



dorset

3 Ellenor Street SCOTTSDALE TAS 7260 P 03 6352 6500

E dorset@dorset.tas.gov.au W www.dorset.tas.gov.au

NOTICE OF PLANNING APPLICATION

LAND USE PLANNING & APPROVALS ACT 1993

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

PLA No: 2025/124
PROPOSAL: RESIDENTIAL DWELLING
APPLICANT: MRS L A BROWN
LOCATION: 33869 TASMAN HIGHWAY TULENDEENA

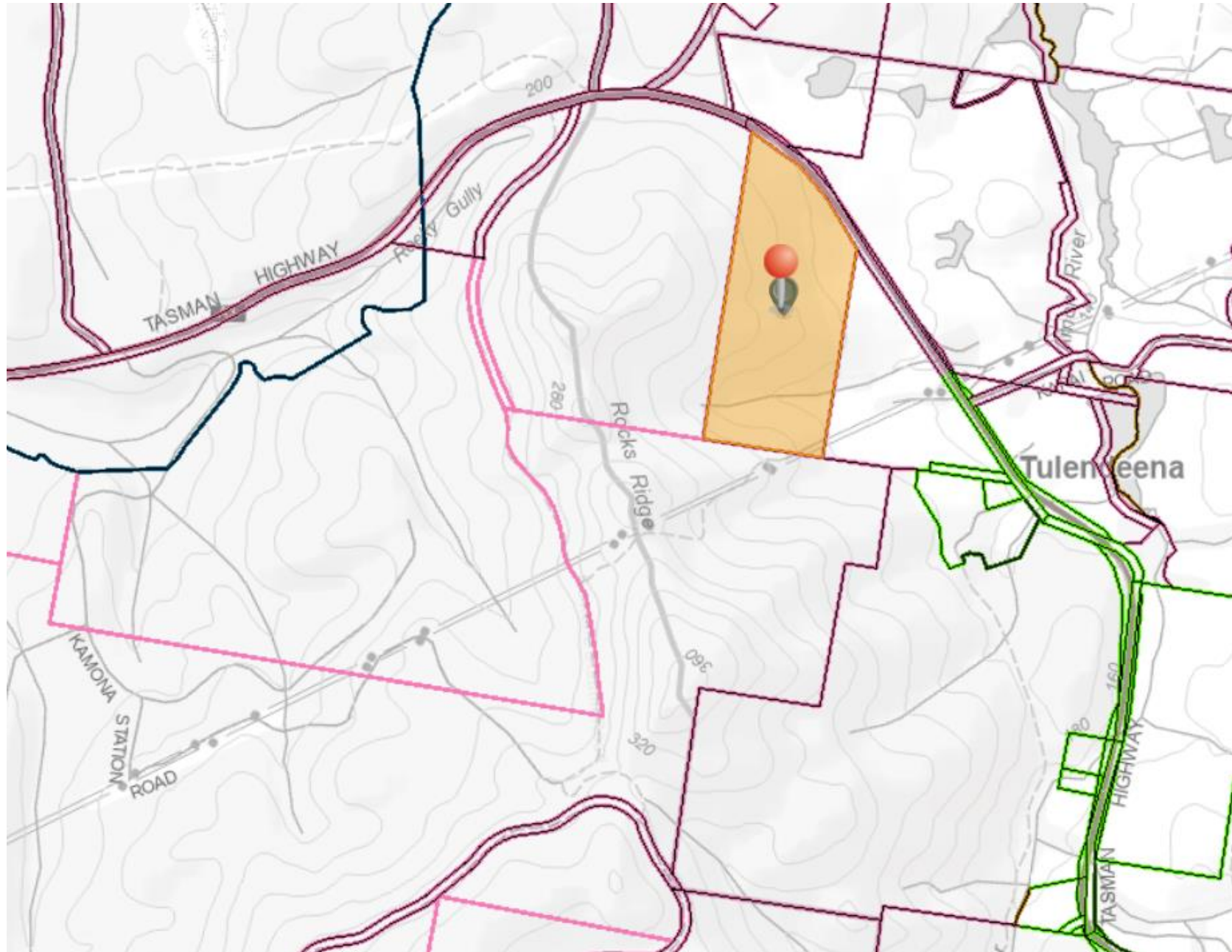
The application and associated plans and documents will be available for inspection at the Council Offices, 3 Ellenor Street, Scottsdale during normal office hours ending on 03/10/2026.

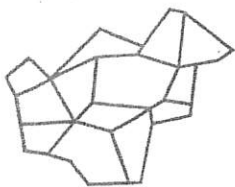
Further, in accordance with *Section 57 (5)* of the *Land Use Planning & Approvals Act 1993* any persons may make representations relating to the application which was advertised in The Examiner newspaper (Local Government Notices) on 19/09/2026. Representations must be made in writing and addressed to the Acting 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.

Lauren Tolputt
ACTING GENERAL MANAGER

33869 Tasman Highway TULENDEENA (2025/124)





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: NEW RESIDENCE	⇒ Provide a full description of the proposed use or development, including: • 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 33869 TASMAN HIGHWAY TULEMDEEMA	Certificate of Title (include all applicable title references) Volume: 241245 Folio: 1
Land Area (m ² or hectares): 163890 m²	
Present use of land: VACANT	⇒ Provide a description of the existing use of the land, for example vacant, residential, agriculture, industrial, commercial
Present use of existing building(s): STORAGE - EXISTING ON SITE CONTAINER	⇒ 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: LUARNA BROWN	
Address: 33869 TASMAN HIGHWAY TULEMDEEMA	Phone: Fax: Mobile: 0487634747
Email: luarna.brown@bigpond.com	

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:	⇒ to be completed by a person conferred the authority to ensure compliance with Section 52(1B)(a) of the <i>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: \$ <u>250,000.00</u>		⇒ Please tick applicable box: ☒ Estimate ☐ Contract Price
Type of work: <u>NEW RESIDENCE</u>		⇒ For example, new building, alteration, addition, removal, repairs, demolition, re-erection, change of use
Proposed use of building: <u>RESIDENTIAL</u> <u>Class 1a 1a</u>		⇒ Describe the main use of the proposed building, for example, dwelling, workshop, farm building, office, shop
Existing floor area: _____ m ²	New / additional floor area: <u>HOUSE 147</u> <u>ROOF DECK 23</u> m ² <u>CARPORT 18</u>	Proposed maximum building height above natural ground level: <u>5.5</u> m
Materials: structural floor: <u>TIMBER</u> external walls: <u>HARDIPANEL</u> colour: <u>TBA</u> roof cladding: <u>COLORBOND</u> colour: <u>TBA</u> structural frame: <u>TIMBER</u>		

DETAILS OF OTHER WORKS

Vehicle Access:	EXISTING
Is a new vehicle access or crossover required? (if so, ensure this is indicated on the plans)	NO
What would be the surfacing of the vehicle access?	FCR
Car Parking:	
How many car parking spaces are currently provided?	6
How many additional car parking spaces would be provided?	NIL NEEDED
What would be the surfacing of the car parking spaces?	FCR
Is provision made for loading and unloading of vehicles? (to be completed for retail, commercial, industrial, service industry or storage uses)	NA
Describe any proposed earthworks, vegetation removal or other works required as part of the use and/or development:	
NIL - CLEARED LAND	

DETAILS OF OTHER MATTERS

Proposed hours of operation:	NA
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:



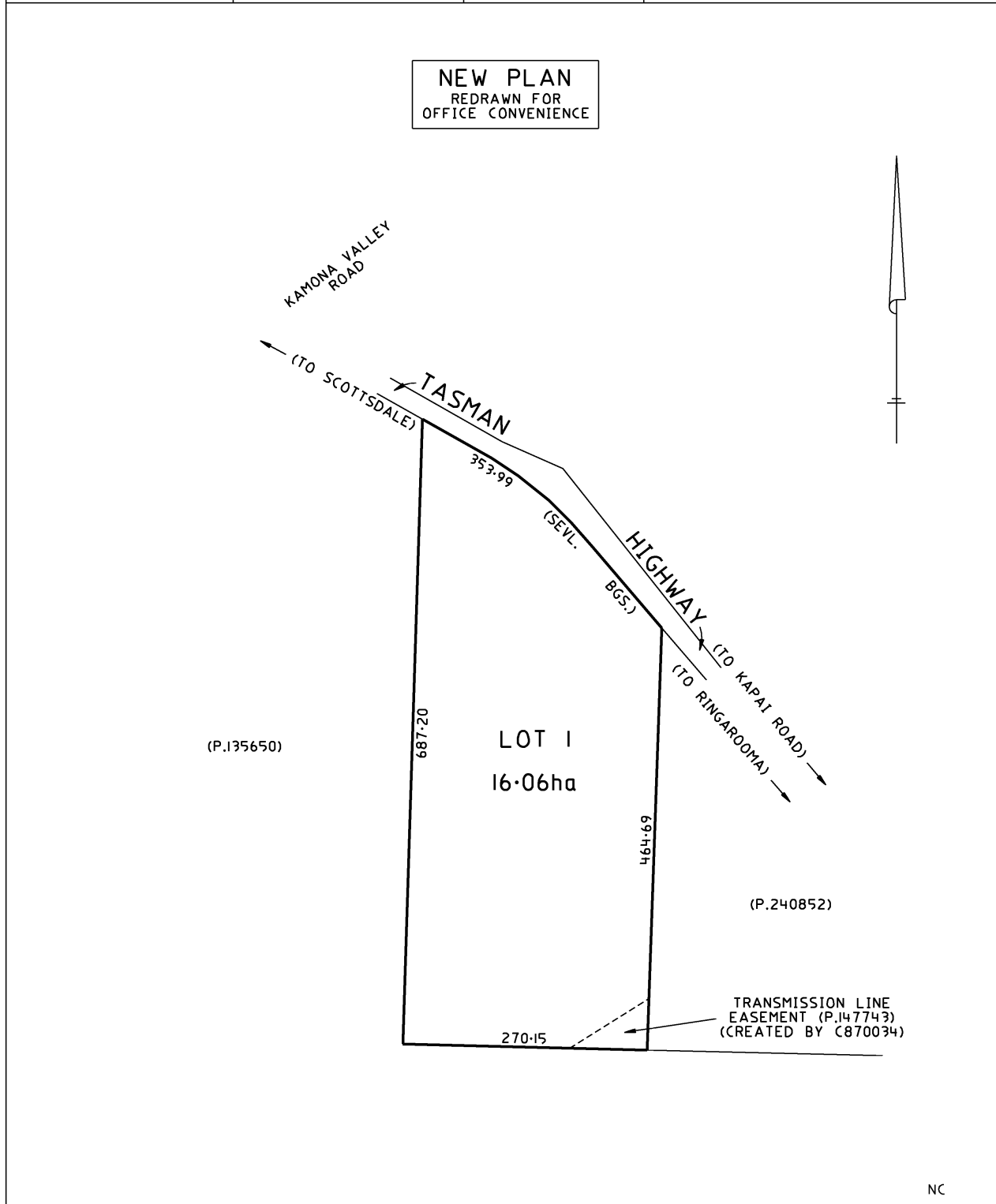
X

Date:

