

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval for the following development:

SITE:

491 NUGENT ROAD, WATTLE HILL

PROPOSED DEVELOPMENT:

TWO LOT SUBDIVISION

The relevant plans and documents can be inspected at the Council Offices at 47 Cole Street, Sorell during normal office hours, or the plans may be viewed on Council's website at www.sorell.tas.gov.au until **Monday 4th May 2026**.

Any person may make representation in relation to the proposal by letter or electronic mail (sorell.council@sorell.tas.gov.au) addressed to the General Manager. Representations must be received no later than **Monday 4th May 2026**

APPLICATION NO: 7.2025-21.1

DATE: 17 APRIL 2026



Disclaimer

Any information extracted from this document (from the face of the document or by scale) should be verified on site. Council takes no responsibility for the accuracy of any information contained or presented in the document. While every care has been taken to ensure the accuracy of this information, Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and liability.

100 m

17-Apr-2026

Part B: Please note that Part B of this form is publicly exhibited.

Full description of Proposal:	Use:
	<i>Development:</i> Subdivision into two lots (Lot 1 plus Balance)
	<i>Large or complex proposals should be described in a letter or planning report.</i>
Design and construction cost of proposal:	\$

Is all, or some the work already constructed:	No: <input checked="" type="checkbox"/> Yes: <input type="checkbox"/>
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Location of proposed works:	Street address: 'Mayfield' 491 Nugent Road
	Suburb: Wattle Hill Postcode: 7172
	Certificate of Title(s) Volume: 42190 Folio: 1

Current Use of Site	Resource Development (grazing) and residential (single dwelling)
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Current Owner/s:	Name(s) Kenneth Geoffrey Gatehouse
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Is the Property on the Tasmanian Heritage Register?	No	<i>If yes, please provide written advice from Heritage Tasmania</i>
Is the proposal to be carried out in more than one stage?	No	<i>If yes, please clearly describe in plans</i>
Have any potentially contaminating uses been undertaken on the site?	No	<i>If yes, please complete the Additional Information for Non-Residential Use</i>
Is any vegetation proposed to be removed?	No	<i>If yes, please ensure plans clearly show area to be impacted</i>
Does the proposal involve land administered or owned by either the Crown or Council?	No	<i>If yes, please complete the Council or Crown land section on page 3</i>

If a new or upgraded vehicular crossing is required from Council to the front boundary please complete the Vehicular Crossing (and Associated Works) application form
<https://www.sorell.tas.gov.au/services/engineering/> *Page not found*



Sorell Council
 Development Application: 7.2025.21.1 -
 Subdivision Application - 491 Nugent Road,
 Wattle Hill - P1.pdf
 Plans Reference:P1
 Date Received:3/10/2025

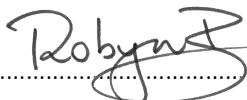
Part B continued: Please note that Part B of this form is publicly exhibited

Declarations and acknowledgements

- I/we confirm that the application does not contradict any easement, covenant or restriction specified in the Certificate of Title, Schedule of Easements or Part 5 Agreement for the land.
- I/we consent to Council employees or consultants entering the site and have arranged permission and/or access for Council’s representatives to enter the land at any time during normal business hours.
- I/we authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation and have permission of the copyright owner for such copies.
- I/we declare that, in accordance with s52(1) of the *Land Use Planning and Approvals Act 1993*, that I have notified the owner(s) of the intention to make this application.
- I/we declare that the information in this application is true and correct.

Details of how the Council manages personal information and how you can request access or corrections to it is outlined in Council’s Privacy Policy available on the Council website.

- I/we acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process, for display purposes during public exhibition, and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.
- Where the General Manager’s consent is also required under s.14 of the *Urban Drainage Act 2013*, by making this application I/we also apply for that consent.

Applicant Signature:	Signature:  Date: 2 October 2025
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Crown or General Manager Land Owner Consent

If the land that is the subject of this application is owned or administered by either the Crown or Sorell Council, the consent of the relevant Minister or the Council General Manager whichever is applicable, must be included here. This consent should be completed and signed by either the General Manager, the Minister, or a delegate (as specified in s52 (1D-1G) of the *Land Use Planning and Approvals Act 1993*).

Please note:

- If General Manager consent is required, please first complete the General Manager consent application form available on our website www.sorell.tas.gov.au
- If the application involves Crown land you will also need a letter of consent.
- Any consent is for the purposes of making this application only and is not consent to undertaken work or take any other action with respect to the proposed use or development.

I _____ being responsible for the administration of land at _____

declare that I have given permission for the making of this application for _____



Signature of General Manager, Minister or Delegate:	Signature: Date:
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SEARCH OF TORRENS TITLE

VOLUME 42190	FOLIO 1
EDITION 1	DATE OF ISSUE 29-Oct-1993

SEARCH DATE : 13-Aug-2025

SEARCH TIME : 10.09 AM

DESCRIPTION OF LAND

Parish of CANNING, Land District of PEMBROKE
 Lot 1 on Diagram [42190](#)
 Being the land described in Conveyance No. 51/4435
 Derivation : Part of 800 Acres Located to T.A. Lascelles and
 Part of 309 Acres Gtd. to S. Gatehouse
 Prior CT [4628/88](#)

SCHEDULE 1


KENNETH GEOFFREY GATEHOUSE

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[B328632A](#) MORTGAGE to Westpac Banking Corporation Registered
 10-Jan-1990 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Sorell Council

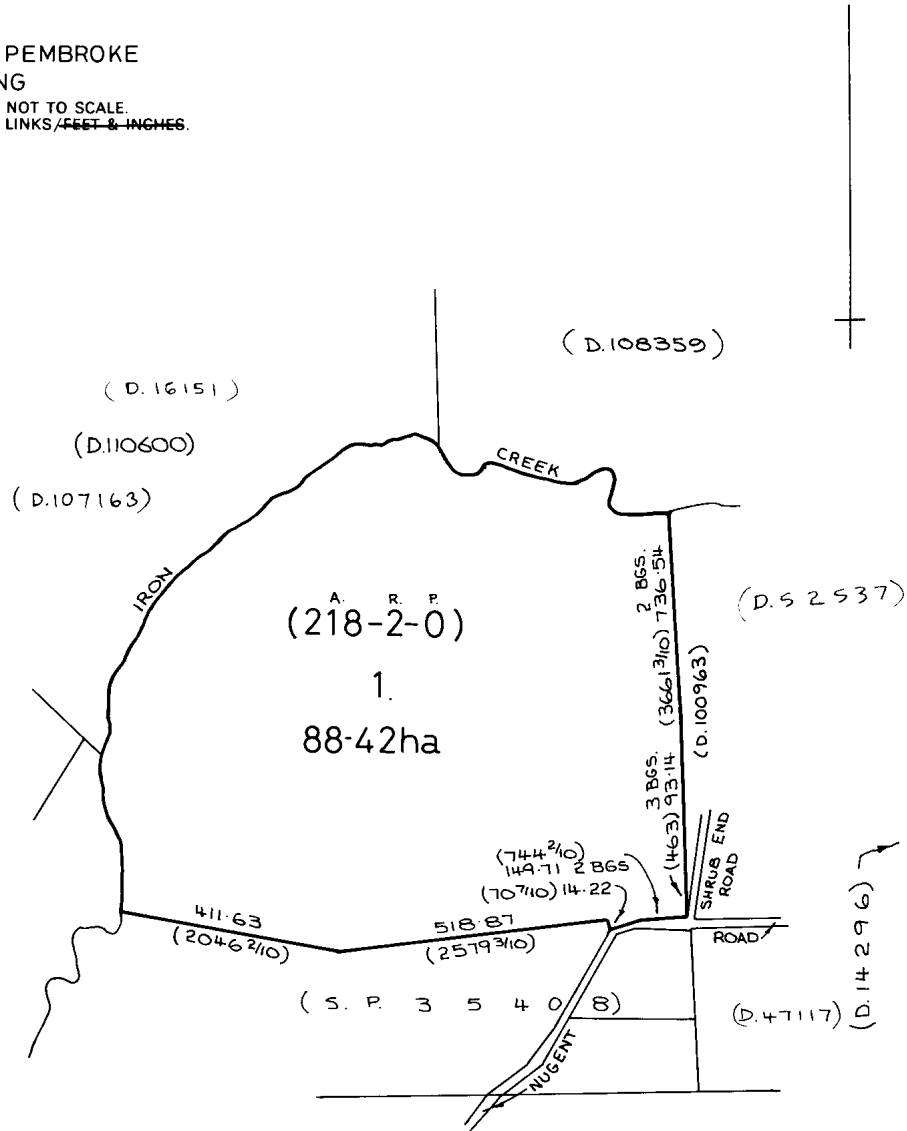
Development Application: 7.2025.21.1 -
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 Wattle Hill - P1.pdf
 Plans Reference:P1
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APPROVED <i>[Signature]</i> RECORDER OF TITLES	CONVERSION PLAN CONVERTED FROM 64/9589	REGISTERED NUMBER D.42190
FILE NUMBER Y. 11131	GRANTEE: PART OF 800-0-0 LOC. TO THOMAS ALLAN LASCELLES & PART OF 309-0-0 GTD. TO SILAS GATEHOUSE.	DRAWN A. Horsey 11-12-29.

OF K 2082

SKETCH BY WAY OF ILLUSTRATION ONLY

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



Sorell Council

Development Application: 7.2025.21.1 -
Subdivision Application - 491 Nugent Road,
Wattle Hill - P1.pdf
Plans Reference:P1
Date Received:3/10/2025

Bushfire Hazard Management Report: Subdivision

Report for: Scott Gatehouse

Property Location: 491 Nugent Road, Wattle Hill

Prepared by: Scott Livingston
Livingston Natural Resource Services

Date: 23rd September 2025

Version: 2



Summary

Client: Scott Gatehouse

Property

identification:

Current zoning: Agriculture, *Tasmanian Planning Scheme- Sorell*

491 Nugent Road, Wattle Hill, CT 42190/1, PID 5937425

Proposal:

A 2 lot subdivision is proposed from 1 existing title at 491 Nugent Road, Wattle Hill.

**Assessment
by:**



Scott Livingston,
Master Environmental Management,
Natural Resource Management Consultant.
Accredited Person under part 4A of the Fire Service Act 1979:
Accreditation # BFP-105.

Version	Date	Notes
1	23/9/2025	
2	32/9/2025	Minor edits

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LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements. This report classifies type of vegetation at time of inspection and cannot be relied upon for future development or changes in vegetation of assessed area.

DESCRIPTION

A 2 lot subdivision is proposed from 1 existing title at 491 Nugent Road, Wattle Hill. The area is mapped as bushfire prone in planning scheme overlays.

The proposal creates 2 lots; the balance lot has an existing dwelling and outbuildings and is pasture with riparian vegetation on Iron Creek and tributaries. Lot 1 is vacant pasture and riparian vegetation. The area is not serviced by a reticulated water supply. Lots have frontage to Nugent Road, with lot 1 having right of way across the existing access entry.

See Appendix 1 for maps and site plan, and appendix 2 for photographs.

BAL AND RISK ASSESSMENT

The land is mapped as Bushfire Prone in Planning Scheme Overlays.

The balance lot has an existing dwelling, the closest boundary change is more than 1,400m from the dwelling, there is no increase in risk from subdivision. The balance lot meets C13.6.1 A1(a), C13.6.2 A1 (a) & C13.6.3 A2 (a).

VEGETATION AND SLOPE

Lot		North	East	South	West
Lot 1	Vegetation, within 100m of existing dwelling	0-100m grassland some woodland	0-100m grassland	0-100m grassland	0-100m grassland some woodland
	Slope (degrees, over 100m)	Flat /upslope	Flat /upslope	Flat /upslope	Flat /upslope
	BAL rating existing vegetation	BAL FZ	BAL 12.5	BAL FZ	BAL FZ
	BAL rating with setbacks and HMA	BAL 19/ BAL 12.5			

BUILDING AREA BAL RATING

Setback distances for BAL Ratings have been calculated based on the vegetation that will exist after the development and management of land within the subdivision and have also considered slope gradients.

Where no setback is required for fire protection other Planning Scheme setbacks may need to be applied, other building constraints such as topography have not been considered.

The BAL ratings applied are in accordance with the Australian Standard AS3959-2018, *Construction of Buildings in Bushfire Prone Areas*, and it is a requirement that any habitable building, or building within 6m of a habitable building be constructed to the BAL ratings specified in this document as a minimum.

Bushfire Attack Level (BAL)	Predicted Bushfire Attack & Exposure Level
BAL-Low	Insufficient risk to warrant specific construction requirements
BAL-12.5	Ember attack, radiant heat below 12.5kW/m ²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m ²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m ²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m ²
BAL-FZ	Direct exposure to flames radiant heat and embers from the fire front

HAZARD MANAGEMENT AREAS

The proof of concept dwelling would require land within 14m upslope and level and 16m downslopes from a building façade must be maintained as low threat from commencement of construction.

The balance lot is considered exempt, and no hazard management requirements apply, existing maintained areas exceed BAL 19 requirements.

ROADS

No roads are proposed for the subdivision. Lots have frontage/ right of way to Nugent Road.

PROPERTY ACCESS

Access to bushfire prone lots must comply with the relevant elements of Table C13.2. The balance lot is meets C13.6.1 A1(a), C13.6.2 A1 (a) & C13.6.3 A2 (a), and no access requirements apply.

Access to any future habitable building must be in place prior to commencement of construction. Access to any future dwelling may exceed 200m and require a passing bay (Element C).

Table C13.2: Standards for Property Access

Element	Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.
B.	<p>Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.</p>
C.	Property access length is 200m or greater.
D.	Property access length is greater than 30m, and

There are no specified design and construction requirements.

The following design and construction requirements apply to property access:

- (a) all-weather construction;
- (b) load capacity of at least 20t, including for bridges and culverts;
- (c) minimum carriageway width of 4m;
- (d) minimum vertical clearance of 4m;
- (e) minimum horizontal clearance of 0.5m from the edge of the carriageway;
- (f) cross falls of less than 3 degrees (1:20 or 5%);
- (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle;
- (h) curves with a minimum inner radius of 10m;
- (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and terminate with a turning area for fire appliances provided by one of the following:
 - (i) a turning circle with a minimum outer radius of 10m; or
 - (ii) a property access encircling the building; or
 - (iii) a hammerhead “T” or “Y” turning head 4m wide and 8m long.

The following design and construction requirements apply to property access:

- (a) the requirements for B above; and
- (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.

The following design and construction requirements apply to property access:

- (a) complies with requirements for B above; and

access is provided to 3 or more properties.	(b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.
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FIRE FIGHTING WATER SUPPLY

The subdivision is not serviced by a reticulated water supply. The balance lot is meets C13.6.1 A1(a), C13.6.2 A1 (a) & C13.6.3 A2 (a),and no water supply requirements apply. It is recommended that consideration be given to the installation of a compliant static water supply for the dwelling.

Any future habitable building must have a table C13.5 compliant static water supply prior to commencement of construction.

Table C13.5 Static Water Supply

E		R
A.	Distance between building area to be protected and water supply	The following requirements apply: <ul style="list-style-type: none"> a) The building area to be protected must be located within 90 metres of the water connection point of a static water supply; and b) The distance must be measured as a hose lay, between the water point and the furthest part of the building area.
B.	Static Water Supplies	A static water supply: <ul style="list-style-type: none"> a) May have a remotely located offtake connected to the static water supply; b) May be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; c) Must be a minimum of 10,000 litres per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; d) Must be metal, concrete or lagged by non-combustible materials if above ground; and e) If a tank can be located so it is shielded in all directions in compliance with Section 3.5 of AS 3959-2009, the tank may be constructed of any material provided that the lowest 400 mm of the tank exterior is protected by: <ul style="list-style-type: none"> (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6 mm thickness.

E		R
C.	Fittings, pipework and accessories (including stands and tank supports)	<p>Fittings and pipework associated with a water connection point for a static water supply must:</p> <ul style="list-style-type: none"> (a) Have a minimum nominal internal diameter of 50mm; (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) Be metal or lagged by non-combustible materials if above ground; (d) Where buried, have a minimum depth of 300mm (compliant with <i>AS/NZS 3500.1-2003 Clause 5.23</i>); (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) Ensure the coupling is accessible and available for connection at all times; (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length); (h) Ensure underground tanks have either an opening at the top of not less than 250 mm diameter or a coupling compliant with this Table; and (i) Where a remote offtake is installed, ensure the offtake is in a position that is: <ul style="list-style-type: none"> (i) Visible; (ii) Accessible to allow connection by fire fighting equipment; (iii) At a working height of 450 – 600mm above ground level; and (iv) Protected from possible damage, including damage by vehicles
D.	Signage for static water connections	<p>The water connection point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must</p> <ul style="list-style-type: none"> (a) comply with: <i>Water tank signage requirements within AS 2304-2011 Water storage tanks for fire protection systems</i>; or (b) comply with water tank signage requirements within <i>Australian Standard AS 2304-2011 Water storage tanks for fire protection systems</i>; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	<p>A hardstand area for fire appliances must be provided:</p> <ul style="list-style-type: none"> (a) No more than three metres from the water connection point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) No closer than six metres from the building area to be protected; (c) With a minimum width of three metres constructed to the same standard as the carriageway; and (d) Connected to the property access by a carriageway.

CONCLUSIONS

A 2 lot subdivision is proposed from 1 existing title at 491 Nugent Road, Wattle Hill. The area is mapped as bushfire prone in planning scheme overlays.

The balance lot meets C13.6.1 A1(a), C13.6.2 A1 (a) & C13.6.3 A2 (a),no bushfire requirements apply to that lot for the purposes of subdivision.

There is sufficient area on the lot 1 to provide for BAL 12.5 hazard management area for a future dwelling. Hazard Management Area, access and water supply must be in place prior commencement of construction of a habitable building on lot 1.

No Bushfire requirements apply at sealing of titles.

REFERENCES

Department of Premier and Cabinet (Tasmania). (2017). *Building Act 2016*.

Department of Premier and Cabinet (Tasmania). (2017). *Building Regulations 2016*.

