

Development Applications

Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number DA 2025 / 00126
Applicant Chris Triebe & Associates Town Planning Services
Proposal Visitor Accommodation – Construction of Two Visitor Accommodation Units
Location 1296 North Ansons Road, Ansons Bay

Plans and documents can be inspected at the Council Office by appointment, 32 – 34 Georges Bay Esplanade, St Helens during normal office hours or online at www.bodc.tas.gov.au.

Representations must be submitted in writing to the General Manager, Break O'Day Council, 32 -34 Georges Bay Esplanade, St Helens 7216 or emailed to admin@bodc.tas.gov.au, and referenced with the Application Number in accordance with section 57(5) of the abovementioned Act during the fourteen (14) day advertised period commencing on Saturday 31st January 2026 **until 5pm Friday 13th February 2026**.

John Brown
GENERAL MANAGER

PROPOSED HOLIDAY ACOMMODATION: 1296 NORTH ANSONS ROAD, ANSONS BAY 7215
FOR TREVOR MORTYN

CD:01 COVER PAGE
CD.02 SITE PLAN
CD.03 SITE PLAN PROPOSED STAGE 1 & 2
CD.04 PROPOSED STAGE 1 SITE PLAN
CD.05 UNIT 1 FLOOR PLAN
CD.06 UNIT 1 ELEVATIONS
CD.07 UNIT 2 FLOOR PLAN
CD.08 UNIT 2 ELEVATIONS
CD.09 ROOF PLAN
CD.10 SLAB-SET OUT
CD.11 WINDOW SCHEDULE
CD.12 LIGHTING
CD.13 PLUMBING PLAN
CD.14 TYPICAL SECTION

SUPPORTING DOCUMENTATION
NCC NOTES 22 PAGES

FLOOR AREA TOTAL 180 M2

CORROSION ENVIRONMENT: MODERATE

CLIMATE ZONE 7

BAL 12.5

ALPINE AREA N/A

OTHER KNOWN SITE HAZARDS

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ACCREDITATION

Accreditation : No CC224T
Category/class: Building designer arch-res
Category/class: Builder low Rise
Category/class: Construction manager

PROJECT INFORMATION

Address:1296 North Ansons Road Rd
Lot No:
Property Id: 1949269
Title Reference:11915/21
Client No:543.24 Mortyn

Planning:
Bal :12.5
Soil: M
Wind:N2

04	DRAFT SITE PLAN	22-08-24	CHECKED:	DRAWN :	CD.01
05	CONSTRUCTION	25-07-25			
06	CONSTRUCTION	17-11-25	SCALE :	DATE :	
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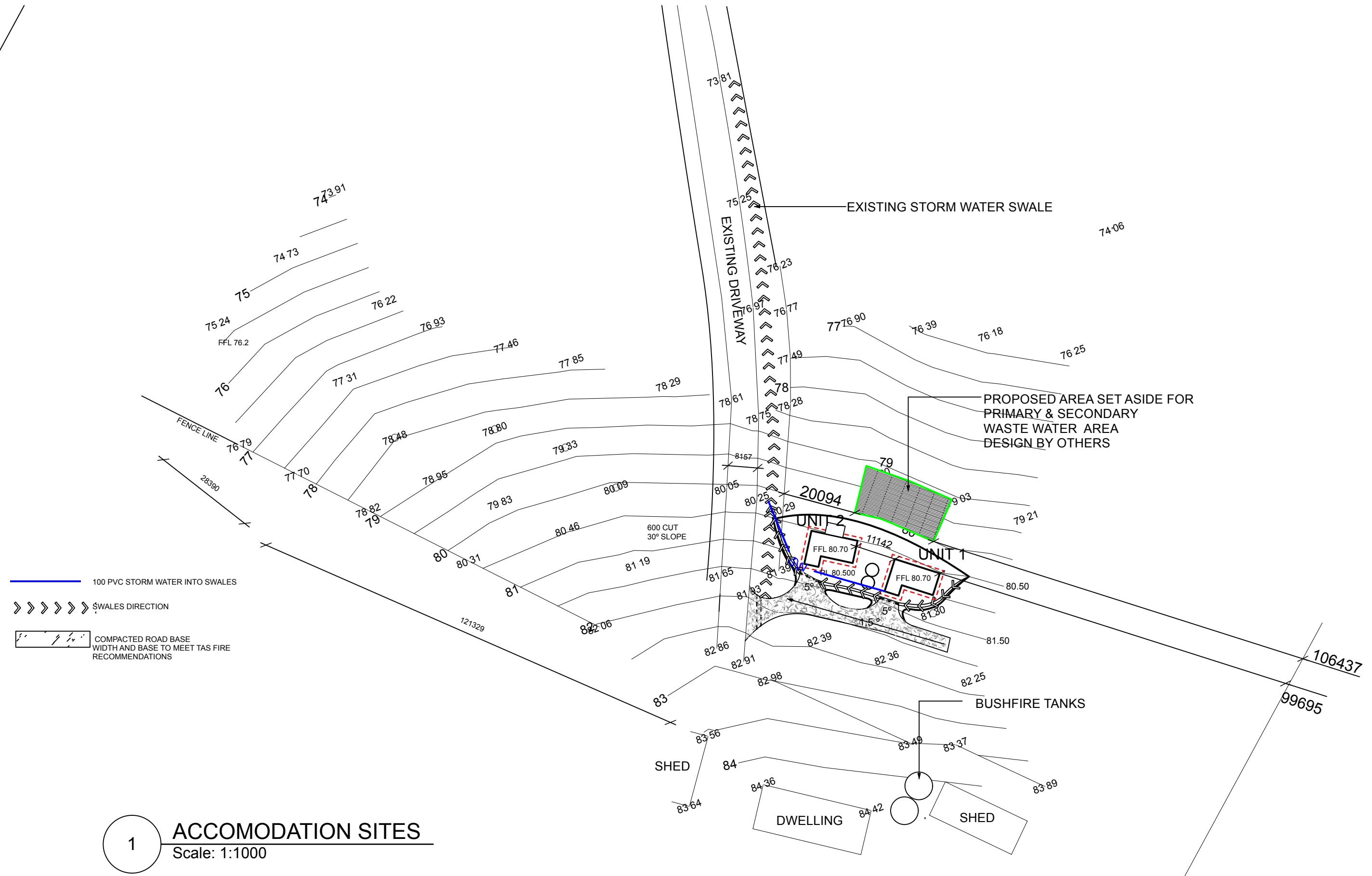
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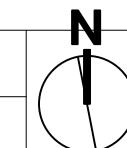
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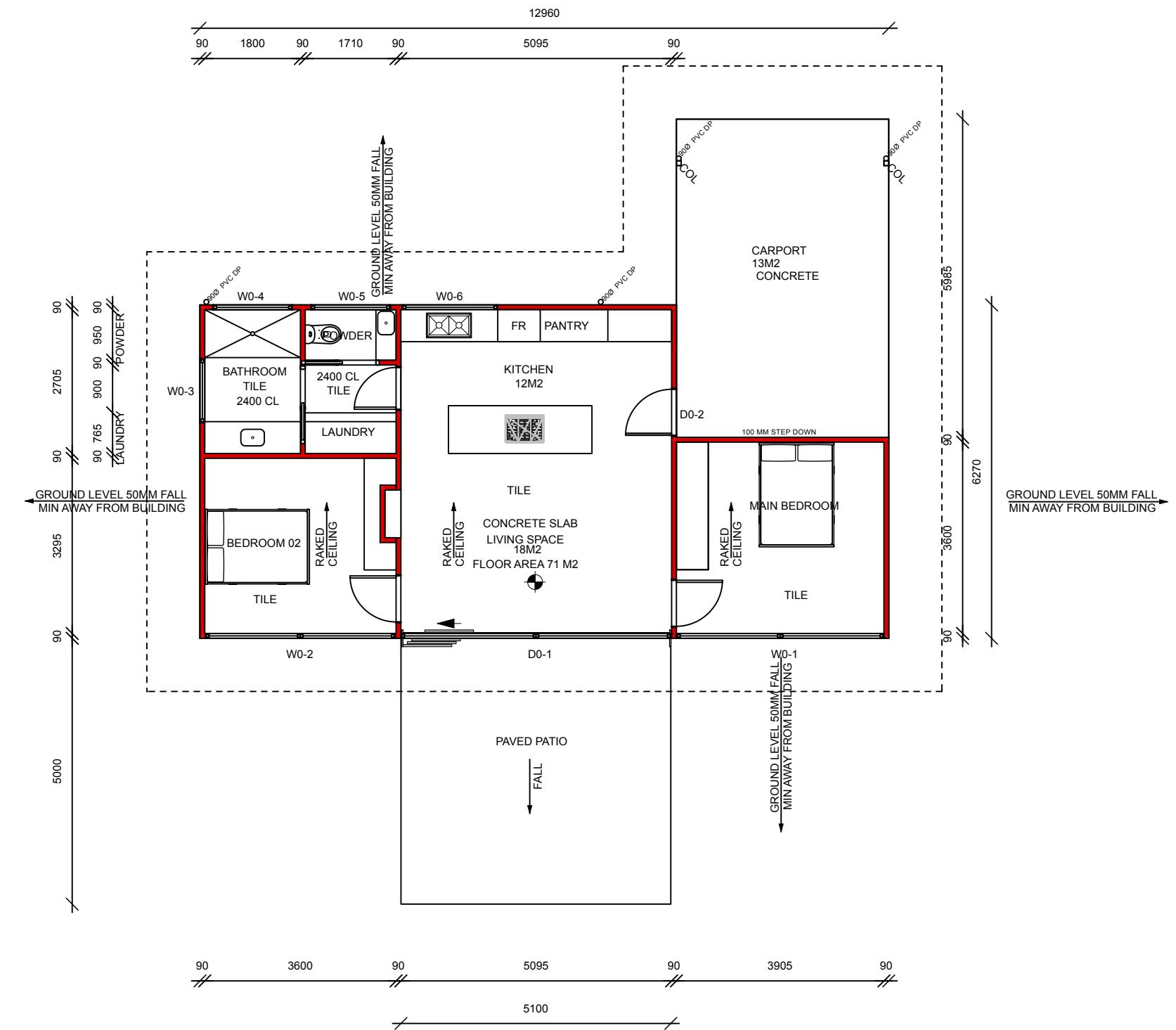
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DRAWING :
CD.02







1

FLOOR PLAN UNIT 1
Scale: 1:100

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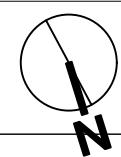
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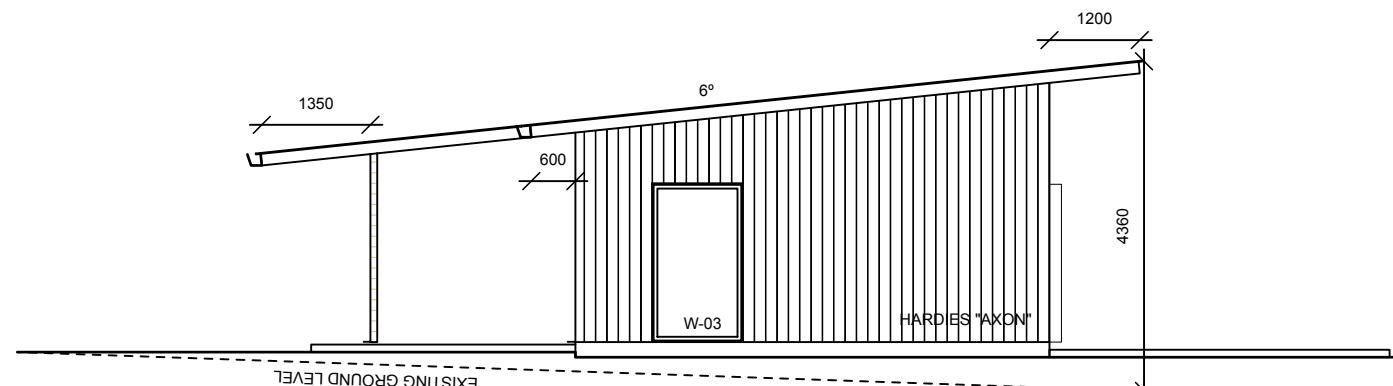
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Wind:N2

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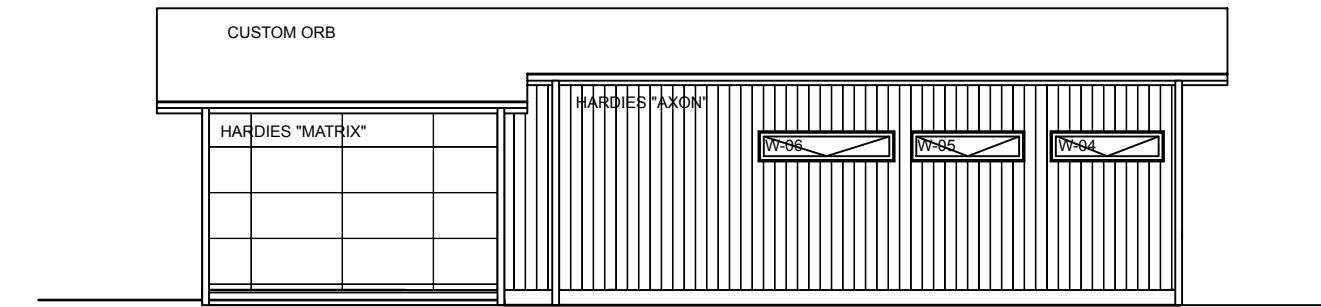
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	27-01-26



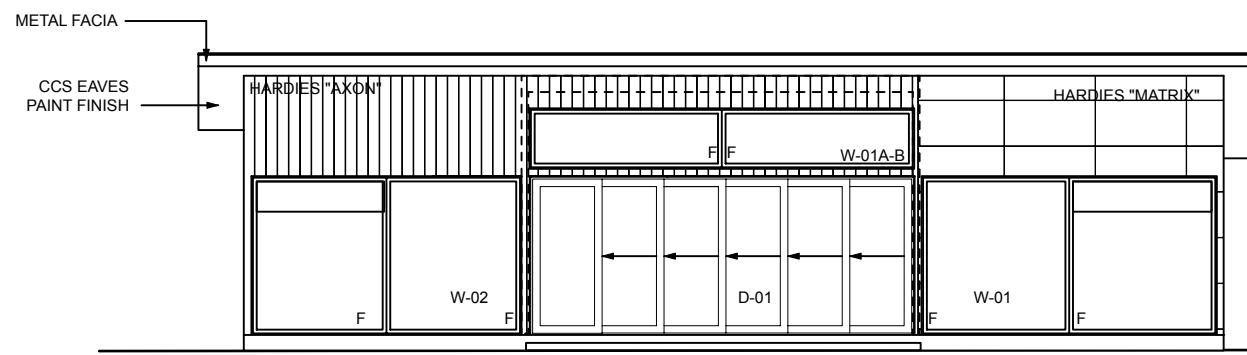
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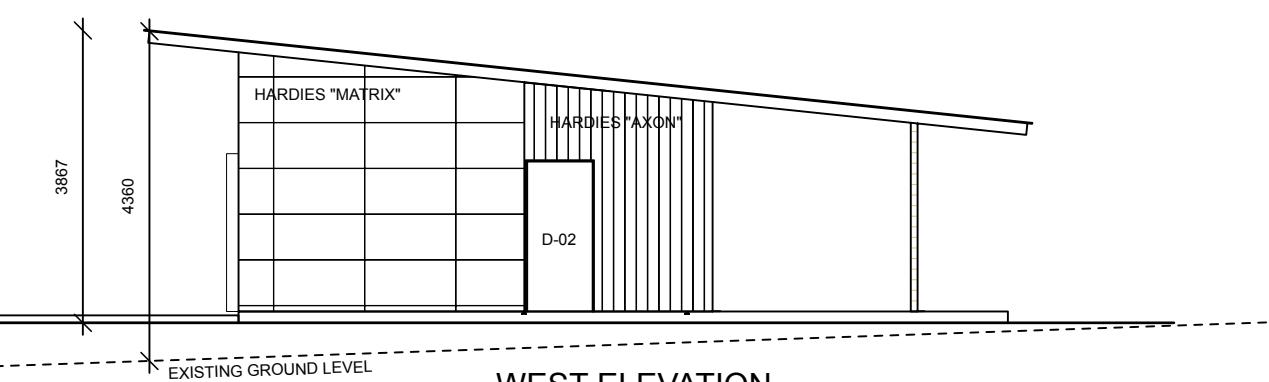
EAST ELEVATION



