



dorset

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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: 2026/49
PROPOSAL: CONSTRUCTION OF A DWELLING
APPLICANT: PLANNING AHEAD TASMANIA
LOCATION: 33308 TASMAN HIGHWAY LEGERWOOD
(C/T's 51099/3, 39710/1, 244928/1, 216792/1)

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 24/06/2026.

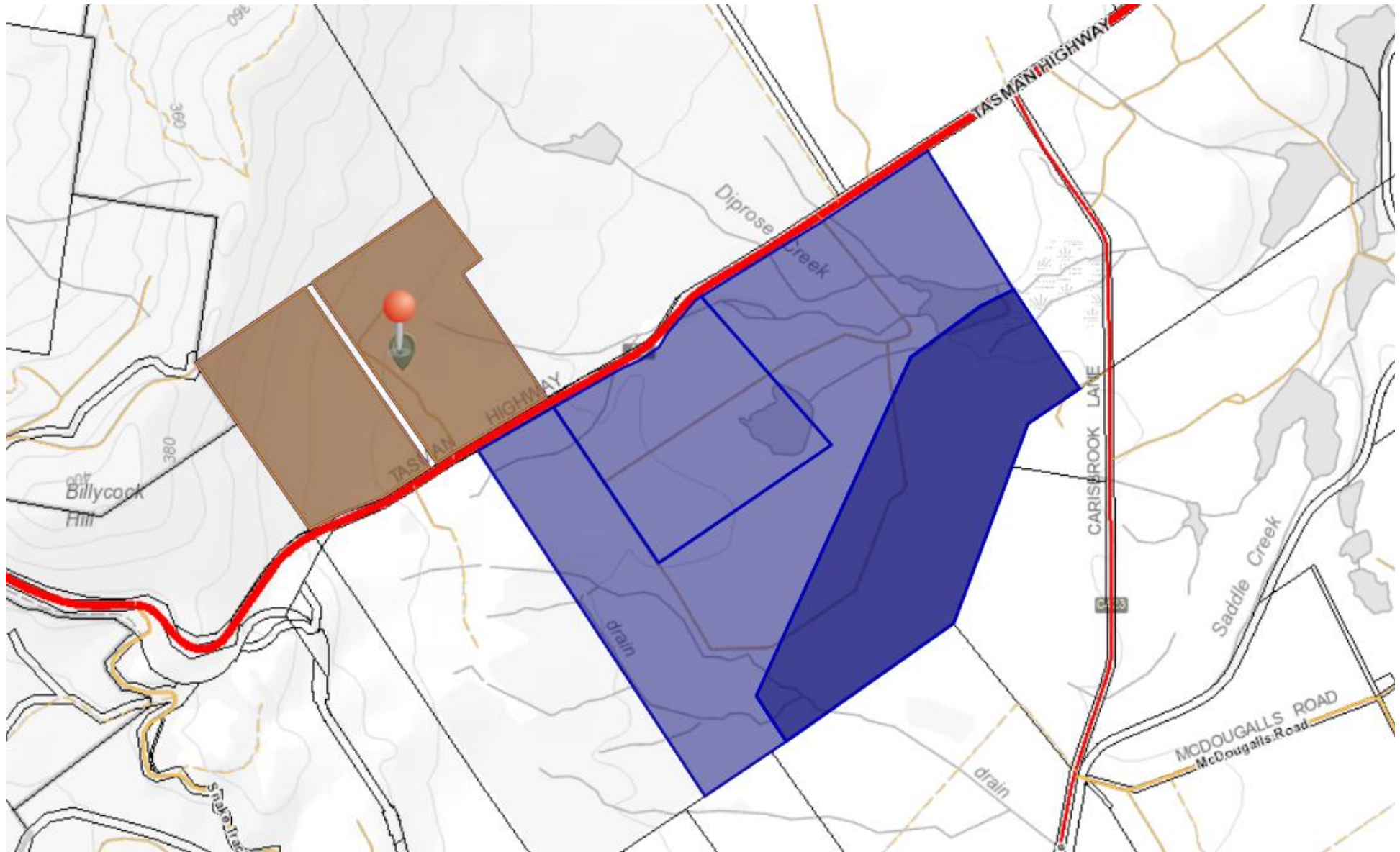
Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 10/06/2026. Representations must be made in writing and addressed 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

33308 Tasman Highway LEGERWOOD (2026/49)

(C/T's 51099/3, 39710/1, 244928/1, 216792/1)





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: <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	⇒ 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 <hr/> <hr/> <hr/>	Certificate of Title (include all applicable title references) Volume: _____ Folio: _____ (& other parcels per attached title documentation)
Land Area (m ² or hectares):	
Present use of land: <hr/> <hr/> <hr/>	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): <hr/> <hr/> <hr/>	⇒ 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:	
Address: <hr/> <hr/> <hr/>	Phone:
	Fax:
	Mobile:
Email:	

THE OWNER

Owner's Name(s): _____	
Address: _____ _____ _____	Phone: _____
	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: _____	⇒ <i>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.</i>
Signature: _____	
Date: _____	

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

Value of building work: \$ _____	⇒ Please tick applicable box: <input type="checkbox"/> Estimate <input type="checkbox"/> Contract Price	
Type of work: _____ _____	⇒ <i>For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use</i>	
Proposed use of building: _____ _____	⇒ <i>Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop</i>	
Existing floor area: _____ m ²	New / additional floor area: _____ m ²	Proposed maximum building height above natural ground level: _____ m
Materials: structural floor: _____ external walls: _____ colour: _____ roof cladding: _____ colour: _____ structural frame: _____		

DETAILS OF OTHER WORKS

Vehicle Access:

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

What would be the surfacing of the vehicle access? _____

Car Parking:

How many car parking spaces are currently provided? _____

How many additional car parking spaces would be provided? _____

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

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

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

DETAILS OF OTHER MATTERS

Proposed hours of operation:

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.

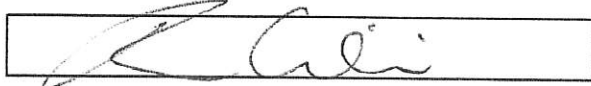
I confirm I am the copyright owner or have the authority to sign on behalf of any other person with copyright for documents relating to this Application.

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:

20.05.2026

SEARCH OF TORRENS TITLE

VOLUME 39710	FOLIO 1
EDITION 6	DATE OF ISSUE 16-Mar-2018

SEARCH DATE : 12-May-2026

SEARCH TIME : 09.16 am

DESCRIPTION OF LAND

Parish of KAY, Land District of DORSET
 Lot 1 on Diagram 39710
 Derivation : Part of Lot 9253 Gtd. to A.J. Joyce
 Prior CT 4578/79

SCHEDULE 1

M287356 TRANSFER to STEVEN JAN VAN ELDIK and SHELLEY VAN ELDIK Registered 06-July-2010 at noon

SCHEDULE 2

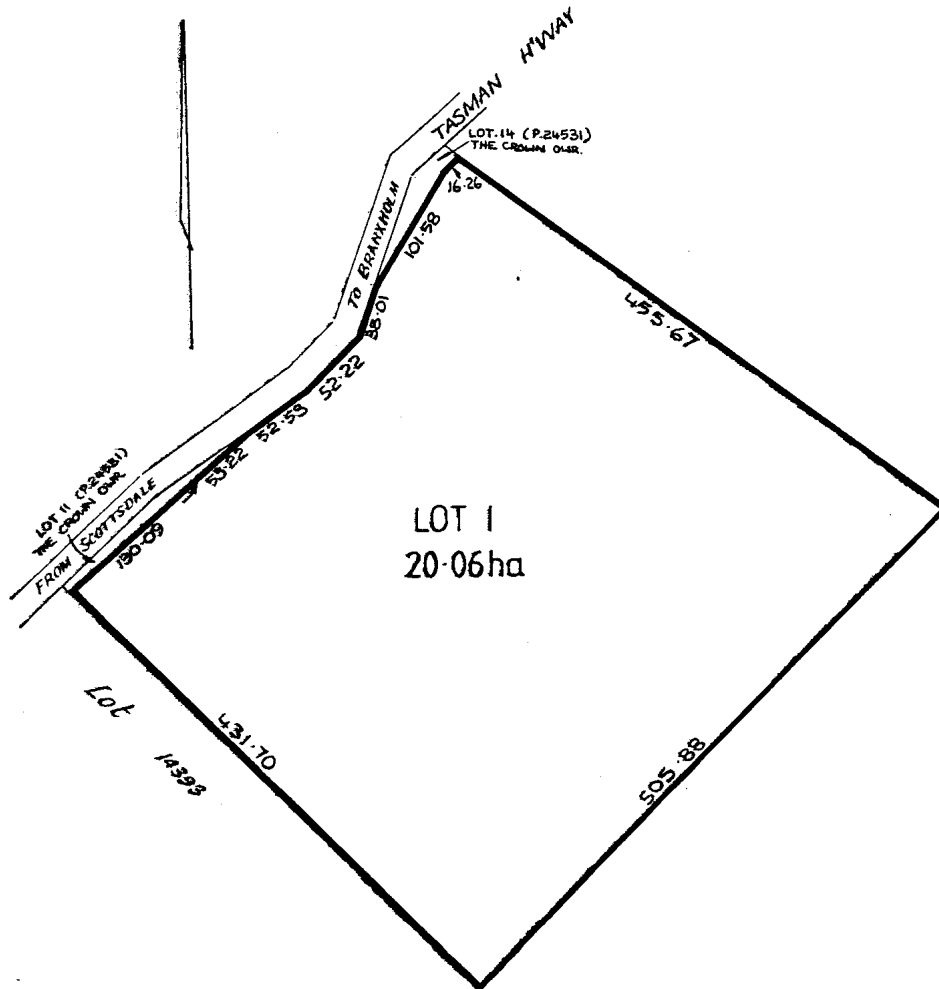
Reservations and conditions in the Crown Grant if any
 C970109 MORTGAGE to Rural Bank Limited Registered 06-July-2010 at 12.01 pm
 E124602 MORTGAGE to Tasmania Development and Resources Registered 16-Mar-2018 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

05-K-3910

Owner:	<p align="center">PLAN OF TITLE of land situated in the DORSET KAY</p> <p align="center">COMPILED FROM.....7/17 DORSET.....</p> <p align="center">SCALE 1: 4000 MEASUREMENTS IN METRES</p>	Registered Number: D39710
Title Reference: CT-3110-21		Approved.....
Grantee:		Recorder of Titles



R.

