

Development Applications

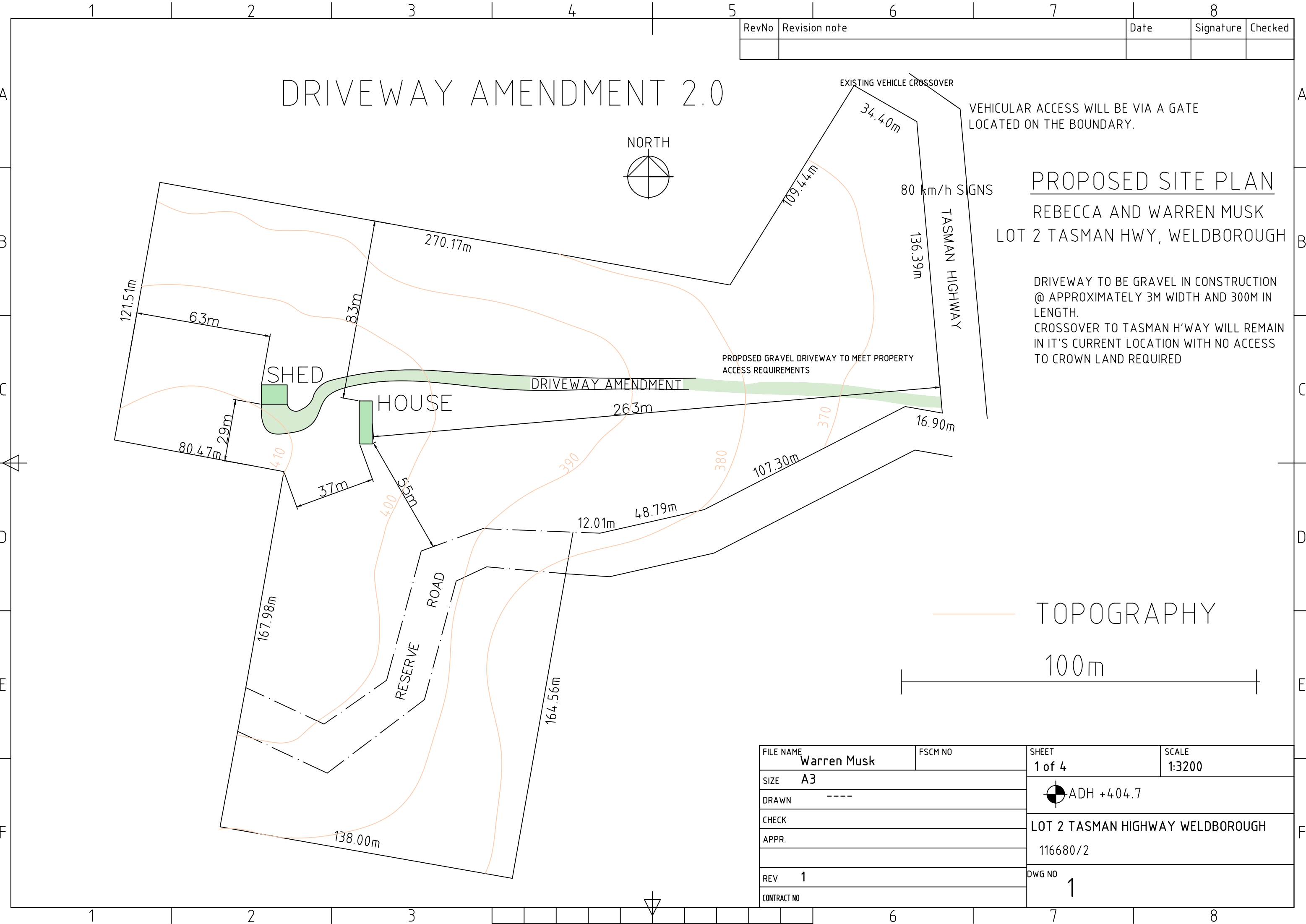
Notice is hereby given under Section 57(3) of the *Land Use Planning & Approvals Act 1993* that an application has been made to the Break O' Day Council for a permit for the use or development of land as follows:

DA Number	DA 2026 / 00175
Applicant	W Musk
Proposal	Residential - Construction of a Dwelling and Shed
Location	Lot 2 Tasman Highway, Weldborough (CT 116680/2)

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 10th October 2026 **until 5pm Friday 23rd October 2026.**

John Brown
GENERAL MANAGER



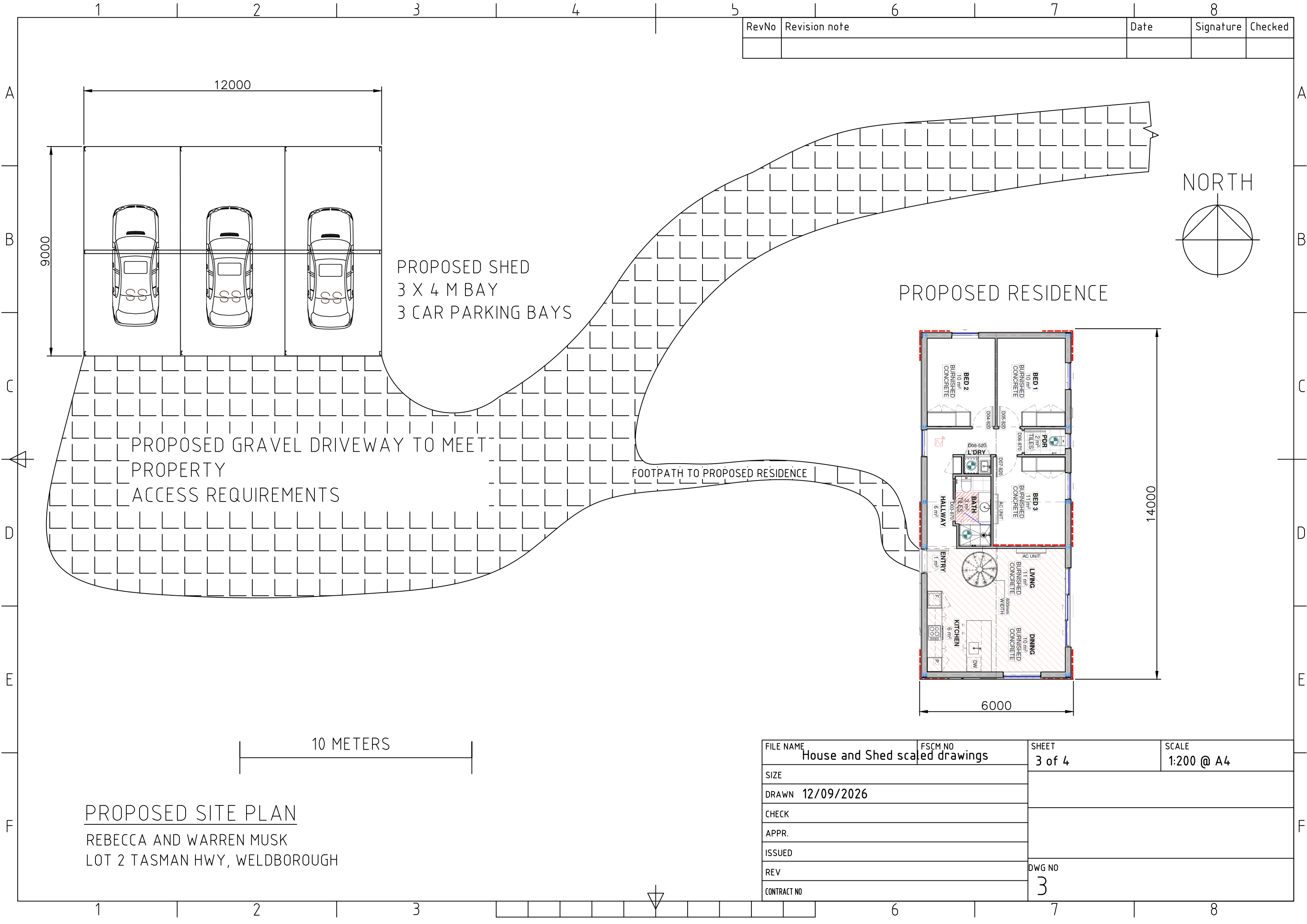
RevNo	Revision note	Date	Signature	Checked

PROPOSED SITE PLAN
REBECCA AND WARREN MUSK
LOT 2 TASMAN HWY, WELDBOROUGH

DRIVEWAY TO BE GRAVEL IN CONSTRUCTION
@ APPROXIMATELY 3M WIDTH AND 300M IN
LENGTH.
CROSSOVER TO TASMAN H'WAY WILL REMAIN
IN IT'S CURRENT LOCATION WITH NO ACCESS
TO CROWN LAND REQUIRED

FILE NAME	Warren Musk	FSCM NO	SHEET	1 of 4	SCALE	1:3200
SIZE	A3	DRAWN	----	ADH +404.7		
CHECK		APPR.		LOT 2 TASMAN HIGHWAY WELDBOROUGH		
REV	1	DWG NO	1	116680/2		
CONTRACT NO						

RevNo	Revision note	Date	Signature	Checked

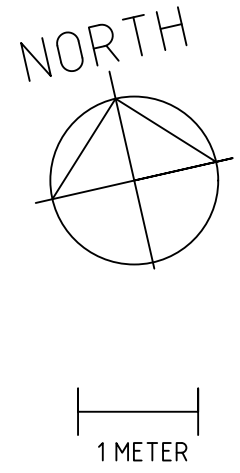
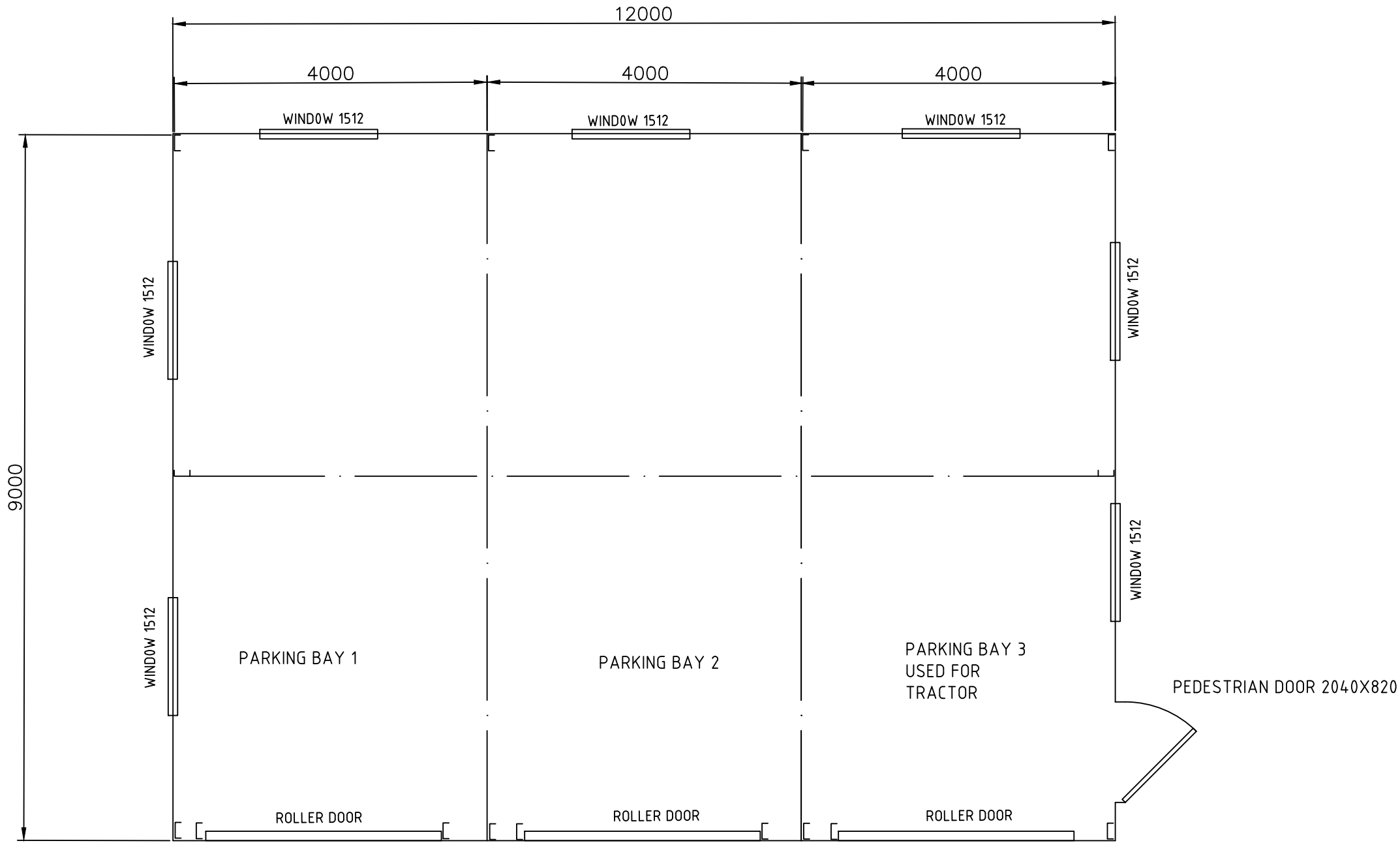


