



Meander Valley Council  
Working Together

## PLANNING NOTICE

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

APPLICANT:	<b>CBM Sustainable Design - PA\24\0205</b>
PROPERTY ADDRESS:	<b>189 Pearn Lane BRACKNELL (CT: 118348/1)</b>
DEVELOPMENT:	<b>Resource development (alterations to dairy) – discretionary use, attenuated use.</b>

The application can be inspected until **Monday, 22 April 2024**, at [www.meander.tas.gov.au](http://www.meander.tas.gov.au) or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

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

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

Dated at Westbury on 6 April 2024.

Jonathan Harmey  
**GENERAL MANAGER**

# APPLICATION FORM

## PLANNING PERMIT

### Land Use Planning and Approvals Act 1993



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

#### OFFICE USE ONLY

Property No:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

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

#### PROPERTY DETAILS:

Address:	<input type="text" value="189 Pearns Road"/>	Certificate of Title:	<input type="text" value="118348/1"/>
Suburb:	<input type="text" value="Bracknell"/>	Lot No:	<input type="text" value="1"/>
Land area:	<input type="text" value="72 ha"/>	<i>m<sup>2</sup> / ha</i>	
Present use of land/building:	<input type="text" value="Dairy"/>	<i>(vacant, residential, rural, industrial, commercial or forestry)</i>	

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

#### DETAILS OF USE OR DEVELOPMENT:

Indicate by ✓ box	<input checked="" type="checkbox"/> Building work	<input type="checkbox"/> Change of use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Demolition
	<input type="checkbox"/> Forestry	<input type="checkbox"/> Other		
Total cost of development (inclusive of GST):	<input type="text" value="\$ 200,000"/>	<i>Includes total cost of building work, landscaping, road works and infrastructure</i>		
Description of work:	<input type="text" value="New dairy shed and yards"/>			
Use of building:	<input type="text" value="Dairy"/>	<i>(main use of proposed building – dwelling, garage, farm building, factory, office, shop)</i>		
New floor area:	<input type="text" value="630"/> m <sup>2</sup>	New building height:	<input type="text" value="5.5"/> m	
Materials:	External walls:	<input type="text" value="Colorbond trimdek"/>	Colour:	<input type="text" value="TBA"/>
	Roof cladding:	<input type="text" value="Colorbond trimdek"/>	Colour:	<input type="text" value="TBA"/>

SEARCH OF TORRENS TITLE

VOLUME 118348	FOLIO 1
EDITION 4	DATE OF ISSUE 23-Feb-2006

SEARCH DATE : 13-Mar-2024

SEARCH TIME : 03.45 PM

DESCRIPTION OF LAND

Parish of ADELPHI, Land District of WESTMORLAND  
 Lot 1 on Plan 118348  
 Being the land firstly described in Indenture of Conveyance  
 28/4382  
 Derivation : Part of 1422 acres granted to Thomas Reibey  
 Derived from A15788

SCHEDULE 1

C630714 TRANSFER to ROSS TREVOR DOBSON and LEANNE MAREE  
 DOBSON Registered 23-Feb-2006 at 12.01 PM

SCHEDULE 2

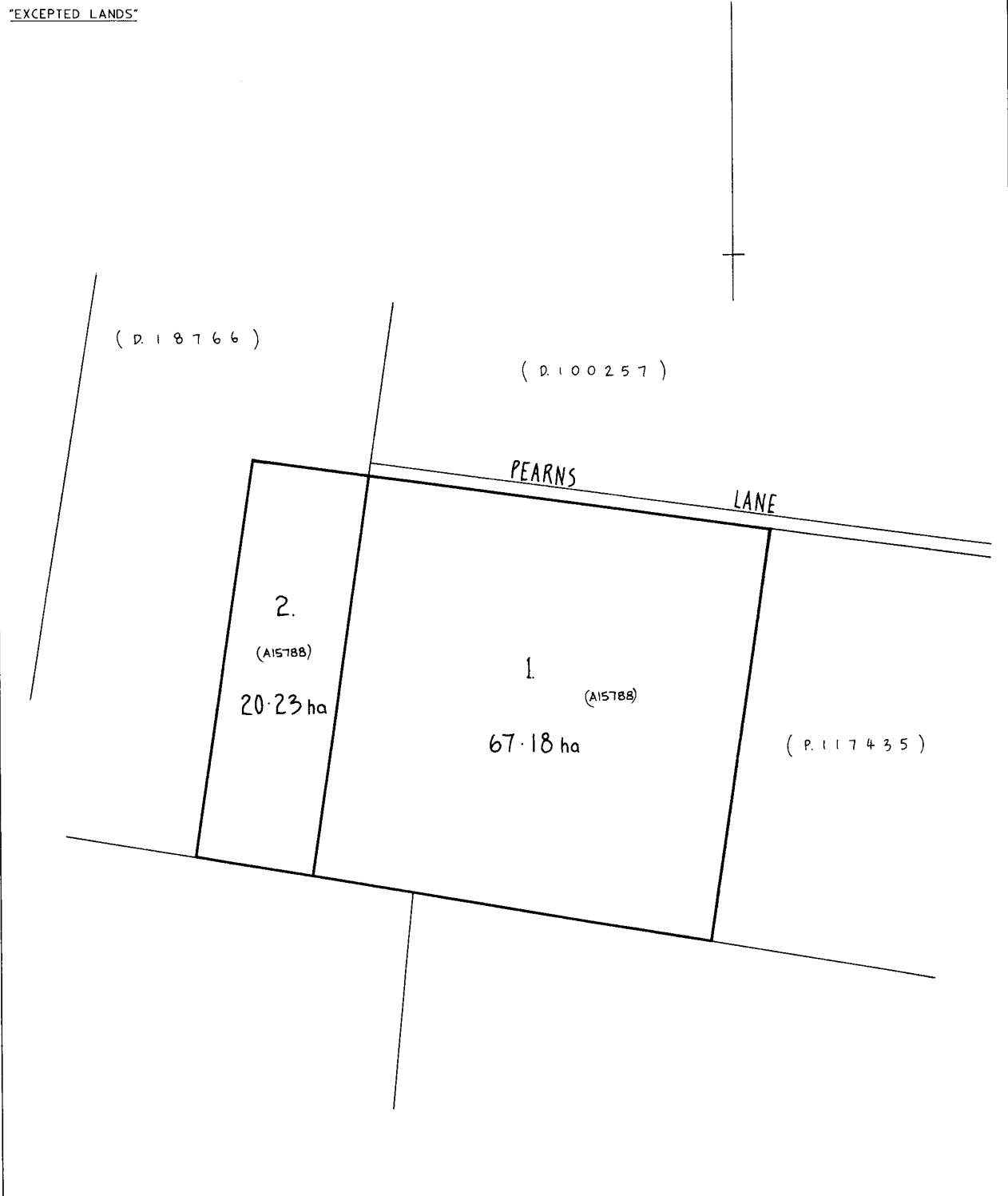
Reservations and conditions in the Crown Grant if any  
 C699453 MORTGAGE to Rabobank Australia Limited Registered  
 23-Feb-2006 at 12.02 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE NUMBER A.15788 GRANTEE PART OF 1422A·OR·OP·GTD. TO THOMAS REIBEY		<b>CONVERSION PLAN</b>		REGISTERED NUMBER <b>P 118348</b>
LOCATION WESTMORLAND - ADELPHI		CONVERTED FROM 2B/4382		APPROVED 20 JUN 1995 <i>Michael Dine</i> Recorder of Titles
NOT TO SCALE		LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No.121	LAST UPI No. 6500842	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		DRAWN MC