SEARCH OF TORRENS TITLE

VOLUME 51099	FOLIO 3
EDITION 6	DATE OF ISSUE 16-Mar-2018

SEARCH DATE : 12-May-2026

SEARCH TIME : 09.12 am

DESCRIPTION OF LAND

Parish of KAY, Land District of DORSET
 Lot 3 on Plan [51099](#)
 Derivation : Part of Lots 14391 and 14392 Gtd. to J. Auton
 Prior CT [4274/68](#)

SCHEDULE 1

[M339858](#) TRANSFER to STEVEN JAN VAN ELDIK and SHELLEY VAN ELDIK Registered 01-Aug-2011 at noon

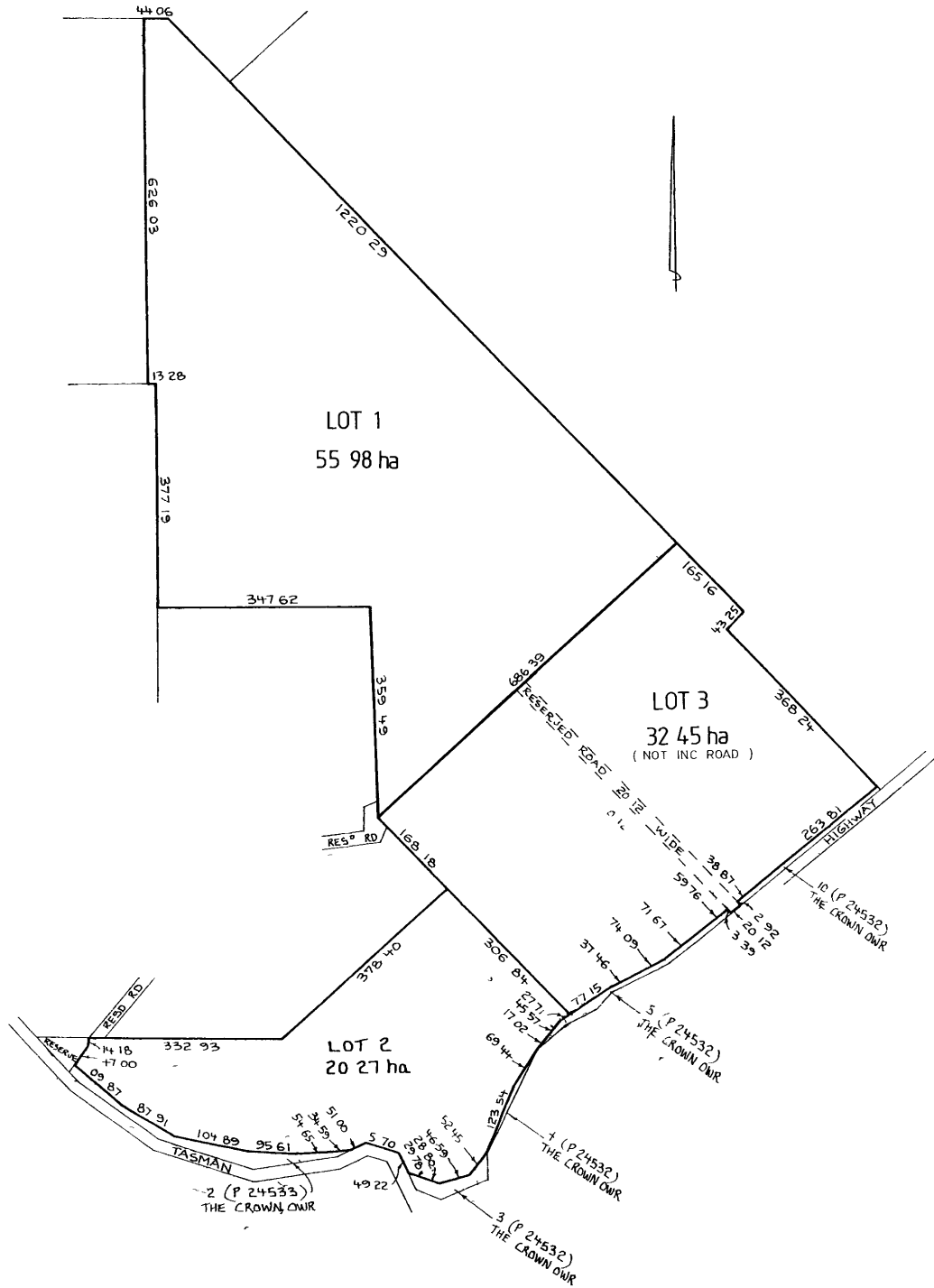
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[D145721](#) MORTGAGE to Rural Bank Limited Registered 24-Nov-2014 at noon
[E124602](#) MORTGAGE to Tasmania Development and Resources Registered 16-Mar-2018 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner	PLAN OF TITLE of land situated in the DORSET - KAY COMPILED FROM 109/23 ¹⁰ & P24532 43 SCALE 1 6000 MEASUREMENTS IN METRES	Registered Number P 51099
Title Reference C T 4274 - 6B		Approved
Grantee		Effective from
		Titles



SEARCH OF TORRENS TITLE

VOLUME 216792	FOLIO 1
EDITION 5	DATE OF ISSUE 16-Mar-2018

SEARCH DATE : 12-May-2026

SEARCH TIME : 09.17 am

DESCRIPTION OF LAND

Parish of KAY, Land District of DORSET
 Lot 1 on Plan [216792](#)
 Derivation : Part of Lot 9253 Gtd to A J Joyce
 Prior CT [2624/82](#)

SCHEDULE 1

[M287356](#) TRANSFER to STEVEN JAN VAN ELDIK and SHELLEY VAN ELDIK Registered 06-July-2010 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[C970109](#) MORTGAGE to Rural Bank Limited Registered 06-July-2010 at 12.01 pm
[E124602](#) MORTGAGE to Tasmania Development and Resources Registered 16-Mar-2018 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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ANNEXURE TO CERTIFICATE OF TITLE VOL. FOL.

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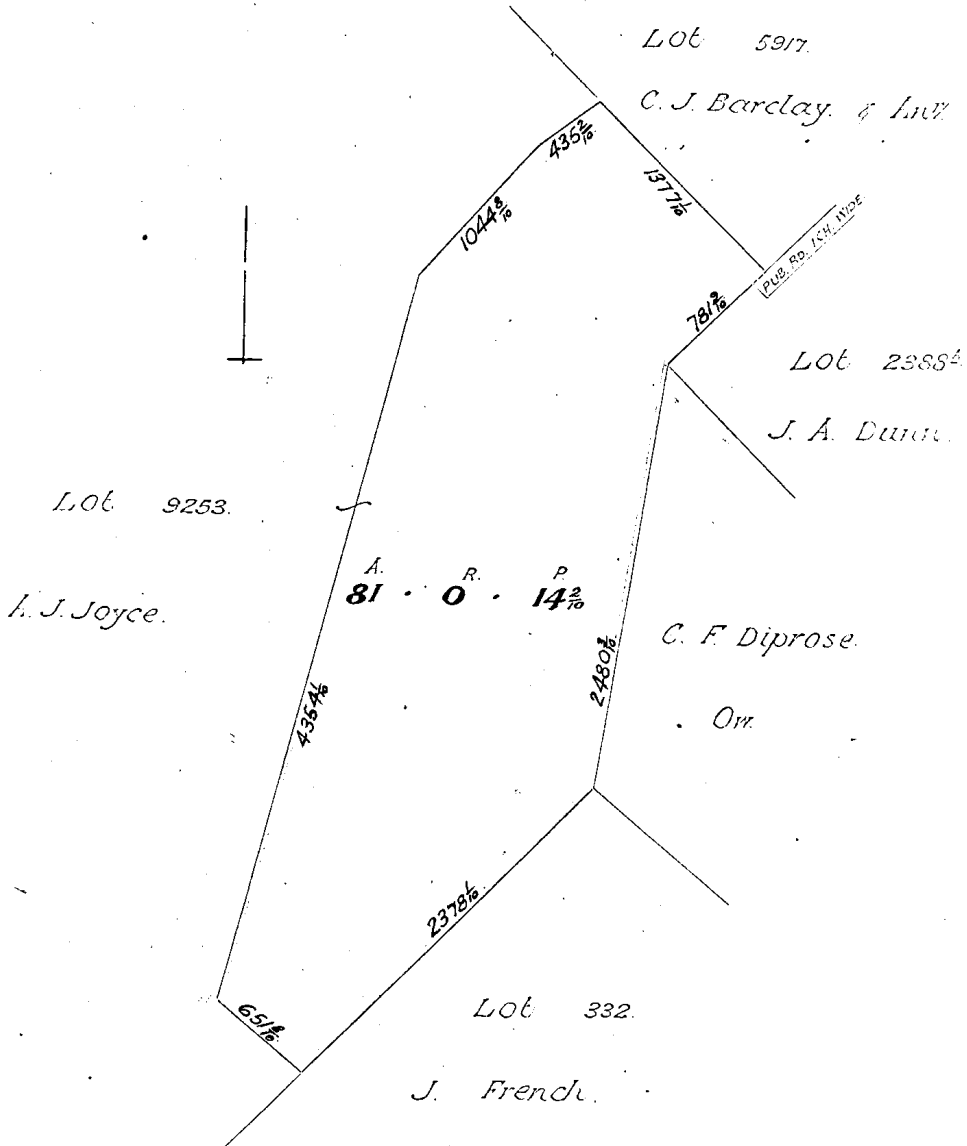
Recorder of Titles



REGISTERED NUMBER

216792

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



SEARCH OF TORRENS TITLE

VOLUME 244928	FOLIO 1
EDITION 5	DATE OF ISSUE 16-Mar-2018

SEARCH DATE : 12-May-2026

SEARCH TIME : 09.14 am

DESCRIPTION OF LAND

Parish of KAY, Land District of DORSET
 Town of KAY
 Lot 1 on Plan [244928](#)
 Derivation : Lot 14393 Gtd. to J.P. Gill and Part of Lot 9253
 Gtd. to A.J. Joyce
 Prior CT [4274/61](#)

SCHEDULE 1

[M287360](#) TRANSFER to STEVEN JAN VAN ELDIK and SHELLEY VAN ELDIK Registered 06-July-2010 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[C970109](#) MORTGAGE to Rural Bank Limited Registered 06-July-2010 at 12.01 pm
[E124602](#) MORTGAGE to Tasmania Development and Resources Registered 16-Mar-2018 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

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ANNEXURE TO **CERTIFICATE OF TITLE**
FOLIO OF REGISTER

VOL. 4274 FOL. 61



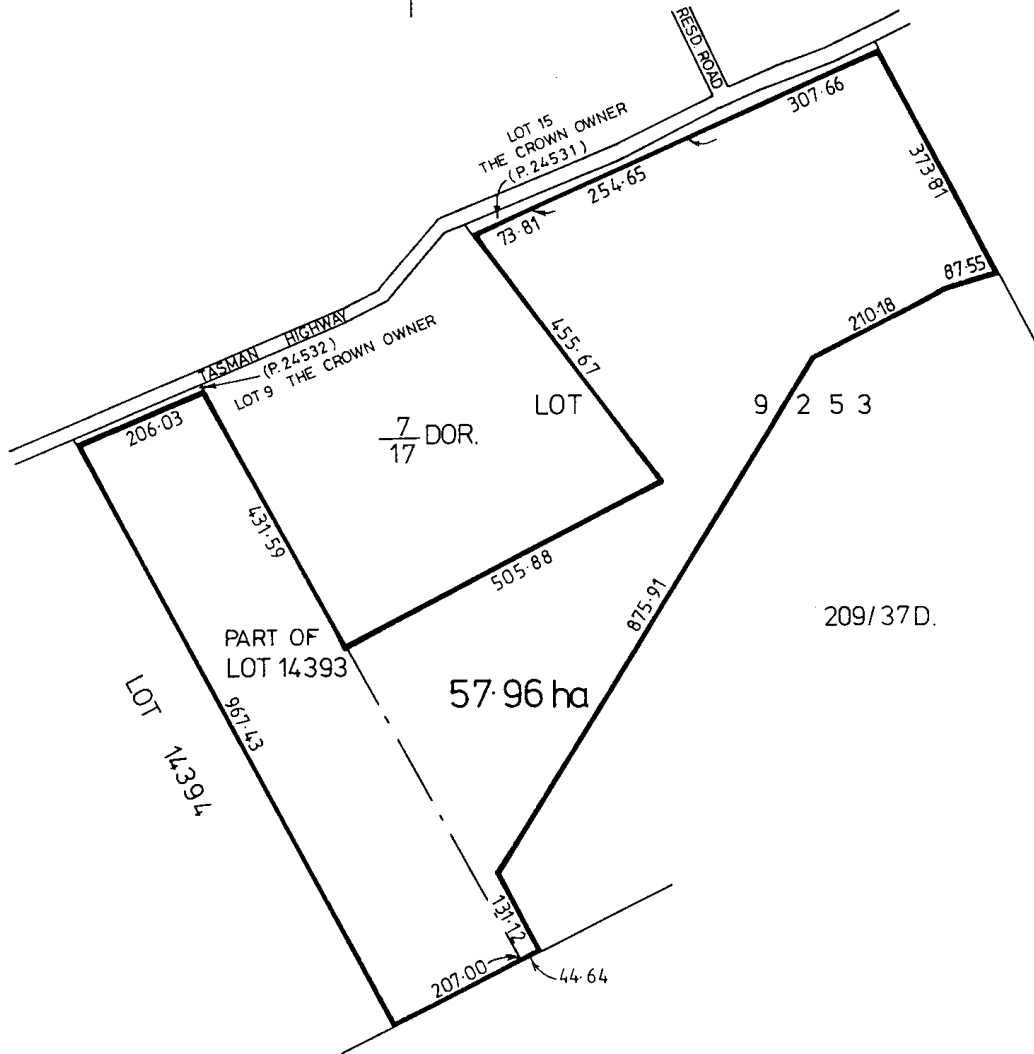
REGISTERED NUMBER

244928

Acting Recorder of Titles

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

PH. KAY &
TWN. RESERVE KAY
MEAS. IN METRES



686390

168 180

306840

77150

37460

77460

71670

59760

20170

38870

26381

TASMAN HIGHWAY

EXISTING ENTRANCE TO HIGHWAY

165160

CONTOUR 280

43250

EXISTING TREE LINE

11500

NEW RESIDENCE

CONTOUR 270

368240

WATER COURSE

EXISTING MACHINERY SHED & STOCK YARD

ACCESS ROAD

CATCHMENT SITE DAM

EXISTING ACCESS

PROPOSED NEW RESIDENCE

33205 TASMAN HIGHWAY

LEGERWOOD

FOR: MR & MRS S. & S. VAN BLDIK

ANDREW SHEDDEN ARCHITECT CC 5670

BUILDING DESIGN SERVICE

47 ELENOR STREET SCOTTSDALE 0488039171

SITE DEVELOPMENT PLAN

SCALE 1:200 MAY 2026 2/22-1





AGRICULTURAL ASSESSMENT REPORT

SJ & S Van Eldik

33308 Tasman Hwy, Legerwood TAS 7261

May 2026



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Document status

Final

Date	Status/issue	Reason for revision	Reviewed by	Authorised by
5 May 2026	Version 1	Draft	ML	JL
8 May 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 proponents, Shelley and Steven Van Eldik, and covers various aspects of the agricultural land activities associated with and surrounding the property at 33308 Tasman Hwy, and the potential to be negatively impacted by the proposed development.

