



## Public Notice Details

## Planning Application Details

<b>Application No</b>	DA2500118
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### Property Details

<b>Property Location</b>	34 Scotts Road Colebrook
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### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Dwelling
<b>Advertising Commencement Date</b>	10/9/25
<b>Advertising Closing Period</b>	24/9/25
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing [planningenquires@southernmidlands.tas.gov.au](mailto:planningenquires@southernmidlands.tas.gov.au). Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120  
Email: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au)  
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.



## APPLICATION FOR PLANNING PERMIT

# DEVELOPMENT / USE

Use this form to apply for a permit in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Proposed use/development:  
(Provide details of proposed works and use).

Single dwelling

Location of Development:  
(If the development includes more than one site, or is over another property include address of both Properties).

34 SCOTTS RD COLEBROOK TAS 7027

Certificate of Title/s Volume Number/Lot Number:

43234/1

Land Owners Name:

LEANNE MARGARET CARTER

*Full Name/s or Full Business/Company Name*

Applicant's Name:

Woolcott Land Services

*Full Name/s or Full Business/ Company Name (ABN if registered business or company name)*

Contact details:

Postal address for correspondence: PO Box 593 Mowbray TAS 7248

Telephone or Mobile: 6332 3760

Email address: planning@woolcott.au

*(Please note it is your responsibility to provide your correct email address and to check your email for communications from the Council.)*

Details Tax Invoice for application fees to be in the name of: (if different from applicant)

Tasbuilt Group Pty Ltd

*Full Name/s or Full Business or Company Name and ABN if registered business or company name*

Print email address

veronicat@tasbuiltgroup.com.au

ABN

What is the estimated value of all the new work proposed

\$ 987k



## For Commercial Planning Permit Applications Only

Signage:

Is any signage proposed?

Yes

No

If yes, attach details: size, location and art work

Business Details:

Existing hours of operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Proposed hours of new operation

Hours	am	to	pm
Weekdays			
Sat			
Sun			

Number of existing employees:

Number of proposed new employees:

Traffic Movements:

Number of commercial vehicles serving the site at present

Approximate number of commercial vehicles servicing the site in the future

Number of Car Parking Spaces:

How many car spaces are currently provided

How many new car spaces are proposed

Please tick ✓ answer

Is the development to be staged:

Yes

☐

No

☐

Please attach any additional information that may be required by Part 6.1 *Application Requirements* of the Tasmanian Planning Scheme – Southern Midlands.

Signed Declaration

### I/we as owner of the land or person with consent of the owner hereby declare that:

1. I/we have read the Certificate of Title and Schedule of Easements for the land and I/we are satisfied that this application is not prevented by any restrictions, easements or covenants.
2. I/we provide permission by or on behalf of the applicant for Council officers to enter the site to assess the application.
3. The information given in this application is true and accurate. I/we understand that the information and materials provided with this application may be made available to the public. I/we understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the application.
4. I/we have secured the necessary permission from the copyright owner to communicate and reproduce the plans submitted with the application for assessment. I/we indemnify the Southern Midlands Council for any claim or action taken against it regarding a breach of copyright in respect of any of the information or material provided.
5. I/we declare that, in accordance with Section 52(1) of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their consent is attached and the application form signed by the Minister of the Crown responsible and/or the General Manager of the Council.

Applicant Signature  
(If not the Title Owner)

Applicant Name (please print)

Michelle Schleiger

Date

3 September 2025

Land Owner(s) Signature

Land Owners Name (please print)

Date



Land Owner(s) Signature

Land Owners Name (please print)

Date

## PRIVACY STATEMENT

The Southern Midlands Council abides by the Personal Information Protection Act 2004 and views the protection of your privacy as an integral part of its commitment towards complete accountability and integrity in all its activities and programs.

**Collection of Personal Information:** The personal information being collected from you for the purposes of the Personal Information Protection Act, 2004 and will be used solely by Council in accordance with its Privacy Policy. Council is collecting this information from you in order to process your application.

**Disclosure of Personal Information:** Council will take all necessary measures to prevent unauthorised access to or disclosure of your personal information. External organisations to whom this personal information will be disclosed as required under the Building Act 2000. This information will not be disclosed to any other external agencies unless required or authorised by law.

**Correction of Personal Information:** If you wish to alter any personal information you have supplied to Council please telephone the Southern Midlands Council on (03) 62545050. Please contact the Council's Privacy Officer on (03) 6254 5000 if you have any other enquires concerning Council's privacy procedures.





# Information & Checklist Sheet

## DEVELOPMENT / USE

Use this check list for submitting your application for a planning permit –Please do not attach the check list with your application

### Submitting your application ✓

1. All plans and information required per Part 6.1 Application Requirements of the Tasmanian Planning Scheme i.e.: site plan showing all existing buildings, proposed buildings, elevation plans etc. ☐
2. Copy of the current Certificate of Title, Schedule of Easements and Title Plan (Available from Service Tasmania Offices) ☐
3. Any reports, certificates or written statements to accompany the Application (if applicable) required by the relevant zone or code. ☐
4. Prescribed fees payable to Council ☐

#### Information

If you provide an email address in this form then the Southern Midlands Council ("the Council") will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 ("the Act").

If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.

It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.

**If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box** ☐

#### Heritage Tasmania

If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 (local call cost) or email [enquires@heritage.tas.gov.au](mailto:enquires@heritage.tas.gov.au))

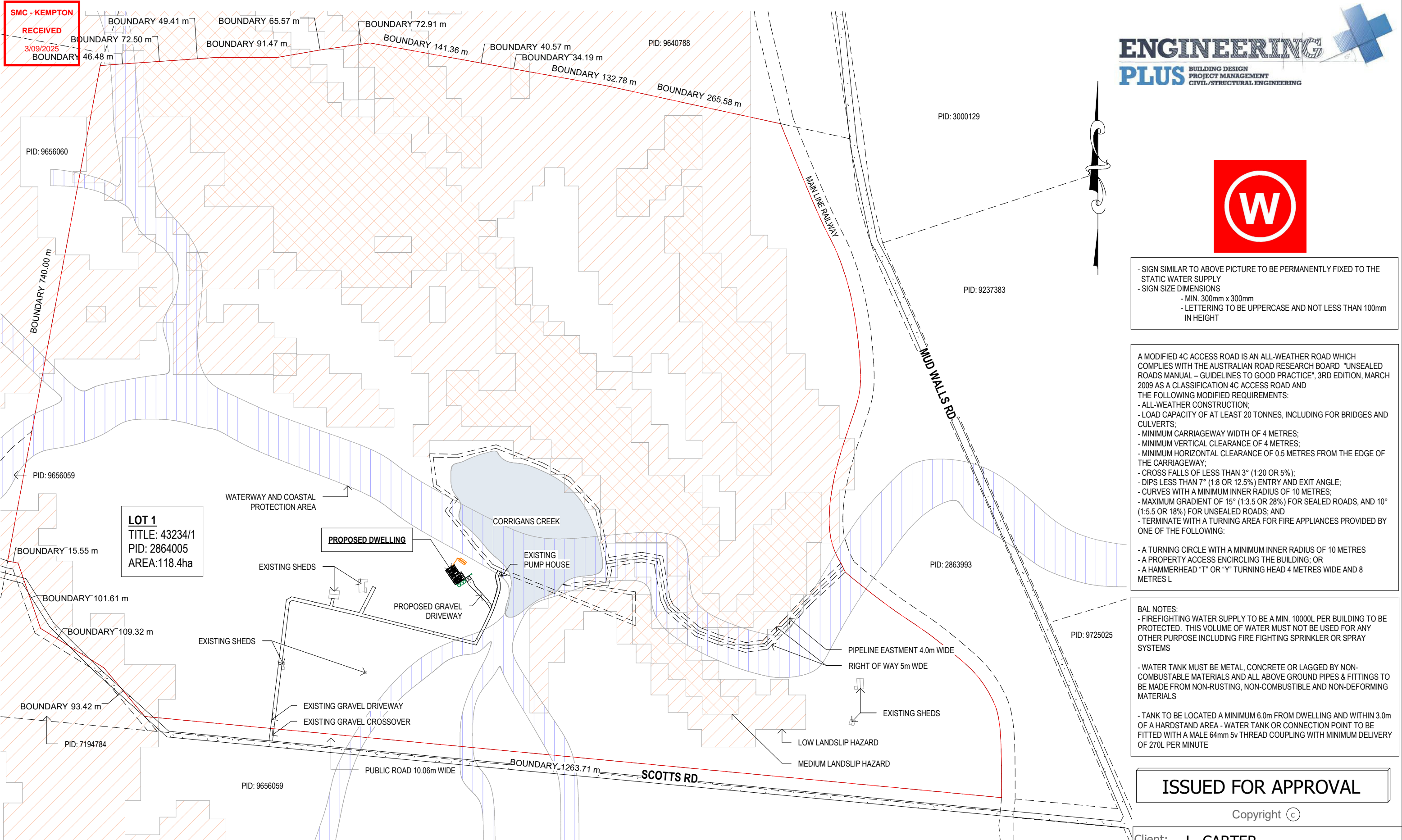
#### TasWater

Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)

**IMPORTANT: There is no connection between Planning approval and Building & Plumbing approvals.**

Owners are to ensure that the work is either Low-Risk Building Work, Notifiable Building Work or Permit work in accordance with the Directors Determination – Categories of Building & Demolition Work v 1.4 dated 12 March 2021 prior to any building works being carried out on the land.

[https://www.cbos.tas.gov.au/\\_data/assets/pdf\\_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf](https://www.cbos.tas.gov.au/_data/assets/pdf_file/0014/405014/Directors-determination-categories-of-building-and-demolition-work-2021.pdf)



SMC - KEMPTON  
RECEIVED  
3/09/2025



- 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

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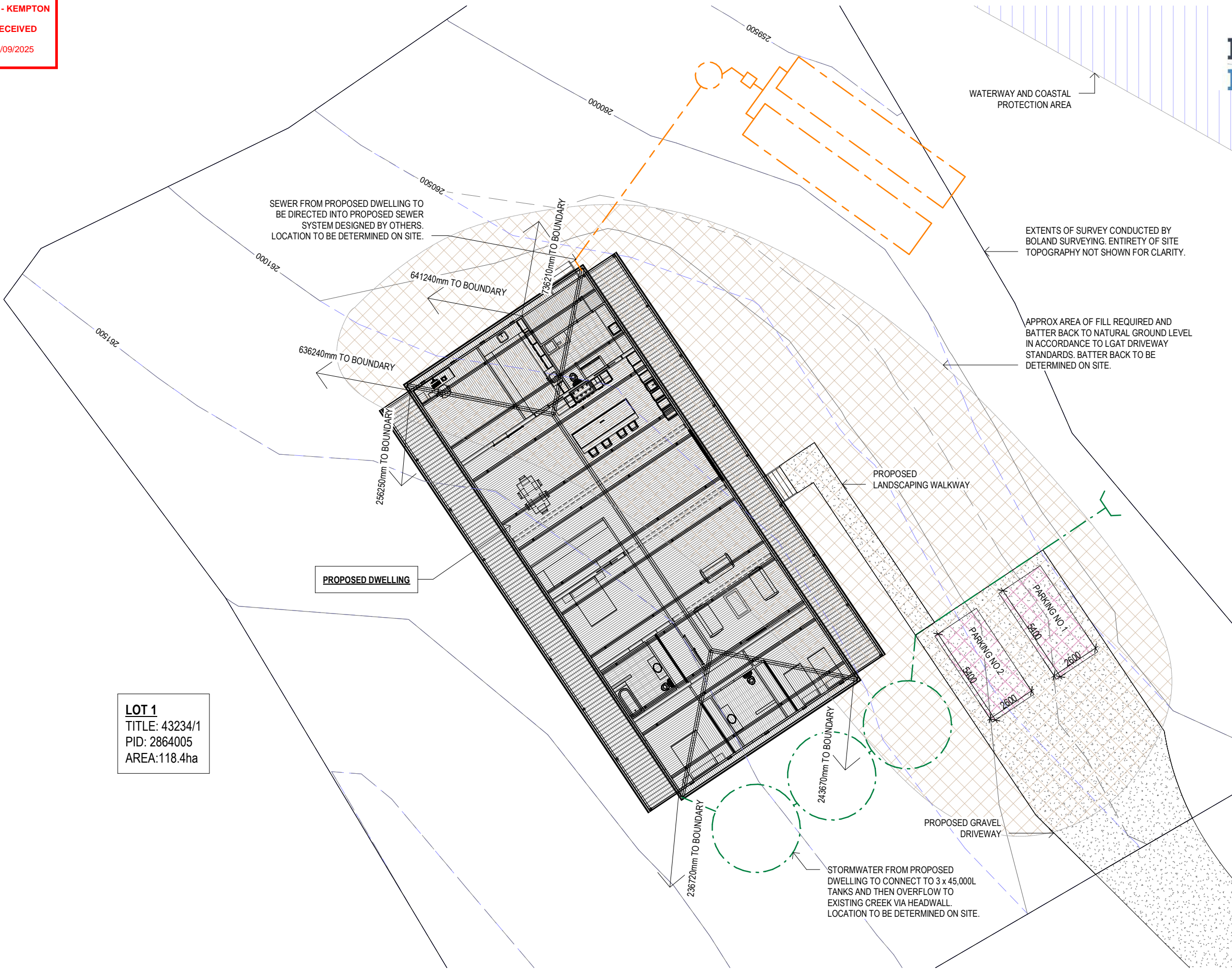
LEGEND	
	SEWER
	WATER
	STORMWATER

LOCALITY PLAN  
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.

				Date Drawn: 30.07.25 Drawn: W. Tan Checked: C. Lim Approved: J. Pfeiffer Scale: As Shown @ A3	Address: 34 SCOTTS RD COLERBOOK TAS 7027  Mob 0417 362 783 or 0417 545 813 jack@engineeringplus.com.au trin@engineeringplus.com.au	 <b>ENGINEERING PLUS</b> <small>BUILDING DESIGN PROJECT MANAGEMENT CIVIL / STRUCTURAL ENGINEERING</small>
B	MINOR AMENDMENT	26.08.25	W.T.	Accredited Building Designer		
A	ISSUED FOR APPROVAL	30.07.25	W.T.	Designer Name: J. Pfeiffer Accreditation No: CC2211T	Drawing No: 2025-194 A01 / A10	Rev B
Rev:	Amendment:	Date:	Int:			





LEGEND	
	SEWER
	WATER
	STORMWATER

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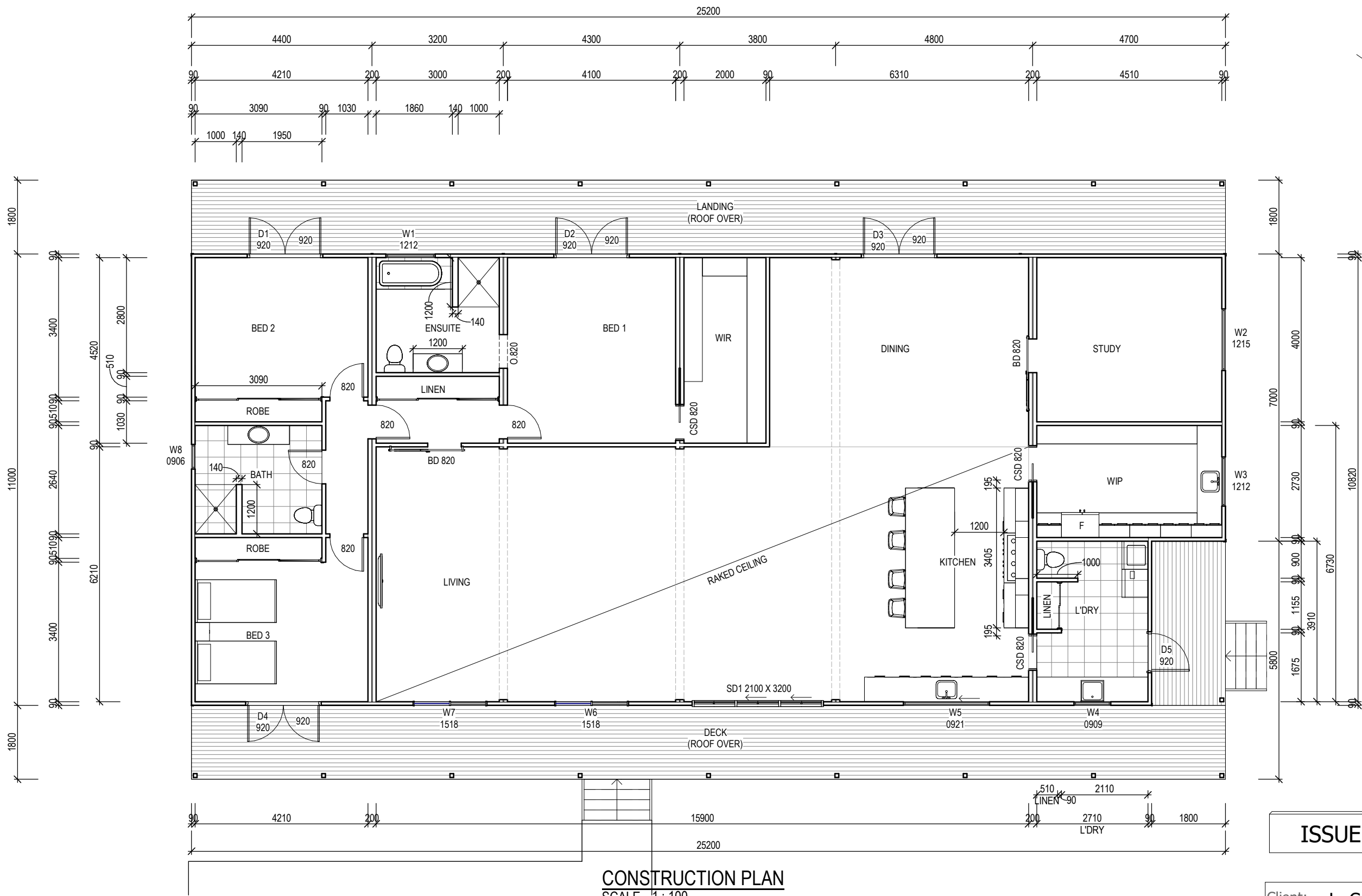
Client: L. CARTER  
Project: PROPOSED DWELLING  
Address: 34 SCOTTS RD  
COLERBOOK TAS 7027

Mob 0417 362 783 or 0417 545 813  
jack@engineeringplus.com.au  
trin@engineeringplus.com.au

