Public Notice Details

Planning Application Details

Application No	DA2600004

Property Details

Property Location	339 Pelham Road Elderslie

Application Information

Application Type	Discretionary Development Application
Development Category	Dwelling and Outbuilding
Advertising Commencement Date	29/1/26
Advertising Closing Period If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.	13/2/26

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing 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
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.

SOUTHERN MIDLANDS COUNCIL

APPLICATION FOR PLANNING PERMIT – USE AND DEVELOPMENT
Residential Use

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

Applicant / Owner Details:

Owner / s Name: Jason + Tracey Eyles

Postal Address: 339 Pelham Rd.
Elderslie
TAS 7030

Phone No: 0448 448 472

Email address: admin@scorpionpest.com.au

Fax No:

Applicant Name (if not owner):

Postal Address:

Phone No:

Email address:

Fax No:

Description of proposed use and/or development:

Address of new use and development: 339 Pelham rd, Elderslie, Tas, 7030

Certificate of Title No: Volume No 180053/1 Lot No:

Description of proposed use or development: New Dwelling / Sheed

ie: New Dwelling /Additions/ Demolition / /Shed / Farm Building / Carport / Swimming Pool or detail other etc.

Current use of land and buildings: Vacant

Eg. Are there any existing buildings on this title? If yes, what is the main building used as?

Is the property Heritage Listed — Please tick ✓answer: Yes ☐ No ☑

Proposed Material

What are the proposed external wall materials: colourbond Steel

What are the proposed external wall colours: Matt Black

What is the proposed new floor area m². 228 Sqm Including Carport

What is the proposed roof material: Colorbond Steel

What is the proposed roof colour: Black

What is the estimated value of all the new work proposed: $ 250,000

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

Signed Declaration

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

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I 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 Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Southern Midlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature);

Applicant Signature
(If not the Owner)

Applicant Name (*Please print*)

Date

Land Owner(s) Signature

Land Owners *Name (please print)* Jason Eyles

Date 13-1-26

Land Owner(s) Signature

Land Owners *Name (please print)* Tracey Eyles

Date 13-1-26

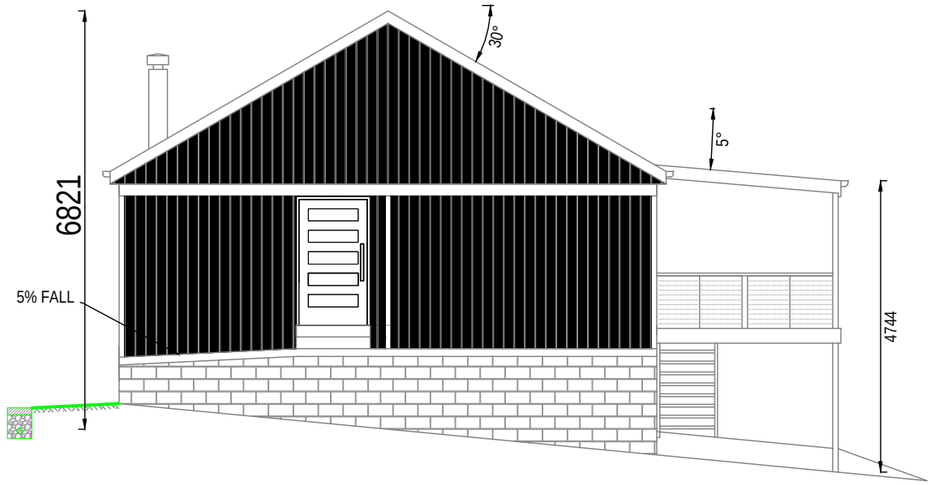
Address all correspondence to: The General Manager, PO Box 21, Oatlands, Tasmania 7120
Oatlands Office: 71 High Street, Oatlands 7120 Phone (03) 62545000
Kempton Office: 85 Main Street, Kempton 7030 Phone (03) 62545050
Email Address: mail@southernmidlands.tas.gov.au Web: www.southernmidlands.tas.gov.au
ABN 68 653 459 589

PROPOSED NEW DWELLING
339 PELHAM ROAD
ELDERSLIE TAS 7030

TITLE REFERENCE:	180053/1
CLIENT:	9449784
ADDRESS:	339 PELHAM ROAD ELDERSLIE 7030
LOCAL AUTHORITY:	SMC
PLANNING SCHEME:	TASMANIAN PLANNING SCHEME- SMC
ZONE:	AGRICULTURE
OVERLAYS:	BUSHFIRE PRONE AREA
BUSHFIRE ATTACK LEVEL:	TBA
SOIL CLASSIFICATION:	TBA
WIND CLASSIFICATION:	TBA
LOT SIZE:	1.013Ha
DWELLING FOOTPRINT:	228m² INCLUDING CARPORT