The proposed development plan is for a residential dwelling, as per a manager's residence to be built on the property.

The proposed managers residence is for the current owners Shelley and Steven Van Eldik to occupy and allow them to be engaged with and support the ongoing operational and management activities of the dairy and beef breeding and finishing operation. The existing dwelling at 33205 Tasman Highway will be made available to their adult children and forms an essential part of succession planning, since the proponent is moving into retirement, and their adult children will be progressively taking over management of farm operations and require suitable accommodation.

The proposed managers residence will be located on class 4 non-prime agricultural land and be positioned within proximity to existing farm and machinery infrastructure and would have a negligible impact on the current and future agricultural land use activities.

The subject property is located within the Upper Ringarooma Irrigation District, has a recently constructed 7ML catchment and access to irrigation water via adjacent tiles which form part of the wider 144 hectare dairy and beef breeding and finishing operation.

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 Shelley and Steven Van Eldik, (the proponent) to support an application to build a residential dwelling on the property.

The proposed residential dwelling, a manager's residence, is for the current owners Shelley and Steven Van Eldik to occupy, supporting the ongoing operational and management activities of the dairy and beef breeding and finishing operation. The existing dwelling at 33205 Tasman Highway will be made available to their adult children and forms an essential part of succession planning, since the proponent is moving into retirement, and their adult children will be progressively taking over management of farm operations and require suitable accommodation.

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: 51099/3 is located at 33308 Tasman Hwy, Legerwood, and is privately owned by Shelley and Steven Van Eldik (Figure 1 and Table 1). The subject property is located approximately 1.7km northwest from the township of Legerwood and approximately 13.5km east of Scottsdale.

Table 1: Subject property location identification details

Address	Property ID	Title reference	Hectares (approx.)
33308 Tasman Hwy, Legerwood, TAS 7263	7745187	51099/3	32.6

The subject property, referred to as Title Ref: 51099/3 operates as a dairy and beef breeding and finishing operation and is farmed in conjunction with adjacent titles owned by the Van Eldik family. The entire farming enterprise operates over a total of 144 hectares, which includes adjacent titles Title Ref: 244928/1, 39710/1 and 216792/1.

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

No threatened vegetation communities exist on the subject Title Ref: 51099/3. Approximately 1 hectare of *Eucalyptus obliqua* forest with broad-leaf shrubs (WOB), exists in the gully directly adjacent to the east of the proposed development, outside the grazing production area, Figure 3 and 11.

Major infrastructure present on the subject property consists of a machinery shed, stockyards, Figure 16 and 17 and a recently constructed 7ML catchment dam, Figure 10.

The subject property and all adjacent properties to the west, south and east are held as private freehold land. The property directly adjacent to the north is Permanent Timber Production Zone Land, Figure 4.

The subject property and the property adjacent to the south are zoned Agriculture, the properties to the east, north and west are zoned Rural and the Tasman Highway to the south is zoned Utilities under the Tasmanian Planning Scheme – Dorset Local Provisions Schedule, Figure 5.

The subject property located within the Upper Ringarooma Irrigation district, has access to irrigation water via a 7ML catchment dam located on the property and extensive water licenses as part of the adjacent wider Van Eldik family land holdings.

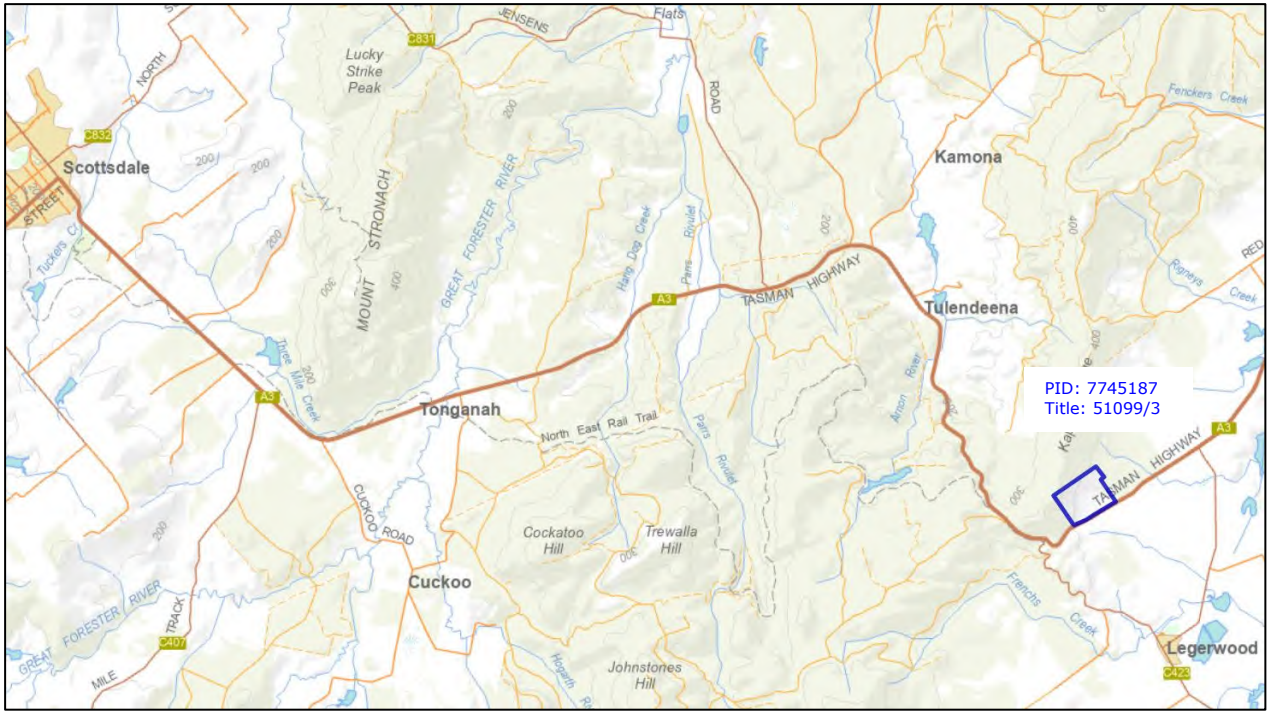


Figure 1: Location of subject property at 33308 Tasman Hwy, Legerwood (blue outline), (Title Ref: 51099/3) (source the LIST map).

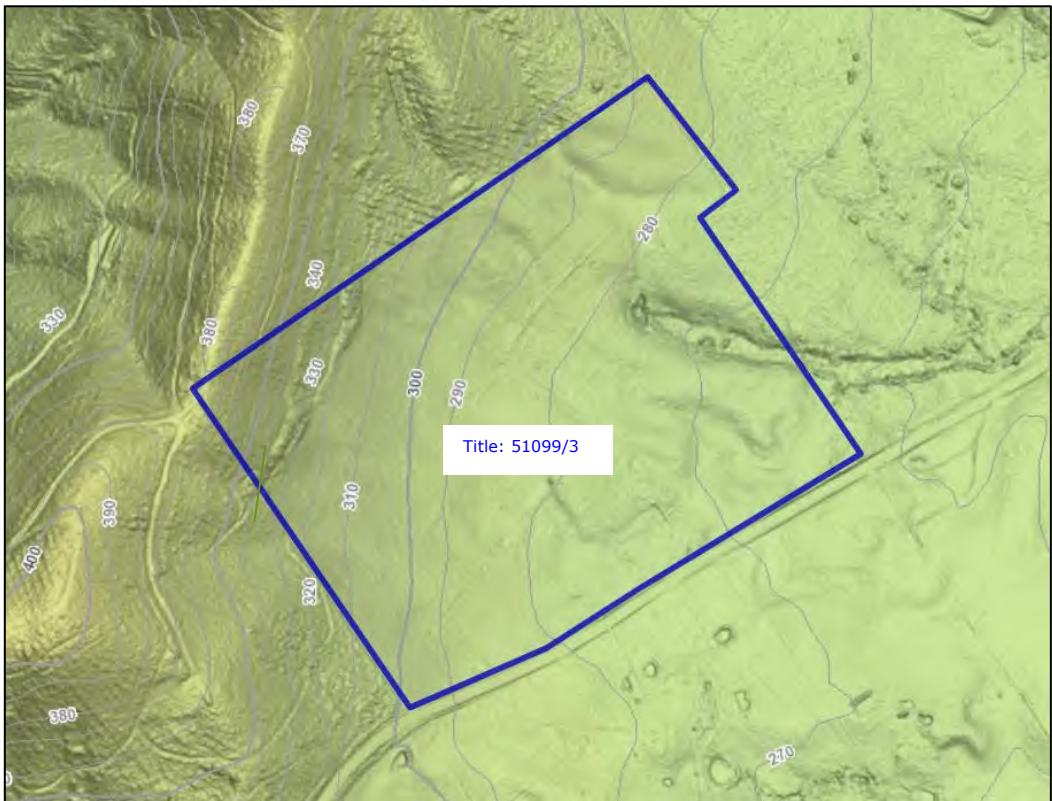


Figure 2: Topography of subject property (blue outline), (source the LIST map).



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

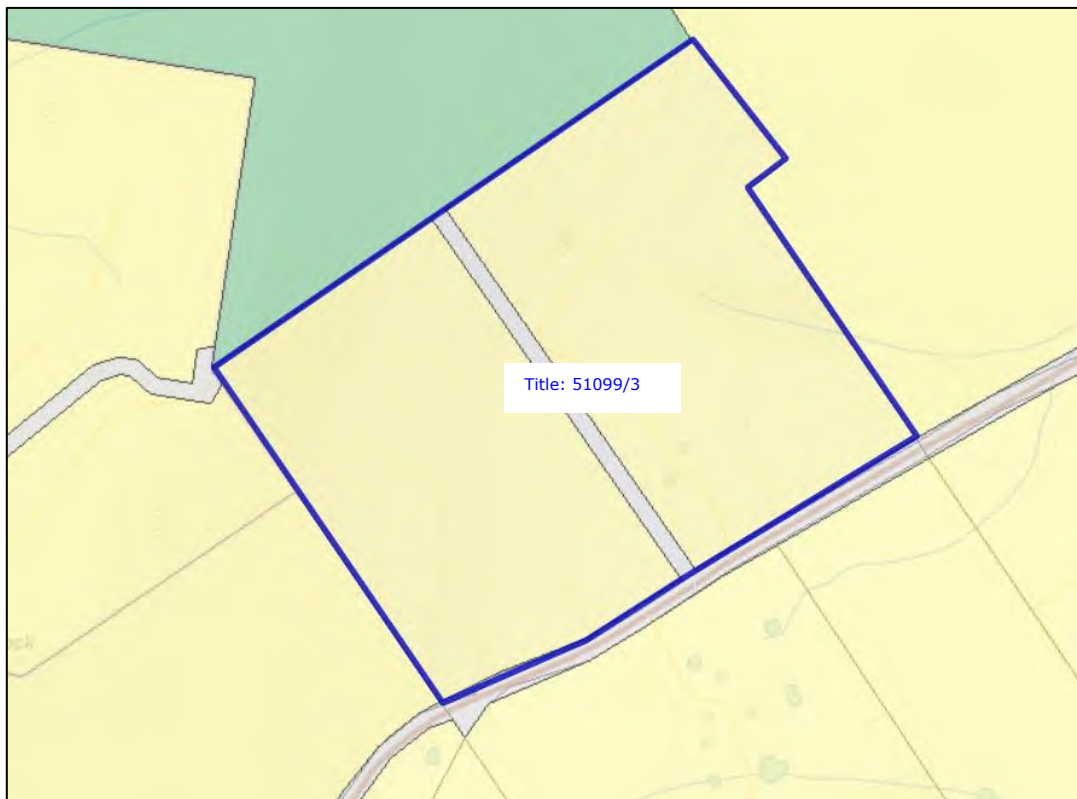


Figure 4: Land tenure of subject property (blue outline) and surrounds being private freehold (yellow) and Permanent Timber Production Zone Land (green), (source the LIST map).