Drawing No: 2025-194 A02 / A10 Rev B

				Date Drawn: 30.07.25
				Drawn: W. Tan
				Checked: C. Lim
				Approved: J. Pfeiffer
				Scale: As Shown @ A3
B	MINOR AMENDMENT	26.08.25	W.T.	Accredited Building Designer
A	ISSUED FOR APPROVAL	30.07.25	W.T.	Designer Name: J. Pfeiffer
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T

SITE PLAN  
SCALE 1 : 200



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Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	270.00 m <sup>2</sup>	29.06
DECK	52.56 m <sup>2</sup>	5.66
LANDING	45.36 m <sup>2</sup>	4.88
	367.92 m <sup>2</sup>	39.60

B	MINOR AMENDMENT	26.08.25	W.T.
A	ISSUED FOR APPROVAL	30.07.25	W.T.
Rev:	Amendment:	Date:	Int:

Date Drawn: 30.07.25  
Drawn: W. Tan  
Checked: C. Lim  
Approved: J. Pfeiffer  
Scale: As Shown @ A3

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

Client: L. CARTER  
Project: PROPOSED DWELLING  
Address: 34 SCOTTS RD  
COLERBOOK TAS 7027

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jack@engineeringplus.com.au  
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Drawing No: 2025-194 A03 / A10  
Rev B

WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	U-VALUE	SHGC
W1	1200	1200	DG	4.3	.55
W2	1200	1500	DG	4.3	.55
W3	1200	1200	DG	4.3	.55
W4	900	900	DG	4.3	.55
W5	900	2100	DG	4.3	.55
W6	1500	1800	DG	4.3	.55
W7	1500	1800	DG	4.3	.55
W8	900	600	DG	4.3	.55
D1	2100	1840	DG	4.0	.61
D2	2100	1840	DG	4.0	.61
D3	2100	1840	DG	4.0	.61
D4	2100	1840	DG	4.0	.61
D5	2100	1840	DG	4.0	.61
SD1	2100	2400	DG	4.0	.61

**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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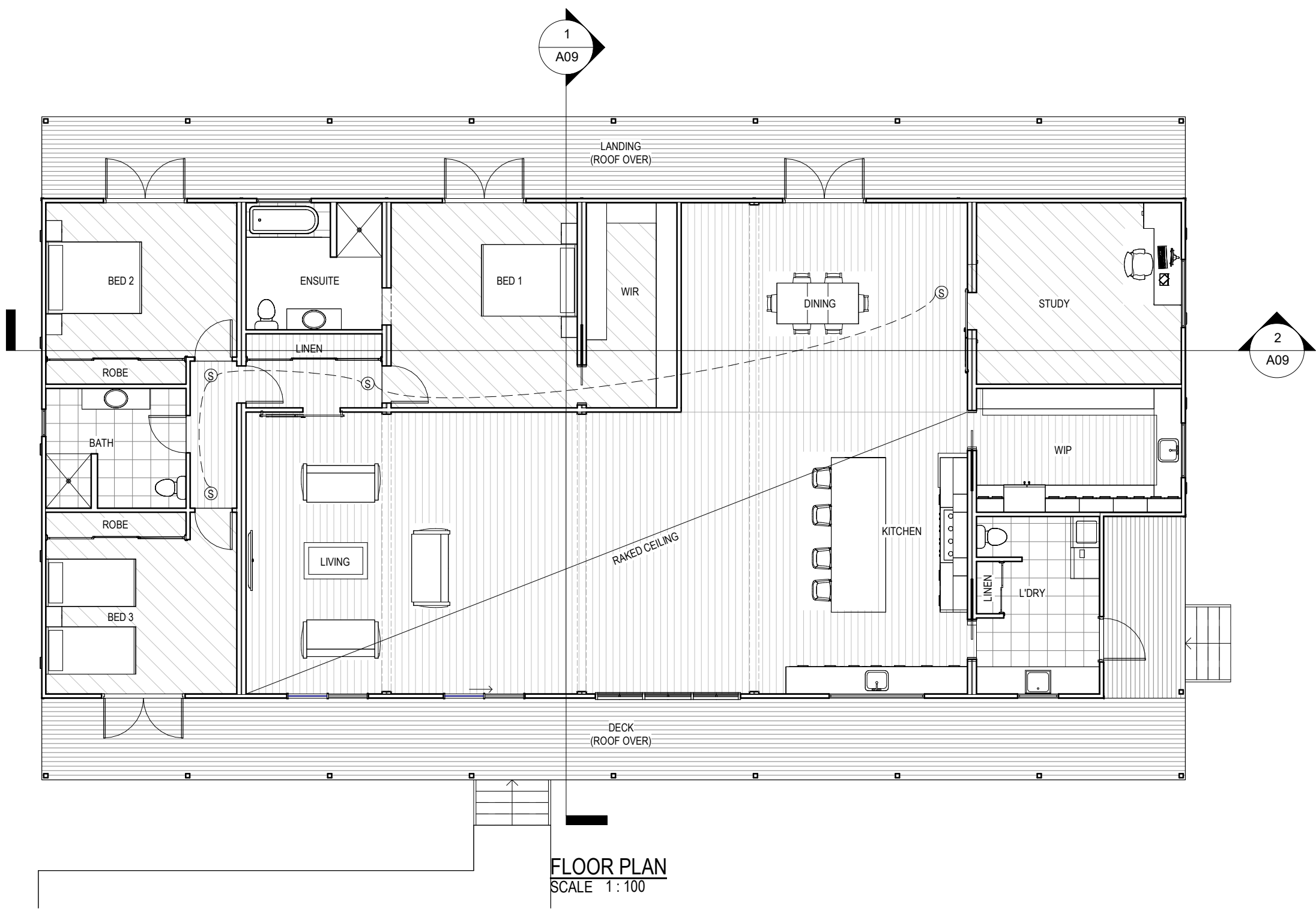
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Name	Area	Area (sq)
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				Drawing No: 2025-194 A04 / A10
				Rev B





FLOOR COVERINGS	
	CARPET
	CONCRETE
	TIMBER DECKING
	TILE
	FLOATING TIMBER FLOOR

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 ABCB OF H3D6 - PART 9.5.2

(S) - DENOTES INTERCONNECTED SMOKE DETECTORS

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ENGINEERING  
PLUS  
BUILDING DESIGN  
PROJECT MANAGEMENT  
CIVIL/STRUCTURAL ENGINEERING

Drawing No: 2025-194 A05 / A10  
Rev B

Area Schedule (Gross Building)		
Name	Area	Area (sq)
DWELLING	270.00 m <sup>2</sup>	29.06
DECK	52.56 m <sup>2</sup>	5.66
LANDING	45.36 m <sup>2</sup>	4.88
	367.92 m <sup>2</sup>	39.60

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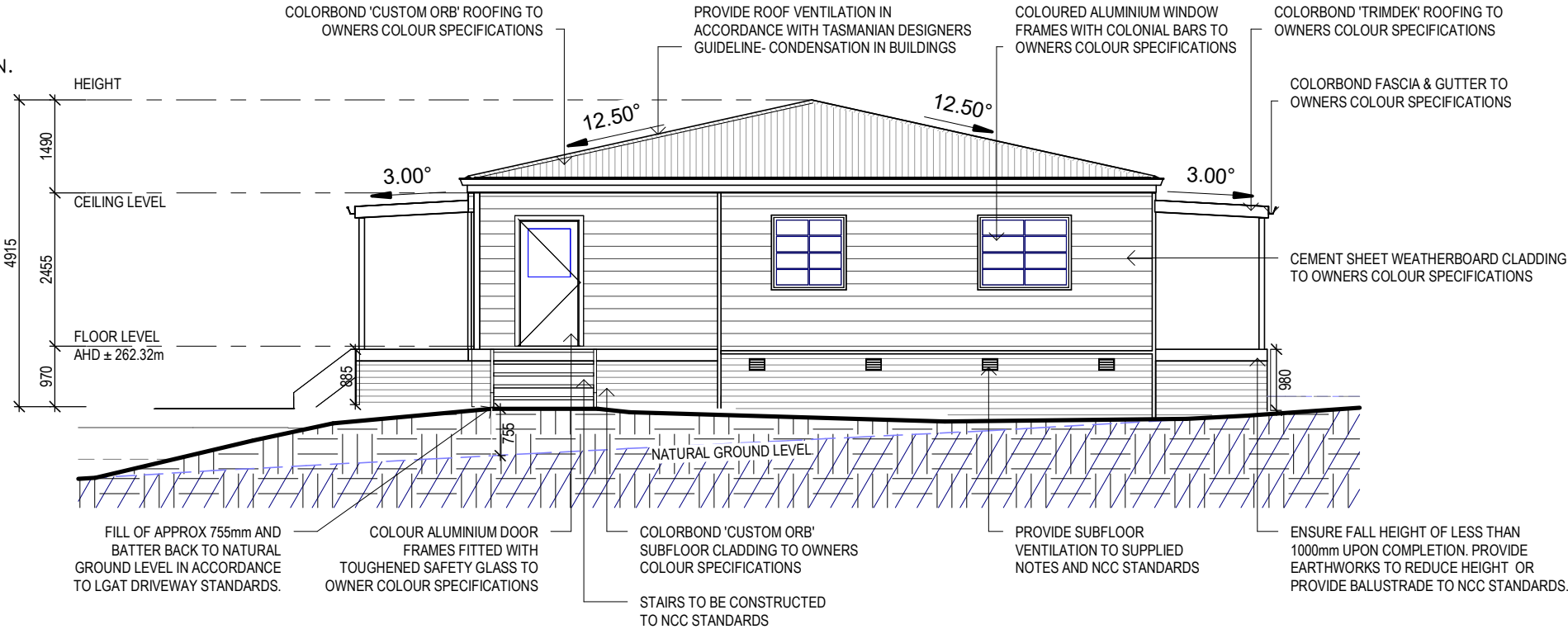
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SUB FLOOR VENTILATION. NCC VOL 2 PART 6.2.1

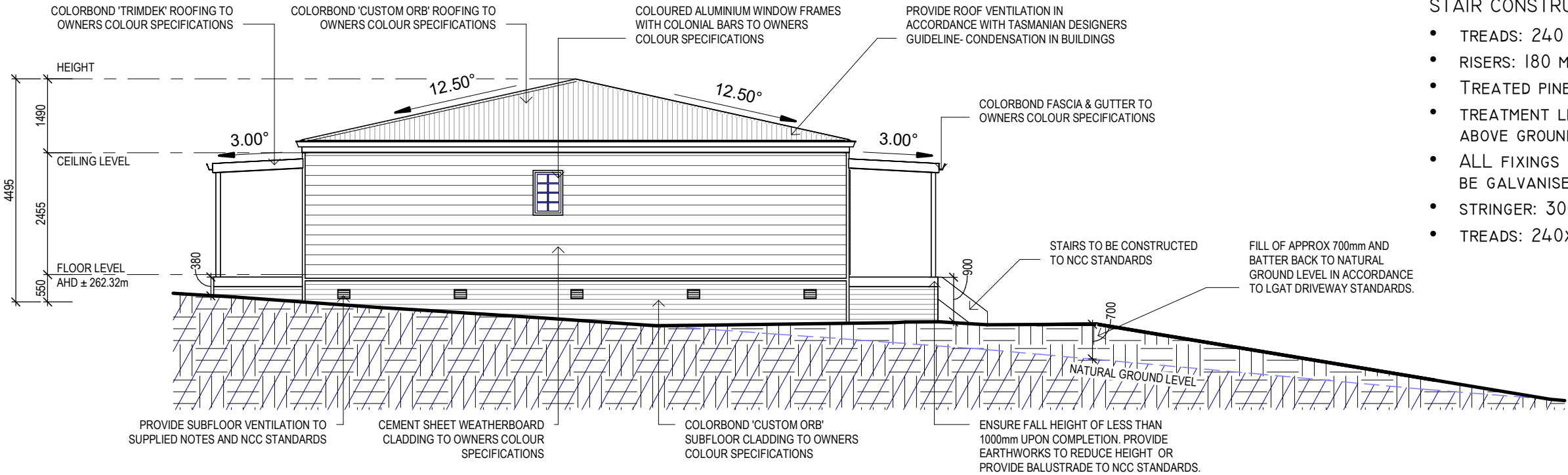
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
- A MINIMUM OF 6000 MM2 PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
- VENTS TO BE LOCATED NO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



**NORTH WEST ELEVATION**  
SCALE 1:100



**SOUTH EAST ELEVATION**  
SCALE 1:100

STAIR CONSTRUCTION. ABCB VOLUME 2 PART 11.2

- TREADS: 240 MM
- RISERS: 180 MM
- TREATED PINE TIMBER STAIR MATERIAL TO ASI684
- 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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Designer Name: J. Pfeiffer  
Accreditation No: CC2211T

Drawing No:  
**2025-194 A06 / A10**

Rev  
**B**



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admin@tasbuilthomes.com.au

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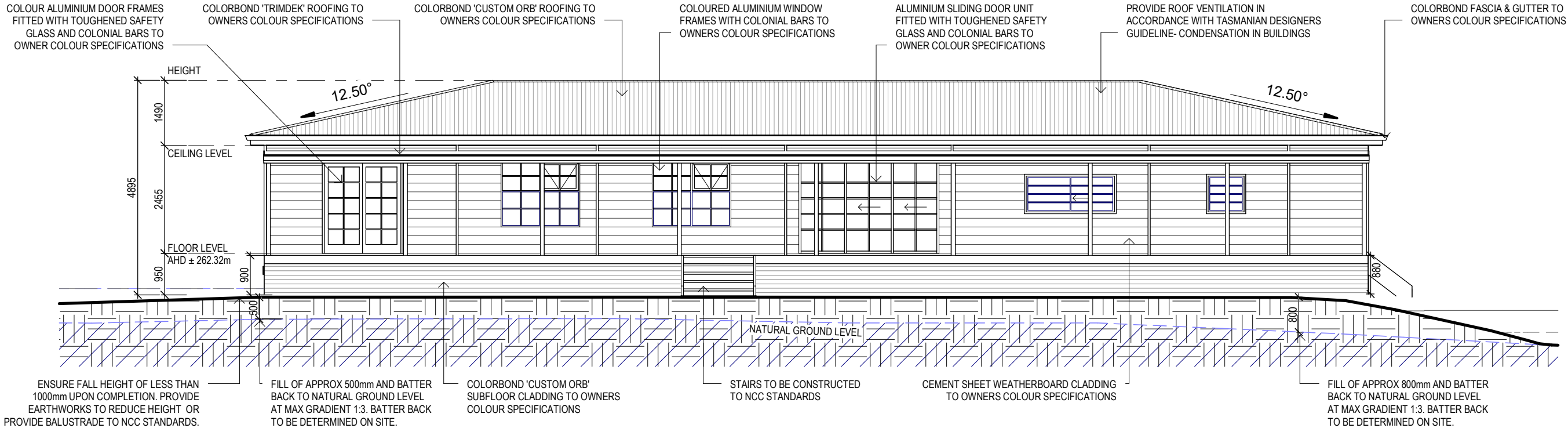
SMC - KEMPTON  
RECEIVED  
EAVE WIDTH - 300MM  
3/09/2025

EAVE & SOFFIT CONSTRUCTION ABCB VOLUME 2 PART 7.4.5

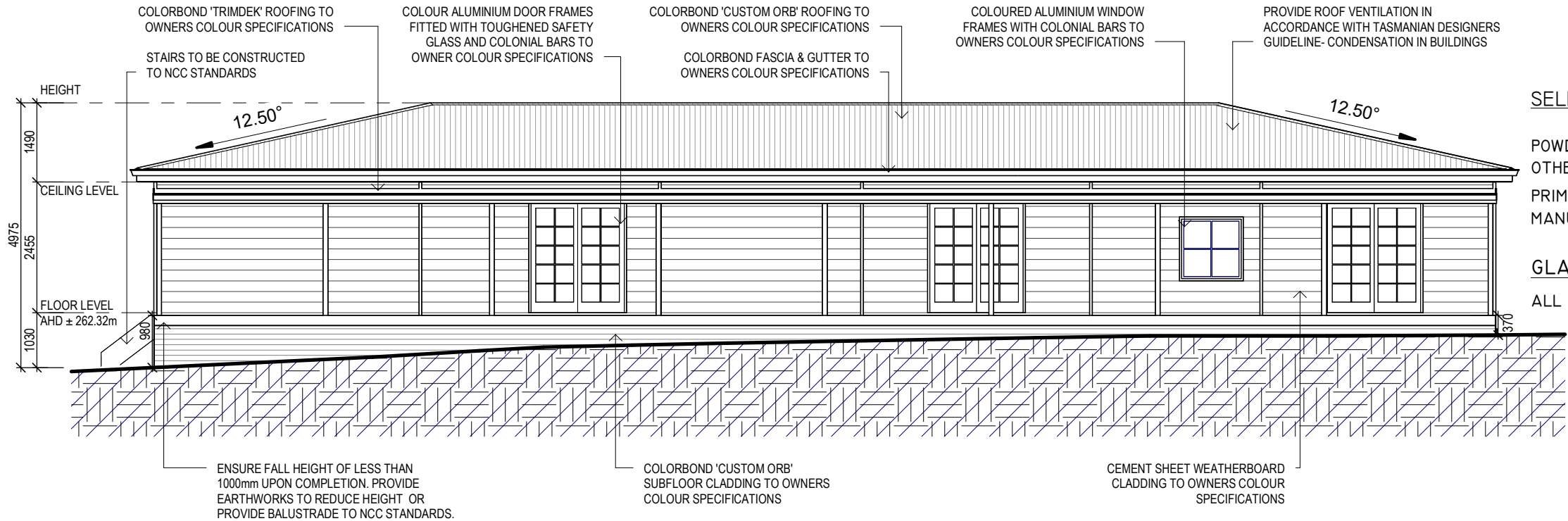


SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- 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



NORTH EAST ELEVATION  
SCALE 1:100



SOUTH WEST 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 & MDF. 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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Accredited Building Designer  
Designer Name: J. Pfeiffer  
Accreditation No: CC2211T

