Eden Street
Riverside Tasmania 7250
Telephone: (03) 6323 9300
Facsimile: (03) 6323 9349

West Tamar COUNCIL

PLANNING APPLICATION FORM

Section 57 & 58

OFFICE USE ONLY		
	Application Number	PA2026303
	Assess No:	A6231
	PID No:	9092737

Applicant Name:	**Chris Triebe and Associates Town Planning Services**					
Applicant Contact Name						
Postal Address:						
Contact Phone:	**Home**		**Work**		**Mobile**	
Email Address:						

Planning Application Lodgement Checklist

The following documents have been submitted to support the consideration of this application:

1. A current copy of the property title text, folio plan and schedule of easements X
2. A completed application form including a detailed description of the proposal X
3. A complete plan set: X
   - a) **Floor plans** ☐
   - b) **Elevations** (from all orientations/sides and showing natural ground level and finished surface level) ☐
   - c) **Site Plan** showing: ☐
     - Orientation
     - All title boundaries
     - Location of buildings and structure (both existing and proposed)
     - Setbacks from all boundaries
     - Native vegetation to be removed
     - Onsite services, connections and drainage details (including sewer, water and stormwater)
     - Cut and/or Fill
     - Car parking and access details (including construction material of all trafficable areas)
     - Fence details
     - Contours
4. Other:

If submitting plans in over the counter please ensure they are A3.
All plans must be to scale.

WEST TAMAR COUNCIL

Application Number: «Application Number»

APPLICANT DETAILS

Applicant Name:	Chris Triebe and Associates Town Planning Services

Note: *Full name(s) of person(s) or company making the application and postal address for correspondence.*

LAND DETAILS

Owner/Authority Name: *(as per certificate of title)*	**Casey John Streets**
Location / Address:	166 Loop Road, Glengarry, Tasmania 7275
Title Reference:	CT 184286 Folio 1
Zone(s):	**Agriculture**

Existing Development/Use:	Vacant
Existing Developed Area:	Vacant

Are any of the components in this Application seeking retrospective approval? E.g. Use and/or development that has commenced without a Planning Permit.	**YES** ☐ **NO** X
(If yes please specify the relevant components):	

DEVELOPMENT APPLICATION DETAILS

Proposed Use:	Residential: X	Visitor Accommodation: ☐	Commercial: ☐	Other: ☐
	Description of Use: Residential, private			

Development Type:	Building work: ☐	Demolition: ☐	Subdivision: ☐	Other: ☐
	Description of development: Construction of a 2 bedroom dwelling with deck, associated wastewater system, driveway and parking areas;			

New or Additional Area:	84.6m^2	
Estimated construction cost of the proposed development:	$400,000	
Building Materials:	Wall Type: Easylap Wall Cladding	Colour: Dark Grey
	Roof Type: Easylap Roof Cladding	Colour: Dark Grey

VISITOR ACCOMMODATION ❑N/A

Gross Floor Area to be used per lot:	N/A	**Number of Bedrooms to be used:**	
Number of Carparking Spaces:		**Maximum Number of Visitors at a time:**	

SUBDIVISION ❑N/A

Subdivision creating additional lots ☐

Boundary adjustment with no additional lots created ☐

Number of Lots (existing) :	N/A	**Number of Lots (proposed) :**	
Description:			
If applying for a subdivision which creates a new road(s), please supply three proposed names for the road(s), in order of preference:			
1.			
2.			
3.			

COMMERCIAL, INDUSTRIAL OR OTHER NON-RESIDENTIAL DEVELOPMENT/USE ❑N/A

Hours of Operation:	Monday / Friday:	N/A	To	
	Saturday:		To	
	Sunday:		To	

Existing Car Parking:	
Proposed Car Parking:	

Number of Employees: ***(Existing)***	
Number of Employees: ***(Proposed)***	

Type of Machinery installed:	
Details of trade waste and method of disposal:	

WEST TAMAR COUNCIL

Application Number: «Application Number»

C

Owner: *As the owner of the land, I declare that the information contained in this application is a true and accurate representation of the proposal and I consent to this application being submitted and for Council Officers to conduct inspections as required for the proposal,*

Name (print)	Signed	Date
Casey J. Streets		**24/09/2026**

Applicant: *(if not the owner)* *As the applicant, I declare that I have notified the owner of my intention to make this application* and that *the information contained in this application is a true and accurate representation of the proposal,*

Name (print)	Signed	Date
Chris Triebe		**24/09/2026**

Please Note: If the application involves Crown Land you will need to provide a letter of consent and this form signed by the Minister, or a delegated officer of the Crown with a copy of the delegation.

