Attachments to item number 5.1-

Geotechnical Assessment, prepared by Rock Solid Geotechnics Pty Ltd, dated 2 July 2025, received 07 January 2026

Onsite wastewater system design, prepared by Rock Solid Geotechnics Pty Ltd, dated 2 July 2025, received 07 January 2026

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
187805	8
EDITION	DATE OF ISSUE
2	14-June-2025

SEARCH DATE : 07-Jan-2026
SEARCH TIME : 08.40 am

DESCRIPTION OF LAND

Town of DODGES FERRY
Lot 8 on Sealed Plan 187805
Derivation : Part of 547 Acres Gtd. to Thomas Macdowell.
Prior CT 185271/200

SCHEDULE 1

N252818 TRANSFER to HAYLEE RAE CROWE and AARON HEDE-TIGGELAVEN Registered 14-June-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP187805 EASEMENTS in Schedule of Easements
SP187805 FENCING PROVISION in Schedule of Easements
SP185271 FENCING PROVISION in Schedule of Easements
E414622 MORTGAGE to Commonwealth Bank of Australia Registered 14-June-2025 at 12.01 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER DDC OPERATIONS PTY LTD

FOLIO REFERENCE 185271/200

GRANTEE PART OF 547 ACRES GTD TO THOMAS MACDOWELL

PLAN OF SURVEY

BY SURVEYOR DAVID BRUCE MILLER
BROOKS LARK AND CARRICK SURVEYORS
UNIT 1 – 2 KENNEDY DRIVE, CAMBRIDGE PARK
PH 6248-5898 MOB 0400-114-824

TOWN OF DODGES FERRY

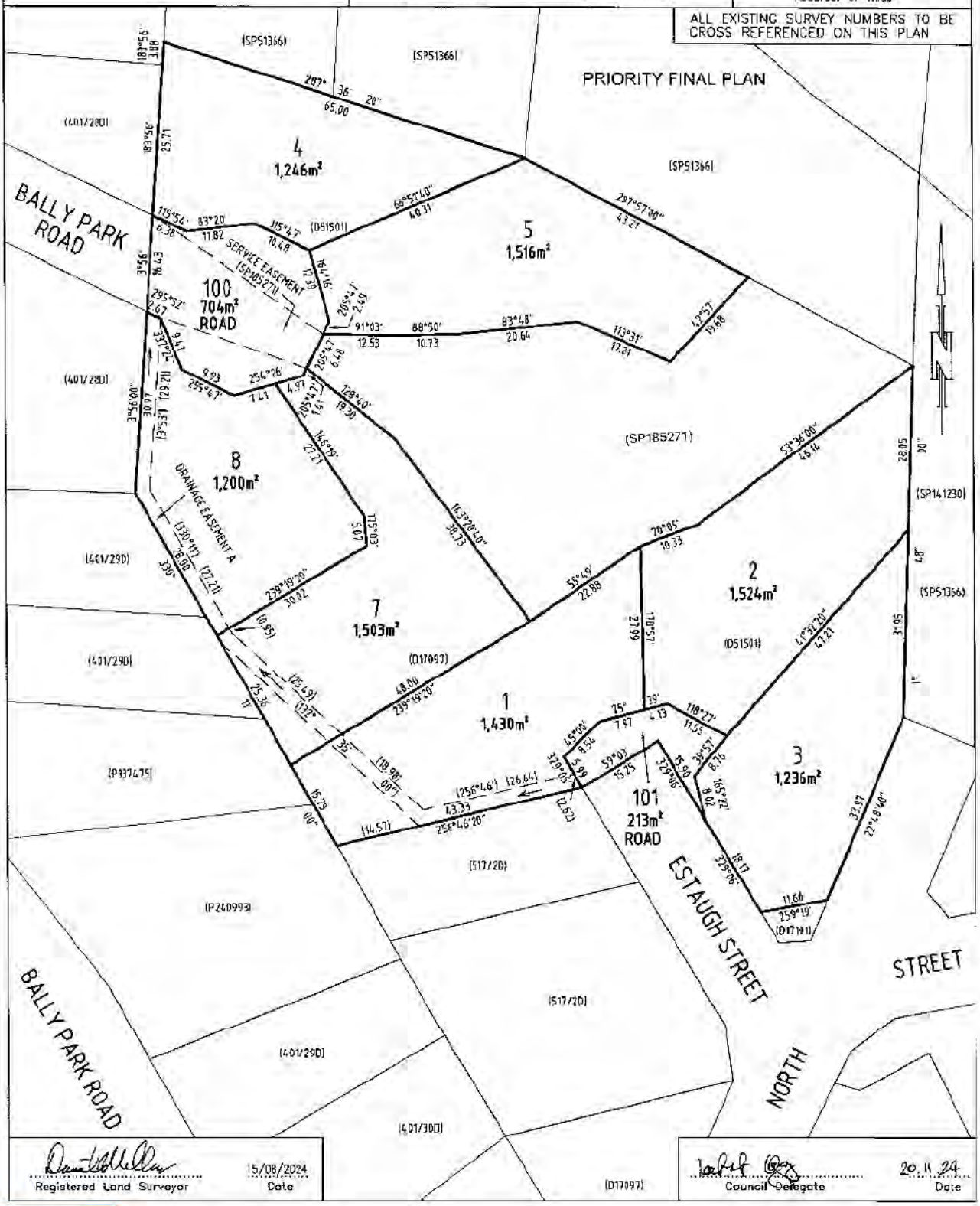
SCALE 1: 600 LENGTHS IN METRES

REGISTERED NUMBER
SP187805

APPROVED
EFFECTIVE FROM - 1 DEC 2024

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 187805

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows

Easements
Lot 100 on the plan is SUBJECT TO a Service Easement over that part of Lot 100 shown on the plan as "SERVICE EASEMENT (SP185271)" appurtenant to Lot 6 on SP185271.

Lots 1, 7 and 8 on the plan are SUBJECT TO a Right of Drainage over those parts of Lots 1, 7 and 8 shown as "DRAINAGE EASEMENT A" in gross in favour of the Sorell Council.

Covenants
No covenants are created in this Schedule of Easements

Fencing Provision
In respect of each lot shown on the plan, the Vendor DDC Operations Pty Ltd will not be required to fence.

Interpretation
Service Easement means the full and free right of every person who is entitled to an estate or interest in possession in the land indicated as the dominant tenement or any part of that land. And those persons' employees, agents and contractors, with which such rights being capable of enjoyment in common with the owner of the servient tenement and the relevant Council the relevant Water Authority, Aurora Energy Pty Ltd or any other relevant electrical supply entity and Telstra Corporation or any other telecommunications supply entity (and their successors from time to time), to lay services and to have the right of free and uninterrupted passage and running of water, electricity, telephone or other services or supplies (including electronic or other information transfer services) through, under, over and along the easement by pipes, wires, cables, poles, and all other conducting media which are now or at any time laid under the natural surface of the land are safe and protected in accordance with all relevant Acts, Regulations or By-Laws, together with a right for them and their surveyors and workmen to enter on the easement with or without machinery, materials and specialist service providers for the purposes of inspecting, laying, installing, cleaning, repairing, maintaining, renewing, re-laying or removing any such pipes, wires, cables, poles or

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: DDC Operations Pty Ltd (ACN 655 059 724) FOLIO REF: 185271/200 SOLICITOR Dobson Mitchell and Allport and AB 23001454:	PLAN SEALED BY: SORELL COUNCIL DATE: 20.11.24 7.2022.321 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGE/S	Registered Number SP 187805
SUBDIVIDER: DDC Operations Pty Ltd (ACN 655 059 724) FOLIO REFERENCE: 185271/200	

other conducting media with every person exercising such right causing as little damage and inconvenience as reasonably practicable in so doing and making good any damage caused to the service tenement.

Executed by DDC Operations Pty Ltd in Accordance with section 127(1) of the Corporations Act 2001

Sole Director/Secretary .....

Name of Sole Director/Secretary (print) DAVID MILLER

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

GEOTECH 25-088

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
163 Orielton Road
Orielton
TAS 7172

0417 960 769
peter@rocksolidgeotechnics.com.au

2/7/2025

Geotechnical Assessment / Classification for Proposed Residential Development

2 Ochre Court, Dodges Ferry.

CLIENT: AA Built
Aaron Hede-Tiggelaven [redacted] [redacted]

CONTENTS

SUMMARY

A residential development is proposed by Aaron Hede-Tiggelaven at 2 Ochre Court, Dodges Ferry (Figure 1, Plate 1). The site is underlain by thin sandy topsoils, sandy subsoils, and shallow Triassic sandstone.

The site for the proposed residence is classified as Class 'A' in accordance with AS2870-2011. It is recommended to found the entire dwelling directly onto the sandstone bedrock.

Suitable upslope site drainage should be installed prior to the commencement of construction.

The following Wind Load Classifications (AS4055-2012: Wind Loads for Housing) are appropriate.

▪ Terrain Category Classification	TC2.5	Terrain with a few obstructions
▪ Shielding Classification	PS	Partial Shielding
▪ Topographic Classification	T1	
▪ Wind Load Classification	N2	

INVESTIGATION

The Tasmanian Geological Survey 1:50000 Geological Atlas – 'Sorell' indicates that the site is underlain by Triassic sediments.

A site investigation was completed on Monday 11 June, 2025. This included the augering of multiple test holes to assess the site for foundation conditions and onsite wastewater disposal (4WD mounted SAMPLA25 mechanical auger with 100mm solid flight augers). The locations of the holes are marked on Figure 1.

It is proposed to construct a new residence on the currently vacant, 1200m^2 Lot 8, sited on the southern side of the cul-de-sac at the end of Ochre Court (Plate 1). The site slopes at approximately 3-4 degrees to the west/northwest. The site is covered in sparse grass and weeds, and is devoid of trees. A stormwater drain has been installed in an easement running southeast to the north down the western property boundary.

Typical of the profiles displayed in the Test Holes was:

0.00 – 0.15m	SAND: fine grained, grey, trace rootlets – TOPSOIL
0.15 – 0.50m	SAND: fine grained, grey/light brown, dry
0.50m+	Mechanical auger refusal on sandstone bedrock – 0.50m.

Groundwater was not encountered in any of the holes.

Plate 1 – Development site - looking to the south from Ochre Court.

Plate 2 – Stormwater drain on the western side of the property - looking up-slope to the south.

CONDITIONS OF INVESTIGATION

This report remains the property of Rock Solid Geotechnics Pty. Ltd. (RSG). It must not be reproduced in part or full, or used for any other purpose without written permission of this company. The investigations have been conducted, & the report prepared, for the sole use of the client or agent mentioned on the cover page. Where the report is to be used for any other purpose RSG accepts no responsibility for such other use. The Forms 55 and 35 are not transferable to another body without consultation (reissue) from RSG. The information in this report is current and suitable for use for a period of two years from the date of production of the report, after which time it cannot be used for Building or Development Application.

This report should not be used for submission for Building or Development Application until RSG has been paid in full for its production. RSG accepts no liability for the contents of this report until full payment has been received.

The results & interpretation of conditions presented in this report are current at the time of the investigation only. The investigation has been conducted in accordance with the specific client's requirements &/or with their servants or agent's instructions.

This report contains observations & interpretations based often on limited subsurface evaluation. Where interpretative information or evaluation has been reported, this information has been identified accordingly & is presented based on professional judgement. RSG does not accept responsibility for variations between interpreted conditions & those that may be subsequently revealed by whatever means.

Due to the possibility of variation in subsurface conditions & materials, the characteristics of materials can vary between sample & observation sites. RSG takes no responsibility for changed or unexpected variations in ground conditions that may affect any aspect of the project. The classifications in this report are based on samples taken from specific sites. The information is not transferable to different sites, no matter how close (ie. if the development site is moved from the original assessment site an additional assessment will be required).

It is recommended to notify the author should it be revealed that the sub-surface conditions differ from those presented in this report, so additional assessment & advice may be provided.

Investigations are conducted to standards outlined in Australian Standards:

- AS1726-1993: Geotechnical Site Investigations
- AS2870-2011: Residential Slabs and Footings
- AS4055-2012: Wind Loads for Housing
- AS1547-2012: Onsite Domestic Wastewater Management

& as specified in 'Guidelines for Geotechnical Assessment of Subdivisions and Recommended Code of Practise for Site Classification to AS2870 in Tasmania' - Institute of Engineers, Tasmanian Division.

All new developments should subject to strict site maintenance. Attention is drawn to the enclosed information reproduced with the permission from Standards Australia:

- CSIRO Information Sheet No. BTF18 – 'Guide to home-owners on foundation maintenance & footing performance'.

Any assessment that has included an onsite wastewater system design will require a further site visit / inspection once the system has been installed. After the inspection to verify that the system has been installed as per RSG's design a statement will be provided. An additional fee applies for the site visit & issuing the certificate.

RSG is not responsible for the correct installation of wastewater systems. Any wastewater installation is the sole responsibility of the owner/agent and certified plumber. Any variation to the wastewater design must be approved by RSG, and an amended Special Plumbing Permit obtained from the relevant council. The registered plumber must obtain a copy and carefully follow the details in the council issued Special Plumbing Permit. A "Certificate of Completion" will be based on surface visual inspection only, to verify the location of the system. All underground plumbing works are the responsibility of the certified plumber.

