Meander Valley Council
Working Together

PLANNING NOTICE

An application has been received for a Permit under s.57 of the Land Use Planning Approvals Act 1993:

APPLICANT:	**Cohen & Associates Pty Ltd - PA\24\0212**
PROPERTY ADDRESS:	**134 Pool Road CAVESIDE (CT: 147192/1)**
DEVELOPMENT:	**Subdivision (2 lots) - lot design.**

The application can be inspected until **Tuesday, 30 April 2024**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

Written representations may be made during this time addressed to the General Manager, PO Box 102, Westbury 7303, or by email to planning@mvc.tas.gov.au. Please include a contact phone number. Please note any representations lodged will be available for public viewing.

Please note: Council will be closed from 5.00pm Wednesday 24 April 2024 & will reopen at 8:30am Friday 26 April 2024.

If you have any questions about this application please do not hesitate to contact Council's Planning Department on 6393 5320.

Dated at Westbury on 13 April 2024.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

- Application form & details MUST be completed **IN FULL**.
- Incomplete forms will not be accepted and may delay processing and issue of any Permits.

OFFICE USE ONLY

Property No: | | | | | | **Assessment No:** | | - | | | | | - | | | | |

DA | | **PA** | | **PC** | |

- Is your application the result of an illegal building work? ☐ Yes ☑ No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? ☑ Yes ☐ No PC\24\0061
- Is a new vehicle access or crossover required? ☐ Yes ☑ No

PROPERTY DETAILS:

Address: 134 Pool Road | Certificate of Title: 147192

Suburb: Caveside | 7304 | Lot No: 1

Land area: 20.1 ha m^2 / *ha*

Present use of land/building: Rural/Residential *(vacant, residential, rural, industrial, commercial or forestry)*

- Does the application involve Crown Land or Private access via a Crown Access Licence: ☐ Yes ☑ No
- Heritage Listed Property: ☐ Yes ☑ No

DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box ☐ Building work ☐ Change of use ☑ Subdivision ☐ Demolition ☐ Forestry ☐ Other

Total cost of development *(inclusive of GST):* $ *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: Two lot subdivision (Proposed 1 lot and balance area)

Use of building: (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: m^2 New building height: m

Materials: External walls: Colour:

Roof cladding: Colour:

PLAN OF SUBDIVISION
SHEET 1 OF 2

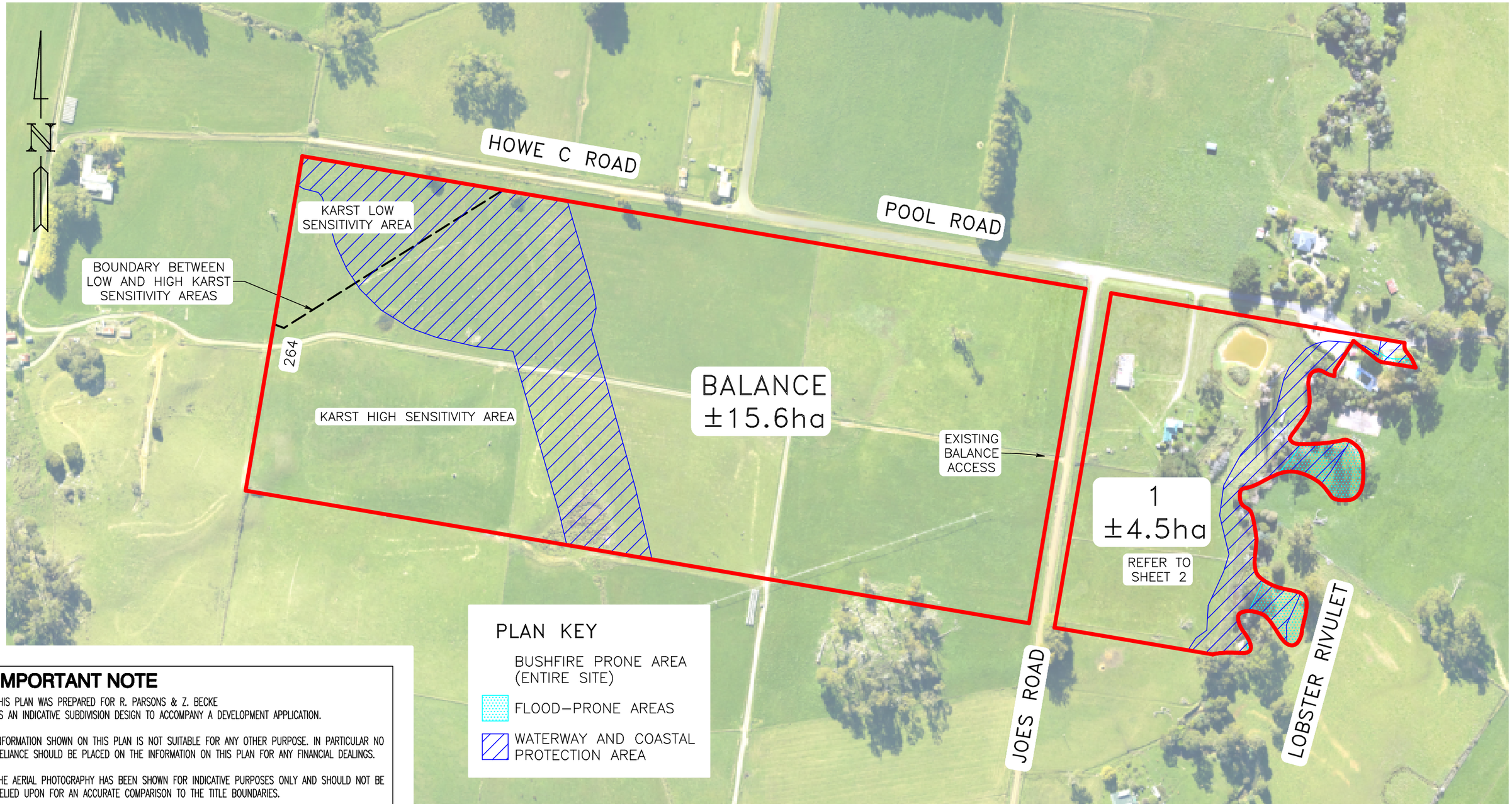
REF: 58-78 (8634-01)

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements are not shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.

COHEN & ASSOCIATES P/L
LAND & AERIAL SURVEYORS
103 CAMERON STREET
PO BOX 990, LAUNCESTON, TAS, 7250
admin@surveyingtas.com.au
(03) 6331 4633
www.surveyingtas.com.au
ABN 70 689 298 535

Municipality:	MEANDER VALLEY COUNCIL
Site Address:	'THE OAKS' – 134 POOL RD CAVESIDE
Planning Scheme:	TASMANIAN PLANNING SCHEME
Local Area Provisions:	MEANDER VALLEY LOCAL PROVISIONS SCHEDULE
General Overlays:	KARST LOW & HIGH SENSITIVITY AREA
Code Overlys:	BUSHFIRE–PRONE AREAS, FLOOD–PRONE AREAS & WATERWAY AND COASTAL PROTECTION AREA

Owners:	R.J. PARSONS
Title Refs:	147192/1
Date:	14/03/2024 Revision: 1
Scale:	1 : 3000 @ A3



IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR R. PARSONS & Z. BECKE
AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.

INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS.

THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

PLAN OF SUBDIVISION
SHEET 2 OF 2

REF: 58-78 (8634-01)

DISCLAIMER: This is a preliminary plan prepared without field survey and forms part of an application to subdivide the land described and is not to be used for any other purpose. Contours and levels may be transcribed from other sources and their accuracy has not been verified. These should not be used. The dimensions, area, location of improvements and number of lots are approximate and may vary as a result of decisions by the Municipality, Land Use Planning Review Panel, engineering or other advice. Easements are not shown as these are to be determined at the time of survey. The plan is not to be copied unless this note is included.

COHEN & ASSOCIATES P/L
LAND & AERIAL SURVEYORS
103 CAMERON STREET
PO BOX 990, LAUNCESTON, TAS, 7250
admin@surveyingtas.com.au
(03) 6331 4633
www.surveyingtas.com.au
ABN 70 689 298 535

Municipality:	MEANDER VALLEY COUNCIL
Site Address:	'THE OAKS' – 134 POOL RD CAVESIDE
Planning Scheme:	TASMANIAN PLANNING SCHEME
Local Area Provisions:	MEANDER VALLEY LOCAL PROVISIONS SCHEDULE
General Overlays:	KARST LOW & HIGH SENSITIVITY AREA
Code Overlys:	BUSHFIRE–PRONE AREAS, FLOOD–PRONE AREAS & WATERWAY AND COASTAL PROTECTION AREA

Owners:	R.J. PARSONS
Title Refs:	147192/1
Date:	14/03/2024 Revision: 1
Scale:	1 : 3000 @ A3

IMPORTANT NOTE

THIS PLAN WAS PREPARED FOR R. PARSONS & Z. BECKE
AS AN INDICATIVE SUBDIVISION DESIGN TO ACCOMPANY A DEVELOPMENT APPLICATION.

INFORMATION SHOWN ON THIS PLAN IS NOT SUITABLE FOR ANY OTHER PURPOSE. IN PARTICULAR NO RELIANCE SHOULD BE PLACED ON THE INFORMATION ON THIS PLAN FOR ANY FINANCIAL DEALINGS.

THE AERIAL PHOTOGRAPHY HAS BEEN SHOWN FOR INDICATIVE PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR AN ACCURATE COMPARISON TO THE TITLE BOUNDARIES.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

Rebecca Green & Associates

Planning Department
Meander Valley Council
PO Box 102
WESTBURY TAS 7303

20 March 2024

Dear Sir/madam,

RE: Planning Application, Subdivision – 134 Pool Road, Caveside

This letter is prepared in support of a proposal on behalf of R.J. Parsons for a two-lot subdivision (proposed Lot 1 and Balance), at land identified in F.R. 147192/1.

One lot currently exists; the subdivision will create one additional lot. Existing access will be maintained to Pool Road to proposed Lot 1, with the Balance lot retaining existing access to Joes Road.

A single dwelling and associated outbuilding will be retained within proposed Lot 1. The single dwelling located on the portion of the subject land east of Joes Road is to be excised from the remainder of the title. As part of the approval requirement, a Part V Agreement would be entered into excluding future residential use, on the balance 15.6ha. The subdivision will facilitate the sale of the balance land in conjunction with the rest of the farm which is comprised of a further 215ha spread across six titles.

Lot number	Area
1	4.5ha
(Balance)	15.6ha

The subject land is zoned Agriculture within the Tasmanian Planning Scheme - Meander Valley Local Provisions Schedule, effective 19th April 2021, and subject to the Bushfire-Prone Areas Code, and the Natural Assets Code (Waterway and coastal protection area). A small area to the east of the title is subject to the Flood-Prone Areas Hazard Code. The majority of the subject land is subject to the Karst Management Area Specific Area Plan.

Agriculture Zone
21.5 Development Standards for Subdivision
21.5.1 Lot Design
A1 – The proposal relies upon the performance criteria.

P1 – The proposal meets P1 (c), as demonstrated by the Agricultural Report prepared by RMCG dated: 12 March 2024 and attached to this submission.

