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 Atkins & J Hurley – PA\26\0129**
PROPERTY ADDRESS:	**East Meander Road MEANDER (CT: 46372/2)**
DEVELOPMENT:	**Single dwelling & Residential outbuilding (garage) – discretionary use, setback, parking area.**

The application can be inspected until **Thursday, 8 January 2026**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

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

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

Dated at Westbury on 13 December 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

Meander Valley Council
Working Together

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

OFFICE USE ONLY

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

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

- Is your application the result of an illegal building work? ☐ Yes ☑ No Indicate by ✓ box
- Have you already received a Planning Review for this proposal? ☐ Yes ☑ No
- Is a new vehicle access or crossover required? ☑ Yes ☐ No Construction Certificate Ref No. - PPN: 17165

PROPERTY DETAILS:

Address: East Meander Road (PID: 7759415) Certificate of Title: 46372/2

Suburb: Meander 7304 Lot No: N/A

Land area: 11.58 m^2 / (ha)

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

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

DETAILS OF USE OR DEVELOPMENT:

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

Total cost of development *(inclusive of GST):* $300,000 *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: Single storey residential dwelling and outbuilding (detached garage)

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

New floor area: 251.8 m^2 New building height: 4.75 m

Materials: External walls: Techdry Concrete Blocks Colour: Limestone

Roof cladding: Colorbond Corrugated Steel Colour: TBC

CERTIFICATE OF TITLE

LAND TITLES ACT 1980

TASMANIA

TORRENS TITLE

VOLUME	FOLIO
46372	2
EDITION	**DATE OF ISSUE**
3	24-Aug-2024
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 CALSTOCK, Land District of WESTMORLAND
Lot 2 on Sealed Plan 46372
Derivation : Part of Lot 8396 Gtd to Richard Green
Prior CT 4727/2

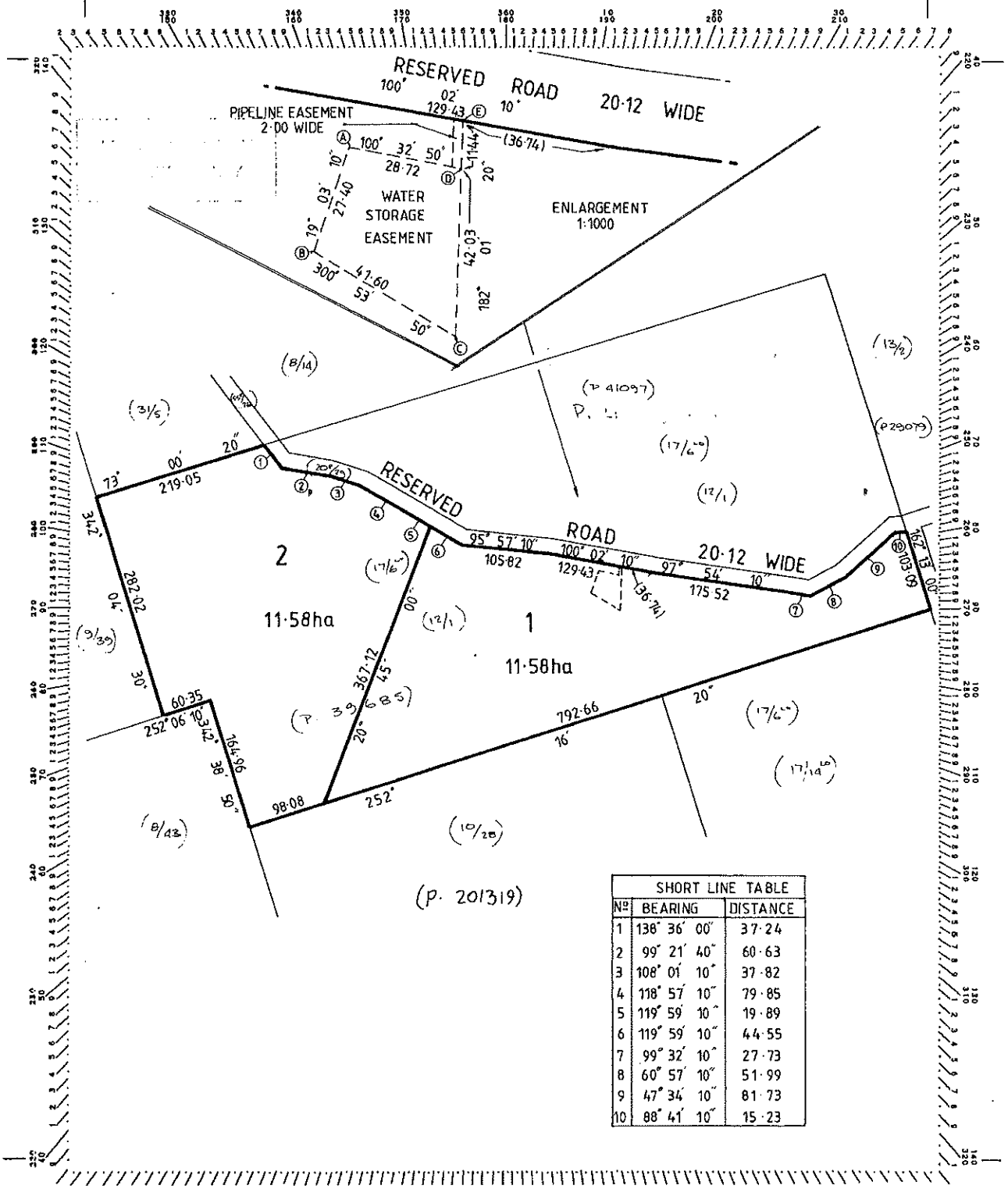
SCHEDULE 1

N207266 TRANSFER to JAMES PALMER HURLEY and BELLE ATKINS
Registered 24-Aug-2024 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

Owner: RAWSON (HOLDINGS) PROPRIETARY LIMITED	**PLAN OF SURVEY**	Registered Number:
Title Reference: CT 4602/52 8396	by Surveyor..... JOHN WILLIAM DENT of ~~of land situated in the~~ CAMPBELL SMITH PHELPS PEDLEY P TY. LTD. of 60 ELPHIN RD LAUNCESTON of land situated in the	SP. 46372
Grantee: PART OF LOT ~~5936~~ 97a-2r-0p GTD. TO RICHARD GREEN.	LAND DISTRICT OF WESTMORLAND PARISH OF CALSTOCK	~~Approved~~ Effective from: 26 NOV 1990
	SCALE 1: 5,000 MEASUREMENTS IN METRES	Recorder of Titles



SHORT LINE TABLE		
№	BEARING	DISTANCE
1	138° 36′ 00″	37·24
2	99° 21′ 40″	60·63
3	108° 01′ 10″	37·82
4	118° 57′ 10″	79·85
5	119° 59′ 10″	19·89
6	119° 59′ 10″	44·55
7	99° 32′ 10″	27·73
8	60° 57′ 10″	51·99
9	47° 34′ 10″	81·73
10	88° 41′ 10″	15·23

SCHEDULE OF EASEMENTS

PLAN NO. SP 46372

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn 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 à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

LOT 1 shown on the Plan is subject to the following rights (appertenant to Certificate of Title Volume 4602 Folio 53).

(a) The right for the owner or owners for the time being of the said Certificate of Title Volume 4602 Folio 53 to lay a pipeline not more than .05 metres in diameter through the land marked D E Pipeline Easement 2.00 metres wide on the Plan from the land marked A B C D Water Storage Easement on the Plan such pipeline not being laid less than .305 metres below the surface of the ground.

(b) The right for the owner or owners for the time being of the said Certificate of Title Volume 4602 Folio 53 to convey from the said Water Storage Easement through the said pipeline to the said Certificate of Title Volume 4602 Folio 53 such amounts of water as the owner or owners for the time being of the said Certificate of Title Volume 4602 Folio 53 may require for the purpose of watering stock depasturing and for irrigation on the said Certificate of Title Volume 4602 Folio 53.

(c) The right for the owner or owners for the time being of the said Certificate of Title Volume 4602 Folio 53 and his and their tenants agents servants and workmen to pass and repass on foot or with motor vehicles tractors or other machinery over the said Pipeline Easement and over the said Water Storage Easement for the purpose of laying inspecting taking up cleansing repairing removing and replacing the said pipeline or the said Water Storage Easement or any part thereof.

46372

(d) The right for the owner or owners for the time being of the Said Certificate of Title Volume 4602 Folio 53 to store and take water on over and from the Water Storage Easement marked A B C D.

THE COMMON SEAL of RAWSON (HOLDINGS) PROPRIETARY LIMITED as registered proprietor of the land comprised in Certificate of Title Volume 4602 Folio 52, was hereunto affixed in the presence of:

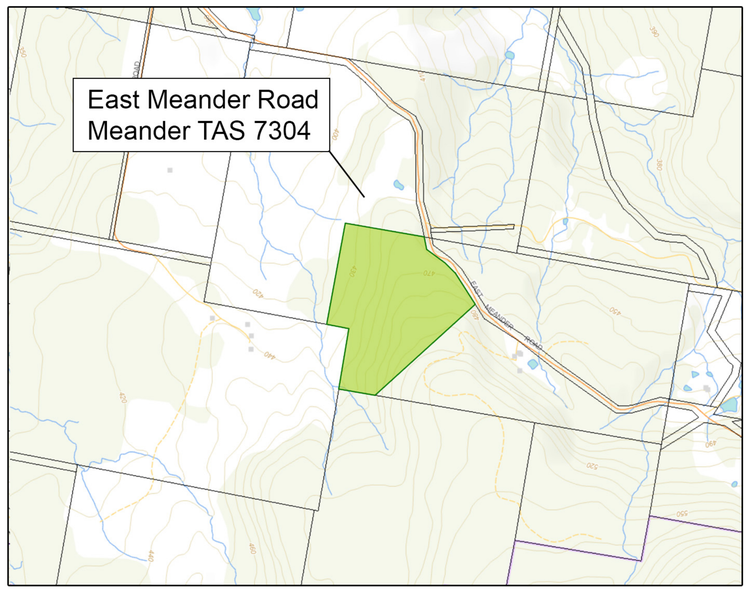
RAWSON (HOLDINGS) PTY. LTD. Company Seal

Director.

Ruth Rawson
Director.

PROPOSED DWELLING AND OUTBUILDING(GARAGE)
EAST MEANDER ROAD, MEANDER

DRAWING SCHEDULE



SITE DETAILS

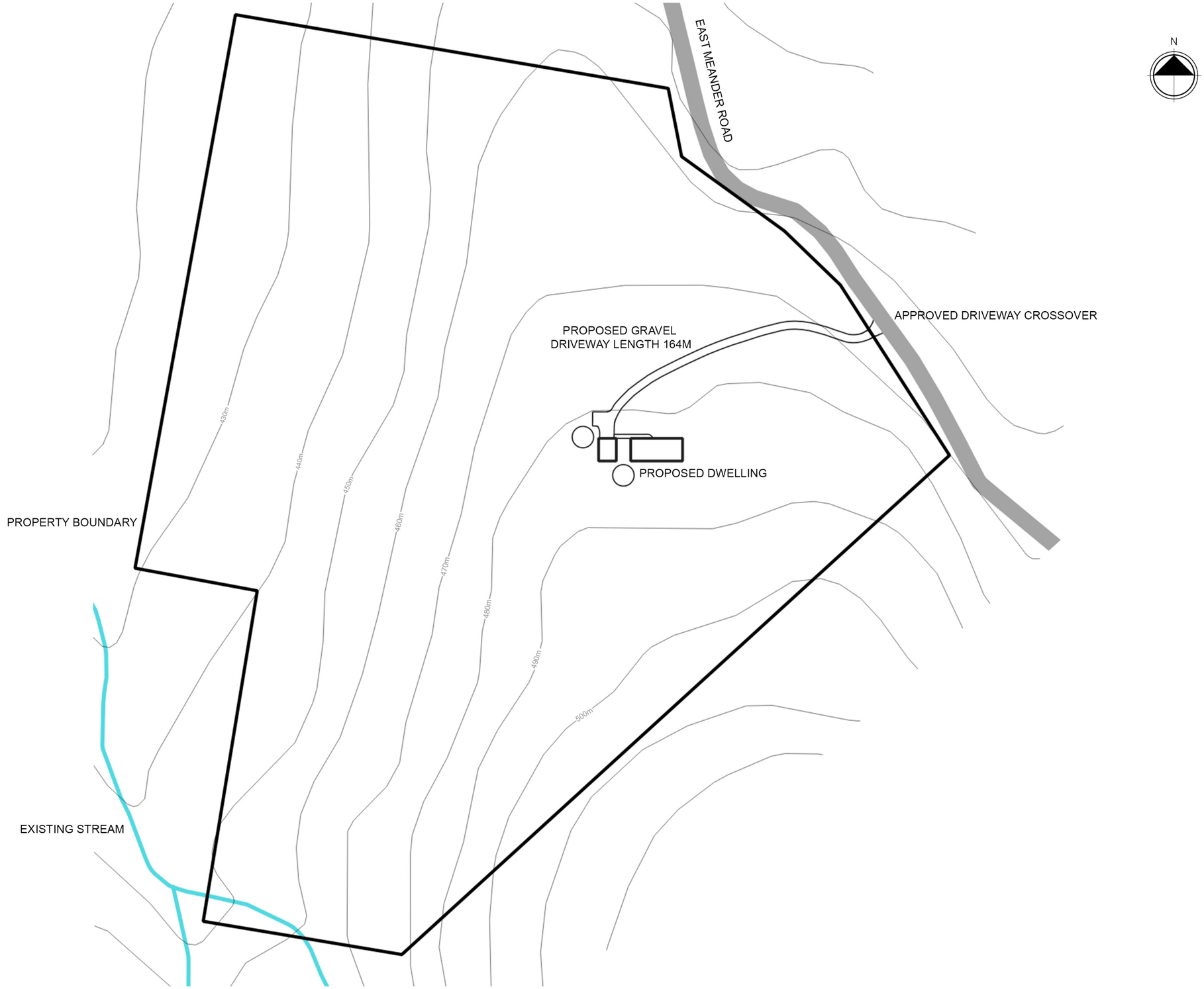
COUNCIL:	Meander Valley
ZONE:	Rural
PID:	7759415
LAND TITLE REFERENCE:	46372/2
PROPERTY SIZE:	11.58ha
DESIGNER:	James Hurley and Belle Atkins (Owners)
BUILDING CLASS:	Class 1A
CLIMATE ZONE:	7
BUSHFIRE BAL RATING:	BAL-29 (expected but TBC)
DESIGN WIND SPEED:	TBC
SOIL CLASSIFICATION:	TBC
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	N/A
LANDSLIP:	LOW
OTHER HAZARDS:	N/A