	Name (print)	Signed	Date
Crown Consent *(if required)*	**N/A**		

	Name (print)	Signed	Date
Chief Executive Officer *(if required)*	**N/A**		

If the subject site is accessed via a right of way, the owner of the ROW must also be notified of the application.

Right of Way Owner:	*N/A*

As the applicant, I declare that I have notified the owner of the land encumbered by the Right Of Way, of my intent to lodge this application that will affect their land.

Name (print)	Signed	Date

OWNER Victor John Bell, Kathleen Mary Bell, Arthur Mervyn Scolyer and Dorothy Jean Scolyer
S.A. BELL & S.M. JANSEN (Appts)

FOLIO REFERENCE 226658-1

GRANTEE Part of lot 17962, 226A-2R-38P, Matilda Connolly purchaser

NEW PLAN OF SURVEY v2

BY SURVEYOR S. Roberts of PDA SURVEYORS 6 FREEMAN STREET, KINGSTON

LOCATION Land District of DEVON Parish of MARLAND

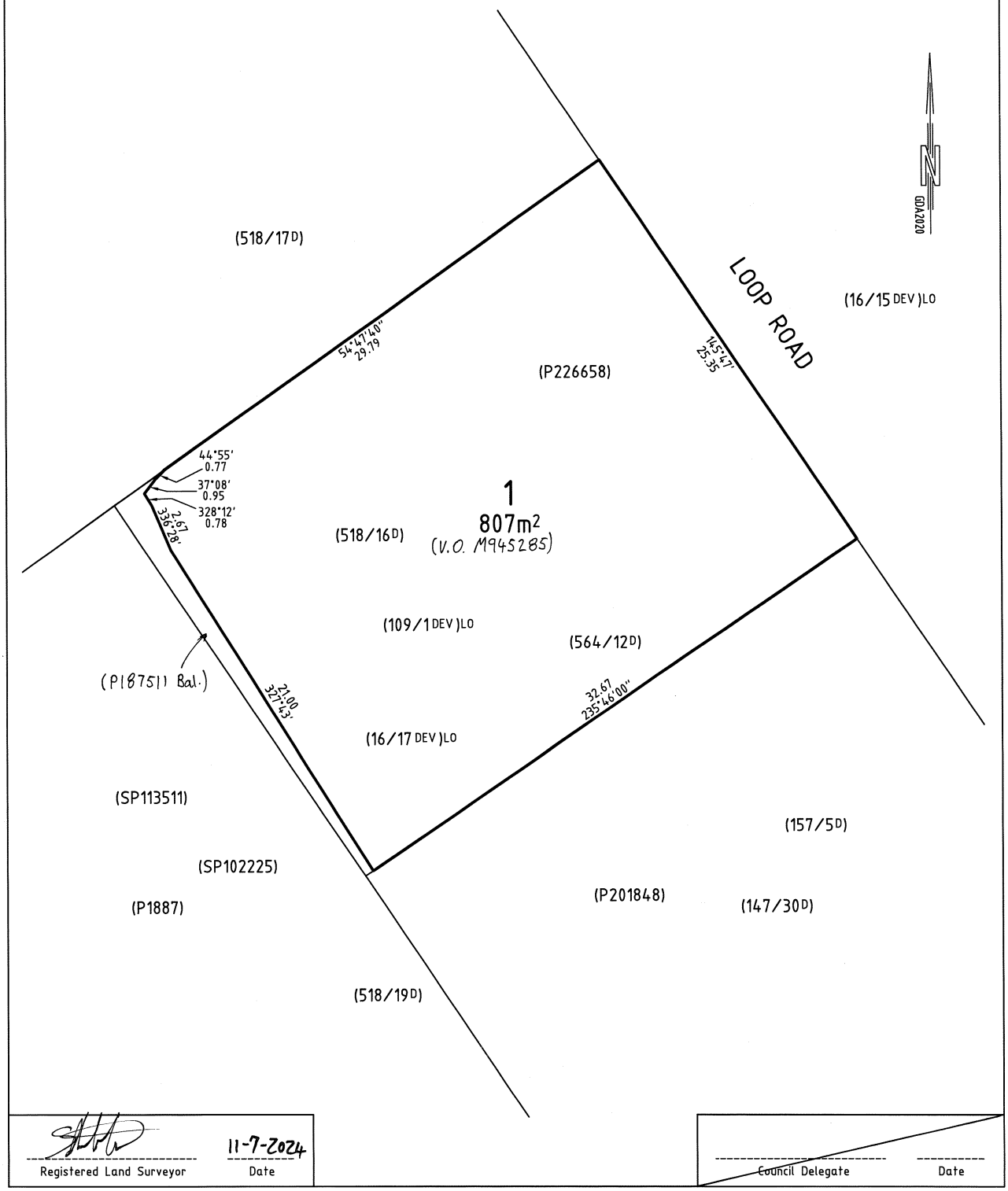
SCALE: 1:200 | LENGTHS IN METRES | SURVEYORS REF: 48949LM-1C