PROPOSED SITE PLAN

REBECCA AND WARREN MUSK
LOT 2 TASMAN HWY, WELDBOROUGH

FILE NAME	FSCM NO	SHEET	SCALE
House and Shed scaled drawings		3 of 4	1:200 @ A4
SIZE			
DRAWN 12/09/2026			
CHECK			
APPR.			
ISSUED			
REV			
CONTRACT NO		DWG NO	
		3	

RevNo	Revision note	Date	Signature	Checked



PROPOSED SITE PLAN

REBECCA AND WARREN MUSK
LOT 2 TASMAN HWY, WELDBOROUGH
COLORBOND SHED SKILLION ROOF
108 m2

ALL WINDOWS 1200 X 1500
ROLLERDOORS 3000W X 4000H

FILE NAME SHED PLANS	FSCM NO	SHEET 4 of 4	SCALE 1:0.972300 @ A4
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DRAWN 13/09/2026			
CHECK			
APPR.			
ISSUED			
REV		DWG NO	
CONTRACT NO		4	

shed

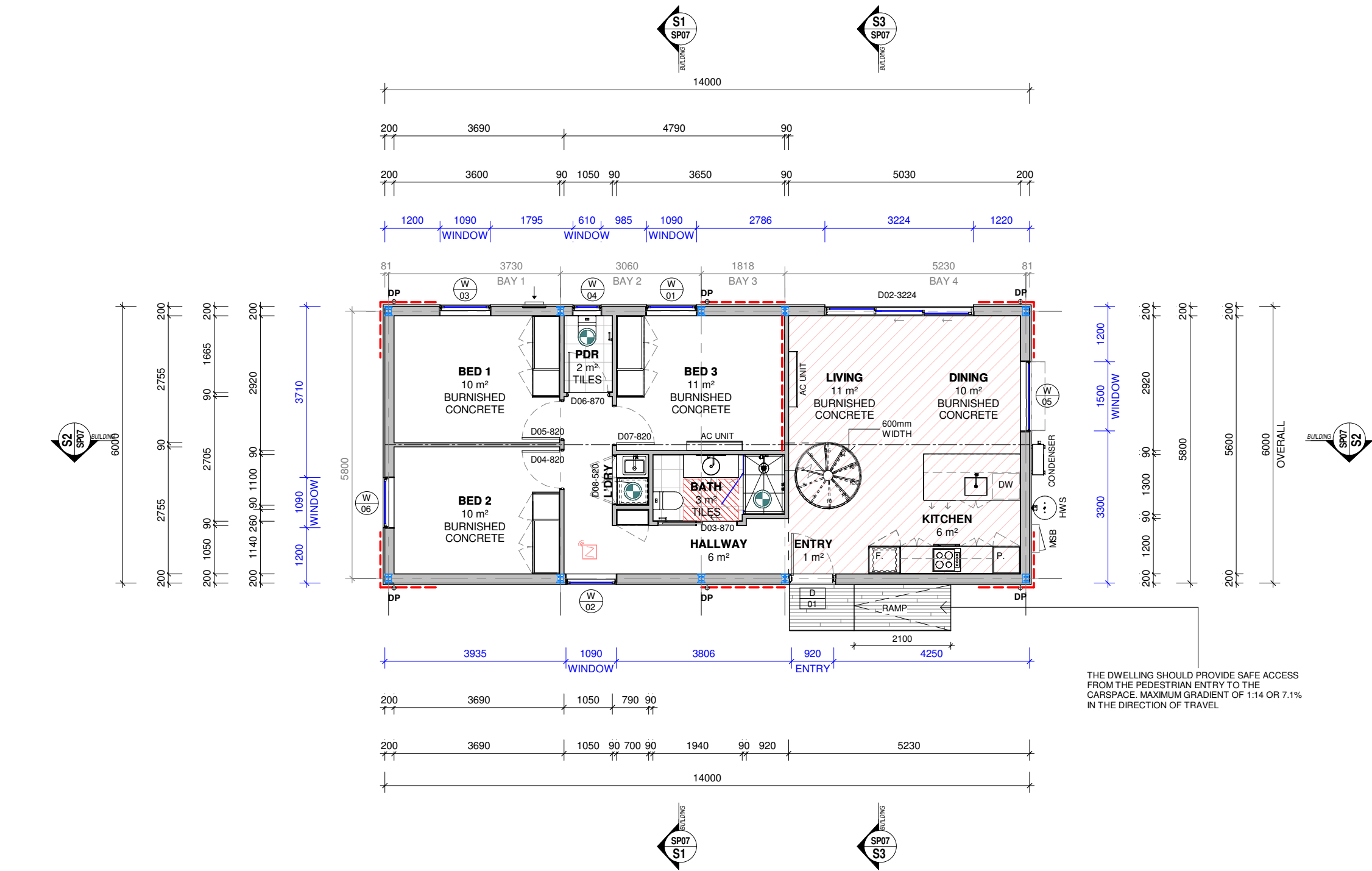
Edna 3B-2

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AREA SCHEDULE

NAME	GROSS AREA	% OF AREA
GROUND FLOOR	84 m ²	61%
MEZZANINE	53 m ²	39%

AREA NOTE:

AREAS ARE TAKEN FROM EXTERNAL FACE OF STRUCTURAL WALL FRAMING. DIMENSIONS FOR INTERNAL ROOMS TAKEN TO INSIDE FACE OF STRUCTURAL WALL BEFORE LINING

BASE SPECIFICATIONS:

INTERNAL WALL & CEILING FINISHES:

GROUND LEVEL	PAINTED PLASTERBOARD
LOFT/MEZZANINE	PAINTED PLASTERBOARD

INSULATION RATINGS FOR BATTS:

WALLS	R 3.5
CEILING	R 4.0

FLOOR COVERINGS LEGEND:

	CARPET		BURNISHED CONCRETE
	TILES		PARTICLE BOARD

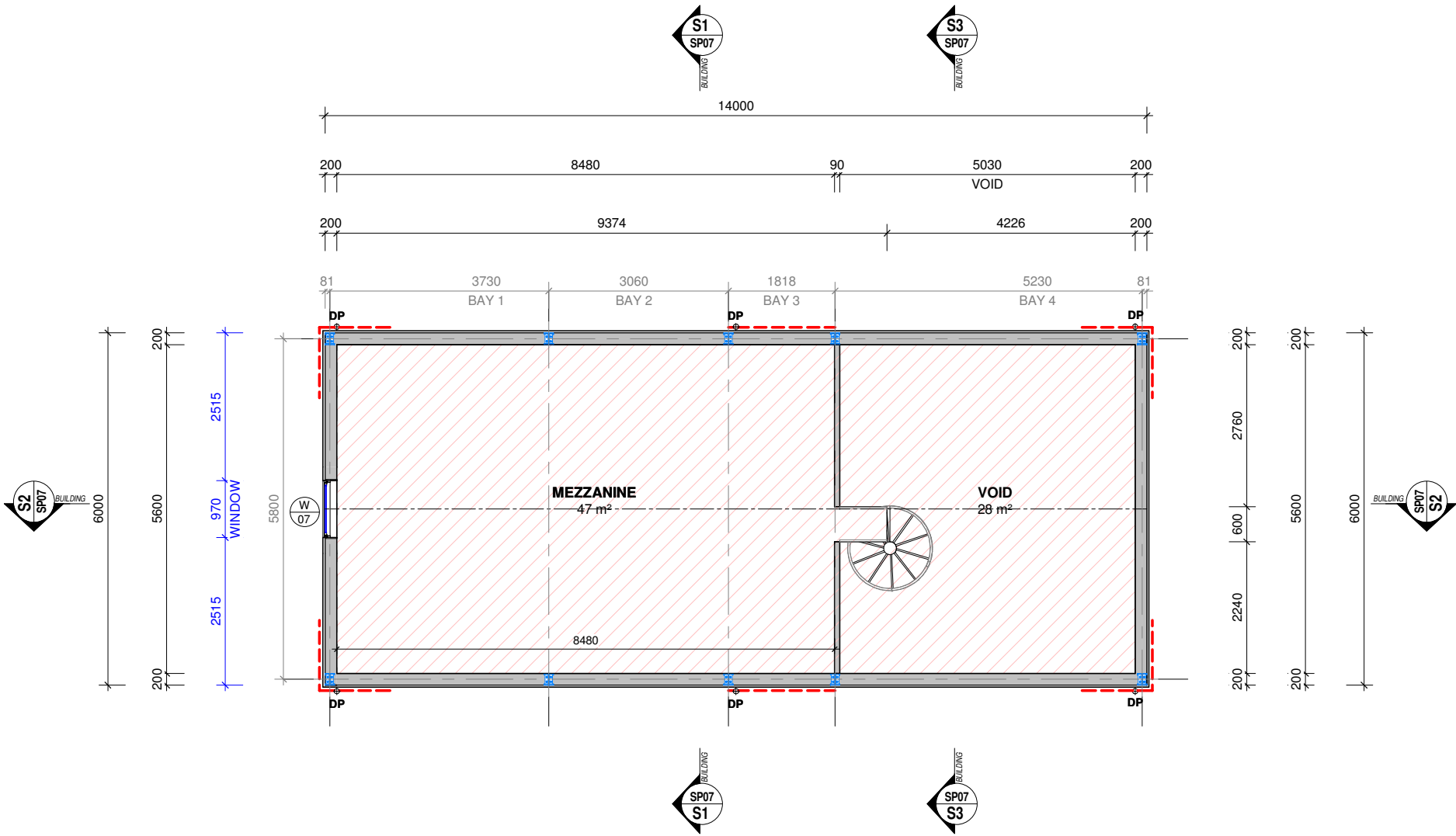
APPLIANCES LEGEND:

	HEATING/AC UNIT: REVERSE CYCLE, SPLIT SYSTEM MAKE: TBC MODEL: TBC
	HOT WATER SERVICE: ELECTRIC HEAT PUMP MAKE: RINNAI MODEL: C180L TO 200L
	COOKTOP: INDUCTION COOKTOP MAKE: TBC MODEL: TBC
	OVEN: ELECTRIC MAKE: TBC MODEL: TBC

LEGEND:

	DOWNPIPES LOCATIONS
	CEILING EXHAUST FANS
	SMOKE ALARM TO COMPLY WITH NCC REQUIREMENTS AND AS 3786
	1200mm x 900mm CIRCULATION NCC COMPLIANCE
	HATCH INDICATES RAKED CEILINGS
	HATCH INDICATES DROPPED CEILINGS / BULKHEADS
	EXTERNAL WINDOW SHROUD
	STRUCTURAL STEEL PORTAL. CANNOT BE MOVED OTHERWISE CUSTOM DESIGN REQUIRED.
	STRUCTURAL BRACING CANNOT BE MOVED OTHERWISE CUSTOM DESIGN REQUIRED.

JOB ADDRESS: ADDRESS		CLIENT: TBC	JOB NO: 0000	REVISION:	SHEET NAME: PROPOSED GROUND FLOOR PLAN	Copyright © Shed House Australia Pty Ltd ACN 666 853 005. All rights reserved.			
BUILDER: TBC						EDNA MINI			
shed		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.		1	DRAWN:	PROJECT TYPE:			SHEET NUMBER: SP03
			REG:		CODE:	TYPE:	ISSUE:		
					REVISION DATE:	SCALE: 1 : 100@ A3			



AREA SCHEDULE

NAME	GROSS AREA	% OF AREA
GROUND FLOOR	84 m²	61%
MEZZANINE	53 m²	39%

AREA NOTE:

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BASE SPECIFICATIONS:

INTERNAL WALL & CEILING FINISHES:

GROUND LEVEL	PAINTED PLASTERBOARD
LOFT/MEZZANINE	PAINTED PLASTERBOARD

INSULATION RATINGS FOR BATTS:

WALLS	R 3.5
CEILING	R 4.0

FLOOR COVERINGS LEGEND:

	CARPET		BURNISHED CONCRETE
	TILES		PARTICLE BOARD

APPLIANCES LEGEND:

	HEATING/AC UNIT: REVERSE CYCLE, SPLIT SYSTEM MAKE: TBC MODEL: TBC
	HOT WATER SERVICE: ELECTRIC HEAT PUMP MAKE: RINNAI MODEL: C180L TO 200L
	COOKTOP: INDUCTION COOKTOP MAKE: TBC MODEL: TBC
	OVEN: ELECTRIC MAKE: TBC MODEL: TBC

LEGEND:

	DOWNPIPES LOCATIONS
	CEILING EXHAUST FANS
	SMOKE ALARM TO COMPLY WITH NCC REQUIREMENTS AND AS 3786
	1200mm x 900mm CIRCULATION NCC COMPLIANCE
	HATCH INDICATES RAKED CEILINGS
	HATCH INDICATES DROPPED CEILINGS / BULKHEADS
	EXTERNAL WINDOW SHROUD
	STRUCTURAL STEEL PORTAL. CANNOT BE MOVED OTHERWISE CUSTOM DESIGN REQUIRED.
	STRUCTURAL BRACING CANNOT BE MOVED OTHERWISE CUSTOM DESIGN REQUIRED.