Standards Australia Limited. (2018). *AS 3959-2018 Construction of buildings in bushfire prone areas*

Tasmanian Planning Scheme- Sorell

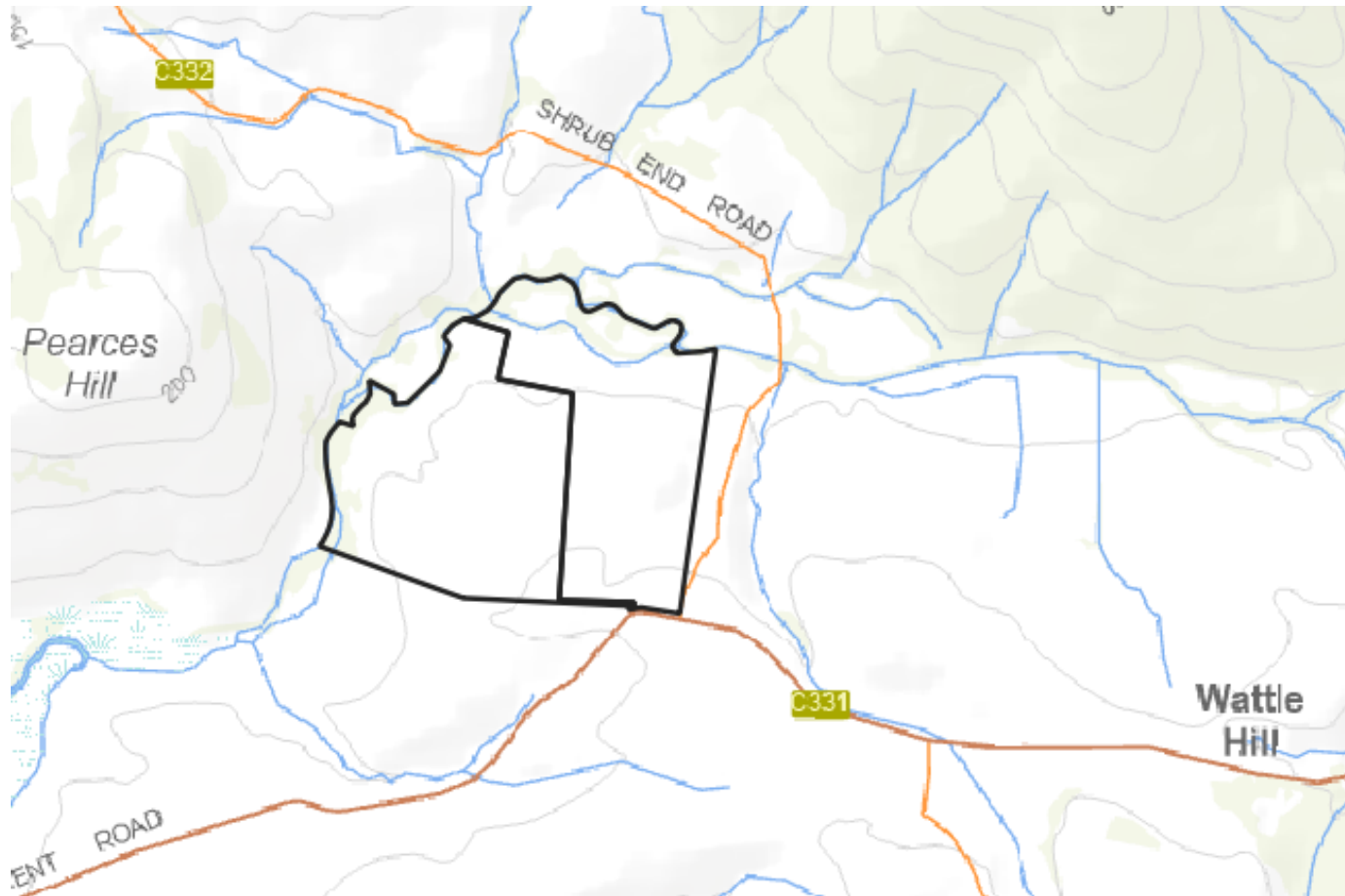


Figure 1: Location



Figure 2: Aerial Image

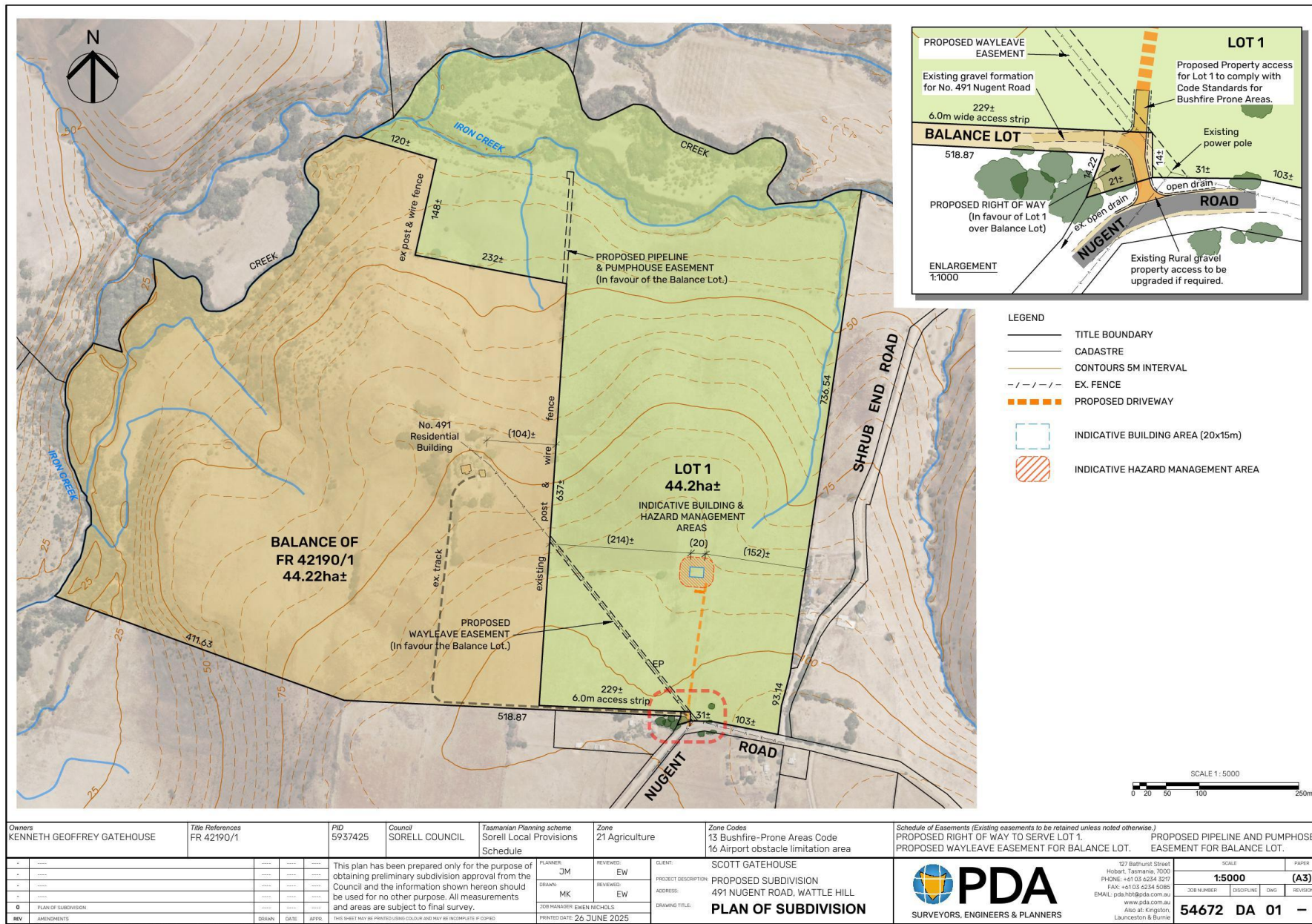


Figure 3: Proposed Subdivision Plan



Figure 4: balance lot access



Figure 5: existing access



Figure 6: north from lot 1 building area



Figure 7: east from lot 1 building area



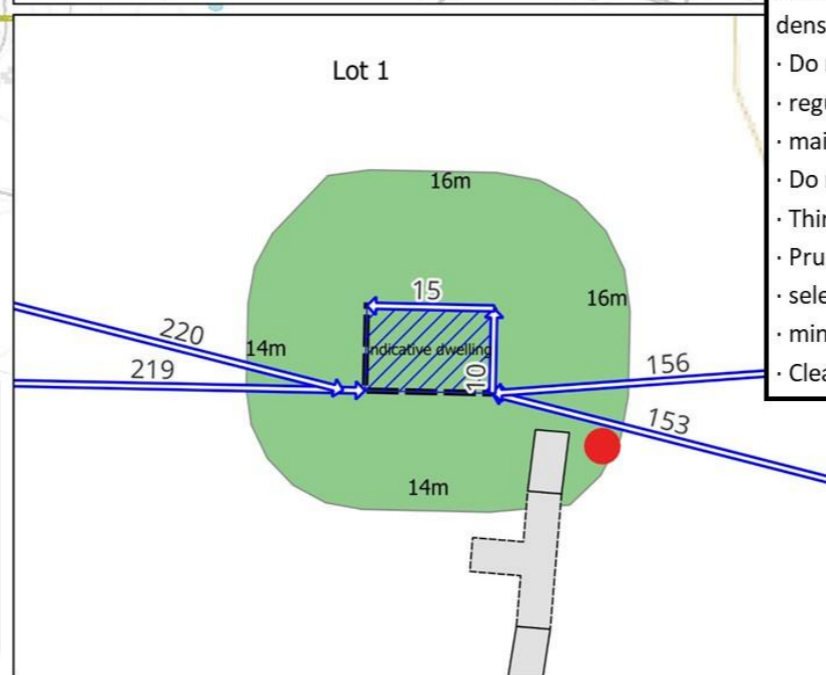
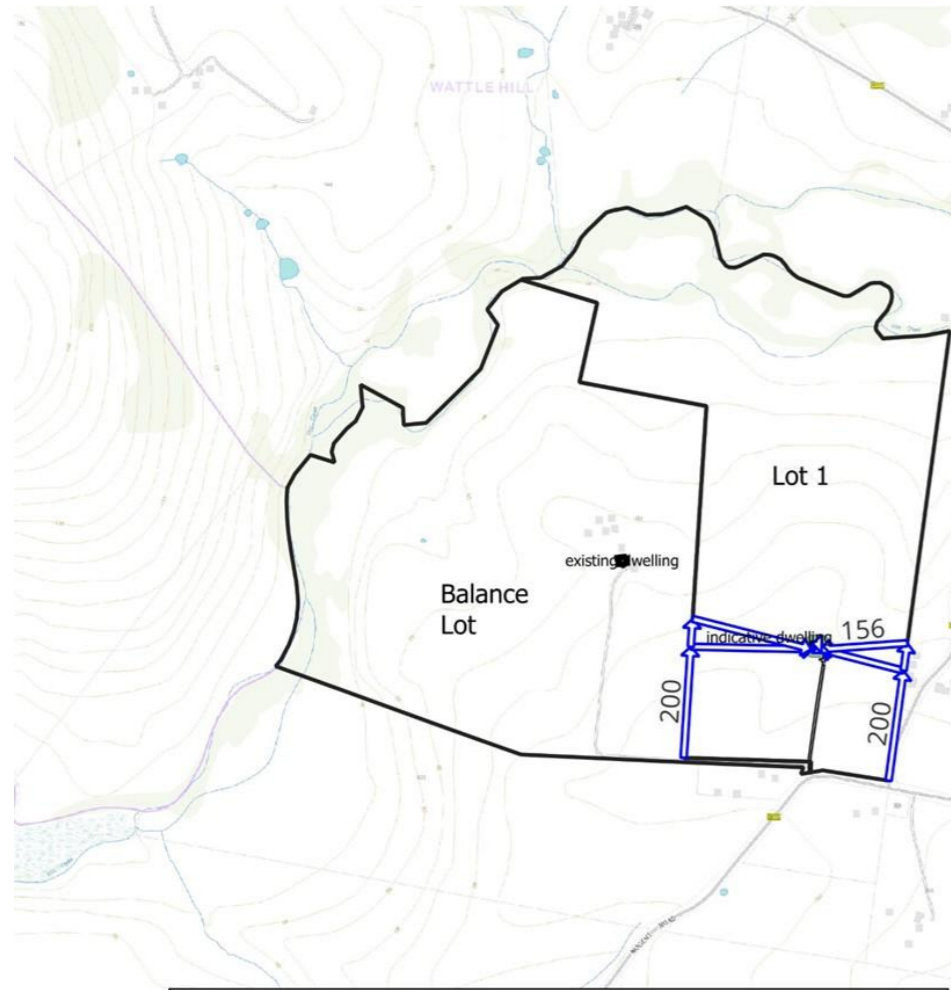
Figure 8: south from lot 1 building area



Figure 9: west from lot 1 building area

Bushfire Hazard Management Plan: Subdivision

Proposed Development	Subdivision, 2 lots from 1 lot
Plan of Subdivision	PDA Surveyors
Property Owner	KG Gatehouse
Address	491 Nugent Hill Road, Wattle Hill
CT	42190/1
PID	5937425



symbols	BAL12.5 _building area (indicative)
dwelling	Hazard mangement Area (low threat)
Static water supply	
T turn	
passing bay	
access	

Hazard Management Area

All land within the distances shown must be low threat vegetation prior to the commencement of construction of a habitable building.

- establish hazard management area as dimensioned on this plan.
- maintain in a minimal fuel condition in perpetuity, ensuring fuels are reduced
- Sufficiently and other hazards are removed such that the fuels & other hazards do not significantly contribute to the bushfire attack.
- limited amounts of low flammability plants are acceptable within the hma; Including maintained lawn, low growing plants & ground covers, low Flammability ornamental gardens, vegetable gardens and the like.
- Do not plant adjacent to walls & decks or directly under glazed elements.
- regularly remove ground fuels such as fallen branches, sticks, leaves, bark, lawn clippings etc.
- maintain lawn to a height less than 100mm
- Do not use pine bark and other flammable mulch.
- Thin-out understory vegetation and prune low-hanging tree branches
- Prune trees to maintain horizontal separation between canopies.
- selectively position trees and shrubs to create discontinuous rows and clumps.
- minimise storage of flammable materials such as firewood and building materials.
- Clear accumulated leaves and other debris from roof gutters

Water supply for firefighting.

Install metal or concrete firefighting water tank with a minimum of 10,000 litres stored water, dedicated to firefighting purpose . Fitted with a compliant storz water connection point located within <90m of furthest element of the habitable building, measured as a hose lay, & accessible within <3m of the hardstand. May have remote offtake connected to the static water supply.

Identify the firefighting water point with permanently fixed compliant signage complying with TFS Guidelines. Keep clear of vegetation immediately above & around the connection point.

Construct hardstand area for fire appliance access to the firefighting water point. Minimum 3m wide, constructed to the same standard as the property access

Property access

Construct all weather property access with 4m wide carriageway from the public road to within <90m of the furthest part of the building measured as a hose lay and to the hardstand located within <3m of the water connection point.

load capacity greater than 20 tonnes (inc. Bridges and culverts). Cross fall less than 3°, dips less than 7°, curves min.10m inner radius. 10° max gradient for unsealed roads and 15° max gradient for sealed roads.

Construct 20m long passing bay providing 2m additional carriageway width every 200m. Access to terminate in a turning circle with a 10m min outer radius or alternatively in a hammerhead 't' or 'y' turning area for fire appliances with turn heads 4m wide x 8m long.

Keep clear of vegetation and other obstructions 0.5m either side and 4m above carriageway

This BHMP has been prepared to satisfy the requirements of Tasmanian Planning Scheme-Sorrell. This plan should be read in conjunction with the report titled: Bushfire Hazard management Report 491 Nugent Hill Road Wattle Hill v2. Livingston Natural Resource Services .

Scott Livingston
 Accreditation: BFP – 105: 1, 2, 3A, 3B, 3C
 Date 23/9/2025
 SRL25/48S2

Sorell Council

Development Application: 7.2025.21.1 -
 Subdivision Application - 491 Nugent Road,
 Wattle Hill - P1.pdf
 Plans Reference:P1
 Date Received:3/10/2025

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

491 Nugent Road, Wattle Hill

Certificate of Title / PID:

CT 42190/1, PID 5937425

2. Proposed Use or Development

Description of proposed Use and Development:

Subdivision, 2 lots from 1 lot

Applicable Planning Scheme:

Tasmanian Planning Scheme -Sorell

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Hazard Management Report 491 Nugent Road, Wattle Hill v2	Scott Livingston	23/9/2025	2
Bushfire Hazard Management Plan 491 Nugent Road, Wattle Hill v2	Scott Livingston	23/9/2025	2
Plan of Subdivision	PDA Surveyors	26/6/2025	DA01

4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/>	E1.4 / C13.4 – Use or development exempt from this Code	
	Compliance test	Compliance Requirement
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input type="checkbox"/> E1.5.2 / C13.5.2 – Hazardous Uses		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input checked="" type="checkbox"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk Balance Lot
<input checked="" type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as ‘balance’) lot 1
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input checked="" type="checkbox"/> E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access		
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	Planning authority discretion required. A proposal cannot be certified as compliant with P1.
<input checked="" type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk Balance Lot
<input checked="" type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables lot 1

<input checked="" type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective,
<input checked="" type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk Balance Lot
<input checked="" type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table lot 1
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

5. Bushfire Hazard Practitioner

Name:	Scott Livingston	Phone No:	0438 951 021
Postal Address:	PO Box 178, Orford, 7190	Email Address:	scottlivingston.lnrs@gmail.com
Accreditation No:	BFP – 105	Scope:	1, 2, 3A, 3B, 3C

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier



Name:

Scott Livingston

Date:

23/9/2025

Certificate Number:

SRL25/48S2

(for Practitioner Use only)

Our reference: 54536HC
Contact email: planning@pda.com.au

4 March 2026

Sorell Council
Planning Department
via email sorell.council@sorell.tas.gov.au

Dear Planning Department

SA-2025-1 - SUBDIVISION (2 LOTS)
'MAYFIELD', 491 NUGENT ROAD, WATTLE HILL

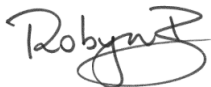
Thank you for your request for further information dated 16 October 2025.

Please find enclosed the following documents:

- Agricultural Assessment and Compliance Report (Pinion Advisory, Feb 2026)
- Revised Planning Submission (PDA, Feb 2026)

Please contact me on the above email address if you require further information or clarification.

Kind regards



Robyn Bevilacqua

Senior Planner
PDA Surveyors, Engineers and Planners
Phone: 6234 3217

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Launceston, TAS 7250
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PLANNING REPORT Rev. 1

'Mayfield', 491 Nugent Road, Wattle Hill

Subdivision (1 lot plus balance)

54672EN

|

4 March 2026

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PDA CONTRIBUTORS

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REVISION HISTORY

Revision	Description	Date
0	First Issue	02 October 2025
1	Response to RFI	04 March 2026

ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

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PDA Engineers, Surveyors & Planners has been engaged by Kenneth Geoffrey Gatehouse (the Permit Holder) to prepare documentation for a planning permit for a Subdivision (1 lot plus balance) located on land known as Mayfield' 491 Nugent Road, Wattle Hill. Any Permit issued is affixed to land and not to any individual or Agent of the Permit Holder.