JASON AND TRACEY EYLES, 339 PELHAM ROAD, ELDERSLIE

COVER SHEET



E EAST ELEVATION

Scale: 1:100

TYPICAL CLADDING PROFILE

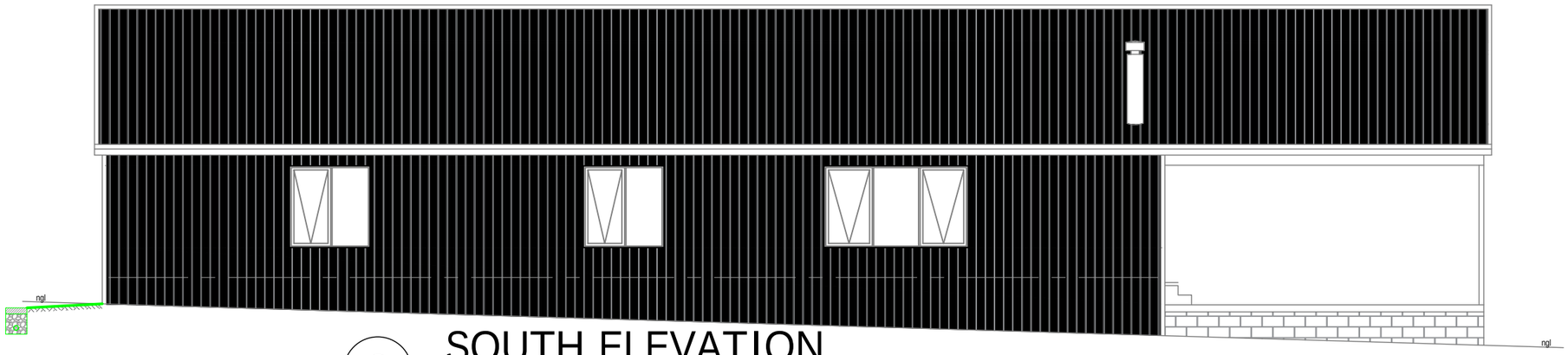
W WEST ELEVATION

Scale: 1:100

SMC - KEMPTON

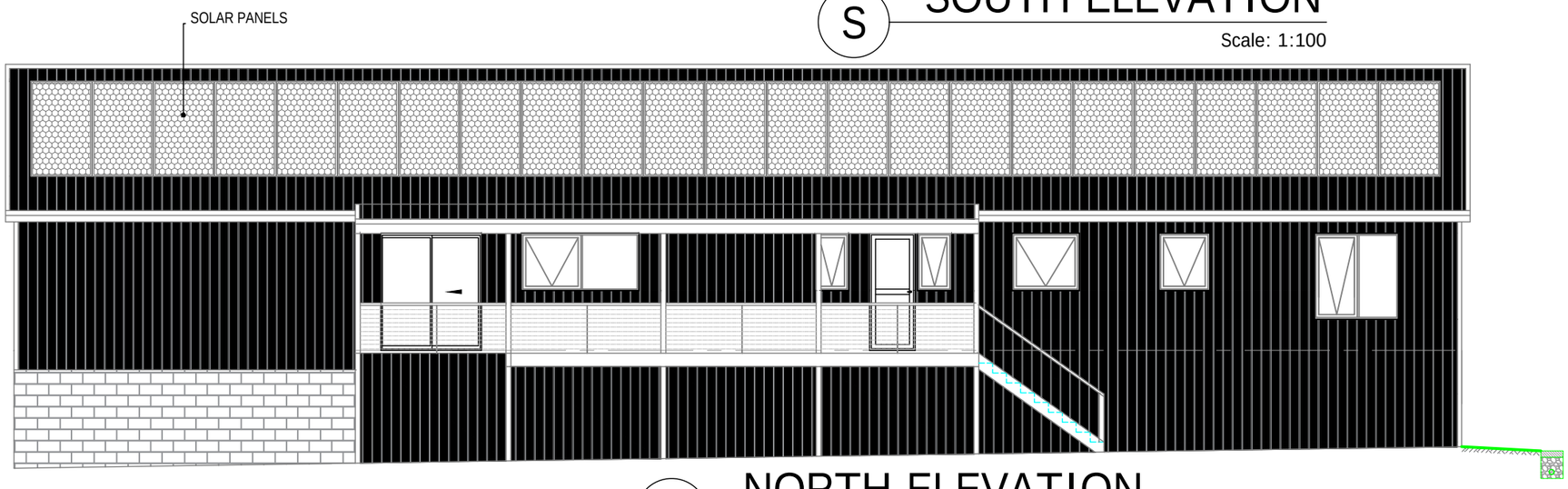
RECEIVED

23/01/2026



S SOUTH ELEVATION

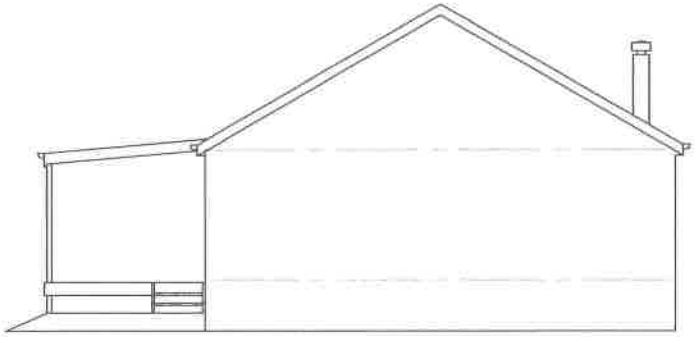
Scale: 1:100

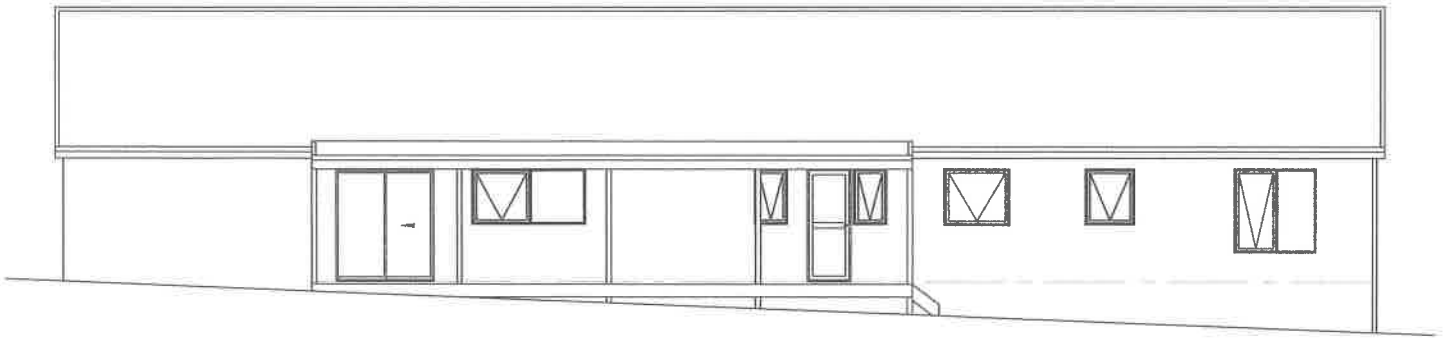


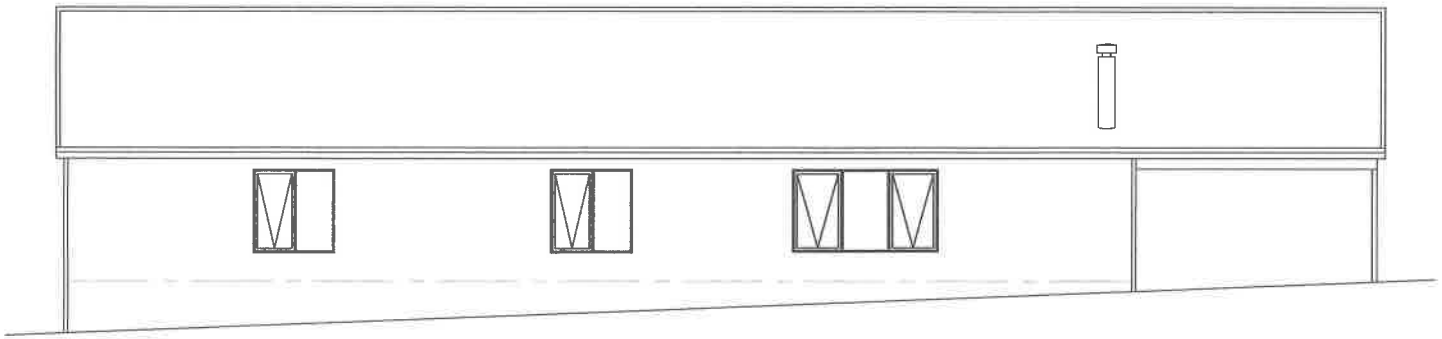
N NORTH ELEVATION

Scale: 1:100

JASON AND TRACEY EYLES, 339 PELHAM ROAD, ELDERSLIE ELEVATIONS SCALE 1:100







DIMENSION NOTE:
Use written dimensions only. Do not scale from drawings. All figured dimensions are to be used as a guide only. It is imperative that all dimensions, setouts and levels be confirmed on site by the Builder/Surveyor/or sub-contractor prior to the commencement of work, manufacture and installation. It is imperative that the Builder/sub-contractor and/or manufacturer ensures a full set of plans are on hand and reference has been made to the general notes.

Longview Design & Drafting
33 Madison Avenue Brighton
Tasmania 7030
MOB: 0428 847 842
pasakrause@hotmail.com
Accreditation No: cc371s
www.longviewdesign.com.au

CLIENT NAME: EYLES

DRAWING TITLE: ELEVATIONS

PROJECT ADDRESS: TBA

DATE: 13/11/23

SCALE: 1:100

DRAWN BY: PK

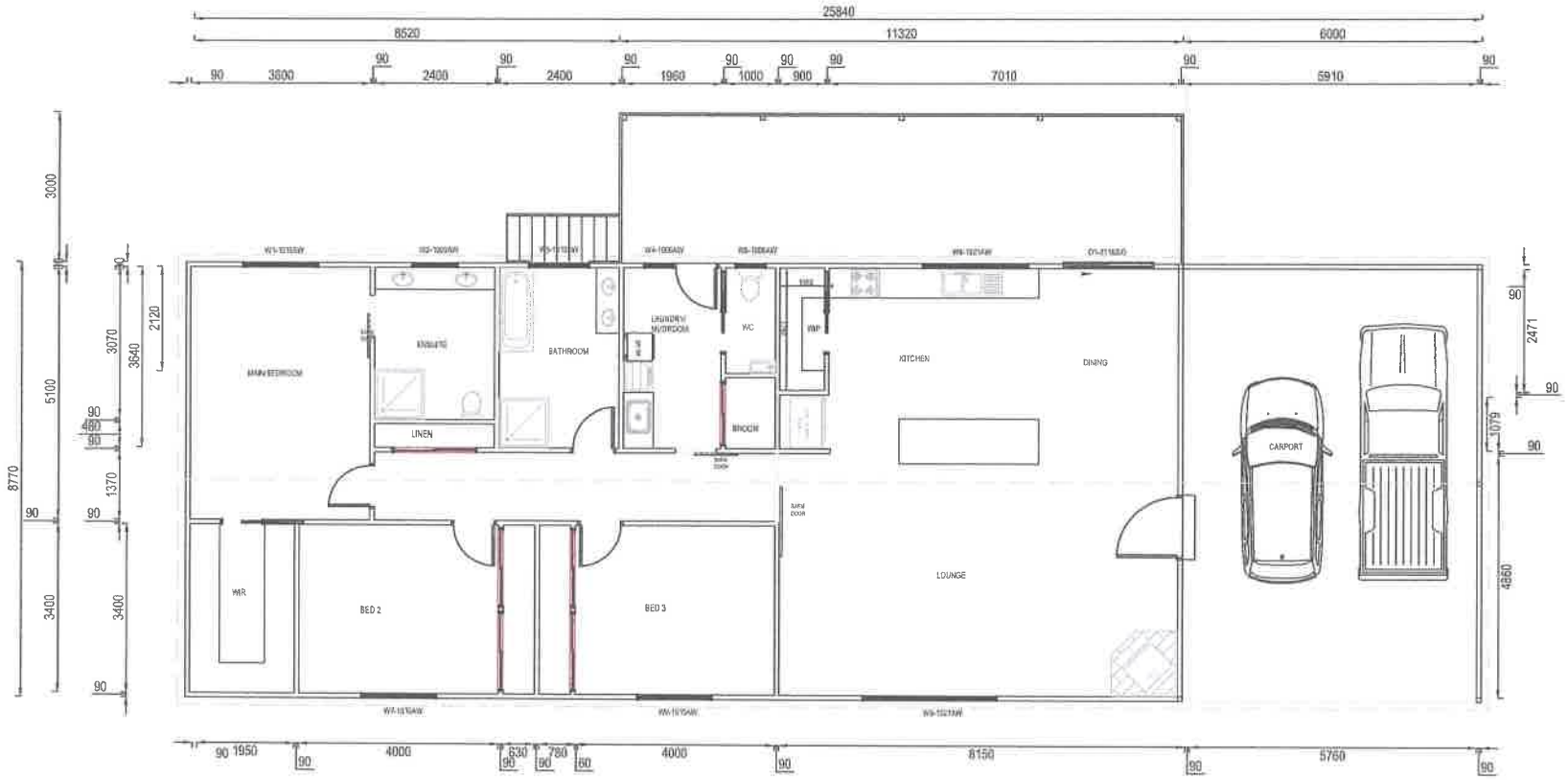
PROJECT: NEW DWELLLING

REVISION No: R:1

SHEET SIZE: A3

JOB No: 23-021

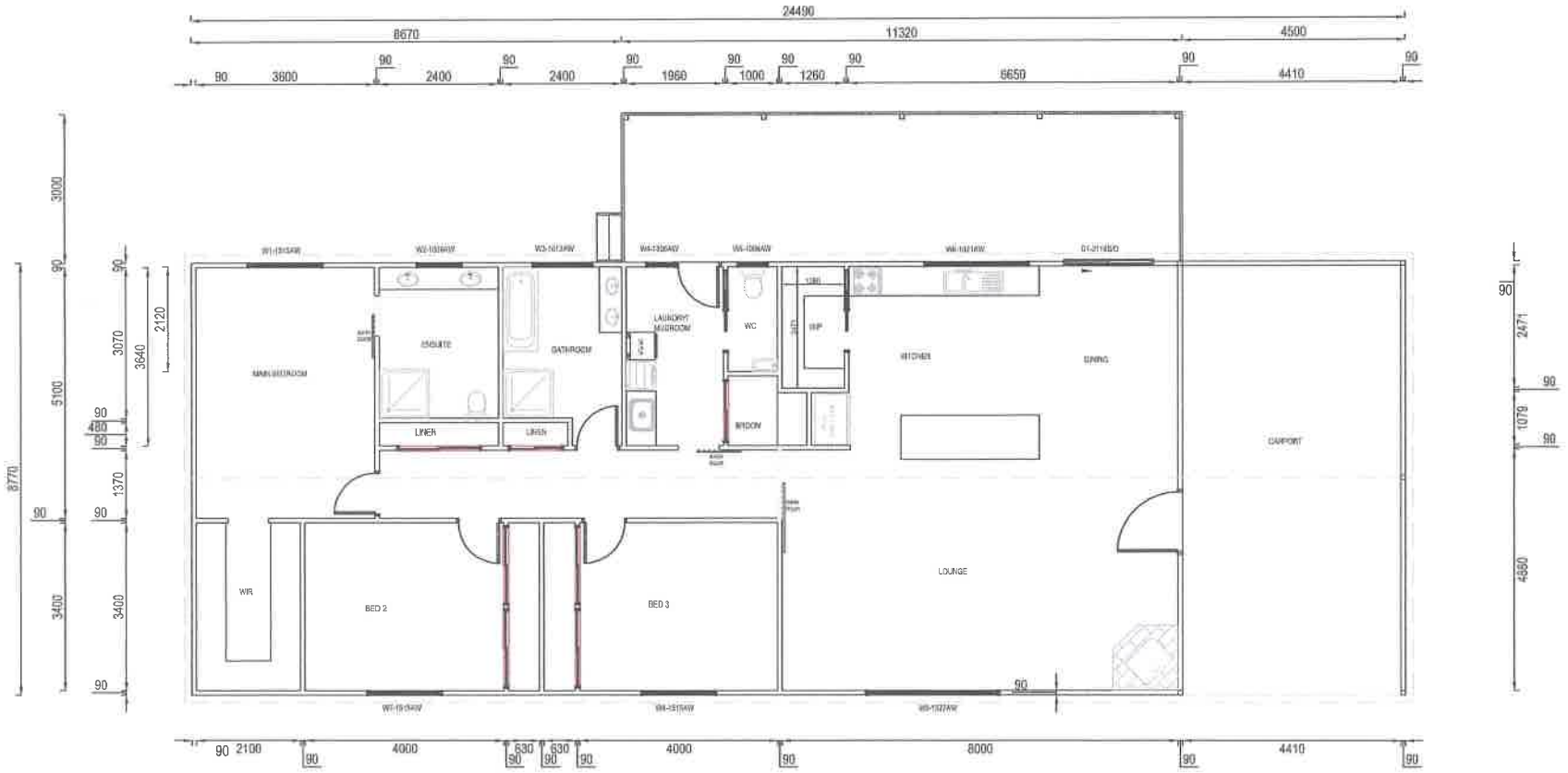
SHEET No: C04.0



WINDOW SCHEDULE							
MARK	HEIGHT	WIDTH	TYPE	REMARKS	U	SHGC	ORIENTATION
W1	1500	1500	AWNING	CLEAR	3.9	0.58	
W2	1000	900	AWNING	OPAQUE	3.9	0.58	
W3	1000	1200	AWNING	OPAQUE	3.9	0.58	
W4	1000	600	AWNING	CLEAR	3.9	0.58	
W5	1000	600	AWNING	OPAQUE	3.9	0.58	
W6	1000	2100	AWNING	CLEAR	3.9	0.58	
W7	1500	1500	AWNING	CLEAR	3.9	0.58	
W8	1500	1500	AWNING	CLEAR	3.9	0.58	
W9	1500	2700	AWNING	CLEAR	3.9	0.58	
D1	2100	1810	S/DOOR	CLEAR	4.2	0.59	