Registered Number P184286

APPROVED ~~EFFECTIVE FROM~~ 26 AUG 2024

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Registered Land Surveyor — Date: 11-7-2024

Council Delegate — Date

PROPOSED RESIDENCE: 166 LOOP ROAD GLENGARRY
FOR CASEY STREETS
PROPERTY ID 9092737
TITLE REF 184286/1

PL:01 COVER PAGE
PL.02 SITE PLAN
PL.03 FIRST FLOOR
PL.04 GROUND FLOOR
PL.05 ELEVATIONS

BUILDING CLASS: 1A
SITE AREA 807 M2
FLOOR AREA TOTAL 54 M2
SOIL
WIND
CORROSION ENVIRONMENT: MODERATE
CLIMATE ZONE 7
BAL
ALPINE AREA N/A

OTHER KNOWN SITE HAZARDS

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ADDRESS
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ABN 60461898695
67 Melbourne st South Launceston
andrew@fdandc.com.au
MOB: 0438062698

ACCREDITATION
Accreditation : No CC224T
Category/class: Building designer arch-res
Category/class: Builder low Rise
Category/class: Construction manager

PROJECT INFORMATION
Address:166 Loop Road Glengarry
Lot No:1
Property Id:9092737
Title Reference:184286/1
Client No:602.26

Planning:
Bal :
Soil:
Wind:

No:	AMENDMENT:	DATE:
02	CLIENTS APPROVAL	14-08-26
03	REVISED WASTE WATER BED	19-08-26
04	REVISED HOUSE LOCATION	23-08-26
05	REVISED HOUSE LOCATION	13-10-26

CHECKED:
DRAWN :
SCALE :
DATE : 13-10-26

DRAWING : PL:01



LOT 1 166 LOOP ROAD
PROPERTY ID : 9092737
TITLE REFERENCE 184286/2

BUILDING SITE COVERAGE: 85 M2

DRIVEWAY : 162 M2

WASTE WATER : 173 M2

New water connection to DN32(ID25)
connection with 1 ID20mm water meter by TasWater at the developers cost.
The meter manifold assembly fully inside the property
boundary with the isolation valve for the manifold a
minimum of 500mm from the boundary In accordance
with TasWater standard drawings

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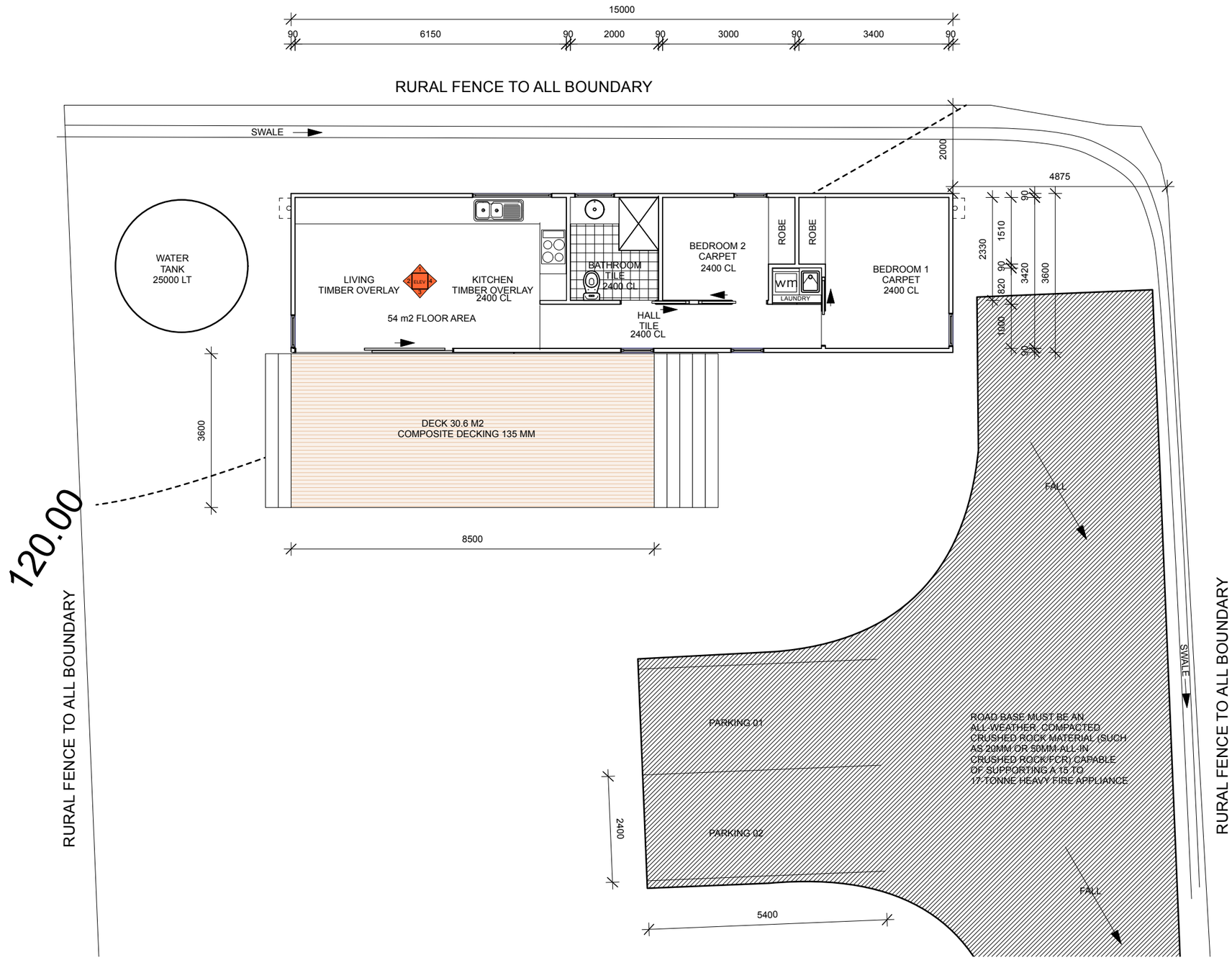
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CHECKED:
DRAWN :
SCALE :
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DRAWING : PL:02



