GLAMORGAN/SPRING BAY COUNCIL

NOTICE OF PROPOSED DEVELOPMENT

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

SITE: **340 Lilla Villa Lane, Bicheno**
CT 139384/2

PROPOSAL: **Dwelling**

Any person may make representation on the application(s) by letter (PO Box 6, Triabunna) or electronic mail (planning@freycinet.tas.gov.au) addressed to the Chief Executive Officer. Representations must be received before midnight on 20 November 2025.

APPLICANT:	**Gavin Lewis Kerr**
DATE:	**29/10/2025**
APPLICATION NO:	**DA 2025 / 188**

GLAMORGAN SPRING BAY COUNCIL

9 Melbourne Street (PO Box 6)
Triabunna TAS 7190
03 6256 4777
03 6256 4774
admin@freycinet.tas.gov.au
www.gsbc.tas.gov.au

Application for Planning Approval

Advice:

Use this form for all no permit required, permitted and discretionary planning applications including visitor accommodation, subdivision as well as for planning scheme amendment & minor amendments to permits.

Completing this form in full will help ensure that all necessary information is provided and avoid any delay. The planning scheme in clause 6.0 provides details of other information that may be required. A checklist of application documents is provided on page 4 of this form.

Often, it is beneficial to provide a separate written submission explaining in general terms what is proposed and why and to justify the proposal against any applicable performance criteria.

If you have any queries with the form or what information is required, please contact the office.

Details of Applicant and Owner			
Applicant:	Gavin Kerr		
Contact person: (if different from applicant)	Ali Szolomiak		
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Note: All correspondence with the applicant will be via email unless otherwise advised

Owner (if different from applicant)			
Address:			
Suburb:		Post Code:	
Email:		Phone: / Mobile:	

Details of Site *(Note: If your application is discretionary, the following will be placed on public exhibition)*			
Address of proposal:	340 Lilla Villa Lane		
Suburb:	Bicheno	Post Code:	7215
Size of site: (m^2 or Ha)	20.1 Ha		
Certificate of Title(s):	Volume: 139384 Folio: 2 Edition: 7 D.O.I.: 15.04.19		
Current use of site:	Storage		

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General Application Details *Complete for All Applications*	
Description of proposed use or development:	Dwelling
Estimated value of works: (design & construction) The estimated cost is to include the cost of labour and materials using current industry pricing and is to include GST. You may be required to verify this estimate.	$
Is the property on the State Heritage Register? (Circle one)	☐ Yes / (No) ☐

For all Non-Residential Applications	
Hours of Operation	
Number of Employees	
Describe any delivery of goods to and from the site, including the types of vehicles used and the estimated average weekly frequency	
Describe any hazardous materials to be used or stored on site	
Type & location of any large plant or machinery used (refrigeration, generators)	
Describe any retail and/or storage of goods or equipment in outdoor areas	

Personal Information Protection Statement

The personal information requested will be managed in accordance with the *Personal Information Protection Act 2004*. The personal information is being collected by Glamorgan Spring Bay Council for the purposes of managing, assessing, advising on, and determining the relevant application in accordance with the *Land Use Planning and Approvals Act 1993*(LUPPA) and other related purposes, including for the purpose of data collection.

The information may be shared with contractors and agents of the Council for this purpose, law enforcement agencies, courts and other organisations and it may also be made publicly available on the Council's website and available for any person to inspect in accordance with LUPAA. If you do not provide the information sought, Council will be unable to accept and/or process your application.

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Applicant Declaration

I/we hereby apply for planning approval to carry out the use or development described in this application and the accompanying documents and declare that:

- The information in this application is true and correct.
- I/we authorise Council employees or consultants to enter the site to assess the application.
- I/we have obtained all copy licenses and permission from the copyright owner for the publication, communication and reproduction of the application and reports, plans and materials provided as part of the application and for the purposes of managing, assessing, advising on, and determining the application.

I/we authorise the Council to:

- Make available the application and all information, reports, plans, and materials provided with or as part of the application in electronic form on the Council's website and in hard copy at the Council's office and other locations for public exhibition if and as required;
- Make such copies of the application and all information, reports, plans and materials provided with or as part of the application which are, in the Council's opinion, necessary to facilitate a consideration of the application;
- Publish and or reproduce the application and all information, reports, plans and materials provided with or as part of the application in Council agendas, for representors, referral agencies and other persons interested in the application; and
- provide a copy of any documents relating to this application to any person for the purpose of assessment or public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.

You indemnify the Council for any claim or action taken against the Council for breach of copyright in respect of the application and all information, report, plan, and material provided with or as part of the application.

I/We declare that the Owner has been notified of the intention to make this application in accordance with section 52(1) of *the Land Use Planning and Approvals Act 1993.*

Applicant Signature:	G K Kozlowski	Date: 24·10·25	

Owners Consent required if application is on or affects Council or Crown owned or administered land

I declare that I have given permission for the making of this application for use and/or development.

Council General Manager or delegate Signature:		Date:	

If land affected by this application is owned or administered by the Crown or Council, then the written permission of the relevant Minister (or their delegate) and/or the General Manager must be provided. For Crown land, a copy of the instrument of delegation must be provided.

It is the applicant's responsibility to obtain any owners consent prior to lodgement. Written requests for Council consent are via the General Manager. Request for Ministerial consent is to be directed to the relevant department.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
139384	2
EDITION	DATE OF ISSUE
7	15-Apr-2019

SEARCH DATE : 24-Oct-2025
SEARCH TIME : 05.43 PM

DESCRIPTION OF LAND

Parish of ST ALBANS Land District of CUMBERLAND
Lot 2 on Plan 139384
Derivation : Whole of Lot 13088 Gtd. to H. Marshall & Ors.
Prior CT 239165/1

SCHEDULE 1

M749384 TRANSFER to GAVIN LEWIS KERR Registered 15-Apr-2019 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

C784626 BENEFITING EASEMENT: a right of carraigeway over the Right of Way 10.00 wide and Right of Way 10.00 wide & variable width on Plan 139384 Registered 29-Oct-2009 at noon

D79490 BENEFITING EASEMENT: a right of carriageway over the land marked Right of Way 'B' 13.00 wide & Variable Width and the land marked Right of Way 'A' 13.00 wide shown on Plan 139384

M442353 BENEFITING EASEMENT: A Right of Carriageway over the lands marked Right of Way 'C' 15.00 wide and Right of Way 'E' Variable Width on Plan 139384

M454213 BENEFITING EASEMENT: A Right of Carriageway over the land marked Right of Way 'F' 15.00 Wide & Variable Width shown on Plan 139384

E174291 MORTGAGE to Commonwealth Bank of Australia Registered 15-Apr-2019 at 12.01 PM

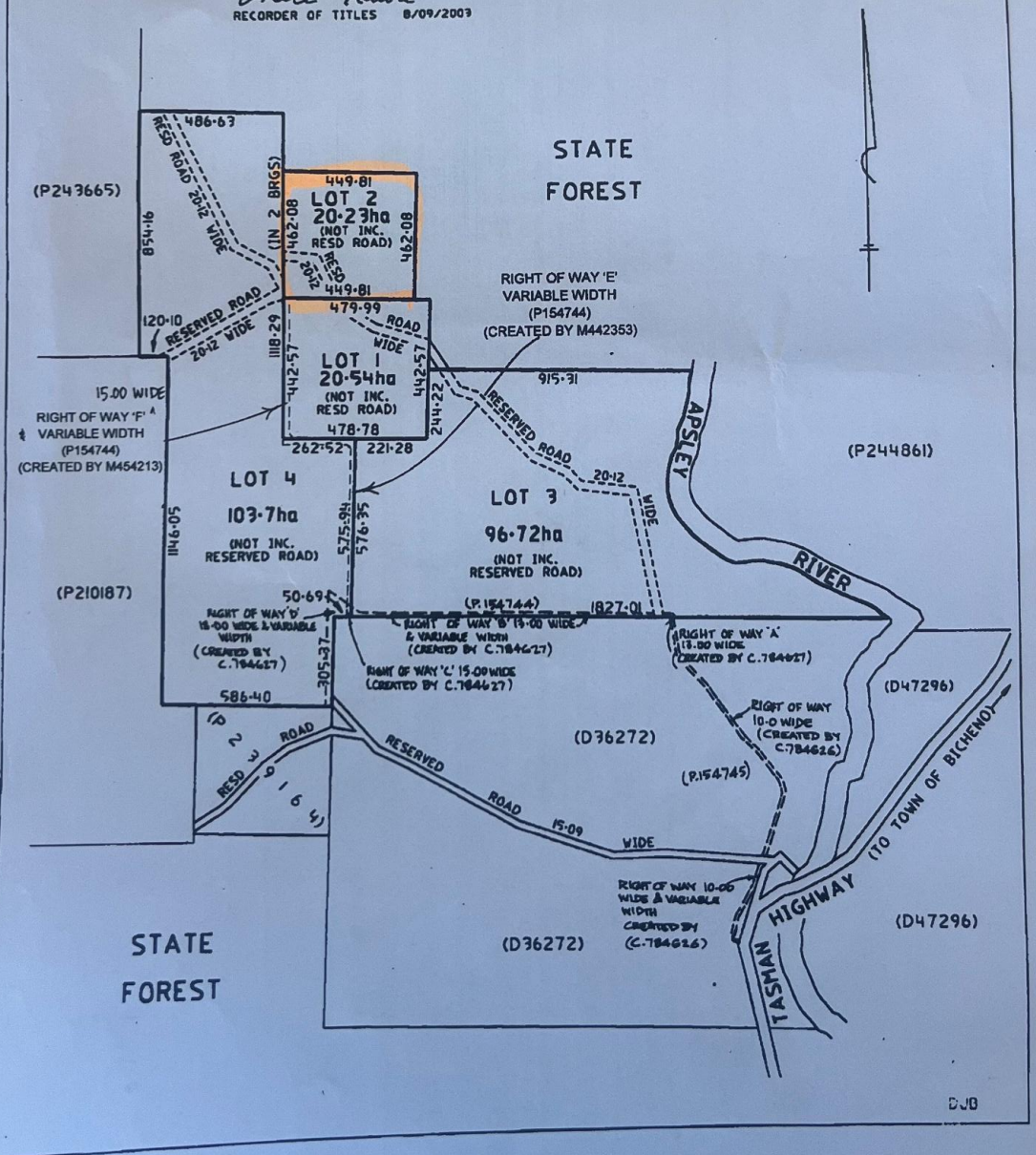
UNREGISTERED DEALINGS AND NOTATIONS

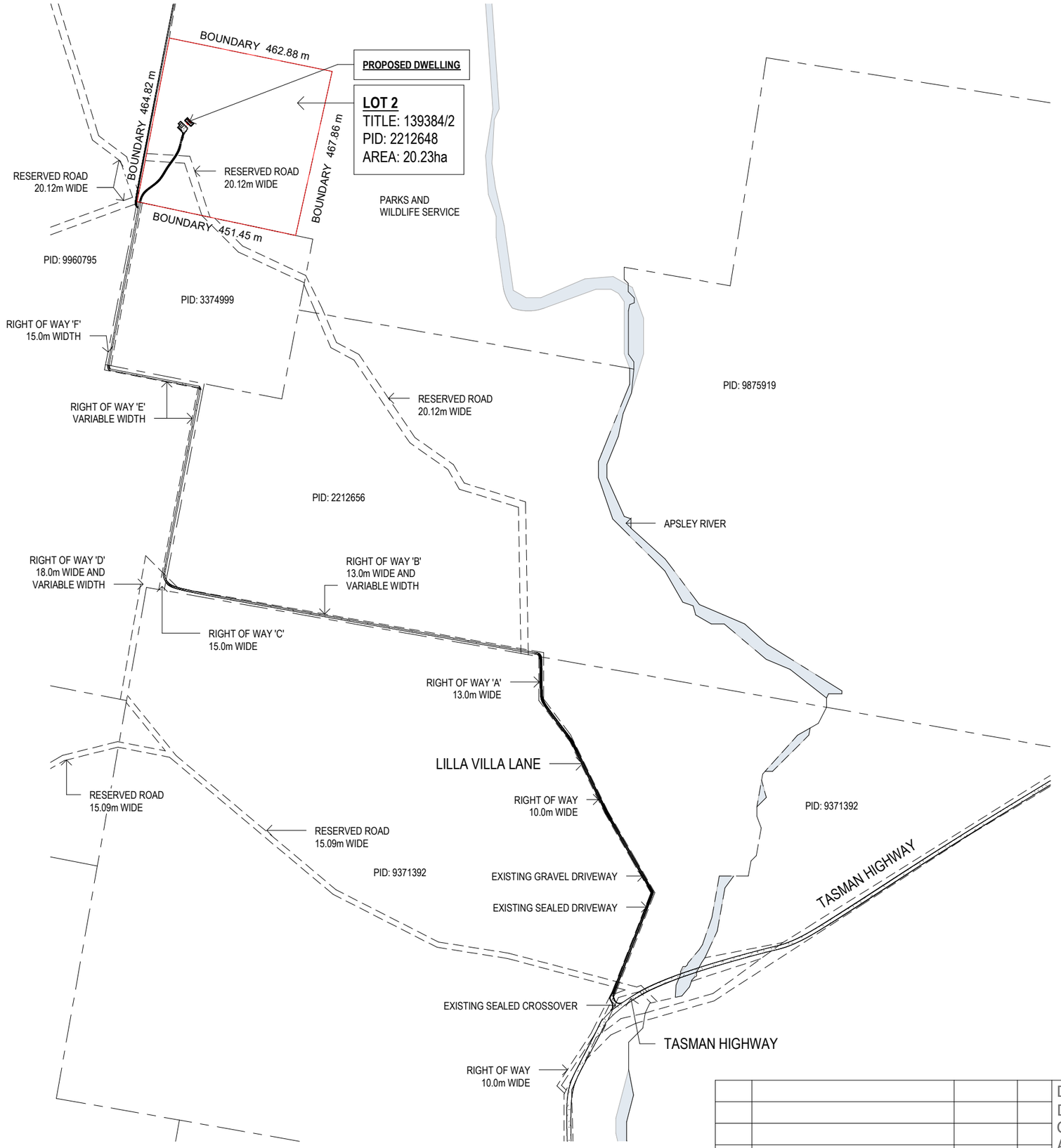
No unregistered dealings or other notations

OWNER	PLAN OF TITLE	Registered Number
FOLIO REFERENCE F/R 239165 - 1	LOCATION GLAMORGAN - ST.ALBANS	P.139384
GRANTEE	FIRST SURVEY PLAN No. 5/1L0.6/32L0.10/22L0.11/23L0 COMPILED BY LDRB SCALE 1: 12,500 LENGTHS IN METRES	APPROVED 21 MAY 2003 Alice Kawa Recorder of Titles

MAPSHEET MUNICIPAL CODE No.	LAST UPI No	LAST PLAN No.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
112 (6036)	1600812 - 0815	P239165	

WORDS "NOT INC. RESD ROAD" ADDED TO LOTS 1 & 2 PURSUANT TO SECTION 139 OF THE LT ACT 1980.
Alice Kawa
RECORDER OF TITLES 8/09/2003





LOCALITY PLAN
SCALE 1 : 12000

ENGINEERING PLUS
BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

- SIGN SIMILAR TO ABOVE PICTURE TO BE PERMANENTLY FIXED TO THE STATIC WATER SUPPLY
- SIGN SIZE DIMENSIONS
  - MIN. 300mm x 300mm
  - LETTERING TO BE UPPERCASE AND NOT LESS THAN 100mm IN HEIGHT