18-12-25

X

OWNER FOLIO REFERENCE CT.241245/1 GRANTEE		PLAN OF TITLE LOCATION DORSET - KAMONA FIRST SURVEY PLAN No. P.2757 L.O. COMPILED BY LDRB SCALE 1: 4000 LENGTHS IN METRES		Registered Number P.241245 APPROVED 18 FEB 2009 <i>Alice Kawa</i> Recorder of Titles
MAPSHEET MUNICIPAL CODE No. 109 (5444)	LAST UPI No 5901131	LAST PLAN No. P.241245	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



SEARCH OF TORRENS TITLE

VOLUME 241245	FOLIO 1
EDITION 6	DATE OF ISSUE 05-Aug-2022

SEARCH DATE : 23-Dec-2025

SEARCH TIME : 07.58 am

DESCRIPTION OF LAND

Parish of KAMONA, Land District of DORSET

Lot 1 on Plan [241245](#)

Derivation : Whole of Lot 38297 Gtd to D N Rockliff

Prior CT [3875/3](#)SCHEDULE 1

[M226850](#) TRANSFER to LUARNA AILEEN BROWN Registered
05-June-2009 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[C870034](#) APPLICATION: BURDENING ELECTRICITY EASEMENT with the
benefit of a restriction as to user of land in favour
of Transend Networks Pty Ltd over the land marked
Transmission Line Easement on P.[241245](#) (Subject to
Provisions) Registered 20-Feb-2009 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



AGRICULTURAL ASSESSMENT AND COMPLIANCE REPORT

Brown, Luarna

33869 Tasman Highway, Tulendeena, Tasmania,
7260

September 2026



ABN 87 648 234 975

1300 746 466
hello@pinionadvisory.com
pinionadvisory.com

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Author

Adam Moloney, Agricultural Consultant
BAgSci (Agr.), MSc (AgSci)

Jason Lynch, Principal Agronomist
BAppSci (hort.), CPAg

Document status

Version 1

Date	Status/issue	Reason for revision	Reviewed by	Authorised by
28 August 2026	Draft Report	Technical review	JL	AM
11 September 2026	Final report			

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 Luarna Brown (the proponent) to support an application for a residential dwelling on the Agriculture zoned property at 33869 Tasman Highway, Tulendeena, Tasmania, 7260.

The proposed dwelling has a footprint of approximately 188 m², representing 0.11% of the subject property. It will be located in the northern portion of the property, approximately 65 m from the Tasman Highway boundary and approximately 440 m west of the nearest residential dwelling.

The subject property comprises approximately 16.4 hectares and is predominantly class 5 and class 6 land or a combination of both, with a small area of class 4 land. There is no prime agricultural land on the property, and no agricultural land use is currently undertaken.

The agricultural potential of the subject property is limited by land capability, wetness, slope, erosion risk, constrained workable area, extensive native vegetation cover, waterway buffer requirements, infrastructure protection corridor and lack of irrigation water.

Agricultural activity occurs on nearby land to the north and northeast and is separated from the subject property by the Tasman Highway. The proposed dwelling is not expected to constrain or conflict with those activities.

Given the property's land capability, current condition, lack of irrigation water and separation from nearby agricultural land, it is not reasonable to expect the subject property to form a viable sustainable agricultural holding.

The proposal is also unlikely to adversely affect nearby residential amenity, with the closest dwelling located approximately 440 m to the east and separated from the subject property by the Tasman Highway and existing vegetation.

The dwelling is located within the scenic road corridor associated with the Tasman Highway. It will be visible from the road, but its modest scale, setback, low-reflectance colours, landscape backdrop and proposed native vegetation screening are expected to reduce visual prominence over time.

The proposed dwelling development is considered compliant with Clauses 21.3.1, 21.4.1, 21.4.2, 21.4.3 & Code 8.6 in the Tasmanian Planning Scheme, and is deemed to be an appropriate dwelling development given the land capability of the subject property, the surrounding land use and the location.

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Purpose

This agricultural assessment report has been undertaken on behalf of Luarna Brown (the proponent) to support an application for a residential dwelling development on the property at 33869 Tasman Highway, Tulendeena, Tasmania, 7260.

The report provides an agricultural assessment of the property and considers how the proposal complies with the relevant provisions of the Tasmanian Planning Scheme. It reviews the current agricultural use of the property and surrounding area in relation to land capability, soils, topography, water resources, agricultural potential and the likely interaction between the proposed development and nearby agricultural activity.

1 General overview

1.1 LAND CAPABILITY

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with class 1 being the most productive for agriculture and resilient to degradation and class 7 the least suitable to agriculture. Class 1, 2 and 3 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.

1.2 REPORT AUTHORS

Adam Moloney holds a Bachelor of Agricultural science degree and a Master of Science, majoring in Agricultural science. He has over 5 years’ experience working in the agricultural industry across New Zealand and Australia. Adam is qualified and skilled to undertake agricultural and development assessments as well as land capability studies.

This report has been co-authored and reviewed by principal agronomist, Jason Lynch. Jason Lynch possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) with over 25 years’ experience in the agricultural industry in Tasmania. He has previously been engaged by property owners, independent planners, and surveyors to undertake evaluations and studies across various council based interim planning schemes. This work involves the assessment of land for development purposes and potential conflict.

1.3 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*.

2 Property details

2.1 LOCATION

The subject property is owned by the proponent and is located at 33869 Tasman Highway, Tulendeena, Tasmania, 7260 (Figure 1).

Table 1 Property identification details

Address	Property ID	Title reference	Hectares (approx.)
33869 Tasman Highway, Tulendeena, Tasmania, 7260	3120788	241245/1	16.43

The property includes flat to gently undulating ground in the northeast, with steeper land through the western and southern areas. A small area of very steep land occurs in the southeast, associated with the banks of a waterway that forms on the subject property and flows west to east (Figure 2 and Figure 3).

The subject property is almost entirely covered by native vegetation, including *Eucalyptus amygdalina*, *Nothofagus* and *Eucalyptus obliqua* forest with broad-leaf shrubs, hardwood plantation and regenerating cleared land. Approximately 2.4 hectares, or 15% of the property in the northeastern area of the property is open ground, which is where the proposed dwelling will be located (The LISTMap).

Access to the proposed dwelling is from an existing gravel driveway on the subject property which connects to the Tasman Highway in the northeastern corner of the subject property.

Land tenure of the subject property and surrounding land to the south, west and east is private freehold. To the north is a regional reserve under the *Nature Conservation Act*, casement tenure land associated with local roads, and two public reserves located nearby to the east and west (Figure 4).

Under the Tasmanian Planning Scheme, the subject property is zoned Agriculture. Agriculture zoned land is located adjacent to the east and nearby to the north, Rural zoned land is located adjacent to the south and nearby to the north, and Utilities zoned land associated with the Tasman Highway is located adjacent to the north (Figure 5).

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

There are high voltage transmission lines (Derby Spur) and the associated infrastructure protection corridor which is present on the far southern boundary area of the subject property (Figure 6).

There are no existing residential buildings on the subject property. Several storage sheds are located in the northern area of the property, approximately 50 m from the proposed residential dwelling site.

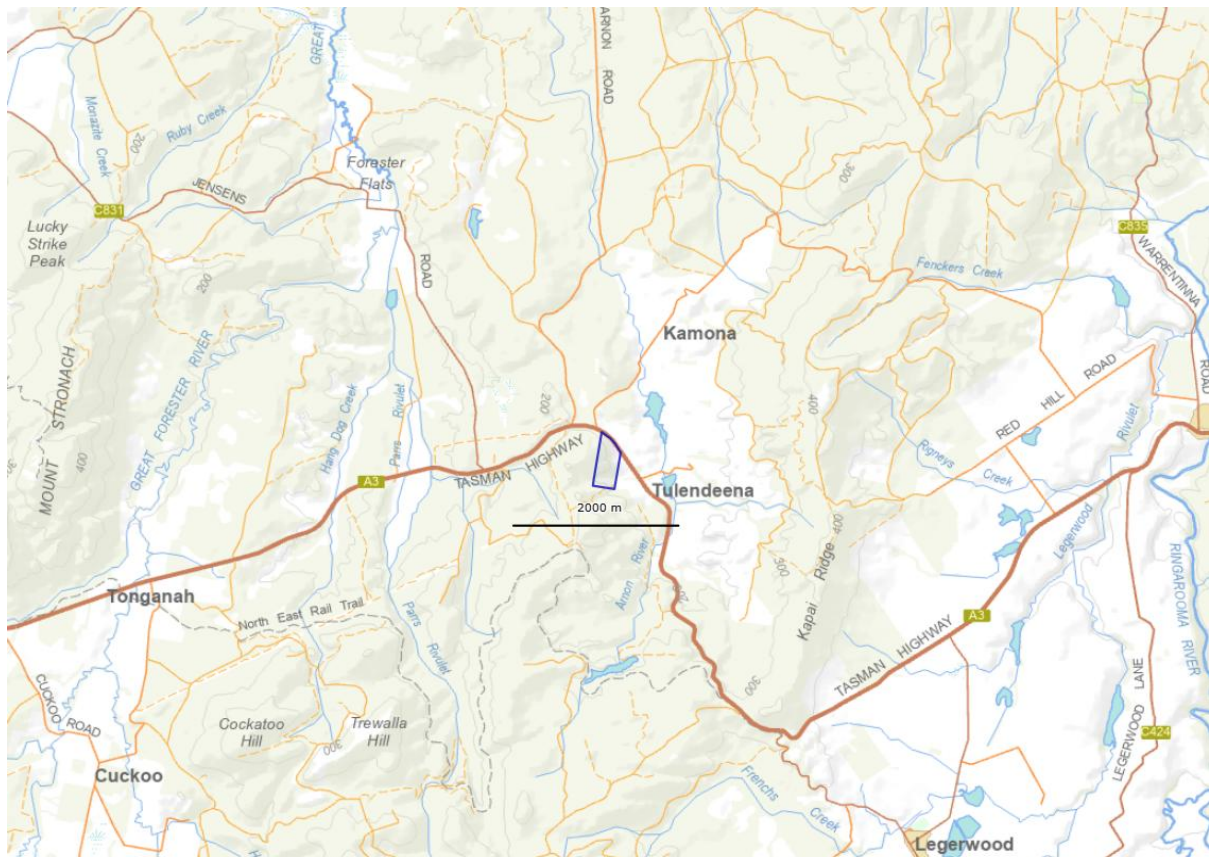


Figure 1 Subject property location (blue outline). (Source: The LISTMap).