1 FLOOR PLAN
Scale: 1:100

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Soil:
Wind:

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CHECKED:
DRAWN :
SCALE :
DATE : 13-10-26

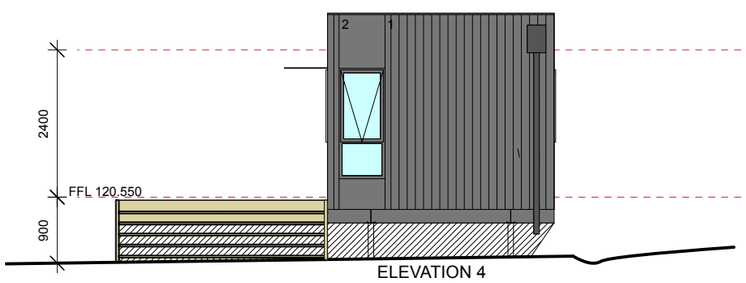
DRAWING : PL:03

1. JAMES HARDIE AXON TEXTURE
133 WALL CLADDING

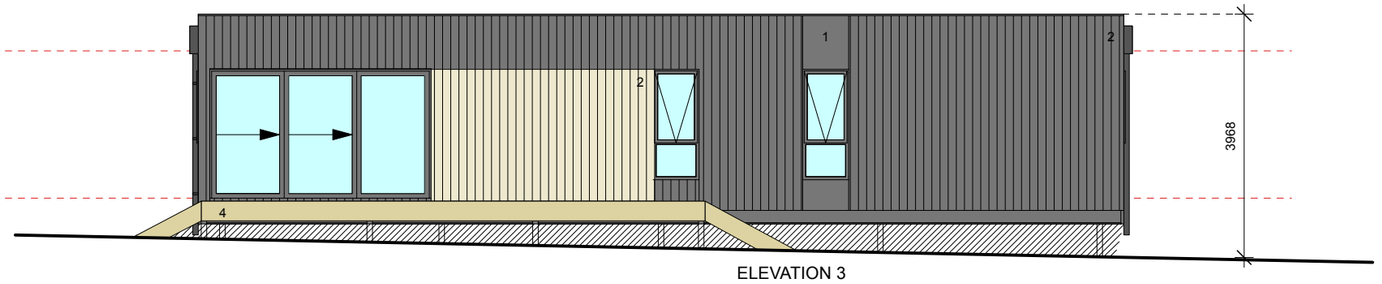
2. JAMES HARDIE
EASYLAP WALL CLADDING

3. DECK: COMPOSITE DECKING 135MM

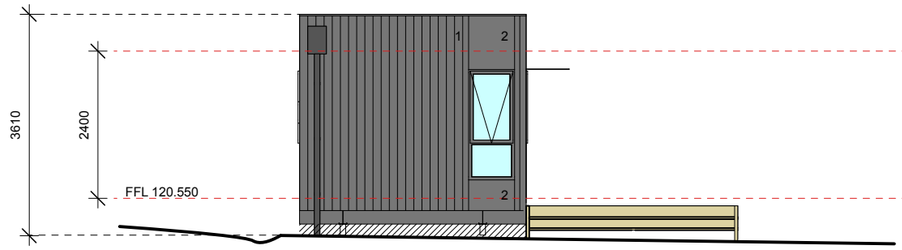
4. TREATEAD PINE SUB STRUCTURE



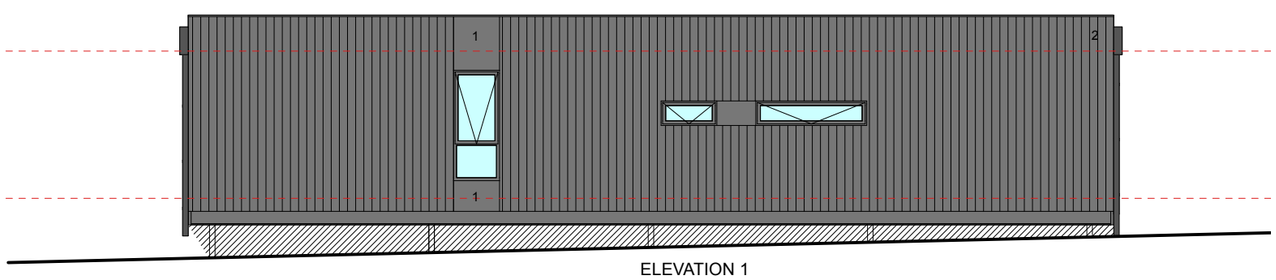
ELEVATION 4



ELEVATION 3



ELEVATION 2



ELEVATION 1

1 ELEVATIONS
Scale: 1:100

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Client No:602.26

Planning:
Bal :
Soil:
Wind:

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05	REVISED HOUSE LOCATION	13-10-26

CHECKED:
DRAWN :
SCALE :
DATE : 13-10-26

DRAWING : PL:04

Project Note

To:	Casey Streets, West Tamar Council	From:	Jason Lynch, Principal agronomist, Pinion Advisory
Date:	13/10/26	Pages:	11
Re:	166 Loop Road property, agricultural assessment	Note ref:	

OVERVIEW

This project note has been prepared on behalf of Casey Streets to support a development on the subject property at 166 Loop Road Glengarry.

This project note will accompany a submission prepared by Chris Triebe & Associates Town Planning Service Limited addressing the Tasmanian Planning Scheme (TPS)– West Tamar provisions, regarding the subject property and the proposed residential dwelling and associated infrastructure (wastewater system, vehicle access and parking areas).

The subject property effectively has no agricultural land features, as per the very small area of available ground, absence of access to irrigation water, low land capability and the highly disturbed nature of the land.

