Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2024/243

LOCATION OF AFFECTED AREA

451 TEA TREE ROAD, TEA TREE (CT 11033/4) INCLUDING PART OF CT 174555/4

DESCRIPTION OF DEVELOPMENT PROPOSAL

RESOURCE DEVELOPMENT (AGRICULTURE), RESOURCE PROCESSING (MANUFACTURING AND PROCESSING OF PERFUME PRODUCTS), GENERAL RETAIL AND HIRE (CELLAR DOOR) AND VISITOR ACCOMMODATION (FARM STAY). CONSTRUCTION OF BUILDINGS AND PARKING AREAS.

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **20/03/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer

SCAN ME

Brighton
going places

RTD - THE RACONTEUR TEE TREE ROAD DEVELOPMENT

ARCHITECTURAL DRAWINGS

NO.		LAYOUT NAME	REV	SCALE
DA000		COVER PAGE	A - WIP	NTS
DA101	PROPOSED	LOCATION PLAN	A - WIP	1:2000
DA201	PROPOSED	BARN SITE PLAN	A - WIP	1:500
DA202	PROPOSED	GA BARN PLAN - GROUND FLOOR	A - WIP	1:100
DA301	PROPOSED	BARN ELEVATIONS	A - WIP	1:100
DA302	PROPOSED	BARN ELEVATIONS	A - WIP	1:100
DA401	PROPOSED	ACCOMMODATION SITE PLAN	A - WIP	1:500
DA402	PROPOSED	GA ACCOMMODATION PLAN - GROUND FLOOR	A - WIP	1:100
DA501	PROPOSED	ACCOMMODATION ELEVATIONS	A - WIP	1:100
DA502	PROPOSED	ACCOMMODATION ELEVATIONS	A - WIP	1:100
DA701	PROPOSED	BARN SHADOW DIAGRAMS	A - WIP	NTS
DA702	PROPOSED	ACCOMMODATION SHADOW DIAGRAMS	A - WIP	NTS

MATERIAL SCHEDULE

CODE	DESCRIPTION
EF-01	METAL CLADDING, BLACK
EF-02	POLYCARBONATE, TRANSLUCENT
EF-03	CONCRETE MASONRY, GREY
EF-04	GLASS BRICKS
EF-05	NATURAL STONE WALLS

REV	DESCRIPTION	CHK	DATE
A	FOR PLANNING APPLICATION	Guy Edwards	20/12/2024

100 New Town Road | nipaluna New Town | lutruwita Tasmania | 7008
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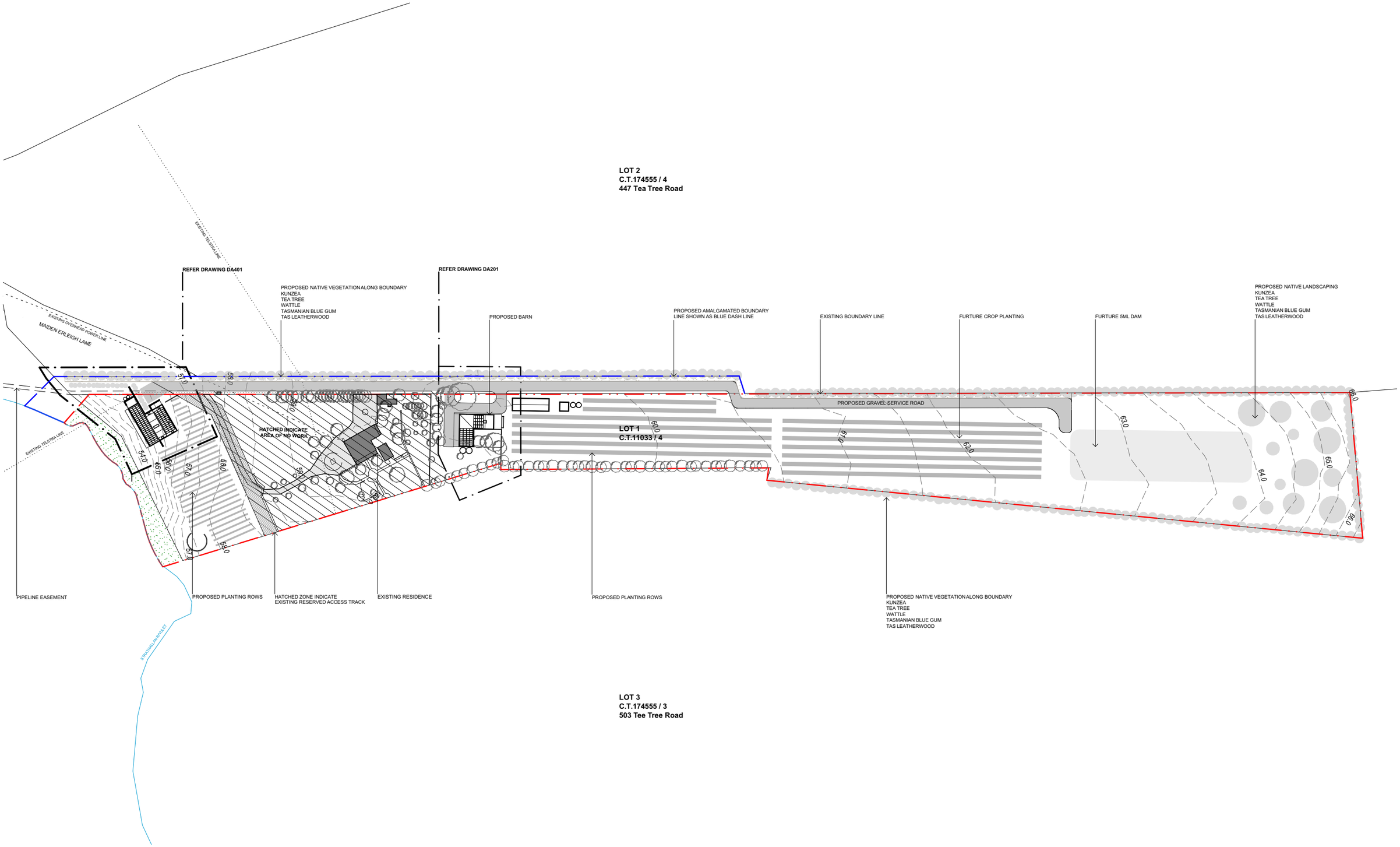
PROJECT
THE RACONTEUR TEA TREE ROAD DEVELOPMENT
kutalayna (Jordan River)
451 Tea Tree Road
TEA TREE TASMANIA 7017

CLIENT
PROJECT SUNSHINE VENTURES

TITLE
COVER PAGE

DRAWING No. **DA000** REVISION No. **A**

SCALE	1:1
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB



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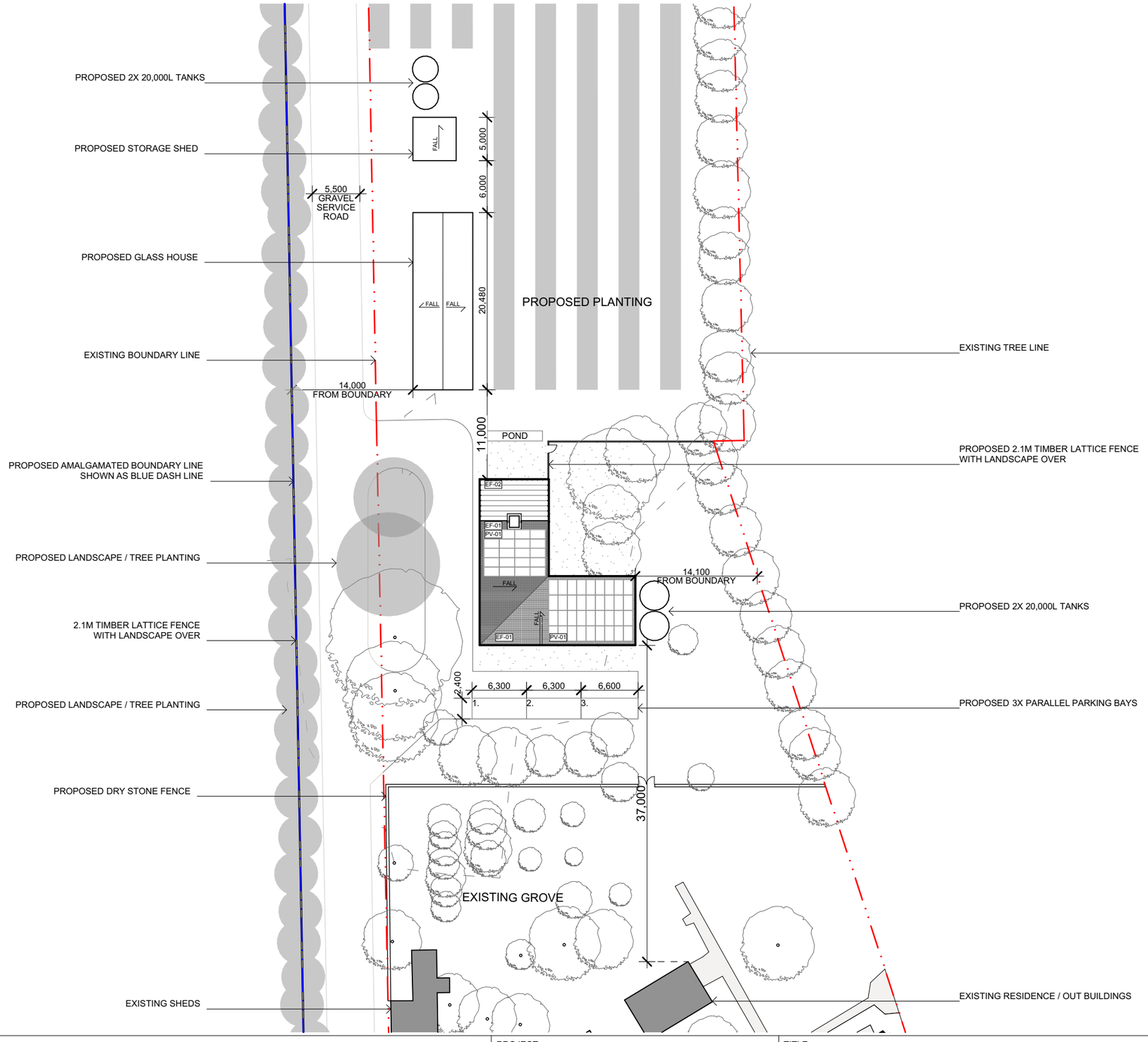
TITLE
LOCATION PLAN

DRAWING No. **DA101** REVISION No. **A**

SCALE	1:2000
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB

Figured dimensions take precedence to scale readings. Verify all dimensions on site.
Report any discrepancies to the Architect for decision before proceeding with the work.



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TITLE
BARN SITE PLAN

DRAWING No. **DA201** REVISION No. **A**

N

SCALE	1:500
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB

Figured dimensions take precedence to scale readings. Verify all dimensions on site.
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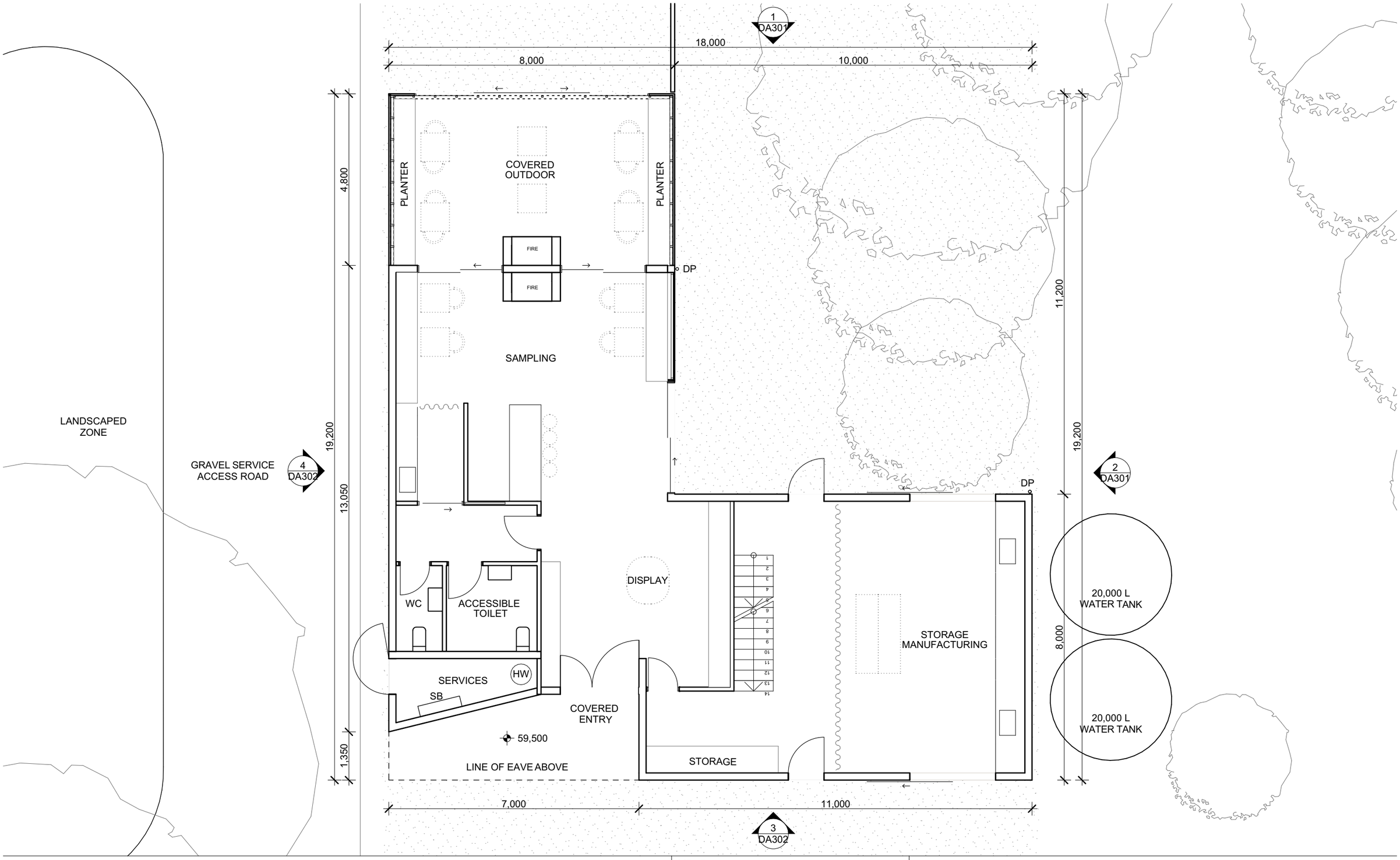

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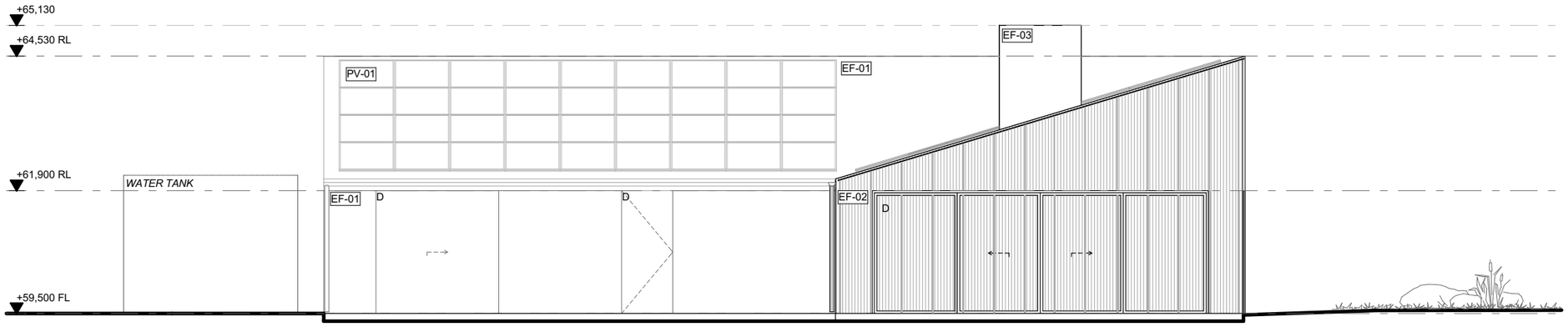
CLIENT
PROJECT SUNSHINE VENTURES

TITLE
GA BARN PLAN - GROUND FLOOR

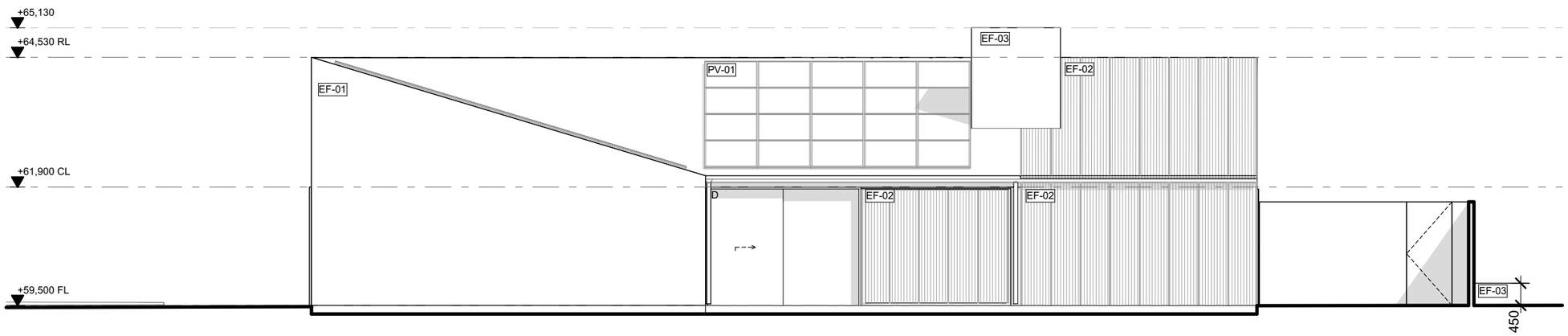
DRAWING No. **DA202** REVISION No. **A**