As part of the requirements of this provision a Part V (section 71) agreement under the *Land Use Planning and Approvals Act 1993* will be required to be entered into and registered on the Balance lot preventing future residential use on the lot. This will mean that the Balance lot will remain exclusively for agricultural use only. The proposed subdivision will not materially diminish the agricultural productivity of the land as it will facilitate the sale of the holding with the existing irrigation infrastructure. The location of the existing dwelling on proposed Lot 1 in relation to the proposed new boundary has also been considered to meet P2 of 21.4.2 Setbacks within the Agricultural Report.

A2 – Each lot is to have a frontage to Pool Road and Joes Road in accordance with the requirement of the road authority. No new access is required or proposed. It may be that Council will need to condition the existing access points be upgraded in accordance with the Council standards.

CODES

C2.0 Parking and Sustainable Transport Code

Proposal complies where relevant to C2.5.1, no changes to existing parking arrangements for the Lot 1 proposed or Balance, at least 2 car parking spaces can be provided on site of each lot.

C3.0 Road and Railway Assets Code

No new vehicle crossing is proposed for this subdivision, as an existing single access point to Pool Road shall be used for Lot 1 and an existing single access point to Joes Road shall be used for Balance. It is not likely that the subdivision will result in any increase in traffic movement, and any future use and/or development will be assessed against the relevant provisions at that point in time. The subdivision is not within a road or railway attenuation area.

C7.0 Natural Assets Code

The application of this Code does apply to this subject site as the Code applies to development on land within a waterway and coastal protection area.

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

P1 –The subdivision demonstrates a building area to be located outside a waterway and coastal protection area for each resultant lot as demonstrated on both the Plan of Subdivision.

C7.7.2 Subdivision within a priority vegetation area

Not applicable.

C12.0 Flood-Prone Areas Hazard Code

12.7.1 Subdivision within a flood-prone hazard area

A1 – Proposed Lot 1 demonstrates that the lot proposed in a plan of subdivision is able to contain a building area, vehicle access, and services, that is wholly located outside a flood-prone hazard area, meeting A1(a). The existing dwelling, existing vehicle access to Lot 1 and

associated services are clear and outside the mapped overlay. The entirety of the Balance lot is outside of the overlay area.

C13.0 Bushfire-Prone Areas Code
Attached to this submission is a Bushfire Exemption Report prepared by Michael Tempest BFP—153, dated: 12 March 2024, the proposal meets C13.4.

MEA-S5.0 Karst Management Area Specific Area Plan
MEA-S5.7 Development Standards for Buildings and Works
No buildings or works are proposed as part of the proposed subdivision.

MEA-S5.8 This subclause is not used in this specific area plan.

The proposal is considered to be consistent with the Tasmanian Planning Scheme - Meander Valley and should therefore be considered for approval.

Kind Regards,

Rebecca Green

Senior Planning Consultant
m – 0409 284422
e – admin@rgassociates.com.au

RMCG

12 MARCH 2024

Agricultural report

Report for: Robert Parsons

Property Location: ‘The Oaks’ 134 Pool Rd, Caveside

Prepared by: Michael Tempest
RMCG
Level 2, 102-104 Cameron Street
Launceston, TAS 7250

SUMMARY	
Client:	Robert Parsons
Property identification:	‘The Oaks’ – 134 Pool Rd, Caveside Current zoning: Agriculture Zone CT 147192/1, PID 1937671 20.1ha
Proposal:	Proposed 2-lot Subdivision of one existing title.
Purpose:	To assess the agricultural/primary industry aspects of the proposal.
Published Land Capability:	No Published Land Capability Assessed Land Capability at 1:10,000 scale for part of the subject site and adjacent land that it is farmed in conjunction and irrigated under a centre pivot;30.1ha of Class 4 land, 9.8ha of Class 5 land and 0.7ha of Class 6 land.
Assessment comments:	An initial desktop feasibility assessment was undertaken followed by a field inspection on the 23rd of February 2024 to confirm or otherwise the desktop study findings of the agricultural assessment. This report summarises the findings of the desktop and field assessment.
Conclusion:	The proposed subdivision will not materially diminish the agricultural productivity of the subject land as it will facilitate the sale of the Balance Lot along with a further six titles which the Balance Lot is intrinsically linked to via irrigation water infrastructure. The subdivision also excises an existing dwelling from the agricultural land. An agreement will be required to be placed on the Balance Lot that will prohibit the future construction of a dwelling, which will mean this land will remain dedicated to agricultural activities. Appropriate setbacks can be achieved between the dwelling and the proposed new lot boundaries to minimise the risk of the dwelling constraining the adjacent agricultural use in the future.
Assessment by:	 _____ Michael Tempest Senior Consultant

Table of Contents

ACKNOWLEDGEMENT OF COUNTRY

Tasmania is Aboriginal land. We acknowledge the palawa and pakana, the Tasmanian Aboriginal people, as the Traditional Owners and continuing custodians of the lands, seas and waterways of lutruwita, Tasmania on which this project has been conducted. We recognise their continuing connection to land, waters and culture and pay our respects to their Elders past and present, and we acknowledge emerging leaders. Moreover, we express gratitude for the knowledge and insight that Traditional Owners and other Aboriginal and Torres Strait Islander people contribute to our shared work in Australia.

We pay respects to all Aboriginal and Torres Strait Islander communities. We recognise that Australia was founded on the genocide and dispossession of First Nations people and acknowledge that sovereignty was not ceded in this country. We embrace the spirit of reconciliation, working towards self-determination, equity of outcomes, and an equal voice for Australia's First People.

1 Introduction

The subject title (CT 147192/1), known as 'the Oaks' is located at 134 Pool Rd, Caveside, and is zoned Agriculture under the *Tasmanian Planning Scheme – Meander Valley* (the Planning Scheme). All surrounding titles are also zoned Agriculture.

The proponent seeks to gain discretionary approval to excise a dwelling and approximately 4.5ha of land from the remainder of the title. As part of the approval requirements an agreement would be entered into excluding future residential use, on the balance 15.6ha. The subdivision will facilitate the sale of the balance land in conjunction with the rest of the farm which is comprised of a further 215ha spread across six titles.

Subdivision in the Agriculture Zone is a discretionary application. It can be approved if it can be demonstrated that the development will protect the long-term productive capacity of the land, provide for future agricultural use and appropriate setbacks between the excised dwelling and the balance lot can be achieved.

The agricultural capability of the title, and whether or not the subdivision will continue to provide for this use, depends on the current land-use, previous land use and potential land use, size of the title, Land Capability, whether there is an irrigation water resource or potential for an irrigation water resource, and whether the title supports any threatened vegetation or threatened species habitat. Whether and how the title can be farmed in conjunction with other land also affects the agricultural capacity of the title.

The relevant sections of the Planning Scheme are as follows:

21.5 Development Standards for Subdivision

21.5.1 Lot design

Objective: *To provide for subdivision that:*

a) Relates to public use, irrigation infrastructure or Utilities; and

b) Protects the long term productive capacity of agricultural land.

Performance Criteria

P1 *Each lot, or a lot proposed in a plan of subdivision, must:*

c) Be for the excision of a use or development existing at the effective date that satisfies all of the following:

- *i. The balance lot provides for the operation of an agricultural use, having regard to:*
  - *a) Not materially diminishing the agricultural productivity of the land;*
  - *b) The capacity of the balance lot for productive agricultural use;*
  - *c) Any topographical constraints to agricultural use; and*
  - *d) Current irrigation practices and the potential for irrigation;*
- *ii. An agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;*
- *iii. Any existing buildings for a sensitive use must meet setbacks required by clause 21.4.2 or P2 in relation to setbacks to new boundaries; and*
- *iv. All new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.*

21.4.2 Setbacks

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.

Discussions were held with the proponents, to determine the optimum configuration to meet the Planning Scheme requirements, consider the productive capacity of the resource development operation whilst minimising the risk of constraining future agricultural/primary industry use as a result of potential land use conflicts.

A site assessment was conducted on 23 February 2024 to confirm or otherwise the desktop study findings. This report assesses the agricultural/primary industry aspects of the proposal and summarises the findings from the desktop and field assessments to enable Council to make an informed decision.

2 Description

The subject title (CT 147192/1) is located at 134 Pool Rd Caveside. The title is 20.1ha in area. Pool Rd forms the title's northern boundary and Lobster Creek forms the eastern boundary. There is an existing dwelling near the eastern boundary. The Dwelling and 4.5ha of land are separated from the balance of the title by Joes Rd (see Figure A1-2). The title has a north easterly aspect and has an undulating slope with the south western corner siting at 310m Above Sea Level (ASL), and the north eastern section of the land siting at 290m ASL. Mean annual rainfall is 843mm[1].

The existing dwelling is rented out, with the associated land on the eastern side of Joes Rd only used for occasional low level grazing. The balance of the land on the western side of Joes Rd is utilised for grazing and is farmed in conjunction with a further 215ha spread across six titles. This includes most of the balance land being utilised for irrigated grazing with an existing centre pivot irrigator. The base of the centre pivot irrigator is located on the adjacent title to the south (CT 45495/1). The centre pivot irrigator has a total area of approximately 34ha. It irrigates land on the subject title, CT 45495/1 to the south, as well as a further title to the south (CT 230037/1), and another title to the west (CT 116336/1), see Figure A1-4. The subject title is under different individual ownership to the rest of the holding but the rest of the holding is owned by the same family (two brothers, one owns the subject land and the other owns the rest of the holding).

There is no published Land Capability available for the subject title. During the site visit a Land Capability assessment at a scale of 1:10,000 was conducted on the land associated with the subject title on the western side of the Joes Rd, as well as all adjacent land associated with the centre pivot. Hence the total area assessed was 31.6ha. For the area assessed it was determined that there is 30.1ha of Class 4 land, 9.8ha of Class 5 land and 0.7ha of Class 6 land (see Figure A1-6). Class 4 Land Capability is described as 'land that is well suited to grazing, but which is limited to occasional cropping or a very restricted range of crops'. Class 5 land is described as 'land unsuited to cropping and with slight to moderate limitations to pastoral use'. Class 6 land is described as 'land that is marginally suitable for grazing due to severe limitations'. The Class 4 land displays imperfectly drained characteristics, the Class 5 area is steeply sloped and has landslip risks, while the Class 6 area is essentially an outcrop of stone (assumed limestone) with remnant vegetation. The assessed area is also mapped as a medium sensitivity karst management area. Karst somewhat limits the potential for intensive agricultural operations due to subsidence risks and potential for contaminating ground water. None of the assessed land is considered 'prime agricultural land' as defined under the Protection of Agricultural Land Policy 2009 (PAL Policy).

There is a small, unregistered dam (approximately 1ML in size) located in the most north eastern corner of the subject title, and Lobster Rivulet forms the eastern boundary. There are no other water resources directly associated with the subject title. The centre pivot that irrigates most of the western section of the subject title utilises water from storage dams that are located further south on another title associated with the farm holding (CT 209771/1). The holding is located approximately 3km to the west of the Greater Meander Irrigation District.

All surrounding land is zoned Agriculture. Adjacent to the north, north of Pool Rd are four titles. Two titles are small lifestyle lots with existing dwellings (0.5ha and 1.4ha), while the remaining two are parcels (5ha and 8ha) and appear to be utilised for agriculture and farmed in conjunction with nearby agricultural land to the north and east as part of a commercial scale[2] agricultural grazing enterprise. The 1.4ha residential title appears to be associated with the same farming enterprise.