Drawing No: 2025-194 A07 / A10  
Rev B

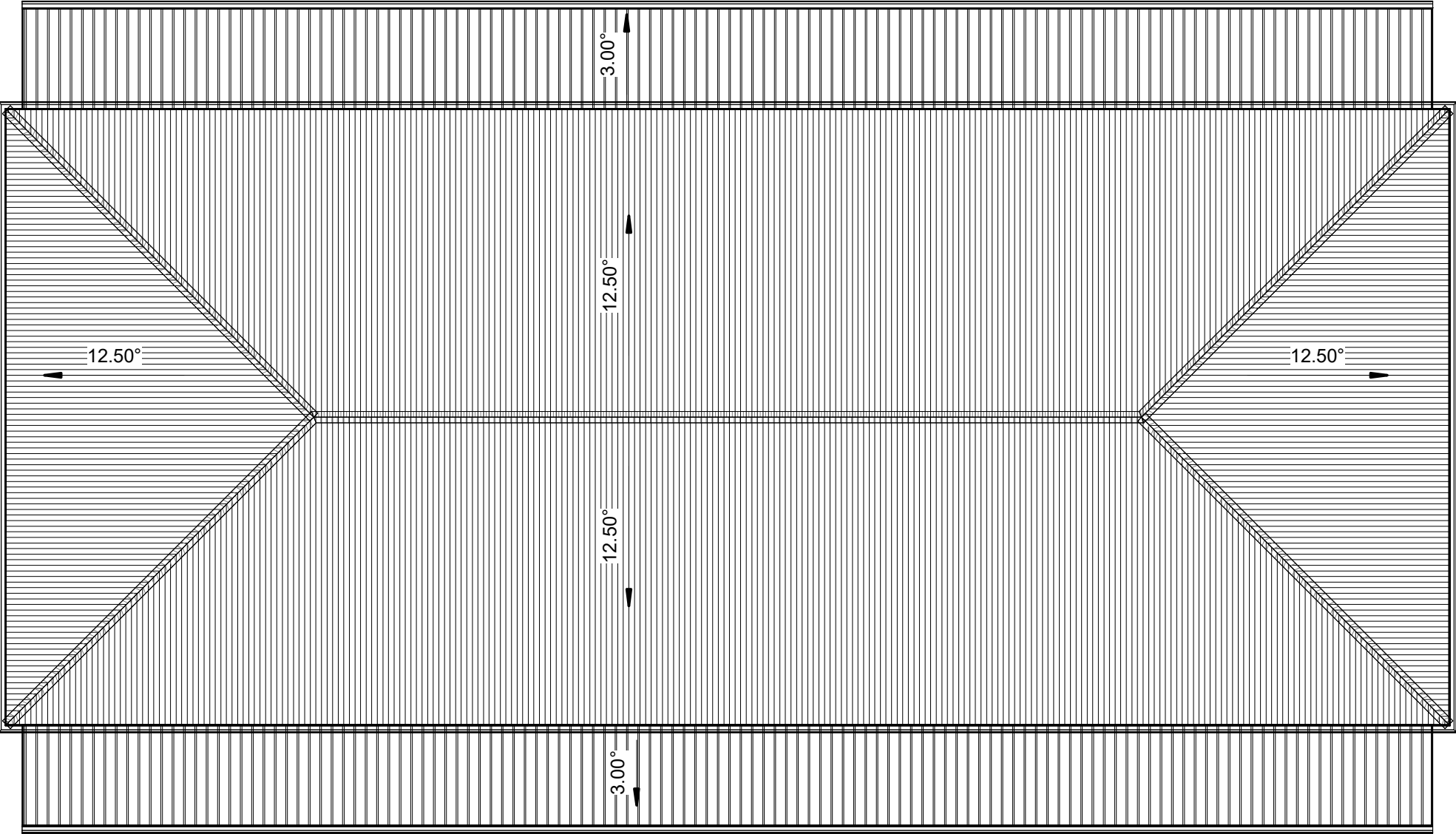


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Tasbuil Manufactured Homes & Cabins  
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admin@tasbuilthomes.com.au

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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.

COLORBOND 'TRIMDEK' 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.

COLORBOND 'TRIMDEK'

- MINIMUM PITCH 2 DEGREES.
- CORROSION PROTECTION IN ACCORDANCE WITH BCA TABLE 3.5.1.1.
- END LAP OF SHEETS 2-5 DEGREES - MINIMUM 250MM

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.

R4.0 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.

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trin@engineeringplus.com.au

				Date Drawn: 30.07.25
				Drawn: W. Tan
				Checked: C. Lim
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				Scale: As Shown @ A3
B	MINOR AMENDMENT	26.08.25	W.T.	Accredited Building Designer
A	ISSUED FOR APPROVAL	30.07.25	W.T.	Designer Name: J. Pfeiffer
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T

Drawing No: 2025-194A0808 / A10  
Rev B

**INSULATION**  
PROVIDE THERMAL INSULATION IN ACCORDANCE WITH THE FOLLOWING

**CEILING**  
R5.0 "ROCKWOOL" BULK INSULATION OR R5.0 GLASSWOOL BATTS BETWEEN CEILING JOISTS UNDER ROOF COMPOSITE FOIL (REFER TO SECTION) & 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

**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

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

**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.

**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

**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

**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.

**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

**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

**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

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

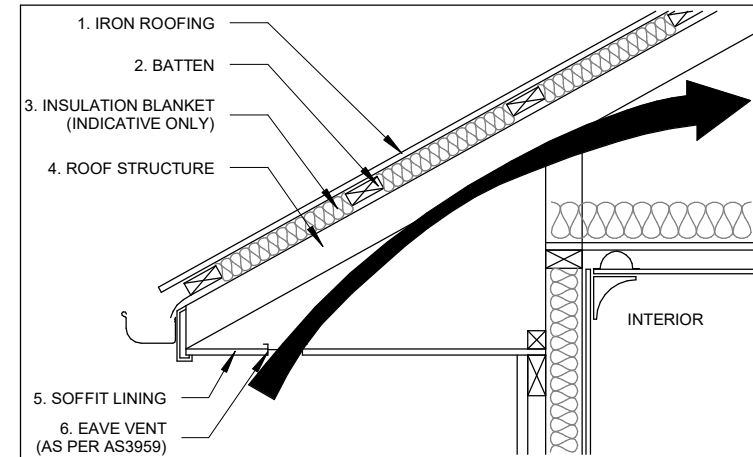
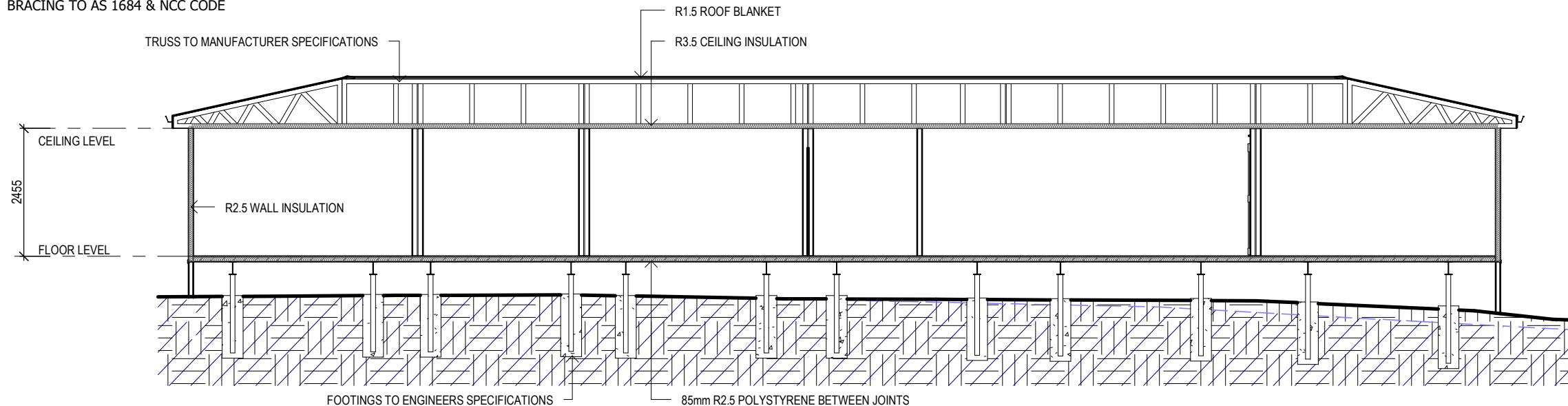
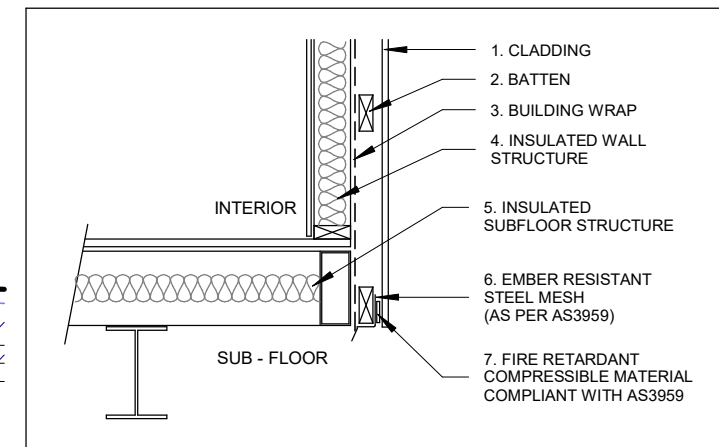
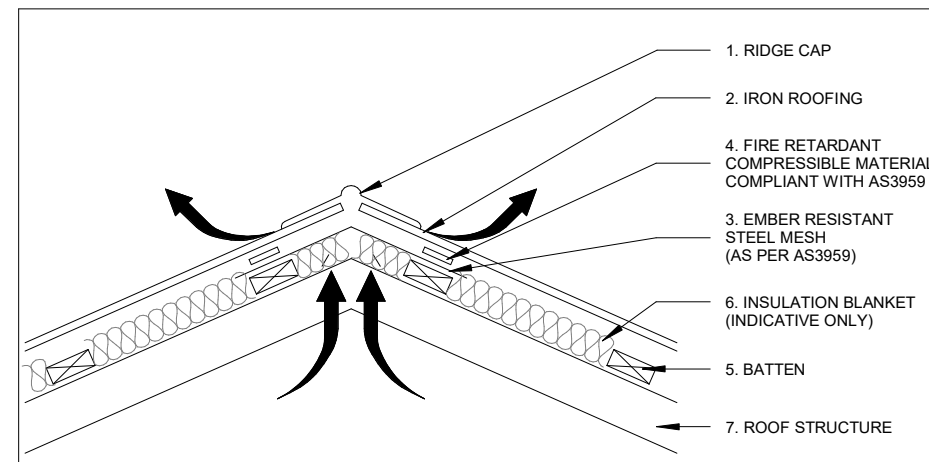


FIGURE 8 - EXTERNAL WALL VENTED CLADDING SYSTEM - SUSPENDED TIMBER FLOOR BUSHFIRE MESH WHEN REQUIRED TO AS3959



SECTION 2  
SCALE 1:100

FIGURE 1 - RIDGE DETAIL : IRON ROOF BUSH FIRE MESH WHEN REQUIRED TO AS3959



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Scale: As Shown @ A3

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

Drawing No: 2025-194A09 / A10  
Rev B

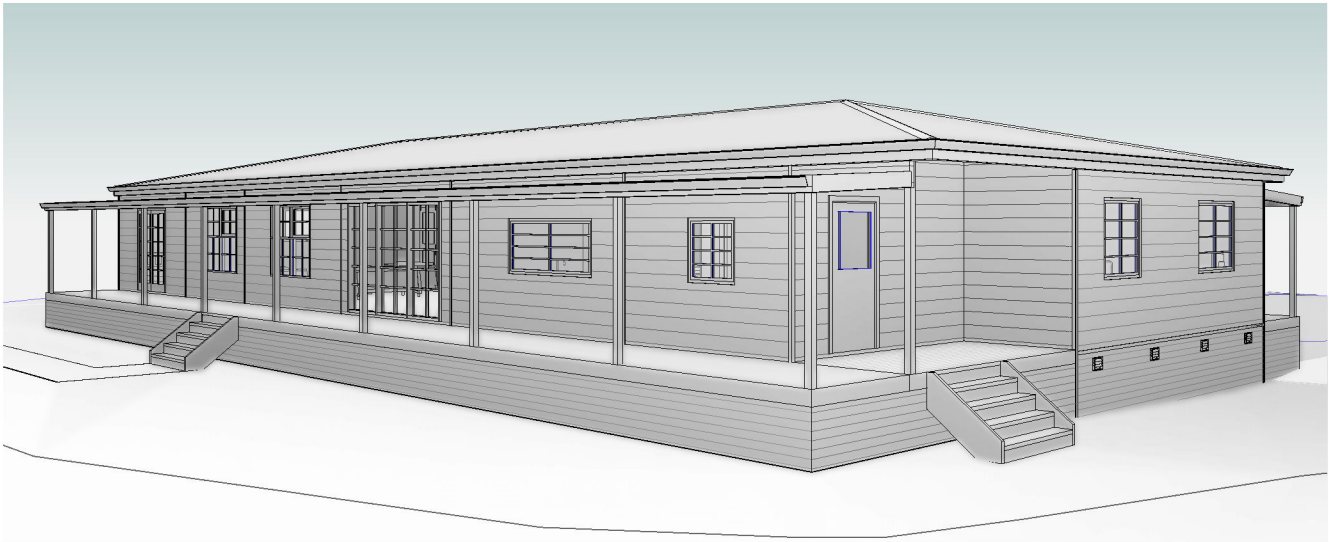
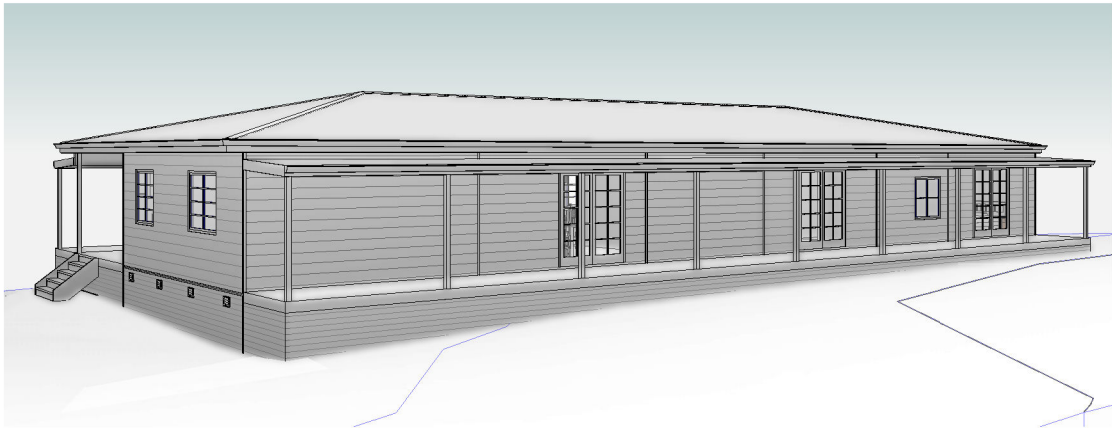
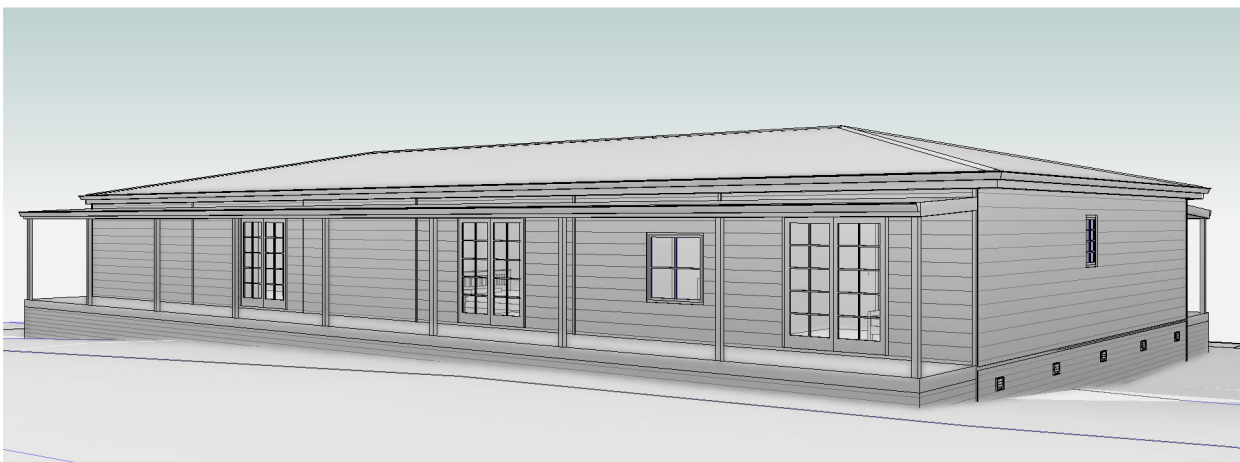
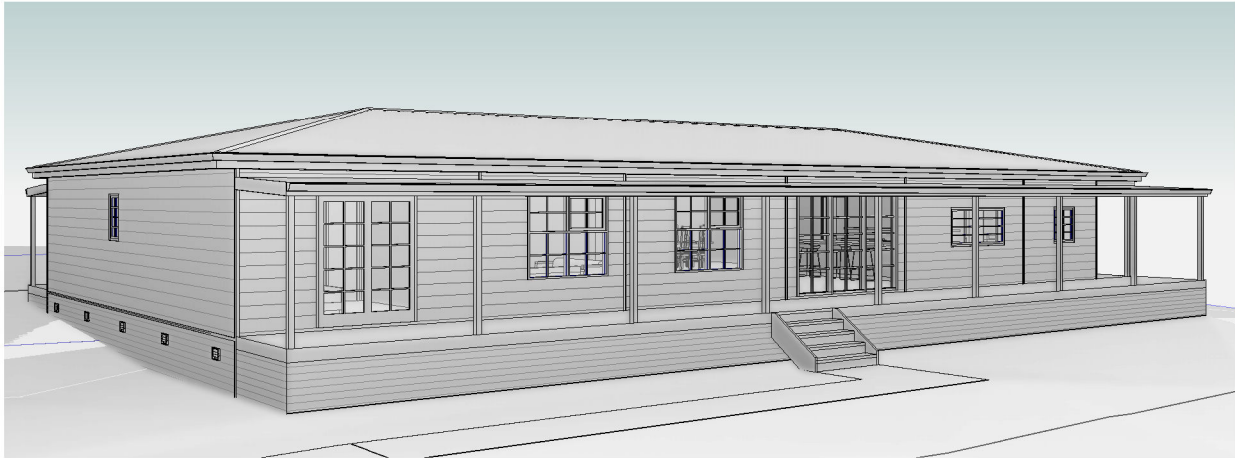
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SECTION  
SCALE 1:100



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Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T

Drawing No: 2025-194 A10 / A10 Rev B



SMC - KEMPTON

RECEIVED

3/09/2025

September 2025

# PLANNING REPORT

**USE AND DEVELOPMENT OF A SINGLE  
DWELLING**

34 Scotts Road COLEBROOK



Prepared by  
Woolcott Land Services Pty Ltd  
ABN 63 677 435 924

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*BUrbRegEnvPlan*  
Town Planner

Rev.no	Description	Date
1	Draft	
2	Final	3 September 2025

## Annexures

Annexure 1 – Copy of title plan and folio text

Annexure 2 – Development plans

Annexure 3 – Agricultural Report

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# 1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approvals Act 1993*.