AREA SCHEDULE

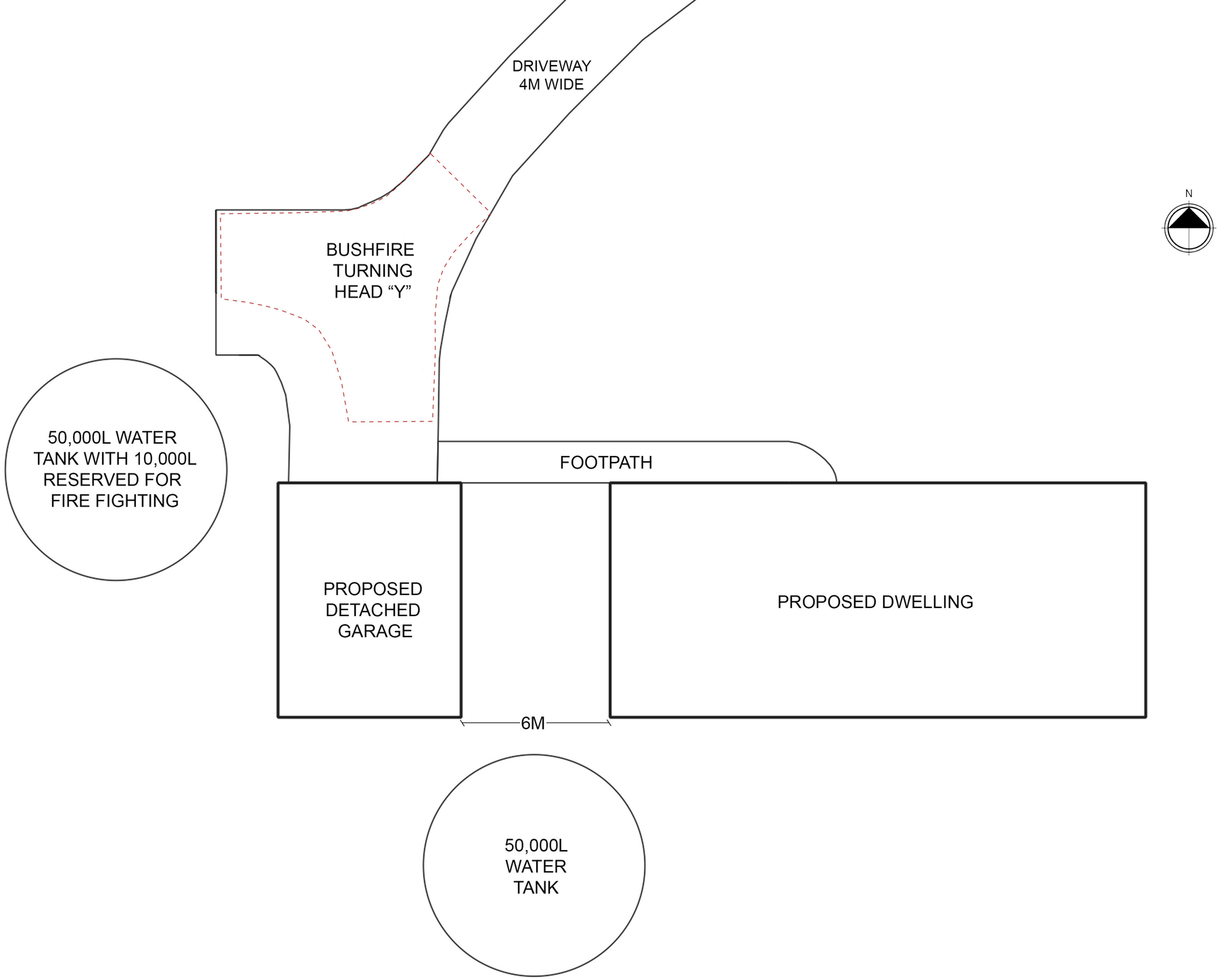
DWELLING:	251.8m2
GARAGE:	78.7m2

ISSUED FOR DEVELOPMENT APPROVAL

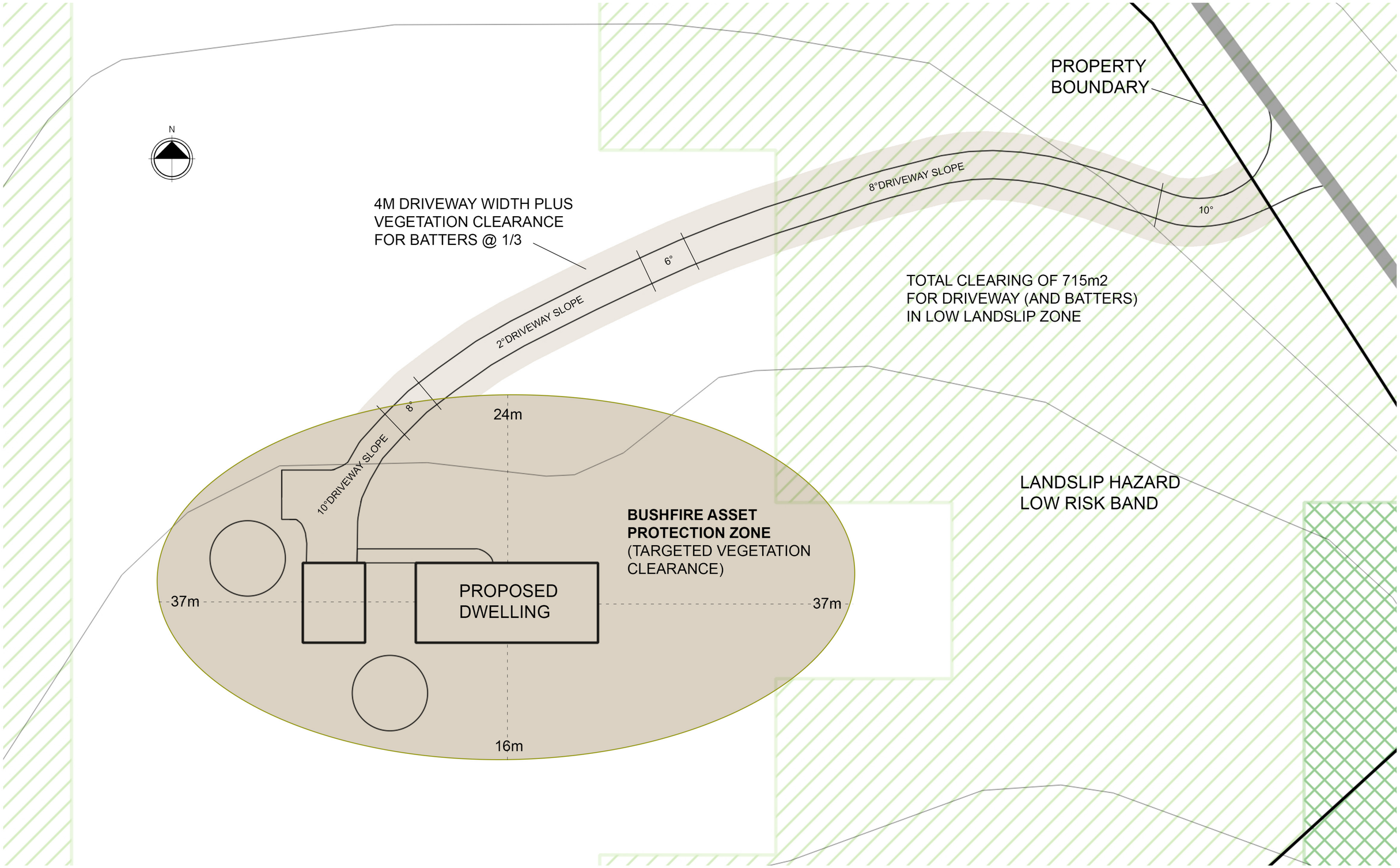
DESIGNERS	LOCATION	OWNERS	DATE	DRAWING	DWG NO.	SCALE
James Hurley & Belle Atkins	East Meander Road Meander TAS 7304	James Hurley & Belle Atkins	Amended: 21/11/2025	Cover Page	1/9	N/A



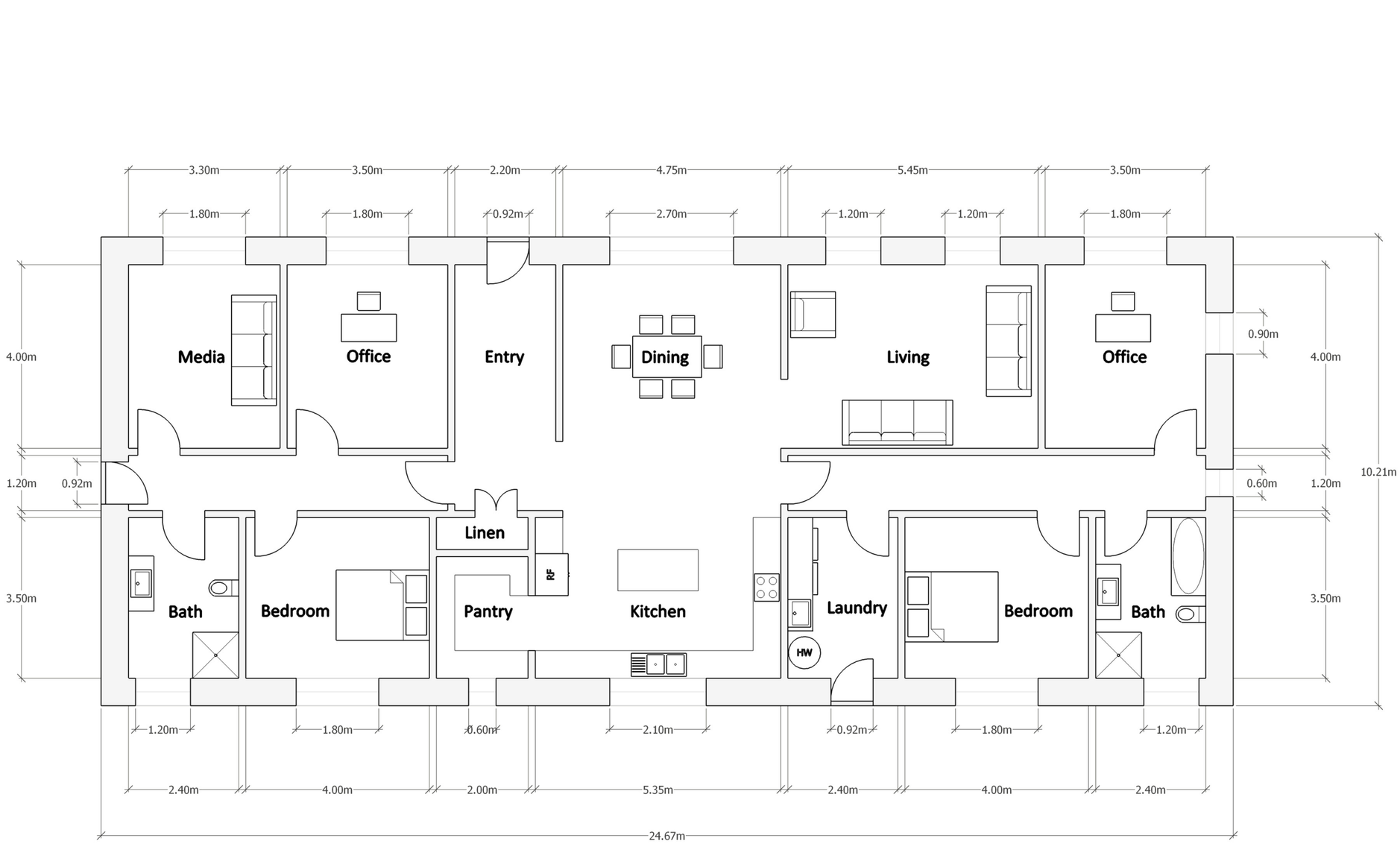
DESIGNERS	LOCATION	OWNERS	DATE	DRAWING	DWG NO.	SCALE
James Hurley & Belle Atkins	East Meander Road Meander TAS 7304	James Hurley & Belle Atkins	7/11/2025	Location Plan	2/9	1:2000 @ A3



DESIGNERS	LOCATION	OWNERS	DATE	DRAWING	DWG NO.	SCALE
James Hurley & Belle Atkins	East Meander Road Meander TAS 7304	James Hurley & Belle Atkins	7/11/2025	Site Plan	3/9	1:200 @ A3



DESIGNERS	LOCATION	OWNERS	DATE	DRAWING	DWG NO.	SCALE
James Hurley & Belle Atkins	East Meander Road Meander TAS 7304	James Hurley & Belle Atkins	Amended: 21/11/2025	Landslip Hazard & Bushfire Site Plan	4/9	1:500 @ A3