SOUTH ELEVATION

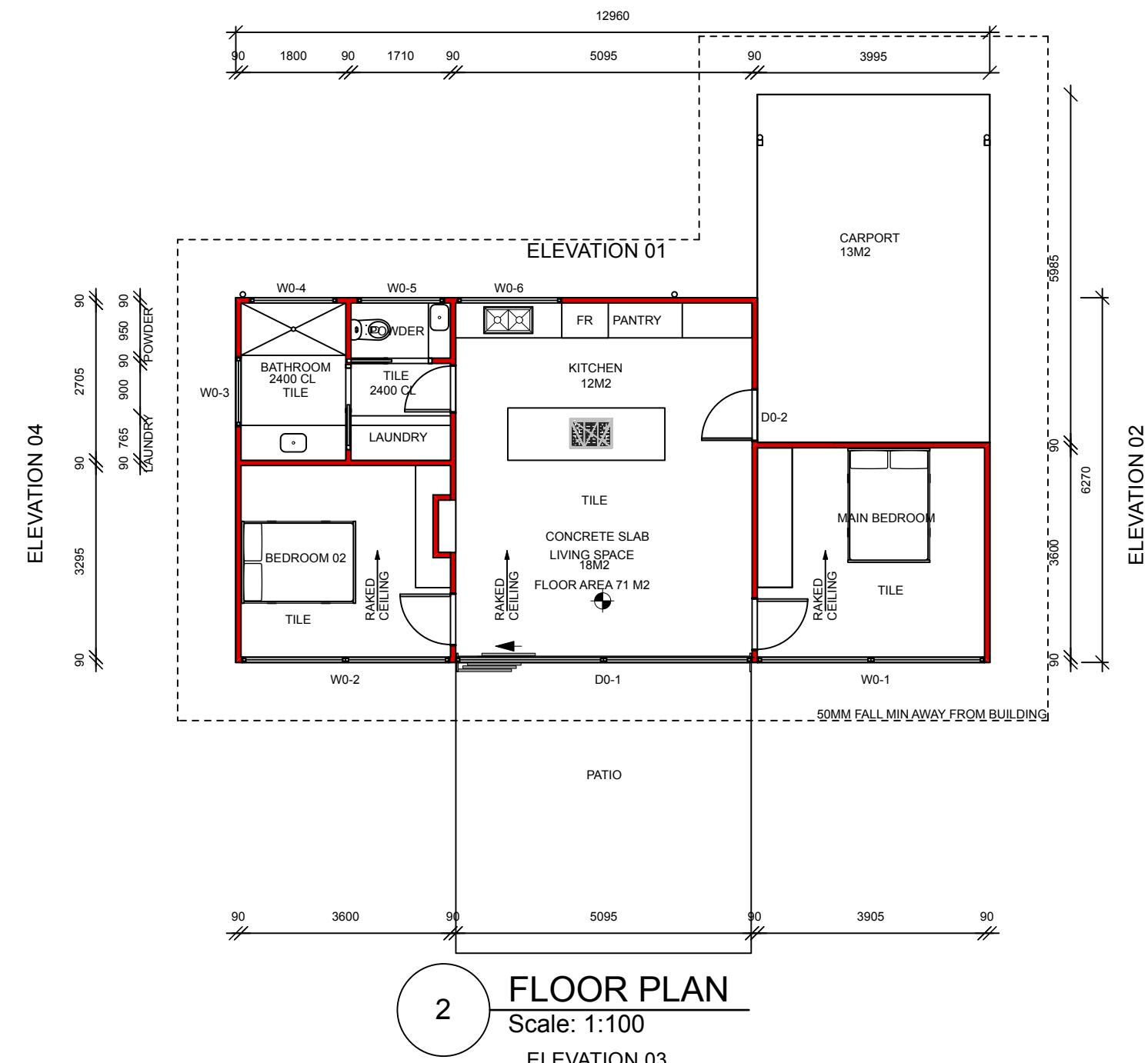


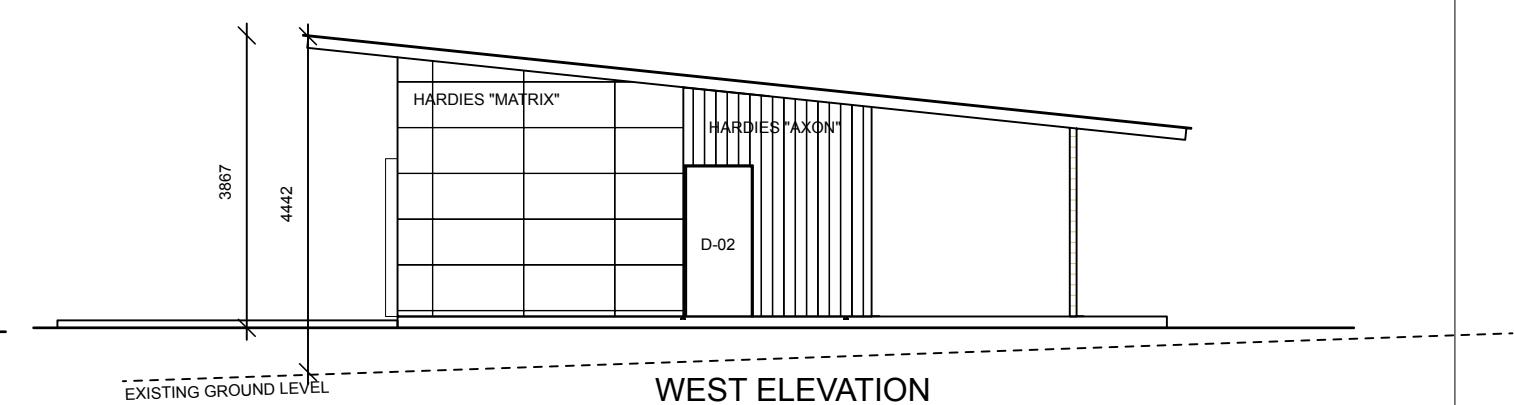
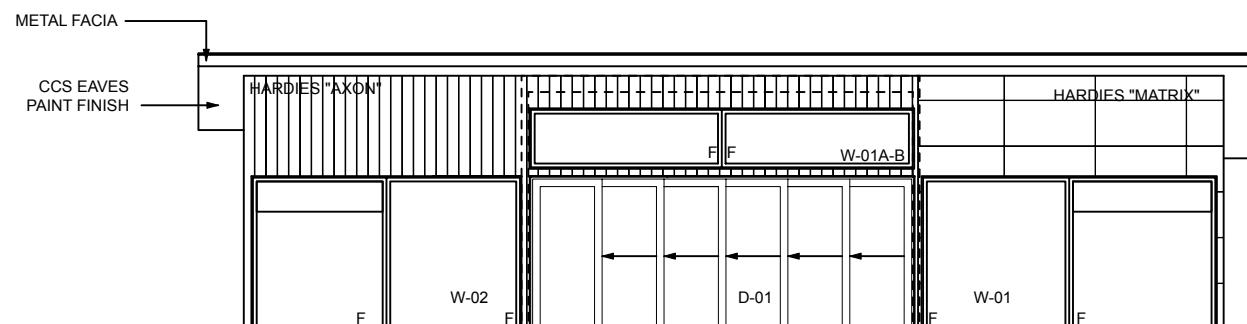
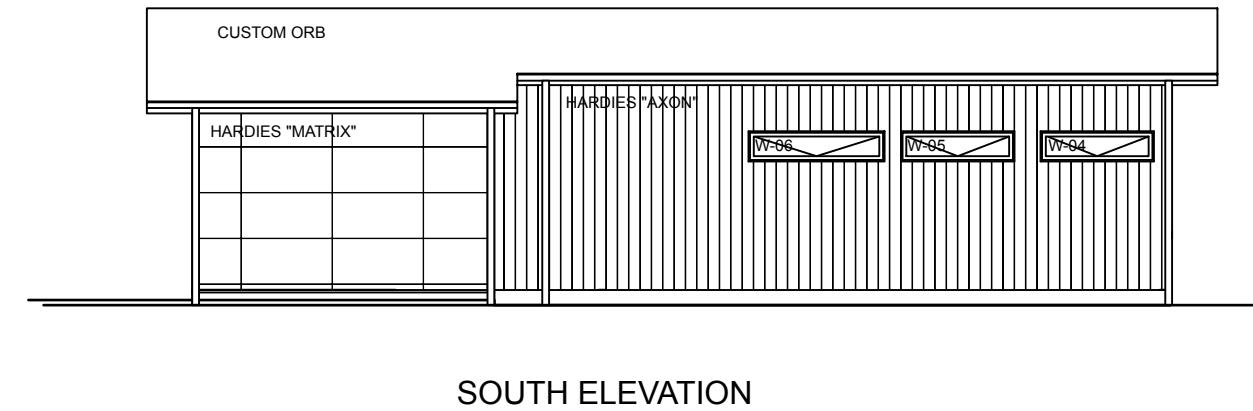
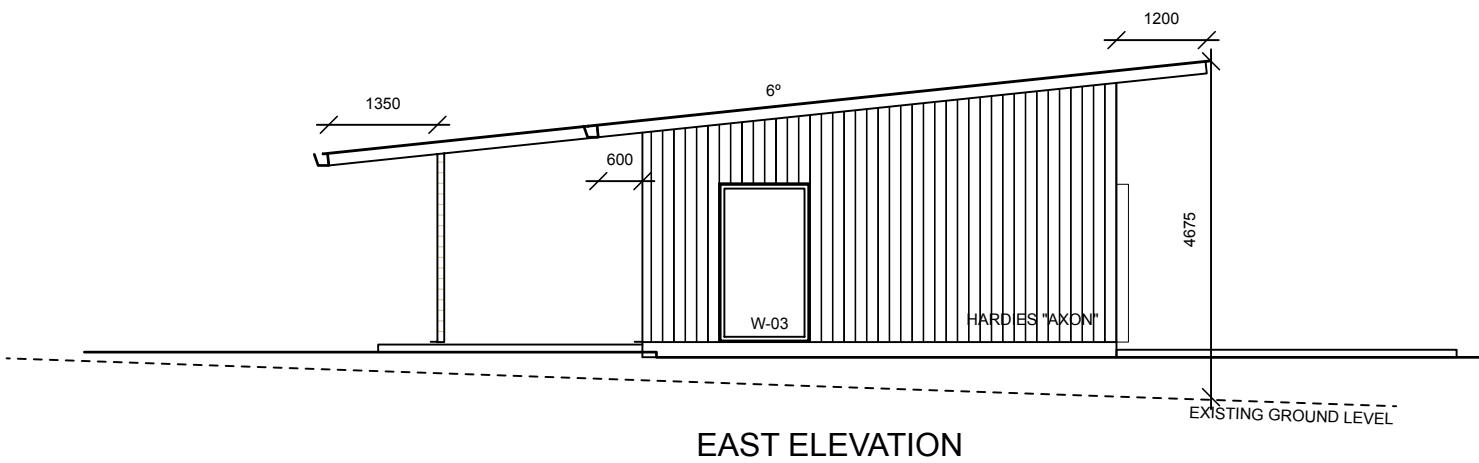
NORTH ELEVATION



WEST ELEVATION

3 ELEVATION UNIT 1
Scale: 1:100





1 ELEVATION UNIT 2
Scale: 1:100

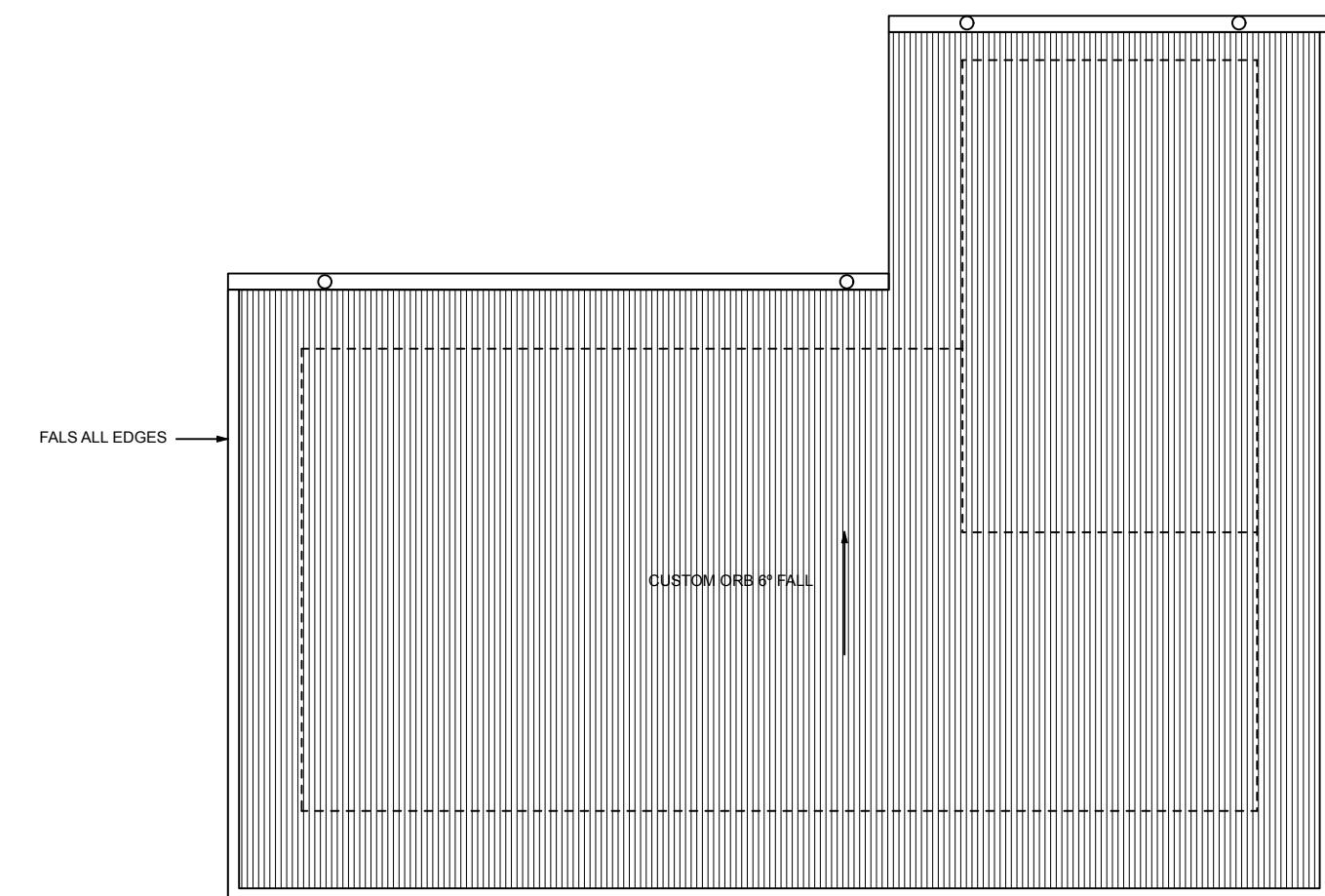
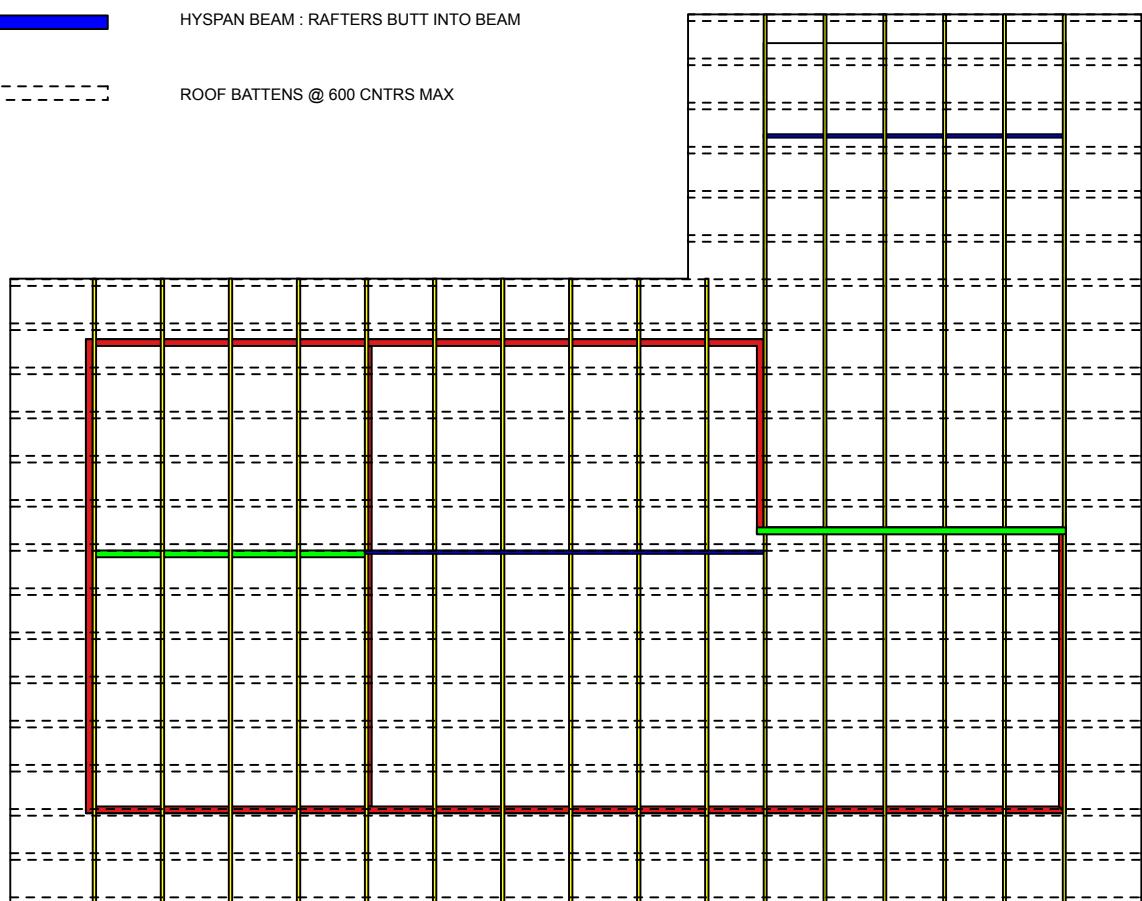
NOTE REFER ENGINEERS DESIGN FOR TIMBER SIZES

 HYPAN RAFTERS @ 900 CNTRS

 LOAD BEARING WALL

 HYPAN BEAM : RAFTERS BUTT INTO BEAM

 ROOF BATTENS @ 600 CNTRS MAX



4

ROOF STRUCTURE

Scale: 1:100

2

ROOF PLAN 1-2

Scale: 1:100

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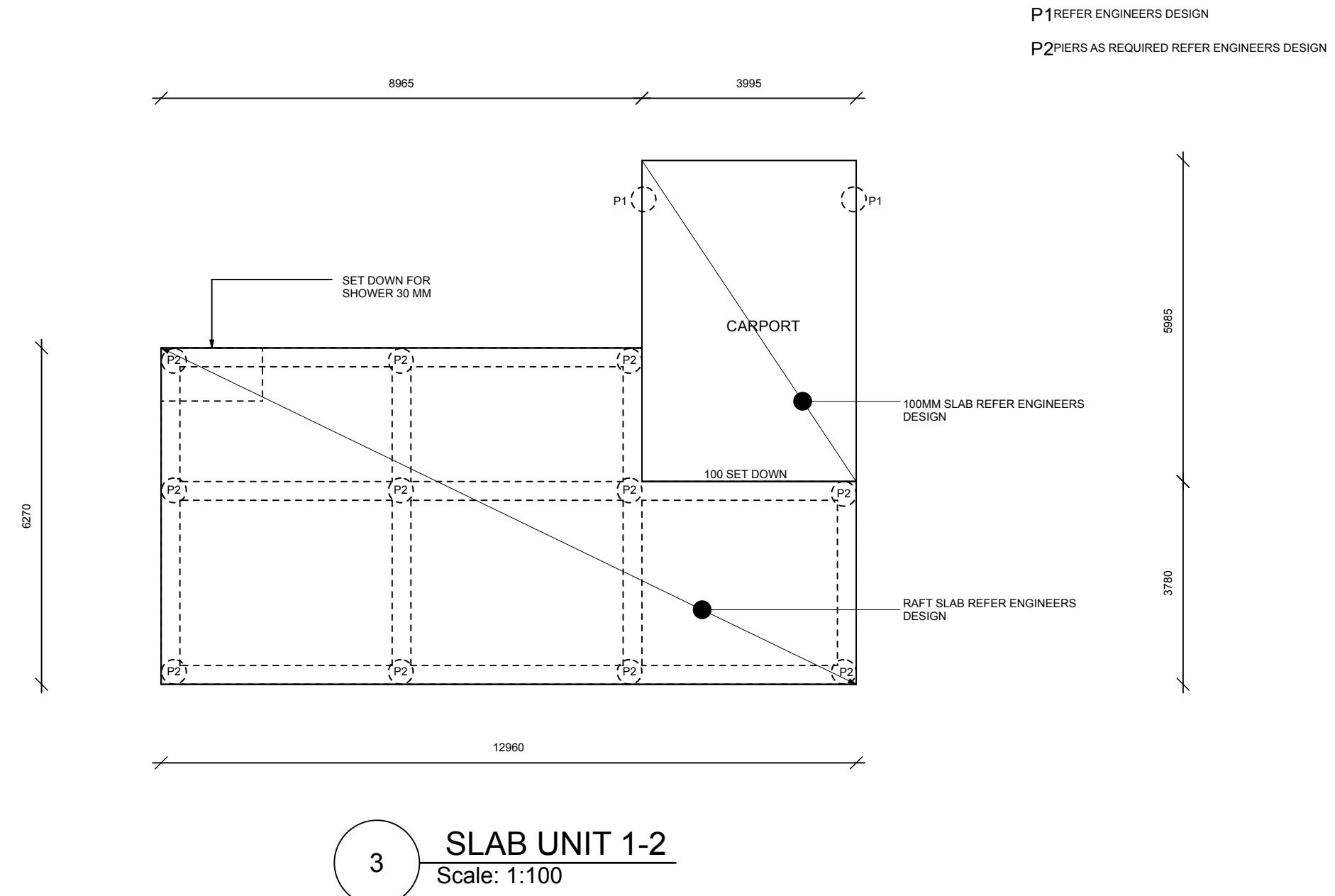
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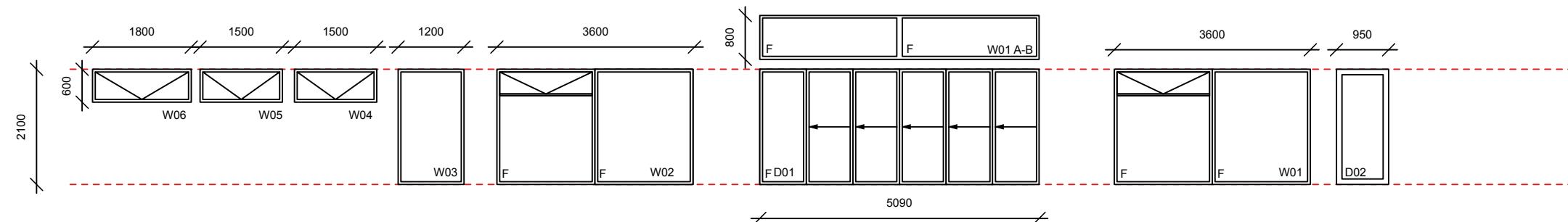
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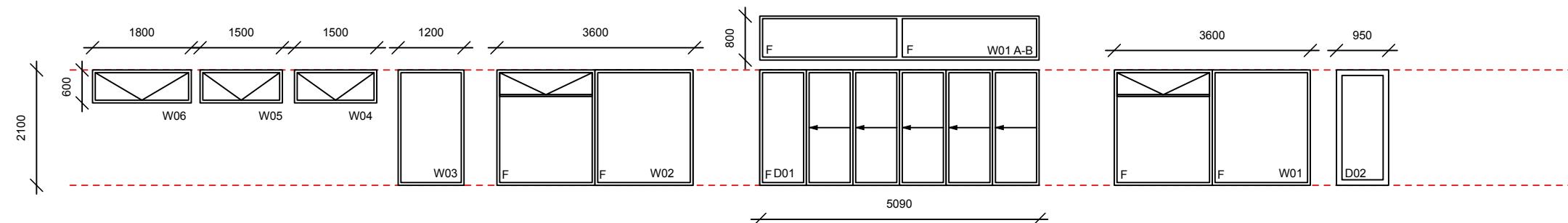
Planning:
Bal :12.5
Soil: M
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05	CONSTRUCTION	25-07-25	SCALE : DATE : 27-01-26		
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1 WINDOW SCHEDULE U1
Scale: 1:100



2 WINDOW SCHEDULE U2
Scale: 1:100

NOTE:

DOUBLE GLAZED UNITS
BAL 12.5

CONFIRM SIZES ON SITE BEFORE ORDERING
CONFIRM COLOURS WITH CLIENT

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No: AMENDMENT: DATE:

CD.11

Lighting
Class 1 & 10a buildings

Building name/description
1290 NORTH ANSONS BAY ROAD UNIT 1-2

Classification
Class 1

Number of rows preferred in table below
7 (as currently displayed)