The services rendered by the Agent are strictly limited to the preparation of documentation in order to obtain planning permissions only. The Agent is not to be considered as the "Permit Holder" as part of any permit condition issued by any Authority and is not responsible for any costs, fees or charges incurred through a Permit Holder enacting a permit condition. All costs, fees and charges including invoices associated with this use or development is borne of the Permit Holder only and is to be addressed to the Permit Holder only.

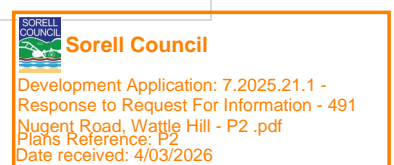
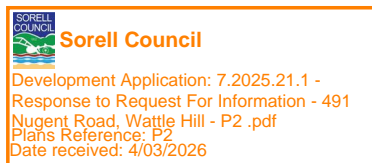
In such circumstances where the primary Permit Holder named above sells land or otherwise relinquishes the land; the new permit holder is the party responsible for all costs, fees, charges and invoices incurred by enacting any permit issued that is affixed to the land.

In granting any permit or consent for this development the issuing or consenting Authority hereby agree and are

APPLICATION DETAILS

PROPERTY ADDRESS	'Mayfield', 491 Nugent Road, Wattle Hill
PROPOSAL	Subdivision (1 lot plus balance)

TITLE REFERENCE	42190/1
PID	5937425
PLANNING ORDINANCE	Tasmanian Planning Scheme – Sorell
GENERAL PROVISIONS	7.10 Development Not Required to be Categorised into a Use Class
LAND ZONING	21.0 Agriculture
SPECIFIC AREAS PLANS	Not applicable to this application
OVERLAYS and CODES	<p>C2.0 Parking and Sustainable Transport</p> <p>C3.0 Road and Railway Assets</p> <p>C7.0 Natural Assets (waterway and coastal protection area)</p> <p>C13.0 Bushfire-Prone Areas</p> <p>C15.0 Landslip Hazard (low and medium)</p> <p>C16.0 Safeguarding of Airports – exempt per C16.4.1(a)</p>



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1. THE SUBJECT SITE

The subject site is an 88.42-hectare lot northeast of Sorell in a plain between Wattle Hill, Pearces Hill and Dunbabins Hills. The property is known as 'Mayfield'. It has frontage to Nugent Road and Shrub End Road. The street address is 491 Nugent Road, Wattle Hill.

The land is legally described as Lot 1 on Diagram 42190. The property owner is Kenneth Geoffrey Gatehouse; PID 5937425. A copy of the title (Folio Text and Folio Plan) is provided with the submission. There are no easements or covenants on the title.

The western and northern boundaries are formed by 'Iron Creek', which splits into two separate streams in the area: (1) a major stream and (2) watercourses described in different areas as minor tributary, tributary, and minor stream. Those boundaries will need to be confirmed via a full deeds search.



Figure 1: 491 Nugent Road (blue fill) northeast of the Sorell township, between Wattle Hill, Pearces Hill and Dunbabins Hills.

2. EXISTING USE AND DEVELOPMENT

The land supports a single dwelling of around 192m² and several agricultural outbuildings (seven plus a few small) within a 'homestead precinct' in the centre of the site. The site is fully pastured with smaller fenced paddock areas. To the southeast of the dwelling is a 24,000-litre water tank used for stock water and house garden, which is fed via pump from Iron Creek on the northern boundary. There is a small dam in the western part of the site.

A gravel driveway provides access from Nugent Road, which is a sealed, council-maintained road.

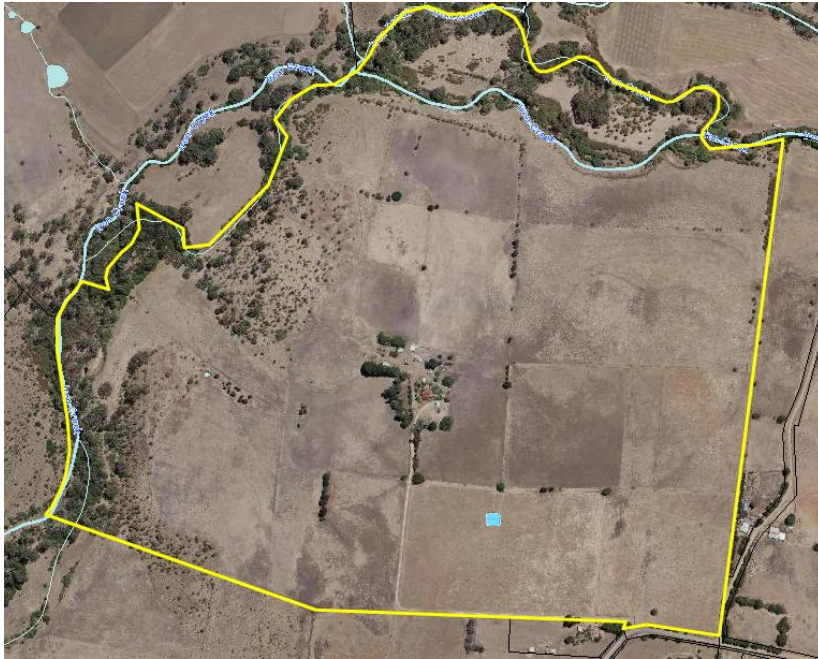


Figure 3: The subject site showing the homestead precinct (centre), the paddocks, the waterways (Iron Creek) and the water tank (bright blue square in the south).



Figure 4: The homestead precinct.



Figure 5: The gravel access point from Nugent Road (sealed)



Figure 6: The subject site from Shrub End Road (unsealed)

3. THE PROPOSAL

To subdivide the land into two lots.

The Balance Lot will be an internal lot of approx. 44.22 hectares including a 6m wide x 229m long access strip from Nugent Road. The lot will include fenced pastureland, the homestead precinct, the water tank, the pipeline to Iron Creek (via an easement), and the small dam in the west. It will benefit from a pipeline and pumphouse easement over Lot 1 to Iron Creek and a Wayleave Easement over Lot 1 to the power connection at Nugent Road. It would be subject to a Right of Way in favour of Lot 1 for the first 14m of the access strip.

Lot 1 would be approx. 44.2 hectares of fenced pastureland with frontage to Nugent Road and Shrub End Road. It would be subject to a Pipeline and Pumphouse Easement in favour of the balance lot, and a wayleave easement in favour of the balance lot. It would benefit from a Right of Way over the balance lot for the initial 14m of the access before entering the lot proper.

The existing gravel driveway to the homestead would remain on the balance lot with no works proposed. The new access for Lot 1 will be constructed in accordance with council requirements.

A Bushfire Hazard Management Report is included in the submission documents. It found insufficient increase in risk to the balance lot to warrant any additional bushfire management measures. Lot 1 is able to provide the required bushfire hazard management area and any future habitable building will require bushfire compliant access and a static firefighting water tank before commencement of construction.

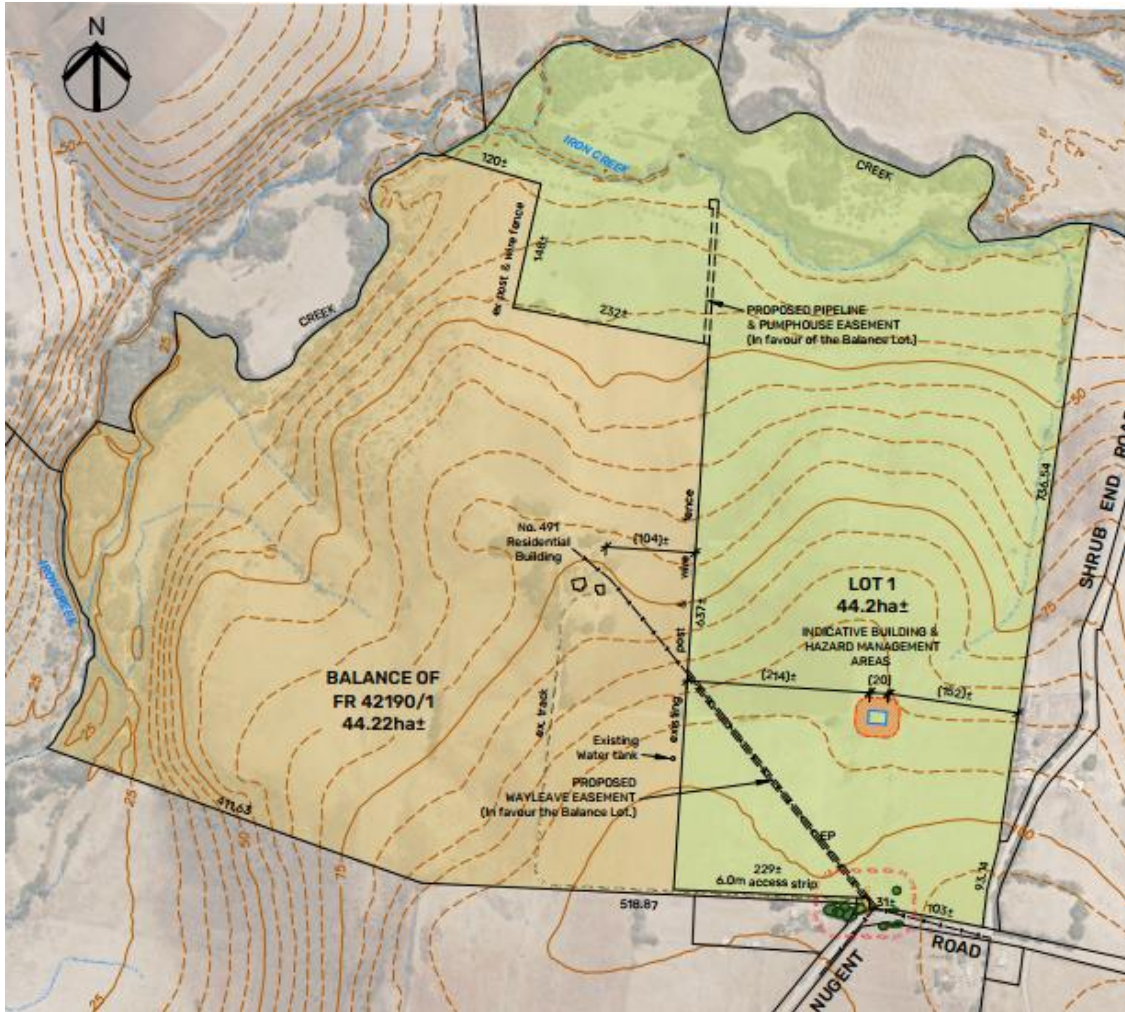


Figure 7 – Plan of Subdivision DA-01-0

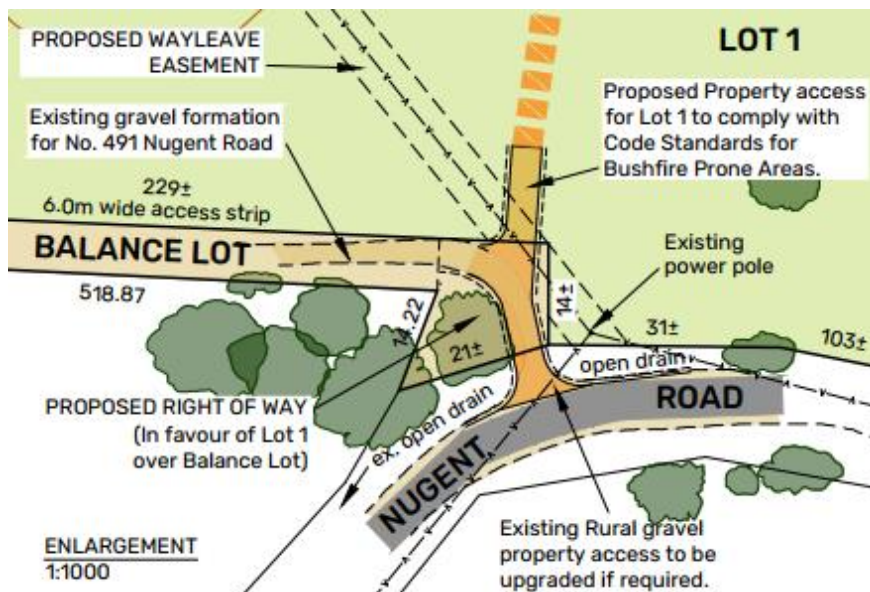


Figure 8: Detail plan of access point



Figure 9: Layout Plan

4. SITE ANALYSIS

ACCESS

Access to the subject land is off Nugent Road, which is a sealed, council-maintained Collector Road. No access is proposed off Shrub End Road.

DRAINAGE

The site does not contain any formed drainage system and currently utilises natural absorption.

RETICULATED SERVICES

- Water reticulation is not available to the subject site
- Sewer reticulation is not available to the subject site
- Stormwater reticulation is not available to the subject site
- Telephone services are available within the subject area
- Overhead electricity reticulation is available within the subject area
- NBN Fixed Wireless (FW) is available in the subject area.
- Gas reticulation is not available to the subject site.

ZONING

The land is zoned **Agriculture**

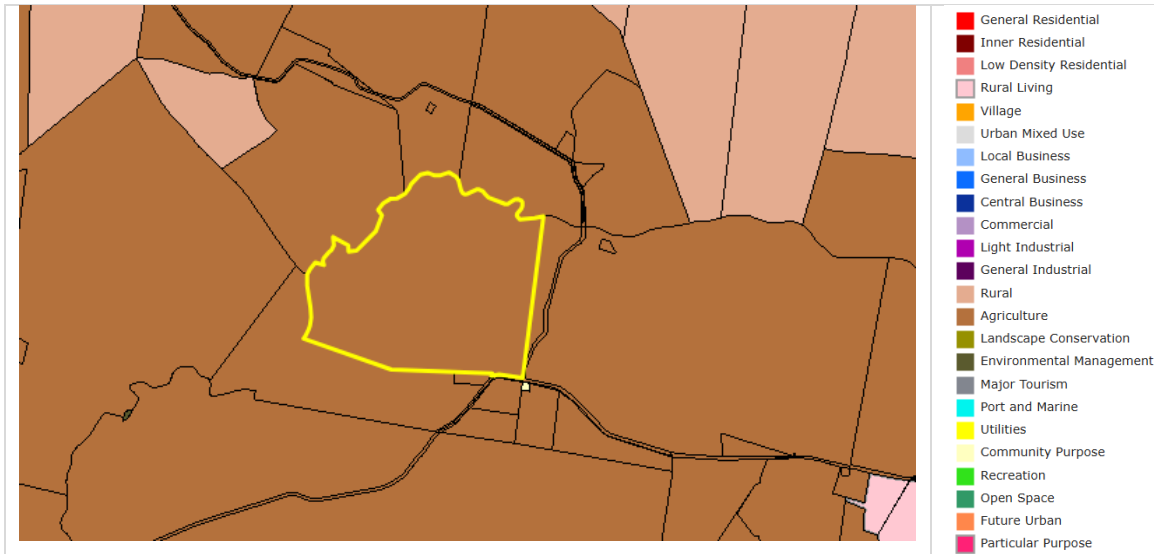


Figure 10 –Zoning: Agriculture (brown), Rural (dark pink), Rural Living (light pink bottom right – Wattle Hill)

SURROUNDING PROPERTY ZONES AND USE

All surrounding properties are similarly zoned Agriculture and used for agricultural purposes. There is a small (1 hectare) lot to the south, 'Highlands' at 489 Nugent Road, which while pastured and containing a single dwelling and 3-4 farm sheds, is probably too small for productive agricultural use. It appears to be used in conjunction with the surrounding property with farm tracks passing and interconnecting through both. The Wattle Hill Fire Station is located on a small lot zoned Utilities on the corner of Nugent and Shrub End Roads.

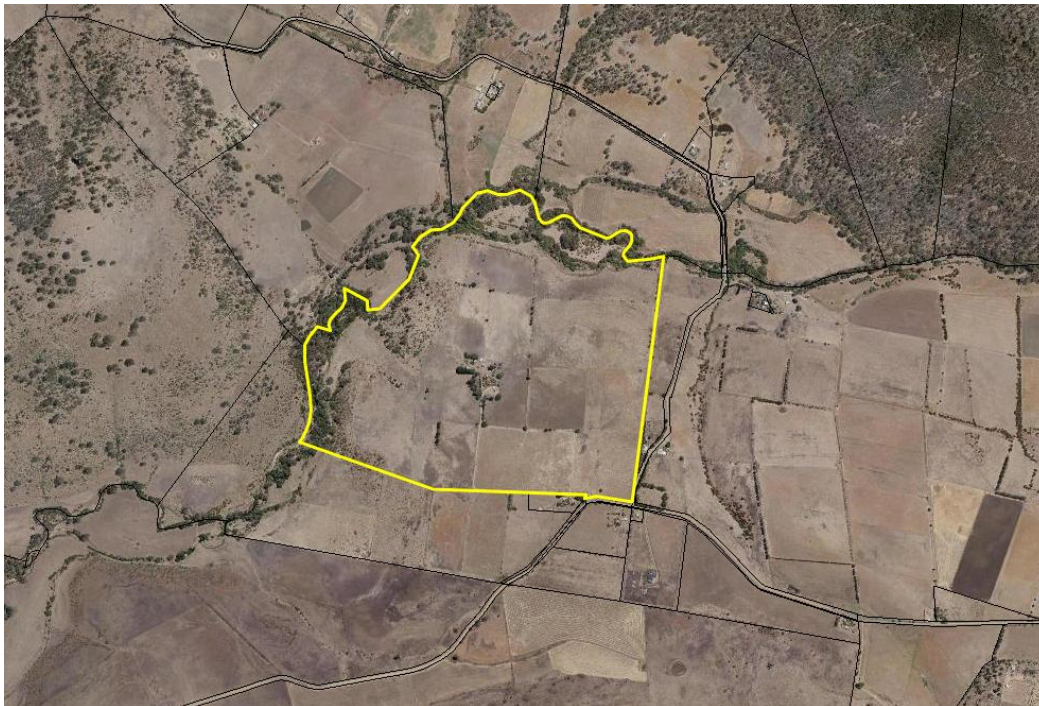


Figure 11: Surrounding property use - agriculture.

TOPOGRAPHY

The land slopes from the access point in the southeastern corner to the north, northwest and west towards Iron Creek. The access is situated at around the 105m contour and the land slopes down to the 25-35m contour along the creek, resulting in an average slope of around 1 in 15.

The following image is a "Hillshade" image with cadastral parcel overlay to demonstrate the topographical context of the land – contours are also shown.

Lot 1 would slope almost entirely to the north. The balance lot would continue to slope to the north, northwest and west.