**SKETCH BY WAY OF ILLUSTRATION ONLY**  
"EXCEPTED LANDS"



A-183



## Planning assessment memo

<b>Date</b>	13/03/2024
<b>Project Title:</b>	Dobson new AMS dairy
<b>Project number</b>	P23032

### Background

This planning memo supports a planning application for a new robotic dairy shed at an existing dairy farm located at 189 Pearn's Rd, Bracknell.

A planning review response was received on 01/03/2024 which determined that a planning permit was required, as the use is discretionary under the TPS due to the land being considered prime agricultural land.

The new dairy will be designed to best practice environmental and animal health standards.

The scope of the project is:

- Construct dairy shed and associated concrete yards and gates, adjacent to existing dairy shed
- Modify existing effluent treatment system consisting of solids pond and storage pond (approval via Division 4 dam permit and TDIA – note dam permit application has been submitted and approval is imminent)
- Upgrade adjacent vehicle access and other ancillary works

The site details are as follows:

Project Address: 189 Pearn's Rd, Bracknell.  
Owners: Ross and Leanne Dobson  
Property ID: 7008742  
Title Reference: 118348/1

### Planning assessment

The planning aspects of the site are as follows:

Zone: Agriculture  
Use: Resource development  
Overlays: Bushfire-prone areas

A response to the agriculture zone planning controls are as follows:



Head Office : 51 York Street, Launceston Tas  
Phone : (03) 6332 6988  
Email : [info@cbmgroup.com.au](mailto:info@cbmgroup.com.au)  
Web : [cbmsustainabledesign.com.au](http://cbmsustainabledesign.com.au)



## Assessment against Agriculture Zone

### 21.3 Use standards

P1 NA

P2 and P3 The farm operates as a dairy farm, with pasture and fodder crops grown to support the dairy operation. A dairy farm cannot function without a dairy shed and associated infrastructure located on the site. The proposed new dairy shed site is adjacent to the existing dairy shed on land that is not being grazed or cropped given its proximity to existing infrastructure.

The disturbance footprint of the new dairy is negligible in the context of the broader farm area of >400 ha. The location minimizes impacts to existing farming operations by siting it outside of irrigated areas.

P4 N/A

### 21.4 Development Standards for Buildings and Works

#### 21.4.1 Building height

A1 Building height is less than 12m.

#### 21.4.2 Setbacks

A1 Setbacks are greater than 5m.

A2 Not applicable.

### C9 Attenuation Code

#### C9.5.1

P1 The proposed new dairy shed is adjacent to the existing operational dairy shed. As such there is not expected to be any increase in emissions from the proposal, in fact, given the upgrades to the effluent management system via the improvement to the ponds, it is likely to result in a reduction in emissions.

There are no residences in separate ownership within 300m of the dairy shed or within 500m of the effluent ponds. Note the two residences within these buffers are on the same title as the proposal, one is the farm house and the other is the farm manager's accommodation.



Head Office : 51 York Street, Launceston Tas

Phone : (03) 6332 6988

Email : [info@cbmgroup.com.au](mailto:info@cbmgroup.com.au)

Web : [cbmsustainabledesign.com.au](http://cbmsustainabledesign.com.au)





**Figure 1 map showing location of new dairy shed (blue pin), revised dam area (blue polygon) and 300m and 500m attenuation areas from the dairy shed and effluent ponds respectively**

### C3 Road and Railway Code

#### C3.5.1

A1.1 N/A

A1.2 No new accesses are proposed

A1.3 N/A

A1.4 There will be to material change to vehicular traffic to the site, as the new dairy shed is replacing an existing dairy shed and there is no change to production levels.

A1.5 The existing and upgraded tanker track incorporates a turning circle suitable for a b-double tanker to allow all traffic to enter and leave in a forward direction.