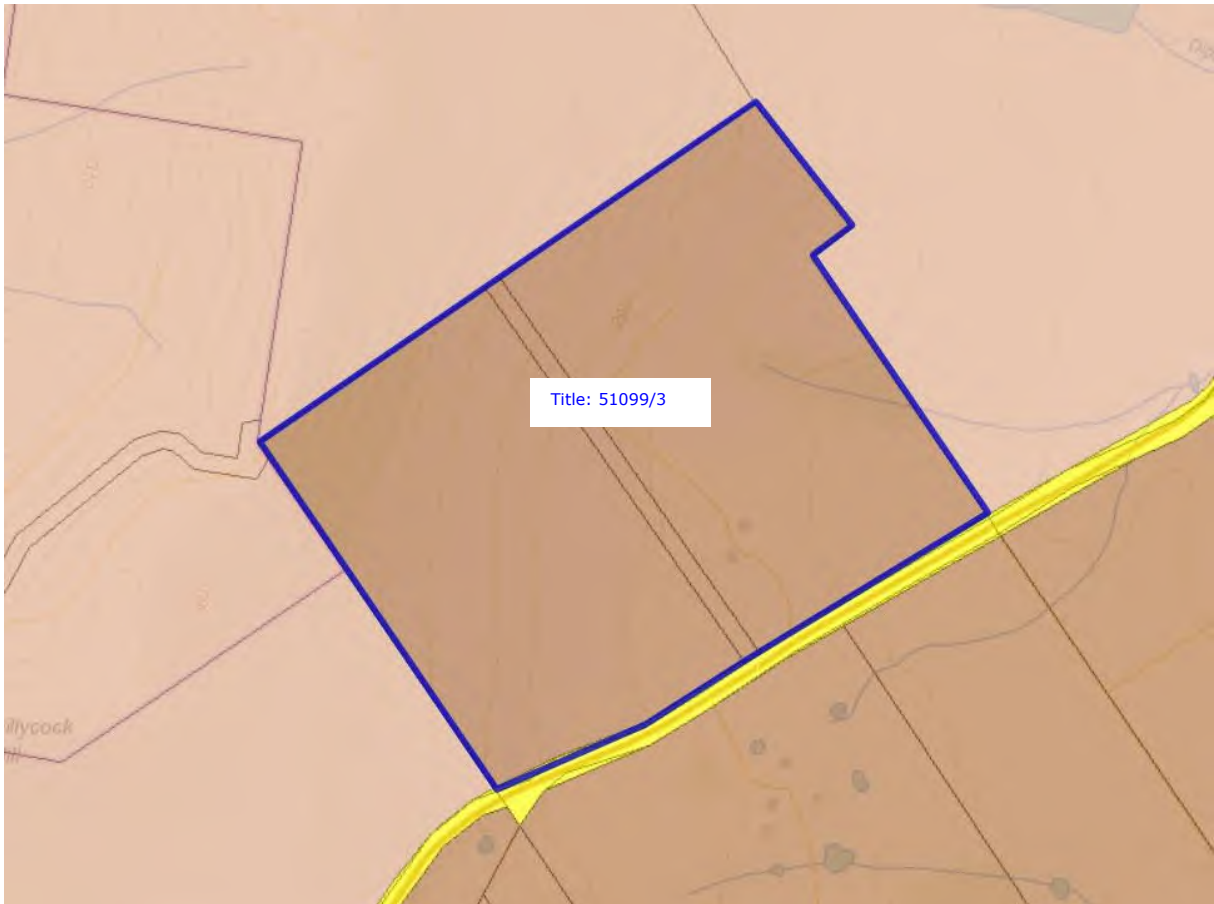


Figure 5: The subject property title (blue outline) with land directly surrounding mapped as Agriculture zone (brown), Rural (light brown) and Utilities (yellow), (source the LIST map).

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 30th April 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, 4e and 5e, Figure 6. An area of 2.2 hectares was excluded from the survey which includes the recently constructed 7ML catchment dam and native vegetation community *Eucalyptus obliqua* forest with broad-leaf shrubs (WOB). 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.

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.

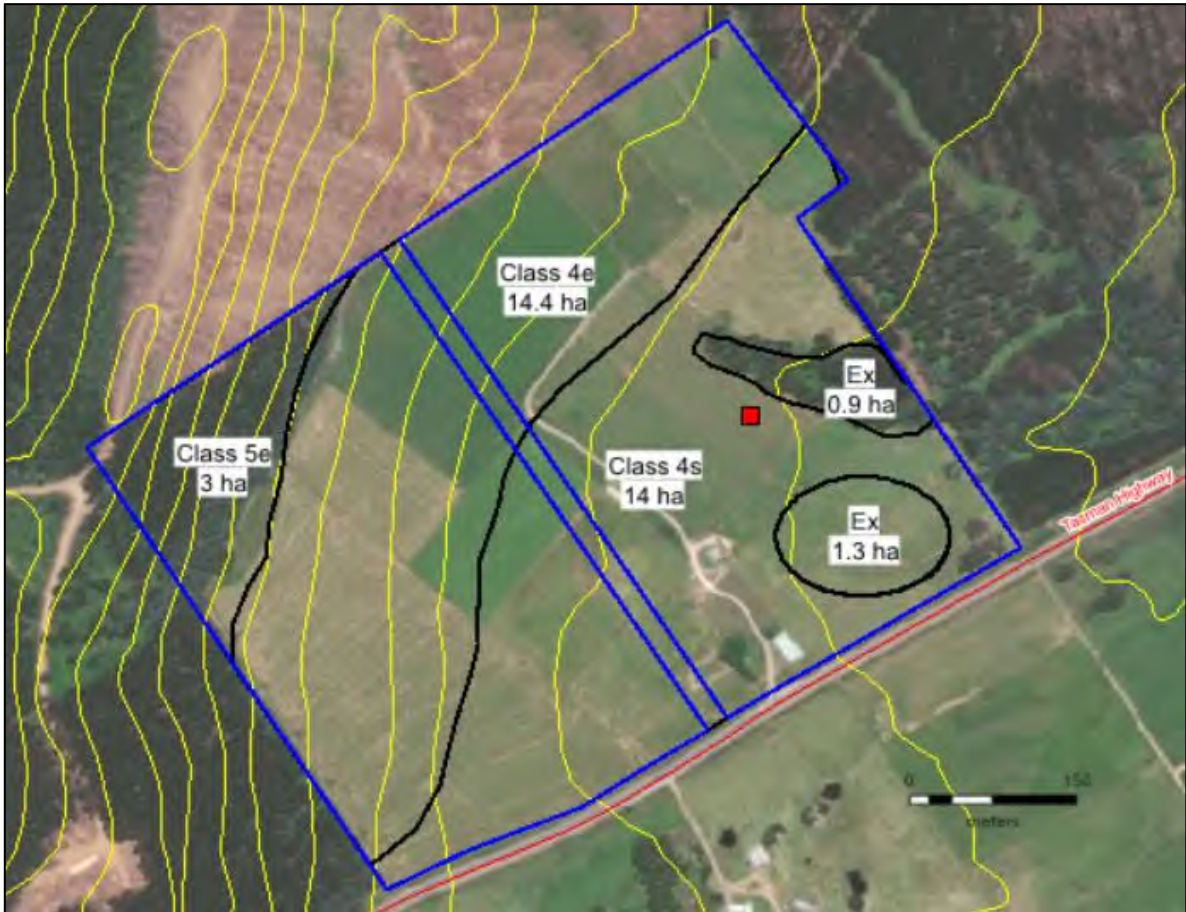


Figure 6: The subject property title (blue outline), proposed dwelling (red square), land capability class, 10m contours (yellow lines), on aerial imagery (source the LIST map).

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. 14 ha)	Dark brown fine sandy clay loam topsoils over brown light to medium clay subsoils. Flat to gently sloping (0-5%) ground, moderately well drained.	0-5	Flat to gently sloping land 280m above sea level	Moderate to low risk of rill and sheet erosion with surface water.	Moderately well drained sandy clay loam topsoils. Topsoil depth greater than 25cm with few gravels.	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 to high climatic limitations. This region experiences cold winters and warm summer conditions. Receives an average of 970mm annual rainfall, can experience up to 20 frost days annually, 990 GDD (October-April) and 1056 chill hours (May-August).

<p>4e (approx. 14.4 ha)</p>	<p>Dark brown fine sandy clay loam topsoils over brown light to medium clay subsoils. Gently to moderately inclined (5-18%) mid slopes and rolling hills, moderately well drained.</p>	<p>5-18</p>	<p>Gently to moderately inclined mid slopes, 290m above sea level</p>	<p>Moderate risk of rill and sheet erosion with surface water.</p>	<p>Moderately well drained sandy clay loam topsoils. Topsoil depth greater than 25cm with few gravels.</p>	<p>This land is suitable for cropping on a 2 to 3 in 10 year rotation with a 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 to high climatic limitations. This region experiences cold winters and warm summer conditions. Receives an average of 970mm annual rainfall, can experience up to 20 frost days annually, 990 GDD (October-April) and 1056 chill hours (May-August).</p>
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<p>5e (approx. 3 ha)</p>	<p>Dark brown fine sandy clay loam and red brown clay loam topsoils over brown light to medium clay subsoils. Moderate to steep (18-30%) mid and upper slopes, moderately well drained.</p>	<p>18-30</p>	<p>Moderate to steep (18-30%) mid and upper slopes, 350m above sea level</p>	<p>High risk of rill and sheet erosion with surface water.</p>	<p>Moderately well drained sandy clay loam topsoils. Topsoil depth greater than 25cm with few gravels.</p>	<p>This land is not suitable for cropping. This land is well suited to current land practices of grazing permanent pasture.</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 to high climatic limitations. This region experiences cold winters and warm summer conditions. Receives an average of 970mm annual rainfall, can experience up to 20 frost days annually, 990 GDD (October-April) and 1056 chill hours (May-August).</p>
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Figure 7: Class 4s and 4e soils, dark brown fine sandy clay loam topsoils over brown light to medium clay subsoils, (site assessment 30/04/2026).



Figure 8: Class 5e soils, dark brown fine sandy clay loam and red brown clay loam topsoils over brown light to medium clay subsoils, (site assessment 30/04/2026).

5 Proposed development

5.1 RESIDENTIAL DWELLING

The proposed development is to build a residential dwelling on the property, as per a manager's residence.

The proposed residential dwelling is for the farm manager to live on site (managers residence) and support the ongoing operational and management activities of the dairy and beef breeding and finishing operation. The manager's residence is required as a part of succession planning, since the proponent is moving into retirement, and their adult children will be progressively taking over management of farm operations.

The location of the proposed dwelling is shown in Figure 9.

The location of the development has been strategically selected to maximise proximity to existing farm infrastructure and limit the impact on the farm production area. The proposed residential dwelling will assist with succession planning for the wider dairy and beef breeding and finishing enterprise while also improving day to day operational efficiency, management presence and security outcomes. The dwelling will have direct access to Tasman Highway via an existing entry point and gravel road, Figure 9, 14 and 15.