The proposed development will have a negligible impact on adjacent and nearby agricultural land as no agricultural land will be lost, relative position of the block, nature of the adjoining agricultural use activity, complete absence of resources (e.g. irrigation water, functional area of agricultural land, and ground with a worthy land capability).

The proposed development is considered compliant with the TPS Clause 21.3.1P4(b).

SUBJECT PROPERTY DETAILS

The subject property is located approximately 2km east of Glengarry.

The subject property covers 807m^2, under the Tasmanian Planning Scheme is zoned as Agriculture, is Private Freehold land, and is best described effectively as a small unused vacant block of land.

Various images (Image 2 to 6) of the subject property are shown in the Appendix 2.

PROPOSED DEVELOPMENT

The proposed residential dwelling would be a single-story building and deck covering 85m^2 and be located just to the southwest of the central area of the block. A bushfire report has been prepared by Autumn leaves Consulting (report reference ALC-BFM 2026/29) for the proposed development.

An onsite wastewater management system would service the proposed residential dwelling. An onsite wastewater system design plan has been prepared by Strata Geoscience and Environmental (report 06786).

See Appendix 1 Image 1 for a plan of the proposed development.

AGRICULTURAL QUALITIES OF THE SUBJECT PROPERTY

The subject property is considered to have no relevant features and characteristics which provide for it to be recognised as being favourable and/or suitable for agricultural land use activity.

These basis for this consideration includes:

- Very small area of land, as per 809m^2, and renders it incapable to supporting any type of meaningful and viable agriculture land use activity, including pasture based, cropping or perennial horticulture.
- Absence of access to surface irrigation water resources such as presence of waterways or dams
- Best considered as a dryland block:
    - Is not located within a declared irrigation district and is not serviced by an irrigation scheme.
    - Seven irrigation groundwater bores are located within 2 km of the subject property (although the nearest is located 1.3 km away), and they have an average yield of 0.5 L/s (ranges from 0.1-1.4 L/s yield). It is reasonable to consider that groundwater could be obtained albeit with a low yield which is likely only be sufficient for domestic use (e.g. a garden or for household purposes).
    - Due to the absence of access to irrigation water, this effectively severely constrains the potential for any form of agriculture, such as supply of stock drinking water for livestock and/or for irrigation.
- Land has been highly disturbed due to the previous pattern of use (driveway entrance and hard standing area for the adjacent Glengarry Cool Store shed), and observation that in many areas the soils have been stripped back and compacted.
- Based on the condition of the land, and soils (duplex sandy loam topsoil over a clay subsoil) present this property is covered by class 5 land.
- Does not adhere to large parcels of agricultural land, noting the properties to the west (as per property title 113511/1 which covers approximately 6 hectares of which 4.6 hectares are covered by open pasture) and to the north (as per property title 113511/1 which covers approximately 11.2 hectares of which 6.5 hectares are covered by open pasture).
- Has no resources and/or infrastructure which would be considered of benefit or support agricultural land use activity on adjacent and/or nearby agricultural land.
- Carrying capacity considered to be less than 1.4 DSE[1]/yr, although at present due to the current condition of the property would be closer to 0.5 DSE/yr, and any livestock run on the property would require supplementary feeding.
- Formally recognised in the Department of Justice's (on behalf of the Minister for Planning and Local Government) Land Potentially Suitable for the Agricultural Land Mapping Project, as potentially constrained (Criteria 3) for Agriculture zoned land. It should be noted that the adjacent land holdings to the west and south as similarly identified as potentially constrained (Criteria 3) and the land nearby to the east (on the eastern side of Loop Road) was excluded as per its Rural Living zoning.

The subject property is realistically incapable of being used for and/or supporting agricultural land use activity.

[1] DSE is a standard unit used to compare the feed requirements of different classes of livestock to assess the carrying capacity of a farm or paddock. One DSE is defined as the amount of feed required by a two-year-old 50 kg 'dry' Merino sheep (whether or non-lactating, non-pregnant ewe) to maintain its weight.

ADJACENT LAND TO THE SUBJECT PROPERTY

Land use activity on adjacent and nearby properties includes small scale and low intensity livestock production, running horses and a large shed, and includes:

- North
  - Property title 113976/2 (approximately 11.2 hectares), Agriculture zoned land, covered by 6.5 hectares of open pastureland, 2.7 hectares of bushland, extensive gardens, has a 1.5 ML dam (dam ID registered for stock and domestic use), used for small non-commercial dryland grazing, and has a residential dwelling present. The land immediately adjacent to the common boundary of this title and the subject property is used as a laneway to provide access to the Notley Gorge Vineyard (located on property title 187499/1).
- South
  - Property title 187511/1 (approximately 1,350 m^2), Agriculture zoned land, includes a large shed (825 m^2). The shed was previously used as the Glengarry Cool store, and supported the local orcharding industry which was prevalent in the locale until it ceased during the 1970s
- East
  - Road infrastructure as per the 20m wide Loop Road.
- West
  - Property title 187511/1 (approximately 25 m^2), Agriculture zoned land, covered by degraded open pastureland. This property provides a very narrow separation (approximately 1m) to the property close by to the west (as per property title 113511/1).

Land use activity on the land holdings nearby and further from the subject property includes:

- East
  - Nearby is land used for running horses, as per on the Rural Living zoned property titles 242145/1 (approximately 3.5 hectares) and 113976/1 (approximately 7 hectares), noting both of these blocks are separated by the 20m wide Loop Road.
  - Further away are vineyard blocks, as per on the Agriculture zoned property titles 113229/1 (setback to the vines at the nearest point to the subject property is approximately 245m) and 119843/1 (setback to the vines at the nearest point to the subject property is approximately 390m) and a number of smaller blocks used for grazing livestock.
- West
  - Close by is property title 113511/1 (approximately 6 hectares), Agriculture zoned land, covered by 5 hectares of open pastureland, extensive gardens, used for small non-commercial dryland grazing, and has a residential dwelling present. Separated by approximately a 1m wide strip of land (as per property title 187511/1) to the subject property.
  - Nearby is the Notley Gorge vineyard (as per on the Agriculture zoned property title 187499/1), various blocks of land covered by native vegetation and a number of smaller blocks used for grazing livestock. The setback to the vines at the nearest point to the subject property is approximately 205m) and is separated and buffered by the presence of a

dam and native vegetation, and then two sheds, a residential dwelling and gardens on property title 113976/2.

- South and north are various blocks of land covered by native vegetation and a number of smaller blocks used for grazing livestock. To the south these properties are separated and buffered by the presence of a large shed (as per on property title 187511/1), and extensive gardens and residential dwelling (as per on property title 113511/1), whilst to the north these properties are separated and buffered by the presence of extensive gardens and residential dwellings (as per on property title 113976/2 and 9985/1).