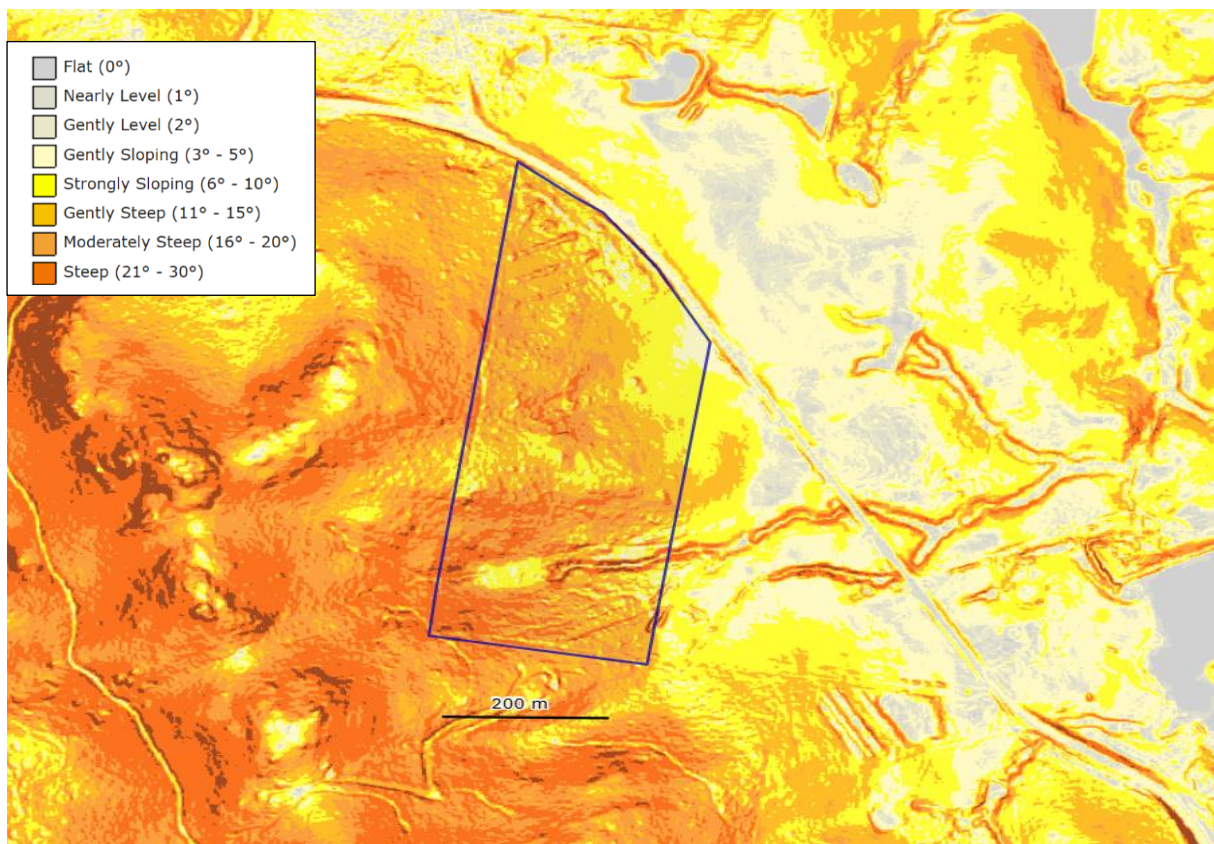


Figure 2 Slope map of the subject property (blue outline). (Source: The LISTMap).

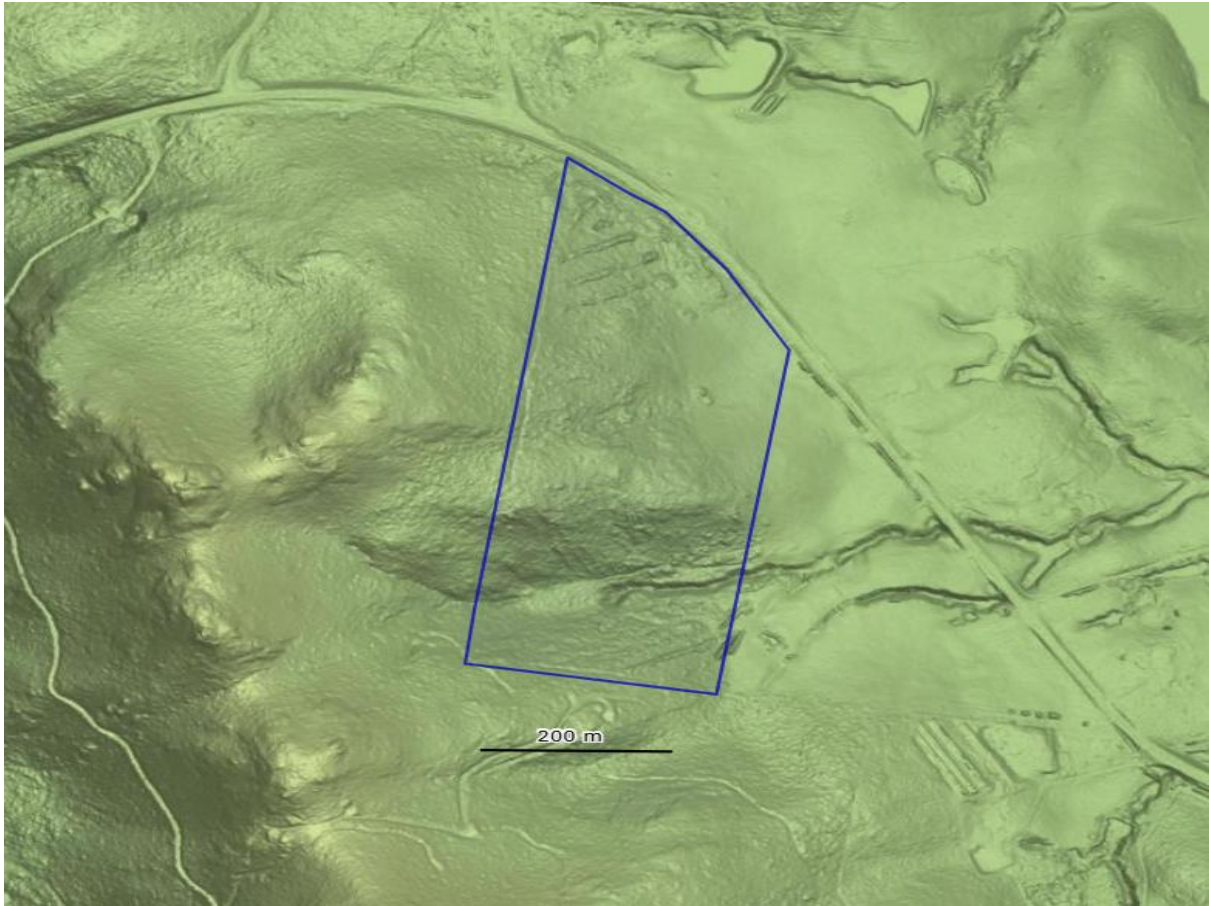


Figure 3 Hill shade topographic map of the subject property (blue outline). (Source: The LISTMap).

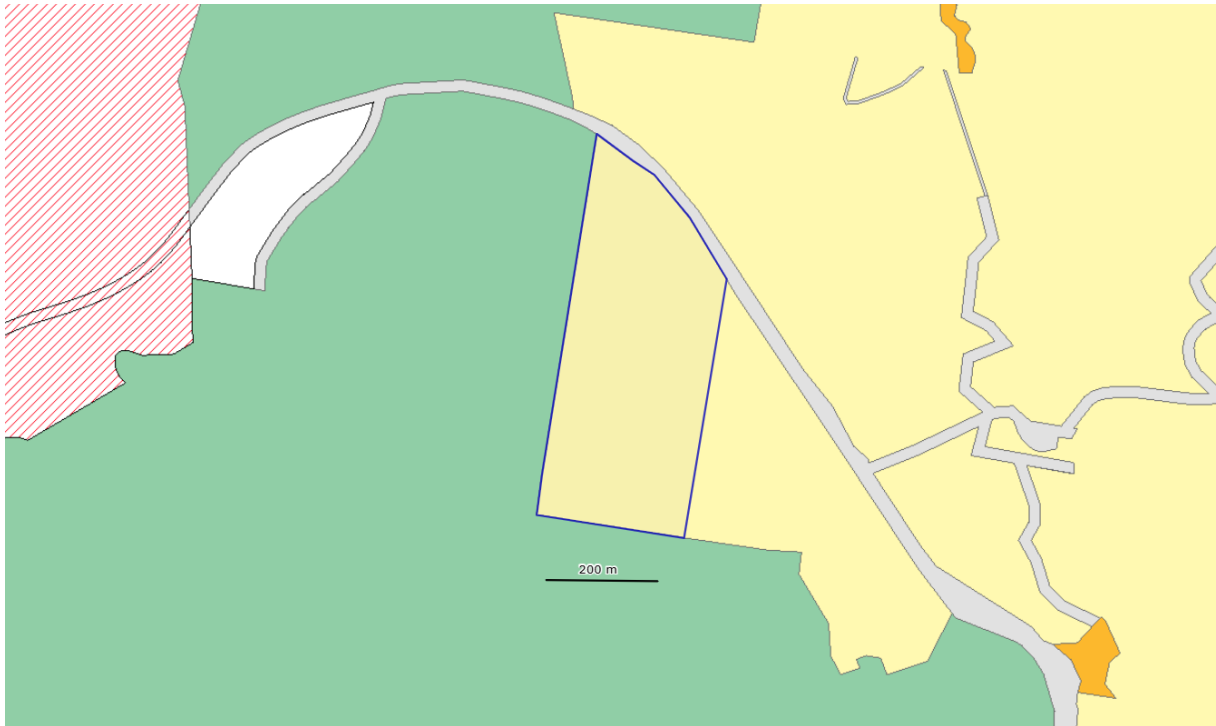


Figure 4 Land tenure of the subject property (blue outline) and surrounding land. Private freehold land is shown to the north and east (yellow). Permanent Timber Production Zone land is shown to the west and south (green), with Crown land (white) and Future Potential Production Forest (white with red stripes) to the west. Casement tenure associated with local roads is shown in grey, and nearby public reserves are shown in orange. (Source: The LISTMap).