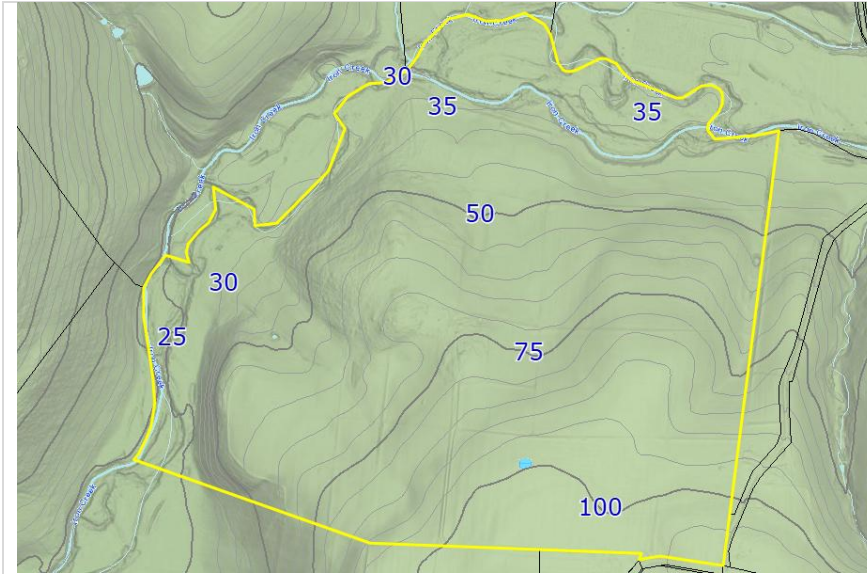


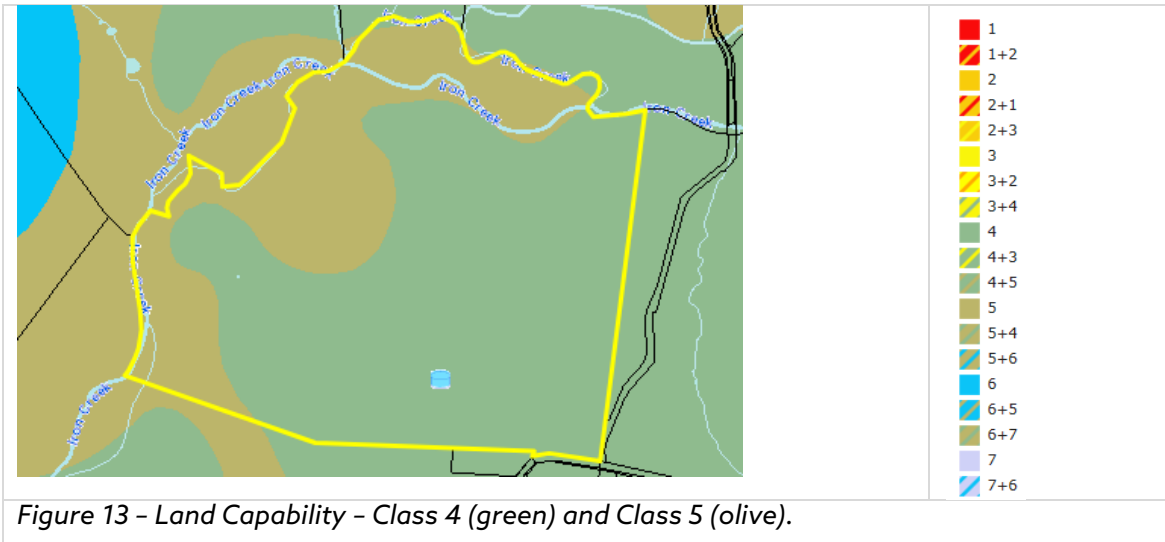
Figure 12 – Hillshade view of 'Mayfield', 491 Nugent Road, Wattle Hill, with contours.

LAND CAPABILITY

The 'Land Capability' layer in LISTmap shows the soil profiles on rural and agricultural land. The purpose is to identify areas of high soil quality to help address the provisions of the *State Policy on the Protection of Agricultural Land 2009*. The aim of the policy is to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture. Possible land capability classes range from Class 1 (best quality) to Class 7 (poorest quality).

Most of the land on the subject site is Class 4, which is *land well suited to grazing but limited to occasional cropping or a very restricted range of crops*. Almost all of Lot 1 will be Class 4 land.

The land along Iron Creek (northern and western boundaries) is Class 5 land, which is *land unsuited to cropping and with slight to moderate limitations to pastoral use*. The balance lot will be roughly 50:50 Class 4 and Class 5 land.



IRRIGATION

The land is located just outside of the Sorell Irrigation District as shown below.

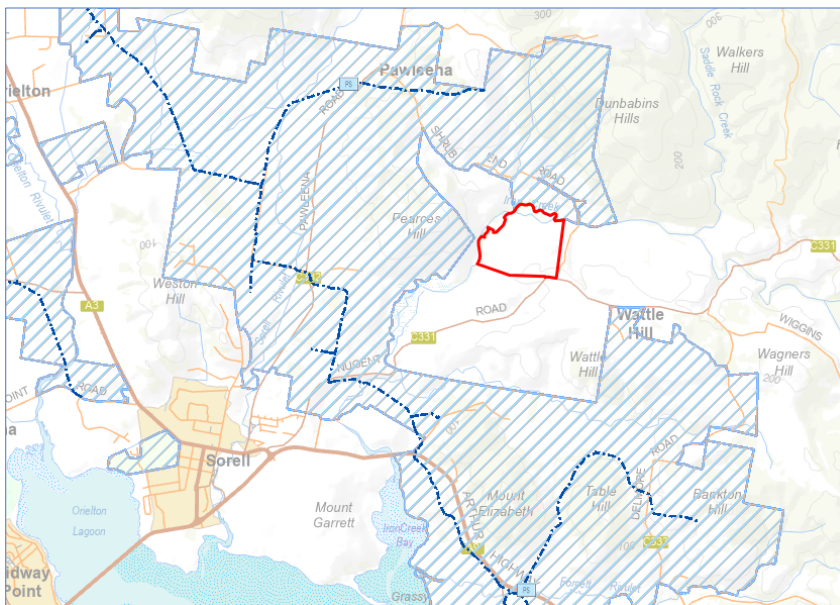


Figure 14: The subject site (red outline) and the Sorell Irrigation District (blue diagonal hatching). The blue line is the Pipeline.

NATIVE FLORA AND FAUNA

TASVEG 4.0 shows the land as 'modified land' classified as 'Agricultural Land'. There are no Threatened Native Vegetation Communities, Threatened Flora or Threatened Fauna points noted on the land.

The Bushfire Report notes there is riparian vegetation along the waterways.

There are two Tasmanian Wedge-Tailed Eagle nests mapped at 1.9km and 2.7km northeast of the subject site.

GROUNDWATER BORE HOLES

No groundwater bore holes are noted on the site.

ACID SULFATE SOILS SITES

No acid sulfate soils are mapped on the site.

STATUTORY OVERLAYS

The subject site is Bushfire Prone, and has Landslip Hazard, Waterway and Coastal Protection Areas, and Safeguarding of Airports overlays. The proposal is exempt from the Safeguarding of Airports code per C16.4.1(a).

The Bushfire Prone Area overlay covers the entire site. The Waterway and Coastal Protection Areas are along the western and northern boundaries. Areas of Landslip Hazard (low and medium) occur in small sections of the site as shown below.

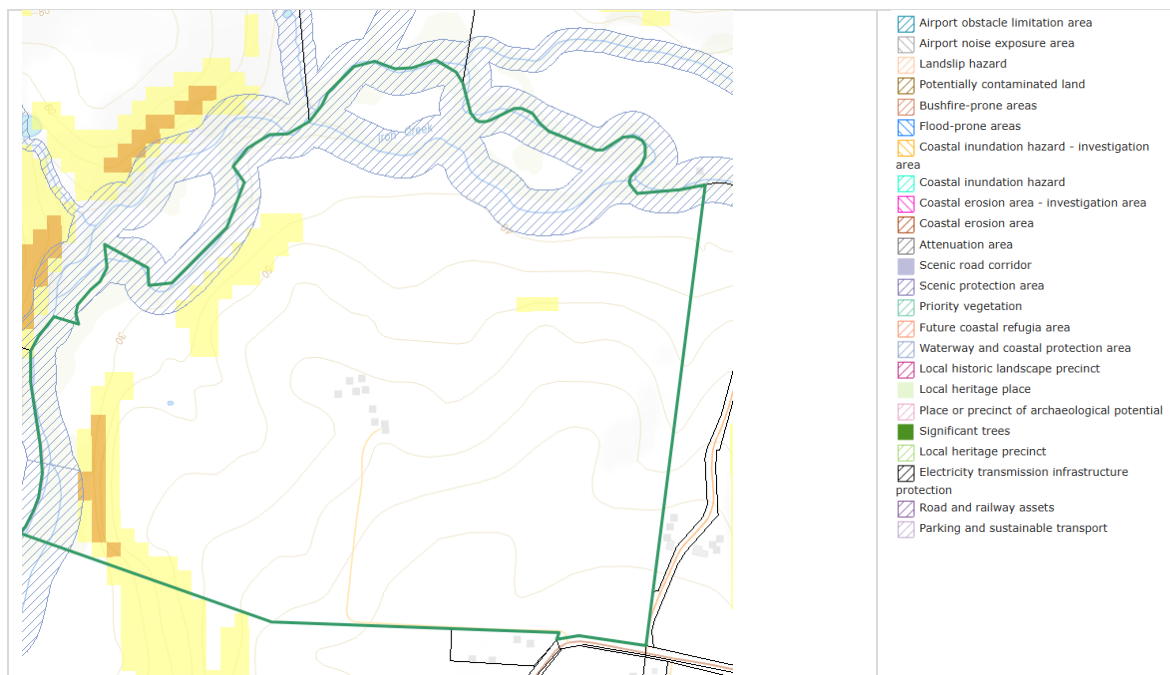


Figure 15 - Waterway and Coastal Protection (blue diagonal hatching) along Iron Creek. Landslip Hazard Areas (yellow = low, orange = medium). The Bushfire Prone Areas and Safeguarding of Airports overlays cover the entire site.

5. PLANNING SCHEME ASSESSMENT

The applicable planning instrument is the Tasmanian Planning Scheme - Sorell.

The relevant sections of the Planning Scheme are listed below for discussion. The issue and item identifier are provided and whether the proposal meets the Acceptable Solutions (AS) or the Performance Criteria (PC) for each provision is stated.

The clauses that are not applicable to the proposal have not been discussed.

The standards addressed include General Provision 7.10, the Agriculture Zone subdivision standards, and the Parking and Sustainable Transport, Road and Railway Assets, Natural Assets (waterway and coastal protection areas), Bushfire Prone, and Landslip Hazard Code standards. The proposal is exempt from the Safeguarding of Airports Code.

Categorising of Use

Sub-clause 6.2.6 provides that development for subdivision, signs, land filling, retaining walls or coastal protection works are not required to be categorised into one of the Use Classes.

General Provision 7.10

General Provision 7.10 addresses Development Not Required to be Categorised into a Use Class.

Sub-clause 7.10.1 provides that development not required to be categorised into a Use Class *may be approved at the discretion of the planning authority*.

Sub-clauses 7.10.2 and 7.10.3 outline the issues the planning authority must consider when exercising this discretion. These are addressed here:

7.10.2:

An application must only be approved under sub-clause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.

Response:

Adjoining uses are all agricultural, apart from a single dwelling on a small lot immediately to the south and the nearby fire station.

A new lot of 40+ hectares, which will most likely provide for a single dwelling and smaller-scale agricultural use will not have any detrimental impact on adjoining uses, or on the amenity of the surrounding area. There is no additional access point proposed. A residential use would be expected to generate only 7-9 vehicle movements per day.

7.10.3:

In exercising its discretion ... the planning authority must have regard to:

- (a) the purpose of the applicable zone*
- (b) The purpose of any applicable code*
- (c) any relevant local area objectives*
- (d) The purpose of any relevant specific area plan.*

Response:

There are no local area objectives and there is no specific area plan applicable to this site. Therefore only (a) and (b) are relevant to the proposal. This section will look at the purposes of the zone and the relevant codes.

(a) 21.0 Agriculture Zone

The purpose of the Agriculture Zone is:

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

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

- (a) conflict 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.*

Please refer to the Agricultural Report (Pinion Advisory, February 2026) for a full and thorough consideration of the proposal against the zone purpose. The report finds that the zone purpose is met.

(b) Applicable Codes

C2.0 Parking and Sustainable Transport

The proposal complies with the code purpose in that it provides the appropriate level of parking facilities, and will provide a safe and adequate access point that meets the relevant standards.

C3.0 Road and Railway Assets

The proposal is in line with the code purpose: the access point already exists and the additional use will not impact on the safety and efficiency of the road network.

C7.0 Natural Assets

The proposal is in line with the code purpose: it will not impact on water quality or natural assets, including priority vegetation and threatened fauna and flora species.

C13.0 Bushfire Prone Areas

As indicated by the Bushfire Hazard Report, the proposal is appropriately designed to reduce the risk to human life and property, and the cost to the community in line with the purpose of the bushfire code.

As sub-clauses 7.10.2 and 7.10.3 are satisfied, the planning authority may approve the proposal provided it meets all the relevant zone and code standards.

The next sections will address those standards.

21.0 Agriculture Zone

21.1 Zone Purpose

- 21.1.1 *To provide for the use or development of land for agricultural use.*
- 21.1.2 *To protect land for the use or development of agricultural use by minimising:*
 - (a) conflict with or interference from non-agricultural uses;*
 - (b) non-agricultural use or development that precludes the return of the land to agricultural use; and*
 - (c) use of land for non-agricultural use in irrigation districts.*
- 21.1.3 *To provide for use or development that supports the use of the land for agricultural use.*

21.2 Use Table: Not applicable to subdivision per clause 6.2.6.

21.3 Use Standards – not applicable

21.4 Development Standards for Buildings and Works – not applicable

21.5 Development Standards for Subdivision

21.5.1 Lot design

Objective: To provide for subdivision that: (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long-term productive capacity of agricultural land.	
Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities or irrigation infrastructure; or (c) be for the consolidation of a lot with another lot provided both lots are within the same zone.	P1 Each lot, or a lot proposed in a plan of subdivision, must: (a) provide for the operation of an agricultural use, having regard to: (i) not materially diminishing the agricultural productivity of the land; (ii) the capacity of the new lots for productive agricultural use; (iii) any topographical constraints to agricultural use; and (iv) current irrigation practices and the potential for irrigation; (b) be for the reorganisation of lot boundaries that satisfies all of the following: (i) provides for the operation of an agricultural use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the new lots for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; (ii) all new lots must be not less than 1ha in area; (iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2;

	<p>(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and</p> <p>(v) it does not create any additional lots; or</p> <p>(c) be for the excision of a use or development existing at the effective date that satisfies all of the following:</p> <p>(i) the balance lot provides for the operation of an agricultural use, having regard to:</p> <ol style="list-style-type: none"> a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; <p>(ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;</p> <p>(iii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and</p> <p>(iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.</p>
--	--

Response

The proposal relies on P1 to be approved.

P1(a) is considered satisfied.

Please refer to the Agricultural Report (Pinion Advisory, February 2026) submitted for a full assessment against the performance criterion.

A2

P2

Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.

Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:

- (a) the topography of the site;*
- (b) the distance between the lot or building area and the carriageway;*
- (c) the nature of the road and the traffic, including pedestrians; and*
- (d) the pattern of development existing on established properties in the area.*

Response

A2 will be met.

Please provide the requirements and the access will be constructed accordingly.

CODES

C2.0 Parking and Sustainable Transport

C2.1 Code Purpose

- C2.1.1** *To ensure that an appropriate level of parking facilities is provided to service use and development.*
- C2.1.2** *To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.*
- C2.1.3** *To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.*
- C2.1.4** *To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.*
- C2.1.5** *To ensure that parking spaces and accesses meet appropriate standards.*
- C2.1.6** *To provide for parking precincts and pedestrian priority streets.*

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective:

That an appropriate level of car parking spaces are provided to meet the needs of the use.

Acceptable Solutions

A1

The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:

Performance Criteria

P1.1

The number of on-site car parking spaces for uses, excluding dwellings,

<p>(a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;</p> <p>(b) the site is contained within a parking precinct plan and subject to Clause C2.7;</p> <p>(c) the site is subject to Clause C2.5.5; or</p> <p>(d) it relates to an intensification of an existing use or development or a change of use where:</p> <p style="padding-left: 20px;">(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 style="padding-left: 20px;">(ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:</p> <p>$N = A + (C - B)$</p> <p><i>N = Number of on-site car parking spaces required</i></p> <p><i>A = Number of existing on-site car parking spaces</i></p> <p><i>B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1</i></p> <p><i>C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.</i></p>	<p>must meet the reasonable needs of the use, having regard to:</p> <p>(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;</p> <p>(b) the ability of multiple users to share spaces because of:</p> <p style="padding-left: 20px;">(i) variations in car parking demand over time; or</p> <p style="padding-left: 20px;">(ii) efficiencies gained by consolidation of car parking spaces;</p> <p>(c) the availability and frequency of public transport within reasonable walking distance of the site;</p> <p>(d) the availability and frequency of other transport alternatives;</p> <p>(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;</p> <p>(f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;</p> <p>(g) the effect on streetscape; and</p> <p>(h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development, or</p> <p>P1.2</p> <p>The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:</p> <p style="padding-left: 20px;">(a) the nature and intensity of the use and car parking required;</p> <p style="padding-left: 20px;">(b) the size of the dwelling and the number of bedrooms; and</p> <p style="padding-left: 20px;">(c) the pattern of parking in the surrounding area.</p>
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Response

A1 is met.

The existing dwelling requires two onsite carparking spaces, which are retained on the balance lot. Resource Development use does not generate a parking requirement. Parking will be provided on Lot 1 as required when development is proposed post-subdivision.

C2.5.2 Bicycle parking numbers - Not applicable to this application

C2.5.3 Motorcycle parking numbers - Not applicable to this application

C2.5.4 Loading Bays - Not applicable to this application

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone - Not applicable to this application

C2.6 Development Standards for Buildings and Works - Not applicable to this application

C2.6.1 Construction of parking areas

Objective:

That parking areas are constructed to an appropriate standard.

Acceptable Solution

A1

All parking, access ways, manoeuvring and circulation spaces must:

- (a) be constructed with a durable all-weather pavement;*
- (b) be drained to the public stormwater system, or contain stormwater on the site; and*
- (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.*

Performance Criteria

P1

All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:

- (a) the nature of the use;*
- (b) the topography of the land;*
- (c) the drainage system available;*
- (d) the likelihood of transporting sediment or debris from the site onto a road or public place;*
- (e) the likelihood of generating dust; and*
- (f) the nature of the proposed surfacing.*

Response

A1 is met.

The existing access is of gravel construction, and will be upgraded as required. It will not need to be sealed under this provision as the land is in the Agriculture Zone. The existing driveway to the homestead precinct is constructed with a durable all-weather pavement and surfaced with compacted gravel, as are the parking and manoeuvring areas in the homestead precinct. Stormwater runoff from the driveway heads west and disperses over the land. The driveway is more than 500m from the western boundary. The first half of the driveway runs along the southern boundary, but runs along the crest and is slightly downhill of that boundary (see image below). No internal driveway is proposed at this stage for Lot 1.