PETER HOFTO
ROCK SOLID GEOTECHNICS PTY LTD

OWNER DDC OPERATIONS PTY LTD

FOLIO REFERENCE 185271/200

GRANTEE PART OF 547 ACRES GTD TO THOMAS MACDOWELL

PLAN OF SURVEY

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TOWN OF DODGES FERRY

SCALE 1: 600 LENGTHS IN METRES

REGISTERED NUMBER
SP187805

APPROVED
EFFECTIVE FROM - 1 DEC 2024

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

PRIORITY FINAL PLAN

4 1,246m²
5 1,516m²
100 704m² ROAD
8 1,200m²
7 1,503m²
1 1,430m²
2 1,524m²
3 1,236m²
101 213m² ROAD

BALLY PARK ROAD
ESTAUGH STREET
NORTH STREET
BALLY PARK ROAD

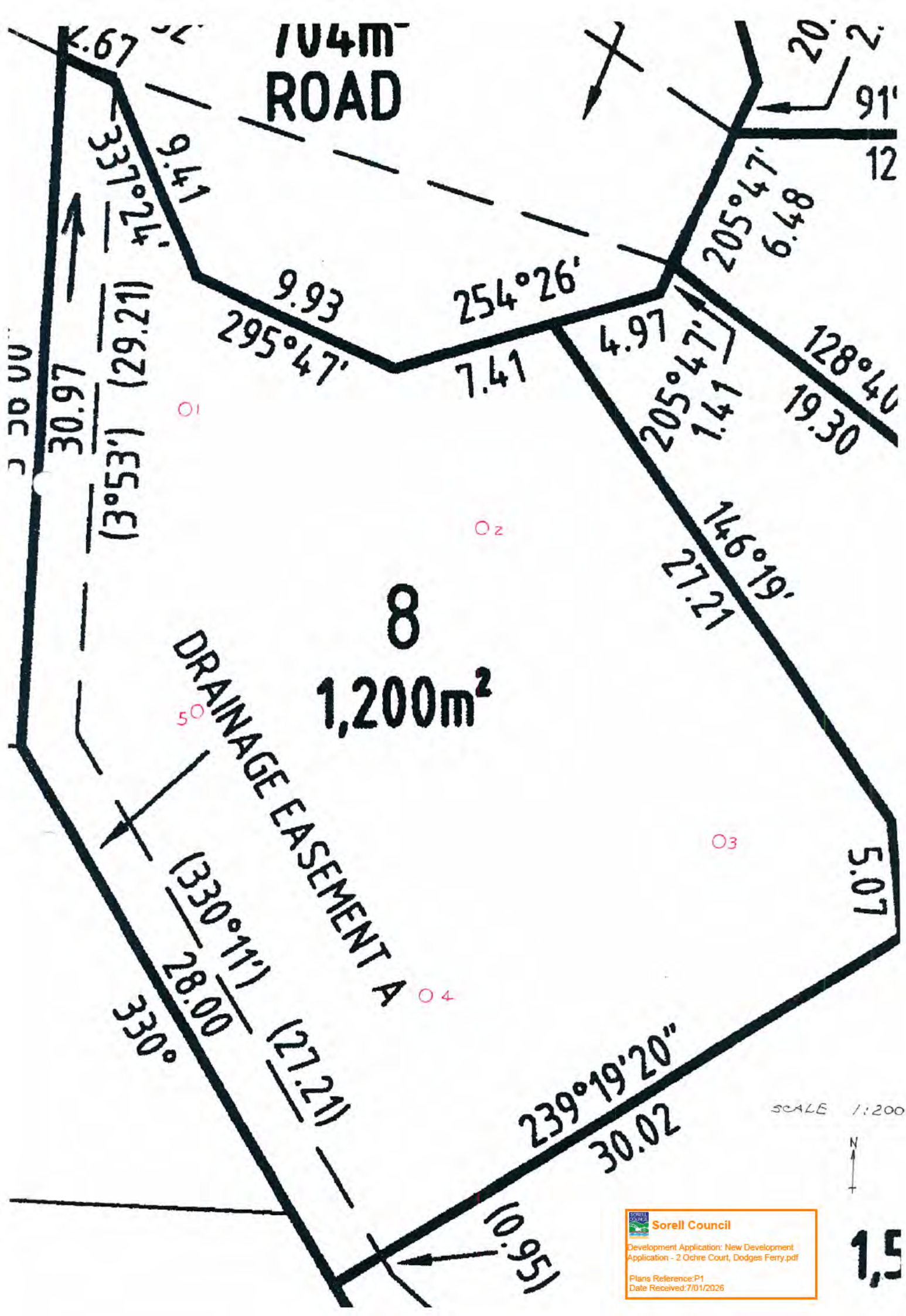
SERVICE EASEMENT (SP185271)
DRAINAGE EASEMENT A

(SP51366) (401/28D) (401/29D) (SP185271) (SP141230) (D51501) (D17097) (P137475) (517/2D) (P240993) (401/30D) (D17101)

Registered Land Surveyor 15/08/2024 Date

Council Delegate 20.11.24 Date

Sorell Council (D17097)
Development Application: New Development Application – 2 Ochre Court, Dodges Ferry.pdf
Plans Reference: P1
Date Received: 7/01/2026


104m
ROAD
8
1,200m²
DRAINAGE EASEMENT A
9.41
172°33'
(29.21)
30.97
(3°53')
9.93
295°47'
254°26'
7.41
4.97
205°47'
1.41
205°47'
6.48
128°40
19.30
146°19'
27.21
5.07
239°19'20"
30.02
(10.95)
(27.21)
(330°11')
28.00
330°
O1
O2
O3
O4
5O
SCALE 1:200
N
Sorell Council
Development Application: New Development Application - 2 Ochre Court, Dodges Ferry.pdf
Plans Reference:P1
Date Received:7/01/2026

CERTIFICATE OF QUALIFIED PERSON – ASSESSABLE ITEM

Section 321

Form 55

To: AA Built *Owner /Agent*

Aaron Hede-Tiggelaven *Address*

[redacted] *Suburb/postcod*

Qualified person details:

Qualified person: Peter Hofto - Rock Solid Geotechnics P/L

Address: 163 Orielton Road

Orielton 7172

Phone No: 0417960769

Fax No:

Licence No:

Email address: peter@rocksolidgeotechnics.com.au

Qualifications and Insurance details: BSc (Hons) – Geology / Geophysics
PI Insurance – Lloyds Underwriting
PL Insurance – CGU Insurance Lt
(description from Column 3 of the Director's Determination - Certificates by Qualified Persons for Assessable Items

Speciality area of expertise: Geotechnical Assessments
(description from Column 4 of the Director's Determination - Certificates by Qualified Persons for Assessable Items)

Details of work:

Address: 2 Ochre Court, Dodges Ferry

Lot No:

Certificate of title No:

The assessable item related to this certificate: Geotechnical Assessment – Foundations

(description of the assessable item being certified)
Assessable item includes –
- *a material;*
- *a design*
- *a form of construction*
- *a document*
- *testing of a component, building system or plumbing system*
- *an inspection, or assessment, performed*

Certificate details:

Certificate type: Geotechnical Assessment
(description from Column 1 of Schedule 1 of the Director's Determination – Certificates by Qualified Persons for Assessable Items n)

This certificate is in relation to the above assessable items, at any stage, as part of – *(tick one)*

☑ building work, plumbing work or plumbing installation or demolition work

OR

☐ a building, temporary structure or plumbing installation

In issuing this certificate the following matters are relevant –

Documents:	
Relevant calculations:	AS2870
References:	

Substance of Certificate: *(what it is that is being certified)*

Scope and/or Limitations

I certify the matters described in this certificate.

Qualified person:	*Signed:*	*Certificate No:*	*Date:*
		GEOTECH 25-088	2/7/2025

Foundation Maintenance and Footing Performance:
A Homeowner's Guide

CSIRO

BTF 18 replaces Information Sheet 10/91

Buildings can and often do move. This movement can be up, down, lateral or rotational. The fundamental cause of movement in buildings can usually be related to one or more problems in the foundation soil. It is important for the homeowner to identify the soil type in order to ascertain the measures that should be put in place in order to ensure that problems in the foundation soil can be prevented, thus protecting against building movement.

This Building Technology File is designed to identify causes of soil-related building movement, and to suggest methods of prevention of resultant cracking in buildings.

Soil Types

The types of soils usually present under the topsoil in land zoned for residential buildings can be split into two approximate groups – granular and clay. Quite often, foundation soil is a mixture of both types. The general problems associated with soils having granular content are usually caused by erosion. Clay soils are subject to saturation and swell/shrink problems.

Classifications for a given area can generally be obtained by application to the local authority, but these are sometimes unreliable and if there is doubt, a geotechnical report should be commissioned. As most buildings suffering movement problems are founded on clay soils, there is an emphasis on classification of soils according to the amount of swell and shrinkage they experience with variations of water content. The table below is Table 2.1 from AS 2870, the Residential Slab and Footing Code.

Causes of Movement

Settlement due to construction

There are two types of settlement that occur as a result of construction:

- Immediate settlement occurs when a building is first placed on its foundation soil, as a result of compaction of the soil under the weight of the structure. The cohesive quality of clay soil mitigates against this, but granular (particularly sandy) soil is susceptible.
- Consolidation settlement is a feature of clay soil and may take place because of the expulsion of moisture from the soil or because of the soil's lack of resistance to local compressive or shear stresses. This will usually take place during the first few months after construction, but has been known to take many years in exceptional cases.

These problems are the province of the builder and should be taken into consideration as part of the preparation of the site for construction. Building Technology File 19 (BTF 19) deals with these problems.

Erosion

All soils are prone to erosion, but sandy soil is particularly susceptible to being washed away. Even clay with a sand component of say 10% or more can suffer from erosion.

Saturation

This is particularly a problem in clay soils. Saturation creates a bog-like suspension of the soil that causes it to lose virtually all of its bearing capacity. To a lesser degree, sand is affected by saturation because saturated sand may undergo a reduction in volume – particularly imported sand fill for bedding and blinding layers. However, this usually occurs as immediate settlement and should normally be the province of the builder.

Seasonal swelling and shrinkage of soil

All clays react to the presence of water by slowly absorbing it, making the soil increase in volume (see table below). The degree of increase varies considerably between different clays, as does the degree of decrease during the subsequent drying out caused by fair weather periods. Because of the low absorption and expulsion rate, this phenomenon will not usually be noticeable unless there are prolonged rainy or dry periods, usually of weeks or months, depending on the land and soil characteristics.

The swelling of soil creates an upward force on the footings of the building, and shrinkage creates subsidence that takes away the support needed by the footing to retain equilibrium.

Shear failure

This phenomenon occurs when the foundation soil does not have sufficient strength to support the weight of the footing. There are two major post-construction causes:

- Significant load increase.
- Reduction of lateral support of the soil under the footing due to erosion or excavation.
- In clay soil, shear failure can be caused by saturation of the soil adjacent to or under the footing.

GENERAL DEFINITIONS OF SITE CLASSES

Class	Foundation
1	Most sand and rock sites with little or no ground movement from moisture changes
S	Slightly reactive clay sites with only slight ground movement from moisture changes
M	Moderately reactive clay or silt sites, which can experience moderate ground movement from moisture changes
H	Highly reactive clay sites, which can experience high ground movement from moisture changes
E	Extremely reactive sites, which can experience extreme ground movement from moisture changes
A to P	Filled sites
P	Sites which include soft soils, such as soft clay or silt or loose sands; landslip; mine subsidence; collapsing soils; soils subject to erosion; reactive sites subject to abnormal moisture conditions or sites which cannot be classified otherwise

Tree root growth

Trees and shrubs that are allowed to grow in the vicinity of footings can cause foundation soil movement in two ways:

- Roots that grow under footings may increase in cross-sectional size, exerting upward pressure on footings.
- Roots in the vicinity of footings will absorb much of the moisture in the foundation soil, causing shrinkage or subsidence.

Unevenness of Movement

The types of ground movement described above usually occur unevenly throughout the building's foundation soil. Settlement due to construction tends to be uneven because of:

- Differing compaction of foundation soil prior to construction.
- Differing moisture content of foundation soil prior to construction.

Movement due to non-construction causes is usually more uneven still. Erosion can undermine a footing that traverses the flow or can create the conditions for shear failure by eroding soil adjacent to a footing that runs in the same direction as the flow.

Saturation of clay foundation soil may occur where subfloor walls create a dam that makes water pond. It can also occur wherever there is a source of water near footings in clay soil. This leads to a severe reduction in the strength of the soil which may create local shear failure.

Seasonal swelling and shrinkage of clay soil affects the perimeter of the building first, then gradually spreads to the interior. The swelling process will usually begin at the uphill extreme of the building, or on the weather side where the land is flat. Swelling gradually reaches the interior soil as absorption continues. Shrinkage usually begins where the sun's heat is greatest.

Effects of Uneven Soil Movement on Structures

Erosion and saturation

Erosion removes the support from under footings, tending to create subsidence of the part of the structure under which it occurs. Brickwork walls will resist the stress created by this removal of support by bridging the gap or cantilevering until the bricks or the mortar bedding fail. Older masonry has little resistance. Evidence of failure varies according to circumstances and symptoms may include:

- Step cracking in the mortar beds in the body of the wall or above/below openings such as doors or windows.
- Vertical cracking in the bricks (usually but not necessarily in line with the vertical beds or perpends).

Isolated piers affected by erosion or saturation of foundations will eventually lose contact with the bearers they support and may tilt or fall over. The floors that have lost this support will become bouncy, sometimes rattling ornaments etc.