The subject property has recently undergone significant development, and this includes new infrastructure (fencing, laneways, stock water system, 7ML catchment dam, etc) and most recently the conversion of forestry plantation to pasture.

The proposed dwelling will not have any adverse impact on the agricultural land use of the property and is integral and subservient to the dairy and beef breeding and finishing enterprise conducted on the subject property.



Figure 9: Proposed residential dwelling location and boundary setback distances.

5.2 INTEGRAL USE OF THE MANAGERS RESIDENCE

The proposed development is required for the dairy and beef breeding and finishing enterprise conducted on the subject Title Ref: 51099/3. The total farming operation includes neighbouring titles Title Ref: 244928/1, 39710/1 and 216792/1 owned by the Van Eldik family. The total livestock enterprise is undertaken over a total of 144 hectares of land.

The farming operation is a commercial scale dairy 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 manager to be located on site.

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 dairy and 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 cow and calf.

In order to successfully undertake the current and future operational and management activities involved in the intensive dairy and beef breeding and finishing enterprise, the availability of a manager's residence is required to allow the property manager to be

present and available on an ongoing, frequent and regular basis, for the following purposes;

- Optimise pasture management, including frequently shifting livestock to new fresh pasture, and moving livestock off waterlogged paddocks to minimise pasture damage and soil pugging.
- Feeding out fodder in a timely manner to supplement the livestock's diet and ensure animal performance outcomes are achieved.
- Regular monitoring and observation of livestock in order to ensure all animal health and welfare concerns take priority and are dealt with a timely and appropriate manner.
- Provide animal health treatments to ensure optimal animal health outcomes are achieved.
- Close supervision of the cattle to ensure optimal liveweight gain performance.
- Operate and manage the irrigation scheme on the property, and this include operation of the irrigation pumps and shifting the travelling irrigators on a daily basis from late spring until early autumn.
- As required, undertake and being involved with the various pasture renovation activities (e.g. ground cultivation and sowing new pasture/forage crops), application of agricultural chemicals, spreading fertiliser and fodder production.
- Monitoring and maintenance of equipment – operators must be on hand to detect and fix breakdowns in essential equipment such as water troughs, machinery, fencing and vehicles etc..
- Provision of professional services, including regular visits by agronomists, field representatives, contractors, mechanics, sales representatives and veterinarians – most farmers receive regular external advice from visiting specialists, requiring ready access to machinery, pastures, crop and livestock etc.
- Security – farms can be prime targets for theft of livestock, fuel, fertiliser, fencing equipment, spares and specialised machinery. Living on the property would be an ideal deterrent.

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

6 Land use activity

6.1 CURRENT AGRICULTURAL ACTIVITIES CONDUCTED

The subject property, referred to as Title Ref: 51099/3 is used to graze livestock, including dairy and beef cows and calves.

Typical current stocking rates include 40 cow / calf breeding units.

The property in question, including the internal road reserve is approximately 33.6 ha in total, comprising of:

- 31.4 ha of class 4s, 4e and 5e land, currently under improved pasture and well suited to agricultural production.
- 0.9 ha of native vegetation community, *Eucalyptus obliqua* forest with broad-leaf shrubs (WOB).
- 1.3 ha encompassing the recently constructed 7ML catchment dam.

6.2 POTENTIAL AGRICULTURAL LAND USE ACTIVITY

6.2.1 Pastoral use

The property in question is well suited for grazing purposes. A dairy and beef breeding and finishing enterprise currently operates on the subject Title Ref: 51099/3.

The suitable pastoral area covers approximately 32 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.

There is the opportunity to increase the number of livestock as well as increase the individual animal performance rates (e.g. liveweight gain) on the subject property.

The presence of manager living on the property would assist in realising a potential increase to the livestock productivity levels.

6.2.2 Cropping use

No cropping, outside of fodder crops including summer brassicas (e.g. turnips) is undertaken on the property.

Cropping could be undertaken and the 28.4 hectares of class 4 land could be cropped up to 3 times in 10 years. Current crop rotations could include potatoes, onions, poppies and pasture.

Irrigated cropping opportunities are seasonally impacted by available crop contracts and weather conditions. Potential crop options and gross margins are summarised in the following table.

Irrigated Cropping Gross Margin	Gross margin (ha)	Rotation (3.5 ha/yr)
Potatoes	\$8,000	\$28,000
Onions	\$4,000	\$14,000

Irrigated Cropping Gross Margin	Gross margin (ha)	Rotation (3.5 ha/yr)
Poppies	\$3,000	\$10,500

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 localised 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 51099/1 (59.47 ha), zoned as Rural and current land use is plantation forestry.
- Northwest: Property title reference 245410/1 (39.57 ha), zoned as Rural and current land use is plantation forestry.
- West: Property title reference 51099/2 (19.86 ha), zoned as Rural and current land use is plantation forestry.
- South: Property title reference 103444/1 (90.44 ha), zoned as Agriculture and current land use is dairy, with a residential dwelling.
- Southeast: Property title reference 244928/1 (58.26 ha), zoned as Agriculture and owned by the proponent Shelley and Steven Van Eldik and part of the Van Eldik family farming operation.
- East: Property title reference 111284/1 (129.8 ha), zoned as Rural and current land use is plantation forestry.

The agricultural land use activities conducted on the subject property (Title Ref: 51099/3) are consistent with similar agricultural land use activities in the neighbouring and wider Legerwood region.

No neighbouring residential dwellings are within 200m of the proposed development (managers residence) on the subject property.

After inspecting the site (site assessment completed on 30/04/2026), 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: Southerly view from proposed dwelling location showing newly constructed 7ML catchment dam.



Figure 11: Easterly view from proposed dwelling location showing *Eucalyptus obliqua* forest with broad-leaf shrubs (WOB) native vegetation community.



Figure 12: Northerly view from proposed dwelling location.



Figure 13: Westerly view from proposed dwelling location.



Figure 14: Entrance to subject property onto Tasman Highway looking south.



Figure 15: Driveway to proposed residential dwelling from Tasman Highway looking north.



Figure 16: Machinery shed and stockyards.



Figure 17: Machinery shed.



Figure 18: Pasture production area looking west.



Figure 19: Residential dwelling located on adjacent Tile Ref: 103444/1, to the south.

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

Land use activity on neighbouring properties adjacent to the subject property includes land covered by pastureland which is used to graze livestock and plantation forestry.

The proposed development at 33308 Tasman Hwy would be sufficiently set back and would not be anticipated to have any negative impacts on the land use activity conducted on the adjacent properties.

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 Dorset council.

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

The land surrounding the subject Title Ref: 51099/3 is very lightly populated. No residential dwellings are within 200m of the proposed development. The closest residential dwelling is approximately 440m south of the proposed manager's residence on Title Ref: 103444/1.

Due to the nature of the development (residential only) and considering the separation distances, 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.

6.7 WATER STORAGE AND RESOURCES

The subject property Title Ref: 51099/3 is located within the Upper Ringarooma Irrigation District. A newly constructed 7ML catchment dam exists in the southeast corner of the property, Figure 10. No water licenses are located on subject property Title Ref: 51099/3.

The broader 144 hectare Van Eldik farming operation, of which the subject property is part of has access to the following water resources:

- 120ML irrigation water license, Tasmanian Irrigation, Upper Ringarooma Irrigation Scheme.
- 40ML dam and water license on Title Ref: 39710/1
- 30ML dam and water license on Title Ref: 216792/1
- 43.2ML, 23.6ML and 45ML of surety 5 irrigation license from Diprose Creek
- 100.8ML of surety 6 irrigation license from Diprose Creek

Irrigated pasture and fodder crop production occurs on the subject Title Ref: 51099/3.

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: <ul style="list-style-type: none">(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 is used for agriculture, pasture and fodder crop production (dryland and irrigated) to support an intense dairy and beef breeding and finishing operation. The proposed development, a manager's residence for succession planning, will allow for a property manager to be provided with accommodation while they undertake the various operational and management activities involved with the agricultural use of the property. The proposed development will not have any adverse impact on the agricultural land use of the property and is integral and subservient to the dairy and beef breeding and finishing operations conducted from the subject property.</p>
21.1.2	<p>(a) The location of the proposed dwelling (subject to survey and relevant studies) has been specifically located in the central eastern area of the subject property in order to allow for significant setback distances, 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 within proximity of existing farm infrastructure including machinery shed and stockyards ensuring minimal impact on the production area of the land. The land lost to the proposed dwelling on the subject title is insignificant and has 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 Upper Ringarooma Irrigation district.</p>
21.1.3	<p>The proposed development is to build a residential dwelling on the property. The proposed residential dwelling is for the farm manager to live on site (managers residence) supporting the ongoing operational and management activities of the dairy and beef breeding and finishing operation conducted on the property, Title Ref: 51099/3.</p> <p>This manager's residence is required as a part of succession planning, since the proponent is moving into retirement, and their adult children will be taking over management of the farming 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 proposed development will support agricultural use of the land, as outlined in section 5.1 and 5.2 of the agricultural assessment.</p>

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
Response
<p>(a) (i) The subject property covers approximately 32.6 hectares, of which 31.4 hectares is currently arable and under improved pasture for grazing. The subject property in conjunction with the proponent's adjacent land holdings will allow for grazing 150 dairy cows, 200 beef breeders and 60 weaners. The farming operation is a commercial dairy and beef breeding and finishing enterprise, and the due to its scale, nature and complexity of the agricultural land use activities it is necessary for the farm manager to be on site.</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 dairy and beef breeding and finishing enterprise is at a 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 proposed dwelling will also ensure the additional security of the property including infrastructure, farm equipment, machinery and animals.</p> <p>(iii) A manager's residence on farm is essential in allowing the farm manager to address the key operational and management requirements of the dairy and beef breeding and finishing enterprise in an accurate and timely way.</p>

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 the existing dairy and beef breeding and finishing enterprise conducted on the subject property. The complexity of the enterprise 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 6. The siting of the dwelling has been strategically selected to maximise proximity to existing farm infrastructure and limiting the impact on the farm production area. The dwelling will have direct access to Tasman Highway via an existing entry point and gravel road, (Figure 14 and 15).

The proposed dwelling will not have any adverse impact on the agricultural land use of the property and is integral and subservient to the dairy and beef breeding and finishing operations, conducted on 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 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: 51099/3 is very lightly populated. No residential dwellings are within 200m of the proposed development. The closest residential dwelling is approximately 440m south of the proposed manager's residence, on Title Ref: 103444/1. Due to the nature of the development (residential only) and considering the separation distances, 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) Farm infrastructure exists on the subject property within proximity, to the southwest of the proposed managers residence, including:
- Machinery shed, (Figure 17 and 16)
 - Stockyards, (Figure 16).

The siting of the dwelling has been strategically selected to maximise proximity to existing farm 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: 51099/3) are consistent with similar agricultural land use activities in the neighbouring and wider Legerwood region.
- There are no residential dwellings within 200m of the proposed development (manager's residence) of the subject property.
- After inspecting the site (site assessment completed on 30/04/2026), it has been concluded that the proposed setback distances, (Figure 9) 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 modern building materials and will comply with the relevant councils building codes.
- (f) Aside from extensive setback distances, native vegetation in the form of 1 hectare of *Eucalyptus obliqua* forest with broad-leaf shrubs (WOB), exists in the gully to the east of the proposed development which would provide some additional natural buffer to the eastern adjacent title.

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 Tasman Highway via an existing entry point and gravel road, (Figure 14 and 15).

8 Conclusion

1. The property is located at 33308 Tasman Hwy, Legerwood (Title Ref: 51099/3).
2. The proposed development, a manager's residence will be sited on land capability 4 land, non-prime agricultural land.
3. The property in question, Title Ref: 51099/3, covers approximately 32.6 hectares and operates as a dairy and beef breeding and finishing livestock enterprise.
4. The proposed development plan is to build a residential dwelling on the property.
5. The proposed residential dwelling is a manager's residence, and is for the proponent to occupy, supporting the ongoing operational and management activities of the dairy and beef breeding and finishing operation. An existing dwelling at 33205 Tasman Highway will be made available to their adult children and forms an essential part of succession planning, since the proponent is moving into retirement, and their siblings will be progressively taking over management of farm operations and require suitable accommodation.
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.