Figure 16: the driveway leading to the homestead precinct on the balance lot as it heads west along the boundary with the lot to the south. Source: The Bushfire Hazard Report.

C2.6.2 Design and layout of parking areas

Objective:

That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Acceptable Solution

A1.1

Parking, access ways, manoeuvring and circulation spaces must either:

(a) comply with the following:

- (i) have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;*
- (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;*
- (iii) have an access width not less than the requirements in Table C2.2;*
- (iv) have car parking space dimensions which satisfy the requirements in Table C2.3;*
- (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;*
- (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and*

Performance Criteria

P1

All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to:

- (a) the characteristics of the site;*
- (b) the proposed slope, dimensions and layout;*
- (c) useability in all weather conditions;*
- (d) vehicle and pedestrian traffic safety;*
- (e) the nature and use of the development;*
- (f) the expected number and type of vehicles;*
- (g) the likely use of the parking areas by persons with a disability;*
- (h) the nature of traffic in the surrounding area;*

<p>(vii) <i>excluding a single dwelling, be delineated by line marking or other clear physical means; or</i></p> <p>(b) <i>comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.</i></p> <p>A1.2 <i>Parking spaces provided for use by persons with a disability must satisfy the following:</i></p> <p>(a) <i>be located as close as practicable to the main entry point to the building;</i></p> <p>(b) <i>be incorporated into the overall car park design; and</i></p> <p>(c) <i>be designed and constructed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities.</i></p> <p>(d) <i>the proposed means of parking delineation; and</i></p> <p>(e) <i>the provisions of Australian Standard AS 2890.1:2004 Parking facilities, Part 1: Off-street car parking and AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.</i></p>	
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Response

All bar one of the elements of A1.1 are met. Unfortunately, the headroom to the garage is less than the 2.1 or 2.2m required under (a) or (b). It has 2.05m headroom. P2 is addressed here.

A1.2 is not applicable.

P2 is considered satisfied:

The key test is that the parking and access ways must be *designed and readily identifiable to provide convenient, safe and efficient parking.*

This is clearly the case. The access clearly identifiable and a large parking area is provided outside of the garage, with at least two carparks provided inside. While the headroom is only slightly more than 2m this is clearly providing for adequate access and has been in use for some time.

In considering this, regard has been had to:

(a) The site characteristics: the site is large and provides for more than enough parking.

- (b) Proposed slope, dimensions and layout: the parking areas already exist; they are flat, large, and work safely and efficiently.
- (c) Useability in all weather conditions: the driveway, manoeuvring and parking areas are all formed and surfaced with compacted gravel to be useable in all weather conditions.
- (d) Nature and use of the development: single dwelling and resource development (pastoral).
- (e) Number and type of vehicles: light vehicles for the residential use and commercial vehicles including utilities and small trucks for the farming business.
- (f) Expected number and type of vehicles: no change from the present proposed or anticipated.
- (g) Likely use by persons with a disability: this is a private residential and agricultural property. Use by persons with a disability will be provided for if required.
- (h) Nature of surrounding traffic: Nugent Road is a Collector Road, leading from Nugent to Sorell. It is sealed in the area of the subject site and partly sealed east of Wattle Hill. Wattle Hill is the main settlement serviced, with only a small area of Rural Living zoned properties consisting of around eight lots. It is fair to say the road does not cater for large amounts of traffic.
- (i) Parking delineation: not required.
- (j) *AS2890.1:2004 Parking Facilities Part 1*: as noted all elements for domestic parking are met apart from the reduced headroom to the garage. *Part 2: Commercial vehicles*. Commercial vehicles using the site include a tractor and a farm utility (ute). The tractor is kept in or outside one of the farm sheds. The ute is kept in the garage and can be seen in Figure 18.



Figure 17: The homestead parking and manoeuvring area.



Figure 18: the garage (from the Bushfire Report). Headroom at the entrance is 2.05m.



Figure 19: Parking and manoeuvring is provided for residential and commercial vehicles around the homestead precinct.

C2.6.3 Number of accesses for vehicles

Objective: That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.	
Acceptable Solution	Performance Criteria
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	P1 The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
Response A1 is met. The lots will share the existing access.	
A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	P2 Within the Central Business Zone or in a pedestrian priority street, any new accesses must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.
Response Not applicable: Agriculture zone.	

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone - Not applicable to this application

C2.6.5 Pedestrian access - Not applicable to this application

C2.6.6 Loading bays - Not applicable to this application

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone - Not applicable to this application

C2.6.8 Siting of parking and turning areas - Not applicable to this application

C2.7 Parking Precinct Plan - Not applicable to this application

C3.0 Road and Railway Assets Code

C3.1 Code Purpose

C3.1.1 *To protect the safety and efficiency of the road and railway networks; and*

C3.1.2 *To reduce conflicts between sensitive uses and major roads and the rail network.*

C3.5 Use Standards

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

Objective:	
Acceptable Solution	Performance Criteria
<p>A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:</p> <ul style="list-style-type: none"> (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing; or <p>A1.2 For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority; or</p> <p>A1.3 For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority; and</p> <p>A1.4 Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:</p> <ul style="list-style-type: none"> (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road; <p>A1.5</p>	<p>P1 Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:</p> <ul style="list-style-type: none"> (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.

Vehicular traffic must be able to enter and leave a major road in a forward direction.

Response

A1.1-A1.3 are not relevant to the proposal because no new access is proposed.

A1.4 and A1.5 are met.

A1.4: The vehicular traffic currently using the access is calculated based on the average daily vehicle movements generated by a single dwelling, which is 7-9 movements per day. The new lot created would also be expected to provide for a single dwelling, generating around the same amount of traffic. Whilst this is 100% more than current (Table C3.1 provides for an increase of 20%), it is less than 40 vehicle movements per day (the alternative provided by Table C3.1). 40 vehicle movements per day is the greater of the two, so A1.4 is met.

A1.5: Vehicular traffic exits in a forward direction and this will not change for the balance lot. Lot 1 has ample room to provide for vehicle parking and manoeuvring so that vehicles will be able to exit in a forward direction once a development application is submitted.

[C3.6 Development Standards for Buildings or Works](#) - Not applicable to this application

[C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area](#) - Not applicable to this application

[C3.7 Development Standards for Subdivision](#) – not applicable – not a road or railway attenuation area.

C7.0 Natural Assets Code

The site contains Waterway and Coastal Protection Areas along Iron Creek as shown below:

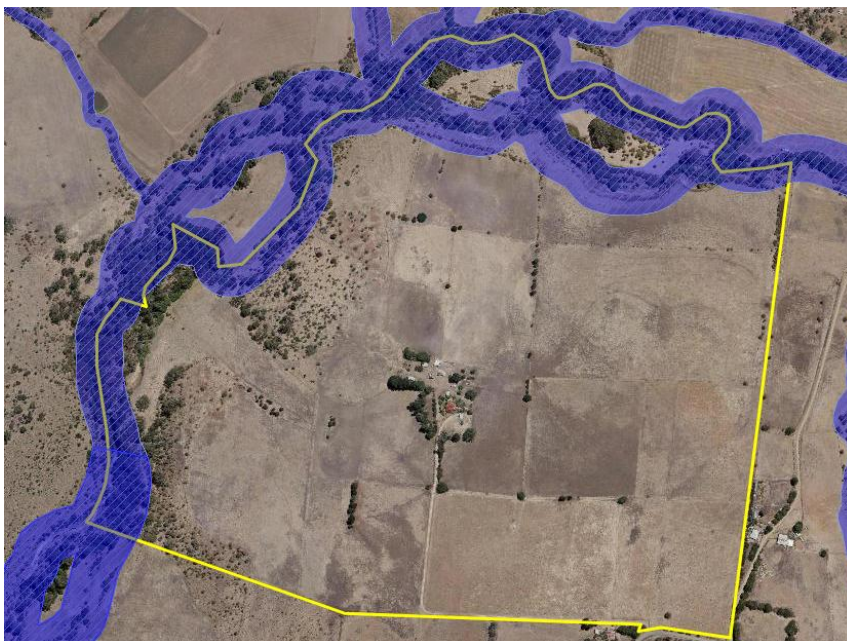


Figure 20: Waterway and Coastal Protection Areas (blue fill) along Iron Creek

C7.1 Code Purpose

- C7.1.1 *To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.*
- C7.1.2 *To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.*
- C7.1.3 *To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.*
- C7.1.4 *To minimise impacts on identified priority vegetation.*
- C7.1.5 *To manage impacts on threatened fauna species by minimising clearance of significant habitat.*

C7.5 Use Standards

C7.5.1 There are no Use Standards in this code.

C7.6 Development Standards for Buildings and Works – N/a – no buildings / works in the overlay.

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or future coastal refugia area

<p>Objective:</p> <p><i>That:</i></p> <ul style="list-style-type: none"> (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets. 	
Acceptable Solution	Performance Criteria
<p>A1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must:</i></p> <ul style="list-style-type: none"> (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a state authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and 	<p>P1</p> <p><i>Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to:</i></p> <ul style="list-style-type: none"> (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and (b) future development likely to be facilitated by the subdivision.

<i>coastal protection area or future coastal refugia area.</i>	
Response A1 is met. The proposal does not include any works, building area, services, bushfire hazard management or vehicular access through or in the waterway and coastal protection area.	

C7.7.2 Subdivision within a priority vegetation area - Not applicable to this application

C13.0 Bushfire-Prone Areas Code

The entire site is mapped as bushfire prone. Because the application is for subdivision, the code applies. A Bushfire Hazard Management Report prepared by Scott Livingstone of Livingstone Natural Resource Services dated 20th August 2025 has been submitted with the application.

C13.1 Code Purpose

C13.1.1 *To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.*

C13.5 Use Standards

C13.5.1 Vulnerable uses - Not applicable to this application

C13.5.2 Hazardous uses - Not applicable to this application

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

Objective	<i>That subdivision provides for hazard management areas that:</i>	
	<i>(a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and</i>	
	<i>(c) provide protection for lots at any stage of a staged subdivision.</i>	
	Acceptable Solutions	Performance Criteria
	A1 <i>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or</i> <i>(b) The proposed plan of subdivision:</i> <i>(i) shows all lots that are within or partly within a bushfire-prone area,</i>	P1 <i>A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to:</i> <i>(a) the dimensions of hazard management areas;</i> <i>(b) a bushfire risk assessment of each lot at any stage of staged subdivision;</i>

<p>including those developed at each stage of a staged subdivision;</p> <p>(ii) shows the building area for each lot;</p> <p>(iii) shows hazard management areas between bushfire-prone vegetation and each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas; and</p> <p>(iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.6 of Australian Standard AS3959:2018 Construction of buildings in bushfire-prone Areas; and</p> <p>(c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.</p>	<p>(c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;</p> <p>(d) the topography, including site slope;</p> <p>(e) any other potential forms of fuel and ignition sources;</p> <p>(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;</p> <p>(g) an instrument that will facilitate management of fuels located on land external to the subdivision; and</p> <p>(h) any advice from the TFS.</p>
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Response

A1(a) is met for the Balance Lot.

The bushfire practitioner found:

Balance Lot: there is insufficient increase in risk to the Balance Lot to warrant the provision of a specific hazard management area. Existing maintained areas exceed BAL 19 requirements.

A1(b) is met for Lot 1.

The bushfire practitioner found:

Lot 1: a future dwelling on Lot 1 would require land within 14m upslope and level, and 16m downslope from a building façade to maintained as low threat from

commencement of construction. This is shown in the Bushfire Report and on the Plan of Subdivision.

C13.6.2 Public and firefighting access

Objective	<p><i>That access roads to, and the layout of roads, tracks and trails, in a subdivision:</i></p> <p><i>(a) allow safe access and egress for residents, fire fighters and emergency service personnel;</i></p> <p><i>(b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken;</i></p> <p><i>(c) are designed and constructed to allow for fire appliances to be manoeuvred;</i></p> <p><i>(d) provide access to water supplies for fire appliances; and</i></p> <p><i>(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.</i></p>
Acceptable Solutions	Performance Criteria
<p>A1</p> <p><i>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of firefighting; or</i></p> <p><i>(b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that:</i></p> <p><i>(i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and</i></p> <p><i>(ii) is certified by the TFS or an accredited person.</i></p>	<p>P1</p> <p><i>A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:</i></p> <p><i>(a) appropriate design measures, including:</i></p> <ul style="list-style-type: none"> <i>(i) two-way traffic;</i> <i>(ii) all weather surfaces;</i> <i>(iii) height and width of any vegetation clearances;</i> <i>(iv) load capacity;</i> <i>(v) provision of passing bays;</i> <i>(vi) traffic control devices;</i> <i>(vii) geometry, alignment and slope of roads, tracks and trails;</i> <i>(viii) use of through roads to provide for connectivity;</i> <i>(ix) limits on the length of cul-de-sacs and dead-end roads;</i> <i>(x) provision of turning areas;</i> <i>(xi) provision for parking areas;</i> <i>(xii) perimeter access; and</i> <i>(xiii) fire trails; and</i> <p><i>(b) the provision of access to:</i></p>

	<p>(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and</p> <p>(ii) firefighting water supplies; and</p> <p>(c) any advice from the TFS.</p>
<p>Response</p> <p>A1(a) is met for the Balance Lot.</p> <p>The bushfire practitioner found that:</p> <p>Balance Lot: there is insufficient increase in risk to warrant specific access requirements.</p> <p>A1(b) is met for Lot 1.</p> <p>The bushfire practitioner found that:</p> <p>Lot 1: any future habitable building will require bushfire compliant access in accordance with Element B of Table C13.2 to be in place before the commencement of dwelling construction. If the access distance exceeds 200m a passing bay will be required in accordance with Element C of Table C13.2.</p>	

C13.6.3 Provision of water supply for firefighting purposes

Objective	<p><i>That an adequate, accessible and reliable water supply for the purposes of firefighting can be demonstrated at the subdivision stage to allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.</i></p>	
	Acceptable Solutions	Performance Criteria
	<p>A1</p> <p><i>In areas serviced with reticulated water by the water corporation:</i></p> <p><i>(a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for firefighting purposes;</i></p> <p><i>(b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or</i></p> <p><i>(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for firefighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.</i></p>	<p>P1</p> <p>No Performance Criterion.</p>

Response

Not applicable – the area is not water serviced.

A2

In areas that are not serviced by reticulated water by the water corporation:

(a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for firefighting purposes;

(b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to firefighting, will be provided and located compliant with Table C13.5; or

(c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for firefighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.

P2

No Performance Criterion.

Response

A1(a) is met for the Balance Lot.

The bushfire practitioner found that:

Balance Lot: there is insufficient increase in risk posed by the subdivision to additional warrant water supply requirements for the existing dwelling. However, it is recommended that consideration be given to installing a compliant static water supply for the dwelling.

A1(b) is met for Lot 1.

The bushfire practitioner found that:

Lot 1: any future habitable building will require a compliant static water supply in accordance with Table C13.5 before the commencement of construction.

C15.0 Landslip Hazard Code

The land has some small areas of landslip hazard (low and medium) as shown below:

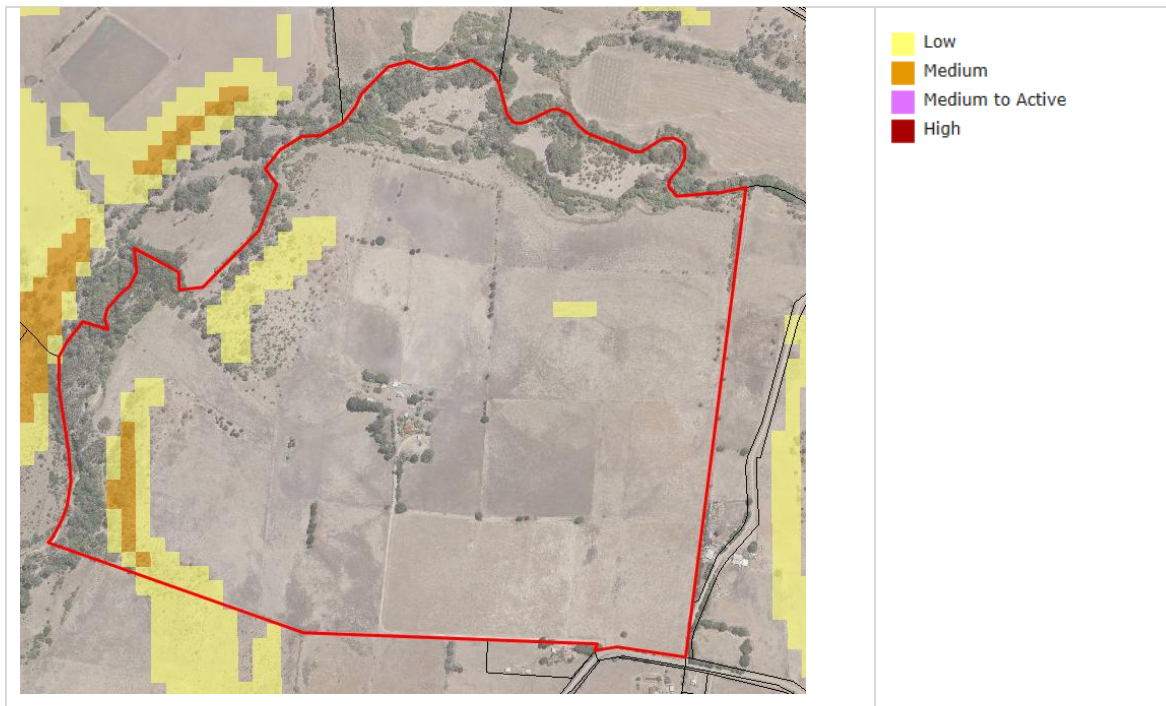


Fig. 21: Landslide Planning Map – hazard bands

C15.1 Code Purpose

C15.1.1 *To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.*

C15.5 Use Standards – not applicable – no use proposed for subdivision.

C15.6 Development Standards for Buildings and Works - not applicable – the access to be upgraded is not in a landslip hazard area.

C15.7 Development Standards for Subdivision

C15.7.1 Subdivision within a landslip hazard area

Objective:

That subdivision within a landslip hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from a landslip.