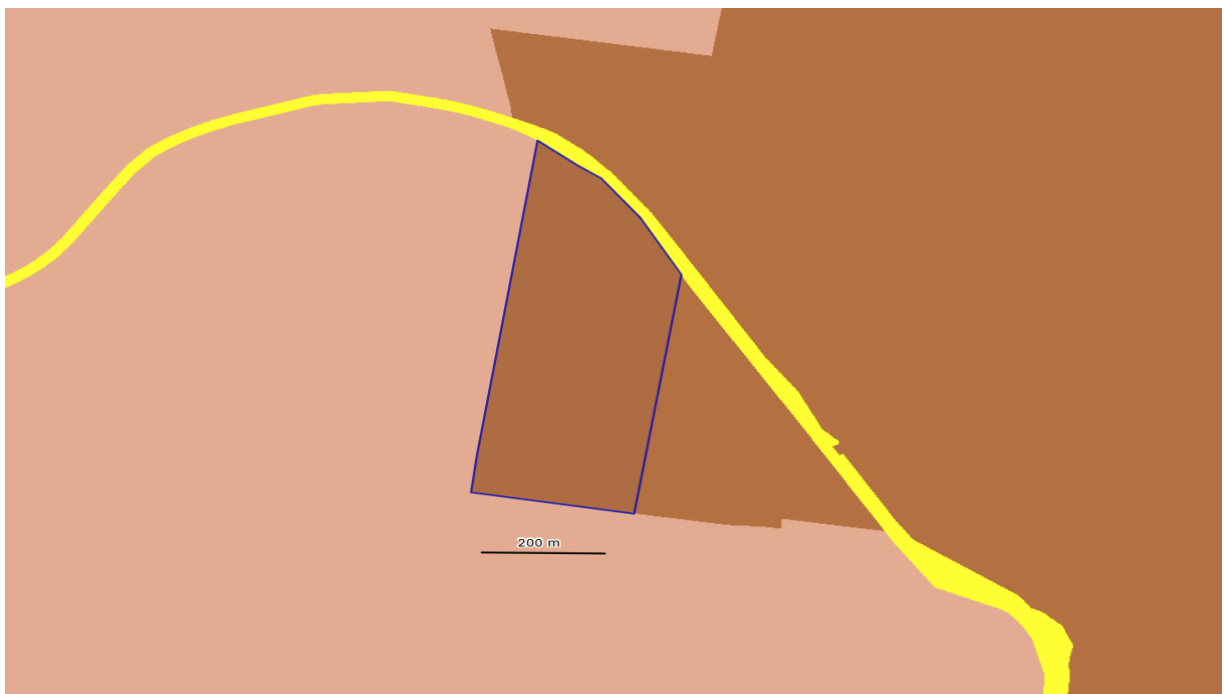


Figure 5 Tasmanian Planning Scheme zoning of the subject property (blue outline) and surrounding land. Agriculture zoned land is shown on the subject property, adjacent to the east and nearby to the north (brown). Rural zoned land is shown adjacent to the south and nearby to the north (beige), and Utilities zoned land associated with the Tasman Highway is shown adjacent to the north (grey). (Source: The LISTMap).



Figure 6 High voltage transmission lines and associated infrastructure protection corridor are present in the southern area of the property.

3 Land capability

Land capability was assessed according to the Tasmanian land capability classification system (Grose, 1999). Land is graded according to its ability to sustain agricultural use without unacceptable degradation. Class 1 land is the most suitable for agriculture, while class 7 land is unsuitable due to severe limitations.

3.1 SITE VISIT

Desktop research reviewed available information on geology, topography, threatened native vegetation, land capability, soils, climate, water resources and surrounding land use. A site inspection was undertaken by Adam Moloney on 6 August 2026 to ground-truth this information, including soil profile observations, topography, vegetation and land use on the subject and neighbouring properties.

3.1.1 Land capability assessment

The official land capability mapping for the Forester area was produced by DPIWE at a scale of 1:100,000 as part of the Modelled Land Capability Classes of Tasmania mapping series (Lynch, 2005). The subject property is mapped as class 4, class 5, class 5 + class 6 and class 6 land (Figure 7).

The site inspection confirmed that the subject property is predominantly class 5 and 6 land, with a small area of class 4 land (Noble, 1990; Grose, 1999).

Land class definitions can be found in Table 2.

Land capability assessment details can be found in Table 3.

Supporting images are provided in Appendix 1 and Appendix 2.

The key land capability limitations associated with the subject property are:

- Soils: rock, stone, gravel, shallow soil and restrictive subsoil conditions limit cultivation, pasture establishment and agricultural versatility.
- Erosion: sloping land and concentrated overland flow create erosion risk, particularly where soil is exposed or vegetation removed.
- Wetness: the watercourse, moderate drainage and slow permeability create waterlogging, workability and trafficability constraints.

¹Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

²Lynch, S. (2005). *Modelled Land Capability Classes of Tasmania – Forester 1:100,000 Map*. Department of Primary Industries, Water and Environment, Tasmania.



Figure 7 Land capability of the subject property (blue outline).

Table 2 Land capability class definitions for the property according to Grose, 1999³

Class	Definition
4	Land well-suited to grazing, but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management are required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.
5	This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be grown. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.
6	Land is marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use.

³Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

Table 3 Land capability assessment

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
4w (0.29 ha)	Devonian granite and granodiorite geology. Gritty duplex soils on flatter to lower slope positions, with dark brown sandy loam over orange clayey sand. Gravel and stone are present but less prevalent than on the steeper land.	18 - 28%	Flat to strongly sloping land, approximately 170 m ASL.	Nil to moderate risk of wind erosion. Moderate risk of hillslope erosion.	Moderately well drained and moderately permeable soil. Localised wetness and surface water movement create a moderate waterlogging limitation.	Not used for agriculture. Low suitability for cropping. Land could support grazing but would require substantial development and is unlikely to be economically viable. Grazing would be subject to slight to moderate limitations associated primarily with soil properties which reduce pasture performance and management flexibility.	If developed for grazing, management would need to maintain ground cover, minimise soil disturbance and protect soil structure. Any grazing use would need to be low intensity and be timed to avoid compaction and degradation of the soil, with a focus around the localised wetness.	Moderate climatic limitations. This region experiences cold winter and warm summer conditions. The area receives an average of 970.5 mm annual rainfall, can experience
5w (2.47 ha)	Devonian granite and granodiorite geology. Gritty duplex to gradational soils on mid-slope positions, with dark brown sandy loam over orange clayey sand. Gravel and stone are moderately prevalent and increase with slope.	28 – 56%	Strongly sloping to steep land, approximately 170 to 180 m ASL.	Nil to moderate risk of wind erosion. Moderate to high risk of hillslope erosion.	Moderately well drained and slowly to moderately permeable soil. Localised wetness and surface water movement create a moderate waterlogging and	Not used for agriculture. Unsuitable for cropping. Land could support grazing but would require substantial development and is unlikely to be economically viable. Grazing would be subject to slight to moderate limitations associated primarily with soil properties and restricted	If developed for grazing, management would need to maintain ground cover, minimise soil disturbance and protect soil structure. Any grazing use would need to be of low intensity and be timed to avoid compaction and degradation of the soil.	up to 7 frost days annually, 1150 growing degree days (October to April) and 598 chill hours (May to August).

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
					trafficability limitation.	rooting depth, which reduce pasture performance and management flexibility.		
5+6se (6.7 ha)	Devonian granite and granodiorite geology. Gradational soils on steeper mid-slope positions, with gravelly surface soils and increasing stone and rock content. Gravel, stone and exposed sheet rock are more prevalent than on class 4 and lower class 5 land.	28 – 56%	Moderately steep to steep land, approximately 180 to 205 m ASL.	Nil to moderate risk of wind erosion. Moderate to very high risk of hillslope erosion.	Moderately well drained, slowly to moderately permeable soil with a low to moderate waterlogging risk.	Not used for agriculture. Unsuitable for cropping. The Class 5 component is marginally suitable for grazing, with moderate restrictions and requires substantial development. The Class 6 component has severe grazing limitations, due to severe slope, soil and erosion limitations.	If the Class 5 component was developed for grazing, management would need to maintain ground cover, minimise soil disturbance and protect soil structure. Grazing use would need to remain low intensity and be timed to avoid compaction and degradation of the soil resource. Recommend to maintain the Class 6 land as native vegetation where applicable and allow the regeneration of the native vegetation to continue.	

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
6se (6.6 ha)	Devonian granite and granodiorite geology. Gradational gravelly soils on steep slopes, with shallow sandy loam surface soils over clayey subsoil. Gravel, stone and exposed sheet rock are common and are a major limitation to agricultural use.	>56%	Steep to very steep land, approximately 200 to 230 m ASL.	Nil risk of wind erosion. Moderate to extreme risk of hillslope erosion.	Moderately well to well drained, slowly to moderately permeable soil with a very low to moderate waterlogging risk.	Not used for agriculture. Unsuitable for cropping. Land could support grazing but would require substantial development due to the abundance of rock and is unlikely to be economically viable. Grazing would be subject to limitations associated with slope, shallow rocky soils and erosion risk, which reduce versatility and require careful low-intensity management.	Recommend to maintain as native vegetation where applicable and allow the regeneration of the native vegetation to continue.	