JOB ADDRESS:
ADDRESS

shed

BUILDER:
TBC

CLIENT:
TBC

JOB NO:
0000

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

REVISION:

SHEET NAME:

PROPOSED MEZZANINE FLOOR

DRAWN:

PROJECT TYPE:

EDNA MINI

REG:

CODE:

TYPE:

ISSUE:

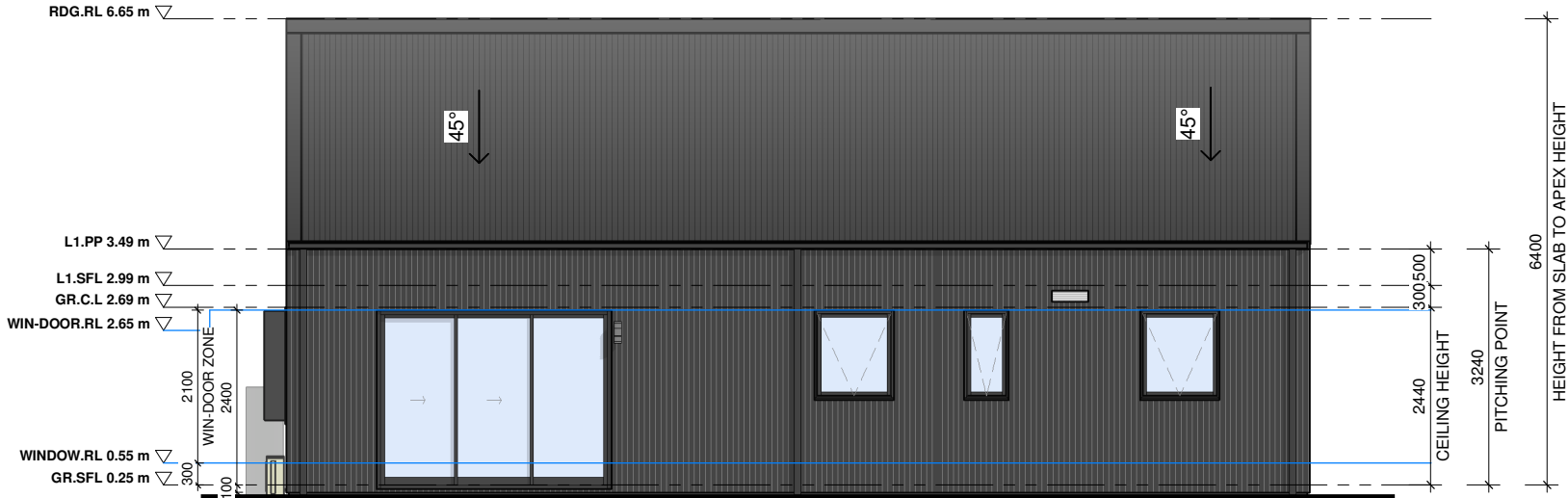
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SP04

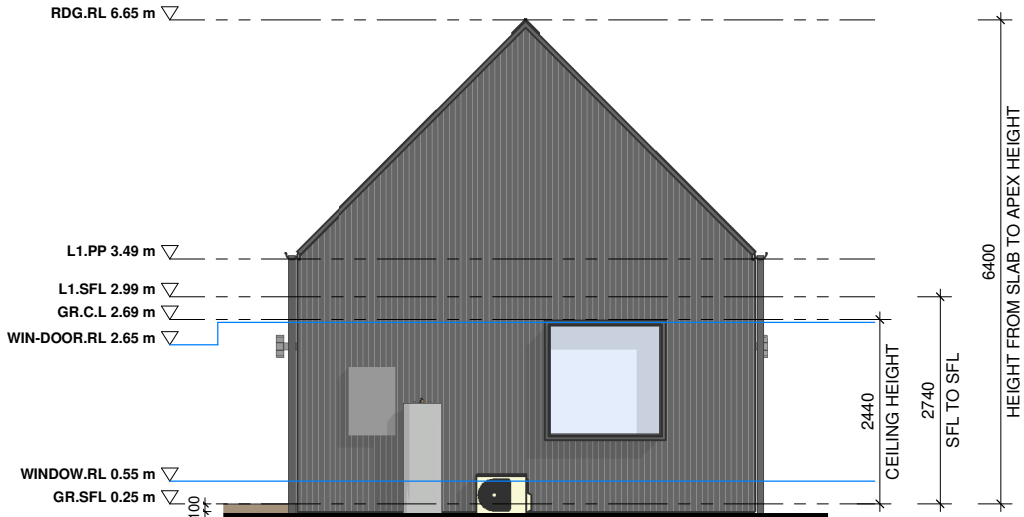
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SCALE: 1 : 100@ A3

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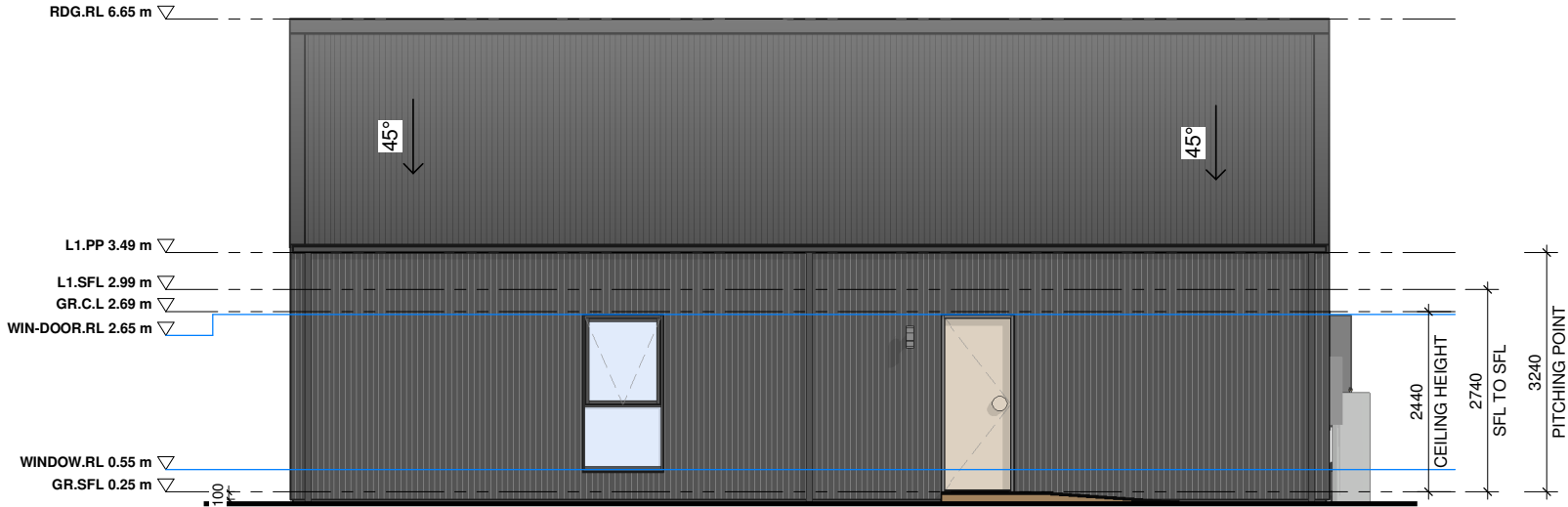
PROPOSED NORTH ELEVATION
SCALE 1 : 100



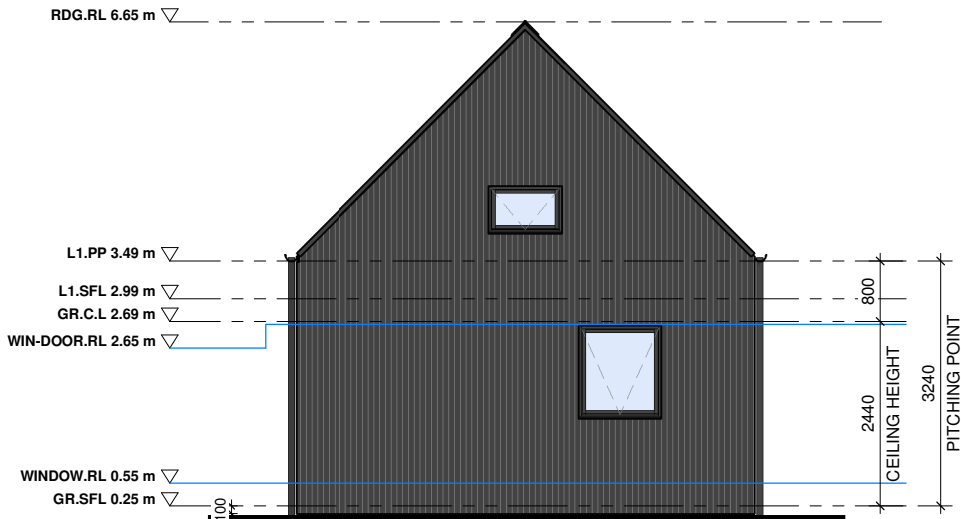
PROPOSED EAST ELEVATION
SCALE 1 : 100

LEGEND			
	SITE CUT		GLASS/GLAZING
	SITE FILL		
 NATURAL GROUND LINE			
ABBREVIATIONS:			
RDG.RL	RIDGE RELATIVE LEVEL		
L1.SFL	LEVEL 1 STRUCTURAL FLOOR LEVEL		
GR.CL	GROUND CEILING LEVEL		
WIN-DOOR.RL	WINDOW & DOOR RELATIVE LEVEL		
GR.SFL	GROUND FLOOR STRUCTURAL FLOOR		
CL	CEILING HEIGHT LEVEL		
HWS	HOT WATER SERVICE		
WINDOW SIZE NOTE:			
WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURER'S NEAREST STOCK SIZES.			
FIRST FLOOR WINDOWS NOTE:			
FALL PREVENTION SHALL BE PROVIDED TO A BEDROOM WINDOW WHEN THE OPENABLE PORTION OF THE WINDOW IS LESS THAN 1700mm ABOVE THE FLOOR LEVEL AND THE FLOOR BELOW. THE WINDOW IS 2.0m OR MORE ABOVE THE SURFACE BENEATH IN ACCORDANCE WITH NCC 2022 PART H5P2 OPTIONS:			
1. WINDOW OPENING SHALL NOT EXCEED 125mm, OR 2. THE OPENABLE PORTION PROTECTED WITH A MECHANICALLY FIXED METAL SCREEN (CAPABLE OF RESISTING 250N HORIZONTAL ACTION)			
*IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN, THE WINDOW SHALL BE FITTED WITH A CHILD RESISTANT DEVICE.			
OTHER WINDOWS ARE REQUIRED TO HAVE BARRIER OF NOT LESS THAN 865mm ABOVE THE FLOOR LEVEL WHEN THE OPENABLE WINDOW IS 2m OR MORE ABOVE THE SURFACE BENEATH THE WINDOW.			
TIMBER FRAMING NOTE:			
ALL INTERNAL WALL FRAMING TO BE PRE-FABRICATED TO MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT NCC & COMPLY TO AS1684 - 2021.			
EXTERNAL CLADDING NOTE:			
ALL EXTERNAL WALL DIMENSIONS ARE MEASURED TO EXTERNAL FACE OF STRUCTURAL FRAME AND DOES NOT INCLUDE THICKNESS OF THE FINISHES.			
WINDOW & DOOR OPENING NOTE:			
REFER TO DOOR & WINDOW SCHEDULES FOR SIZES INCLUDING HEAD & SILL HEIGHTS.			
WINDOW MANUFACTURER TO ENSURE THE WINDOWS PERFORMANCE HAS BEEN REVIEWED ON THE ENERGY RATING REPORT.			
BALCONY CONSTRUCTION:			
BALCONIES TO BE MINIMUM 50mm STEP DOWN FROM FIRST FLOOR LEVEL AND CONSTRUCTED USING COMPRESSED SHEET WITH TILING OVER.			
BALCONIES TO BE TANKED WITH AN APPROVED SYSTEM, FALL TO BE PROVIDED AND DRAINED. BALCONIES TO BE WATERPROOFED TO MANUFACTURERS SPECIFICATIONS. TO COMPLY WITH AS-4654.			