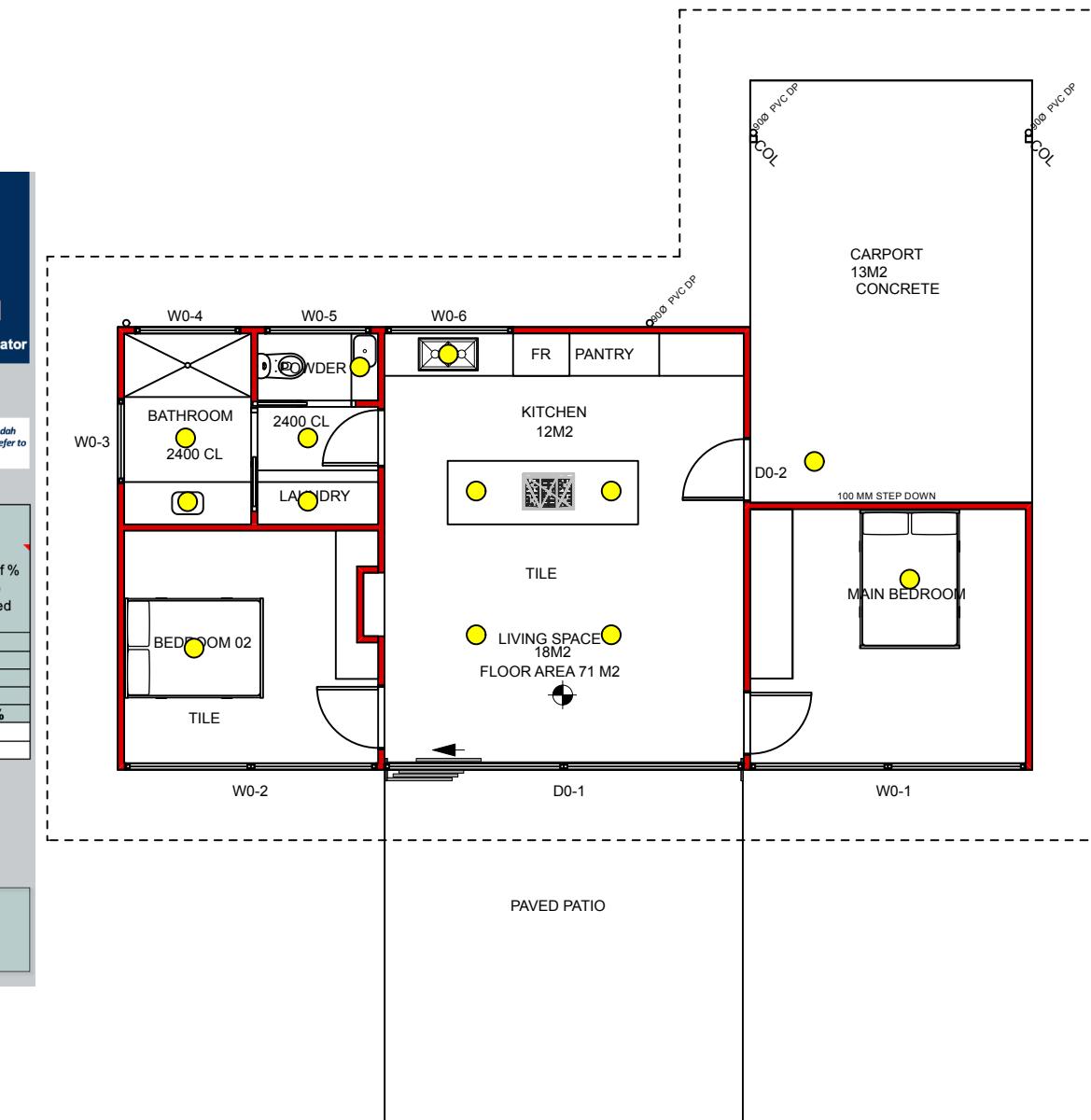
Description **Type of space** **Floor area of the space** **Design lamp or illumination power load** **Location** **Adjustment factor** **SATISFIES PART 13.7.6**

ID	Description	Type of space	Floor area of the space	Design lamp or illumination power load	Location	Adjustment factor	Dimming % area	Dimming % of full power	Design lumen depreciation factor	System allowance	System design	System share of % of aggregate allowance used
1	10W LED	Bedroom	14.0 m ²	10 W	Class 1 building					5.0 W/m ²	0.7 W/m ²	9% of 34%
2	10W LED	Bedroom	14.0 m ²	10 W	Class 1 building					5.0 W/m ²	0.7 W/m ²	9% of 34%
3	10W LED	Living room	31.0 m ²	50 W	Class 1 building					5.0 W/m ²	1.6 W/m ²	20% of 34%
4	10W LED	Bathroom	10.0 m ²	50 W	Class 1 building					5.0 W/m ²	5.0 W/m ²	63% of 34%
5	10W LED	Verandah or balcony	24.0 m ²	10 W	Class 10a building					3.0 W/m ²	0.4 W/m ²	100% of 13%
6												
7												

Allowance **Design average**

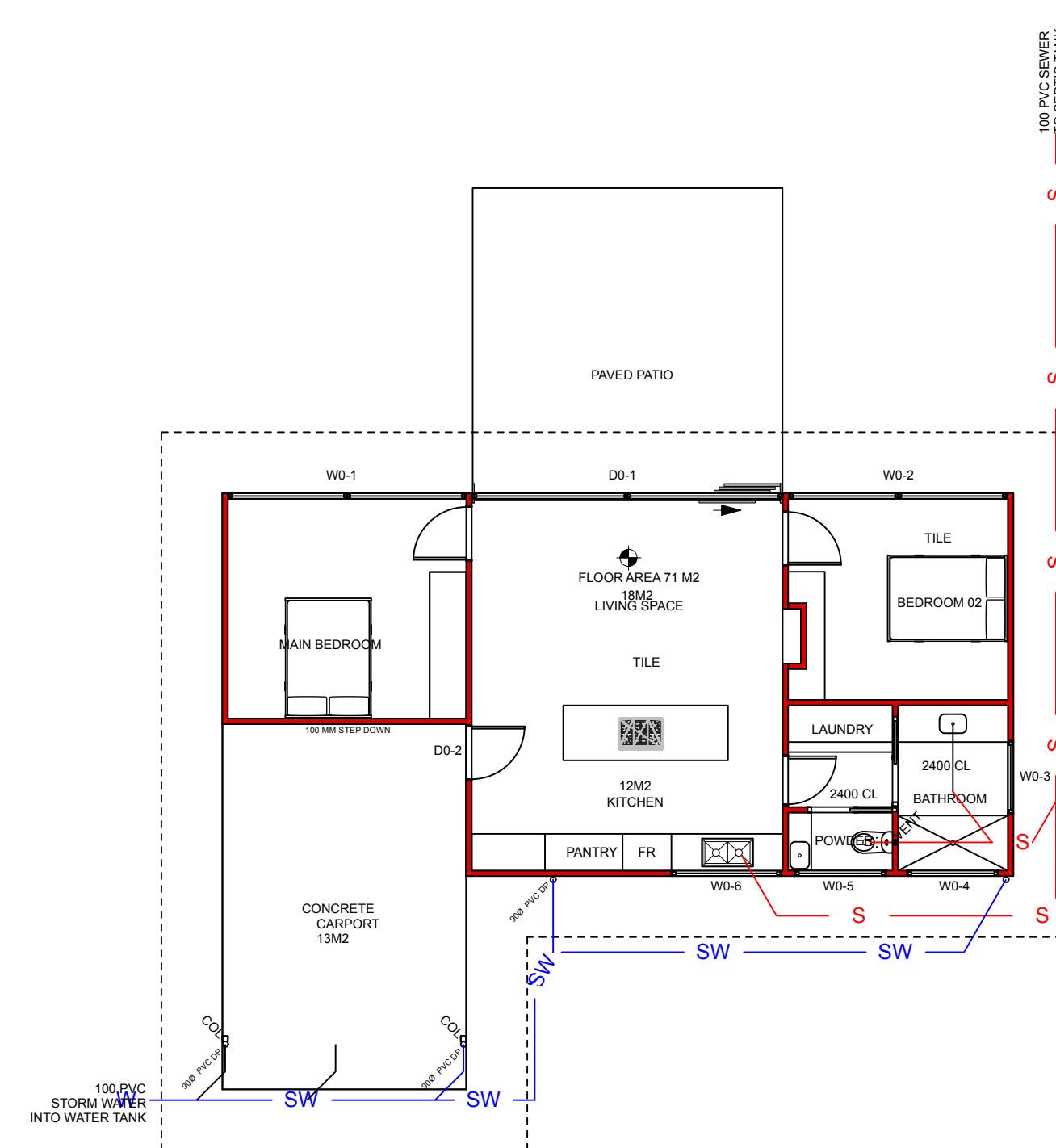
Class 1 building	5.0 W/m ²	1.7 W/m ²
Class 10a building (associated with a Class 1 building)	3.0 W/m ²	0.4 W/m ²

if inputs are valid 



 10W LED DOWN LIGHT

1 **LIGHTING UNIT 1-2**
Scale: 1:100



1

Scale: 1:100

PLUMBING UNIT 1-2

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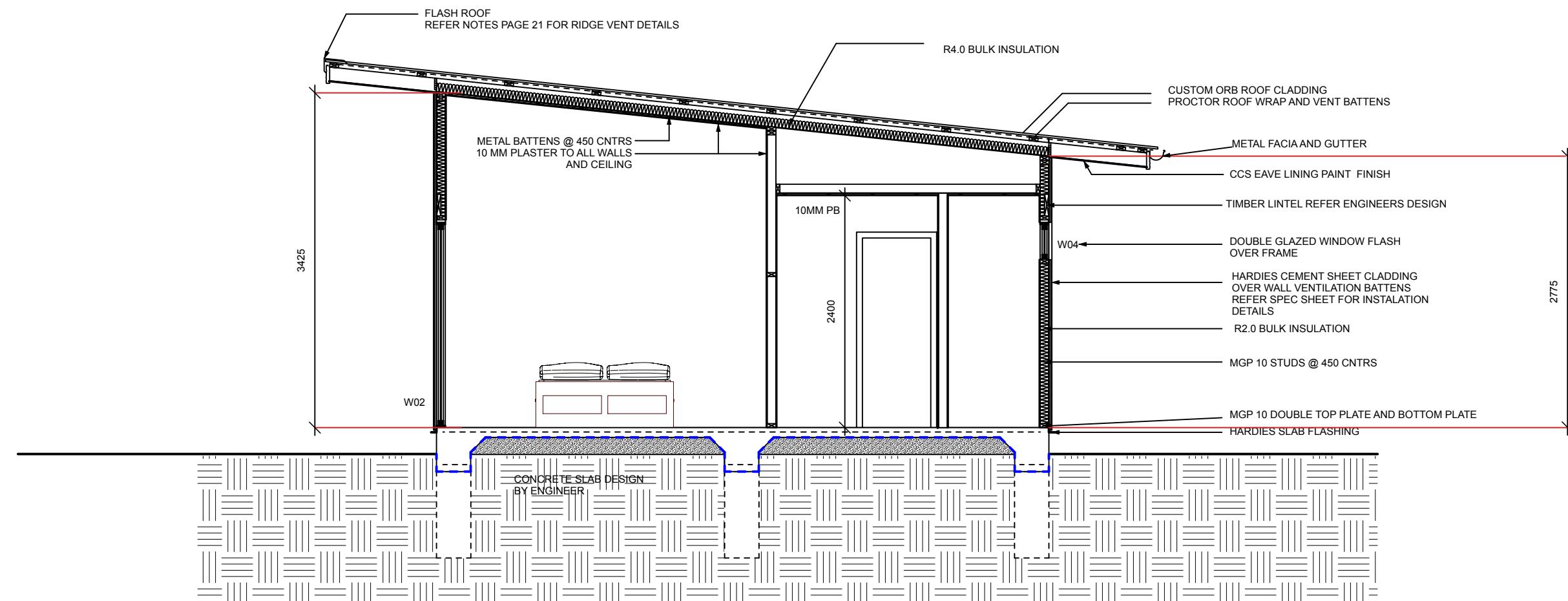
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No: AMENDMENT: DATE:

**PROCTOR ROOF VENTILATION AND FIRE SYSTEM
REFER NOTES PAGE 21**



1

TYPICAL SECTION
Scale: 1:50

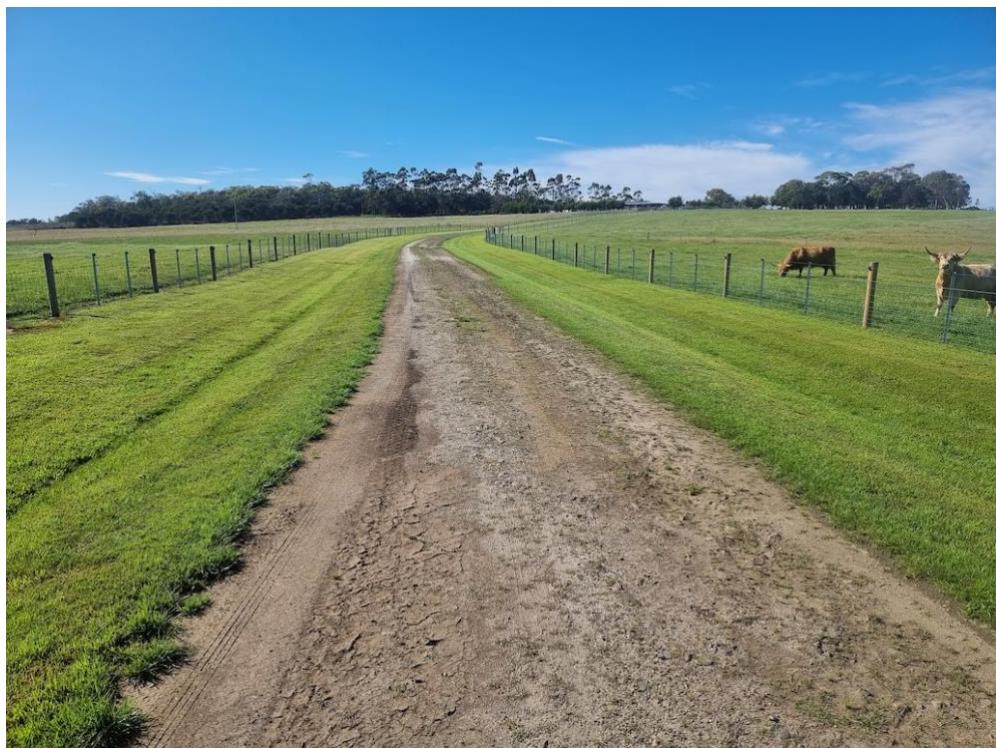
Submission addressing the
Tasmanian Planning Scheme – St Helens

for the

change of use from the Residential Use to the dual Residential and Visitor Accommodation Uses as well as the construction of 2 units, associated vehicle manoeuvring areas and on-site wastewater systems

at

1296 North Ansons Road, Ansons Bay, 7264



29 July 2025

As amended 23 December 2025

Written by

Chris Triebe BBus (MarMgt)Hons, GradDip Env&Plan of
Chris Triebe & Associates Town Planning Services
PO Box 313 St Helens Tasmania 7216
ctriebeplanning@gmail.com
0417 524 392

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1. INTRODUCTION

Mr Trevor Mortyn retained Chris Triebe and Associates Town Planning Services to prepare and submit a development application for a change of use from Resource Development to the dual Residential and Visitor Accommodation Uses. The application will retain the Residential Use within the existing dwelling, while the construction of 2 units with associated on-site wastewater system and vehicle manoeuvring areas will be for the Visitor Accommodation Use, all on the single Title.

The 38.52ha Agriculture zoned development site with existing single storey, 5 bedroom, brick and Colorbond clad dwelling with associated sheds and stockyards, fronts North Ansons Road and has been used for keeping and breeding cattle and sheep for many years. The unserviced site abuts similar Agriculture zoned properties on the northern, western and eastern boundaries while the southern adjoining property is zoned Rural. Two minor tributaries of Little Boggy Creek flow through the development site, with both to the south of the dwelling; an existing dam is located in the southern rear half of the lot.

The aim of this report and documentation forming the application is to demonstrate compliance with the relevant Zone and Codes of the *Tasmanian Planning Scheme – St Helens*, the *St Helens Local Provisions Schedule* (the Planning Scheme) and the Objectives of the *Land Use Planning and Approvals Act 1993* (the Act). A review of the *Local Provisions Schedule* (viewed 14 August 2024) confirmed none are applicable.

2. DEVELOPMENT SITE

2.1 Ownership and Title Information

The Certificate of Title downloaded 28 July 2025 shows the 11th edition to be in the name of John A. and Julie M. Mortyn, issued 30 July 2018. The Folio Plan was first registered 28 July 1989. The owner's postal address is 1396 North Ansons Road, Ansons Bay, TAS, 7264 and the application form signed to declare they were notified of the application being submitted on their behalf.

2.1.1 Folio Text and Plan

The site is identified by Property Identification Number (PID) 1949269 and Certificate of Title 11915/21. A review of the Folio Text notes the Title is not burdened by any easements or covenants.

2.2 The Site

The almost rectangular, undulating and fenced property of approximately 38.52ha, is located on the western side of North Ansons Road approximately 3.95km west of the Eddystone Point intersection. The property has a single frontage to this road, with the gated vehicular access in the northern boundary, beside the north-western boundary corner.

The property has an existing, single, 5 bedroom dwelling with verandah of approximately 218.7m², constructed in 1995 and clad with Colorbond and brick, on a highest point looking north. The Property Information Reports notes the only other improvements to be stockyards. The site visit dated 05 December 2024 noted the front pastures have been improved, with some paddocks holding Highland cattle. The gravel driveway is angled diagonally from the gate to the dwelling with drainage swales on either side.

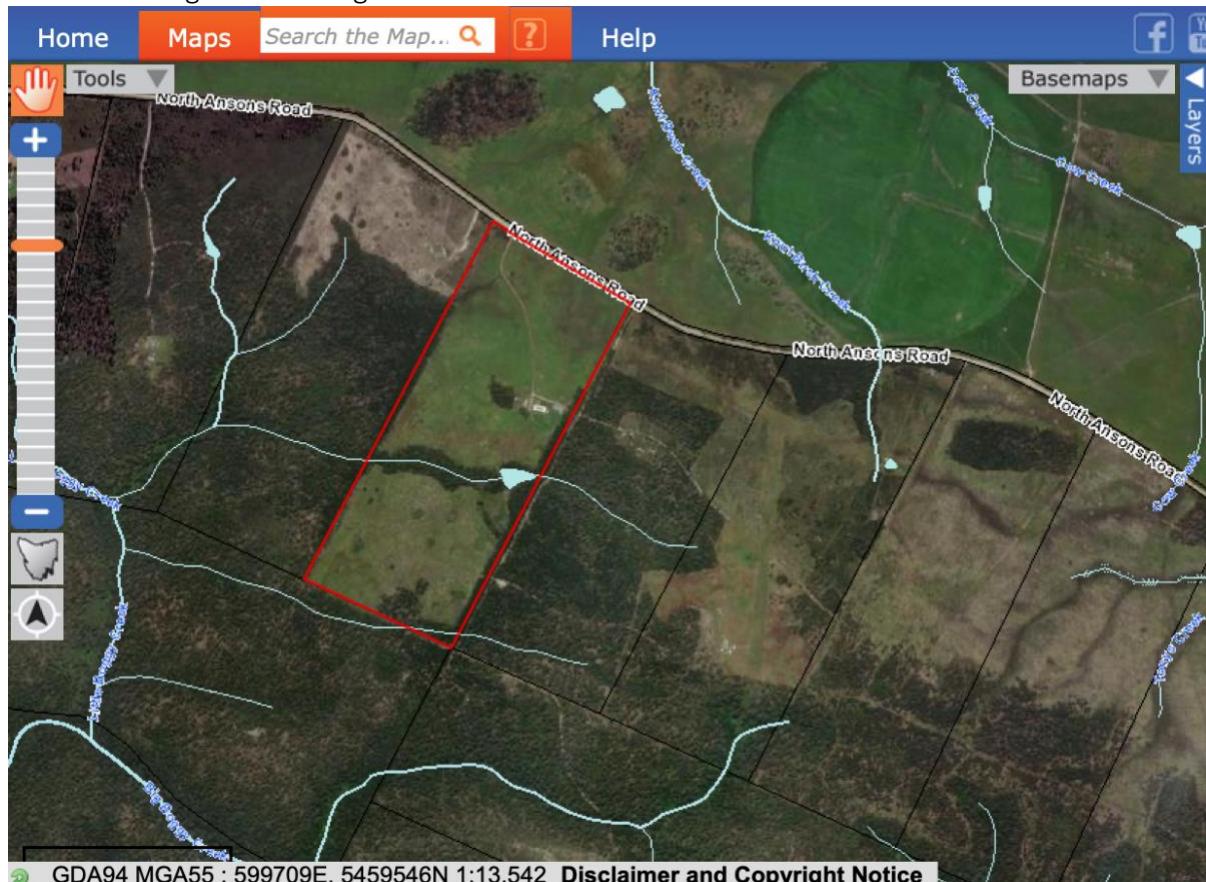


Figure 1: [LISTmap image of the on-site locations of the Little Boggy Creek watercourse tributaries](#)

The sheds used to house machinery and other items associated with operating the farm such as the stockyards, are located beside the dwelling. The site is not serviced by any reticulated water services but has Aurora power, Telstra mobile telephony and nbn® satellite based broadband (<https://www.nbnco.com.au/results/null-np-pl-ptd/sa-c-ct/sat> viewed 24 December 2024 14³⁰hrs).