JASON AND TRACEY EYLES, 339 PELHAM ROAD, ELDERSLIE

FLOOR PLAN SCALE 1:100



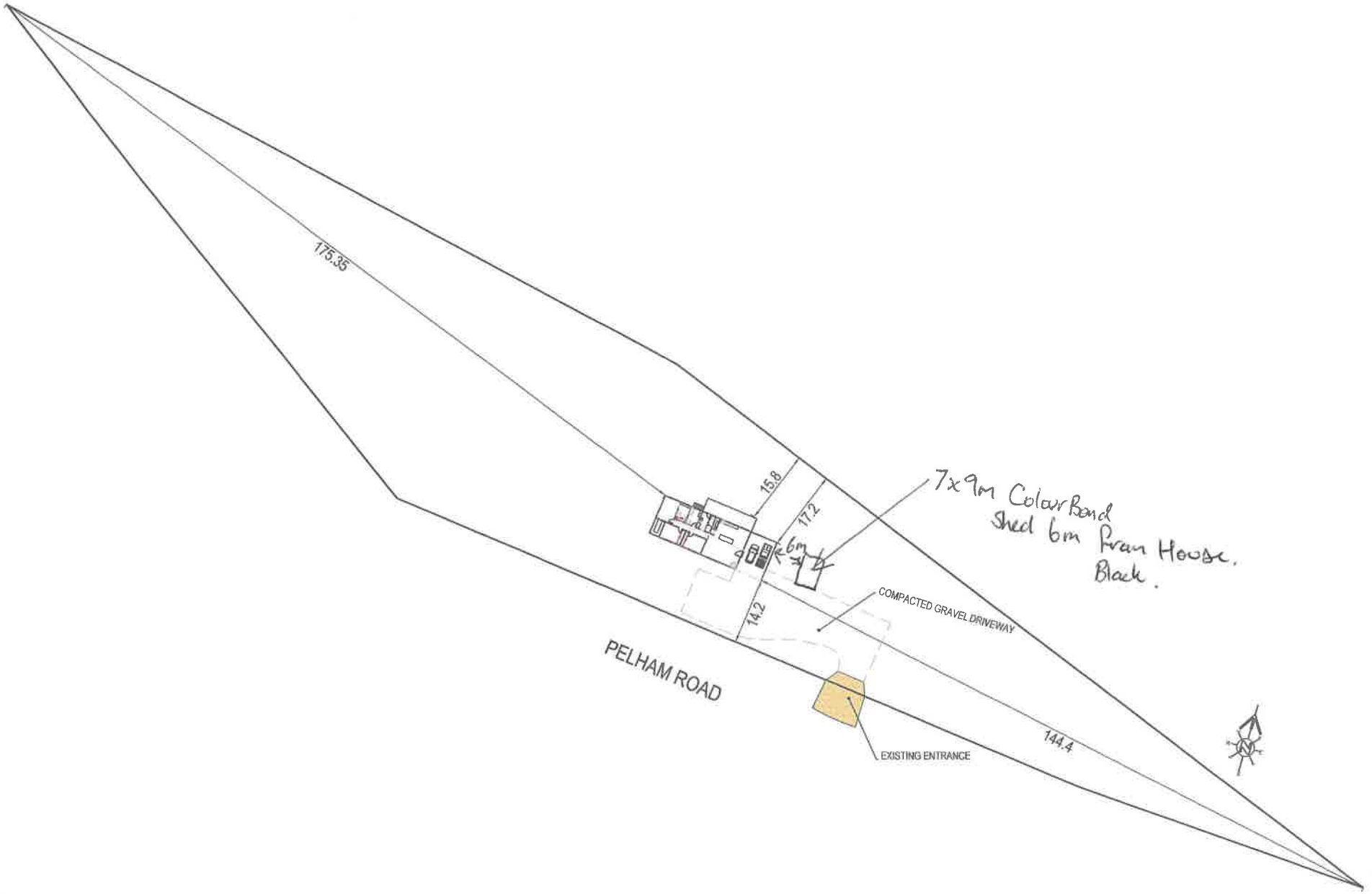
WINDOW SCHEDULE

MARK	HEIGHT	WIDTH	TYPE	REMARKS	U	SHGC	ORIENTATION
W1	1500	1500	AWNING	CLEAR	3.9	0.58	
W2	1000	900	AWNING	OPAQUE	3.9	0.58	
W3	1000	1200	AWNING	OPAQUE	3.9	0.58	
W4	1000	600	AWNING	OPAQUE	3.9	0.58	
W5	1000	600	AWNING	OPAQUE	3.9	0.58	
W6	1000	2100	AWNING	CLEAR	3.9	0.58	
W7	1500	1500	AWNING	CLEAR	3.9	0.58	
W8	1500	1500	AWNING	CLEAR	3.9	0.58	
W9	1500	2700	AWNING	CLEAR	3.9	0.58	
D1	2100	1810	S/DOOR	CLEAR	4.2	0.59	

IMENSION NOTE:
se written dimensions only. Do not scale from rawings. All figured dimensions are to be used as a uide only. It is imperative that all dimensions, setouts nd levels be confirmed on site by the uilder/Surveryor/or sub-contractor prior to the ommencement of work, manufacture and installation. is imperative that the Builder/sub-contractor and/or anufacturer ensures a full set of plans are on hand nd reference has been made to the general notes.

Longview Design & Drafting
33 Madison Avenue Brighton
Tasmania 7030
MOB: 0428 847 842
pasakrause@hotmail.com
Accreditation No: cc371s
www.longviewdesign.com.au

CLIENT NAME: EYLES
PROJECT ADDRESS: TBA
PROJECT: NEW DWELLLING
DRAWING TITLE: FLOOR PLAN
DATE: 13/11/23
SCALE: 1:100
DRAWN BY: PK
REVISION No: R:1
SHEET SIZE: A3
JOB No: 23-021
SHEET No: C03

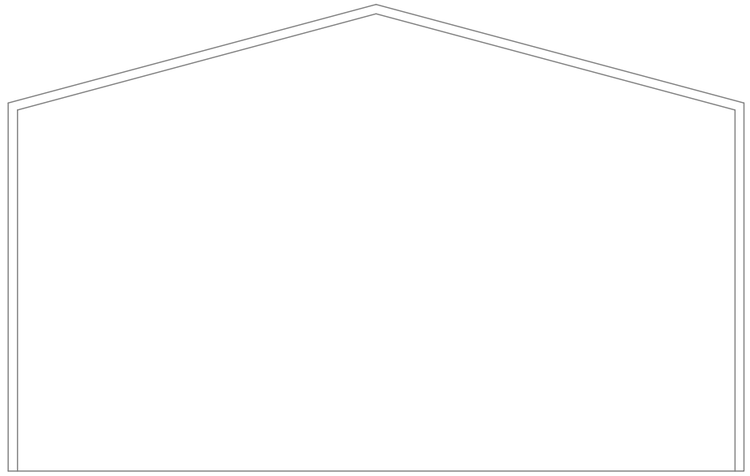


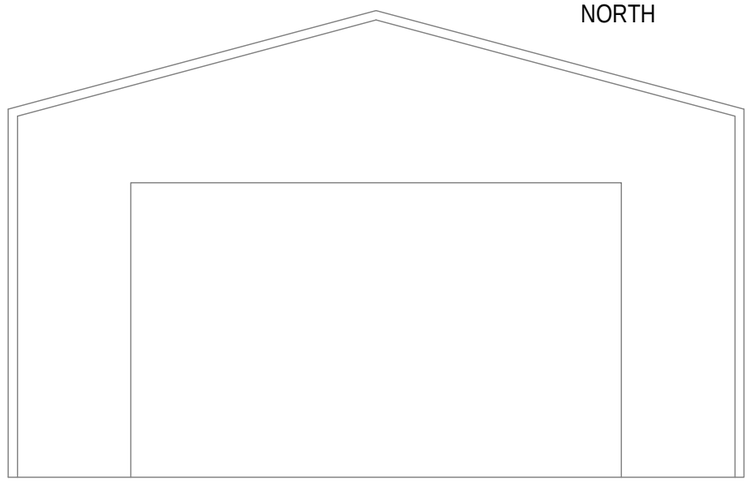
JASON AND TRACEY EYLES, 339 PELHAM ROAD, ELDERSLIE SITE PLAN SCALE 1:800

SMC - KEMPTON

RECEIVED

23/01/2026


NORTH


SOUTH


WEST

EAST

SHED PLANS FOR 339 PELHAM RD

Agricultural Report

for a planned development application

339 Pelham Road Property

and the planned

Residential dwelling

Jason & Tracey Eyles
Elderslie
Tasmania

Agricultural Zone

Site Specific Report

2nd August 2023

Rod Hancl, B.Ag.Sc. (Hon.)
Nutrien Ag Solutions
49 Glenstone Rd, Bridgewater, Tasmania, 7030.

Table of Contents

		Page
1.	Prelude	3.
2.	Summary of Agricultural Desktop Assessment	3.
3.	Introduction	5.
4.	Overview off the 339 Pelham Road Farm Management Plan	6.
5.	Clause 21.3.1 Discretionary Uses Performance Criteria (P4), Section (a.), Points (i.), (ii.), (iii.), (iv) & (v)	11.
6.	Reference and Bibliography	16.
7.	Appendices	
Appendix 7.1.	theList, ESRI Imagery map identifies the 339 Pelham Road property. *The map displays the approximate 'Boundary lines', the '10 metre contour line' and the 'ground water bores' overlays. This map identifies the two titles and approximate location of the new dwelling on the smaller title.*	17.
Appendix 7.2.	theList, ESRI Imagery map identifies the 339 Pelham Road property. *This imagery identifies the land capability filter overlay for the two titles.*	18.
Appendix 7.3.	theList, ESRI Imagery map identifies the 339 Pelham Road property. *This imagery identifies the land slip hazard filter overlay for the two titles.*	19.
Appendix 7.4.	theList, this Imagery map identifies the 339 Pelham Road property. *This imagery identifies the soil type filter overlay for the two titles.*	20.
Appendix 7.5.	theList, this Imagery map identifies the 339 Pelham Road property. *This imagery identifies the soil drainage filter overlay for the two titles.*	21.
Appendix 7.6.	theList, this Imagery map identifies the 339 Pelham Road property. *This imagery identifies the Soil Vulnerability – Waterlogging Hazard filter overlay for the two titles.*	22.
Appendix 7.7.	theList, ESRI Imagery map identifies the 339 Pelham Road property. *This imagery identifies the Plant Communities (TasVeg 4.0) filter overlay surrounding the two titles.*	23
Appendix 7.8.	*Bore Water quality historic data for domestic, stock, and irrigation outcomes.*	24.