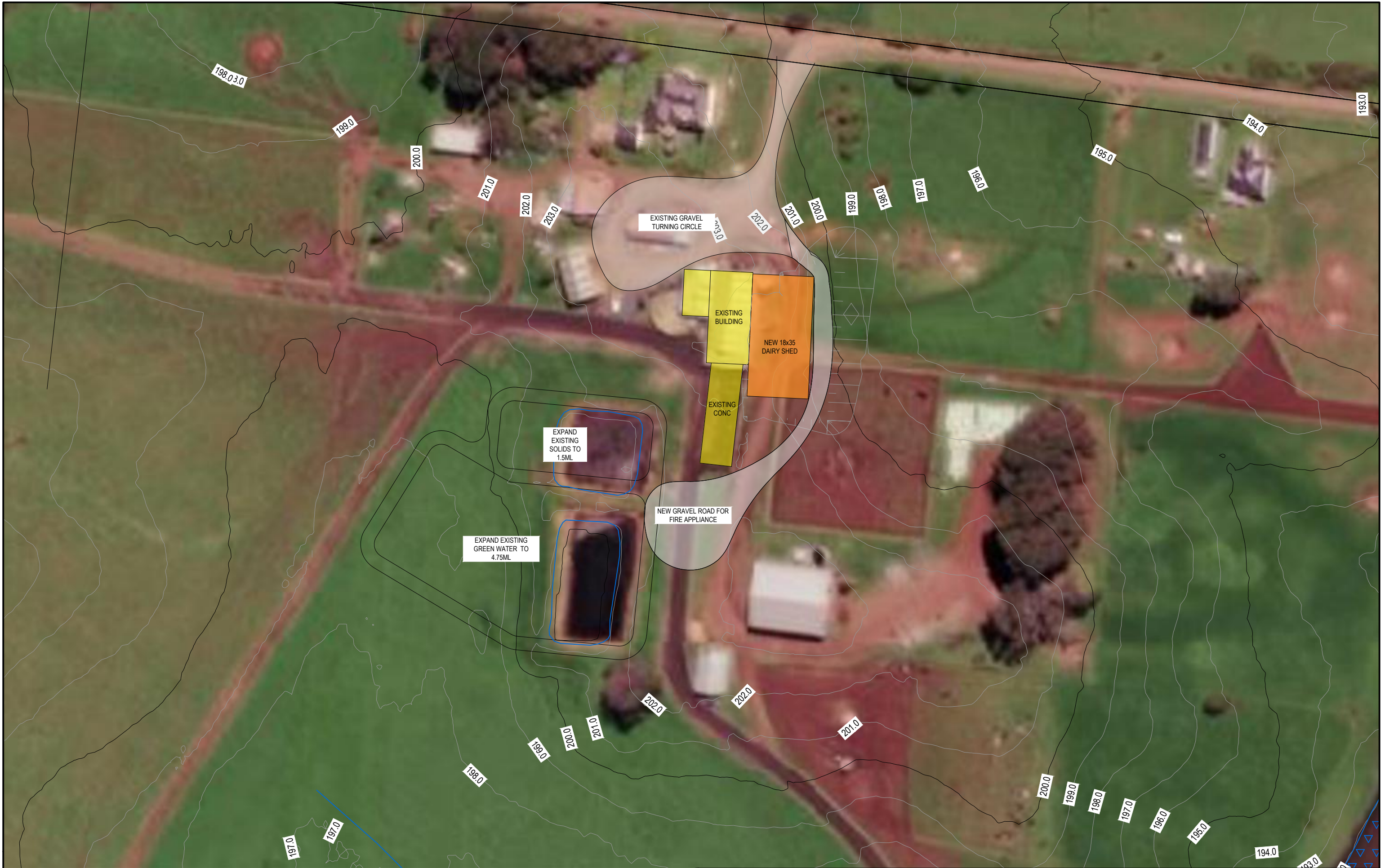
Head Office : 51 York Street, Launceston Tas

Phone : (03) 6332 6988

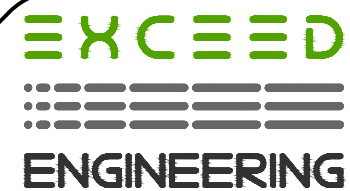
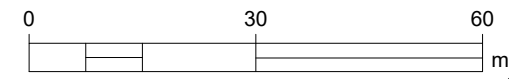
Email : info@cbmgroup.com.au

Web : cbmsustainabledesign.com.au





02	FOR REVIEW	JAM	JAM	SD	LD	13/02/24
01	FOR REVIEW	JAM	JAM	SD	LD	22/08/23
REV	DESCRIPTION	DRAFT	DES	CHKD	APP	DATE



51 YORK STREET, PO BOX 1971  
 LAUNCESTON, TAS 7250  
 Ph: 03 6332 6955  
 E: info@exceedeng.com.au  
 www.exceedeng.com.au

