing residential dwelling located in northeast corner of subject property.



Figure 17: Existing farm machinery sheds on subject property looking southwest.



Figure 18 Existing Scottsdale Spraying Services Pty Ltd machinery sheds and spray rigs on subject property looking southwest.



Figure 19: Grazing production area on subject property looking south.



Figure 20: Eastern property boundary looking east across to Title Ref: 155004/1 and residential dwelling, 195m from proposed development.

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

The proposed development at 328 Cuckoo Rd would be sufficiently set back from neighbouring property titles.

Normal agricultural activities are not expected to have an unreasonable impact on the proposed development and vice versa in the future. An assessment of the key risks is summarised in Table 4. This has been compiled on the basis that the neighbouring farm activities are likely to include livestock grazing and cropping.

Table 4: 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. Existing buffer distances will mitigate the impact of sprays and dust if applied under normal recommended conditions. Ground or spot spraying is a practical and mostly used alternative on the adjacent agricultural land used for pastoral land use activities. Spraying events should be communicated in a timely manner to the inhabitants of the dwelling. The use and application of agricultural sprays must abide by the Tasmanian Code of practice for ground spraying 2014.
2. Noise from machinery, livestock and dogs	Risk = low. Some occasional machinery traffic will occur when working and undertaking general farming duties on adjacent land. The property is in an agriculture zoned area and therefore sounds and noise associated with normal farming activities are routine and accepted.
3. Irrigation water over boundary	Risk = low. Existing buffers and setback will mitigate the issue.
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 the proponent attaching appropriate warning signs on boundary fencing if required.

6.5 IMPACT OF PROPOSED DEVELOPMENT ON AGRICULTURAL ACTIVITY OF NEIGHBOURING LAND

The proposed development, in consideration with the buffer zones and agricultural land use, have all been assessed as low risk impact to agricultural activity on neighbouring land.

These potential impacts are usually manifested as complaints which could be made by residents of nearby dwellings. Other risks to neighbouring agricultural activity are outlined in Table 5. Some of these risks rely on an element of criminal intent and it could be argued this is much lower with inhabitants of the dwelling than with other members of the public.

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

Potential risk from 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, limit 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. The proponent is committed to proactive management of weed control.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of outside barbeques and disposal of rubbish. A bushfire management plan may be required for the proposed development.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring good communication is maintained between the proponent and residents of the neighbouring properties. Dogs would be managed as per the guidelines determined by the Northern Midlands council.

6.6 IMPACT OF PROPOSED DEVELOPMENT ON AMENITY OF DWELLINGS ON NEARBY LAND

The land surrounding the subject Title Ref: 197939/1 is lightly populated. The closest residential dwellings are approximately 186m and 195m east of the proposed location of the manager's residence at 328 Cuckoo Rd, Figure 21.

Due to the nature of the development (residential only) and considering the separation distances and the existing, buffering native vegetation, it is anticipated that the proposed development would have negligible impact on or compromise the function of, any amenity of nearby dwellings or the surrounding settlements.



Figure 21: Location of the proposed manager's residence (red square), 200m radius (dashed yellow line) and neighbouring residential dwellings (green square). (source the LIST)

6.7 WATER STORAGE AND RESOURCES

The subject property Title Ref: 197939/1 is located within the Scottsdale Irrigation District and has a 11ML registered instream dam (Dam ID: 8167), located on the eastern property boundary, on an unnamed tributary of Hogarth Rivulet. Water licence no. 8248 allocations for storage consist of:

- 11ML Surety 5 winter take
- 100ML Surety 6 summer flood take

7 Planning compliance report – Dorset provisions

7.1 CLUASE 21.0 AGRICULTURE ZONE

7.1.1 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	<p>The subject property, referred to as Title Ref: 197939/1 operates as both:</p> <ul style="list-style-type: none">- A mixed irrigated cropping and livestock farming operation, and- A key base for Agribusiness company Scottsdale Spraying Services Pty Ltd, a company that specialises in application of agricultural products, required by the local and regional agriculture industry. <p>The proposed development, a manager's residence for succession planning, will not have any adverse impact on the agricultural land use of the property and is integral and subservient to the mixed irrigated cropping and beef breeding and finishing operations, and for the agribusiness, Scottsdale Spraying Services Pty Ltd, conducted from the subject property.</p>
21.1.2	<p>(a) The location of the proposed dwelling (subject to survey and relevant studies) would not constrain or interfere with agricultural land use on neighbouring land. It has sufficient setback in place, while providing good view of the production area on the property and adjacent to existing farm machinery sheds and infrastructure.</p> <p>(b) The proposed site for the residential dwelling is in the eastern side of the property adjacent to existing farm and Scottsdale Spraying Services Pty Ltd infrastructure ensuring minimal impact on the production area of the land. The land lost to the proposed dwelling is currently used for storage of irrigation pipes and other materials resulting in negligible effect on the productive capacity of the land. The proposal will not impose any additional constraint on surrounding land use (see section 6.4 and 6.5 of the agricultural assessment).</p> <p>(c) The subject property is located within the Scottsdale Irrigation district and has access to irrigation water via an existing 11ML dam (Dam ID: 8167) located on an unnamed tributary of the Hogarth Rivulet, and water licence allocations (Licence No: 8246) of 11ML surety 5 and 100ML surety 6.</p>
21.1.3	<p>The proposed development includes building a second dwelling (managers residence) to be built on the subject property title as the primary managers residence to oversee both the intensive irrigated cropping and livestock operation and the agribusiness operation, Scottsdale Spraying Service Pty Ltd, conducted on the subject Title Ref: 197939/1.</p> <p>This manager's residence is required as a part of succession planning, since the proponent is moving into retirement, and their son will be taking over management of the farm and agribusiness operations.</p> <p>The dwelling is required to provide enhanced security, management and oversight on the subject property, along with the adjacent land owned and farmed by the proponent. The</p>

proposed development will support agricultural use of the land, as outlined in section 5.1 and 5.2 of the agricultural assessment.

7.2 CLAUSE 21.3 USE STANDARDS

Objective
<p>That uses listed as discretionary:</p> <ul style="list-style-type: none"> (a) support agricultural use, and (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.
Response
<p>The proposed development would be required for the existing agricultural land use on the property. There is negligible loss of land with no significant adverse effects on the productive capacity of the land.</p> <p>See response to Performance Criteria P4 (a).</p>
Performance criteria
<p>P4</p> <p>A residential use listed as discretionary must:</p> <ul style="list-style-type: none"> (a) be required as part of an agricultural use, having regard to: <ul style="list-style-type: none"> (i) the scale of the agricultural use (ii) the complexity of the agricultural use (iii) the operational requirements of the agricultural use (iv) the requirement for the occupier of the dwelling to attend to the agricultural use, and (v) proximity of the dwelling to the agricultural use, or (b) be located on a site that: <ul style="list-style-type: none"> (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
<p>(a) (i) The proposed manager’s residence would be located on Title Ref: 197939/1 and farmed with adjoining land holding owned by the proponent, totalling approximately 84.5 ha. The farming operation is a commercial mixed irrigated cropping and beef breeding and finishing enterprise, and the due to the scale, nature and complexity of the agricultural land use activities it is necessary for the farm manger site.</p> <p>Agribusiness company Scottsdale Spraying Services Pty Ltd, a company that specialises in application of agricultural products, also operates from the property at 328 Cuckoo Rd requiring daily management and oversight.</p> <p>(ii) As outlined in section 5.2 of the Agricultural report, land use activities that are undertaken throughout the year, are complex, large scale and intensive.</p> <p>The mixed irrigated cropping (potatoes, onions, poppies and pasture /fodder crops), and livestock production, (beef cattle breeding and finishing) enterprise is on a large commercial scale. The livestock enterprise involves a high level of animal health and welfare standards, supplementary feeding, successful pasture and grazing management and subsequent weight gain outcomes. A dedicated farm manager is required to be on site to be able to respond at short notice to tend to the various operational activities and potential management issues, particularly around animal husbandry, health and welfare and feed/fodder and grazing management. The</p>

irrigated crop production (potatoes, onions and poppies) involves detailed complexities around contractor management, planting, irrigation, nutrient management, disease and pest control, and harvesting. The proposed dwelling will also ensure the additional security of the property including infrastructure, farm equipment, machinery and animals.

(iii) A manager's residence on farm is essential in allowing the farm manager to address the key operational and management requirements of the mixed intensive cropping and livestock enterprise in an accurate and timely way.

These include:

- Irrigation Management: Setting up an efficient irrigation system and irrigation scheduling technologies are essential to ensure the crop receive optimum irrigation to maximise production.
 - Nutrient Management: Regular soil and leaf testing and appropriate fertilization are needed to maintain soil and plant health and to ensure plants get the necessary nutrients for growth and production.
 - Pest and Disease Control: Implementing integrated pest management (IPM) strategies, monitoring for signs of pests and diseases, and applying control measures (whether chemical, biological, or cultural) are critical tasks.
 - Harvesting: Coordinating the harvest involves determining the optimal time for digging, organizing labour, and managing the logistics.
- The livestock enterprise requires regular monitoring of stock, feed fodder and pasture and rotation management. Additionally, duties around husbandry, perform ongoing maintenance activities to associated infrastructure and machinery.