JOB ADDRESS: ADDRESS		CLIENT: TBC		SHEET NAME: PROPOSED ELEVATIONS				Copyright © Shed House Australia Pty Ltd ACN 666 853 005. All rights reserved.				
	BUILDER: TBC	JOB NO: 0000		REVISION:	DRAWN:				PROJECT TYPE: EDNA MINI			
		CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.			REG:		CODE:	TYPE:	ISSUE:	SHEET NUMBER: SP05		
					REVISION DATE:		SCALE: 1 : 100@ A3					



PROPOSED SOUTH ELEVATION
SCALE 1 : 100



PROPOSED WEST ELEVATION
SCALE 1 : 100

LEGEND

 SITE CUT

 GLASS/GLAZING

 SITE FILL

 NATURAL GROUND LINE

ABBREVIATIONS:

RDG.RL	RIDGE RELATIVE LEVEL
L1.SFL	LEVEL 1 STRUCTURAL FLOOR LEVEL
GR.CL	GROUND CEILING LEVEL
WIN-DOOR.RL	WINDOW & DOOR RELATIVE LEVEL
GR.SFL	GROUND FLOOR STRUCTURAL FLOOR
CL	CEILING HEIGHT LEVEL
HWS	HOT WATER SERVICE

WINDOW SIZE NOTE:
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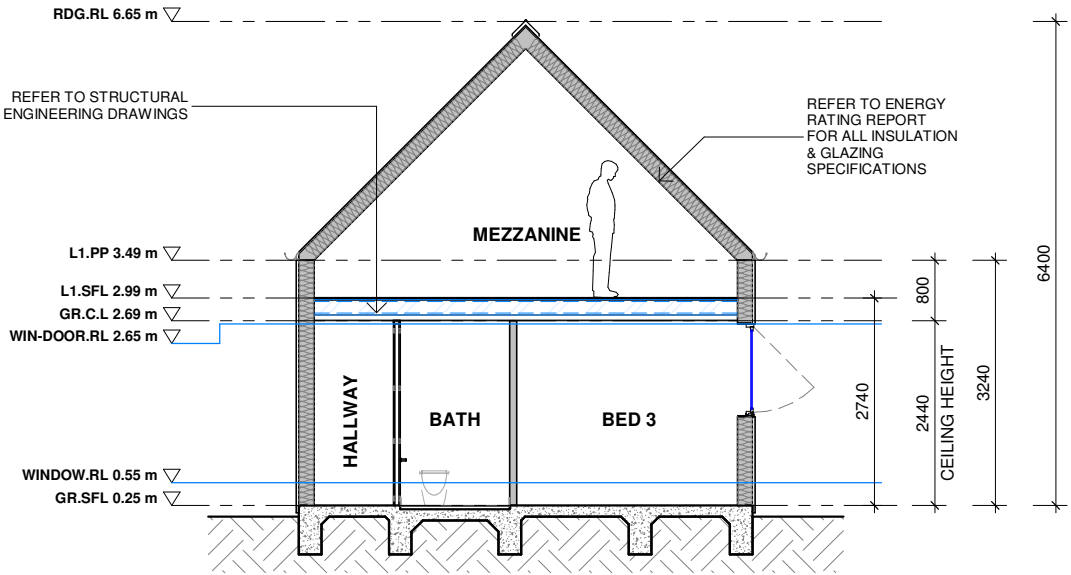
TIMBER FRAMING NOTE:
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EXTERNAL CLADDING NOTE:
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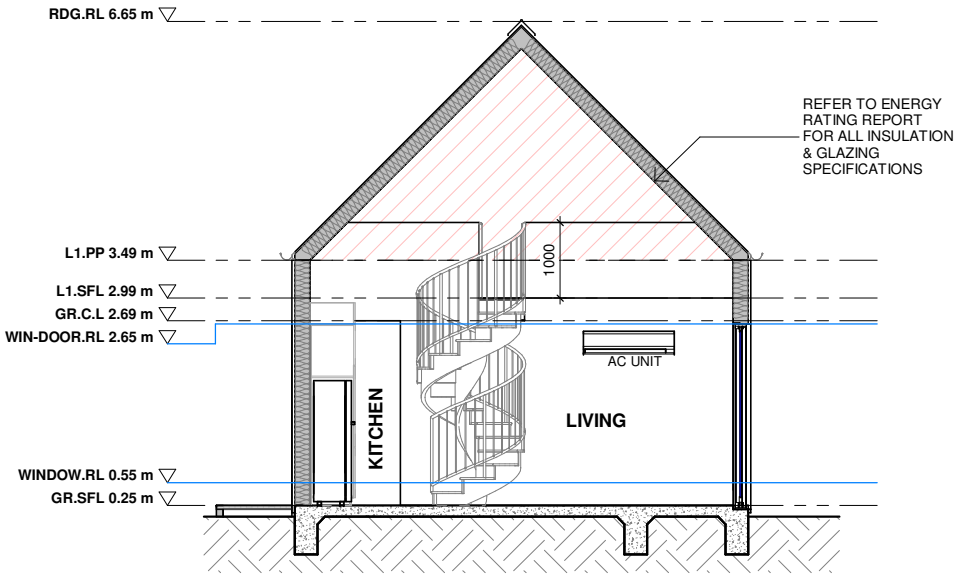
WINDOW & DOOR OPENING NOTE:
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WINDOW MANUFACTURER TO ENSURE THE WINDOWS PERFORMANCE HAS BEEN REVIEWED ON THE ENERGY RATING REPORT.

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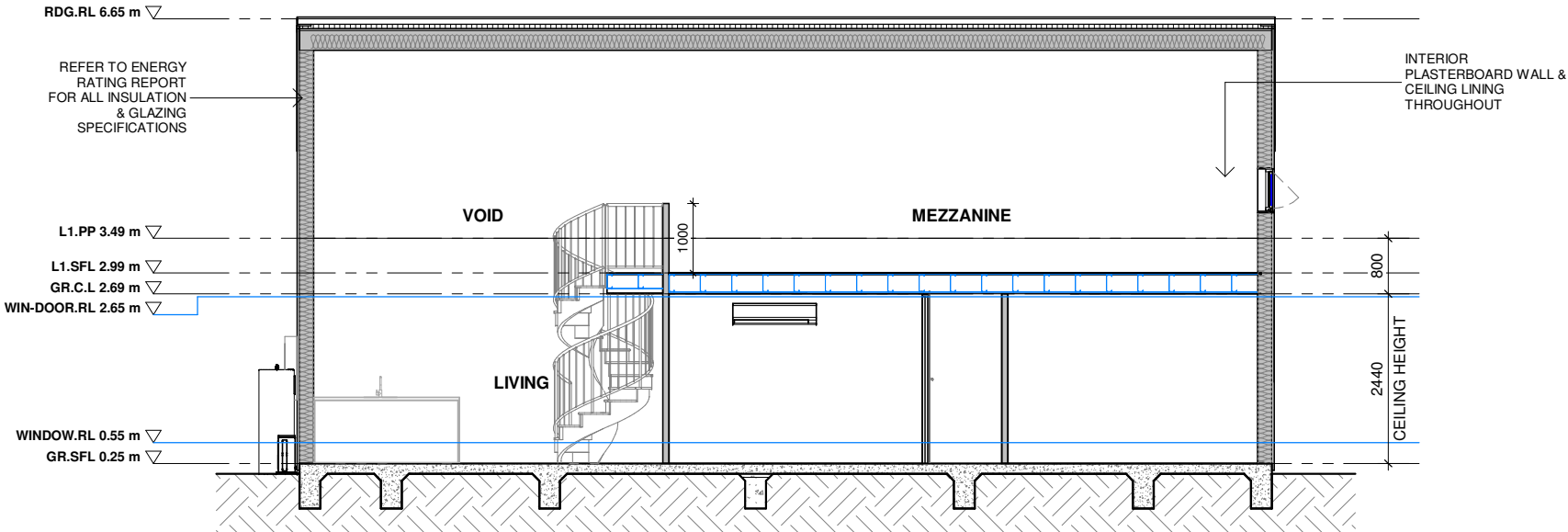
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BUILDER: TBC			JOB NO: 0000		REVISION:		DRAWN:		PROJECT TYPE: EDNA MINI			
			CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.				REG:		CODE:	TYPE:	ISSUE:	SHEET NUMBER: SP06
							REVISION DATE:		SCALE: 1 : 100@ A3			



1 PROPOSED BUILDING SECTION
SCALE 1 : 100



3 PROPOSED BUILDING SECTION
SCALE 1 : 100



2 PROPOSED BUILDING SECTION
SCALE 1 : 100

LEGEND:
HATCH INDICATES
RAKED CEILINGS

ROOF FRAMING NOTE:
ALL STEEL PORTAL FRAME DETAILS REFER TO THE ATTACHED STRUCTURAL DRAWINGS FOR DETAILS.
ALL PORTAL FRAME CONNECTIONS, BUILDER TO REFER TO THE ATTACHED STRUCTURAL DRAWINGS FOR CONNECTION DETAILS.
ALL INTERNAL LINING IS TO BE SUPPORTED VIA A STRAMIT 22MM CEILING BATTEN. ALL CEILING BATTENS ARE TO BE FIXED @ MAX 450 CTRS APART AND TO RUN IN THE OPPOSITE DIRECTION TO THE ROOF GIRTS.

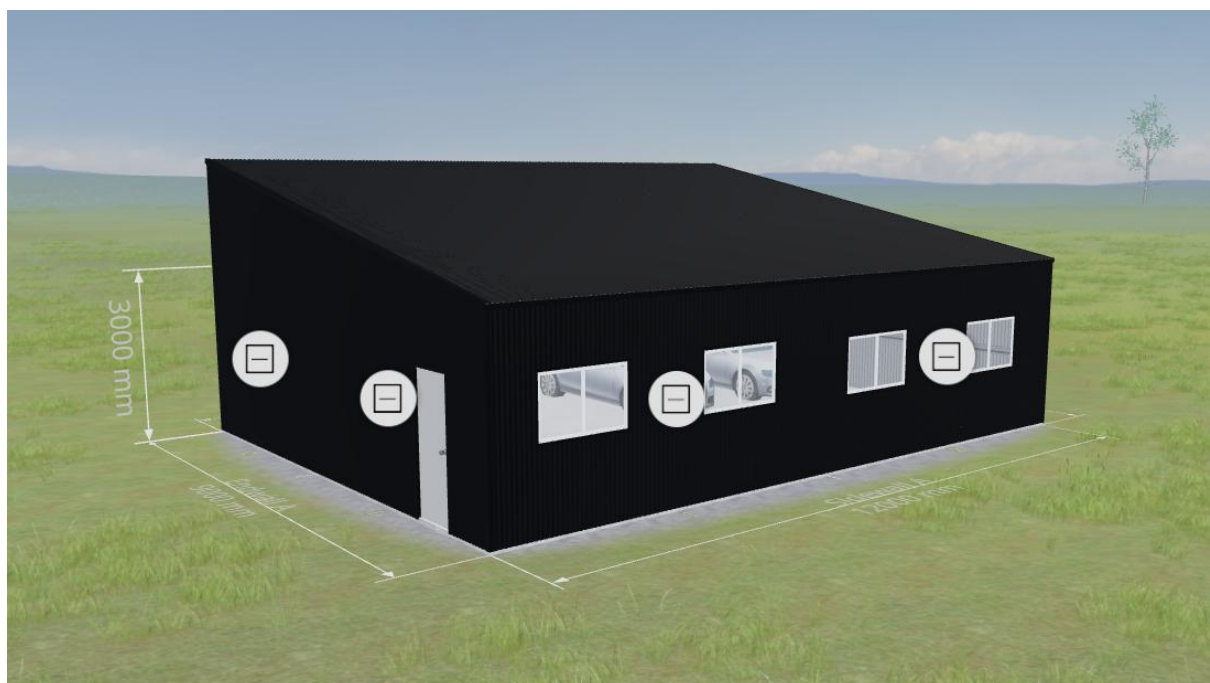
TIMBER FRAMING NOTE:
ALL DIMENSIONS SHOWN ARE TO STRUCTURAL PORTAL FRAME & INTERNAL TIMBER FRAMES, CONTRACTOR / BUILDER TO CHECK ALL STUD OPENINGS & ALLOW FOR BUILDING TOLERANCES.
ALL FRAME OPENING DIMENSIONS ARE NOMINAL AND MUST BE VERIFIED ON SITE BY BUILDER.
BUILDER TO ALLOW FOR SUITABLE PACKING AND STRENGTHING OF STUDS AROUND DOOR OPENINGS.

ALL INTERNAL WALL FRAMES ARE TO BE FIXED DOWN TO SLAB VIA 100MM GALVANISED DYNA BOLTS OR SIMILAR SPREAD EVENLY ALONG ENTIRE FRAME.
ALL TIMBER TOP PLATES ARE TO BE STRAIGHTENED AND BRACED DURING INSTALLATION.
ANY ADDITIONAL BLOCKING IS TO BE INSTALLED DURING FRAME STAGE TO ALLOW FOR FIXING POINTS FOR SHOWER HEADS, MIXERS, ETC. BUILDER TO CONFIRM ALL LOCATIONS PRIOR TO INSTALLATION.
ANY INTERNAL WALL FRAMES ARE TO BE FIXED TO EXTERNAL WALL GIRTS VIA 12-14 CLASS 4 SCREW OR SIMILAR TYPE OF FIXING.