A MODIFIED 4C ACCESS ROAD IS AN ALL-WEATHER ROAD WHICH COMPLIES WITH THE AUSTRALIAN ROAD RESEARCH BOARD "UNSEALED ROADS MANUAL – GUIDELINES TO GOOD PRACTICE", 3RD EDITION, MARCH 2009 AS A CLASSIFICATION 4C ACCESS ROAD AND THE FOLLOWING MODIFIED REQUIREMENTS:
- ALL-WEATHER CONSTRUCTION;
- LOAD CAPACITY OF AT LEAST 20 TONNES, INCLUDING FOR BRIDGES AND CULVERTS;
- MINIMUM CARRIAGEWAY WIDTH OF 4 METRES;
- MINIMUM VERTICAL CLEARANCE OF 4 METRES;
- MINIMUM HORIZONTAL CLEARANCE OF 0.5 METRES FROM THE EDGE OF THE CARRIAGEWAY;
- CROSS FALLS OF LESS THAN 3° (1:20 OR 5%);
- DIPS LESS THAN 7° (1:8 OR 12.5%) ENTRY AND EXIT ANGLE;
- CURVES WITH A MINIMUM INNER RADIUS OF 10 METRES;
- MAXIMUM GRADIENT OF 15° (1:3.5 OR 28%) FOR SEALED ROADS, AND 10° (1:5.5 OR 18%) FOR UNSEALED ROADS; AND
- TERMINATE WITH A TURNING AREA FOR FIRE APPLIANCES PROVIDED BY ONE OF THE FOLLOWING:

- A TURNING CIRCLE WITH A MINIMUM INNER RADIUS OF 10 METRES
- A PROPERTY ACCESS ENCIRCLING THE BUILDING; OR
- A HAMMERHEAD "T" OR "Y" TURNING HEAD 4 METRES WIDE AND 8 METRES L

BAL NOTES:
- FIREFIGHTING WATER SUPPLY TO BE A MIN. 10000L PER BUILDING TO BE PROTECTED. THIS VOLUME OF WATER MUST NOT BE USED FOR ANY OTHER PURPOSE INCLUDING FIRE FIGHTING SPRINKLER OR SPRAY SYSTEMS

- WATER TANK MUST BE METAL, CONCRETE OR LAGGED BY NON-COMBUSTABLE MATERIALS AND ALL ABOVE GROUND PIPES & FITTINGS TO BE MADE FROM NON-RUSTING, NON-COMBUSTIBLE AND NON-DEFORMING MATERIALS

- TANK TO BE LOCATED A MINIMUM 6.0m FROM DWELLING AND WITHIN 3.0m OF A HARDSTAND AREA - WATER TANK OR CONNECTION POINT TO BE FITTED WITH A MALE 64mm 5v THREAD COUPLING WITH MINIMUM DELIVERY OF 270L PER MINUTE

ISSUED FOR APPROVAL

Rev:	Amendment:	Date:	Int:
A	ISSUED FOR APPROVAL	10.09.25	W.T

Date Drawn: 10.09.25
Drawn: W.Tan
Checked: C. Lim
Approved: J. Pfeiffer
Scale: As Shown @ A3

Client: G. KERR
Project: PROPOSED DWELLING
Address: 340 LILLA VILLA LANE
BICHENO TAS 7215

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jack@engineeringplus.com.au
trin@engineeringplus.com.au
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BUILDING DESIGN
PROJECT MANAGEMENT
CIVIL/STRUCTURAL ENGINEERING

Accredited Building Designer
Designer Name: J.Pfeiffer
Accreditation No: CC2211T

Drawing No: 2025-187 A01 / A09
Rev: A

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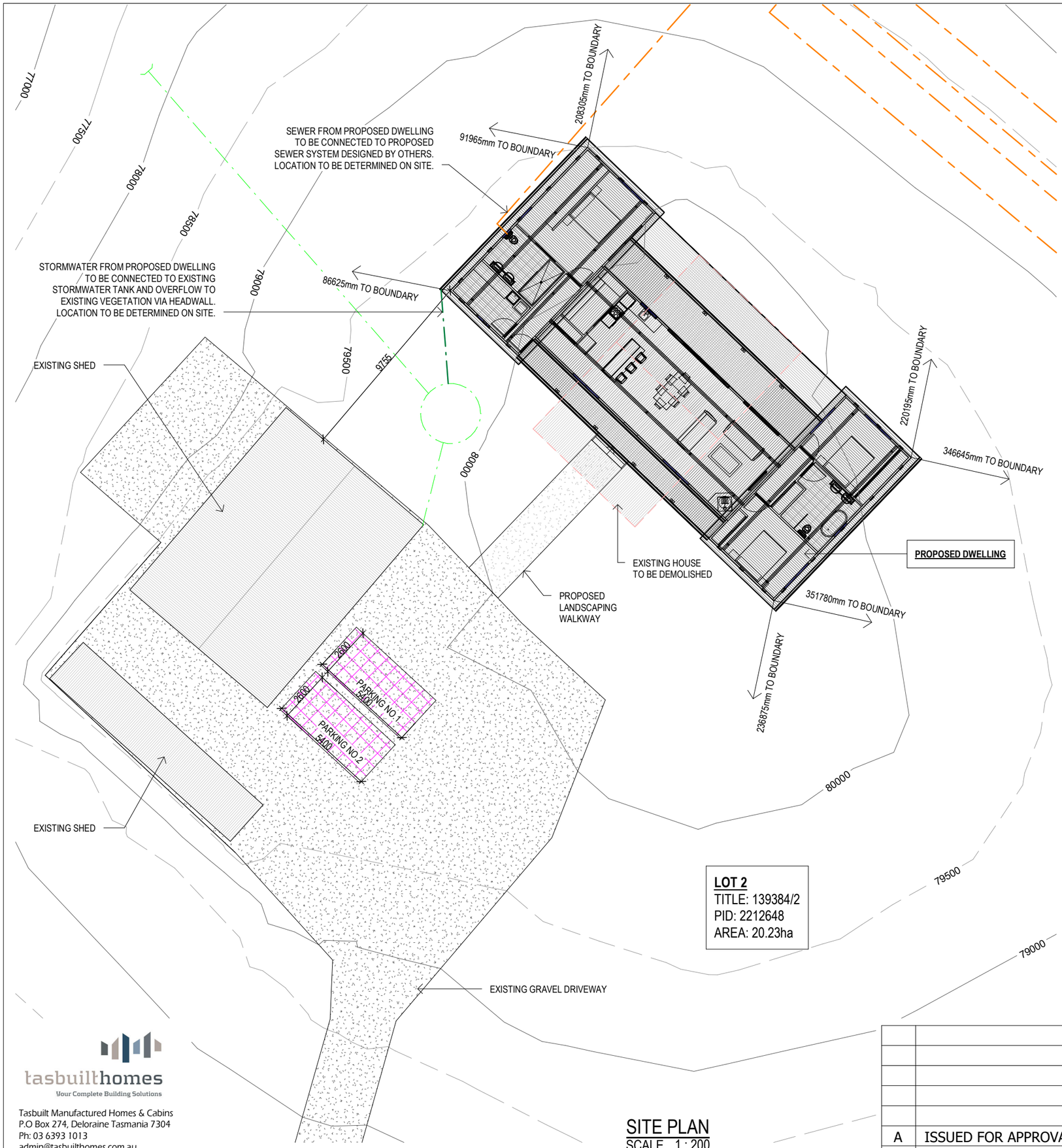

SITE PLAN
SCALE 1 : 200

LOCALITY PLAN 2
SCALE 1 : 5000

DRAINAGE
ALL DRAINAGE WORK SHOWN IS PROVISIONAL ONLY AND IS SUBJECT TO AMENDMENT TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF NATIONAL PLUMBING AND DRAINAGE CODE AS3500 AND MUST BE CARRIED OUT BY A LICENCED TRADESMAN ONLY.

LEGEND	
	SEWER
	WATER
	STORMWATER

ISSUED FOR APPROVAL

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Accreditation No: CC2211T

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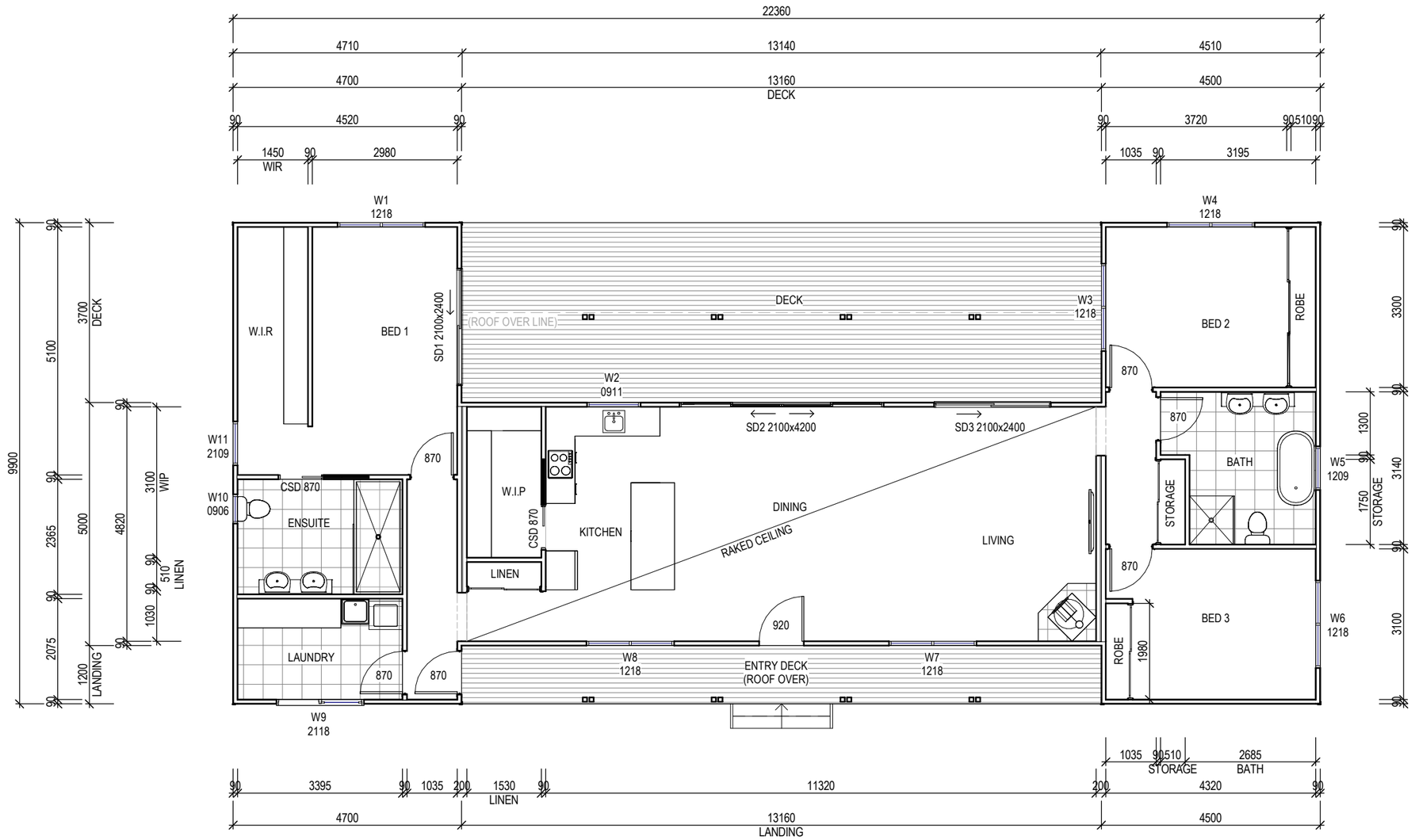

CONSTRUCTION PLAN
SCALE 1 : 100

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1200	1800	DG	4.3	.55
W2	900	1100	DG	4.3	.55
W3	1200	1800	DG	4.3	.55
W4	1200	1800	DG	4.3	.55
W5	1200	900	DG	4.3	.55
W6	1200	1800	DG	4.3	.55
W7	1200	1800	DG	4.3	.55
W8	1200	1800	DG	4.3	.55
^W9	2100	1800	DG	4.3	.55
W10	900	600	DG	4.3	.55
^W11	2100	900	DG	4.3	.55
*W12	350	2400	DG	4.3	.55
*W13	350	4200	DG	4.3	.55
*W14	350	1100	DG	4.3	.55
SD1	2100	2400	DG	4.0	.61
SD2	2100	2400	DG	4.0	.61
SD3	2100	2400	DG	4.0	.61

***NOTES:**
REFER ELEVATIONS FOR HIGHLIGHT WINDOW

^NOTES:
IF HEIGHT TO GROUND IS GREATER THAN 2.0m WINDOW TO HAVE PERMANENTLY FIXED ROBUST SCREEN INSTALLED OR HAVE AN OPENING RESTRICTED TO 125mm

ISSUED FOR APPROVAL

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	156.41 m²	16.84
DECK	48.60 m²	5.23
ENTRY DECK	14.75 m²	1.59
	219.76 m²	23.66

DISCLAIMER:
ALL WINDOWS SHOWN ON PLAN ARE APPROX. BASED OFF STANDARD MANUFACTURING SIZES. ALL WINDOW DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO ORDERING AND MANUFACTURING.

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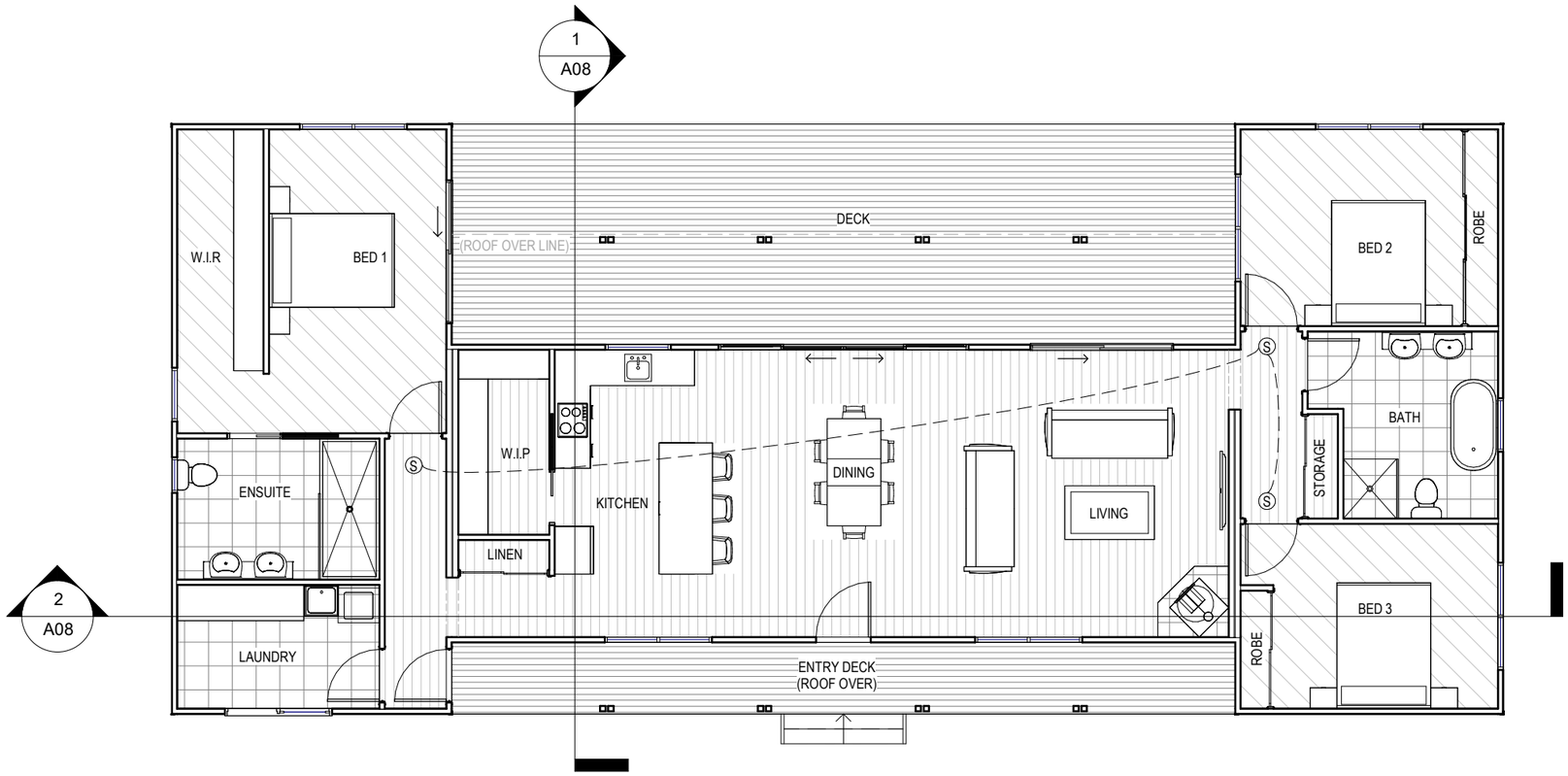