DOBSON DAIRY  
 189 PEARNS LANE, BRACKNELL

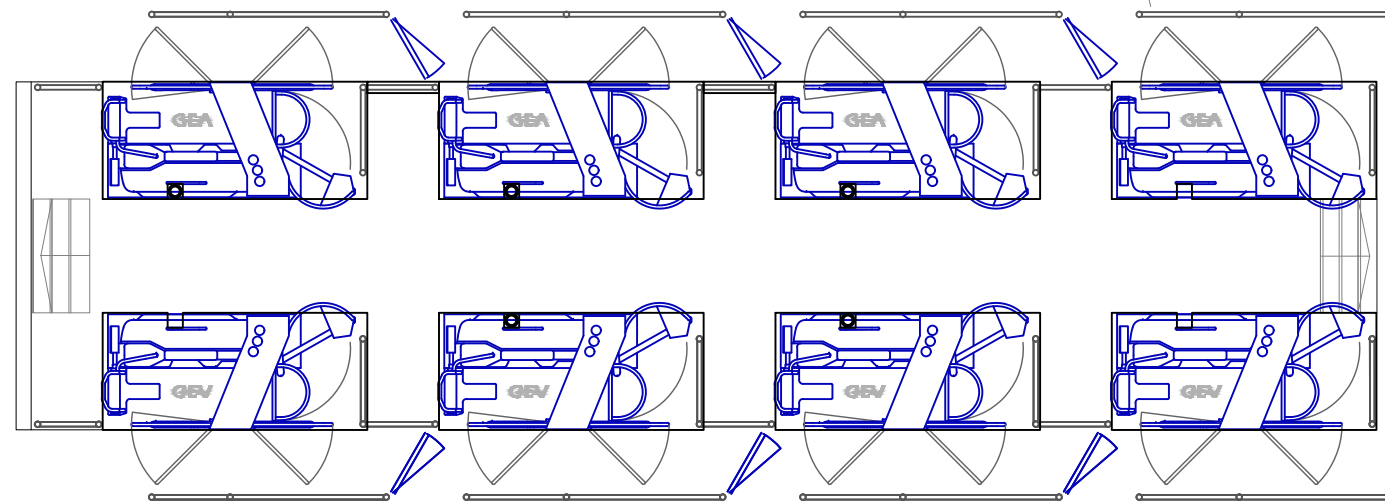
PRELIMINARY SITE LAYOUT

PROJECT #: P23032 SHEET #: 01 REVISION #: 02



EXISTING BUILDING ADJACENT

OPEN  
12

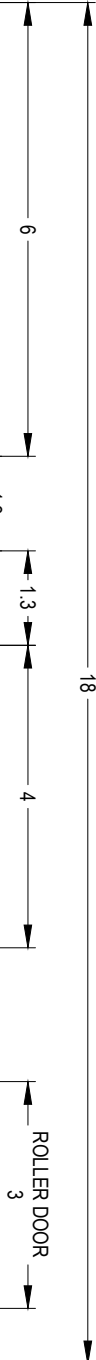


BREAK ROOM

SHOWER

WC

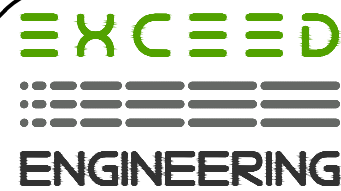
WET ROOM



35

REV	DESCRIPTION	DRAFT	DES	CHKD	APP	DATE
02	FOR REVIEW	JAM	JAM	SD	LD	09/02/24
01	FOR REVIEW	JAM	JAM	SD	LD	22/08/23

PLOTTED: Feb 13, 2024 - 1:14pm FILE: C:\Users\jinner\AppData\Local\Temp\AcPublish\_30860\IP23032 C3D DOBSON LN.dwg



51 YORK STREET, PO BOX 1971  
 LAUNCESTON, TAS 7250  
 Ph: 03 6332 6955  
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 www.exceedeng.com.au

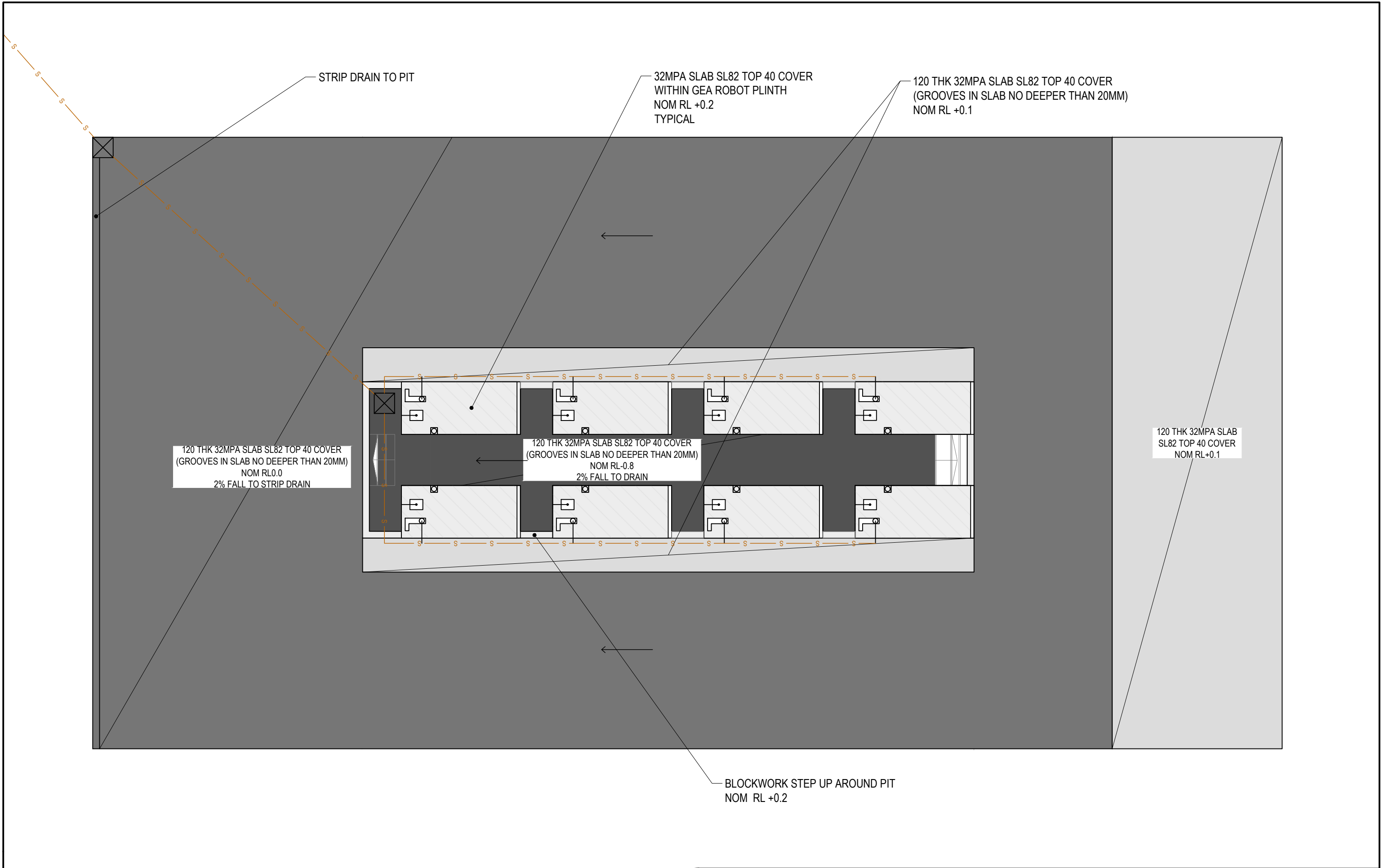
DOBSON DAIRY  
 189 PEARNS LANE, BRACKNELL

PRELIMINARY FLOOR PLAN

PROJECT #:  
P23032

SHEET #:  
02

REVISION #:  
02



02	FOR REVIEW	JAM	JAM	SD	LD	09/02/24
01	FOR REVIEW	JAM	JAM	SD	LD	22/08/23
REV	DESCRIPTION	DRAFT	DES	CHKD	APP	DATE

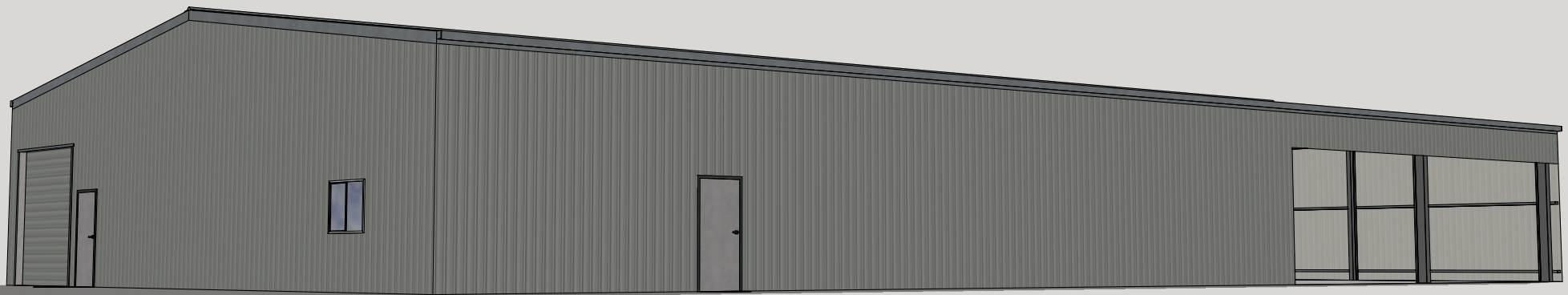
PLOTTED: Feb 13, 2024 - 1:14pm FILE: C:\Users\jinner\AppData\Local\Temp\AcPublish\_30860\IP23032 C3D DOBSON LN.dwg

