



Latrobe Council

PUBLIC NOTICE

APPLICATION FOR DEVELOPMENT APPROVAL

An application for development approval has been made which may affect you.

Details about the application – L-DA128/2026

Address of the land

**585 Bakers Beach Road
BAKERS BEACH**

What use or development is
proposed in the application

**Domestic Animal Breeding – proposed
DOMESTIC ANIMAL BREEDING SHED**

Date of notice

7 October 2026

The application and supporting documents are open for public inspection on Council’s website at www.latrobe.tas.gov.au or at the Council Offices, 170 Gilbert Street, Latrobe during the following office hours:-
Monday to Friday, 8.00 a.m to 4.30 p.m.

Any person may lodge a representation on the proposed use or development.

- Your representation must:*
- be received within 14 days of the date of this notice;
 - be in writing;
 - be addressed to:
The Chief Executive Officer,
Latrobe Council,
P.O. Box 63, Latrobe 7307; or email
submissions@latrobe.tas.gov.au
 - and include:
the reasons for your representation; and
the address of the land.



Development Application - Latrobe Council

Submitted on

Receipt number

Related form version

Applicant Details

Full Name Of Applicant (s) John Allen Hodge and Cody Elizabeth Apted

Postal Address of Applicant(s) PO Box 41 Port Sorell Tas 7307

Applicant Phone Number

Applicant Email Address

Owner Details

Full Name Of Owner (s) John Allen Hodge and Cody Elizabeth Apted

Postal Address of Owner(s) Po box 41 Port Sorell Tas 7307

Owner Phone Number

Owner Email Address

Application Details

Present Use Of Land Recourse Development - Cattle Breeding // Domestic animal breeding - boarding or training

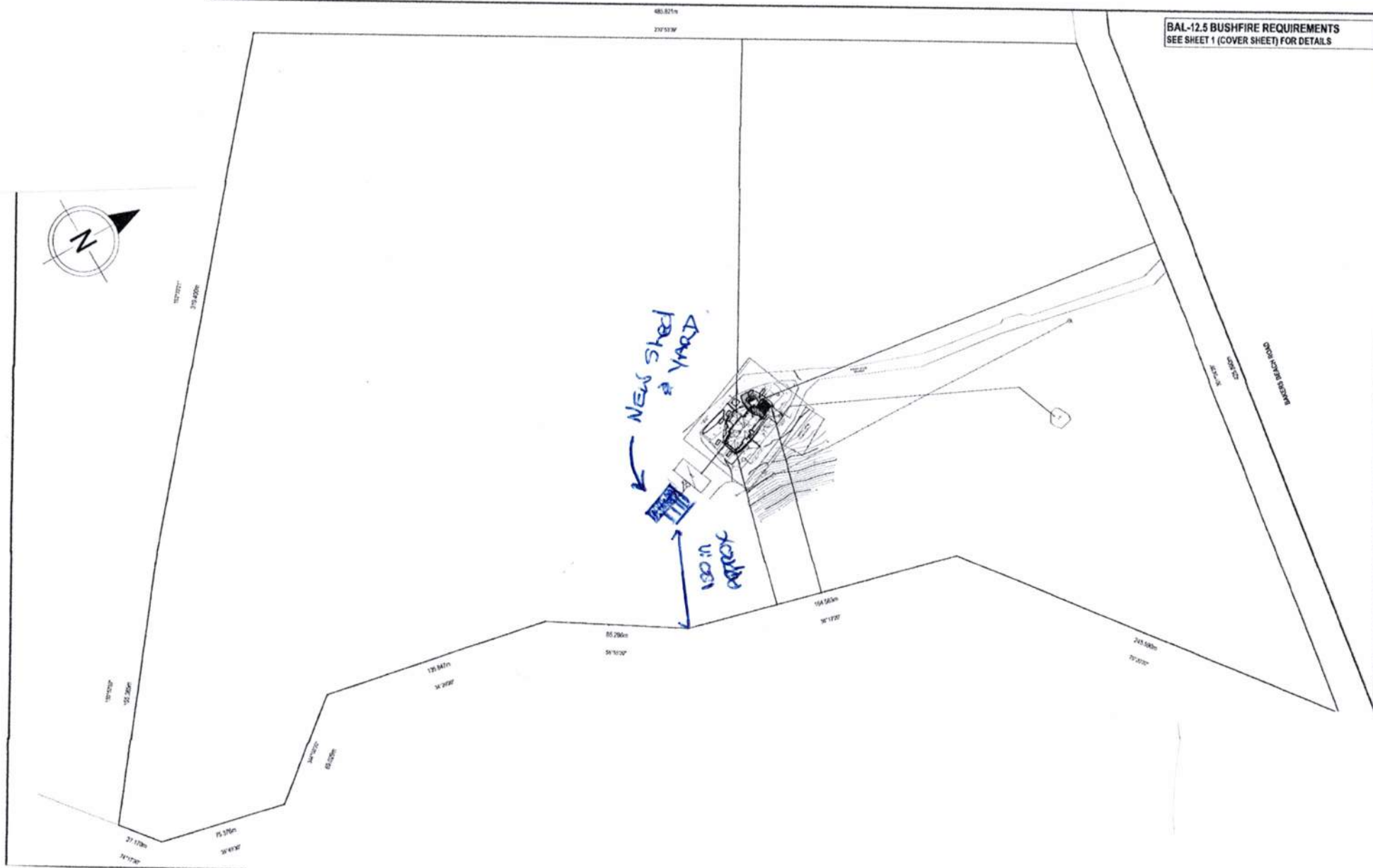
Proposed Use And/Or Development (Subject To This Application) Domestic animal boarding

At (Location Of Property) 585 Bakers Beach Road Bakers Beach Tas 7307

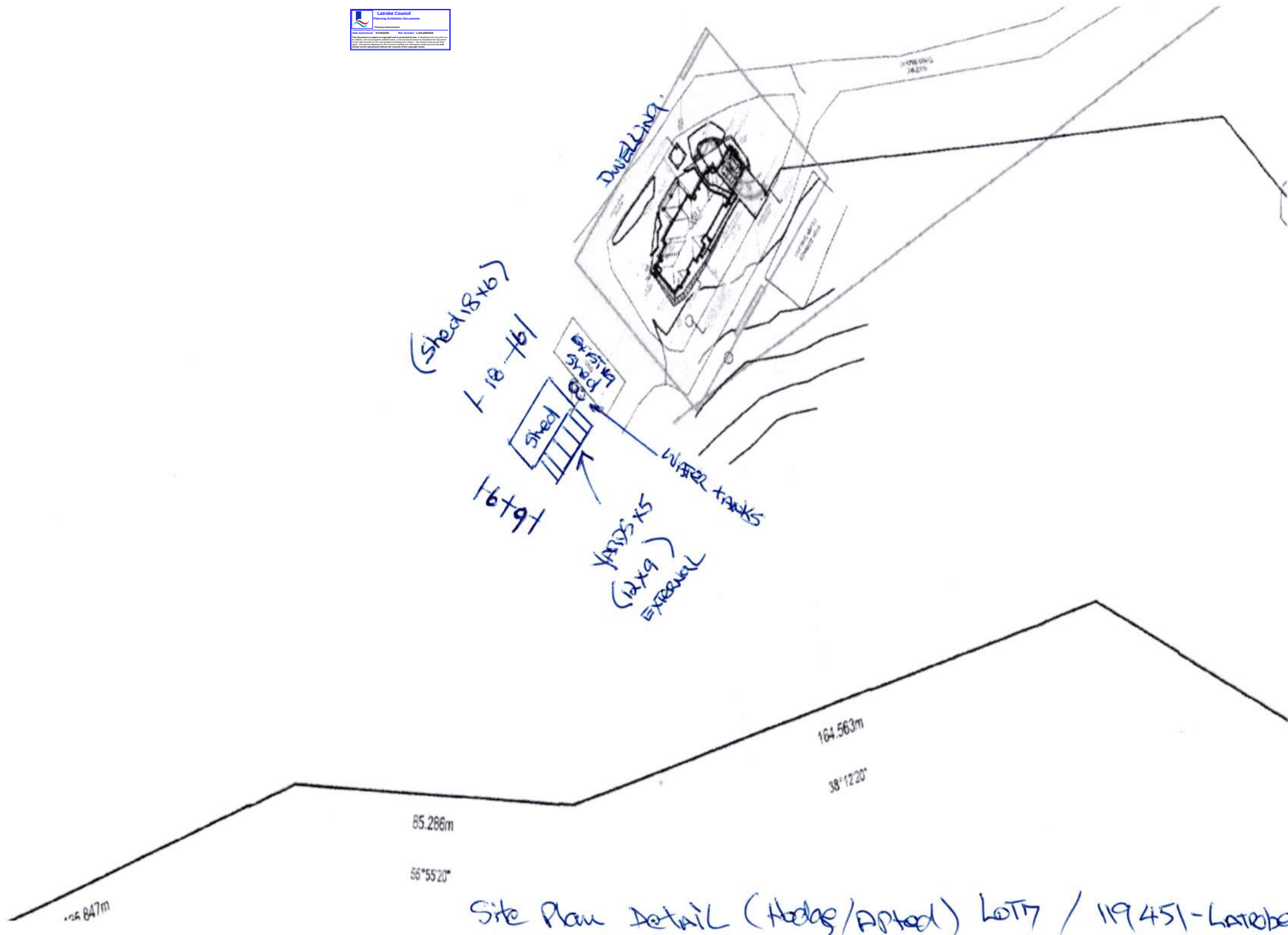
Certificate Of Title Reference Lot 7 - 119451