The LISTmap Digital Terrain Model 10m Overlay identifies the following heights above sea level: existing dwelling: 82.86m; northern boundary corner: 72.1m; northern tributary crossing western boundary: 46.8m; south-western boundary corner: 49.2m; southernmost boundary corner: 68.8m;

A review via the LISTmap notes 2 minor tributaries of Little Boggy Creek flowing through the development site and to the south of the dwelling. The northern watercourse identified as a minor stream, has a dam inside the eastern boundary of the site while the second watercourse cuts through the southern-most Title boundary. The native riparian vegetation has been maintained on either side of both watercourses. Neither watercourse nor dam are involved with this application.

Jason Lynch of Pinion Advisory confirmed in his Agricultural Assessment dated October 25, the Modelled Land Capability Classification system identifies the site as predominantly Class 5 though with some Class 6 running through the northern third. Class 5 is land with “*...slight to moderate limitations to pastoral use but is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment...*” Class 6 land is “*...only marginally suited to grazing activities due to severe limitations. The 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...*”

2.3 Proposal

The purpose of this application is to seek approval for the change of use to the dual Residential and Visitor Accommodation Uses as well as the construction of 2 units for the Visitor Accommodation Use. Associated vehicle manoeuvring and parking areas as well as stormwater and wastewater management systems will be constructed and installed. The two units will be constructed immediately to the north of the dwelling and on the eastern side of the drive. The timber-framed units will be constructed on slabs and clad with Colorbond and Hardie ‘Axon’ and ‘Matrix’, providing a maximum height of approximately 4.4m above existing ground level.

Each unit will encompass approximately 71m² and provide 2 bedrooms, a bathroom with shower, vanity, toilet and laundry, an open-planned kitchen/living/dining area and a single vehicle carport. An uncovered patio will extend to the north, with internal access from the living area. Drawing CD.03 shows both units will be between the approximate 81m and 80.5m contours.

A single septic wastewater system will service the units while stormwater runoff from the units will be used to supply the fire and general use water tanks; the overflow will be directed to the existing swale drain beside the existing driveway.

A review of the LIST indicates the property is burdened by the following overlays:

- Waterway and coastal protection area (buffer area) – Natural Assets Code;
- Bushfire-prone areas – Bushfire-prone Areas Code;
- Low landslip hazard band – Landslip Hazard Code;

2.4 Discretions

The application is discretionary on the following Clauses:

21.2 Use Table – unqualified discretionary Use

21.3.1 P1 & P2 Discretionary uses – an acceptable solution is not offered

21.4.2 P2 Setbacks – reduced side boundary setback

C3.5.1 P1 Traffic generation at a vehicle crossing, level crossing or new junction – potential increase in vehicular movements over existing crossover

3. ZONE

21.0 Agriculture Zone

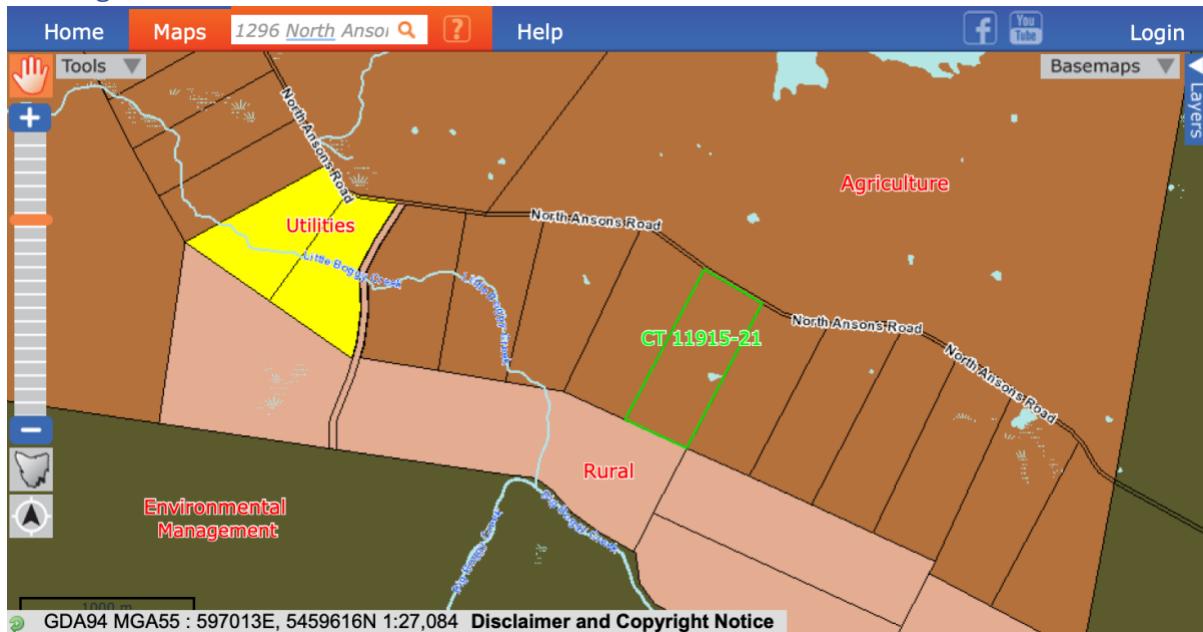


Figure 2: Zoning map

21.1 Zone Purpose

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 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

In accordance with this Table, the existing dwelling will continue the existing Residential Use, a Permitted Use while the proposed Visitor Accommodation Use is an unqualified Discretionary Use within this Zone.

The response to the Zone in this Planning Report, has been completed with the assistance of the Agricultural Assessment and Compliance Report dated October 2025 and authored by Senior Agricultural Consultant Mr Jason Lynch BAppSc (hort.) CPAg, of Pinion Advisory.

21.3 Use Standards

21.3.1 Discretionary uses

Objective: That uses listed as Discretionary:

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

The proposed visitor accommodation development is an unqualified discretionary land use activity, and hence the concentration on the response to Performance Criteria P1 and P2. No prime agricultural land has been identified on the subject property, hence there is no requirement to respond to Performance Criteria P3.

P1 – Performance Criterion

The application is discretionary on this subclause because an acceptable solution is not offered. The proposal complies with this discretion having regard to the following:

(a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site: the visitor accommodation units will allow visitors to enjoy the rural bucolic amenity of the subject property, Ansons Bay locale and wider north-east Tasmania region. The visitor accommodation units will capitalise on the suitable topography present on the site (e.g. ease of construction);

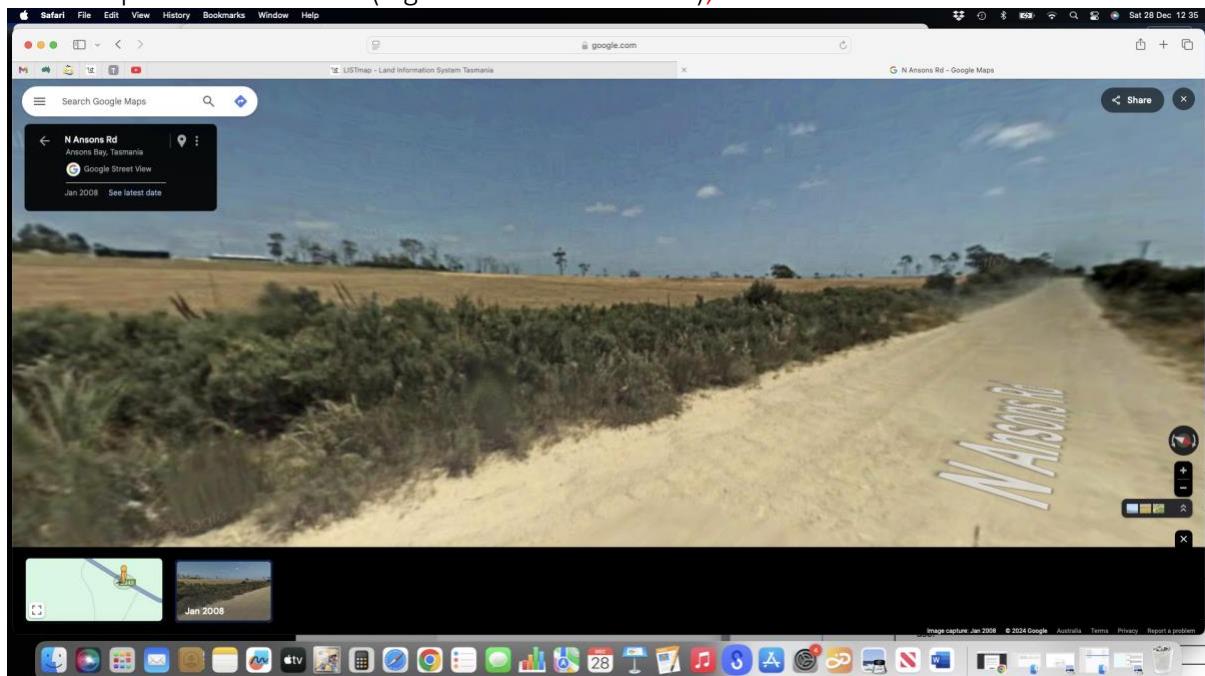


Figure 3: Google Street view dated January 2008 of development site downloaded 28 December 2024

(b) access to infrastructure only available on the site or on land in the vicinity of the site: the Council-maintained North Ansons Road is slowly being upgraded; the gravelled surface minimises the traffic movements to those generally associated with the local farming operations as well as shack owners travelling to and from Ansons Bay. While the property has access to reticulated power, the lack of water infrastructure as well as local shops also provides the alternate ambience experienced by those permanently living in such an agricultural environment;

(c) access to a product or material related to an agricultural use: not applicable;

(d) service or support for an agricultural use on the site or on land in the vicinity of the site: the proposed development will allow for the proponent to generate a higher level of income that would otherwise be able to be generated from the area of pasture which would be utilised for the livestock grazing enterprise. The agricultural

productivity and associated income which would be lost as a result of the proposed development represents 1.5 DSE, which equates to approximately \$70 of annual gross margin income.

However, by diversifying into a visitor accommodation enterprise in addition to the continuation of the existing livestock grazing enterprise (albeit with a very minor income reduction) would generate more income thereby offsetting the loss of land for pasture, and the additional income would be used to support the ongoing development and improvement of the balance of the agricultural land on the subject property. The developments and improvements can include soil nutrition management, fencing, pasture renovation;

(e) **the diversification or value adding of an agricultural use on the site or in the vicinity of the site:** the proposed visitor accommodation development will allow the proponent to diversify and supplement the income generated from the current livestock grazing enterprise conducted subject property. The agricultural productivity and associated income which would be lost as a result of the proposed development, represents 1.5 DSE, which equates to approximately \$70 of annual gross margin income.

However, by diversifying into a visitor accommodation enterprise in addition to the continuation of the existing livestock grazing enterprise (albeit with a very minor income reduction) would generate more income thereby offsetting the loss of land for pasture, and the additional income would be used to fund the ongoing development and improvement of the balance of the agricultural land on the subject property. The developments and improvements would include soil nutrition management, fencing and pasture renovation. It is important to note that due to a combination of the soils, land capability and lack of access to irrigation water the future opportunity to diversify and intensify the agricultural land use activity which could be undertaken on the subject property, is severely restricted; **and**

(f) **provision of essential Emergency Services or Utilities:** not applicable. The proposed Visitor Accommodation Use is neither an essential Emergency Service nor Utility Use.

P2 – Performance Criterion

This discretion was addressed because an acceptable solution was not offered. The discretionary proposal is minimising the conversion of agricultural land to non-agricultural use, having regard to the following:

(a) **the area of land being converted to non-agricultural use:** the proposed visitor accommodation units would be built nearby to the north of the existing residential dwelling in a sensitive position which would impose the least negative impact on the agricultural land use activities conducted on the balance of the property. The productivity of the livestock grazing enterprise would experience negligible negative impacts, as the proposed entirety of the development would cover approximately 900m² of land (represents approximately 0.23% of the total area of the property) and would support approximately 1.5 DSE (represents approximately 0.26% of the total carrying capacity of the property). The positioning of the visitor accommodation units would ensure the least possible impact on the operational management of the agricultural land which thereby minimises the potential interference on the

operational use of the land, such as for undertaken grazing across the property, undertaken land improvements, and the application of agricultural chemical and fertilisers;

(b) whether the use precludes the land from being returned to an agricultural use: if required the proposed visitor accommodation could be demolished and removed and the land rehabilitated back to land able to be used for agriculture. Thereafter soil amelioration activities undertaken (cultivation and application of amendments applied) to rejuvenate the land, sown back to pasture and returned it to productivity agricultural use;

(c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites: as outlined in section 5.4 and 5.5 of the agricultural report considerations have made for the proposed developments' impact to and from agricultural land use activity. These considerations relate to issues regarding the application of agricultural chemicals spray drift, noise emissions, irrigation spray drift, trespass, fencing, weed management and fire management, and have been considered low risk. There is no irrigated land and/or irrigation infrastructure which would be impacted by the proposed development on the subject property;

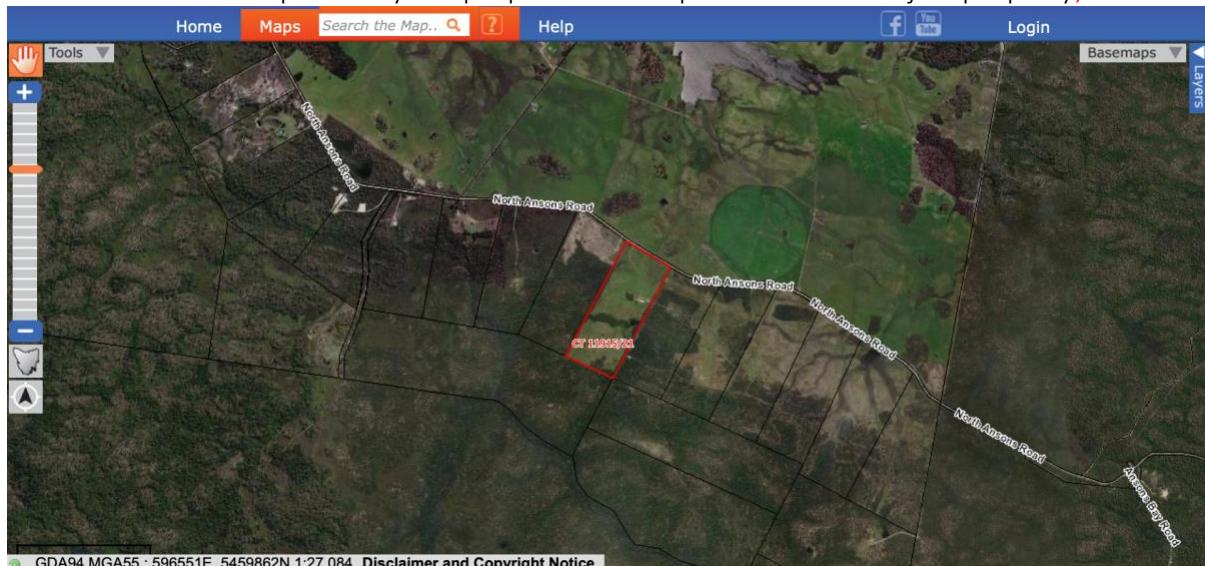


Figure 4: LISTmap image showing native vegetation surrounding development site

The properties to the south, east and west are almost/entirely covered by native vegetation and are not used for any agricultural land use activity. The property nearby to the north is used for agriculture (as per grazing livestock and cropping for potato production), however due to the substantial setback distances (approximately 280m) in conjunction with the nature of the development (as per visitor stay accommodation) it is reasonable to consider that this would have no negative impact on the operation and management of this agricultural property (as per title 241697/1). Section 5.3 and 5.4 of the Agricultural Report provides additional details on the potential for risk of negative impacts and associated mitigation measures to ensure the adjacent agricultural land use activities.

P3 – Performance Criterion

This discretion was addressed because an acceptable solution was not offered. As shown in Figure 5 below, this subclause is not applicable due to the property having been assessed as

predominantly consisting of Class 5 land, with a small amount of Class 6 to the south of the buildings. Therefore the proposed development will not be located on prime agricultural land.

P4 – Performance Criterion

This discretion was addressed because an acceptable solution was not offered. This subclause is not applicable because based on the definitions provided in Table 6.2 Use Classes, this application does not propose a new Residential Use.

21.4 Development Standards for Buildings and Works

21.4.1 Building height

Objective: To provide for a building height that:

- (a) is necessary for the operation of the use; and
- (b) minimises adverse impacts on adjoining properties.

A1 – Acceptable Solution

Drawings CD.06 and CD.08 shows the unit elevations will have an approximate maximum height above existing ground level of 4.7m.

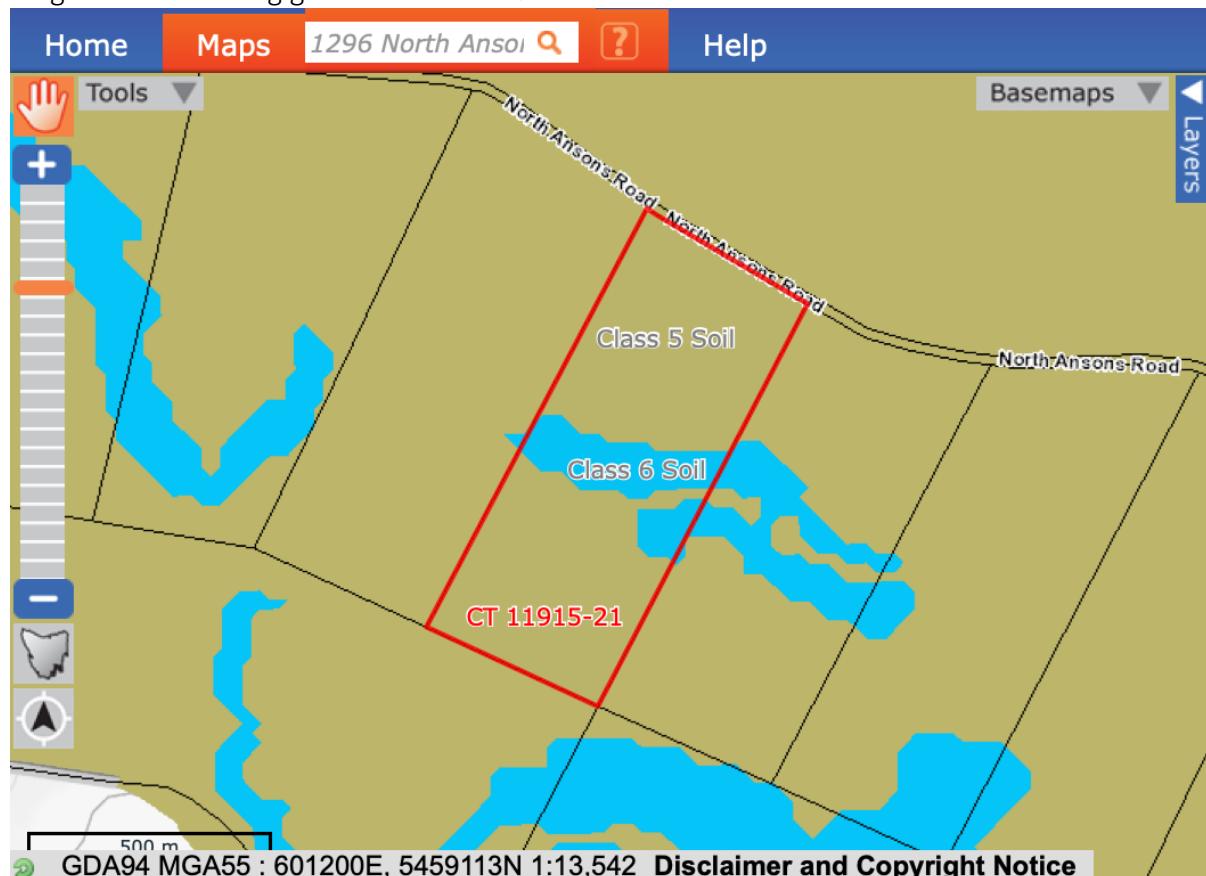


Figure 5: LISTmap Modelled Land Capability Classification for the property

21.4.2 Setbacks

Objective: That the siting of buildings minimises potential conflict with use on adjoining sites.