**EXCEED**  
ENGINEERING

51 YORK STREET, PO BOX 1971  
LAUNCESTON, TAS 7250  
Ph: 03 6332 6955  
E: info@exceedeng.com.au  
www.exceedeng.com.au

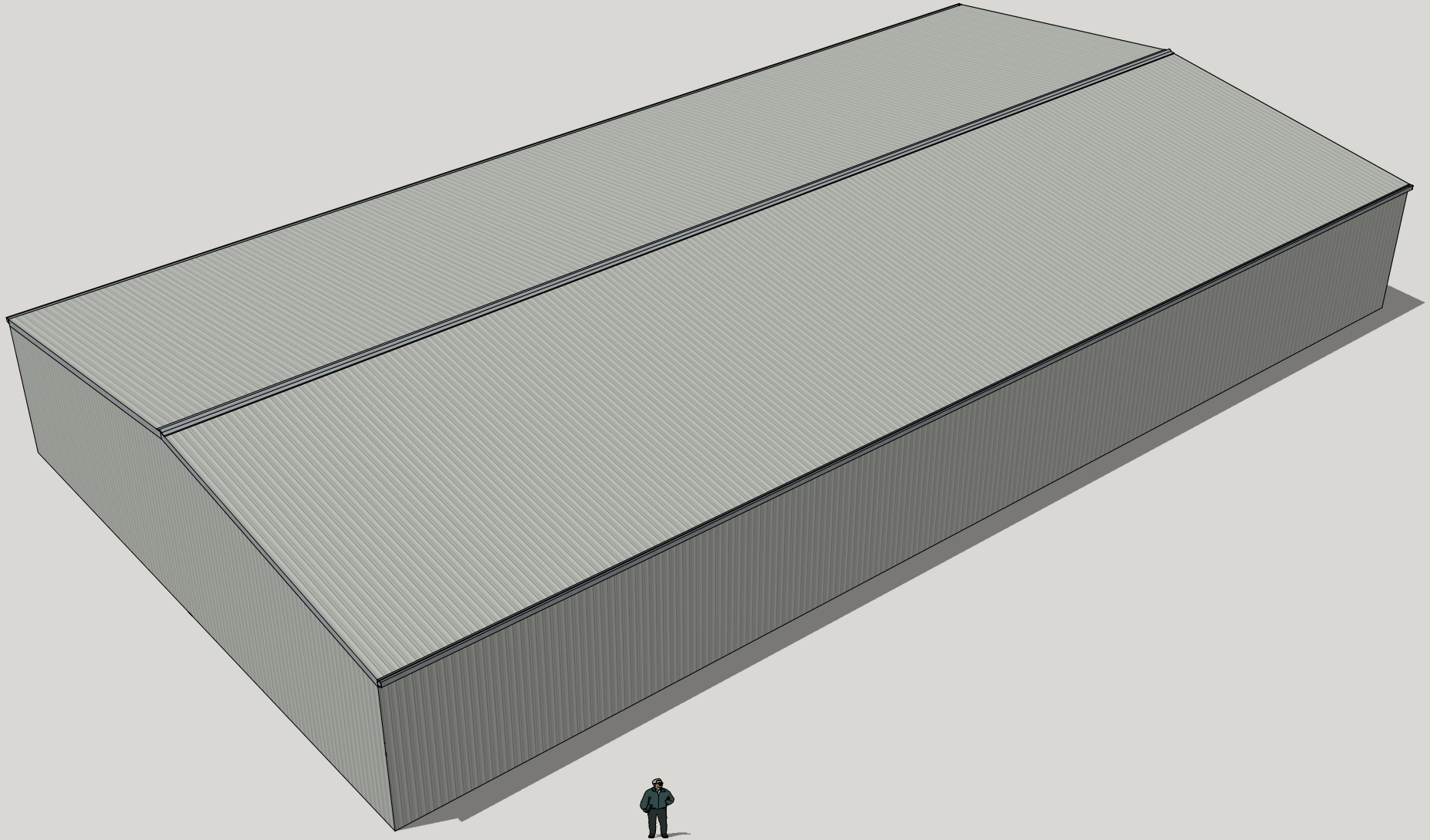
DOBSON DAIRY  
189 PEARNS LANE, BRACKNELL  
PRELIMINARY SLAB PLAN

PROJECT #: P23032 SHEET #: 03 REVISION #: 02



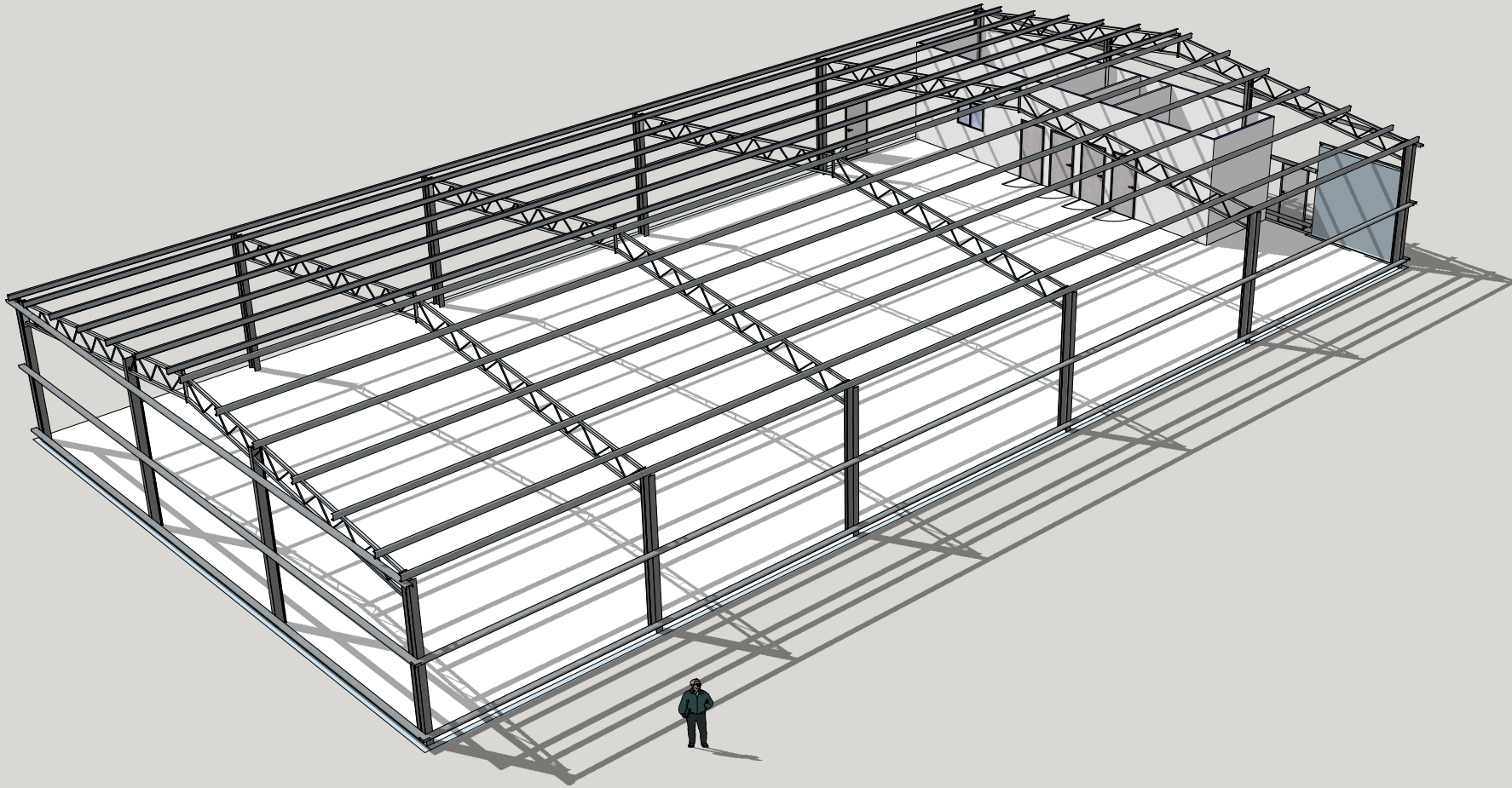
## 1. 3D Elevation - Front

**18m W x 35m L x 4m H - Rural Dairy**



## 2. 3D Elevation - Back

**18m W x 35m L x 4m H - Rural Dairy**



### 3. Steel Detail

18m W x 35m L x 4m H - Rural Dairy

19 February 2024