FLOOR PLAN
SCALE 1 : 100

FLOOR COVERINGS
CARPET
CONCRETE
TIMBER DECKING
TILE
VINYL TIMBER FLOORING

SMOKE ALARMS
PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE
TO BUILDING POWER SUPPLY TO AS 3786.
CEILING MOUNTED WITH 9VDC
ALKALINE BATTERY BACKUP
TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE
WITH NCC PART H3D6 - ACBC PART 9.5

Ⓢ - DENOTES INTERCONNECTED SMOKE DETECTORS

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	156.41 m²	16.84
DECK	48.60 m²	5.23
ENTRY DECK	14.75 m²	1.59
	219.76 m²	23.66

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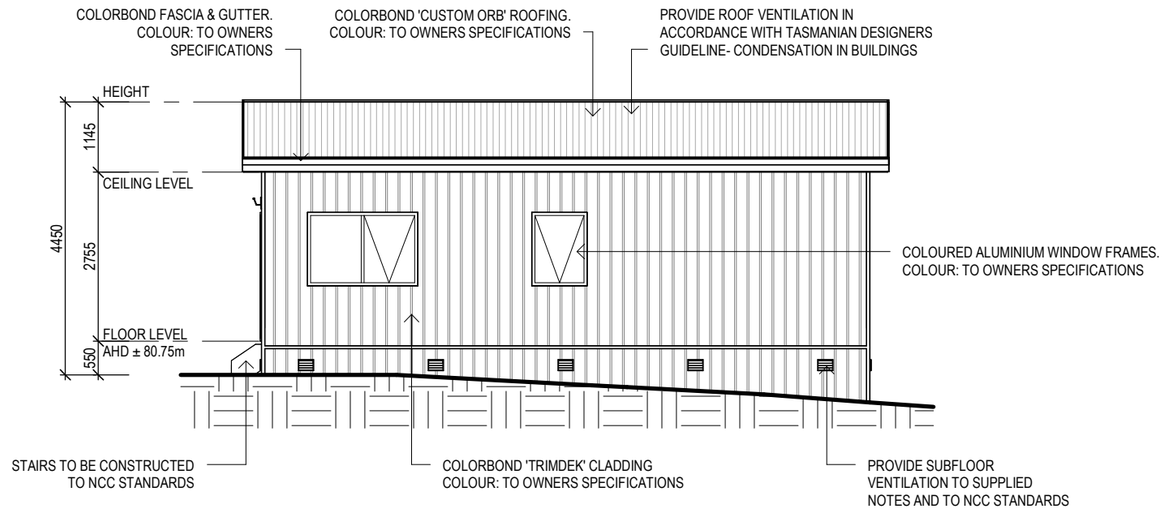
Drawing No: 2025-187 A04 / A09
Rev A

SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

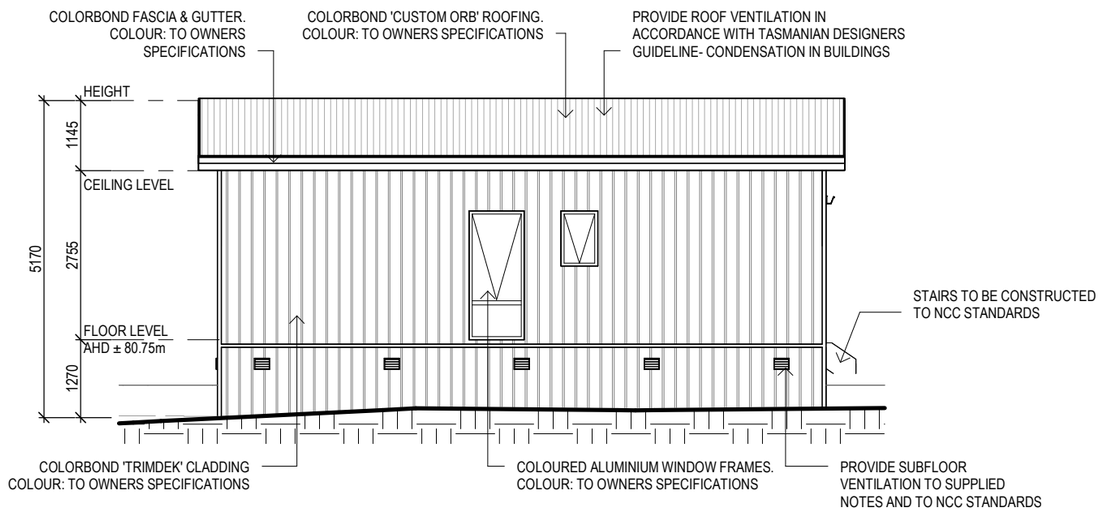
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230X75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR
PRYDA 230X165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.



SOUTH EAST ELEVATION
SCALE 1 : 100



NORTH WEST ELEVATION
SCALE 1 : 100

STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO AS1684
- TREATMENT LEVELS H4 FOR INGROUND USE & H3 FOR ABOVE GROUND USE.
- ALL FIXINGS FITTING BRACKETS AND CONNECTORS TO BE GALVANISED.
- STRINGER: 300X50 F5 TREATED PINE
- TREADS: 240X45 F5 TREATED PINE MAXIMUM TREAD SPAN 1000

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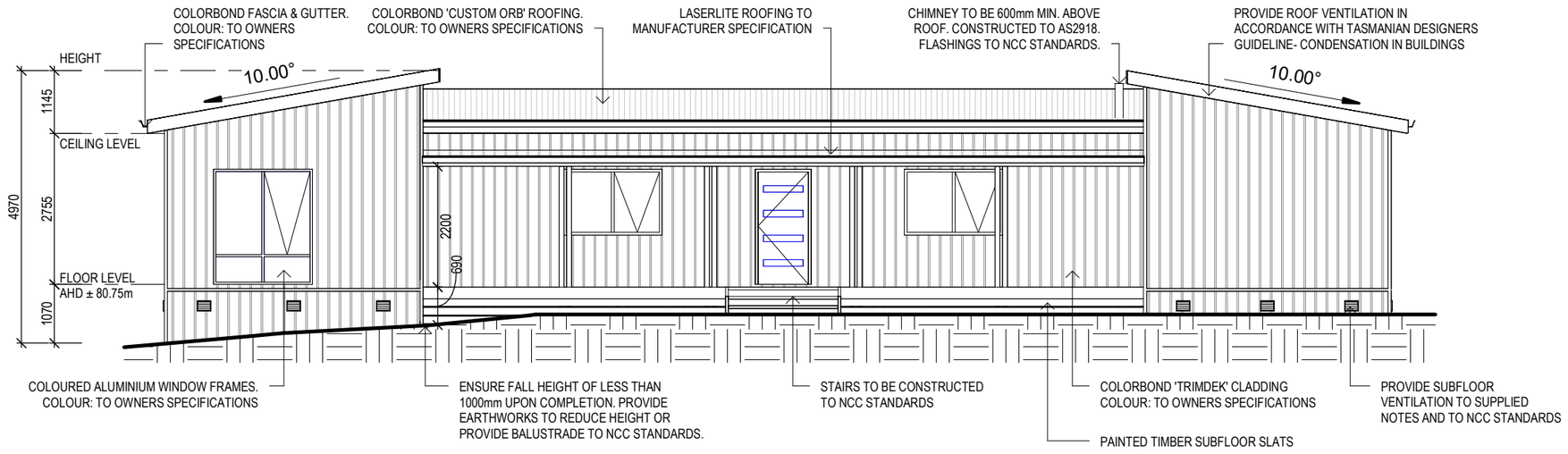
Drawing No: 2025-187 A05 / A09
Rev: A

EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5

EAVE WIDTH - 300MM

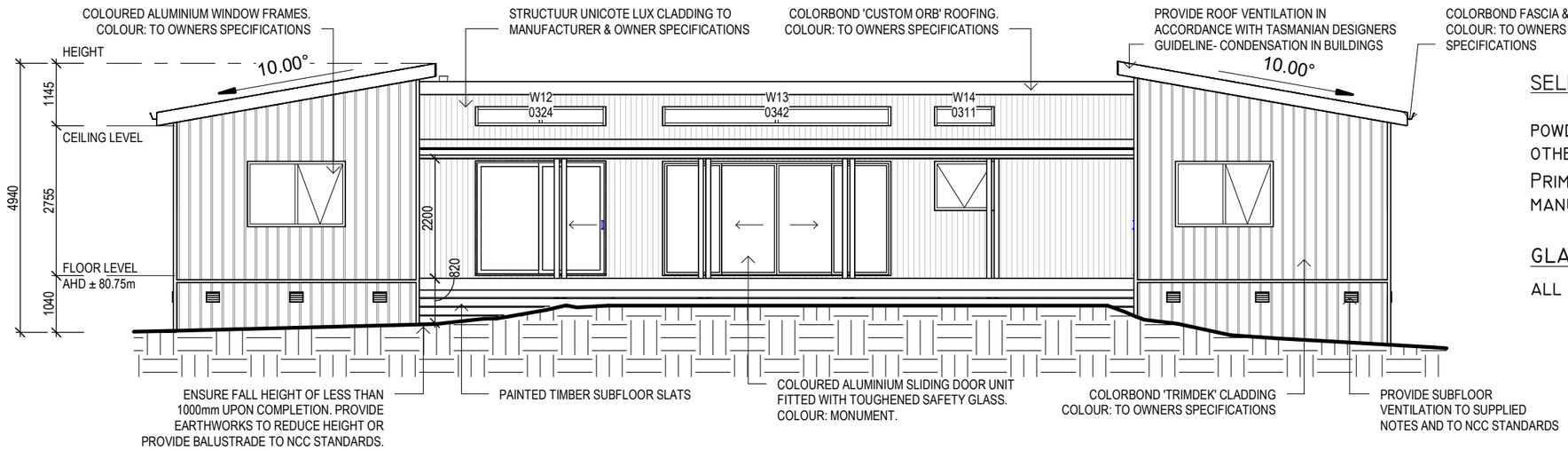
SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



SOUTH WEST ELEVATION

SCALE 1 : 100



NORTH EAST ELEVATION

SCALE 1 : 100

SELECTED ALUMINIUM FRAMED WINDOWS - ABCB VOLUME 2 PART 8.3

POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.

PRIMED PINE REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288

ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

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Drawing No: 2025-187 A06 / A09
Rev: A

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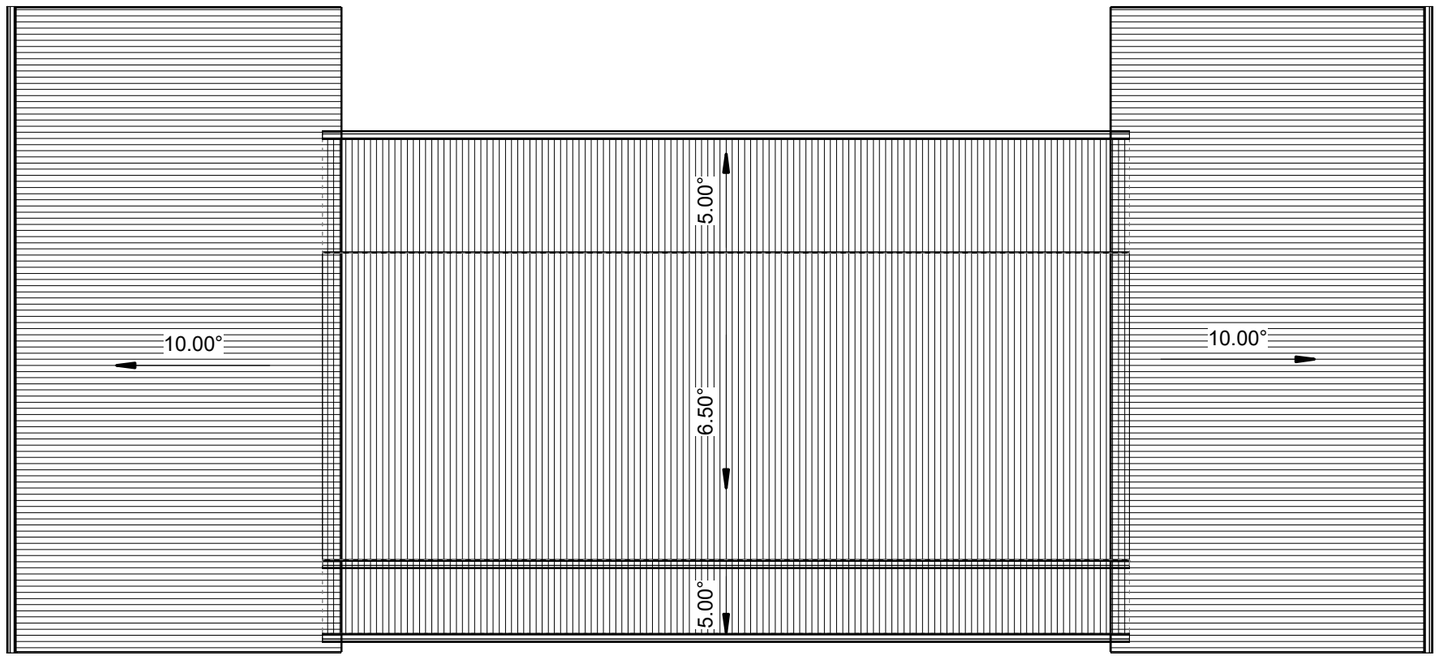

ROOF PLAN
SCALE 1 : 100

ROOF CLADDING. NCC PART 7.2 SHEET ROOFING

COLORBOND 'CUSTOM ORB' METAL SHEETING INSTALLED IN ACCORDANCE WITH THIS PART, AS 1562.1 AND MANUFACTURERS RECOMMENDATIONS.

REFER TO LYSAGHT ROOFING & WALLING MANUAL FOR FULL DETAILS ON SHEET INSTALLATION, FIXINGS & FLASHINGS

COLORBOND 'CUSTOM ORB'

- MINIMUM PITCH 5 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 5-15 DEGREES - MINIMUM 200MM.

ABOVE 15 DEGREES - MINIMUM 150 MM.

- RIDGE LINE VALLEY TO BE TURNED UP (STOP ENDED).
- FASTENERS TO BE MADE OF COMPATIBLE MATERIAL WITH ROOFING MATERIAL.
- CREST FIXINGS OF END SPANS @ EVERY SECOND RIB AND INTERNAL SPANS @ EVERY THIRD RIB.
- WHERE POSSIBLE SHEETS TO BE LAID WITH SIDE LAPS FACING AWAY FROM PREVAILING WEATHER.
- REFLECTIVE FOIL INSULATION TO BE FITTED TO UNDERSIDE OF SHEETS.

R3.5 INSULATION BATTS TO ROOF SPACE ABOVE CEILING LINING.

RECOMMENDED FIXINGS FOR SEVERE EXPOSURE CONDITIONS TO AS 3566

USE CLASS 4 MATERIALS FOR SEVERE EXPOSURE & STAINLESS STEEL FOR VERY SEVERE COASTAL ENVIRONMENTS.