A1 – Acceptable Solution

The proposed accommodation units will be located within the central northeastern area of the property nearby to the north of the existing residential dwelling on the subject property and

would be setback further than 5m from all property boundaries, and hence compliant with Acceptable Solution A1.

P2 – Performance Criterion

The proposed accommodation units will be located within 200m of agricultural land and hence requires addressing Performance Criteria P2. It should be noted the nearest agricultural land is the property adjacent to the immediate east of the subject property (as per property title 11914/22), however this land is almost entirely covered by native vegetation, and in its present condition is not used for any agricultural use. If the property adjacent to the east was cleared and converted to agricultural land in all reality it would be utilised for dryland pasture production based on considerations associated with prevailing land capability (e.g. modelled as class 5 and 6 land), topographic challenges and lack of access to irrigation water. The application complies with this discretion in the following way:

- (a) the size, shape and topography of the site:** the subject property covers approximately 38.6 hectares and presents as a rectangular shape, with the topography characterised by the unnamed tributary of Big Boggy Creek which divides the property into two areas and gently/moderate sloping and undulating ground which leads into and away from this waterway. The proposed development will be located in a position which would create a negligible disruption to the operation and management of the livestock grazing enterprise, as it will not be located in the middle of a paddock, would allow a continuation of the ability to apply fertiliser and agricultural chemical with minimal disruption and only straightforward fencing arrangements would be needed to exclude livestock;
- (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties:** this area of North Ansons Road is sparsely populated. The nearest residential dwelling on adjacent land would be located approximately 420m to the north-west at the nearest point to the location of the proposed visitor accommodation units and 20m lower in elevation. Due to these extended setback distance and elevation differences, there is no expectation that the amenity of the nearest residential dwelling nor that of the visitor accommodation units and vice versa would be diminished;
- (c) the location of existing buildings on the site:** the subject property has a residential dwelling (approximately 50m to the south), a large storage/machinery shed (approximately 250m to the south-east), smaller utility/storage shed (approximately 25m to the south-west) for the location of the proposed visitor accommodation unit development. A substantial and well established shelter belt is located to the north of the existing residential dwelling, providing a buffer to the location of the proposed visitor accommodation unit development;
- (d) the existing and potential use of adjoining properties:** the properties to the east, west and south are almost/entirely covered by native vegetation and not currently used for any agricultural land use activity. If these properties adjacent to the east, west and south were cleared and converted to agricultural land in all reality it would be utilised for dryland pasture production based on considerations associated with prevailing land capability (e.g. modelled as class 5 and 6 land), topographic challenges and lack of access to irrigation water.

The property further to the north (as per property title CT 241697/1) is a large scale property and used for grazing livestock, including irrigated land (via centre pivots) which are used for pasture and potato production. At the nearest point, the proposed visitor accommodation units would be 280m from the agricultural property to the north and 340m to the nearest irrigated land; this setback includes the 20m wide North Ansons Road reserve. It is reasonable to consider that due to a combination of the setback distances, the current and future nature of the land use activity, the proposed visitor accommodation development would not be expected to diminish and/or negatively impact the agricultural land use activities conducted therewith;

- (e) the proposed visitor accommodation units will be a modest design and built of modern building materials. The proponent will ensure the visitors staying in the units are aware of and observe appropriate behaviour expectations, and this will allow for a harmonious experience and no disruption to the current livestock enterprise undertaken on the subject property;
- (f) the existing shelter belt to the south and vegetation present along the nearby eastern boundary will be preserved.

21.4.3 Access for new dwellings

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

A1 – Not Applicable

This application does not propose a new dwelling.

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.

Not Applicable

This application does not propose a subdivision.

4. CODES

A review of the Tasmanian Planning Scheme General and Code overlays on the electronic LIST (Land Information System Tasmania) database (viewed <https://maps.thelist.tas.gov.au/listmap/app/list/map> viewed 30 December 2024 15¹⁰hrs) confirms the following overlays are relevant to this application:

- a. Waterway and Coastal Protection Area – Buffer Area – C7.0 Natural Assets Code;
- b. Bushfire-prone areas – C13. Bushfire-prone Areas Code;
- c. Landslip Hazard Band – Low – C15. Landslip Hazard Code;

The relevant Codes will be discussed later in this report.

C1.0 Signs Code

Not Applicable

C1.1 Code Purpose

The purpose of the Signs Code is:

- C1.1.1:** To provide for appropriate advertising and display of information for business and community activity.
- C1.1.2:** To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.
- C1.1.3:** To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.



Figure 6: the sole and existing signage on the front gate

C1.2 Application of this Code

- C1.2.1:** Unless otherwise stated in a particular purpose zone, this Code applies to all development for signs, unless the following clauses apply:
 - (a) C1.4.2; or
 - (b) C1.4.3.

- C1.2.2:** This Code does not apply to use.

The image portrayed in Figure 6 above is a piece of metal artwork depicting the breed of cattle on the development site. This image does not and will not provide an advertising message, the property address or information on the short-term accommodation. As this application neither proposes nor requires signage for any purpose, this Code is not applicable.

4.1: C2.0 Parking and Sustainable Transport Code

This Code is applicable because the proposal will intensify the number of vehicular movements over the existing property access.

C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

- 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.

C2.2 Application of this Code

- C2.2.1:** Unless stated otherwise in a particular purpose zone, or sub-clause C2.2.2, C2.2.3 or C2.2.4, this Code applies to all use and development.
- C2.2.2:** Clause C2.5.3 does not apply to the Visitor Accommodation Use.
- C2.2.3:** Clause C2.5.4 does not apply to the Visitor Accommodation Use.
- C2.2.4:** Clause C2.5.5 does not apply to the Visitor Accommodation Use.

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective: That an appropriate level of car parking space are provided to meet the needs of the use.

A1 – Acceptable Solution

A review of Table C2.1 Parking Space Requirements shows the Resource Development Use does not require the provision of any on-site parking spaces while the existing Residential Use requires the provision of 4 parking spaces for the 5 bedrooms within the existing dwelling.

Table C2.1 states the Visitor Accommodation Use must provide 1 vehicle parking space per self-contained accommodation unit or 1 space per 4 beds, whichever is greater. As the 2 units will provide a total of 4 double beds in 4 rooms, each unit will have an individual car parking

space provided under their respective carport. The provision of bicycle spaces is not required for the Visitor Accommodation Use.

Furthermore, the size of the Title ensures all spaces are provided on-site as shown on the site plan on CD.04. The application complies with this acceptable solution in the following manner:

- (a) not applicable. The site is not subject to a parking plan for the area adopted by Council;
- (b) not applicable. The site is not contained within a parking precinct plan or subject to Clause C2.7;
- (c) not applicable. In accordance with subclause C2.2.4 above the site is not subject to Clause C2.5.5; or
- (d) this application requires the provision of an additional 2 vehicle parking spaces only.

C2.5.2 Bicycle parking numbers

Objective: That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.

A1 – Not Applicable

In accordance with Table C2.1 this application does not require the provision of any bicycle parking spaces.

C2.5.3 Motorcycle parking numbers

Objective: That the appropriate level of motorcycle parking is provided to meet the needs of the use.

A1 – Not Applicable

In accordance with subclause C2.2.2 the provision of motorcycle parking is not required for this application as a total 6 vehicle parking spaces must be provided.

C2.5.4 Loading bays

Objective: That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.

A1 – Not Applicable

In accordance with subclause C2.2.3 above, the provision of a loading bay is not required for the Visitor Accommodation Use.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

Objective: To:

- (a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and
- (b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.

A1 – Not Applicable

The development site is not located within the General Residential Zone or the Inner Residential Zone.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective: That parking areas are constructed to an appropriate standard.

A1 – Acceptable Solution

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

- (a) be constructed of either concrete (parking area) or with a compacted, durable gravel, all weather pavement;
- (b) drain stormwater to the on-site swales and disposed of within the surrounding pasture, away from the buildings; and
- (c) not applicable. As the Agriculture Zone is excluded by this subclause, the use of a compacted gravel surface for these areas complies with this acceptable solution.

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.

A1.1 – Acceptable Solution

The site plan submitted with this application demonstrates the parking, access ways, manoeuvring and circulation spaces will:

- (a) comply with the following:
 - i. will be on almost level ground and have a gradient in accordance with *Australian Standard AS 2890 – Parking facilities, Parts 1-6*;
 - ii. provide for vehicles to enter and exit the property in a forward direction;
 - iii. has an access with a minimum width of 4.5m for the initial 7m from the road carriageway and 3m thereafter in accordance with Table C2.2;
 - iv. provide 2 car parking spaces for the Visitor Accommodation Use that are a minimum of 5.4m by 2.6m. The existing 2 parking spaces for the existing dwelling will remain unaltered;
 - v. will have a minimum 6.4m provided for access and manoeuvring width adjacent to the parking spaces in accordance with Table C2.3;
 - vi. the elevations provided on Drawings CD.06 and CD.08 demonstrate both carports will have a minimum vertical clearance in excess of 2.1m above the parking surface level; and
 - vii. the individual unit parking spaces will be located beside each respective unit.

A1.2 – Not Applicable

This proposal will not provide dedicated parking spaces for use by persons with a disability.

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.

A1 – Acceptable Solution

The site visit dated 05 December 2024 confirmed the property has a single access off North Ansons Road, shown in Figure 7 below. Based upon the location as well as the material used, it is put to the Planning Authority this crossover was previously constructed to the necessary standards. An additional access onto North Ansons Road is neither proposed nor required



Figure 7: Existing dwelling access looking south and culvert pipe looking west

A2 – Not Applicable

The development site is located within the Agriculture Zone.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

Objective: That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which:

- (a) enables easy and efficient use;
- (b) promotes the safety of users;
- (c) minimises opportunities for crime or anti-social behaviour; and
- (d) prevents unreasonable light overspill impacts.

A1 – Not Applicable

Although the development site is located within the Agriculture Zone, a motion sensitive light may be installed under each carport to provide lighting to assist with the unpacking of late night arrivals.

C2.6.5 Pedestrian access

Objective: That pedestrian access within parking areas is provided in a safe and convenient manner.

Not Applicable

This application requires the provision of a minimum 6 car parking spaces only: 4 for the existing Residential Use and 2 for the proposed Visitor Accommodation Use.

A1.2 – Not Applicable

This application does not propose the specific provision of accommodation for disabled persons.

C2.6.6 Loading bays

Objective: That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.

A1 – Not Applicable

In accordance with subclause C2.2.3 above, the provision of a loading bay is not required for the Visitor Accommodation Use.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

Objective: That parking for bicycles are safe, secure and convenient, within the General Business and Central Business Zones

Not Applicable

The development site is located within the Agriculture Zone.

C2.6.8 Siting of parking and turning areas

Objective: That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.

Not Applicable

Even though the development site is located within the Agriculture Zone, all proposed vehicle parking and manoeuvring areas are located behind the individual units.

C2.7 Parking Precinct Plan

C2.7.1 Parking precinct plan

Objective: To minimise the amount of on-site car parking spaces within an area defined by a parking precinct plan, and that parking does not detract from the streetscape of the area.

A1 – Not Applicable

The development site is not located within an area burdened by a parking precinct plan.

4.2: C3.0 Road and Railway Assets Code

This Code is applicable due to a potential increase in the number of vehicle movements over the existing crossover.

C3.1 Purpose of the Code

The purpose of the Road and Railway Assets Code is:

- 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.

C3.2 Application of this Code

- C3.2.1** This Code applies to a use or development that:

- a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;
- b) will require a new vehicle crossing, junction or level crossing; or
- c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive Use.

C3.4 Use or development exempt from this Code

C3.4.1 There are no exemptions from this Code.

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.

A1.1 – Not Applicable

A review of the Tasmanian State Road Hierarchy (<https://www.transport.tas.gov.au/?a=108509> viewed 07¹⁰hrs, 29 July 25) confirms North Ansons Road is an uncategorised road ensuring this subclause is not applicable.

A1.2 – Not Applicable

This application neither proposes nor requires a new junction, vehicle crossing or level crossing, ensuring this subclause is not applicable.

A1.3 – Not Applicable

The development site is not located on or beside any part of the Tasmanian rail network.

A1.4 – Acceptable Solution

The 2 visitor accommodation units will utilise the existing and only access onto North Ansons Road, toward the north-western boundary corner. In accordance with Table C3.1 of the Planning Scheme it is expected each unit will generate 3 return trips a day totalling 6 additional vehicle movements over the existing crossover. As this Council road is an 'other road', this will not generate more than the acceptable solution 40 vehicle movements per day.

A1.5 – Acceptable Solution

The site plan submitted on Drawing CD.04 with this report, demonstrates adequate manoeuvring space is provided behind each unit and on-site for vehicles to enter and leave the property in a forward direction.



Figure 8: *Northern and southern views over existing driveway*

C3.6 Development Standards for Buildings or Works

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

Objective: To minimise the effects of noise, vibration, light and air emissions on sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.

A1 – Not Applicable

The units proposed in this application will have a minimum 274m setback from the boundary fronting North Ansons Road. In addition, the Title is not on or near an existing railway system. Therefore this subclause is not applicable.

C3.7 Development Standards for Subdivision

Objective: To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses within a road or railway attenuation area, from existing and future major roads and the rail network.

Not Applicable

This application does not propose a subdivision.

C4.0 Electricity Transmission Infrastructure Protection Code

Not Applicable

E4.1 Code Purpose

The purpose of the Electricity Transmission Infrastructure Protection Code is:

- C4.1.1:** To protect use and development against hazards associated with proximity to electricity transmission infrastructure.
- C4.1.2:** To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure.
- C4.1.3:** To maintain future opportunities for electricity transmission infrastructure.

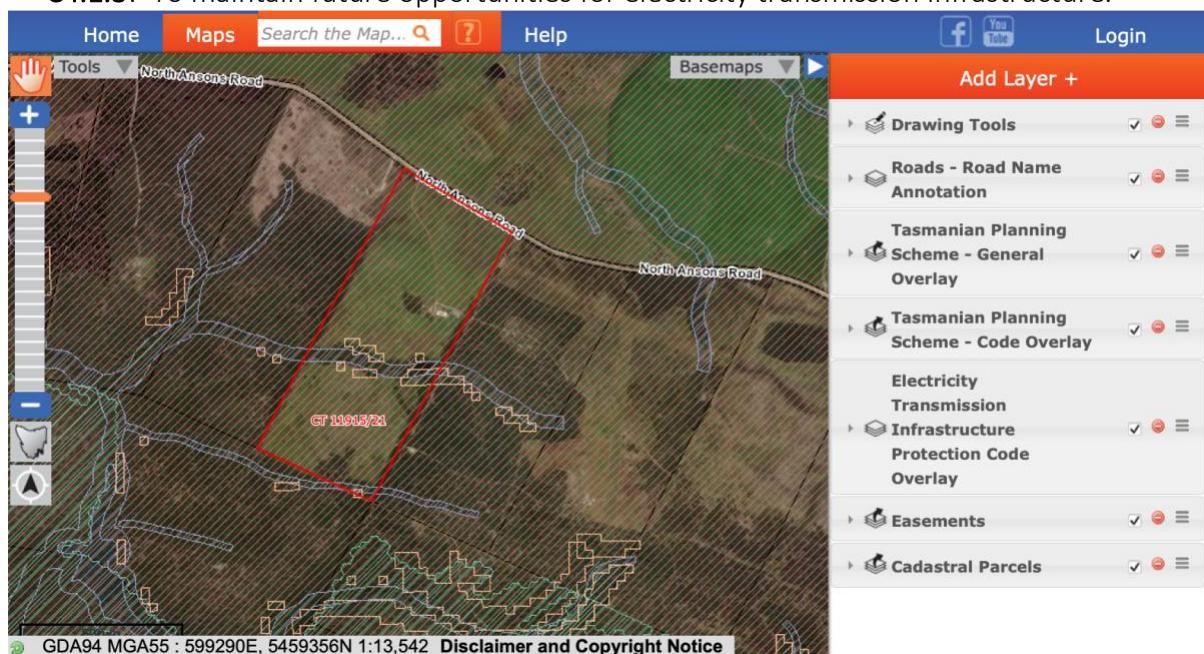


Figure 9: LISTmap Electricity Transmission Infrastructure Protection Code Overlay – 1296 North Ansons Road

C4.2 Application of this Code

- C4.2.1:** This Code applies to Use or development of land within the following areas:

- (a) electricity transmission corridor, and if for:
 - (i) buildings or works;
 - (ii) a sensitive Use contained within a building;
 - (iii) Use listed in Table C4.1; or
 - (iv) subdivision; and
- (b) communications station buffer area, and if for:
 - (i) building or works; or
 - (ii) subdivision; and
- (c) substation facility buffer area, and if for:
 - (i) a sensitive Use contained within a building;
 - (ii) a Use listed in Table C4.1;
 - (iii) buildings or works within 5m of a substation facility; or
 - (iv) subdivision.

The Transmission Lines and Electricity Transmission Infrastructure Protection Code Overlays were reviewed on the LIST electronic database (<https://maps.thelist.tas.gov.au/listmap/app/list/map> viewed 29 July 2025 12²⁶hrs) and shown in Figure 9 above. As this did not identify a corridor or communications station in proximity to the development site, this Code is not applicable.

C5.0 Telecommunications Code

Not Applicable

C5.1 Code Purpose

The purpose of the Telecommunications Code is:

- C5.1.1: To provide for telecommunication networks as a service for the community.
- C5.1.2: To ensure that facilities are co-located where practicable.
- C5.1.3: To ensure that facilities use mitigation measures to avoid an unreasonable loss of visual amenity.

C5.2 Application of this Code

- C5.2.1: Unless otherwise stated in a particular purpose zone, this Code applies to all development for telecommunication facilities.
- C5.2.2: This Code does not apply to use.

C5.4 Use or Development Exempt from this Code

- C5.4.1: There are no exemptions from this Code.

Not Applicable

This application does not propose development for telecommunication facilities.

C6.0 Local Historic Heritage Code

Not Applicable

C6.1 Code Purpose

The purpose of the Local Historic Heritage Code is:

- C6.1.1: To recognise and protect:
 - (a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and
 - (b) significant trees.
- C6.1.2: This Code does not apply to the Aboriginal heritage values.

C6.2 Application of this Code

C6.2.1: This Code applies to:

- (a) development on land within any of the following, as defined in this Code:
 - (i) a local heritage place;
 - (ii) a local heritage precinct;
 - (iii) a local historic landscape precinct; and
 - (iv) for excavation only, a place or precinct of archaeological potential; and
- (b) the lopping, pruning, removal or destruction of a significant tree as defined in this Code.

C6.2.2: If a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.

C6.2.3: This Code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this Code.

C6.2.4: This Code does not apply to use.

C6.4 Development Exempt from this Code

C6.4.1: Development described in Table C6.4.1 is exempt from this Code provided it meets the number of corresponding qualifications not listed.

Not Applicable

Subclause C6.4.1 has been reviewed and the application does not comply with any of the listed exemptions. The development site is not listed as being on land within a local heritage place, a local heritage precinct, a local historic landscape precinct or in a place or precinct of archaeological potential. This Code is therefore not applicable.

4.3: C7.0 Natural Assets Code

A review of the Planning Scheme overlays on the electronic LIST database confirms the future coastal refugia area and priority vegetation area overlays do not burden the area of development though the Waterway and coastal protection area – buffer area does, making this Code applicable.

C7.1 Code Purpose

The purpose of the Natural Assets Code is:

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.