The essential management and operational requirements are outlined further in section 5.2 of the Agricultural report.

(iv) The proposed development involves a proposed residential dwelling for a manager's residence which is required for both the mixed irrigated cropping and beef breeding and finishing enterprise, and Scottsdale Spraying Services Pty Ltd agri business company that specialises in application of agricultural products. The complexity of both businesses and the size and location of the farm makes it very important that there is available accommodation for the farm manager on site. Being on site also allows for an extra layer of security provided since there has been and will be significant investment made in infrastructure and livestock associated with both agricultural enterprises.

(v) The location of the proposed dwelling is on Class 4s land and is shown in Figure 9. The siting of the dwelling has been strategically selected to maximise proximity to existing farm and Scottsdale Spraying Services Pty Ltd infrastructure and limiting the impact on the farm production area. The dwelling will have direct access to Cuckoo Road via an existing entry point and gravel driveway.

The proposed dwelling will not have any adverse impact on the agricultural land use of the property and is integral and subservient to the mixed irrigated cropping and cattle backgrounding operations, conducted on the property and required for the agribusiness and Scottsdale Spraying Services Pty Ltd conducted from the subject property.

7.3 CLAUSE 21.4 DEVELOPMENT STANDARDS FOR BUILDING AND WORKS

7.3.1 Clause 21.4.1 Building height

Objective
To provide for a building height that: <ul style="list-style-type: none"> (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
A1 Building height must be not more than 12m.
Response
A1 Building height will be less than 12m as per compliance requirements.

7.3.2 Clause 21.4.2 Setbacks

Objective
That the siting of buildings minimises potential conflict with use on adjoining properties.
Response
The proposed dwelling will be set back from all boundaries by greater than 5m, and this therefore compliant with Clause A1. The proposal is not consistent Clause A2, and hence the response to Clause P2 is given.
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: <ul style="list-style-type: none"> (a) the size, shape and topography of the site (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties (c) the location of existing buildings on the site (d) the existing and potential use of adjoining properties (e) any proposed attenuation measures, and (f) any buffers created by natural or other features.
Response
P2 <ul style="list-style-type: none"> (a) The proposed location of the manager's residence has been selected to ensure it does not conflict and/or fetter adjacent and nearby agricultural land use activity. The location of the proposed dwelling is shown in Figure 9. The siting of the dwelling has

been strategically selected to maximise proximity to existing farm and Scottsdale Spraying Services Pty Ltd infrastructure and good sight lines down the production area of the property, while limiting the disturbance of physical terrain.

- (b) The land surrounding the subject Title Ref: 197939/1 is lightly populated. The closest residential dwellings are approximately 186m and 195m east of the proposed location of the manager's residence at 328 Cuckoo Rd, (Figure 21). Due to the nature of the development (residential only) and considering the separation distances and the existing buffering native vegetation, it is anticipated that the proposed development would have negligible impact on or compromise the function of, any amenity of nearby dwellings or the surrounding settlements.
- (c) Extensive infrastructure exists on the subject property directly adjacent and north to the proposed managers residence, including:
- House and associated farm machinery, workshop and chemical sheds, (Figure 16 and 17).
 - Scottsdale Spraying Service Pty Ltd machinery and chemical shed, including washdown facilities, (Figure 18).

The siting of the dwelling has been strategically selected to maximise proximity existing farm and Scottsdale Spraying Services Pty Ltd infrastructure and good sight lines down the production area of the property, while limiting the disturbance of physical terrain.

- (d) The agricultural land use activities conducted on the subject property (Title Ref: 197939/1) are consistent with similar agricultural land use activities in the neighbouring and wider Scottsdale region.
- The closest residential dwellings are on the adjacent eastern titles, 155004/1 and 155004/2 are approximately 195m and 186m respectively from the proposed residential development on the subject property, Figure 21.
- After inspecting the site (site assessment completed on 04/02/2026), it has been concluded that the proposed setback distances are sufficient to prevent unreasonable conflict or interference of agricultural amenity and vice versa on neighbouring properties.
- (e) There are no attenuation measures relevant to the site. Any residential dwelling built on the site will comply with the relevant councils building codes.
- (f) Aside from setback, and existing native vegetation on the eastern property boundary, planned landscaping including the selection of materials and plants around the proposed dwelling will also provide an additional natural buffer to surrounding titles.

7.3.3 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 proposal will be consistent with Acceptable Solutions A1.
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 dwelling will have direct access to Cuckoo Road via an existing entry point and gravel driveway, (Figure 14 and 15).

8 Conclusion

1. The property is located at 328 Cuckoo Rd, Cuckoo (Title Ref: 197939/1).
2. The proposed development, a managers residence will be sited on land capability 4 land, non-prime agricultural land.
3. The property in question, Title Ref: 197939/1, covers approximately 57 hectares and operates as both:
 - An intensive mixed irrigated cropping and beef breeding and finishing enterprise, and
 - A key base for agribusiness company Scottsdale Spraying Services Pty Ltd, a company that specialises in application of agricultural products, required by the local and regional agriculture industry.
4. The proposed development plan is to build a residential dwelling on the property.
5. The proposed residential dwelling is part of the agricultural operations succession plan, allowing for the proponent's son to move on farm as the farm manager to support the ongoing operational and management activities of both the irrigated cropping and livestock operation and Scottsdale Spraying Services Pty Ltd.
6. The proposed managers residence would be required, integral and subservient to the effective operation and management of the agricultural land use on the property.
7. The proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constraint on the capability/capacity of the neighbouring properties which are to be actively managed and used for agricultural land use activity.
8. The proposed development is considered compliant with Clauses 21.1, 21.3.1 P4(a), 21.4.1 A1, 21.4.2 P2 and 21.4.3 A1 of the Tasmanian Planning Scheme – Dorset Provisions.

9 References

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Tasmanian Planning Scheme.

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.



Mick Lehman
Managing Partner – Water & Environment
Pinion Advisory Pty Ltd



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

February 2026



agribusiness, water and environment

1300 746 466
hello@pinionadvisory.com
pinionadvisory.com





ADDITIONAL FARM DWELLING – SUPPORTING SUBMISSION

328 Cuckoo Road, Cuckoo

February 2026

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BASIC PLANNING OVERVIEW	
DESCRIPTION OF PROJECT:	Additional Farm Dwelling
PROPERTY ADDRESS:	(i) 328 Cuckoo Road, Cuckoo (ii) 49 Mackenzie Valley Road, Cuckoo and (iii) 182 Mackenzie Valley Road, Cuckoo
TITLE No:	(i) 197939/1, (ii) 237811/1 and (iii) 134264/1
PROPERTY ID:	(i) 7365272, (ii) 6857494 and (iii) 2012152
PLANNING INSTRUMENT:	<i>Tasmanian Planning Scheme - Dorset</i>
APPLICABLE ZONE(S):	Agriculture
APPLICABLE CODE(S):	Parking and Sustainable Transport
	Road and Railway Assets
	Natural Assets
SPECIFIC AREA PLAN:	Not Applicable

1 Overview

This submission provides planning appraisal support for a proposal to construct an additional farm dwelling (ancillary to the agricultural use of land) at 328 Cuckoo Road, Cuckoo (Folio of the Register 197939/1). The subject land is provided with frontage to Cuckoo Road, a local road maintained by Dorset Council.

The subject land is entirely identified within the Agriculture Zone under Dorset Council's Planning Scheme (the 'Tasmanian Planning Scheme – Dorset'). The land subject to the application (F/R 197939/1, F/R 237811/1 and F/R 134264/1) comprises a total area of 84.71 hectares.

This report provides a comprehensive planning appraisal of the proposed dwelling against relevant statutory provisions of the Tasmanian Planning Scheme – Dorset.



Figure 1: Aerial image identifying location and spatial proportions of (i) F/R 237811/1, (ii) F/R 197939/1 and (iii) F/R 134264/1 (Source: LISTmap).

2 Site Details

Address:	(i) 328 Cuckoo Road, Cuckoo (ii) 49 Mackenzie Valley Road, Cuckoo and (iii) 182 Mackenzie Valley Road, Cuckoo		
Title No:	(i) 197939/1, (ii) 237811/1 and (iii) 134264/1		
Landowner:	Scottsdale Spraying Service Pty Ltd and Noel Whelan		
Dimensions:	Area	Average Width	Average Depth
	84.71 hectares	Approx. 1.2 km	Approx. 700 m
Slope:	Grade	Elevation	Direction
	Undulating	120-150 AHD	South to North
Existing Use or Development:	Agricultural uses: irrigated mixed cropping (potatoes, poppies, onions, pasture/fodder crops), livestock production (beef cattle) and agricultural contracting services (spraying operations).		
Vegetation:	N/A (ruderal vegetation occupying development site)		
Services:	Water	Sewer	Stormwater
	Unserviced Area	Unserviced Area	Unserviced Area
	Connection	Connection	Connection
	Not Applicable	Not Applicable	Not Applicable
Vehicle Access:	Road	Access Type	Vehicle Crossing
	Cuckoo Road and MacKenzie Valley Road	Direct Frontage	Existing
Surrounding Use and Development	North	Agricultural uses	
	South	Agricultural uses	
	East	Agricultural uses	
	West	Utilities (irrigation water storage) and Agricultural uses	

3 Description of Proposal

The land subject to the application is located at (i) 328 Cuckoo Road, Cuckoo (F/R 197939/1), (ii) 49 Mackenzie Valley Road, Cuckoo (F/R 237811/1) and (iii) 182 Mackenzie Valley Road, Cuckoo (F/R 134264/1). It is situated in established agricultural landscape of Cuckoo, approximately 7 kilometres southeast of Scottsdale township. The land is utilised for a mix of agricultural enterprises including irrigated mixed cropping (potatoes, poppies, onions, pasture/fodder crops), livestock production (beef cattle) and agricultural contracting services (spraying operations). The land is undulating, with the high points located upon the central south portion of the site sloping modestly downhill toward the west

and northeast. A minor tributary to Hogarth Rivulet traverses adjacent the eastern property boundary, approximately 60 metres to the immediate east of the development site.