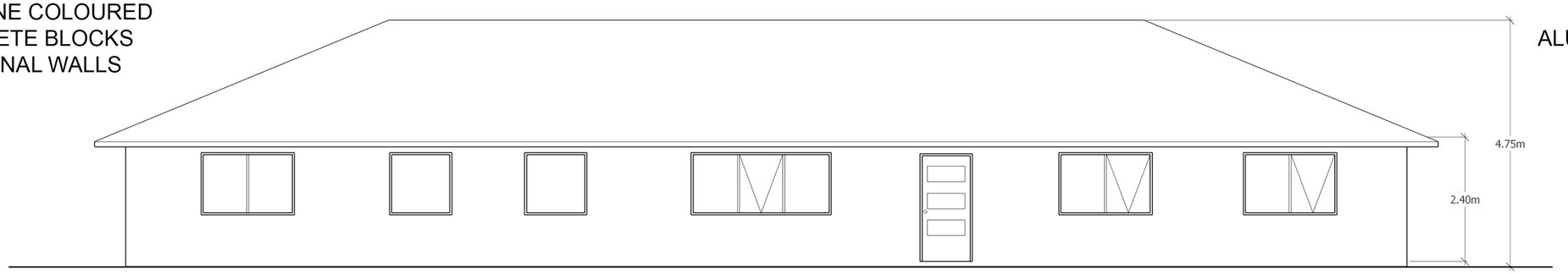


TOTAL SQUARE METERS
251.8 M2

DESIGNERS	LOCATION	OWNERS	DATE	DRAWING	DWG NO.	SCALE
James Hurley & Belle Atkins	East Meander Road Meander TAS 7304	James Hurley & Belle Atkins	7/11/2025	Floorplan	5/9	1:100 @ A3

LIMESTONE COLOURED
CONCRETE BLOCKS
EXTERNAL WALLS

ALUMINIUM FRAMED
DOORS

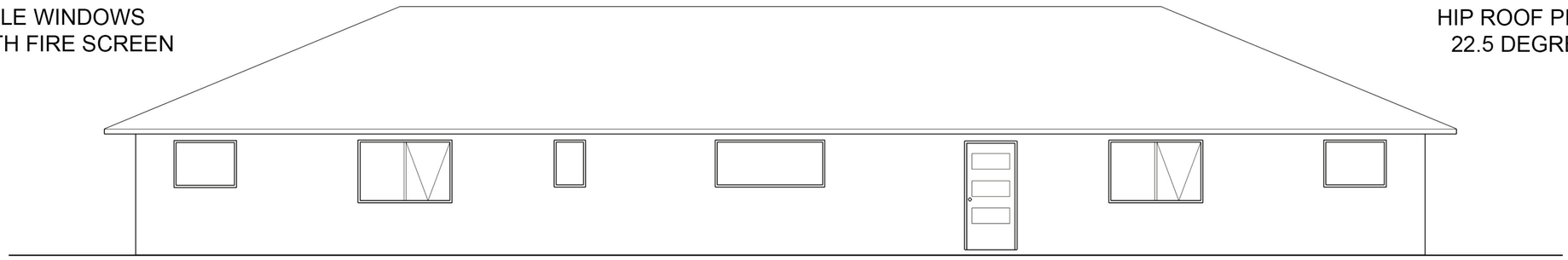


NORTH ELEVATION

Scale 1:100

OPENABLE WINDOWS
FITTED WITH FIRE SCREEN

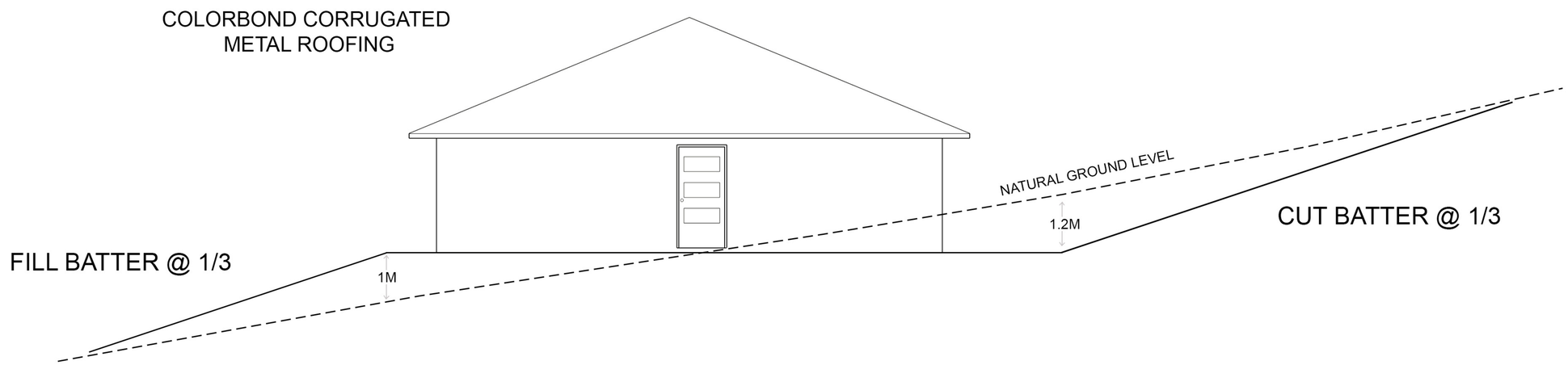
HIP ROOF PITCH
22.5 DEGREES



SOUTH ELEVATION

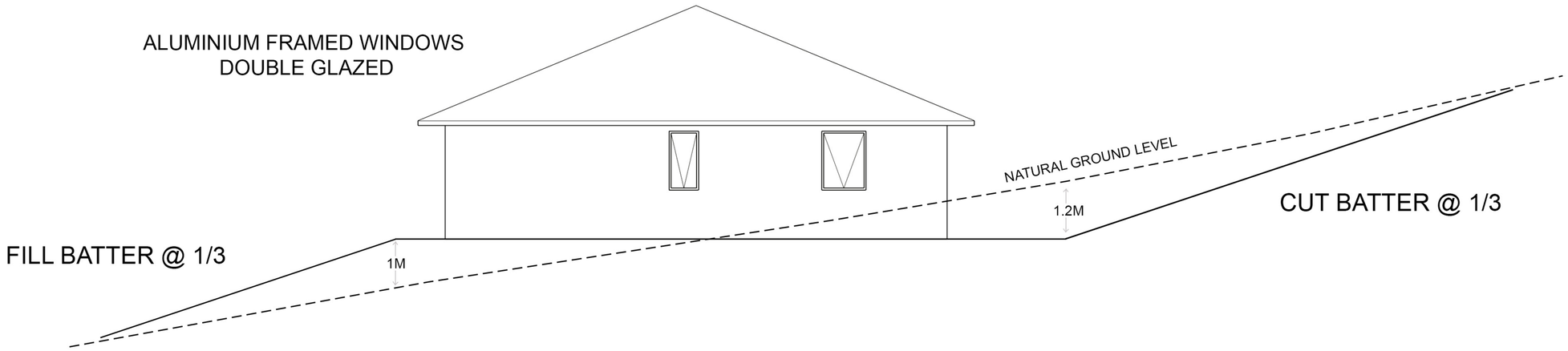
Scale 1:100

DESIGNERS	LOCATION	OWNERS	DATE	DRAWING	DWG NO.	SCALE
James Hurley & Belle Atkins	East Meander Road Meander TAS 7304	James Hurley & Belle Atkins	7/11/2025	North & South House Elevations	6/9	1:100 @ A3



WEST ELEVATION

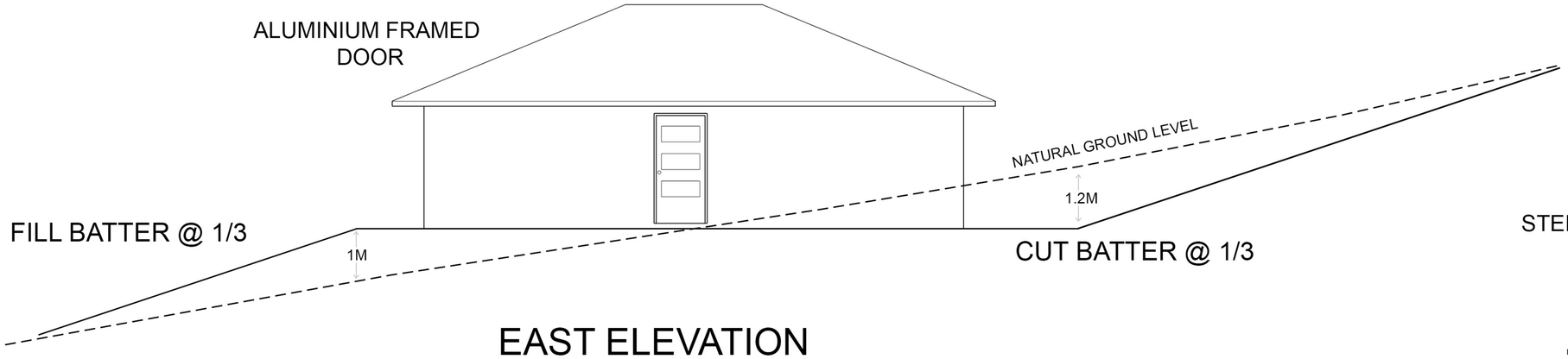
Scale 1:100



EAST ELEVATION

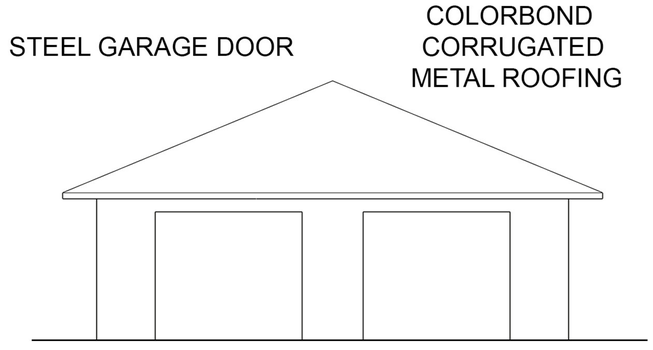
Scale 1:100

DESIGNERS	LOCATION	OWNERS	DATE	DRAWING	DWG NO.	SCALE
James Hurley & Belle Atkins	East Meander Road Meander TAS 7304	James Hurley & Belle Atkins	Amended: 21/11/2025	East & West House Elevations	7/9	1:100 @ A3



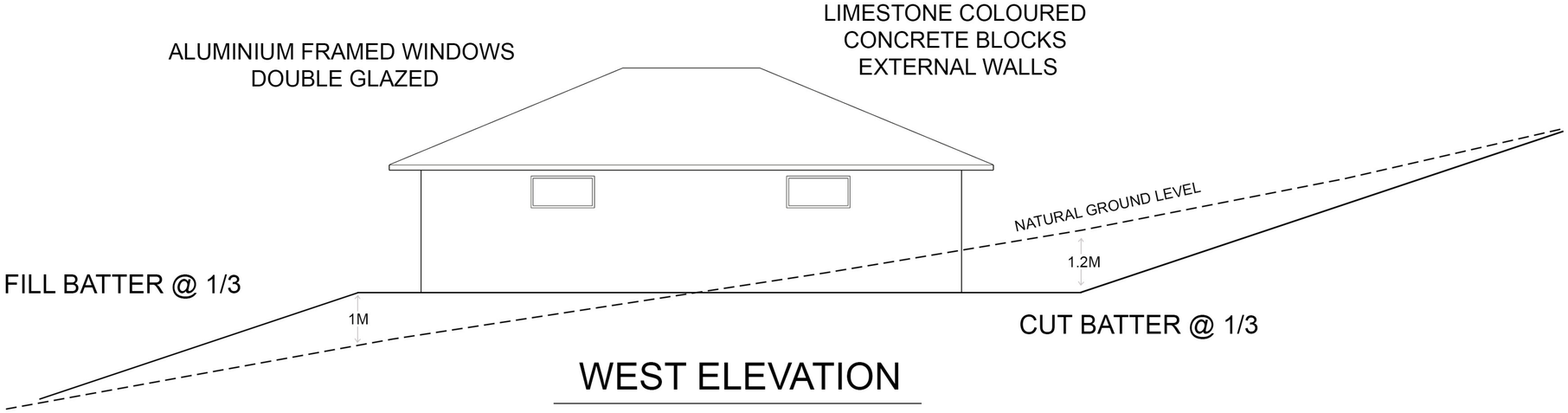
EAST ELEVATION

Scale 1:100



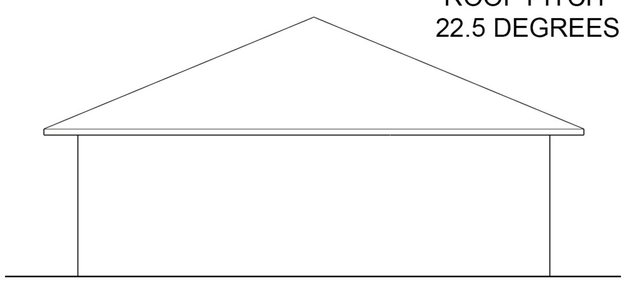
NORTH ELEVATION

Scale 1:100



WEST ELEVATION

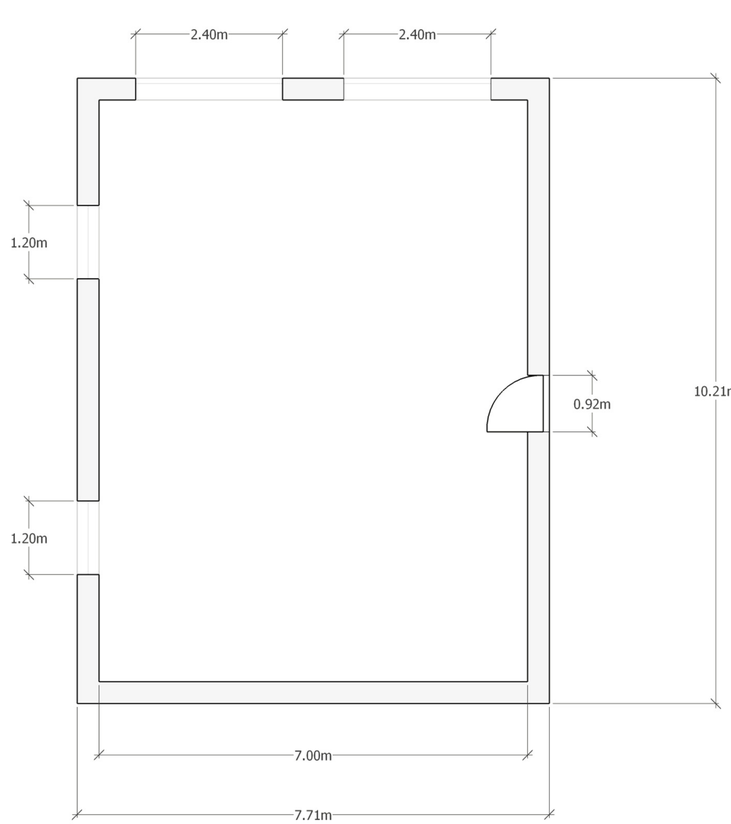
Scale 1:100

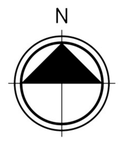


SOUTH ELEVATION

Scale 1:100

DESIGNERS	LOCATION	OWNERS	DATE	DRAWING	DWG NO.	SCALE
James Hurley & Belle Atkins	East Meander Road Meander TAS 7304	James Hurley & Belle Atkins	Amended: 21/11/2025	Garage Elevations	8/9	1:100 @ A3