Acceptable Solutions

A1

Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must:

- (a) be able to contain a building area, vehicle access, and services, that*

Performance Criteria

P1

Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from landslip, having regard to:

<p><i>are wholly located outside a landslip hazard area;</i></p> <p><i>(b) be for the creation of separate lots for existing buildings;</i></p> <p><i>(c) be required for public use by the Crown, a council or a State authority; or</i></p> <p><i>(d) be required for the provision of Utilities.</i></p>	<p><i>(a) any increase in risk from a landslip for adjacent land;</i></p> <p><i>(b) the level of risk to use or development arising from an increased reliance on public infrastructure;</i></p> <p><i>(c) the need to minimise future remediation works;</i></p> <p><i>(d) any loss or substantial compromise, by a landslip, of access to the lot on or off site;</i></p> <p><i>(e) the need to locate building areas outside the landslip hazard area;</i></p> <p><i>(f) any advice from a State authority, regulated entity or a council; and</i></p> <p><i>(g) the advice contained in a landslip hazard report.</i></p>
<p>Response</p> <p>A1 is met.</p> <p>The existing and proposed building areas, accesses, and service areas are all outside the landslip hazard areas.</p>	

C16.0 Safeguarding of Airports Code

The site is subject to the Safeguarding of Airports Code Overlay (Airport obstacle limitation area). The overlay category is 152m. As the highest point of the site is 105m AHD, the subdivision proposal is exempt per clause C16.4.1 (a) *development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.*

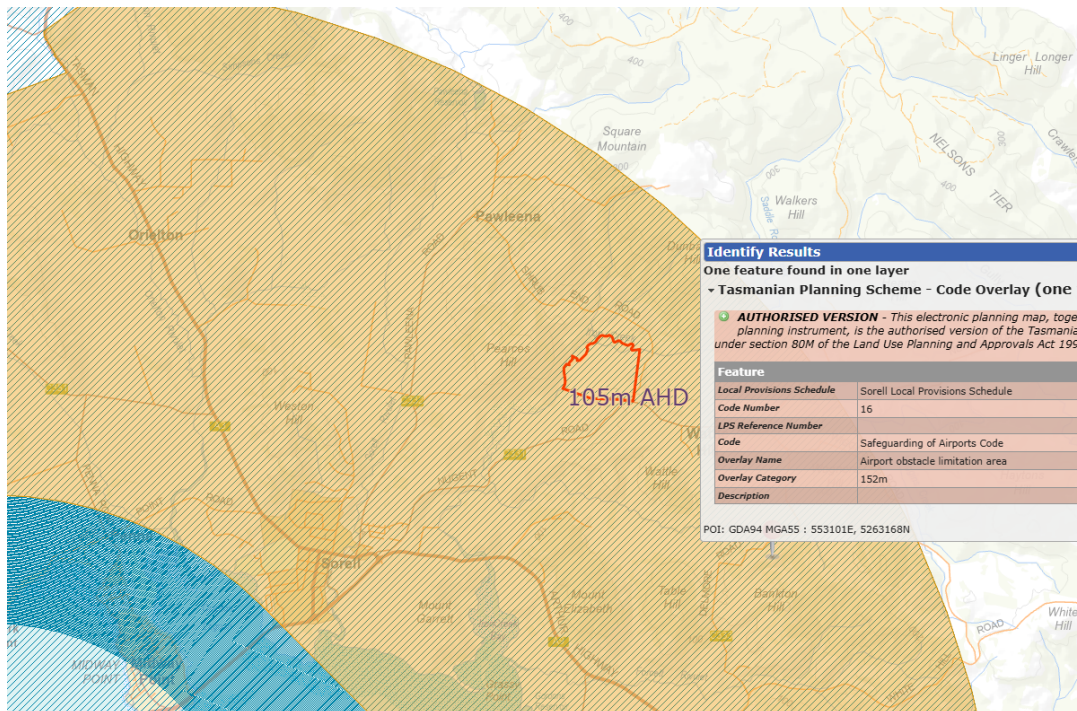


Figure 22: Airport obstacle limitation area (diagonal hatching and highlight), overlay category, and the highest point of the land (105m AHD).

6. CONCLUSION

This supporting documentation demonstrates that the Subdivision (1 lot plus balance) is in line with the Planning Scheme aims and objectives, and standards as set out for development within the Agriculture Zone.

Where the proposal does not comply with the Acceptable Solutions (AS) it has been demonstrated that the Performance Criteria (PC) are satisfied.

With the above in mind, a planning permit for a Subdivision (1 lot plus balance) at 'Mayfield' 491 Nugent Road, Wattle Hill is respectfully sought from the Planning Authority.



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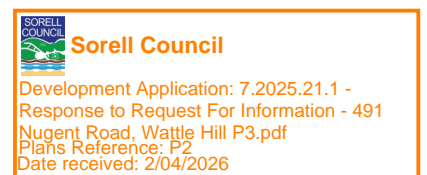


AGRICULTURAL ASSESSMENT AND COMPLIANCE REPORT

Gatehouse, Scott

491 Nugent Road, Wattle Hill

February 2026





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DISCLAIMER

This report has been prepared in accordance with the scope of services described in the contract or agreement between Pinion Advisory and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances, and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been



prepared solely for use by the Client and Pinion Advisory accepts no responsibility for its use by other parties.

Executive Summary

This agricultural assessment report has been prepared on behalf of the proponent, Scott Gatehouse and covers various aspects of the proposed development at 491 Nugent Road, Wattle Hill.

The property in question is zoned as Agriculture under the Tasmanian Planning Scheme and covers approximately 88.3 hectares of Class 4, 5 and 6 land. The property is utilised for dryland pastoral activity, with sheep breeding and finishing and beef finishing enterprises currently operating on the title.

The proposed development plan is for a subdivision of the subject property to produce two lots. Lot 1 would be approximately 44.2 hectares of Class 4 and 5+6 land. Lot 2 would be made up of the balance of the property and incorporate approximately 44.22 hectares of Class 4, 5, 5+6 and 6 land, and include the existing residential dwelling, outbuildings and sheds.

There is no prime agricultural land on the title in question.

This report supports the proposed development of a subdivision at 491 Nugent Road as it will not diminish the productive capacity of the land, and no agricultural land will be lost as a result of the subdivision. The proposed development could be undertaken with negligible impact on the current or future agricultural and residential land use on the adjacent and nearby land.

The proposed development is considered compliant with Clauses 21.1, 21.4.2 and 21.5.1 of the Tasmanian Planning Scheme – Sorell Provisions.

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Purpose

This report has been undertaken on behalf of Scott Gatehouse (the proponent) to support an application for a subdivision development on the property at 491 Nugent Road, Wattle Hill Tasmania, 7172.

The document provides an agricultural assessment of the property in question and reports on how the proposal complies with provisions of the Tasmanian Planning Scheme. This report reviews the current agricultural usage of the property and the surrounding area in relation to the land capability and land classification. This includes soils, aspect, topography, water resource, economic feasibility, and impact of the development in relation to agricultural activities.

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

Georgia McCarthy holds a Bachelor of Agriculture degree and a Post Graduate Certificate in Agricultural Consulting. She has over eight years' experience in agribusiness and agricultural consulting in Tasmania. Georgia 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 Senior Consultant, Jason Lynch. Jason Lynch possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) with over 25 years' experience in the agricultural industry in Tasmania. He has previously been engaged by property owners, independent planners, and surveyors to undertake evaluations and studies across various council based interim planning schemes. This work involves the assessment of land for development purposes and potential conflict with the applicable planning scheme.

1.3 TASMANIAN PLANNING SCHEME – SORELL

The Tasmanian Planning Scheme establishes the requirements for use and development of land in the Sorell 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 proponents and is located at 491 Nugent Road, Wattle Hill (Figure 1).

Table 1 Property identification details

Address	Property ID	Title reference	Hectares (approx.)
491 Nugent Road, Wattle Hill	5937425	42190/1	88.3

The property consists of flat land at the highest elevation, with gently sloping ground and steep hills giving way to low lying river flats at the lowest elevation. Approximately 10% of the subject property is retained under native scrub vegetation. Open ground on the subject property is currently covered by semi-improved pastures.

The subject property and all adjacent land is held as private freehold (Figure 4).

Under the Tasmanian Planning Scheme, the subject property and all adjacent land is zoned Agriculture. Nearby land is zoned Rural, with one small neighbouring title zoned Community Purpose (Figure 5).

The subject property is not located within the Sorell Irrigation District.

There is a single storey, residential dwelling located on the subject property in addition to several sheds and outbuildings (used for storage and agricultural activity).



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

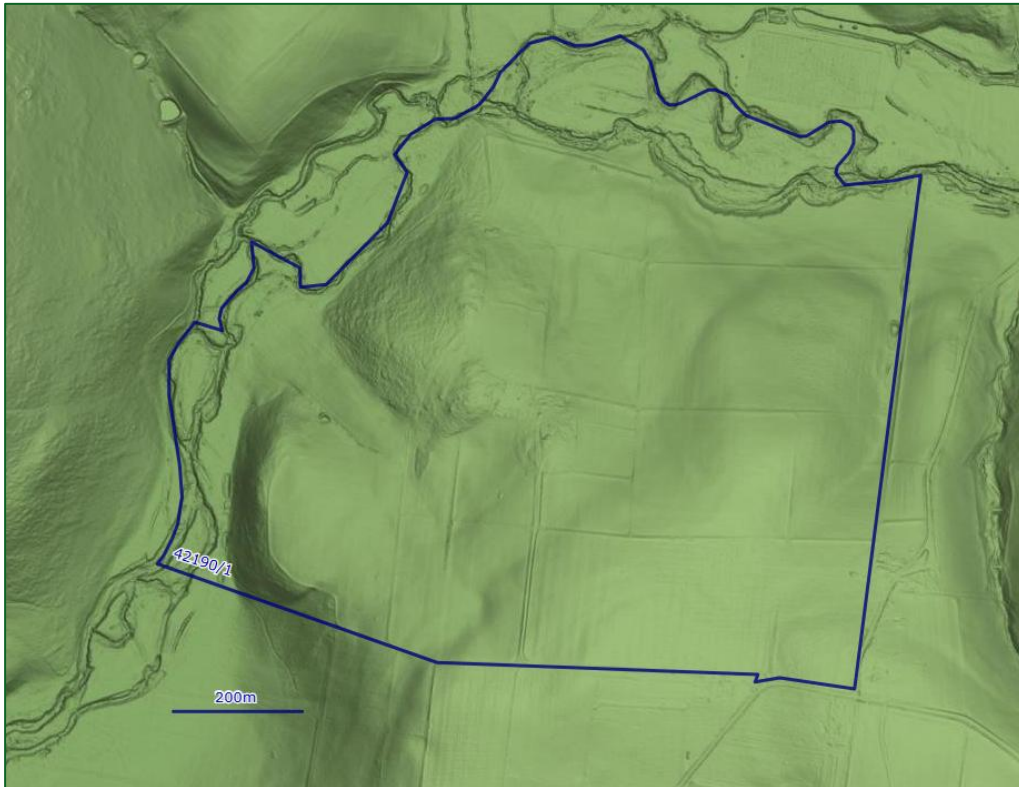


Figure 2 Topographic map of the subject property (blue outline) (Source: The LISTmap).



Figure 3 Aerial imagery of the subject property (blue outline) with existing residential dwelling and buildings (Source: The LISTmap).

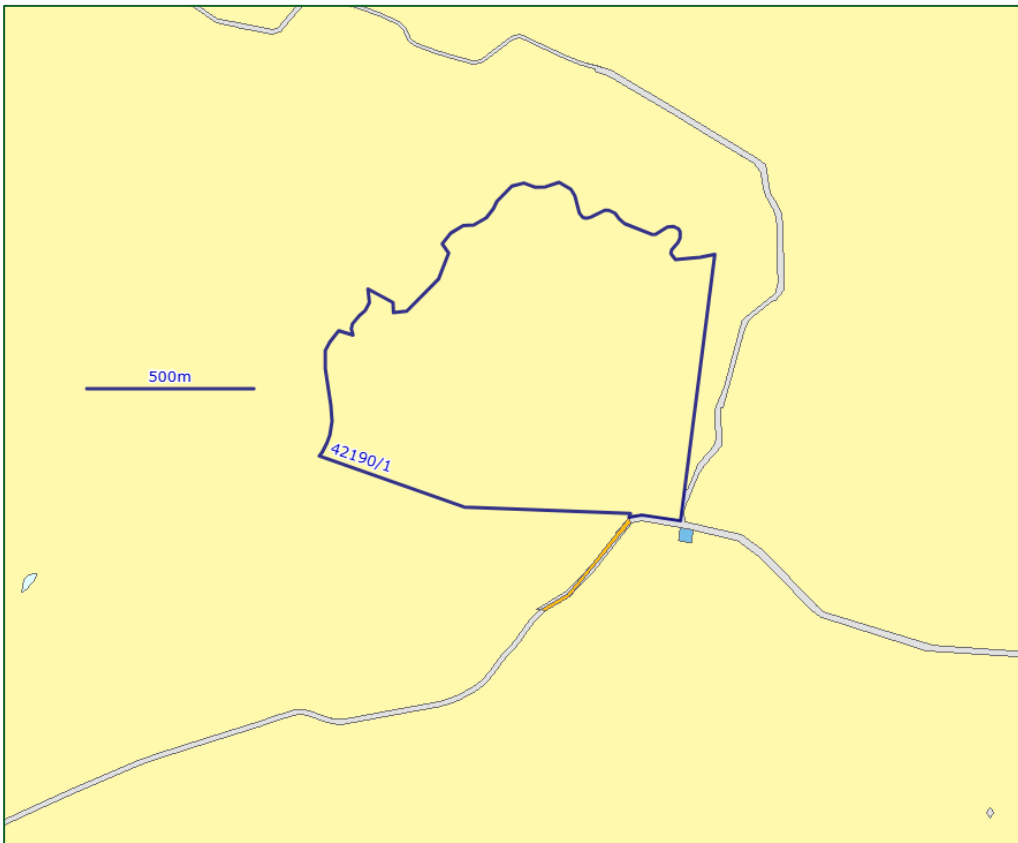


Figure 4 Land tenure of the subject property (blue outline) and surrounding land is private free hold (yellow). The nearby Wattle Hill Fire Station is held as authority freehold by the State Fire Commission (blue) (Source: The LISTmap).

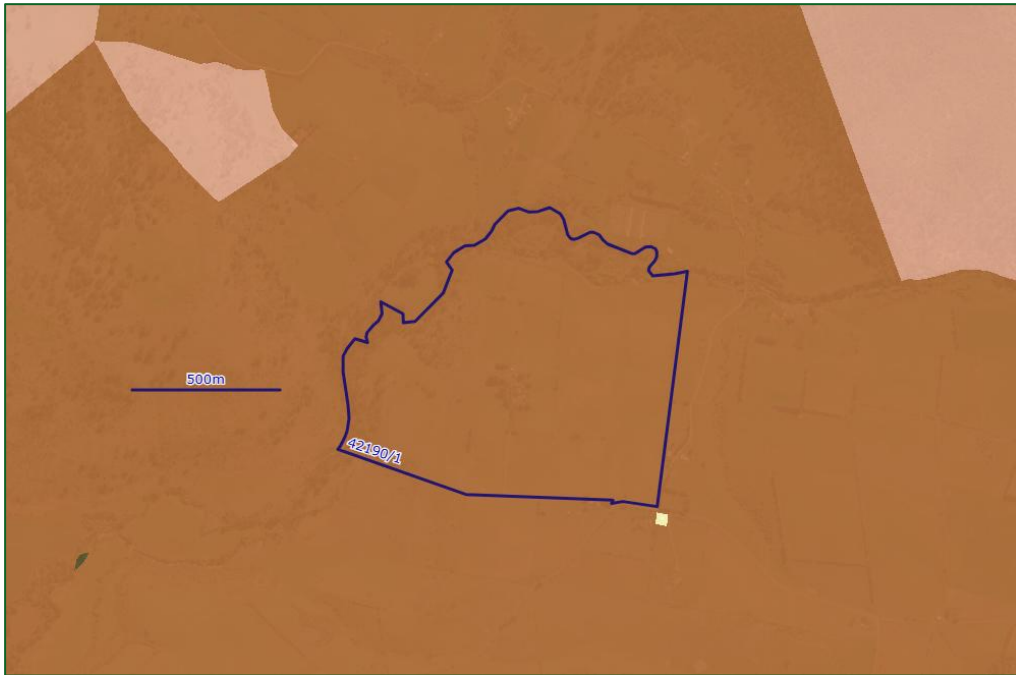


Figure 5 Under the Tasmanian Planning Scheme, the subject property (blue outline) and adjacent properties are zoned Agriculture (brown). Nearby land is zoned Rural (beige), with one neighbouring title (Wattle Hill Fire Station) zoned Community Purpose (pale yellow) (Source: The LISTmap).

3 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.

3.1 SITE VISIT

Desktop research was conducted to review available data associated with geology, topography, presence of threatened native vegetation, land capability, soil information and climatic data of the property and surrounding area. Pinion Advisory consultant, Georgia McCarthy conducted a site visit on 22 December 2025 to ground-truth the information. The site assessment included inspection of the soil profile (to spade depth), an evaluation of the topography and vegetation as well as examination of land use on the subject property and neighbouring properties. These assessments consider the planned setbacks and potential impacts of the proposed development on agricultural activities.

3.1.1 Land capability assessment

The land capability assessment found the property consistent with land Classes 4, 5, 5+6 and 6. Land class definitions can be found in Table 2. Land capability assessment details can be found in Table 3. Supporting images are listed in the report Appendix.

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 topsoil depth and texture contrast frequency.
- Wetness (w): due to the presence of a watercourse dissecting low lying land of moderate drainage and permeability which impacts the workability and trafficability of the area.
- Rockiness (r): due to the presence of boulders and outcrops of bedrock material greater than 600mm, which can impact on machinery, damage crops and limit growth.
- Complex topography (x): due to steep slopes on higher ground and steep stream banks associated with a watercourse present on the subject property, impacting the workability and trafficability and limiting the ease of management of these areas.

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

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 grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.
6	Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.




Figure 6 Land capability of subject property (light blue lines) is consistent with Class 4, 5, 5+6 and 6 land. The existing residential dwelling on the subject property is marked blue (Source: The LISTmap).