Various farm buildings that support the existing agricultural utility of the subject land are concentrated within a development footprint/curtilage contained on the eastern portion portion of F/R 197939/1, which are accessed via an existing unsealed driveway onto Cuckoo Road.

The subject land is identified within the Agriculture Zone under the Tasmanian Planning Scheme – Dorset. Land adjoining the site in all directions is similarly identified within the Agriculture Zone, supporting various agricultural enterprises and associated development, including ancillary dwellings and farm sheds (see figure 2, below).



Figure 2: Site and surrounding land zoning configuration under the Tasmania Planning Scheme – Dorset (Source: LISTmap).

The additional dwelling will be situated to the immediate south of the existing development curtilage upon the north-eastern portion of F/R 197939/1. The dwelling will be setback approximately 48 metres from the eastern (side) boundary – being the closest boundary to the dwelling. The dwelling will comprise the following elements:

- Three bedrooms (with the main bedroom accompanied by ensuite and walk-in);
- Single bathroom;

- Home office space;
- Open plan kitchen (with pantry), dining, family and connecting lounge space;
- Outdoor alfresco / rear deck area; and
- Double space carport.

The dwelling will be a single storey structure and will be approximately 4.5 metres in building height. Vehicle access to the dwelling will be provided via the existing unsealed driveway with crossover onto Cuckoo Road. Sight distances at the existing access point are generous, with a minimum of 200 metres unfettered sight distance in both directions (northwest and southeast). Figures 3 to 10, below illustrate the proposed development site and its landscape context.

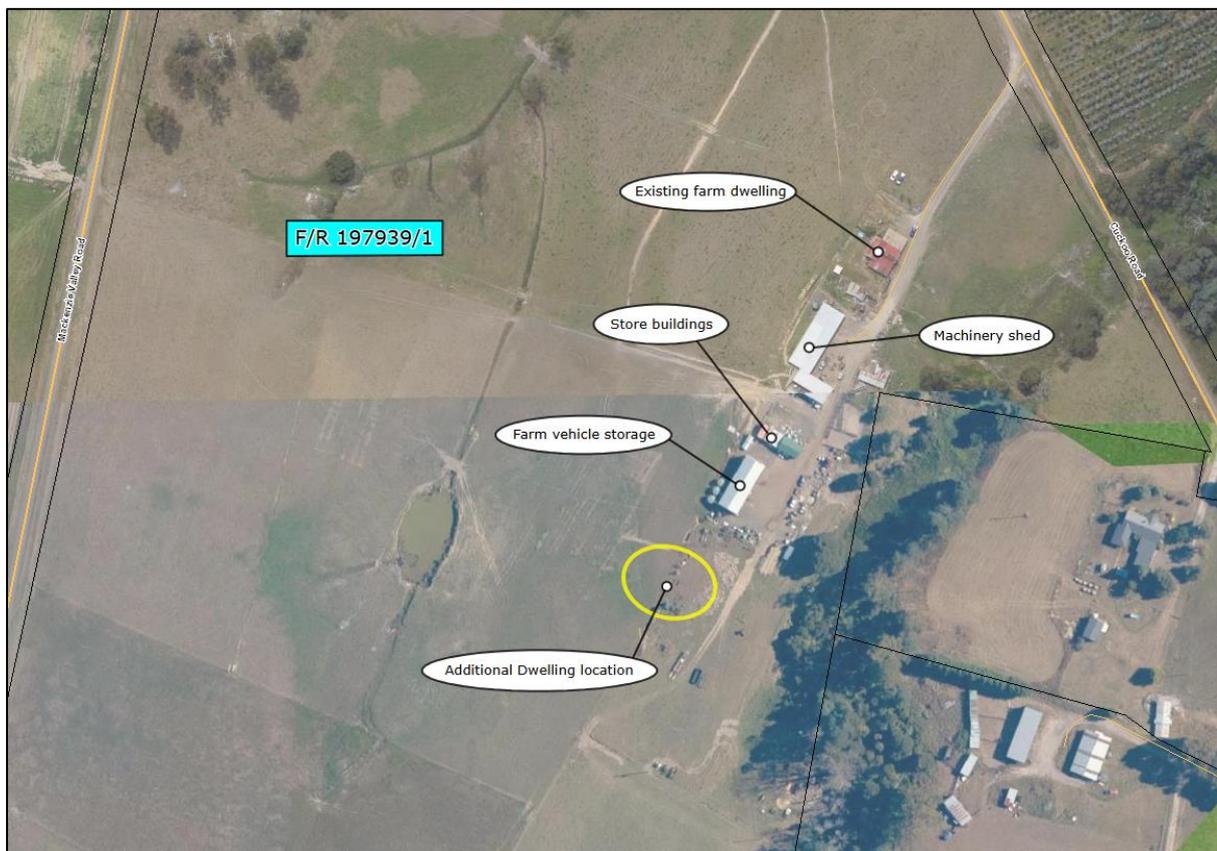


Figure 3: Proposed location of additional farm dwelling and relationship to subject and adjoining land (Source: LISTmap).

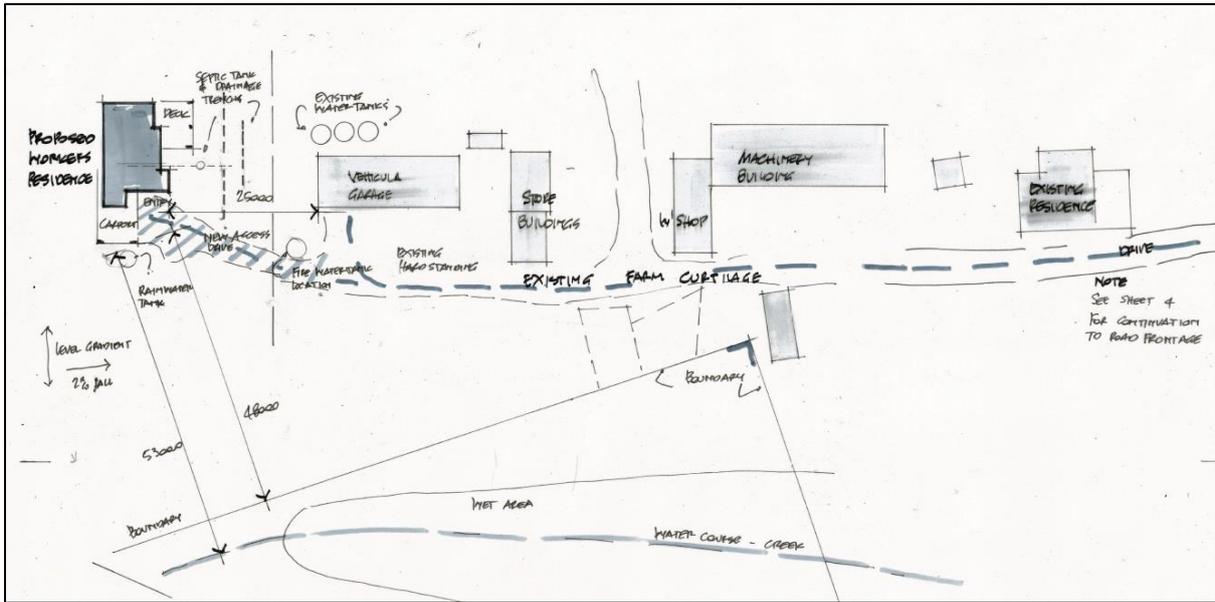


Figure 4: Farm dwelling siting, including access and driveway configuration (Source: Building Design Service).