Estimated Cost Of Development \$ 42,895

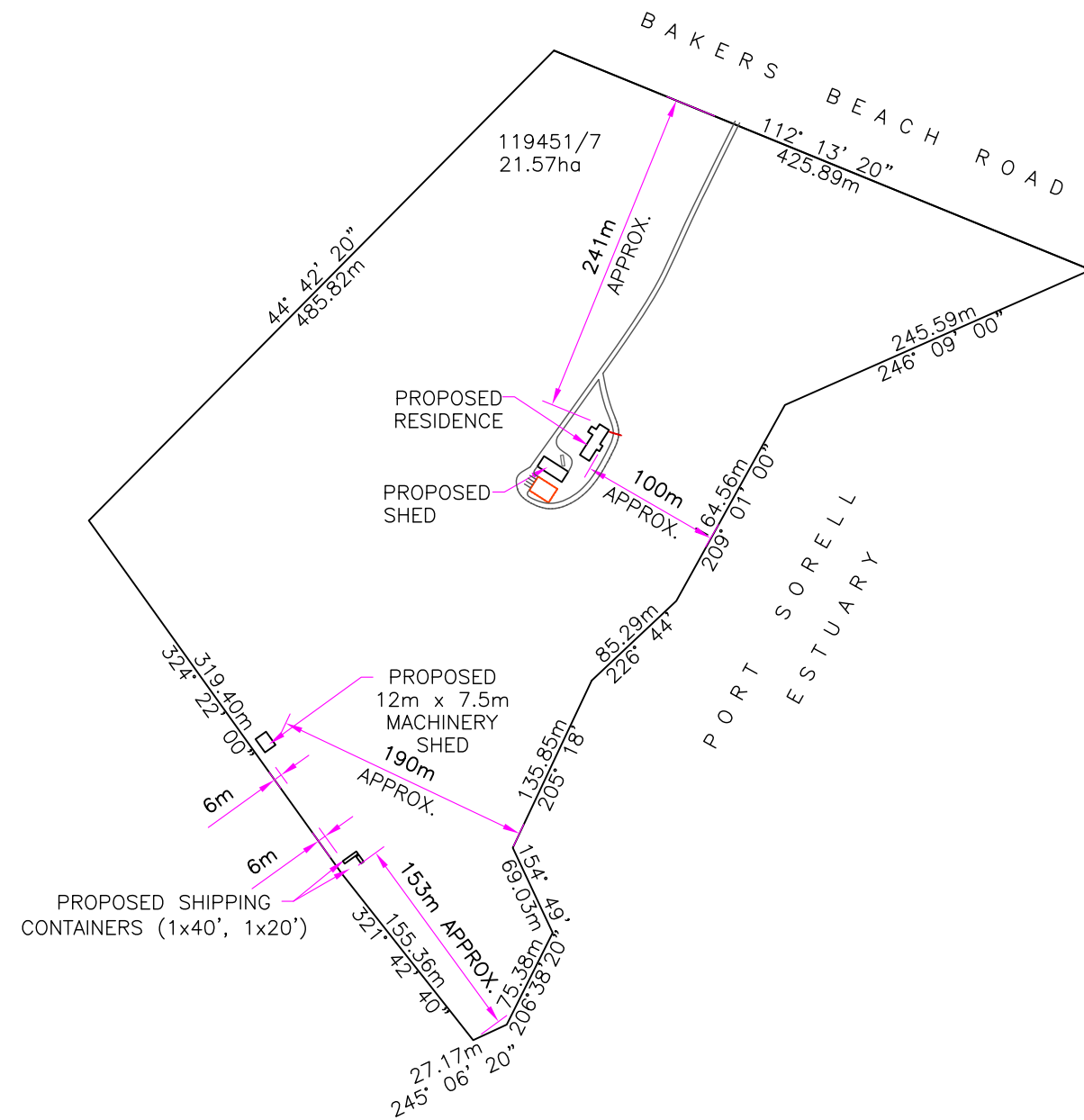
BAL-12.5 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



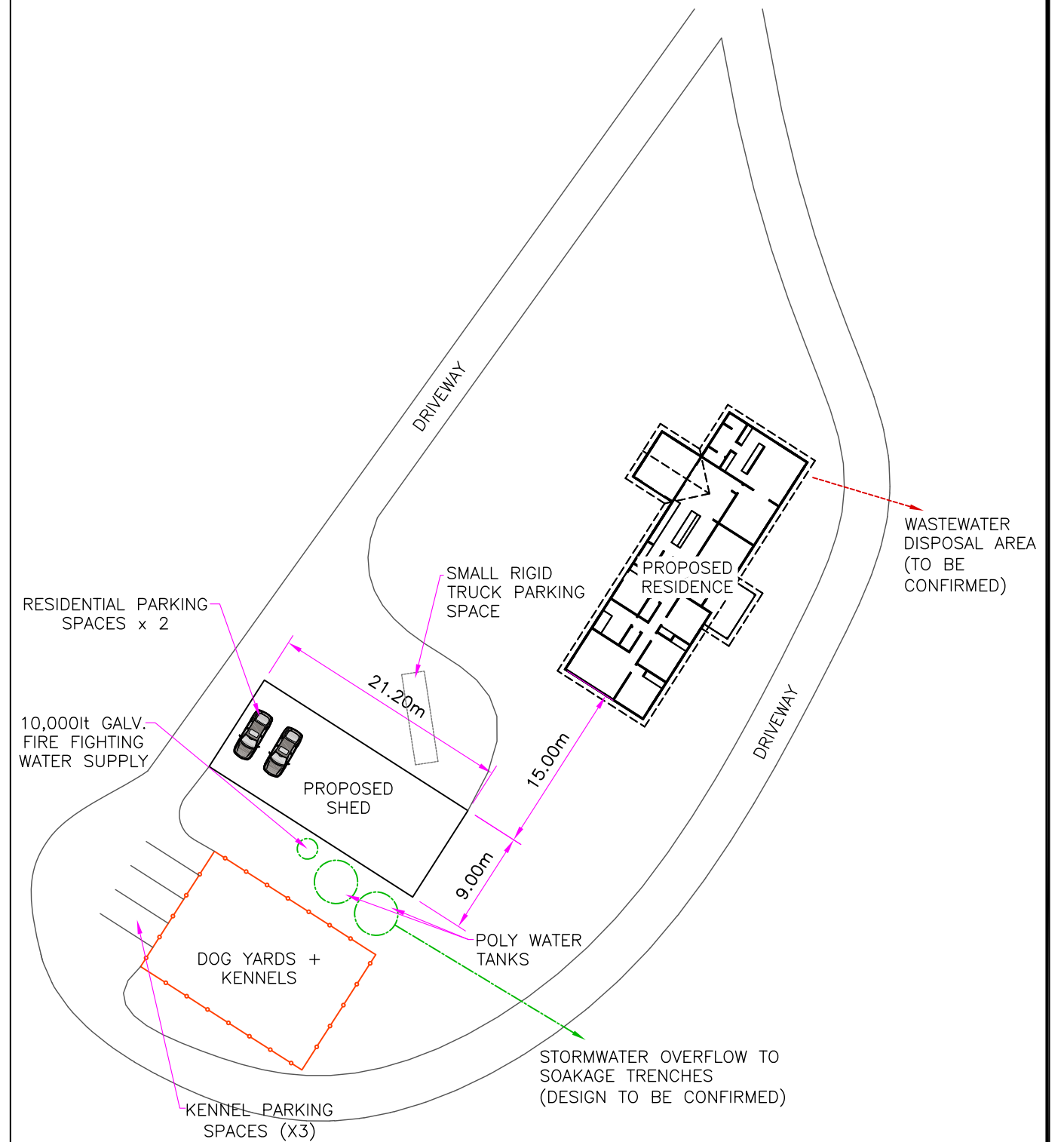
SITE PLAN (Hedge/Apted) LOT 7/119451 - LATROBE.