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
6we (0.35 ha)	Devonian granite and granodiorite geology. Gritty duplex to gradational soils associated with steep watercourse land, with sandy loam surface soils over clayey subsoil. Gravel, stone and exposed sheet rock are common, with wetness and erosion risk further limiting agricultural use.	>56%	Steep to very steep land, approximately 170 to 185 m ASL.	Nil risk of wind erosion. High risk of streambank erosion along with sheet and rill erosion associated with concentrated overland flow and exposed soil on steep slopes.	Moderately well drained, slowly permeable soil with a low to moderate waterlogging risk.	Not used for agriculture. Land has severe limitations for grazing and is unsuitable for cropping. The presence of the primary watercourse, together with steep slopes, wetness and erosion risk, further reduces the practical agricultural use and manageability of this land.	Recommend to maintain as native vegetation where applicable and allow the regeneration of the native vegetation to continue.	

4 Proposed development

4.1 RESIDENTIAL DWELLING

The proposed development is for a residential dwelling with a roofed deck and carport, located in the northeastern area of the subject property. The total development footprint is approximately 188 m², representing approximately 0.11% of the total property area (Figure 8).

The proponent will plant a shelterbelt between the proposed dwelling and the Tasman Highway, which will buffer noise from the road and the dwelling on the nearby property to the east. The proposed shelterbelt will also provide additional screening between the proposed dwelling and vehicles travelling on the Tasman Highway. The shelterbelt will consist of a variety of native plants, that are commonly found in and around the subject property and/or wider Tasmania.

The layout of the proposed development is provided in Appendix 1.

The proposed development will be 5.5 m in height.

Access to the proposed dwelling is from an existing gravel driveway on the subject property which joins the Tasman Highway in the northeastern corner of the subject property.

The subject property is almost entirely covered by native vegetation, including *Eucalyptus amygdalina*, *Nothofagus* and *Eucalyptus obliqua* forest with broad-leaf shrubs, hardwood plantation and regenerating cleared land. Approximately 2.4 hectares, or 15% of the property in the northeastern portion of the property is open ground, where the proposed dwelling will be located (The LISTMap).

The subject property has a very low agricultural capability due to the predominance of class 5 and class 6 land, extensive vegetation cover, topographic constraints, soil limitations and lack of irrigation water. The proposed dwelling and associated occupancy will have no connection with agricultural land use activity.

The proposed dwelling achieves the minimum setback requirements to the south and west but is within the 200 m setback to the northern and eastern boundaries. As a result, Clause 21.4.2 P2 is addressed below (Table 4).



Figure 8 Proposed dwelling (red outline) on subject property (blue outline) in the northeastern area of the subject property.

4.2 SETBACK DISTANCES

The boundary setbacks of the proposed development are outlined in Table 4 and Figure 9.

Table 4 Proposed development setback distances

Boundary direction	Map identifier (refer to Figure 8)	Approximate Distance (m)
N	A	65
E	B	86
S	C	460
W	D	169

**Setback distances subject to survey*

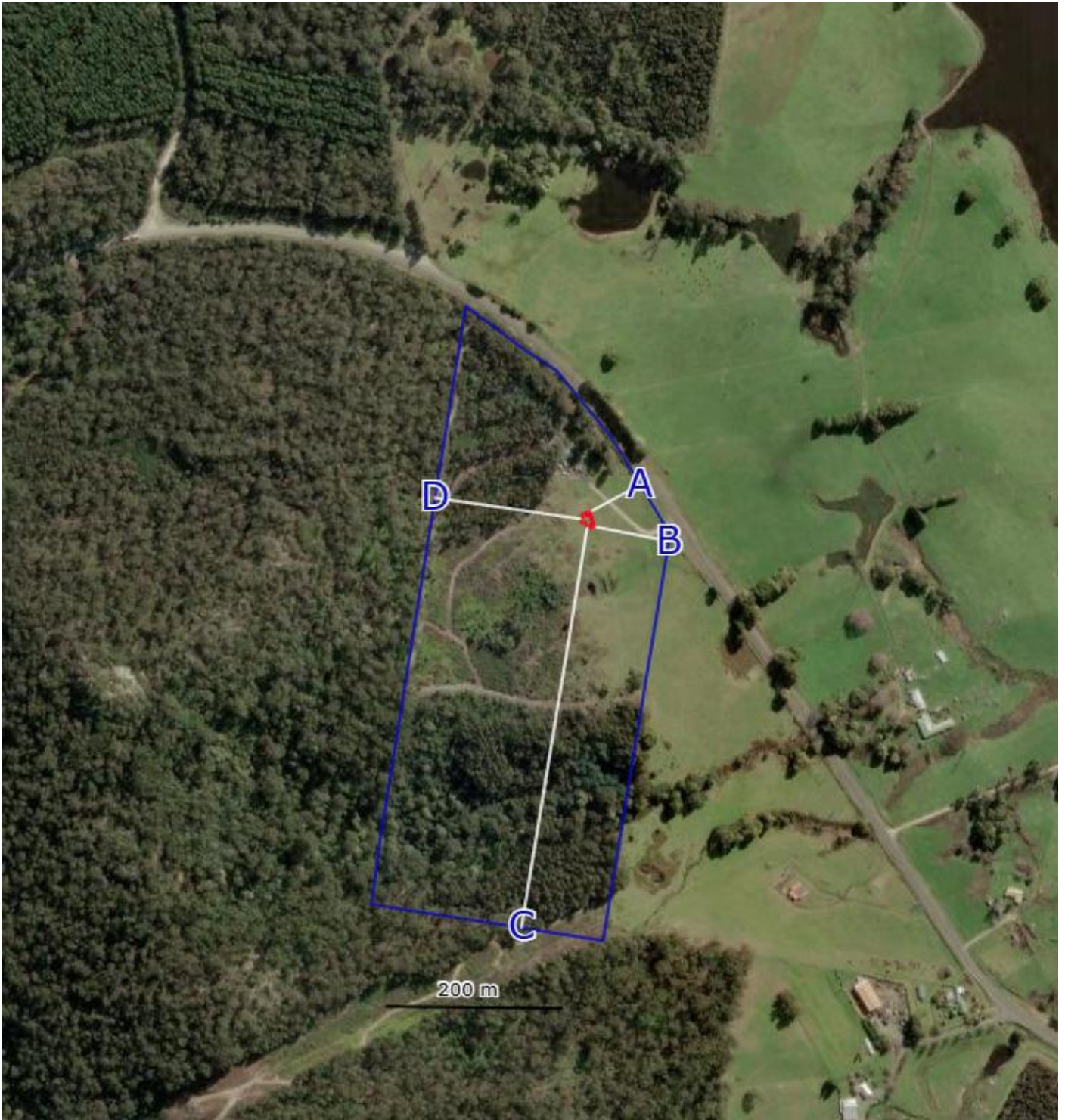


Figure 9 Proposed development (red outline) in the eastern end of the subject property (blue outline), with proposed setbacks shown (white lines) (Source: The LISTMap).

5 Land use activity

5.1 CURRENT AGRICULTURAL ACTIVITIES CONDUCTED

The subject property is predominantly covered by native vegetation or regenerating cleared land, with the remaining agricultural land not currently used for agricultural purposes.

5.2 POTENTIAL AGRICULTURAL ACTIVITIES CONDUCTED

5.2.1 Pastoral use

Only a small portion of the subject property is class 4 or class 5 land, which could theoretically support grazing with limitations, with the remaining land, being class 6, which is only marginally suitable for grazing due to severe limitations. The small area of class 4 land, approximately 0.29 hectares, has limited agricultural relevance due to its size.

Based on the prevailing land capability, topographic limitations, and if the property was completely cleared and converted to pasture, it could have a potential annual carrying capacity of approximately 342 DSE.

In order to clear the land an approved forest practices plan would need to be obtained before any vegetation removal could occur.

To develop the property for grazing purposes would require significant investment including:

- Clearing of remnant vegetation
- Pasture development of cleared land
- Drainage
- Construction of browsing wildlife-proof boundary fencing
- Construction of internal paddock fences
- Installation of a reticulated stock water system
- Construction of stock yards
- Application of fertiliser and soil amendments as required

Development of the subject property for grazing would not be economically viable. It would require substantial capital investment, approval to clear vegetation, pasture establishment, fencing, stock water, drainage, yards and ongoing soil fertility inputs, with an estimated development cost exceeding \$100,000.

5.2.2 Cropping use

The small area of class 4 land in the northeastern corner of the block has a low level of suitability for cropping with severe restrictions. It is unrealistic to view cropping this small area as a viable and sustainable agricultural land use activity.

5.2.3 Perennial horticulture

The property is unsuitable for the establishment and production of perennial horticultural crops due to limitations associated with the very low land capability, various climate limitations such as frost, and the absence of access to irrigation water.

5.3 ADJACENT LAND USE

The land use activity on adjacent and close by properties includes:

- North:
 - No title reference, no property I.D., zoned Utilities and is the Tasman Highway.
- East:
 - No title reference, no property I.D., zoned Utilities and is the Tasman Highway.
 - Title reference: 240852/1 (9.7 ha), zoned Agriculture, is not currently used for agricultural land use with no residential dwellings on the property.
- South:
 - Title reference: 160223/2 (63.8 ha), zoned Rural, is a Permanent Timber Production Zone under the Forest Management Act. There are no dwellings located on this title.
- West:
 - Title reference: 135650/1 (264 ha), zoned Rural, is a Permanent Timber Production Zone under the Forest Management Act. There are no dwellings located on this title.

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

Land use on properties adjacent to the subject property to the west and south is dominated by native vegetation, with no agricultural activity present. There was no agricultural land use observed on the property adjacent to the east.

There is agricultural activity observed on the property nearby to the north and northeast, which is setback from the subject property by the Tasman Highway. The Tasman Highway will buffer any noise between the nearby agricultural land use and the proposed dwelling development on the subject property.