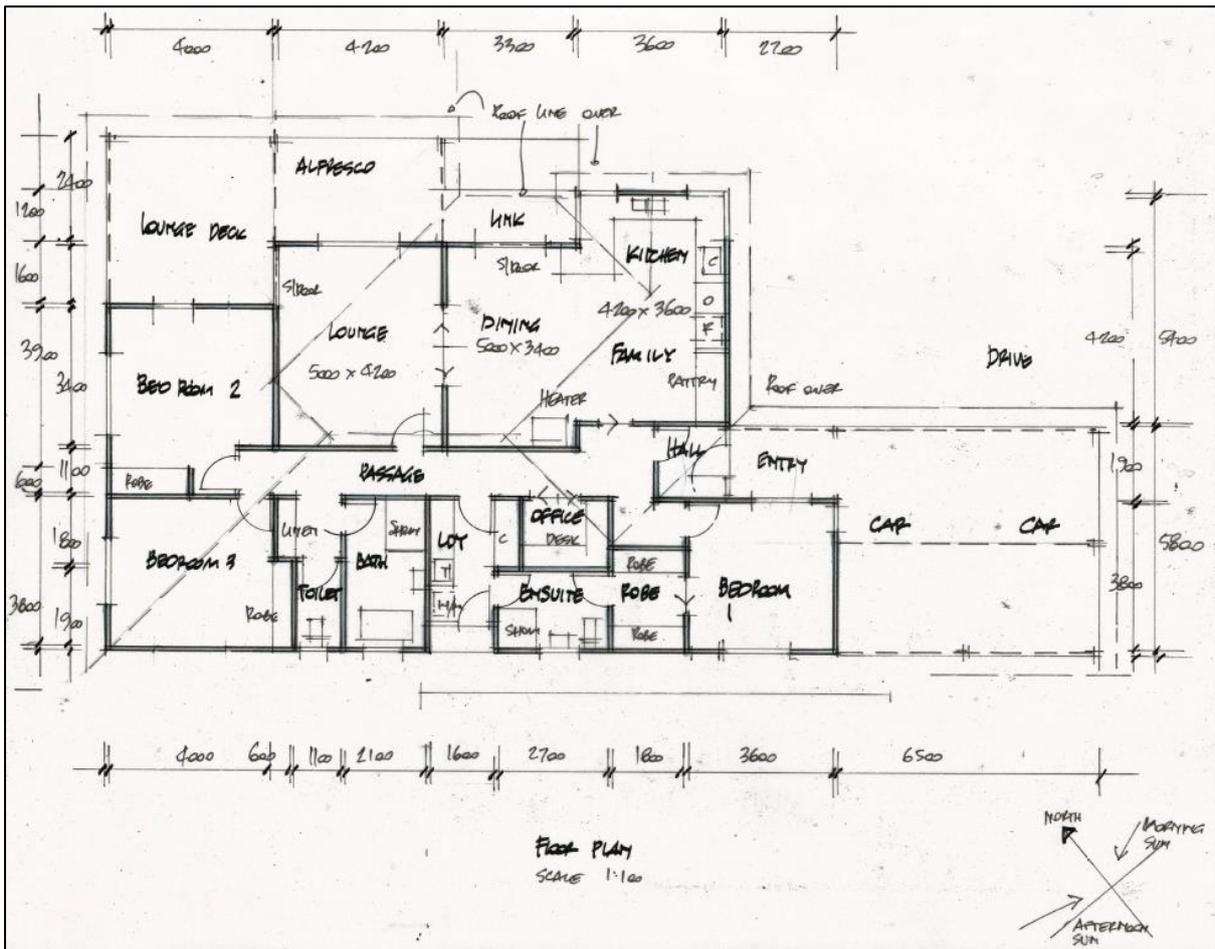


Figure 5: Farm dwelling floor plan (Source: Building Design Service).

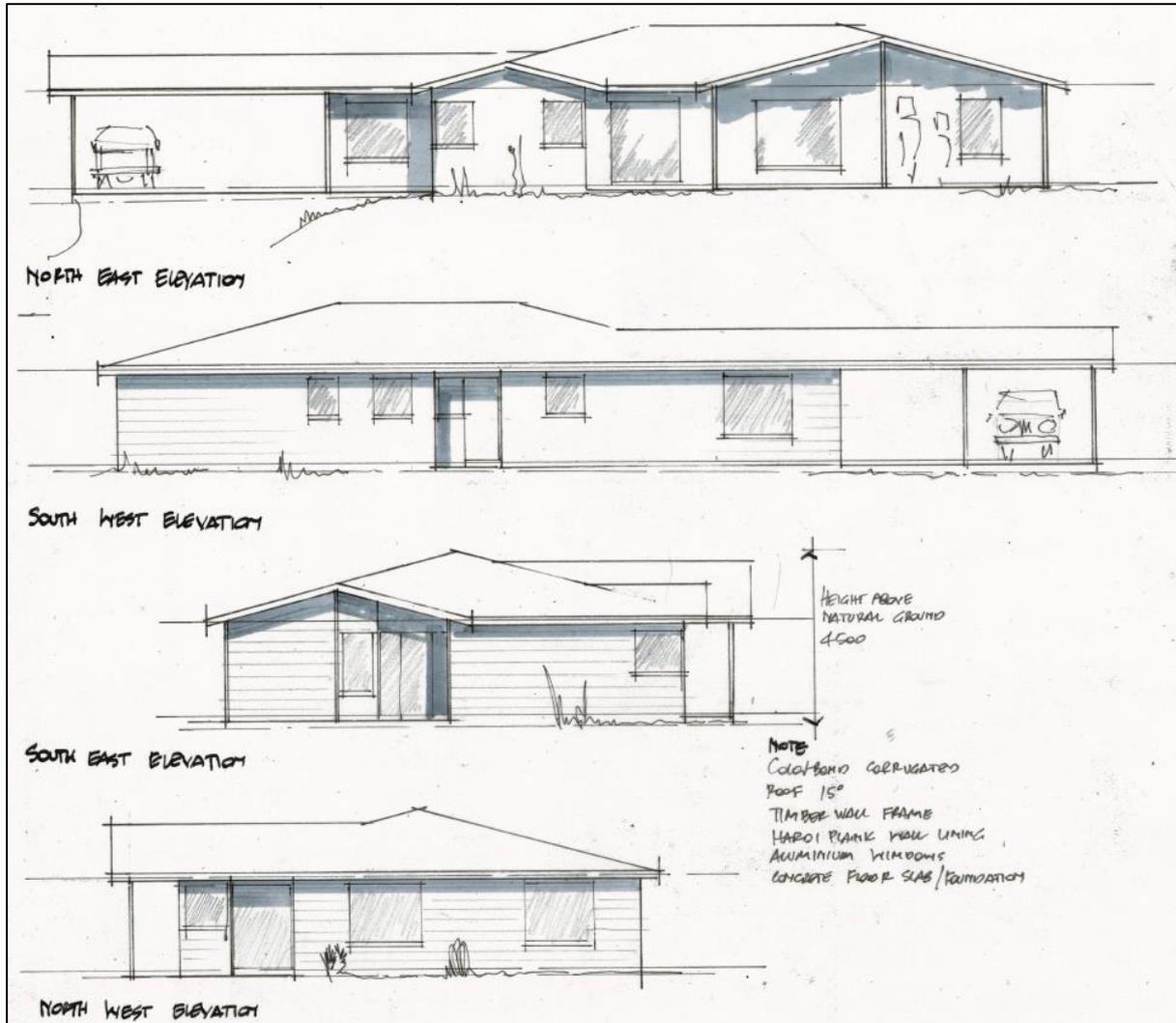


Figure 6: Farm dwelling elevation plan (Source: Building Design Service).



Figure 7: Proposed dwelling site looking north, contiguous to existing development curtilage (photo taken: 27/01/2026).



Figure 8: Proposed dwelling site looking south (photo taken: 27/01/2026).



Figure 9: Existing vehicle access onto Cuckoo Road looking northward (photo taken: 27/01/2026).



Figure 10: Existing vehicle access onto Cuckoo Road looking southward (photo taken: 27/01/2026).

4 Planning Assessment – *Tasmanian Planning Scheme - Dorset*

4.1 Assessment Overview

Applicable Zone:	Agriculture
Use Status:	Dwelling (ancillary to Agricultural use)
Development Status:	Discretionary (relying on performance criteria)
Applicable Codes:	Parking and Sustainable Transport
	Road and Railway Assets
	Natural Assets
	Bushfire-Prone Areas

4.2 Zone Assessment

4.2.1 Use Standards – *Performance Criteria* – Agriculture Zone

21.0 Agriculture Zone			
21.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
21.3.1 Discretionary uses			
P4	<p>A Residential use listed as Discretionary must:</p> <p>(a) be required as part of an agricultural use, having regard to:</p> <p>(i) the scale of the agricultural use;</p> <p>(ii) the complexity of the agricultural use;</p> <p>(iii) the operational requirements of the agricultural use;</p> <p>(iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and</p> <p>(v) proximity of the dwelling to the agricultural use.</p>	<p>The proposed farm dwelling is required as an integral component of the established agricultural use conducted upon the subject land, having regard to the scale, complexity and operational characteristics of the farming enterprise. The agricultural operation comprises a substantial mixed farming enterprise extending across approximately 84 hectares of contiguous agricultural land utilised for irrigated cropping, beef cattle breeding and finishing, together with an established agricultural contracting business operating from the property. The scale of land under active production, combined with the intensity of cropping and livestock activities undertaken throughout the year, represents a commercial agricultural enterprise requiring continuous management presence rather than periodic attendance.</p>	Not Applicable