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ADDITIONAL FARM DWELLING – SUPPORTING SUBMISSION

33308 Tasman Highway, Legerwood

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BASIC PLANNING OVERVIEW	
DESCRIPTION OF PROJECT:	Additional Farm Dwelling
PROPERTY ADDRESS:	(i) 33308 Tasman Highway, Legerwood; (ii) 33205 Tasman Highway, Legerwood; (iii) Tasman Highway, Legerwood; and (iv) Lot 1 Tasman Highway, Legerwood
TITLE No:	(i) 51099/3, (ii) 244928/1, (iii) 39710/1 and (iv) 216792/1
PROPERTY ID:	(i) 7745187, (ii) 2960283, (iii) 6828984 and (iv) 2960275
PLANNING INSTRUMENT:	<i>Tasmanian Planning Scheme - Dorset</i>
APPLICABLE ZONE(S):	Agriculture
APPLICABLE CODE(S):	Parking and Sustainable Transport
	Road and Railway Assets
	Scenic Protection
	Bushfire-Prone Areas
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 33308 Tasman Highway, Legerwood (Folio of the Register 51099/3). The subject land is provided with frontage to Tasman Highway, a State road maintained by the Department of State Growth.

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 [(i) F/R 51099/3, (ii) F/R 244928/1, (iii) F/R 39710/1 and (iv) F/R 216792/1), excluding the Tasman Highway road reserve, comprises a total area of 143.28 hectares.

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

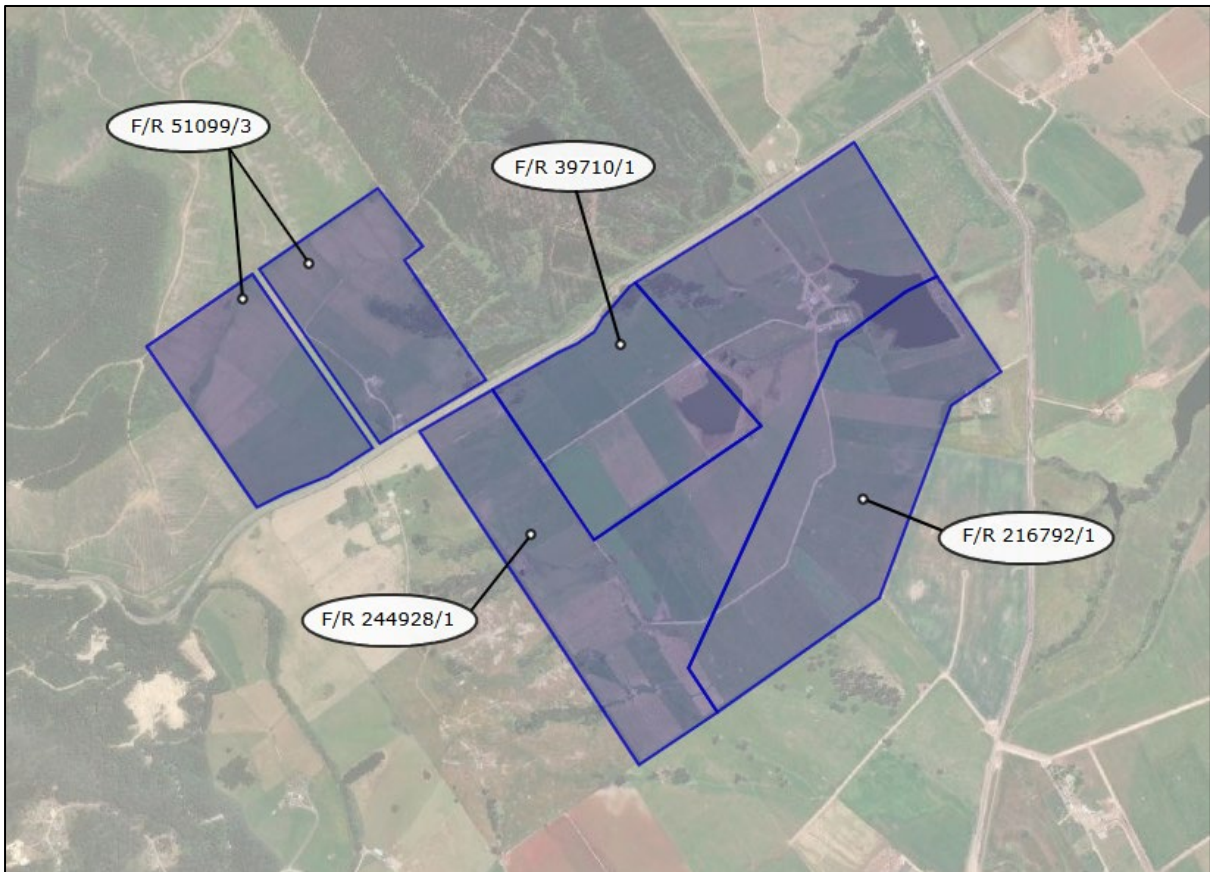


Figure 1: Aerial image identifying location and spatial proportions of F/R 51099/3, (ii) F/R 244928/1, (iii) F/R 39710/1 and (iv) F/R 216792/1 (Source: LISTmap).

2 Site Details

Address:	(i) 33308 Tasman Highway, Legerwood; (ii) 33205 Tasman Highway, Legerwood; (iii) Tasman Highway, Legerwood; and (iv) Lot 1 Tasman Highway, Legerwood.		
Title No:	(i) 51099/3, (ii) 244928/1, (iii) 39710/1 and (iv) 216792/1		
Landowner:	Steven and Shelley Van Eldik		
Dimensions:	Area	Average Width	Average Depth
	143.28 hectares	Approx. 620 m	Approx. 520 m
Slope:	Grade	Elevation	Direction
	Undulating	240-380 AHD	Northwest to Southeast
Existing Use or Development:	Agricultural uses: dairy and beef breeding and finishing enterprise.		
Vegetation:	Pasture varieties		
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
	Tasman Highway	Direct Frontage	Existing
Surrounding Use and Development	North	Agricultural uses (plantation forestry)	
	South	Agricultural uses (dairy operations)	
	East	Agricultural uses (dairy operations)	
	West	Agricultural uses (plantation forestry)	

3 Description of Proposal

Site Context

The land subject to the application is located at (i) 33308 Tasman Highway, Legerwood (F/R 51099/3); (ii) 33205 Tasman Highway, Legerwood (F/R 244928/1); (iii) Tasman Highway, Legerwood (F/R 39710/1); and (iv) Lot 1 Tasman Highway, Legerwood (F/R 216792/1). It is situated in the established agricultural outskirts of Legerwood, approximately 2 km kilometres north-north-east of Legerwood village. The land is utilised for a broadscale dairy and beef breeding and finishing agricultural enterprise. 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 of F/R 244928/1, which are accessed via an existing unsealed driveway onto Tasman Highway.

The land is undulating, with a high point located upon the northwestern portion of the site sloping modestly downhill toward the east and south. Minor tributaries and drainage lines that intersect and navigate through the site predominantly distribute overland flows into Diprose Creek, with residual distribution from the southern portion of the site distributed into the Frenchs Creek catchment. Excluding minor vegetation stands of (i) *Eucalyptus obliqua* forest with broad-leaf shrubs (upon the eastern portion of F/R 51099/3) and (ii) *Eucalyptus amygdalina* - *Eucalyptus obliqua* damp sclerophyll forest (upon the northern portions of F/R 244928/1 and F/R 39710/1), the site is comprised of pasture varieties for stock.

Planning Context

The subject site – inclusive of all four (4) parcels that comprise the broader dairy enterprise – are identified within the Agriculture Zone under the Tasmanian Planning Scheme – Dorset. The parcel upon which the proposed dwelling is to be located (F/R 51099/3) is adjoined to the west, north and east by land identified within the Rural Zone, supporting plantation forestry uses. Land neighbouring the dwelling parcel to the south is identified within the Utilities Zone and supports the Tasman Highway. Zoning configuration of the subject site and surrounds is provided at figure 2, below.

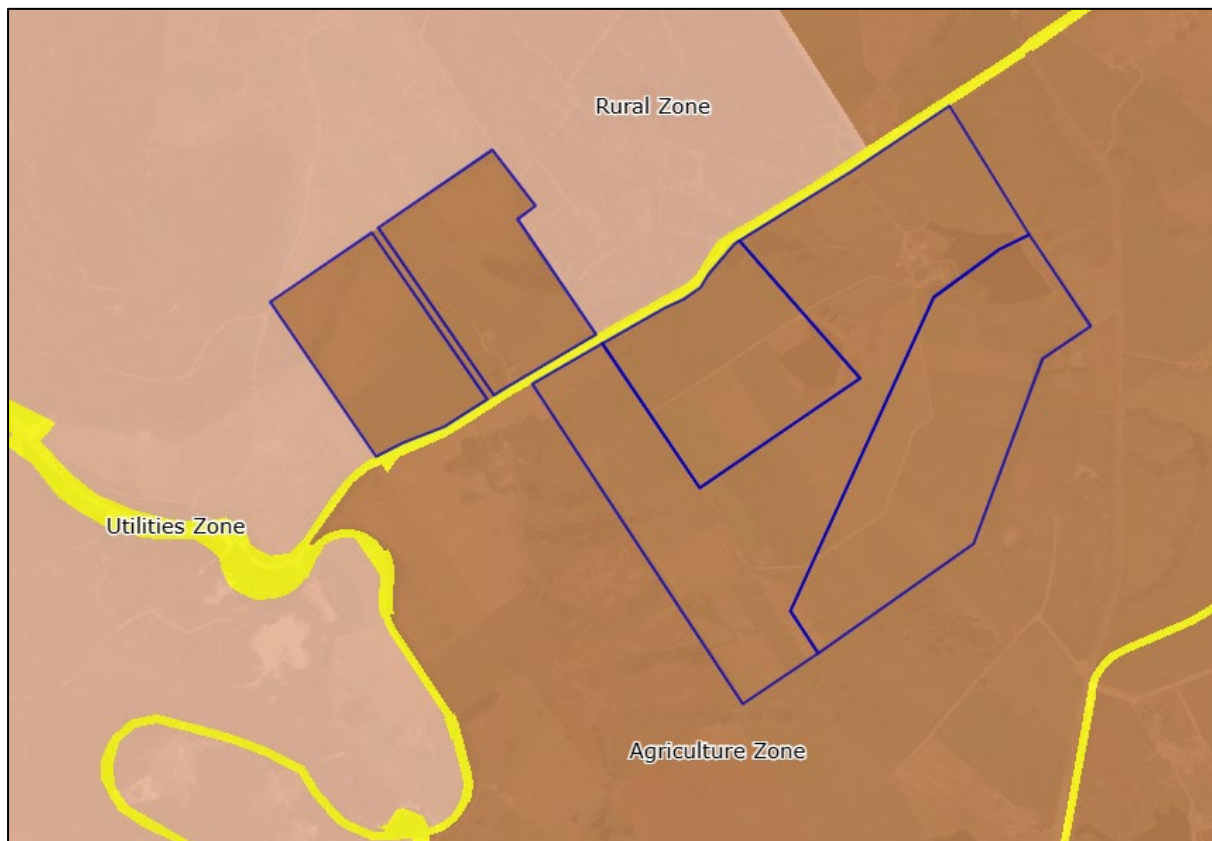


Figure 2: Site and surrounding land zoning configuration under the Tasmania Planning Scheme – Dorset (Source: LISTmap).

Proposal Context

The proposal seeks approval for the construction of an additional farm dwelling and associated residential infrastructure on land forming part of a substantial dairy and beef breeding and finishing enterprise at 33308 Tasman Highway, Legerwood. The dwelling is to be positioned within the eastern portion of Folio of the Register 51099/3, in proximity to the operational core of the farming enterprise and north of existing farm development curtilage. Vehicle access will be provided via the established crossover and internal unsealed driveway connecting to the Tasman Highway, thereby enabling efficient and safe access to the dwelling while utilising existing farm infrastructure. The site layout has been carefully arranged to support the ongoing agricultural use of the land while preserving the productive capacity and rural character of the broader property.

The proposed dwelling comprises a single-storey residence with an approximate floor area of 217 m², inclusive of an attached outdoor deck and adjoining carport. The floor plan incorporates three bedrooms, including a main bedroom with ensuite and walk-in robe, a separate bathroom, laundry, mud room, open plan kitchen, dining, family and living areas, and associated circulation and storage spaces. The dwelling has been designed to provide practical and comfortable accommodation for Steven and Shelley Van Eldik as part of a succession planning arrangement that will enable the continued management and long-term operation of the farming enterprise.