This area of Glengarry is well developed in terms on the presence of residential dwellings, and within a 500m radius of the subject property there are 15 residential dwellings present.

Due to a combination of the nature of the proposed development in conjunction with existing land use activity on adjacent and nearby properties and associated setback distances there is no expectation that agricultural land use activity will be diminished and/or negatively impacted.

IMPACT OF AGRICULTURAL ACTIVITY ON NEIGHBOURING LAND TO THE PROPOSED DEVELOPMENT

Land use activity on neighbouring properties adjacent to the subject property include small scale and low intensity livestock grazing, lifestyle blocks used for primarily for residential purposes, land used to run horses, and vineyards.

The land closest to the subject property, as per property titles 113511/1 and 113976/2, is used for small scale and low intensity livestock grazing purposes, and this usage pattern would typically involve a minimal amount of agricultural chemicals at a very limited frequency of application, no irrigation water assets available (inferring no irrigation activity is undertaken), stock fences are present to secure livestock and the amount of noise produced is minor due to nature of the use.

The vineyards further to the east (as per property titles 113229/1 and 119843/1) and west (as per property title 187499/1) are setback 245m, 390m and 205m respectively, and this includes being buffered by the presence of other land holdings, a dam, shed, residential dwellings and areas of native vegetation and gardens.

Due to a combination of the nature of adjacent agricultural land use activity, low impact nature of the proposed development, presence of various natural and manmade buffers, and the setback distances to the vineyards there is no expectation that agricultural land use activity on adjacent and nearby properties would be negatively impacted and/or diminished.

TASMANIAN PLANING SCHEME COMPLIANCE

Clause 20.3.1 Discretionary Use

Objective	
That uses listed as Discretionary: (a) support agricultural use; and (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.	
Response The subject property is incapable of being used for and supporting an agricultural land use activity due to a range of factors including proposed development involves very small area of ground, absence of access to water, low land capable and the highly disturbed nature of the land. A response is required to address Performance criteria P4 (b).	
Performance criteria	**Response**
P4 A Residential use listed as Discretionary must: (b) be located on a site that: (i) is not capable of supporting an agricultural use; (ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and (iii) does not confine or restrain agricultural use on adjoining properties.	**P4** (i) The subject property is incapable of being used for and/or supporting agricultural land use activity. The subject property is a small area of ground, and covers only 809m^2, and this renders it incapable to supporting any type of meaningful and viable agriculture land use activity, including pasture based, cropping or perennial horticulture enterprises. The subject property is effectively a dryland block and has no access to surface water (e.g. waterways or dams), and groundwater is likely to only be sufficient for domestic and garden use. The ground present on the subject property is class 5 land, and the soils present have been highly disturbed due to the past pattern of use (e.g. vehicle access and hard standing area). (ii) The subject property is considered to have no relevant features and characteristics which provide for it to be recognised as being favourable and/or suitable for agricultural land use activity. The subject property has no resources or infrastructure which would be used to support agricultural land use activity, such as provision of access to Loop Road, beneficial topography (e.g. for dam building purposes), power, water or prime agricultural land. As per the current West Tamar Council rates, this land has been assessed (as per

	assessment no, A6231) as having a land value of $75,000. As a guide, recent West Tamar municipality median farmland sales[2] have average $22,101/ha. Clearly the subject property has not been considered and agricultural land, rather it has been considered and valued as residential block. At an economic level, unless the subject property was willing to accept a very very significant property devaluation, no one would remotely consider buying this block. (iii) No agricultural land will be lost as a result of the proposed development. The subject property has no resources or infrastructure involved with and/or used to support agricultural land use activity on adjacent and nearby properties. It is reasonable to consider that the proposed development will have a negligible impact on agricultural land use activity. The subject property is located adjacent to and close by two parcels of agricultural land, as per to the north and west. The agricultural land to the north is separated and buffered by the laneway which provides access to the Notley Gorge vineyard nearby to the west and the presence of the residential dwelling and extensive gardens such that the nearest ground used to graze livestock (as per a small scale and low intensity enterprise) is located approximately 55m at the nearest point to the subject property's closest common boundary. The agricultural land (as per property title 113511/1 covering approximately 6 hectares) to the west is separated by a narrow 1m strip of land (as per property title 113511/1), with this ground used to run a small scale and low intensity livestock enterprise on approximately 5 hectares of pastureland. To the east the nearby land is zoned as Rural Living, and used to run horses, and separated by the 20m wide Loop Road. Further to the east are vineyards (separated

[2] Bendigo Bank Agribusiness. 2025 Report. Australian Farmland Values 2025

	by 245m and 390m), and other smaller land holdings used to run livestock. Refer to the section titled "Impact of agricultural activity on neighbouring land to the proposed development" for additional details of the likely interaction between the subject property and agricultural land use activity on the adjacent and nearby land holdings. Due to a combination of the nature of adjacent agricultural land use activity, low impact nature of the proposed development, presence of various natural and manmade buffers, and the setback distances to the vineyards there is no expectation that agricultural land use activity on adjacent and nearby properties would be negatively impacted and/or diminished.