21.0 Agriculture Zone			
21.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
		<p>The agricultural use undertaken on the land is inherently complex and management intensive. Irrigated cropping operations require ongoing coordination of planting programs, irrigation scheduling, soil and nutrient management, pest and disease monitoring, contractor engagement and harvesting logistics. These activities occur across multiple paddocks and production cycles and are highly sensitive to seasonal conditions, equipment performance and crop timing requirements. Concurrently, the livestock enterprise involves breeding and finishing operations requiring regular monitoring of animal health, feeding regimes, pasture condition and stock welfare, particularly during calving periods when intervention may be required at short notice.</p> <p>The operational requirements of the enterprise necessitate frequent and often immediate response to agricultural management matters. Irrigation infrastructure requires regular adjustment, relocation and monitoring to maintain water efficiency and prevent crop loss arising from mechanical failure or changing climatic conditions. Livestock management similarly demands ongoing supervision to respond to animal health issues, adverse weather events, fencing failures or biosecurity risks. In addition, the property accommodates significant farm infrastructure, machinery, chemical storage and agricultural equipment associated with both farming and contracting activities, all of which benefit from continuous on-site oversight and security.</p> <p>Given these operational demands, the occupier of the proposed dwelling is required to attend to agricultural activities on a daily and often unscheduled basis. Effective management of both cropping and</p>	

21.0 Agriculture Zone			
21.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
		<p>livestock enterprises relies upon the ability of the farm manager to respond immediately to operational issues, rather than travelling from an off-site residence. The dwelling also facilitates orderly succession planning for the ongoing management of the farm, ensuring continuity of agricultural production and long-term viability of the enterprise.</p> <p>The proposed dwelling has been deliberately located in close proximity to existing farm buildings, machinery sheds and operational areas so as to maintain direct functional connection with the agricultural activities occurring across the property. Its siting enables efficient supervision of production areas while avoiding fragmentation or sterilisation of productive agricultural land. The dwelling therefore operates as an ancillary and subservient element of the broader farming enterprise rather than an independent residential use.</p> <p>In overall terms, the proposed farm dwelling is functionally necessary to support the scale and intensity of agricultural production undertaken on the land. It enables effective management, supervision and security of the enterprise and is intrinsically linked to the ongoing agricultural use of the property. Accordingly, the dwelling is properly characterised as being required as part of an agricultural use having regard to the scale, complexity, operational requirements, attendance needs and physical proximity to the agricultural activities conducted on the site. It is therefore submitted that the proposed dwelling – being directly associated with, and a subservient part of, the agricultural use of the subject land – must be categorised as an agricultural use pursuant to the requirements of Clause 6.2.2 of the Tasmanian Planning Scheme - Dorset. In this context, the subject use qualifies as a 'no permit</p>	

21.0 Agriculture Zone			
21.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
		required' use under the Use Table provided at Clause 21.2, being an agricultural use on non-prime agricultural land.	

4.2.2 Development Standards for Buildings and Works – *Acceptable Solution* – Agriculture Zone

21.0 Agriculture Zone			
21.4 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
21.4.1 Building height			
A1	Building height must be not more than 12m.	As illustrated in the submitted plans, building height of the dwelling will be 4.5 metres. The development satisfies Acceptable Solution A1 accordingly.	Complies
21.4.2 Setbacks			
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.	The new dwelling will have a minimum setback of approximately 48 metres from all boundaries. The development satisfies Acceptable Solution A1 accordingly.	Complies
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.	The new dwelling will be for a sensitive use within the meaning of the Tasmanian Planning Scheme – Dorset. The building will be setback approximately 48 metres from the nearest boundary and must therefore rely on demonstrating compliance with the corresponding performance criteria provided at Clause 21.4.2 P2 accordingly. Assessment of the development against this performance criteria is outlined at Section 4.2.3 of this report.	Does not Comply
21.4.3 Access for new dwellings			
A1	New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	The new dwelling will be located upon land that has frontage to Cuckoo Road – a road maintainable by the Dorset Council road authority. The development satisfies Acceptable Solution A1 accordingly.	Complies

4.2.3 Development Standards for Buildings and Works – Performance Criteria – Agriculture Zone

21.0 Agriculture Zone			
21.4 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
21.4.2 Setbacks			
P2	<p>Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:</p> <ul style="list-style-type: none"> (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features. 	<p>The proposed farm dwelling has been carefully sited to ensure that it does not conflict with, constrain or interfere with the ongoing agricultural use of the subject land or adjoining agricultural properties.</p> <p>Having regard to the size, shape and topography of the site, the land comprises a large rural holding characterised by an elongated configuration and gently undulating terrain. The dwelling is positioned within an established development footprint located on the north-eastern portion of the property, being an area already modified for farm infrastructure and access. This location avoids productive cropping areas and grazing land while utilising naturally suitable terrain for residential development.</p> <p>In respect to prevailing setbacks of existing sensitive uses on adjoining properties, surrounding land is typified by dispersed rural dwellings associated with agricultural holdings, generally set well back from boundaries and operational farming areas. The proposed dwelling maintains generous setbacks from all property boundaries consistent with the established rural settlement pattern, thereby maintaining separation between residential occupation and agricultural activity.</p> <p>With regard to the location of existing buildings on the site, the dwelling is sited contiguous to existing farm sheds, access tracks and operational infrastructure. Consolidating development within the established farm curtilage minimises land fragmentation and ensures residential use remains clearly ancillary to the agricultural enterprise rather than</p>	Complies

21.0 Agriculture Zone			
21.4 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		<p>encroaching into active production areas.</p> <p>In relation to the existing and potential use of adjoining properties, surrounding land is predominantly utilised for agricultural purposes including cropping, grazing and rural production activities. The proposed dwelling's location and separation distances ensure that normal agricultural practices — including machinery operation, stock management and seasonal farming activities — can continue both on-site and on adjoining land without constraint or reverse amenity impacts.</p> <p>Regarding attenuation measures, substantial spatial separation between the dwelling and active farming areas provides effective mitigation of potential impacts such as noise, dust and agricultural odour. The consolidation of the dwelling within the existing farm operational area further reduces exposure to intensive agricultural processes occurring elsewhere on the holding.</p> <p>Finally, buffers created by natural or other features assist in maintaining compatibility between residential and agricultural uses. Existing vegetation, fencing, landform variation and the clustering of farm infrastructure collectively provide functional buffering and visual separation between the dwelling, productive land and adjoining agricultural operations.</p> <p>Overall, the proposed dwelling is appropriately sited and designed to function as an ancillary component of the agricultural operation. It maintains generous setbacks, preserves productive land, and ensures that farming activities on both the site and adjoining properties can continue without conflict. It is therefore submitted that the</p>	

21.0 Agriculture Zone			
21.4 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		development sufficiently demonstrates compliance with the performance criteria provided at Clause 21.4.2 P2 accordingly.	

4.3 Code Assessments

The following Codes have been assessed as being applicable to the proposal:

- Parking and Sustainable Transport
- Road and Railway Assets Code
- Natural Assets Code

The following sections provide an assessment of the applicable standards of each code to the proposal.

4.3.1 Use Standards – *Acceptable Solutions* - Parking and Sustainable Transport Code

C2.0 Parking and Sustainable Transport Code			
C2.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
C2.5.1 Car parking numbers			
A1	The number of on-site car parking spaces must be no less than the number specified in Table C2.1, less the number of car parking spaces that cannot be provided due to the site including container refund scheme space, excluding if: ... (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the	Pursuant to the car parking space requirements provided at Table C2.1, use of land that falls under the Resource Development use class (excluding use of land for aquaculture) has no requirement set for vehicle parking provision. All the same, the dwelling will be provided with a two-bay carport, providing proximate vehicle parking options for occupants of the dwelling.	Not Applicable

C2.0 Parking and Sustainable Transport Code			
C2.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
	<p>proposed use or development, in which case no additional on-site car parking is required; or</p> <p>(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p>N = A + (C- B)</p> <p>N = Number of on-site car parking spaces required</p> <p>A = Number of existing on site car parking spaces</p> <p>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</p> <p>C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</p>		

4.3.2 Development Standards – **Acceptable Solutions** - Parking and Sustainable Transport Code

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
C2.6.1 Construction of Parking Areas			
A1	<p>All parking, access ways, manoeuvring and circulation spaces must:</p> <p>(a) be constructed with a durable all weather pavement;</p>	<p>Parking and vehicle access to and from the site will be constructed with a durable all weather pavement, with stormwater to be contained on-site. The proposal therefore satisfies the</p>	Complies

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	<p>(b) be drained to the public stormwater system, or contain stormwater on the site; and</p> <p>(c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.</p>	<p>requirements of Clause C2.6.1 A1 accordingly.</p>	
C2.6.2 Design and Layout of Parking Areas			
A1.1	<p>Parking, access ways, manoeuvring and circulation spaces must either:</p> <p>(a) comply with the following:</p> <p>(i) have a gradient in accordance with <i>Australian Standard AS 2890 - Parking facilities, Parts 1-6</i>;</p> <p>(ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;</p> <p>(iii) have an access width not less than the requirements in Table C2.2;</p> <p>(iv) have car parking space dimensions which satisfy the requirements in Table C2.3;</p> <p>(v) have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;</p> <p>(vi) have a vertical clearance of not less than 2.1m above the parking surface level; and</p>	<p>Parking and vehicle access to and from the site will have a gradient that accords with Australian Standard AS 2890 - Parking facilities, Parts 1-6. Access width is in excess of the requirements of Table C2.2, while car parking space dimensions within the carport will comfortably satisfy the requirements of Table C2.3. Vertical clearance above of the parking surface level will exceed 2.1 metres at all times of vehicle ingress and egress. The proposal therefore satisfies the requirements of Clause C2.6.2 A1.1 accordingly.</p>	Complies