[1] Deloraine BoM Weather Station 1991-2020 (091000)

[2] See Appendix 6 for RMCG's enterprise scale definitions.

Adjacent to the north east, east of Lobster Rivulet is the Caveside pool and tennis court. Also, east of Lobster Rivulet are two titles (20.7ha and 83.7ha). Both have dwellings, there also appears to be a dairy on the southern of the two titles. These titles appear to be farmed in conjunction with land further to the south east as part of a commercial scale diary enterprise.

Adjacent to the south and west are titles that are associated with the same holding and are farmed in conjunction. The holding has previously been utilised as a commercial scale dairy enterprise with a milking herd of 350 head. The dairy enterprise was closed in the last couple of years as part of a retirement/exit strategy. Currently there are approximately 300 head of beef cattle being run across the property. The main farm homestead as well as the dairy are located to the south of the subject title on CT 45495/1 on the eastern side of Joes Rd. It would be feasible for a future owner to re-establish the dairy enterprise on the holding.

3 Discussion

The purpose of the proposed subdivision is to facilitate the sale of the agricultural land on the western side of Joes Rd (Balance Lot) with the rest of the associated agricultural holding. This will ensure that all land associated with the centre pivot remains together via the sale. The existing dwelling and surrounding land on the eastern side of the Joes Rd forms Lot 1. This dwelling is surplus to the existing enterprise's requirement and is currently rented out separately. The subdivision will unencumber the dwelling from actively used agricultural land. The owner of the subject title intends to keep Lot 1 but recognises that the Balance Lot is intrinsically linked to the rest of the farming holding that it is farmed in conjunction with, even though they are currently under separate ownership. The subdivision will enable the sale of all actively farmed land associated with the holding to a new owner.

As part of the Planning Scheme requirements an agreement under section 71 of the *Land Use Planning & Approvals Act 1993* will be required to be entered into and registered on the Balance Lot preventing future residential use on the lot. This means that the Balance Lot will remain exclusively for agricultural use only. The proposed subdivision will not materially diminish the agricultural productivity of the land as it will facilitate the sale of the holding with the existing irrigation infrastructure. Although not ideal in the agriculture zone the development of a lifestyle lot (Lot 1)in this area is not out of character given the other similarly nearby sized lifestyle lots.

Consideration also needs to be given to the location of the dwelling on Lot 1 in relation to the proposed new boundaries. There are a range of activities associated with grazing and cropping and Learmonth et.al. (2007) detail the common range of issues associated with sensitive uses, such as residential use in the Agriculture zone which can constrain agricultural/primary industry activities (see Appendix 5). The types of activities associated with irrigated cropping which may affect residential amenity include chemical spray drift from fungicide, herbicide and fertiliser, noise from equipment (irrigation equipment, tractors, harvesters, aircraft etc. including during the night and early morning), irrigation water spray drift (generally not potable water), odour from fertilisers and chemicals and dust during harvesting and ground preparation. The types of activities associated with irrigated cropping which may affect residential amenity are generally much more frequent and of greater concern than activities associated with grazing activities. These are generally limited to fertiliser spreading, perhaps weed spraying and fodder conservation, and occasional cultivation and re-sowing of pastures. The dominant land use associated with Balance Lot is dryland and irrigated grazing.

The Western Australia Department of Health (DOH, 2012) has published guidelines relating specifically to minimising conflict between agricultural/primary industry activities and residential areas through management of buffer areas. This study particularly focuses on spray drift and dust generation and recommends a minimum separation distance of 300m to reduce the impact of spray drift, dust, smoke and ash. Through the establishment of an adequately designed, implemented and maintained vegetative buffer, this minimum separation distance can be reduced to 40m. The Planning Scheme recommends a distance of 200m as a buffer.

Joes Rd is proposed to form the new boundary between the two lots, which is an existing natural break in the subject title. This means that the setback of the dwelling to the Balance Lot boundary will be 84m. The setback to the land associated with centre pivot will be 144m. Given the existing and potential adjacent land uses, these setbacks are considered sufficient. See Appendix 8 for further information on RMCG's recommended setbacks to different types of agricultural use. The setbacks of the dwelling to all other Lot 1 boundaries will not change from current setbacks. The dwelling is setback 364m from the dairy shed on the title to the south, which complies with Planning Scheme's Attenuation Code setback requirement of 300m between a dairy shed and a dwelling not located on the same property.

4 Conclusions

The proposed subdivision will not materially diminish the agricultural productivity of the subject land as it will facilitate the sale of the Balance Lot along with a further six titles which the Balance Lot is intrinsically linked to via irrigation water infrastructure. The subdivision also excises an existing dwelling from the agricultural land. An agreement will be required to be placed on the Balance Lot that will prohibit the future construction of a dwelling, which will mean this land will remain dedicated to agricultural activities.

Appropriate setbacks can be achieved between the dwelling and the proposed new lot boundaries to minimise the risk of the dwelling constraining the adjacent agricultural use in the future.

5 References

Department of Health (2012). Guidelines for Separation of Agricultural and Residential Land Uses. Establishment of Buffer Areas

DNRET (2024). Tasmanian Register of Water Licences and Dam Permits. Retrieved from Water Information Management System: https://wrt.tas.gov.au/wist/ui.

DPI (2007, November). Land Capability of Tasmania Dataset. Department of Primary Industries, Tasmania.

DPIPWE (2020). Tasmanian Vegetation Monitoring and Mapping Program TASVEG 4.0. Department of Primary Industries, Parks, Water, and Environment, Tasmania.

Grose, C. J. (1999). Land Capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania. (Second Edition ed.). Tasmania, Australia: Department of Primary Industries, Water and Environment.

Learmonth, R., Whitehead, R., Boyd, B., and Fletcher, S. (2007). Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast.

Meander Valley Council (2021). Tasmanian Planning Scheme – Meander Valley

The List (2024). LIST Cadastral Parcels. Department of Natural Resources and Environment Tasmania.

RMCG (2022). Enterprise Scale – For primary production in Tasmania. Report prepared to further the concept of the Rural Enterprise Concept for Flinders Local Provisions Schedule. Report prepared for Town Planning Solutions on behalf of Flinders Council