1. Prelude

The following document is an Agricultural Report for the 339 Pelham Road property which is situated at Elderslie and owned by Jason and Tracey Eyles. The agricultural property is approximately 17.73 ha (i.e. 45 acres) in size and comprised of two tiles (i.e., CT 117202/1 and CT 180053/1) (Appendix 7.1). This agricultural land can be described to range from hilly woodlands to relatively flat pastureland that is utilized for grazing stock (i.e., Fallow deer or sheep). The following Agricultural Report forms part of the Southern Midlands Council application prerequisite for a planned residential development at the 339 Pelham Road property on the smaller title (CT 180053/1) that consists of approximately 1.38 ha (i.e., 3.5 acres). 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 the 24th of July 2023 to assess this rural land. The literature referenced in this land report includes electronic e-links to the relevant information (*i.e., References and Bibliography or in text*).

2. Summary of Agricultural Desktop Assessment

A 'Desktop' study of the Tasmanian State Government web site, *theList* (DNRET 2023) provides a good summary of the available land information for the 339 Pelham Road property (Appendix 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 & 7.7). This research identifies that the 17.73 ha property as being in the Agriculture Zone of the planning scheme. The property ranges in height from the 200-metre contour line (*i.e., near the Pelham Road on the smaller title*) to the 320-metre contour line (*i.e., near the southwest boundary of the larger title*) (Appendix 7.1). The property has access to two registered bores, one bore on each title (Appendix 7.1). The property is defined as having both Class 6 and Class 4 land classification (Appendix 7.2). 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 agricultural use" (Grose 1999). Class 4 land is "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 minimize degradation. Cropping rotations should be restricted to one to two years out of ten in rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource" (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 (*i.e., soil analysis, e.g., Class 5 land can be utilised for wine grape production*).

theList (DNRET 2023) identifies that the 339 Pelham Road property is subject to a land slip hazard code overlay which ranges from the low to medium hazard bands (Appendix 7.3). Notably, there is no land slip hazard bands on the smaller title (*i.e., planned for the new residential dwelling*). The soils on the property can be described as either Podzol and Podzolic soils over sandstone (*i.e. undefined soil developed on Triassic sandstone bedrock and colluvium on undulating to rolling (3-32%) land*) (Appendix 7.4). The soil drainage on the property ranges from being well drained to slightly imperfectly drained (Appendix 7.5) and the soil vulnerability to a waterlogging hazard range from low through to high (Appendix 7.6). The plant communities (i.e., TasVeg 4.0) on the property has been classified as either modified land (FAG) agricultural land or (DTO) *Eucalyptus tenuiramis* (*i.e., Silver Peppermint*) forest and woodlands. *Eucalyptus obliqua* (*i.e., Messmate Stringybark*) forest and woodlands plant communities are also nearby to the property (Appendix 7.7).

The average rainfall for the 339 Pelham property can be estimated from, for example, the Elders Weather web site (https://www.eldersweather.com.au/climate-history/tas/elderslie) which identifies an annual rainfall average of 560.5 mm. *theList* (DNRET 2023) land system overlay suggests most of the pastureland to be in a rainfall range from 500 to 625 mm for this region. 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 6 land classifications*).

A site visit was conducted (*i.e., by the author*) on the 24th of July 2023 to assess this rural land of the 339 Pelham Road property and in particular the land assigned to smaller title for the purposes of a planned new residential dwelling This visit was to provide clarity for documenting a report, and will address the requirements of 21.3.1 Discretionary Uses, and the subsequent Performance Criteria P4, Sections (a), having regard to, Points (i), (ii), (iii), (iv) and (v) of the Southern Midlands Planning Scheme 2022 for the basis of obtain a 'Planning Permit(s)' from council for a residential dwelling.

3. Introduction

The desktop study of the *theList* (DNRET 2023) website has identified both Class 4 and Class 6 land classifications for the 339 Pelham Road property. 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 this property (Appendix 7.1 & 7.2). The land on this property cannot be described as 'Prime agricultural land' as this is defined as land that is classified as either Class 1, Class 2, or Class 3 land (Grose, 1999).

From a recent historic perspective the 339 Pelham Road agricultural property consists of 2 titles and has been owned by Jason and Tracey Eyles family since 2005 (*i.e., approx. 16.5 years*). The property has been managed as a sheep meat enterprise (*i.e., Coolalee wool shedding breed*) in the past but is now operated as a Fallow Deer enterprise (*i.e., antlers for dog chews, breeding males for large antlers, and for personal meat supply, but there is an opportunity in the future for deer hides*). Jason and Tracey Eyles are now shaping their succession planning for the property with their son (*i.e., Brendan Eyles*) who is

involved with the operational outcomes of this farming business. The planned residential dwelling, on the smaller title, is part of the succession planning which would accordingly maintain the status quo in the current agricultural farm management practices of this property.

4. Overview of the 339 Pelham Road Farm Management Plan

The following Farm Management Plans present the sustainable agricultural operations of 339 Pelham Road land owned by Jason & Tracey Eyles and assisted in its operation by their son Brendan Eyles. Jason & Tracey Eyles have an off-farm income operating a residential and commercial pest management business (i.e., Scorpion Pest Management. https://scorpionpest.com.au).

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.

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. Notably, the dry sheep equivalent terminology can be correlated too deer stocking outcomes. For example, a mature Fallow doe will eat as much as 1.2 dse/ha in order to maintain its condition and a mature Fallow buck would be 1.5 dse/ha (VicDeer 2008).

The 339 Pelham Road property can be generally described as either relatively flat pastureland (*i.e. approx. 50 %)* which has been classified as Class 4 land or hilly native forest and woodlands (*i.e. approx. 50 %*) which has been classified as Class 6 land (Picture #1, #2, #3, & #4).

Picture #1 and #2. *These images were taken from the planned new residential property on the smaller title of the 339 Pelham Road property. The relatively flat land can be classified as Class 4 land (Appendix 7.2). This area of the farm is where the hay production is harvested. The hilly woodlands can be classified as Class 6 land (Appendix 7.2) which is generally not grazed by the Fallow deer. The establish residential dwelling and shed on the larger title can be observed in picture #1.*

Picture #3 and #4. *These images were taken from the planned new residential property on the smaller title of the 339 Pelham Road property. Picture #1 is looking towards the East and the dam is situated on the other side of the cars (Appendix 1). Picture #2 is looking towards the West. This 1.38 ha or 3.5 acres of land can be classified as Class 4 land (Appendix 7.2). This area of the farm is where the hay production is harvested and is not grazed by the Fallow Dear. The access to power poles for the new residential dwelling can be noted along the Pelham Road boundary fence in both pictures.*

The Fallow deer are grazed on the land flatter areas of the larger title for antler production that are utilized for dog chews. This area of the farm has established deer

proof fencing. An average sized Fallow male deer will produce annually 3.5 kg of antlers which can be sold on the local or international markets. The Fallow deer are selectively breed for larger antlers to maximise this agricultural production outcome. There is a future potential market for the deer hides but this is not a current business outcome. The meat is utilized only for personal benefit but may be in the future a potential opportunity to build the agricultural enterprise. Historically this property has been grazed with 40 to 50 self-shedding Coolalee breed sheep for meat and fat lamb production outcomes but currently there is no sheep on the property.

The 339 Pelham Road property can be described as late country and has a long-term average rainfall since 2005 of approximately 14.5 inches or 360 mm (Pers. comm.; Jason Eyles 24th of July 2023). Generally, it can be stated there are little constraints imposed on this property by soil drainage or waterlogging hazards (Appendix 7.5 & 7.6). The property is currently run as a dryland farming enterprise with stock water and domestic non-potable water (*i.e., residential dwelling*) being accessed from the bore on the property (Appendix 7.1 & 7.8). Appendix 7.8 describes that the bore water is suitable for stock drinking outcomes but is not suitable for being utilized for pesticide applications (*i.e., high sodium & chloride levels*). This bore water, generally with augmentation, can be utilsed for domestic non-potable outcomes. There is one dam situated on the larger property title (Appendix 7.1). There is a small dam on the eastern boundary of the smaller title, but this will not hold water during dry environmental conditions (Pers. comm.; Jason Eyles 24th of July 2023) (Appendix 1, Picture #3). Effectively, the property is a dryland farm with no potential available irrigation water.

The estimated dry sheep equivalent for this region based on potential annual rainfall outcomes would be approximately between 8 to 10 dse/ha on the Class 4 land and approximately 1 dse/ha on the Class 6 land (Appendix 7.2, Pictures #1, #2, #3, & #4). The Class 6 land area is generally subject to land slip hazards bands which emphasizes this low dse/ha outcomes. The higher 10 dse/ha outcome would correlate to a stock carrying capacity of 8.3 mature Fallow does per hectare and 6.6 mature Fallow bucks. The carrying capacity of this land can be augmented by the feeding out of hay. The

actual stock numbers on this agricultural land (*i.e., pasture*) of the 339 Pelham Road property would seasonally vary between approximately 25 to 90 Fallow deer depending on age and gender of the stock and breeding outcomes (Pers. comm.; Jason Eyles 24th of July 2023).

The annual hay conservation program (*i.e., from pasture production*) is from the flatter areas both titles of the 339 Pelham Road property (Pictures #1, #2, #3, & #4). The actual annual hay production depends on farm management feed requirements and rainfall outcomes but can seasonally vary from 200 to 400 small square bales. The pasture production consists of mainly perennial pasture ryegrass cultivars (*i.e. Lolium perenne*) and clovers (*i.e. Trifolium spp*). But notably, Cocksfoot (*i.e., Dactylis glomerata*) tall Fescue grasses (*i.e., Festuca arundinacea*), Phalaris grasses (*i.e., Phalaris aquatic*) and the Plantain herb (*i.e., Plantago spp.*) would be advantageous in this lower rainfall region (Barenbrug 2021). The smaller land title has been renovated from regrowth wattles to pastureland (*i.e., ryegrass and clover*) and could be best described as (FRG) or regenerated cleared land prior to pasture establishment.

The pastures are generally top-dressed with an annual fertiliser program to keep the main soil nutrients in harmony with the Fallow deer and hay production outcomes (*i.e., nutrient removal*). It is important to monitor nutrient removal from pastures, whether it be wool (or antlers), meat, or hay 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 understand these agricultural nutritional concepts.

The major building assets and infrastructure are situated on main title of the 339 Pelham Road property and includes deer handling shed (*i.e., to work, tag, assess, and select deer breeding outcomes*) and yards, deer type fencing, and fully developed stock water system. There is also a residential dwelling, sheds, and a business office (*i.e., to manage the Scorpion*

Pest management business outcomes). The fencing infrastructure on the larger block is at a deer stocking standard and pasture is renovated as required with new pasture cultivars.

In summary the farm management plan for 339 Pelham Road property has identified a comprehensive sustainable agricultural operation of the land. The core of this family dryland agricultural enterprise is Fallow deer enterprise (*i.e., antler production*), pasture production (*i.e., stock grazing*), and annual fodder conservation program (i.e., *hay production*) as part of the farm management plans. The farm stocking carrying capacity of this farmland will vary due to the nature of the regional environmental conditions (*i.e., low annual rainfall*) but could be increased by selectively renovating the pastureland and the feeding out of hay. The proposed new residential development on the smaller title of this property is for family succession planning outcomes and will not change the fundamental agricultural operations of the land of fallow deer enterprise.