## Proposed development

Use and Development of a single dwelling

This application is to be read in conjunction with the following supporting documentation:

Document	Consultant
Proposal Plan	Engineering Plus/Tasbuilt
Agriculture Report	Rod Hancl, B.Ag.Sc.(Hon)

# 2. Subject site and proposal

## 2.1 Site details

Address	34 Scotts Road, Colebrook TAS 7027
Property ID	2864005
Title	43234/1
Land area	118.4ha
Planning Authority	Southern Midlands Council
Planning Scheme	Tasmanian Planning Scheme – Southern Midlands
Schedules on title	Right of way Pipeline easement (Public road)
Application status	Discretionary application
Existing Access	Single crossover from Scotts Road
Zone	Agriculture
General Overlay	None
Overlays	Bushfire-prone areas Low/medium landslip hazard band Waterway and coastal protection area



Existing development	Agricultural sheds
Existing services and infrastructure	
Water	Not serviced
Sewer	Not serviced
Stormwater	Not serviced

## 2.2 Proposal

The proposal is for the use and development of a single dwelling. The dwelling will have 3 bedrooms with 2 bathrooms, study, living areas, kitchen and laundry. The dwelling will include two decked areas.

The building will have a floor area of 270m<sup>2</sup> and will be set back 236m from the frontage to Scotts Road.

Access will be via the existing from Scotts Road. Car parking is included to the plans and is sufficient for the intended use. The existing gravel driveway will be utilised to access the dwelling.

## 2.3 Images

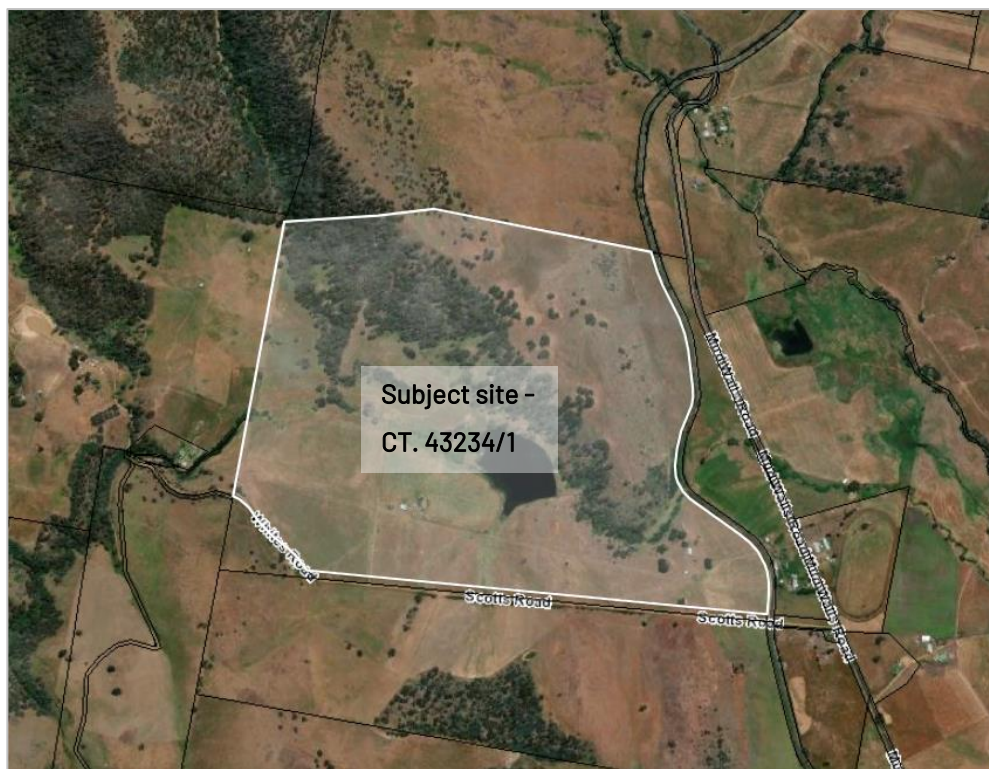


Figure 1 Aerial view of the subject site (Source: LIST)



Figure 2 Subject site looking west to existing sheds



Figure 3 Looking NW over dam – indication of topography



Figure 4 Pump house and dam



Figure 5 Looking east over dam

### 3. Zone and overlays

#### 3.1 Zoning

The site is zoned Rural under the Tasmanian Planning Scheme – Tasman.

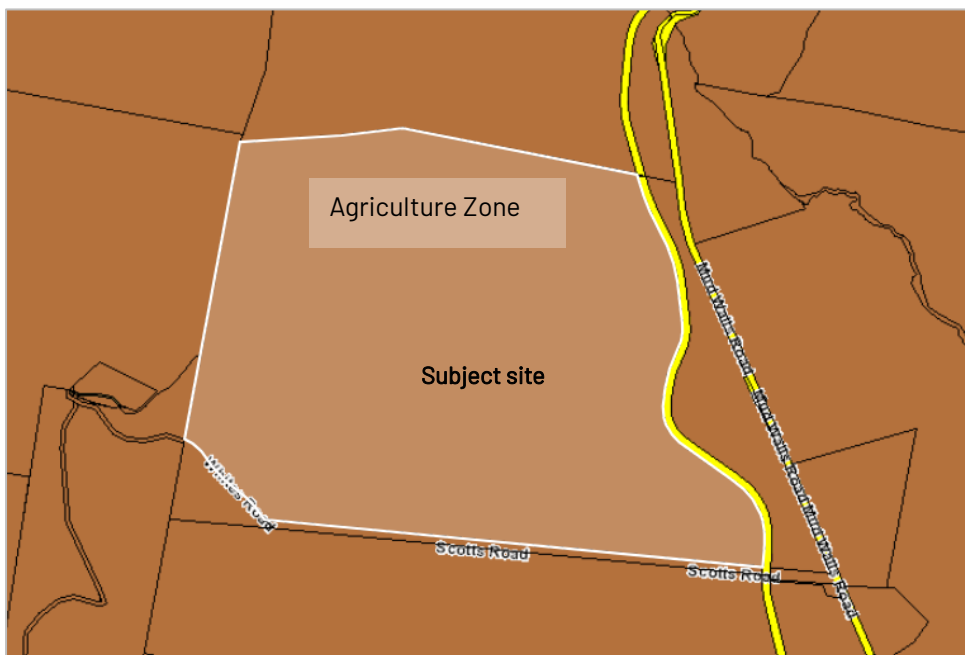


Figure 6 Zoning of the subject site and surrounds (Source: LIST)



## 3.2 Overlays

The entire site is affected by the Bushfire prone area overlay (not shown for clarity). The Waterway and coastal protection area overlay primarily applies to Corrigans Creek. The Low and Medium Landslip Hazards band overlays are also in effect. There are no General Overlays.

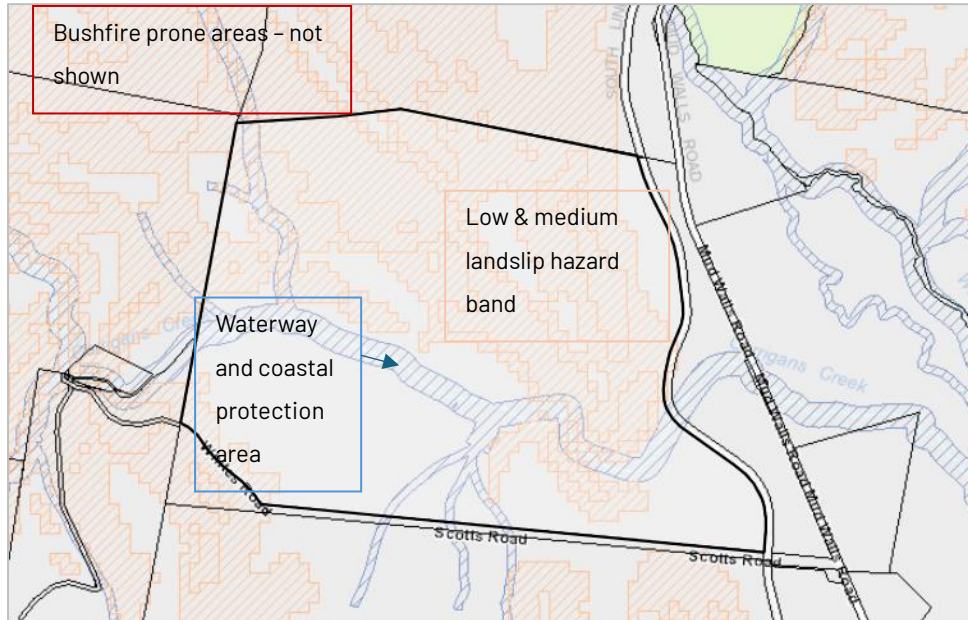


Figure 7 Overlays affecting the subject site (Source: LIST)

## 4. Planning Scheme Assessment

### 4.1 Zone assessment

#### 21.0 Agriculture Zone

##### 21.1 Zone Purpose

- |        |   |
|--------|---|
| 21.1.1 | To provide for the use or development of land for agricultural use.   |
| 21.1.2 | To protect land for the use or development of agricultural use by minimising: <ul style="list-style-type: none"> <li>a) conflict with or interference from non-agricultural uses;</li> <li>b) non-agricultural use or development that precludes the return of the land to agricultural use; and</li> <li>c) use of land for non-agricultural use in irrigation districts. To provide for the efficient utilisation of available social, transport and other service infrastructure.</li> </ul> |
| 21.1.3 | To provide for use or development that supports the use of the land for agricultural use.   |

##### Response

The dwelling is located with sufficient setbacks to other lots in the area to not create conflict or impact. The use and development of the dwelling will provide support to the agricultural use of the land, as detailed in the Agriculture Report provided.

## 8.2 Use Table

**Discretionary**

Residential If:

- a) not restricted by an existing agreement under section 71 of the Act; and
- b) not listed as Permitted.

## 21.3 Use Standards

## 21.3.1 Discretionary use

Objective	
That uses listed as Discretionary:	
<ul style="list-style-type: none"> <li>a) support agricultural use; and</li> <li>b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.</li> </ul>	
Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	<p>P1 A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:</p> <ul style="list-style-type: none"> <li>a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site;</li> <li>b) access to infrastructure only available on the site or on land in the vicinity of the site;</li> <li>c) access to a product or material related to an agricultural use;</li> <li>d) service or support for an agricultural use on the site or on land in the vicinity of the site;</li> <li>e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and</li> <li>f) provision of essential Emergency Services or Utilities.</li> </ul>

Response

Not applicable.

A2 No Acceptable Solution.	<p>P2 A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the area of land being converted to non-agricultural use;</li> <li>b) whether the use precludes the land from being</li> </ul>
----------------------------	---

	<p>returned to an agricultural use;</p> <p>c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.</p>
--	--

Response

P2 Not applicable

A3 No Acceptable Solution.	<p>P3 A use listed as Discretionary, excluding Residential, located on prime agricultural land must:</p> <p>a) be for Extractive Industry, Resource Development or Utilities, provided that:</p> <ul style="list-style-type: none"> <li>i. the area of land converted to the use is minimised;</li> <li>ii. adverse impacts on the surrounding agricultural use are minimised; and</li> <li>iii. the site is reasonably required for operational efficiency; or</li> </ul> <p>b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.</p>
----------------------------	--

Response

P3 Not applicable.

A4 No Acceptable Solution.	<p>P4 A Residential use listed as Discretionary must:</p> <p>a) be required as part of an agricultural use, having regard to:</p> <ul style="list-style-type: none"> <li>i. the scale of the agricultural use;</li> <li>ii. the complexity of the agricultural use;</li> <li>iii. the operational requirements of the agricultural use;</li> <li>iv. the requirement for the occupier of the dwelling to attend to the agricultural use; and</li> <li>v. proximity of the dwelling to the agricultural use; or</li> </ul> <p>b) be located on a site that:</p> <ul style="list-style-type: none"> <li>i. is not capable of supporting an agricultural use;</li> <li>ii. is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and</li> <li>iii. does not confine or restrain agricultural use on adjoining properties.</li> </ul>
----------------------------	---

Response

P4 The performance criteria apply. An agricultural assessment has been undertaken for the property with regard to the development of a single residence. Please refer to section 5 of that report for a response to P4.

## 21.4 Development Standards for Buildings and Works

### 21.4.1 Building height

Objective	
<p>To provide for a building height that:</p> <ul style="list-style-type: none"> <li>a) is necessary for the operation of the use; and</li> <li>b) minimises adverse impacts on adjoining properties.</li> </ul>	
Acceptable Solutions	Performance Criteria
<p>A1 Building height must be not more than 12m.</p>	<p>P 1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to:</p> <ul style="list-style-type: none"> <li>a) the proposed height of the building;</li> <li>b) the topography of the site;</li> <li>c) the bulk and form of the building;</li> <li>d) separation from existing use on adjoining properties;</li> <li>e) the nature of the existing uses on adjoining properties; and</li> <li>f) (f) any buffers created by natural or other features.</li> </ul>

Response

A1 The acceptable solution is achieved; the building is 4.9m in height.

### 21.4.2 Setbacks

Objective	
<p>That the siting of buildings minimises potential conflict with use on adjoining properties.</p>	
Acceptable Solutions	Performance Criteria
<p>A1 Buildings must have a setback from all boundaries of:</p> <ul style="list-style-type: none"> <li>a) not less than 5m; or</li> <li>b) if the setback of an existing building is within 5m, not less than the existing building.</li> </ul>	<p>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:</p> <ul style="list-style-type: none"> <li>a) the bulk and form of the building;</li> <li>b) the nature of existing use on the adjoining properties;</li> <li>c) separation from existing use on the adjoining properties; and</li> <li>d) any buffers created by natural or other features.</li> </ul>

Response

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

<p>A2 Buildings for a sensitive use must have a setback from all boundaries of:</p> <ul style="list-style-type: none"> <li>a) not less than 200m; or</li> <li>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.</li> </ul>	<p>P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:</p> <ul style="list-style-type: none"> <li>a) the size, shape and topography of the site;</li> <li>b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;</li> <li>c) the location of existing buildings on the site;</li> <li>d) the existing and potential use of adjoining properties;</li> <li>e) any proposed attenuation measures; and</li> <li>f) any buffers created by natural or other features.</li> </ul>
--	--

Response

A2 The acceptable solution is achieved with minimum 236m setback to a boundary.

#### 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
<p>A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.</p>	<p>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:</p> <ul style="list-style-type: none"> <li>a) the number of users of the access;</li> <li>b) the length of the access;</li> <li>c) the suitability of the access for use by the occupants of the dwelling;</li> <li>d) the suitability of the access for emergency services vehicles;</li> <li>e) the topography of the site;</li> <li>f) the construction and maintenance of the access;</li> <li>g) the construction, maintenance and usage of the road; and</li> <li>h) any advice from the road authority.</li> </ul>

Response

A1 The acceptable solution is achieved. The lot has frontage with an existing access point.



## 4.2 Code Assessment

### C2.0 Parking and Sustainable Transport Code

#### C2.5 Use Standards

##### C2.5.1 Car parking numbers

###### Response

A1 The acceptable solution is achieved; two car parking spaces will be allowed for on the site.

#### C2.6 Development Standards for Buildings and Works

##### C2.6.1 Construction of parking areas

###### Response

Please refer to the supplied plans.

The construction will be from gravel which is an all-weather pavement material.

##### C2.6.2 Design and layout of parking areas

###### Response

Please refer to the supplied plans.

##### C2.6.3 Number of accesses for vehicles

###### Response

A1 The acceptable solution is achieved.

### C7.0 Natural Assets Code

#### C7.6 Development Standards for Buildings and Works

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

###### Response

Not applicable – there are no building and works proposed in the overlay area. There is an existing driveway partially within the overlay area but the mapping indication for the overlay is not in line with the mapped indication of the waterway. The overlay is applied to an artificial drainage line. No further works in the overlay area are proposed.

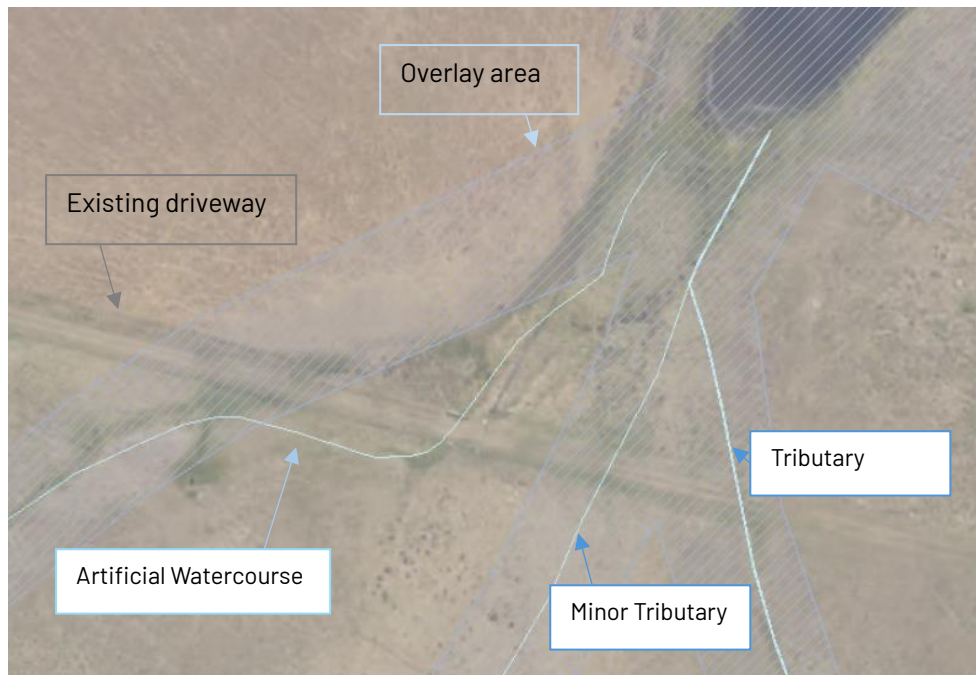


Figure 8 Taken from LIST of the subject site with the Waterway and coastal protection area overlay showing, and the Rivers Streams and Creeks layer showing.

## C15.0 Landslip Hazard Code

There are no buildings or works in the overlay area.

## 5. Conclusion

The proposed development is for a single dwelling in the Agriculture Zone. The proposal is demonstrated to be required for the management of the agricultural production of the land, and is in accordance with the purpose of the zone, being a use and development that supports the use of the land for agricultural use. A permit for use and development is sought from Council.