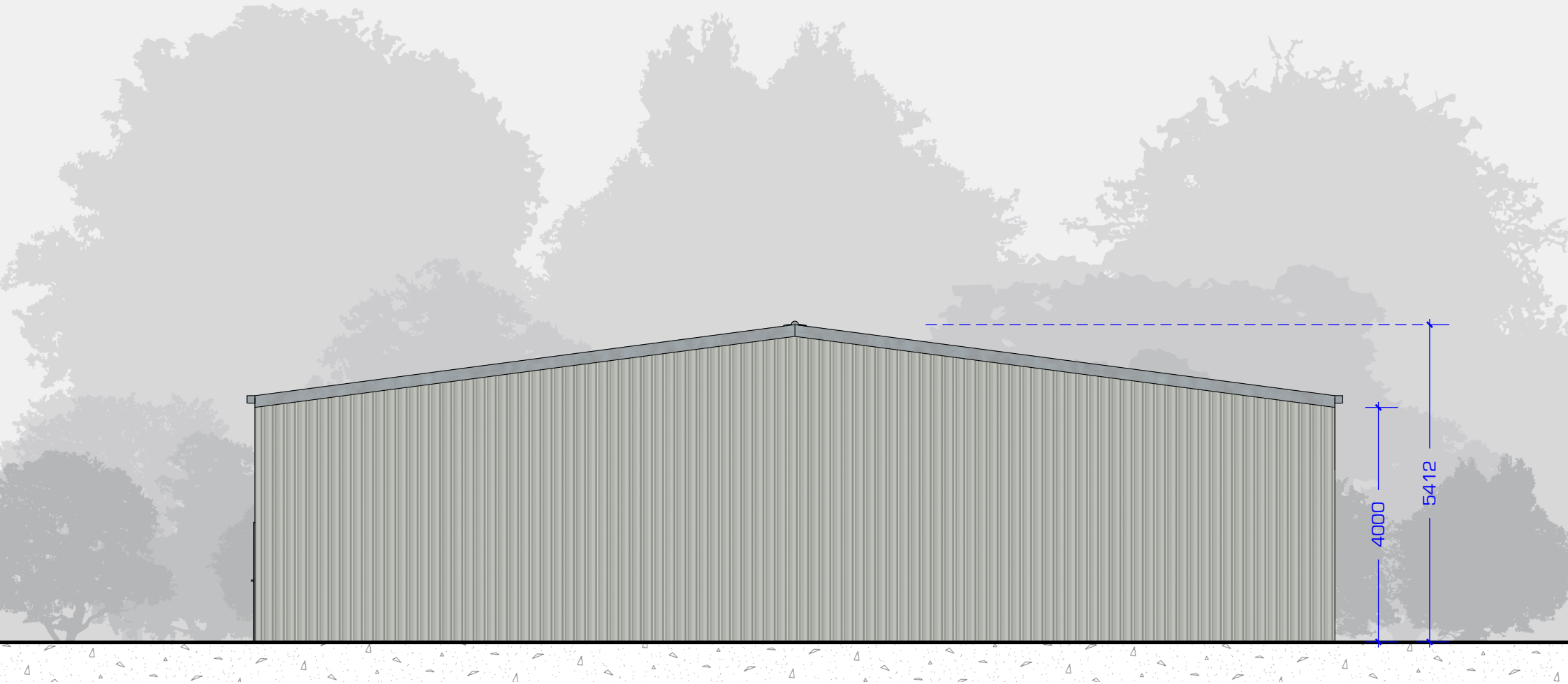
Drawn by: BMH

Drg No: 5801 / 0219 REV No: 1.0

Drawings are for illustration purposes only

# A03

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## 4. Front Elevation

SCALE 1:90

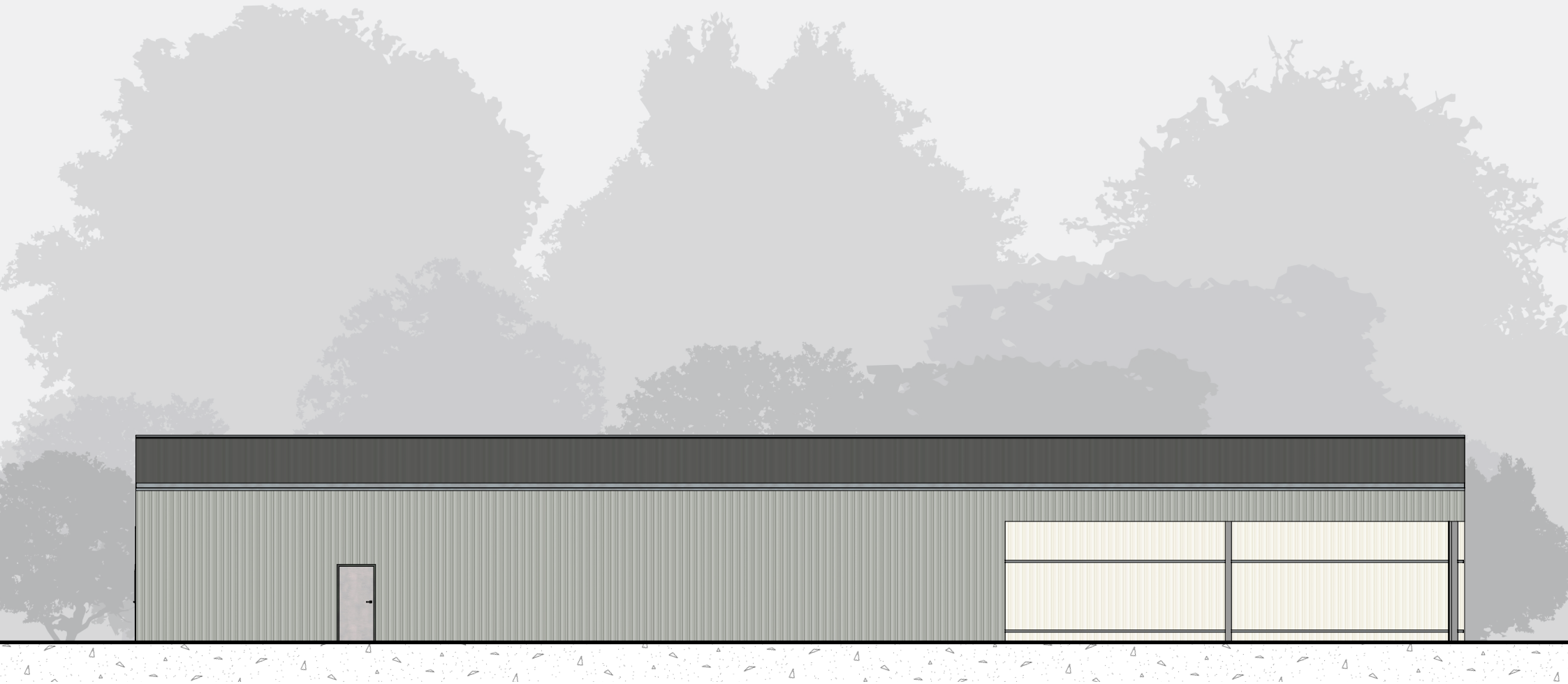
18m W x 35m L x 4m H - Rural Dairy



## 5. Back Elevation

SCALE 1:90

18m W x 35m L x 4m H - Rural Dairy



## 6. Left Elevation

SCALE 1:140

18m W x 35m L x 4m H - Rural Dairy

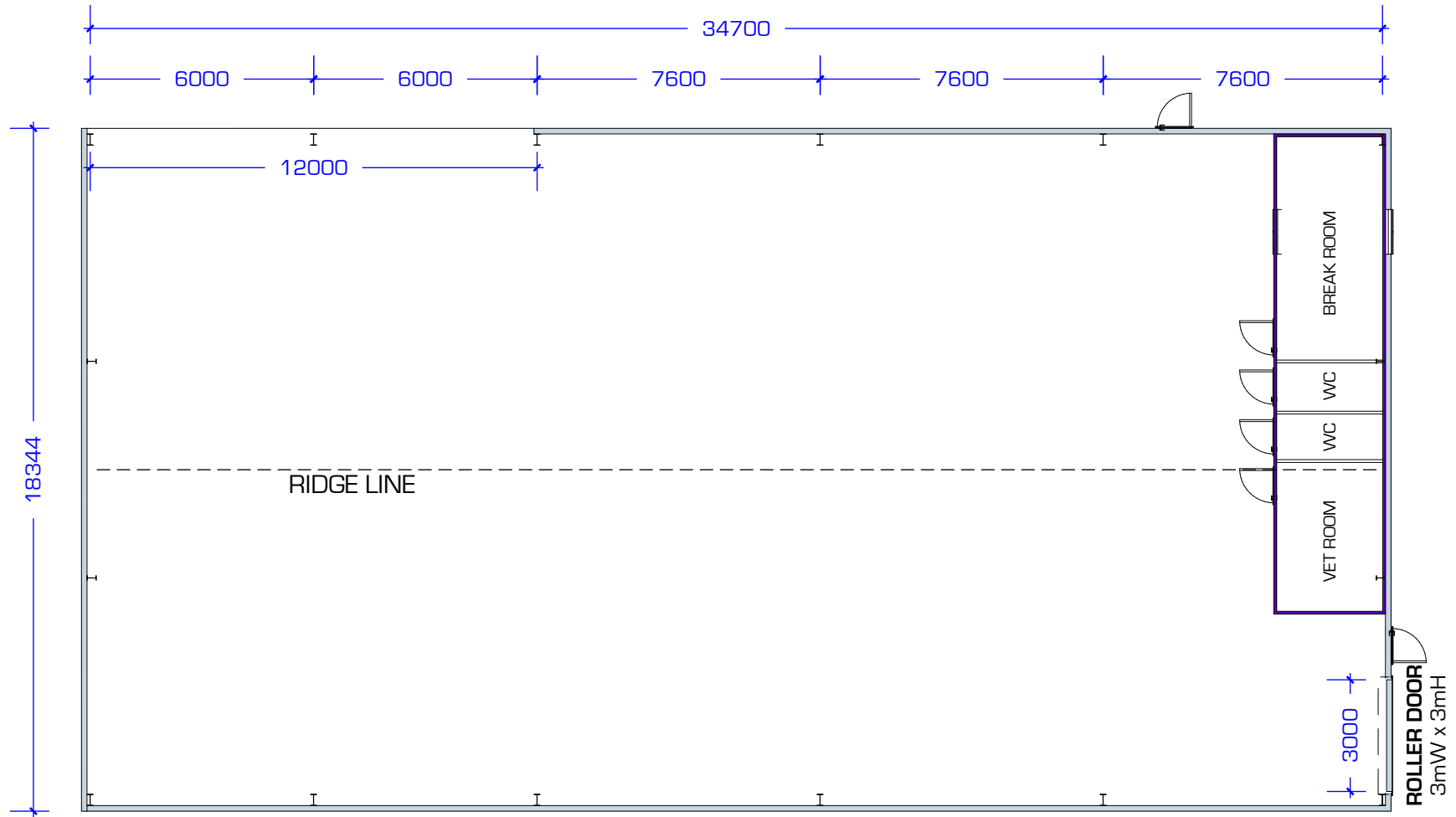




## 7. Right Elevation

SCALE 1:150

18m W x 35m L x 4m H - Rural Dairy