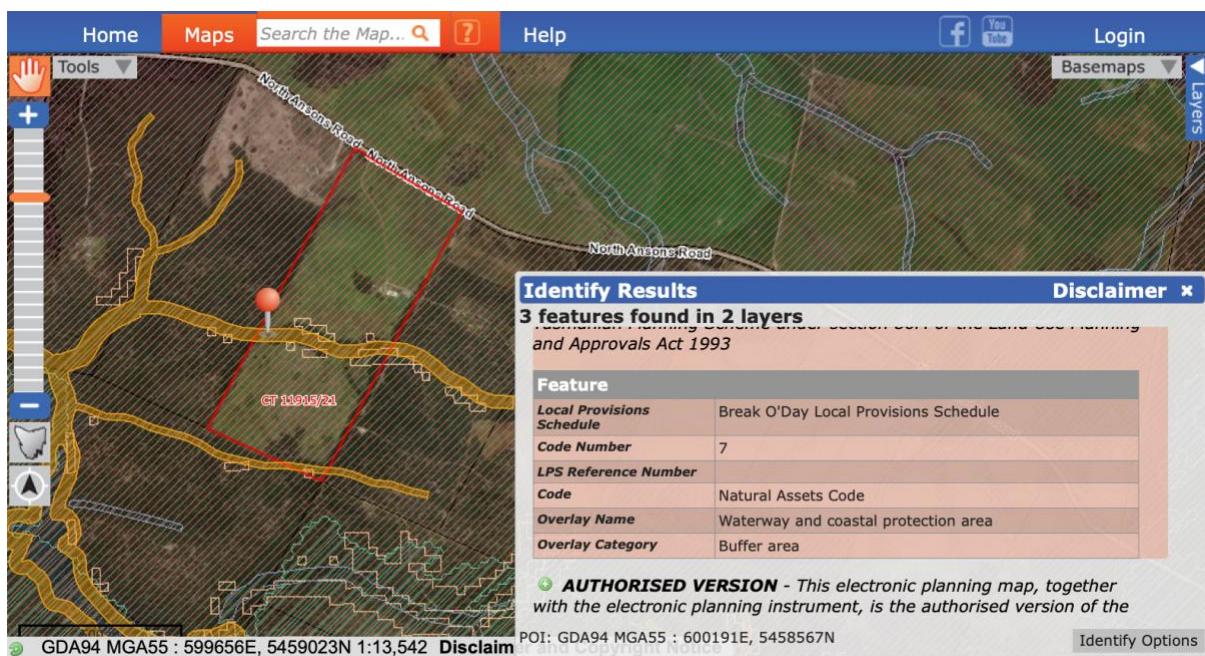


Figure 10: LISTmap image of Waterway and Coastal Protection Overlay

C7.2 Application of this Code

C7.2.1: This Code applies to development on land within the following areas:

- (a) a waterway and coastal protection area;
- (b) a future coastal refugia area; and
- (c) a priority vegetation area only if within the following zones:
 - (i) Rural Living Zone;
 - (ii) Rural Zone;
 - (iii) Landscape Conservation Zone;
 - (iv) Environmental Management Zone;
 - (v) Major Tourism Zone;
 - (vi) Utilities Zone;
 - (vii) Community Purpose Zone;
 - (viii) Recreation Zone;
 - (ix) Open Space Zone;
 - (x) Future Urban Zone;
 - (xi) Particular Purpose Zone; or

(xii) General Residential Zone or Low Density Residential Zone, only if an application for subdivision.

C7.4 Development Exempt from this Code

C7.4.1 This subclause lists a number of uses and/or development exempt from this Code.

The list was reviewed and confirmed this application does not propose any of the works ensuring the application is not exempt from addressing this Code.

C7.5 Use Standards

C7.5.1: There are no Use Standards in this Code.

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective: That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.

A1 – Not Applicable

The only areas of the development site burdened by the waterway and coastal protection area overlay, are those where the 2 tributaries cross. As both these areas are located in the southern half of the Title, no buildings or works have or will occur within either location, making this subclause not applicable.

A2 – Not Applicable

The development site is not burdened by the future coastal refugia area overlay.

A3 – Not Applicable

The works proposed in this application do not involve a new stormwater point discharge into a watercourse, wetland or lake.

A4 – Not Applicable

This application does not require nor propose dredging or reclamation within a waterway, coastal protection area or future coastal refugia area.

A5 – Not Applicable

This application neither proposes nor requires works for coastal protection, watercourse erosion or inundation protection.

C7.6.2 Clearance within a priority vegetation area

Objective: That clearance of native vegetation within a priority vegetation area:

- (a) does not result in unreasonable loss of priority vegetation;
- (b) is appropriately managed to adequately protect identified priority vegetation; and
- (c) minimises and appropriately manages impacts from construction and development activities.

A1 – Not Applicable

All works and development proposed in this application will occur over land that has long been established as pasture for stock. This application does not require the clearance of any native vegetation on the Title.



Figure 11: Eastern and northern views of unit locations taken 05 December 2024

C7.7 Development Standards for Subdivision

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

Not Applicable

This application does not propose a subdivision.

C8.0 Scenic Protection Code

Not Applicable

C8.1 Code Purpose

The purpose of the Scenic Protection Code is:

C8.1.1: To recognise and protect landscapes that are identified as important for their scenic values.

C8.2 Application of this Code

C8.2.1: This Code applies to development on land within a scenic protection area or scenic road corridor and only if within the following zones:
(b) Rural Zone;

C8.2.2: This Code does not apply to use.

C8.4 Use or Development Exempt from this Code

C8.4.1: This Code is not applicable to the application; the exemptions listed under this Clause have therefore not been listed.

Not Applicable

The development site is not located within a defined scenic protection area or scenic road corridor ensuring this Code is not applicable.

C9.0 Attenuation Code

Not Applicable

C9.1 Code Purpose

The purpose of the Attenuation Code is:

C9.1.1: To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions.

C9.1.2: To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.

C9.2 Application of this Code

C9.2.1: This Code applies to:

- (a) activities listed in Tables C9.1 and C9.2;
- (b) sensitive Uses; and
- (c) subdivision if it creates a lot where a sensitive Use could be established, within an attenuation area;

C9.2.2: The Code does not apply to attenuation areas between the activities listed in Tables C9.1 and C9.2 where those activities occur within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.

C9.2.3: The Code does not apply to sensitive uses occurring within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.

C9.2.4: The Code does not apply to a plant nursery or controlled environment agriculture activities occurring within the Rural Zone and Agriculture Zone.

Tables C9.1 and C9.2 were reviewed; this application is for the construction of 2 units, vehicle manoeuvring areas and wastewater system for the Visitor Accommodation Use. As the Title is

not knowingly within the attenuation distances of any of the activities listed in the above Tables, this Code is not applicable.

C10.0 Coastal Erosion Hazard Code

Not Applicable

C10.1 Code Purpose

The purpose of the Coastal Erosion Hazard Code is:

C10.1.1: To ensure that use or development subject to risk from coastal erosion is appropriately located and managed, so that:

- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;
- (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;
- (c) it does not increase the risk from coastal erosion to other land or public infrastructure; and
- (d) works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land.

C10.1.2: To provide for appropriate Use or development that relies upon a coastal location to fulfil its purpose.

C10.2 Application of this Code

C10.2.1: This Code applies to:

- (a) Use and development of land within a coastal erosion hazard area; or
- (b) development identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as located on an actively mobile landform within the coastal zone.

C10.2.2: The Planning Authority may only make a request under clause C10.2.1(b) where it reasonably believes, based on information in its possession, that the land is located on an actively mobile landform within the coastal zone.

C10.2.3: For the purposes of C10.5.1, Residential and Visitor Accommodation are not Use Classes that are reliant on a coastal location.

C10.4 Use or Development Exempt from this Code

C10.4.1: The number of criteria listed as exempt from this Code is extensive and has therefore not been listed. Suffice to say the list was reviewed and none are applicable to this application.

Not Applicable

The development site is not in a coastal area identified as being prone to erosion, ensuring this Code is not applicable.

C11.0 Coastal Inundation Hazard Code

Not Applicable

C11.1 Code Purpose

The purpose of the Coastal Inundation Hazard Code is:

C11.1.1: To ensure that use or development subject to risk from coastal inundation is appropriately located and managed so that:

- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;
- (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;
- (c) it does not increase the risk from coastal inundation to other land or public infrastructure; and
- (d) works to protect land from coastal inundation are undertaken in a way that provides appropriate protection without increasing risks to other land.

C11.1.2: To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

C11.2 Application of this Code

C11.2.1: This Code applies to use and development of land within a coastal inundation hazard area.

C11.2.2: This Code applies to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land that falls within one of the coastal inundation hazard band levels shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule and the standards relevant to each band apply.

C11.2.3: This Code does not apply to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land in excess of the low hazard band level relevant for that land, as shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule.

C11.2.4: For the purposes of C11.5.1 and C11.5.2, Residential or Visitor Accommodation are not Use Classes that are reliant on a coastal location.

C11.4 Use or Development Exempt from this Code

C11.4.1: The number of criteria listed as exempt from this Code is extensive and have therefore not been listed. Suffice to say, the list was reviewed and none are applicable to this application.

Not Applicable

The development site is not in a coastal location or at an altitude likely to be prone to coastal inundation, ensuring this Code is not applicable.

C12.0 Flood-Prone Areas Hazard Code

Not Applicable

C12.1 Code Purpose

The purpose of the Flood-Prone Areas Hazard Code is:

C12.1.1: To ensure that use or development subject to risk from flood is appropriately located and managed, so that:

- (a) people, property and infrastructure are not exposed to an unacceptable level of risk;
- (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and
- (c) it does not increase the risk from flood to other land or public infrastructure.

C12.1.2: To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.

C12.2 Application of this Code

C12.2.1: This Code applies to development of land within a flood-prone hazard area.

C12.2.2: This Code applies to use of land within a flood-prone hazard area if for:

- (a) a change of use that converts a non-habitable building to a habitable building; or
- (b) a new habitable room within an existing building.

C12.2.3: This Code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.

C12.2.4: The planning authority may only make a request under Clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.

C12.2.5: This Code does not apply to land subject to the Coastal Inundation Hazard Code.

C12.4 Use or Development Exempt from this Code

C12.4.1 The number of criteria listed as exempt from this Code is extensive and will therefore not be listed. Suffice to say, the list was reviewed and none are applicable to this application.

The electronic LIST database was reviewed and confirmed the development site has not been identified as being located within a flood-prone area. Therefore this Code is not applicable to the application.

4.4: C13.0 Bushfire-Prone Areas Code

The Tasmanian Planning Scheme Overlays indicate the site is prone to bushfire. Mrs Leanne Jordan (BFP-141) of Autumn Leaves Consulting completed the original Bushfire Hazard Assessment & Management Plans dated 7 April 2025, assessing the proposal at **BAL 12.5**. The original reports were amended 07 December 2025 after the application was reduced to 2 units, with Version 2.1 referenced as ALC-BFM 2025/06, accompanying the application.

C13.1 Code Purpose

The purpose of the Bushfire-Prone Areas Code is:

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.

C13.2 Application of this Code

C13.2.1: This Code applies to:

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

C13.4 Use or Development Exempt from this Code

C13.4.1: The following use or development is exempt from this Code:

- (a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this Code, certifies there is an insufficient increase in risk to the Use or development from bushfire to warrant any specific bushfire protection measures; and
- (b) adjustment of a boundary in accordance with Clause 7.3 of this Planning Scheme.

The development site is identified as being prone to bushfire and the application does not comply with any of the listed exemptions. However the application does not propose a subdivision, a hazardous or vulnerable use as defined in C13.3 Definition of terms within the Planning Scheme, making this Code not applicable.

C14.0 Potentially Contaminated Land Code

Not Applicable

C14.1 Purpose of the Potentially Contaminated Land Code

The purpose of the Potentially Contaminated Land Code is:

C14.1.1: To ensure that Use or development of potentially contaminated land does not adversely impact on human health or the environment.

C14.2 Application of this Code

C14.2.1: This Code applies to a sensitive Use, a Use listed in a Use Class in Table C14.1 as one of the specified Uses, or development, on land that:

- (a) is shown on an overlay map in the relevant Local Provisions Schedule as within an area of potentially contaminated land;
- (b) the Planning Authority knows to have been used for a potentially contaminating activity, by reference to:
 - a. a notice issued in accordance with Part 5A of the Environmental Management and Pollution Control Act 1994; or
 - b. a previous permit;
- (c) the Planning Authority reasonably suspects may be contaminated by reference to:
 - a. a notice issued in accordance with Part 5A of the Environmental Management and Pollution Control Act 1994; or
 - b. advice from the Director that it is likely that contamination has migrated onto the land; or
- (d) has been identified as having been used, or may have been used, for a potentially contaminating activity, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated:
 - a. in a report lodged with the application; or
 - b. in a report prepared by a site contamination practitioner in response to a request under section 54 of the Act.

C14.2.2: The Planning Authority may only make a request under Clause C14.2.1(d)(ii) where it reasonably believes, based on information in its possession that the land has been used, or may have been used, for one of the potentially contaminating activities listed in Table C14.2, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated.

C14.4 Use or Development Exempt from this Code

C14.4.1: The number of criteria listed as exempt from this Code is extensive and will therefore not be listed. Suffice to say, the list was reviewed and none are applicable to this application.

The development site is located amongst a number of properties that have either had the native standing vegetation retained, partially or totally cleared and put into pasture except for the private grass airstrip on the western adjoining Title. As the airstrip is solely for private use,

it has not been identified within the Planning Scheme as requiring a Specific Area Plan as that applied to the St Helens Aerodrome or the Goulds Country Airstrip. For this reason it is put to the Planning Authority this site will never have been used for any activity that was likely to be potentially contaminating, ensuring this Code is not applicable.

C15.0 Landslip Hazard Code

Not Applicable

C15.1 Code Purpose

The purpose of the Landslip Hazard Code is:

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.

C15.2 Application of this Code

C15.2.1: This Code applies to:

- (a) use or development of land within a landslip hazard area; or
- (b) use or development of land identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as having potential to cause or contribute to a landslip.

C15.2.2: The Planning Authority may only make a request under Clause C15.2.1(b) where it reasonably believes, based on information in its possession, that the use or development of land has the potential to cause or contribute to landslip.

C15.4 Use or Development Exempt from this Code

C15.4.1: The number of criteria listed as exempt from this Code is extensive and will therefore not be listed. Suffice to say, the list was reviewed and none are applicable to this application.

Six small parcels within or abutting the minor tributaries, have been identified on the electronic LIST database as being prone to land instability and are burdened by the Low Landslip Hazard Band. However, the closest of these parcels is approximately 187m to the south-west of units 1 and 2. As this application does not propose any use or development within any of the 6 aforementioned parcels, it is put to the Planning Authority this Code is not applicable to this application.

C16.0 Safeguarding of Airports Code

Not Applicable

C16.1 Code Purpose

The purpose of the Safeguarding of Airports Code is:

- C16.1.1:** To safeguard the operation of airports from incompatible use or development.
- C16.1.2:** To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

C16.2 Application of this Code

C16.2.1: This Code applies to:

- (a) a sensitive Use within an airport noise exposure area and
- (b) development within an airport obstacle limitation area.

C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this Code:

- (a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

As the development site is not identified as being within either an airport noise exposure area or airport obstacle limitation area, it is put to the Planning Authority this Code is not applicable.

5. State Policies

[5.1: State Policy on the Protection of Agricultural Land 2009](#)

The purpose of the State Policy on the *Protection of Agricultural Land 2009* is for the conservation and protection of agricultural land for the sustainable use and development of agriculture and particularly, prime agricultural land (PAL). The development site is located on land zoned Agriculture as well as Class 5 and some Class 6 under the DPIPWE Modelled Land Capability Classification system. It is put to the Planning Authority the development site has mainly been utilised for many years for Residential purposes though with some stock grazing. The previous and current owners have spent a lot of time and money in improving the paddocks to keep a small herd of Highland cattle. This confirms the suitability of the DPIPWE classification.

[5.2: State Policy on Water Quality Management 1997](#)

This Policy applies to all surface waters, including coastal and ground waters other than privately owned waters not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public or waters in tanks, pipes or cisterns. Figure 10 above demonstrates the existing dwelling is located to the north of the closest Waterway and Coastal Protection Area – Buffer Area as shown on the LISTmap overlay.

The 2 units will be located to the north of the existing dwelling with both watercourses on the opposite side of the small rise running approximately east – west through the Title.

Furthermore, all stormwater from the new impermeable surfaces will be diverted to water collection tanks, with overflow directed to the open swale on the eastern side of the main driveway. These factors ensure no new point source discharges are proposed or will occur within any surface waters as defined in this Policy. This will ensure the quality of any nearby waters will not be adversely impacted by the proposed development.

6. CONCLUSION

The submitted application is seeking discretionary Planning approval only for the change of use from the Residential Use to the dual Residential and Visitor Accommodation Uses, the construction of an on-site wastewater system, vehicle manoeuvring areas and 2 units for the Visitor Accommodation Use. Due to the size of the Title and the number of beasts on-site, it is put to the Planning Authority the existing dwelling and property has a Residential Use. The 38.52ha Agriculture zoned and unserviced development site with existing single storey, 5 bedroom, brick and Colorbond clad dwelling with associated sheds and stockyards, fronts North Ansons Road and has been used for keeping and breeding a small number of cattle and sheep for many years.

The submission has been written in conjunction with the accompanying documents and demonstrates compliance with the relevant development standards uses of the *Tasmanian Planning Scheme – Break O'Day* and the *Break O'Day Local Provisions Schedule*. As the proposal is discretionary on 3 sub-clauses, the application is submitted for assessment and approval in accordance with Section 57 of the *Land Use Planning and Approvals Act 1993*.

7. Appendices

- Development Application Form;
- Plans for Planning Application as amended 17 November 2025;
- Planning Report as amended 23 December 2025;
- Agricultural Assessment and Compliance Report v2 dated November 2025 – Jason Lynch, Pinion Advisory;
- Bushfire Hazard Assessment & Management Plans – Autumn Leaves Consulting Version 2.1, 07 December 2025;
- Natural Values Assessment dated 08 March 2023 – Environmental Consulting Options Tasmania with Appendices BVD, NVA and PMR;
- Certificate of Title 11915 – 21:
 - o Folio Text;
 - o Folio Plan;
 - o Plan Related Document;
 - o Unregistered Dealings Report;
 - o Unregistered and Recently Registered Dealings Report
 - o Survey Notes;
 - o Property Information Report;



AGRICULTURAL ASSESSMENT AND COMPLIANCE REPORT

1296 North Ansons Road, Ansons Bay

October 2025



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DISCLAIMER

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

Executive Summary

This agricultural assessment report has been prepared on behalf of the proponent, Trevor Mortyn (the proponent) to support an application for a visitor accommodation development on the property 1296 North Ansons Road, Anson Bay.

The agricultural land use activity on the subject property is based on a livestock grazing enterprise for the production of cattle and sheep.

The proposed development is for two visitor accommodation units to be built on the central north eastern area of the subject property.

The proposed development has been specifically located in order to minimise the potential for negative impacts on the livestock enterprise conducted on the subject property, and this includes both a negligible loss of grazing land, and the associated minimal reduction in pasture production levels and carrying capacity as well as an insignificant negative impact on the routine operation and management of the agricultural land use activities therewith.

Due to a combination of setback distances, existing vegetation, nature of the agricultural land use activity conducted on the subject property and that of adjacent properties, in conjunction with the nature of the development and associated use it is reasonable to consider that there would be a negligible expectation for the potential to have a negative impact on the operation and management of agricultural land use activity on the adjacent and nearby properties.

The proposed development is considered to be compliant with the relevant clauses associated with the Tasmanian Planning Scheme, as per 21.1, 21.3.1P1 and P2, 21.4.1, 21.4.2A1 and P2 and 21.4.3.

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Purpose

This report has been undertaken on behalf of Trevor Mortyn (the proponent) to support an application for two visitor accommodation units on the property 1296 North Ansons Road, Anson Bay.

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 AUTHOR

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 municipalities to comply with the Tasmanian Planning Scheme and council based interim planning schemes. This work involves the assessment of land for development purposes and potential conflict.

1.3 TASMANIAN PLANNING SCHEME – BREAK O’DAY

The Tasmanian Planning Scheme¹ establishes the requirements for use and development of land in the Break O’Day municipality in accordance with the *Land Use Planning and Approvals Act 1993*.

¹ Tasmanian Planning Scheme V13, effective date 16th July 2025.

2 Property details

2.1 LOCATION

The subject property is owned by Trevor Mortyn and is located at 1296 North Ansons Road, Ansons Bay which is approximately 6.5km north west of the village of Ansons Bay. (Image 1 and Image 2).

Table 1 Property identification details.

Address	Property ID	Title reference	Hectares (approx.)
1296 North Ansons Road, Ansons Bay, 7264	1949269	11915/21	38.6

The key topographic feature of the subject property is the unnamed tributary of Big Boggy Creek which divides the property into two areas with gently/moderate sloping and undulating ground which lead into and away from this waterway. Image 3

The vegetation present on the property is dominated by open pastureland (both improved and degraded) with some areas (5 hectares) of native vegetation (*Eucalyptus amygdalina* coastal forest and woodland) present along much of the eastern boundary, portions of the western and southern boundary and the riparian areas of the water. No threatened native vegetation communities are present on the property.

Land tenure of the subject property and all adjacent land is private free hold and nearby to the south is National Park as per the Mount William National Park.² (Image 4).

Under the Tasmanian Planning Scheme, the subject property and all adjacent land is zoned Agriculture with similarly zoned land to the north, east and west, adjacent the south is Rural zoned land, with Environmental Management zoned land further to the south.³ (Figure 5).

Infrastructure present on the subject property includes a boundary and fencing, a residential dwelling, a well-formed laneway leading up to the residential dwelling, various sheds, and a dam.

² The LIST map dataset.

³ The LIST map dataset.