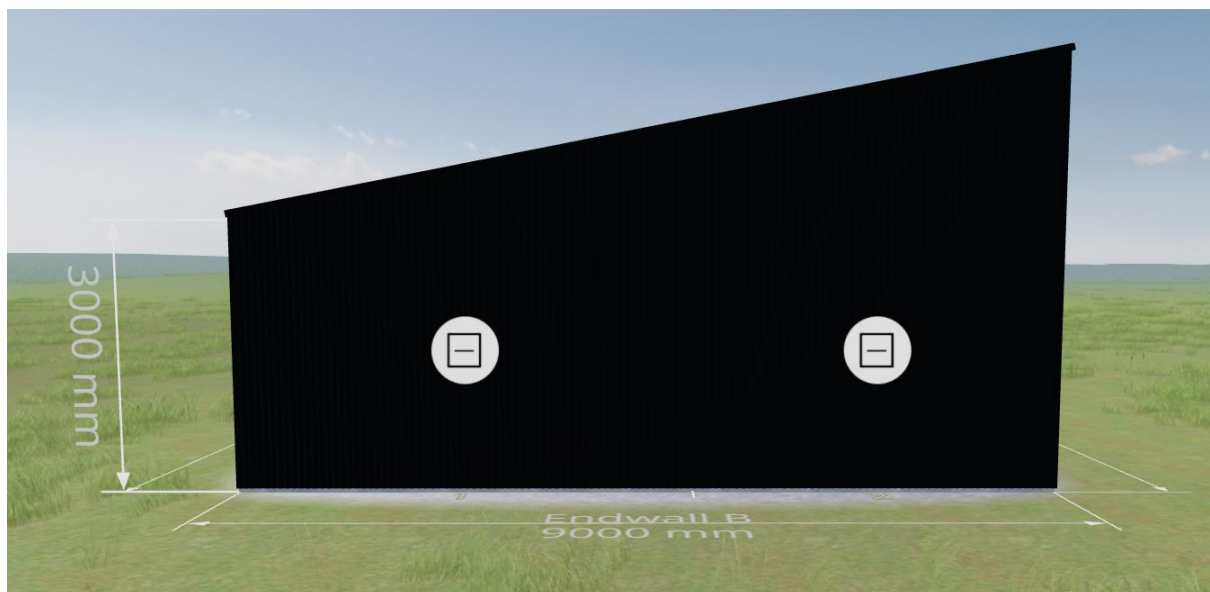
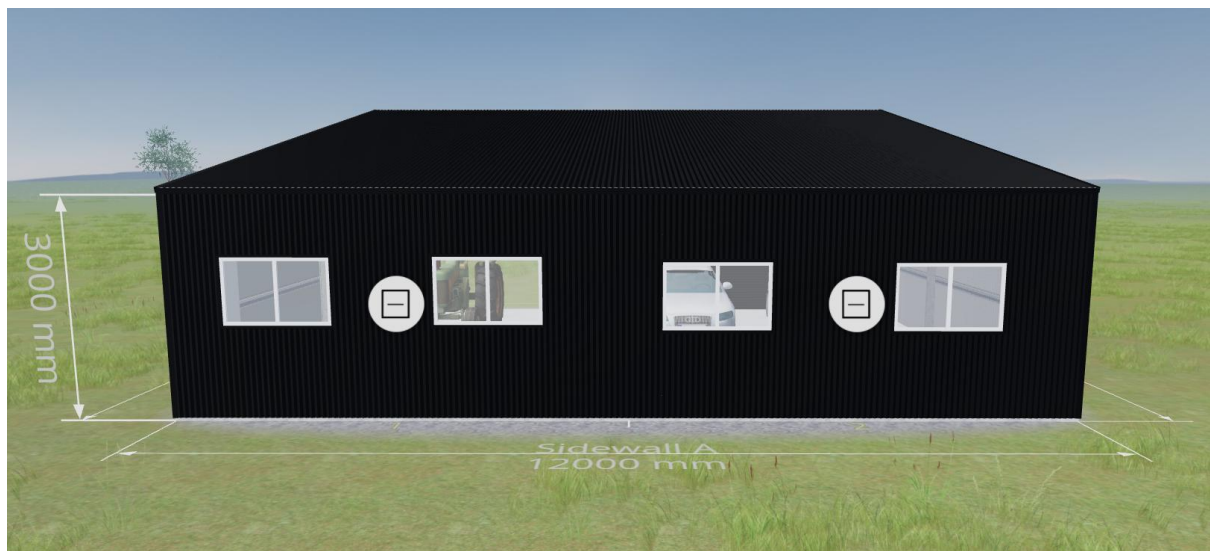
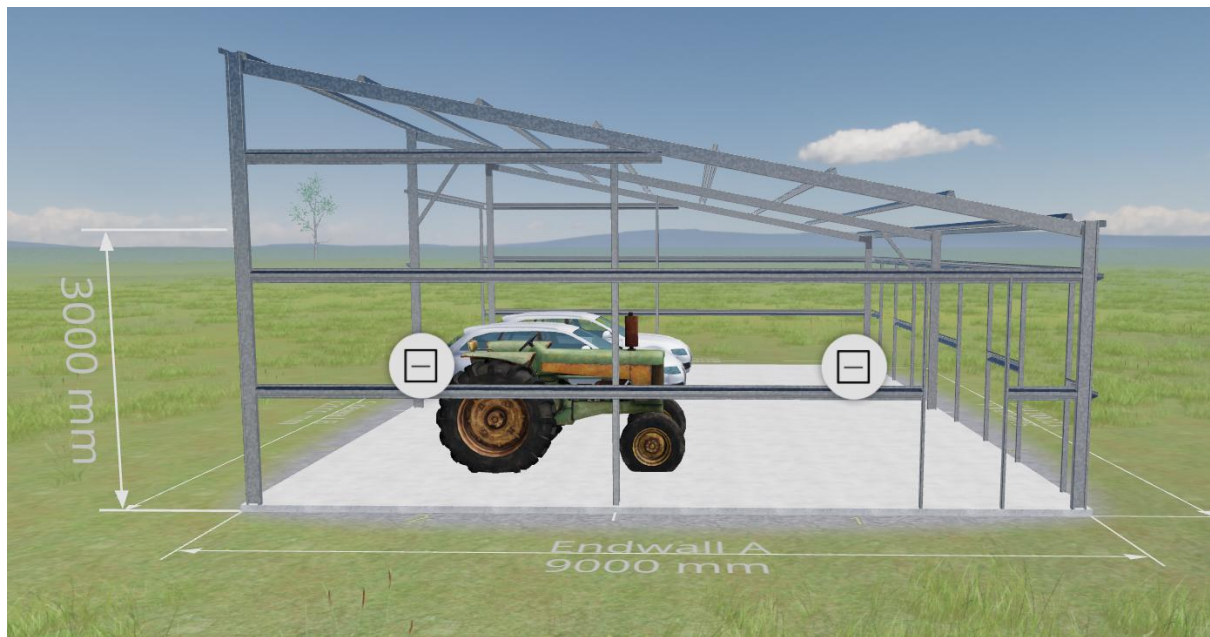
STRUCTURAL ENGINEERING NOTES:
REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR INFORMATION RELATING TO BLOCKING DETAILS FOR FIXING TO EXTERNAL FRAMING SYSTEM. NOTE LOAD LIMITS ARE SPECIFIED FOR STRUCTURAL WALLS AND ROOF FRAMING.

NOTE:
ALL WINDOW AND DOOR FLASHING'S ARE TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2904 - 1995.
ALL EXTERNAL CLADDING FLASHING AND CAPPINGS ARE TO BE INSTALLED TO THE MANUFACTURERS SPECIFICATION.
BUILDER TO REFER TO STRUCTURAL DRAWINGS FOR DETAILS ON CAPPINGS & FLASHING FINISHES AND SIZES.
ALL EXTERNAL FLASHINGS & CAPPINGS ARE TO MATCH COLOUR OF WALL CLADDING OR ROOF SHEETS, UNLESS NOTED OTHERWISE. REFER TO MATERIALS & COLOURS SELECTION.

JOB ADDRESS: ADDRESS		CLIENT: TBC	SHEET NAME: PROPOSED BUILDING SECTIONS				Copyright © Shed House Australia Pty Ltd ACN 666 853 005. All rights reserved.		
shed	BUILDER: TBC		JOB NO: 0000	REVISION:	DRAWN:	PROJECT TYPE: EDNA MINI			
			CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.		REG:	CODE:	TYPE:	ISSUE:	SHEET NUMBER: SP07
				REVISION DATE:	SCALE: 1 : 100@ A3				



Plan to have a Solar Array on the Shed facing north





Proposed Use and Development of Land

Title Reference: 116680/2

Property: Lot 2, Tasman Highway, Weldborough, Tasmania

To Whom It May Concern,

We are currently in the process of purchasing Lot 2, Tasman Highway, Weldborough (Title 116680/2) and wish to provide the following description of our intended use and development of the property.

Our intention is to use the land as a private residential property and to develop it in a manner that is respectful of its natural environment and rural character. We were particularly attracted to the property because of its natural beauty and wish to preserve it as much as possible.

Subject to the necessary approvals, we propose to construct a modest residential dwelling located near the upper section of the property, approximately 260 metres from the road access. The dwelling will be constructed using Colorbond sheeting, with Monument selected as the external colour finish.

We also propose to construct a modest shed, similarly, finished in Colorbond Monument, for the storage and protection of a tractor and associated attachments. This equipment will be used solely for the maintenance and management of the property.

In addition, we intend to install boundary fencing to assist with land management and property maintenance. We have no plans for subdivision, commercial activities, intensive agriculture, major land clearing, or significant alterations to the natural landscape. Our aim is simply to maintain the property and care for its environmental values.

A key focus of our land management efforts will be the control and gradual eradication of the blackberry infestation that is currently present on the property. We are committed to undertaking this work responsibly to improve the health of the land while preserving its natural character.

Overall, our vision is to establish a modest family residence while remaining careful custodians of the property. We are committed to ensuring that any development is low impact, visually sympathetic to the surrounding area, and consistent with the rural nature of Weldborough.

Yours faithfully,

Warren and Rebecca Musk

3. Written planning scheme response

C2.0 Parking and Sustainable Transport Code

C2.5.1 Car parking numbers

Two on-site car parking spaces will be provided.

Both parking spaces will be located within the proposed shed and will be available for use by the occupants of the dwelling.

The dwelling will be occupied on a part-time basis, predominantly during holidays and, in the future, during periods of retirement. The two proposed parking spaces are considered sufficient for the private residential use of the property.

No visitor accommodation use is proposed as part of this application.

C2.6.1 Construction of parking areas

The proposed driveway, parking access and vehicle turning areas will be constructed using a suitable compacted gravel surface.

The gravel surface will be constructed and maintained to provide:

- **an all-weather surface;**
- **safe and practical vehicle access;**
- **appropriate load-bearing capacity for normal passenger vehicles;**
- **suitable drainage;**
- **control of erosion and sediment movement; and**
- **safe access between the existing crossover, dwelling and shed.**

Existing culverts will be maintained. Additional drainage infrastructure will be installed where required to prevent concentrated stormwater from eroding the driveway or surrounding soil.

Drainage measures will include a combination of:

- **culverts;**
- **spoon drains;**
- **gravel drainage treatments; and**
- **controlled natural runoff.**

These measures will direct water away from parking, manoeuvring and driveway surfaces while minimising soil erosion.

C2.6.2 Design and layout of parking areas

The driveway will be approximately 3 metres wide.

A vehicle turning area measuring approximately 14 metres by 6.7 metres will be provided near the dwelling and shed. This area will allow a normal passenger vehicle to enter the property, turn around and leave the site in a forward direction.

The parking spaces will be located inside the shed and will be clearly separated from the driveway and vehicle turning area.

The parking area will be on reasonably level ground and will provide safe and convenient access for the occupants of the dwelling.

The layout shown on the revised site plan provides adequate space for:

- vehicle access;**
- two covered parking spaces;**
- vehicle manoeuvring;**
- turning movements; and**
- forward entry back onto the Tasman Highway.**

C3.0 Road and Railway Assets Code

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

A new vehicle crossover to the Tasman Highway is not proposed. The development will use the existing crossover that currently provides access to the property.

The property will be occupied on a part-time basis, primarily during holidays and periods of retirement. Approximately four people will normally occupy the dwelling when it is in use.

It is anticipated that the development will generally generate approximately one vehicle accessing or departing from the property per day while the dwelling is occupied.

The development will not generate:

- commercial vehicle traffic;**
- buses;**
- regular truck movements;**

- regular service vehicles;
- frequent commercial deliveries; or
- other unusual or high-volume traffic.

There is an existing gate at the property entrance and lightly used tracks extending into the property. These tracks will be upgraded to form the proposed driveway.

The development represents a low-intensity residential use and is not expected to cause a significant increase in traffic movements at the existing crossover.

The driveway and turning area will allow vehicles to:

1. enter the property in a forward direction;
2. turn around entirely within the property; and
3. return to the Tasman Highway in a forward direction.

The proposed development is therefore not expected to unreasonably affect the safety or operation of the Tasman Highway, subject to any access requirements imposed by the relevant road authority.

C7.0 Natural Assets Code

C7.6.2 Clearance within a priority vegetation area

No native vegetation removal is proposed as part of the application.

The proposed:

- dwelling;
- shed;
- driveway;
- parking area;
- vehicle turning area; and
- associated development works

will be located within areas that are already cleared or previously disturbed.

No native vegetation will be removed for the construction of the buildings, driveway, parking area or bushfire protection measures. The revised site plan identifies the location of the development within the cleared or disturbed portion of the property.

As no native vegetation within the priority vegetation area is proposed to be removed, assessment against clause C7.6.2 is not considered necessary. Council's request confirms that an assessment against this clause is not required where the proposal does not include vegetation removal within the priority vegetation area.

A bushfire hazard management plan has not yet been prepared. Any bushfire assessment or hazard management documentation required for subsequent building approval will be obtained at the appropriate stage.

C15.0 Landslip Hazard Code

The proposed dwelling and shed are located within the low landslip hazard band.

It is understood that the proposal is therefore exempt from assessment under the Landslip Hazard Code in accordance with the applicable exemptions under clause C15.4.

The applicant acknowledges that, if planning approval is issued and the proposal proceeds to the building application stage, a landslip report or geotechnical assessment prepared by a suitably qualified geotechnical practitioner may be required.

The applicant will obtain this assessment at the building approval stage if required by the building surveyor, Council or another relevant authority.

Council's request confirms that development located within the low landslip hazard band may be exempt from planning assessment under this code, while a geotechnical report may still be required during the building application process.

4. Shed floor plan and proposed use

A to-scale floor plan for the proposed shed is included with the revised application material.

The shed will be used for:

- private vehicle parking;**
- parking and storage of machinery used on the property;**
- storage of tools and property-maintenance equipment; and**
- general domestic storage associated with the dwelling and maintenance of the land.**

Two vehicle parking spaces will be provided inside the shed.

The shed is for private domestic and property-maintenance purposes. No commercial or industrial activity is proposed from the shed.



AGRICULTURAL ASSESSMENT AND COMPLIANCE REPORT

Lot 2 Tasman Highway, Weldborough.