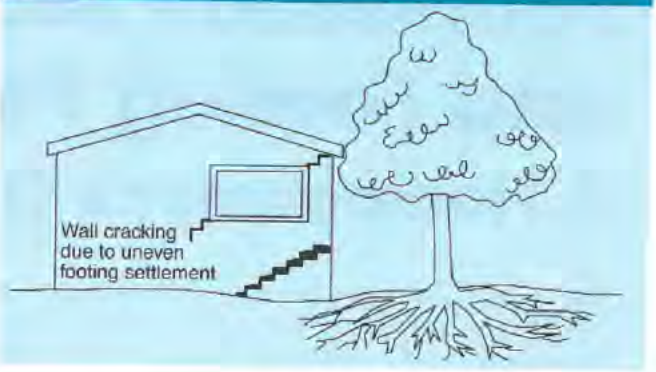
Seasonal swelling/shrinkage in clay

Swelling foundation soil due to rainy periods first lifts the most exposed extremities of the footing system, then the remainder of the perimeter footings while gradually permeating inside the building footprint to lift internal footings. This swelling first tends to create a dish effect, because the external footings are pushed higher than the internal ones.

The first noticeable symptom may be that the floor appears slightly dished. This is often accompanied by some doors binding on the floor or the door head, together with some cracking of cornice mitres. In buildings with timber flooring supported by bearers and joists, the floor can be bouncy. Externally there may be visible dishing of the hip or ridge lines.

As the moisture absorption process completes its journey to the innermost areas of the building, the internal footings will rise. If the spread of moisture is roughly even, it may be that the symptoms will temporarily disappear, but it is more likely that swelling will be uneven, creating a difference rather than a disappearance in symptoms. In buildings with timber flooring supported by bearers and joists, the isolated piers will rise more easily than the strip footings or piers under walls, creating noticeable doming of flooring.

Trees can cause shrinkage and damage



As the weather pattern changes and the soil begins to dry out, the external footings will be first affected, beginning with the locations where the sun's effect is strongest. This has the effect of lowering the external footings. The doming is accentuated and cracking reduces or disappears where it occurred because of dishing, but other cracks open up. The roof lines may become convex.

Doming and dishing are also affected by weather in other ways. In areas where warm, wet summers and cooler dry winters prevail, water migration tends to be toward the interior and doming will be accentuated, whereas where summers are dry and winters are cold and wet, migration tends to be toward the exterior and the underlying propensity is toward dishing.

Movement caused by tree roots

In general, growing roots will exert an upward pressure on footings, whereas soil subject to drying because of tree or shrub roots will tend to remove support from under footings by inducing shrinkage.

Complications caused by the structure itself

Most forces that the soil causes to be exerted on structures are vertical – i.e. either up or down. However, because these forces are seldom spread evenly around the footings, and because the building resists uneven movement because of its rigidity, forces are exerted from one part of the building to another. The net result of all these forces is usually rotational. This resultant force often complicates the diagnosis because the visible symptoms do not simply reflect the original cause. A common symptom is binding of doors on the vertical member of the frame.

Effects on full masonry structures

Brickwork will resist cracking where it can. It will attempt to span areas that lose support because of subsided foundations or raised points. It is therefore usual to see cracking at weak points, such as openings for windows or doors.

In the event of construction settlement, cracking will usually remain unchanged after the process of settlement has ceased.

With local shear or erosion, cracking will usually continue to develop until the original cause has been remedied, or until the subsidence has completely neutralised the affected portion of footing and the structure has stabilised on other footings that remain effective.

In the case of swell/shrink effects, the brickwork will in some cases return to its original position after completion of a cycle, however it is more likely that the rotational effect will not be exactly reversed, and it is also usual that brickwork will settle in its new position and will resist the forces trying to return it to its original position. This means that in a case where swelling takes place after construction and cracking occurs, the cracking is likely to at least partly remain after the shrink segment of the cycle is complete. Thus, each time the cycle is repeated, the likelihood is that the cracking will become wider until the sections of brickwork become virtually independent.

With repeated cycles, once the cracking is established, if there is no other complication, it is normal for the incidence of cracking to stabilise, as the building has the articulation it needs to cope with the problem. This is by no means always the case, however, and monitoring of cracks in walls and floors should always be treated seriously.

Upheaval caused by growth of tree roots under footings is not a simple vertical shear stress. There is a tendency for the root to also exert lateral forces that attempt to separate sections of brickwork after initial cracking has occurred.

The normal structural arrangement is that the inner leaf of brickwork in the external walls and at least some of the internal walls (depending on the roof type) comprise the load-bearing structure on which any upper floors, ceilings and the roof are supported. In these cases, it is internally visible cracking that should be the main focus of attention, however there are a few examples of dwellings whose external leaf of masonry plays some supporting role, so this should be checked if there is any doubt. In any case, externally visible cracking is important as a guide to stresses on the structure generally, and it should also be remembered that the external walls must be capable of supporting themselves.

Effects on framed structures
Timber or steel framed buildings are less likely to exhibit cracking due to swell/shrink than masonry buildings because of their flexibility. Also, the doming/dishing effects tend to be lower because of the lighter weight of walls. The main risks to framed buildings are encountered because of the isolated pier footings used under walls. Where erosion or saturation cause a footing to fall away, this can double the span which a wall must bridge. This additional stress can create cracking in wall linings, particularly where there is a weak point in the structure caused by a door or window opening. It is, however, unlikely that framed structures will be so stressed as to suffer serious damage without first exhibiting some or all of the above symptoms for a considerable period. The same warning period should apply in the case of upheaval. It should be noted, however, that where framed buildings are supported by strip footings there is only one leaf of brickwork and therefore the externally visible walls are the supporting structure for the building. In this case, the subfloor masonry walls can be expected to behave as full brickwork walls.

Effects on brick veneer structures
Because the load-bearing structure of a brick veneer building is the frame that makes up the interior leaf of the external walls plus perhaps the internal walls, depending on the type of roof, the building can be expected to behave as a framed structure, except that the external masonry will behave in a similar way to the external leaf of a full masonry structure.

Water Service and Drainage

Where a water service pipe, a sewer or stormwater drainage pipe is in the vicinity of a building, a water leak can cause erosion, swelling or saturation of susceptible soil. Even a minuscule leak can be enough to saturate a clay foundation. A leaking tap near a building can have the same effect. In addition, trenches containing pipes can become watercourses even though backfilled, particularly where broken rubble is used as fill. Water that runs along these trenches can be responsible for serious erosion, interstrata seepage into subfloor areas and saturation.

Pipe leakage and trench water flows also encourage tree and shrub roots to the source of water, complicating and exacerbating the problem.
Poor roof plumbing can result in large volumes of rainwater being concentrated in a small area of soil:

- Incorrect falls in roof guttering may result in overflows, as may gutters blocked with leaves etc.
- Corroded guttering or downpipes can spill water to ground.
- Downpipes not positively connected to a proper stormwater collection system will direct a concentration of water to soil that is directly adjacent to footings, sometimes causing large-scale problems such as erosion, saturation and migration of water under the building.

Seriousness of Cracking

In general, most cracking found in masonry walls is a cosmetic nuisance only and can be kept in repair or even ignored. The table below is a reproduction of Table C1 of AS 2870.

AS 2870 also publishes figures relating to cracking in concrete floors, however because wall cracking will usually reach the critical point significantly earlier than cracking in slabs, this table is not reproduced here.

Prevention/Cure

Plumbing
Where building movement is caused by water service, roof plumbing, sewer or stormwater failure, the remedy is to repair the problem. It is prudent, however, to consider also rerouting pipes away from the building where possible, and relocating taps to positions where any leakage will not direct water to the building vicinity. Even where gully traps are present, there is sometimes sufficient spill to create erosion or saturation, particularly in modern installations using smaller diameter PVC fixtures. Indeed, some gully traps are not situated directly under the taps that are installed to charge them, with the result that water from the tap may enter the backfilled trench that houses the sewer piping. If the trench has been poorly backfilled, the water will either pond or flow along the bottom of the trench. As these trenches usually run alongside the footings and can be at a similar depth, it is not hard to see how any water that is thus directed into a trench can easily affect the foundation's ability to support footings or even gain entry to the subfloor area.

Ground drainage
In all soils there is the capacity for water to travel on the surface and below it. Surface water flows can be established by inspection during and after heavy or prolonged rain. If necessary, a grated drain system connected to the stormwater collection system is usually an easy solution.

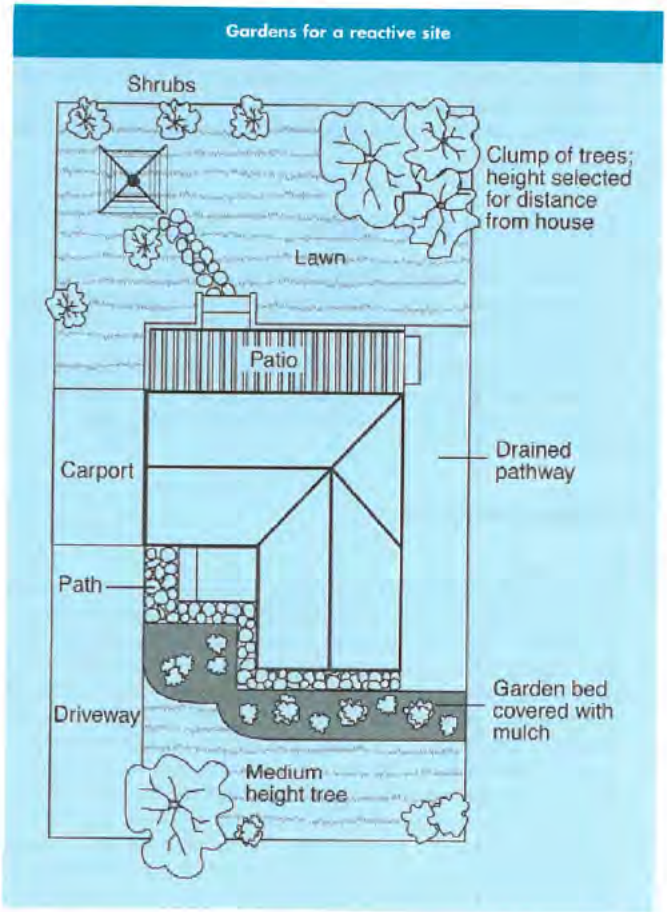
It is, however, sometimes necessary when attempting to prevent water migration that testing be carried out to establish watertable height and subsoil water flows. This subject is referred to in BTF 19 and may properly be regarded as an area for an expert consultant.

Protection of the building perimeter
It is essential to remember that the soil that affects footings extends well beyond the actual building line. Watering of garden plants, shrubs and trees causes some of the most serious water problems.

For this reason, particularly where problems exist or are likely to occur, it is recommended that an apron of paving be installed around as much of the building perimeter as necessary. This paving

CLASSIFICATION OF DAMAGE WITH REFERENCE TO WALLS

Description of typical damage and required repair	Approximate crack width limit (see Note 3)	Damage category
Hairline cracks	<0.1 mm	0
Fine cracks which do not need repair	<1 mm	1
Cracks noticeable but easily filled. Doors and windows stick slightly	<5 mm	2
Cracks can be repaired and possibly a small amount of wall will need to be replaced. Doors and windows stick. Service pipes can fracture. Weathertightness often impaired	5–15 mm (or a number of cracks 3 mm or more in one group)	3
Extensive repair work involving breaking-out and replacing sections of walls, especially over doors and windows. Window and door frames distort. Walls lean or bulge noticeably, some loss of bearing in beams. Service pipes disrupted	15–25 mm but also depend on number of cracks	4



should extend outwards a minimum of 900 mm (more in highly reactive soil) and should have a minimum fall away from the building of 1:60. The finished paving should be no less than 100 mm below brick vent bases.

It is prudent to relocate drainage pipes away from this paving, if possible, to avoid complications from future leakage. If this is not practical, earthenware pipes should be replaced by PVC and backfilling should be of the same soil type as the surrounding soil and compacted to the same density.

Except in areas where freezing of water is an issue, it is wise to remove taps in the building area and relocate them well away from the building – preferably not uphill from it (see BTF 19).

It may be desirable to install a grated drain at the outside edge of the paving on the uphill side of the building. If subsoil drainage is needed this can be installed under the surface drain.

Condensation

In buildings with a subfloor void such as where bearers and joists support flooring, insufficient ventilation creates ideal conditions for condensation, particularly where there is little clearance between the floor and the ground. Condensation adds to the moisture already present in the subfloor and significantly slows the process of drying out. Installation of an adequate subfloor ventilation system, either natural or mechanical, is desirable.

Warning: Although this Building Technology File deals with cracking in buildings, it should be said that subfloor moisture can result in the development of other problems, notably:

- Water that is transmitted into masonry, metal or timber building elements causes damage and/or decay to those elements.
- High subfloor humidity and moisture content create an ideal environment for various pests, including termites and spiders.
- Where high moisture levels are transmitted to the flooring and walls, an increase in the dust mite count can ensue within the living areas. Dust mites, as well as dampness in general, can be a health hazard to inhabitants, particularly those who are abnormally susceptible to respiratory ailments.

The garden

The ideal vegetation layout is to have lawn or plants that require only light watering immediately adjacent to the drainage or paving edge, then more demanding plants, shrubs and trees spread out in that order.

Overwatering due to misuse of automatic watering systems is a common cause of saturation and water migration under footings. If it is necessary to use these systems, it is important to remove garden beds to a completely safe distance from buildings.