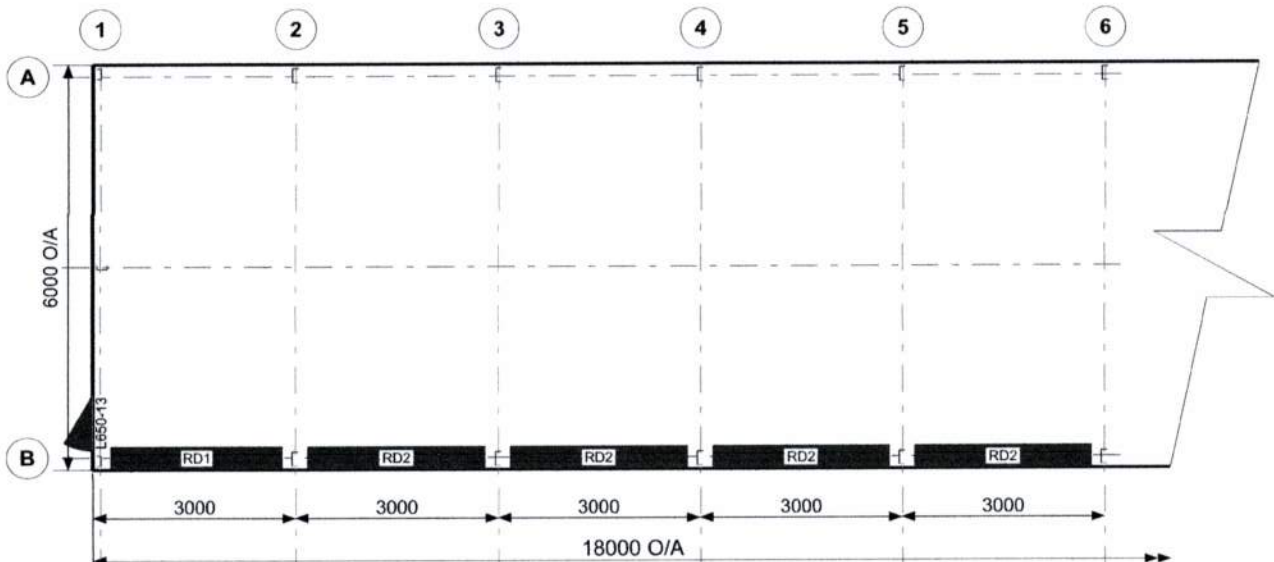
Site Plan Detail (Hedge/Apted) LOT7 / 119451-Larobe



SITE PLAN
SCALE 1 : 5000



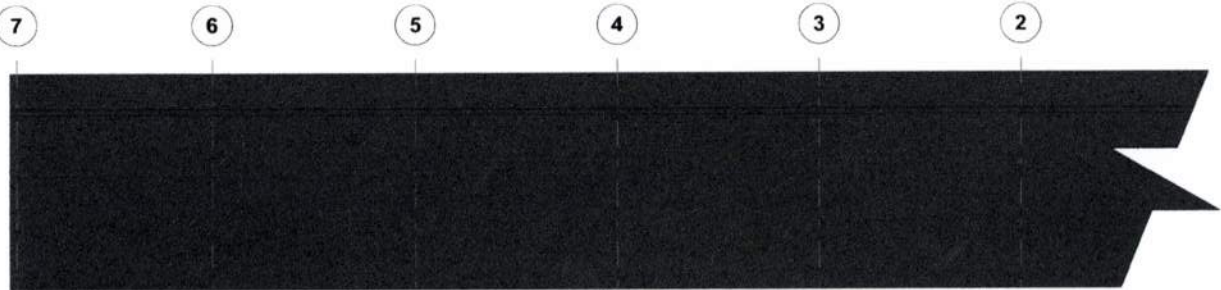
SITE PLAN DETAIL
SCALE 1 : 500



FRAME ROOF PLAN



ELEVATION GRID B



ELEVATION GRID A

RANBUILD

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Lysaght Building
Solutions Pty Ltd
trading as RANBUILD

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	MO
WALLS	MULTICLAD 0.42 BMT	CB	MO
CORNERS	-	CB	MO
BARGE	-	CB	MO
GUTTER	HI-QUAD	CB	MO

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	RD1	Taurean, Domestic PR1ME Series A 2600 high x 2540 wide Clear Opening C/B
4	RD2	Taurean, Domestic PR1ME Series A 2600 high x 2620 wide Clear Opening C/B
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT

John Hodge

SITE

**585 Bakers Beach Rd
BAKERS BEACH TAS 7307**

BUILDING

**DELUXE SKILLION
6000 SPAN x 2675/3200 EAVE x 18000 LONG**

TITLE

FLOOR PLAN & ELEVATION

SCALE
A4 SHEET 1:100

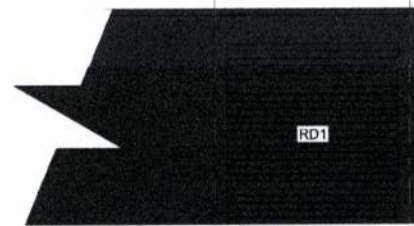
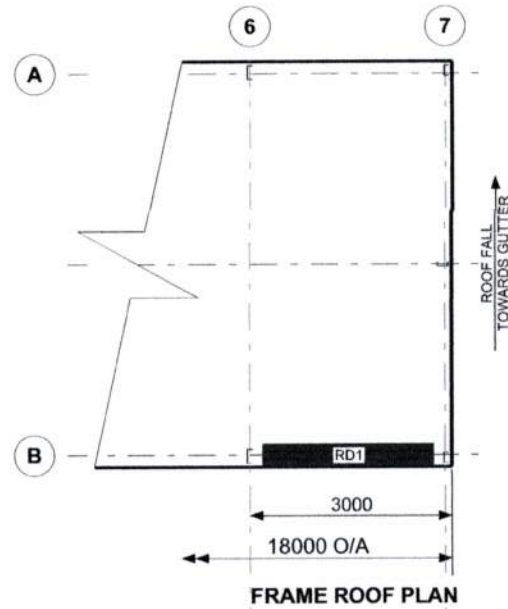
DRAWING NUMBER
BURN01-26738

REV
A

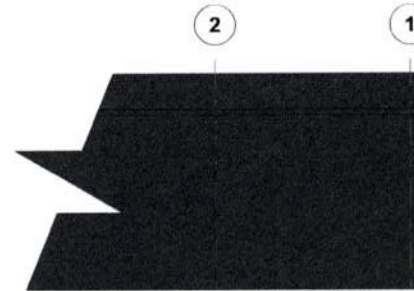
PAGE
1/2

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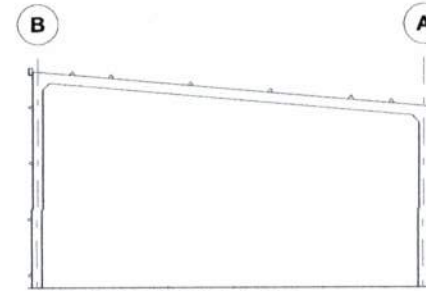
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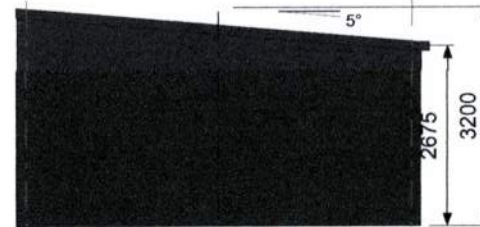
ELEVATION GRID
B



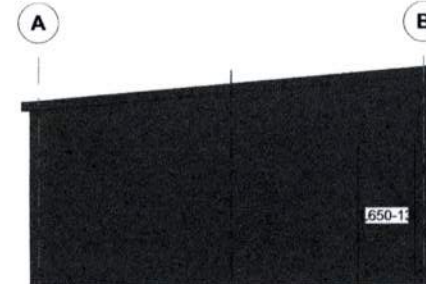
ELEVATION GRID
A



SECTION GRID 2, 3, 4, 5, 6



ELEVATION GRID 7



ELEVATION GRID 1

RANBUILD

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Solutions Pty Ltd
trading as RANBUILD

SCALE A4 SHEET 1:100	REV A
DRAWING NUMBER BURN01-26738	PAGE 2/2

Development Application

Use Class: Residential – Required Use + Domestic
Animal Breeding, Boarding and Training.