ISSUED FOR APPROVAL

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Date Drawn: 10.09.25
Drawn: W.Tan
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Designer Name: J.Pfeiffer
Accreditation No: CC2211T

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INSULATION
PROVIDE THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING

CEILING
R3.5 "ROCKWOOL" BULK INSULATION OR R3.5 GLASSWOOL BATTS BETWEEN CEILING JOISTS UNDER ROOF COMPOSITE FOIL & R1.5 BLANKET

EXTERNAL WALLS
'TYVEK' HOUSE WRAP (OR SIMILAR) TO EXTERNAL FACE R2.5 GLASSWOOL BATTS BETWEEN STUDS

SUB FLOOR
85mm R2.5 POLYSTYRENE BETWEEN JOISTS

NOTE: CERTIFICATE OF COMPLIANCE TO BE PROVIDED BY THE PERSON ENGAGED TO INSTALL INSULATION TO WALLS AND CEILING AND COPY OF SAME TO BE FORWARDED TO THE BUILDING SURVEYOR.

WALL FRAMING
ALL TIMBER FRAMING GENERALLY IS TO COMPLY WITH THE REQUIREMENTS OF AS1684 [RESIDENTIAL TIMBER FRAMED CONSTRUCTION} & THE BCA CODE PART 3.4.3
WALL FRAMING TO BE MGP10 RADIATA PINE.
COMMON STUDS - 90x35 @ 450 CRS.
NOGGINGS - 90x35
OPEN STUDS - 90x35
TOP & BOTTOM PLATES - 90x35
BRACING TO AS 1684 & NCC CODE

SLABS & FOOTINGS
ALL CONCRETE PREPARATION INCLUDING EXCAVATIONS & PLACEMENT OF REINFORCEMENT IS TO BE SEEN & APPROVED BY COUNCIL BUILDING INSPECTOR AND/OR ENGINEER PRIOR TO POURING ANY CONCRETE. REFER TO ENGINEERS DRAWINGS FOR FOOTING & CONCRETE SLAB DETAILS. REFER TO SOIL REPORT FOR CLASSIFICATION & SITE MAINTENANCE REQUIREMENTS.

EXTERNAL CLADDING
EXTERNAL WALL CLADDING REFER ELEVATIONS
SUB FLOOR REFER ELEVATIONS

WINDOWS
COLOURED ALUMINIUM WINDOW FRAMES. AWNING & HORIZONTAL SLIDING SASHES, REVEALS AND TRIMS TO OWNERS SPECIFICATIONS ALL FIXINGS AND FLASHING TO MANUFACTURERS RECOMMENDATIONS REFER AS 1288 & CURRENT NCC STANDARDS.

PLASTER
LINE WALLS AND CEILINGS INTERNALLY WITH 10mm PLASTERBOARD SHEETING. SQUARE SET MOULDING TO CEILING JUNCTION WITH WALL. PLASTERBOARD LININGS TO WET AREAS TO BE "VILLABOARD", W.R. BOARD OR OTHER APPROVED WATERPROOF LINING

FASCIA
COLORBOND PREFORMED METAL FASCIA AND GUTTER INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. COLOUR TO OWNERS SPECIFICATIONS.

CAPPINGS & FLASHINGS
ALLOW FOR PREFORMED CAPPINGS & FLASHINGS NECESSARY TO ENSURE THE INTEGRITY OF THE ROOF STRUCTURE AGAINST WATER PENETRATION. INSTALL FLASHINGS TO ROOF VENTS, FLUES ETC. ALTERNATIVELY USE "DEKTITE" OR SIMILAR FITTINGS TO ROOF PENETRATIONS

DOWNPIPES
DOWNPIPES TO BE DN90 PVC PAINTED TO MATCH GUTTERING. FIX WITH WALL BRACKETS @ 1200CC BEGINNING AT DOWNPIPE ELBOW. MAXIMUM CENTRES FOR GUTTERS TO BE 12000

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WET AREAS
WATERPROOFING OF WET AREAS WITHIN THE DWELLING IE: SHOWERS, BATHROOMS WATERPROOFED IN ACCORDANCE WITH BCA PART 3.8.1.1 TO 3.8.1.27 INCLUSIVE AND FIG NOS 3.8.1.5 TO 3.8.1.16 INCLUSIVE.
AND TABLE 3.8.1.1

EAVES
OVERHANG ROOFS 300mm WHERE ROOFS OVERHANG LINE WITH FLEX BOARD SHEETING IN ACCORDANCE WITH AS 1684.2 7.2.24

ROOF FRAMING
COLORBOND CUSTOM ORB, COLOUR TO OWNERS SPECIFICATIONS APPROVED ROOF TRUSSES INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. ALL TRUSS FIXING DETAILS TO BE ADHERED TO. FIX TRUSSES TO TOP PLATES WITH TRIP-L-GRIP CONNECTORS. PROVIDE DIAGONAL BRACING FIXED TO TOP CHORDS AT A MAX ANGLE OF 30° TO RIDGE. ANCHOR STRAP BRACING WITH 6 No 30x1.5 NAILS INTO DOUBLE TOP PLATE. WIND BRACING TO COMPLY WITH NCC

GUTTERS
INSTALL SELECTED COLORBOND QUAD GUTTERS OR AS NOMINATED BY THE OWNER, LAP GUTTERS 75MM IN THE DIRECTION OF FLOW, RIVET & SEAL WITH AN APPROVED SILICONE SEALANT. VALLEY GUTTERS TO BE 450 WIDE COLORBOND STEEL TO MATCH ROOF. LAP 150MM UNDER ROOF CLADDING AND TURN UP ON BOTH SIDES.
LAP 150MM IN DIRECTION OF FLOW

FIGURE 8 - EXTERNAL WALL VENTED CLADDING SYSTEM - SUSPENDED TIMBER FLOOR BUSHFIRE MESH WHEN REQUIRED TO AS3959

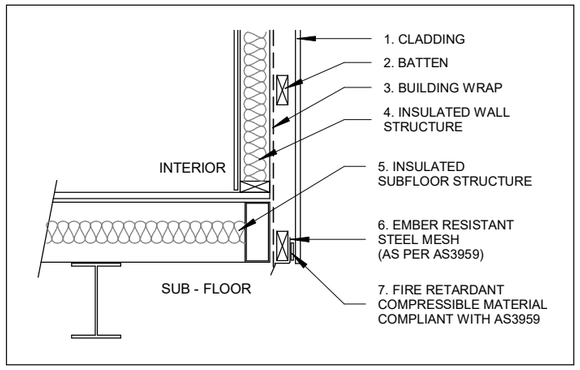


FIGURE 4 - RIDGE DETAILS : SKILLION & IRON ROOF BUSH FIRE MESH WHEN REQUIRED TO AS3959

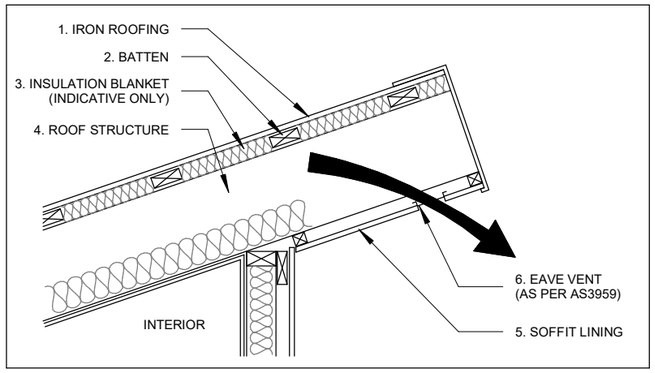


FIGURE 2 - EAVES DETAILS : TRUSS & IRON ROOF BUSH FIRE MESH WHEN REQUIRED TO AS3959

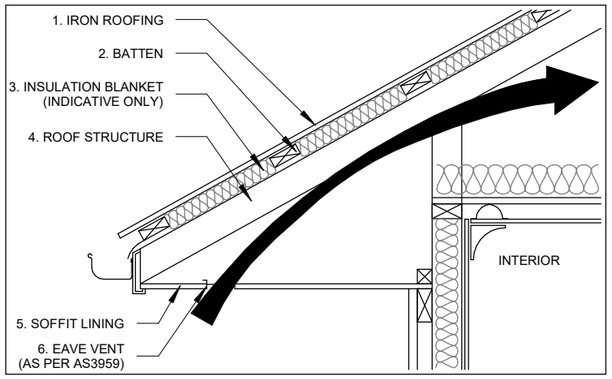
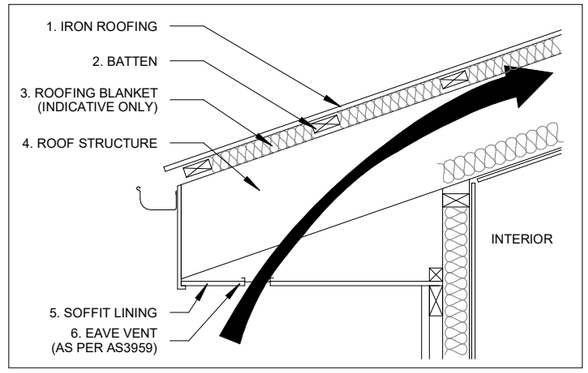
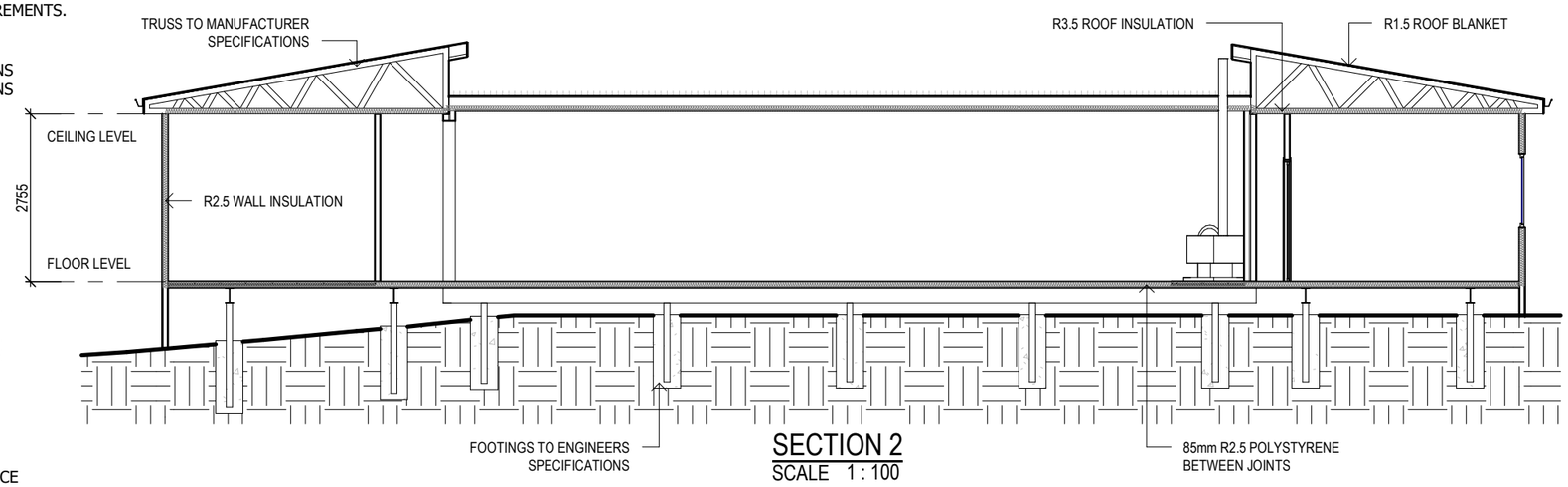
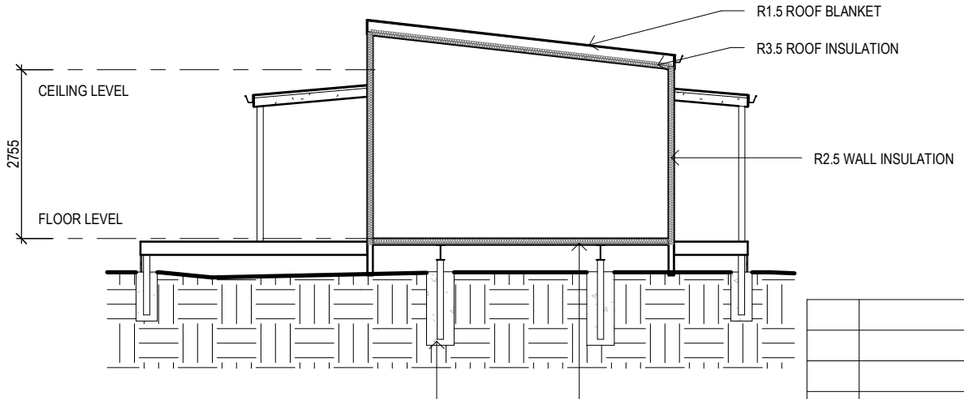


FIGURE 3 - EAVES DETAIL : SKILLION & IRON ROOF BUSH FIRE MESH WHEN REQUIRED TO AS3959





SECTION 2
SCALE 1 : 100



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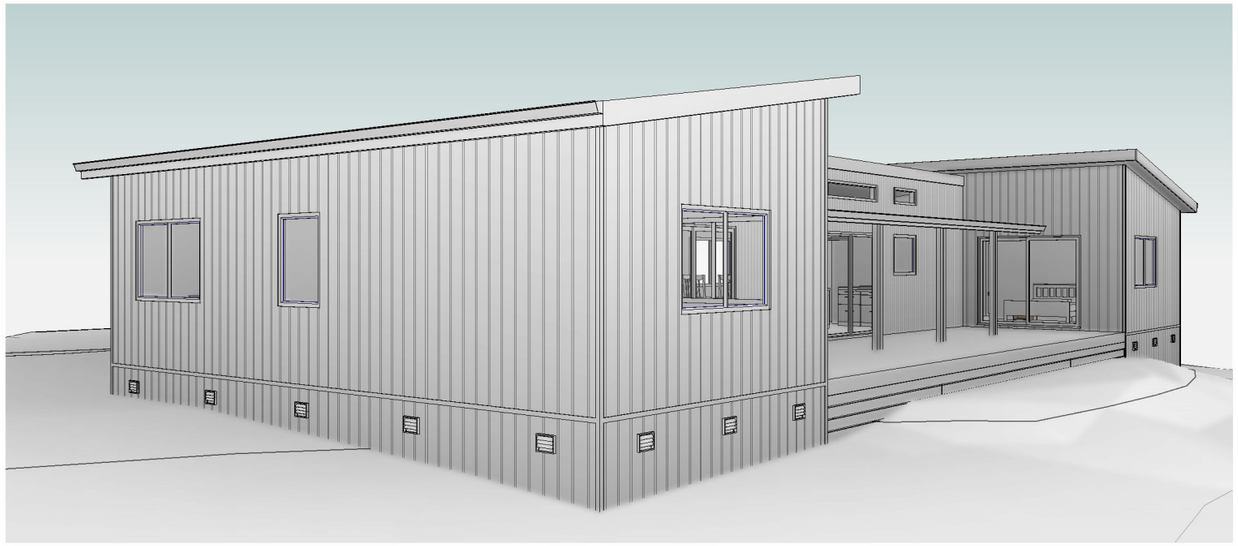