Existing trees

Where a tree is causing a problem of soil drying or there is the existence or threat of upheaval of footings, if the offending roots are subsidiary and their removal will not significantly damage the tree, they should be severed and a concrete or metal barrier placed vertically in the soil to prevent future root growth in the direction of the building. If it is not possible to remove the relevant roots without damage to the tree, an application to remove the tree should be made to the local authority. A prudent plan is to transplant likely offenders before they become a problem.

Information on trees, plants and shrubs

State departments overseeing agriculture can give information regarding root patterns, volume of water needed and safe distance from buildings of most species. Botanic gardens are also sources of information. For information on plant roots and drains, see Building Technology File 17.

Excavation

Excavation around footings must be properly engineered. Soil supporting footings can only be safely excavated at an angle that allows the soil under the footing to remain stable. This angle is called the angle of repose (or friction) and varies significantly between soil types and conditions. Removal of soil within the angle of repose will cause subsidence.

Remediation

Where erosion has occurred that has washed away soil adjacent to footings, soil of the same classification should be introduced and compacted to the same density. Where footings have been undermined, augmentation or other specialist work may be required. Remediation of footings and foundations is generally the realm of a specialist consultant.

Where isolated footings rise and fall because of swell/shrink effect, the homeowner may be tempted to alleviate floor bounce by filling the gap that has appeared between the bearer and the pier with blocking. The danger here is that when the next swell segment of the cycle occurs, the extra blocking will push the floor up into an accentuated dome and may also cause local shear failure in the soil. If it is necessary to use blocking, it should be by a pair of fine wedges and monitoring should be carried out fortnightly.

This BTF was prepared by John Lewer FAIB, MIAMA, Partner, Construction Diagnosis.

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APPENDIX 3

Onsite Wastewater System Design – 2 Ochre Court, Dodges Ferry

Below find an Onsite Wastewater System design, and the allocation of a Land Application Area (LAA) for the proposed, 3-bedroom residence at 2 Ochre Court, Dodges Ferry.

This assessment should be read in conjunction with the attached Site & Soil Evaluation Report (GEOTECH 25-088).

It is proposed to construct a new residence on the currently vacant, 1200m^2 Lot 8, sited on the southern side of the cul-de-sac at the end of Ochre Court (Plate 1). The site slopes at approximately 3 degrees to the west/northwest. The site is covered in sparse grass and weeds, and is devoid of trees. A stormwater drain has been installed in an easement running southeast to the north down the western property boundary.

Typical of the profiles displayed in the Test Holes was:

0.00 – 0.15m	SAND: fine grained, grey, trace rootlets – TOPSOIL
0.15 – 0.50m	SAND: fine grained, grey/light brown, dry
0.50m+	Mechanical auger refusal on sandstone bedrock – 0.50m.

Groundwater was not encountered in any of the holes.

The site is classified as Class 1 (SAND) over BEDROCK with an indicative permeability of 0.5m/day, and a Design Irrigation Rate (DIR) of 4mm/day. The conservative DIR is due to the presence of the shallow bedrock.

COMPLIANCE WITH THE 2016 DIRECTOR'S GUIDELINES FOR ONSITE WASTEWATER

Compliance Table Directors Guidelines for OSWM		
Acceptable Solutions	Performance Criteria	Compliance achieved by
7. Standards for Wastewater Land Application Areas		
A1 Horizontal separation distance from a building to a LAA must comply with one of the following: a) be no less than 6m; b) be no less than: (i) 3m from an upslope boundary or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 The LAA is located so that the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.	Complies with P1 LAA 6m from residence. LAA 1m from downslope garage. Garage to be founded on shallow sandstone bedrock. No risk of the LAA impacting the garage's foundations.
A2 Horizontal separation distance from downslope surface water to a LAA must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a LAA must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 LAA >100m from downslope surface water.
A3 Horizontal separation distance from a property boundary to a LAA must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; & (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 LAA > 1.5m from upslope and side-slope property boundaries. Secondary treated effluent. 3° slope. Setback required to lower slope boundary. 1.5m + (1m x 3°) = 4.5m.
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a LAA must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable.	Complies with A4 No known potable bores in the immediate vicinity of this site.

A5 Vertical separation distance between groundwater & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent.	P5 Vertical separation distance between groundwater and a LAA must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable.	Complies with A5 Groundwater not encountered.
A6 Vertical separation distance between a limiting layer & a LAA must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent.	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	Complies with A6 Limiting layer (bedrock) at 0.50m depth
A7 Nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties.	Complies with P7

WASTEWATER SYSTEM DESIGN:

It is proposed to secondary treat all the wastewater from the residence in an Aerated Wastewater Treatment System (AWTS), and to apply the effluent onto the LAA via subsurface dripline irrigation.

The size of the required Land Application Area for the AWTS is conditional on the wastewater load entering the system and the permeability of the site.

3-bedroom residence	5-person occupancy	
Tank water	120 litres/person/day	
Wastewater Load	5 x 120 litres/person/day	600 litres/day
Design Irrigation Rate (DIR)	4mm/day	Secondary treated effluent
Irrigation Area	600 / 4 = 150m^2	

Total size of calculated Land Application Area (LAA) is 150m^2.

It is proposed to install the required 150m^2 of irrigation to the southeast of the residence with wastewater used for subsurface irrigation of lawns.

The LAA must have a minimum of 500mm of sandy soils (under the dripline irrigation lines), over the relatively impermeable sandstone bedrock. In order to achieve this vertical separation distance between the base of the driplines and the sandstone bedrock it will be necessary to install the driplines on the surface of the site, and cover them with 150mm of sandy loam (rather than dig them into the ground).

LAND APPLICATION AREA

The Land Application Area should be constructed as per the following specifications:

- Establishment and maintenance of a minimum of 150m^2 of irrigation area.
- The area is to consist of sub-surface irrigation under designated lawns.
- Landscaping of the irrigation area is to be maintained in good order at all times. Such maintenance includes the mowing of the lawns.
- The irrigation area is not to be used for growing vegetables.
- An approved warning sign is to be clearly positioned to inform occupants that reclaimed effluent is used for irrigation.
- The drip lines must be rated for use with wastewater (pressure compensated), and organized to cover the entire 150m^2 LAA (@ 0.8m spacings).
- 150mm of sandy loam will be placed over the driplines (to achieve the required vertical separation distance from the underlying sandstone bedrock) and will be planted with grass.
- A Vacuum Breaker Valve should be provided at the high point of the LAA, and placed in a valve box to enable inspection.
- A Flush Valve should be provided for the LAA, with piping returning the flush water to the treatment plant. The Flush Valve is to be installed in a valve box to allow inspection and servicing.
- An inline strainer (150-200 mesh) is to be installed to prevent solids from entering the irrigation system.
- A cutoff drain will not be required.
- The area should not be driven on, as compaction of the subsurface driplines will render the system unserviceable.

Peter Hofto
Rock Solid Geotechnics Pty Ltd

SITE AND SOIL EVALUATION REPORT

Soil Category: (as stated in AS/NZS 1547-2000) 1, 2,...3,...4,...5,...6	Modified Emerson Test Required If Yes, Emerson Class No.	No
Measured or Estimated Soil Permeability (m/d):	0.5m/d	
Design Irrigation Rate (DIR)	3.5mm/day	(Secondary Treated Effluent)
Geology:	Triassic sediments.	

Slope:	3 degrees to the west/northwest
Drainage lines / water courses:	Nil
Vegetation:	Grass
Site History: (land use)	Unknown
Aspect:	West
Pre-dominant wind direction:	Northwest to southwest
Site Stability: Will on-site wastewater disposal affect site stability?	No
Is geological advice required?	No
Drainage/Groundwater:	Not encountered
Depth to seasonal groundwater (m):	Not Encountered
Are surface or sub-surface drains required upslope of the land application area	No
Water Supply:	
☑ Tank water	
Date of Site Evaluation:	11/6/2025
Weather Conditions:	Fine

AA Built
Aaron Hede-Tiggelaven
[redacted]

2/7/2025

ROCK SOLID GEOTECHNICS PTY LTD
Peter Hofto
163 Orielton Rd
Orielton
TAS 7172
0417960769
peter@rocksolidgeotechnics.com.au

Loading Certificate for Onsite Wastewater System - 2 Ochre Court, Dodges Ferry

1 System Capacity: (medium/long term)

- 3-bedroom residence, 5 persons total — 600 litres/day

2 Design Criteria Summary:

- Secondary Treated Effluent — Aerated Wastewater Treatment System (AWTS)
- Soil Category — Class 1 SAND over bedrock
- Land Application System — 150m^2 of sub-surface dripline irrigation

3 Reserve Area:

- Suitable reserve area if required in the future.

4 Variation from design flows etc:

- The system should successfully assimilate additional peak loadings which may result from occasional social gatherings if this does not exceed use by more than 10 persons in a 24-hour period, or more than 2 temporary resident visitors (ie. up to 7 persons total) for a period not exceeding 4 days. Visitors should be advised of the requirement to minimise time spent in showers, not unduly running taps, and other common-sense water conservation measures.

5 Consequences of overloading the system:

- Long term use by more than 5 residents or equivalent may result in overloading of the system, surfacing of effluent, public and environmental health nuisances, pollution of surface water etc.

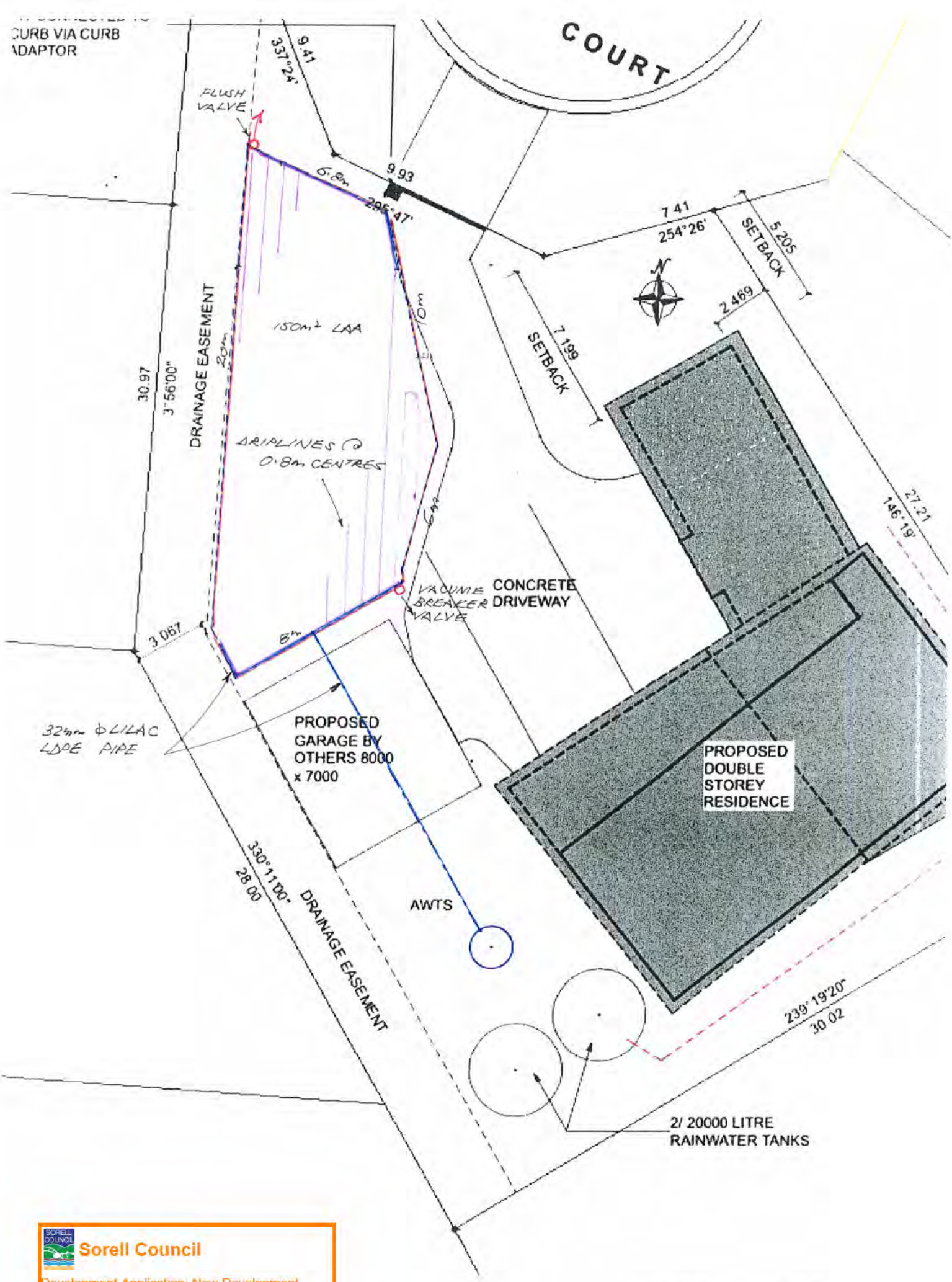
6 Consequences of under-loading the system:

- The system will work effectively with as few as 1-person in the residence, however long periods of zero occupancy may result in poor functioning of the system when normal use recommences. If the building is left unoccupied for more than one month, it is advised to inform the maintenance contractor.

7 Consequences of lack of operation, maintenance and monitoring attention:

- The AWTS must be maintained by a contracted maintenance provider.