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 planned residential dwelling of the 339 Pelham Road property on CT 180053/1 or the smaller title of the property is for family succession planning outcomes (Appendix 7.1). This family succession planning outcome would therefore maintain the status quo in the current farm management practices of this land being operated as Fallow deer enterprise. The family succession planning outcome will not change the fundamental agricultural operations of the land of Fallow deer stock grazing (*i.e., antler production*) or materially diminish the productivity of the land on either title.

Currently, the 339 Pelham Road property can be generally described as either relatively flat pastureland (*i.e. approx. 50 %)* or hilly native forest and woodlands (*i.e. approx. 50 %*). The Fallow deer are maintained on the land for antler production that are utilized for dog chews. An average sized Fallow male deer will produce annually 3.5 kg of antlers which can be sold on the local or international markets. The Fallow deer are selectively breed for large antlers to maximise this agricultural antler production outcome. There is a future potential market for the deer hides but this is not a current business outcome. The meat is utilized only for personal benefit but may be in the future a potential opportunity for further income from the land.

The annual hay conservation program (*i.e., pasture*) is from the flatter areas both titles of the 339 Pelham Road property. The actual annual hay production depends on farm management feed requirements and rainfall outcomes but can range from 200 to 400 small square bales. The pasture production consists of mainly perennial pasture ryegrass cultivars (*i.e. Lolium perenne*) and clovers (*i.e. Trifolium spp*) (Pictures #1, #2, #3, & #4).

The estimated dry sheep equivalent for this region based on potential annual rainfall outcomes would be approximately between 8 to 10 dse/ha. The higher 10 dse/ha

outcome would correlate to a stock carrying capacity of 8.3 mature Fallow does per hectare and 6.6 mature Fallow bucks (VicDeer 2008). The actual stocking levels of the agricultural land (*i.e., pasture*) of 339 Pelham Road property would be approximately 25 to 90 Fallow deer depending on age and gender of the stock and breeding outcomes.

Point (ii) Complexity of the agricultural use;

The planned residential dwelling of the 339 Pelham Road property on CT 180053/1 or the smaller title of the property is for family succession planning outcomes (Appendix 7.1). This family succession planning outcome would therefore maintain the status quo in the current farm management practices of this land being operated as Fallow deer enterprise.

The 339 Pelham Road property can be described as late country and has a long-term average rainfall since 2005 of approximately 14.5 inches or 360 mm. *theList* (data set) suggest higher average annual rainfall of approximately 500 to 625 mm and the Elders Weather web site suggests approximately 560 mm. The property is currently run as a dryland farming enterprise with stock water and domestic non-potable water (*i.e., residential dwelling*) being accessed from the bore on the property (Appendix 7.1 & 7.8).

The core of this family agricultural enterprise is Fallow deer stock outcomes (*i.e., antler production)* and pastures production that incorporates fodder conservation (*i.e. hay production of approx. 200 to 400 small square bales*) into the farm management plans. The farm stocking carrying capacity of this land will vary due to the nature of the environmental conditions (*i.e., dryland farm*) but could be increased by selectively renovating the pastureland and the annual hay production outcomes.

The estimated dry sheep equivalent for this region based on potential annual rainfall outcomes would be approximately between 8 to 10 dse/ha. The stocking levels of the agricultural land (*i.e., pastures*) of property would be approximately 25 to 90 Fallow deer depending on age and gender of the stock and breeding outcomes. Notably, the higher

10 dse/ha outcome would correlate to a stock carrying capacity of 8.3 mature Fallow does per hectare and 6.6 mature Fallow bucks (VicDeer 2008).

The primary production building assets and infrastructure are situated on main title of the 339 Pelham Road property and includes deer handling shed (*i.e., to work, tag, assess, and select deer breeding outcomes, and animal health outcomes*) and yards, fencing, and fully developed stock water system. The fencing infrastructure on the larger block is at a deer stocking standard and pasture is renovated as required to new pasture cultivars. The stock is required to be managed so that no deer escape off the farming property into the woodland areas.

Notably, the smaller land title (*i.e., as an individual agricultural entity*) could provide an alternative or supplementary primary production farm income. For example, honeybees could be raised on the smaller land holding utilizing the native floral resources (Appendix 7.7). Apiculture or maintenance of honeybees and hives (*e.g., beeswax, honey, soap, or pollination services etc.*) presents itself as an agricultural enterprise that could be considered based on the woodlands plant communities. *theList* (DNRET 2023) TasVeg 4.0 data set (Appendix 7.7) identifies that the land on farm and the surrounding woodland area includes plant communities that, for example, consists of Stringybark (*i.e., Eucalyptus abiqua forest & woodlands*) and Silver peppermint (*i.e., Eucalyptus tenuiramis forest & woodlands*) which are suitable to honey bee production outcomes (https://www.habitatplants.com.au/hpwp/wp-content/uploads/plants-for-bees.pdf). Leech 2009, *A Field Guide to Native Flora Used by Honeybees in Tasmania,* (https://agrifutures.com.au/product/a-field-guide-to-native-flora-used-by-honeybees-in-tasmania/) also identifies flora farm and surrounding forest and woodlands that can be utilised by bees for honey production.

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

The Farm Management Plans present the sustainable agricultural operations of 339 Pelham Road land owned by Jason & Tracey Eyles and assisted in its operation by their son Brendan Eyles. Jason & Tracey Eyles have an off-farm income operating a residential

and commercial pest management business (i.e., Scorpion Pest Management. https://scorpionpest.com.au). The Fallow deer enterprise operations is not 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.

The farming operation includes stock husbandry outcomes (*i.e., ear tagging, breeding selection, antler production etc.*), animal health and welfare outcomes, pasture management, and hay production (*i.e., refer Farm Management Plan*). The 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. The family succession planning outcome would therefore maintain the status quo in the current farm management practices of this land being operated as Fallow deer enterprise.

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 Fallow deer enterprise, cannot be managed on a Monday to Friday, 38 hours per week, job description outcome. The proposed new family dwelling for Jason & Tracey Eyles son Brendan Eyles will make the farm management (*i.e. the out-of-hours 24/7 farming lifestyle*) a more logistically sound outcome. For example, it a Fallow deer(s) escapes, causing a biosecurity issue, through the farm boundary fencing etc., it is best managed by living on farm, for their capture and repatriation on to the property than it would be on a typical working week of Monday to Friday.

Brendan Eyles living on a farm, via the proposed new dwelling, will require managing the farm work agenda over seven days, 24-hour outcomes (*i.e. as required*), like that of other larger agricultural ventures. But will also allow the family Pest Management business

(i.e., Scorpion Pest Management. https://scorpionpest.com.au) to be operated in harmony with the agricultural production from the land.

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

The proposed new residential dwelling is suitably located on the smaller title, on the 339 Pelham Road property. 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 of the Fallow deer enterprise. The building site is logistically sound as it blends into the environment and the rationality of the available resources in that location. For example, the building site is close to the mains electricity power pole and Pelham Road access to the land (Pictures #3 & #4).

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 the potential conflict of interests. 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. Notably, the nearest off-farm residential dwelling is over 400 metres away from the planned new residential dwelling on the 339 Pelham 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.

6. Reference and Bibliography

DNRET (2023). *the List* (*web site*). Land Information Systems Tasmania.
Department of Primary Industry and, Water and Environment, Tasmania, Australia.
https://www.thelist.tas.gov.au/app/content/home

SRO (2022) Guideline Primary Production Land classification.
State Revenue Office, Department of Treasury and Finance, Tasmania, Australia.
https://www.sro.tas.gov.au/Documents/primary-production-land-guideline.pdf

Grose, G.J. (1999). Land Capability Handbook, Guidelines for the classification of Agricultural Land in Tasmania.
Department of Primary Industries, Water and Environment, Tasmania, Australia.
https://dpipwe.tas.gov.au/Documents/Land_Cap_Revised-handbook.pdf

Chilvers, B. (1996). Managing Tasmania's Cropping Soils – a practical guide for farmers.
Department of Primary Industry and Fisheries, Tasmania, Australia.
https://dpipwe.tas.gov.au/Documents/Managing-Tasmanias-Cropping-Soils-2000.pdf

Mclaren, C (1997). Dry Sheep Equivalents for comparing different classes of livestock
Department of primary Industries, Victoria, Australia
https://www.vgls.vic.gov.au/client/en_AU/search/asset/1281499/0#:~:text=The%20Dry%20Sheep%20Equivalent%20(DSE,or%20area%20of%20grazing%20land.

NRM South (2015). Healthy Farming, Landholder Series, Property Planning Guide.
MRN South, Hobart, Tasmania, Australia
https://www.nrmsouth.org.au/wp-content/uploads/2014/11/Landholder-Series-Property-Planning-guide-Healthy-Farming-FINAL2.pdf

Smith, R. & Cotching, B (2012). Managing Nutrients in Extensive Pastures
Tasmanian Institute of Agriculture (TIA), Tasmania, Australia.
https://www.utas.edu.au/__data/assets/pdf_file/0018/1111554/nutrient-management-leaflet-6.pdf

Leech, F. (2009). Primefacts 921. Cycling of phosphorus in grazing systems.
Department of Primary Industries, NSW, Australia.
https://www.dpi.nsw.gov.au/__data/assets/pdf_file/0010/289774/cycling-of-phosphorus-in-grazing-systems.pdf

Barenbrug (2021). Pasture Renovation Guide edition 4
Dandelong, Victoria, Australia
https://barenbrug.com.au/about-us/brochures-publications

VicDeer (2008). Deer Industry Association of Australia Fact Sheet.
DIAA Publication 2008/03.
https://www.deerfarming.com.au/wp-content/uploads/2016/11/03-Comparison_1.pdf

Learmonth, R *et al* (2007). Living and Working in Rural Areas. A handbook for managing land use conflict issues on the NSW North Coast. NSW Department of Primary Industries, Orange NSW.
http://www.dpi.nsw.gov.au/__data/assets/pdf_file/0010/234001/Living-and-working-in-rural-areas-complete.pdf

7. Appendices

Appendix 7.1.