## 8. 2D Floor Plan

SCALE 1:170 DO NOT USE FOR CONSTRUCTION

18m W x 35m L x 4m H - Rural Dairy

19 February 2024

Drawn by: BMH

Drg No: 5801/0219 REV No: 1.0

Drawings are for illustration purposes only

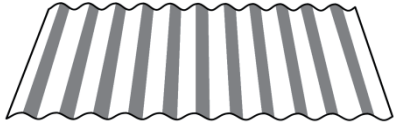
**A08**

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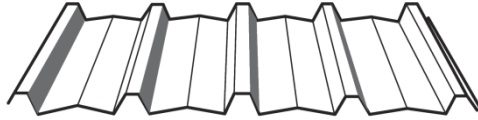


### Cladding Colour and Profiles

Trusting you will choose Bison for this building project, we ask you to fill out the cladding colour form below. Please consider the style of roof and wall cladding.

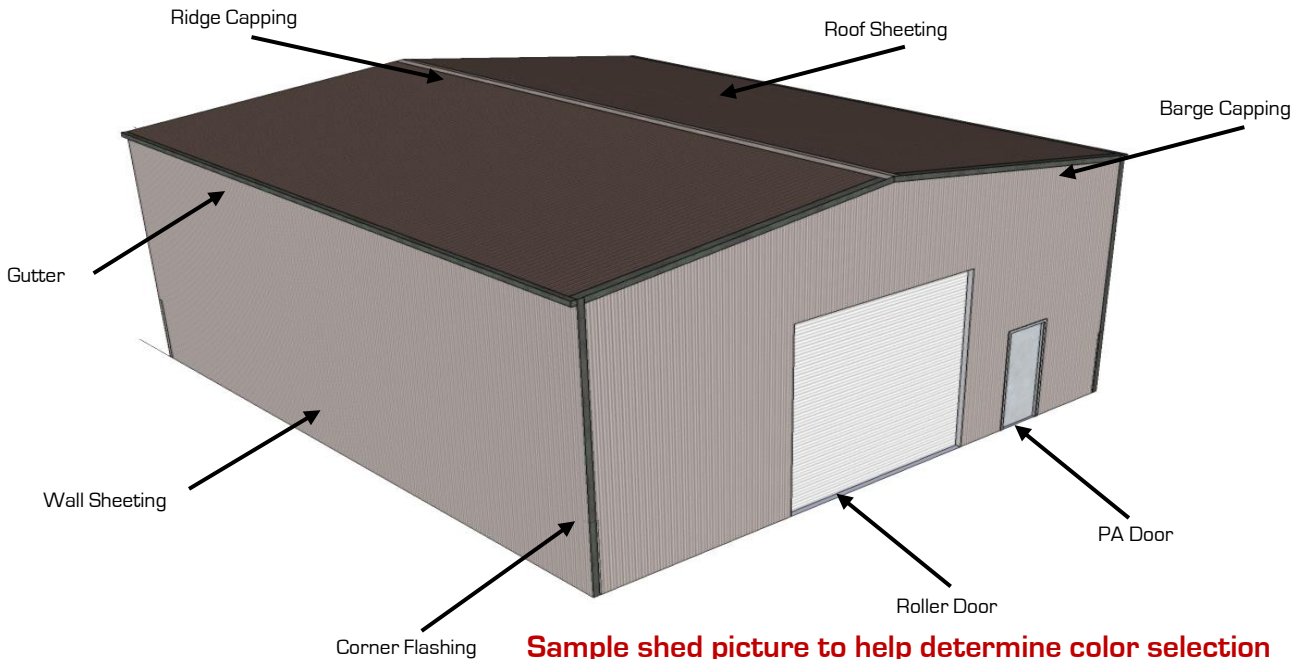


Roof       Wall  
**Corrugated Cladding**



Roof       Wall  
**Trimdek Cladding**

LOCATION	COLOUR
Roof Sheeting	<b>0.42 BMT Trimdek Colorbond</b>
Wall Sheeting	<b>0.42 BMT Trimdek Colorbond</b>
Gutter	<b>Easyflow Gutter</b>
Downpipes	<b>White 90mm PVC Downpipe</b>
Ridge Capping	<b>Colorbond</b>
Barge Capping	<b>Colorbond</b>
Corner Flashing	<b>Colorbond</b>
Personal Access Door	<b>Colorbond</b>
Roller Door/s	
Sliding Door/s	
Windows	



**Sample shed picture to help determine color selection & terminology**