August 2026



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DISCLAIMER

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

Executive Summary

This agricultural assessment report has been prepared on behalf of the proponent, W Musk (the proponent) to support an application for a residential dwelling to be built on property title 116680/2 Lot 2 Tasman Highway, Weldborough.

The subject property is in a degraded condition and not used for agriculture.

The subject property is best considered as a lifestyle block and is highly restricted in terms of the scale, type and intensity of agricultural land use activity which can and could be undertaken, although it could be used to graze a small number of livestock.

The limitations associated with the agricultural use of the subject property relates to the limited area of available land, prevailing land capability (as per class 5 and 6), challenging topography, and lack of access to irrigation water.

The subject property is incapable of supporting meaningful agriculture, and this includes enterprises based on cropping, and perennial horticulture production systems.

The land use activity on adjoining properties is dominated by small land holdings which are similarly considered as lifestyle blocks (to the north), environmental purposes to the south and a small block entirely covered by native vegetation to the west. Nearby to the east, and separated by the Tasman Highway, which is used to support a small livestock grazing enterprise. None of the adjacent and/or nearby properties are Agriculture zoned land and/or used for intensive higher value agriculture, such as cropping or horticulture.

The proposed development is for a residential dwelling to be built on the elevated central western area of the subject property.

The proposed entire development (e.g. residential dwelling) would cover approximately 160m² which represents approximately 0.3% of the total available land.

Due to a combination of setback distances, established vegetation, topography, nature and scale of the agricultural land use activity conducted (or rather lack of thereof) on the subject property and that of adjacent properties, in conjunction with the nature of the development 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 and residential amenity 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 20.1, 20.3.1P2 and P3, 20.4.1, 20.4.2A1 and A2 and 20.4.3.

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1 Purpose

This report has been undertaken on behalf of W Musk (the proponent) to support an application for a residential dwelling on the property title 116680/2 Lot 2 Tasman Highway, Weldborough.

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.

2 General overview

2.1 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.

2.2 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.

2.3 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 V16, effective date 4th March 2026.

3 Property details

3.1 LOCATION

The subject property is located on property title 116680/2 Lot 2 Tasman Highway, Weldborough, which is located on the northern outskirts of the village of Weldborough. (Image 1).

Table 1 Property identification details.

Address	Property ID	Title reference	Hectares (approx.)
Lot 2 Tasman Highway, Weldborough 7264	9836155	116680/2	6.5

The subject property consists of two blocks, with the northern block covering 5.4 hectares which is separated by a road reserve from the southern block that covers 1.1 hectares.

The subject property is characterised by high elevated ground on the central western boundary area and this leads down over moderate to steep sloping and undulating ground to the east and south. Image 3

The majority of the subject property is covered by open degraded pastureland with occasional native paddock trees and mixed rainforest native vegetation associated with the lower lying gullies on the southern areas. No threatened native vegetation communities are present on the property.²

Land tenure of the subject property and adjacent land is Private Freehold, nearby to north is a public reserve and regional reserve as per the Frome regional reserve, further to the east and west is Future Potential Production Forest with various blocks of Crownlands to the south and east and easement associated with the roads in the area.³ (Image 4).

Under the Tasmanian Planning Scheme, the subject property and adjacent land to the west, north and east is zoned Rural, nearby to the north, east and south is Environmental Management zoned land, with Rural Living nearby to the south, and the Tasman Highway as Utilities zoned land.⁴ (Figure 5).

Infrastructure present on the subject property is limited to boundary fencing.

² TasVeg 5.0.

³ The LIST map dataset.

⁴ 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).

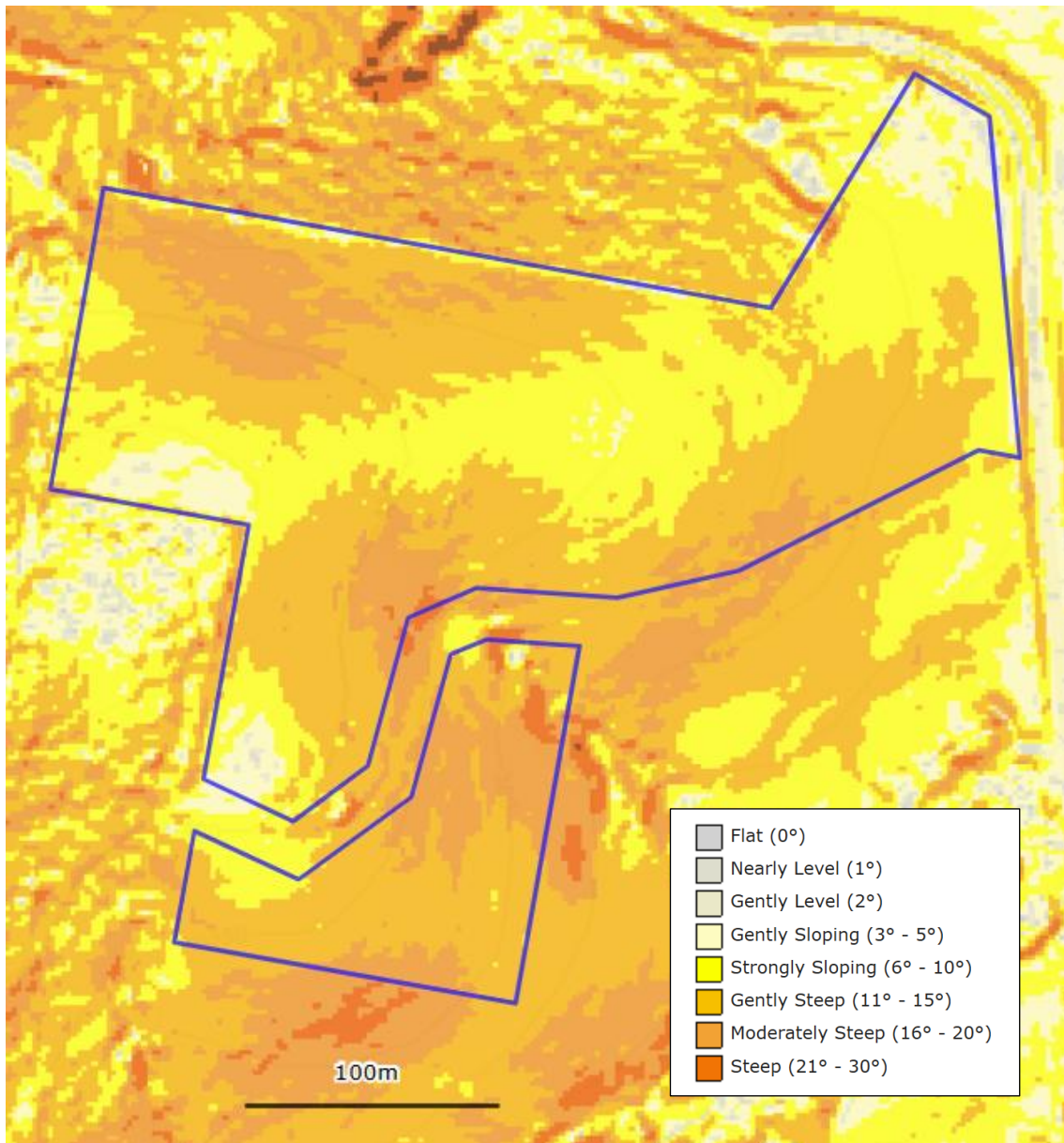


Image 3 Topographic map of the subject property (blue outline). (Source: The LISTMap).

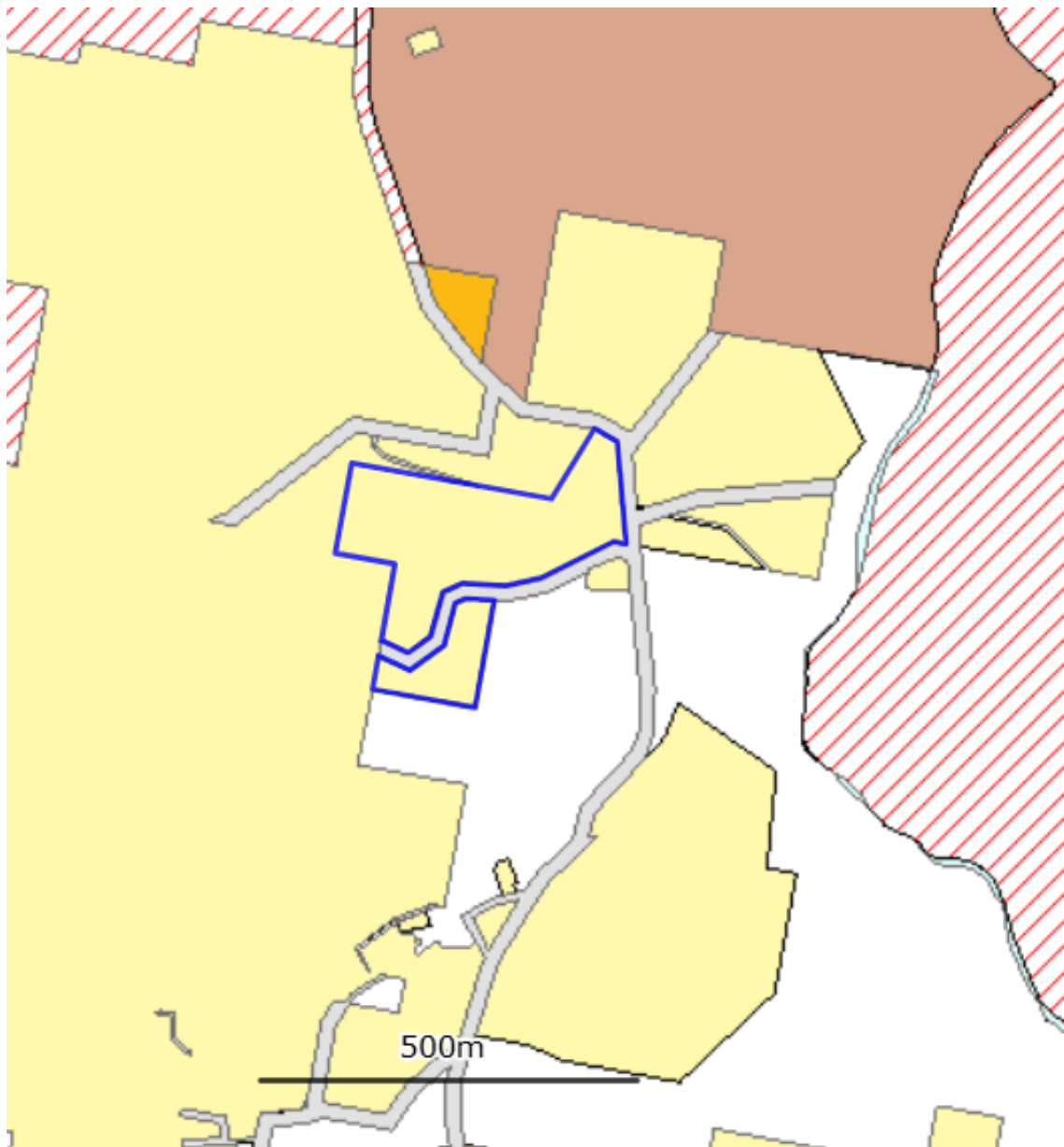


Image 4 Land tenure of the subject property (blue outline) and adjacent land is Private Freehold (yellow shaded), nearby to north is a public reserve (orange shaded) and regional reserve as per the Frome regional reserve (brown shaded), further to the east and west is Future Potential Production Forest (red and white hatched shaded) with various blocks of Crownlands (white) to the south and east and casement (grey shaded) associated with the roads in the area. (Source: The LISTMap).