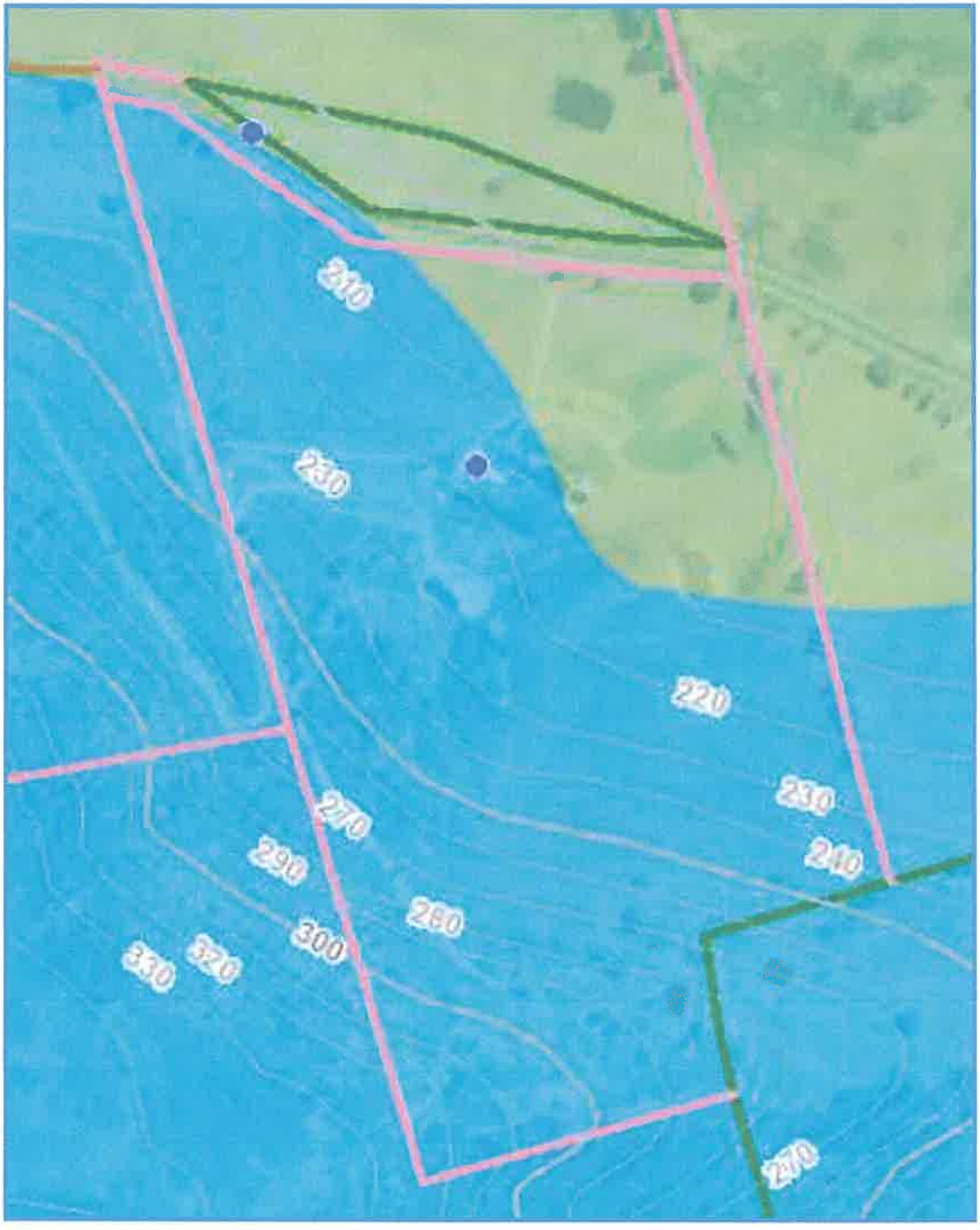
theList, ESRI Imagery map identifies the 339 Pelham Road property.

The map displays the 'Boundary line with Accuracy' filter and '10 metre contour line filter'. The blue dots identify ground water bores. The blue dotted circles identify the dams on the property. The property consists of approximately 17.73 ha of land in two titles. The larger title already has a residential dwelling, office area and sheds (i.e., red dashed circle). The new residential dwelling is being planned for the smaller title (i.e., approximately situated where the red star is located).

Appendix 7.2.

theList, ESRI Imagery map identifies the 339 Pelham Road property.

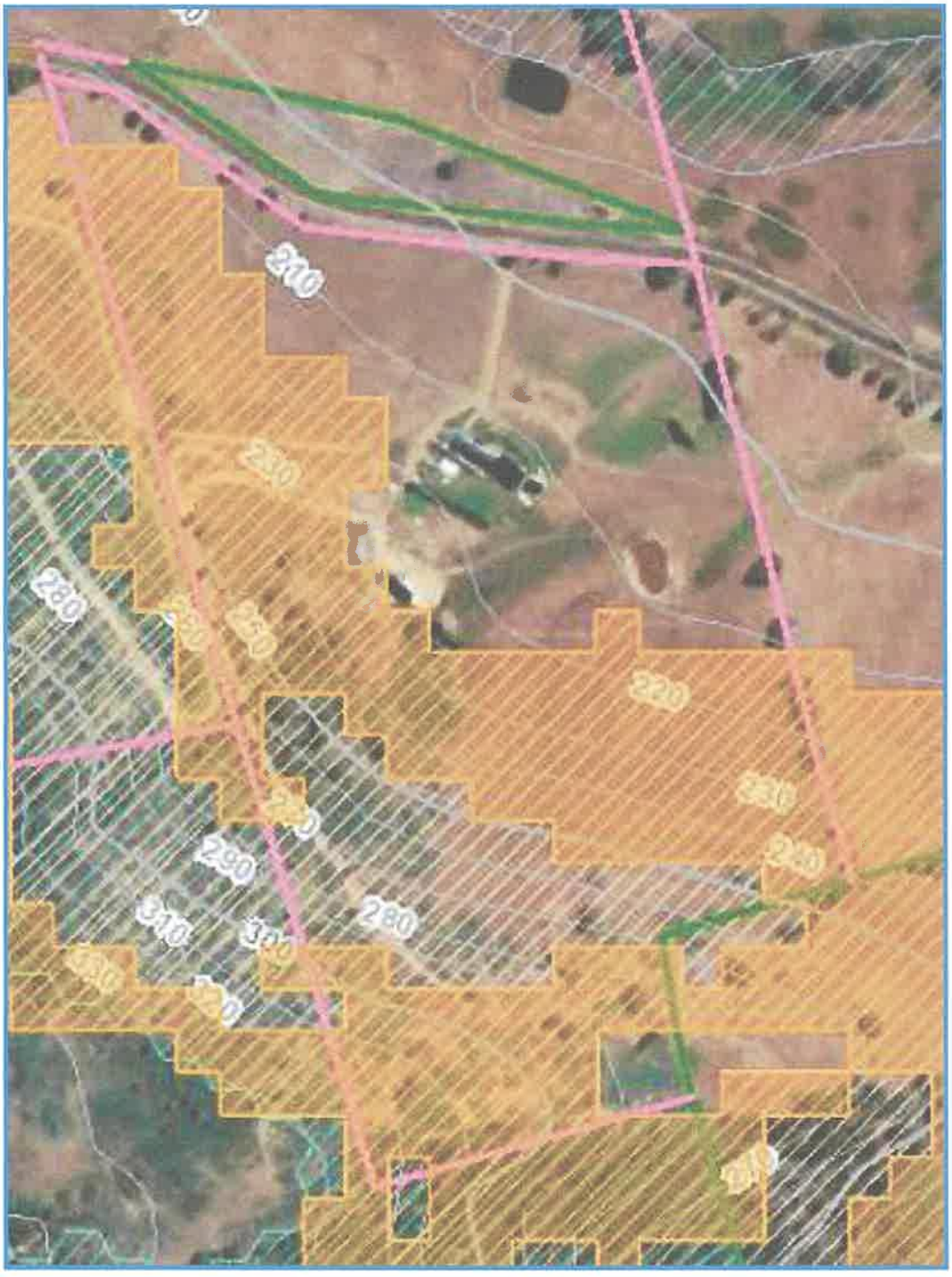
The map displays the 'Boundary line with Accuracy' filter and '10 metre contour line filter'. The blue dots identify ground water bores. This map displays the land capability filter for the two titles. The 'Blue' shaded area identifies Class 6 land or land marginally suited to grazing due to the server limitations. The grey-green shade area identifies Class 4 land or land well suited to grazing but is limited to occasional cropping or a very restricted range of crops.



Appendix 7.3.

theList, ESRI Imagery map identifies the 339 Pelham Road property.

The map displays the 'Boundary line with Accuracy' filter and '10 metre contour line filter'. The blue dots identify ground water bores. The map identifies the "Land Slip Hazards' filter overlay (i.e., striped tan lines). The orange shaded area identifies a low land slip hazard band, and the unshaded area identifies a medium slip hazard band.

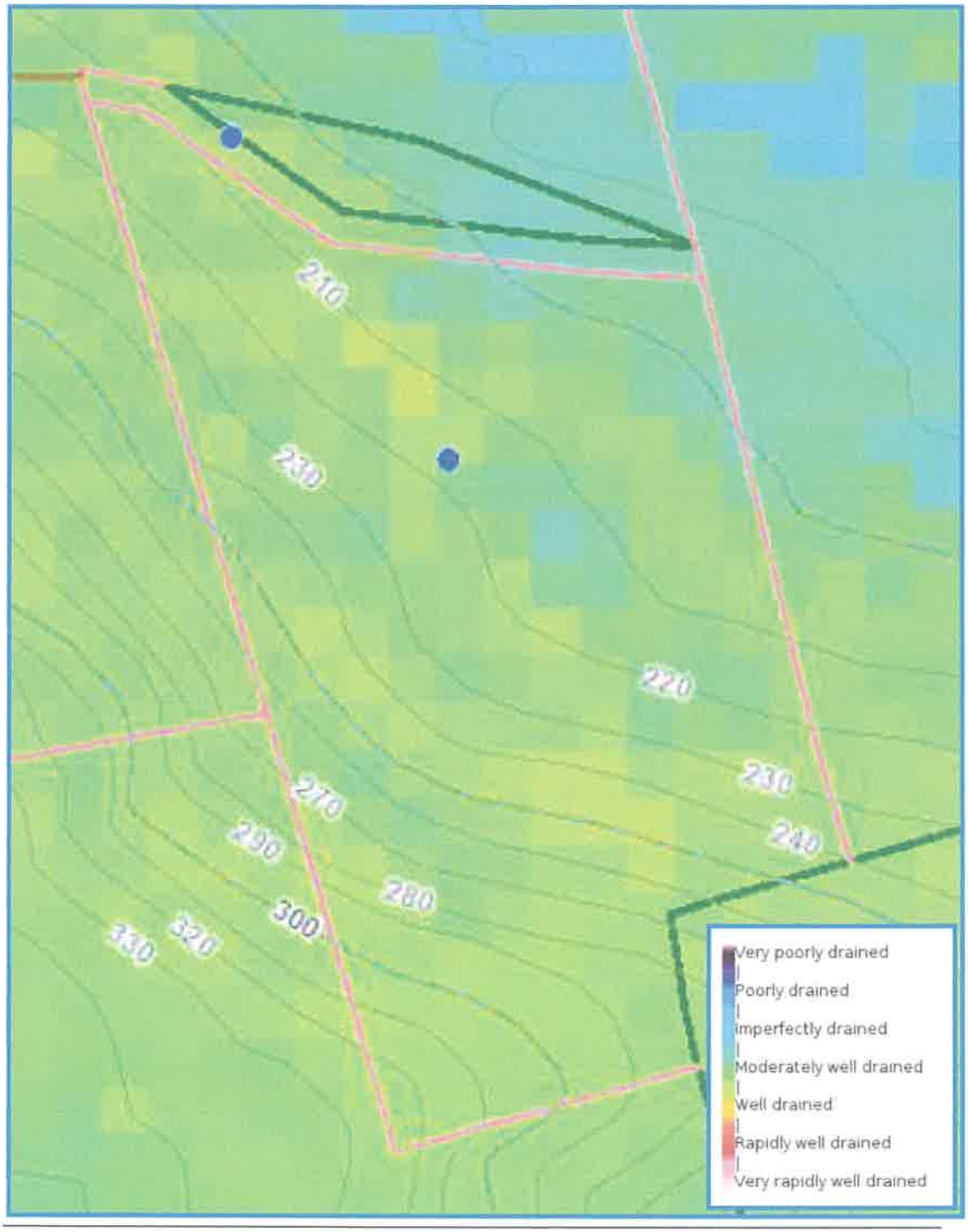


Appendix 7.4.

theList, ESRI Imagery map identifies the 339 Pelham Road property.