Appendix 1: Maps

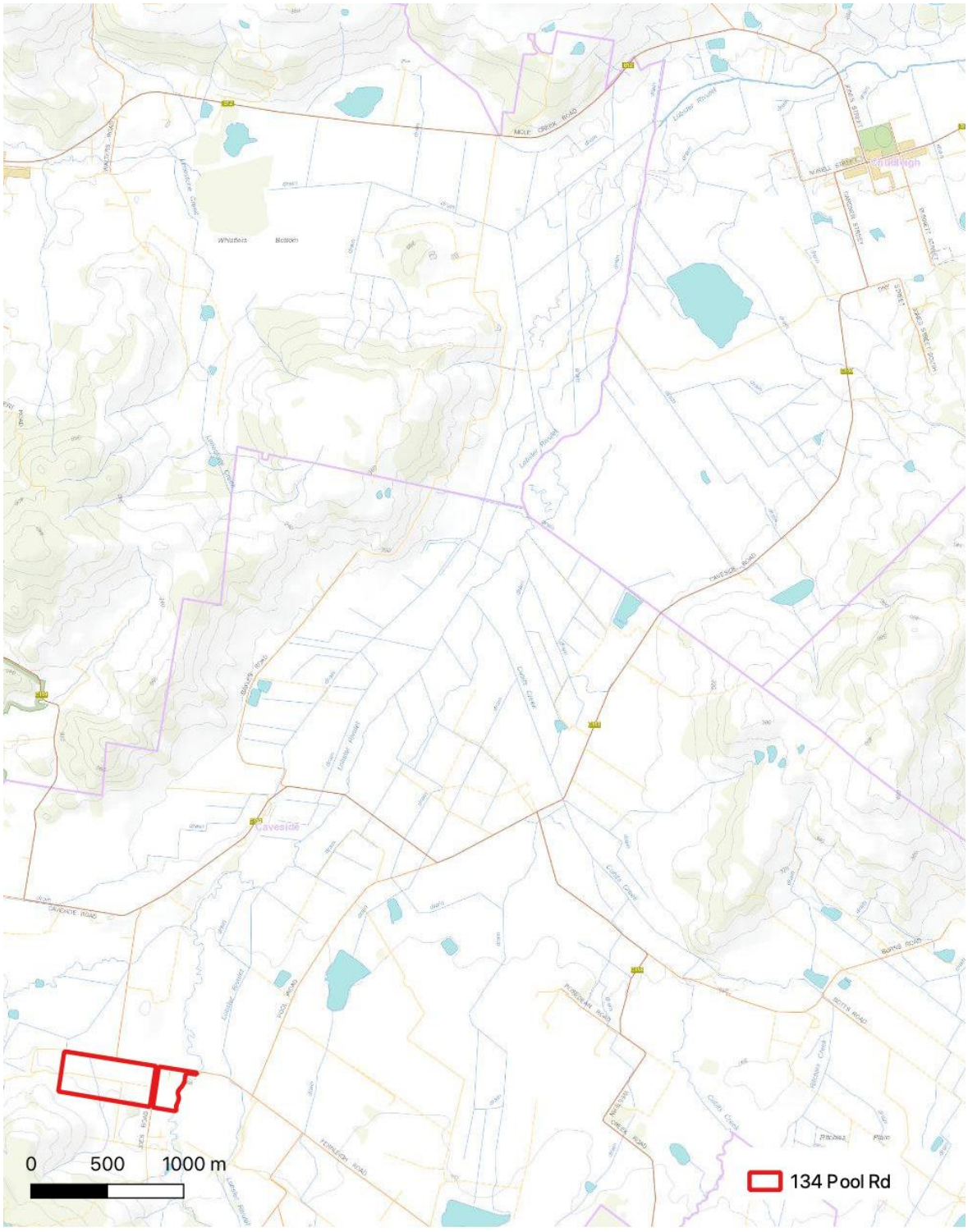


Figure A1-1: Location

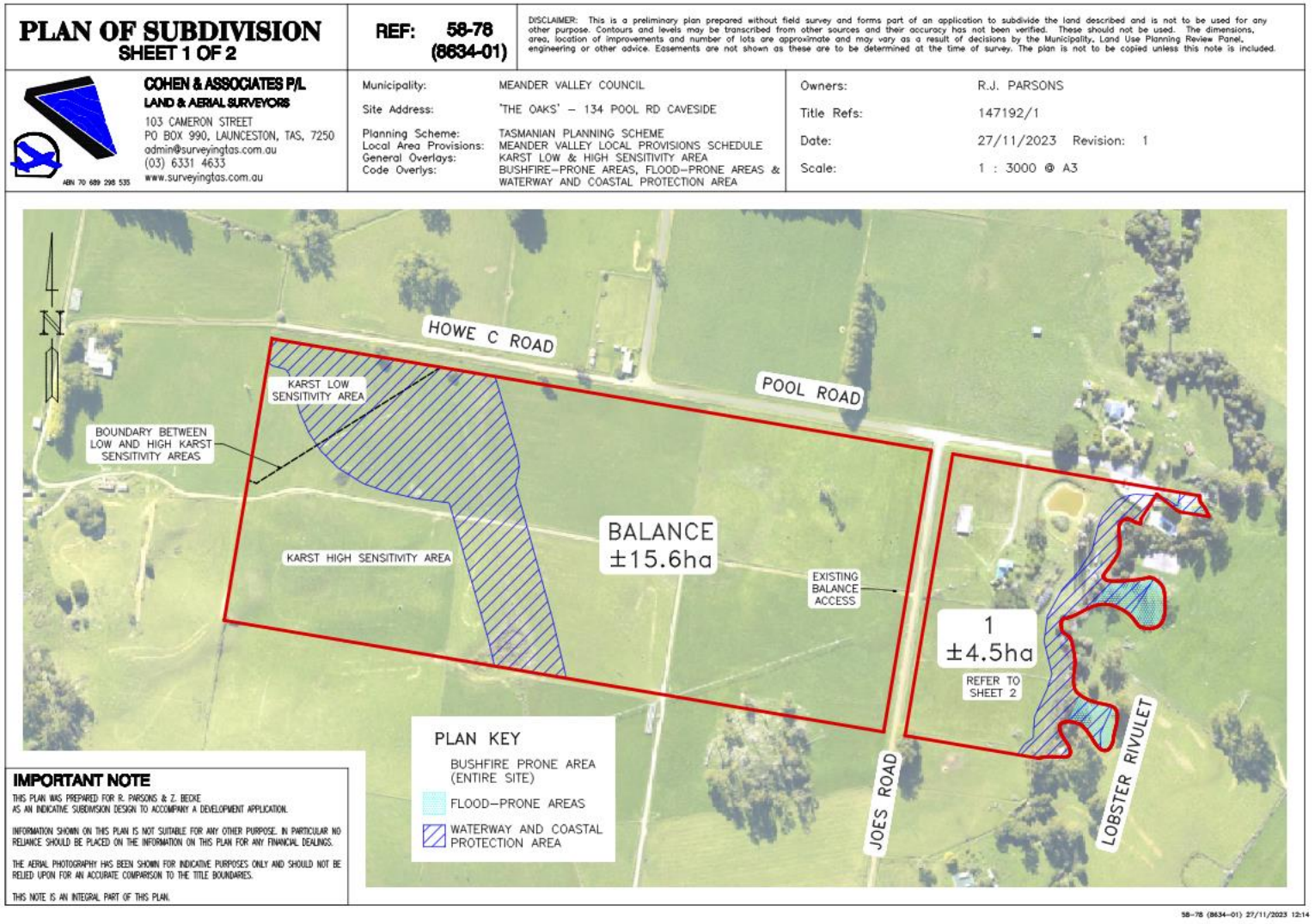


Figure A1-2: Site Plan

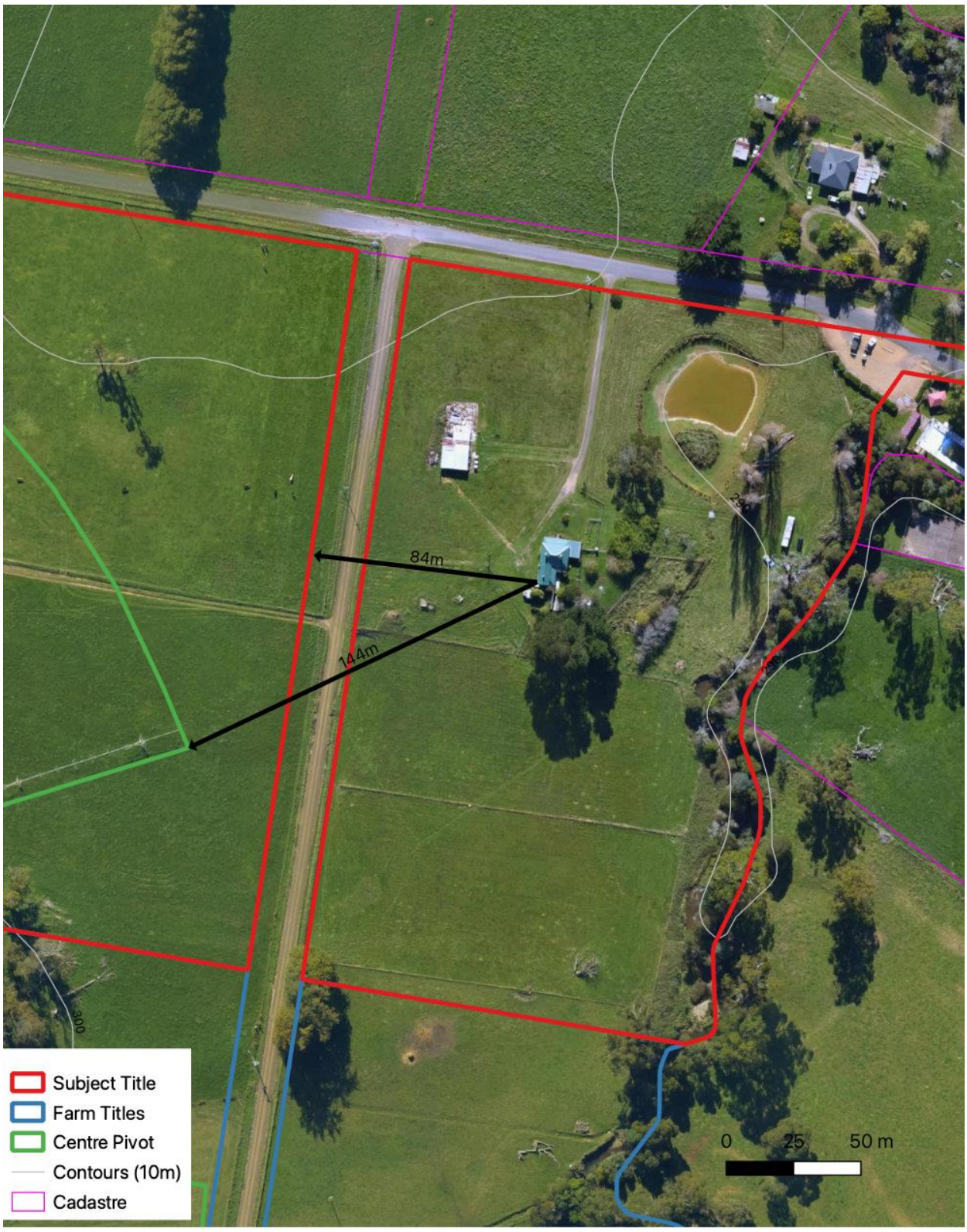


Figure A1-3: House lot over aerial imagery showing setbacks

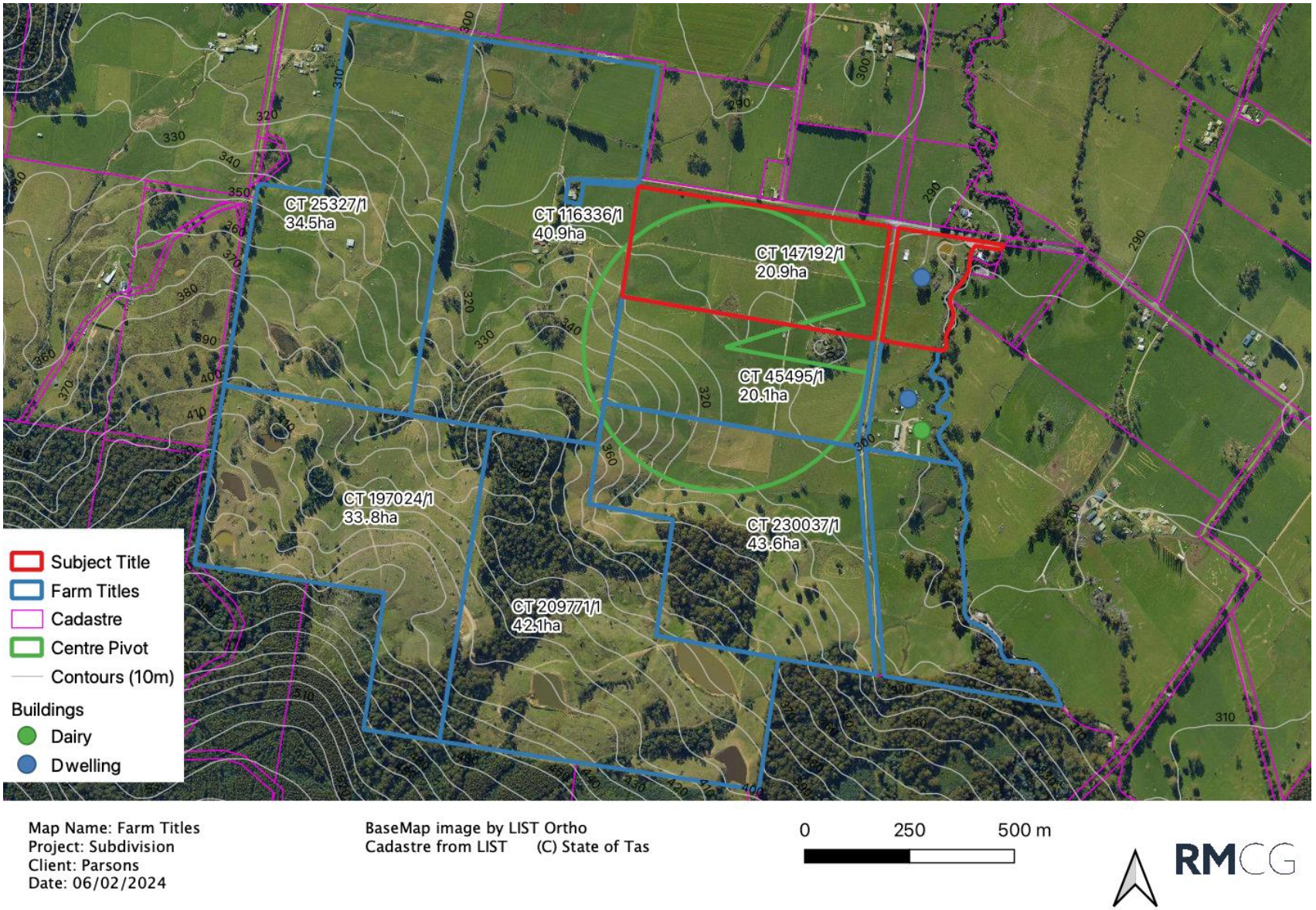


Figure A1-4: Farm Titles

Figure A1-5: Surrounding Titles

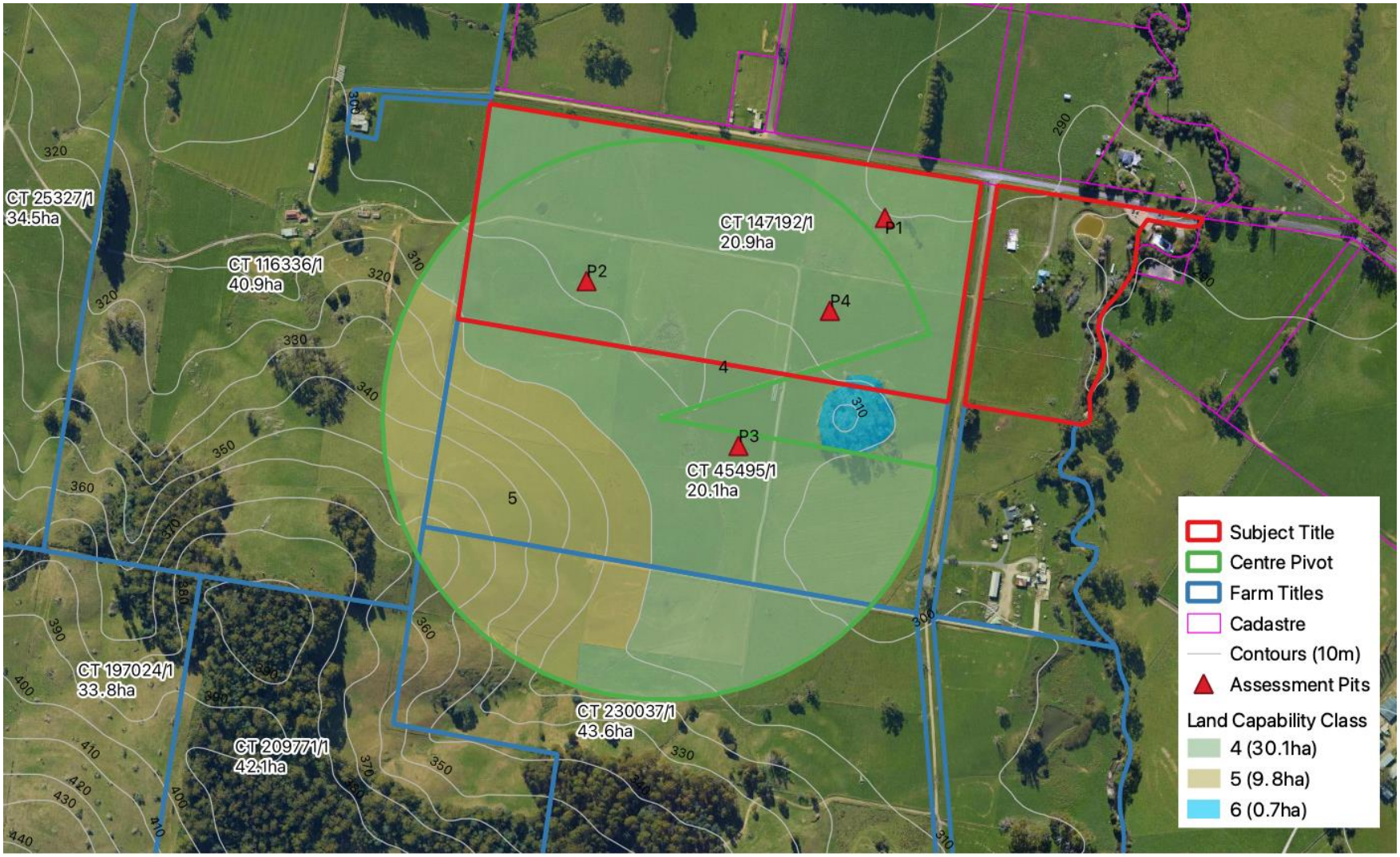


Figure A1-6: Assessed Land Capability, scale 1:10,000

Appendix 2: Photographs

Photos taken by Michael Tempest 23/02/24

Figure A2-1: Example of pasture on the Balance Lot

Figure A2-2: View of boundary fence between the Balance Lot and the adjacent farm title (CT 45495/1) to the south, with the shared centre pivot crossing boundary. Also note stones and trees in small area not irrigated by pivot, this area was assessed as Land Capability Class 6.

Figure A2-3: View of centre pivot looking south west at the sloped area that is irrigated by the pivot and was assessed as Land Capability Class of 5.

Appendix 3: Land Capability definitions from Grose (1999)

Prime agricultural land as described in the Protection of Agricultural Land Policy 2009:

CLASS 1: Land well suited to a wide range of intensive cropping and grazing activities. It occurs on flat land with deep, well drained soils, and in a climate that favours a wide variety of crops. While there are virtually no limitations to agricultural usage, reasonable management inputs need to be maintained to prevent degradation of the resource. Such inputs might include very minor soil conservation treatments, fertiliser inputs or occasional pasture phases. Class 1 land is highly productive and capable of being cropped eight to nine years out of ten in a rotation with pasture or equivalent without risk of damage to the soil resource or loss of production, during periods of average climatic conditions.

CLASS 2: Land suitable for a wide range of intensive cropping and grazing activities. Limitations to use are slight, and these can be readily overcome by management and minor conservation practices. However, the level of inputs is greater, and the variety and/or number of crops that can be grown is marginally more restricted, than for Class 1 land. This land is highly productive but there is an increased risk of damage to the soil resource or of yield loss. The land can be cropped five to eight years out of ten in a rotation with pasture or equivalent during 'normal' years, if reasonable management inputs are maintained.

CLASS 3: Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes I and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture or equivalent during normal years.

Non-prime agricultural land as described in the Protection of Agricultural Land Policy 2009:

CLASS 4: Land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited. (NB some parts of Tasmania are currently able to crop more frequently on Class 4 land than suggested above. This is due to the climate being drier than 'normal'. However, there is a high risk of crop or soil damage if 'normal' conditions return.).

CLASS 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 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.

CLASS 6: Land marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use. This land should be retained under its natural vegetation cover.

CLASS 7: Land with very severe to extreme limitations which make it unsuitable for agricultural use.

Appendix 4: Protocol for land capability assessment used by RMCG

This protocol outlines the standards and methodology that RMCG uses to assess Land Capability.

In general, we follow the guidelines outlined in the Land Capability Handbook (Grose 1999) and use the survey standards outlined in the Australian Soil and Land Survey Handbooks to describe (McDonald, et al. 1998), survey (Gunn, et al. 1988) and classify (Isbell 2002) soils and landscapes.

Commonly we are requested to assess Land Capability in relation to local government planning schemes. As such the level of intensity of the investigation is usually high and equivalent to a scale of 1:25 000 or better. The choice of scale or intensity of investigation depends on the purpose of the assessment. As the scale increases (becomes more detailed and the scale is a smaller number), the number of observations increases.

An observation can be as much as a detailed soil pit description or as little as measuring the gradient of an area using a clinometer or the published contours in a Geographical Information System and includes soil profile descriptions, auger hole descriptions, and observations confirming soil characteristics, land attributes or vegetation. The table below shows the relationship between scale, observations, minimum distances and areas that can be depicted on a map given the scale and suggested purpose of mapping.

Table A4-1: Land Capability Assessment Scales

SCALE	AREA (HA) PER OBSERVATION	MINIMUM WIDTH OF MAP UNIT ON GROUND	MINIMUM AREA OF MAP UNIT ON GROUND	RECOMMENDED USE
1:100 000	400ha	300m	20ha	Confirmation of published land capability mapping
1:25 000	25ha	75m	1.25ha	Assessments of farms, fettering or alienation of Prime Agricultural Land
1:10 000	4ha	30m	2,000m^2	Area assessments of less than 15ha
1:5 000	1ha	15m	500m^2	Site specific assessments for houses and areas less than 4ha