Development: Single Dwelling + Breeding/Boarding
Kennels, Machinery/Hay Sheds and
Shipping Container.

Location: Bakers Beach Road, BAKERS BEACH

Project No: 22093-P



AUTHOR DETAILS:

Reporting Planner: Jayne Newman

Report Date: 23 June 2022

PROPERTY DETAILS:

Location: Bakers Beach Road, Bakers Beach

Proposal: Single Dwelling (Managers Residence) +
Boarding/Breeding Kennels, Machinery/Hay Sheds
and Shipping Container

Use Class: Residential – Required + Domestic Animal Breeding,
Boarding or Training

Zoning: Rural Resource

Title Reference: CT: 119451/7

PID: 1668416



Image 1: Source - Listmap

1. Summary

This report together with the attached development plans and additional supporting reports have been prepared to provide demonstration against the relative clauses detailed within the Latrobe Interim Planning Scheme 2013. The proposal is for mix of uses within the Rural Resource zone. The activities undertake within the site will fall under a Required Residential use associated with activities categorised as a Resource Development and Domestic Animal Breeding, Boarding or Training use. A required residential use automatically invokes discretion within the use table. Additionally, the application invokes discretion relative to development standards within the Rural Resource zone, which have been addressed throughout this report.

2. Background

The site has an area of 21.57 ha, previously used as a winter block for cattle grazing. The property is not currently used to its full potential due to the inability for a farm manager/operator to be located on-site. The site has direct frontage to Bakers Beach Road, adjoining the north/eastern boundary of the lot.

The site is bounded by land used for animal grazing to the north/west and south/west with the lot adjoining a waterway (Port Sorrell Estuary) to the south/east.

The site is vacant of any development, with an access strip and power supply located central to the lot adjoining Bakers Beach Road.

3. Proposal

The developer currently undertakes business under the name of “Pulana”. This business is in association with Galloway Breeding/Beef Cattle Production and German Shepherd Breeding.

Application is therefore made for a mix of uses within the Rural Resource zone. The proposal correlates with a Required Residential use undertaken in association with the two use classes detailed below.

- **Rural Resource**

As detailed in the business plan provided by the developer, a Galloway Stud is proposed for establishment. The proposal includes the initial beef production of Angus cattle for years 1-3 to allow time for sourcing and breeding of stock which will reach 25+ head for beef breeders, and provide for the straw markets in A.I.

- **Domestic Animal Breeding, Boarding or Training**

The developer has also provided a business plan for the Breeding and Boarding of dogs. The Pulana brand is in associated with the breeding of German Shepherd dogs. Production will be increase over several years, with full production expected at year 5. This provides for three litters a year together with the availability of 5 kennels for local boarding. The level of boarding at any stage will be dependent on breeding times and kennel availability.

4. Local Area Objectives

- (a) The priority purpose for rural land is primary industry dependent upon access to a naturally occurring resource;
- (b) Air, land and water resources are of importance for current and potential primary industry and other permitted use;
- (c) Air, land and water resources are protected against –
 - (i) permanent loss to a use or development that has no need or reason to locate on land containing such a resource; and
 - (ii) use or development that has potential to exclude or unduly conflict, constraint, or interfere with the practice of primary industry or any other use dependent on access to a naturally occurring resource;
- (d) Primary industry is diverse, dynamic, and innovative; and may occur on a range of lot sizes and at different levels intensity;
- (e) All agricultural land is a valuable resource to be protected for sustainable agricultural production;
- (f) Rural land may be used and developed for economic, community, and utility activity that cannot reasonably be accommodated on land within a settlement or nature conservation area;
- (g) Rural land may be used and developed for tourism and recreation use dependent upon a rural location or undertaken in association with primary industry
- (h) Residential use and development on rural land is appropriate only if –
 - (i) required by a primary industry or a resource based activity; or
 - (ii) without permanent loss of land significant for primary industry use and without constraint or interference to existing and potential use of land for primary industry purposes

Comment:

- a) *The site is not currently used to its full potential. The application proposes a required residential use to support an increase in production of stud Galloway Cattle and the Breeding of German Shepherd Dogs. The priority purpose of the land will be for the breeding of Galloway Cattle stud with very little land fettered from infrastructure required for the Domestic Animal Breeding/Boarding use proposed.*
- b) *The proposal does not impact the air or water quality of the land. Infrastructure has been located as to avoid any leachate or sediment concerns to the adjoining waterway.*
- c) *The proposal protects the land from permanent loss from non-required uses, as the required residential use increases the productivity of the land and provides protection of the activity through surveillance and maintenance. Both the Rural Resource and Animal Breeding/Boarding kennels uses will work in harmony with other primary industry activities in the area with these activities undertaken intensively not suitable to other zones.*
- d) *Although the site is not significant in size relative to beef production, as the proposal is for stud animals, a commercial scale of production will occur due to the market demand and the straw demand for artificial insemination (A.I.).*
- e) *The proposal will provide for sustainable production with additional uses to allow for diversity and value adding.*
- f) *By value adding to the agricultural production with the addition of the breeding/boarding kennels, economic development will occur.*
- g) *Not applicable; the proposal is not intended for tourism or recreation purposes, although the boarding kennels will provide greater opportunity for visitors to the Narawntapu National Park, where dogs are not permitted.*
- h) *The construction of the dwelling is located central to the lot on an elevated section to allowing for monitoring of breeding stock during the calving season.*

The proposal is considered to achieve consistency with the Local Area Objectives as detailed above.

5. Desired Future Character Statement

Use or development on rural land –

- (a) may create a dynamic, extensively cultivated, highly modified, and relatively sparsely settled working landscape featuring –
 - (i) expansive areas for agriculture and forestry;
 - (ii) mining and extraction sites;
 - (iii) utility and transport sites and extended corridors; and
 - (iv) service and support buildings and work areas of substantial size, utilitarian character, and visual prominence that are sited and managed with priority for operational efficiency
- (b) may be interspersed with –
 - (i) small-scale residential settlement nodes;
 - (ii) places of ecological, scientific, cultural, or aesthetic value; and
 - (iii) pockets of remnant native vegetation
- (c) will seek to minimise disturbance to –
 - (i) physical terrain;
 - (ii) natural biodiversity and ecological systems;
 - (iii) scenic attributes; and
 - (iv) rural residential and visitor amenity;
- (d) may involve sites of varying size –
 - (i) in accordance with the type, scale and intensity of primary industry; and
 - (ii) to reduce loss and constraint on use of land important for sustainable commercial production based on naturally occurring resources;
- (e) is significantly influenced in temporal nature, character, scale, frequency, and intensity by external factors, including changes in technology, production techniques, and in economic, management, and marketing systems

Comment:

- a) *The existing landscape is sparse of any development with the area mostly vacant rural land bordering forestry, the river and Narawntapu National Park.*
- b) *This area does not contain any small-scale residential nodes, with the closest one further north/west at Eagle Point Road.*
- c) *The use of the site is to provide an increase in production for land suitable animal breeding. The proposal does not require any changes to the terrain, natural biodiversity's or visitor amenity with the required residence sought to blend in with the natural environment.*
- d) *Agriculture is a field in which is significantly influenced by the weather, natural resources, external factors such as supply and demand and technology changes which can increase economic benefits. The proposal is considered to take those influencing factors into account by providing a niche market which is suitable for the land providing diversity and financial security in changing markets and weather patterns.*
- e) *The proposal provides a mix of uses to ensure sustainable economic management in a temporal market.*