N

SCALE	1:100
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB



1 NORTH ELEVATION - BARN
SCALE 1:100



2 EAST ELEVATION - BARN
SCALE 1:100

REV	DESCRIPTION	CHK	DATE
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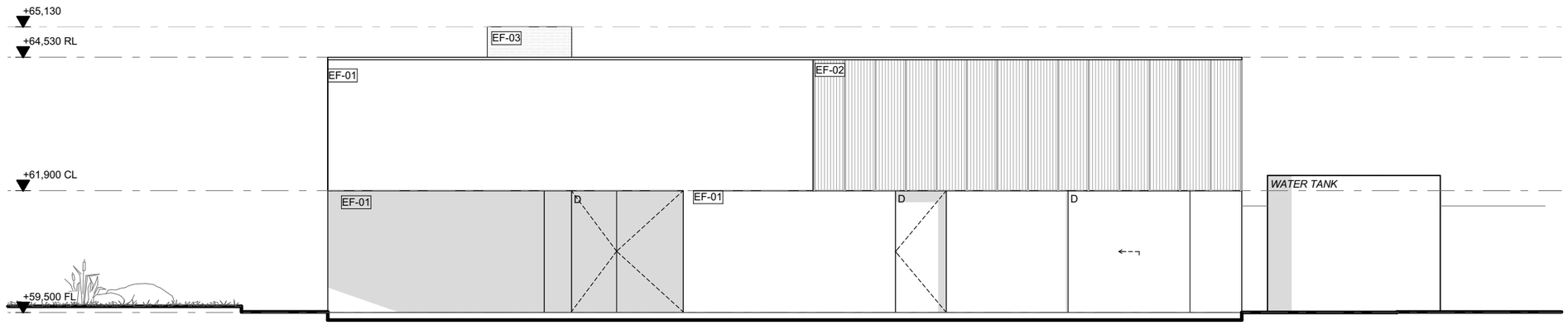
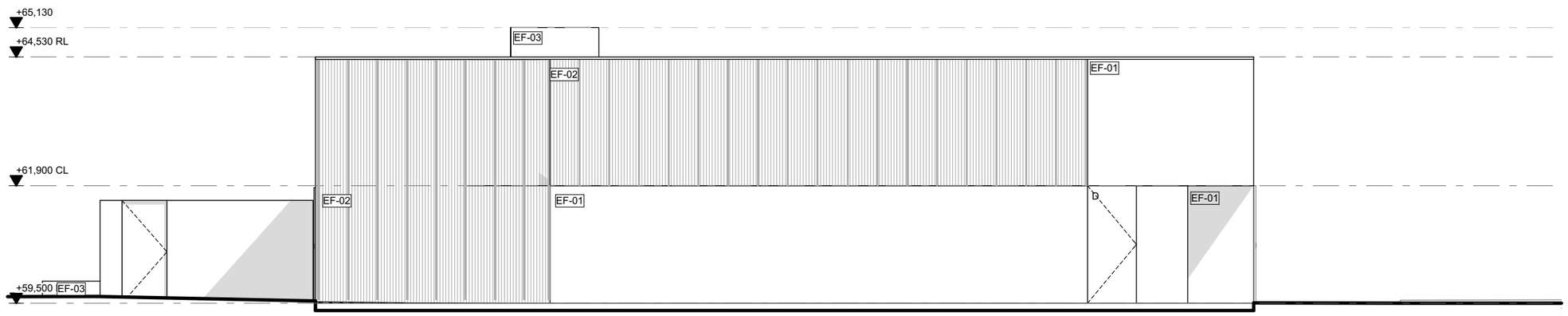
CLIENT
PROJECT SUNSHINE VENTURES

TITLE
BARN ELEVATIONS

DRAWING No.	DA301
REVISION No.	A
SCALE	1:100
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB



3 SOUTH ELEVATION - BARN
SCALE 1:100



4 WEST ELEVATION - BARN
SCALE 1:100

REV	DESCRIPTION	CHK	DATE
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CLIENT
PROJECT SUNSHINE VENTURES

TITLE
BARN ELEVATIONS

DRAWING No.	DA302
REVISION No.	A
SCALE	1:100
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB

Figured dimensions take precedence to scale readings. Verify all dimensions on site.
Report any discrepancies to the Architect for decision before proceeding with the work.

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CLIENT
PROJECT SUNSHINE VENTURES

TITLE
ACCOMMODATION SITE PLAN

DRAWING No. **DA401** REVISION No. **A**

SCALE	1:500
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB

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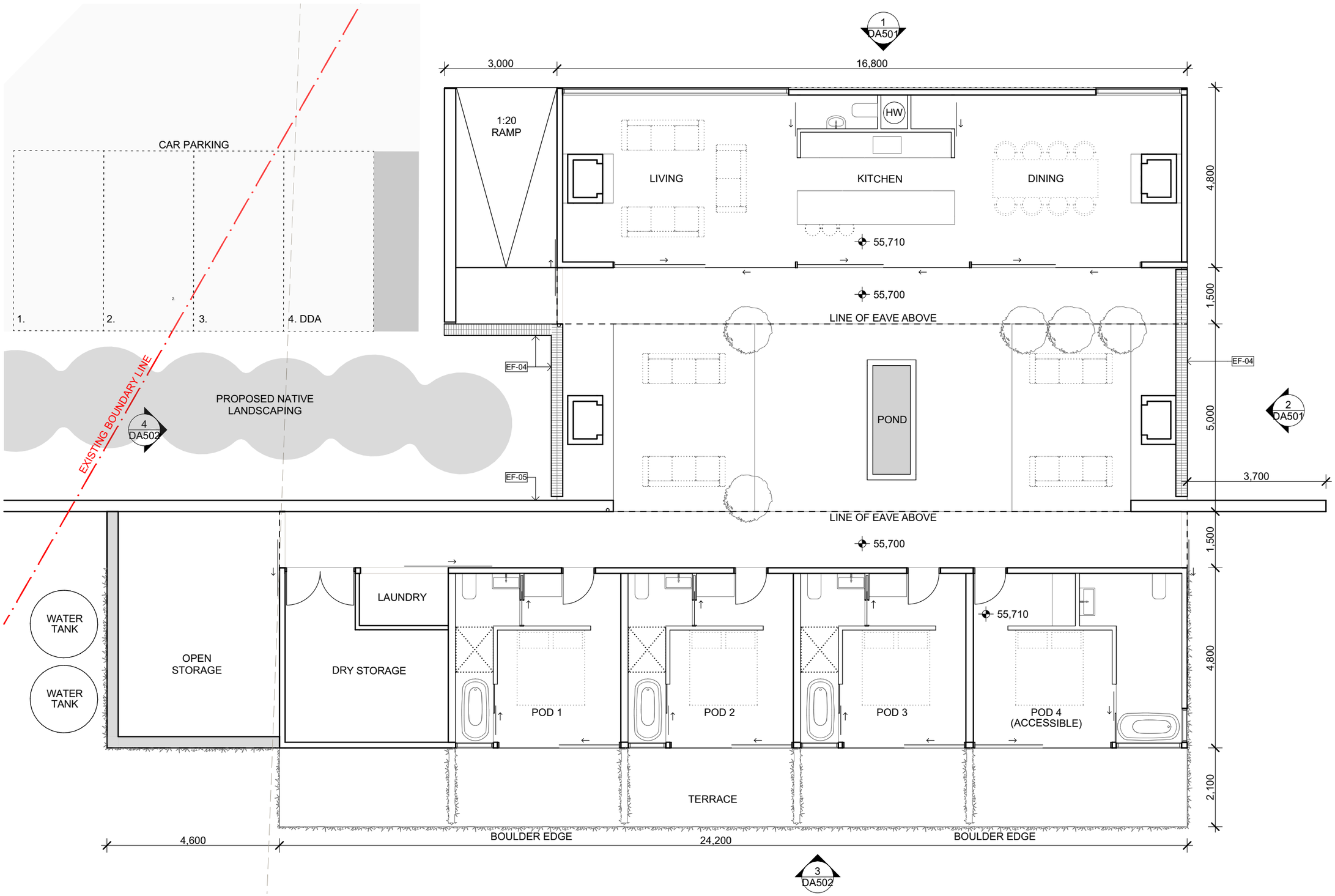

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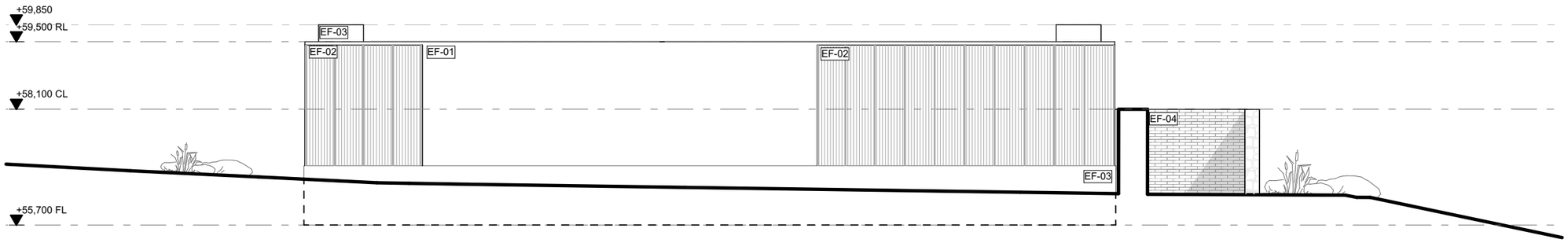
TITLE
GA ACCOMMODATION PLAN - GROUND FLOOR

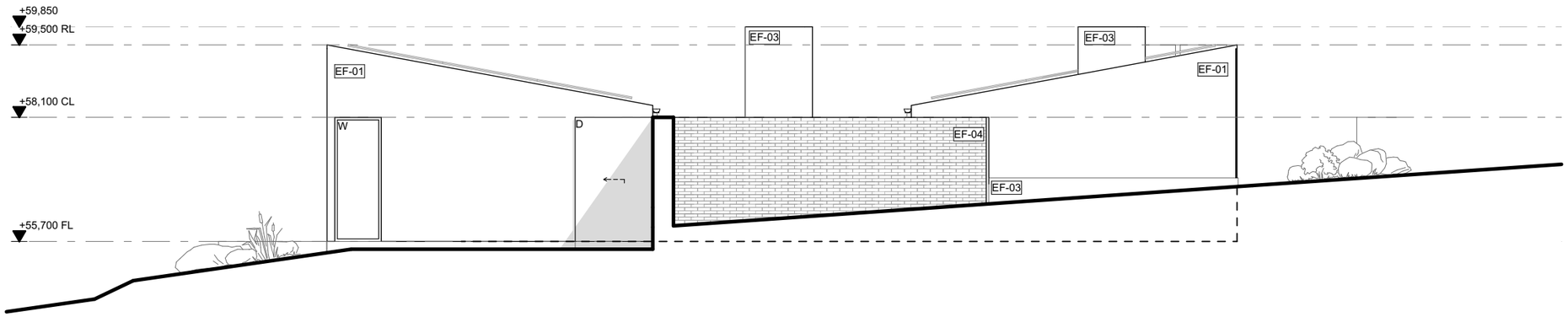
DRAWING No. **DA402** REVISION No. **A**

N

SCALE	1:100
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB



1 NORTH ELEVATION - ACCOMMODATION
SCALE 1:100



2 EAST ELEVATION - ACCOMMODATION
SCALE 1:100

REV	DESCRIPTION	CHK	DATE
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TITLE
ACCOMMODATION ELEVATIONS

DRAWING No.	DA501	REVISION No. A
SCALE	1:100	
PROJECT CODE	RTD	
STATUS	PLANNING APPLICATION	
APPROVED	EB	

Figured dimensions take precedence to scale readings. Verify all dimensions on site.
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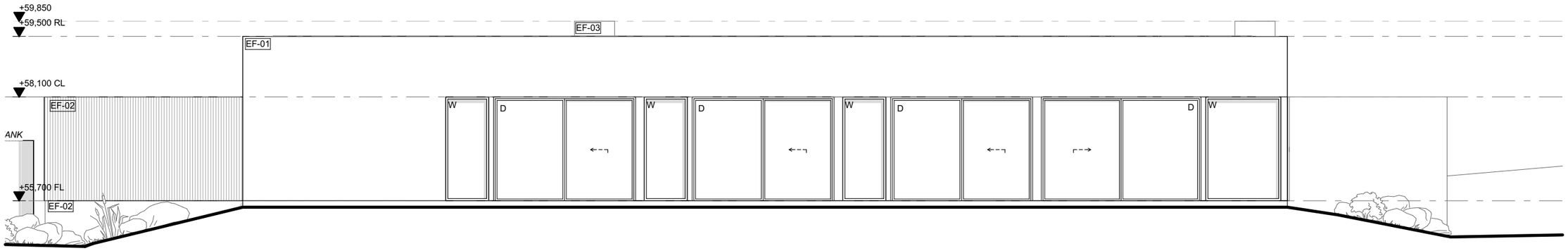
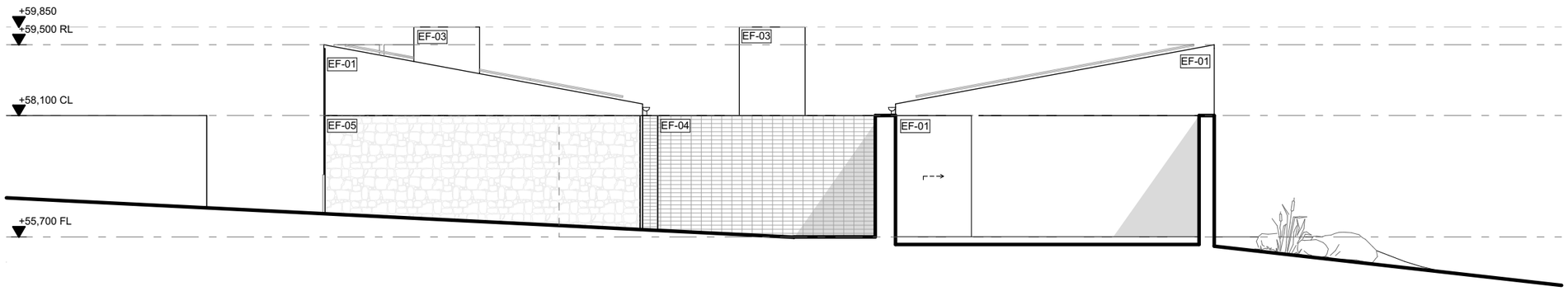


3 SOUTH ELEVATION - ACCOMMODATION
SCALE 1:100



4 WEST ELEVATION - ACCOMMODATION
SCALE 1:100

REV	DESCRIPTION	CHK	DATE
A	FOR PLANNING APPLICATION	Guy Edwards	20/12/2024

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PROJECT SUNSHINE VENTURES

TITLE
ACCOMMODATION ELEVATIONS

DRAWING No.	DA502
REVISION No.	A
SCALE	1:100
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB

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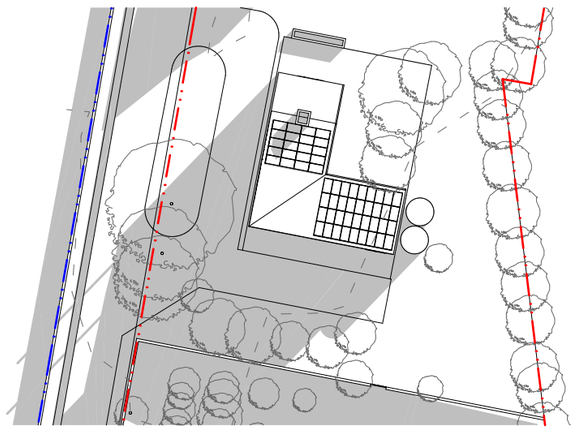
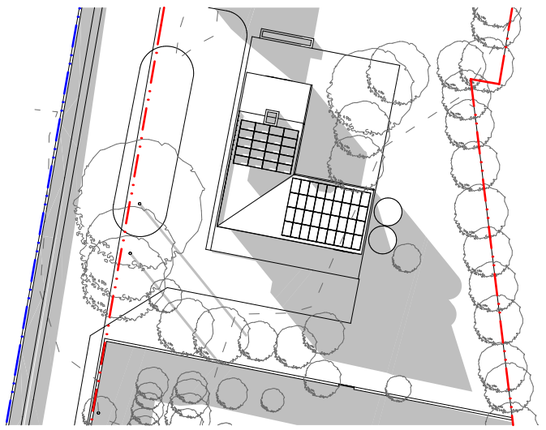
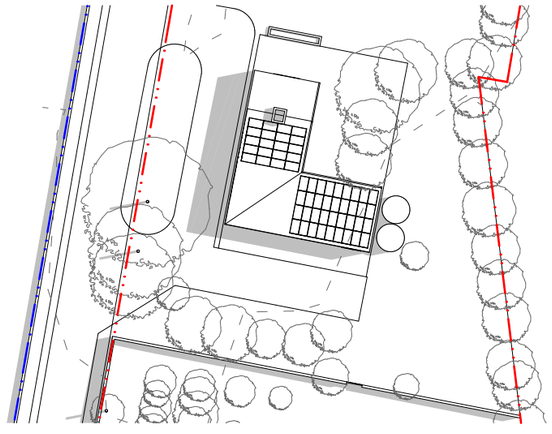