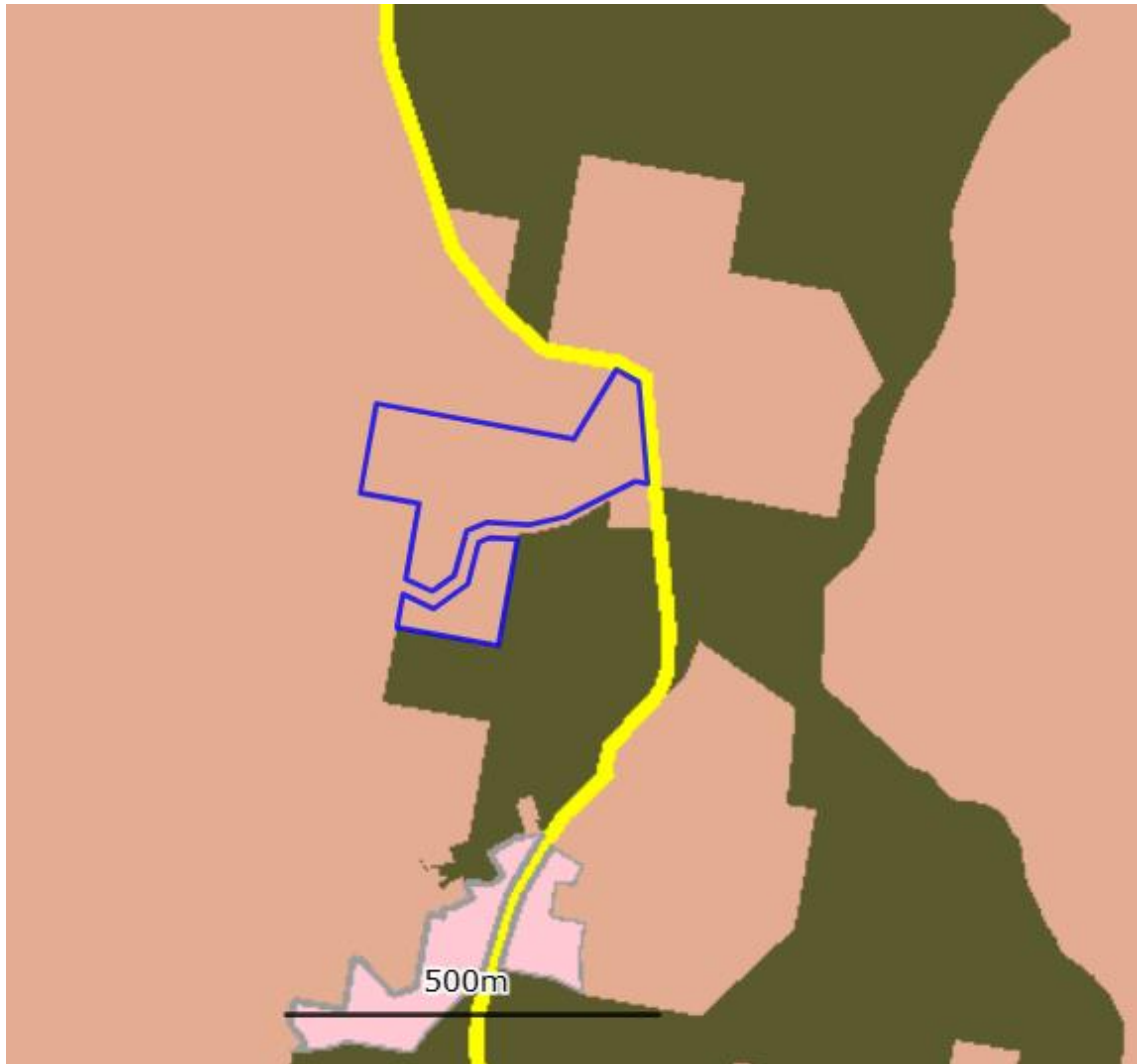


Image 5 Under the Tasmanian Planning Scheme, the subject property (blue outline) and adjacent land to the west, north and east is zoned Rural (brown shaded), nearby to the north, east and south is Environmental Management (green shaded) zoned land, with Rural Living (pink shaded) nearby to the south, and the Tasman Highway as Utilities (yellow shaded) zoned land. (Source: The LISTMap).

4 Land capability

Land capability of the property was assessed according to the Tasmanian land capability classification system (Grose, 1999)⁵. Land is graded according to its ability to sustain a range of agricultural activities considering the chances of degradation of the land resource. Class 1 land is prime agricultural and Class 7 land is unsuitable for agriculture due to severe limitations. A wide range of limitations are considered, and the most significant limitation determines the final classification. For example, limitations can be in relation to soils and could include stoniness, topsoil depth, drainage, and erosion hazard. Limitations to topography could include slope angle and associated erosion hazard.

4.1 SITE VISIT

Desktop research was conducted to review available data associated with geology, topography, presence of threatened native vegetation, land capability, soil information and climatic data of the property and surrounding area. Pinion Advisory consultant, Jason Lynch conducted a site visit on 3rd August 2026 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.

4.2 LAND CAPABILITY ASSESSMENT

The modelled land capability map for the area was produced by the DPIWE at a scale of 1:100,000 and reported in their Forester Report⁶ in 2005. 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 August 2026 and determined the property to be covered by Class 5 and 6 land. Image 6.

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

Various images (Image 9 to 14) of the property are shown in the Appendix 1.

The key land capability limitations associated with this property are:

- 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, and possible mass movement.
- Soil (s): associated with the low moisture holding capacity due to the nature of the light textured loamy topsoil.

⁵ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

⁶ Lynch S, 2005, Modelled Land Capability Classes of Tasmania, Forester 1:100,000 map. Department of Primary Industries Water and Environment, Tasmania.

Table 2 Land capability class definitions for the property according to Grose, 1999.⁷

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.



Image 6 Land capability map of the subject property.

⁷ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

Table 3 Land capability assessment.

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
5se (approx. 3.7 ha)	Dermosol soil type, developed from granitic geology. Red/brown light textured loamy topsoil over a brown clayey subsoil.	5-18	Gentle to moderate sloping and undulating ground. Approximately 360-410m ASL.	Moderate risk of rill and sheet erosion due to surface water movement, and structure decline due to excessive and inappropriate soil cultivation. Possible mass movement of the ground on the steeper areas of this land.	Well drained soils. Occasional stone and rock fragment present in the soil profile. Low risk of soil waterlogging.	Unsuitable for cropping. Land suitable for grazing, albeit with moderate limitations, and this includes reducing grazing pressure during winter when pasture growth is limiting 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.	Low/moderate climatic limitations. This region experiences cool/cold winters and warm summer conditions. The area receives an average of 1,265mm annual rainfall, can experience up to 5 frost days annually, 890 growing degree days (October to April) and 1,150 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 (approx. 2.8 ha)	Dermosol soil type, developed from granitic geology. Red/brown light textured loamy topsoil over a brown clayey subsoil.	8-24	Gentle to moderate/steep sloping and undulating ground. Approximately 375-405m ASL.	Moderate/high risk of rill and sheet erosion due to surface water movement, and structure decline due to excessive and inappropriate soil cultivation. Possible mass movement of the ground on the steeper areas of this land.	Well drained soils. Occasional stone and rock fragment present in the soil profile. Generally low risk of soil waterlogging, although the land associated with the gully drainage lines can get particularly wet.	This land is unsuitable for cropping. Land suitable for grazing, albeit with severe limitations, and this includes reducing grazing pressure during winter when pasture growth is limiting 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.	Low/moderate climatic limitations. This region experiences cool/cold winters and warm summer conditions. The area receives an average of 1,265mm annual rainfall, can experience up to 10 frost days annually, 890 growing degree days (October to April) and 1,250 chill hours (May-August).

5 Proposed development

The proposed development is based on the proponent building a residential dwelling on the subject property.

The proposed developments would be located on the elevated central northern area of the subject property.

The subject property is best characterised as a lifestyle block, as per:

- Limited available land area.
- Land capability of the block limits agricultural activity with ground covered by class 5 and 6 land.
- Highly constrained in terms of the current and potential agricultural land use activity which can be undertaken, and this include the type and level of intensity of activities.
- Effectively no access to irrigation water and can be described as a dryland block.

The subject property is representative of similar lifestyle properties adjacent to and nearby in the Welborough and Pyengana area, and more broadly throughout the Break O'Day and Dorset municipalities and wider North East region.

The proposed residential dwelling would cover approximately 160m², and this represents less than roughly 0.3% of the total available land.

Image 7 shows the residential dwelling boundary setback distances.

Table 4 shows the boundary setback distances for the proposed residential dwelling.

Table 4 Proposed residential dwelling setback distance.

Property boundary	Map identifier (Image 7)	Distance (approximate m)
N	A	75
E	B	280
SE	C	85
SW	D	35
W	E	90



Image 7 Location of the proposed residential dwelling and boundary setback distances on the subject property.

6 Land use activity

6.1 CURRENT AGRICULTURAL ACTIVITIES CONDUCTED

The property is currently not used for agricultural land use activity, although in the past would have been used to graze a small number of livestock on dryland pastures.

6.2 POTENTIAL AGRICULTURAL ACTIVITIES CONDUCTED

Pastoral use

The subject property is capable of being used for livestock production and, based on 6.5 hectares of land would have a theoretical total potential sustainable dryland carrying capacity of approximately 80 DSE⁸ on an annual basis.

80 DSE would equate to running sustainably approximately 5 breeding cows, and this could generate a potential annual gross margin return of approximately \$3,600 from the sale of weaner calves.

The ability to support an 80 DSE carrying capacity would be dependant upon the property undergoing a various agricultural related developments including pasture improvement, establish browsing proof wildlife fencing around the boundary of the block, and addressing any soil fertility and pH limitations.

An annual \$3,600 gross margin return would not cover the fixed costs (e.g. rates) and depreciation (10%) applied to the capital value of the property.

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. cull, 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.

Based on the current condition of the property, as per pasture density and plant species present and very significant wildlife browsing pressure, it would be appropriate to rate the existing carrying capacity of the property at closer to 20 DSE.

The proposed residential dwelling development would cover less than approximately 0.3% of the total area of the property, and this would result in reduction of an equivalent of less than 1 DSE.

6.2.1 Cropping use

No land present on the subject property would be suitable for cropping, although a small scale home garden could be established and be used to grow vegetables.

6.2.2 Perennial horticulture

Due to a combination of the climate, soils, topography and lack of access to irrigation it is not realistic to consider that perennial horticultural would be a suitable enterprise on the subject property, although a small scale orchard could be established and be used to grow fruit.

⁸ 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.

6.3 ADJACENT LAND USE ACTIVITY

The land use activity on adjacent land titles includes:

- North:
 - Title reference 43904/3 (approximately 2.6 hectares), Rural zoned land, almost entirely covered by native vegetation, no apparent agricultural land use, and a dilapidated residential dwelling which appears to be abandoned.
 - Title reference 207885/1 (approximately 4 hectares), Rural zoned land, mostly covered by native vegetation with 0.6 hectares of open ground, no apparent agricultural land use, and no residential dwelling present.
- East:
 - Title reference 116680/1 (approximately 7.8 hectares), Agriculture zoned land, covered by open pastureland with occasional paddocks trees present, used for grazing livestock, and no residential dwelling is present. Separated from the subject property by the 20m wide Tasman Highway.
 - Natural Resources and Environment owned land (approximately 31.9 hectares), Environmental Management zoned land, mostly covered by native vegetation, and no residential dwelling is present. Separated from the subject property by the 20m wide Tasman Highway.
- South:
 - Natural Resources and Environment owned land (approximately 0.2 hectares), Environmental Management zoned land, covered by open degraded pastureland and native vegetation.
 - Title reference 206983/1 (approximately 0.2 hectares), Rural zoned land, covered by open degraded pastureland, no residential dwelling present. Separated from the northern block of the subject property by a 20m wide road reserve.
- West:
 - Title reference 239354/1 (approximately 7.8 hectare), Rural zoned land, almost entirely covered by native vegetation, and no residential dwelling is present.

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

Land use activity on neighbouring properties adjacent to the subject property is dominated by smaller blocks (ranging from 2.6 to 7.8 hectares), mostly covered by native vegetation and are not used for agricultural land use activity.

Only a single property to east (as per property title 116680/1) is used for agriculture, as supporting a small scale livestock grazing enterprise. This property to the east is separated from the subject property by the 20m wide Tasman Highway.

The proposed residential dwelling development on the subject property is expected to have any interaction and/or negative impacts on the nearby agricultural property due to a combination of the setback distances involved, topographic variation and in conjunction with the presence of vegetation present most sections of the property boundaries.

An assessment of the key risks is summarised in Table 5.

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

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Spray drift and dust	Risk = low. Agricultural land use activity is only present on the property to the east (as per property title 116680/1), as per grazing livestock, which would typically use a minimal amount of agricultural chemicals, as per based on grazing livestock with the nature of the potential agricultural chemicals used (e.g. broadleaf herbicides) and limited frequency of application (e.g. 1-2 times annually). Property title 116680/1 is separated by the 20m wide Tasman Highway from the subject property. At the nearest point the proposed residential dwelling would be setback approximately 210m at the nearest point to property title 116680/1. 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. The subject property is located in a quiet rural area and it acknowledged that some small amount of noise will be generated from plant, machinery, vehicles, working dogs and livestock are routinely used/involved in general farming duties on adjacent land. However, due to the small scale nature of the nearby agricultural land use, as per a small scale livestock grazing enterprise would generate a limited amount of noise from plant, machinery and livestock. Arguably noise from vehicles travelling on the Tasman Highway would be greater than produced from agricultural land use related activities.
3. Irrigation water over boundary	Risk = nil. No irrigated agriculture is apparently conducted on the adjacent properties.
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.

6.5 IMPACT OF PROPOSED DEVELOPMENT ON AGRICULTURAL ACTIVITY OF NEIGHBOURING LAND

Land use activity on neighbouring properties adjacent to the subject property is dominated by small blocks which are not used for any agricultural land use activity, and only a single property to the east is used for agriculture, as per a small scale livestock grazing enterprise.

Other risks to neighbouring agricultural activity are outlined in Table 6. Some of these risks rely on an element of criminal intent.

Table 6 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.
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.

6.6 WATER STORAGE AND RESOURCES

6.6.1 Current

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

The subject property is located within a declared irrigation district.

No groundwater bores are present on the subject property.

No dams are present on the subject property.

No waterways are present on the subject property.

6.6.2 Future

It is not expected that TasWater will service the subject property with water or sewerage services.

Tasmanian Irrigation has not identified Weldborough as being considered for a future irrigation scheme development⁹.

This area of north eastern Tasmania is not recognised for high groundwater prospectivity to be present within fractured granitic geology, however the average groundwater bore yields obtained from these local aquifers is 0.6 L/s which would be considered only sufficient to supply gardening, stock and domestic use.¹⁰

Within a 1km radius of the subject property there are two groundwater bores, one is non-functioning (e.g. capped) and one is functioning with an average yield of 0.8 L/s¹¹.