6. Use Standards

USE STANDARDS	
26.3.2 Required residential use	
Residential use (a) is required as part of a resource development or other non-residential use; and (b) does not confine or restrain use of land for resource development or other non-residential use	
A1	P1
Residential use required as part of a use must – (a) be an alteration or addition to an existing lawful and structurally sound residential building; (b) be an ancillary dwelling to an existing lawful and structurally sound single dwelling; (c) not intensify an existing lawful residential use; (d) replace a lawful existing residential use; (e) not create a new residential use through conversion of an existing building; or (f) be home based business in association with occupation of an existing lawful and structural sound residential building; and (g) there is no change in the title description of the site on which the residential use is located	Residential use required as part of a use must – (a) be consistent with local area objectives; (b) be consistent with any applicable desired future character statement; (c) be required to locate on rural resource land if – (i) the type, scale, intensity, or operational characteristics of a permitted use make it necessary for a person to live on the site for the purpose of undertaking such use; (ii) residential use will be integral and subservient to the principal use; and (iii) there is no other available dwelling on the site; and (d) if the required residential use relies on land in two or more titles in different ownership, the written consent of the owner of each title to enter into a Part 5 agreement to be registered on the title for each of the lots and providing - (i) the dwelling is required as part of a nominated permitted use; and (ii) the lots are not to be sold separately
Comment: a) Consistency with the local area objectives has been addressed on page 4. b) Consistency with the desired future character statement has been addressed on page 5. (i) As described within the two business plans provided, the single dwelling is required to support animal breeding and boarding for both cattle reliant on the land for location and dogs. The operation will require someone to be on-site at all times during breeding season, occurring once a year for cattle and up to three times a year for the K9's. Additionally, with the boarding, a property manager must be always available on-site for animal care, drop off and pick up. The proposal provides for up to 5 dogs to be boarded at a time outside of the breeding occurring within the site. It is anticipated that the management of the site will take on average a minimum of 8 hours per day spread out over different time of the day dependent on the season. Living off-site while managing such an operation would not be possible due to the risk of loss of animals during breeding and the inability to run the boarding operation without constant supervision or availability. (ii) The proposed single dwelling is integral to operation which requires 1-2 people to provide constant care and supervision of animals both bred and boarded within the site. The required residential use which is a dwelling suitable to a single family ensures that the proposal is subservient providing accommodation for only those who are required to work within the site. The proposed agricultural business plan provides detail of production increases over the first 5 years. (iii) There are no dwellings with an approved use available within the site and no reliance on any other land for production. The proposal is considered to sufficiently achieve the performance criteria while providing consistency with the objection having a required residential use subservient to both a rural resource and animal breeding and boarding use, without impact to adjoining owners which currently also operate as a rural resource use for animal grazing.	

7. Development Standards

Development Standards	
26.4.1 Suitability of a site or lot on a plan of subdivision for use or development	
The minimum properties of a site and of each lot on a plan of subdivision are to – (a) provide a suitable development area for the intended use; (b) provide access from a road; and (c) make adequate provision for a water supply and for the drainage and disposal of sewage and stormwater	
A1	P1
A site or each lot on a plan of subdivision must – (a) unless for agricultural use, have an area of not less than 1 hectare not including any access strip; and (b) if intended for a building, contain a building area – (i) of not more than 2000m² or 20% of the area of the site, whichever is the greater unless a crop protection structure for an agricultural use; (ii) clear of any applicable setback from a frontage, side or rear boundary; (iii) clear of any applicable setback from a zone boundary; (iv) clear of any registered easement; (v) clear of any registered right of way benefiting other land; (vi) clear of any restriction imposed by a utility; (vii) not including an access strip; (viii) accessible from a frontage or access strip	A site or each lot on a plan of subdivision must be of sufficient area for the intended use or development without likely constraint or interference for – (a) erection of a building if required by the intended use; (b) access to the site; (c) use or development of adjacent land; (d) a utility; and (e) any easement or lawful entitlement for access to other land
COMMENT: <i>The site has an area of 21.57 ha with a proposed building area of 599m². The site can achieve a building area clear of any setbacks, easements, right of ways or utilities, compliant with A1. The applicant has chosen to go outside of the building envelope, which has been addressed under the relevant provision 26.4.2 (P1).</i>	

A2	P2
A site or each lot on a subdivision plan must have a separate access from a road – (a) across a frontage over which no other land has a right of access; and (b) if an internal lot, by an access strip connecting to a frontage over land not required as the means of access to any other land; or (c) by a right of way connecting to a road – (i) over land not required as the means of access to any other land; and (ii) not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and (d) with a width of frontage and any access strip or right of way of not less than 6.0m; and (e) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a proposed subdivision plan.	(a) A site must have a reasonable and secure access from a road provided – (i) across a frontage; or (ii) by an access strip connecting to a frontage, if for an internal lot; or (iii) by a right of way connecting to a road over land not required to give the lot of which it is a part the minimum properties of a lot in accordance with the acceptable solution in any applicable standard; and (iv) the dimensions of the frontage and any access strip or right of way must be adequate for the type and volume of traffic likely to be generated by – a. the intended use; and b. the existing or potential use of any other land which requires use of the access as the means of access for that land; and (v) the relevant road authority in accordance with the Local Government (Highways) Act 1982 or the Roads and Jetties Act 1935 must have advised it is satisfied adequate arrangements can be made to provide vehicular access between the carriageway of a road and the frontage, access strip or right of way to the site or each lot on a subdivision plan; or (b) It must be unnecessary for the development to require access to the site or to a lot on a subdivision plan.
COMMENT: <i>The site has frontage width of 425 metres and an existing access to Bakers Beach Road, achieving compliance with A2. No changes are proposed to the existing access arrangements.</i>	

A3	P3
Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of connecting to a water supply – (a) provided in accordance with the Water and Sewerage Industry Act 2008; or (b) from a rechargeable drinking water system R31 with a storage capacity of not less than 10,000 litres if– (i) there is not a reticulated water supply; and (ii) development is for – a single dwelling; or a use with an equivalent population of not more than 10 people per day	(a) There must be a water supply available for the site or for each lot on a plan of subdivision with an adequate level of reliability, quality, and quantity to service the anticipated use of the site or the intended use of each lot on a plan of subdivision; or (b) It must be unnecessary to require a water supply
COMMENT: <i>The proposal plan provides a domestic water storage of 46,000 litres, compliant with A3. See site plan 22093-2 for confirmation.</i>	

A4	P4
Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of sewage and liquid trade waste – (a) to a sewerage system provided in accordance with the Water and Sewerage Industry Act 2008; or (b) by on-site disposal if – (i) sewage or liquid trade waste cannot be drained to a reticulated sewer system; and (ii) the development a. is for a single dwelling; or b. provides for an equivalent population of not more than 10 people per day; or (iii) the site has capacity for on-site disposal of domestic waste water in accordance with AS/NZS1547:2012 On-site domestic-wastewater management clear of any defined building area or access strip	(a) A site or each lot on a plan of subdivision must drain and dispose of sewage and liquid trade waste (i) in accordance with any prescribed emission limits for discharge of waste water; (ii) in accordance with any limit advised by the Tasmanian Environmental Protection Agency; (iii) without likely adverse impact for the health or amenity of the land and adjacent land; (iv) without compromise to water quality objectives for surface or ground water established under the State Policy on Water Quality Management 1997; and (v) with appropriate safeguards to minimise contamination if the use or development has potential to – a. indirectly cause the contamination of surface or ground water; or b. involve an activity or process which requires the use, production, conveyance or storage of significant quantities of sewage or liquid trade waste that may cause harm to surface or ground water if released through accident, malfunction, or spillage; or (b) It must be unnecessary to require the drainage and disposal of sewage or liquid trade waste
COMMENT: <i>The proposal is for a single dwelling, achieving compliance with A4(b)(ii)(a).</i>	

A5	P5
Unless for agricultural use other than controlled environment agriculture which permanently precludes the land for an agricultural use dependent on the soil as a growth medium, a site or each lot on a plan of subdivision must be capable of draining and disposing of stormwater – (a) to a stormwater system provided in accordance with the Urban Drainage Act 2013; or (b) if stormwater cannot be drained to a stormwater system – (i) for discharge to a natural drainage line, water body, or watercourse; or (ii) for disposal within the site if – a. the site has an area of not less than 5000m²; b. the disposal area is not within any defined building area; c. the disposal area is not within any area required for the disposal of sewage; d. the disposal area is not within any access strip; and e. not more than 50% of the site is impervious surface	(a) A site or each lot on a plan of subdivision must drain and dispose of stormwater – (i) to accommodate the anticipated stormwater – a. currently entering from beyond its boundaries; and b. from the proposed development; (ii) without likelihood for concentration on adjacent land; (iii) without creating an unacceptable level of risk for the safety of life or for use or development on the land and on adjacent land; (iv) to manage the quantity and rate of discharge of stormwater to receiving waters; (v) to manage the quality of stormwater discharged to receiving waters; and (vi) to provide positive drainage away from any sewer pipe, on-site sewage disposal system, or building area; or (b) It must be unnecessary to require the drainage and disposal of stormwater
COMMENT: <i>The stormwater disposal is proposed within the site which has an area well in excess of 5000m². Stormwater will be directed into the stormwater storage tanks with overflow directed into an onsite trench located away from areas proposed for septic disposal and building areas. This will be further addressed during the plumbing permit stage, with the site of sufficient size to support servicing.</i>	