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

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Spray drift and dust	Risk = low. The subject property is separated from the agricultural land use nearby to the north and east by the Tasman Highway. Existing setback distances, topography and presence of native vegetation buffers would help mitigate the impact of sprays and dust if applied under normal recommended conditions. Spraying events should be communicated in a timely manner to the inhabitants of the dwelling. The application of all agricultural chemicals must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements.
2. Noise from machinery, livestock and dogs	Risk = low. Due to the very limited amount of agricultural land use activity in this locale, it is anticipated that only a minimal amount of noise would be generated from machinery, livestock and dogs. Traffic noise travelling on the Tasman Highway adjacent to the north and northeast is likely to exceed any intermittent noise associated with agricultural plant and machinery in this locale.
3. Irrigation water over boundary	Risk = low. Irrigation is not practiced on any adjoining land.

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
4. Stock escaping and causing damage.	Risk = low. No livestock are present on adjoining properties. The Tasman Highway to the north buffers the subject property from nearby agricultural land use.
5. Electric fences	Risk = low. Mitigated by the proponent attaching appropriate warning signs on boundary fencing if required.

5.5 IMPACT OF PROPOSED DEVELOPMENT ON AGRICULTURAL ACTIVITY OF NEIGHBOURING LAND

No agricultural use of the subject property is proposed.

There is no agricultural land use on any adjoining properties. The agricultural land use on the nearby properties to the north and northeast are buffered from the subject property by the Tasman Highway.

The proposed residential dwelling has been assessed as presenting a low risk to nearby agricultural activity, given the separation provided by the Tasman Highway, existing setbacks, vegetation buffers and the limited agricultural use in the surrounding area. Potential impacts are most likely to arise through complaints from future residents, with the key risks outlined in Table 6.

Table 6: Potential risk from proposed development on neighbouring agricultural land use and activity

Potential risk to neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Trespass	Risk = low. Mitigation measures include installation and maintenance of sound boundary fencing, 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.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of burn-offs, outside barbeques and disposal of rubbish. In summer, mowing/grazing of long dry grass and vegetation is important.
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, if present, would be managed as per the guidelines determined by the Dorset council.

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

There are four residential dwellings on properties within a one-kilometre radius of the proposed development on the subject property (Figure 10).

The nearest residential dwelling is located on property title 211500/1 and setback 440 m to the east from the location of the proposed residential dwelling on the subject property.

The Tasman Highway provides a buffer between the proposed development and the nearest residential dwelling which along with the vegetation between the two dwellings, provides adequate buffer to suggest that the proposed development will have a negligible impact on or compromise the function or amenity

of this and other dwellings or the surrounding settlements. As it develops, the proposed shelterbelt on the subject property will further buffer any noise between the subject property and the dwelling to the east.

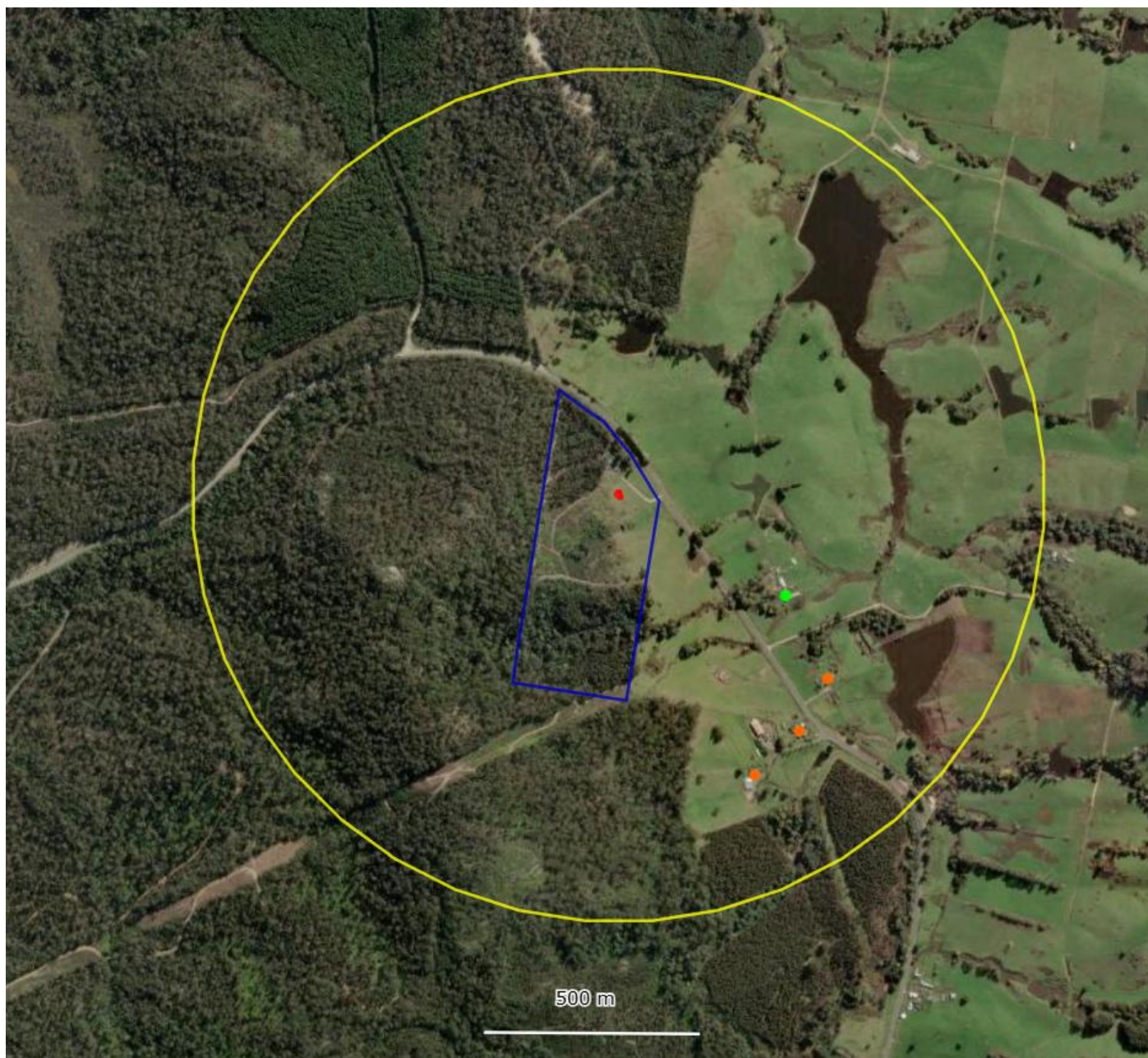


Figure 10 There are four residential dwellings (orange & green markers) on adjacent land titles within a 1000 m radius (yellow circle) of the proposed development on the subject property. The closest residential dwelling on adjacent land would be located approximately 440 m from the proposed development (green marker).

5.7 WATER STORAGE AND RESOURCES

The property is not serviced by TasWater for water or sewerage services (The LISTMap).

There are no dams or bores on the property, and it is not located within a declared irrigation district.

There is one minor stream (an unnamed tributary of the Arnon River) present on the subject property, which flows in an easterly direction through the southern portion of the property (Figure 11).

This watercourse is listed within the Waterway and Coastal Protection Area, under C7.0 Natural Assets Code of the Tasmanian Planning Scheme – State Planning Provisions and as such, associated buffer zones apply (Figure 12). The development is not located within the code setback distances.



Figure 11 An unnamed tributary of the Arnon River (light blue outline) is present on the subject property in the southern portion of the property (blue outline) (Source: The LISTMap)



Figure 12 The watercourse present on the subject property is listed under the Waterway and Coastal Protection Area Guidance Map and as such an associated buffer zone applies (marked green) (Source: The LISTMap).

5.8 SCENIC ROAD CORRIDOR

The proposed residential dwelling would be located within the scenic road corridor associated with the Tasman Highway and be visible from the highway in the short term.

The dwelling will be set back from the road and positioned against the backdrop of the hill, existing vegetation and regenerating vegetation on the subject property. External finishes will use low-reflectance, natural colours to reduce visual contrast with the surrounding landscape.

The proponent also intends to establish additional native vegetation, including a shelterbelt between the northern boundary and the residential dwelling, to provide further screening from the Tasman Highway over time.

On this basis, the proposed development is not expected to cause an unreasonable reduction in the scenic value of the road corridor.

6 Tasmanian Planning Scheme

6.1 21.1 ZONE PURPOSE

Zone Purpose	Response
21.1.1 To provide for the use or development of land for agricultural use. 21.1.2 To protect land for the use or development of agricultural use by minimising: (a) conflict with or interference from non-agricultural uses; (b) non-agricultural use or development that precludes the return of the land to agricultural use; and (c) use of land for non-agricultural use in irrigation districts. 21.1.3 To provide for use or development that supports the use of the land for agricultural use.	21.1.1 The subject property is not currently used for agricultural land use activity. Due to the predominance of class 5 and class 6 land, limited workable area, steep and variable topography, soil constraints, shallow and stony soils, extensive vegetation cover and lack of irrigation water, it is unrealistic to expect the site to be developed for viable sustainable agricultural production. 21.1.2 a). The proposed residential dwelling is unlikely to create conflict with or interfere with agricultural use on nearby land. No agricultural activity occurs on adjoining properties, and the nearest agricultural activity is located to the north and northeast, separated from the subject property by the Tasman Highway. Existing setback distances, road separation, vegetation and topography reduce the likelihood of conflict or interference between the proposed dwelling and nearby agricultural activity. b). The proposed residential dwelling would not permanently preclude the return of the land to agricultural use. The dwelling could be removed and the land returned to agricultural use if required. It is important to note that due to constraints associated with the low land capability, topographic limitations, presence of native vegetation and absence of access to irrigation water limitations mean the subject property has severely limited prospects for any type of agricultural land use activity. c). The subject property is not located within a declared irrigation district. 21.1.3 The proposed residential dwelling is not required to support agricultural use of the subject property, as the land is not currently used for agriculture and has limited practical agricultural potential. The development will be confined to a small area of the property and is not expected to reduce, constrain or conflict with agricultural use on nearby land.