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	<p>(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or</p> <p>(b) comply with <i>Australian Standard AS 2890- Parking facilities, Parts 1-6</i>.</p>		
C2.6.3 Number of Accesses for Vehicles			
A1	<p>The number of accesses provided for each frontage must:</p> <p>(a) be no more than 1; or</p> <p>(b) no more than the existing number of accesses, whichever is the greater.</p>	<p>As noted, an existing single access point onto Cuckoo Road will be relied upon for the purposes of the development. The proposal therefore satisfies the requirements of Clause C2.6.3 A1 accordingly.</p>	Complies

4.3.3 Use Standards – *Acceptable Solutions* – Road and Railway Assets Code

C3.0 Road and Railway Assets Code			
C3.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction			
A1.4	<p>Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <p>(a) the amounts in Table C3.1; or</p> <p>(b) allowed by a licence issued under Part IVA of the <i>Roads and Jetties Act 1935</i> in respect to a limited access road.</p>	<p>Pursuant to the requirements of Table C3.1 of the Tasmanian Planning Scheme – Dorset, the acceptable increase amount of annual average daily traffic (AADT) ingress and egress movements via existing vehicle crossings on to roads that are not major roads (within the meaning of the definitions provided at Clause C3.3.1) is either (i) 20% or (ii) 40 vehicle movements per day – whichever is the greater.</p> <p>In the absence of Tasmanian-specific numeric trip-generation standards for individual residential dwellings, it is common and accepted practice for planning authorities and traffic practitioners in Tasmania to rely on the New South Wales traffic generation framework, particularly the guidance contained in the Guide to Traffic</p>	Complies

C3.0 Road and Railway Assets Code			
C3.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
		<p>Generating Developments (the Guide) prepared by Transport for NSW (formerly Roads and Maritime Services). The Guide identifies low-density residential development, including detached single dwellings, as a low traffic-generating land use. Based on empirical survey data across metropolitan, regional, and rural contexts, a detached dwelling is typically associated with approximately 8 to 10 AADT movements. This figure represents the total of both ingress and egress movements and reflects ordinary household travel behaviour, including commuting, education, shopping, and incidental trips.</p> <p>For a standard three-bedroom dwelling, the mid-range of this guidance – approximately 9 vehicle movements per day – is widely adopted in planning assessments and is considered conservative and reasonable. Importantly, the Guide notes that traffic generation for individual dwellings is generally consistent regardless of minor variations in dwelling size, particularly where occupancy remains within a typical household range.</p> <p>Applying this methodology to the proposed dwelling, the anticipated traffic generation would therefore be in the order of 8 to 10 vehicle movements per day, which constitutes a very low level of traffic activity. Combined with the existing traffic movements being generated by the existing dwelling (i.e. 9 movements per day, predicated on the same methodology as outlined above), and in conjunction with AADT movements attributable to management of the broader agricultural enterprise (i.e. movements attributable to the agricultural spraying service, cropping and livestock management), AADT movements will not exceed 40 movements per day. Traffic movements generated by the dwelling will therefore</p>	

C3.0 Road and Railway Assets Code			
C3.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
		satisfy the requirements of Table C3.1, which in turn satisfies Clause C3.5.1 A1.4 accordingly.	

4.3.4 Development Standards for Buildings and Works – *Acceptable Solutions* – Natural Assets

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area			
A1	Buildings and works within a waterway and coastal protection area must: <ul style="list-style-type: none"> (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date. 	The development is unable to satisfy the solutions provided at Acceptable Solution A1 and must therefore rely on demonstrating compliance with the corresponding performance criteria provided at Clause C7.6.1 P1.1. Assessment of the proposal against these performance criteria are outlined at Section 4.3.5 of this report.	Does not Comply
A3	Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	The development does not comprise any new stormwater point discharge into a watercourse, wetland or lake.	Complies

4.3.5 Development Standards for Buildings and Works – Performance Criteria – Natural Assets

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area			
P1.1	<p>Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:</p> <ul style="list-style-type: none"> (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the <i>Wetlands and Waterways Works Manual</i>; and 	<p>The proposed farm dwelling has been sited and designed to avoid adverse impacts on natural assets, having regard to landform, hydrology and the broader rural landscape context of the site.</p> <p>The dwelling is located outside identified waterways, wetlands and drainage lines and is positioned on stable land with gentle gradients, thereby avoiding risks associated with erosion, siltation, sedimentation or uncontrolled runoff. Standard construction-phase erosion and sediment controls will be implemented to ensure that surface disturbance does not result in sediment migration or degradation of downstream environments.</p> <p>No clearing or disturbance of riparian or littoral vegetation is required, and existing streambank and streambed conditions will remain unaffected. The development does not involve works within or adjacent to watercourses and therefore avoids impacts upon in-stream habitat features such as fallen timber, bank overhangs, rocky substrates or trailing vegetation that contribute to ecological function. Natural drainage patterns across the land will be retained, with the dwelling designed to accommodate existing overland flow paths and avoid any impediment to natural water movement or fish passage.</p> <p>The proposal does not involve land filling of wetlands, modification of watercourses, or alteration of coastal or hydrological processes. Development is consolidated in proximity to existing cleared and modified areas of the property, grouping new built form with established facilities and thereby</p>	Complies

C7.0 Natural Assets Code			
C7.6 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
	(n) the guidelines in the <i>Tasmanian Coastal Works Manual</i> .	<p>minimising disturbance of intact natural areas. Earthworks associated with construction are minor and limited to that necessary for building footing preparation, ensuring cut and fill is minimised and responsive to the natural contours and slope of the land. Building design responds appropriately to site conditions through low-profile construction and siting that works with existing topography rather than requiring substantial land reshaping. This approach reduces long-term erosion risk and limits the need for future engineered protection works to safeguard natural assets, infrastructure or property.</p> <p>Overall, the proposal is consistent with environmental best practice principles contained within the <i>Wetlands and Waterways Works Manual</i> and the <i>Tasmanian Coastal Works Manual</i>, insofar as development avoids sensitive environmental features, maintains natural hydrological processes and limits vegetation disturbance. It is therefore submitted that the development sufficiently demonstrates compliance with the performance criteria provided at Clause C7.6.1 P1.1 accordingly.</p>	

5 Conclusion

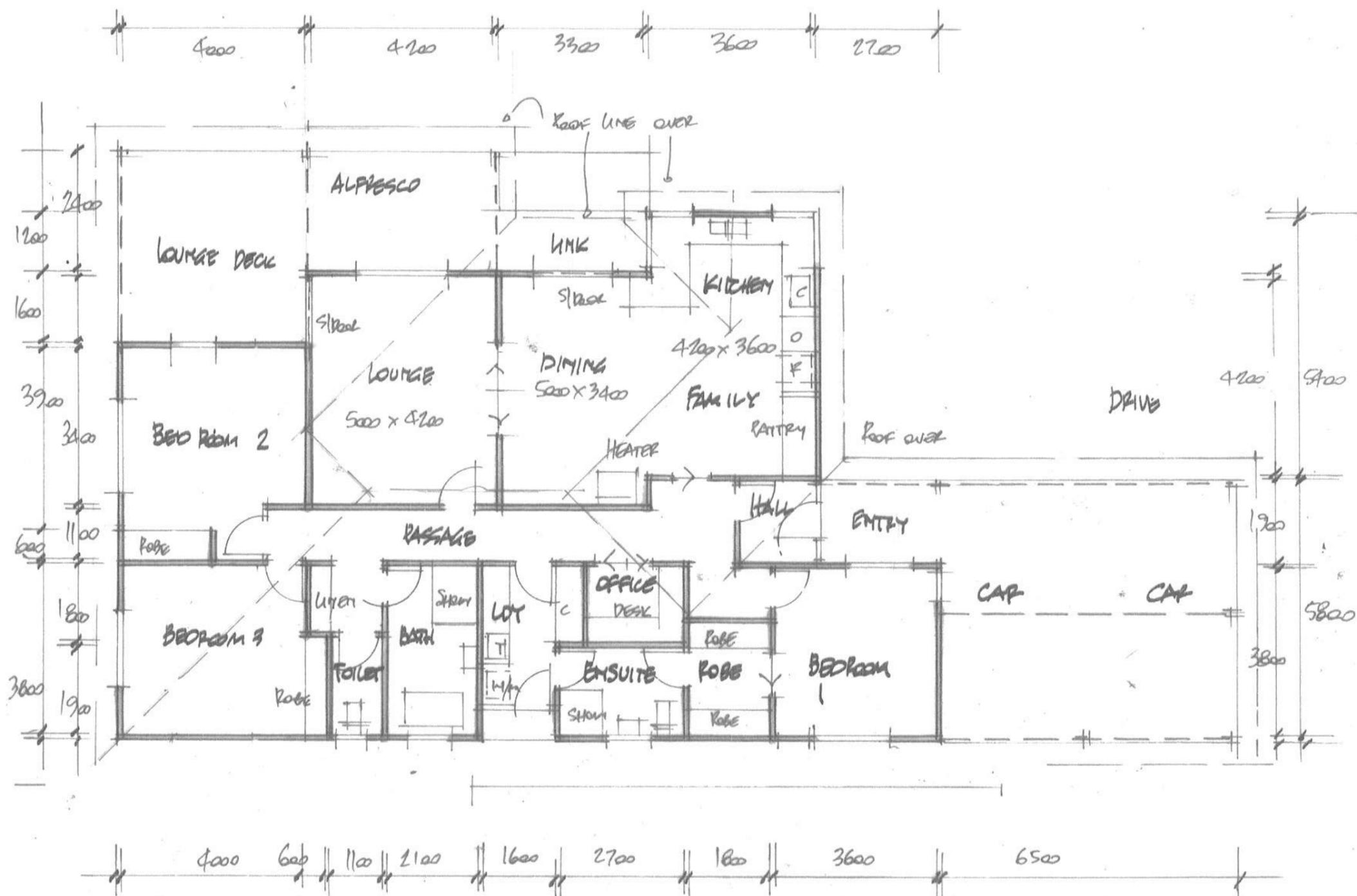
Having regard to the supporting planning documentation and agricultural assessment material, the proposed development of an additional farm dwelling at 328 Cuckoo Road, Cuckoo satisfies the relevant requirements of the Tasmanian Planning Scheme – Dorset. The subject land forms part of an established and ongoing commercial agricultural enterprise comprising irrigated cropping, beef cattle breeding and finishing operations, together with agricultural contracting activities undertaken from the property. The land is located within a broader rural production landscape characterised by active farming operations and associated rural dwellings. The proposal therefore occurs within a planning context specifically intended to protect and support primary production and the sustainable use of agricultural land.