26.4.2 Location and configuration of development

The location and configuration of development is to provide a reasonable consistency between sites for setback from a boundary, height of buildings, and location within the landscape

A1	P1
A building or a utility structure, other than a crop protection structure for an agricultural use, must be setback – (a) not less than 20.0m from the frontage; or (b) if the development is for sensitive use on land that adjoins a road specified in the Table to this Clause, not less than the setback specified from that road; (c) not less than 10.0m from each side boundary; and (d) not less than 10.0m from the rear boundary; or (e) in accordance with any applicable building area shown on a sealed plan	The setback of a building or utility structure must be – (a) consistent with the streetscape; and (b) required by a constraint imposed by – (i) size and shape of the site; (ii) orientation and topography of land; (iv) arrangements for vehicular or pedestrian access; (v) a utility; or (vi) any requirement of a conservation or urban design outcome detailed in a provision in this planning scheme; (vii) any lawful and binding requirement – a. by the State or a council or by an entity owned or regulated by the State or a council to acquire or occupy part of the site; or b. an interest protected at law by an easement or other regulation

COMMENT:

The proposal invokes discretion relative to the machinery shed and shipping container both located 6 metres from the south/western boundary.

Both buildings are located more than 560 metres from Bakers Beach Road and due to topography of the site, will not be visible from the road, therefore not create any impact on the streetscape. As the land is required for grazing, like many other rural buildings located in this zone, infrastructure is generally located to reduce the area of land which is removed from grazing availability. Land capability reduces from a class 4 to a class 5 in the south/western corner, therefore topographically a better position to reduce impact while also ensuring easy access to fodder. Although the area is vast relative to development, there are sites located within the Rural Resource zone at both Lades Road and Eagle Point Road which have reduced setbacks.

The application is considered to achieve compliance with the performance criteria and objective to this clause providing consistency with development in the Bakers Beach area.

A2	P2
Building height must be not be more than 8.5m	Building height must - (a) minimise likelihood for overshadowing of a habitable room or a required minimum area of private open space in any adjacent dwelling; (b) minimise apparent scale, bulk, massing and proportion in relation to any adjacent building; (c) be consistent with the streetscape and rural landscape; (d) respond to the effect of the slope and orientation of the site; and (e) take into account the effect and durability of screening other than vegetation to attenuate impact

COMMENT:

All buildings proposed have a height of less than 8.5 metres, as demonstrated by each elevation plan provided, achieving compliance with A2.

A3 A3.1 A building or utility structure, other than a crop protection structure for an agricultural use or wind power turbines or wind power pumps, must – (a) not project above an elevation 15m below the closest ridgeline; (b) be not less than 30m from any shoreline to a marine or aquatic water body, water course, or wetland; (c) be below the canopy level of any adjacent forest or woodland vegetation; and (d) clad and roofed with materials with a light reflectance value of less than 40%. A3.2 Wind power turbines and wind power pumps must not exceed 20m in height.	P3 P3.1 The location, height and visual appearance of a building or structure except for wind power turbines or wind power pumps must have regard to – (a) minimising the visual impact on the skyline; (b) minimising height above the adjacent vegetation canopy; (c) minimising visual impact on the shoreline or a marine or aquatic water body, water course, or wetland where possible; and (d) minimising reflection of light from an external surface. P3.2 Wind power turbines or wind power pumps must minimise their impacts on the broader landscape having regard to – (a) the visual impacts of the development; (b) the characteristics of the vicinity of the site; (c) the characteristics of the wind resource; (d) the topography of the site and how that location affords access to wind; and (e) potential impacts on birds.
COMMENT: <i>The proposal is not located near a ridgeline or vegetation canopy therefore not considered to impact the skyline or any adjacent vegetation canopies. Additionally, development is sited at a minimum of 100 metres from the Port Sorrell Estuary.</i> <i>The single dwelling and outbuildings will be constructed from colorbond, therefore a non-reflective surface.</i> <i>The application is considered to have achieved compliance with the acceptable solution and objective to this clause.</i>	

26.4.3 Location of development for sensitive uses

The location of development for sensitive uses on rural land does not unreasonably interfere with or otherwise constrain –

- (a) agricultural land for existing and potential sustainable agricultural use dependent on the soil as a growth medium;;
- (b) agricultural use of land in a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development;
- (c) use of land for agricultural production that is not dependent on the soil as a growth medium, including aquaculture, controlled environment agriculture, and intensive animal husbandry;
- (d) conservation management;
- (e) extractive industry;
- (f) forestry; and
- (g) transport and utility infrastructure

A1	P2
New development, except for extensions to existing sensitive use where the extension is no greater than 30% of the existing gross floor area of the sensitive use, must – (a) be located not less than – (i) 200m from any agricultural land; (ii) 200m from aquaculture or controlled environment agriculture; (iii) 500m from extractive industry or intensive animal husbandry; (iv) 100m from land under a reserve management plan; (v) 100m from land designated for production forestry; (vi) 50m from a boundary of the land to a road identified in Clause 26.4.2 or to a railway line; and (vii) clear of any restriction imposed by a utility; and (viii) not be on land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broadscale irrigation development	New development for sensitive uses must minimise – (a) permanent loss of land for existing and potential primary industry use; (b) likely constraint or interference to existing and potential primary industry use on the site and on adjacent land; (c) permanent loss of land within a proclaimed irrigation district under Part 9 Water Management Act 1999 or land that may benefit from the application of broad-scale irrigation development; and (d) adverse effect on the operability and safety of a major road, a railway or a utility

COMMENT:

Although the proposal relates to a required residential use which is integral and subservient to a rural resource activity, the definition of a sensitive use still includes a dwelling.

- a) *The proposal increases production of the land, as demonstrated by the business plans provided. The small portion of land used for the dwelling and sheds will be outweighed by the increase in production for the remainder of the site. The required residential use is value adding to the property and does not remove this land from an agricultural operation but provides support for the intensification of stud breeding and kennels which will in turn benefit tourism for the Narawntapu National Park where dogs are not permitted.*
- b) *As demonstrated by image 2 below, the area impacted by the 200 metre radius is located within the site, therefore not impacting adjoining lots. As previously stated, the land utilised for the use will allow for an increase in production/operation for the site ensuring there are no losses of breeding stock through calving season.*
- c) *The lot is not located within a proclaimed irrigation district, therefore not applicable.*
- d) *The site is not located within any proximity to a major road, railway or utility and therefore not creating any impact.*