1 9AM | 21 JUNE SHADOW DIAGRAM
SCALE 1:750

2 12PM | 21 JUNE SHADOW DIAGRAM
SCALE 1:750



3 3PM | 21 JUNE SHADOW DIAGRAM
SCALE 1:750



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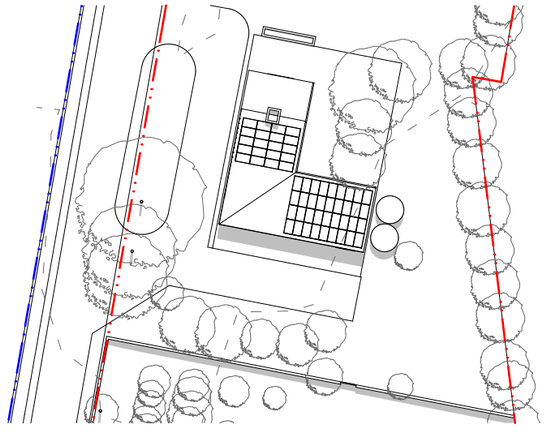
SCALE 1:750



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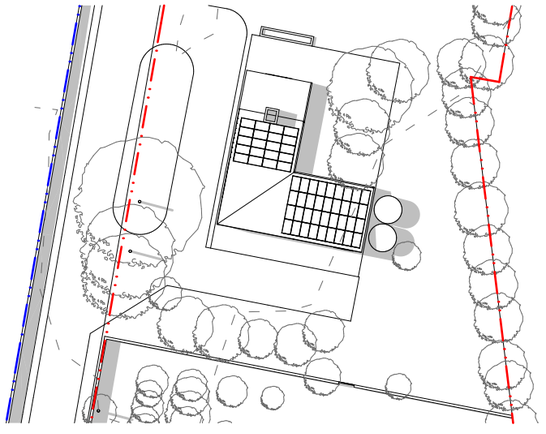
SCALE 1:750



6 3PM | 21 DEC SHADOW DIAGRAM
SCALE 1:750

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THE RACONTEUR TEA TREE ROAD DEVELOPMENT
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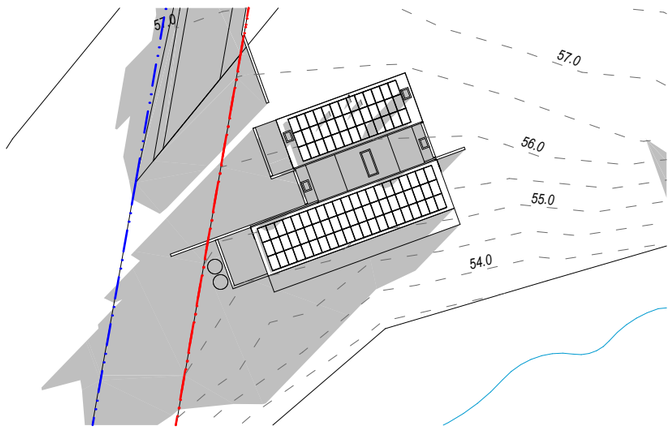
CLIENT
PROJECT SUNSHINE VENTURES

TITLE
BARN SHADOW DIAGRAMS

DRAWING No. **DA701** REVISION No. **A**

N

SCALE	1:750
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB



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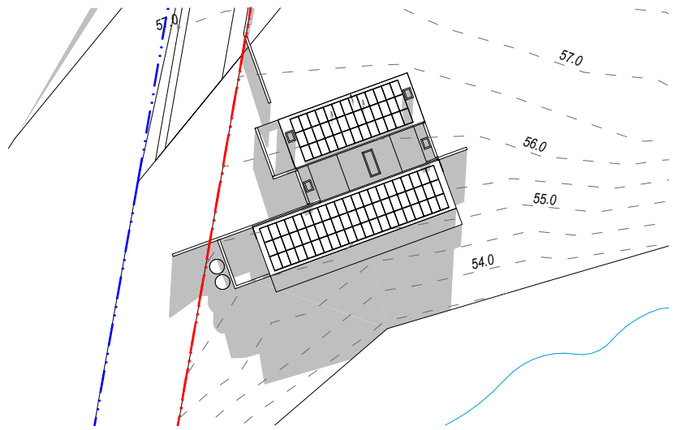

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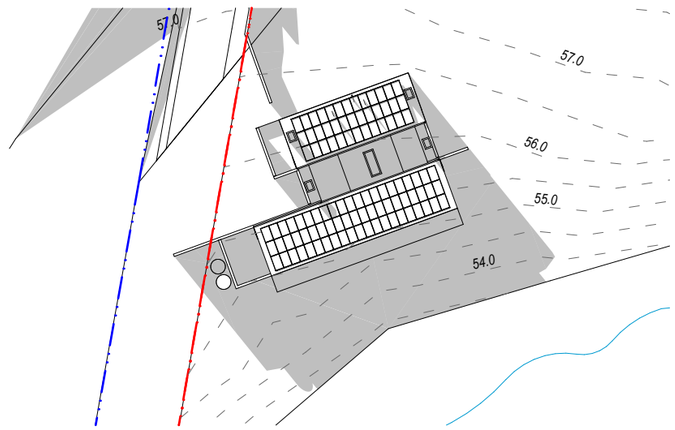

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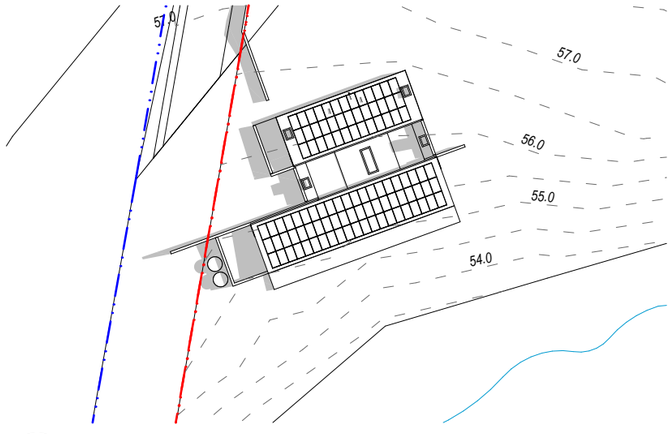
SCALE 1:750



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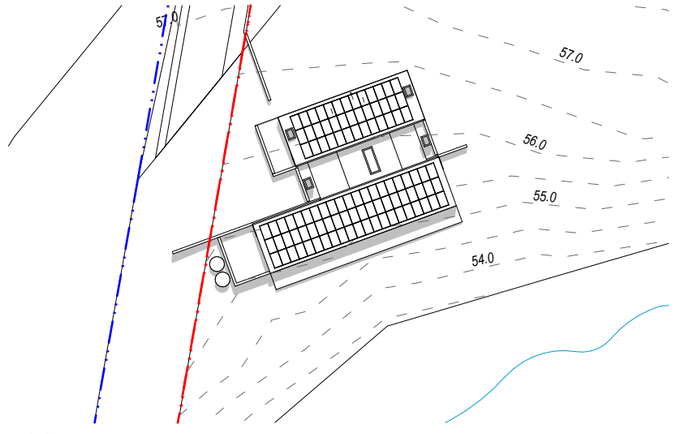

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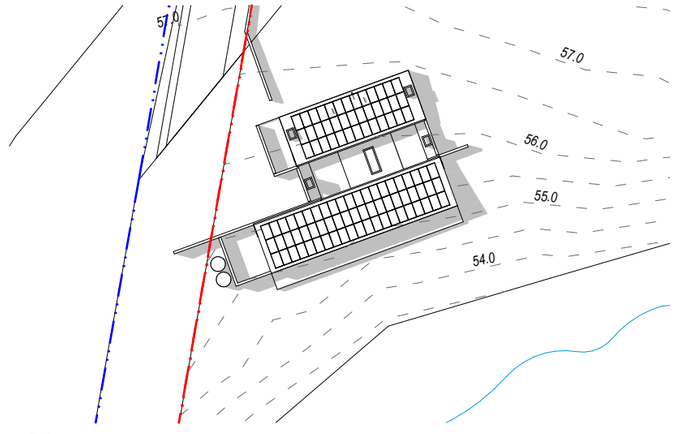

6 3PM | 21 DEC SHADOW DIAGRAM
SCALE 1:750

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CLIENT
PROJECT SUNSHINE VENTURES

TITLE
ACCOMMODATION SHADOW DIAGRAMS

DRAWING No. **DA702** REVISION No. **A**

N

SCALE	1:750
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB

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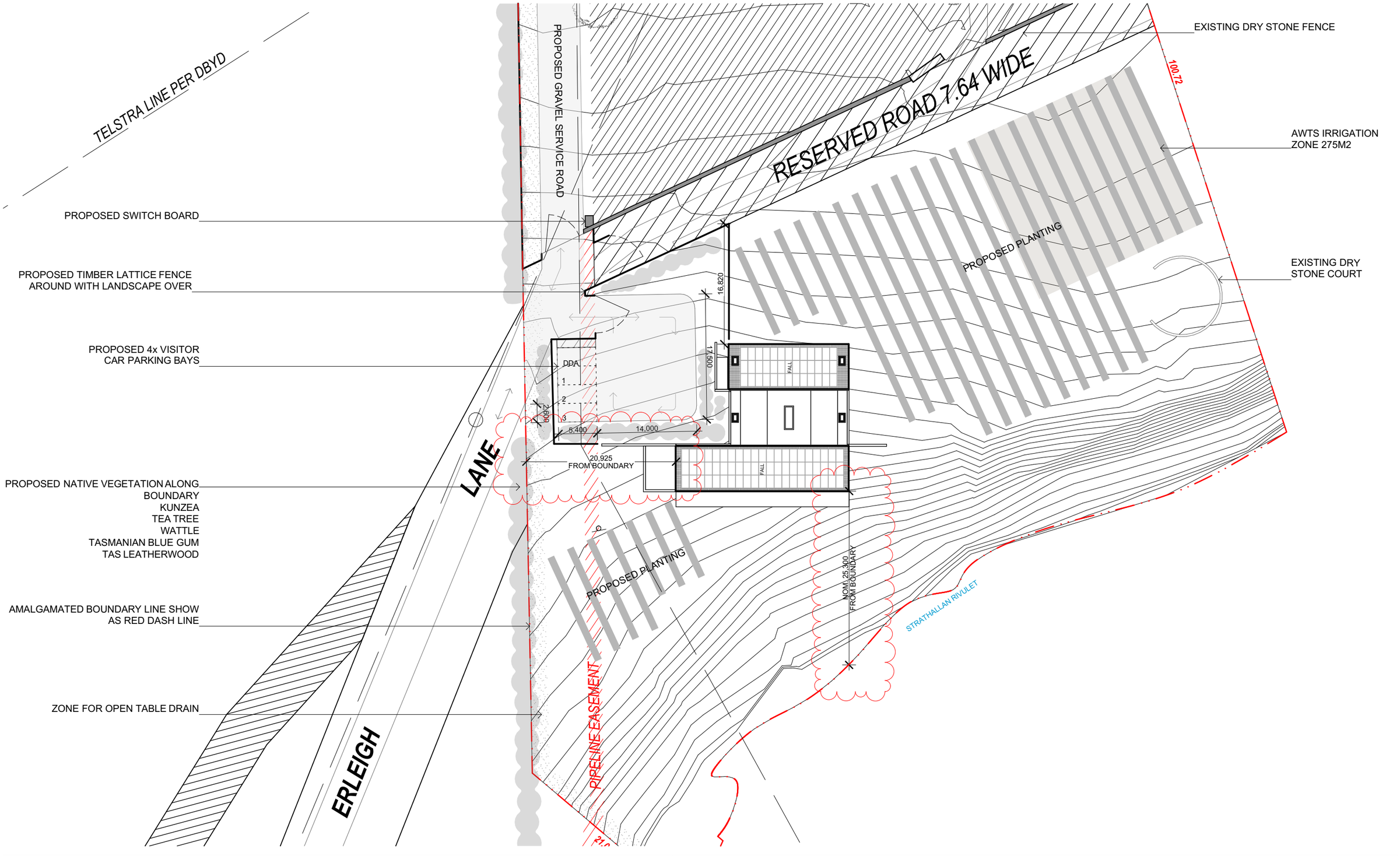

REV	DESCRIPTION	CHK	DATE
C	For Planning Application	Guy Edwards	25/02/2025
B	For Planning Application	Guy Edwards	19/02/2025
A	For Planning Application	Guy Edwards	21/01/2025
02	For Coordination	Guy Edwards	17/12/2024
01	For Coordination	Guy Edwards	11/12/2024

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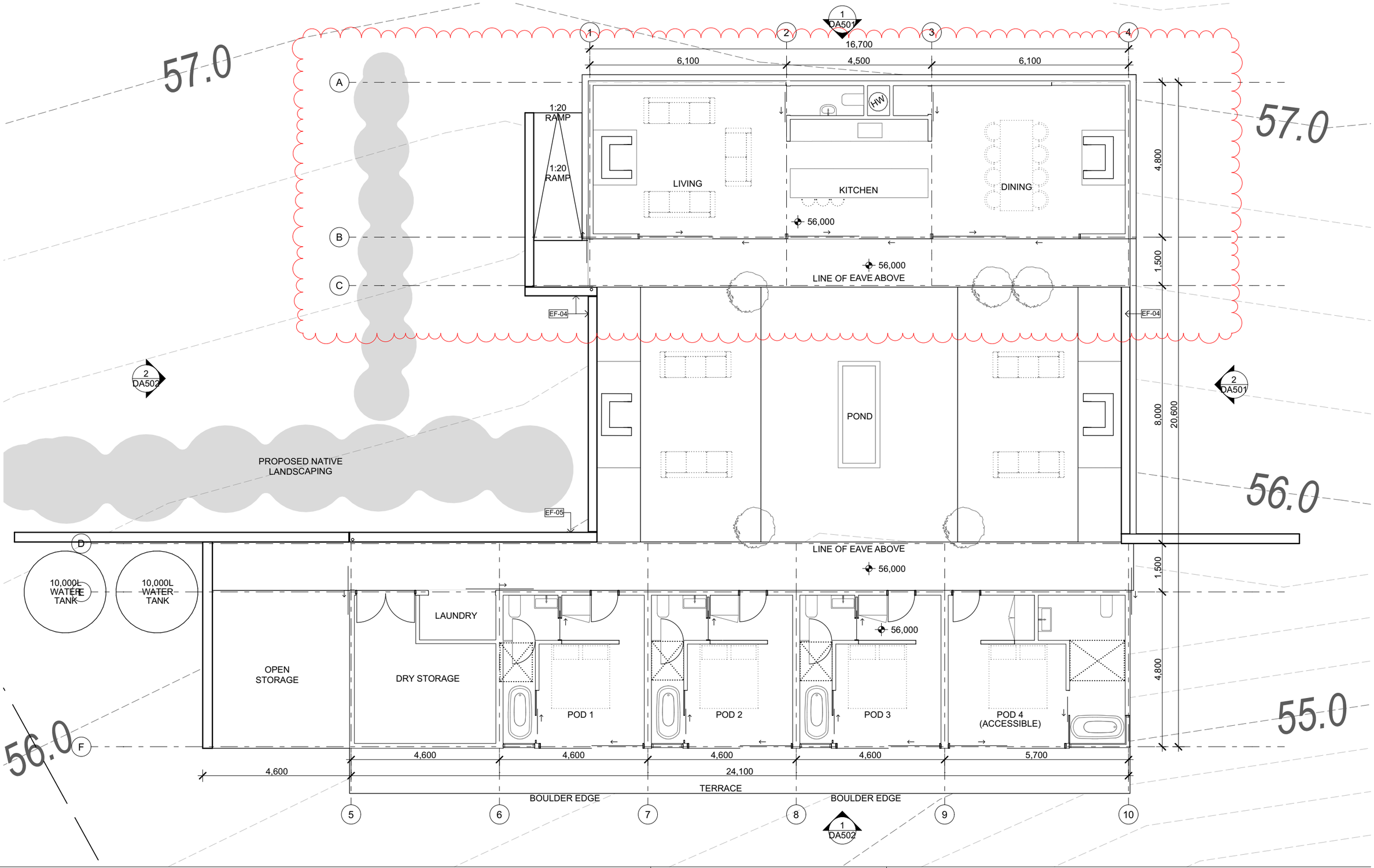
TITLE
ACCOMMODATION SITE PLAN

DRAWING No. **DA401** REVISION No. **C**

N

SCALE	1:500 @ A3
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB

Figured dimensions take precedence to scale readings. Verify all dimensions on site.
Report any discrepancies to the Architect for decision before proceeding with the work.