The proposed dwelling is properly ancillary to, and required for, the agricultural use of the land rather than constituting an independent residential development. The scale, intensity and operational complexity of the farming enterprise necessitate a permanent on-site management presence to enable effective oversight of irrigation infrastructure, livestock welfare, cropping activities, machinery assets and day-to-day farm operations. The dwelling will support ongoing farm management, operational efficiency and long-term succession planning, thereby contributing to the continued viability of agricultural production on the land.

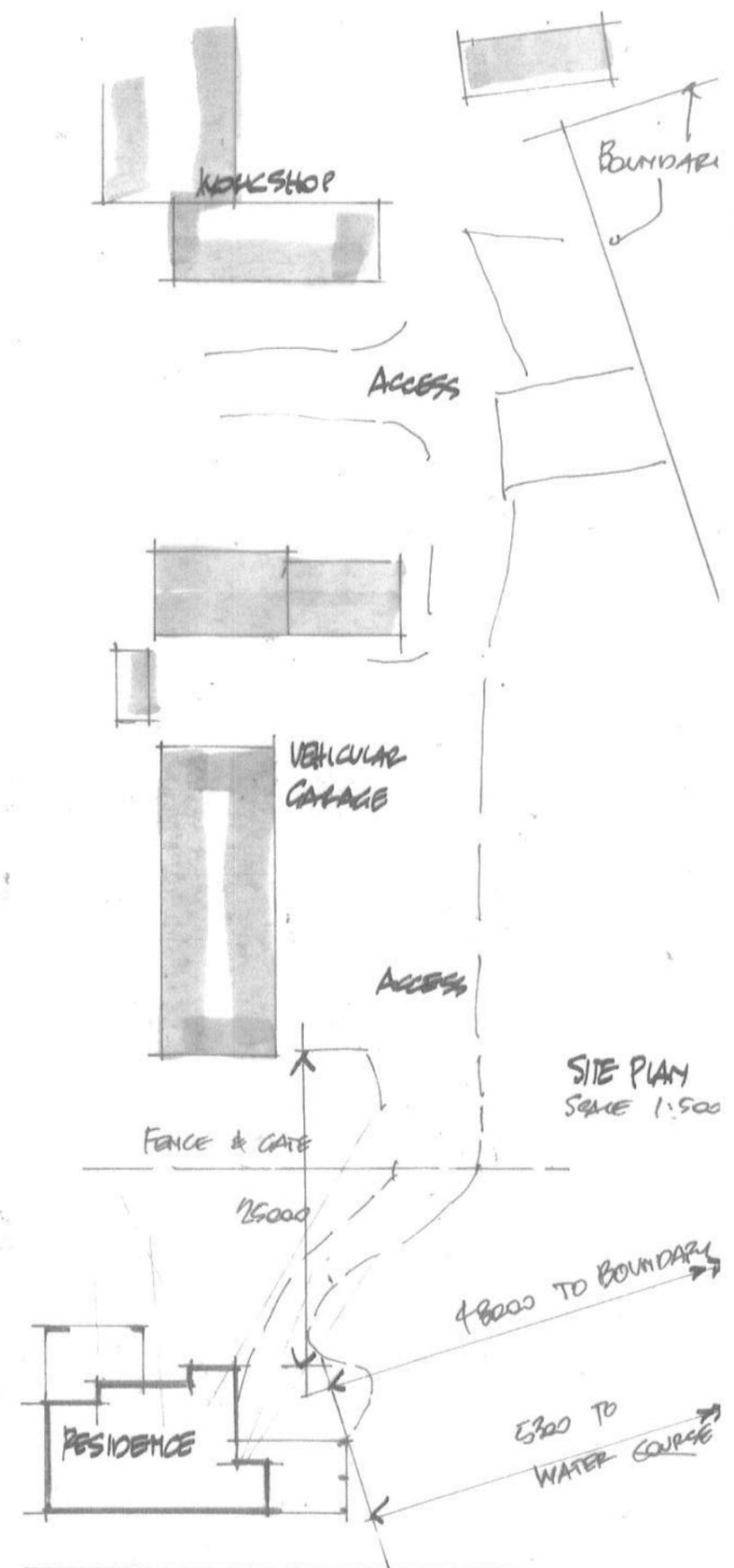
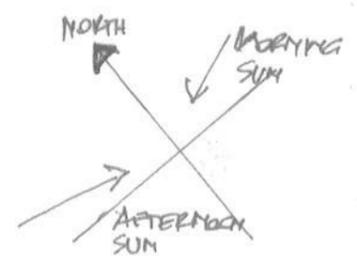
In siting and design terms, the dwelling has been located within an established farm development area in proximity to existing buildings and operational infrastructure. Consolidating built form within the existing farm curtilage minimises fragmentation of productive agricultural land and ensures residential use remains clearly subordinate to the agricultural enterprise. The proposed location maintains appropriate separation from property boundaries and adjoining agricultural land, ensuring that normal farming practices – including machinery operation, stock management and seasonal agricultural activities – may continue without unreasonable constraint or potential reverse amenity impacts.

The development will not diminish the productive capacity or agricultural capability of the land, nor will it compromise the existing or future agricultural use of adjoining properties. Access arrangements utilise established farm access infrastructure, traffic generation remains minimal within the rural context, and the proposal avoids impacts on natural or environmental values through siting within previously modified land.

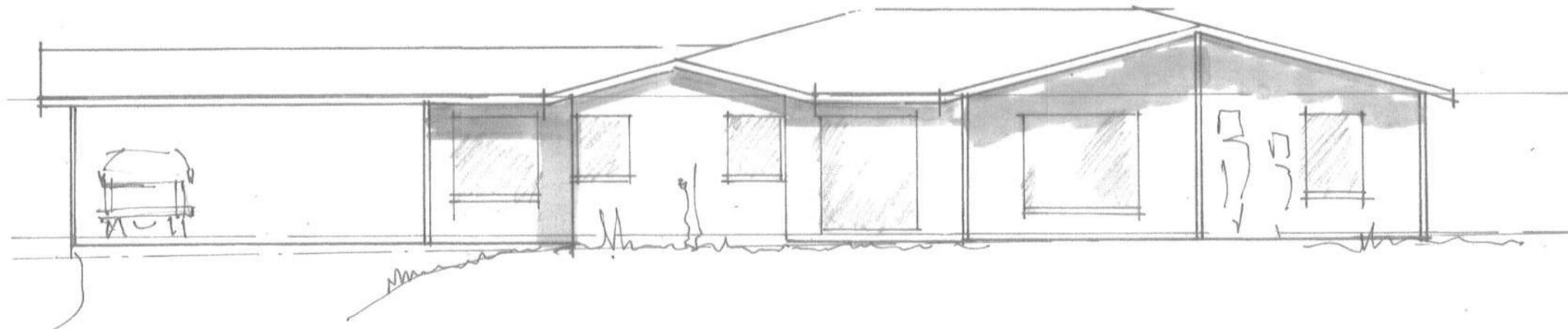
Overall, the proposal represents orderly and sustainable rural development that reinforces, rather than competes with, agricultural land use outcomes intended by the planning scheme. Accordingly, the development is consistent with the relevant requirements of the Tasmanian Planning Scheme – Dorset and is considered to demonstrate sound planning merit warranting approval.