Peter Hofto
Rock Solid Geotechnics Pty Ltd



CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: AA Built *Owner name*

Aaron Hede-Tiggelaven *Address*

[redacted] *Suburb/postcode*

Designer details:

Name: Peter Hofto

Category: Building Services Designer Hydraulic - Restricted

Business name: Rock Solid Geotechnics P/L

Phone No: 0417960769

Business address: 163 Orielton Road

Orielton 7172

Fax No:

Licence No: CC6159I

Email address: peter@rocksolidgeotechnics.com.au

Details of the proposed work:

Owner/Applicant AA Built

Designer's project reference No. GEOTECH 25-088

Address: 2 Ochre Court, Dodges Ferry

Lot No:

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:

ONSITE WASTEWATER MANAGEMENT SYSTEM

Sorell Council
Development Application: New Development Application - 2 Ochre Court, Dodges Ferry.pdf
Plans Reference:P1
Date Received:7/01/2026

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	X Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: X

Performance Solution: *(X the appropriate box)*

Other details:

Design documents provided:

The following documents are provided with this Certificate –

Document description:		
Drawing numbers:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 2/7/2025
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 2/7/2025
Computations:	Prepared by: ROCK SOLID GEOTECHNICS	Date: 2/7/2025
Performance solution proposals:	Prepared by:	Date:
Test reports:	Prepared by:	Date:

Standards, codes or guidelines relied on in design process:

AS 1547:2021 On-site domestic wastewater management

Director's Guidelines for Onsite Wastewater Management

Any other relevant documentation:

Sorell Council

Development Application: New Development Application - 2 Ochre Court, Dodges Ferry.pdf

Plans Reference:P1
Date Received:7/01/2026

Attribution as designer:

I Peter Hofto – ROCK SOLID GEOTECHNICS P/L ..... am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	Peter Hofto		2/7/2025
Licence No:	CC6159I		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The works are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I .....Peter Hofto – ROCK SOLID GEOTECHNICS P/L..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008*, that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: The Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	Peter Hofto		2/7/2025

Sorell Council

Development Application: New Development Application - 2 Ochre Court, Dodges Ferry.pdf

Plans Reference:P1
Date Received:7/01/2026

Attachments to item number 5.3 -

Bushfire Hazard Management Report prepared by Livingston Natural Resource Services dated 23 September 2025.

Planning Submission prepared by PDA Surveyors, Engineers and Planners dated 4 March 2026.

Agricultural Assessment and Compliance Report prepared by Pinion Advisory dated February 2026.

.

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

Contents

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/m²
BAL-19	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 12.5-19kW/m²
BAL-29	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 19-29kW/m²
BAL-40	Increasing ember attack and burning debris ignited by windborne embers together with increasing heat flux between 29-40kW/m²
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.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	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 (j) 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.
C.	Property access length is 200m or greater.	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.
D.	Property access length is greater than 30m, and	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.

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: 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: 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: (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)	Fittings and pipework associated with a water connection point for a static water supply must: (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 *AS/NZS 3500.1-2003 Clause 5.23);* (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: (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	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 (a) comply with: Water tank signage requirements within AS 2304-2011 *Water storage tanks for fire protection systems; or* (b) comply with water tank signage requirements within *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or (c) comply with the Tasmania Fire Service Water Supply Signage Guideline published by the Tasmania Fire Service.
E.	Hardstand	A hardstand area for fire appliances must be provided: (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

APPENDIX 1 – MAPS

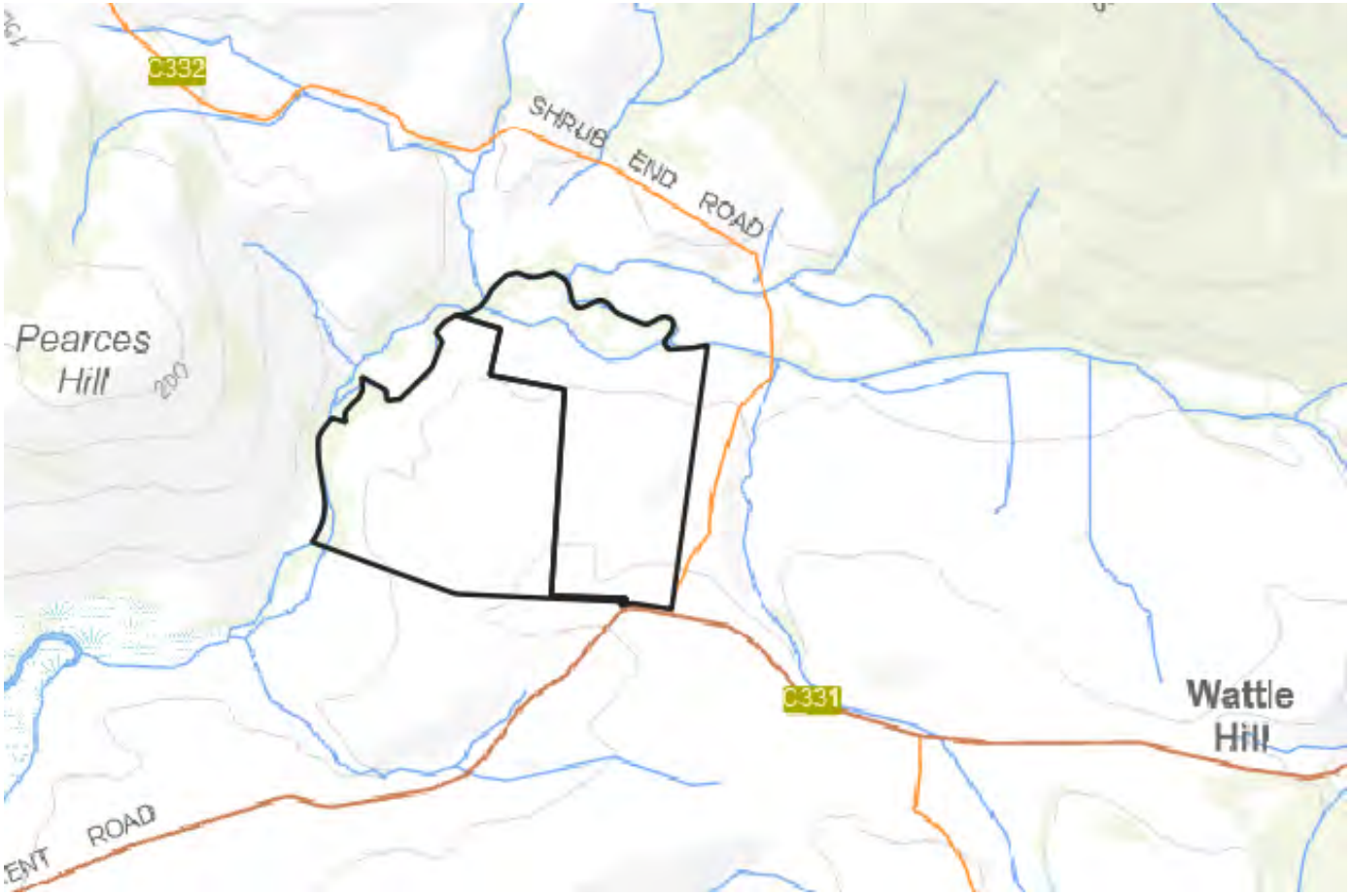


Figure 1: Location

Figure 2: Aerial Image

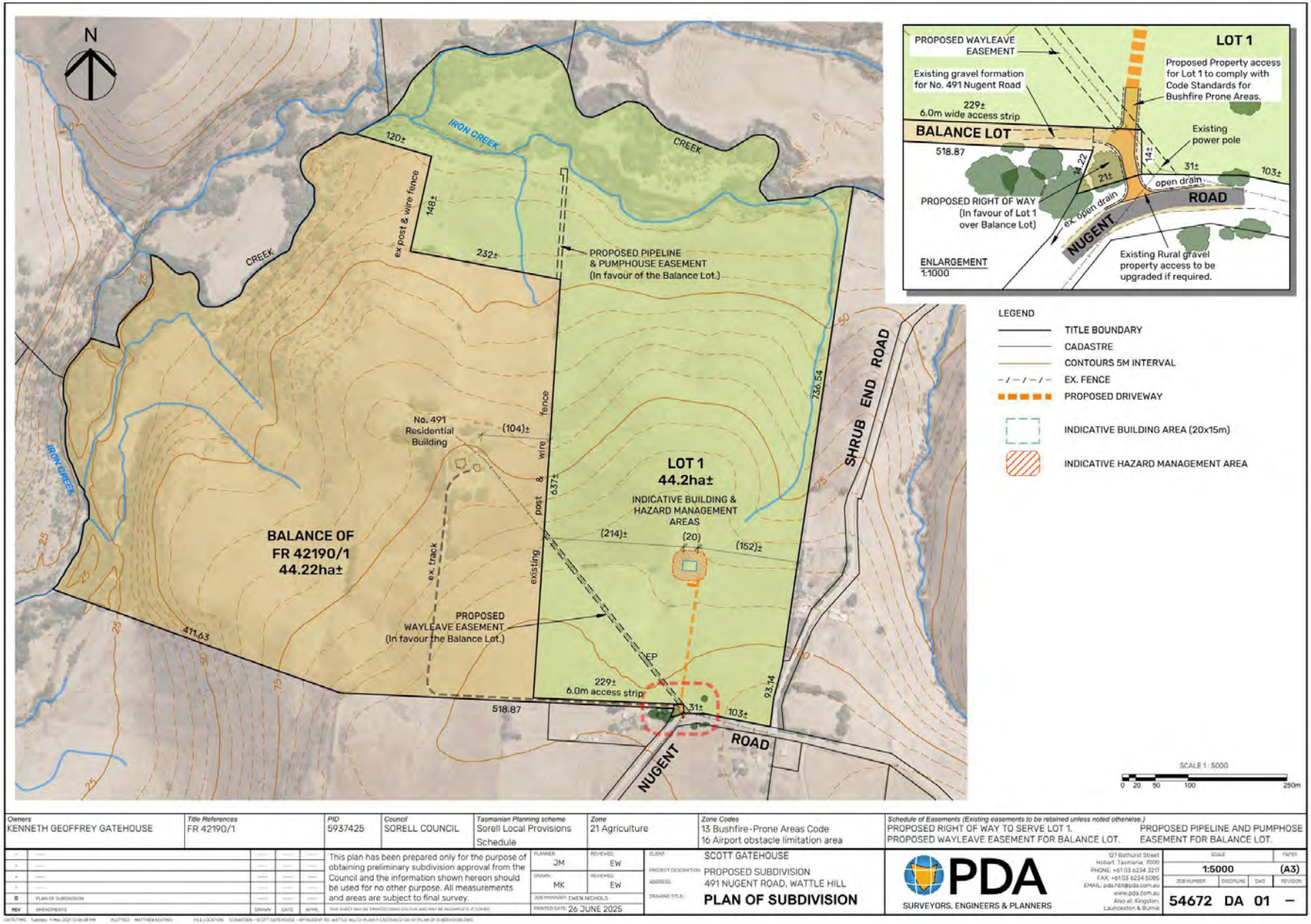


Figure 3: Proposed Subdivision Plan

APPENDIX 2 – PHOTO

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

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

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] 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:

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	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.

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☐	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
☐	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

☒	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☒	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk **Balance Lot**
☒	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance') **lot 1**
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

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

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

PDA
SURVEYORS, ENGINEERS & PLANNERS

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

Sorell Council
Development Application: 7.2025.21.1 - Response to Request For Information - 491 Nugent Road, Wattle Hill - P2 .pdf
Plans Reference: P2
Date received: 4/03/2026

PDA

SURVEYORS, ENGINEERS & PLANNERS

PLANNING REPORT Rev. 1

'Mayfield', 491 Nugent Road, Wattle Hill

Subdivision (1 lot plus balance)

54672EN | 4 March 2026

Sorell Council
Development Application: 7.2025.21.1 - Response to Request For Information - 491 Nugent Road, Wattle Hill - P2 .pdf
Plans Reference: P2
Date received: 4/03/2026

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PDA CONTRIBUTORS

Document Control	Author	Position
Planning	Robyn Bevilacqua	Senior Planner
Review	Allan Brooks	Planner
Approval	Ewen Nicholls	Surveyor

REVISION HISTORY

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

ENGAGEMENT & COSTS, FEES, CHARGES & INVOICING DIRECTIONS

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

Sorell Council
Development Application: 7.2025.21.1 - Response to Request For Information - 491 Nugent Road, Wattle Hill - P2 .pdf
Plans Reference: P2
Date received: 4/03/2026

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	C2.0 Parking and Sustainable Transport C3.0 Road and Railway Assets C7.0 Natural Assets (waterway and coastal protection area) C13.0 Bushfire-Prone Areas C15.0 Landslip Hazard (low and medium) C16.0 Safeguarding of Airports – exempt per C16.4.1(a)

Sorell Council
Development Application: 7.2025.21.1 - Response to Request For Information - 491 Nugent Road, Wattle Hill - P2 .pdf
Plans Reference: P2
Date received: 4/03/2026

Contents

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 of '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 192m^2 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.