The map displays the 'Boundary line with Accuracy' filter and '10 metre contour line filter'. The map identifies the soils on the property to be Code Pss (i.e., grey shading) of Podzol and podzolic soils on sandstone (i.e., undefined soils developed on Triassic sandstone bedrock and colluvium on undulating to rolling (3-32%) land.

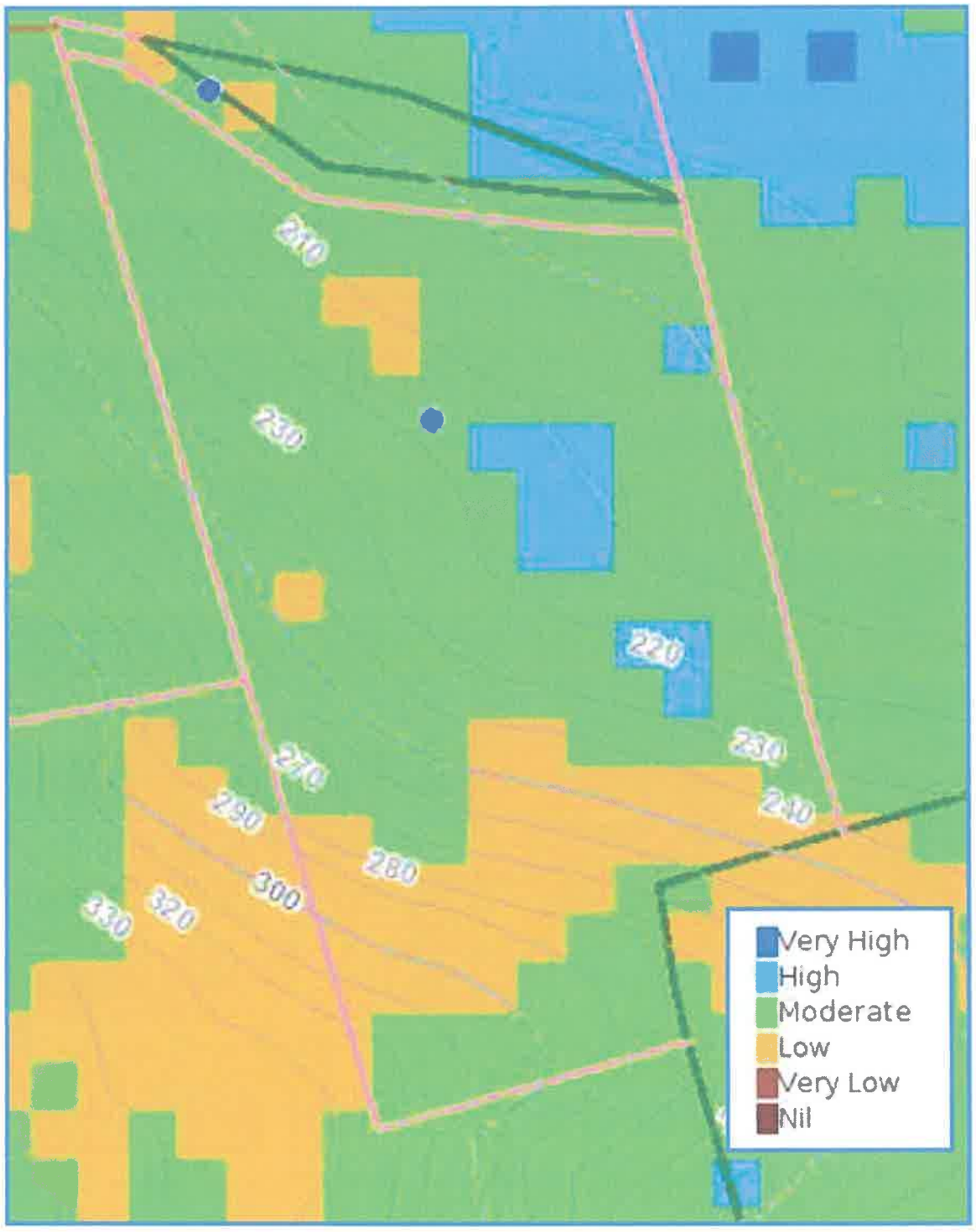
Appendix 7.5.
theList, ESRI Imagery map identifies the 339 Pelham Road property.
The map displays the 'Boundary line with Accuracy' filter and '10 metre contour line filter'. The map identifies the soil drainage on both titles on the property which can generally stated to be moderately well drained to slightly imperfectly drained.



Appendix 7.6.

theList, ESRI Imagery map identifies the 339 Pelham Road property.

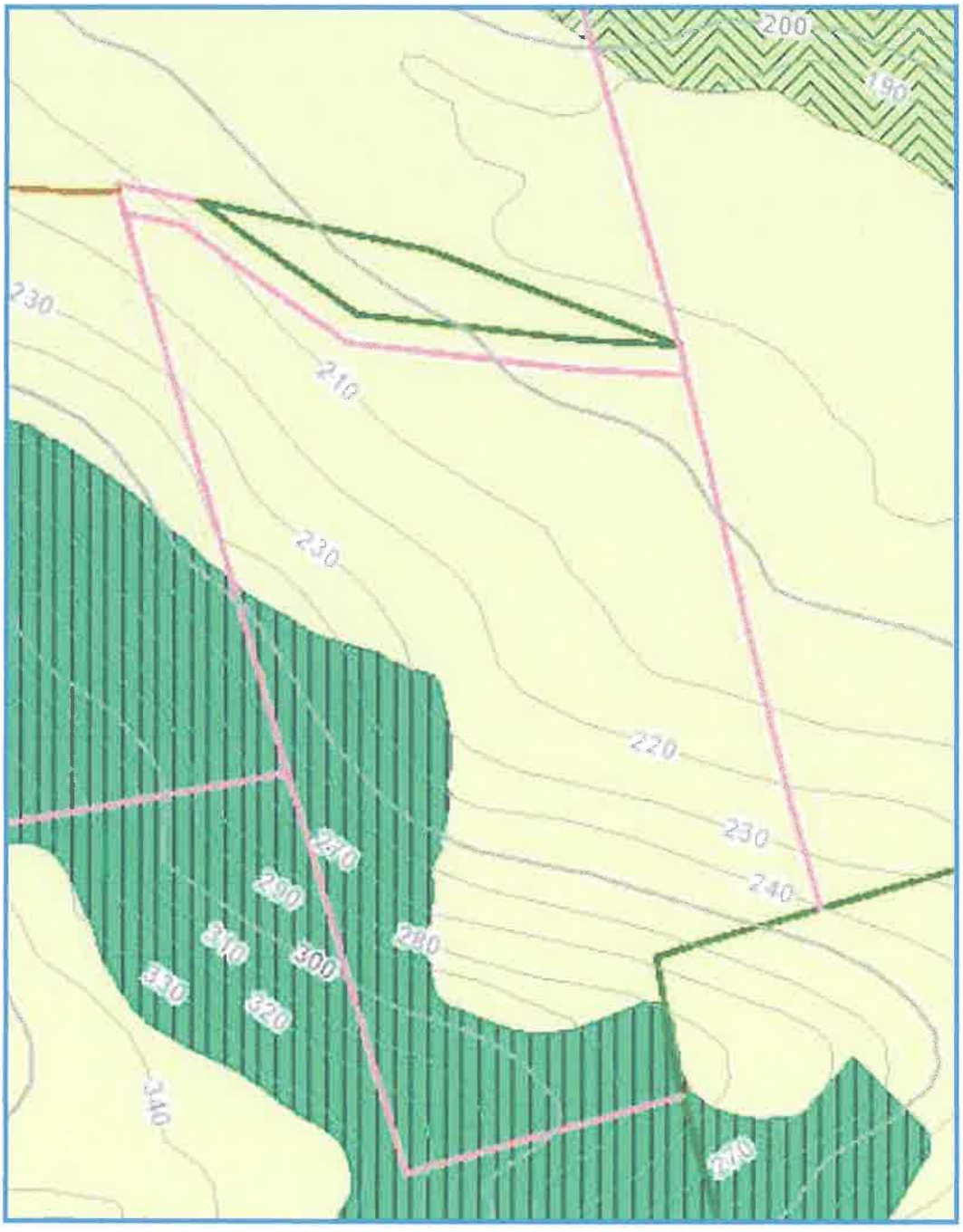
The map displays the 'Boundary line with Accuracy' filter and '10 metre contour line filter'. The map identifies the Soil Vulnerability – Waterlogging Hazard on the property which ranges from low, thought to moderate and high.



Appendix 7.7.

theList, ESRI Imagery map identifies the 339 Pelham Road property.

The map displays the 'Boundary line with Accuracy' filter and '10 metre contour line filter'. The map identifies the plant communities on and surrounding the property (i.e., TasVeg 4.0). The cream colour identifies modified land (FAG) Agricultural land. The black zig-zag line & light green colour identifies Dry Eucalyptus Forest & woodlands (DOB) Eucalyptus obiqua forest or common name Messmate Stringybark. The black straight lines and dark green identifies Dry Eucalyptus Forest & woodlands (DTO) Eucalyptus tenuiramis forest or common name Silver Peppermint.



Appendix 7.8.
Bore water interpretation.

This identifies historic data for the bore water quality for domestic, stock and irrigation outcomes. This is for indicative purposes only for agricultural and domestic outcomes. This was water sampled from the bore at 339 Pelham Road in November 2007.

Sample Ref: 'Bore' Water.
Sample No.: Lab Reference #195906 (Allison Laboratories Pty Ltd)
Sample Id: Water Quality

The following comments can be made:
When there is a Less Than (<) figure used the result is below what the instrument can read.

Electrical Conductivity: 2.7 dS/m **High**

This ECw results of 2.7 dS/m identifies the concentration of all soluble salts in water. Pasture plants will vary in tolerance to salinity. For example, yield reductions in white clover and sub clover will be evident with root zone salinity at 1.2 dS/m, cocksfoot at 1.5 dS/m, Fescue is 3.9 dS/m, Phalaris is 4.2 dS/m, and perennial Ryegrass is 5.6 dS/m. For most horticultural crops values greater than 2 dS/m will cause reductions in crop yields. For livestock values between 1.6 to 4.7 dS/m should be satisfactory for drinking water but may cause temporary and mild diarrhea in unaccustomed livestock but should have no other effects on health or performance.

pH(H2O) 7.4 **Normal**

This is a measure of the Hydrogen ions. Water pH fluctuates diurnally & seasonally. The normal range is 6.5 to 8.0. Hence the water pH is not a problem.

Calcium 150 *mg/L (or ppm)* **Marginal**

This is a measure of dissolved rock, limestone, gypsum etc. For Ca levels between 25 to 250 can cause binding with CO3 and HCO3 to form lime deposits and contributes to 'Hard Water' and salinity. Calcium values > 100 mg/L may cause damage when utilized as a foliar spray. This can be managed with water softeners or ion exchange methods.

Magnesium 66 *mg/L (or ppm)* **High**

This is a measure of dissolved rock, limestone, dolomite etc. For Mg levels > 35 mg/L can cause binding with CO3 and HCO3 to form lime deposits and contributes to 'Hard Water' and salinity. This can be managed with water softeners or ion exchange methods.