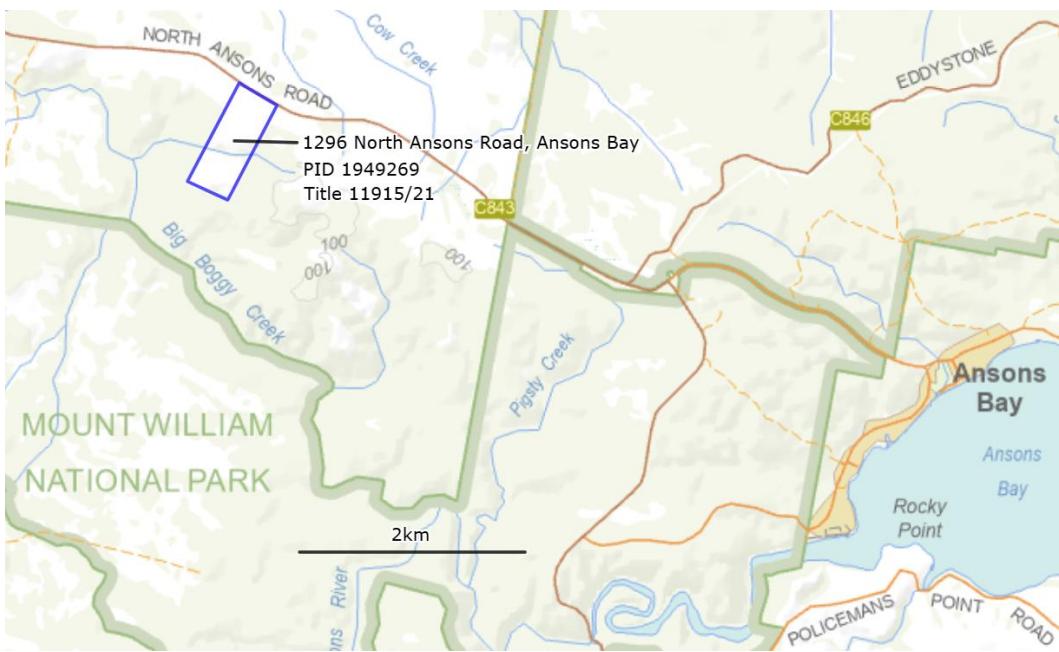


Image 1 Subject property location (blue). (Source: The LISTMap).



Image 2 Aerial overall view imagery of the subject property (blue outline). (Source: The LISTMap).

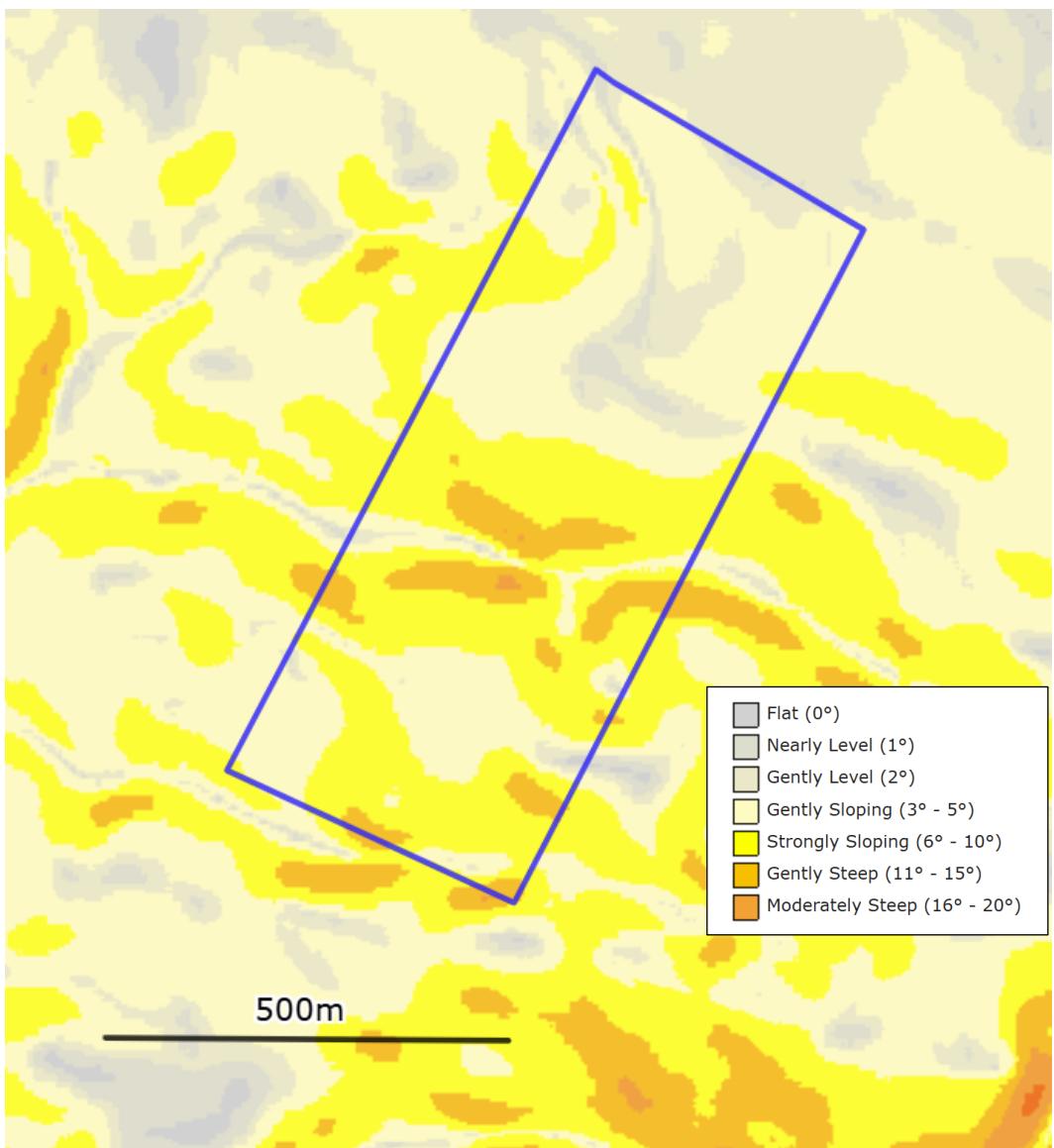


Image 3 Topographic map of the subject property (blue outline). (Source: The LISTMap).

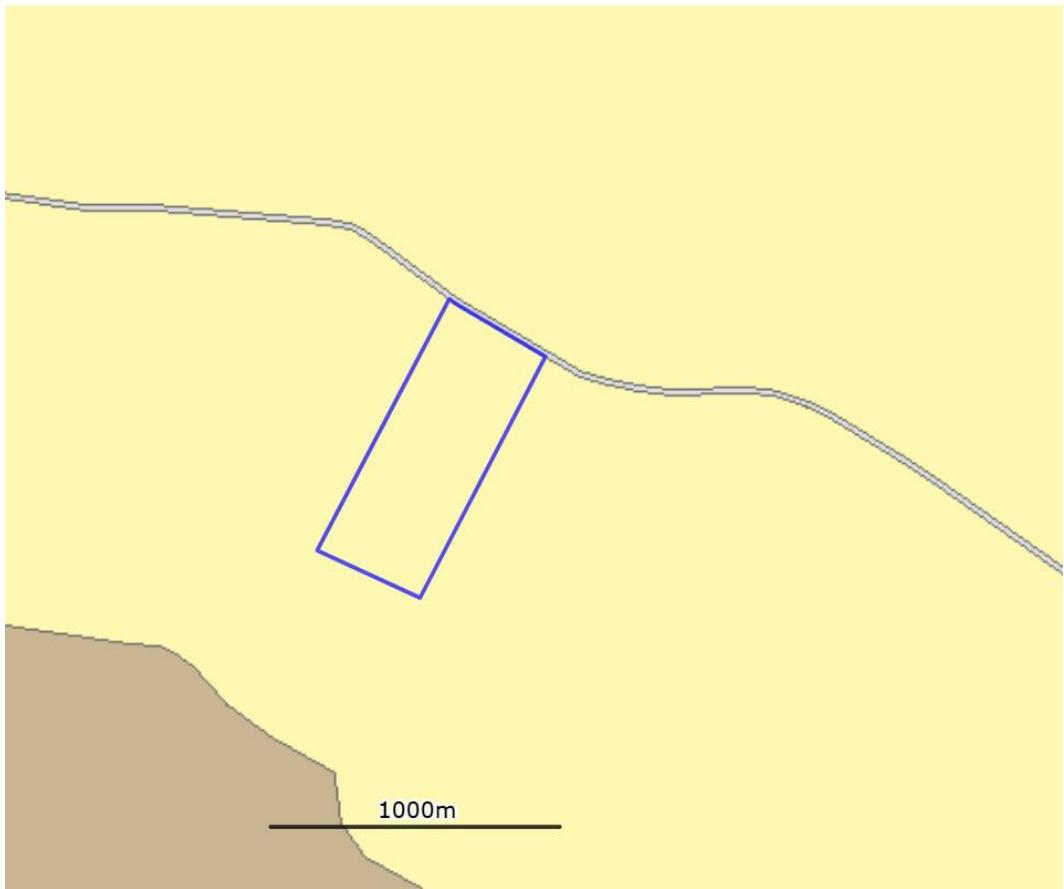


Image 4 Land tenure of the subject property (blue outline) and all adjacent land is private free hold (yellow shaded) and nearby to the south is National Park (brown shaded) as per the Mount William National Park. (Source: The LISTMap).

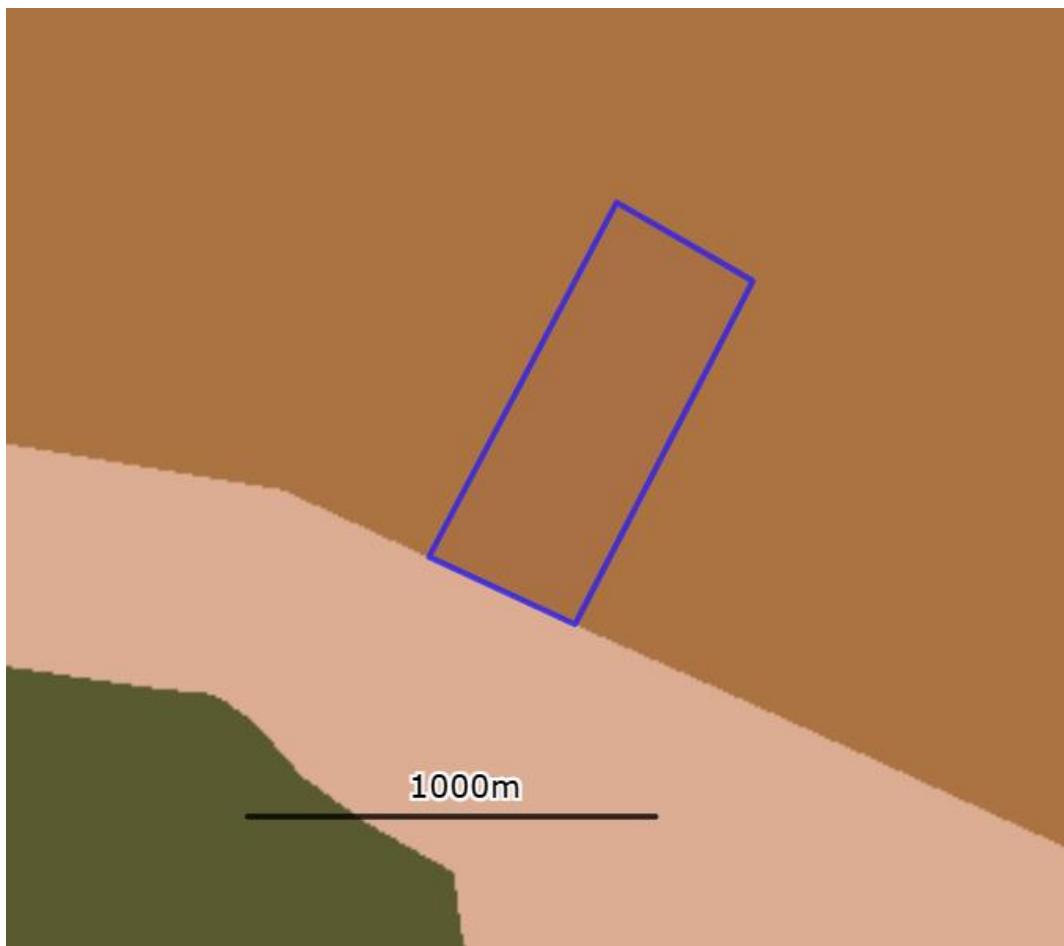


Image 5 Under the Tasmanian Planning Scheme, the subject property (blue outline) and all adjacent land is zoned Agriculture (brown shaded) with similarly zoned land to the north, east and west, adjacent the south is Rural (beige shaded) zoned land, with Environmental Management (green shaded) zoned land further to the south. (Source: The LISTMap).

3 Land capability

Land capability of the property was assessed according to the Tasmanian land capability classification system (Grose, 1999)⁴. 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, Jason Lynch conducted a site visit on 17th October 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 official land capability map for the area was produced by the DPIF at a scale of 1:100,000 and reported in their Georges Bay Modelled Report⁵ in 2003. The ground within the subject property was identified as class 5 and 6 land capability.

A detailed inspection of the property was undertaken by the author in October 2025 and determined the majority of the property is covered by Class 5, with a small area of class 6 land present and substantial areas of land exempt from land classification.

Image 6.

The two areas of land exempt from the land capability assessment, and this includes:

- E1 (0.5 hectares): the residential dwelling, sheds and amenity areas
- E2 (0.2 hectares): dam.

Land capability class definitions can be found in Table 2. Land capability assessment details can be found in Table 3.

Various images (Images 9 to 15) of the property are shown in the Appendix 2.

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.

⁴ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

⁵ Lynch S. (2005) Modelled Land Capability Classes of Tasmania, Georges Bay, 1:100 000 map. Department of Primary Industry Water and Environment, Tasmania.

- Erosion (e): associated with the risk rill and sheet erosion caused by surface water movement on bare and exposed soil and potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.

Table 2 Land capability class definitions for the property according to Grose, 1999.⁶

Class	Definition
5	This land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be grown. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.
6	Land 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.

⁶ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.



Image 6 Land capability map of the subject property.

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
5se (33.9 ha)	Sandy soil, as per a podosol soil order, association, developed on granitic geology. Black sandy topsoil over a grey orange mottled sandy clay subsoil.	5-18	Gentle/moderate sloping and undulating ground. Approximately 65-80m ASL.	Moderate/high risk of rill and sheet erosion due to surface water movement and wind scouring on bare and exposed soils, and structure decline due to excessive and inappropriate soil cultivation.	Moderate to well drained soils. Course texture with occasional areas of very coarse texture soils and some fine quartz gravels present. Low/moderate risk of soil waterlogging.	Unsuitable for cropping. Land suitable for grazing, with moderate limitations, and this includes reducing 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.	Low climatic limitations. This region experiences cool winters and warm summer conditions. The area receives an average of 880mm annual rainfall, can experience up to 15 frost days annually, 1,175 growing degree days (October to April) and 765 chill hours (May-August).

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
6ew (4.1 ha)	<p>Sandy soil, as per a podosol soil order, association, developed on granitic geology and derived from recent quaternary alluvium.</p> <p>Black sandy topsoil over a grey orange mottled sandy clay subsoil, and deep sandy soils.</p>	0-8	<p>Riparian ground associated with the unnamed tributary of Big Boggy Creek and the immediately adjacent ground.</p> <p>Approximately 55-75m ASL.</p>	<p>Moderate/high risk of rill and sheet erosion due to surface water movement and wind scouring bare and exposed soils, and stream bank erosion during periods high waterway flow.</p>	<p>Imperfect to moderately well drained.</p> <p>Moderate/high risk of soil waterlogging.</p> <p>Course texture with occasional areas of very coarse texture soils and some fine quartz gravels present.</p>	<p>Unsuitable for cropping.</p> <p>Land suitable for grazing, with severe limitations.</p> <p>In reality much of this land is covered by a mix of riparian vegetation and hawthorn shrubs and in conjunction with the presence of the unnamed tributary of Big Boggy Creek it is not capable of being used for agricultural land use activity.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p> <p>The risk of compaction in winter from soil cultivation, machinery and stock movements increases significantly during periods of soil waterlogging.</p> <p>This land is best left undeveloped and the existing native vegetation cover should be maintained.</p>	<p>Low climatic limitations.</p> <p>This region experiences cool winters and warm summer conditions.</p> <p>The area receives an average of 880mm annual rainfall, can experience up to 15 frost days annually, 1,175 growing degree days (October to April) and 765 chill hours (May-August).</p>

4 Proposed development

The proposed development is based on the proponent build two visitor accommodation units on the subject property.

The proposed visitor accommodation units would be located nearby to the north of the existing residential dwelling.

The visitor accommodation development would:

- Consists of two self-contained two bedroom units.
- Cover a total combined area of approximately 900m², and this includes both units (each approximately 95m²), the hard standing area surrounding each unit and short access laneway.

The visitor accommodation units would be accessed via a short laneway which turns off the main laneway that provides access to the existing residential dwelling on the subject property.

The proposed location of the visitor accommodation development is sensitive to the balance of the property and its agricultural land use activity by:

- Minimal amount of land lost to agricultural land use activity, with approximately 900m² lost which represents roughly 1.5 DSE which accounts for 0.26% of the total carrying capacity of the property.
- Located in a position which would create a negligible disruption to the operation of the livestock grazing enterprise, as per not being located in the middle of a paddock, and would allow for a continuation of the ability to apply fertiliser and agricultural chemical with minimal disruption and only a straight forward fencing arrangement would be needed to exclude livestock.

5 Land use activity

5.1 CURRENT AGRICULTURAL ACTIVITIES CONDUCTED

The property has approximately 31 hectares of land which is capable of supporting agriculture for pasture production to graze livestock, and at present includes 10 cattle and 25 sheep.

5.2 POTENTIAL AGRICULTURAL ACTIVITIES CONDUCTED

Pastoral use

The subject property is capable of being used for livestock production and, based on 31 hectares of land would have a total potential sustainable dryland carrying capacity of approximately 560 DSE⁷ on an annual basis.

560 DSE would equate to running approximately 30 breeding cows, and this could generate a potential gross margin return of approximately \$25,000 from the sale of weaner cattle and cull cows.

It is important to note that the exact financial returns which can and could be generated from the property would vary depending upon the exact and nature of the livestock enterprise operated, nature of the livestock sales (e.g. store or finished animals, amount of supplementary feed provided, and general enterprise operational requirements (e.g. animal husbandry, pasture production costs) and livestock markets conditions.

It should be noted that at present only the northern area of the pastures on the subject property are in an improved condition, and would support a carrying capacity of approximately 300 DSE, whilst the south areas (south of the waterway) the pasture are heavily degraded and would only support a carrying capacity of approximately 30 DSE.

5.2.1 Cropping use

No land on the subject property is suitable for cropping.

5.2.2 Perennial horticulture

Due to a combination of the soil type present, climate factors and absence of irrigation water and relative investment required for the development of a perennial horticultural enterprise relative to the scale, yield and likelihood production risks the subject property would not be considered suitable for hosting perennial horticultural crops.

⁷ DSE is a standard unit used to compare the feed requirements of different classes of livestock to assess the carrying capacity of a farm or paddock. One DSE is defined as the amount of feed required by a two-year-old 50 kg 'dry' Merino sheep (wether or non-lactating, non-pregnant ewe) to maintain its weight.

5.3 ADJACENT LAND USE ACTIVITY

The land use activity on adjacent land titles includes:

- North:
 - Title reference 241697/1 (approximately 1,075 hectares), Agriculture zoned land, a large scale commercial agricultural property, 4 centre pivots are present, 640 ML dam and is used for livestock production and potato production, with a residential dwelling present. This property is separated by the 20m wide North Ansons Road reserve.
- East:
 - Title reference 11914/22 (approximately 38.5), Agriculture zoned land, almost entirely covered by native vegetation, is not used for agriculture, and no residential dwelling is present. The property has an airstrip running in an east-west direction across the northern area.
- South:
 - Title reference 11915/32 (approximately 112 hectares), Rural zoned land, entirely covered by native vegetation, and is not used for agriculture and no residential dwelling is present.
- West:
 - Title reference 11915/20 (approximately 43.6 hectare), Agriculture zoned land, almost entirely covered by native vegetation, is not used for agriculture, and a residential dwelling is located on the far north west corner of this block. Land clearing has been undertaken on the northern area of the property and this could allow for the establishment of pasture in the future.

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

Land use activity on neighbouring properties adjacent to the subject property includes a combination of commercial scale agriculture (to the north) whilst to the east, west and south no agricultural land use activity occurs with these properties covered by native vegetation (either almost or entirely).

The agricultural land use activity undertaken to the north, is dominated by grazing livestock and also includes irrigated land (via centre pivots) which are used for pasture and potato production.

The proposed development of the visitor accommodation units is unlikely to have any negative impact on the nearby agricultural property due to a combination of the setback distances involved and nature of the proposed development.