1:1 000	0.04ha	3m	20m^2	Not used. Shown for comparison purposes

Based on 0.25 observations per square cm of map, minimum width of mapping units 3mm on map as per (Gunn, et al. 1988).

Assessment methodology

With all assessments we examine a minimum of three observations per site or mapping unit and determine Land Capability on an average of these observations.

Land Capability is based on limitations to sustainable use of the land, including the risk of erosion, soil, wetness, climate and topography. The most limiting attribute determines the Land Capability class. This is not always a soil limitation and thus soil profile descriptions are not always required for each mapping unit.

For example, land with slopes greater than 28%, areas that flood annually and areas greater than 600m in elevation override other soil related limitations.

The availability of irrigation water can affect the Land Capability in some areas. An assessment of the likelihood of irrigation water and quality is made where it is not currently available.

As a minimum all assessment reports include a map showing the subject land boundaries, observation locations, published contours and Land Capability.

Definitions

Land Capability

A ranking of the ability of land to sustain a range of agricultural land uses without degradation of the land resource (Grose 1999).

Protocol references

Grose, C J. Land capability Handbook. Guidelines for the Classification of Agricultural Land in Tasmania. Second Edition. Tasmania: Department of Primary Industries, Water and Environment, 1999.

Gunn, R H, J A Beattie, R E Reid, and R H.M van de Graaff. Australian Soil and Land Survey Handbook: Guidelines for Conducting Surveys. Melbourne: Inkata Press, 1988.

Isbell, R F. The Australian soil classification. Revised Edition. Melbourne: CSIRO Publishing, 2002.

McDonald, R C, R F Isbell, J G Speight, J Walker, and M S Hopkins. Australian Soil and Land Survey Field Handbook. Second Edition. Canberra: Australian Collaborative Land Evaluation Program, CSIRO Land and Water, 1998.

On Site Land Capability Assessment

There is no published Land Capability available for the subject title. During the site visit a Land Capability assessment at a scale of 1:10,000 was conducted on the land associated with the subject title on the western side of the Joes Rd, as well as all adjacent land associated with the centre pivot. The assessment included augering four assessment pits, visual inspection, and review of relevant desktop information.

The total area assessed was 40.6ha. For the area assessed it was determined that there is 30.1ha of Class 4 land, 9.8ha of Class 5 land and 0.7ha of Class 6 land. The Class 4 land display imperfectly drained characteristics, via common and faint to common and distinct mottling in the subsoils of the assessment pits. The Class 5 area is steeply sloped and has landslip risks. While the Class 6 area is an outcrop of stone (assumed limestone). The assessed area is also mapped as a medium sensitivity karst management area. Karst somewhat limits the potential for intensive agricultural operations due to subsidence risks and potential for contaminating ground water.

Table A4-2: Land Capability Assessment Pits Summary Table

PIT NO	SOIL	COMMENTS	TEXTURE	COLOUR	STRUCTURE (E)	COARSE FRAGMENT SIZE (G)		SOIL DRAINAGE (D)	SURFACE STONE (R)	SLOPE (E)	EROSION RISK		FLOOD RISK	LAND CAPABILITY
	Depth (cm)					Type, mm	%	Mottle Severity	Presence	%	Water	Wind		
1	0-20	Pasture	Loam	Very dark greyish brown	Weak	2-60, gravel	2-20			0-5	Low	Low	Low	4d
	20-30		Light clay	Dark yellowish brown	Strong			Common / faint						
	30-60		Medium clay	Dark yellowish brown	Strong			Common / faint						
2	0-10	Pasture	Clay loam	Black	Moderate					0-5	Low	Low	Low	4d
	10-30		Light clay	Black	Strong									
	30-50		Silty light clay	Brown	Strong			Common / distinct						
			Medium clay	Brown	Massive			Common / distinct						
3	0-10	Pasture	Loam	Very dark greyish brown	Weak					0-5	Low	Low	Low	4d
	10-50		Light clay	Dark yellowish brown	Strong			Common / faint						
	50-60		Medium clay	Dark yellowish brown	Strong			Common / faint						
4	0-20	Pasture	Loam	Very dark greyish brown	Weak	2-60, gravel	2-20			0-5	Low	Low	Low	4d
	20-30		Light clay	Dark yellowish brown	Strong			Common / faint						
	30-60		Medium clay	Dark yellowish brown	Strong			Common / faint						

Site: 134 Pool Rd

Date: 23rd February 2024

Pit: 1

Flood Risk: Low

Slope: 0-5%

Morphology: Flat land

Surface condition: Improved pasture

Figure A4-1: Soils Profile

Profile Description

Table A4-3: Profile Description

DEPTH (CM)		MUNSELL COLOUR		STRUCTURE	TEXTURE	GRAVEL	MOTTLE	COMMENTS
0	20	10YR	3/2	W	L	2-20	-	Gravel
20	30	10YR	3/4	S	LC		4	
30	60	10YR	4/6	S	MC		4	

A weakly structure loam over a strongly structure light clay that becomes a medium clay at depth. Common and faint mottling was identified in the subsoils. Mottling is an indicator of drainage limitations. In this instance the prevalence and severity of the mottling indicates that the soils are imperfectly drained, which dictates a Land Capability Class of 4. Pit 4 displayed the same characteristics, as did Pit 3, although the soil horizons were at different depths and there was not any gravel detected in the surface soil.