APPENDIX 1

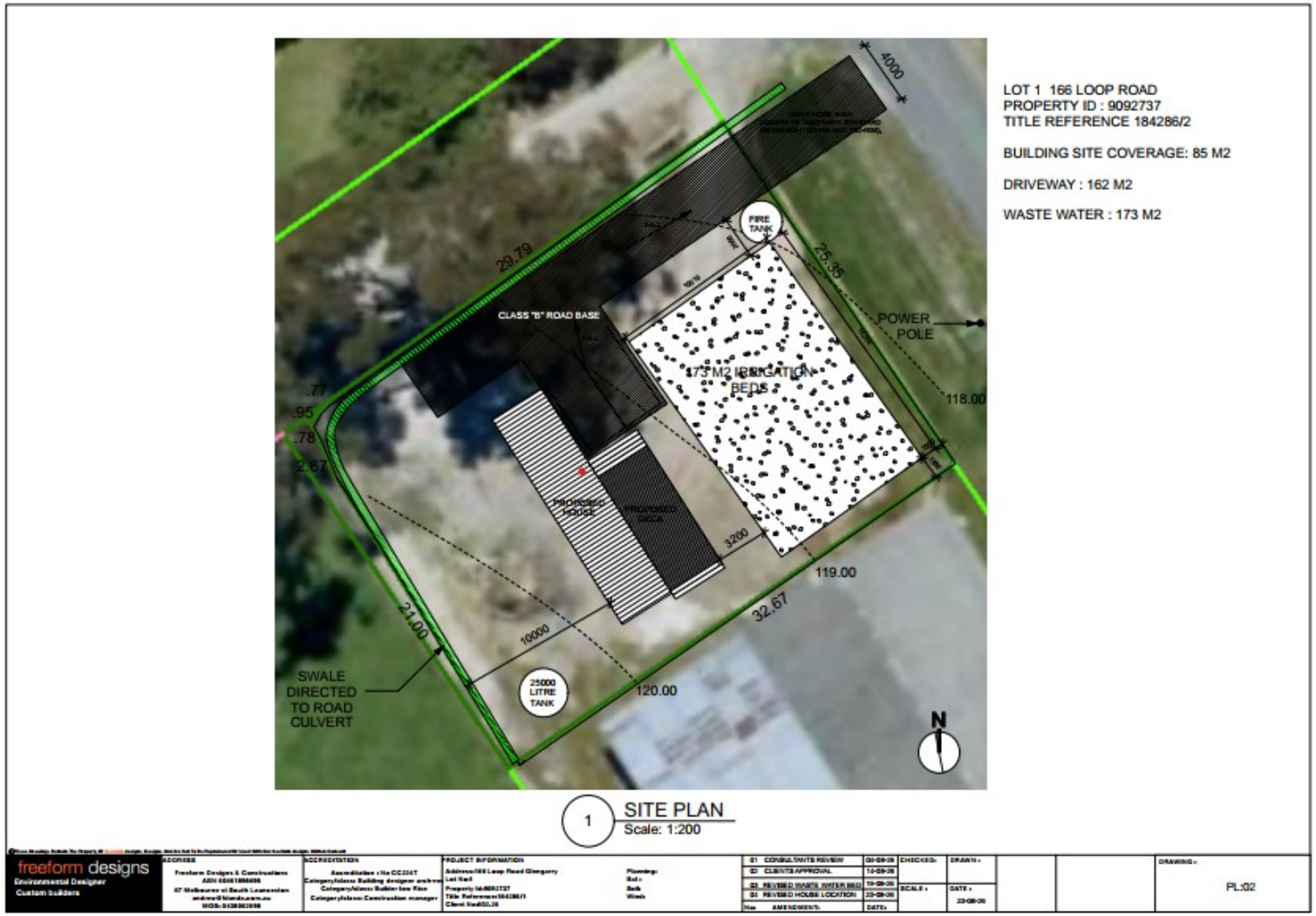


Image 1 Plan of the layout of the proposed development. (source Freeform Designs).

APPENDIX 2



Image 2 Aerial image of the subject property (outlined in blue). (source the LISTMap)



Image 3 Aerial image of the locale and associated subject property (outlined in blue). (source the LISTMap)



Image 4 South westerly view over the subject property from Loop Road.



Image 5 Westerly view over the land adjacent to the northern boundary of the subject property.



Image 6 South westerly view over the property located close by to the western boundary of the subject property.