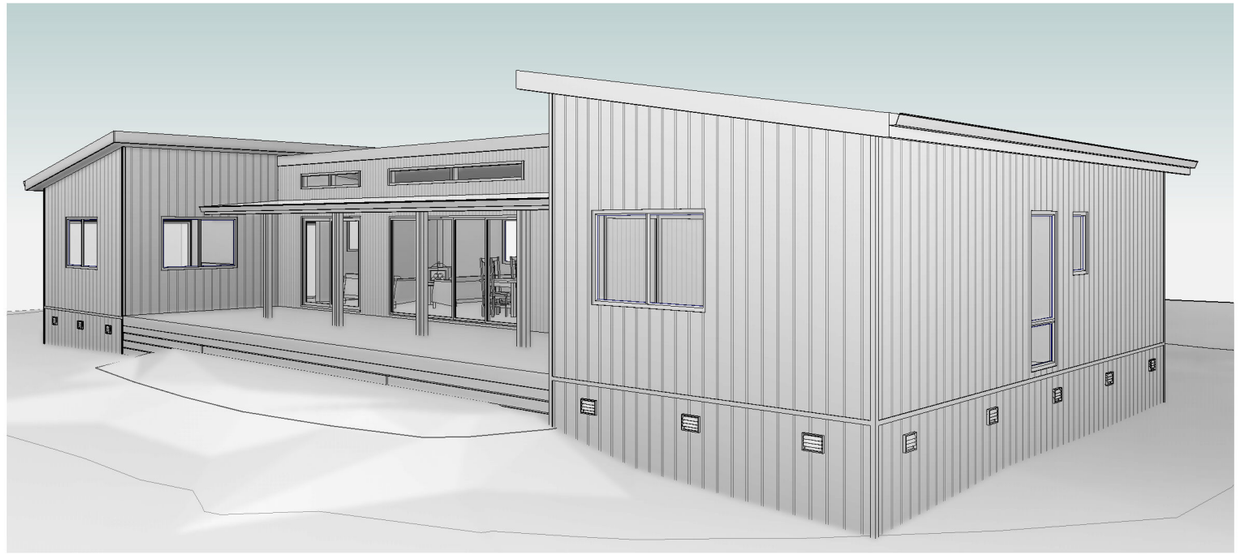

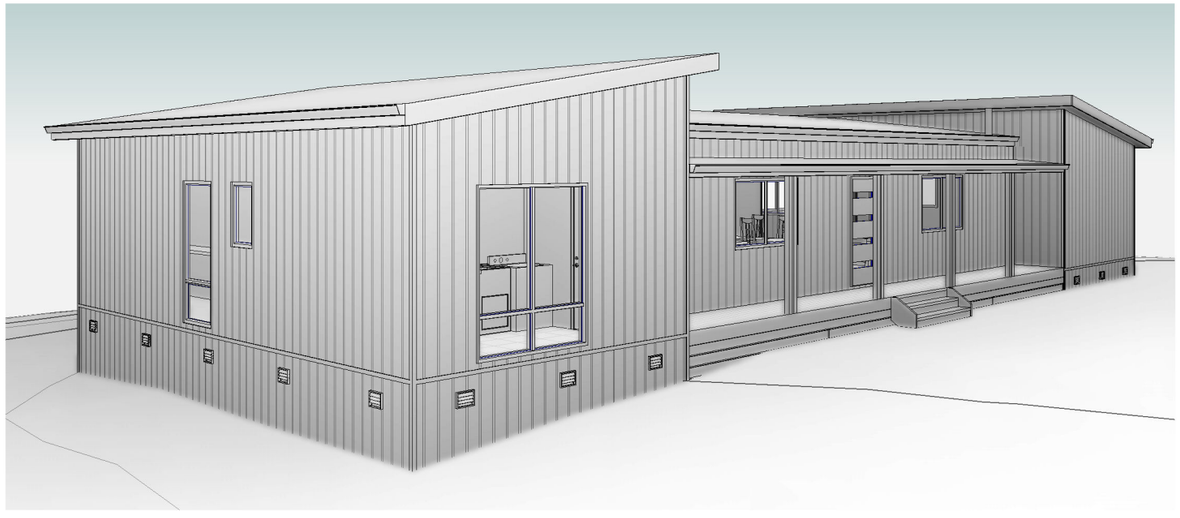

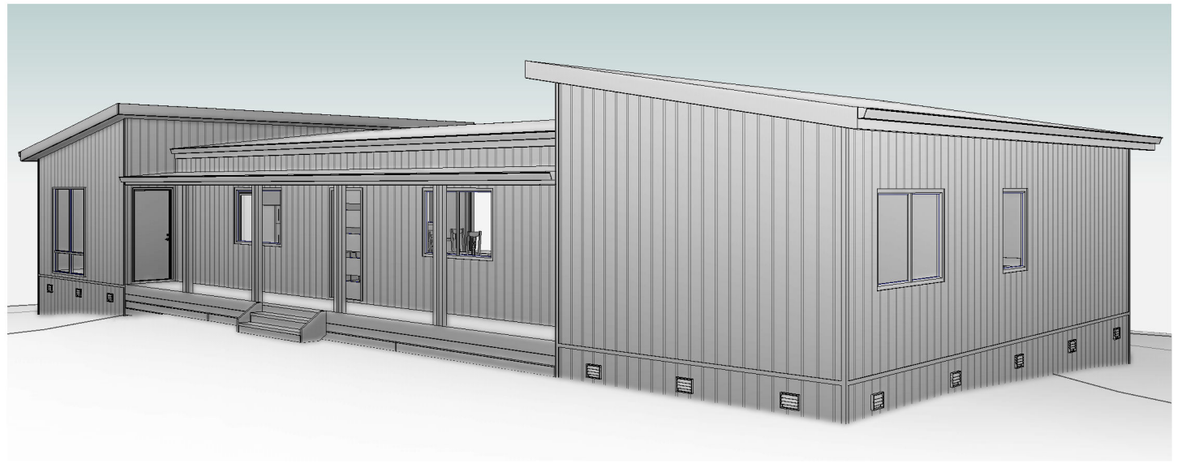

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AGRICULTURAL ASSESSMENT & PLANNING COMPLIANCE REPORT

Gavin Kerr & Ali Szolomiak

340 Lilla Villa Lane, Bicheno

October 2025

MZ Advisory

DOCUMENT VERSION: VERSION 1.0

Report Author

Faruq Isu BSc (EnvSc), MAppSc (AgrSc)

Faruq has degrees in agricultural and environmental sciences and specializes in sustainable land use planning, development, and management. His expertise includes creating land use planning reports, conducting land capability and soil assessments, developing sustainable irrigation management plans, and engaging in agricultural research and outreach. His experience in various industry roles has equipped him to analyse complex issues and communicate effectively with diverse stakeholders. Passionate about the natural environment, climate change, and sustainable agriculture, Faruq has participated in numerous projects both in Australia and internationally.

Faruq is trained to carry out land capability and suitability assessments and has worked with numerous property owners, planners and surveyors to conduct various assessments across most municipalities in Tasmania.

Before starting MZ Advisory, he was employed by a national agribusiness, water and environmental consulting firm, where he regularly conducted these assessments including (but not limited to) acid sulphate soil assessments, farm water access plans and soil monitoring studies. Faruq is also a member of Soil Science Australia and is the treasurer of its Tasmanian branch.

Author's declaration

I confirm that I have conducted all the inquiries I believe are necessary, and to the best of my knowledge, no significant information that I consider relevant has been concealed.

Faruq Isu
MZ Advisory
October 2025

Cover photo by: Faruq Isu, taken at subject site on 9/10/2025.

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Summary

This Agricultural Assessment and Planning Compliance Report has been prepared by Faruq Isu of MZ Advisory at the request of Gavin Kerr and Ali Szolomiak, to support a development application for a residential dwelling at 340 Lilla Villa Lane, Bicheno, Tasmania. The report provides a comprehensive evaluation of the site's agricultural capability and assesses the proposed development against the relevant provisions of the Tasmanian Planning Scheme – Glamorgan-Spring Bay.

The subject property comprises approximately 20.1 hectares of agriculture zoned land. The site was assessed to be Class 5se under the Tasmanian Land Capability framework. This classification indicates moderate limitations for pastoral use and unsuitability for cropping, with erosion and soil constraints being the dominant limitations.

The proposed development involves the construction of a single residential dwelling to support low-intensity (lifestyle-scale) agricultural activities, specifically the grazing of goats and the rearing of layer poultry. The dwelling is to be located on an already built area, replacing an existing temporary structure, and is appropriately setback from property boundaries with natural topographic and vegetative buffers. The proposal is intended to facilitate on-site management of livestock, consistent with best practice animal husbandry and sustainable land use principles.

The report concludes that the proposed development is compatible with the agricultural zoning and will not result in the unreasonable conversion or fragmentation of agricultural land. Furthermore, the proposal does not constrain existing or potential agricultural activities on adjoining properties and is consistent with the purpose and development standards of the Agriculture Zone under the Tasmanian Planning Scheme.

1 Scope

This report has been prepared for Gavin Kerr & Ali Szolomiak (the clients) to support an application for a proposed residential dwelling at 340 Lilla Villa Lane, Bicheno TAS 7215. The report presents an agricultural assessment of the property and examines the proposal's compliance with the Tasmanian Planning Scheme – Glamorgan-Spring Bay.

1.1 Report overview

The report is broadly structured into two parts – the agricultural assessment and compliance reporting.

1.1.1 Agricultural assessment

The agricultural assessment consists of a desktop assessment and a site visit of the property. A desktop assessment is undertaken prior to visiting the subject location to review available information pertaining to geology, topography, presence of threatened native vegetation and other relevant information such as (but not limited to) site characteristics and climatic information.

During the site assessment the property's land capability is verified, which is a crucial aspect of conducting an agricultural assessment. Information gathered during desktop assessment is ground-truthed and the land use on subject site and adjoining land is reviewed. The proposed setbacks are also assessed in conjunction with topography, any available vegetation and other natural or physical buffers to identify any potential impacts of the proposed development on agricultural activities in the immediate area.

1.1.2 Compliance reporting

The compliance section of this report addresses the applicable clauses[1] of the Tasmanian Planning Scheme – Glamorgan-Spring Bay, as it relates to the proposed development.

The Tasmanian Planning Scheme (TPS) sets out the requirements for use or development of land in accordance with the *Land Use Planning and Approvals Act 1993* (the Act).

[1] For the purposes of this report, applicable clauses relate to those that are relevant to the agricultural assessment only (or response to a clause or clauses requested by council) and may not necessarily include response to all clauses required for a particular development.

2 Site Characteristics

2.1 Property details

The site details are outlined in Table 1 and its relative location is shown in Figure 1.

Table 1. Subject property details

FEATURE	DETAILS
Address	340 Lilla Villa Lane, Bicheno TAS 7215
Property Id	2212648
Title Reference	139384/2
Total Land Area	20.1ha (approximate)
Planning Authority	Glamorgan-Spring Bay Council
Planning Scheme	Tasmanian Planning Scheme - Glamorgan-Spring Bay
Land Tenure	Private Freehold (Figure 2)
Zone	Agriculture (Figure 3)
Existing access and frontage	Frontage and access from Lilla Villa Lane (south)
Existing development	Shed, fenced grazing area, stock water dam and temporary dwelling (to be demolished)
TasWater services	Not serviced for water, sewer and stormwater
Easements and Leases	Reserved Road on southwest corner

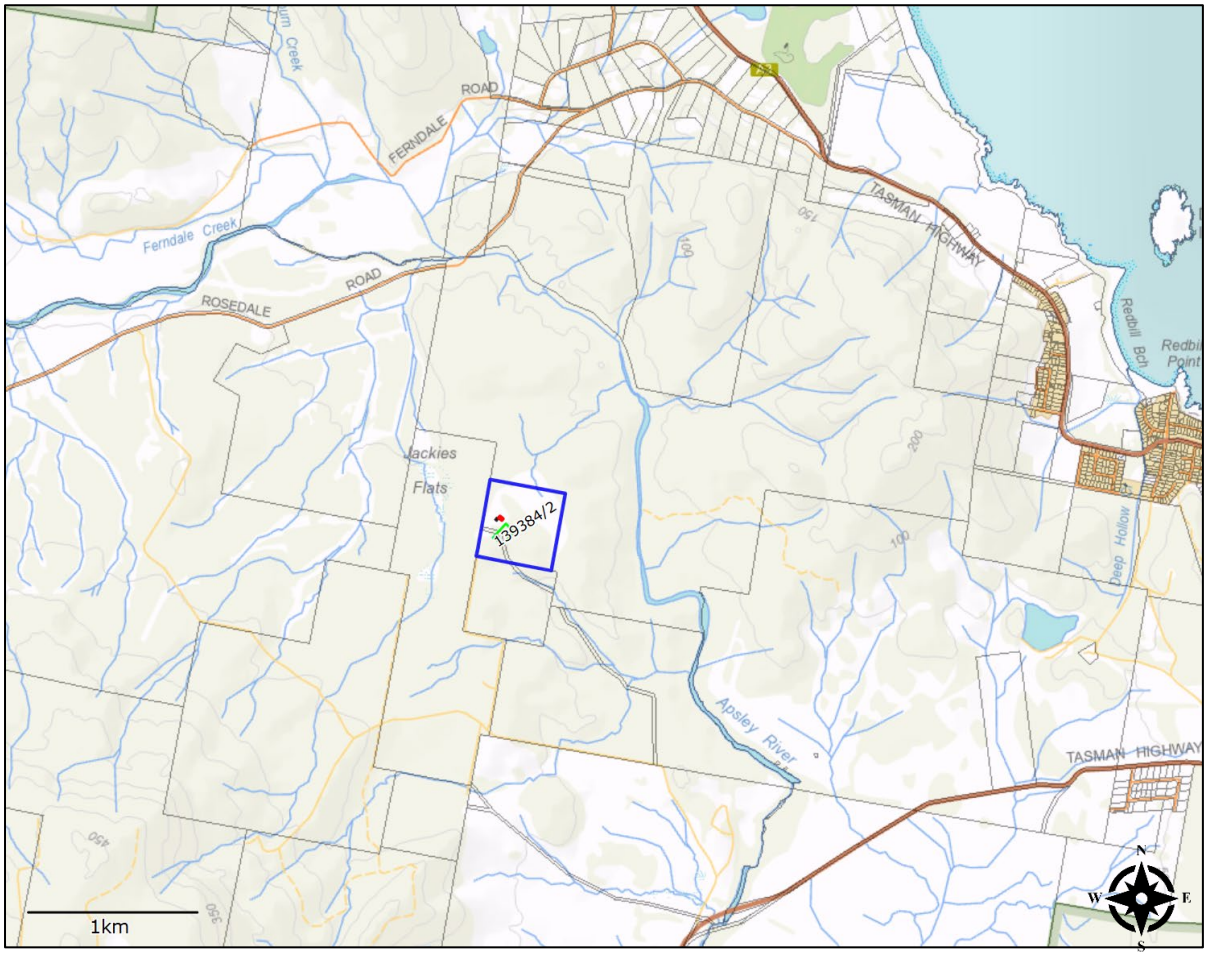

Figure 1. Location of the subject property. Property boundary outlined in blue (Source: LIST).

Figure 2. Land tenure of subject site (Source: LIST).

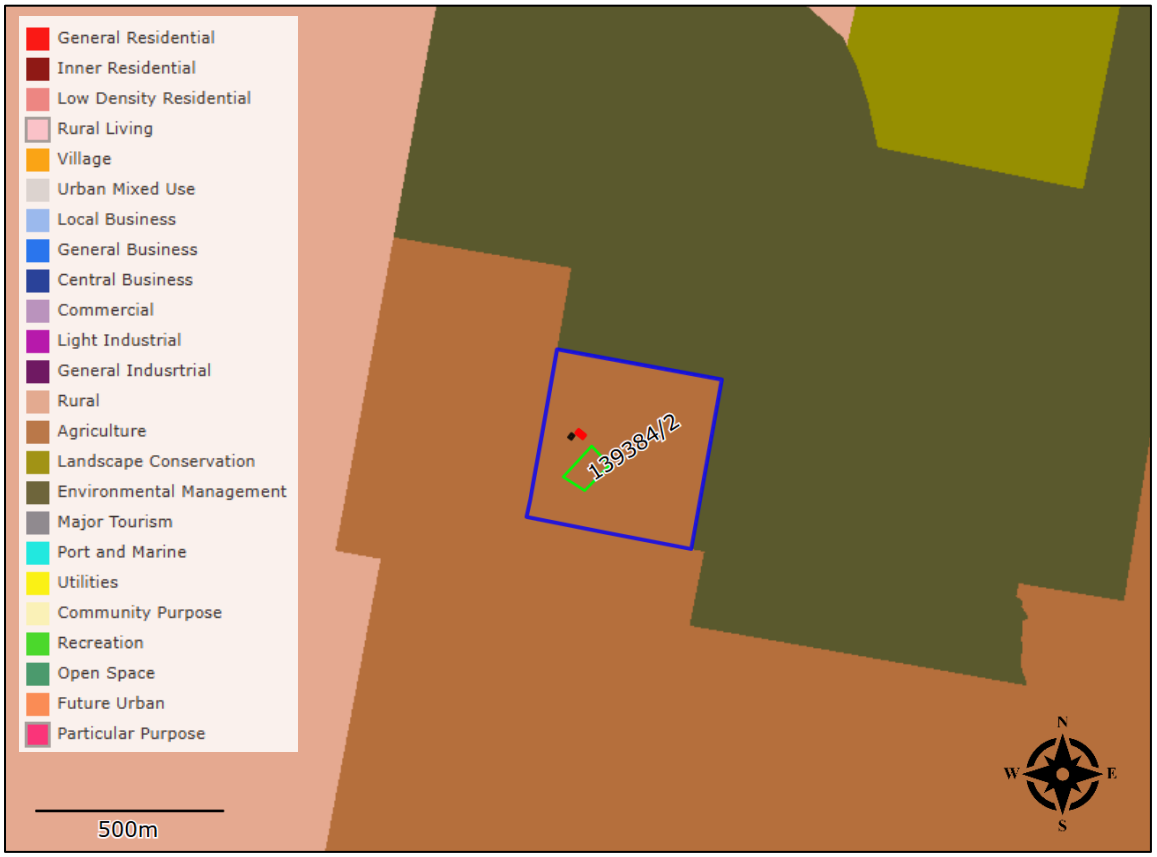

Figure 3. Zoning of subject site (Source: LIST).