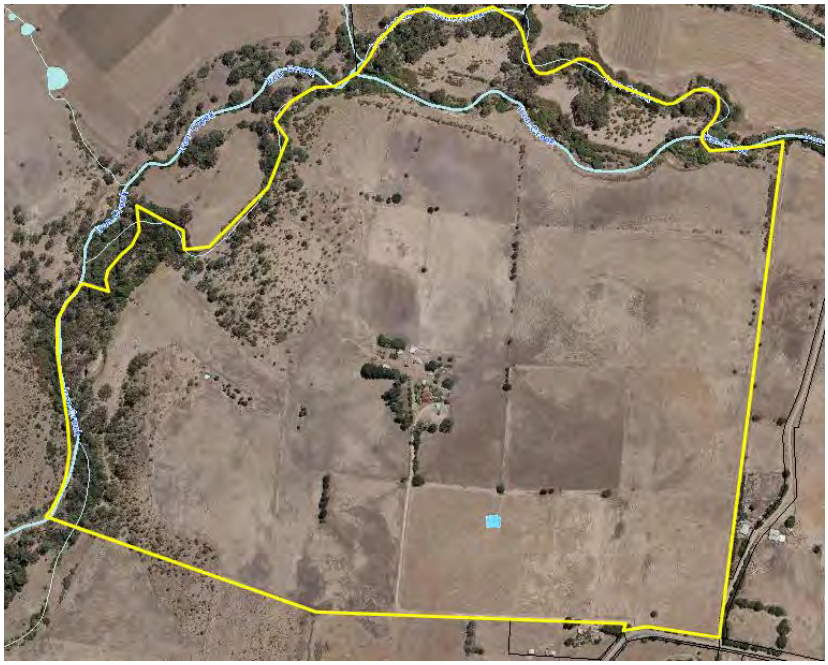

Figure 3: The subject site showing the homestead precinct (centre), the paddocks, the waterways (Iron Creek) and the water tank (bright blue square in the south).

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.

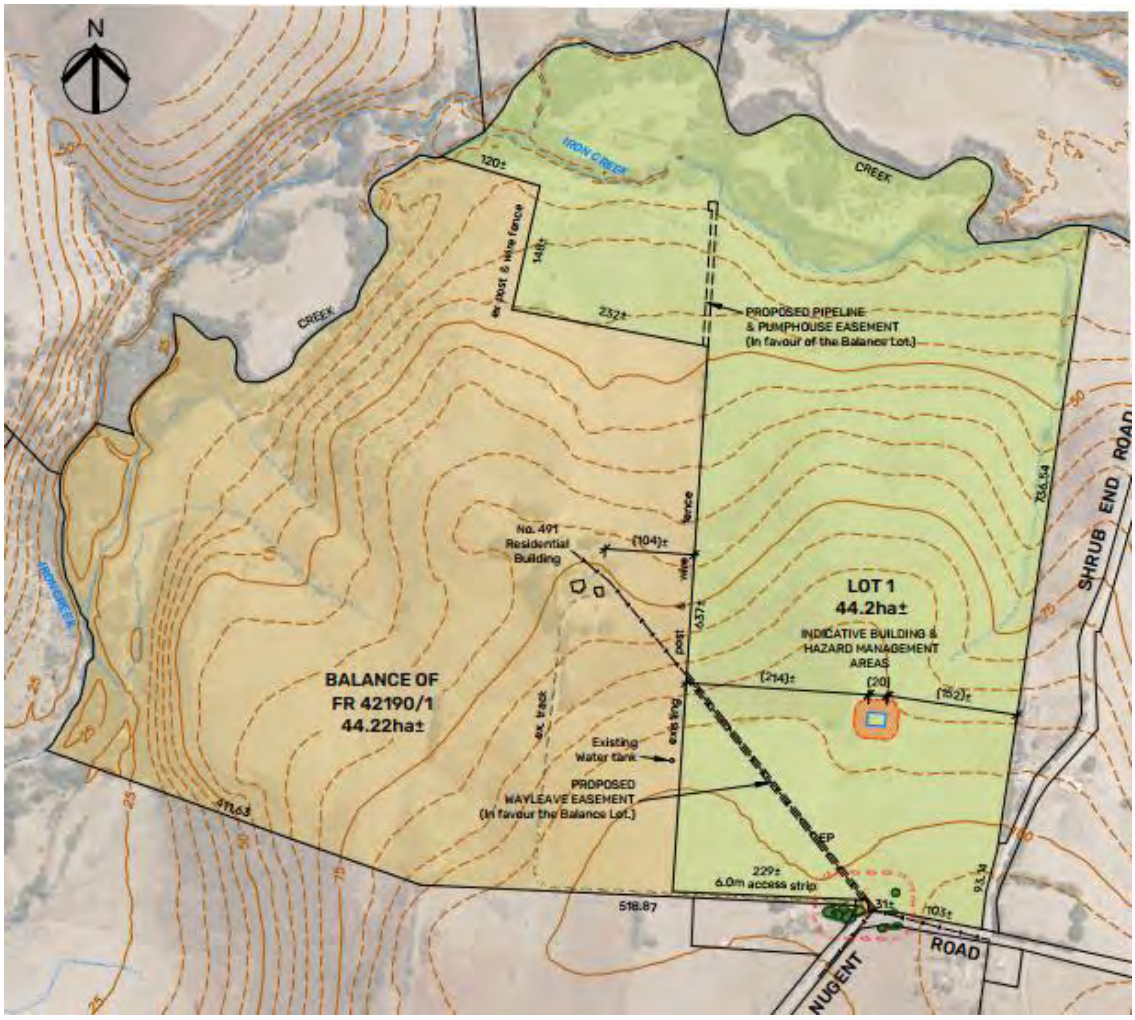

Figure 7 – Plan of Subdivision DA-01-0

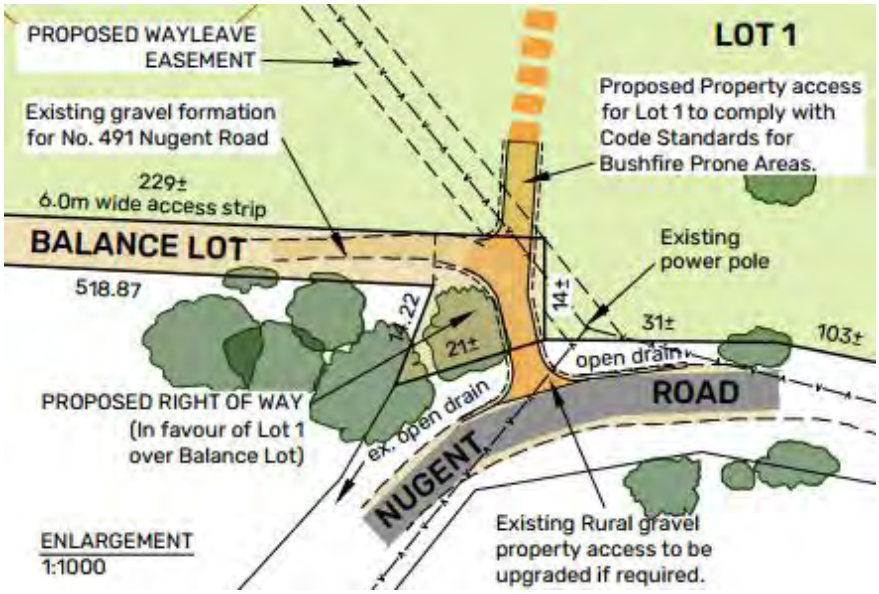

Figure 8: Detail plan of access point

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**

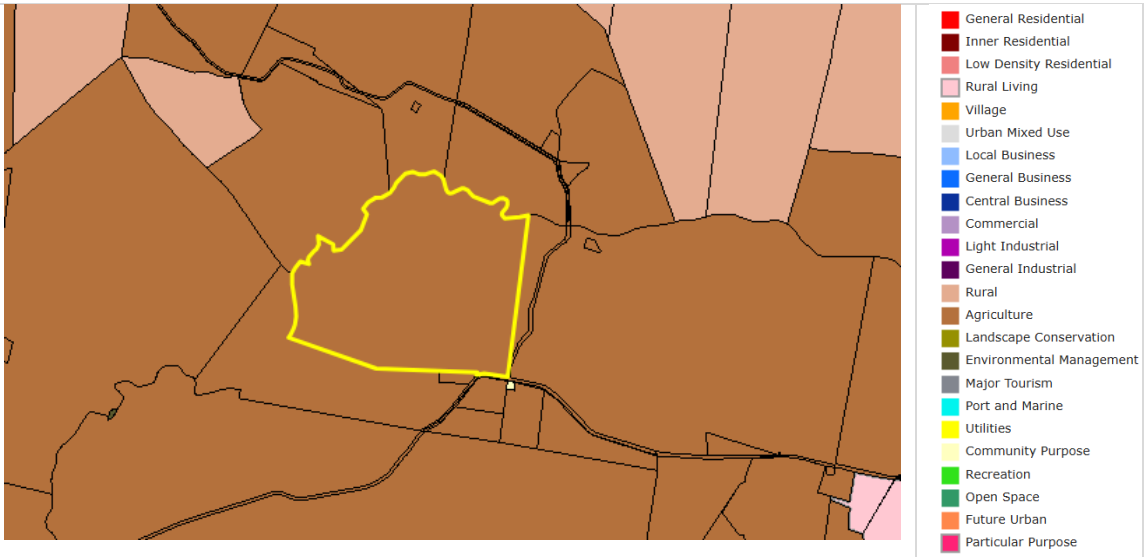

Figure 10 –Zoning: Agriculture (brown), Rural (dark pink), Rural Living (light pink bottom right – Wattle Hill)

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.

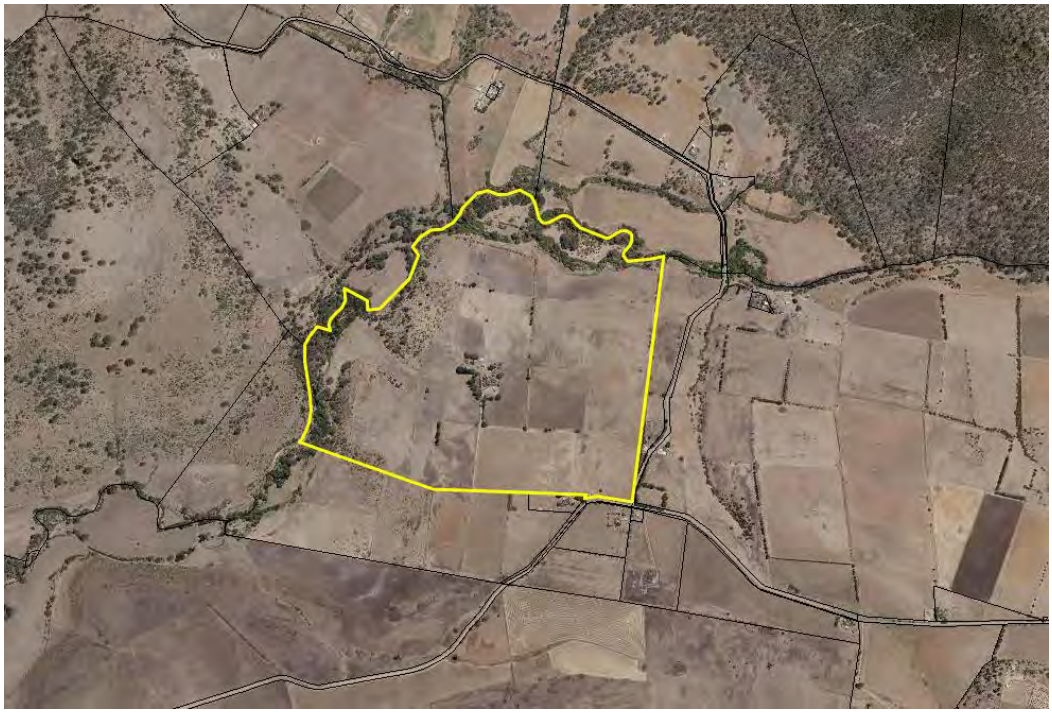

Figure 11: Surrounding property use - agriculture.

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.

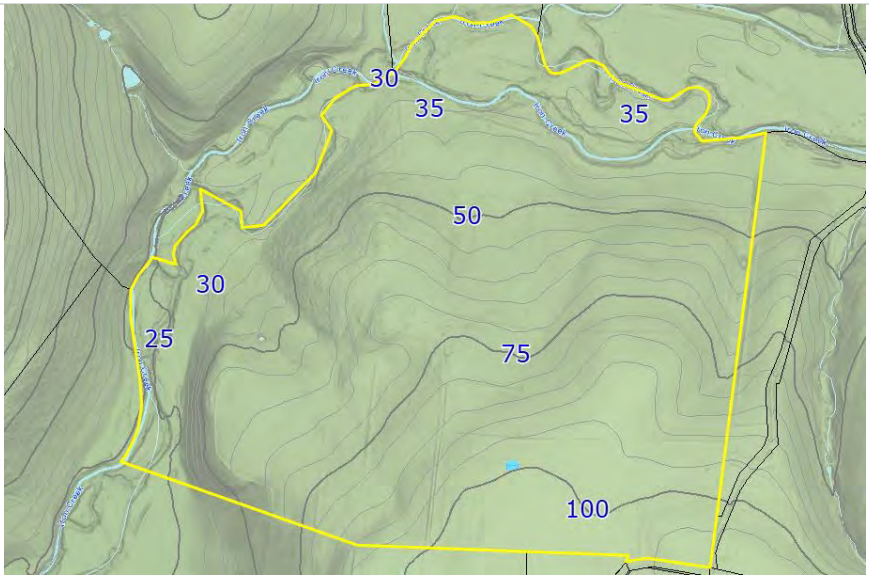

Figure 12 – Hillshade view of 'Mayfield', 491 Nugent Road, Wattle Hill, with contours.

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.

Figure 13 – Land Capability – Class 4 (green) and Class 5 (olive).