REV	DESCRIPTION	CHK	DATE
B	For Planning Application	Guy Edwards	19/02/2025
A	For Planning Application	Guy Edwards	21/01/2025
02	For Coordination	Guy Edwards	17/12/2024
01	For Coordination	Guy Edwards	11/12/2024

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PROJECT
THE RACONTEUR TEA TREE ROAD DEVELOPMENT
kutalayna (Jordan River)
451 Tea Tree Road
TEA TREE TASMANIA 7017

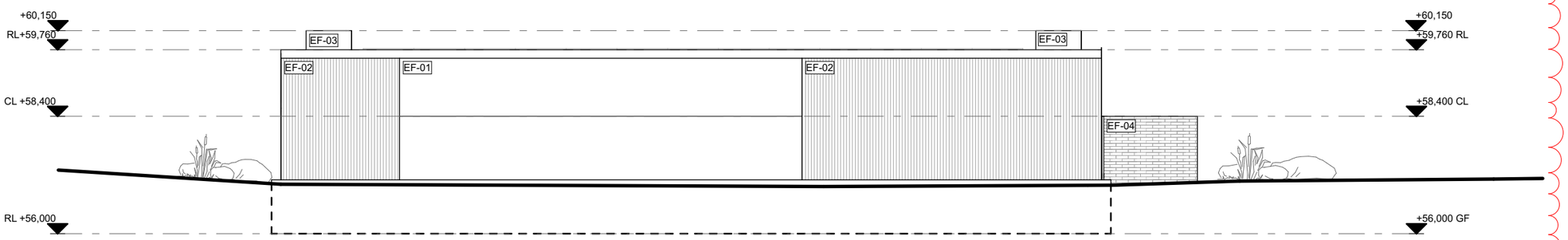
CLIENT
PROJECT SUNSHINE VENTURES

TITLE
GA ACCOMMODATION PLAN - GROUND FLOOR

DRAWING No. **DA402** REVISION No. **B**

N

SCALE	1:110
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB



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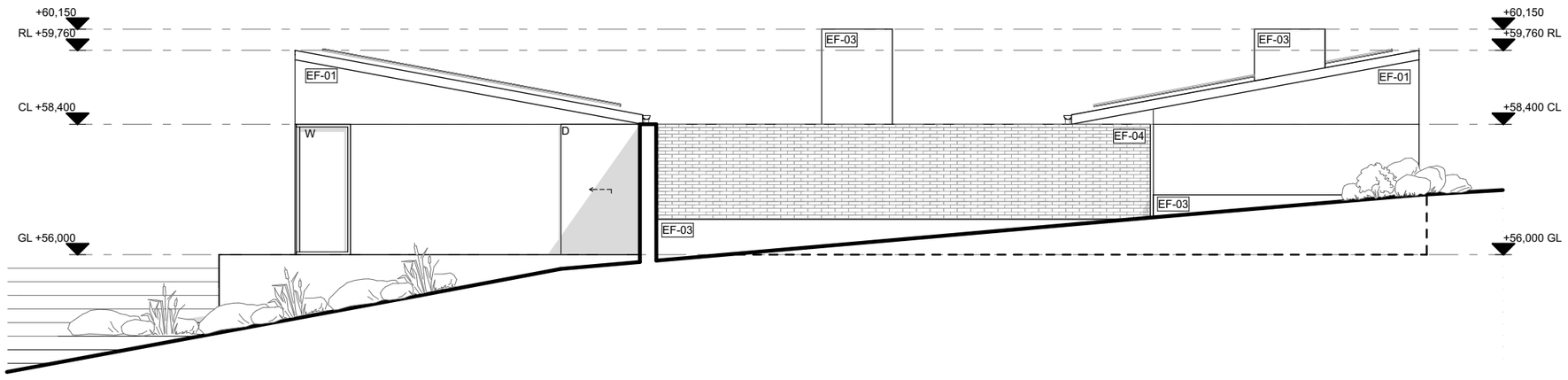
SCALE 1:100



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SCALE 1:100

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B	For Planning Application	Guy Edwards	19/02/2025
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TITLE
ACCOMMODATION ELEVATIONS

DRAWING No. **DA501** REVISION No. **B**

SCALE	1:100
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB

Figured dimensions take precedence to scale readings. Verify all dimensions on site.
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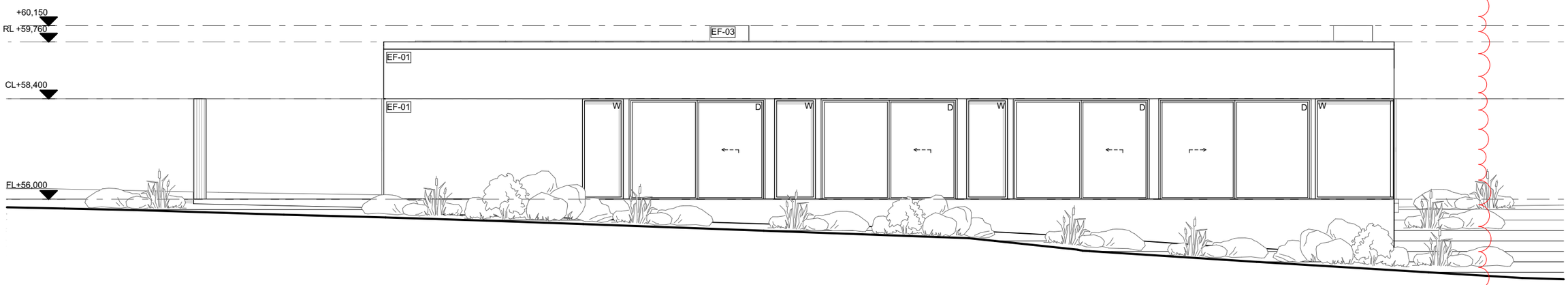

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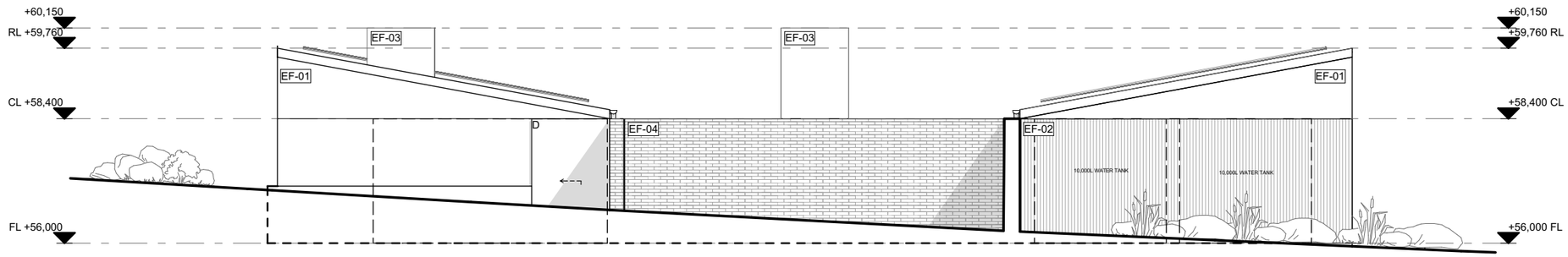

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SCALE 1:100

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B	For Planning Application	Guy Edwards	19/02/2025
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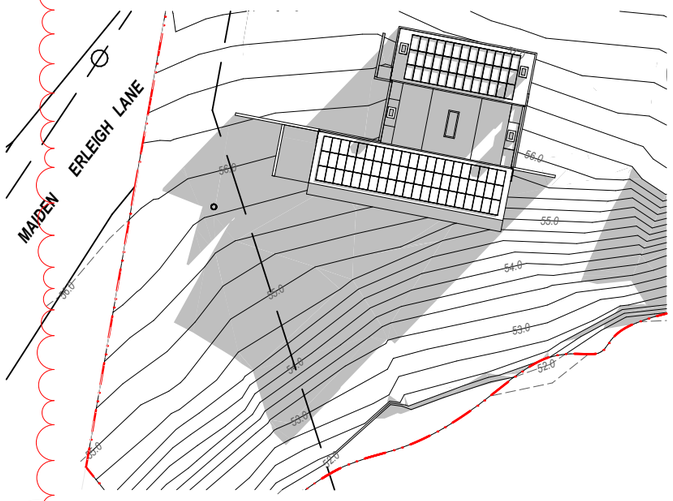
PROJECT SUNSHINE VENTURES

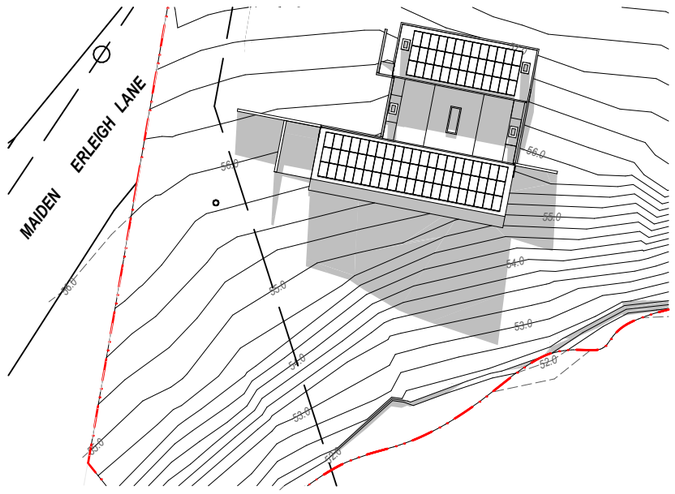
TITLE
ACCOMMODATION ELEVATIONS

DRAWING No. **DA502** REVISION No. **B**

SCALE	1:100
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB



1 9AM | 21 JUNE SHADOW DIAGRAM
SCALE 1:750



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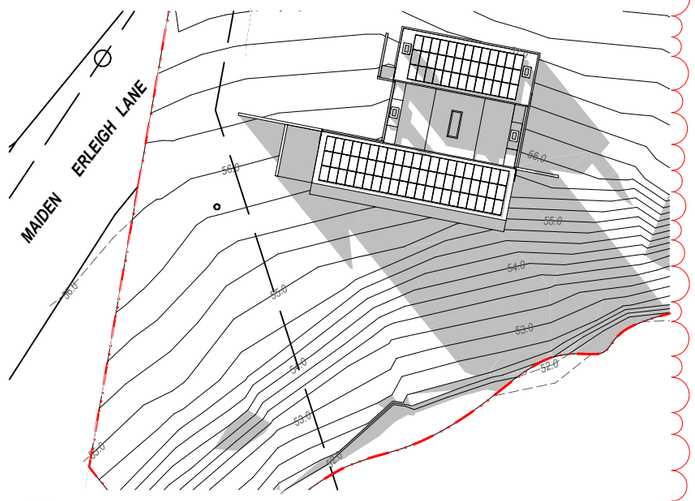
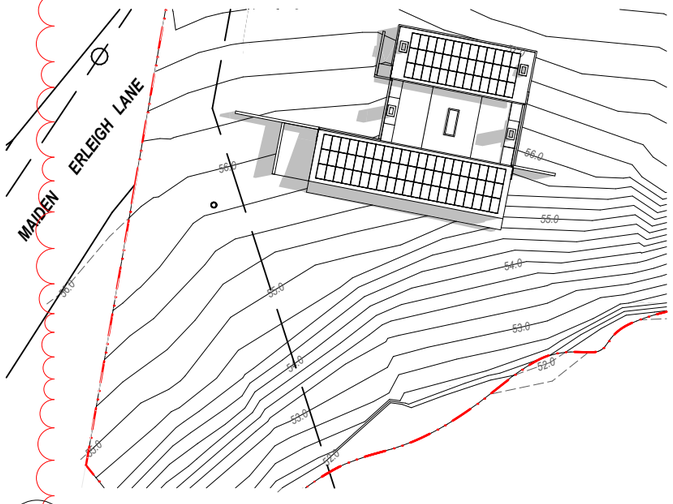
SCALE 1:750



3 3PM | 21 JUNE SHADOW DIAGRAM
SCALE 1:750



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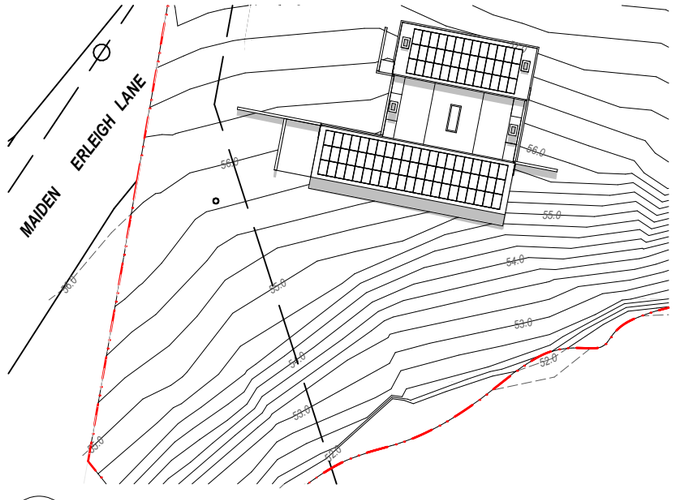

5 12PM | 21 DEC SHADOW DIAGRAM
SCALE 1:750

6 3PM | 21 DEC SHADOW DIAGRAM
SCALE 1:750

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THE RACONTEUR TEA TREE ROAD DEVELOPMENT
kutalayna (Jordan River)
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PROJECT SUNSHINE VENTURES

TITLE
ACCOMMODATION SHADOW DIAGRAMS

DRAWING No. **DA702** REVISION No. **B**

N

SCALE	1:750
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB

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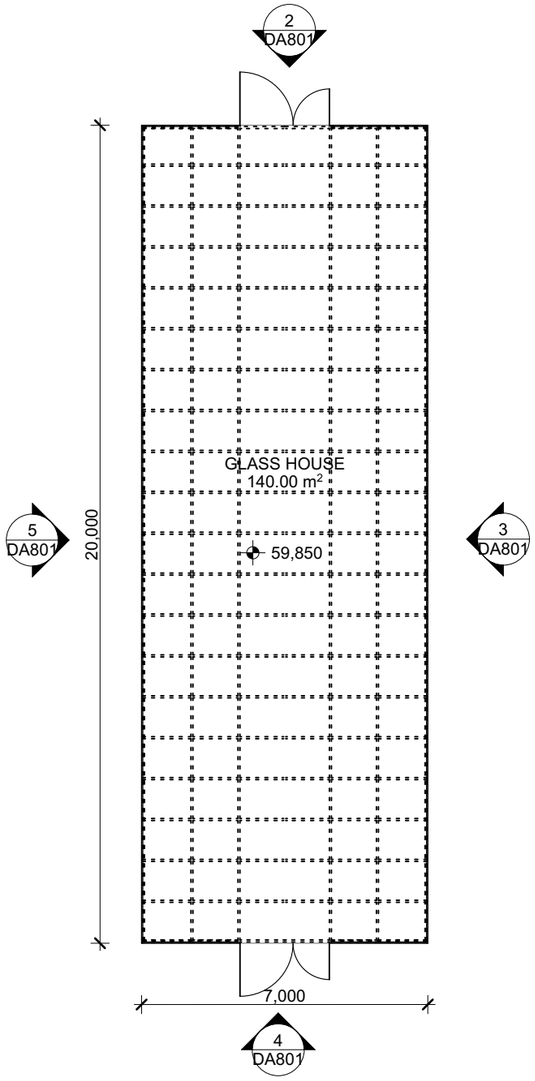

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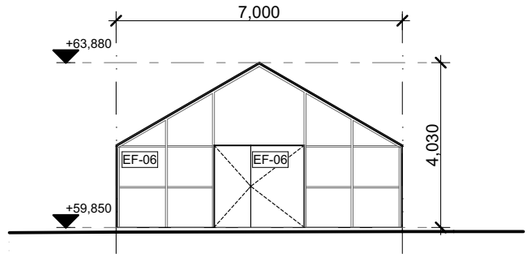

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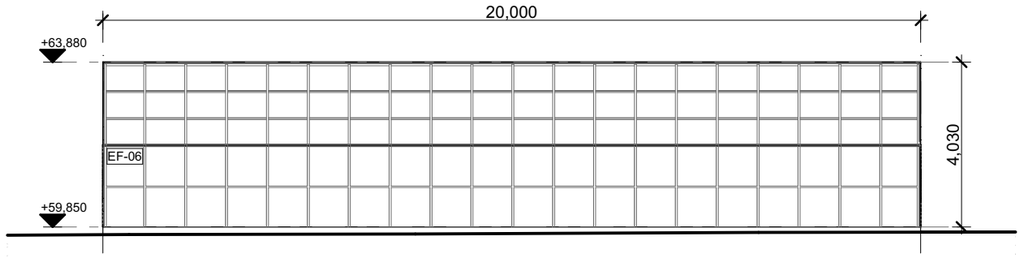
- SCALE 1:150



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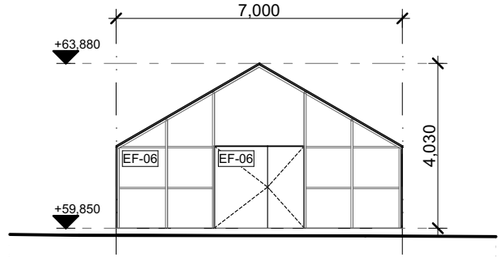
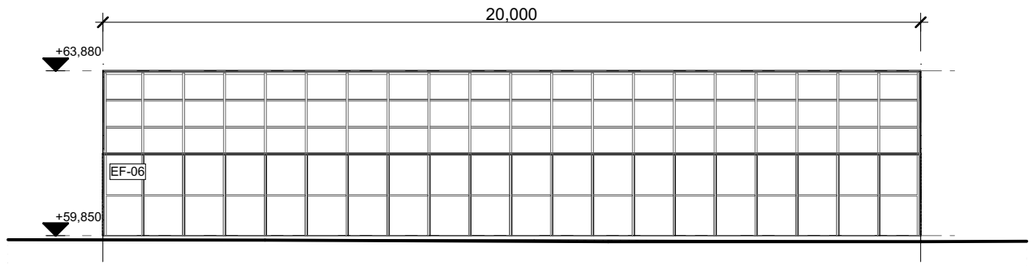
- SCALE 1:150



4 SOUTH ELEVATION - GLASSHOUSE
- SCALE 1:150



5 WEST ELEVATION - GLASSHOUSE
- SCALE 1:150

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THE RACONTEUR TEA TREE ROAD DEVELOPMENT
kutalayna (Jordan River)
451 Tea Tree Road
TEA TREE TASMANIA 7017