2.2 Topography and vegetation

Relevant topographic characteristics and vegetation information is recorded in Table 2 and shown in Figure 4.

Table 2. Topographic characteristics of the subsect site (Source: LIST and on-site visual assessment).

FEATURE	DETAILS
Topography	Undulating plains and gentle open slopes on foothills.
Geology	Pleistocene talus deposits and Jurassic dolerite
Elevation	180-230 above sea level
Vegetation	Native pasture and dry eucalypt forest and woodland
Threatened native vegetation communities (TNVC 2020)	None present or recorded
Waterways	Tributary of Apsley River

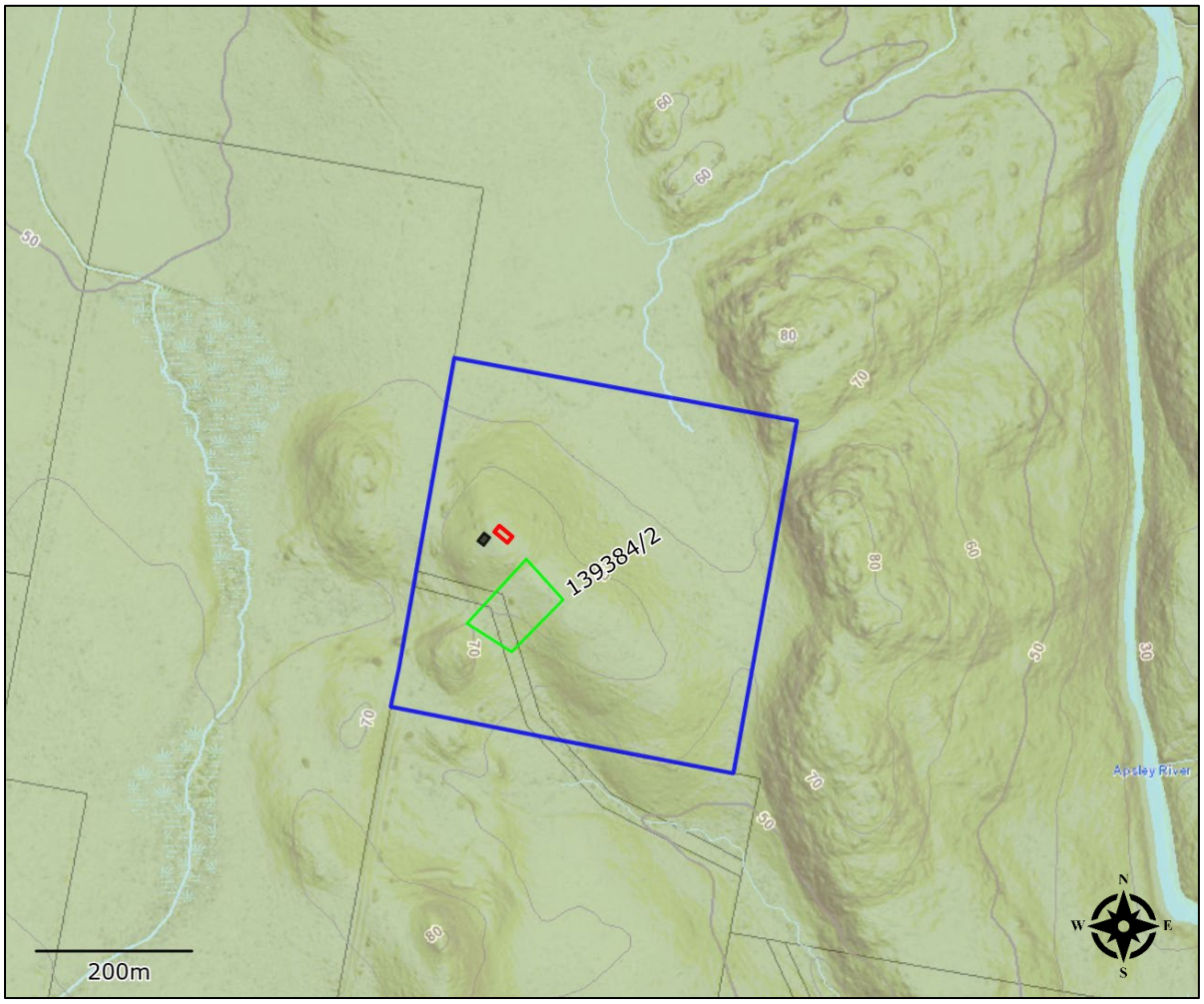

Figure 4. Topography of subject site (Source: LIST).

2.3 Climatic conditions

The climatic information for the subject property is shown in Table 3.

Table 3. Climatic data for the subject property (Sources: LIST)

FEATURE	DETAILS
Mean annual rainfall (mm)	~722
Mean annual number of frost days	Up to 23
Growing degree days (GDD) [Oct - Apr]	Up to 1183
Chill hours (0 – 7°C) [May - Aug]	Up to 767

Based on information in Table 3, it can be assessed that it will impose minor climatic limitations on the property's land capability.

The prevailing wind direction for the area is from the West-Northwest (Figure 5)

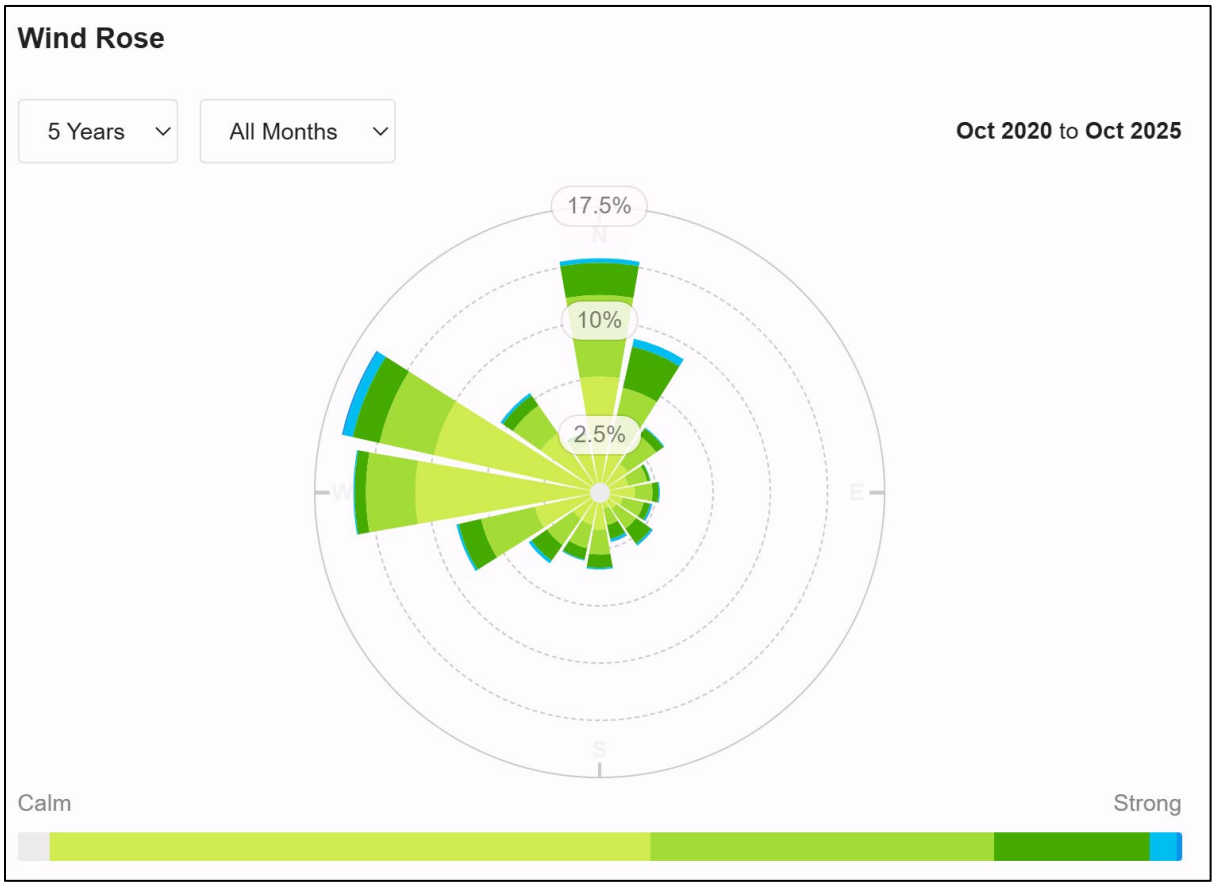

Figure 5. Prevailing wind direction for Bicheno region as recorded at Friendly Beaches station (Source: WillyWeather).

3 Land capability assessment

The land capability for the property was assessed per the *Guidelines for the Classification of Agricultural Land in Tasmania* (Grose, 1999).

Land capability assessment considers the physical characteristics of the land, such as geology, soil types, and slope, along with other factors like climate, erosion risk, and land management practices. These elements help determine how the land can be utilized without compromising its long-term potential for sustainable agricultural production.

The land capability classification typically consists of three levels:

- The land capability **class**: which indicates the overall degree of limitations on use, represented by numbers 1 – 7, with 1 being prime agricultural land and 7 being land not suitable for agriculture (e.g. Class 4);
- The **subclass**: which specifies the type of the dominant limitation(s), represented by a lowercase alphabet (e.g. Class 4e); and
- The **unit**, which groups together similar types of land that require the same management practices, conservation treatments, and are suited to the same types of crops with comparable potential yield, represented by a number (e.g. Class 4e1).

The Department of Natural Resources and Environment Tasmania (NRE Tas) formerly, the Department of Primary Industries, Water and Environment (DPIPWE) have mapped most agricultural land in Tasmania at a scale of 1:100,000. This only classifies land at the class level. A scale of 1:50,000 is regarded as the minimum for subclass mapping, while 1:25,000 is the minimum required for mapping at the unit level.

For the purposes of this report, land capability was assessed at the subclass level, which is sufficient for planning purposes.

3.1 Assessed land capability

The site has been assessed to have **5se** land (Table 4).

It is noted that ground-truthing was limited to the area immediately surrounding the proposed developments and points of interest. The classification of the remainder of the property was based on available geospatial data, visual observation (via drone) and general knowledge of the local area.

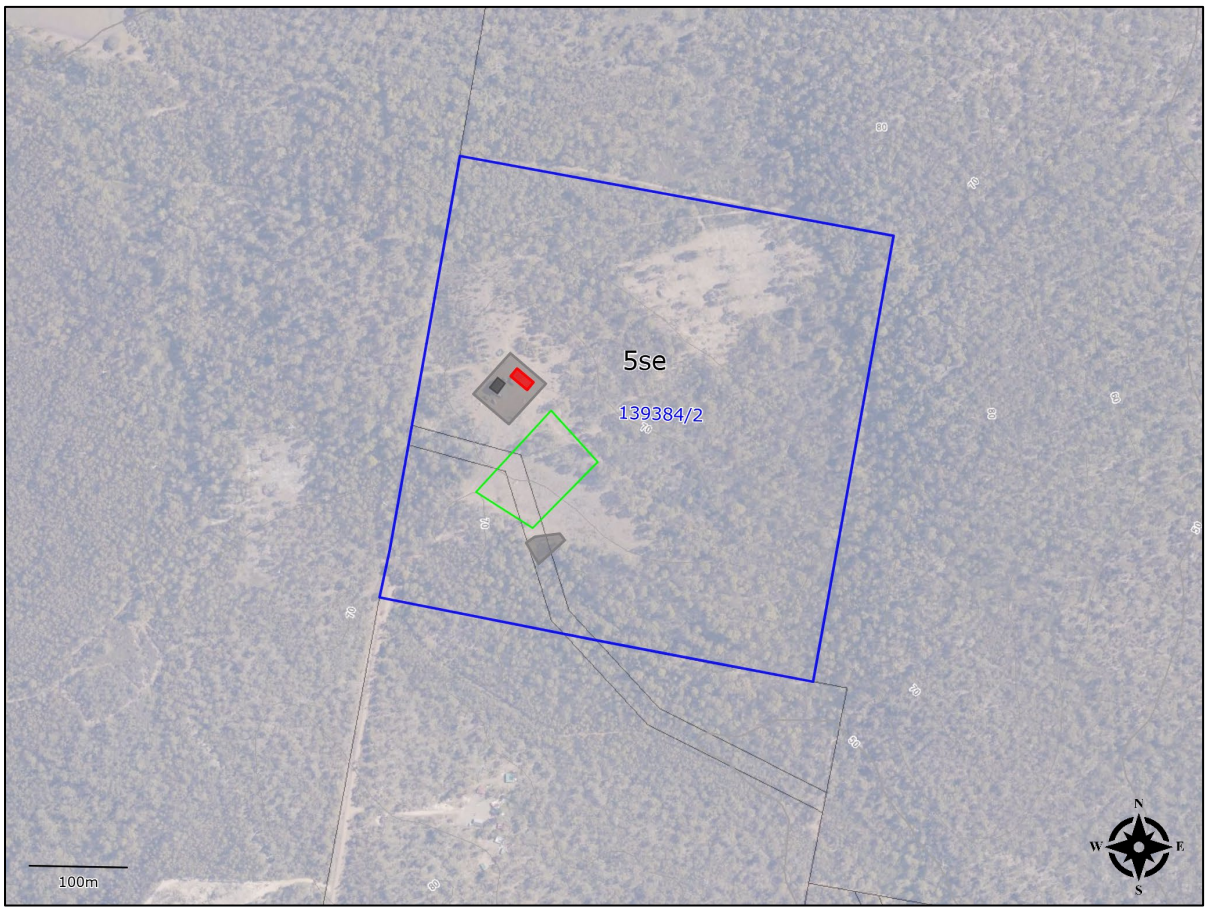

Figure 6. Assessed land capability of the property. Grey area denotes areas excluded from capability assessment. Blue outline indicates property boundary, red area indicates proposed dwelling footprint, black fill is existing shed and green outline indicates fenced area for intended grazing (Map source: LIST).

Class 5 land is defined as:

"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 possible. 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."

The subclass “e” and “s” refers to a dominant limitation of:

- *“e (erosion). Unspecified erosion limitation (both current and potential).”* – this includes risk of erosion caused by wind and water.
- *“s (soils). Unspecified soil limitations*.” – this includes limitations caused by amounts of coarse fragments, including gravel, pebbles and stones, which impact on machinery, damage crops or limit growth. Coarse fragments may occur on the soil surface or throughout the profile, including rock or boulder outcrops.

The characteristics for land capability 5se on the property are given in Table 4.

Table 4. Summary of class 5se land on subject site.