IRRIGATION

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

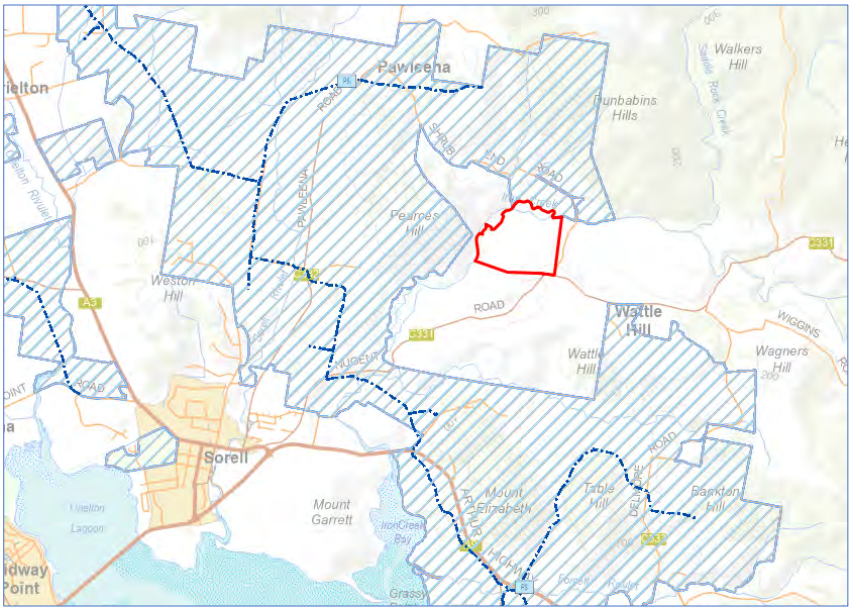

Figure 14: The subject site (red outline) and the Sorell Irrigation District (blue diagonal hatching). The blue line is the Pipeline.

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.

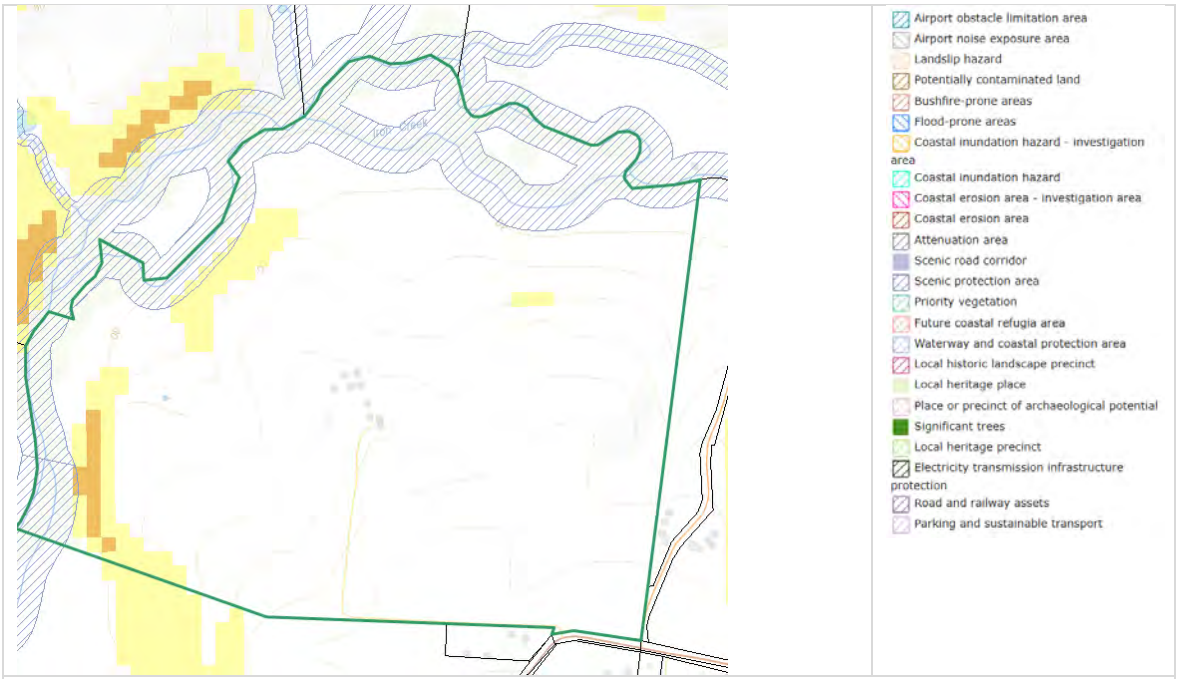

Figure 15 – Waterway and Coastal Protection (blue diagonal hatching) along Iron Creek. Landslip Hazard Areas (yellow = low, orange = medium). The Bushfire Prone Areas and Safeguarding of Airports overlays cover the entire site.

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;*

	(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 *(v) it does not create any additional lots; or* *(c) be for the excision of a use or development existing at the effective date that satisfies all of the following:* *(i) the balance lot 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 balance lot for productive agricultural use;* *c. any topographical constraints to agricultural use; and* *d. current irrigation practices and the potential for irrigation;* *(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;* *(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* *(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.*

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	Performance Criteria
A1 *The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:*	P1.1 *The number of on-site car parking spaces for uses, excluding dwellings,*

(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; *(b) the site is contained within a parking precinct plan and subject to Clause C2.7;* *(c) the site is subject to Clause C2.5.5; or* *(d) it relates to an intensification of an existing use or development or a change of use where:* *(i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or* *(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:* *N = A + (C- B)* *N = Number of on-site car parking spaces required* *A = Number of existing on-site car parking spaces* *B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1* *C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.*	*must meet the reasonable needs of the use, having regard to:* *(a) the availability of off-street public car parking spaces within reasonable walking distance of the site;* *(b) the ability of multiple users to share spaces because of:* *(i) variations in car parking demand over time; or* *(ii) efficiencies gained by consolidation of car parking spaces;* *(c) the availability and frequency of public transport within reasonable walking distance of the site;* *(d) the availability and frequency of other transport alternatives;* *(e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;* *(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;* *(g) the effect on streetscape; and* *(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* *P1.2* *The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to:* *(a) the nature and intensity of the use and car parking required;* *(b) the size of the dwelling and the number of bedrooms; and* *(c) the pattern of parking in the surrounding area.*
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	Performance Criteria
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.*	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 manoeuvering 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	Performance Criteria
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*	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;*

(vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or *(b) comply with Australian Standard AS 2890- Parking facilities, Parts 1-6.* A1.2 *Parking spaces provided for use by persons with a disability must satisfy the following:* *(a) be located as close as practicable to the main entry point to the building;* *(b) be incorporated into the overall car park design; and* *(c) 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.* *(d) the proposed means of parking delineation; and* *(e) 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.*	

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, manoeuvering 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 manoeuvering area.

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

Figure 19: Parking and manoeuvering 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:

To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Acceptable Solution	Performance Criteria
A1.1 *For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:* *(a) a new junction;* *(b) a new vehicle crossing; or* *(c) a new level crossing; or* 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* 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* A1.4 *Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than:* *(a) the amounts in Table C3.1; or* *(b) allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road;* A1.5	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:* *(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 manoeuvering 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:

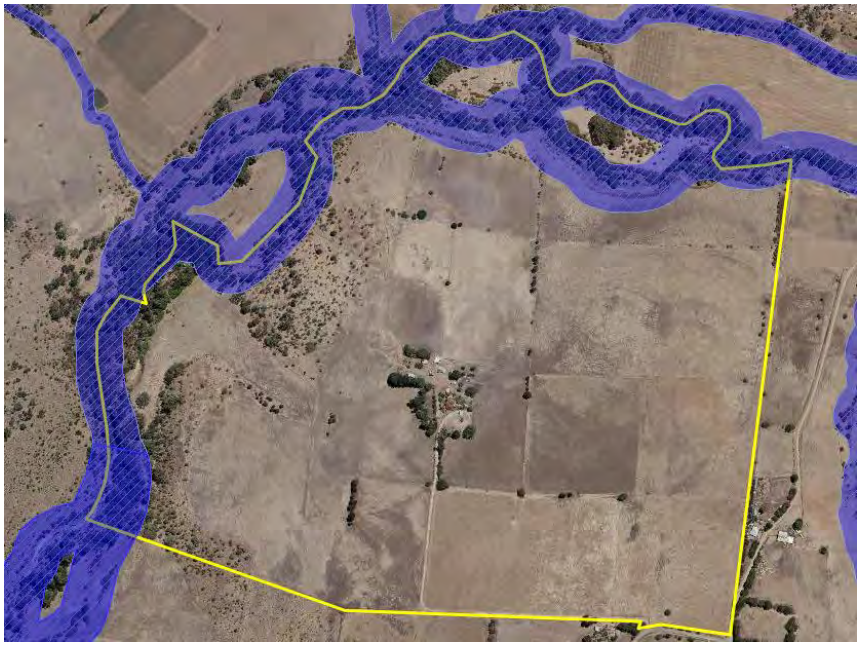

Figure 20: Waterway and Coastal Protection Areas (blue fill) along Iron Creek

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

Objective:

That:

(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
A1 *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:* *(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*	P1 *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:* *(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.*

coastal protection area or future coastal refugia area.	

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 Livingston 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	*That subdivision provides for hazard management areas that:* *(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* *(c) provide protection for lots at any stage of a staged subdivision.*

Acceptable Solutions	Performance Criteria
A1 *(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* *(b) The proposed plan of subdivision:* *(i) shows all lots that are within or partly within a bushfire-prone area,*	P1 *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:* *(a) the dimensions of hazard management areas;* *(b) a bushfire risk assessment of each lot at any stage of staged subdivision;*

including those developed at each stage of a staged subdivision; *(ii) shows the building area for each lot;* *(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* *(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* *(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.*	*(c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability;* *(d) the topography, including site slope;* *(e) any other potential forms of fuel and ignition sources;* *(f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development;* *(g) an instrument that will facilitate management of fuels located on land external to the subdivision; and* *(h) any advice from the TFS.*

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	*That access roads to, and the layout of roads, tracks and trails, in a subdivision:* *(a) allow safe access and egress for residents, fire fighters and emergency service personnel;* *(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;* *(c) are designed and constructed to allow for fire appliances to be manoeuvred;* *(d) provide access to water supplies for fire appliances; and* *(e) are designed to allow connectivity, and where needed, offering multiple evacuation points.*

Acceptable Solutions	Performance Criteria
A1 *(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* *(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) 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* *(ii) is certified by the TFS or an accredited person.*	P1 *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:* *(a) appropriate design measures, including:* *(i) two-way traffic;* *(ii) all weather surfaces;* *(iii) height and width of any vegetation clearances;* *(iv) load capacity;* *(v) provision of passing bays;* *(vi) traffic control devices;* *(vii) geometry, alignment and slope of roads, tracks and trails;* *(viii) use of through roads to provide for connectivity;* *(ix) limits on the length of cul-de-sacs and dead-end roads;* *(x) provision of turning areas;* *(xi) provision for parking areas;* *(xii) perimeter access; and* *(xiii) fire trails; and* *(b) the provision of access to:*

	(i) bushfire-prone vegetation to permit the undertaking of hazard management works; and *(ii) firefighting water supplies; and* *(c) any advice from the TFS.*

Response

A1(a) is met for the Balance Lot.

The bushfire practitioner found that:

Balance Lot: there is insufficient increase in risk to warrant specific access requirements.

A1(b) is met for Lot 1.

The bushfire practitioner found that:

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.

C13.6.3 Provision of water supply for firefighting purposes

Objective	*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.*

Acceptable Solutions	Performance Criteria
A1 *In areas serviced with reticulated water by the water corporation:* *(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;* *(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* *(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.*	P1 No Performance Criterion.

Response

Not applicable – the area is not water serviced.

A2	P2
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.*	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:

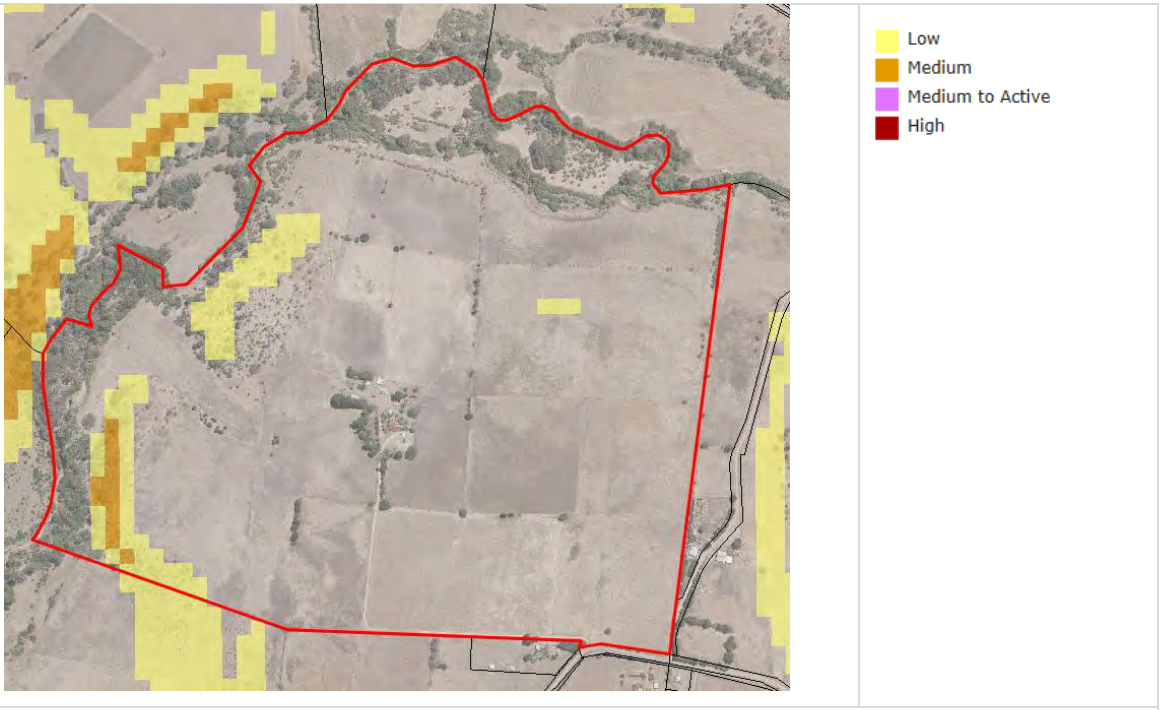

Fig. 21: Landslide Planning Map – hazard bands

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	**Performance Criteria**
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*	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:*

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

Response

A1 is met.