CLIENT
PROJECT SUNSHINE VENTURES

TITLE
GREENHOUSE PLAN AND ELEVATIONS

DRAWING No. **DA801** REVISION No. **B**

SCALE	1:150
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB

Figured dimensions take precedence to scale readings. Verify all dimensions on site.
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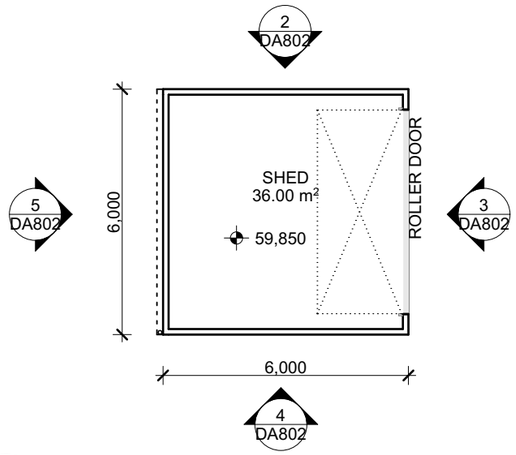
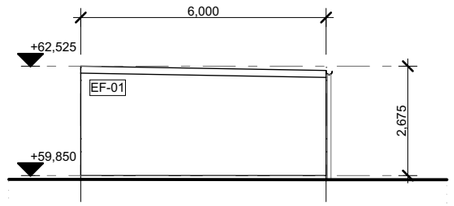
| THE DISTANCE BETWEEN THESE MARKS SHOULD MEASURE AS **100mm** WHEN SHEET IS PRINTED TO SCALE AS INDICATED |



1 A101 GROUND SHED
SCALE 1:150



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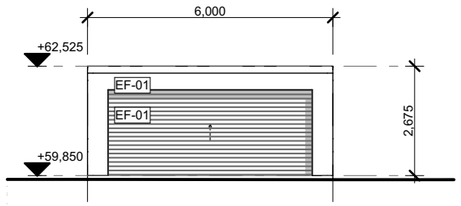

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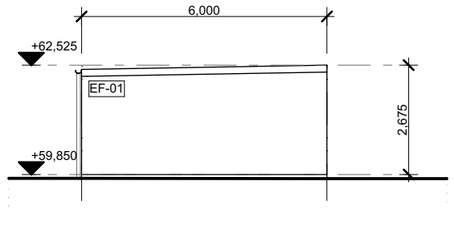

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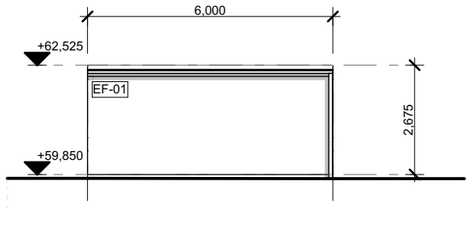
SCALE 1:150



5 A101 WEST ELEVATION - SHED
SCALE 1:150

REV	DESCRIPTION	CHK	DATE
B	For Planning Application	Guy Edwards	19/02/2025

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PROJECT
THE RACONTEUR TEA TREE ROAD DEVELOPMENT
kutalayna (Jordan River)
451 Tea Tree Road
TEA TREE TASMANIA 7017

CLIENT
PROJECT SUNSHINE VENTURES

TITLE
SHED PLAN AND ELEVATIONS

DRAWING No. **DA802** REVISION No. **B**

SCALE	1:150
PROJECT CODE	RTD
STATUS	PLANNING APPLICATION
APPROVED	EB

Figured dimensions take precedence to scale readings. Verify all dimensions on site.
Report any discrepancies to the Architect for decision before proceeding with the work.

ARCHITECTURE SPACES OBJECTS IDEATION
palawa country 100 New Town Road New Town Tasmania 7008 | wurundjeri country Level 2 350 Bourke St Melbourne Victoria 3000
T +613 6231 0166 contact@liminalstudio.com.au liminalstudio.com.au

LIMINAL
STUDIO

Wednesday, 19 February 2025

Brian White
Brighton Council
1 Tivoli Road,
OLD BEACH TAS 7000

Dear Brian

RTD – The Raconteur Farm Development *'Maiden Erleigh'*

This letter accompanies the application for Planning Permit DA2024/00243 and provides the requested additional information in relation to Clause 6.1.2(e) of the Tasmanian Planning Scheme. Below, we provide is comprehensive description of the proposed use and development and the required detailed response to the same planning revisions.

The Proposal:

The Raconteur Farm development focuses on agricultural production, specifically the propagation, cultivation, and harvesting of plants for the manufacture and bottling of essential oils distilled from native Tasmanian botanicals. These oils will be used in the production of fragrances, scented candles, and hydrosols, aligning with the definition of Resource Development.

a) Details of Business Operations:

i. Number of Employees: The business will employ 5 part time staff members and seasonal farmhand labour.

ii. The Manufacturing and Cellar Door Working Hours: The manufacturing operations is based on the seasonal production of native botanicals, with the Still operating distillation periodically when cropping is completed, (about 30-days of the year). The cellar door will run 7days a week, from 9am to 6pm.

iii. Main Business Operations: The business will focus on the production, manufacture and distillation (via steam) of essential oils extracted from the botanicals grown and harvested on site. The essential oil extract will be incorporated into the production of scented candles, fragrances, hydrosols. These products will be manufactured and finished on site and packaged ready for wholesale via the cellar door operations or through an e-commerce platform. Invited guests who are staying the accommodation will partake in a 'hands-on' experience, from the production process to the manufacture of a signature fragrance. Otherwise, the onsite accommodation will be primarily used for visiting family and seasonal farmhands worker support.

iv. **Truck Deliveries:** We anticipate approximately 1 to 2 truck deliveries weekly, primarily for raw material supply and product distribution of packaged goods.

v. **Equipment Used:** For the manufacturing process, the key equipment includes: 4x 10L 2000W small distillation stills (steam kettle), 4x 2000W small wax melters, maximum of 100L closed-lid container of flammable liquid, and a 40L still for occasional use.

b) Floor Plans and Elevations of All Buildings:
As requested, we have included the additional documentation requested covering:

i. The glasshouse: 140m2 designated for the propagation of native botanicals.

ii. The shed: 36m2 ancillary building, designated for the storage operational farm and agricultural equipment.

iii. Adjustment to the location of the Accommodation.

c) Amount of Perfume/Other Products to be produced:
The volume of products on site will vary with the seasonal and consumer demand. However, in general it is expected that at least the following will be produced initially per annum, and that volume would increase as consumer demand increased:

i. 500 bottles of 50ml of fragrance.

ii. 500 bottles of 100ml room mist.

iii. 500 scented candles of 300g.

iv. 500 bottles of hydrosols of 100ml.

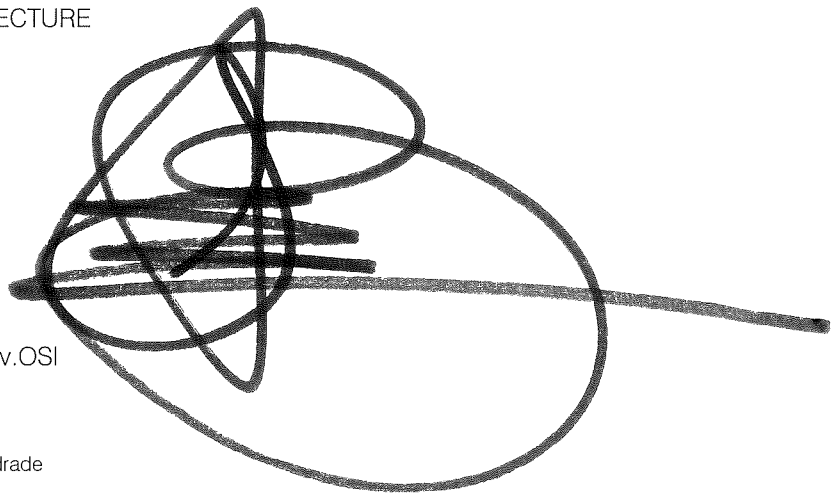
d) Local Historical Heritage Code:
Attachment A: *Tasmanian Planning Scheme – Sate Planning Provisions*, addresses Clause C6.0 – Local Historic Heritage Code.

e) Natural Assets Code:
Attachment B: *GEO-Environmental Solutions On-site Wastewater Assessment Report*, addresses Clause C7.6.3.1 – Building and works within a waterway and costal protection area or a future coastal refugia area.

Should further clarification or additional documentation be required, please do not hesitate to contact us.

We take this opportunity to thank you for your time and advice to date and look forward to hear from you soon.

Yours faithfully
LIMINAL ARCHITECTURE



Elvio Brianese Cav.OSI
Director
Ref: Guy Edwards

Copies: Craig Andrade

ON-SITE WASTEWATER ASSESSMENT

451 Tea Tree Road

Tea Tree

December 2024

GEO-ENVIRONMENTAL

SOLUTIONS

Investigation Details

Client:	Project Sunshine Ventures Pty Ltd T/A The Racontrur C/o Liminal Architecture
Site Address:	451 Tea Tree Road, Tea Tree
Date of Inspection:	02/12/2024
Proposed Works:	Commercial
Investigation Method:	Geoprobe 540UD - Direct Push
Inspected by:	C. Cooper

Site Details

Certificate of Title (CT):	11033/4
Title Area:	Approx. 4.22 ha
Applicable Planning Overlays:	Bushfire-prone areas, Local Heritage Place, Waterway and Coastal Protection Areas
Slope & Aspect:	3° S facing slope
Vegetation:	Grass & Weeds

Background Information

Geology Map:	MRT
Geological Unit:	Tertiary Basalt
Climate:	Annual rainfall 450mm
Water Connection:	Tank
Sewer Connection:	Unserviced-On-site required
Testing and Classification:	AS2870:2011, AS1726:2017 & AS4055:2021

Investigation

A number of bore holes were completed to identify the distribution and variation of the soil materials at the site, bore hole locations are indicated on the site plan. See soil profile conditions presented below. Tests were conducted across the site to obtain bearing capacities of the material at the time of this investigation.

Soil Profile Summary

BH 1 Depth (m)	BH 2 Depth (m)	USCS	Description
0.00-0.20	0.00-0.10	ML	**Clayey SILT**: brown, slightly moist, dense
0.20-0.75	0.10-0.50	CI	**Sandy CLAY**: with gravels, medium plasticity, brown, slightly moist, firm
0.75-0.80	0.50-0.80	GC	**Clayey GRAVEL**: yellow, brown, slightly moist, firm, refusal on rock

BH 3 Depth (m)	BH 4 Depth (m)	USCS	Description
0.00-0.20	0.00-0.10	ML	**Clayey SILT**: brown, slightly moist, dense
0.20-0.90	0.10-0.20	CI	**Sandy CLAY**: with gravels, medium plasticity, brown, slightly moist, firm
0.90-1.00	0.20-0.30	GC	**Clayey GRAVEL**: yellow, brown, slightly moist, firm, refusal on rock

BH 5 Depth (m)	BH 6 Depth (m)	USCS	Description
0.00-0.20	0.00-0.20	ML	**Clayey SILT**: brown, slightly moist, dense
0.20-1.00	0.20-0.90	CI	**Sandy CLAY**: with gravels, medium plasticity, brown, slightly moist, firm
1.00-1.10	0.90-1.00	GC	**Clayey GRAVEL**: yellow, brown, slightly moist, firm, refusal on rock

Site Notes

Soils on the site are developing from Tertiary basalt; the clay fraction is likely to show moderate ground surface movement with moisture fluctuations and have moderately low permeability.

Wastewater Recommendations

System 1 - Visitor Accommodation

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as Light **Clay (category 5)** with a design loading rate (DIR) of 3mm/day. It is proposed to construct a four-room visitor accommodation building. The accommodation will not provide any laundry facility for guests and all linen/towels will be serviced by a laundry contractor. Therefore, a loading of 100L/person/day is appropriate as per table 4 of the on-site wastewater guidelines for accommodation with out-sourced laundry. Given a water usage of 800L/day for the building on tank water (4 rooms x 2 guests for a total of 8 guests x 100L per day), and a DIR of 3mm/day, then an irrigation area of 275m^2 would be required for a packaged treatment system (e.g. AWTS). This may be installed as sub-surface under lawns (see attached trench summary report). A 100% reserve area should be set aside for future wastewater requirements.

System 2 – Commercial building

According to AS1547-2012 (on-site waste-water management) the natural soil is classified as Light **Clay (category 5)** with a design loading rate (DIR) of 3mm/day. It is proposed to construct a commercial building to produce essential oils and perfumes. The production process involves the placing of plant matter in the still, steam or water is used to distil the botanical scent extract, and the resulting water is then bottled (in glass or plastic containers). The resulting plant matter bio waste is then mulched and composted and reapplied to the farm landscape. Following a distillation cycle the stills are cleaned, counters wiped down and any plant matter on the floors is swept up and placed in the compost. Water use is calculated to be approximately 200 litres per distillation cycle, and there would be up to two to three distillation days per week, yielding a total of approximately 600L/week or an average of approximately 100L/day.

The wastewater loading for the building is based upon the following:

Wastewater loading for the building is based upon the following:

- Staffing –2 staff @ 20L per day
- Visitors – up to 25 people @ 8L per day
- Fixtures – production cleaning and washing @ 100L per day
- Water supply – tank

Given a water usage of 340L/day for the building on tank water and a DIR of 3mm/day, then an irrigation area of 120m^2 would be required for a packaged treatment system (e.g. AWTS). This may be installed as sub-surface under lawns (see attached trench summary report).

A 100% reserve area should be set aside for future wastewater requirements.

Compliance with the building act wastewater guidelines can be found in the attached table.

The wastewater irrigation area is to be located predominantly outside of the waterways and coastal protection area overlay with appropriate setbacks to the waterway as defined in the wastewater guidelines and AS/NZS1547-2012. As part of the development will encroach within the overlay (building location and AWTS location) the performance criteria under clause C7.6.1 have been addressed in the attached table.

System 1 - Visitor Accommodation

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Project Sunshine Ventures Pty Ltd T/A The Racontrur C/o Lisa Ass.	Assess. Date	17-Dec-24
		Ref. No.	
Assessed site(s)	451 Tea Tree Road, Tea Tree	Site(s) inspected	2-Dec-24
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 960 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 320

Sullage volume (L/day) = 640

Total nitrogen (kg/year) generated by wastewater = 2.9

Total phosphorus (kg/year) generated by wastewater = 1.8

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	45	36	29	46	47	40	48	44	56
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	37	32	32	41	32	26	41	42	36	43	40	50
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**93**	**78**	**59**	**23**	**10**	**3**	**-10**	**0**	**27**	**41**	**65**	**76**

Annual evapotranspiration less retained rain (mm) = 463

Soil characterisitics

Texture = Light clay Category = 5 Thick. (m) = 0.8

Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 3 Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	None
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	18
Width (m) =	14
Depth (m) =	0.8
Total disposal area (sq m) required =	270
comprising a Primary Area (sq m) of:	267
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The assigned DIR for the application area is 3L/m^2/day requiring a minimum absorption area of 275 sqm. Therefore the system will have the capacity to cope with predicted climatic and loading events.

System 1 - Visitor Accommodation

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Project Sunshine Ventures Pty Ltd T/A The Racontrur C/o Linsmass	Assess. Date	17-Dec-24
		Ref. No.	
Assessed site(s)	451 Tea Tree Road, Tea Tree	Site(s) inspected	2-Dec-24
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	3,000	V. high	Very low		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	3	High	Very low		
	Slope form	Convex spreading		High	Very low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces S		V. high	Very high	Moderate	Other factors lessen impact
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	960	High	High	Moderate	Other factors lessen impact
	SAR of septic tank effluent		1.2	High	Low		
	SAR of sullage		2.1	High	Moderate		
	Soil thickness	m	0.8	V. high	Low		
AA	Depth to bedrock	m	0.8	Mod.	Very high		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		7.0	High	Very low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	0.12	Mod.	Very low		
A	Long Term Accept. Rate	L/day/sq m	3	High	High		

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

System 1 - Visitor Accommodation

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Project Sunshine Ventures Pty Ltd T/A The Racontrur C/o Linsmass	Assess. Date	17-Dec-24
		Ref. No.	
Assessed site(s)	451 Tea Tree Road, Tea Tree	Site(s) inspected	2-Dec-24
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	50	High	High		
	Phos. adsorp. capacity	kg/cub m	0.6	High	Moderate		
	Annual rainfall excess	mm	-463	High	Very low		
	Min. depth to water table	m	5	High	Very low		
	Annual nutrient load	kg	4.7	High	Very low		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	400	V. high	Low		
	Dist. to nearest other feature	m	30	V. high	Moderate	No change	
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	500	V. high	Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

System 2 – Commercial building

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Assessment Report

Site assessment for on-site waste water disposal

Assessment for	Project Sunshine Ventures Pty Ltd T/A The Racontrur C/o Linsmass	Assess. Date	17-Dec-24
		Ref. No.	
Assessed site(s)	451 Tea Tree Road, Tea Tree	Site(s) inspected	2-Dec-24
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises wastewater volumes, climatic inputs for the site, soil characteristics and sustem sizing and design issues. Site Capability and Environmental sensitivity issues are reported separately, where 'Alert' columns flag factors with high (A) or very high (AA) limitations which probably require special consideration for system design(s). Blank spaces on this page indicate data have not been entered into TRENCH.