Class 5se (approx. 19.8ha, excluding approx. 0.3ha of built and dam area)	
Elevation and topography	50-70m above sea level. Undulating plains and gentle open slopes on foothills.
Slope range	~0 to 30%
Soil and geology	Very stony with frequent outcrops, brown chromosol, soil developed on Jurassic dolerite and Pleistocene talus deposits. Varying shallow soil depth (approximate) ranging from less than 1 to 20cm.
Soil qualities	Moderately well drained to imperfectly drained and slowly permeable to moderately permeable.
Erosion and waterlogging risk	Low to moderate risk of sheet and rill erosion. Low to moderate risk of wind erosion. Low to moderate risk of waterlogging in depressions and low-lying areas.
Agricultural suitability	Suitable for pastoral use with moderate to severe limitations. Unsuitable for cropping. Suitable for plantation forestry.
Management precautions	Avoid scenarios that expose bare soil and ensure there is adequate ground cover. Minimise cultivation where possible. The risk of soil compaction from machinery and livestock significantly increases during waterlogged conditions, especially in winter – minimize traffic and decrease livestock numbers during wet conditions to prevent soil degradation through pugging and compaction.
Climatic limitations	Minor (see Table 3)

4 Current and potential agricultural land use

4.1 Existing agricultural land use on subject property

The property currently has no agricultural land use. It has been historically used for grazing on native vegetation.

The property is outside any declared Tasmanian Irrigation District, with the nearest irrigation pipeline (Lagoon Line) being 16.8km to the southwest, in the Swan Valley Irrigation District.

4.1.1 Land use on adjoining properties

The existing land use on adjoining properties is summarised in Figure 7.

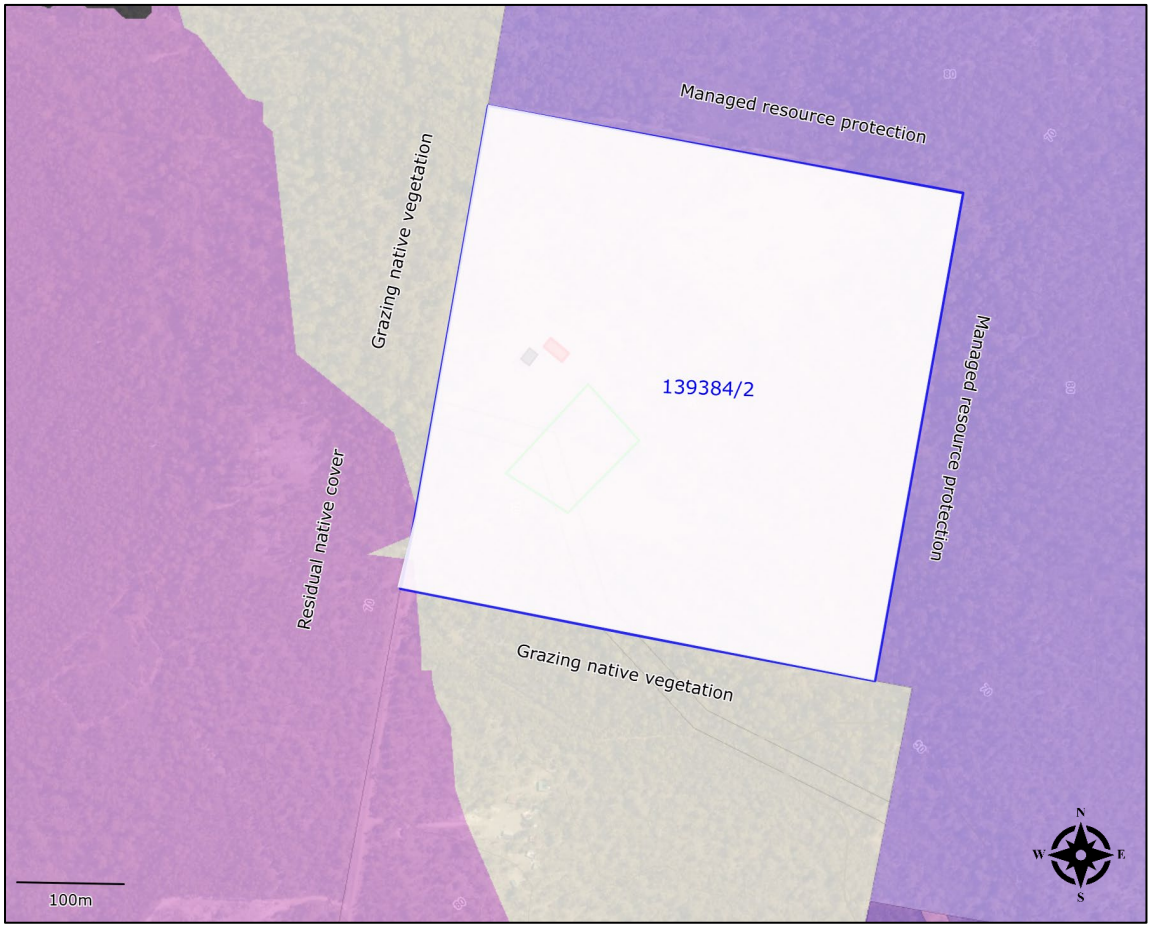

Figure 7. Land use surrounding subject property per "Land use 2021" layer of LIST maps (Source: LIST).

As sighted during site assessment of the subject property on 9 October 2025 (white block), the surrounding land uses identified in Figure 7 is considered reasonably accurate by historical use. However, no grazing was observed on adjoining land (west and south) during site visit and is believed to be rural residence without agriculture – lifestyle use (unverified). The proposed dwelling will not impose any additional constraint on adjoining land use and vice versa, given its location, potential proximity to other amenities and proposed similar land uses (Figure 9).

4.2 Agricultural land use potential of subject site

4.2.1 Pasture

All land classes at the property are suitable for pastoral use as outlined in Table 4.

Given the property characteristics and land capability (with the exception of built areas and dams/creeks) and assuming ideal growing conditions, no supplementary feeding and the entire land is grazed; the property's potential carrying capacity is estimated to be 174 DSE/year or 8.8 DSE/ha on average, across an approximate usable grazing area of 19.8ha.

Considering the DSE above, and assuming 1 DSE per 50kg goat on average per year, the entire site can potentially support 174[2]. Assuming an average of $45/DSE, the annual gross margin is estimated to be $7,830 (or $395/ha).

The expected marginal gross margin renders the property to be more suitable for lifestyle use with low intensity agricultural usage.

Clearing land and renovating for improved pasture is considered unfeasible, especially given the lack of irrigation and a conservative estimate for pasture establishment to be approximately $4,000 – $5,000 per hectare. The property is landlocked and bordering national part (conserved land) to the north and east. Recommended to limit grazing to native vegetation.

The loss of class 5 land due to the proposed dwelling is negligible and would have no impact on the carrying capacity of the property.

4.2.2 Cropping

The property is unsuitable for cropping. Plantation forestry can be considered.

4.2.3 Horticulture

While the site characteristics and soil type are conducive to certain horticultural crops, establishing a commercial horticultural operation on this property (both seasonal or perennial) would demand considerable capital investment in land clearing and infrastructure. The property is also outside any declared Tasmanian Irrigation District with the nearest irrigation pipeline being 16.8km to the southwest. The lack of irrigation means there is no reliable, quality water supply required for a successful horticultural operation.

Thus, **a horticultural enterprise is not a feasible option for this property.**

[2] Note that the actual number of livestock the property can support may fluctuate significantly based on seasonal conditions and if irrigation and supplementary feeding is added.

5 Proposed development and potential impacts

5.1 Proposal – Dwelling

The proposal is for single residential dwelling. The approximate location for the dwelling is shown in Figure 8 as well as in Photo 6 and Photo 7. The land loss due to the proposal is considered negligible being on already raised area, with no impact on the productive capacity of the land.

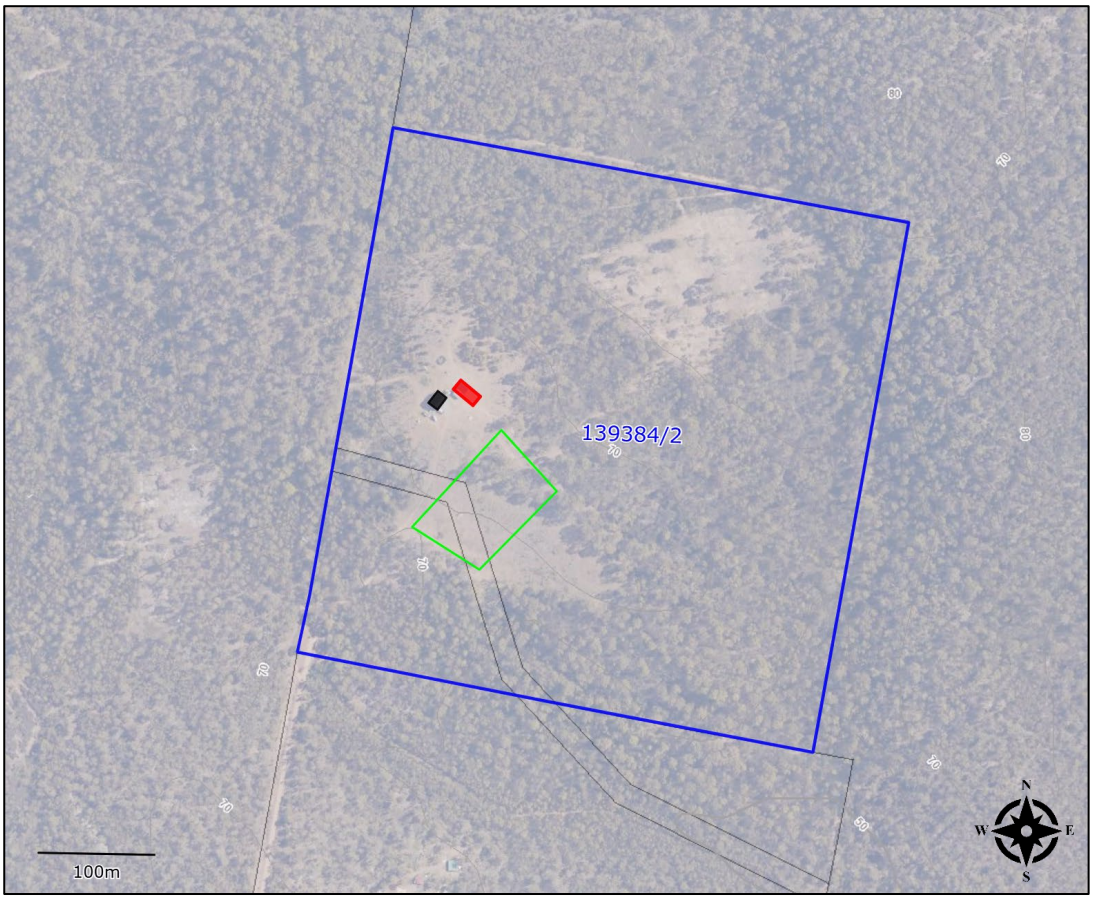

Figure 8. Proposed dwelling shown in red. Black fill denotes existing shed. Green outline indicates fenced grazing area. Blue outline is title boundary (Source: LIST)

The dwelling is required for the clients to reside on site to attend to proposed livestock and poultry (egg) – planned as a lifestyle use of the block. Given the property's low land capability, location and lack of irrigation, a lifestyle use is ideal.

The proposed location for the dwelling has been chosen based on proximity to existing shed/garage, driveway and at a good elevation providing clear line of sight to intended grazing paddocks (already fenced). The proposed setback distances along with existing topography and vegetation are sufficient to prevent unreasonable constraint or conflict with adjoining land use.

Thus, the proposal will have no adverse impact on existing land uses on the property itself, or on adjoining land.

5.1.1 Requirement of proposed dwelling to be on site

The clients want to start with grazing 10 goats and then add layer poultry. Goats are not strictly grazers like sheep or cattle; they are mixed feeders that consume both grasses (grazing) and the leaves, twigs, and stems of woody plants (browsing). While that makes them an ideal livestock choice for the property, they also need to be closely monitored.

Similarly, layer chickens also need daily care and supervision to protect from predation, to collect eggs, check feed and removing droppings and soiled material from the coop and feeders.

Thus, in accordance with industry practices for livestock management (irrespective of scale), it is essential for livestock managers to reside on-site. This presence is critical to:

- **Conducting Regular Animal Husbandry Practices**: Ensuring timely feeding, health treatments, and general care to maintain livestock health and productivity.
- **Managing Grazing and Supplementary Feeding**: Implementing strategies to meet nutritional requirements, prevent overgrazing, and protect pastures and soils from degradation.
- **Monitoring Animal Health and Welfare**: Regular observation to detect and address health issues promptly, ensuring compliance with welfare standards.
- **Providing Emergency Intervention**: Being available to assist animals during critical times, such as calving, to mitigate risks and ensure animal welfare.
- **Facilitating Access for Essential Services**: Ensuring availability for veterinarians and other service providers, supporting the operational needs of the enterprise.
- **Enhancing Property Security**: On-site residence acts as a deterrent to theft and vandalism, safeguarding livestock, infrastructure and expensive machinery.

The required residential use is consistent with principal 5 of the *State Policy on the Protection of Agricultural Land 2009* which states that that residential use is considered consistent with the policy if it is either a necessary part of an agricultural use or if it does not unreasonably convert agricultural land and doesn't restrict its use.

5.1.1.1 Operational complexity of rearing goats and layer chickens

While modest in scale, the rearing both goats and chickens require structured management due to the differing husbandry and infrastructure requirements of each species. Goats require rotational grazing areas, secure fencing, and simple shelter structures, with attention to parasite control and pasture condition to prevent land degradation. Layer chickens require purpose-built housing with adequate ventilation, nesting boxes, and predator-proof enclosures.

The integration of both species introduces moderate operational complexity, particularly in

relation to feed management, waste handling, and biosecurity. However, with defined separation of housing areas and rotational use of paddocks, potential impacts can be effectively mitigated. Manure and organic waste should be composted and used for on-site soil improvement, consistent with sustainable land management practices appropriate to Class 5 land.

From an environmental and amenity perspective, the proposal represents a low-impact and low-intensity agricultural use. The limited scale of activity, combined with adequate setbacks and vegetative buffers, ensures compatibility with adjoining land uses. Overall, the proposed mixed small-livestock operation aligns with the intent of the agricultural zone by maintaining productive use of marginal land while safeguarding environmental and amenity values.

5.1.2 Proposed dwelling setback distances

The planned setbacks from the proposed dwelling location to the title boundaries are shown in Figure 9 (subject to final survey).

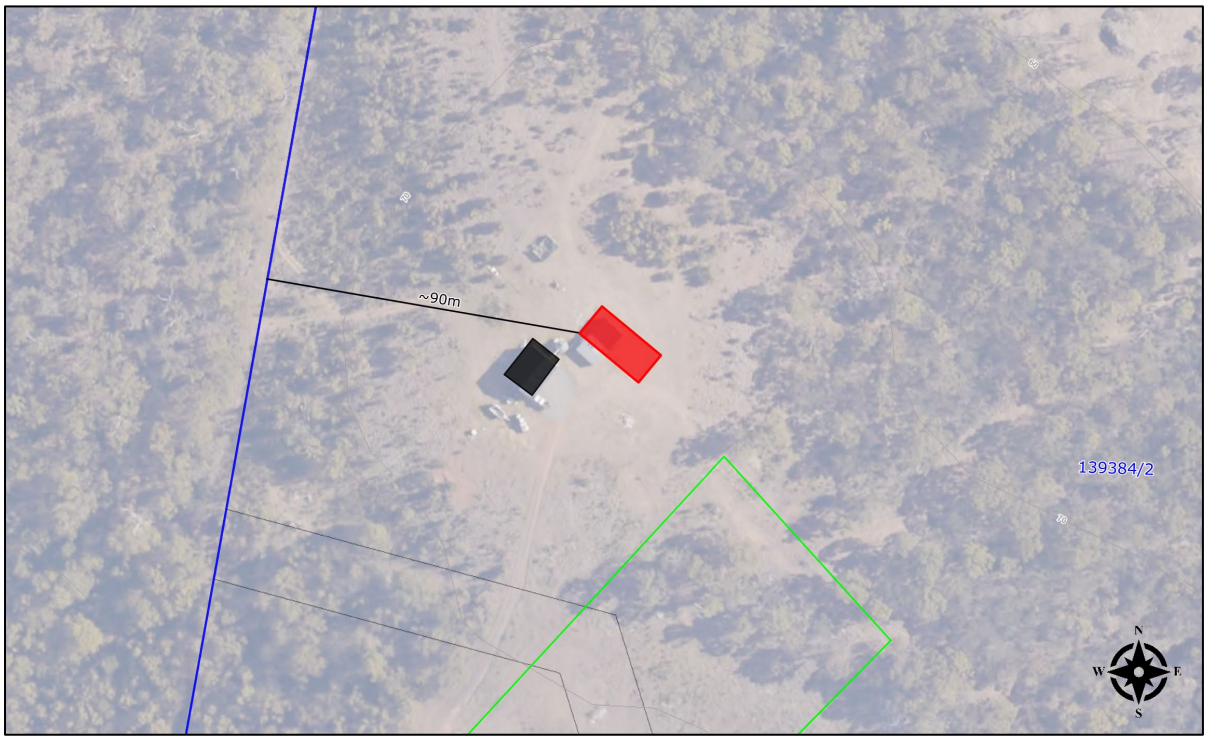

Figure 9. Setback distances of the proposed dwelling (red) from the title boundaries (Source: LIST).