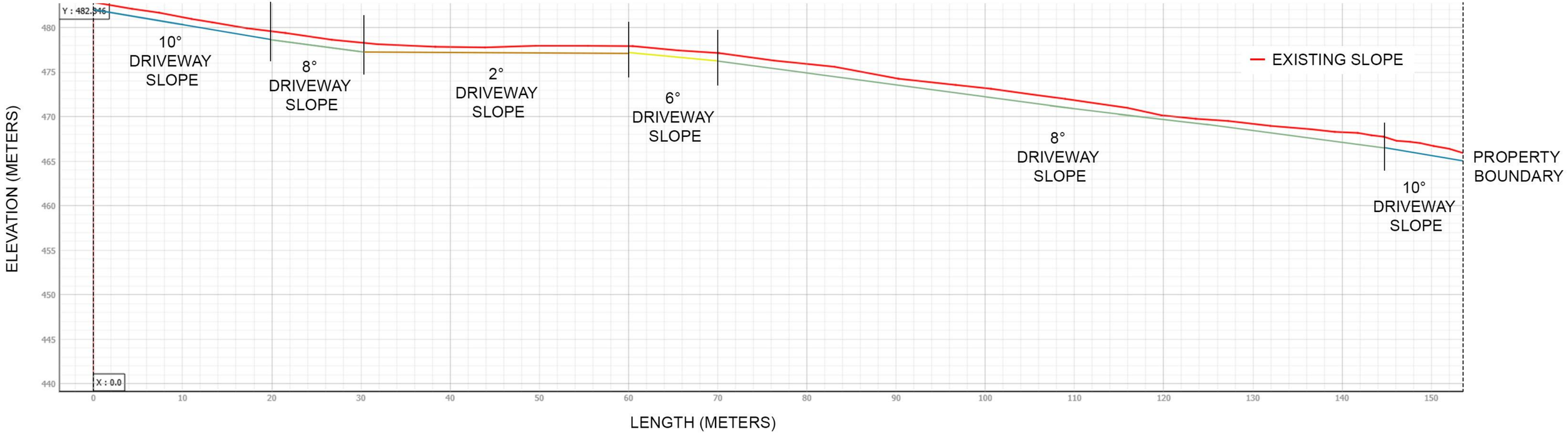




TOTAL SQUARE METERS
78.7 M2

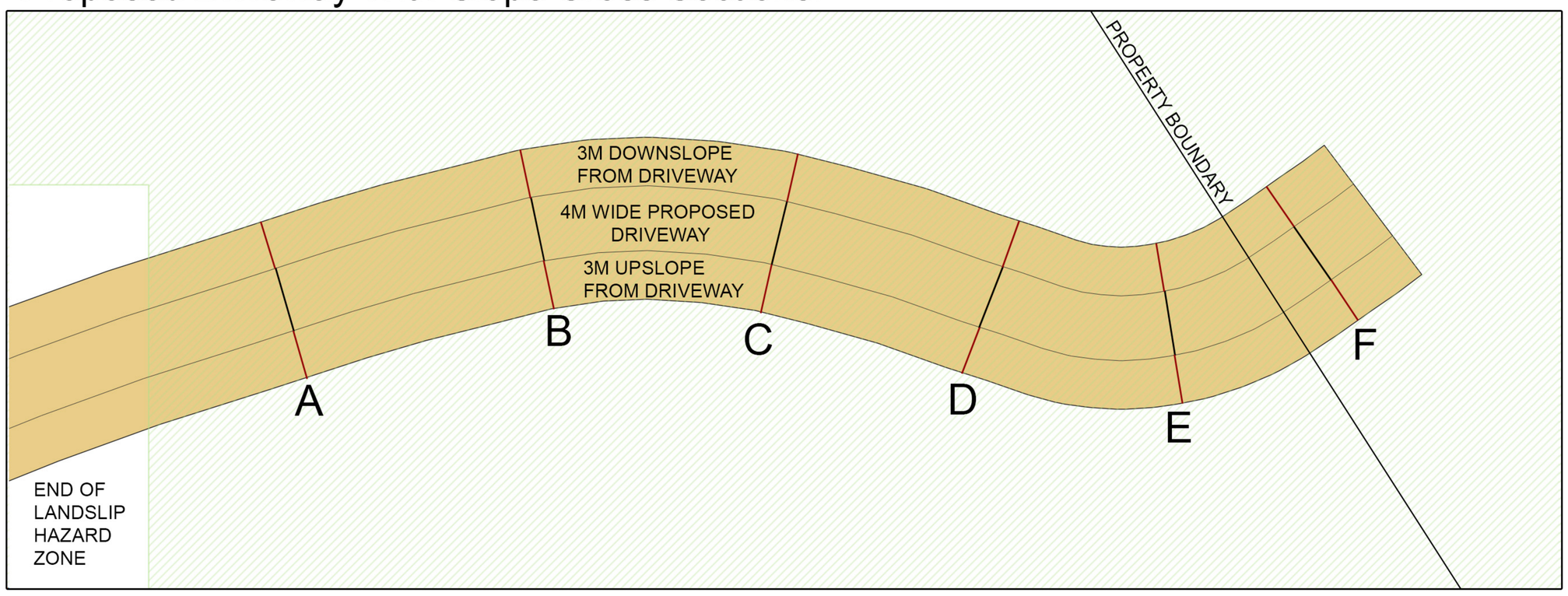
DESIGNERS	LOCATION	OWNERS	DATE	DRAWING	DWG NO.	SCALE
James Hurley & Belle Atkins	East Meander Road Meander TAS 7304	James Hurley & Belle Atkins	21/11/2025	Garage Floorplan	9/9	1:100 @ A3

EXISTING SLOPE AND PROPOSED DRIVEWAY SLOPE

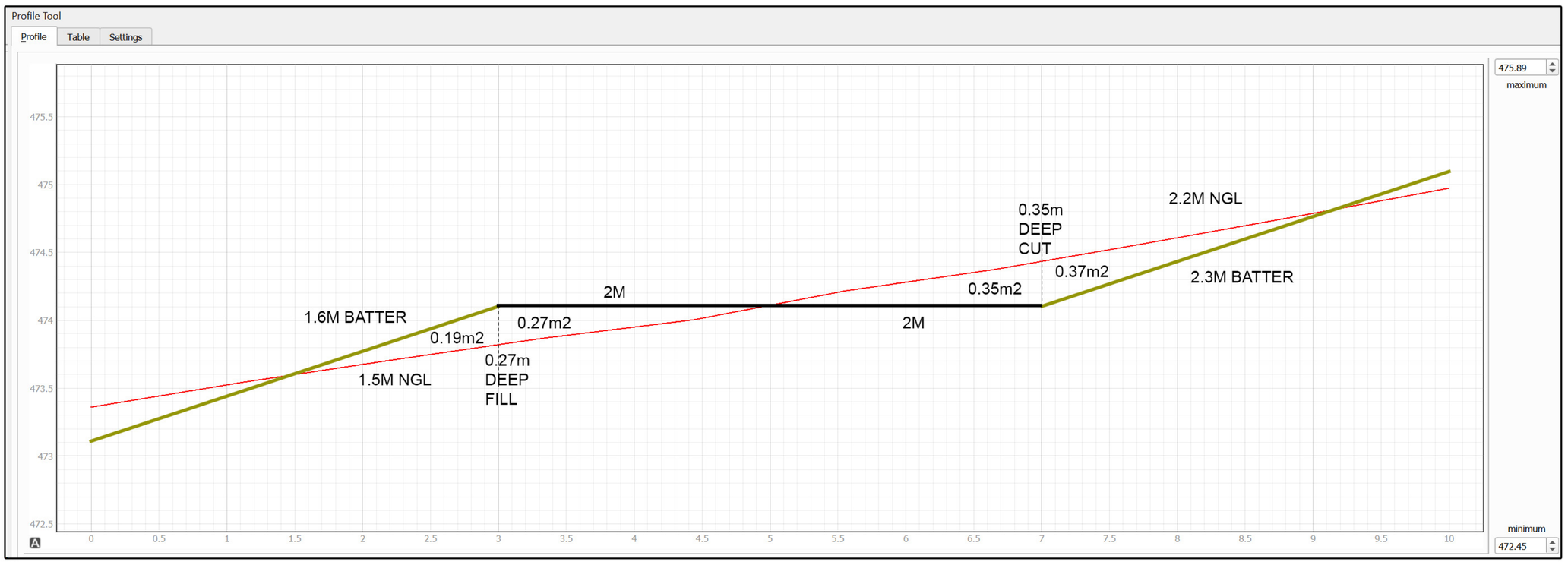


DRIVEWAY CROSSFALLS

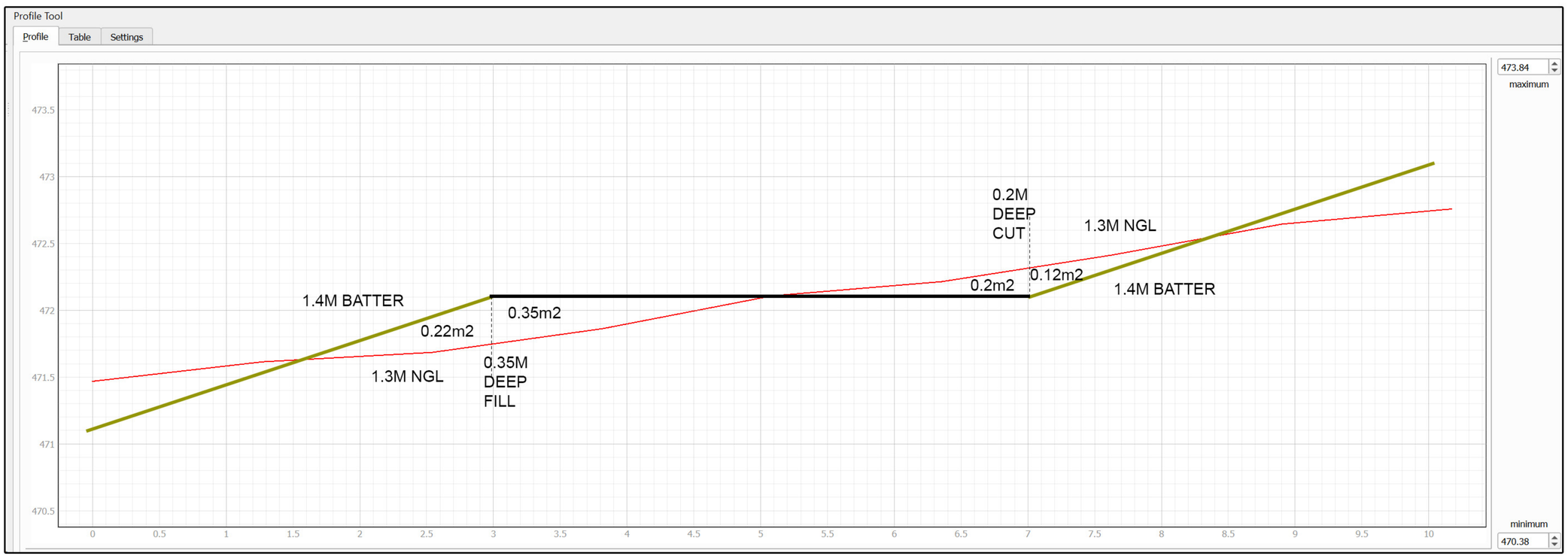
Proposed Driveway With Slope Cross Sections:



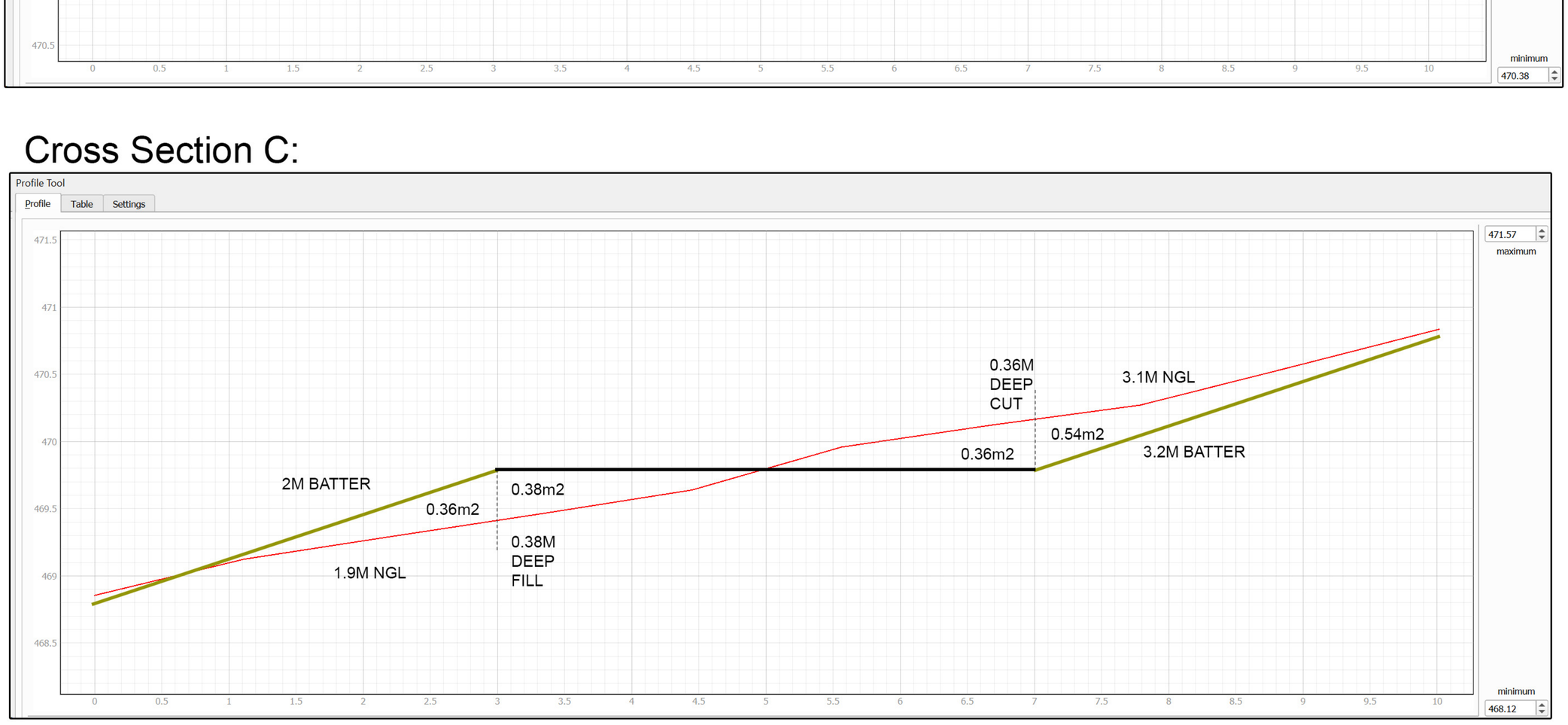
Cross Section A:



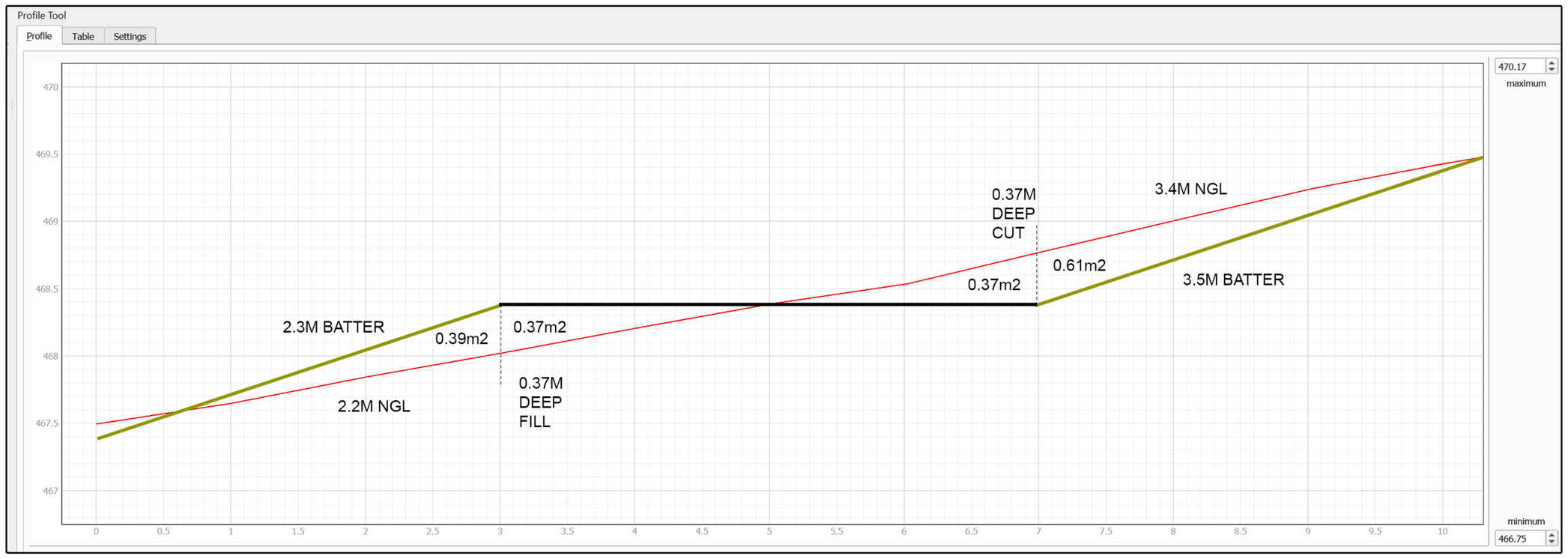
Cross Section B:



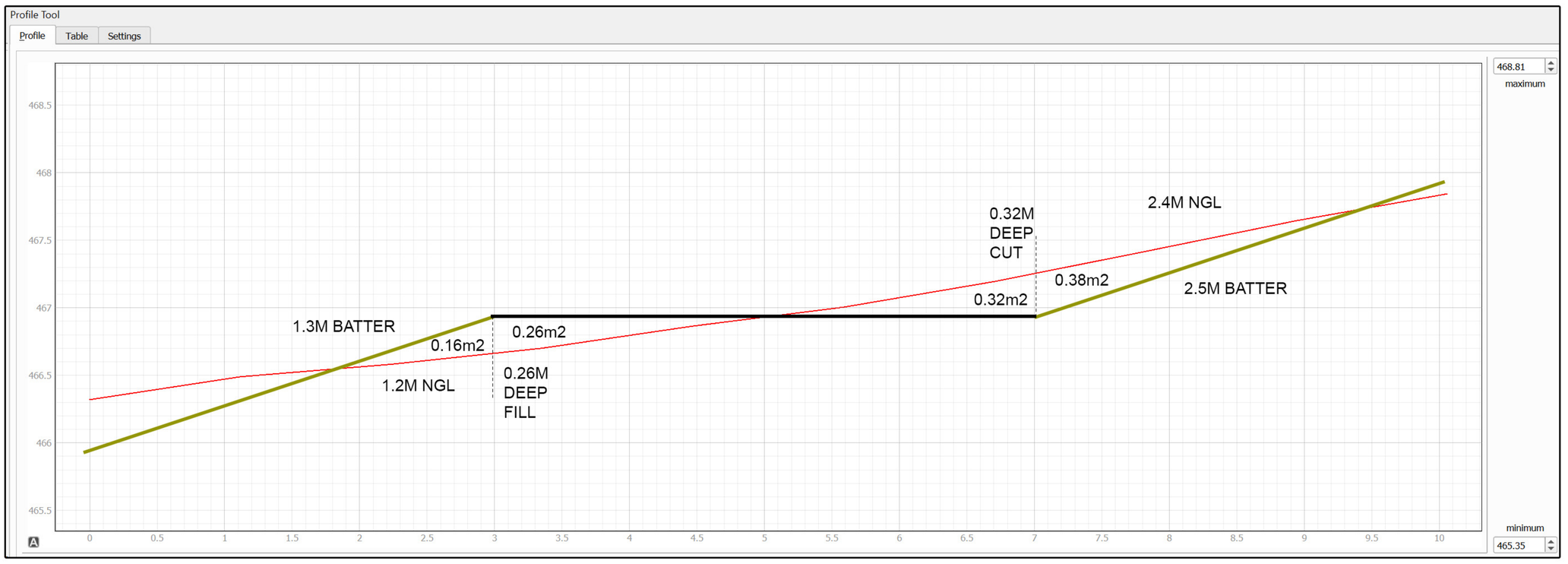
Cross Section C:



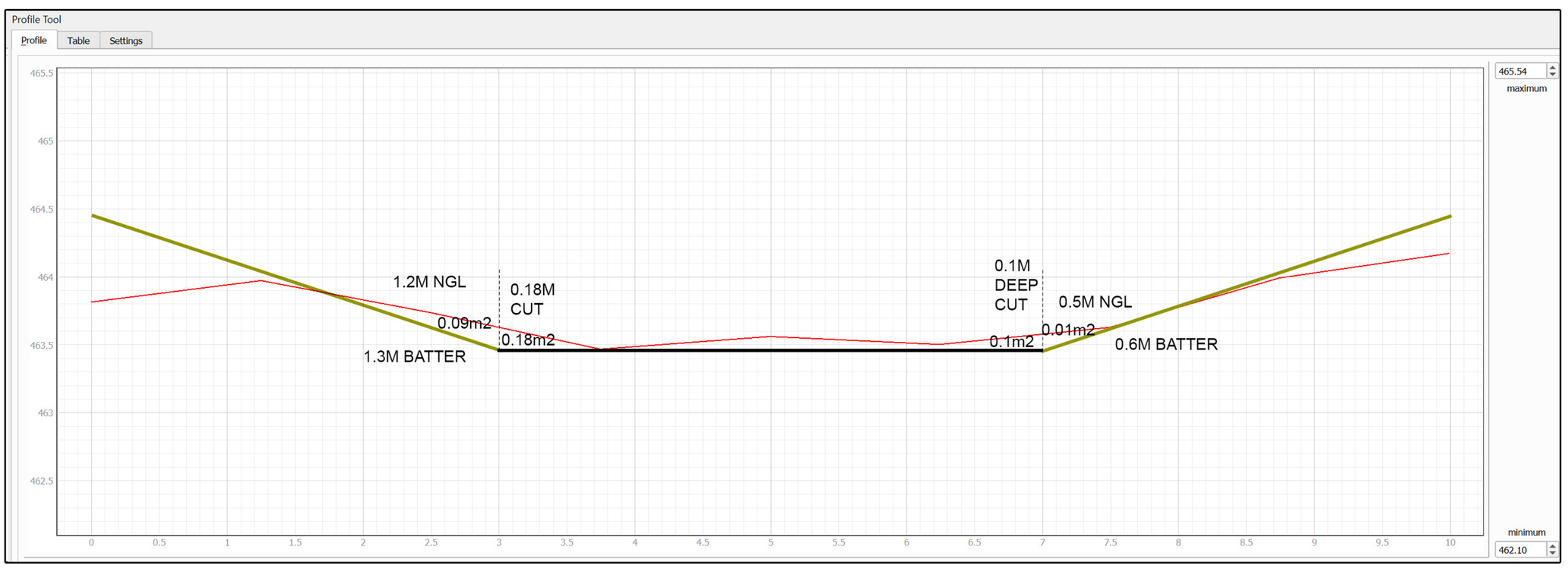
Cross Section D:



Cross Section E:



Cross Section F:



CUT VOLUMES:
Start to F: 1.710 m3
F to E: 5.239 m3
E to D: 9.330 m3
D to C: 12.503 m3
C to B: 9.150 m3
B to A: 8.320 m3
A to End: 6.264 m3

TOTAL CUT VOLUME: 52.516 m3

FILL VOLUMES:
Start to F: 0 m3
F to E: 2.037 m3
E to D: 6.550 m3
D to C: 9.976 m3
C to B: 9.825 m3
B to A: 8.240 m3
A to End: 4.002 m3

TOTAL FILL VOLUME: 40.630 m3

Calculation Methodology and Results:

Approximately 80 m of the proposed driveway lies within the Low Landslip Hazard Band. The following methodology was used to calculate the likely volume of earthworks required for the driveway development within this Band.

To assess the earthworks required for the development works in this area, six cross sections were generated using the Tas Government NorthWest2013-DEM-1m dataset. These cross sections depict the existing ground slope profile and provide the basis for estimating the cut and fill volumes.

Each cross section has a 4m wide driveway at its center, with an additional 3m width included on either side.

Typically, the upslope side of the driveway (measured from the centrepoint) will require a cut, while the downslope side will require fill. Specific cut and fill depths were determined by applying a 0 degree crossfall slope to the 4 m driveway width, then measuring the vertical distance between the driveway edges and the existing ground surface levels on both sides. The relevant areas of cut and fill for the calculation were determined using the right-angle triangle method.

The batters (shown as green lines on the diagram) use a ratio of 1:3, and extend from the driveway edge until they intersect the existing ground surface (shown as red lines on the diagram).
The batter cut and fill areas were calculated using Heron's formula, and were based on the existing ground, batter length, and cut or fill depth. All angled lines were measured for their true length, as using the grid squares (shown in the diagram) would have underestimated their true values.
To calculate the total volume of soil needing to be moved, the Average End Area Method was applied. Using this method, the average cross-sectional area between two consecutive sections is multiplied by the horizontal distance separating them to determine the volume of cut or fill for that segment. For example, if Section F has a cut area of 0.16 m^2 and Section E has a cut area of 0.32 m^2 with 9.7m horizontal distance between them, the volume is calculated as $[(0.16 + 0.32) / 2] \times 9.7 = 2.33\ m^3$.