# Agricultural Report

for a

**Residential dwelling**

at

**34 Scotts Road Property**

Rowen & Leanne Carter

Colebrook

Tasmania

**Agricultural Zone**

**Site Specific Report**

22<sup>nd</sup> June 2025

Rod HancI, B.Ag.Sc.(Hon)

PO Box 241, New Norfolk, Tasmania, 7140.

[rodhancI@rocketmail.com](mailto:rodhancI@rocketmail.com)

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Appendix 7.12. A contemporary Barenbrug Seed pasture blend suitable for stock grazing.	30.

## 1. Prelude.

The following document is an Agricultural Report for the 34 Scotts Road property which is situated at Colebrook and owned by Rowen & Leanne Carter. This agricultural property consists of approximately 121.4 hectares (i.e., 300 acres) (Appendix 7.1). The following Agricultural Report forms part of the Southern Midlands Council application prerequisite for a planned residential development (i.e., DA 2300102) at the Scotts Road property (i.e., property number 2864005). The Southern Midlands Council has requested an Agricultural Report with a written response to Clause 21.3.1, A4, P4 of the planning scheme. A site visit was conducted (*i.e., by the author*) on Friday 30<sup>th</sup> May 2025 to assess this rural land. The literature referenced in this report includes electronic e-links to the relevant information (*i.e., the e-links are highlighted in blue in the text or via the Reference and Bibliography section*).

## 2. Summary of Agricultural Desktop Assessment.

A ‘Desktop’ study of the Tasmanian Government web site, *theList* (DNRET 2025) provides a good summary of the available land information for the 34 Scotts Road property. This rural property is part of the Agricultural Zone under the Tasmanian Planning Scheme. The property ranges from the 280-metre to the 460-metre contour line and can be generally described by *theList* (DNRET 2025) (*i.e., Land Systems of Tasmania overlay*) as generally hills with an eastern section of undulating plains (Appendix 7.1).

*theList* (DNRET 2025) Land Capability overlay for the 34 Scotts Road property identifies that the property consists of Class 6, Class 5/6, Class 5, and Class 4 land classifications (Appendix 7.2). Class 4 land is “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” (Grose 1999). Class 5 land is “land with slight to moderate limitations to pastoral use. This land is unsuitable for cropping although some areas on easier slopes may be cultivated for pasture establishment or renewal. The effects of limitations on grazing potential may be reduced by applying appropriate soil conservation measures and land management

practices (Grose 1999). Class 6 land is “marginally suitable for grazing because of severe limitations. This land has low levels of production, high risk of erosion, low natural fertility or other limitations that severely restrict the agricultural use” (Grose 1999). Land capability should not be confused with land suitability. Land capability is a classification system that is used to rate the land for grazing and cropping relevance. Land suitability by comparison considers a more detailed collection of resource information (e.g., *soil analysis*). Typically, the farming practice on this land should be fundamentally conservative in nature due to the constraints of the land (i.e., *Class 4, Class 5, and Class 6 land classifications*).

*theList* (DNRET 2025) data set identifies three soil type on the 34 Scotts Road property (Appendix 7.4). These three soil types include a small areas of Code PSS soil type or undefined soil developed on Triassic sandstone bedrock, two small areas of Code A soil type or undifferentiated soils developed on Quaternary alluvium, with most of the property being the Code Bd1 soil type or brown soil developed on Jurassic dolerite bedrock and colluvium on rolling to steep sloped (i.e., 10-56%) land. The soil vulnerability to the wind erosion hazard has been classified to range from nil to moderate (Appendix 7.6), the soil can generally be described to range from slowly permeable and imperfectly drained to moderately well drained (Appendix 7.7), and the soils have very minor areas of moderate salinity hazard (Appendix 7.8).

*theList* (DNRET 2025) data set identifies that the 34 Scotts Road property is subject to a Waterway Protection area code overlay and a Land Slip Hazard code overlay. (Appendix 7.5). Notably, “livestock can graze and get water from waterways on private property without a permit” (Edo Tasmania 2016). The Bureau of Metrology (BOM) weather statistics ( [www.bom.gov.au](http://www.bom.gov.au) ) closest site is Tunnack Fire Station (i.e., *site number 094195*) ( <http://www.bom.gov.au/climate/dwo/IDCJDW7055.latest.shtml> ) which has an annual average rainfall of 619.8 mm (i.e., *47-year data set 1977 to 2024*).

*theList* (DNRET 2025) farming overlay identifies pasture cultivars (i.e., *grasses and legumes*) that could be utilized on the 34 Scotts Road property for grazing or fodder production to

increase the carrying capacity of the land or dry sheep equivalent (i.e., dse) stocking rates. (Note: The mapping aims to classify land suitable for growing pasture cultivars according to nine suitability classes: “1.0 Well suited”, “1.1 Well suited (with soil management)”, “2.0 Suitable”, “2.1 Suitable (with soil management)”, “3.0 Moderately suitable”, “3.1 Moderately suitable (with soil management)”, and “4.0 Unsuitable”. These are produced from a set of pre-determined rules in accordance with a suitability matrix developed from reviewing existing literature in conjunction with industry consultation and ground-truthing). The data set indicates that Mediterranean Cocksfoot (i.e., *Dactylis glomerata*), Mediterranean Tall Fescue (i.e., *Festuca arundinacea* spp), and Phalaris (i.e., *Phalaris aquatic*) are generally well suited (1.1) to the farm (i.e., pasture areas). Continental Cocksfoot (i.e., *Dactylis glomerata*), barley and wheat can be considered suitable (2.0), and Lucerne cultivars are suitable (2.1). Continental Tall Fescue (i.e., *Festuca arundinacea* spp.), Red Clover (i.e., *Trifolium pratense*), Strawberry Clover (i.e., *Trifolium fragiferum*), Ryegrass (i.e., *Lolium* spp.), and White Clover (i.e. *Trifolium repens*) are moderately suitable (3.0) for pasture production on this property based on the as per *Tunnack Fire Station Rainfall* data set. Notably, Sub Clover species (i.e. *Trifolium subterranean*) are not mentioned in *theList* data set but would be well suited to this lower rainfall region.

*theList* (DNRET 2025) TasVeg (4.0) overlay identifies that most of the 34 Scotts Road property is classified generally as (FAG) agricultural land with small expanses of Dry *Eucalyptus* Forest and Woodlands or (DPU) *Eucalyptus pulchella* (i.e., *White peppermint*) forest and woodland (Appendix 7.3). There have been one threatened flora species identified on the property which is *Goodenia paradoxa* or spur velleia ( [https://en.wikipedia.org/wiki/Goodenia\\_paradoxa](https://en.wikipedia.org/wiki/Goodenia_paradoxa) ) (Appendix 7.1).

### 3. Introduction.

The desktop study of the *theList* (DNRET 2025) website has identified the pasture grazing area for the 34 Scotts Road property as having Class 4, Class 5, and Class 6 land classifications. The Department of Primary Industries, Water and Environment (DPIWE) have been actively involved for many years in producing reference literature and scaled maps for Land Capability assessment but “at the 1:100 000 map scale, the minimum area which can be adequately depicted on the map represents approximately 64 ha on the ground” (Noble 1992, Grose 1999). Subsequently, *theList* data set may not accurately

reflect the true agricultural potential or grazing capacity of the Class 4 land, the Class 5 land, and the Class 6 land classifications on this property (Appendix 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10).

#### **4. Farming overview of the 34 Scotts Road property.**

A site visit was conducted (*i.e., by the author*) on Friday 30<sup>th</sup> May 2025 to assess the 34 Scotts Road rural property. This visit was to provide clarity for documenting an Agricultural Report for stock (*i.e., sheep & cattle*) grazing outcomes. The following Agricultural Report forms part of the Southern Midlands Council planning prerequisite for a proposed new residential dwelling application that is being assessed under the Tasmanian Planning Scheme (Appendix 7.1). The Southern Midlands Council has requested a written response to Clause 21.3.1, A4, P4 of the planning scheme.

The following overview presents the agricultural plans for the 34 Scotts Road property owned by Rowen and Leanne Carter. Rowen and Leanne Carter have an off-farm income operating Houn valley Caravan Park ( <https://huonvalleycaravanpark.com.au/> ) but this is only financially viable for 7-8 months of the year. Hence, they have plans to develop a residential dwelling for improved stock and pasture management to subsequently lift carrying capacity of the land on the Scotts Road property. The residential dwelling is being constructed by tasbuilt custom homes ( <https://www.tasbuiltcustomhomes.com.au/> ) located at Westbury, Tasmania.

The 34 Road property consists of 121-hectares of land on one title which approximately consists of 90-hectares of various pasture land and 31-hectares of woodlands (Appendix 7.1, 7.3, & 7.5). Rowen and Leanne Carter utilised this agricultural property for stock grazing (*i.e., cattle and sheep*) and pasture production (*e.g., grazing & hay production*), have done some cropping of Express oats. Rowen and Leanne do not currently live on the property permanently and manage the stock on the farm by commuting between their Huon Caravan Park commercial property and the 34 Scotts Road agricultural farm and find this approach problematic at times for good farm production outcomes.



At the time of the site visit the farm was stocked with 27 Angus cattle ('Corrigan') herd, which consists of 18 cows, 1 bull and 8 weaners. There is also a flock of approximately 94 Hampshire Downs sheep which consists of 73 ewes with lamb (*i.e., planned 1<sup>st</sup> June 2025*) with plans to sell 43 lambs, 17 maiden ewes, and 4 rams. The annual hay cut is usually achieved of 6-hectares of good pasture and yields can range from 400 to 1800 little square bails (Picture #1, Appendix 7.1). Historically there has been some lucerne cropping on the farm. There has been a soil analysis outcome in 2020 (Appendix 7.10) on the pasture area near the dam (Picture #1), but generally there has been a low fertiliser input history. The property infrastructure consists of machinery sheds, cattle and sheep yards, woolshed, pumps shed, with internal power to sheds, and new internal and external fencing (Appendix 7.1, Picture #1 & #2). The planned residential dwelling site has direct access to the established pole farm infrastructure for home and shed power requirements and direct access to the Colebrook Dam (*i.e., Corrigan's Creek water resource*) for domestic and stock water needs. Stock water needs have been automated by pumping to a heading tank and gravity feed to stock water troughs on the farm (Picture #2). Notably, Rohen and Leanne own and maintain the Colebrook Dam resource but have no agricultural water rights for their property potential irrigation outcomes to lift farm pasture and increase stock carrying capacity of the land or cropping productivity outcomes and effectively the 34 Scotts road property is a dryland farm in a lower rainfall region.

Understanding the feed requirements of different types and classes of livestock is essential to ensure stocking rate is matched to the carrying capacity of this land. "The term Dry Sheep Equivalent (*i.e., DSE or dse*) is a standard unit frequently used to compare the feed requirements of different classes of stock or to assess the carrying capacity and potential productivity of a given farm or area of grazing land" (McLaren 1997). The term DSE is used to describe the amount of feed or dry matter (kg DM) required to maintain a wether (*i.e., a castrated male sheep*) or non-lactating ewe per day (*i.e., weighing 45-50 kg*). The Dry Sheep Equivalent unit can be correlated to, for example, an ewe with lamb at feet being equivalent to 3.3 DSE and a weaned 200 kg beef cattle would equate to 5.5 to 8.0 DSE depending on weight gain. A pony can be correlated to 5 dry sheep equivalents, a horse can be correlated to 10 dse, a lactating mare or a stallion can be correlated to 16 dse ( <https://www.mobble.io/post/l-su-dse-tables> ), and a draught horse can be

correlated to 20 dse ( [https://www.agric.wa.gov.au/small-landholders-western-australia/keeping-horses-small-properties?page=0%2C2#smartpaging\\_toc\\_p2\\_s0\\_h2](https://www.agric.wa.gov.au/small-landholders-western-australia/keeping-horses-small-properties?page=0%2C2#smartpaging_toc_p2_s0_h2) ).

The carrying capacity or estimated dry sheep equivalent for this region based on potential annual rainfall of approx. 619 mm outcome (*i.e.*, Tunnack Fire Station *i.e.*, site number 094195) identifies approximately between 15 to 19 dse/ha on the Class 4 land area (Appendix 7.2). The carrying capacity of the Class 5 land would be approx. around 15 dse/ha and the Class 6 land would have stocking rate of 0.5 dse/ha.

The Class 4 land classification covers approx. 40 hectares (*i.e.*, less Colebrook Dam & waterways protection area) which equates to potentially 600 to 760 dse for this farm area, the Class 5 land area covers approx. 11.5-hectares or approx. 172 dse per this farm area, and the Class 6 land area covers approx. 53-hectares or approx. 26 dse for this farm area (Appendix 7.2). The combined Class 4, Class 5, and Class 6 conservative stock carrying capacity would be 798 to 958 dry sheep equivalent.

This equates to the 34 Scotts Road property having a farm stock carrying capacity of, for example, 242 - 290 ewes with lamb (*i.e.*, 3.3 dse) or 100 to 119 beef cattle at 200 kg weight (*i.e.*, 8.0 dse) or various combination of both stock for this agricultural property. This calculation should be refined by, for example, soil fertility (*i.e.*, soil fertility can relate to dse carrying capacity so soil sampling would be prudent), year-round rainfall (*i.e.*, potential droughts), and pasture growing season time frames (*i.e.*, cold / heat periods reducing pasture production). The 34 Scotts Road property has a small area of imperfectly drained soil and subsequent moderate salinity potential (*i.e.*, near the dam and waterways areas) which may possibly reduce the potential stock carrying capacity (Picture #1, Appendix 7.1, 7.6, & 7.7).

The soil was examined (*i.e.*, by the author) during the site visit at the 34 Scotts Road property in two location of the Class 4 land (*i.e.*, Class 4 land or well suited to grazing but limited to occasional cropping of a restricted range *e.g.*, cereals, forage crops) and can be stated to range from a brown sandy loam to brown clay loam soils (Appendix 7.1, 7.2, 7.4 & 7.9). The top soil depth (*i.e.*, shallower soils limit the range of crops that can be grown) was approximately

35 cm in depth which indicates a Class 4 land classification which correlates with *thelist* data set for land capability outcomes in the areas examined (Appendix 7.2 & 7.9).

**Picture #1.** This images was taken from Point A (Appendix 7.1) looking west. The pictures identify relatively flat pastureland that can be classified as Class 4 land (Appendix 7.2 & 7.9). The established storage shed, machinery shed, cattle yards, and sheep yard can be observed in the middle of picture. The Colebrook Dam (i.e., Corrigan's Creek water resource) is on the RHS. The green water pump shed, and power pole infrastructure is located near the dam. The red star identifies the planned location of the residential dwelling and shed (i.e., red star). This relatively flatter area of the farm is utilised for hay production and may be subject to a potential moderate wind erosion hazard ( Appendix 7.6) The White peppermint woodlands (Appendix 7.3) on the RHS are subject to a low to moderate land slip hazard (Appendix 7.5). The lower lying areas of the Corrigan Creek Waterway (Appendix 7.1) is prone to imperfectly drained soil and potentially moderate salinity outcomes (Appendix 7.6 & 7.7).



**Picture #2.** This images was taken from Point B (Appendix 7.1) looking south. This identifies the stock water holding tank for the gravity feed stock water trough system (i.e., yellow circle) And identifies the location of woolshed and storage shed on the property (i.e., blue circle). These sheds have electricity power connected via pole infrastructure. This pasture land can be renovated with new pasture cultivars to lift stock carrying capacity of the agricultural land.



## 5. Clause 21.3.1 Discretionary uses

**Performance Criteria (P4):** *A Residential use listed as Discretionary must:*

**Section (a).** *be required as part of an agricultural use, having regard to:*

### Point (i) the scale of the agricultural use;

The 34 Scotts Road property can be generally described as a small land holding of approximately 121-hectares (*i.e., 300-acres*) which can be generally described as Hills (*i.e., 100-300m by theList Land system data set*) but has some areas of flatter undulating pastureland (Appendix 7.1). The property has a permanent dam (*i.e., Colebrook dam is owned and maintained by Rowen & Leanne Carter*), but the farm has no access to agricultural irrigation water rights, but water is allowed for stock and residential domestic water outcome from this water resource. Hence, this agricultural property is a dry land stock grazing farm that has potential for hay production and some fodder crop production (*e.g., rape, oats, or barley*).

The Bureau of Metrology (BOM) weather statistics ( [www.bom.gov.au](http://www.bom.gov.au) ) closest site is Tunnack Fire Station (*i.e., site number 094195*) which has an annual average rainfall of 619.8 mm (*i.e., 47-year data set 1977 to 2024*). Based on the area's average rainfall the property has a potential stock carrying capacity of approximately 798 to 958 dse (*i.e., dry sheep equivalent*) on the 121-hectares of land or 242 to 290 ewes with lamb (*i.e., 3.3 dse*) or 100 to 119 beef cattle at 200 kg weights (*i.e., 8.0 dse*). The property has flatter pasture areas for fodder conservation via hay or silage production if good seasonal environmental conditions. Current, at the time of the site visit, the farm was stocked with 27 Angus cattle ('Corrigan') herd, which consists of 18 cows, 1 bull and 8 weaners and a flock of approximately 94 Hampshire Downs sheep which consists of 73 ewes with lamb (*i.e., planned 1<sup>st</sup> June 2025*) with plans to sell 43 lambs, 17 maiden ewes, and 4 rams. Historically, the annual hay cut is usually achieved from 6-hectares of good pasture and yields can range from 400 to 1800 little square bails (Picture #1, Appendix 7.1).

Rowen & Leanne Carter have an off-farm income operating Huon Valley Caravan Park (*i.e., but this outcome is only viable for 7 to 8 -months of the year*) and have plans for a residential dwelling on the 34 Scotts road property to live on farm (*i.e., or alternatively employ a farm*



*manager or caravan park manager*) to be able to increase the attention to detail of the pasture and stock husbandry management outcomes (*i.e., sheep & cattle*) to subsequently lifting the carrying capacity of the land.

The *Healthy Farming, Landholder Series, Property Planning Guide* (NRM South 2015) imparts a good practical understanding of soils, pastures, stock grazing and animal husbandry, and provides a weed management knowledge base. This information will provide good background reading for the basic understanding of the agronomy of soils, plants, and the land management involved with rural land holdings.

**Point (ii)            Complexity of the agricultural use;**

The planned residential dwelling on the 34 Scotts Road property will allow a rural lifestyle on a small land holding for sheep and cattle production outcomes. Rowen & Leanne Carter have an off-farm income operating Huon Valley Caravan Park (*i.e., but this outcome is only viable for 7 to 8-months of the year*)

The property has a rainfall of approximately 620 mm, based on the closest site is Tunnack Fire Station (*i.e., site number 094195*), and hence has a potential stock carrying capacity of approximately 798 to 958 dse (*i.e., dry sheep equivalent*) on the 121-hectares of land or 242 to 290 ewes with lamb (*i.e., 3.3 dse*) or 100 to 119 beef cattle at 200 kg weights (*i.e., 8.0 dse*). The property is currently run as a dryland farm and has access to good stock water and residential water outcomes from the Colebrook Dam situated on the property. There is no access to agricultural water for irrigation from the Colebrook Dam (*i.e., Colebrook dam is owned and maintained by Rohen & Leanne Carter*).