Appendix 5: Potential conflict issues

Tables A5-1 and Table A5-2 describes the frequency and intensity of adjacent activities (dryland and irrigated grazing) and the associated issues likely to constrain this use. These are a broad guide only and site specific, cultivar specific and seasonal variations occur. Aside from these specific issues associated with grazing Learmonth et. al. (2007) also provides a comprehensive list of potential land use conflict issues (see Figure A5-1). Tables A5-1 and A5-2 provides the rationale behind the recommended minimum buffers contained in Table A8-1 (Appendix 8).

Table A5-1: Farming activity – Grazing

MANAGEMENT ACTIVITY	ISSUES LIKELY TO CONSTRAIN THE ACTIVITY	COMMENT
Pasture sowing Herbicide spraying Cultivation Drilling	Spray drift, noise, dust	Ground based or aerial – often very early in the morning
Grazing	Livestock trespass, noise at certain time e.g., weaning calves	
Forage conservation, including mowing, raking, baling, carting bales	Noise, dust	
Fertiliser spreading	Noise, odour	
Insecticide spraying	Spray drift, noise	Ground based or aerial – often very early in the morning

Table A5-2: Farming activity – Irrigated grazing

MANAGEMENT ACTIVITY	ISSUES LIKELY TO CONSTRAIN THE ACTIVITY	COMMENT
Pasture sowing Herbicide spraying Cultivation Drilling	Spray drift, noise, dust	Ground based or aerial – often very early in the morning
Grazing	Livestock trespass, noise at certain time e.g., weaning calves	
Forage conservation including mowing, raking, baling, carting bales	Noise, dust	
Fertiliser spreading	Noise	
Insecticide spraying	Spray drift, noise	Ground based or aerial
Irrigation	Spray drift, noise (pump)	Potentially turbid and not potable

Issue	Explanation
Absentee landholders	Neighbours may be relied upon to manage issues such as bush fires, straying stock, trespassers etc. while the absentee landholder is at work or away.
Access	Traditional or informal 'agreements' for access between farms and to parts of farms may break down with the arrival of new people.
Catchment management	Design, funding and implementation of land, water and vegetatin management plans are complicated with larger numbers of rural land-holders with differing perspectives and values.
Clearing	Neighbours may object to the clearing of trees, especially when it is done apparently without approvals or impacts on habitat areas or local amenity.
Cooperation	Lack of mutual co-operation through the inability or unwillingness on behalf individuals to contribute may curtail or limit traditional work sharing practices on-farm or in the rural community.
Dogs	Stray domestic dogs and wild dogs attacking livestock and wildlife and causing a nuisance.
Drainage	Blocking or changing drainage systems through a lack of maintenance or failure to cooperate and not respect the rights of others.
Dust	Generated by farm and extractive industry operations including cultivating, fallow (bare) ground, farm vehicles, livestock yards, feed milling, fertiliser spreading etc.
Dwellings	Urban or residential dwellings located too close to or affecting an existing rural pursuit or routine land use practice.
Electric fences	Electric shocks to children, horses and dogs. Public safety issues.
Fencing	Disagreement about maintenance, replacement, design and cost.
Fire	Risk of fire escaping and entering neighbouring property. Lack of knowledge of fire issues and the role of the Rural Fire Service.
Firearms	Disturbance, maiming and killing of livestock and pest animals, illegal use and risk to personal
Flies	Spread from animal enclosures or manure and breeding areas.
Heritage management	Destruction and poor management of indigenous and non indigenous cultural artefacts, structures and sites.
Lights	Bright lights associated with night loading, security etc.
Litter	Injury and poisoning of livestock via wind blown and dumped waste. Damage to equipment and machinery. Amenity impacts.
Noise	From farm machinery, scare guns, low flying agricultural aircraft, livestock weaning and feeding, and irrigation pumps.
Odours	Odours arising from piggeries, feedlots, dairies, poultry, sprays, fertiliser, manure spreading, silage, burning carcases/crop residues.
Pesticides	Perceived and real health and environmental concerns over the use, storage and disposal of pesticides as well as spray drift.
Poisoning	Deliberate poisoning and destruction of trees/plants. Spray drift onto non-target plants. Pesticide or poison uptake by livestock and human health risks.
Pollution	Water resources contaminated by effluent, chemicals, pesticides, nutrients and air borne
Roads	Cost and standards of maintenance, slow/wide farm machinery, livestock droving and manure.
Smoke	From the burning of crop residues, scrub, pasture and windrows.
Soil erosion	Loss of soil and pollution of water ways from unsustainable practices or exposed soils. Lack of adequate groundcover or soil protection.
Straying	Fence damage, spread of disease, damage to crops, gardens and bush/rainforest
Theft/vandalism	Interference with crops, livestock, fodder, machinery and equipment.
Tree removal	Removal of native vegetation without appropriate approvals. Removal of icon trees and
Trespass	Entering properties unlawfully and without agreement.
Visual/amenity	Loss of amenity as a result of reflective structures (igloos, hail netting), windbreaks plantings
Water	Competition for limited water supplies, compliance with water regulations, building of dams, changes to flows. Stock access to waterways. Riparian zone management.
Weeds	Lack of weed control particularly noxious weeds, by landholders.
	Based on: Smith, RJ (2003) Rural Land Use Conflict: Review of Management Techniques – Final Report to Lismore Living Centres (PlanningNSW).

Figure A5-1: Typical rural land use conflict issues (Learmonth et al. 2007)

Appendix 6: Farm Business Scale Characteristics

Table A6-1 summarises a number of key characteristics associated with each scale. No single characteristics is considered definitive and there will be overlap and anomalies. Table A6-1 can be used to determine the scale of the existing farm business and/or the potential scale based on the characteristics.

Table A6-1: Farm business scale characteristics

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
Relevance for primary production	Dominant activity associated with the farm business is primary production. Likely to be viable. Capacity to produce sufficient profit for a family and full-time employment of one person.	Dominant activity associated with the farm business is primary production. Likely to be viable in time, potentially through cooperative arrangements, higher value products, downstream processing, complementary food, recreation, hospitality, tourism or value adding. If running livestock, then current carrying capacity is at least average DSE/ha for their area.	Land used for some primary production. Occupant/family needs to be supported by non-primary production income and/or off-farm income.	Little or no relevance for primary production.
Producer aspirations	Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles.	Shows commercial intent in primary production. Have a marketing strategy. Business focused with production decisions made on economic principles. Work with other small scale producers to share marketing and resources.	Profitability is not a high priority in primary production decisions and viability cannot be demonstrated.	Profitability has very low relevance. Lifestyle is the dominant motivation for any primary production activity.
Labour (FTE) for the primary production	At least 1 FTE	Likely to be at least 0.5 FTE	Likely to be less than 0.5 FTE	
Indicative Gross Income from Primary Production	Greater than $300 000 from the farm business with additional income derived from value adding or off-farm generally comprising less than 50% of total household income.	Generally, between $40 000 and $300 000 from the farm business. Total household income is generally derived from several income streams of which primary production is one. Primary production income often comprises less than 50% of total household income.	Generally, between $10 000 - $40 000 from the farm business with additional household income comprising more than 50% of total household income.	<$10 000 from the farm business.
Land and Water resources (general characteristics)	Total land area for mixed farming is likely to be 200ha-500ha or more, depending on Land Capability, water resources and farm business activity mix. Land area for vineyards, orchards or berries is likely to be at least 10ha-20ha and likely more. Land area generally comprising of a number of titles farmed together. Irrigation is generally necessary for smaller land areas to be viable and/or for higher value products.	For livestock producers generally 40-80ha in one or two titles. Generally, 8-40 ha in area and a single title for other ventures. Water for irrigation likely, but it depends on the farm business activity. The land and/or water resources associated with the farm business may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.	Generally, 8-40 ha in area and a single title. Water for irrigation less likely, but possible, depending on location and cost of supply. The land and/or water resources associated with the title may have the capacity to contribute to a 'commercial scale' farm business depending on the degree of constraint.	Generally, 1-8 ha in area. Land Capability variable. Water for irrigation highly unlikely. No capacity to contribute to a commercial scale farm business due to constraining factors.

INDICATIVE CHARACTERISTICS	COMMERCIAL SCALE	SMALL SCALE PRODUCER	HOBBY SCALE	LIFESTYLE SCALE
Connectivity	Few constraints likely. Likely to be well connected to other unconstrained titles, Expansion and/or intensification feasible.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Some constraints likely. Residences on majority of adjacent titles. Low connectivity to unconstrained titles.	Moderate to significant constraints likely. Residences on majority of adjacent titles. Little or no connectivity to unconstrained titles.
Registrations	Are recognised by ATO as Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.	Are recognised by ATO as a Primary Producer. Livestock producers will have a PIC and be registered for NLIS and LPA. All producers are likely to be registered for GST. Would be part of QA schemes, depending on products and markets.	May or may not be recognised by ATO as primary producer. Livestock producers will have a PIC and be registered for NLIS and LPA; may be registered for GST and may be part of any QA schemes.	Are not recognised by ATO as primary producer. May not have a PIC or be registered for NLIS; are not registered for GST and unlikely to be part of any QA schemes.
Role of a dwelling	Dwelling is subservient to the primary production.	Dwelling is convenient/preferred to facilitate improved productivity. Dwelling assists with security.	Dwelling is convenient/preferred for lifestyle reasons.	Dwelling is the dominant activity on the title.

Appendix 7: Characteristics of a Commercial Scale Farm Business Activity

It is very difficult to provide an assessment of the commercial viability of a single farm business activity as generally more than one farm business activity contributes to a farming business. Table A7-1 is designed to describe the general characteristics of a commercial scale farm business activity in Tasmania. Table A7-1 can be used to characterise land and water resources to determine whether they have the capacity to contribute to a commercial scale farm business activity. For example, a farming business with less than 4ha of cherries is likely to need additional farming activities to be viable.