No agricultural land use activity is conducted on the properties adjacent to the east, west and south. Even if this land was cleared and converted in all reality this land would be utilised for dryland pasture production based on considerations associated with prevailing land capability, topographic challenges and lack of access to irrigation water.

Normal operational activities associated with agricultural use on neighbouring land are not expected to have any unreasonable impact on or interference with the proposed development on the subject property. An assessment of the key risks is summarised in Table 4.

Table 4 Potential risk from agricultural land use activities on neighbouring land.

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Spray drift and dust	Risk = low. Significant setback distances are present. The nearest agricultural land, as per the dryland pastures to the north, would be setback approximately 280m at the nearest point, whilst to the irrigated centre pivots (cropping and pasture production) would be setback approximately 580m and at the nearest point to the proposed development. Agricultural land use activity is not conducted on the adjacent properties to the east, west and south. 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. Plant, machinery, vehicles, working dogs and livestock are routinely used/involved in general farming duties on adjacent land. It is accepted that noises generated by farm machinery and associated infrastructure, livestock will occur.
3. Irrigation water over boundary	Risk = low. Irrigated agricultural land use activity is practiced on the nearby agricultural property to the north. The nearest irrigated land (e.g. centre pivots used for cropping and pasture production) would be setback approximately 340m at the nearest point to the boundary of the subject property, and then 580m and at the nearest point to the proposed development.
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 attaching appropriate warning signs on boundary fencing if required.

5.5 IMPACT OF PROPOSED DEVELOPMENT ON AGRICULTURAL ACTIVITY OF NEIGHBOURING LAND

Land use activity on neighbouring properties adjacent to the subject property includes a combination of commercial scale agriculture (to the north) whilst to the east, west and south no agricultural land use activity occurs with these properties covered by native vegetation (either almost or entirely).

The agricultural land use activity undertaken to the north, is dominated by grazing livestock and also includes irrigated land (via centre pivots) which are used for pasture and potato production.

Other risks to neighbouring agricultural activity are outlined in Table 5. Some of these risks rely on an element of criminal intent.

Table 5 Potential risk from proposed development to 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, control vehicle movements, report thefts to police.

Potential risk to neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be low with weed management undertaken, and ongoing with routine weed control activities performed.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of burn-offs, outside barbeques and disposal of rubbish. In summer, mowing/grazing of long dry grass and vegetation is important. Observe all fire restriction imposed by the Break O'Day council and state government.

5.6 WATER STORAGE AND RESOURCES

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

The property is located within a declared irrigation district.

No groundwater bores are present on the property.

A single dam is present on the property which is used to supply domestic and stock water needs.

6 Tasmanian Planning Scheme Compliance – Break O'Day

6.1 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 subject property is and will continue to be used for agriculture, as per the current livestock grazing enterprise. The proposed visitor accommodation development will allow for the proponent to diversify and increase the income which can and could be generated from the property, and thereby allow for the funding of ongoing property improvements and developments which would lift the productivity of the subject property.

21.1.2

(a) The proposed visitor accommodation development has been sensitively designed and located in such a way on the property that it would have a negligible impact on the operation and management of the agricultural land use activity conducted undertaken. The productivity of the livestock grazing enterprise would experience a negligible negative impacts, as the proposed entirety of the development would cover approximately 900m² of land (represents approximately 0.23% of the total area of the property) and would support approximately 1.5 DSE (represents approximately 0.26% of the total carrying capacity of the property). The land adjacent to the eastern, western and southern boundaries of the subject property are not used for agricultural land use activity, and are covered almost/entirely with native vegetation. The property nearby to the north (as per title 241697/1) is used for agriculture (as per grazing livestock and cropping for potato production), however due to the substantial setback distances (approximately 280m) the potential for interference with the routine agricultural land use activities which are and would be conducted on this property is negligible. Section 5.4 of the Agricultural Report provides additional details on the low risk potential for negative impacts and as required possible mitigation measures to ensure the adjacent agricultural land use activities are not diminished and/or fettered.

(b) If required the proposed visitor accommodation could be demolished and removed and the land rehabilitated, sown down to pasture allow for it to be used for agriculture again.

(c) The subject property is not located within a declared irrigation district. The subject property is constrained for access to irrigation water, and in reality, the class 5 and 6 land present is not considered, nor merit the development of an irrigation scheme to be developed. The proposed development would not impact the current irrigation infrastructure or associated irrigated land use activity on the on nearby property to the north (as per title 241697/1) due to the substantial setback distances (approximately 580m) which would be present between the proposed development and this nearby irrigated land.

21.1.3

The proposed visitor accommodation development will allow the proponent to diversify and supplement the income generated from the current livestock grazing enterprise conducted subject property. The agricultural productivity and associated income which would be lost as a result of the proposed development represents 1.5 DSE, which equates to approximately \$70 of annual

Zone purpose statements

gross margin income. However, by diversifying into a visitor accommodation enterprise in addition to the continuation of the existing livestock grazing enterprise (albeit with a very minor income reduction) would generate more income thereby offsetting the loss of pasture land, and the additional income would be used to support the ongoing development and improvement of the balance of the agricultural land on the subject property. The developments and improvements would include soil nutrition management, fencing and pasture renovation.

6.2 CLAUSE 21.3.1 DISCRETIONARY USE

Objective

That uses listed as discretionary:

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

Response

The proposed visitor accommodation development is a discretionary land use activity, and hence the concentration on the response to Performance Criteria P1 and P2. No prime agricultural land is present on the subject property, and hence there is no requirement to respond with Performance Criteria P3.

Performance criteria

P1

A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:

- (a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site;
- (b) access to infrastructure only available on the site or on land in the vicinity of the site;
- (c) access to a product or material related to an agricultural use;
- (d) service or support for an agricultural use on the site or on land in the vicinity of the site;
- (e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and
- (f) provision of essential Emergency Services or Utilities.

P2

A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:

- (a) the area of land being converted to non agricultural use;
- (b) whether the use precludes the land from being returned to an agricultural use;
- (c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.

Response

P1

- (a) The visitor accommodation units will allow visitors to enjoy the rural bucolic amenity of the subject property, Ansons Bay locale and wider north east Tasmania region. The visitor accommodation units will capitalise on the suitable topography present on the site (e.g. ease of construction).
- (b) The visitor accommodation units will capitalise on the fact that the property is serviced by existing power services.
- (c) Not applicable.
- (d) The proposed development will allow for the proponent to generate a higher level of income that would otherwise be able to be generated from the area of pasture which would be utilised for the livestock grazing enterprise. The agricultural productivity and associated income which would be lost as a result of the proposed development represents 1.5 DSE, which equates to approximately \$70 of annual gross margin income. However, by diversifying into a visitor accommodation enterprise in addition to the continuation of the existing livestock grazing enterprise (albeit with a very minor income reduction) would generate more income thereby offsetting the loss of pasture land, and the additional income would be used to support the ongoing development and improvement of the balance of the agricultural land on the subject property. The

Objective

developments and improvements can include soil nutrition management, fencing, pasture renovation.

- (e) The proposed visitor accommodation development will allow the proponent to diversify and supplement the income generated from the current livestock grazing enterprise conducted subject property. The agricultural productivity and associated income which would be lost as a result of the proposed development represents 1.5 DSE, which equates to approximately \$70 of annual gross margin income. However, by diversifying into a visitor accommodation enterprise in addition to the continuation of the existing livestock grazing enterprise (albeit with a very minor income reduction) would generate more income thereby offsetting the loss of pasture land, and the additional income would be used to fund the ongoing development and improvement of the balance of the agricultural land on the subject property. The developments and improvements would include soil nutrition management, fencing and pasture renovation. It is important to note that due to a combination of the soils, land capability and lack of access to irrigation water the future opportunity to diversify and intensify the agricultural land use activity which could be undertaken on the subject property is severely restricted.
- (f) This is not applicable to the proposed development

P2

- (a) The proposed visitor accommodation units would be built nearby to the north of the existing residential dwelling in a sensitive position which would impose the least negative impact on the agricultural land use activities conducted on the balance of the property. The productivity of the livestock grazing enterprise would experience a negligible negative impacts, as the proposed entirety of the development would cover approximately 900m² of land (represents approximately 0.23% of the total area of the property) and would support approximately 1.5 DSE (represents approximately 0.26% of the total carrying capacity of the property). The positioning of the visitor accommodation units would ensure the least possible impact on the operational management of the agricultural land which thereby minimises the potential interference on the operational use of the land, such as for undertaken grazing across the property, undertaken land improvements, and the application of agricultural chemical and fertilisers.
- (b) If required the proposed visitor accommodation could be demolished and removed and the land rehabilitated back to land able to be used for agriculture. Thereafter soil amelioration activities undertaken (cultivation and application of amendments applied) to rejuvenate the land, sown back to pasture and returned it to productivity agricultural use.
- (c) As outlined in section 5.4 and 5.5 of the agricultural report considerations have made for the proposed developments' impact to and from agricultural land use activity. These considerations relate to issues regarding the application of agricultural chemicals spray drift, noise emissions, irrigation spray drift, trespass, fencing, weed management and fire management, and have been considered to be of low risk. There is no irrigated land and/or irrigation infrastructure which would be impacted by the proposed development on the subject property.

The properties to the south, east and west are almost/entirely covered by native vegetation and are not used for any agricultural land use activity.

The proposed visitor accommodation development has been sensitively designed and located in such a way on the property that it would have a negligible impact on the operation and management of the agricultural land use activity conducted undertaken. The productivity of the livestock grazing enterprise would experience a negligible negative impacts, as the proposed entirety of the development would cover approximately 900m² of land (represents approximately 0.23% of the total area of the property) and would support approximately 1.5 DSE (represents approximately 0.26% of the total carrying capacity of the property).

The property nearby to the north (as per title 241697/1) is used for agriculture (as per grazing livestock and cropping for potato production), however due to the substantial setback distances (approximately 280m) the potential for interference with the routine agricultural land use activities which are and would be conducted on this property is negligible. Section 5.4 of the Agricultural Report provides additional details on the low risk potential for negative impacts and as required possible mitigation measures to ensure the adjacent agricultural land use activities are not diminished and/or fettered. It should be noted that property title 241697/1 does not adjoin the subject property, and is actually separated by the 20m wide North Ansons Road reserve.

6.3 CLAUSE 21.4.1 BUILDING HEIGHT

Objective

To provide for a building height that:

- (a) is necessary for the operation of the use, and
- (b) minimises adverse impacts on adjoining properties.

Response

The proposal will be consistent with Acceptable Solutions A1.

Acceptable solutions

Building height must not be more than 12m.

Response

The proposed visitor accommodation units building height will be less than 12m as per compliance requirements.

6.4 CLAUSE 21.4.2 SETBACKS

Objective

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

Response

The proposed visitor accommodation developments would be located in the central north eastern area of the property nearby to the north of the existing residential dwelling on the subject property and would be setback further than 5m from all property boundaries, and hence compliant with Acceptable Solutions A1.

The proposed visitor accommodation developments would be located within 200m of agricultural land, and hence the concentration on Performance Criteria P2. It should be noted the nearest agricultural land is actually the property adjacent to the immediate east of the subject property (as per property title 11914/22), however this land is almost entirely covered by native vegetation, and in its present condition is not used any agricultural use. If this property adjacent to the east was cleared and converted to agricultural land in all reality it would be utilised for dryland pasture production based on the considerations associated with prevailing land capability (e.g. modelled as class 5 and 6 land), topographic challenges and lack of access to irrigation water.

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 subject property covers approximately 38.6 hectares and presents as a rectangular shape, with the topography characterised by the unnamed tributary of Big Boggy Creek which divides the property into two areas and gently/moderate sloping and undulating ground which lead into and away from this waterway. The proposed development would be located in a position which would result in a negligible disruption to the operation and management of the livestock grazing enterprise on the subject property. The proposed development would not be located in the middle of a paddock, and would allow a continuation of the ability to apply fertiliser and agricultural chemical with minimal

Objective

disruption and require only a straight forward fencing realignment would be needed to exclude livestock from the development area.

(b) This area of North Ansons Road is sparsely populated. The nearest residential dwelling on an adjacent property (as per property title 11915/20) would be located approximately 420m to the north west at the nearest point to the location of the proposed visitor accommodation units and 20m lower in elevation. Due to the extended setback distance and elevation differences, there is no expectation that the amenity of the nearest residential dwelling nor that of the visitor accommodation units would be diminished.

(c) On the subject property there is a residential dwelling (approximately 50m to the south), a large storage/machinery shed (approximately 30m to the south east), smaller utility/storage shed (approximately 60m to the south west) from the location of the proposed visitor accommodation unit development. A substantial well established shelter belt is located to the south of the proposed location of the visitor accommodation development, which provides a significant buffer to the existing residential dwelling and sheds nearby to the south.

(d) The properties to the east, west and south and almost/entirely covered by native vegetation and are not used for any agricultural land use activity. If these properties adjacent to the east, west and south were cleared and converted to agricultural land in all reality it would be utilised for dryland pasture production based on considerations associated with prevailing land capability (e.g. modelled as class 5 and 6 land), topographic challenges and lack of access to irrigation water. The property further to the north (as per property title 241697/1), is a large scale property and used for grazing livestock and also includes irrigated land (via centre pivots) which are used for pasture and potato production. At the nearest point the location of the proposed visitor accommodation units would be 280m from the agricultural property to the north and 580m to the nearest irrigated land, and this includes the 20m wide North Ansons Road reserve. It is reasonable to consider that due to a combination of the setback distances, and current and future nature of the land use activity the proposed visitor accommodation development would be expected to diminish and/or negatively impact the agricultural land use activities conducted therewith.

(e) The proposed visitor accommodation units would be a modest design and constructed of modern building materials. The proponent would ensure the visitors staying in the units are aware of and observe appropriate behaviour expectations, and this would allow for a harmonious experience and no disruption to the current livestock enterprise undertaken on the subject property.

(f) The existing shelter belt to the south and vegetation present along the nearby eastern boundary would be preserved. Landscaping would be undertaken around the visitor accommodation units to soften their appearance.

6.5 CLAUSE 21.4.3 ACCESS FOR NEW DWELLINGS

Objective

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

Response

The northern boundary of the property is adjacent to North Ansons Road.

Acceptable Solutions**A1**

New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.

Response

A1 The proposed visitor accommodation units would be accessed via the existing entrance to the subject property on to North Ansons Road.

7 Conclusion

1. The subject property, property title 11915/21 at 1296 North Ansons Road, Ansons Bay and covers approximately 38.6 hectares of land.
2. The agricultural land use activity on the subject property is based on a livestock grazing enterprise for the production of cattle and sheep.
3. The proposed development is based on constructing two visitor accommodation units to be built on the central north eastern area of the subject property.
4. The proposed visitor accommodation development will allow the proponent to diversify and supplement the income generated on the subject property. The agricultural productivity and associated income which would be lost as a result of the proposed development represents 1.5 DSE, which equates to approximately \$70 of annual gross margin income. By diversifying into a visitor accommodation enterprise in addition to the continuation of the existing livestock grazing enterprise (albeit with a very minor income reduction) would generate more income thereby offsetting the loss of pasture land, and the additional income would be used to fund the ongoing development and improvement and overall productivity of the balance of the agricultural land on the subject property.
5. The proposed development has been specifically located in order to minimise the potential for negative impacts on the livestock enterprise conducted on the subject property, and this includes both a negligible reduction in the pasture production levels and associated carrying capacity as well as an insignificant negative impact on the routine operation and management of the agricultural land use activities therewith.
6. Due to a combination of setback distances, existing vegetation, nature of the agricultural land use activity conducted on the subject property and that of adjacent properties, in conjunction with the nature of the development and associated use it is reasonable to consider that there would be a negligible expectation for the potential to have a negative impact on the operation and management of agricultural land use activity on the adjacent and nearby properties.
7. The proposed development is considered to be compliant with the relevant clauses associated with the Tasmanian Planning Scheme, as per 21.1, 21.3.1P1 and P2, 21.4.1, 21.4.2A1 and P2 and 21.4.3.

8 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.



Jason Lynch BAppSc (hort.) CPAg
Senior Agricultural Consultant
Pinion Advisory
October 2025

Appendix 1 Development plans



Image 7 Proposed layout of the development, with the existing dwelling (black dot), sheds (green dots) and the visitor accommodation units (blue dots).

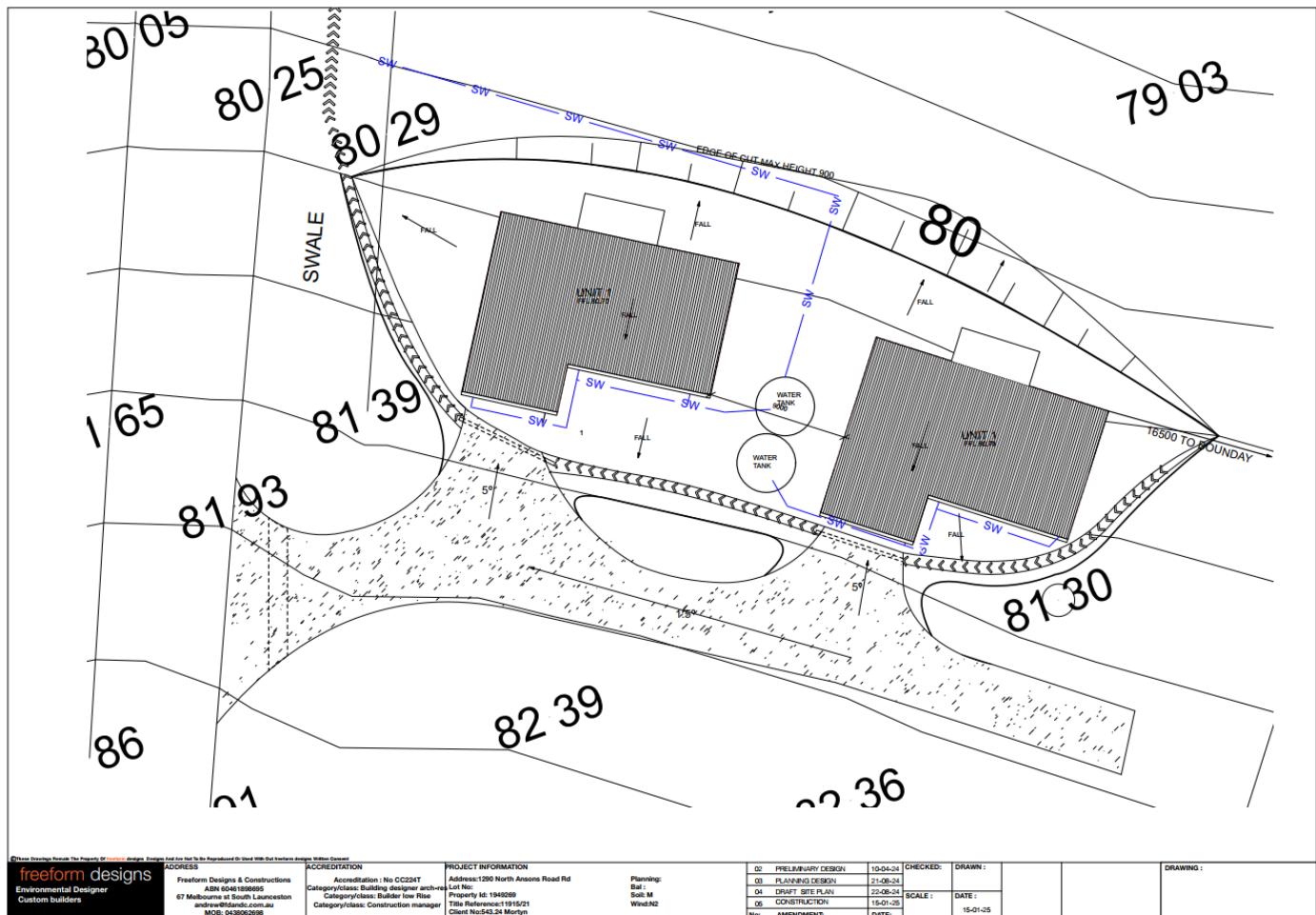


Image 8 Development proposal plan. (source freeform designs)

Appendix 2 Property images



Image 9 Soil profile of the grey sandy loam soil present throughout the majority of the subject property. Taken at site assessment 17/10/2025.



Image 10 Southerly view towards the southern boundary of the subject property. Taken at site assessment 17/10/2025.



Image 11 Easterly view over the dam located on the unnamed tributary of Big Boggy Creek. Taken at site assessment 17/10/2025.



Image 12 Southerly view towards the location of the proposed visitor accommodation development. Taken at site assessment 17/10/2025.



Image 13 Easterly view over the northern area of the subject property showing the property adjacent to the east. Taken at site assessment 17/10/2025.



Image 14 Westerly view over the northern area of the subject property showing the property adjacent to the east. Taken at site assessment 17/10/2025.



Image 15 Northerly view over the agricultural land to the north of the subject property. Taken at site assessment 17/10/2025.