The internal layout is centred around a generous open plan living space that combines the kitchen, dining and family areas to create the functional heart of the home. Bedrooms and service areas are arranged around this central living space to provide an efficient and highly practical design suited to both permanent occupation and the day-to-day demands of managing a working agricultural property. The inclusion of a dedicated mud room and laundry reflects the operational requirements of farm living, while the outdoor deck extends the principal living areas and provides a strong visual connection to the surrounding pastoral landscape.

Externally, the dwelling adopts a simple and robust rural design characterised by a low-profile roof form, brick wall construction, Colorbond roofing and concrete pier foundations. The building presents as a modest and functional farmhouse that is entirely consistent with the agricultural setting of the locality. The outdoor deck is integrated into the north-western elevation and provides sheltered outdoor living space, while the attached carport accommodates covered vehicle parking and reinforces the practical and utilitarian character of the development. The overall design is understated and well suited to the established rural landscape surrounding Legerwood.

The siting of the dwelling has been carefully considered having regard to the scale and operational requirements of the farming enterprise. The building will be located approximately 115 metres from the nearest side boundary, 170 metres from the internal title boundary, 218 metres from the Tasman Highway frontage and approximately 290 metres from the north-western boundary. These generous setbacks ensure the dwelling remains well separated from adjoining properties and agricultural activities, while maintaining a close functional relationship with the existing machinery sheds, stockyards, irrigation infrastructure and internal laneway network. 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).

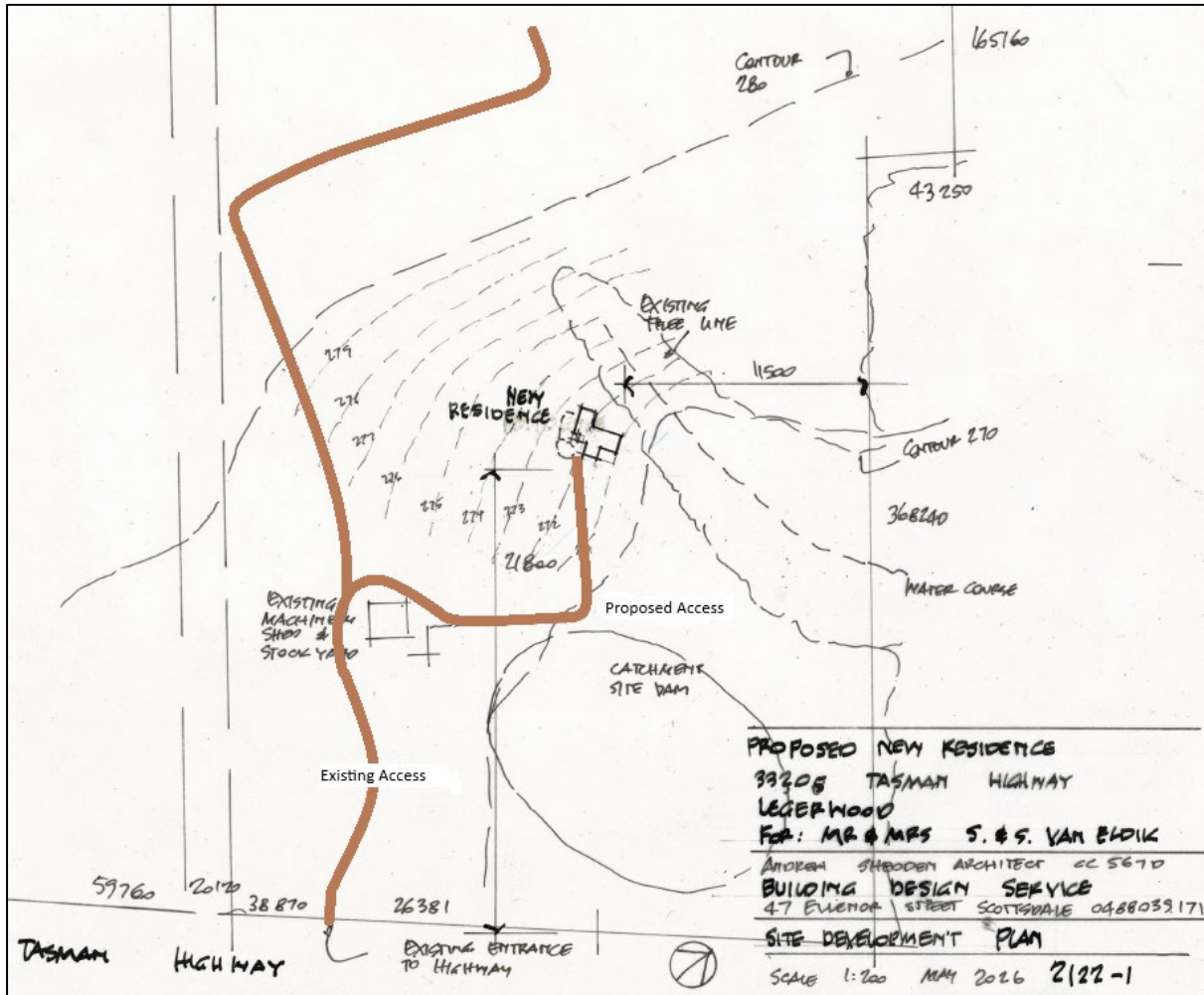


Figure 4: Farm dwelling siting, including access and driveway configuration (adapted from Building Design Service).

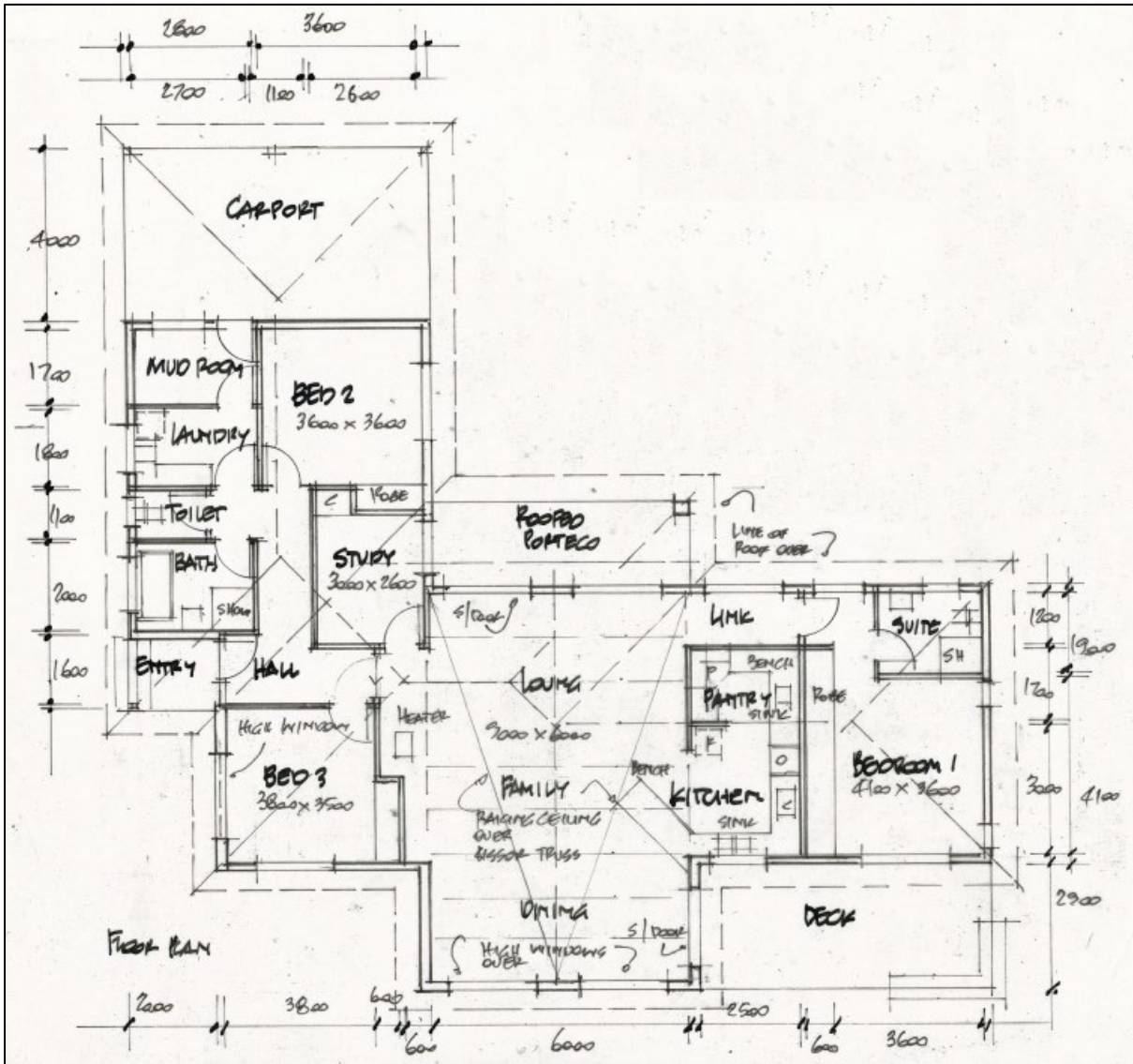


Figure 5: Farm dwelling floor plan (Source: Building Design Service).

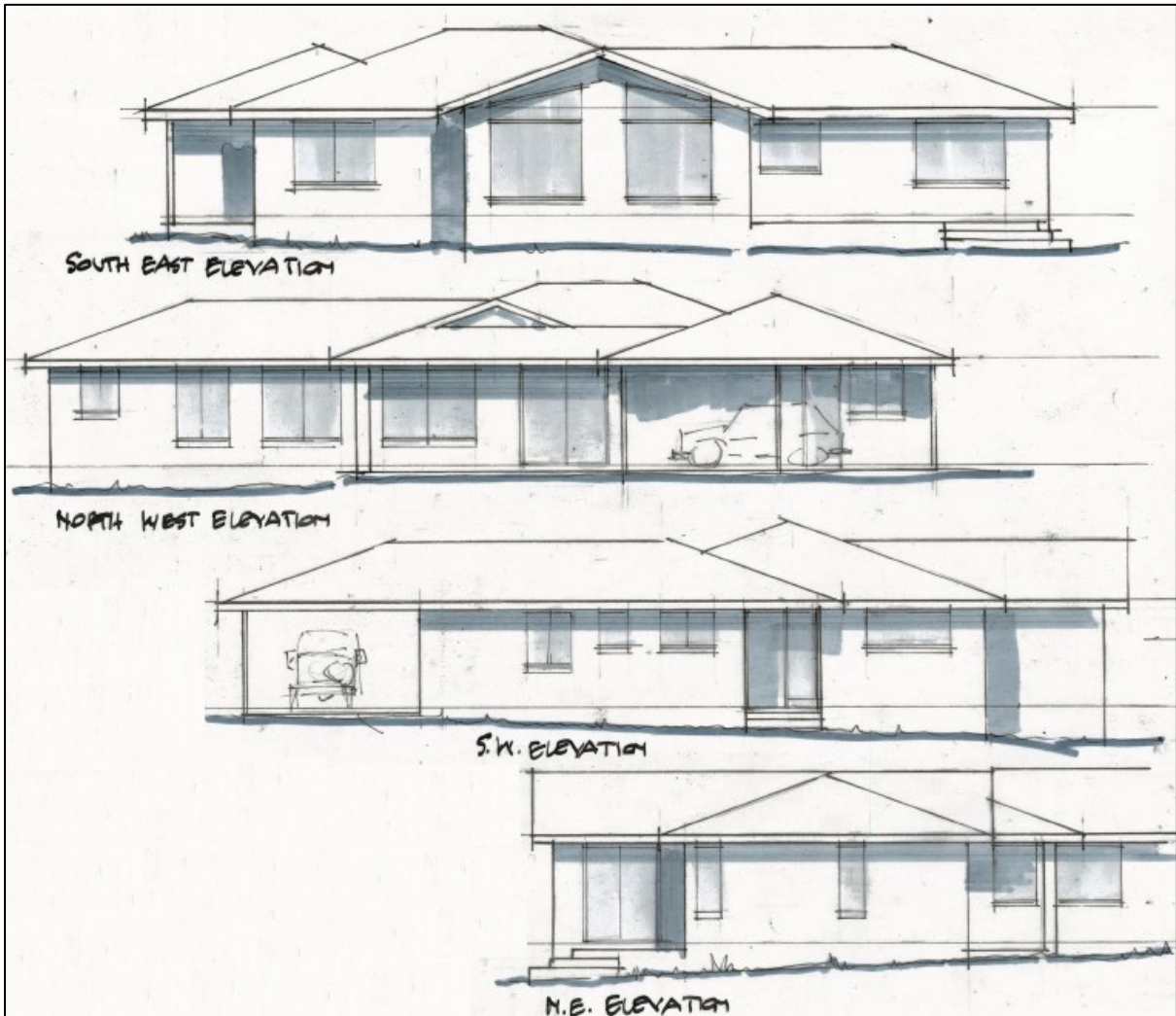


Figure 6: Farm dwelling elevation plans (Source: Building Design Service).