6.2 21.3.1 DISCRETIONARY USES

Objectives

That uses listed as Discretionary:

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

Response:

The subject property is predominantly class 5 and class 6 land and is severely limited for the current and any potential agricultural land use activity and effectively is unusable for agriculture. In combination with the small usable area, topographic limitations, soil and erosion constraints, waterway buffer, lack of irrigation water and extensive native vegetation cover, the property has low agricultural potential. Accordingly, the response focuses on Performance Criteria P4(b).

Performance Criteria

P4

A Residential use listed as Discretionary must:

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

Response

P4 (b)

- i. The subject property is not currently used for agricultural land use activity. Due to the predominance of class 5 and class 6 land, limited workable area, soil constraints, slope, erosion risk, waterway constraints, native vegetation cover and lack of irrigation water, the property is severely limited in its current and future capacity to support viable sustainable agricultural land use activity.
- ii. Regardless of ownership, the subject property is not realistically capable of being included with other agricultural land for agricultural use. The Tasman Highway separates the property from nearby agricultural activity to the north and northeast, and the land capability, vegetation, waterway constraints and development costs limit any practical agricultural integration. The severe limitations associated with the property (e.g. land capability, topography, soils) are permanent and regardless of ownership would deter and severely limit its current and future capacity to support viable sustainable agricultural land use activity.
- iii. The proposed dwelling is not expected to confine or restrain agricultural use on adjoining properties. No agricultural activity occurs on adjoining properties, and nearby agricultural activity to the north and northeast is separated from the subject property by the Tasman Highway. Existing separation distances, road infrastructure, vegetation and topography reduce the likelihood of conflict.

6.3 21.4.1 BUILDING HEIGHT

Objectives To provide for a building height that: (a) Is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.	
Performance Criteria	Response
A1 Building height must not be more than 12m.	A1 The proposed dwelling has a building height of 5.5 m and is therefore compliant with Acceptable Solution A1.

6.4 21.4.2 SETBACKS

Objectives That the siting of buildings minimises potential conflict with use on adjoining properties.	
Response: The proposed dwelling does not meet the 200 m setback to the northern and eastern boundaries. However, those boundaries adjoin the Tasman Highway, where no agricultural land use occurs. Nearby agricultural activity is separated from the subject property by the road, setbacks, vegetation and topography, reducing the likelihood of conflict or interference.	
Performance Criteria	Response
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.	A1 The proposed dwelling has a minimum setback of 65 m from the northern boundary and therefore exceeds the minimum 5 m boundary setback requirement. The proposal is compliant with Acceptable Solution A1.
P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.	P2 The proposed dwelling is located in the northern portion of the subject property, with a minimum boundary setback of 65 m and no existing residential buildings on the site. The northern and eastern boundaries adjoin the Tasman Highway, where no agricultural land use occurs. Nearby agricultural activity is located to the north and northeast and is separated from the subject property by the Tasman Highway. Existing setbacks, road separation, vegetation and topography provide effective buffers, and the proposed shelterbelt planting will provide additional screening over time. On this basis, the proposed dwelling is not expected to conflict with or interfere with agricultural use on adjoining or nearby land.

6.5 ACCESS FOR NEW DWELLINGS

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

Performance Criteria	Response
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	A1 The proposed dwelling is located on a lot with frontage and access to the Tasman Highway, a road maintained by a road authority, and is therefore compliant with Acceptable Solution A1.

7 Codes: C8.6 Development Standards for Buildings and Works

C8.6.2 Development within a scenic road corridor

Objectives That: (a) destruction of native vegetation or exotic vegetation does not cause an unreasonable loss of scenic value of scenic road corridors; and (b) buildings and works do not cause an unreasonable loss of the scenic value of scenic road corridors.	
Response: The proposed dwelling will be visible from the Tasman Highway and therefore does not meet Acceptable Solution A2. However, the dwelling will be located on previously cleared land, set back from the road, and viewed against a backdrop of existing and regenerating vegetation. It will use low-reflectance, natural colours and requires limited earthworks. The proponent also intends to establish native vegetation, including a shelterbelt between the dwelling and the northern boundary. These measures are expected to reduce visual prominence and avoid unreasonable loss of scenic value.	
Performance Criteria	Response
A1 Destruction of exotic trees with a height more than 10m, native vegetation, or hedgerows within a scenic road corridor must not be visible from the scenic road.	A1 The proposed dwelling development will not require the destruction of vegetation and is therefore compliant with Acceptable Solution A1.
P2 Buildings or works within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to: (a) the topography of the site; (b) proposed reflectance and colour of external finishes; (c) design and proposed location of the buildings or works; (d) the extent of any cut or fill required; (e) any existing or proposed screening; (f) the impact on views from the road; and (g) the purpose of any management objectives identified in the relevant Local Provisions Schedule.	P2 (a) Acceptable Solution A2 cannot be met, as the proposed dwelling will be visible from the Tasman Highway. However, the dwelling is located on the lower northern portion of the subject property, at the base of the hill that forms the visual backdrop to the site. Existing vegetation and topography reduce the visual contrast of the development when viewed from the scenic road corridor. (b) External finishes will use low-reflectance, natural colours to reduce visual contrast with the surrounding vegetation and landscape. (c) The proposed dwelling has a footprint of approximately 188 m² and is located approximately 65 m from the northern boundary, providing setback from the Tasman Highway. (d) Earthworks are expected to be limited due to the relatively flat nature of the proposed dwelling site. (e) Existing vegetation provides screening from some viewing angles, and the proponent intends to establish additional native vegetation, including a shelterbelt between the northern boundary and the proposed dwelling. This planting is expected to provide additional screening over time. (f) The dwelling will be visible from the Tasman Highway in the short term. However, its modest scale, setback, low-reflectance colours, landscape backdrop and proposed native vegetation screening are expected to reduce its visual prominence.

Objectives	That: (a) destruction of native vegetation or exotic vegetation does not cause an unreasonable loss of scenic value of scenic road corridors; and (b) buildings and works do not cause an unreasonable loss of the scenic value of scenic road corridors.
	(g) No relevant local management objectives have been identified.

8 Conclusion

1. The subject property at 33869 Tasman Highway, Tulendeena, Tasmania, 7260 comprises approximately 16.4 hectares and is predominantly class 5 and class 6 land, with a small area of class 4 land.
2. The property is not used for agriculture and is severely limited in the current and potential opportunity to be used for agricultural land use activity due to the low land capability, wetness, slope, erosion risk, constrained workable area, native vegetation cover, waterway buffer requirements and lack of access to irrigation water.
3. Clearing and developing the property for agricultural use would require substantial investment and would not be economically viable.
4. The proposed dwelling is modest in scale, confined to the northeastern area of the property, and separated from nearby agricultural activity to the north and northeast by the Tasman Highway.
5. The proposal is not expected to reduce access, fragment productive land, or constrain agricultural activity on adjoining or nearby properties.
6. The proposed dwelling is also unlikely to adversely affect nearby residential amenity, with the closest dwelling located approximately 440 m to the east.
7. Although the dwelling is within the scenic road corridor associated with the Tasman Highway, its setback, modest scale, low-reflectance colours, landscape backdrop and a proposed native vegetation shelter belt are expected to reduce visual prominence over time.
8. Having regard to the land capability of the subject property, its current condition, surrounding land use, and the location and scale of the proposed dwelling, the proposal is considered appropriate and supportable from an agricultural land use, land capability and scenic road corridor perspective.
9. The proposed dwelling development is considered compliant with Clauses 21.3.1, 21.4.1, 21.4.2, 21.4.3 & Code 8.6 in the Tasmanian Planning Scheme, and is deemed to be an appropriate dwelling development given the land capability of the subject property, the surrounding land use and the location.

References

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Noble, K.E. (1990) Land Capability Report, Pipers Region, Tasmania; and Land Capability Map, Pipers Region, Tasmania. Department of Primary Industries, Tasmania.

Tasmanian Planning Commission (No 16. Effective date 4th March 2026) Tasmanian Planning Scheme – State Planning Provisions and relevant Local Provisions Schedule.

9 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.