Wastewater Characteristics

Wastewater volume (L/day) used for this assessment = 3,240 (using the 'No. of bedrooms in a dwelling' method)

Septic tank wastewater volume (L/day) = 1,070

Sullage volume (L/day) = 2,170

Total nitrogen (kg/year) generated by wastewater = 9.8

Total phosphorus (kg/year) generated by wastewater = 5.9

Climatic assumptions for site (Evapotranspiration calculated using the crop factor method)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean rainfall (mm)	41	36	36	45	36	29	46	47	40	48	44	56
Adopted rainfall (R, mm)	41	36	36	45	36	29	46	47	40	48	44	56
Retained rain (Rr, mm)	37	32	32	41	32	26	41	42	36	43	40	50
Max. daily temp. (deg. C)												
Evapotrans (ET, mm)	130	110	91	63	42	29	32	42	63	84	105	126
Evapotr. less rain (mm)	**93**	**78**	**59**	**23**	**10**	**3**	**-10**	**0**	**27**	**41**	**65**	**76**

Annual evapotranspiration less retained rain (mm) = 463

Soil characterisitics

Texture = Light clay Category = 5 Thick. (m) = 1

Adopted permeability (m/day) = 0.12 Adopted LTAR (L/sq m/day) = 3 Min depth (m) to water = 5

Proposed disposal and treatment methods

Proportion of wastewater to be retained on site:	All wastewater will be disposed of on the site
The preferred method of on-site primary treatment:	In a package treatment plant
The preferred method of on-site secondary treatment:	In-ground
The preferred type of in-ground secondary treatment:	None
The preferred type of above-ground secondary treatment:	None
Site modifications or specific designs:	Not needed

Suggested dimensions for on-site secondary treatment system

Total length (m) =	
Width (m) =	
Depth (m) =	
Total disposal area (sq m) required =	110
comprising a Primary Area (sq m) of:	113
and a Secondary (backup) Area (sq m) of:	

Sufficient area is available on site

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

The assigned DIR for the application area is 3L/m^2/day requiring a minimum absorption area of 120 sqm. Therefore the system will have the capacity to cope with predicted climatic and loading events.

System 2 – Commercial building

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Site Capability Report

Site assessment for on-site waste water disposal

Assessment for	Project Sunshine Ventures Pty Ltd T/A The Racontrur C/o Linsmass	Assess. Date	17-Dec-24
		Ref. No.	
Assessed site(s)	451 Tea Tree Road, Tea Tree	Site(s) inspected	2-Dec-24
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises data relating to the physical capability of the assessed site(s) to accept wastewater. Environmental sensitivity and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) site limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
	Expected design area	sq m	3,000	V. high	Very low		
	Density of disposal systems	/sq km	5	Mod.	Very low		
	Slope angle	degrees	3	High	Very low		
	Slope form	Convex spreading		High	Very low		
	Surface drainage	Imperfect		High	Moderate		
	Flood potential	Site floods <1:100 yrs		High	Very low		
	Heavy rain events	Infrequent		High	Moderate		
	Aspect (Southern hemi.)	Faces S		V. high	Very high	Moderate	Other factors lessen impact
	Frequency of strong winds	Common		High	Low		
	Wastewater volume	L/day	3,240	High	Very high	Moderate	Other factors lessen impact
	SAR of septic tank effluent		1.2	High	Low		
	SAR of sullage		2.1	High	Moderate		
	Soil thickness	m	1.0	V. high	Low		
A	Depth to bedrock	m	1.0	Mod.	High		
	Surface rock outcrop	%	0	V. high	Very low		
	Cobbles in soil	%	0	V. high	Very low		
	Soil pH		7.0	High	Very low		
	Soil bulk density	gm/cub. cm	1.5	High	Low		
	Soil dispersion	Emerson No.	8	V. high	Very low		
	Adopted permeability	m/day	0.12	Mod.	Very low		
A	Long Term Accept. Rate	L/day/sq m	3	High	High		

To enter comments, click on the line below 'Comments' . (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

System 2 – Commercial building

GES P/L

Land suitability and system sizing for on-site wastewater management

Trench 3.0 (Australian Institute of Environmental Health)

Environmental Sensitivity Report

Site assessment for on-site waste water disposal

Assessment for	Project Sunshine Ventures Pty Ltd T/A The Racontrur C/o Linsmass	Assess. Date	17-Dec-24
		Ref. No.	
Assessed site(s)	451 Tea Tree Road, Tea Tree	Site(s) inspected	2-Dec-24
Local authority	Brighton	Assessed by	John Paul Cumming

This report summarises data relating to the environmental sensitivity of the assessed site(s) in relation to applied wastewater. Physical capability and system design issues are reported separately. The 'Alert' column flags factors with high (A) or very high (AA) limitations which probably require special consideration in site acceptability or for system design(s). Blank spaces indicate data have not been entered into TRENCH.

Alert	Factor	Units	Value	Confid level	Limitation		Remarks
					Trench	Amended	
A	Cation exchange capacity	mmol/100g	50	High	High		
	Phos. adsorp. capacity	kg/cub m	0.6	High	Moderate		
	Annual rainfall excess	mm	-463	High	Very low		
	Min. depth to water table	m	5	High	Very low		
A	Annual nutrient load	kg	15.7	High	High		
	G'water environ. value	Agric non-sensit		V. high	Low		
	Min. separation dist. required	m	2	High	Very low		
	Risk to adjacent bores	Very low		V. high	Very low		
	Surf. water env. value	Agric non-sensit		V. high	Low		
	Dist. to nearest surface water	m	400	V. high	Low		
	Dist. to nearest other feature	m	30	V. high	Moderate	No change	
	Risk of slope instability	Very low		V. high	Very low		
	Distance to landslip	m	500	V. high	Very low		

To enter comments, click on the line below 'Comments'. (This yellow-shaded box and the buttons on this page will not be printed.)

Comments

AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 451 Tea Tree Road – Visitor accommodation

System Capacity: 800L/day

Summary of Design Criteria

DIR: 3L/m^2/day

Irrigation area: 275m^2

Reserve area location /use: Assigned

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the absorption area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

AS1547:2012 – Loading Certificate – AWTS Design

This loading certificate sets out the design criteria and the limitations associated with use of the system.

Site Address: 451 Tea Tree Road – Commercial building

System Capacity: 340L/day

Summary of Design Criteria

DIR: 3L/m^2/day

Irrigation area: 120m^2

Reserve area location /use: Assigned

Water saving features fitted: Standard fixtures

Allowable variation from design flows: 1 event @ 200% daily loading per quarter

Typical loading change consequences: Expected to be minimal due to use of AWTS and large land area

Overloading consequences: Continued overloading may cause hydraulic failure of the absorption area and require upgrading/extension of the area. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Underloading consequences: Lower than expected flows will have minimal consequences on system operation unless the house has long periods of non occupation. Under such circumstances additional maintenance of the system may be required. Long term under loading of the system may also result in vegetation die off in the absorption area and additional watering may be required. Risk considered acceptable due to monitoring through quarterly maintenance reports.

Lack of maintenance / monitoring consequences: Issues of underloading/overloading and condition of the irrigation area require monitoring and maintenance, if not completed system failure may result in unacceptable health and environmental risks. Monitoring and regulation by the permit authority required to ensure compliance.

Other considerations: Owners/occupiers must be made aware of the operational requirements and limitations of the system by the installer/maintenance contractor.

Demonstration of wastewater system compliance to *Building Act 2016 Guidelines for On-site Wastewater Disposal*

Acceptable Solutions	**Performance Criteria**	**Compliance**
A1 Horizontal separation distance from a building to a land application area must comply with one of the following: a) be no less than 6m; or b) be no less than: (i) 3m from an upslope building or level building; (ii) If primary treated effluent to be no less than 4m plus 1m for every degree of average gradient from a downslope building; (iii) If secondary treated effluent and subsurface application, no less than 2m plus 0.25m for every degree of average gradient from a downslope building.	P1 a) The land application area is located so that (i) the risk of wastewater reducing the bearing capacity of a building's foundations is acceptably low.; and (ii) is setback a sufficient distance from a downslope excavation around or under a building to prevent inadequately treated wastewater seeping out of that excavation	Complies with A1 (b) Land application area will be located with a minimum separation distance of 3m from any building.
A2 Horizontal separation distance from downslope surface water to a land application area must comply with (a) or (b) (a) be no less than 100m; or (b) be no less than the following: (i) if primary treated effluent 15m plus 7m for every degree of average gradient to downslope surface water; or (ii) if secondary treated effluent and subsurface application, 15m plus 2m for every degree of average gradient to down slope surface water.	P2 Horizontal separation distance from downslope surface water to a land application area must comply with all of the following: a) Setbacks must be consistent with AS/NZS 1547 Appendix R; b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A2 Land application area will be located with a minimum separation distance of >19m of downslope surface water

A3 Horizontal separation distance from a property boundary to a land application area must comply with either of the following: (a) be no less than 40m from a property boundary; or (b) be no less than: (i) 1.5m from an upslope or level property boundary; and (ii) If primary treated effluent 2m for every degree of average gradient from a downslope property boundary; or (iii) If secondary treated effluent and subsurface application, 1.5m plus 1m for every degree of average gradient from a downslope property boundary.	P3 Horizontal separation distance from a property boundary to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment in accordance with Appendix A of AS/NZS 1547 has been completed that demonstrates that the risk is acceptable.	Complies with A3 (b) (i) Land application area will be located with a minimum separation distance of 1.5m from an upslope or level property boundary Complies with A3 (b) (iii) Land application area will be located with a minimum separation distance of >3.5m of downslope property boundary
A4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must be no less than 50m and not be within the zone of influence of the bore whether up or down gradient.	P4 Horizontal separation distance from a downslope bore, well or similar water supply to a land application area must comply with all of the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 demonstrates that the risk is acceptable	No bore or well identified within 50m

A5 Vertical separation distance between groundwater and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.6m if secondary treated effluent	P5 Vertical separation distance between groundwater and a land application area must comply with the following: (a) Setback must be consistent with AS/NZS 1547 Appendix R; and (b) A risk assessment completed in accordance with Appendix A of AS/NZS 1547 that demonstrates that the risk is acceptable	Complies with A5 (b)
A6 Vertical separation distance between a limiting layer and a land application area must be no less than: (a) 1.5m if primary treated effluent; or (b) 0.5m if secondary treated effluent	P6 Vertical setback must be consistent with AS/NZS1547 Appendix R.	No limiting layer identified
A7 nil	P7 A wastewater treatment unit must be located a sufficient distance from buildings or neighbouring properties so that emissions (odour, noise or aerosols) from the unit do not create an environmental nuisance to the residents of those properties	Complies

Table 1. Extract of Tasmania planning scheme C7.6.1 Buildings and Works

P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to:	
Performance Criteria	Comment / Compliance
(a) impacts caused by erosion, siltation, sedimentation and runoff;	Any proposed development works should only be approved with an appropriate, site specific soil and water management plan to reduce the risk of environmental harm and erosion. The site should regularly maintain and progressively stabilised through vegetation and landscaping to reduce the potential for erosion.
(b) impacts on riparian or littoral vegetation;	No riparian or littoral vegetation is present on the site
(c) maintaining natural streambank and streambed condition, where it exists;	No works proposed in streambank
(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	The in-stream natural habitat will not be disturbed under the current proposal.
(e) the need to avoid significantly impeding natural flow and drainage;	The watercourse is well defined, the proposed works area is located well away from the watercourse
(f) the need to maintain fish passage, where known to exist;	n/a
(g) the need to avoid land filling of wetlands;	No wetlands are located at the project area.
(h) the need to group new facilities with existing facilities, where reasonably practical;	The development area is located to far away to be practically serviced by common facilities.
(i) minimising cut and fill;	There is only a minimal proposed cut/fill for the site required the proposed buildings.
(j) building design that responds to the particular size, shape, contours or slope of the land;	The proposed development works are strategically positioned to accommodate development with a low impact to the natural values. The proposed building placement allows for efficient site development, minimizing the need for unnecessary excavations, while ensuring convenient access from the existing driveway
(k) minimising impacts on coastal processes, including sand movement and wave action;	n/a
(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	No further works required other than regular maintenance.
(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	All works should be undertaken in compliance with the 'Wetlands and Waterways Works Manual' (DPIWE, 2003).
(n) the guidelines in the Tasmanian Coastal Works Manual.	All proposed works should be following the guidelines of the Tasmania Coastal Works Manual where applicable.

A2.

Acceptable Solutions	Comment / Compliance
Building and works within a Future Coastal Refugia Area must be within a building area on a plan of subdivision approved under this planning scheme.	No development will occur within a Future Coastal Refugia Area

A3.

Acceptable Solutions	Comment / Compliance
Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	The proposed building will be connected to an approved wastewater system with discharge outside of the overlay area with appropriate setbacks according to AS/NZS1547. A new stormwater discharge point is proposed to the watercourse and P3 is to be addressed below

P3.

Performance Solution	Comment / Compliance
Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: (a) the need to minimise impacts on water quality; and (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.	The new stormwater discharge point will have scour protection at the headwall where the new discharge point is placed into the stream. All stormwater to be collected and discharged will have appropriate erosion and sediment control measures in the design as completed by an appropriately qualified civil engineer. Water quality will be maintained by the incorporation of appropriate treatment measures in the stormwater management plan as prepared by an appropriately qualified civil engineer.

A4.

Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area	
Acceptable Solutions	Comment / Compliance
Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	There is no proposed dredging or reclamation on the site.

A5.

Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	
Acceptable Solutions	Comment / Compliance
Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	No coastal protection works, or waterway erosion or inundation protection works are proposed within the Waterway and Coastal Protection Area or a future coastal refugia area. If such activities are to be undertaken, then they must be designed by a suitably qualified person to minimise adverse impacts on natural coastal processes.

In considering the objectives of the Code 7 it is anticipated that there will be no unnecessary or unacceptable impacts on natural values as a result of the proposed development.

CERTIFICATE OF THE RESPONSIBLE DESIGNER

Section 94
Section 106
Section 129
Section 155

Form **35**

To: Raconteur *Owner name*
451 Tea Tree Road *Address*
Tea Tree 7017 *Suburb/postcode*

Designer details:

Name: Vinamra Gupta
Category: Civil Engineer
Business name: Geo-Environmental Solutions
Phone No: 03 6223 1839
Business address: 29 Kirksway Place
Battery Point 7004
Fax No: N/A
Licence No: 685982720
Email address: office@geosolutions.net.au

Details of the proposed work:

Owner/Applicant Raconteur
Designer's project reference No. J11117
Address: 451 Tea Tree Road
Lot No: 11033/4
Tea Tree 7017

Type of work: Building work ☐ Plumbing work ☒ *(X all applicable)*

Description of work:
On-site wastewater management system - design

(new building / alteration / addition / repair / removal / re-erection water / sewerage / stormwater / on-site wastewater management system / backflow prevention / other)

Description of the Design Work (Scope, limitations or exclusions): *(X all applicable certificates)*

Certificate Type:	Certificate	Responsible Practitioner
	☐ Building design	Architect or Building Designer
	☐ Structural design	Engineer or Civil Designer
	☐ Fire Safety design	Fire Engineer
	☐ Civil design	Civil Engineer or Civil Designer
	☒ Hydraulic design	Building Services Designer
	☐ Fire service design	Building Services Designer
	☐ Electrical design	Building Services Designer
	☐ Mechanical design	Building Service Designer
	☐ Plumbing design	Plumber-Certifier; Architect, Building Designer or Engineer
	☐ Other (specify)	

Deemed-to-Satisfy: ☐ Performance Solution: ☒ (*X the appropriate box*)

Other details:

Two AWTS systems for visitor accommodation and commercial premises

Design documents provided:

The following documents are provided with this Certificate –

Document description:

Drawing numbers:	Prepared by: Geo-Environmental Solutions	Date: Dec-24
Schedules:	Prepared by:	Date:
Specifications:	Prepared by: Geo-Environmental Solutions	Date: Dec-24
Computations:	Prepared by:	Date:
Performance solution proposals:	Prepared by: Geo-Environmental Solutions	Date: Dec-24
Test reports:	Prepared by: Geo-Environmental Solutions	Date: Dec-24

Standards, codes or guidelines relied on in design process:

AS1547:2012 On-site domestic wastewater management.

AS3500 (Parts 0-5)-2013 Plumbing and drainage set.

Any other relevant documentation:

Onsite Wastewater Assessment – 451 Tea Tree Road – Dec-24

Attribution as designer:

I Vinamra Gupta, am responsible for the design of that part of the work as described in this certificate;

The documentation relating to the design includes sufficient information for the assessment of the work in accordance with the *Building Act 2016* and sufficient detail for the builder or plumber to carry out the work in accordance with the documents and the Act;

This certificate confirms compliance and is evidence of suitability of this design with the requirements of the National Construction Code.

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		17/12/2024
Licence No:	685982720		

Assessment of Certifiable Works: (TasWater)

Note: single residential dwellings and outbuildings on a lot with an existing sewer connection are not considered to increase demand and are not certifiable.

If you cannot check ALL of these boxes, LEAVE THIS SECTION BLANK.

TasWater must then be contacted to determine if the proposed works are Certifiable Works.

I confirm that the proposed works are not Certifiable Works, in accordance with the Guidelines for TasWater CCW Assessments, by virtue that all of the following are satisfied:

- [x] The works will not increase the demand for water supplied by TasWater
- [x] The works will not increase or decrease the amount of sewage or toxins that is to be removed by, or discharged into, TasWater's sewerage infrastructure
- [x] The works will not require a new connection, or a modification to an existing connection, to be made to TasWater's infrastructure
- [x] The works will not damage or interfere with TasWater's works
- [x] The works will not adversely affect TasWater's operations
- [x] The work are not within 2m of TasWater's infrastructure and are outside any TasWater easement
- [x] I have checked the LISTMap to confirm the location of TasWater infrastructure
- [x] If the property is connected to TasWater's water system, a water meter is in place, or has been applied for to TasWater.

Certification:

I ..... Vinamra Gupta..... being responsible for the proposed work, am satisfied that the works described above are not Certifiable Works, as defined within the *Water and Sewerage Industry Act 2008,* that I have answered the above questions with all due diligence and have read and understood the Guidelines for TasWater CCW Assessments.