Figure 7: Proposed dwelling site looking north (Source: Pinon Advisory).



Figure 8: Existing vehicle access point onto Tasman Highway (Source: Pinon Advisory).



Figure 9: Existing vehicle access point onto Tasman Highway looking eastward (Source: Google Maps).



Figure 10: Existing vehicle access point onto Tasman Highway looking westward (Source: Google Maps).

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
	Scenic Protection
	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 dwelling is properly characterised as an additional farm dwelling required to support the ongoing agricultural use of the land. The dwelling is intended to function as a manager's residence for Steven and Shelley Van Eldik as part of a succession planning arrangement that will allow the broader dairy and beef breeding and finishing enterprise to continue operating efficiently as management responsibilities are progressively transferred within the family.</p> <p>In terms of scale, the agricultural enterprise is of substantial commercial significance. The proposed dwelling forms part of an integrated farming operation extending across four contiguous titles with a combined area of 143.28 hectares. The enterprise comprises a well-established dairy and beef breeding and finishing operation supported by extensive improved</p>	Not Applicable

21.0 Agriculture Zone			
21.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
		<p>pasture, irrigation infrastructure, stockyards, machinery sheds, internal laneways and a recently constructed 7 megalitre catchment dam. The subject title alone currently supports approximately 40 cow and calf breeding units, with considerable capacity to increase stocking rates and productivity as irrigation and pasture improvements continue to be developed.</p> <p>The complexity of the agricultural use is significant. The enterprise involves a broad range of interrelated management activities, including livestock breeding, calving supervision, pasture and fodder management, irrigation scheduling, pasture renovation, machinery and infrastructure maintenance, and coordination with veterinarians, agronomists and agricultural contractors. During critical periods such as calving, livestock require close and frequent monitoring, with immediate intervention often necessary to protect the health and welfare of both cows and calves.</p> <p>The operational requirements of the farming enterprise necessitate a continual on-site management presence. Daily activities include shifting livestock to fresh pasture, moving animals from waterlogged paddocks, feeding supplementary fodder, operating irrigation pumps and travelling irrigators, monitoring animal health, repairing fencing and water systems, and responding to machinery breakdowns, adverse weather events and other unforeseen circumstances. The ability for the farm managers to reside on the property materially improves operational efficiency, enhances farm security and ensures that urgent issues can be addressed promptly at any time.</p> <p>The occupiers of the proposed dwelling will be directly involved in attending to these agricultural activities. The dwelling</p>	

21.0 Agriculture Zone			
21.3 Use Standards			
Clause	Performance Criteria	Assessment	Compliance
		<p>is not intended as a standalone residential use, but rather as accommodation for those responsible for the day-to-day management and oversight of the farming operation. Its primary purpose is to support the continued effective management of the enterprise and to facilitate an orderly transition of management responsibilities as part of the family's succession planning.</p> <p>The proposed dwelling is strategically located in close proximity to the operational heart of the farm. It will be situated adjacent to existing machinery sheds, stockyards, irrigation infrastructure and the established internal access network, enabling immediate and convenient access to the principal agricultural facilities. The dwelling occupies only a small area of Class 4 non-prime agricultural land and has been carefully sited to minimise any loss of productive capacity.</p> <p>Having regard to the substantial scale of the 143-hectare commercial farming enterprise, the complexity and intensity of the dairy and beef breeding and finishing operations, the clear need for frequent and immediate on-site attendance, and the close physical relationship between the dwelling and the core farm infrastructure, the proposed dwelling is demonstrably required as part of the agricultural use of the land. It is therefore appropriately regarded as an ancillary farm dwelling that is integral and subservient to the ongoing agricultural operation of the property.</p>	

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 115 metres from the nearest boundary. 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 Tasman Highway – a State road maintainable by the Department of State Growth. 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			

21.0 Agriculture Zone			
21.4 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
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 will not conflict or interfere with the ongoing agricultural use of the land or with agricultural activities conducted on surrounding properties. The broader farming enterprise extends across approximately 143 hectares and comprises a substantial dairy and beef breeding and finishing operation. The proposed dwelling is located centrally on the eastern portion of Title 51099/3, upon a relatively small area of Class 4 non-prime agricultural land. The site is large and regular in shape, with gently undulating topography that enables the dwelling to be positioned well within the interior of the property, thereby avoiding any encroachment upon key operational areas and preserving the overwhelming majority of the land for ongoing agricultural production.</p> <p>The dwelling will be set back substantial distances from all boundaries, including approximately 115 metres from the nearest side boundary, 218 metres from the Tasman Highway frontage, and around 290 metres from the rear boundary. These setbacks are broadly consistent with, and in many cases substantially greater than, the separation distances that exist between rural dwellings and agricultural activities throughout the surrounding district. Existing sensitive uses on adjoining properties are similarly located at generous distances from operational farming areas, reflecting the established rural pattern of development in the locality.</p> <p>The location of existing buildings on the site has strongly influenced the chosen siting. The dwelling is positioned in close proximity to the existing machinery shed, stockyards, internal laneways and irrigation infrastructure, enabling efficient management of the farm while</p>	Complies

21.0 Agriculture Zone			
21.4 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		<p>maintaining an appropriate physical relationship with established operational facilities. This ensures the dwelling remains functionally integrated with the agricultural enterprise rather than introducing a separate or isolated residential use.</p> <p>Adjoining properties are used predominantly for agricultural and forestry purposes, including dairy farming and plantation forestry. The proposed dwelling is situated so that normal agricultural activities on neighbouring land, such as livestock management, machinery operation and forestry activities, can continue without unreasonable constraint. Likewise, the dwelling will not sterilise adjoining land or create pressure to curtail established rural operations.</p> <p>No specific engineered attenuation measures are required due to the substantial separation distances involved. Nevertheless, the siting takes advantage of natural topography, existing vegetation and the spatial arrangement of farm infrastructure to provide effective buffering between the dwelling and surrounding agricultural activities. Internal access roads, open pasture areas and remnant native vegetation collectively contribute to a generous rural setting that further reduces the potential for land use conflict.</p> <p>Overall, the proposed farm dwelling has been thoughtfully positioned having regard to the size, shape and topography of the site, existing development patterns, surrounding agricultural uses and the natural buffers available on the land. The dwelling will remain clearly ancillary to the farming enterprise and will not conflict with or interfere with either the existing or future agricultural use of the subject land or neighbouring properties. The proposal is therefore</p>	

21.0 Agriculture Zone			
21.4 Development Standards for Buildings and Works			
Clause	Performance Criteria	Assessment	Compliance
		considered to satisfy the performance criteria 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

Assessment of applicable standards of the code – as they relate to the proposal – commences at Section 4.3.1 below. Other Codes which are mapped within the planning scheme maps as being relevant to the development site but which are rendered inapplicable by virtue of exemption criteria contained within the respective Code standards, comprise the following:

- Scenic Protection Code
- Bushfire-Prone Areas Code

A brief explanation of how the development complies with the exemption criteria within this Code is elaborated below.

Scenic Protection Code

Clause C8.2.1 specifies that the Code applies to development on land that is within a scenic protection area or a scenic road corridor and only if within the following zones:

- Rural Living
- Rural Zone
- Agriculture Zone
- Landscape Conservation Zone
- Environmental Management Zone
- Open Space Zone

Minor widening of the existing vehicle access (to carriageway width of 4 metres) will be required by the proposal upon land identified the scenic road corridor overlay mapping. Pursuant to Clause C8.4.1(b), these agricultural works are exempt from the Code.

Bushfire-Prone Areas Code

Clause C13.2.1 specifies that the Code applies to:

- *subdivision of land that is located within, or partially within, a bushfire-prone area; and*
- *a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.*

The proposed use/development does not qualify with either (a) or (b) and therefore does not require assessment against provisions of the Code.

4.3.2 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	<p>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:</p> <p>...</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p>(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 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>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. Despite this, the dwelling will be provided with adjoining carport for a single vehicle parking bay.</p>	Not Applicable

C2.0 Parking and Sustainable Transport Code			
C2.5 Use Standards			
Clause	Acceptable Solution	Assessment	Compliance
	<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>		

4.3.3 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>(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</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 requirements of Clause C2.6.1 A1 accordingly.</p>	Complies

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	from traffic and minimise entry of water to the pavement.		
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>(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>	<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 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
C2.6.3 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>As noted, an existing single access point onto Tasman Highway will be relied upon for the purposes of the development. The proposal therefore</p>	Complies

C2.0 Parking and Sustainable Transport Code			
C2.6 Development Standards for Buildings and Works			
Clause	Acceptable Solution	Assessment	Compliance
	(b) no more than the existing number of accesses, whichever is the greater.	satisfies the requirements of Clause C2.6.3 A1 accordingly.	

4.3.4 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	Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (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.	Pursuant to the requirements of Table C3.1 of the Tasmanian Planning Scheme – Dorset, the acceptable amount of increase in annual average daily traffic (AADT) ingress and egress movements via existing vehicle crossings on to roads that are major roads (within the meaning of the definitions provided at Clause C3.3.1) is 10% (for standard vehicles not in excess 5.5 m length (i.e. vehicles that would be relied upon by occupants of the dwelling). 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 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	Complies

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

5 Conclusion

The proposed additional farm dwelling at 33308 Tasman Highway, Legerwood is appropriate for approval as it is demonstrably required to support a substantial dairy and beef breeding and finishing enterprise operating across approximately 143 hectares of contiguous farmland. The dwelling is intended to function as a manager's residence for Steven and Shelley Van Eldik and forms an integral component of the long-term succession strategy for the farming business. By enabling a continual on-site management presence, the dwelling will support livestock supervision, irrigation management, pasture control, infrastructure maintenance and farm security, thereby enhancing the operational efficiency and long-term viability of the agricultural enterprise.

The proposal satisfies the use standards of the Agriculture Zone because the dwelling is clearly ancillary and subservient to the agricultural use of the land rather than constituting an independent residential use. The scale, complexity and operational intensity of the enterprise, together with the need for frequent and immediate attendance to livestock and irrigation systems, provide compelling justification for the provision of a dedicated on-site manager's residence. The dwelling will occupy only a small area of Class 4 non-prime agricultural land and has been positioned adjacent to existing farm infrastructure so as to minimise any impact on the productive capacity of the property.

The dwelling has been sensitively sited and designed to ensure that it will not conflict with agricultural activities on either the subject land or adjoining properties. It is a modest single-storey residence with a low-profile roof form and a scale that is entirely consistent with the rural character of the area. The building is located well within the interior of the property and is separated from surrounding boundaries by generous setbacks. Together with the site's undulating topography, open pasture areas, internal access tracks and remnant vegetation, these separation distances provide effective buffers that minimise the potential for land use conflict and allow normal agricultural and forestry activities to continue without constraint.

Vehicle access will be provided via an existing crossover and internal gravel driveway connecting to Tasman Highway, with excellent sight distances and ample area for on-site parking and manoeuvring. The proposal complies with the relevant standards of the Agriculture Zone, the Parking and Sustainable Transport Code and the Road and Railway Assets Code, while having no material impact on the current or future agricultural utility of the land. Overall, the development represents a logical and well-considered planning outcome that will strengthen the operational resilience and succession of an established farming enterprise while preserving the productive and rural character of the locality.