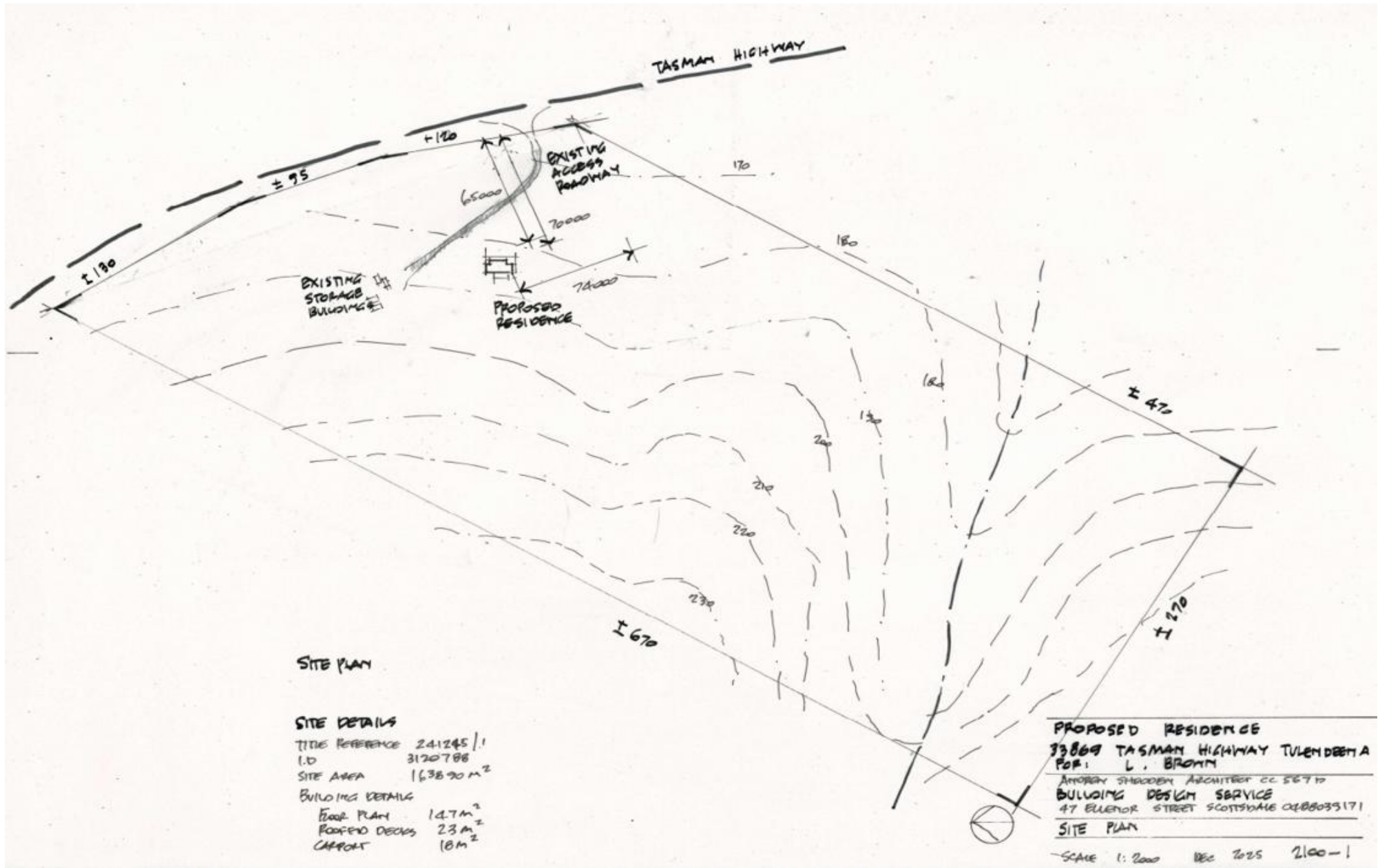
Adam Moloney

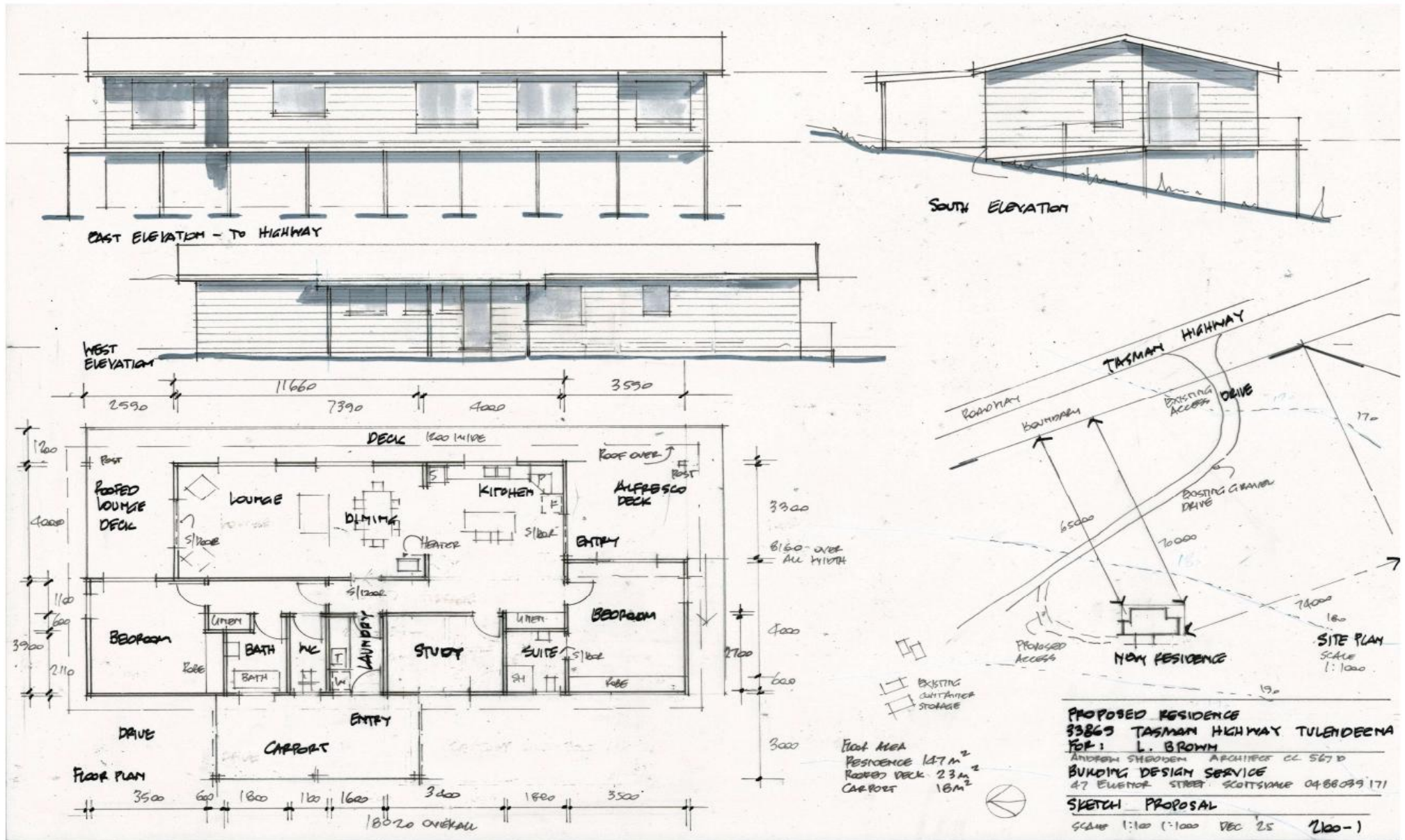
Jason Lynch

Mr Adam Moloney BAgSci (Agr.) & MSc (AgSci)
Agricultural Consultant
Pinion Advisory
September 2026

Mr Jason Lynch BAppSc (hort.) CPAg
Principal Agronomist
Pinion Advisory
September 2026

Appendix 1 Layout of the Proposed Development





Appendix 2 Supporting images



Figure 13 Exposed sheet rock located on the subject property, reflective of what is seen over a large proportion of the property. Taken at site assessment 06/08/2026.



**Figure 14 Soil type found on the subject property taken from the proposed location of the dwelling.
Taken at site assessment 06/08/2026**



Figure 15 Aerial view of the northern boundary of subject property from above the proposed development location. Taken at site assessment 06/08/2026.



Figure 16 Aerial view of the subject property from the north, looking south, showing the northern, eastern and western boundaries of subject property. Taken at site assessment 06/08/2026.



Figure 17 Aerial view of the entire property. Image taken from northwestern corner of subject property looking south east, highlighting dense vegetation around the western and southern ends of the property. Taken at site assessment 06/08/2026.

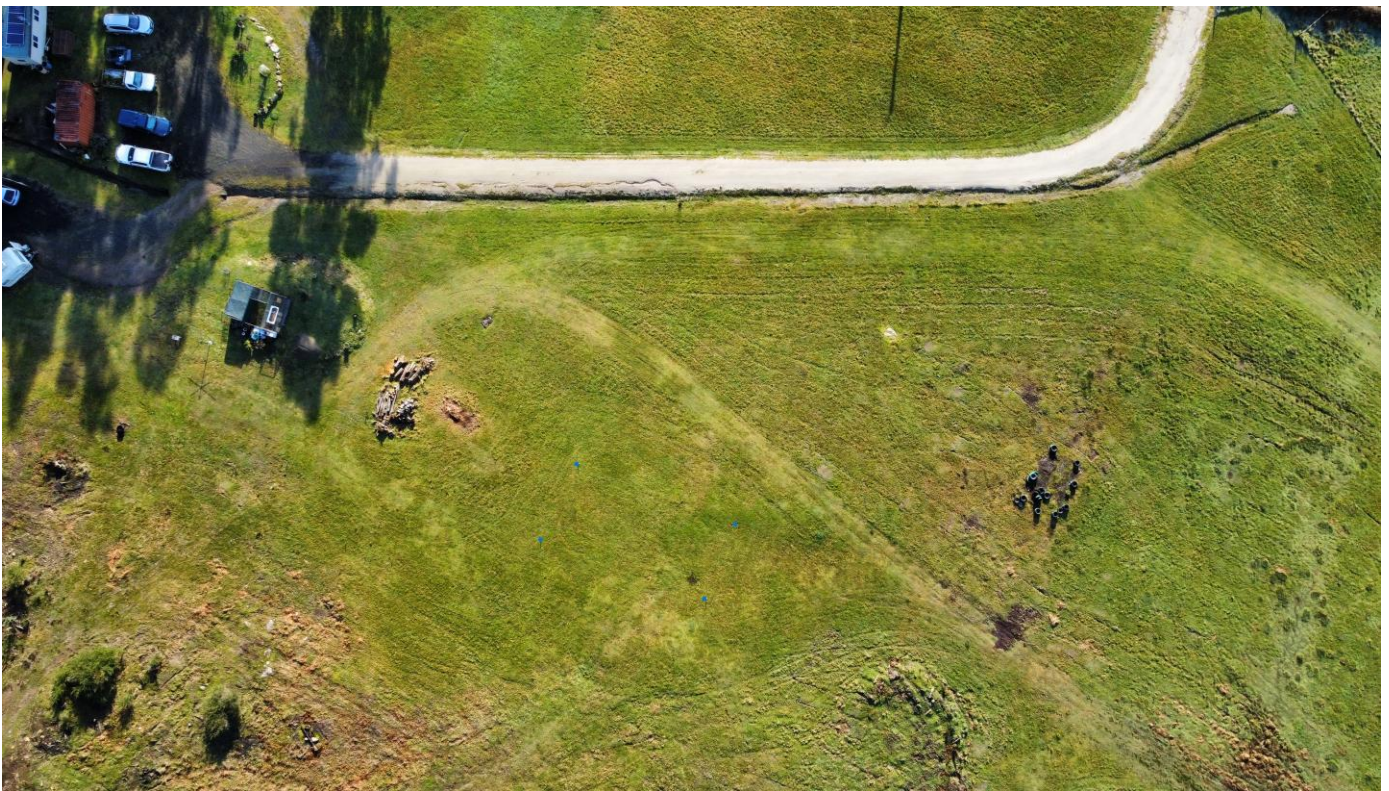


Figure 18 Approximate location of the proposed dwelling on the subject property (blue markers). Taken at site assessment 06/08/2026.



Figure 19 View from the western boundary looking north, showing the height above the road and vegetation type that forms the backdrop behind the proposed dwelling. Taken at site assessment 06/08/2026.