Note: the Guidelines for TasWater Certification of Certifiable Works Assessments are available at: www.taswater.com.au

	Name: (print)	*Signed*	*Date*
Designer:	Vinamra Gupta		17/12/2024

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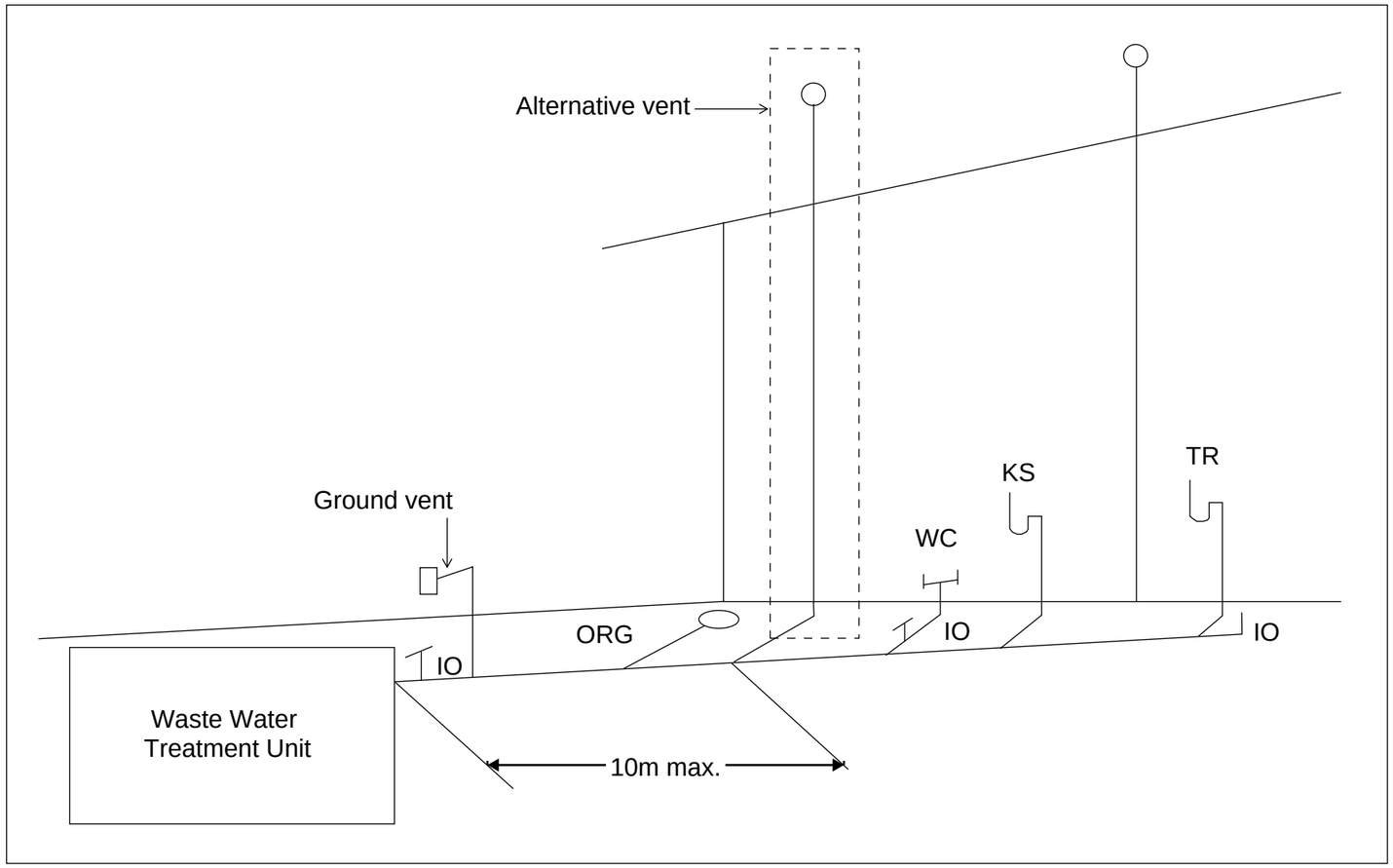

Tas Figure C2D6 Alternative Venting Arrangements

Vents must terminate in accordance with AS/NZS 3500.2

Alternative venting to be used by extending a vent to terminate as if an upstream vent, with the vent connection between the last sanitary fixture or sanitary appliance and the on-site wastewater management system. Use of a ground vent in not recommended

Inspection openings must be located at the inlet to an on-site wastewater management system treatment unit and the point of connection to the land application system and must terminate as close as practicable to the underside of an approved inspection opening cover installed at the finished surface level

Access openings providing access for desludging or maintenance of on-site wastewater management system treatment unites must terminate at or above finished surface level

Do not scale from these drawings. Dimensions to take precedence over scale.				Tas Figure C2D6 Alternative Venting Arrangements		Sheet 1 of 1

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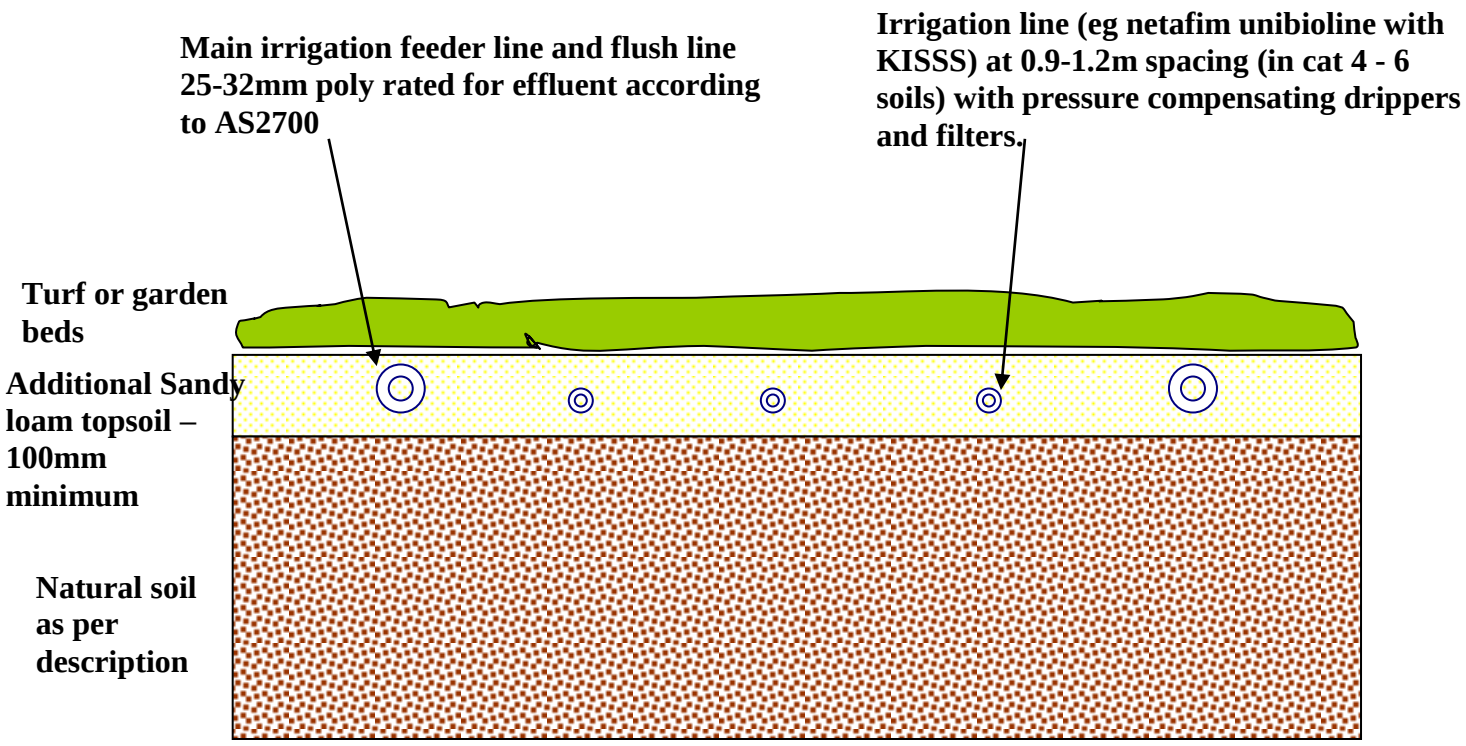
Figure 1

Subsurface irrigation design

To be used in conjunction with site evaluation report for construction of subsurface irrigation areas for use with aerated wastewater treatment systems (AWTS). On dispersive soils gypsum should be added to tilled natural soil at 1Kg/5m^2. The irrigation outlet line from the system or holding tank should utilize a 25-32mm main line out stepped down to a 11-16mm lateral drip irrigation lines in each irrigation row. If the final design is for shrubs/trees then a mounded row design is best employed with a nominal mound height of approximately 200mm.

Irrigation Area Cross Section



Note – the bedding sandy loam & topsoil/turf depths are minimum, with a maximum depth below surface of 100mm recommended (range 100-200mm).

- The existing surface of the site should be tilled to a depth of 100mm with a conventional plough, discs or spring tines to break down the turf matt and any large soil clods – all stones must be removed
- A minimum of 100mm of sandy loam should be added to the site to aid installation of the drip line into a suitable medium – the loam should be mixed into the exiting subsoil with another pass of the cultivating tines or similar
- Turf, seed or plants should be applied to the are as soon as practical after the laying of dripper line and commissioning of the system

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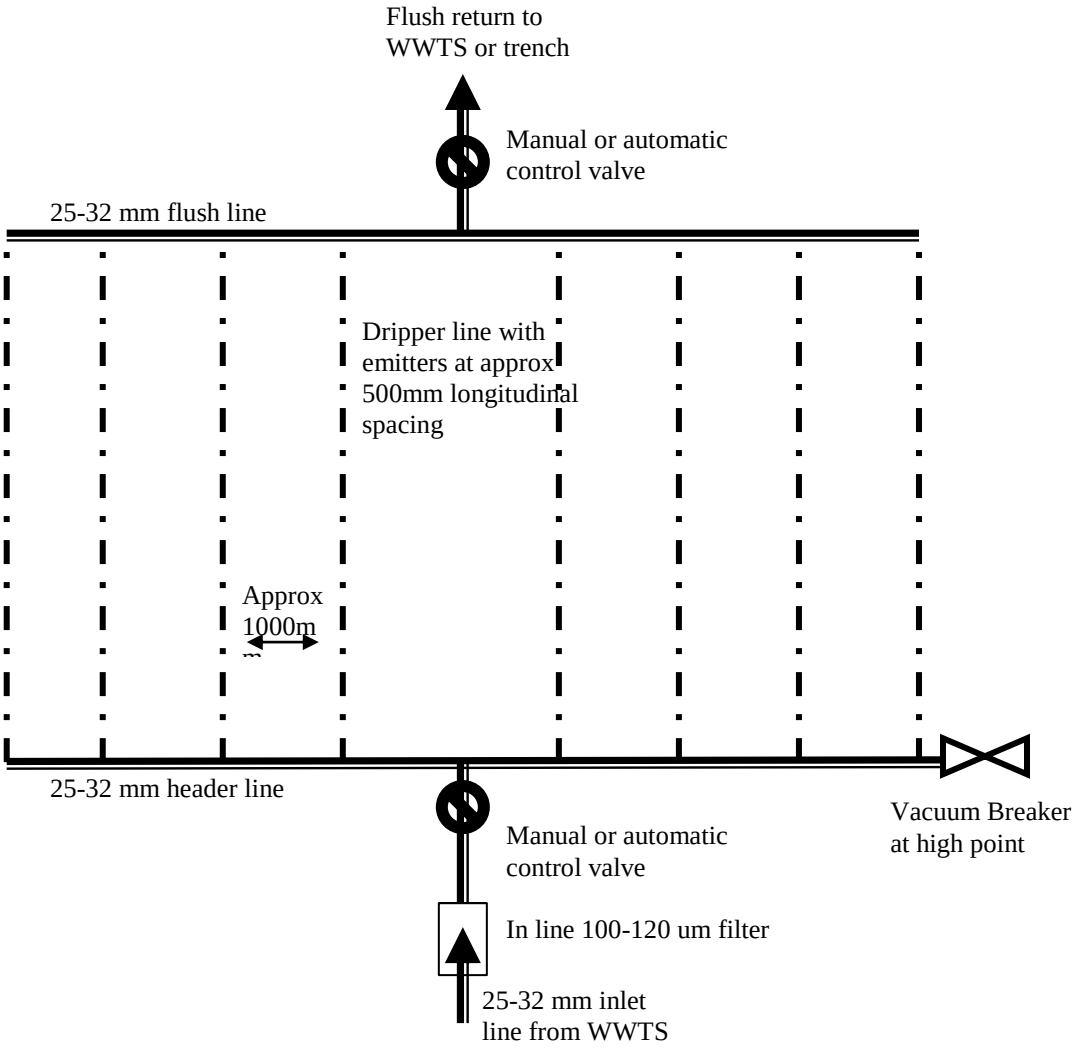
Irrigation Area Plan View



Design specifications:

1. Manufacturer's recommendations for spacing of lateral irrigation lines should be followed (eg netafim unibioline with/without KISSS) with commonly used with spacing of 0.3m (0.6m KISSS) in highly permeable soils and 0.6m (1.0-1.2m KISSS) in less permeably loams and clays.
2. Dependant upon treatment system a 200µm filter may be installed at the pumping chamber outlet, but a 100-120 µm inline disc filter should be installed prior to discharge into the irrigation area.
3. A vacuum breaker valve must be installed at the highest point of each irrigation zone in a marked and protected valve control box.
4. A flush line must be installed at the lowest point/bottom of the irrigation area with a return valve for flushing back into the treatment chamber of the system (not into the primary chamber as it may affect the performance of the microbial community) or to a dedicated absorption trench.
5. The minimum irrigation pumping capacity should be equivalent to 120kpa (i.e. 12m of head) at the furthest point of the irrigation area (a gauge should be placed at the vacuum breaker) – therefore pump size can be matched on site to the irrigation pipe size and design.

Wastewater system:

AWTS with venting according to NCC Vol 3 Tas

Subsurface irrigation under lawns (275m²)

100% reserve area

Min 3m from upslope or level buildings
Min 2.5m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 4.5m from downslope boundary
Min 19m from downslope surface water

Refer to GES report

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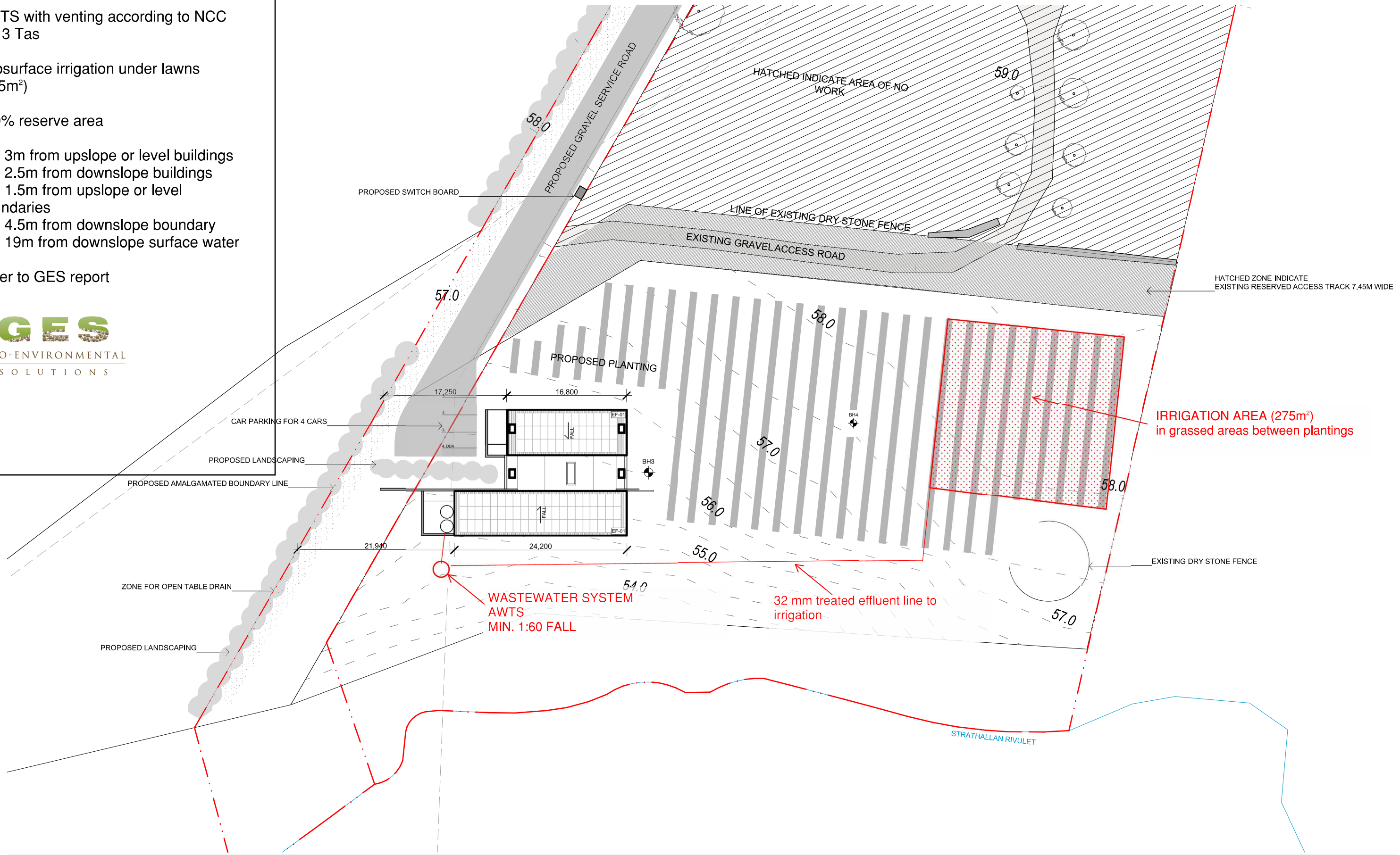

REV	DESCRIPTION	CHK	DATE
02	For Coordination	Guy Edwards	17/12/2024
01	For Coordination	Guy Edwards	11/12/2024