Table A7-1: Resource requirements for various land uses

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	Sheep	Cattle	Dairy	Cereals	Others	Processed	Fresh Market				
Land Capability	LC generally 3–6.	LC generally 3–5/6.	LC generally 3–5.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4.	LC 1–4/5.	LC 1–4/5.	LC 1–4 or N/A	LC 4–6
Minimum paddock sizes	No minimum	No minimum	To suit grazing system.	10–15ha min	5–10ha min.	10ha min.	10ha min.	2–4ha.	2–5ha.	2–4ha min.	10–20ha min.
Size for a 'viable' business if conducted as single farm business activity (1)	Generally 3,000–10,000 dse - area depends on rainfall). (2)		Capacity for at least 350 milkers. (3)	Broadacre cropping will be a mix of crops in rotation with pasture and livestock. The area required for viability is highly variable.				4–10ha.	10–30ha.	5–10ha.	TBC
Irrigation water	Not essential	Not essential	Preferable 4–6ML/ha.	Not necessary.	Mostly necessary, 2–3 ML/ha.	Necessary, 2–6ML/ha.	Necessary, 2–6ML/ha.	Necessary, 1–3ML/ha.	Necessary, 2–3ML/ha.	Necessary, small quantity.	Not required.
Climate specifications	Lower rainfall preferred for wool.	No preferences.	High rainfall (or irrigation).	Susceptible to spring frosts. Difficult to harvest in humid coastal conditions.	Susceptible to spring frosts.	Susceptible to spring frosts.	Susceptible to spring frosts.	High rainfall (or irrigation).	Susceptible to spring frosts for vines. Susceptible to summer rains for cherries. Susceptible to disease in high humidity in March for vines.	Preferably low frost risk area.	Rainfall above 700–800 mm.
Infrastructure	Yards & shearing shed.	Yards, crush, loading ramp.	Dairy shed, yards, crush, loading ramp.	Minimal.	Irrig facilities.	Irrig facilities.	Irrig facilities. Possibly a packing shed unless using a contract packer	Irrig facilities. Packing shed.	Irrig facilities. Packing shed.	Plastic/glass houses.	Firefighting dams. Access roads

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
							or growing on contract.				
Plant & equipment	Minimal.	Minimal; hay feeding plant.	General purpose tractor, hay/silage feeding.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Tractors & implements.	Small plant.	Contract services.
Market contracts	Not required.	Not required.	Necessary.	Not required.	Generally required.	Necessary.	Highly preferred.	Desired.	Desired.	Contracts preferable.	Varies.
Labour	Medium.	Low.	High.	Low.	Low.	Low.	Variable/medium.	High at times.	High at times.	High at times.	Low.
Local services	Shearers.	Vet.	Vet, dairy shed technician.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Agronomist, contractors.	Pickers.	Pickers.	Pickers.	Contractors.
Regional suitability	Dryer areas good for wool. All areas suitable; larger farm sizes needed for viability.	All areas suitable.	Economics dictate large area necessary. Needs high rainfall or large water resource for irrigation.	Generally large areas, so need larger paddocks and larger farms.	Generally large areas, so need larger paddocks and larger farms.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Medium sized paddocks & farms; area for crop rotations and irrigation.	Specific site requirements; proximity to markets and transport/carriers.	Specific site requirements; potentially available in most municipalities.	Proximity to markets is important.	Low rainfall areas less preferred.

Table notes:

1. The Agricultural Land Mapping Project (ALMP) (Dept of Justice, 2017) defined minimum threshold titles sizes that could potentially sustain a standalone agricultural farm business activity. The ALMP have 333ha for a livestock farm business activity, 40ha for dairy, 133ha for cereals and other broadacre crops, 25ha for processed and fresh market vegetable, 10ha for berries, other fruits & vines and nurseries and cut flowers and no specified minimum area for plantation forestry.
2. Kynetec (March 2021) Farm Intel Information brochure uses 100ha as the minimum farm area for livestock
3. Kynetec (March 2021) Farm Intel Information brochure uses 75ha as the minimum farm area for dairy.

Appendix 8: Separation distances and buffers

Farm business activity scale (RMCG 2022 and included as Appendix 6) in combination with Table A8-1 can be used to provide guidance on appropriate separation distances when there are no additional mitigating factors. Appendix 6 provides guidance on constraints and potential conflict issues in relation to the relevant current and potential farming activities in proximity to a sensitive use.

Table A8-1: Separation distances

RESOURCE	LIVESTOCK			BROAD ACRE CROPS		VEGETABLES		BERRIES	ORCHARD FRUITS & VINES	NURSERIES & CUT FLOWERS	FORESTRY PLANTATIONS
	Sheep	Cattle	Dairy	Cereals	Others	Processed	Fresh Market				
Recommended min. buffer for individual dwellings (1)	50m to dryland and 100m to irrigated grazing area (3)	50m to dryland and 100m to irrigated grazing area.(3).	50m to dryland and, 100m to irrigated grazing, 300m to dairy shed and 250m to effluent storage or continuous application areas (2).	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	200m to crop.	100m from crop for aerial spraying.
Recommended min. buffer for residential areas (1)	50m to dryland and 100m to irrigated grazing area (3)	50m to dryland and 100m to irrigated grazing area.(3)	50m to dryland and, 100m to irrigated grazing, 300m to dairy shed and 250m to effluent storage or continuous application areas (2).	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	300m to crop.	Site specific (1).

Table notes:

1. From (Learmonth, Whitehead, Boyd & Fletcher, 2007). These are industry specific recommended setbacks which do not necessarily align with Planning Scheme Setback requirements. Council should ensure they are aware of attenuation setback requirements for specific activities.
2. The State Dairy Effluent Working Group, 1997 uses 50m to grazing area, 250m to dairy shed and 300m to effluent storage or continuous application areas. The State Planning Scheme uses 300m to diary shed and 250m to effluent lagoon
3. Learmonth, Whitehead, Boyd & Fletcher, 2007 uses 50m from grazing areas.

This report has been prepared by:

RM Consulting Group Pty Ltd trading RMCG

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250

rmcg.com.au — ABN 73 613 135 247

Offices in Victoria, Tasmania and NSW

Key contact

Michael Tempest

0467 452 155 — michaelt@rmcg.com.au

Document review and authorisation

Project Number: #2292

Doc Version	Final/Draft	Date	Author	Project Director review	BST QA review	Release approved by	Issued to
1.0	Final	12/03/2024	M. Tempest	A. Ketelaar	B. Gravenor	M. Tempest	R. Parsons

RMCG

Bushfire Exemption Report

134 Pool Rd, Caveside
Version 1.0
12 March 2024

1 Introduction

1.1 OVERVIEW

It is a requirement under the *Land Use Planning and Approvals Act 1993*, that a proposed subdivision that occurs either wholly or partially within a bushfire-prone area is assessed by an accredited person who will provide a Bushfire Hazard Management Report and a Bushfire Hazard Management Plan or a Bushfire Exemption.

1.2 SCOPE

This report has been commissioned to assess the bushfire risk of all lots within the proposed subdivision. All advice is compliant with the *Bushfire-Prone Areas Code* under the *Tasmanian Planning Scheme – Meander Valley* (the Planning Scheme).

This report will specifically seek to demonstrate compliance with Clause C13.4 of the code:

C13.4 – Use or development exempt from this Code

The following use or development is exempt from the code:

a) *Any use or development that the TFS or an accredited person, having regard to the objectives of all applicable standards in the code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures.*

1.3 PROPOSAL

The proponents seek to undertake a 2-lot subdivision from an existing title (CT 147192/1) at 134 Pool Rd, Caveside. The proposal is to split the title into two lots; Lot 1 will be 4.5ha and the Balance Lot will be 15.6ha (see Figure A1-1). There is one existing dwelling on the land which will be included on Lot 1. The proposal will facilitate the sale of the Balance Lot with adjacent land that it is farmed in conjunction with the subject title.

The land is zoned 'Agriculture' and the entire title is mapped as bushfire-prone under the Planning Scheme. As part of the Planning Scheme requirements for a subdivision that excises an existing dwelling from agricultural land, an agreement under section 71 of the *Land Use Planning & Approvals Act 1993* will be required to be entered into and registered on the Balance Lot preventing future residential use on the lot (see Clause 21.5.1 of the Planning Scheme). This means that the Balance Lot will remain exclusively for agricultural use.

1.4 LIMITATIONS

This report only deals with potential bushfire risk and does not consider any other potential statutory or planning requirements.

2 Site Description

The subject title (CT 147192/1) is located at 134 Pool Rd, Caveside. The title is 20.1ha in area. Pool Rd forms the title's northern boundary and Lobster Rivulet forms the eastern boundary. There is an existing dwelling near the eastern boundary. The dwelling and 4.5ha of land are separated from the balance of the title by Joes Rd (see Figure A1-1). The title has a north easterly aspect and has an undulating slope with the south western corner siting at 310m above sea level (ASL), and the north eastern section of the land siting at 290m ASL.

The existing dwelling, shed, and associated 4.5ha of land on the eastern side of Joes Rd will form Lot 1. This includes the existing access and managed yard for the dwelling, as well as a nearby dam. The yard around the dwelling is classed as managed land, while the balance of Lot 1 is generally managed as pasture, which, from a bushfire perspective, is considered grassland. The land on the western side of Joes Rd is managed for pasture (grassland). A centre pivot irrigator covers a large portion of the balance land, meaning the pasture is often irrigated over the warmer months (typically October to March annually).

2.1 SURROUNDING AREA

All surrounding land is mapped as being bushfire-prone and within the Agriculture zone. The dominant surrounding vegetation is grassland (pasture for grazing). To the south of the proposed Balance Lot is a 0.9ha patch of woodland that is located on an isolated hill and surrounded by pasture. Along the eastern boundary of proposed Lot 1 is riparian vegetation associated with Lobster Rivulet. The riparian vegetation ranges from 15-20m wide along the boundary, with pasture on either side.

3 Subdivision Standards

To demonstrate that the development is considered exempt under the code, regard must be given to the objectives of the relevant standards. These are considered below.

3.1 HAZARD MANAGEMENT AREAS

C13.6.1 Subdivision: Provision of hazard management areas

Objective: Subdivision provides for hazard management area that:

a) Facilitate an integrated approach between subdivision and subsequent building on a lot;

b) Provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember stack at the building area; and

c) Provide protection for lots at any stage of a staged subdivision.

The proposal will not result in a change to the existing low-threat vegetation (managed yards) around the existing dwelling. There will be no change in the setbacks from nearby bushfire-prone vegetation. The dwelling will maintain its ability to manage the associated yards and adjacent vegetation. There are no specific hazard management area requirements (beyond maintaining the existing low threat vegetation in its current state) to be addressed from a bushfire perspective as there is insufficient increase in risk. See Figure A1-2, which shows the existing hazard management area.

The Balance Lot will have an agreement placed on it that will prohibit the future construction of a dwelling on the lot. This lot will be dedicated for agricultural use only and so is considered exempt from specific bushfire measures.

3.2 ACCESS

C13.6.2 Subdivision: Public and fire fighting access

Objective: Access roads to, and the layout of roads, tracks and trails, in a subdivision:

a) Allow safe access and egress for residents, fire fighters and emergency service personnel;

b) Provide access to the bushfire-prone vegetation that enable both property to be defended when under bushfire attack and for hazard management works to be undertaken;

c) Are designed and constructed to allow for fire appliances to be manoeuvred

d) Provide access to water supplies for fire appliances; and

e) Are designed to allow connectivity, and where needed, offering multiple evacuation points.