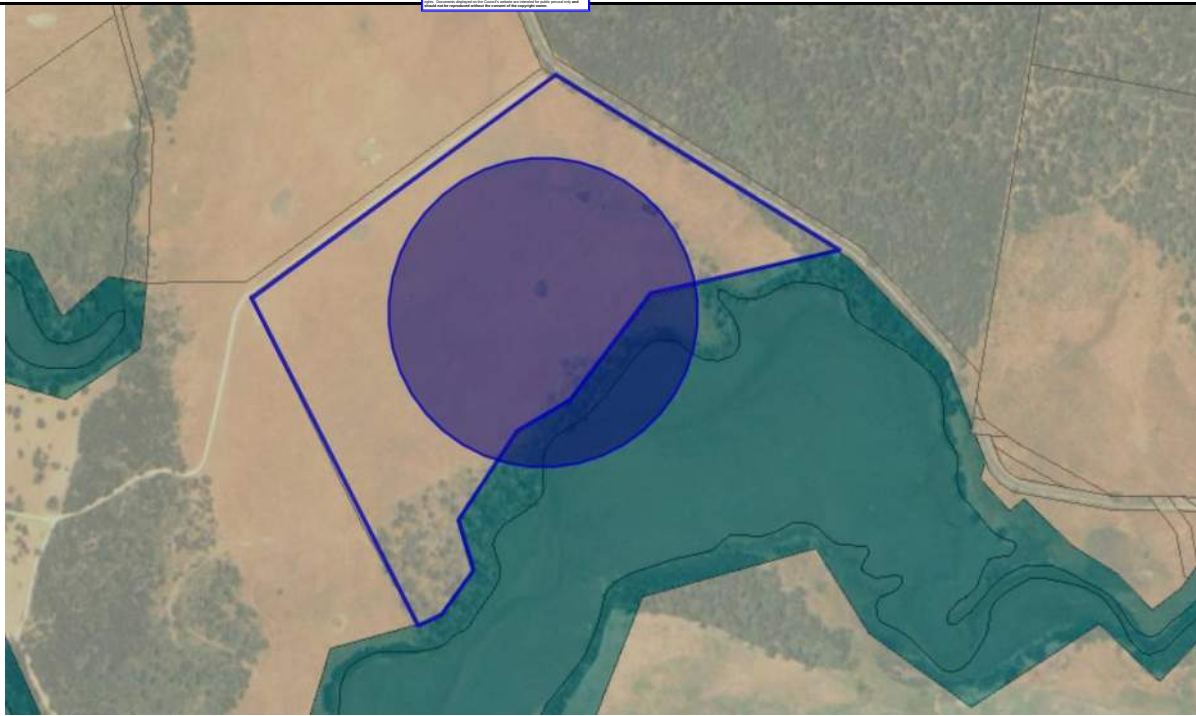


Image 2 – Source: Listmap

The above image depicts a 200 metre radius from the single dwelling.

CODES

E1 – Bushfire-Prone Areas Code

N/A

The proposal does not include a vulnerable or hazardous use, nor does it involve the subdivision of land.

E2 Airport Impact Management Code

N/A

This code is not applicable to the Latrobe Interim Planning Scheme 2013.

E3 – Clearing and Conversion of Vegetation Code

N/A

The Code is not applicable as the proposed development does not invoke any of E3.2.1 (a) through to (f).

E4 Change in Ground Level Code

N/A

The development is exempt from the Code as: the change in ground level is not more than 1.0m; is not less than 1.5m from a boundary to the site; is not within a natural or constructed drainage channel; is not less than 1.0m from any easement, road or right-of-way; involves an area of less than 200m²; and requires a slope batter of less than 25%.

E5 Local Heritage Code

N/A

This Code is not applicable as the lot is not listed within the Heritage Code nor is the lot listed on the Tasmanian Heritage Register.

E6 Hazard Management Code

Exempt

The site only has a small about of low hazard landslide, therefore exempt from this code under E6.4.4 (c) & (d).

E7 Sign Code

N/A

There is no signage included as part of this permit application. On completion of the proposal, any signage proposed will achieve compliance with exemption E7.4.2 (r).

E8 Telecommunication Code

N/A

This Code is not applicable as the permit application does not propose any telecommunication facilities.

E9 Traffic Generating Use and Parking Code

Yes

A single dwelling requires two spaces while the Domestic Animal Breeding, Training and Boarding use requires 1 space per 5 kennels with 6 kennels provided. As shown on the site plan, a sufficient area for parking is provided near the shed for the dwelling and on the western side of the kennels to ensure compliance with table E9.1.

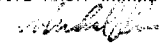
E10 Water and Waterways Code

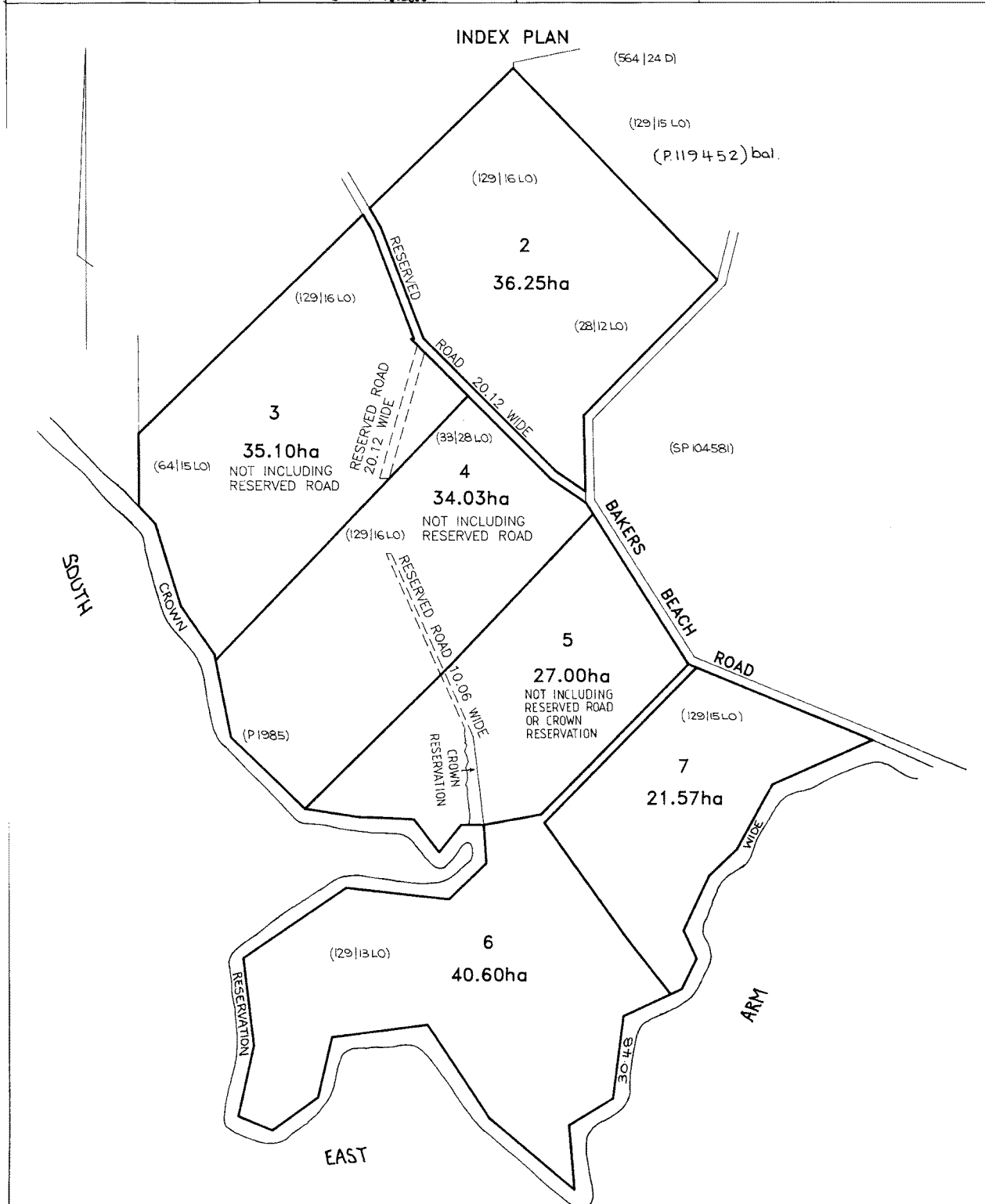
N/A

The proposed development is sited more than 30 metres from any water body.