The shortest setback from the title boundary to the proposed dwelling (as shown in figure above) is approximately 90m (subject to final survey) to the west. All other setbacks are 200m or more from title boundaries and not shown. All setbacks are aided by topographic and vegetation buffers.

Thus, the planned setbacks, aided by topographic and vegetative buffer will mitigate the risk of potential land use conflict between the proposed development and neighbouring land use.

5.2 Potential impacts of the proposal on adjoining agricultural activities and residences

Potential impacts are generally expected to surface as complaints from nearby residents. Risks related to criminal intent such as trespass, theft and property damage are considered low and possibly much as likely to arise from the general public. Mitigation measures generally include installation and maintenance of appropriate boundary fencing and signage. Farm biosecurity measures and adherence to bushfire management plans (which is considered general duty of care) generally mitigate other risks such as weed infestation and fire outbreaks. Properties grazing livestock may be subject to dog menace but is easily mitigated with proper communication and respective council's dog management guidelines.

There are no neighbouring residences within 200m of the proposed dwelling (indicated by red circle in Figure 10). The nearest neighbouring residence would be approximately 950m to the south separated by topography and vegetation (Photo 7).

The proposed dwelling will not impose any additional constraint on surrounding land use and the proposed setback, aided by topography and vegetation is sufficient to mitigating against any potential conflict and perceived land use constraints.

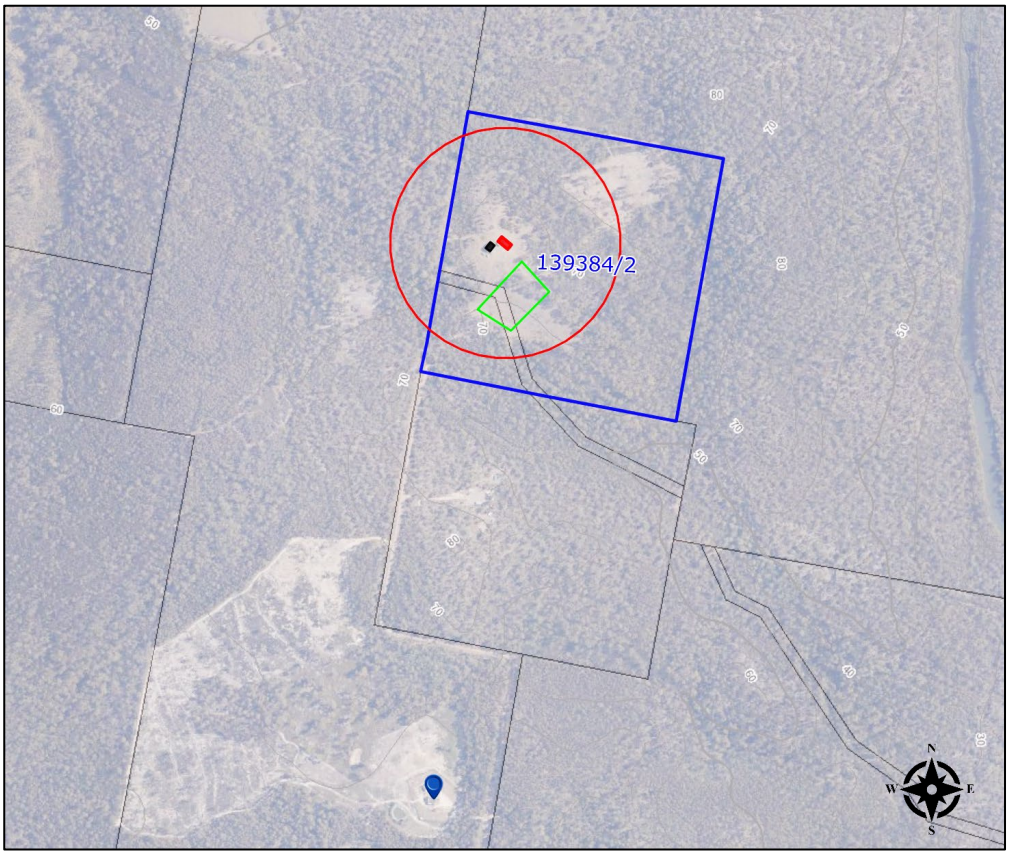

Figure 10. Neighbouring dwelling (blue pin) on adjoining land within the vicinity of proposed dwelling (red). Circles are 200m (Source: LIST).

Thus, no adverse impact is anticipated to adjoining agricultural land use and amenities and vice versa.

5.3 Possible impacts on the proposal from adjoining agricultural activity

There is no intensive agricultural use surrounding the property that may impact the proposal.

Farming practices in the area generally include cropping and grazing. Some key activities, with their identified risk(s) and rating (based on site assessment), along with potential mitigation strategy is summarised in Table 7 below.

Table 5. Potential risks associated with common agricultural activities.

Agricultural activity	Probable risk	Assessed risk rating	Potential mitigation
Machinery usage	Noise & dust	Low	Dust and sound from undertaking general farming activities in agriculture zoned land is common and expected. This is considered low being mostly grazing on native vegetation at low stocking rates.
Animals (livestock / dogs)	Noise	Low	As above.
	Smell	Low	Occasional smell (generally of manure or chemicals during spray events) is common and generally accepted in an agricultural zone.
	Damage	Low	Maintain appropriate fencing and check stock regularly.
Electric fencing	Shock	Low	Attach appropriate warning signs near entrances and at-risk locations.
Irrigation	Water over boundary	Low	There is no existing irrigation on property or neighbouring land. Any potential future irrigation, although unlikely, will not be hindered by proposal.
Spraying events	Spray drift and dust	Medium	Mitigated by setback and proposed shelter belt, if applied under recommended conditions outlined in product SDS. The use and application of agricultural sprays must abide by the *Tasmanian Code of practice for ground spraying 2014.*

6 Compliance to Tasmanian Planning Scheme – 21.0 Agriculture Zone

6.1 Compliance to clause 21.1 – Zone Purpose

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.

21.1.1

The proposal is for a residential dwelling to support lifestyle land use and intended low intensity agricultural land use on the property, consistent with the lower land capability of the land and site characteristics.

21.1.2

(a) The proposal will not conflict or interfere with agricultural land use on the property itself or surrounding land. The proposed residence will be located on lower land capability class 5 land and sufficiently setback and aided by topography and vegetation.
(b) The development with replace an existing temporary dwelling and location on previously developed area. There is minimal loss of land due to the proposal, which has no adverse impact on the productive capacity of the land.
(c) The property is not currently irrigated and is outside any declared Tasmanian Irrigation District. The proposal has no impact on any potential future irrigation activities of the property. Therefore, the proposal does not diminish the current or future irrigation potential of the property.

21.1.3

The property currently has no agricultural use. The proposal will allow proponents to live on site and therefore support the intended agricultural use of the land, consistent with the site capability and zoning (see section 4 and 5).

6.2 Compliance to clause 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.

Acceptable Solutions	**Performance Criteria**
A4 No Acceptable Solution.	**P4** A Residential use listed as Discretionary must: (a) be required as part of an agricultural use, having regard to: (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use ; and (v) proximity of the dwelling to the agricultural use; or (b) be located on a site that: (i) is not capable of supporting an agricultural use; (ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and (iii) does not confine or restrain agricultural use on adjoining properties.

21.3.1

A4 – There is no acceptable solution, hence P4 is addressed.

P4 -

(a) The property is best suited as a lifestyle block with low intensity agricultural use. The proposed dwelling will allow for the continued agricultural use of the land in a sustainable manner:

(i) The property currently has no agricultural land use. The proposal will allow owners to live on site and establish low intensity (lifestyle-scale) agricultural land uses. The intended livestock use of the site means it is essential for the owners to be on site for animal welfare and security (regardless of scale). See section 5.1.1 for details.

(ii) While modest in scale, the operation requires structured management due to the differing husbandry and infrastructure requirements of goats and layer chickens. The integration of both species introduces moderate operational complexity, particularly in relation to feed management, waste handling, and biosecurity. However, with defined separation of housing areas and rotational use of paddocks, potential impacts can be effectively mitigated. See section 5.1.1.1 for details.

(iii) Effective livestock management—regardless of the enterprise's scale—requires constant monitoring and prompt intervention to uphold high standards of animal health and welfare. Core operational needs such as routine husbandry tasks, supplementary feeding, fence and infrastructure maintenance, and access for essential services (including veterinary care) are vital to the operation's success and are best supported by the manager/owner being present on-site. The proposed dwelling would enable the owners to reside on the property, ensuring optimal care and oversight of the livestock at all times. It will also provide for added security of the premises and expensive farm infrastructure. See section 5.1.1 for details.

(iv) Establishing an agricultural use of the land means the owners need to reside on site for reasons stated above and in section 5 of the report.

(v) The proposed dwelling location has been selected to replace the existing temporary dwelling to minimise land loss while still being in proximity to existing infrastructure and providing clear line of sight over grazing paddocks. The minimal loss of lower land capability class 5 land has no impact on the productive capacity of the land.

6.3 Compliance to clause 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.
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 12m.	**P1** Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the topography of the site; (c) the bulk and form of the building; (d) separation from existing use on adjoining properties; (e) the nature of the existing uses on adjoining properties; and (f) any buffers created by natural or other features.

21.4.1

A1 - The acceptable solution is achieved. Building height will be less than 12m. Plans to be supplied by clients or their representative.

21.4.2 Setbacks

Objective:	That the siting of buildings minimises potential conflict with use on adjoining properties.
Acceptable Solutions	**Performance Criteria**
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.	**P1** Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.
A2 Buildings for a sensitive use must have a setback from all boundaries of: (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	**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.

21.4.2

A1 - The acceptable solution is achieved, 5m setbacks to all boundaries are met.

A2 - The proposal is not compliant with A2, hence P2 is addressed.

P2 -

(a) The property is approximately 20.1ha and square shaped. The topography of the property is predominantly undulating plains and gentle open slopes (Figure 4). The

topography and existing vegetation provide buffers to the proposed setback distances. The proposed development will not compromise land use on surrounding land.

(b) Existing dwellings in adjoining title 182458/1 (west and south) ais setback (shortest) approximately 100m from the adjoining agriculture zoned land to the east, to the proposal (see section 5.1.2).

(c) There is a temporary residential building (to be demolished) at the location of the proposed dwelling and an existing shed/garage approximately 10m to the west of the proposed dwelling.

(d) The adjoining properties to the proposed development are all under native vegetation, some properties marked as "grazing native vegetation" but could not be confirmed during site visit (Figure 7). Regardless, land use is unlikely to change. The proposed development does not impose any additional constraint on surrounding land use and is consistent with the settlement pattern of the local area.

(e) N/A.

(f) The existing topography will provide some buffering with existing vegetation providing significant buffers from all boundaries boundaries to further mitigate against any potential constraints (see section 5.1.2).

21.4.3 Access for new dwellings

Objective:	That new dwellings have appropriate vehicular access to a road maintained by a road authority.
Acceptable Solutions	**Performance Criteria**
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	**P1** New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority, that is appropriate having regard to: (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; (g) the construction, maintenance and usage of the road; and (h) any advice from the road authority.

21.4.2

A1 - The acceptable solution is achieved; the new dwelling will be provided access from Lilla Villa Lane (subject to planning approval).

7 Conclusion

The findings of this report demonstrate that the proposed residential dwelling at 340 Lilla Villa Lane is consistent with the purpose and provisions of the Agriculture Zone under the Tasmanian Planning Scheme – Glamorgan-Spring Bay. The development supports the establishment of a low-impact, lifestyle-oriented agricultural use that is appropriate to the site's physical characteristics, land capability, and zoning designation.

The proposed dwelling is necessary to facilitate on-site management of livestock and poultry, which, although modest in scale, requires structured oversight to ensure animal welfare, operational efficiency, and environmental stewardship. The location of the dwelling has been selected to minimise the loss of productive land and to integrate effectively with existing infrastructure. The proposal does not compromise the agricultural potential of the site, nor does it impose any unreasonable constraint on adjoining land uses.

Furthermore, the development is not expected to generate adverse impacts on neighbouring properties or agricultural operations. The proposed setbacks, combined with natural buffers and the absence of intensive agricultural activity in the immediate vicinity, mitigate potential land use conflicts. The proposal also aligns with the State Policy on the Protection of Agricultural Land 2009, which permits residential use where it is necessary for agricultural operations or does not unreasonably convert or restrict agricultural land.

In view of the above, the proposed development is considered to be appropriate and compliant with the relevant planning provisions. It is recommended that the application be supported for approval, subject to the discretion of the Glamorgan-Spring Bay Council and any additional conditions deemed necessary.

8 References

- Cotching, B. (2009) Soil Health for Farming in Tasmania.
- Grose, CJ. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.
- Isbell, RF. (2021) Australian Soil Classification (third edition), CSIRO Publishing, Melbourne
- National Committee on Soil and Terrain (Australia) (2009) Australian soil and land survey field handbook (third edition). CSIRO Publishing, Melbourne
- State Policy on the Protection of Agricultural Land 2009.
- Tasmanian Planning Scheme – Glamorgan-Spring Bay.

Appendices

Appendix A – Site plans

To be provided by clients or their representative.

Appendix B – Photos from site assessment

All photos were taken by Faruq Isu on 9/10/2025 during site assessment at 340 Lilla Villa Lane, using drone and mobile phone camera, with permission from owners. Any and all markups in photos are “approximate representations” and are subject to survey.

Photo 1. Typical soil profile at the property.

Photo 2. Varying stone sizes throughout soil profile.

Photo 3. Frequent rock outcrops in class 5 land area. Fenced area in the background.

Photo 4. Stock water dam.

Photo 5. Far corner fence post of intended grazed area. Temporary dwelling visible in the background – clear line of sight.

Photo 6. Approximate proposed dwelling location shown in red relative to existing temporary dwelling (to be demolished – indicated by black cross). Pink arrow points to existing shed/garage. Green outline is fenced area.

Photo 7. Southerly view of the property showing approximate title boundaries (blue line), existing access from Lilla Villa Lane (orange two-way arrow), existing shed/garage (pink arrow), proposed dwelling (red outline), temporary dwelling to be demolished (black cross), fenced area for goats (green outline) and stock water dam (blue arrow). Purple arrow in background is nearest neighbouring dwelling.

Site Calculations

SITE AREA	200,903.32m^2
EXISTING FLOOR AREA	0.00m^2
PROPOSED AREA	228.32m^2

Client Name | Client Email | Client Phone | Signature _____

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Property Details
340 Lilla Villa Lane, Bicheno, TAS 7215, Australia Lot 2
Lot/DP: 2/139384

Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	1		

Design	Scale
Apollo Standard	1:3000@A3

1st version date:	Current version date:	Version #
27/06/2025	12/08/2025	2