Rowen & Leanne Carter have an off-farm income but are planning a residential dwelling to increase their attention to detail on the farm and their skill in stock husbandry and pasture management for sheep and cattle outcomes. The property could be further developed by lifting the stock carrying capacity of the land by enhancing the soil fertility (*i.e., soil*

sampling and applying amendments or fertiliser) or by augmenting the current pasture species and subsequently increasing feed quality and fodder conservation yield outcomes.

To typically achieve the long-term sustainable stocking rate objective in the dry land grazing system the small land holder's endeavors will require a basic understanding of soil fertility and an appreciation of a long term, reliable, resilient, and productive pasture of grass and legumes. Pasture renovation with modern higher yielding pasture cultivars could lift the stock carrying capacity of this land (e.g., Appendix 7.11 & 7.12).

It is important to monitor nutrient removal from pastures, whether it be stock grazing, hay or silage production so that maintenance rates of fertiliser can be applied and hence the production system is not hindered by limiting factors. The *Cycling of phosphorus in grazing systems* (Leech 2009) and *Managing Nutrients in Extensive Pastures* (Smith & Cotching 2012) literature provides a good agronomic knowledgebase to assist farmers and small landholders to understand these agricultural nutritional concepts.

Maintenance fertiliser is the amount required to maintain soil fertility at its current levels on an annual basis. In many agricultural examples the Phosphorus maintenance rates are calculated or based on stocking rate per hectare. The sustainable carrying capacity to consider for the property, based on rainfall, is approximately 15 to 20 dse / ha. An example of Phosphorus fertiliser application is explained by Leech (2009) that suggests that the maintenance rate of breeding ewes (i.e., prime lamb) (i.e., 10 dse / ha or 4.5 ewes / ha) at 1.5 kg / ha / year of applied phosphorus. A 100 kilogram per hectare application of Single Super Phosphate (SSP 0-9-0-11) will provide 9 kg/ha of applied phosphorus and 11 kg/ha of applied sulphur to the soil. This fertiliser application, in theory, would support 10 dse (i.e. breeding ewe / lamb) and lift the Olsen P level by 1.5 ppm if it were applied on an annual basis. Typically, in dryland agriculture this objective (i.e. phosphorus fertiliser application) may be achieved as one application of 300 kg/ha of SSP, in a 3-year period (i.e. to reduce contractor costs or based around pricing outcomes), if the goal was to lift soil phosphorus levels in the farm business plan.

Nutrient budgeting considers farm inputs (*e.g., purchased fodder, supplements, fed-out hay or silage*) and outputs (*e.g. grazing stock growth, hay, silage, fertiliser leaching or run-off out*) for a particular paddock and then apply the calculated amount of required fertiliser. Nutrient budgeting provides a more efficient and balanced use of fertiliser and Smith & Cotching (2012) provides an example of nutrient budgeting in the pasture grazing system.

The historic 2020 soil analysis for the 34 Scotts Road property was conducted for lucerne cropping outcomes and generally that crop requires higher soil pH outcomes than general pasture production agronomy (Appendix 7.10). This soil analysis, for pasture production outcomes, can be stated to have generally a good soil pH value (*i.e., pH (CaCl) of 5.3*), good Phosphorus, Sulphur, Calcium, and Magnesium soil nutrient levels. The limiting major nutrient for good pasture production outcomes is Potassium (*i.e., 3 ton / ha removal of hay would deplete the soil of 51 kg of Potassium*). The copper trace element is limiting in the soil but for good animal production outcomes this can be best applied with animal nutrient supplements if required by the stock

“Pastures are an essential component of agricultural properties throughout Southern Tasmania. They provide feed for livestock, incorporate atmospheric nitrogen into the soil (legume species)” and “provide ground cover to protect soils from erosion” (NRM 2015). The *Pasture Renovation Guide 4.1* (Barenbrug 2025) literature provides a good agronomic knowledgebase to assist farmers and small landholders understanding the agronomy about pasture renovation suitable for Class 4 & Class 5 land ( <https://www.barenbrug.com.au/manuals-guides-agri> ).

The Barenbrug Seed and DLF Seed contemporary agricultural pasture blends would be suitable for the 34 Scotts Road property pasture renovation to potentially lift the stock carrying capacity of the land. These pasture blend would be suitable for most stock classes and hay production outcomes and have lower any animal health issues or risks (Appendix 7.11 & 7.12).



**Point (iii) the operational requirement of the agricultural use;**

The farm management plans present the sustainable agricultural stock grazing of sheep and cattle operations on the 34 Scotts Road land owned by Rowen & Leanne Carter. Rowen & Leanne have an off-farm income operating Huon Valley Caravan Park (*i.e., but this outcome is only viable for 7 to 8 months of the year*) but have plans to live on farm (or employ a farm manager to live on farm) and increase their skill in stock husbandry and pasture production outcomes to lift to stock carrying capacity of the land. The further development of the farming business presents as not being a Monday to Friday, nine to five job. This farm is a seven day, 24-hour (*i.e. as required*), agricultural business venture where living on farm, via the proposed new family dwelling, will bring synchronization to managing the farm work agenda.

At the time of the site visit the farm was stocked with a 27 strong Angus cattle herd, which consists of 18 cows, 1 bull and 8 weaners and a flock of approximately 94 Hampshire Downs sheep which consists of 73 ewes with lamb (*i.e., planned 1<sup>st</sup> June 2025*) with plans to sell 43 lambs, 17 maiden ewes, and 4 rams. This stocking rate for the 34 Scotts Road property could be lifted based on the Land classification, average rainfall, and correlated dry sheep equivalent stocking rate outcomes.

The farming operation includes stock husbandry outcomes, animal health and welfare outcomes, pasture renovation and management, and hay production (*i.e., 6-hectares of good pasture and yields can range from 400 to 1800 little square bails*) (Picture #1, Appendix 7.1).

The agricultural duties also include, but are not limited to, farm maintenance and improvements, security, and theft prevention (*i.e., stock or equipment*), on farm safety and risk prevention, and bushfire prevention and response outcomes.

**Point (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and**

Management of any agricultural enterprise, not just a sheep and cattle stock grazing enterprise, cannot be managed over a Monday to Friday, 38 hours per week, job description outcome. The proposed new residential dwelling for Rohen & Leanne Carter will make the farm management (*i.e. the out-of-hours 24/7 farming lifestyle*) a more logistically sound outcome balanced with their commitments to the Huon Valley Caravan Park. For example, if stock escapes, causing a biosecurity issue, this is best managed by living on farm, than it would be on a typical working week of Monday to Friday.

At the time of the site visit the farm was stocked with a 27 strong Angus cattle herd, which consists of 18 cows, 1 bull and 8 weaners and a flock of approximately 94 Hampshire Downs sheep which consists of 73 ewes with lamb (*i.e., planned 1<sup>st</sup> June 2025*) with plans to sell 43 lambs, 17 maiden ewes, and 4 rams. This stocking rate for the 34 Scotts Road property could be lifted based on the Land classification, average rainfall, and correlated dry sheep equivalent stocking rate outcomes.

The further development of the stock grazing business would involve planning and managing the farm work agenda over seven days, 24-hour outcomes (*i.e. as required*), like that of other larger agricultural ventures. A residential dwelling will also allow the Huon Valley Caravan Park business to be operated in harmony with the agricultural production from the land at 34 Scotts Road property.

**Point (v)                    proximity of the dwelling to the agricultural use.**

The proposed new residential dwelling is suitably located on the 34 Scotts Road property near the established pump shed (Picture #1, Appendix 7.1). The selected building site presents itself as being subservient to the agricultural operation and primary resources as it will have little impact on the farming land or agricultural production outcomes. The building site is logistically sound as it blends into the environment, it is planned near to the available resources like the established dam and pump shed, the mains electricity power pole infrastructure, and has direct access to Scotts Road (Pictures #1, Appendix 7.1).

The building of the proposed new dwelling will not constrain the surrounding agricultural operations on the neighboring land(s). Notably the presence of residential dwellings and agriculture land use outcomes in one location may create circumstance of tension due to potential conflict of interest. For example, agricultural outcomes may conflict with residential purposes due to noise, odours, farm chemicals etc. or residential purposes may adversely affect the operations of agricultural enterprises. The planned residential dwelling is approx. 280 metres from the closest boundary fence on Scotts Road. Notably, the nearest off-farm residential dwelling is over 560 metres away from the planned new residential dwelling on the 34 Scotts Road property.

Learmonth (2007) identifies that “various mechanisms and strategies” that can be applied “to manage conflict associated with change in land use and between neighboring land uses” and describes “a set of principles for avoiding and managing rural land use conflict issues and for the creating a healthy productive and proactive rural environment”. There is no doubt this new proposed dwelling site will provide for the sustainable development of agricultural resources and will not constrain or conflict with the neighboring rural resource outcomes.

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*theList* - Pasture cultivar suitability elinks.

Continental Cocksfoot

[https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map\\_user\\_notes\\_cocksfootcontinental.pdf](https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_cocksfootcontinental.pdf)

Mediterranean Cocksfoot

[https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map\\_user\\_notes\\_cocksfootmediterranean.pdf](https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_cocksfootmediterranean.pdf)

Lucerne

[https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map\\_user\\_notes\\_lucerne.pdf](https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_lucerne.pdf)

Phalaris

[https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map\\_user\\_notes\\_phalaris.pdf](https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_phalaris.pdf)

Red Clover

[https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map\\_user\\_notes\\_redclover.pdf](https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_redclover.pdf)

Ryegrass

[https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map\\_user\\_notes\\_ryegrass.pdf](https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_ryegrass.pdf)

Strawberry Clover

[https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map\\_user\\_notes\\_strawberryclover.pdf](https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_strawberryclover.pdf)

Continental Tall Fescue

[https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map\\_user\\_notes\\_tallfescuecontinental.pdf](https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_tallfescuecontinental.pdf)

Mediterranean Tall Fescue

[https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map\\_user\\_notes\\_tallfescuemediterranean.pdf](https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_tallfescuemediterranean.pdf)

White Clover

[https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map\\_user\\_notes\\_whiteclover.pdf](https://nrmdatalibrary.nre.tas.gov.au/FactSheets/WfW/ListMapUserNotes/Map_user_notes_whiteclover.pdf)

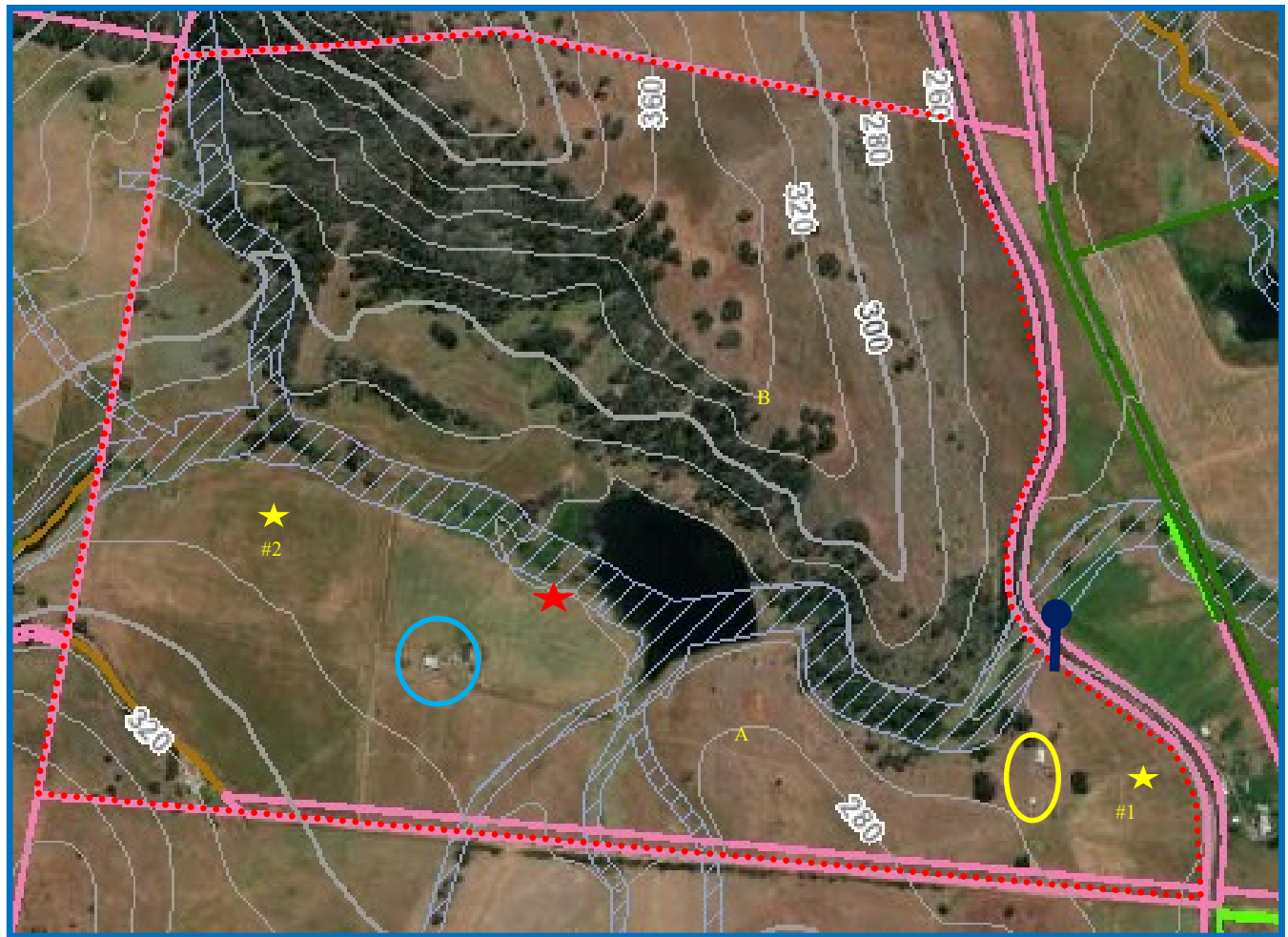
## 7. Appendices

### Appendix 7.1. *theList*, ESRI Imagery maps identifying the property at 34 Scotts Road (i.e., red dotted line).

The map displays the 'Boundary line with Accuracy' overlay (i.e., pink line), the 'Waterways and Coastal protection areas' overlay (i.e., blue lines), the 10-metre contour line filter, and identified threatened species point (i.e., blue pin) i.e., *Goodenia paradoxa* or spur velleia which is a short-lived perennial herb found in grassy woodlands. The red star identifies the proposed new residential dwelling approx. location. This location has direct access to power pole & line infrastructure (i.e., 3-phase) to the dam pump sheds (i.e., utilised for domestic & stock water).

The two yellow stars identifies the soil sampling Pits #1 and soil sampling Pit #2 (Appendix 7.8). The yellow 'A' and 'B' is photo points for Picture # 1 and Picture #2.

The blue circle identifies the location of the wool shed, machinery shed & office, the cattle yards and sheep yards. The yellow circle identifies two existing powered agricultural sheds on the property.



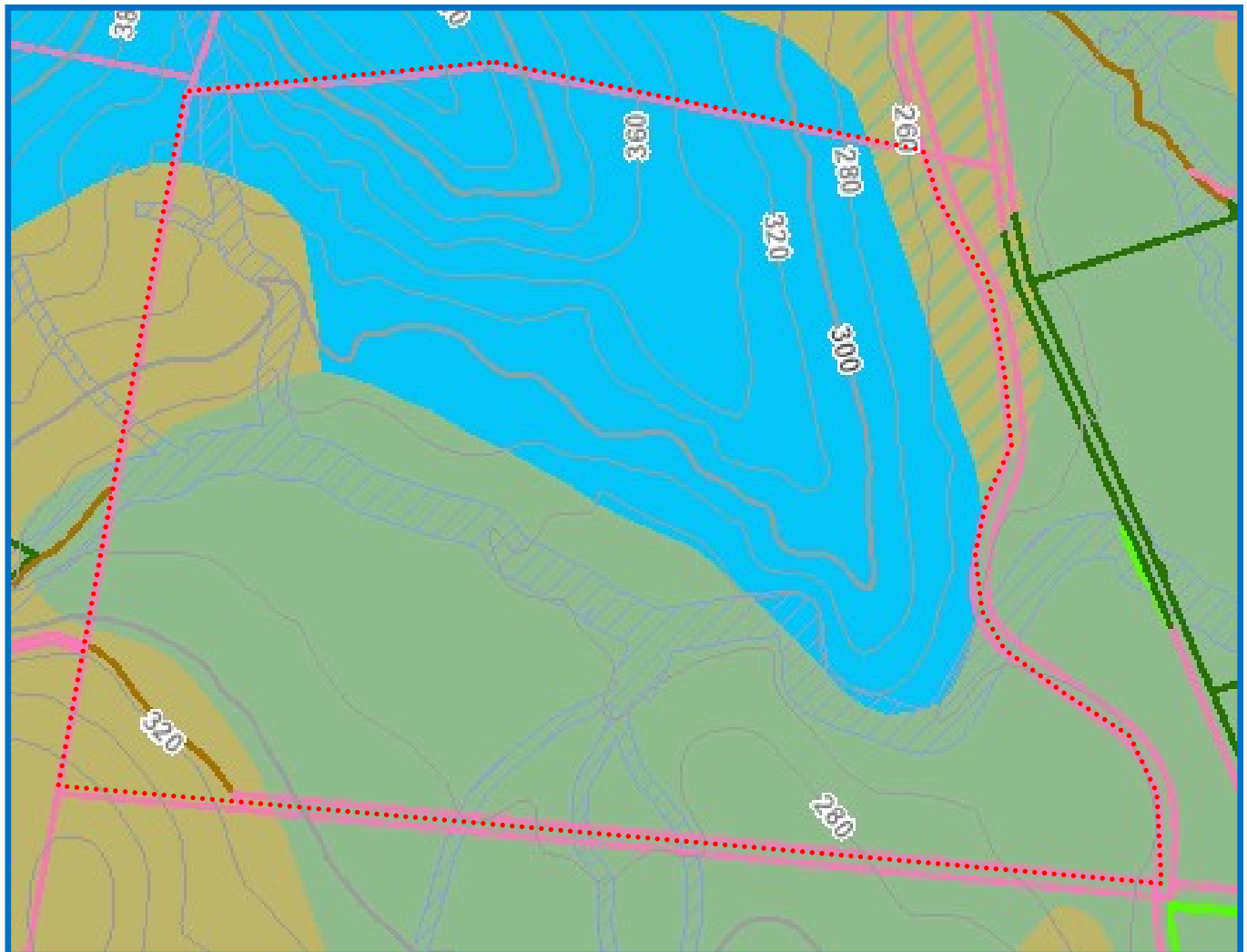
## Appendix 7.2.