The subdivision will not influence existing access to the existing dwelling. Existing access to the dwelling on Lot 1 is 90m long and 3m wide with grass verges. The access terminates in an informal turning circle at the front of the dwelling (see Figure A1-2). The existing access to the dwelling provides sufficient area for manoeuvring of vehicles, access to water supply and hazard management areas. There are no specific access requirements to be addressed from a bushfire perspective as there is insufficient increase in risk to warrant any specific bushfire protection measures.

The Balance Lot will have an agreement placed on it that will prohibit the future construction of a dwelling on the lot. This lot will be dedicated for agricultural use only and so is considered exempt from specific bushfire measures.

3.3 FIREFIGHTING WATER SUPPLY

C13.6.3: Provision of water supply for fire fighting purposes

Objective: Adequate, accessible and reliable water supply for the purpose of fire fighting can be demonstrated at the subdivision stage and allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.

The dwelling on Lot 1 is supplied domestic water and garden water via a header tank located on the title to the south (CT 45495/1). This header tank is gravity filled by dams further south. An agreement will be developed to ensure the dwelling retains this water supply. There is also a stock dam, with an approximate capacity of 0.5ML, 61m to the north east of the dwelling. This dam is rain fed. While the dam fills up over winter, it tends to dry out over summer, which was observed during the site visit (see Figure A2-4). All of these water sources will be retained with the dwelling on the House Lot. Lobster Rivulet is also located 85m to the east of the dwelling. The existing water supply for the dwelling will not be impacted by the subdivision, however, there is currently not an adequate static water supply that can be relied upon for bushfire purposes and compliance with C13.6.3 cannot be fully demonstrated. Hence, Clause 13.4 of the Bushfire Code cannot be satisfied for water supply. Therefore, a static water supply must be installed to service the existing dwelling on Lot 1. The static water supply must be compliant with all aspects of Table C13.4 of the Bushfire Code (table provided in Appendix 3). The static water supply must be within 90m as the hose lays from all areas of the dwelling but must be located at least 6m away from the dwelling.

The Balance Lot will have an agreement placed on it that will prohibit the future construction of a dwelling on the lot. This lot will be dedicated for agricultural use only and so is considered exempt from specific bushfire measures.

4 Risk Assessment

The subdivision will provide the existing dwelling with its own individual land area and will not alter the proximity to adjacent bushfire-prone vegetation. The existing hazard management areas, access, and water supply for the existing dwelling will not be affected by the subdivision. The Balance Lot will be utilised for agricultural activities only. There are no additional uses or developments proposed that are associated with the subdivision that require bushfire protection measures.

While the existing water supply for the dwelling will not be affected by the subdivision, Clause 13.4 cannot be fully satisfied because the existing water supply cannot demonstrate compliance with the Objective (C13.6.3) for water supply. Hence, a compliant static water supply must be installed before the subdivision is sealed[1]. This is consistent with Clause C13.6.3.A2.b of the Bushfire Code.

In regard to the existing hazard management area and existing access, I consider that there is insufficient increase in risk to warrant any specific bushfire protection measures as part of the subdivision. These aspects of the proposal are considered exempt under clauses C13.6.1.A1(a) and C13.6.2.A1(a) of the *Bushfire-Prone Areas Code* of the Planning Scheme.

If future developments that require specific bushfire measures are proposed for either lot, then the development will be required to be assessed again against the bushfire protection measure requirements.

---

[1] Based on a conversation with the landowner, a fire tank has been purchased. However, there is a 14 week wait for the tank to be delivered. If the landowner can show proof of purchase, then this is considered adequate to demonstrate compliance with this bushfire assessment to enable the subdivision to be sealed.

Appendix 1: Maps

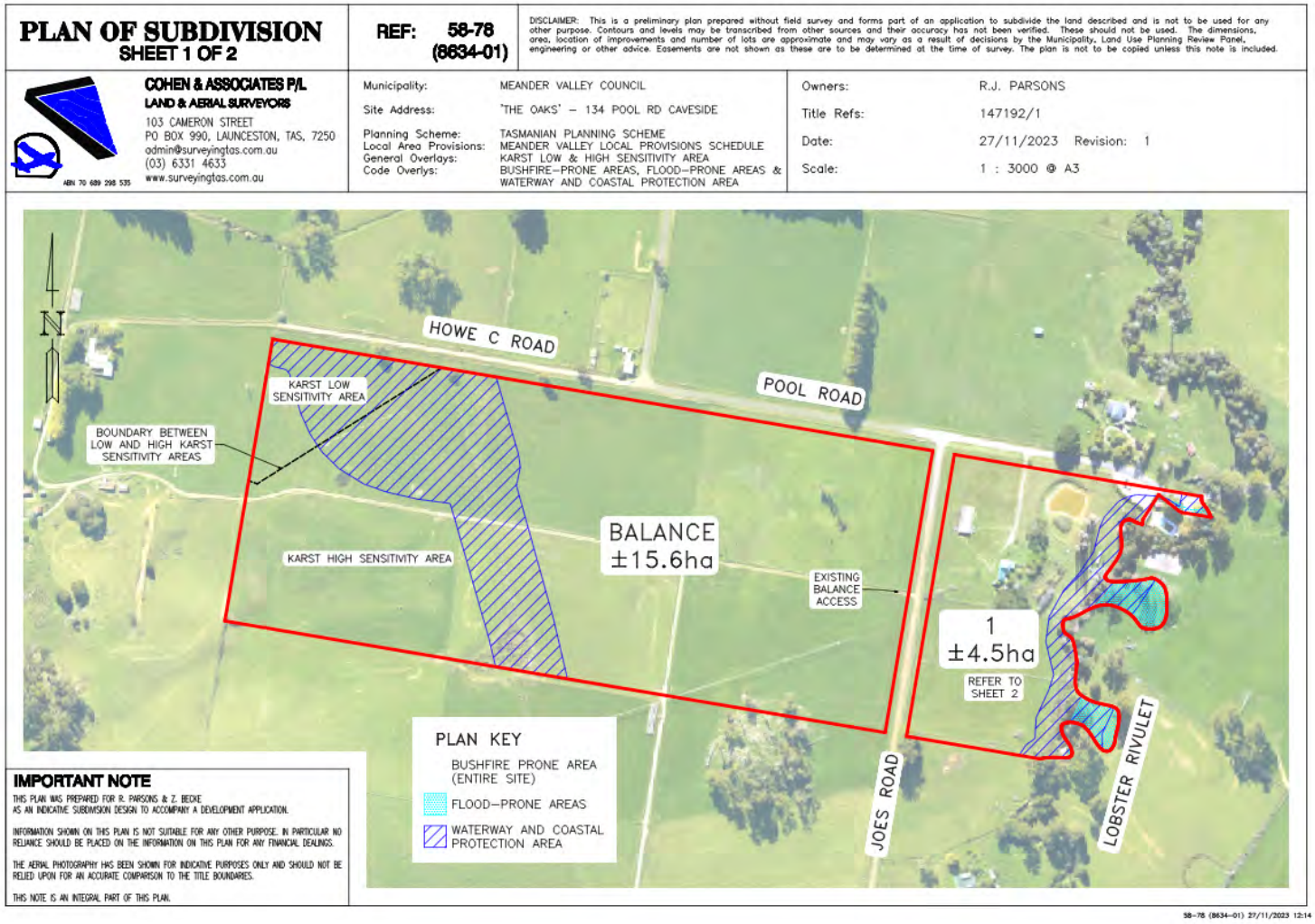


Figure A1-1: Site plan.

Figure A1-2: Existing managed yard.

Appendix 2: Photos

Figure A2-1: Existing access to the dwelling on Lot 1.

Figure A2-2: Existing managed yard and informal turning area in front of the existing dwelling on Lot 1.

Figure A2-3: Managed yard to the south of dwelling.

Figure A2-4: View of the existing dam to the north east of the existing dwelling.

Appendix 3 – Static Water Supply Requirements

Figure 3-1: Table 13.4 from the Bushfire-Prone Areas Code of the Tasmanian Planning Scheme – Meander Valley

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies.	The static water supply: (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of *Australian Standard AS3959:2018 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.

C.	Fittings, pipework and accessories (including stands and tank supports).	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm; (e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
D.	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: (a) water tank signage requirements of *Australian Standard AS 2304:2019 Water storage tanks for fire protection systems*; or (b) *Water Supply Signage Guideline, version 1.0*, Tasmania Fire Service, February 2017.
E.	Hardstand.	A hardstand area for fire appliances must be: (a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] UNDER S51(2)(d) *LAND USE PLANNING AND APPROVALS ACT 1993*

1. Land to which certificate applies

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

Street address:	134 Pool Rd, Caved Side
Certificate of Title / PID:	**CT 147192/1, PID 1937671**

2. Proposed Use or Development

Description of proposed Use and Development:	2-lot subdivision
Applicable Planning Scheme:	Tasmanian Planning Scheme – Meander Valley

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Bushfire Exemption Report – 134 Pool Rd	M. Tempest, RMCG	12/04/2024	1.0

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

4. Nature of Certificate

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

☐	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☐	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

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

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

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

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

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

5. Bushfire Hazard Practitioner

Name:	Michael Tempest	**Phone No:**	0467 452 155
Postal Address:	Level 2, 102-104 Cameron Street Launceston TAS 7250	**Email Address:**	michaelt@rmcg.com.au
Accreditation No:	BFP – 153	**Scope:**	1, 2, 3A, 3B, 3C

6. Certification

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

☐ Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or

☒ The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

Signed:
certifier

Name: Michael Tempest **Date:** 12/04/2024

Certificate Number: MT24/139E

(for Practitioner Use only)

This report has been prepared by:

RM Consulting Group Pty Ltd trading as RMCG

Level 2, 102-104 Cameron Street, Launceston Tasmania 7250

rmcg.com.au — ABN 73 613 135 247

Offices in Victoria, Tasmania and NSW

Key RMCG contact

Michael Tempest

0467 452 155 — michaelt@rmcg.com.au

Document review and authorisation

Project Number: #2292

Doc Version	Final/Draft	Date	Author	Project Director review	BST QA review	Release approved by	Issued to
1.0	Final	12/03/2024	M. Tempest	A. Ketelaar	B. Gravenor	A. Ketelaar	R. Parsons

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
147192	1
EDITION	DATE OF ISSUE
2	08-Nov-2023

SEARCH DATE : 27-Nov-2023
SEARCH TIME : 02.56 PM

DESCRIPTION OF LAND

Parish of POATINA Land District of WESTMORLAND
Lot 1 on Plan 147192
Being the land described in Conveyance No. 30/163
Excepting thereout Conv. 40/810. 88/22D.O., 0A-1R-18.8P
Derivation : Part of Lot 5041 (50Acres) Gtd. to Joseph Bradford
Derived from A21307

SCHEDULE 1

N162189 TRANSFER to ROBERT JOSEPH PARSONS Registered 08-Nov-2023 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER A.21307

GRANTEE
PART OF LOT 5041 (50ac.) GTD. TO JOSEPH BRADFORD

CONVERSION PLAN

LOCATION
WESTMORLAND - POATINA

CONVERTED FROM 30/0163

NOT TO SCALE LENGTHS IN METRES

Registered Number
P.147192

APPROVED 31 MAY 2006
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No. 121(4439)

LAST UPI No. 4502754

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

DRAWN L.H.

SKETCH BY WAY OF ILLUSTRATION ONLY
"EXCEPTED LANDS"
CONV. 40/810, 88/22D.O., 0A-1R-18‰P.