Using this methodology, the section of driveway located within the Low Landslip Hazard Band is estimated to require approximately 52.516 m^3 of cut and 40.630 m^3 of fill, resulting in a total of approximately 93m^3 of combined excavation and landfilling.

It is important to note that these calculations assume a finished driveway that has a 0 degree crossfall. The C13.0 Bushfire-Prone Areas Code specifications for property access permits crossfalls of up to 3 degrees (Table C13.2, item B). Therefore, the 93 m^3 total represents a conservative over-estimate and a more realistic crossfall of 2–3 degrees would reduce the total amount of cut and fill required. Even with the conservative approach used for the above calculations, the total estimated volume remains below the 100m^3 threshold for excavation or landfilling under the definition of "significant works" in the Low Landslip Hazard Band.

The cross section diagrams also shows that the batter lengths vary along the section of the proposed driveway within the Low Landslip Hazard Band, but that the average batter width is well under 3m, and is generally closer to 2m or less. Therefore, for an 80m length of driveway, with a 4m width and an average batter width of 2 m on each side, the total cleared area can be calculated as $(4\times80) + (2\times80) + (2\times80) = 640\ m^2$. This figure is also well below the 1,000m^2 threshold for "significant works" related to the felling or removal of vegetation in the Low Landslip Hazard Band.

Finally, the proposed driveway works only require shallow cross-slope cuts over the course of 80m. There are no deep cuts, running directly up the existing slopes, being proposed. This approach of maintaining cuts across the slope, rather than against it, aims to limit the disturbance to the slope and reduces the likelihood of slope instability.

PID
7759415

TITLE REFERENCE
46372/2

PROPERTY ADDRESS
East Meander Rd,
Meander, Tas, 7304

PLANNING SCHEME
Tasmanian
Planning Scheme (TPS)

ZONE
Rural

LOCAL PROVISIONS SCHEDULE
Meander Valley

PLANNING OVERLAYS

- Bushfire Prone Areas
- Low Landslip Hazard Band
- Medium Landslip Hazard Band
- Waterway and Coastal Protection Area
- Priority Vegetation Area

PLANNING COMPLIANCE REPORT

9 NOVEMBER 2025

PROPOSED DEVELOPMENT:
New Residential Dwelling and Outbuilding (Garage)

REPORT PREPARED BY:

- BELLE ATKINS (BENVPOLICYMGT(HONS))
- JAMES HURLEY (MUPD & MLA)

TABLE OF CONTENTS

FIGURE INDEX

TABLE INDEX

APPENDICES

1 INTRODUCTION

This report has been prepared in support of a development application for a single residential dwelling and outbuilding (garage) located at **East Meander Road, Meander, TAS, 7304 (PID 7759415).**

The report confirms that the proposed development aligns with the relevant objectives and applicable planning standards of the Tasmanian Planning Scheme (TPS).

Furthermore, it demonstrates that, due to the nature and scale of the development, it will not hinder or constrain any existing or potential uses on adjoining properties.

This report is intended to be read in conjunction with the drawings submitted as part of the development application.

2 CONTEXT

The subject property for development is zoned Rural as per the TPS.

The property consists of one private freehold title with a total area of approximately 11.58ha and a direct frontage to East Meander Road.

2.1 TOPOGRAPHY

The topography of the subject property consists of steep inclines rising from both the western and eastern property boundaries, converging along the central, north-facing aspect of the property.

From the southern boundary, the land predominantly slopes downward toward the northern boundary.

There are limited flat areas within the central part of the property (see Figures 1 and 2).

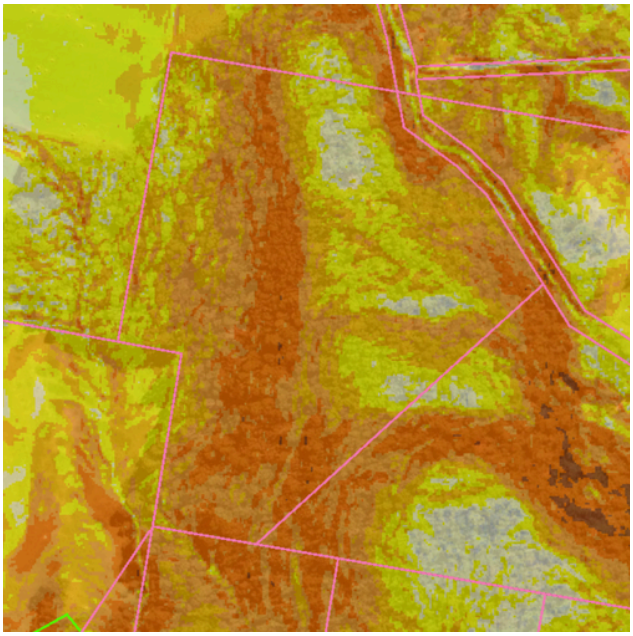


FIGURE 1: Slope in Degrees
(Source: ListMap)

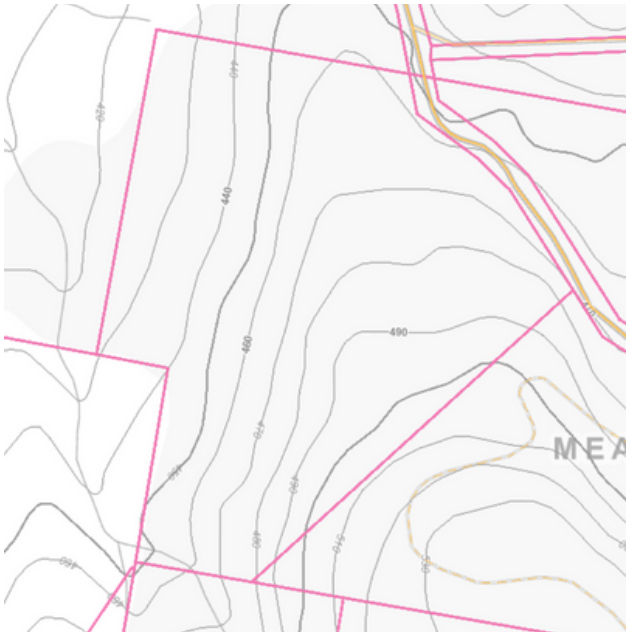


FIGURE 2: Contours (10m)
(Source: ListMap)

2.2 LAND CAPABILITY

Land capability classes indicate the capacity of land to sustainably support specific agricultural uses.

The predominant land capability class of the property is rated as class 5 (see Figure 3), indicating that it has limited agricultural use options and is considered unsuitable for cropping. This limitation is further compounded by the presence of steep slopes across most of the property and restricted access to water.

A small section on the south-eastern boundary is rated as class 6, which denotes low-productivity land with severe limitations for agricultural use (see Figure 4).

There is no history of agricultural purpose or activity - past or present - associated with the property.

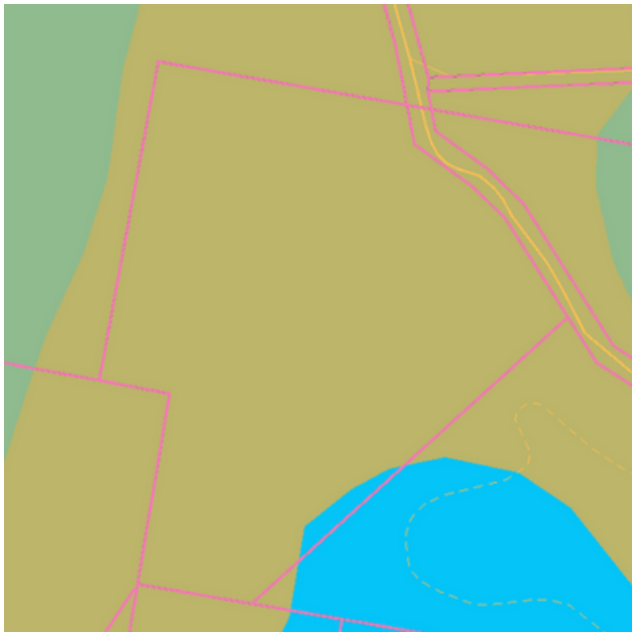


FIGURE 3: Land Capability
(Source: ListMap)

CLASS	CROPPING SUITABILITY	PASTORAL SUITABILITY	LAND USE OPTIONS
1	High	High	Many
2			
3	Medium		
4	Low		
5	Unsuitable	Medium	Limited
6		Low	
7		Unsuitable	Extremely Limited

INCREASING LIMITATIONS TO USE

DECREASING VERSATILITY

Resources. (NWASCO), Wellington, New Zealand.)

FIGURE 4: Land Capability Classes
(Source: Guidelines for the Classification of Agricultural Land in Tasmania)

2.3 LAND COVER

The property is heavily vegetated, with no existing clearings (see Figure 5).

The dominant vegetation group is 'Dry Eucalypt Forest and Woodland' (see Figure 6).

A small section of the property on the southern border is classified as priority vegetation (see Section 2.4, Figure 10).

No development activity is proposed to occur within the priority vegetation area.

FIGURE 5: Vegetation Cover
(Source: ListMap)

FIGURE 6: TASVEG 4.0 Groups
(Source: ListMap)

2.4 TASMANIAN PLANNING SCHEME CODE OVERLAYS

The property is subject to the following TPS code overlays:

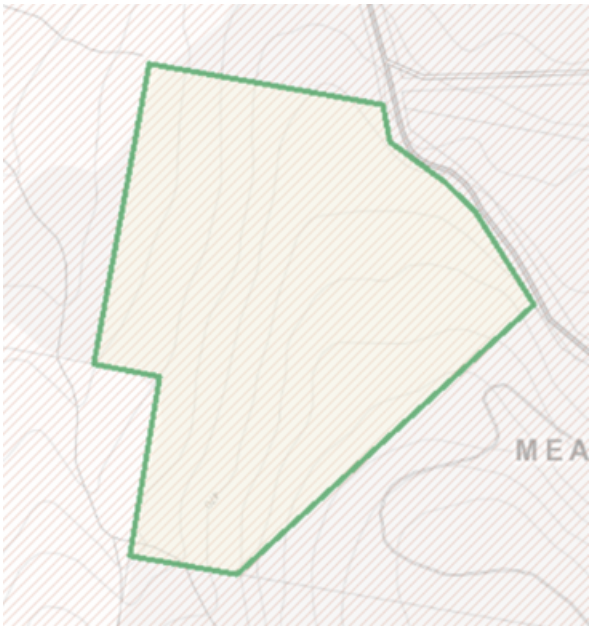


FIGURE 7: Bushfire Prone Area
(Source: PlanBuild Tasmania)

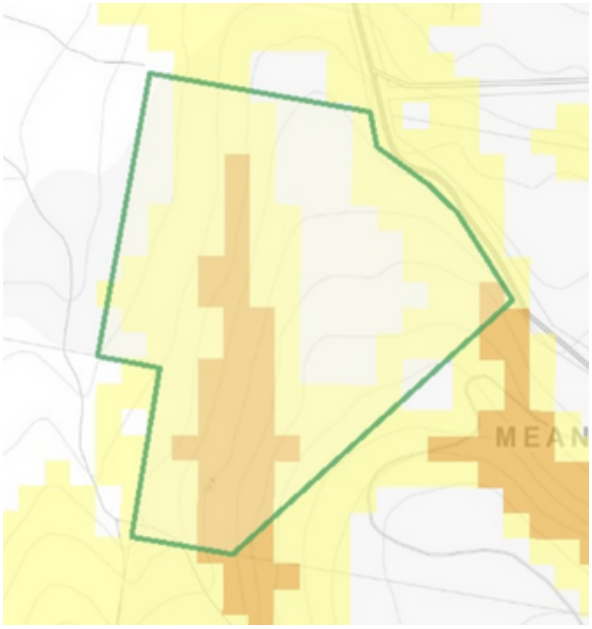


FIGURE 8: Landslip Hazard Bands (Low & Medium)
(Source: PlanBuild Tasmania)

FIGURE 9: Waterway and Coastal Protection Area
(Source: PlanBuild Tasmania)

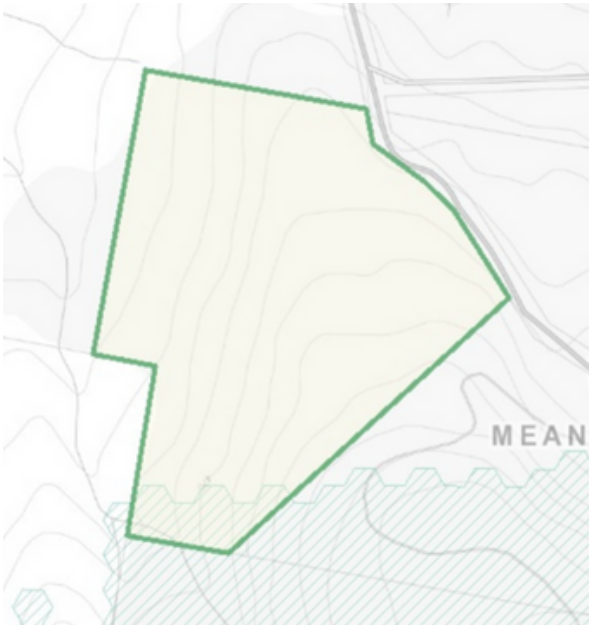


FIGURE 10: Priority Vegetation Area
(Source: PlanBuild Tasmania)

2.5 MEANDER VALLEY LOCAL PROVISIONS SCHEDULE

The property is subject to the Karst Management Area Special Area Plan (MEA-S5.0) under the Meander Valley Local Provisions Schedule (LPS) (see Figure 11).