***theList, ESRI Imagery maps identifying the property at 34 Scotts Road (i.e., red dotted line).***  
*The map displays the boundary line with accuracy filter, the waterway protection overlay, and the 10-metre contour line filter.*

The map displays the 'Land Capability Filter' overlay. This property has been classified as having Class 4 (i.e., grey shading), Class 5 (i.e., tan shading), Class 5/6 (i.e., tan shading & blue strips), and Class 6 land (i.e., blue shading) land capability classifications.

The Class 4 land area is approx. 53 ha or 43.8% but includes the Colebrook Dam, the Class 5/6 land area is approx. 3.5 ha or 2.9%, the Class 5 land area is approx. 11.5 ha or 9.5 %, and the Class 4 land area is approx. 53 ha or 43.8%.

Class 4 land is well suited to grazing, but which is limited to occasional cropping or a very restricted range of crops. Class 5 land is unsuited to cropping and with slight to moderate limitations to pastoral use. Class 6 land is marginally suited to grazing due to severe limitations.

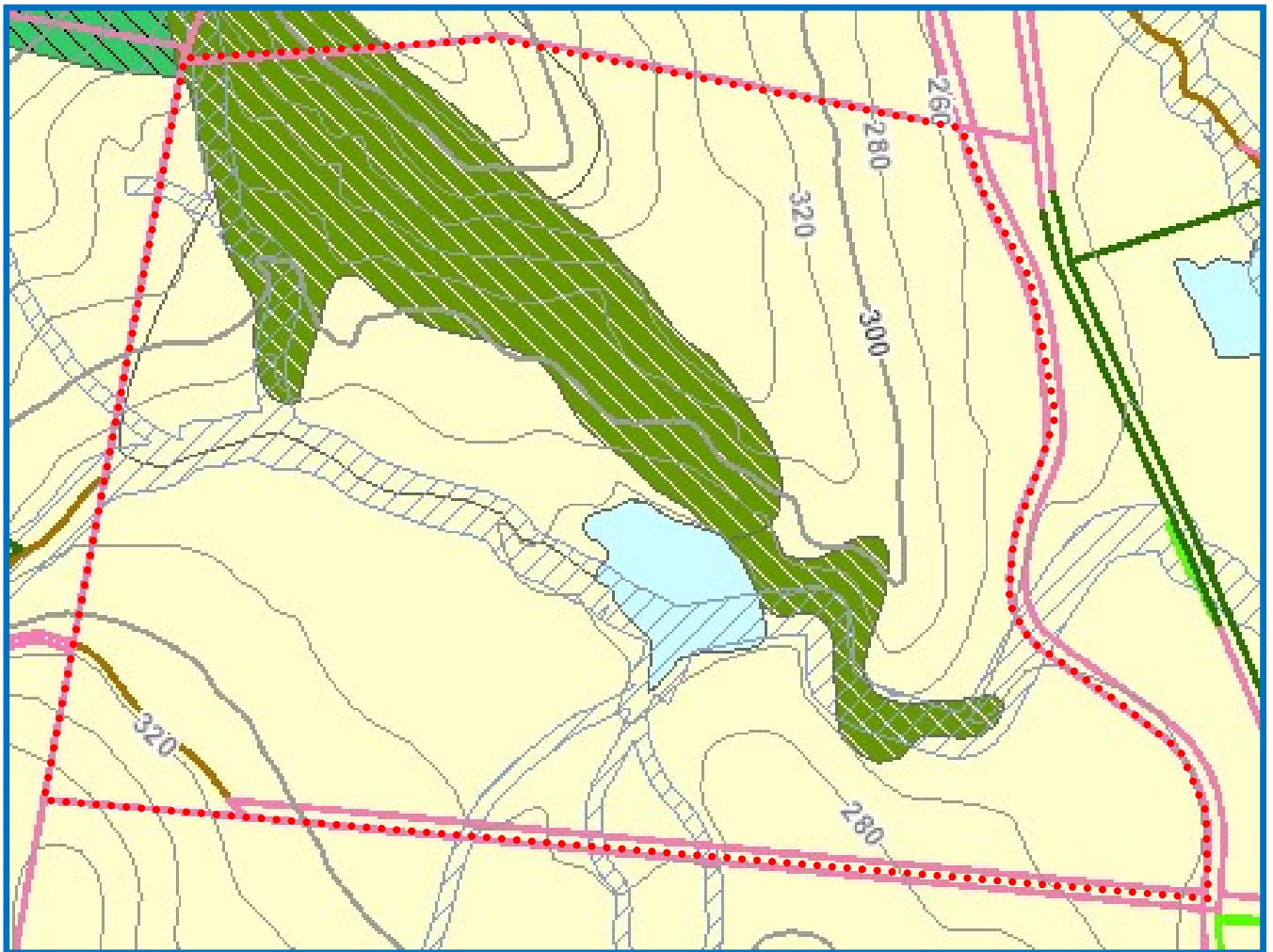




### Appendix 7.3.

***theList***, ESRI Imagery maps identifying the property at 34 Scotts Road (i.e., red dotted line). The map displays the boundary line with accuracy filter, the waterway protection overlay, and the 10-metre contour line filter. The Blue shading is the Colebrook dam.

The map displays the 'Tas Veg 4.0' overlay which identifies the vegetation community group on the property. The bone colour identifies modify land or (FAG) agricultural land. The green & bone striped colour identifies a dry eucalyptus forest and woodlands or (DPU) Eucalyptus pulchella (i.e., *White Peppermint*) forest and woodland.



**Appendix 7.4.**

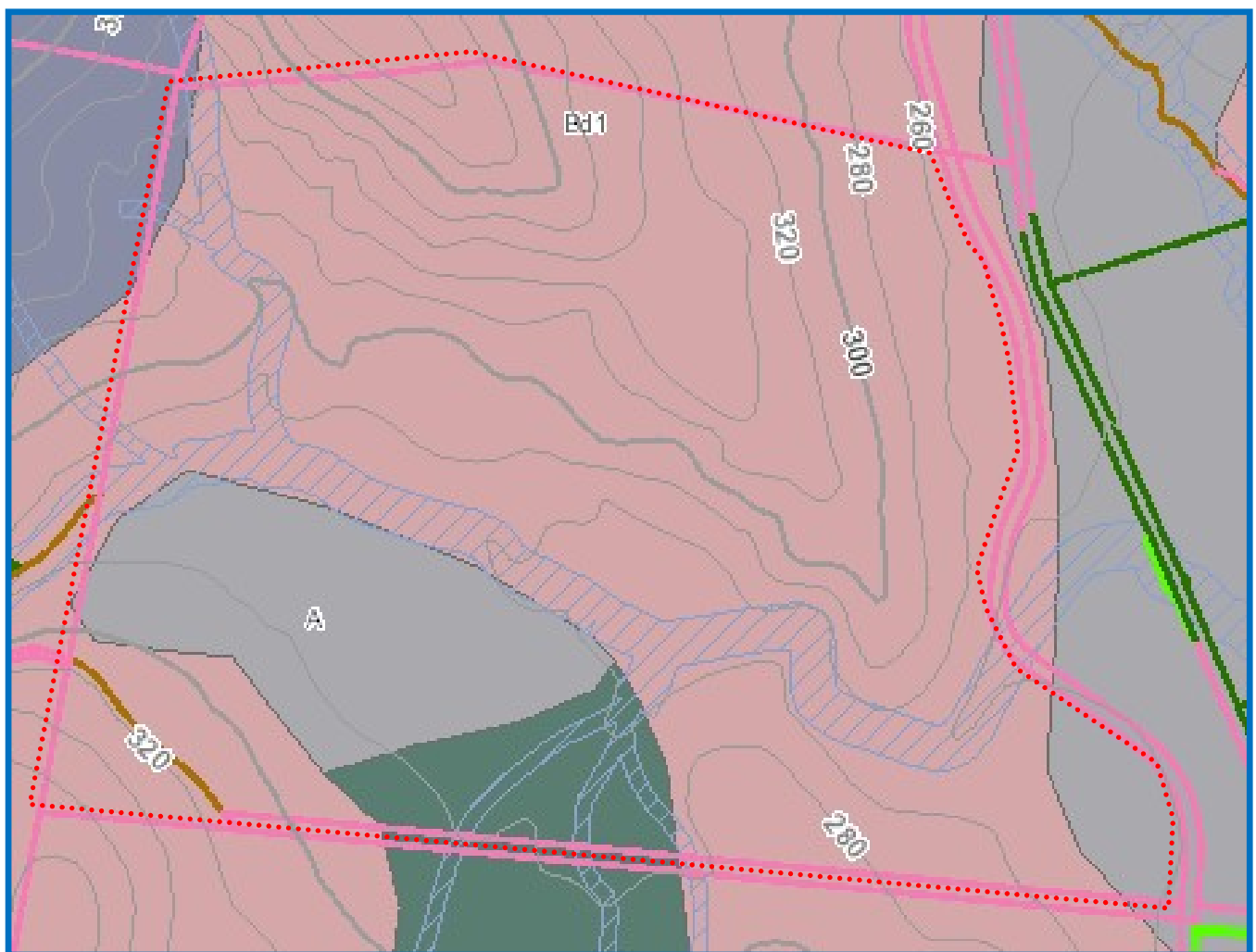
**theList, ESRI Imagery maps identifying the property at 34 Scotts Road (i.e., red dotted line).** The map displays the boundary line with accuracy filter, the waterway protection overlay, and the 10-metre contour line filter.

This imagery identifies the Soil Type overlay for the property.

The dark grey colour identifies Code Pss soil type or undefined soil developed on Triassic sandstone on undulating or rolling (i.e., 3-32%) and colluvium land.

The grey colour identifies Code A soil type or undifferentiated soil developed on quaternary alluvium.

The pink colour identifies Code Bd1 soil type or brown soil developed on Jurassic dolerite bedrock and colluvium on rolling to steep sloped (i.e., 10-56%) land.

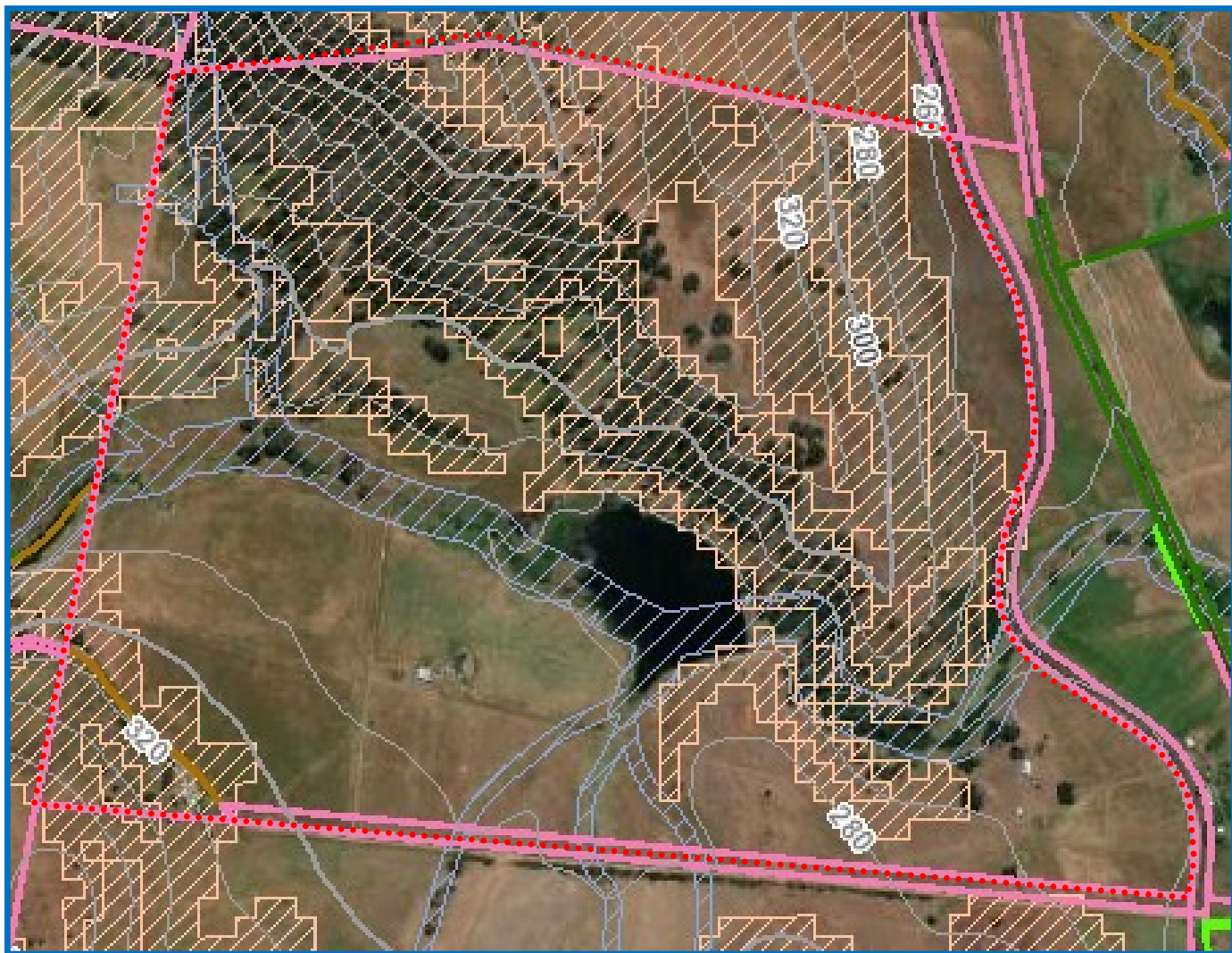


**Appendix 7.5.**

***theList***, ESRI Imagery maps identifying the property at 34 Scotts Road (i.e., red dotted line).

*The map displays the boundary line with accuracy filter, the waterway protection overlay, and the 10-metre contour line filter.*

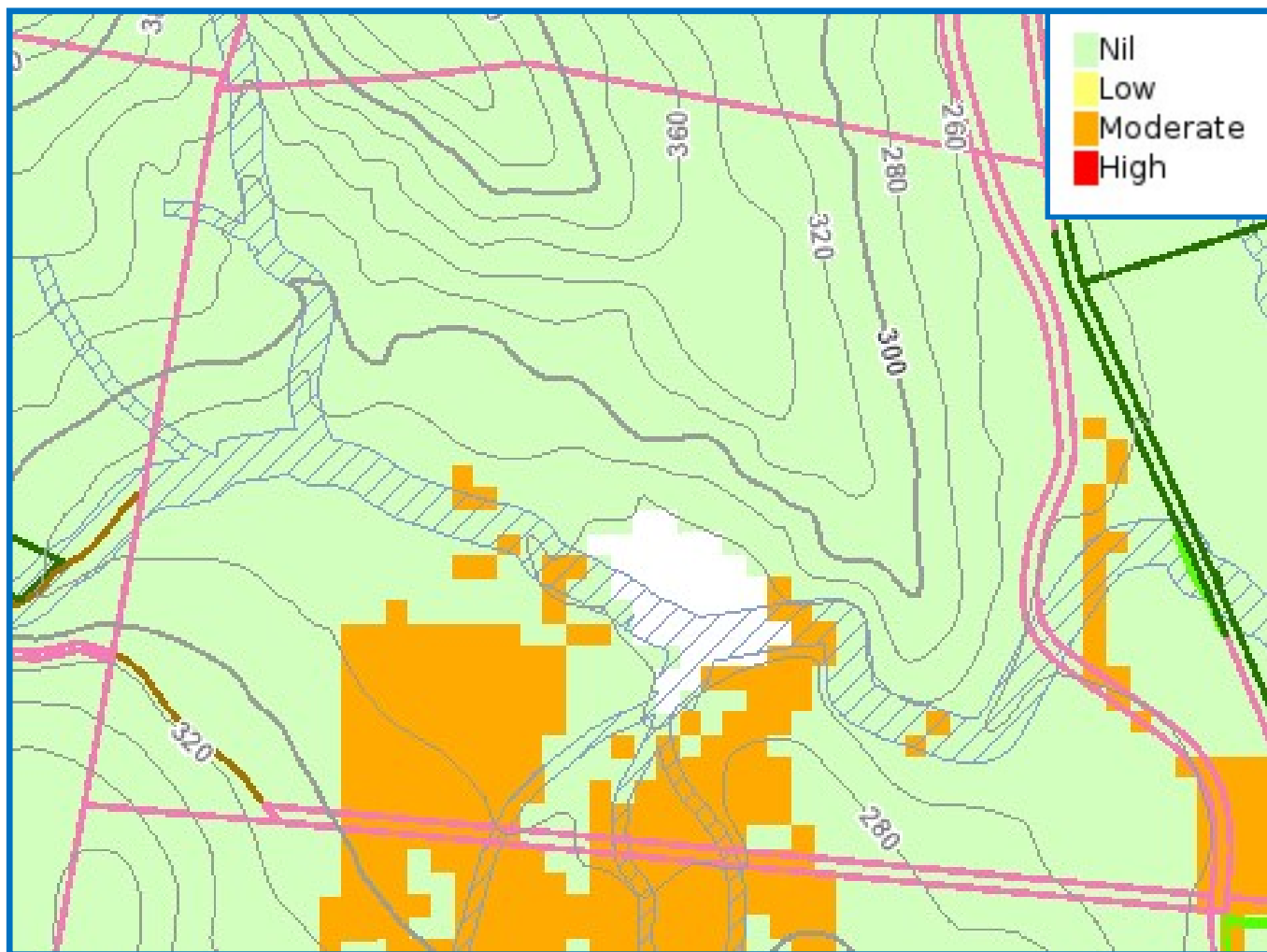
This imagery identifies the Land Slip Hazard overlay for the property. The orange lines identify low to medium land slip hazard bands.



**Appendix 7.6.**

**theList**, ESRI Imagery maps identifying the property at 34 Scotts Road (i.e., red dotted line). The map displays the boundary line with accuracy filter, the waterway protection overlay, and the 10-metre contour line filter.