Calculated **Calcium Carbonate** 650 *mg/L (or ppm)* **High**

Water that contains high levels of dissolved Calcium (or magnesium or both) is described as hard. For CaCO3 level > 300 mg/L is described as being 'Very Hard'. Hard water can affect soil, stock and domestic pipes and equipment (insoluble precipitates). Hardness does not affect plants directly, but hardness caused by bicarbonates can affect soils, thus having an indirect impact on plant growth. Bicarbonate concentrations between 90 to 200 mg/L can cause increasing plant growth problems and cause foliage staining or container staining. It is desirable that domestic water supplies contain < 100 mg/L Hardness.

Hardness limits include:

A.)	*Domestic uses such as washing & cooking*	*up to 200 mg/L*
B.)	*Chemical sprays*	*up to 300 mg/L*
C.)	*Septic Tanks & hosing down*	*over 300 mg/L*

Calcium salts can form a white encrustation of Lime (Calcium Carbonate) and these deposits eventually block irrigation equipment and affect hot water systems. This can be treated with water softening equipment and ion exchanges etc.

Sodium 420*mg/L (or ppm)* **High**

This is a measure of dissolved rock, salts, soils etc. For Sodium values > 200 mg/L may cause serve problems i.e. high concentrations can speed up corrosion by other elements. For Sodium value > 70 mg/L can cause foliar injury damage (i.e. burn to foliage e.g. fungicide / nutrition) when utilized as a foliar spray.

Chloride 430 *mg/L (or ppm)* **High**

This is a measure of dissolved minerals etc (i.e. sea water / fertiliser / sewage). For Chloride values > 300 mg/L may cause a severe problem (i.e. > 300 for soil and water ion hazard which may cause plant toxicity). For chloride value > 100 mg/L can cause foliar injury damage (i.e. burn to foliage e.g. fungicide / nutrition) when utilized as a foliar spray. The maximum levels of chlorides for Ewes and lambs is 2400 mg/L, adult sheep is 5600 mg/L, and horses is 1200 mg/L.

Manganese 0.2 *mg/L (or ppm)*

Marginal

Values Less than 0.2 mg/L is not a problem. Values greater than 0.2 mg/L can be considered a severe problem. Excessive Manganese turns water grayish black and can coat leaf surfaces and subsequently reduce photosynthesis. This can be managed at low concentrations with a water softener.

Iron 0.7 *mg/L (or ppm)*

Marginal

Values between 0.3 to 5 mg/L can be considered an increasing problem. Excessive Iron forms rust in the presence of oxygen (i.e., in water or air). If salt is present, metal will rust faster. Rust causes reddish-brown staining or flaking and clogs nozzles, filters, and lines. Iron complexes with organic materials and bacteria causing slimes. Common treatments to manage iron include aeration and then sediment filtration, or sedimentation filtration then a water softener, or chlorination then sediment and carbon filtration.

CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TASMANIA

TORRENS TITLE

VOLUME	FOLIO
180053	1
EDITION	**DATE OF ISSUE**
1	12-Apr-2021
Page 1	of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles

RECORDER OF TITLES TASMANIA

DESCRIPTION OF LAND

Parish of WALLACE Land District of MONMOUTH
Lot 1 on Sealed Plan 180053
Derivation : Part of Lot 16563, 42A-1R-24P Gtd. to Joseph Hutt and Whole of Lot 1000, 5773m2 The Crown
Prior CTs 115629/1 and 180053/1000

SCHEDULE 1

C797360 & M856087 TRANSFER to JASON JAMES EYLES and TRACEY LEE EYLES Registered 12-Apr-2021 at 12.01 PM

SCHEDULE 2

M856085 & M856087 Land is limited in depth to 15 metres, excludes minerals and is subject to reservations relating to drains sewers and waterways in favour of the Crown
SP180053 EASEMENTS in Schedule of Easements
M856087 FENCING PROVISION in Transfer

OWNER The Crown; Jason James Eyles and Tracey Lee Eyles

FOLIO REFERENCE 115629-1, SEC 27A APPL (M856085)

GRANTEE Part of lot 16563, 42A-1R-24P, Joseph Hutt purchaser

WHOLE OF LOT 1000 (577~~7~~m²) THE CROWN (SP178990)

PLAN OF SURVEY

BY SURVEYOR S. Roberts of PDA SURVEYORS 127 BATHURST STREET, HOBART

LOCATION Land District of MONMOUTH Parish of WALLACE

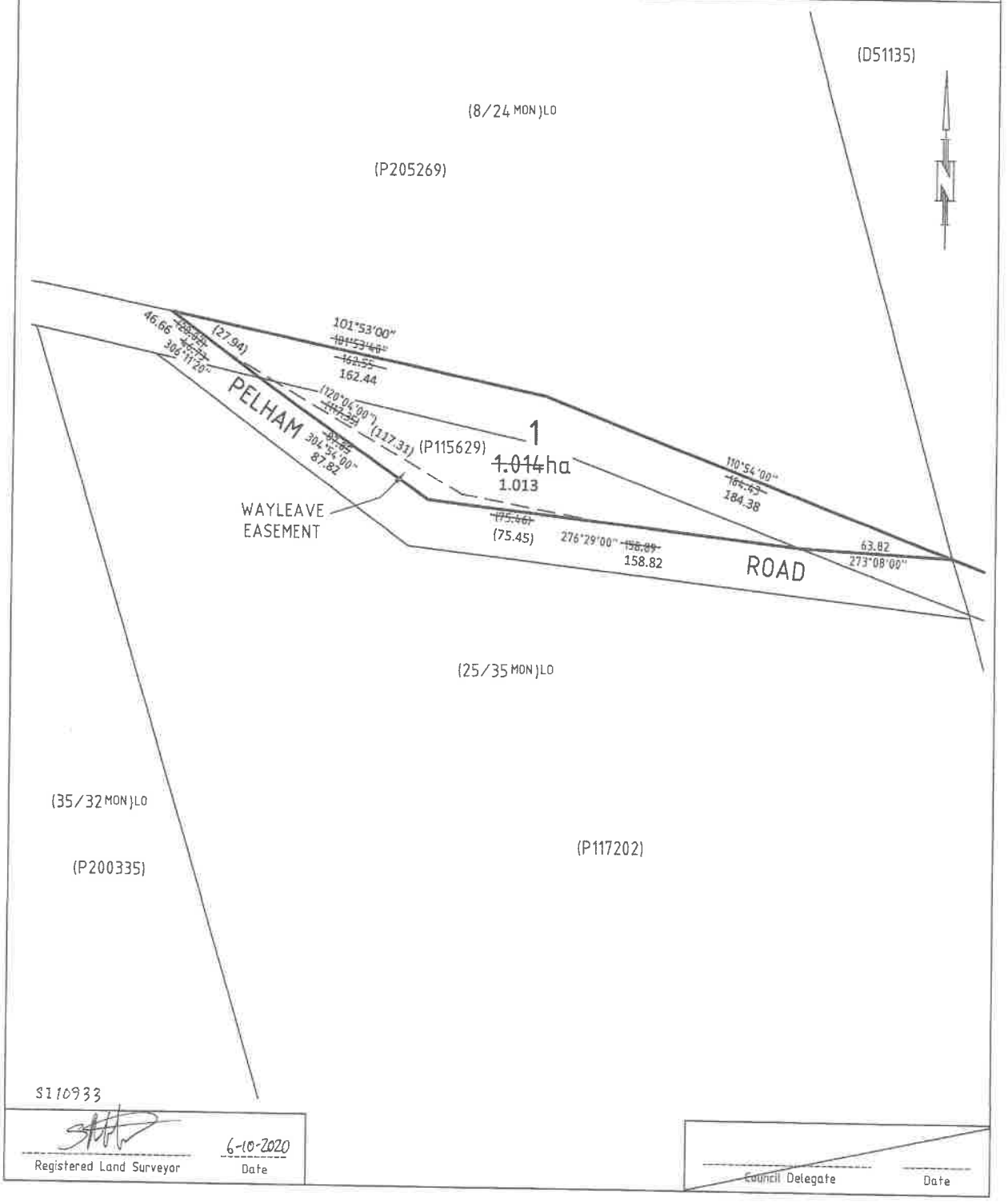
SCALE: 1:1500 | LENGTHS IN METRES | SURVEYORS REF: 46114CT-1

REGISTERED NUMBER **SP180053**

APPROVED EFFECTIVE FROM 12 APR 2021

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



S110933

Registered Land Surveyor — 6-10-2020 Date

Council Delegate — Date

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 180053

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lot 1 on the Plan is subject to a wayleave easement and restriction as to user of land (as defined below in the Interpretation section) over the land marked 'WAYLEAVE EASEMENT' on the Plan in favour of Tasmanian Networks Pty Ltd.

Interpretation

WAYLEAVE EASEMENT AND RESTRICTION AS TO USER OF LAND MEANS:

FIRSTLY the full and free right and liberty for Tasmanian Networks Pty Ltd and its successors and its and their servants, agents, invitees and contractors ("TasNetworks") at all times:

(a) **TO** clear the lands marked 'WAYLEAVE EASEMENT(VARIABLE WIDTH)' on the Wayleave Easement Identification Plan annexed (described as "the servient land") and to lay, erect, construct, inspect, install, maintain, repair, modify, add to, replace, remove and operate in, upon, through, over, along and under the servient land the following:

(i) Towers, poles, wires, cables, apparatus, appliances, and all other ancillary and associated equipment which includes telecommunication equipment (described collectively as "electricity infrastructure")

for, or principally for, the transmission and distribution of electrical energy and for any incidental purposes.

(b) **TO** operate and maintain electricity infrastructure on the servient land.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: The Crown FOLIO REF: 115629/1 SOLICITOR & REFERENCE: Crown Solicitor (OCS 18099-20 CWB)	PLAN SEALED BY: THE CROWN DATE: .... REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 2 PAGES	Registered Number SP 180053
SUBDIVIDER: The Crown FOLIO REFERENCE: 115629/1	

(c) **TO** cut away remove and keep clear of the electricity infrastructure all trees and other obstructions or erections of any nature whatsoever which may at any time:

(i) overhang, encroach upon or be in or on the servient land; or

(ii) which may in the opinion of TasNetworks endanger or interfere with the proper operation of the electricity infrastructure.

(d) **TO** enter the servient land for all or any of the above purposes and to cross the remainder of the land with any and all necessary plant, equipment, machinery and vehicles for the purpose of access and egress to and from the servient land, and where reasonably practicable, in consultation with the registered proprietor/s (except when urgent or emergency repair work is needed).

SECONDLY the benefit of a covenant for TasNetworks and with the registered proprietor/s for themselves and their successors not to:

(i) erect any buildings; or

(ii)place any structures, objects or vegetation;

within the servient land without the prior written consent of TasNetworks. TasNetworks may rescind their consent if in the opinion of TasNetworks there are safety, access or operational concerns.

Signed by TIMOTHY WILLIAM BAKER)
being and as DIRECTOR GENERAL OF LANDS)
and pursuant to an Instrument of)
~~Authorisation~~ Delegation dated 6 AUGUST 2019)
in the presence of:)

.....
Signature of witness

ANGELLA MARY CRANSWELL
Name of witness (block letters)

189 GORDONS HILL RD LINDISFARNE TAS
Address of witness

PUBLIC SERVANT
Occupation

.....
Signature

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.