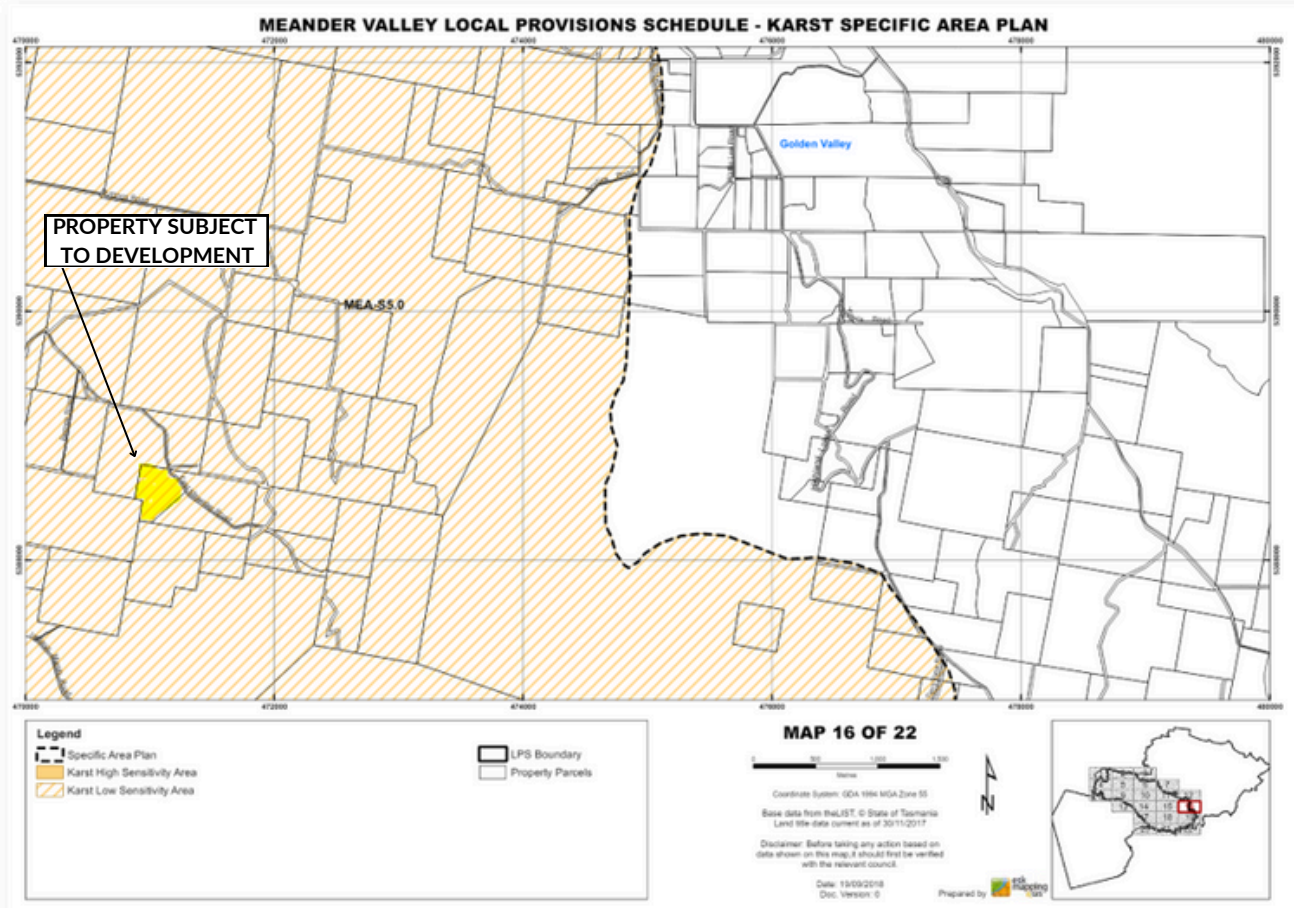


FIGURE 11: Karst Specific Area Plan

(Source: https://www.meander.tas.gov.au/assets/docs/Reports-Strategies/Planning/TPS-Codes-Meander-Valley-LPS-Volume-3.pdf)

2.6 ADJOINING PROPERTY USES

The adjoining properties surrounding the subject property support a range of land uses, including agriculture, nature conservation, and residential use.

Along the final 2km section of the no-through road - extending from the frontage of the subject property to East Meander road's endpoint - there are seven residential dwellings. There is an additional dwelling located adjacent to the western boundary of the property (see Figure 12).

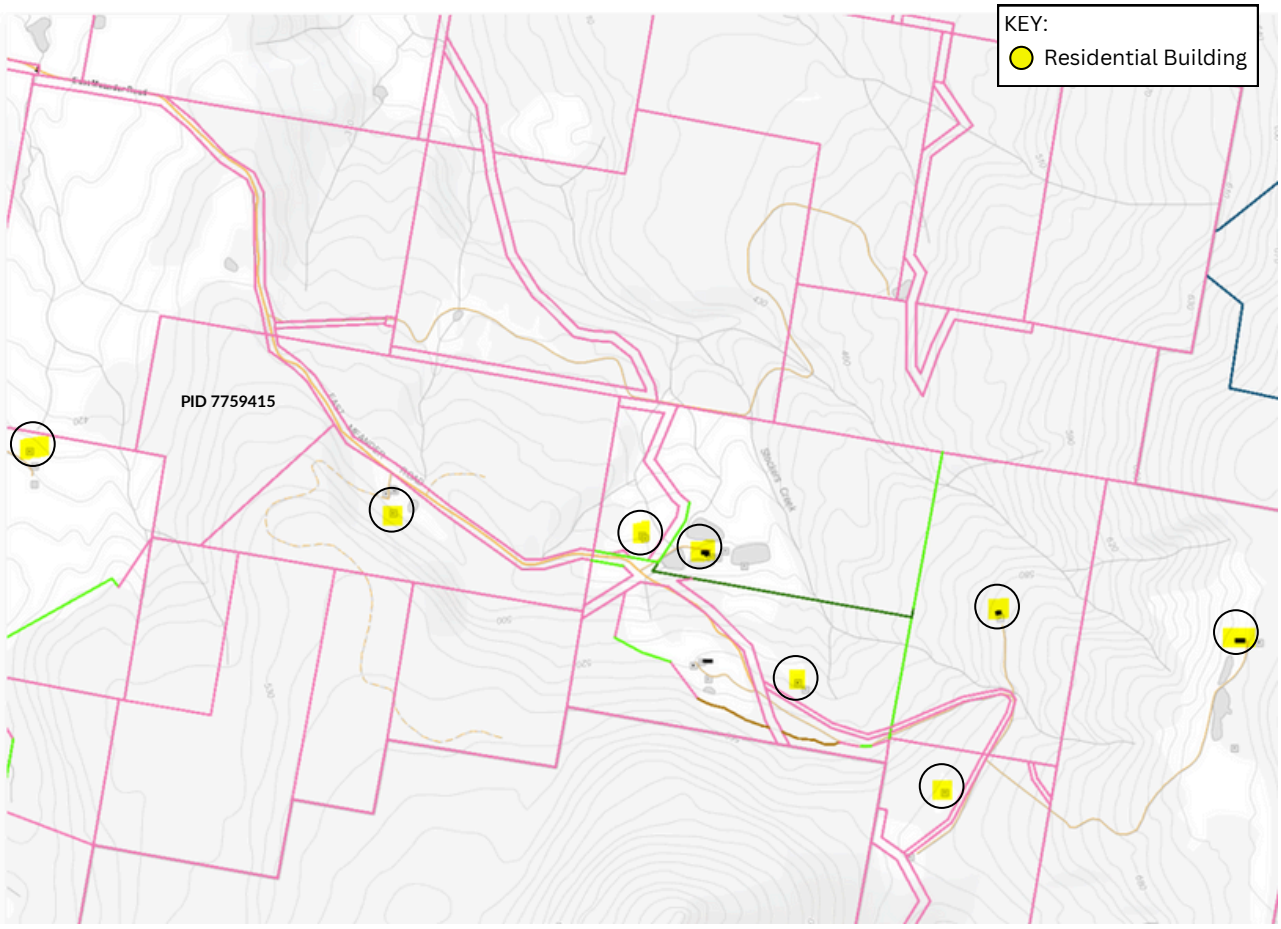


FIGURE 12: Residential Building Footprints

(Source: ListMap)

3 DEVELOPMENT DETAILS

The proposed development is a single-storey residential dwelling, with a detached garage. The dwelling will occupy approximately 0.22% of the 11.58ha title (see Table 1).

The dwelling will be self-sufficient in regards to utilities. Power will be generated via an integrated solar system with batteries, and domestic wastewater and storm water will be managed onsite (see section 3.2).

BUILDING TYPE	AREA (m2)	TOTAL HEIGHT (m)
Single Residential Dwelling	251.8	4.75
Outbuilding - Detached Garage	78.7	4.24

TABLE 1: Proposed Development Area

3.1 SETBACK DISTANCES

The proposed dwelling has been sited to facilitate adequate separation distances from adjoining property uses.

The property size enables sufficient and effective setback distances to be maintained in compliance with the relevant planning requirements (see Table 2). Existing vegetation within the subject property boundaries will be retained, providing an additional natural buffer alongside these setbacks. While the subject property boundaries to the north and west partially adjoin the Agricultural Zone, the retained native vegetation (situated on the Agricultural Zone side of the border) further separates the dwelling from productive agricultural land (see Figure 13). These areas are also constrained for future agricultural use due to the presence of steep slopes and a waterway protection area. Consequently, the nearest effective distance between the proposed dwelling and any productive agricultural land is 255m.

Together, the central location of the dwelling, generous setbacks, and retention of extensive vegetation buffers ensure that the development will not constrain neighbouring property uses or amenity

FEATURE	REQUIRED DISTANCE (m)	PROPOSED DISTANCE (m)
Northern Property Boundary	5	175
Eastern Property Boundary	5	108
Southern Property Boundary	5	90
Western Property Boundary	5	200
Agriculture Zone	200	N:175 W:234

TABLE 2: Setback Distances from Dwelling

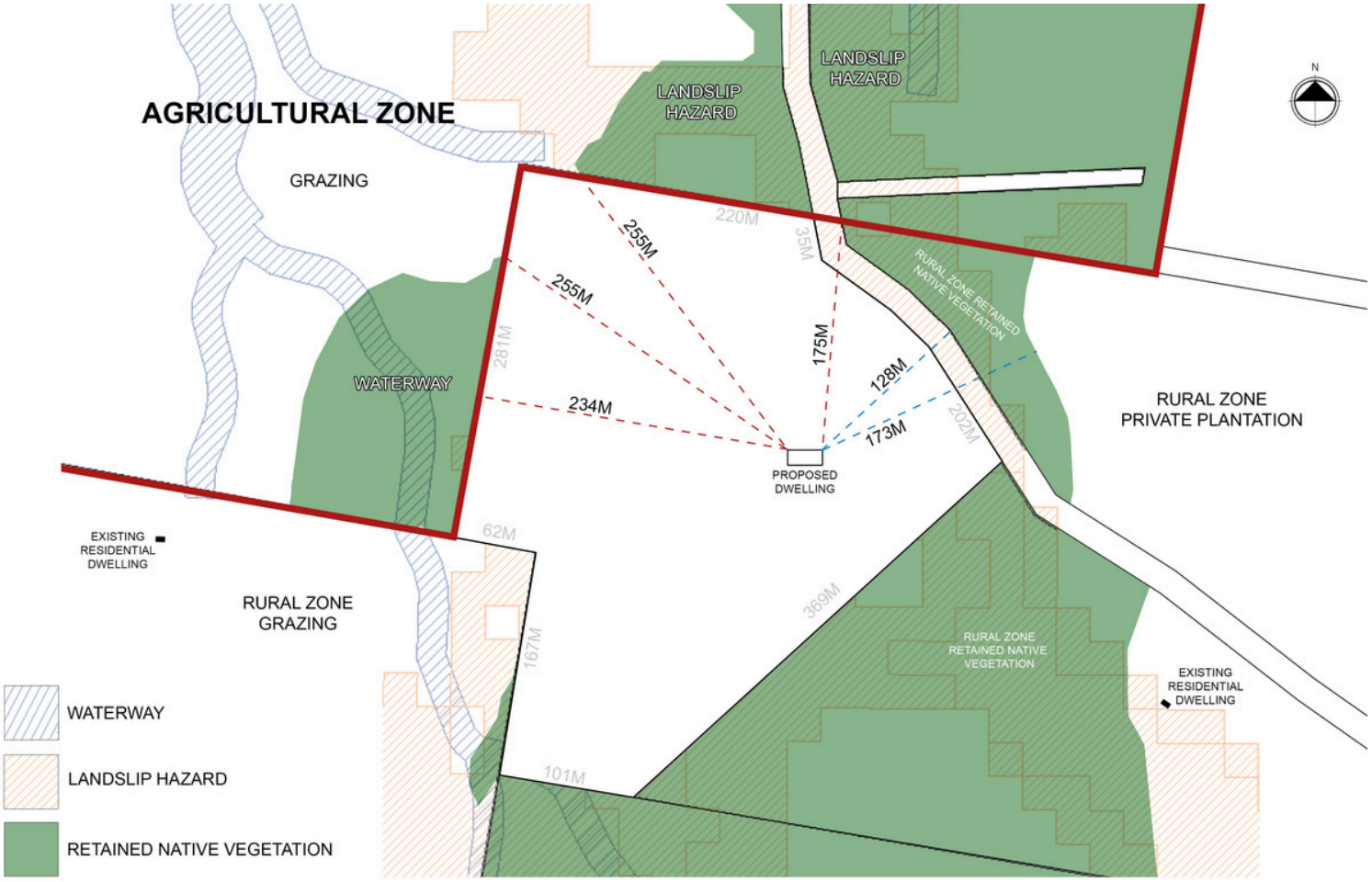


FIGURE 13: Setbacks and Buffers to Agricultural Zone

(Source: ListMap Land Use data)

3.2 ONSITE WASTEWATER MANAGEMENT

All greywater and stormwater will be managed onsite via a custom onsite wastewater management system. The system will be designed by a geotechnical and wastewater management consultant to align appropriately with the assessed site conditions.