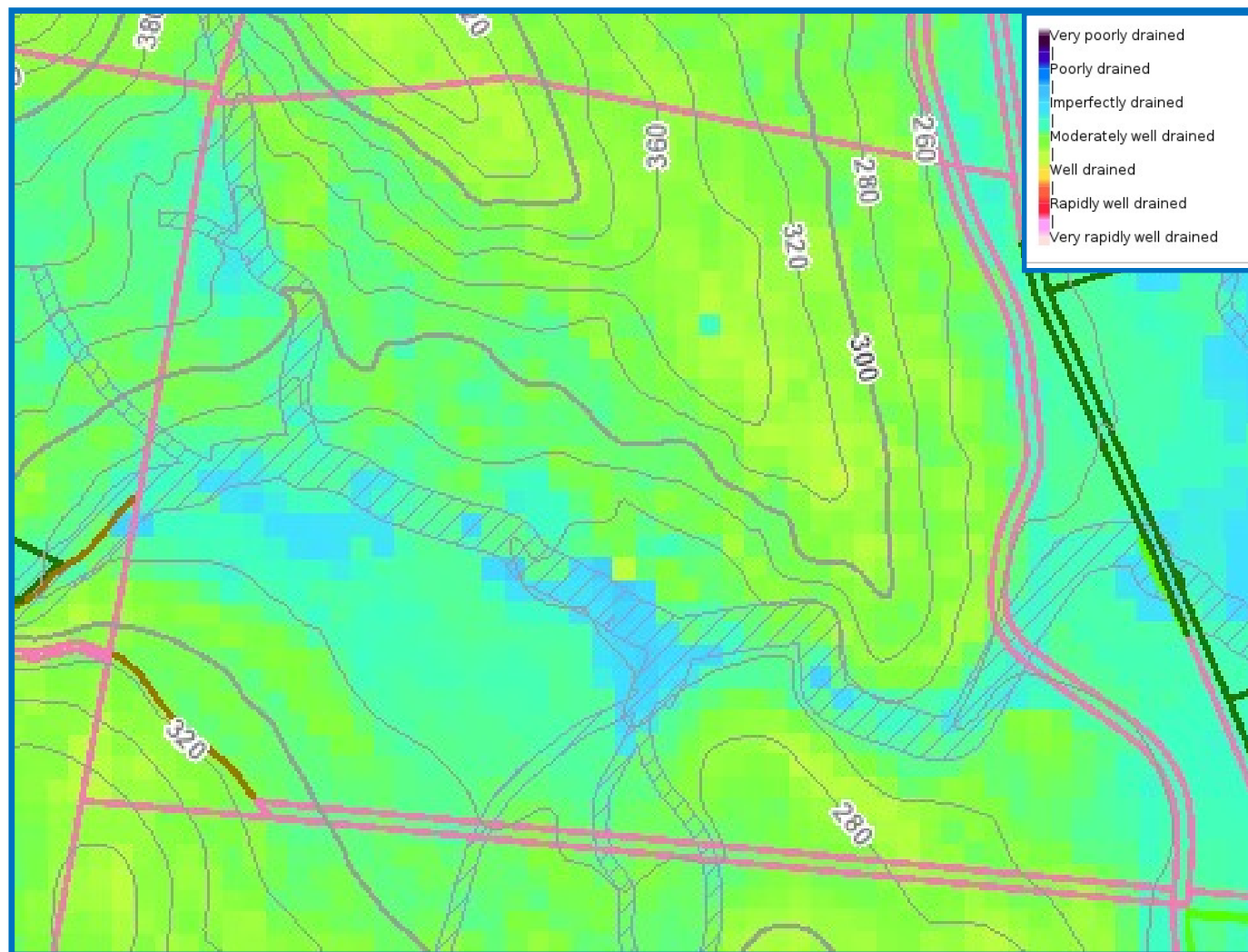
This imagery identifies the Wind Erosion Hazard overlay for the property. The property has areas of potential moderate wind erosion hazard.



**Appendix 7.7.**

**theList**, ESRI Imagery maps identifying the property at 34 Scotts Road (i.e., red dotted line). The map displays the boundary line with accuracy filter, the waterway protection overlay, and the 10-metre contour line filter.

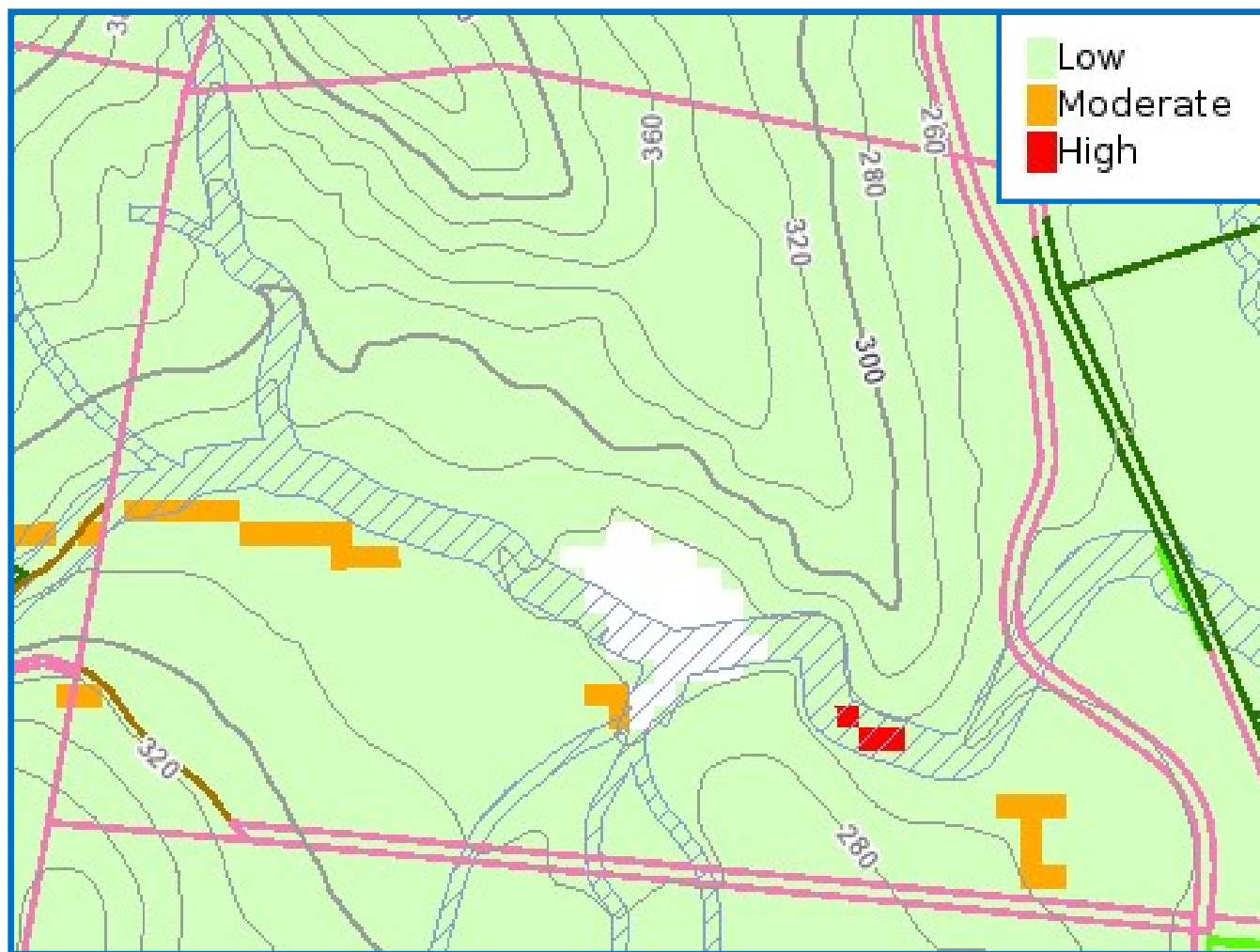
This imagery identifies the soil drainage overlay for the property.



**Appendix 7.8.**

**theList, ESRI Imagery maps identifying the property at 34 Scotts Road (i.e., red dotted line).** The map displays the boundary line with accuracy filter, the waterway protection overlay, and the 10-metre contour line filter.

This imagery identifies the salinity hazard overlay for the property. The property has small areas of potential moderate salinity hazard.





## Appendix 7.9

Results of Soil Pit #1 and Soil Pit #2 at the 34 Scotts Road property (i.e., Appendix 7.1 identifies pit site locations). These soil Pits were dug to assess the top soil texture and depth of the Class 4 land.

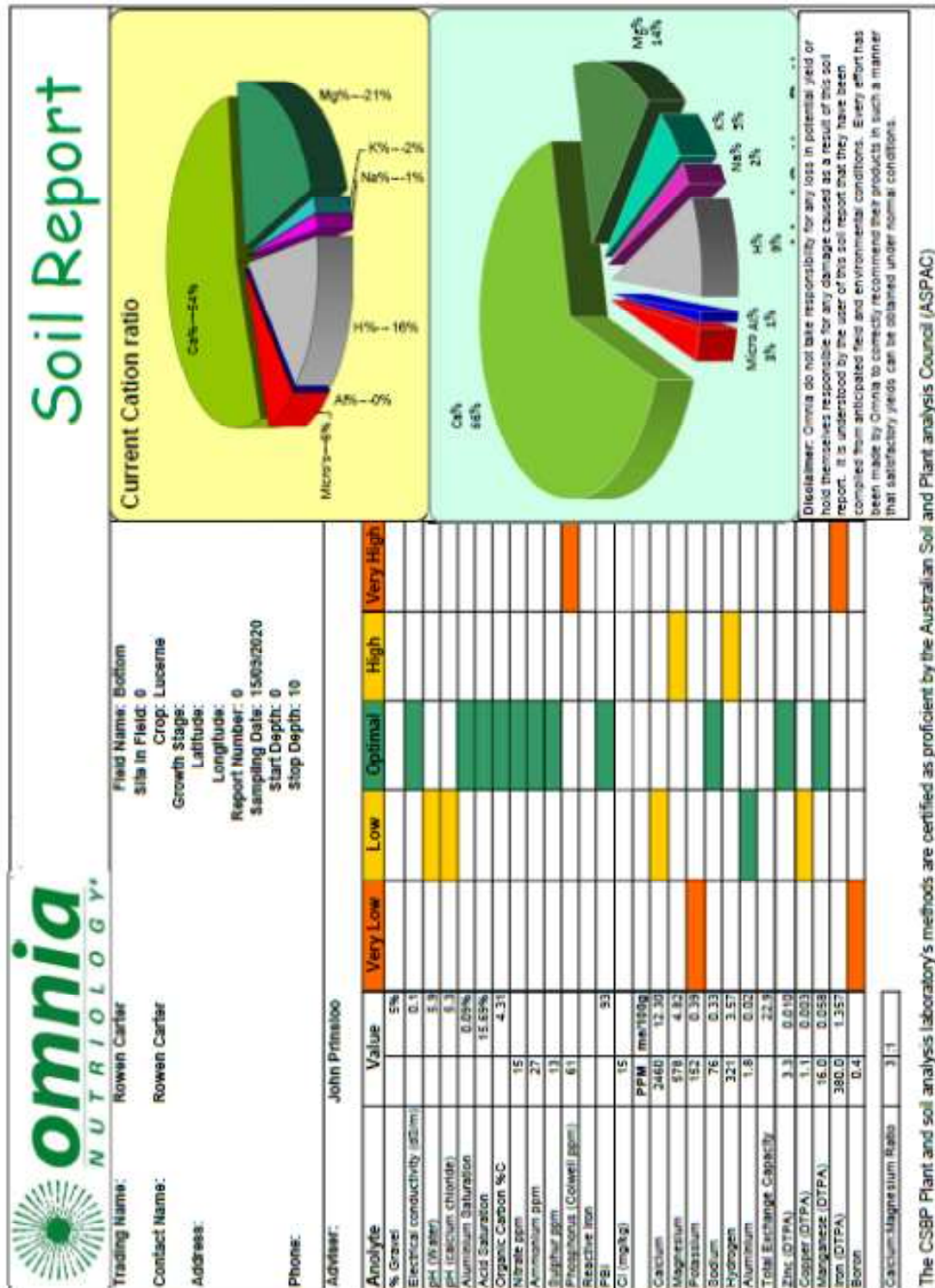
Picture #5 & #6. Soil Pit #1 (i.e., Appendix 7.1). This is a Brown Clay-loam topsoil. The sub-soil can be identified by the yellow lighter colour at bottom of pit. The soil feels plastic, mould into a cohesive ball deforms without fissuring (i.e., when manipulated with water into a ball). Ribbon length 40-50 mm (i.e., Chilvers, B. 1996, page 11)). The topsoil depth was about 35 cm.



Picture #7 & #8. Soil Pit #2 (i.e., Appendix 7.1). This is a Brown -grey sandy loam topsoil. The sub-soil can be identified by the change in colour at bottom of pit. The soil feels very smooth and spongy, there is a slight grittiness and faint rasping sound (i.e., when manipulated with water into a ball). Sample moulds into a cohesive ball which fissures when pressed flat. Ribbon length 25-40 mm (i.e., Chilvers, B. 1996, page 11)). The topsoil depth was about 35 cm.



# Appendix 7.10. Historic Soil Sampling Analysis (i.e., via Elders limited in 2020)



## Appendix 7.11. Contemporary DLF Seed pasture blend suitable for grazing stock.

### Perennial Persistent Blend

#### DLF seed blend

Sowing rate = 12 kg/ha

Minimum rainfall 500 mm

The Perennial Persistent seed blend consists of the following pasture species:

stupidity

1. Confederate Phalaris (32%)  
*Winter active / low summer dormancy / Semi erect to erect growth habit / low levels of alkaloids implicated in phalaris staggers syndrome / selected disease resistance excellent companion with clovers / good option for dryland systems / minimum 500 mm rainfall / spring & summer grazing*
2. Aurus Cocksfoot (32%)  
*Strong seedling vigour enabling rapid establishment / upright growth habit / high yielding cultivar with improved winter activity / excellent re-seeding ability / minimum 625 mm rainfall / excellent persistence & drought tolerance / all year-round grazing potential*
3. Bindoon S/S (Early to mid-season) Sub Clover (16%)  
*Highly productive / suited to dry summer areas with well drained areas / recognised for its cool season productivity / high seed production / prostrate growth habit producing dense low swards / relatively soft seed / do not over graze during early establishment*
4. Leura (Late) sub clover (16%)  
*Late-season flowering / prostrate growth habit producing low dense sward / very low hard seed levels / high seed production levels / well adapted to moderately acidic soils / minimum 550 mm rainfall / Prillcote treated seed (i.e. lime / Molybdenum & Rhizobia)*
5. Quartz S/S white clover (4%)  
*Suited to all grazing systems / medium leaved / excellent persistence from high stolon growing point density – relative to leaf area / excellent dry matter production / versatility to cope with a range of conditions*



## Appendix 7.12. Contemporary Barenbrug Seed pasture blend suitable for grazing stock.

### Renovator 500

#### Barenbrug seed blend

Sowing rate = 18 to 20 kg/ha

Minimum 500 mm rainfall

The renovator 500 seed blend consists of the following pasture species:

1. Fortune Summer active Tall Fescue (32.5%)  
*Australian-bred summer active tall fescue / bred for improved survival under hot and dry conditions / excellent seedling vigour with densely tillered fine leafy growth / Suitable for all classes of livestock / Improved seasonal winter yield and total yield / Improved survival under hot and dry conditions compared with other summer-active cultivars / High forage yield, improved winter growth and better persistence / Endophyte free.*
2. Barberia Long Rotation ryegrass (15%)  
*Very fast to establish / high winter performance (like an Italian ryegrass) / highly palatable and good clover companion / Excellent option for autumn, winter & early spring feed / good heat tolerance / No ryegrass stagger issues / pH(CaCl) 4.8 – 8.0 / suits most soil / 500 + rainfall*
3. Howlong Cocksfoot (10%)  
*Bred specifically for Australian conditions / improved autumn / winter growth / Fine leaves and tillers / less likely to clump / good compatibility with other pasture species / versatile, hardy all-rounder / pH (CaCl) range 4.0 to 8.0 / suits most soil / 400 + rainfall*
4. Holdfast GT Phalaris (15%)  
*Grazing tolerant winter active / excellent seedling vigour / selected for long term persistence under both set stocking & rotational grazing / suitable to moderately acidic soils / new buds set underground offering protection from over grazing / Bred by CSIRO / pH (CaCl) range 4.0 to 8.0 / suits most soil / 500 + rainfall*
5. Denmark Sub Clover (10%)  
*Late flowering / greater full season dry matter production / resistant to clover scorch and root rot / grows after flowering / responds well to higher rainfall or irrigation / most soil types / pH (CaCl) 4.5 – 8.0 / 550 + rainfall*
6. Antas Sub Clover (10%)  
*Mid to late flowering. Exceptionally vigorous establishment / most productive sub clover around / high hard seed so offering better establishment / excellent winter growth / pH(CaCl) range 4.5 to 8.0 / suits most soil / 400 + rainfall*
7. Palestine Strawberry Clover (7.5%)  
*Very successful in all areas. True perennial / tolerates water logging and droughts / good pH range i.e. acid to alkaline / very good with ryegrass, fescues or phalaris pastures.*

## SEARCH OF TORRENS TITLE

VOLUME 43234	FOLIO 1
EDITION 10	DATE OF ISSUE 02-May-2019

SEARCH DATE : 23-Jul-2025

SEARCH TIME : 10.31 AM

## DESCRIPTION OF LAND

Parish of HARTINGTON, Land District of MONMOUTH  
Lot 1 on Diagram [43234](#)  
Derivation : Part of Lots 127 and 594 Gtd. to J. Corrigan  
Prior CT [4645/47](#)

## SCHEDULE 1

[M742886](#) TRANSFER to LEANNE MARGARET CARTER Registered  
02-May-2019 at 12.01 PM

## SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[B575911](#) Burdening easement; pipeline rights and right of way  
(appurtenant to Lot 1 on P.101932) over the pipeline  
easement 4.00 wide and rights of way 5.00 wide shown  
within the said land within described.  
[B691554](#) Burdening easement; pipeline rights and right of way  
(appurtenant to Lot 1 on SP [42495](#)) over the pipeline  
easement 4.00 wide and rights of way 5.00 wide shown  
on D.[43234](#).(respectively)  
[E175835](#) MORTGAGE to Westpac Banking Corporation Registered  
02-May-2019 at 12.02 PM

## UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations



Owner:	<p>PLAN OF TITLE</p> <p>of land situated in the</p> <p><b>MONMOUTH</b></p> <p><b>HARTINGTON</b></p> <p>COMPILED FROM P.3024</p> <p>SCALE 1:10000      MEASUREMENTS IN METRES</p>	Registered Number.
Title Reference      C.T. 3355 - 9		D.43234
Grantee:		<p>Approved: <i>M. J. O'Brien</i>      8 May 1990</p> <p>Recorder of Titles</p>