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
4sr (56.4ha)	Loosely structured black cracking clay loam soil, consistent with vertosol soils of the Sorell SPC. Uniform colour and texture to spade depth. Spade depth limited by lack of soil moisture. Large rocks and boulders observed at soil surface.	0-23	Flat to gently sloping ground with a northerly aspect. 40-100m ASL	Moderate risk of rill and sheet erosion on sloping ground due to surface water movement. Moderate risk of wind erosion and scouring on bare and exposed soils.	Moderately well-draining to well-drained soils with a moderate to high risk of waterlogging on flat land and low-lying ground.	Land suitable for occasional cropping (2-in-10-year rotation) and a severely restricted range of suitable crops. Land well suited to grazing with moderate limitations which includes reduced grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of compaction in winter from soil cultivation, machinery and stock movements increases significantly during periods of soil waterlogging.	Moderate climatic limitations. This region experiences cold winter and warm summer conditions. The area receives an average of 500mm annual rainfall, can experience up to 15 frost days annually, 1160 growing degree days (October to April) and 860 chill hours (May-August)
5sr (14.6ha)	Loosely structured black cracking clay loam soil, consistent with vertosol soils of the Sorell SPC. Uniform colour and texture to spade depth. Spade depth limited by lack of soil moisture. Large rocks and boulders observed at soil surface.	5-23	Undulating land, giving way to moderately steep hills with a western aspect. 30-70m ASL	Moderate risk of rill and sheet erosion on sloping ground due to surface water movement. Moderate risk of wind erosion and scouring on bare and exposed soils.		Land unsuitable for cropping. Land suitable for grazing with moderate limitations, including reduced grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of erosion increases significantly with soil cultivation, machinery and stock movements.	
5+6wx (14.1ha)	Loosely structured black cracking clay loam soil, consistent with vertosol soils of the Sorell SPC. Uniform colour and texture to spade depth. Spade depth limited by lack of soil moisture. Large rocks and boulders observed at soil surface.	0-57 (stream banks)	Flat ground and low lying river flats. A major stream dissects this area of the subject property, characterised by steep stream banks (>30°). 30-40m ASL.	Low risk of rill and sheet erosion due to surface water movement on flat ground. Moderate to high risk of streambank erosion due to surface water movement and watercourse flooding. Moderate risk of wind erosion	Imperfectly draining soils with a high risk of waterlogging on low lying areas and river flats.	Land unsuitable for cropping. Some land marginally suitable for grazing with severe limitations including reduced grazing pressure when soils are waterlogged and/or pasture covers are reduced.	Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover. The risk of erosion increases significantly with soil cultivation, machinery and stock movements.	

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
				and scouring on bare and exposed soils.			<p>In reality, this land consists of low lying river flats and is dissected by a watercourse defined by steep stream banks which makes management difficult.</p> <p>This watercourse is listed under the Waterway and Coastal Protection Area Guidance Map (The LISTmap) and as such a buffer zone of 80m applies.</p>	
6sx (3.2ha)	<p>Loosely structured black cracking clay loam soil, consistent with vertosol soils of the Sorell SPC. Uniform colour and texture to spade depth.</p> <p>Transitioning to alluvial sandy loam topsoil over clay subsoil on stream bed and low lying river flats.</p>	12-90	Steep hill land. 40-60m ASL.	Moderate risk of rill and sheet erosion due to surface water movement. Moderate risk of wind erosion and scouring on bare and exposed soils.	Moderately well-draining to well-drained soils with a low risk of waterlogging.		<p>Avoid situations that lead to the exposure of bare soil, therefore this area is best retained under its natural vegetation cover.</p>	


Sorell Council
 Development Application: 7.2025.21.1 -
 Response to Request For Information - 491
 Nugent Road, Wattle Hill P3.pdf
 Plans Reference: P2
 Date received: 2/04/2026

4 Proposed development

4.1 SUBDIVISION

The proponent wishes to undertake a subdivision of the subject property which would produce two lots as outlined in Table 4 and Figure 7.

Table 4 Proposed subdivision of lots

Lot no.	Hectares (approx.)	Details
1	44.2	Located on the eastern side of the subject property
2	44.22	Covers the balance of the property, located on the central and western side of the subject property, incorporating the existing residential dwelling and all existing sheds located on the title.

The proposed development will not diminish the capability of the property to support productive agricultural activity as a whole, nor either of the proposed lots.

Proposed Lot 2 will cover the balance of the subject property, incorporating the existing residential dwelling and outbuildings, and will be unaffected by the proposed subdivision. Due to the proposed Lot 1 boundary setback distances, the agricultural productivity of this new Lot will be not diminished.

The subject property will continue to be managed by the proponents for its current agricultural land use as a whole.

The proposed subdivision development is to support a succession plan and intergenerational transition of farm management and property ownership within the proponent's family.

For the foreseeable future the proposed Lot 1 and 2 would be managed and operated as a single land holding.

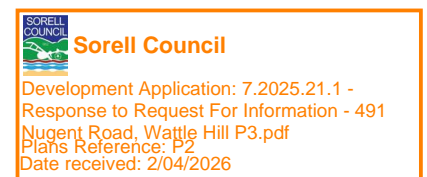


Figure 7 Proposed subdivision of the subject property to produce Lot 1 (green) and Lot 2 (red). The existing residential dwelling is located on proposed Lot 2 (marked blue) (Source: The LISTmap).

4.2 SETBACK DISTANCES

The boundary setbacks for the existing dwelling on the proposed Lot 2 are detailed in Table 5 and Figure 8.

Table 5 Boundary setbacks for existing residential dwelling*

Boundary direction	Map identifier (refer to Figure 8)	Approximate distance (m)
N	A	295
E	B	116
S	C	590
W	D	345

*Setback distances subject to survey.



Figure 8 Boundary setbacks (white lines) for the existing residential dwelling (marked blue) on proposed Lot 2 (The LISTmap).

5 Land use activity

5.1 CURRENT AGRICULTURAL ACTIVITIES CONDUCTED

The subject property is currently utilised for dryland pastoral activity of low intensity and scale (sheep breeding, finishing and beef finishing enterprises).

In previous years the subject property has supported a flock size of 300 head and has also been utilised for some dryland cropping activity (grain and vegetable seed production). With the transition of management and ownership of the subject property, the proponents intend to further develop the property's capacity for pastoral activity (including pasture renovation and soil amendment programs and further internal fencing), to support an increase in scale of the current livestock enterprises on both proposed lots.

5.2 POTENTIAL AGRICULTURAL ACTIVITIES CONDUCTED

5.2.1 Pastoral use

The subject property is capable of supporting pastoral use with moderate to severe limitations. Considering the property size, land capability and topography, in conjunction with the growing season duration and rainfall, it would be reasonable to suggest a sustainable carrying capacity of approximately 8 DSE/ha (total potential carrying capacity of approximately 735 DSE/annum).

For beef cattle, a 500kg breeding cow assumes an average carrying capacity rating of 15 DSE per cow/calf unit (Meat & Livestock Australia and NSW Department of Primary Industries). Therefore, it is reasonable to consider this property has the potential to run 47 cow/calf breeding units per annum, which could be expected to generate an annual gross margin return of approximately \$33,280.

The actual number, class and value of any livestock produced on the property will vary with the prevailing seasonal and market conditions.

It should be noted that the livestock grazing on the property would be expected to require supplementary feeding, such as silage or hay, when pasture growth is limiting (e.g. winter and summer/autumn)

Based on the current condition of the property it would be realistic to consider the carrying capacity to be closer to 630 DSE/annum (approximately 40 cow/calf breeding units/annum) due to a combination of the degraded and unimproved condition of the pastures present and significant grazing pressure from browsing wildlife.

5.2.2 Cropping use

Area classified as Class 5 and 6 land are unsuitable for cropping.

There is approximately 56 hectares of Class 4 land on the subject property that could support cropping activity with a severely restricted range of crop types and a significantly extended cropping rotation (see Section 3 Land Capability for further justification).

Due to the current and future lack of access to irrigation water, the ability to undertake cropping on this land is further limited with regards to being exposed to a high risk of not achieving crop yield and quality outcomes.

5.2.3 Perennial horticulture

Horticultural crops listed as *well suited (with soil management)* for areas on the property classed as land Class 4 according to the ESM – Versatility Index (The LISTmap) include blueberries (approximately 33 hectares), raspberries (approximately 22 hectares) and strawberries (approximately 2 hectares) only.

Major limitations on the subject property being suitable for perennial horticultural activity relate to aspect, slope and climate (frost, chill hours and growing degree days) in addition to soil qualities (depth and drainage). Furthermore, horticultural crops require significant capital investment in infrastructure, water and irrigation. Due to the limitations around land capability, lack of access to available water for irrigation and the significant economic cost associated with establishment and operation, a horticultural enterprise at the property would be considered unfeasible.

5.3 LAND USE ACTIVITY ON ADJACENT PROPERTIES

The land use activity on directly adjacent land titles includes:

- North: Title reference 16151/1 (105ha), consisting of improved pastures for dryland and irrigated livestock grazing, approximately 40% of the land is covered by native scrub vegetation. This title is separated from the subject property by Iron Creek. A residential dwelling is present on the title.
- North east: Title reference 156495/1 (53ha), consisting of semi-improved pastures for dryland livestock grazing, approximately 30% of the land is covered by native scrub vegetation. This title is separated from the subject property by Iron Creek. No residential dwelling is present on the title.
- East: Title reference 100963/1 (6ha), owned by the proponents. Listed as rural residential without agriculture (The LISTmap) and best considered a lifestyle block. A residential dwelling is present on the title.
- East: Title reference 102871/8 (169ha), consisting of semi-improved pastures used for dryland livestock grazing and cropping activity. Separated from the subject property by Shrub End Road. No residential dwellings are located on the title.
- South: Title reference 35408/1 (3ha), listed as rural residential without agriculture (The LISTmap) and best considered a lifestyle block. Separated from the subject property by Nugent Road. A residential dwelling is present on the title.
- South: Title reference 127330/2 (1ha), listed as rural residential without agriculture (The LISTmap) and best considered a lifestyle block. A residential dwelling is present on the title.
- South west: Title reference 127239/1 (48ha), consisting of semi-improved and native pastures for dryland livestock grazing. No residential dwelling is present on the title.
- West: Title reference 110600/1 (57ha), consisting of semi-improved pastures for dryland livestock grazing activity, and separated from the subject property by Iron Creek. No residential dwelling is present on the title.

Agricultural activity on adjacent land titles is limited to pastoral use (sheep and beef cattle) and cropping activity, conducted at varying degrees of intensity and scale on adjoining and neighbouring properties. The proposed subdivision development on the subject property is considered to have negligible impact on normal operational activities associated with agricultural use on neighbouring land and will not interfere or constrain agricultural activity on these land titles.

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

Agricultural activity on adjacent land is primarily for pastoral use (livestock grazing) on five titles and cropping activity on one title.

Normal operational activities associated with agricultural use on neighbouring land will have negligible impact on the proposed subdivision on the subject property. The naturally occurring landscape buffers (distance, vegetation and topography) of the surrounding area that reduce the impact of adjacent agricultural activity on the subject property will be maintained and unaffected by the proposed subdivision. An assessment of the key risks is summarised in Table 6.

Table 6 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 = moderate. Spraying could occur on the proposed Lot 1 and Lot 2. The subject title (and therefore that of the proposed Lot 1 and Lot 2) is and would continue to be used for grazing livestock, and hence it is reasonable to consider the nature and frequency of application of agricultural chemicals would be relatively minimal. Boundary setback distances, prevailing topography and presence of existing native vegetation will 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. Some occasional machinery traffic will occur when working and undertaking general farming duties on adjacent land which is expected to be periodic and infrequent. The subject property is located on Nugent Road which is an existing source of noise. The separation distances and presence of existing significant parcels of vegetation on the property in question will mitigate the potential for excessive noise to interfere with the inhabitants of the existing dwelling on the subject property. The property is located in a rural area, and it is accepted that some noise emission will be created from normal primary industry, farming and land use activity.
3. Irrigation water over boundary	Risk = low. Irrigation is practiced on one adjacent land titles however is not applied to any land sharing a boundary with the subject property.
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.

5.5 IMPACT OF PROPOSED DEVELOPMENT ON AGRICULTURAL ACTIVITY OF NEIGHBOURING LAND

The proposed development, in consideration with the buffer zones, physical barriers 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 7. Some of these risks rely on an element of criminal intent and it could be argued that this is much lower with the proponents than with other members of the public.

Table 7: 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. The proponent is committed to proactive management of weed control.

Potential risk to neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
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 would be managed as per the guidelines determined by the Sorell council.

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

This area of Nugent is lightly populated. There are nine residential dwellings present within a one-kilometre radius of the centre of proposed Lot 1 (Figure 9). The closest dwellings, as present on title references 127330/2 and 100963/1 are approximately 10m from the existing southern and eastern boundaries of the subject property (and proposed Lot 1).

Title reference 100963/1 is owned by the proponents, with the existing residential dwelling separated from the subject property by a significant proportion of well-established vegetation along the shared boundary, providing privacy and a vegetative buffer between the adjacent dwelling and the proposed development.

Due to the nature of the proposed development (subdivision only) and considering the zoning of the neighbouring areas, in addition to separation distances, undulating topography and native vegetation acting as natural buffers between the subject property and neighbouring residential dwellings, 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. The proposed subdivision will not generate a change from the current land use activities undertaken on the subject property (livestock grazing).

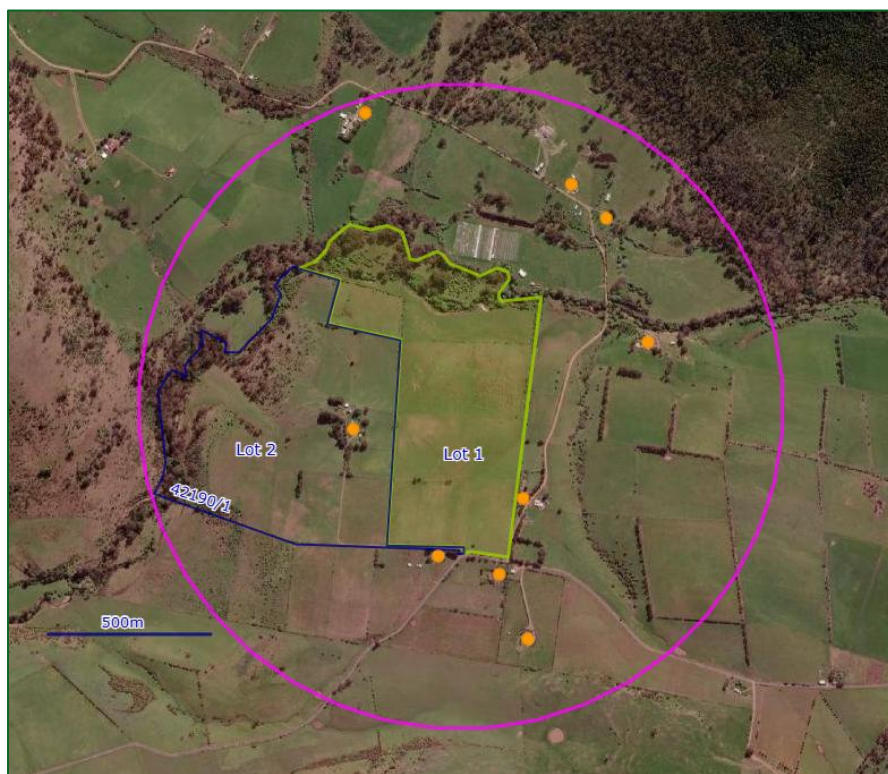


Figure 9 There are nine residential dwellings (orange markers) on adjacent land titles within a 1000m radius (pink circle) of the centre of proposed Lot 2. (The LISTmap).

5.7 WATER STORAGE AND RESOURCES

The property is not serviced by TasWater for the provision of water and sewerage services (The LISTmap).

The property is not located within the Sorell Irrigation District (SID) and is not serviced by an irrigation scheme (The LISTmap) (Figure 10).

Iron Creek (listed as a major stream) dissects the western end and borders much of the northern end of the subject property (The LISTmap) (Figure 11), and this confers a riparian right to draw stock and domestic water. Both the proposed Lot 1 and Lot 2 would retain frontage access to Iron Creek and therefore continue to have a riparian right to this waterway.

Two small dams are located on the eastern and western sides of the property. The proposed development would result in one dam located on each of the proposed lots (Figure 11).

There is no registered groundwater bore holes on the subject property (The LISTmap).



Figure 10 The subject property sits outside the current Sorell Irrigation District (Source: The LISTmap)



Figure 11 A major stream (Iron Creek) is present along the western and much of the northern boundary, with two small dams (blue dots) present on the eastern and western sides of the property (marked blue) (Source: The LISTmap).

6 Planning compliance report – Sorell provisions

6.1 CLAUSE 21.0 AGRICULTURE ZONE

6.1.1 Clause 21.1 Zone purpose

Zone purpose statements

The purpose of the Agriculture Zone is:

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

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

- (a) conflict with or interference from non-agricultural use
- (b) non-agricultural use or development that precludes the return of the land to agricultural use, and
- (c) use of land for non-agricultural use in irrigation districts.

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

Response

21.1.1 The property in question is suitable for agriculture, however due a combination of climate (e.g. low rainfall) and land capability factors, the nature, scale and intensity of agriculture land use activity is moderate/severely limited. The proposed development would produce two lots. Lot 1 (44.2 hectares) covering the eastern side of the subject property and Lot 2 (44.22 hectares) which is made up of the balance of the subject property, incorporating the existing residential dwelling and associated outbuildings, stock yards and sheds used for agricultural activity (woolshed and machinery/hay sheds). Both proposed lots will continue to be managed for the current agricultural activity operating on the subject property (livestock grazing), with the proponents intending to increase the overall scale of the livestock enterprises on both proposed lots (sheep breeding and finishing and beef cattle finishing) as ownership and management of the subject property transitions to them through a succession process. Refer to Section 5 Land use activity for further detail.

21.1.2

- (a) The proposed subdivision development will not result in a change of land use on either of the proposed lots, and the subject property will continue to be utilised for agricultural activity, with the current pastoral enterprises maintained. The proposed subdivision development is part of an intergenerational succession plan whereby the ownership (and management) of the subject property will transition to the proponents. Overall, the land as would be present on proposed Lot 1 and Lot 2 and its associated agricultural productivity will remain unchanged as a result of the proposed subdivision. The interaction between Lot 1 and Lot 2 and the adjacent properties would be unchanged, and there is no expectation that the proposed subdivision would result in the current and/or future agricultural land use activity on the adjacent properties being impacted or diminished.
- (b) The proposed subdivision development will not result in the loss of land available and/or being used for agricultural activity. No new residential dwellings are part of this proposed development.
- (c) The property is not located in declared irrigated district and is currently managed for agricultural use.

21.1.3 The proposed subdivision development will not result in the loss of agricultural land. Both proposed lots will continue to be managed for agricultural activity, with the current pastoral activity maintained, and the intensity and scale of the activity increased as the existing feedbase is improved (pasture renovation and soil fertility improvement programs) and the property is further developed (internal fencing). See Section 5 Land use activity for further detail.

6.2 CLAUSE 21.4 DEVELOPMENT STANDARDS FOR BUILDINGS AND WORKS

6.2.1 Clause 21.4.2 setbacks

Objective

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

Response

The proposal does not meet Acceptable Solutions A2 for sensitive use and therefore Performance Criteria P2 is addressed.

Performance criteria

P2

Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:

- (a) the size, shape and topography of the site
- (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties
- (c) the location of existing buildings on the site
- (d) the existing and potential use of adjoining properties
- (e) any proposed attenuation measures, and
- (f) any buffers created by natural or other features.