The existing and proposed building areas, accesses, and service areas are all outside the landslip hazard areas.

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.*

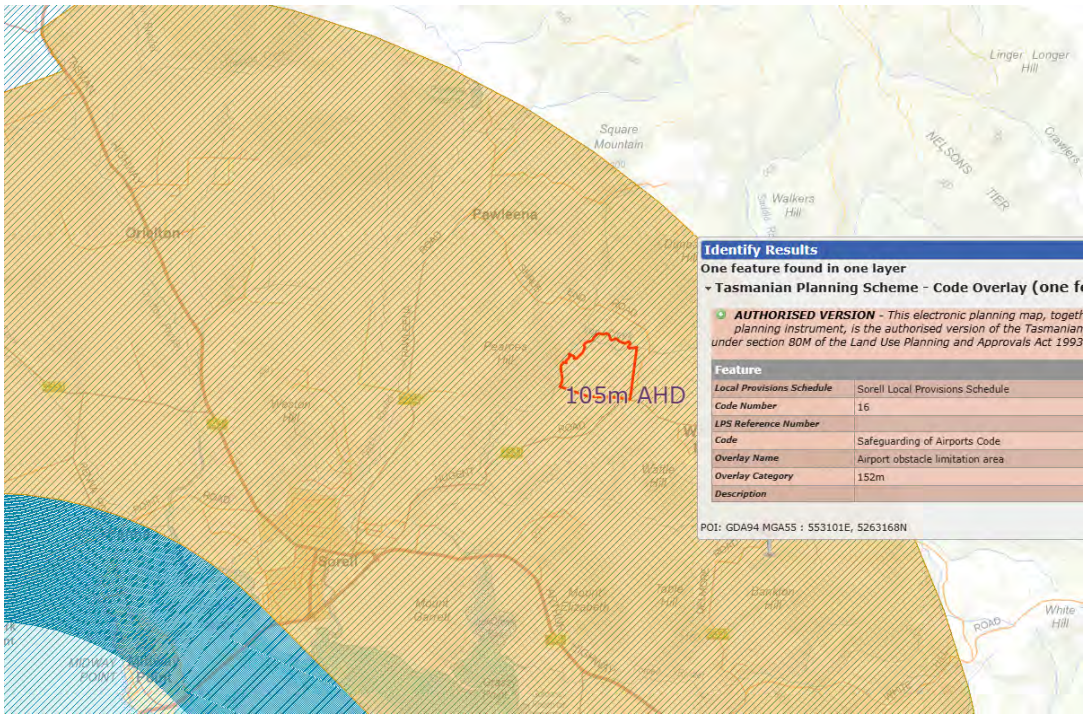

Figure 22: Airport obstacle limitation area (diagonal hatching and highlight), overlay category, and the highest point of the land (105m AHD).

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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Date	Status/issue	Reason for revision	Reviewed by	Authorised by
30 January 2026	Draft report	Technical review	JL	GM
19 February 2026	Draft report	Technical review	JL	GM
27 February 2026	Draft report	QA review	GM	GM
2 March 2026	Final Report			
23 March 2026	Final Report	Amendments	JL	GM
30 March 2026	Final report v2			

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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APPENDICES

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).

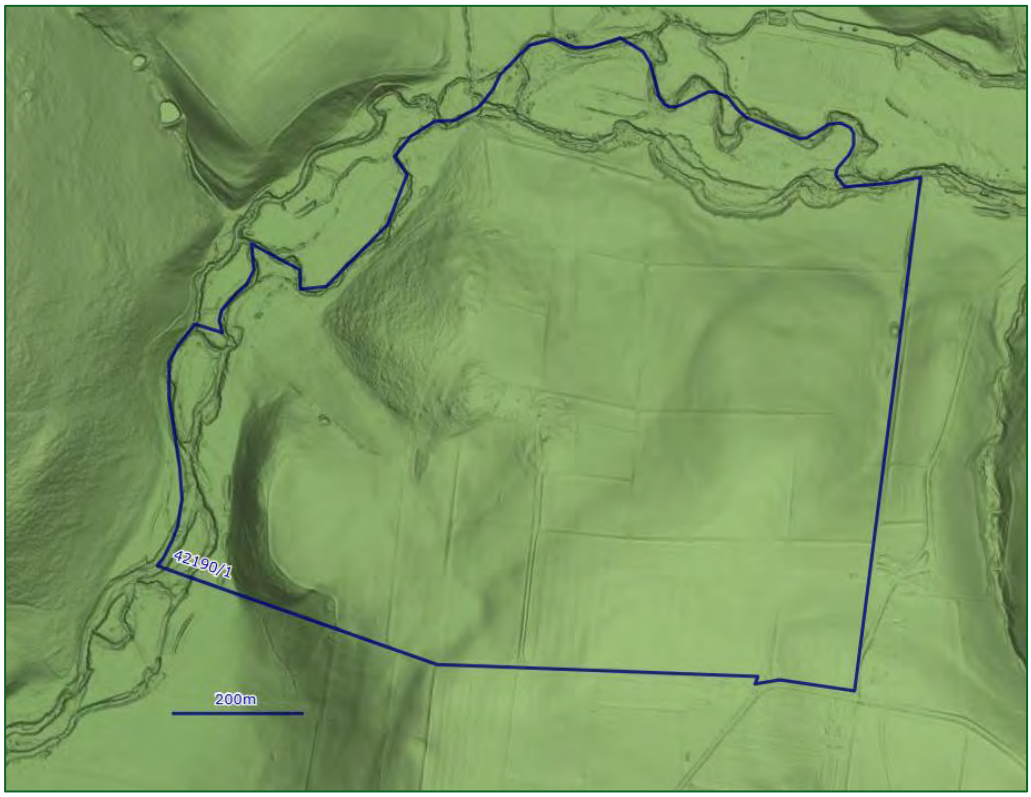


Figure 2 Topographic map of the subject property (blue outline) (Source: The LISTmap).

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

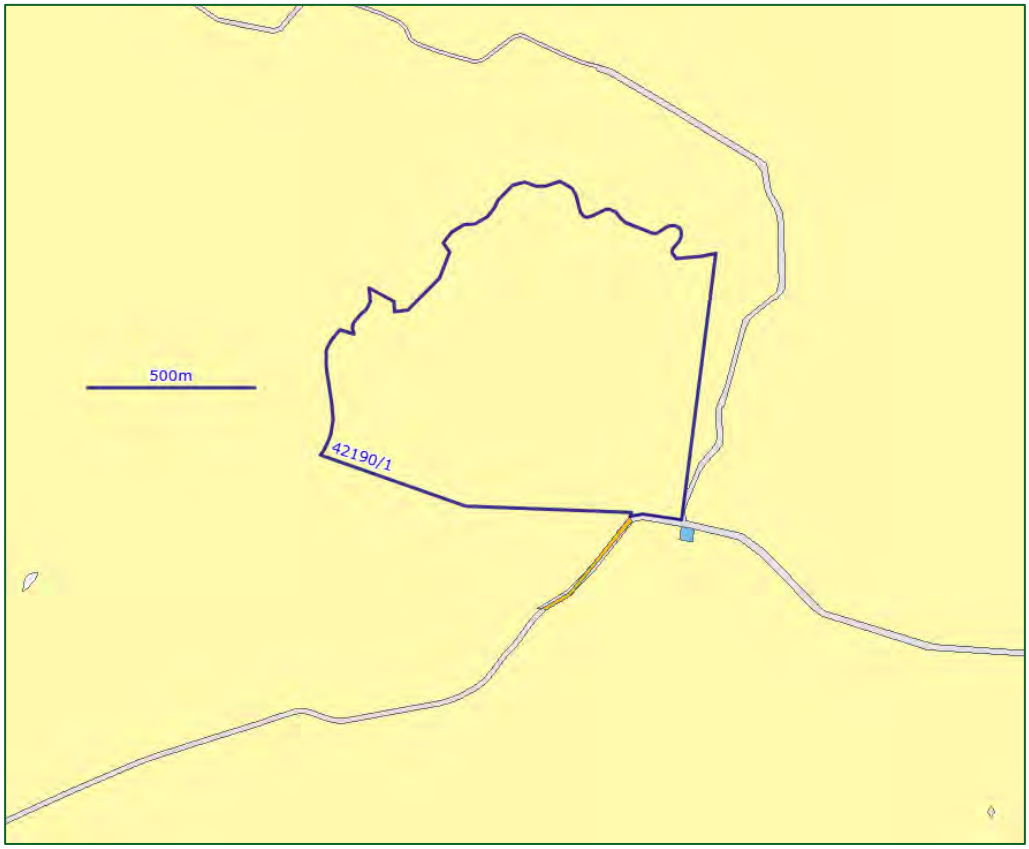


Figure 4 Land tenure of the subject property (blue outline) and surrounding land is private free hold (yellow). The nearby Wattle Hill Fire Station is held as authority freehold by the State Fire Commission (blue) (Source: The LISTmap).

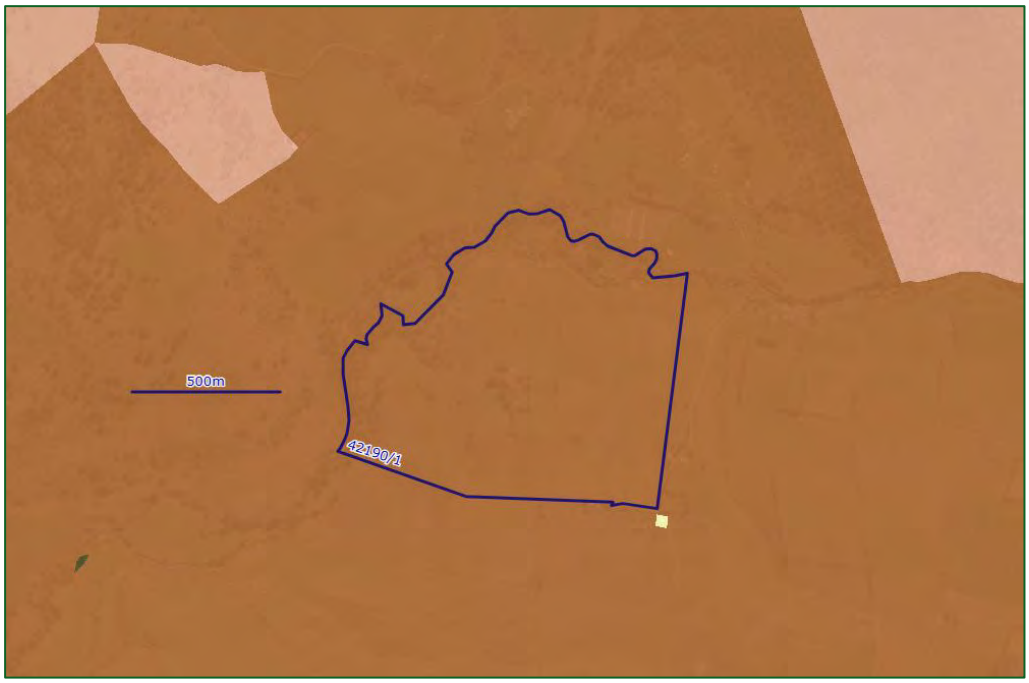


Figure 5 Under the Tasmanian Planning Scheme, the subject property (blue outline) and adjacent properties are zoned Agriculture (brown). Nearby land is zoned Rural (beige), with one neighbouring title (Wattle Hill Fire Station) zoned Community Purpose (pale yellow) (Source: The LISTmap).

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.			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. This watercourse is listed under the Waterway and Coastal Protection Area Guidance Map (The LISTmap) and as such a buffer zone of 80m applies.	
6sx (3.2ha)	Loosely structured black cracking clay loam soil, consistent with vertosol soils of the Sorell SPC. Uniform colour and texture to spade depth. Transitioning to alluvial sandy loam topsoil over clay subsoil on stream bed and low lying river flats.	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.		Avoid situations that lead to the exposure of bare soil, therefore this area is best retained under its natural vegetation cover.	

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 Sorrell 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 DEVEOPMENT 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.

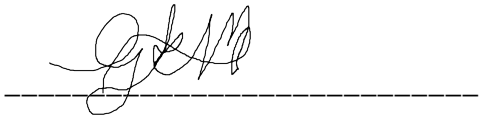
Isbell R.F., National Committee on Soil and Terrain (2021), 'The Australian Soil Classification. 3rd edn.' CSIRO Publishing Melbourne.

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



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March 2026

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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.