It may be possible to consider that if a bore was installed on the subject property that it would yield groundwater and yields of up to 0.6 L/s would be considered achievable which would only be sufficient to supply gardening, domestic use and small scale stockwater use.

In reality it is best to consider the subject property would not have access to irrigation water in the future and would be best considered as a dryland block.

⁹ Tasmanian Irrigation www.tasmanianirrigation.com.au/future-irrigation.

¹⁰ M Latinovic and W Matthews (2008) Northeast Tasmania Groundwater Map. Department of Infrastructure, Energy and Resources.

¹¹ The LIST map dataset.

6.7 RESIDENTIAL AMENITY

The Weldborough locale is lightly populated with a number of residential dwellings located nearby the properties in question, and nearby to the south a linear pattern of residential development that runs parallel to the Tasman Highway and other roads. Image 8.

The nearest currently inhabited residential dwelling (as per on property title 44504/1) is located approximately 250m to the north west at the closest point to the location of the proposed residential dwelling development as well as an elevation difference of approximately 20m would be present and a 100m wide contiguous section of native vegetation.

The residential dwellings to the south, as associated with the Weldborough village, would be located approximately 450m at the closest point to the location of the proposed residential dwelling development as well as an elevation difference of approximately 20m would be present as well as extended areas of native vegetation.

The dilapidated residential dwelling located on the property adjacent to the north (as per property title 43904/3 appears to be abandoned, and this would be located 5m from the nearest common boundary and then approximately 220m from the location of the proposed residential dwelling.

Based on a combination of the setback distances, topographic variation and presence of shelter belts (e.g. partially along the northern boundary and recently established along the southern boundary) the residential amenity of adjacent properties and nearby properties in the Welborough locale would be preserved and not diminished.



Image 8 The location of the proposed residential dwelling (blue dot) on the subject property (outlined in blue), inhabited residential dwellings (green dots) and uninhabited abandoned residential dwelling (black dot) located within a 500m radius (red circle) on adjacent and nearby properties.

7 Local and regional prominence

The subject property holds a negligible level of agricultural prominence and it should be noted that any current and future potential agricultural land use activity is severely constrained by a number of factors:

- Zoned as Rural
 - Provides an official level of recognition under the Tasmanian Planning Scheme that the subject property's agricultural use is limited and constrained.
- Small land area
 - The subject property covers a total of 6.5 hectares.
 - Based on the land capability and rainfall the subject property would have a potential annual sustainable carrying capacity of 80 DSE, and this equates to running 5 cow/calf breeding units.
 - This level of agricultural productivity is not considered that it would constitute a meaningful scale of agricultural productivity.
- Low land capability of the ground
 - The majority (3.7 hectares) which equates to 56% of the subject property is covered by class 5 which is unsuitable for cropping and is suitable for grazing with moderate restrictions.
 - The balance (2.8 hectares) which equates to 34% of the subject property is covered by class 6 land which is unsuitable for cropping and is suitable for grazing with severe restrictions.
 - The limitations associated the class 5 and 6 land present on the subject property are permanent and therefore would constantly restricts agricultural land use in both terms of productivity and diversity.
 - No prime agricultural land (as per class 1, 2 or 3) is located on the subject property, and the nearest prime agricultural land is approximately 8km away to the north west.
- Does form part of a contiguous larger area of agricultural land
 - The subject property is bound by smaller land holdings to the north which are characteristic of lifestyle blocks, to the south the land is used for environmental management, to the east is a small area (approximately 7.8 hectares) of open pasture land used to graze livestock isolated from other areas of agricultural land, and to the west is a block entirely covered by native forest.
 - The nearest large area of agricultural land is 1.8 km to the south.
- Lack of access to irrigation both currently and in the future
 - No waterways are present on and/or flow adjacent to the subject property.
 - Not located within an irrigation district.
 - No groundwater bores present.
 - This area of north eastern Tasmania is not recognised for high groundwater prospectivity and the average groundwater bore yields obtained from these local aquifers would be considered only sufficient to supply gardening, stock and domestic use.
 - In reality the subject property would be likely restricted to dryland activity only albeit this is subject to the potential opportunity to obtain groundwater.
- There is no infrastructure (e.g. dams, pipelines, waterways or resources) which are present and/or integral to the successful operation and management of other adjacent, and/or nearby agricultural properties.

8 Tasmanian Planning Scheme Compliance – Break O’Day council

8.1 CLAUSE 20.1 ZONE PURPOSE

20.1 Zone purpose	
Zone purpose statements	Response
20.1.1 To provide for a range of use or development in a rural location: (a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics; (b) that requires a rural location for operational reasons; (c) is compatible with agricultural use if occurring on agricultural land; and (d) minimises adverse impacts on surrounding uses.	20.1.1 (a) The subject property is a small land holding (covering 6.5 hectares), has a low land capability (as per class 5 and 6 land), has no access to irrigation water and is incapable of being used for cropping and/or perennial horticulture. This property is best considered as a lifestyle block and is only capable of being used for a small scale and low intensity livestock grazing enterprise. (b) The proposed residential dwelling development will allow the proponent to enjoy the rural bucolic amenity of the Weldborough locale. (c) The subject property is not considered suitable for agricultural land use activity in anything more than as a lifestyle block which can and could be used for a small scale and low intensity livestock grazing enterprise. The proposed residential dwelling development would cover approximately 160m² which represents roughly 0.3% of the subject property. The balance of the subject property would still be available to be used for grazing livestock. (d) The land use activity on neighbouring properties adjacent to the subject property is dominated by smaller land holdings and mostly covered by native vegetation and are not used for agricultural land use activity. Only a single property to east (as per property title 116680/1) is used for agriculture, as supporting a small scale livestock grazing enterprise. This property to the east is separated from the subject property by the 20m wide Tasman Highway. As outlined in section 6.4 of the Agricultural report there is no expectation that the proposed development will negative impact and/or diminish agricultural land use activity on nearby properties.

20.1 Zone purpose	
20.1.2 To minimise conversion of agricultural land for non-agricultural use	The subject property is not considered suitable for agricultural land use activity in anything more than as a lifestyle block which can and could be used for a small scale and low intensity livestock grazing enterprise. The proposed residential dwelling development would cover approximately 160m² which represents roughly 0.3% of the subject property. The balance of the subject property would still be available to be used for grazing livestock.
20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.	The Welborough locale is lightly populated, and typically consists of smaller land holdings, and many of which are covered by native vegetation. The proposed residential dwelling development would cover approximately 160m² which represents roughly 0.3% of the subject property. The balance of the subject property would still be available to be used for grazing livestock. The proposed development on the subject property is consistent with other similar sized Rural zoned properties. The proposed residential dwelling development would be sufficiently setback from other existing residential dwellings and there is no expectation that it would compromise and/or diminish the current rural bucolic amenity of the area.

8.2 CLAUSE 20.3.1 DISCRETIONARY USE

Objective

That the location, scale and intensity of a use listed as Discretionary:

- (a) is required for operational reasons;
- (b) does not unreasonably confine or restrain the operation of uses on adjoining properties;
- (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and
- (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

Response

The proposed development is a residential dwelling development and hence it is required to comply performance criteria P2 and P3.

Performance criteria

P2

A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:

- (a) the location of the proposed use;
- (b) the nature, scale and intensity of the use;
- (c) the likelihood and nature of any adverse impacts on adjoining uses;
- (d) whether the proposed use is required to support a use for security or operational reasons; and
- (e) any off site impacts from adjoining uses.

Response

P2

- (a) The proposed residential dwelling development would be located on the central western elevated area of the subject property. This position offers good setbacks from all property boundaries and ensures the optimal level of privacy for least level of interaction with adjacent land holdings.
- (b) The proposed development is a residential dwelling development. The proposed residential dwelling development would cover approximately 160m² which represents roughly 0.3% of the subject property. This property is best considered as a lifestyle block and is only capable of being used for a small scale and low intensity livestock grazing enterprise.
- (c) Section 6.4 and 6.5 provides information and details on the potential for negative impacts and interaction with adjoining properties with respect to agricultural land use activity. Section 6.7 provides information and details on the potential for negative impacts and interaction with adjoining properties with respect to residential amenity. There is no expectation that the adjacent properties would be negatively impacted by the proposed development on the subject property.
- (d) This is not applicable.
- (e) The Welborough locale is lightly populated, and typically consists of smaller land holdings, and many of which are covered by native vegetation. These adjoining properties are not used for agriculture, rather they are primarily used for residential purposes. A single property (as Rural zoned) to east (as per property title 116680/1) is used for agriculture, as supporting a small scale livestock grazing enterprise, and this property is separated from the subject property by the 20m wide Tasman Highway. Due to a combination of the setback distances, presence of native vegetation buffers and topographic variation there is no expectation of any off site impacts from adjoining uses

Objective	
	negatively impacting the subject property and associated proposed development.
P3 A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to: (a) the nature, scale and intensity of the use; (b) the local or regional significance of the agricultural land; and (c) whether agricultural use on adjoining properties will be confined or restrained.	P3 (a) The subject property is a small land holding (covering 6.5 hectares), has a low land capability (as per class 5 and 6 land), has no access to irrigation water and is incapable of being used for cropping and/or perennial horticulture. This property is best considered as a lifestyle block and is only capable of being used for a small scale and low intensity livestock grazing enterprise. The proposed residential dwelling development would cover approximately 160m² which represents roughly 0.3% of the subject property. The balance of the subject property would still be available to be used for grazing livestock. (b) The subject property does not have features which are consistent with the characteristics of a land holding which has local and regional significance. (c) A single property (as Rural zoned) to east (as per property title 116680/1) is used for agriculture, as supporting a small scale livestock grazing enterprise, and this property is separated from the subject property by the 20m wide Tasman Highway. The location of the proposed residential dwelling would be located approximately 300m at the nearest point to the boundary of this nearby landholding to the east. There is no expectation that the proposed development would negatively impact, restrained and/or diminish the current and/or future agricultural activity on this nearby landholding to the east.

8.3 CLAUSE 20.4.1 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.	
Acceptable solutions	Response
A1 Building height must not be more than 12m.	The proposed residential building height will be less than 12m as per compliance requirements.

8.4 CLAUSE 20.4.2 SETBACKS

Objective	
That the siting of buildings minimises potential conflict with use on adjoining sites.	
Performance Criteria	Response
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building	A1 The proposed residential dwelling would be located approximately 35m from the nearest property boundary and is hence compliant with the minimum requirement of a 5m boundary setback as per Acceptable Solutions A1.
A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	A2 The nearest Agriculture zoned land is approximately 1.8 km to the south and hence is compliant with Acceptable Solutions A2.

8.5 CLAUSE 20.4.3 ACCESS FOR NEW DWELLINGS

Objective	
That new dwellings have appropriate vehicular access to a road maintained by a road authority.	
Acceptable Solutions	Response
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	A1 The proposed residential dwelling would be accessed via the existing Tasman Highway entrance.



9 Conclusion

1. The subject property, property title 116680/2 at Lot 2 Tasman Highway, and covers approximately 6.5 hectares of land.
2. The subject property is best considered as a lifestyle block and is highly restricted in terms of the scale, type and intensity of agricultural land use activity which can and could be undertaken. The limitations associated with the agricultural use of the property relates to the limited area of available land, prevailing low land capability class (as per class 5 and 6), topography, and a lack of access to irrigation.
3. The subject property could potentially be used for agricultural land use activity, albeit only for a small scale and low intensity livestock grazing enterprise.
4. The proposed development is based on constructing a residential dwelling on the elevated central western area of the subject property and would cover approximately 160m² which represents approximately 0.3% of the total available land on the subject property.
5. The proposed development has been specifically located in order to minimise the potential for negative impacts (e.g. sensitively located and only requires a small area of land) on the potential agricultural land use activity which could be conducted on the subject property. It is reasonable to consider that the potential livestock grazing enterprise's productivity would experience a negligible negative impact due to the loss of 1 DSE (equates to approximately less than 1.5% of the total carrying capacity).
6. Land use activity on adjoining properties includes two smaller land holdings to the north which are best described as lifestyle blocks that are primarily used for residential purposes, and a block to the south which is used for environmental purposes. Nearby to the east (separated by the Tasman Highway) is a small property which is covered by open pastureland and is used for a low intensity small scale livestock grazing enterprise.
7. The subject property does not have the features and characteristics which would allow it to be recognised as having local and/or regional importance.
8. Due to a combination of setback distances, existing vegetation, nature of the 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.
9. The proposed development is considered to be compliant with the relevant clauses associated with the Tasmanian Planning Scheme, as per 20.1, 20.3.1P2 and P3, 20.4.1, 20.4.2A1 and A2 and 20.4.3.

10 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Jason Lynch

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Pinion Advisory
August 2026



Image 9 View of the red brown loamy dermosol soil profile present throughout the subject property. Taken at site assessment 3/8/2026.



Image 10 Westerly view over the subject property. Taken at site assessment 3/8/2026.



Image 11 Northerly view from the central northern boundary of the subject property. Taken at site assessment 3/8/2026.



Image 12 Southerly view from the central northern area of the subject property towards the Welborough village. Taken at site assessment 3/8/2026.



Image 13 Easterly view over the central eastern area of the subject property towards the property on the opposite side the Tasman Highway which represents the only land holding in the vicinity which is used for agriculture (as per grazing livestock). Taken at site assessment 3/8/2026.



Image 14 Westerly view from the central western area of the subject property showing this boundary area borders land covered by native vegetation. Taken at site assessment 3/8/2026.