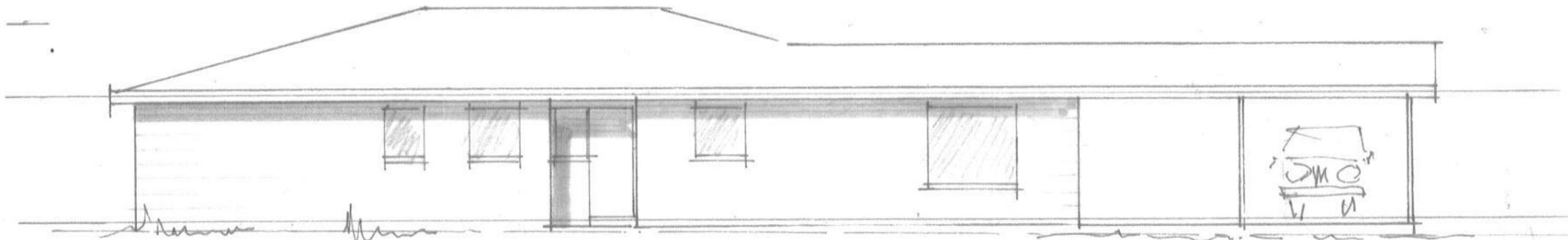
Floor Plan
SCALE 1:100



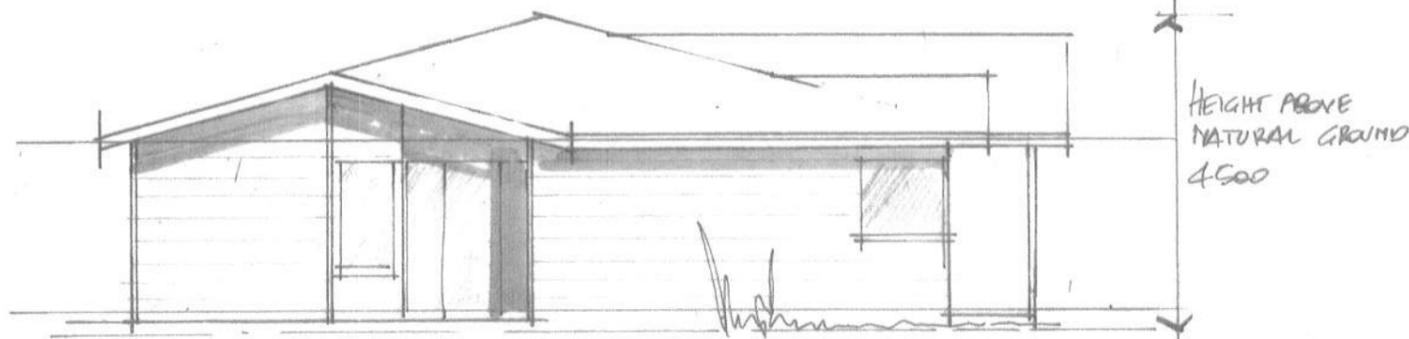
PROPOSED WORKERS RESIDENCE
 328 CUCKOO ROAD CUCKOO
 FOR: MR & MRS N. & Y. WHELAN
 ANDREW SHEDDEN ARCHITECT CC 5670
 BUILDING DESIGN SERVICE
 47 ELLIOT STREET SCOTTSDALE 0488039171
 SKETCH PROPOSAL NOV 25 2099-1



NORTH EAST ELEVATION

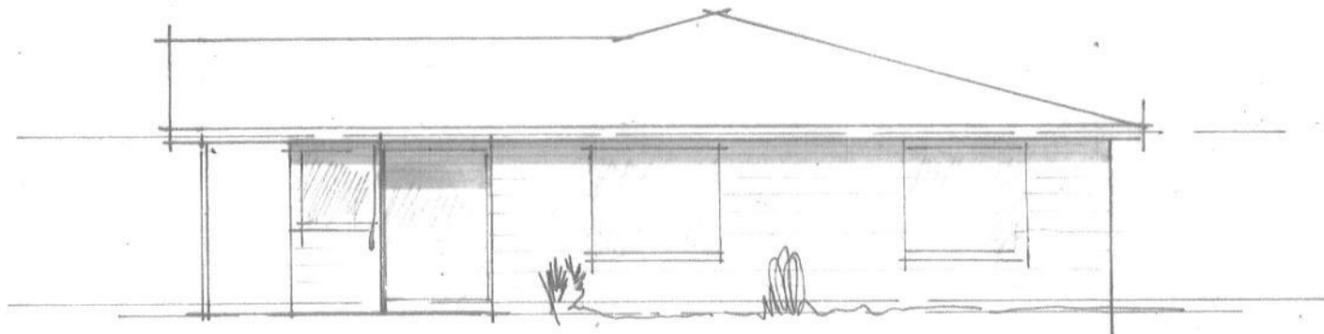


SOUTH WEST ELEVATION

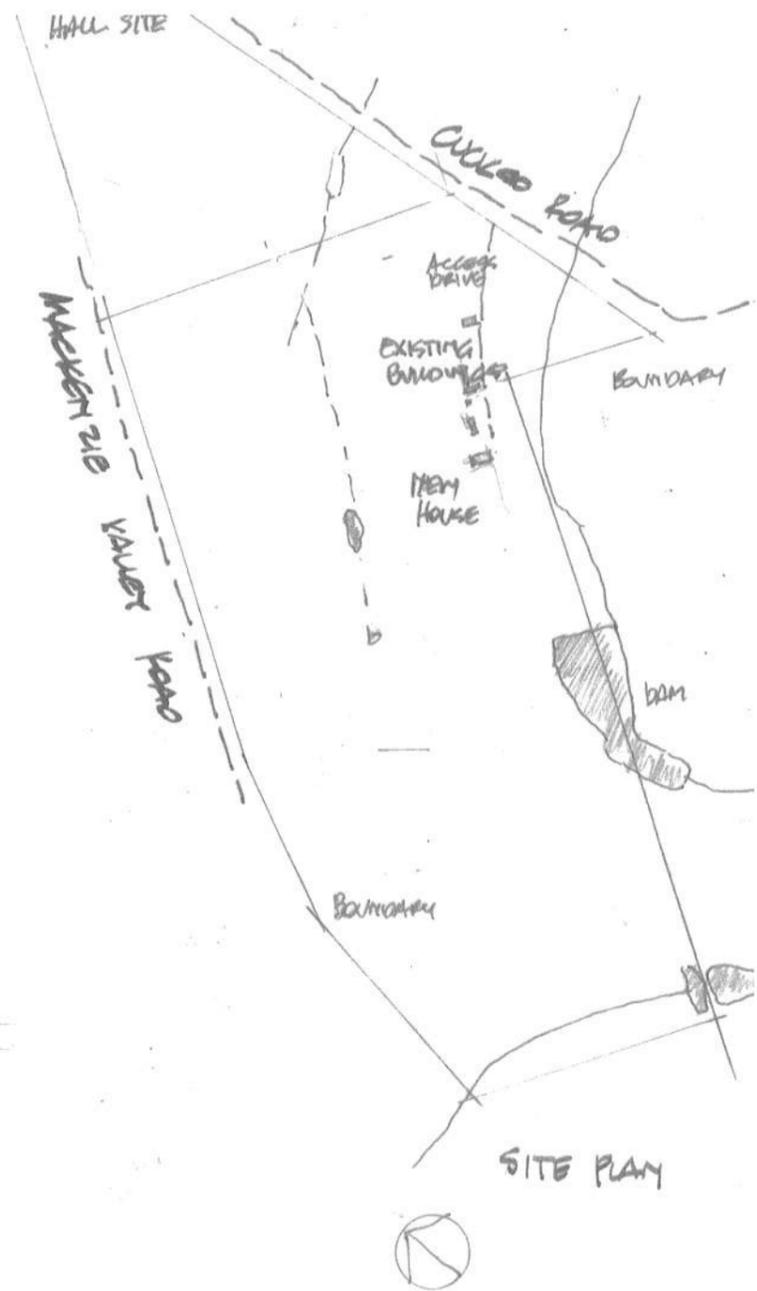


SOUTH EAST ELEVATION

NOTE
 COLORBOND CORRUGATED
 ROOF 15°
 TIMBER WALL FRAME
 HARDI PLANK WALL LINING
 ALUMINIUM WINDOWS
 CONCRETE FLOOR SLAB / FOUNDATION



NORTH WEST ELEVATION



SITE PLAN

PROPOSED WORKERS RESIDENCE
 318 CUCKOO ROAD CUCKOO
 FOR: MR & MRS M & Y WHELAN

ANDREW SHEDDEN ARCHITECT CC 5670
 BUILDING DESIGN SERVICE
 47 ELLERRE ST SCOTSDALE 0488039171

SKETCH PROPOSAL ELEVATIONS

SCALE 1:100 NOV 2025 2099-2