Two 50, 000L rainwater tanks will capture stormwater runoff from the roof surfaces of the proposed development. Overflow runoff will be directed to an appropriate location within the property boundary, as per the recommendation of the wastewater management consultant.

All stormwater runoff will be managed within the confines of the property boundaries, and it is not anticipated that the proposed development will contribute to an increase in the volume of stormwater runoff to adjoining properties.

4 PLANNING ASSESSMENT

A residential dwelling in the Rural zone is a discretionary use under the TPS. The proposed development meets the compliance requirements of the applicable standards, codes and relevant specific area plans, making it a strong candidate for development approval.

Standards, codes and plans that are not applicable to this development have been excluded from this section of the report.

4.1 ZONE STANDARDS - 20.0 RURAL ZONE

20.3.1 DISCRETIONARY USE

P2
A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to:
(a) the location of the proposed use;
(b) the nature, scale and intensity of the use;
(c) the likelihood and nature of any adverse impacts on adjoining uses;
(d) whether the proposed use is required to support a use for security or operational reasons; and
(e) any off site impacts from adjoining uses

P2 COMPLIANCE:

The development has been carefully sited with regard to its zone of influence on adjoining properties and their uses, ensuring that these uses are not unreasonably constrained by the proposed dwelling. Appropriate setback distances (outlined in Section 3.1, Table 2 and Figure 13) further support this outcome. The dwelling is located 175m away from the nearest boundary of the Agricultural Zone. However, due to the retained native vegetation on the Agricultural side of the border, the effective distance between the dwelling and any productive agricultural land is approximately 255m. A substantial vegetation buffer (~151m) will also be retained within the boundaries of the subject property. Together, these factors provide a suitable level of separation between the dwelling and any productive activities that may occur within the Agricultural Zone.

A generous setback (~128m) will also be maintained between the dwelling and the licenced area of the adjacent private timber reserve, located opposite the north-eastern frontage of the property. This distance ensures that forestry activities on the reserve will not be limited or restricted by the development.

Residential development is clearly an appropriate land use type within the context of the area, as evidenced by the multiple existing dwellings located in neighbouring properties (see section 2.6 Figure 12). The scale and nature of the proposed dwelling further support its ability to coexist harmoniously with surrounding land uses. As an off-grid residence, all infrastructure associated with utilities and wastewater management will be contained entirely within the property boundaries. The dwelling's unobtrusive design and siting, combined with the retention of substantial vegetation for screening, will allow it to blend with its natural surroundings and minimise its visual impact from the road frontage.

The dwelling will accommodate two permanent residents and will operate as a low-intensity residential use. As such, it is a comparable and compatible use of land for this area.

P3
A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with agricultural use, having regard to:
(a) the nature, scale and intensity of the use;
(b) the local or regional significance of the agricultural land; and
(c) whether agricultural use on adjoining properties will be confined or restrained.

P3 COMPLIANCE:

Land zoned as Rural is considered to have agricultural potential. However, specific features of individual properties can significantly affect the extent of such potential and diminish their suitability for agricultural use.

The subject property has been assigned a land capability classification of 5 and 6 (see section 2.2 Figures 3 and 4). This indicates that the land has minimal agricultural value due to its inherent limitations for agricultural use. Further limitations are also imposed by the steep topography of the property (see section 2.1 Figures 1 and 2) and its restricted access to water.

The relatively small size of the property (11.58ha) means that the establishment of a financially sustainable agricultural enterprise is unlikely to be a viable endeavour, due to insufficient space. The property is not associated with any agricultural purposes or use (past or present), which means that the development will not contribute to any loss of productive agricultural resources on the property.

Furthermore, the size (0.22% of the total property area), scale and layout of the proposed development has been designed to limit vegetation clearing as much as possible, to ensure that the balance of the site remains in its original vegetated state and to minimise conversion of land.

The inherent property features and context, in combination with the nature of the proposed dwelling, ensure that the development will not unreasonably convert agricultural land to non-agricultural uses, or conflict with existing and potential future agricultural uses on adjoining properties.

20.4 DEVELOPMENT STANDARDS FOR BUILDINGS AND WORKS

20.4.1 BUILDING HEIGHT

A1
Building height must be not more than 12m.

A1 COMPLIANCE:

The proposed dwelling will be a single storey building, with a height of less than 12m.

20.4.2 SETBACKS

A1
Buildings must have a setback from all boundaries of:
(a) not less than 5m; or
(b) if the setback of an existing building is within 5m, not less than the existing building

A1 COMPLIANCE:

The dwelling will be setback from all property boundaries by a significantly greater distance than 5m (see section 3.1, Table 2).

P2
Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to:
(a) the size, shape and topography of the site;
(b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;
(c) the location of existing buildings on the site;
(d) the existing and potential use of adjoining properties;
(e) any proposed attenuation measures; and
(f) any buffers created by natural or other features.

P2 COMPLIANCE:

The proposed development has been sited to minimise its potential to conflict with or constrain the agricultural uses of any adjoining properties within the Agricultural Zone.

The large size of the subject property and the central location of the proposed development provide a substantial physical separation from adjoining properties in the Agricultural Zone (see section 3.1, Figure 13). Generous natural vegetation buffers will be retained within the subject property, providing a further attenuation measure. The setback distances between the proposed development and the Agricultural Zone are also consistent with (or greater than) those of adjoining and nearby properties that contain buildings with sensitive uses.

The potential for productive agricultural use along the shared border (between the subject property and the Agricultural Zone) is likely to be constrained by existing steep slopes, as well as a waterway protection area. As such, there is limited potential for any future productive agricultural uses to occur within close proximity to the subject property boundaries. Therefore, given that the effective distance between the proposed dwelling and any productive agricultural land is approximately 255m, it is not anticipated that the proposed development will limit any adjoining agricultural activities or uses (current or future).

20.4.3 ACCESS FOR NEW DWELLINGS

A1
New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.

A1 COMPLIANCE:
The subject property for the proposed development has frontage to East Meander Road, which is council-maintained.

4.2 CODE STANDARDS

4.2.1 C2.0 Parking and Sustainable Transport Code

C2.5.1 CAR PARKING NUMBERS

A1
The number of on-site car parking spaces must be no less than the number specified in Table C2.1

A1 COMPLIANCE:
There will be sufficient car parking spaces provided at the dwelling, as per the requirements specified in Table C2.1. The proposed development includes a detached garage, and there is also sufficient space available for multiple vehicles to park outside the frontage of the dwelling.

C2.6.1 CONSTRUCTION OF PARKING AREAS

P1
All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to:
(a) the nature of the use;
(b) the topography of the land;
(c) the drainage system available;
(d) the likelihood of transporting sediment or debris from the site onto a road or public place;
(e) the likelihood of generating dust; and
(f) the nature of the proposed surfacing.

P1 COMPLIANCE:

The parking and access ways will be constructed to the required standard.

C2.6.3 NUMBER OF ACCESSES FOR VEHICLES

A1
The number of accesses provided for each frontage must:
(a) be no more than 1; or
(b) no more than the existing number of accesses, whichever is the greater.

A1 COMPLIANCE:
There will be one access point to the property located on the frontage of the property along East Meander Road.

4.2.2 C15.0 Landslip Hazard Code

The proposed residential development is not located within any Landslip Hazard Band on the property. However, some portions of the driveway are within the Low Landslip Hazard Band (see attached Landslip Hazard Site Plan Drawing no. 4). The proposed path of the driveway has been selected to ensure that it is confined within the least sloped areas

Furthermore, the combined volume of excavated materials required in these areas to achieve appropriate crossfalls and gradients on the driveway is anticipated to be less than 100m3 in total.

4.3 MEANDER VALLEY SPECIFIC AREA PLAN

The subject property is within an area where the Karst Management Area Special Area Plan (MEA-S5.0) is applicable (see section 2.5, Figure 11).

It is important to note that while the property is classified as a 'Karst Low Sensitivity Area', it is located toward the outermost edge of the eastern boundary of the Special Area Plan. The property is therefore located a significant distance away from any areas that are considered to be a 'Karst High Sensitivity Area'.

This is further supported by the fact that the property does not contain any visible Karst Features (see Appendix A for site photos).

5 BUSHFIRE RESILIENCE

As the proposed development is subject to the TPS code overlay 'Bushfire Prone Area' and is a heavily vegetated area, it is necessary to consider how the proposed development will address and mitigate bushfire risks.

Please note that a formal Bushfire Hazard Management Plan will be submitted at the Building Permit stage of this application, which will further support the measures outlined below for the proposed development.

5.1 BUSHFIRE RESILIENT DESIGN

The proposed dwelling design and site layout have been developed with consideration of the potential impact of bushfire from ember attack, radiant heat and direct flame contact.

The proposed dwelling is a basic rectangular shape with a simple hip roofline, and non-combustible gutter guards along all gutters. All building gaps and joints will be sealed with fire-resistant materials, and all openable external windows and doors will have fire screens installed. These measures will limit the buildup of debris on and around the building while mitigating the risk of ember penetration.

All external building materials have been selected for their ability to withstand the potential impacts of ember attack, radiant heat and direct flame contact (see Table 3).

To further limit combustion risks, the following additional measures will be taken:

- No external flammable elements will be attached to the dwelling (such as timber decks, stairs or pergolas)
- No gas connections will be present at the site
- There will be a setback distance of 6m+ between the dwelling and any outbuildings
- All recommendations outlined in the Bushfire Hazard Management Plan regarding vegetation management will be adhered to

COMPONENT	MATERIAL	RISK MITIGATION
CLADDING	Techdry Concrete Block (Limestone Colour)	Non-combustible, heat-resistant, water-repellent, and maintains structural strength under extreme fire conditions.
EXTERNAL INSULATION	Rockwool	Non-combustible, resists flame spread, and maintains integrity under heat.
ROOF SHEETS	Colorbond steel	Non-combustible, durable under extreme heat, and resists ember attack.
FOUNDATION	Concrete Slab	Non-combustible, structurally stable under heat, and prevents ember intrusion

TABLE 3: External Building Materials

5.2 EMERGENCY SERVICES ACCESS

The property's council-approved access point is on the East Meander Road frontage with a proposed driveway that is 164m long (see attached Location Plan Drawing no. 2).

To ensure suitable access for emergency service vehicles to the property and proposed dwelling, the property access design complies with the following bushfire regulations:

- All-weather construction
- Minimum load capacity of 20t
- Minimum width of 4m
- Minimum vertical clearance of 4m
- Minimum horizontal clearance of 0.5m
- Crossfalls less than 3 degrees
- Dips less than 7 degrees
- Curves with a minimum inner radius of 10m
- Maximum slope gradient of 10 degrees
- A 'Y' shaped turning head that is 4m wide and 8m long at the driveway termination point in front of the dwelling

5.3 FIRE FIGHTING WATER SUPPLY

There will be a permanent static firefighting water supply available at the dwelling site, with a minimum capacity of 10, 000L kept in reserve at all times. The water tank will be sited within 19m hose lay to the furthest point of the dwelling (see attached Site Plan Drawing no. 3).

There will be a hardstand, (3m wide and 6m long), located adjacent to the water tank and connected directly to the driveway. The hardstand will be built to the same standard as the driveway.

5.4 VEGETATION MANAGEMENT

The asset protection zone (i.e., the vegetation area around the dwelling) will be managed to mitigate the potential for a fire front to reach the dwelling via direct flame contact.

The vegetation management and clearance distances will be in accordance with an anticipated Bushfire Attack Level (BAL) rating of BAL-29 for the property. The combined effect of the selected building materials (see section 5.1 Table 3), in conjunction with suitable management of the asset protection zone, ensures that all reasonable measures will be taken to minimise the potential exposure of the dwelling to bushfire risks.

The proposed location of the development has been selected with careful consideration of the following factors:

- The topography of the property
- The type and structure of nearby vegetation (predominantly Dry Eucalypt Forest and Woodland - see section 2.3 Figure 5)
- The capacity to suitably manage and maintain vegetation around the dwelling site
- The Tasmanian Fire Index Rating (50)

With consideration of the above points, and through initial consultations with a qualified Bushfire Hazard Practitioner, it is expected that a BAL-29 rating can be achieved by undertaking targeted vegetation management within the approximate distances below, relative to the dwelling:

- 24m to the North
- 37m to the East and West
- 16m to the South

5.5 SUMMARY OF BUSHFIRE RISK MITIGATION

All developments that occur within a bushfire-prone area are subject to a certain level of risk due to their overall location. However, the extent of this risk for specific developments can be significantly reduced by implementing the measures outlined above, including:

- The selection of suitable building materials
- The provision of appropriate standard and emergency vehicle access and exit points
- The provision and accessibility of suitable firefighting water supplies
- The implementation and maintenance of vegetation management measures in the asset protection zone

The combined effect of the above risk mitigation measures means that the proposed development is unlikely to cause or be affected by unreasonable levels of bushfire impact.

6 CONCLUSION

As detailed within this report, the proposed development can meet all necessary requirements for coexisting, without constraint or conflict, alongside existing and potential adjoining property uses. The development will minimise conversion of agricultural land to non-agricultural land and is a suitable land use type within the context of the local area.

Therefore, it is anticipated that the proposed development will meet the necessary criteria to achieve discretionary planning approval from Meander Valley Council.

7 APPENDICES

APPENDIX A - SITE PHOTOS INDICATING ABSENCE OF KARST FEATURES