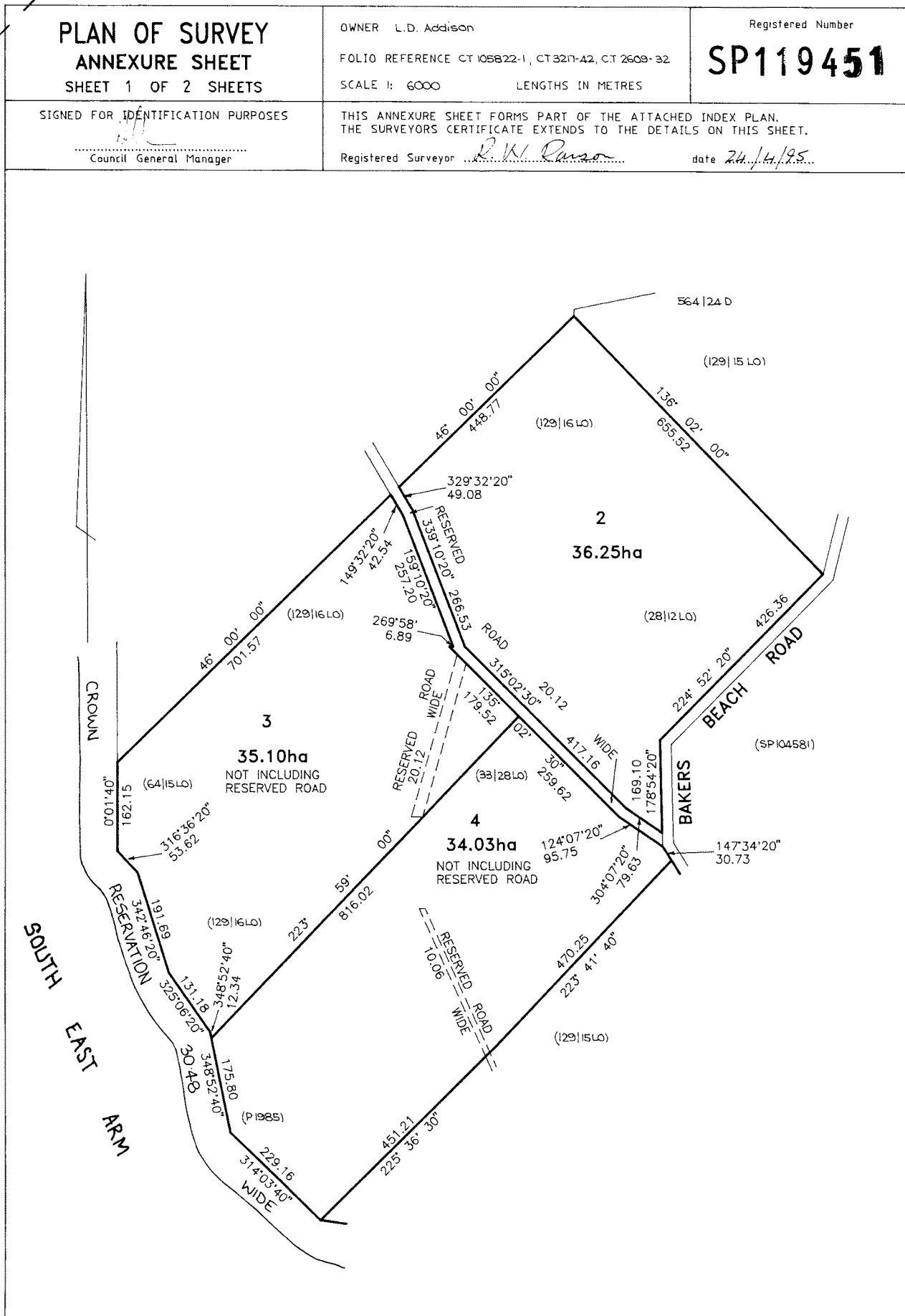
8. Conclusion

The dwelling is required to allow for the establishment of a stud animal breeding and K9 breeding and boarding operation which requires a manager to be on-site 24-hours a day. The single dwelling provides accommodation for a family, to which the operation requires a minimum of 1-2 people to work on site ensuring that the dwelling is integral and subservient to the use. The use takes advantage of Rural Resource land grazing with the opportunity to value add with an animal breeding, training and boarding use. The proposal is considered to achieve compliance with the intent on the Rural Resource zone by providing the best outcome for an agricultural use within the site while locating the sensitive use in an area which limits any impact to adjoining lots. The establishment of Pulana German Shepherds and Belted Galloway Cattle within the site will not be possible without the approval of a dwelling to accommodate a manager located within the site.

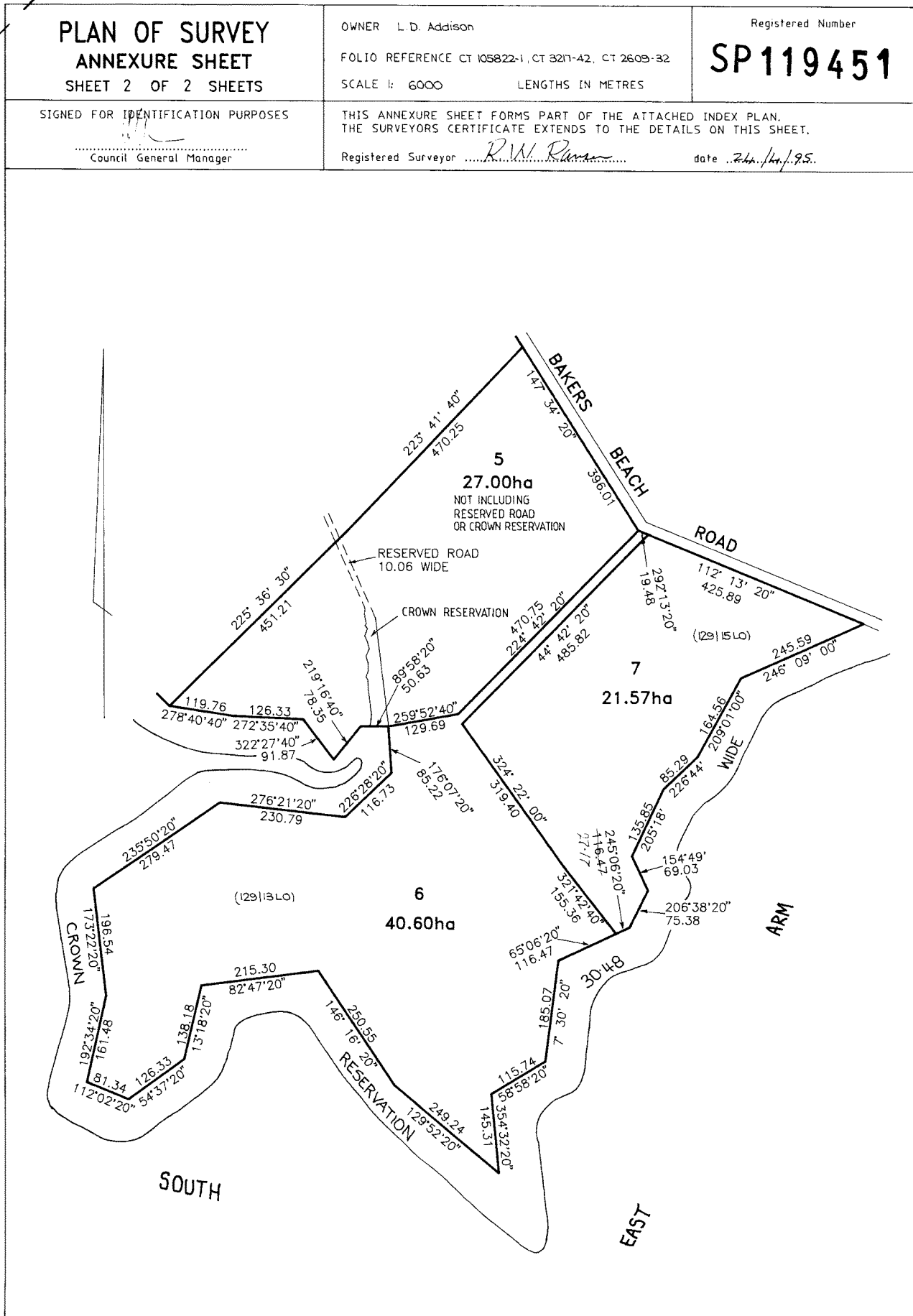
OWNER ~~L.D. Addison~~ LINDSAY DAVID ADDISON		PLAN OF SURVEY		REGISTERED NUMBER SP119451
FOLIO REFERENCE CT 105822-1, CT ~~324-42~~ CT ~~269-32~~ 249611-1 247149-1&2		BY SURVEYOR MR. R.W. RANSON		APPROVED EFFECTIVE FROM 4 - SEP 1995  Recorder of Titles
GRANTEE ~~Part~~ of Lot 30821, 72a 2r 38p, Whole of Lot 30622, 30 Ac, Part of Lot 30823, 496a 3r Op, Granted to Thomas William Larcombe, Whole of Lot 31896, 118a 2r Op, Granted to Arthur Henry Larcombe, Whole of Lot 8576, 16Ac, Granted to Arthur Gordon Woodruffe, Whole of Lot 8577, 50 Ac, Granted to John Henry Peacock Oldmeadow and Whole of Lot 17260, 26a 2r 15p, Granted to Thomas Larcombe		LOCATION LAND DISTRICT OF DEVON PARISH OF BUDEHAVEN		
MAPSHEET MUNICIPAL CODE No. ~~55~~ 119		LAST UPI No. ~~5302814, 5302813~~ 5302809 5302811, 5302810	LAST PLAN No. P 1985	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



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