Response

P2

- (a) The existing residential dwelling on the subject property is positioned on gently sloping ground at the central western side of proposed Lot 2. The residential dwelling meets the setback requirements for agricultural zoned land on all boundaries except one. Although the dwelling will be located less than 200m from the western boundary (shared with proposed Lot 1), the agricultural assessment has concluded that this location provides sufficient buffer distances due to the natural landscape, shape and topography of the subject property and the separation distances from residential dwellings on neighbouring titles. See Section 5 Land use activity for further justification. The proposed subdivision will not generate a change from the current land use activity undertaken on either of the proposed lots (livestock grazing). Agricultural activity on the subject property is limited to dryland livestock grazing only and this will continue to be undertaken on both proposed lots.
- (b) There are no existing dwellings for sensitive use on proposed Lot 1. The closest dwelling for sensitive use is as present on title reference 127330/2. The setback of this dwelling is approximately 460m from the existing dwelling on proposed Lot 2 and would be separated by proposed Lot 1.
- (c) There are no existing buildings located on the proposed Lot 1. In addition to the existing residential dwelling and associated outbuildings (e.g. carport, garden sheds) on the proposed Lot 2, there are also several existing sheds which are used for storage and livestock handling (woolshed, hay and machinery sheds). The existing residential dwelling will have negligible impact on the existing sheds to support the agricultural activity undertaken on proposed Lot 2.
- (d) All adjoining land titles are zoned Agriculture under the Tasmanian Planning Scheme and are utilised for livestock grazing and cropping of low-moderate intensity on dryland or irrigated pastures or best considered as rural lifestyle blocks with no agricultural activity undertaken. Both proposed lots will continue to be managed for the current agricultural land use operating (pastoral activity).
- (e) There are no attenuation measures relevant to the site.
- (f) There are significant topographic and vegetative buffers across the subject property and adjacent land titles as described in Section 5.6 Impact of proposed development on amenity of dwellings on nearby land. The nature of the proposed development (subdivision only) will not result in a

change in activity on either of the proposed lots produced. Both proposed lots will continue to be separated from adjacent and neighbouring titles by distance and existing topographic and vegetative buffers. Therefore, it is anticipated that the proposed subdivision would have negligible impact on surrounding land use and/or residential amenity.

6.3 CLAUSE 21.5 DEVELOPMENT STANDARDS FOR SUBDIVISION

6.3.1 21.5.1 Lot design

Objective

To provide for subdivision that:

- (a) Related to public use, irrigation infrastructure or Utilities; and
- (b) Protects the long-term productive capacity of agricultural land

Response

The proposed subdivision is not compliant with A1, is in support of an agricultural use of the land and therefore Performance Criteria P1 (a) will be addressed below.

The proposed subdivision is compliant with A2. Lot 1 and Lot 2 will be provided with existing vehicular access from the boundary of the lot to Nugent Road, Wattle Hill in accordance with the requirements of the road authority.

Performance criteria

P1

Each lot, or a lot proposed in a plan of subdivision, must:

- (a) Provide for the operation of an agricultural use, having regard to:
 - (i) not materially diminishing the agricultural productivity of the land;
 - (ii) the capacity of the new lots for productive agricultural use;
 - (iii) any topographical constraints to agricultural use; and
 - (iv) current irrigation practices and the potential for irrigation.

Response

P1 (a)

- (i) The proposed subdivision will not result in a change to the current land use activity of the subject property and will not diminish the agricultural productivity of the land. Both proposed lots would continue to be used for and support agricultural activity, with the overall productivity of the land maintained. No new dwellings are planned as part of the development and no agricultural land will be lost as a result of the proposed subdivision. Both proposed lots would retain frontage to Iron Creek and thereby retain a riparian right to draw water for stock and domestic use.
- (ii) The proposed subdivision will not reduce the capacity of either of the proposed lots to support agricultural activity. As outlined in Section 5.2 Potential agricultural activities conducted, the subject property is considered to have a carrying capacity of approximately 8 DSE/ha (735 DSE/annum). Under the same parameters, it is reasonable to suggest a sustainable carrying capacity of 384 DSE/annum for proposed Lot 1 (44.2 hectares) and 365 DSE/annum for proposed Lot 2 (44.22 hectares), with the total overall carrying capacity and productivity of the land maintained. Both proposed lots will continue to be managed for the current agricultural use (dryland livestock grazing). Agricultural activity on both the proposed lots (and the subject property as a whole) is currently operating at a scale below the optimum carrying capacity of the land. It is the proponent's intention that both proposed lots will be developed further (as detailed in Section 5.1 Current agricultural activities conducted) to support an increase in scale of the current livestock enterprises to meet the optimum carrying capacity of both proposed lots. No agricultural land will be lost as a result of the proposed development. Neither of the proposed lots would be reliant on each other to permit the

- continuation of agricultural land use activity and could be operated as standalone agricultural enterprises if required.
- (iii) The proposed subdivision will follow existing internal fencelines on the subject property, with both proposed lots maintaining frontage access to Iron Creek. Proposed Lot 1 will cover a larger proportion of Class 4 land on flat to gently sloping ground, in addition to a larger proportion of Class 5+6 land on the subject property (made up of low lying river flats and steep stream banks). Proposed Lot 2 will incorporate the steeper ground located on the western side of the subject property, while covering a larger proportion of lower class land suited to grazing (made up of the balance of Class 4 land, in addition to all Class 5 and 6 land on the subject property). Proposed Lot 2 will also include the existing residential dwelling, outbuildings and sheds on the title. The overall agricultural productivity and carrying capacity of the subject property will be maintained, with both proposed lots supporting a carrying capacity of approximately 8 DSE/ha. The capacity of both proposed lots to support productive agricultural use will not be constrained by topographical characteristics to the advantage of the other lot, as a result of the proposed subdivision.
- (iv) The subject property is not located within an irrigation district and as such the proposed subdivision will not result in any loss of agricultural land suitable for irrigation on either of the proposed lots.

7 Conclusion

1. The subject property is located at 491 Nugent Road, Wattle Hill and consists of a single title, as per title reference 42190/1.
2. The subject property consists of a combination of land capability Class 4, 5, 5+6 and 6 land.
3. The subject property is currently utilised for agricultural activity as per pastoral use for lamb production and beef production.
4. The proposed development includes subdivision of the property at 491 Nugent Road, Wattle Hill to support a succession plan and intergenerational transition of farm management and property ownership within the proponent's family.
5. The proposed development includes subdivision of the subject property to create Lot 1, with the balance of the property used to create Lot 2.
6. Lot 1 (44.2 hectares) will continue to be utilised for the current livestock grazing enterprises. Lot 2 (44.22 hectares) will include an existing residential dwelling in the central western area of the lot, and established sheds and livestock handling infrastructure used as part of the agricultural activity operating on the subject property.
7. No new dwellings are proposed as part of this development.
8. No agricultural land will be lost as a result of the proposed subdivision development, with the current agricultural activity (livestock grazing) to continue on both proposed lots.
9. The proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constrain on the capability/capacity of the neighbouring properties which are to be actively managed and used for agricultural land use activity.
10. The proposed development is considered compliant with Clauses 21.1, 21.4.2 and 21.5.1 of the Tasmanian Planning Scheme Agriculture Zone.

8 References

Cotching B. (2009) Soil Health for Farming in Tasmania.

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

Isbell R.F., National Committee on Soil and Terrain (2021), 'The Australian Soil Classification. 3rd edn.' CSIRO Publishing Melbourne.

Spanswick S.B, Kidd D. & Dimmock G.M. (1999) Sorell Report: Reconnaissance Soil Map Series of Tasmania, DPIWE, Tasmania

Tasmanian Planning Scheme.

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.



Miss Georgia McCarthy BAg & GradCert AgCons
Agricultural Consultant
Pinion Advisory
March 2026



Mr Jason Lynch BAppSc (hort.)
Snr Agricultural Consultant
Pinion Advisory
March 2026

Appendix 1 Supporting documents



Figure 12 Loosely structured, black cracking clay loam soil was observed across the subject property. Spade depth limited by lack of soil moisture. Taken at site assessment 22/12/2025.



Figure 13 Loosely structured, black cracking clay loam soil on Class 4 land. Taken at site assessment 22/12/2025.



Figure 14 Black cracking clay loam soil graduating to sandy alluvial soil topsoil over a clay subsoil on stream banks and river flats. Taken at site assessment 22/12/2025.



Figure 15 Existing residential dwelling on proposed Lot 2. Taken at site assessment 22/12/2025.



Figure 16 Subject property facing north along the proposed boundary between Lots 1 and 2. Taken at site assessment 22/12/2025.



Figure 17 Subject property facing south along the proposed boundary between Lots 1 and 2. Taken at site assessment 22/12/2025.



Figure 18 Proposed Lot 2 facing west towards adjacent title reference 100963/1. Taken at site assessment 22/12/2025.



Figure 19 At the centre of proposed Lot 2, facing east towards proposed Lot 1 and the existing residential dwelling located on the subject property. Taken at site assessment 22/12/2025.



Figure 20 Southern boundary the southern boundary with proposed Lot 2. Southern adjacent titles (TR: 156495/1 and 16151/1) are separated from the subject property by a significant proportion of established vegetation and complex topography. Taken at site assessment 22/12/2025.



Figure 21 Facing south along shared boundary between proposed Lot 2 and title reference 100963/1. Taken at site assessment 22/12/2025.



Figure 22 Iron Creek dissects the north end of the subject property and is characterised by steep stream banks which impact the trafficability and workability of the area. Taken at site assessment 22/12/2025.



Figure 23 Facing southeast over proposed Lot 1, from the corner of the south and west shared boundaries between proposed lots on the subject property. Taken at site assessment 22/12/2025.



Figure 24 Class 6 land, overlooking Clas 5+6 land on proposed Lot 2, facing southwest. Taken at site assessment 22/12/2025.



Figure 25 Southern boundary of subject property on proposed Lot 2, shared with adjacent title TR:127239/1, utilised for dryland livestock grazing. Taken at site assessment 22/12/2025.



Figure 26 Class 4 land on proposed Lot 2, facing south. Taken at site assessment 22/12/2025.



Figure 27 Class 4 and 5 land on proposed Lot 2, facing the western boundary of the subject property towards adjacent title TR: 1106001/1. Taken at site assessment 22/12/2025.



Figure 28 Large boulders and rock observed at soil surface on proposed Lot 2. Taken at site assessment 22/12/2025.



Figure 29 Large boulders observed at soil surface across the subject property. Taken at site assessment 22/12/2025.



Figure 30 The subject property is currently utilised for pastoral use with sheep breeding/finishing and beef finishing enterprises currently operating. Taken at site assessment 22/12/2025.



Figure 31 Southern boundary of the subject property, facing east towards adjacent titles TR: 127239/1 and TR: 127330/2. Taken at site assessment 22/12/2025.



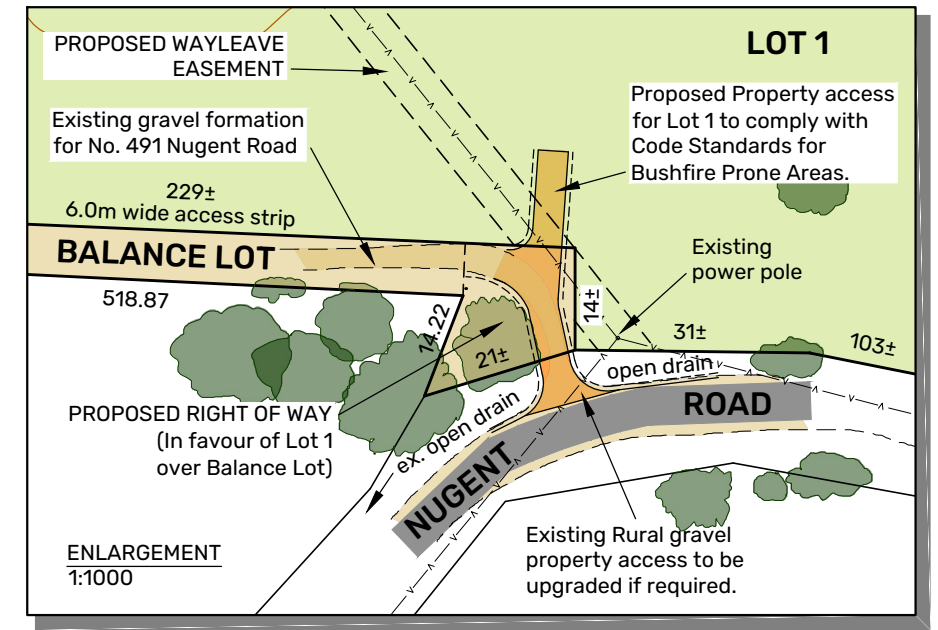
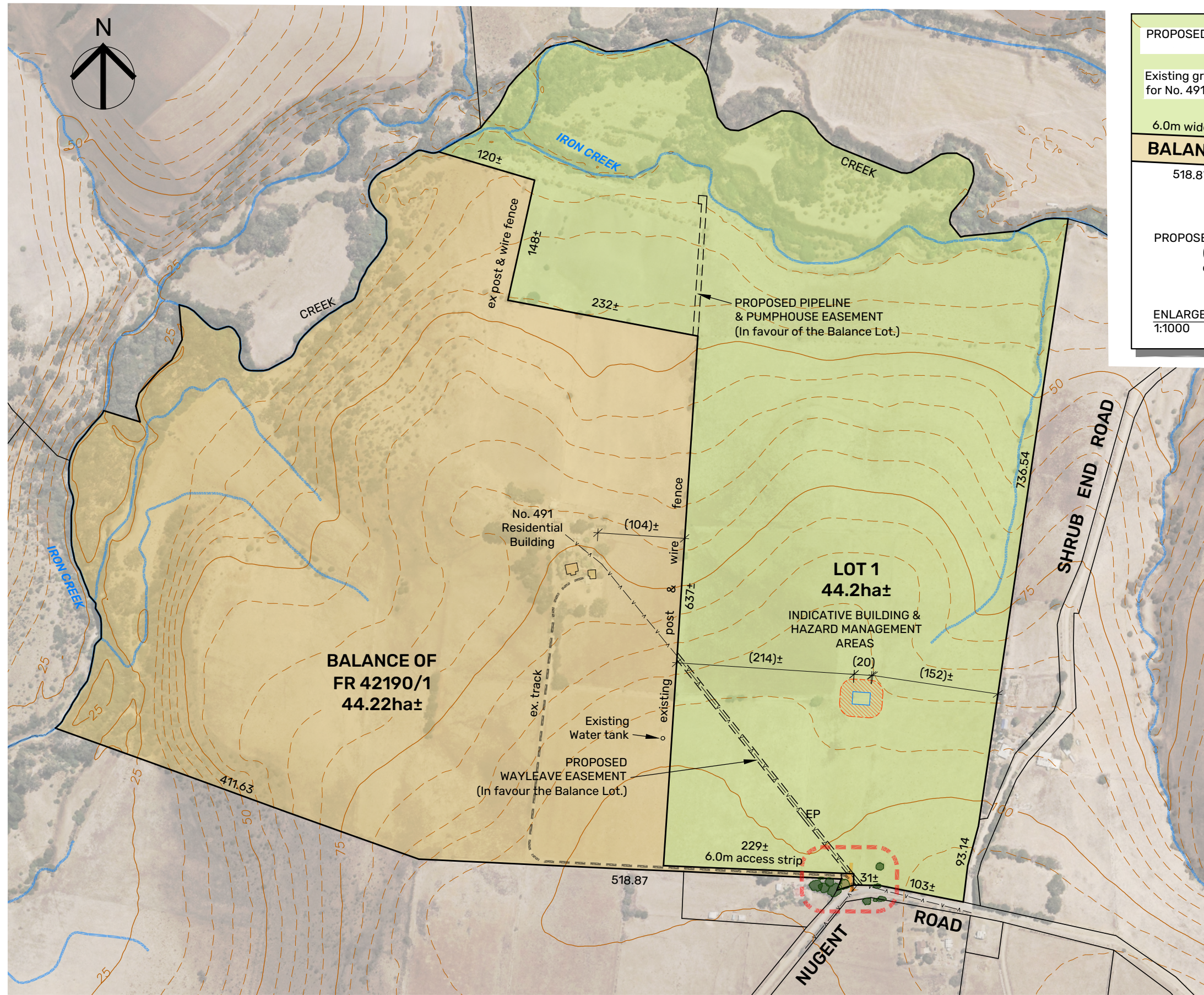
Figure 32 An existing residential dwelling is located on southern adjacent title TR: 127330/2, located approximately 10m from the subject property boundary. Taken at site assessment 22/12/2025.



Figure 33 the subject property (and both proposed lots) maintains frontage access with Nugent Road, Wattle Hill. Taken at site assessment 22/12/2025.



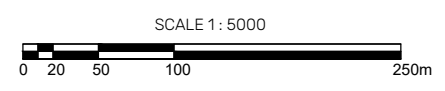
Figure 34 Southern adjacent title TR: 35408/1 is separated from the subject property by Nugent Road and is best considered a rural lifestyle block with no agricultural activity undertaken. Taken at site assessment 22/12/2025.



- LEGEND**
- TITLE BOUNDARY
 - CADASTRE
 - CONTOURS 5M INTERVAL
 - EX. FENCE
 - INDICATIVE BUILDING AREA (20x15m)
 - INDICATIVE HAZARD MANAGEMENT AREA

Sorell Council

Development Application: 7.2025.21.1 -
 Subdivision Application - 491 Nugent Road,
 Wattle Hill - P1.pdf
 Plans Reference: P1
 Date Received: 3/10/2025



Owners KENNETH GEOFFREY GATEHOUSE		Title References FR 42190/1		PID 5937425	Council SORELL COUNCIL	Tasmanian Planning scheme Sorell Local Provisions Schedule	Zone 21 Agriculture	Zone Codes 13 Bushfire-Prone Areas Code 16 Airport obstacle limitation area	Schedule of Easements (Existing easements to be retained unless noted otherwise.) PROPOSED RIGHT OF WAY TO SERVE LOT 1. PROPOSED WAYLEAVE EASEMENT FOR BALANCE LOT.		PROPOSED PIPELINE AND PUMPHOUSE EASEMENT FOR BALANCE LOT.	
This plan has been prepared only for the purpose of obtaining preliminary subdivision approval from the Council and the information shown hereon should be used for no other purpose. All measurements and areas are subject to final survey.				PLANNER: JM	REVIEWED: EW	CLIENT: SCOTT GATEHOUSE		PROJECT DESCRIPTION: PROPOSED SUBDIVISION 491 NUGENT ROAD, WATTLE HILL DRAWING TITLE: PLAN OF SUBDIVISION				
REV AMENDMENTS				DRAWN: MK	REVIEWED: EW	JOB MANAGER: EWEN NICHOLS						
DATE: 09.09.25				PRINTED DATE: 9 SEPTEMBER 2025		SCALE 1:5000		PAPER (A3)		JOB NUMBER 54672 DA 01 0		