100 New Town Road | nipaluna New Town | lutruwita Tasmania | 7008
Level 3 20 Guildford Lane | naarm Melbourne | Victoria | 3000
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LIMINAL
ARCHITECTURE

PROJECT
RACONTEUR TEA TREE ROAD DEVELOPMENT
kutalayna (Jordan River)
451 Tea Tree Road
TEA TREE TASMANIA 7017

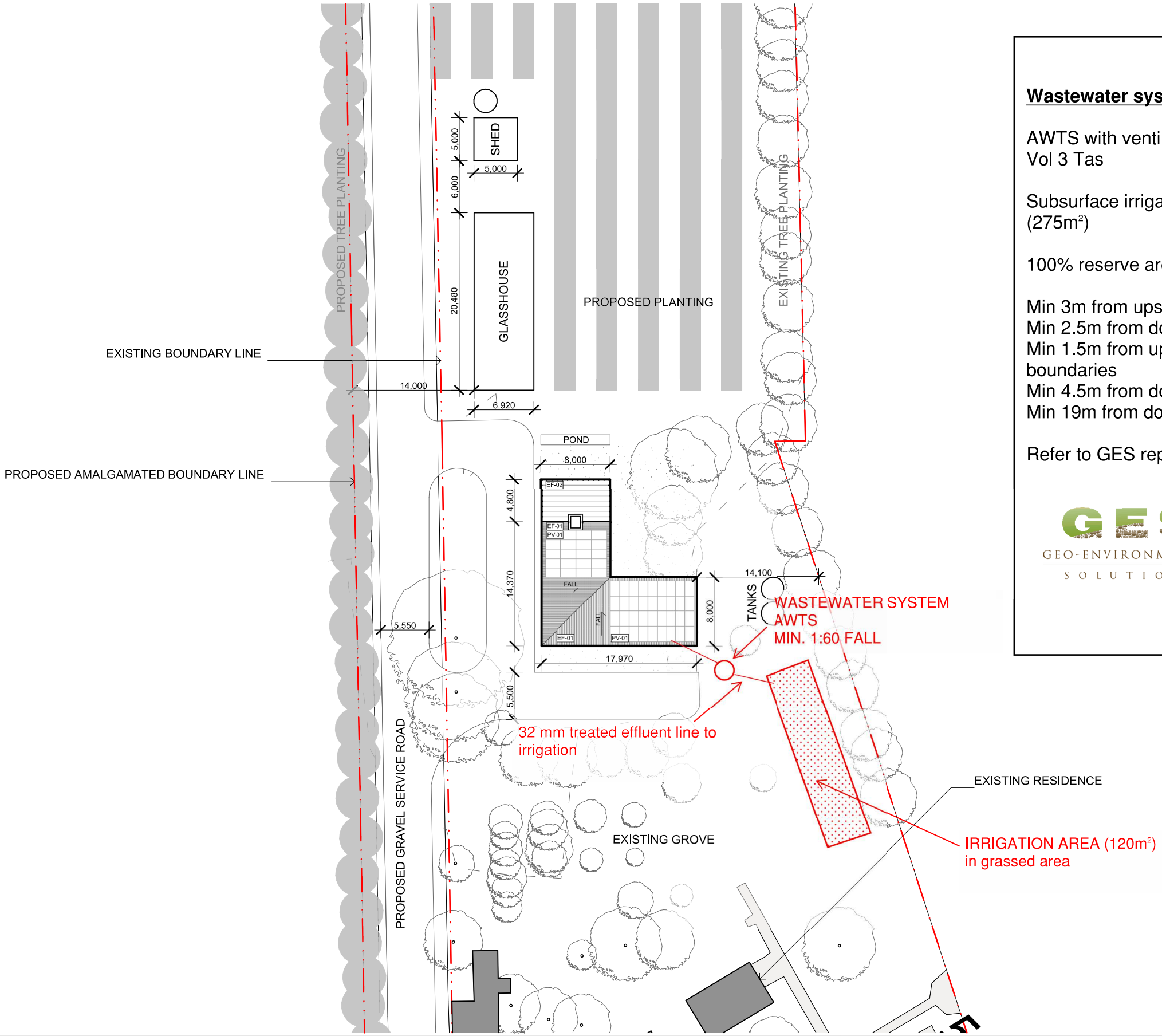
CLIENT
PROJECT SUNSHINE VENTURES

TITLE
ACCOMMODATION SITE PLAN

DRAWING No. **DA401** REVISION No. **02**

SCALE	1:500 @ A3
PROJECT CODE	RTD
STATUS	DRAFT
APPROVED	EB

Figured dimensions take precedence to scale readings, Verify all dimensions on site, Report any discrepancies to the Architect for decision before proceeding with the work.



Wastewater system:

AWTS with venting according to NCC Vol 3 Tas

Subsurface irrigation under lawns (275m²)

100% reserve area

Min 3m from upslope or level buildings
Min 2.5m from downslope buildings
Min 1.5m from upslope or level boundaries
Min 4.5m from downslope boundary
Min 19m from downslope surface water

Refer to GES report

GES
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REV	DESCRIPTION	CHK	DATE
02	For Coordination	Guy Edwards	17/12/2024
01	For Coordination	Guy Edwards	11/12/2024

100 New Town Road | nipaluna New Town | lutruwita Tasmania | 7008
Level 3 20 Guildford Lane | naarm Melbourne | Victoria | 3000
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LIMINAL ARCHITECTURE

PROJECT
RACONTEUR TEA TREE ROAD DEVELOPMENT
kutalayna (Jordan River)
451 Tea Tree Road
TEA TREE TASMANIA 7017

CLIENT
PROJECT SUNSHINE VENTURES

TITLE
BARN SITE PLAN

DRAWING No. **DA201** REVISION No. **02**

SCALE	1:500 @ A3
PROJECT CODE	RTD
STATUS	DRAFT
APPROVED	EB

Figured dimensions take precedence to scale readings. Verify all dimensions on site. Report any discrepancies to the Architect for decision before proceeding with the work.

GEO-ENVIRONMENTAL SOLUTIONS

LAND CAPABILITY ASSESSMENT

451 Tea Tree Road, Tea Tree

CLIENT

The Raconteur

December 2024

Geo-Environmental Solutions P/L 29 Kirksway Place, Battery Point 7004. Ph 6223 1839

SUMMARY

Geo-Environmental Solutions Pty Ltd was engaged by Liminal Architecture on behalf of The Raconteur to complete a land capability assessment of the property at 451 Tea Tree Road, Tea Tree.

The proposal is for a new commercial building for the extraction and sale of essential oils/perfumes and a visitor accommodation building for guests undertaking on-site experiences at the Historic Maiden Erleigh property. The area under consideration is zoned agriculture and is currently contained by CT110334/4 and is approximately 4ha in area.

The property and the land immediately surrounding the property is predominantly classified as Class 4, 5 and 6 land with areas of class 7 land.None of the land examined on the property or nearby is prime agricultural land as defined under the State Protection of Agricultural land Policy 2009. The proposed development footprint is located on land no with current land use on land with severely limited agricultural capability and/or in areas of existing site development. The development will therefore not result in the loss of land under a current agricultural use. The proposed development of the land in question does not conflict with continued management of the of the agriculture zoned land in the local area. The development is a good example of value adding in modern agriculture and fits well with the tourism based agricultural enterprises popular in and around the greater Hobart area.

As none of the land surveyed is Class 1, 2 or 3 agricultural land, and there is no evidence that the area in question could be classified as agricultural land of significance, then it is my professional opinion that the proposed development is not in conflict with the state policy on the protection of agricultural land or the planning scheme, and should proceed.

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FOUNDING STATEMENT

This assessment report is one of many completed by John Paul Cumming of Geo-Environmental Solutions P/L (GES). John Paul holds a first-class honours degree in Agricultural Science (major in soil science) and a PhD in environmental soil chemistry. John Paul is a former Honorary Research Associate in the Faculty of Engineering, Science, and Technology where he has participated in a number of academic and research projects pertaining to soil and environmental management. John Paul has current status as a Certified Professional Soil Scientist from the Australian Society of Soil Science Inc.

John Paul is a graduate member of the Australian Institute of company directors, and a director of Geo-Environmental Solutions P/L (GES). In his role at GES John Paul has completed numerous land capability assessments for Federal, State and Local Government agencies. In addition, over the past twenty years John Paul has supervised over 20,000 site and soil classifications for residential developments according to AS2870-2011 and AS/NZS1547-2012.

1 INTRODUCTION

The property where construction has been proposed is situated at 451 Tea Tree Road, approximately 3km North East of the main settlement of Brighton (Figure 1).

The subject title is approximately 4 hectares (CT11033/4) and currently supports a residential dwelling. The properties surrounding the proposed are a mix of agricultural properties and rural residential properties. The property immediately to the West supports a dwelling and associated outbuildings, whilst the properties to the East of better quality land support agricultural cropping activities. The land further to the west and North West is open grassland on the former Pontville rifle range. Strathallan Rivulet forms a border to the property along the southern boundary.

The proposal is for a shed to be utilised for extractive processing of agricultural crops produced on the property (essential oils & perfumes) and associated guest accommodation for visitors taking part in on site experiences.

It is the scope of this report to consider the agricultural capability of the title, and of the area surrounding the proposed construction sites. The report will make reference to the relevant objectives as outlined by the Tasmanian Planning Scheme.

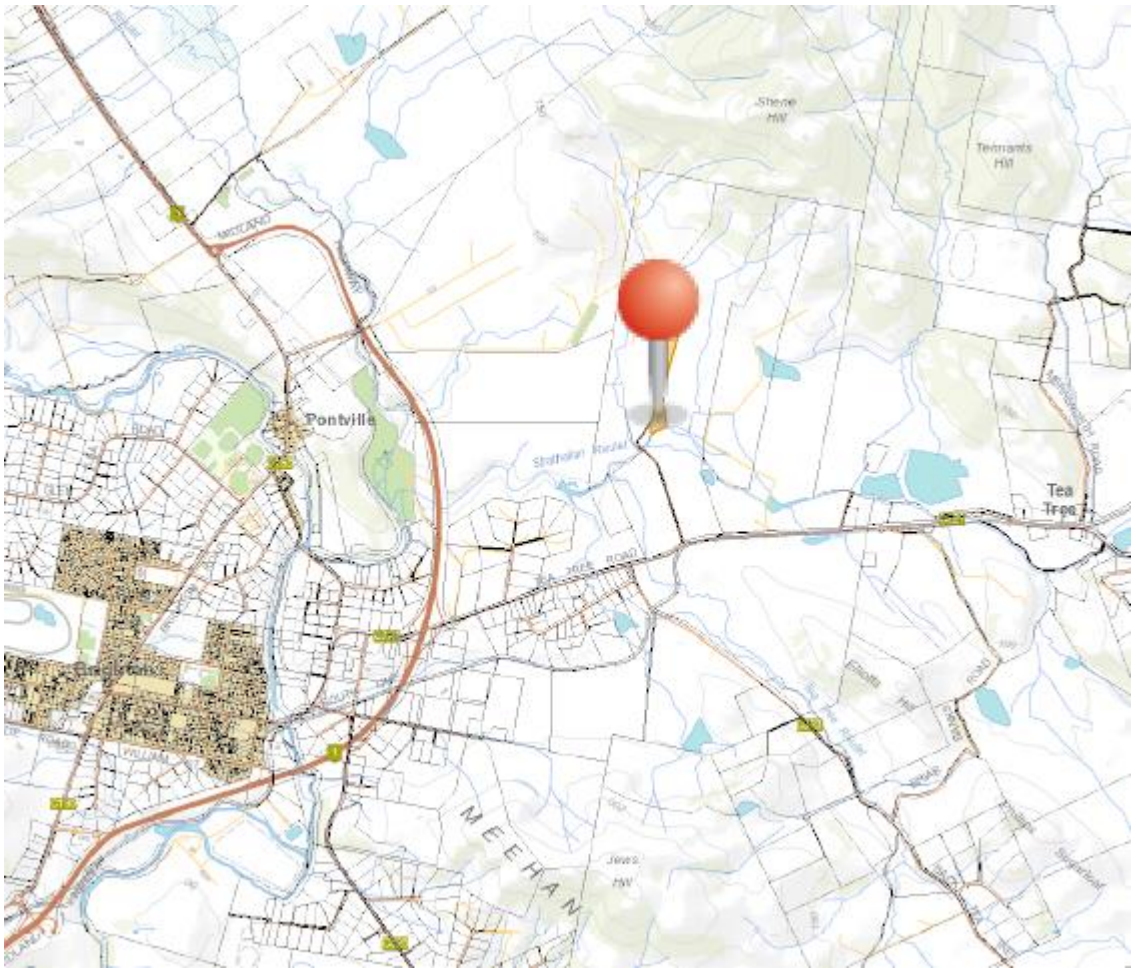


Figure 1 – Site location – title as pinned

1.1 Planning context

The land area proposed for the new development falls within land zoned Agriculture under the Tasmanian Planning Scheme whilst land to the south west of the site is zoned Rural Living as shown in (Figure 2).

Providing that the requirements of the scheme are met regarding the protection of agricultural land, then the development of the proposed development should proceed.

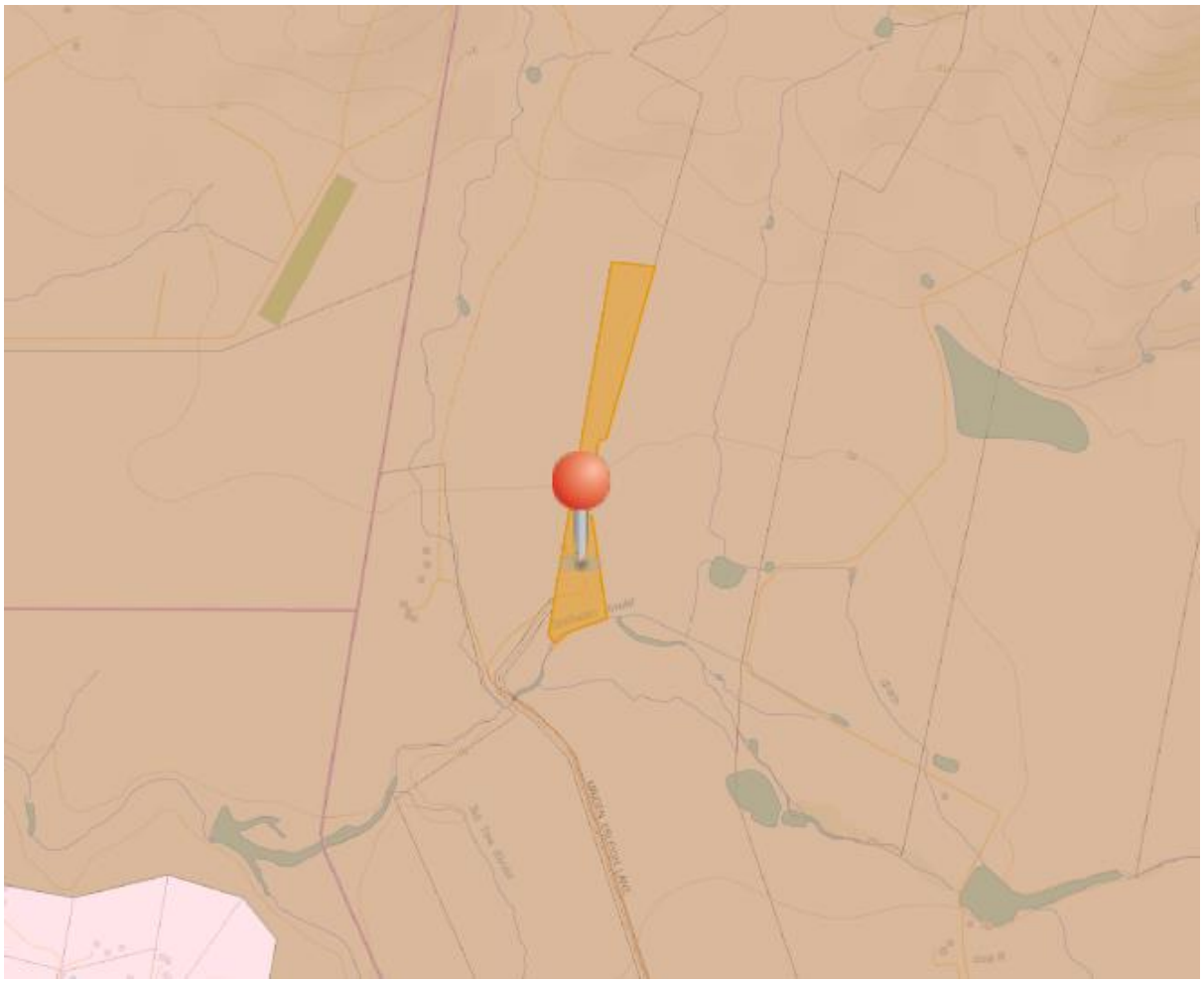


Figure 2 – Planning Zones – Tasmania Planning Scheme

2 SITE INFORMATION

Site information pertaining to the agricultural capability of the land was collected from desktop (The List) and field survey. Field survey was undertaken using a 4wd mounted drilling rig and a hand auger to assess soil profiles and the suitability of the soils for agriculture.

2.1 TOPOGRAPHY

The site is characterised by a flat alluvial plain associated with Strathallan Rivulet flood plain with an elevation approximately 60 m AHD. The majority of the site has a gradient between 1 – 5%, with steeper embankments associated with the rivulet (see figure 3).

Figure 3 – Example of the gently sloping topography. Photo overlooking the site back to the south west towards Strathallan Rivulet

2.2 Climate

Climatic data collected by the Bureau of Meteorology (BoM) were sourced from the Hobart Airport gauging station (94008), approximately 25km to the south of the Site. The station has been collecting rainfall data since 1958. From the historical record, the mean annual rainfall has been determined to be 498mm (Figure 5).

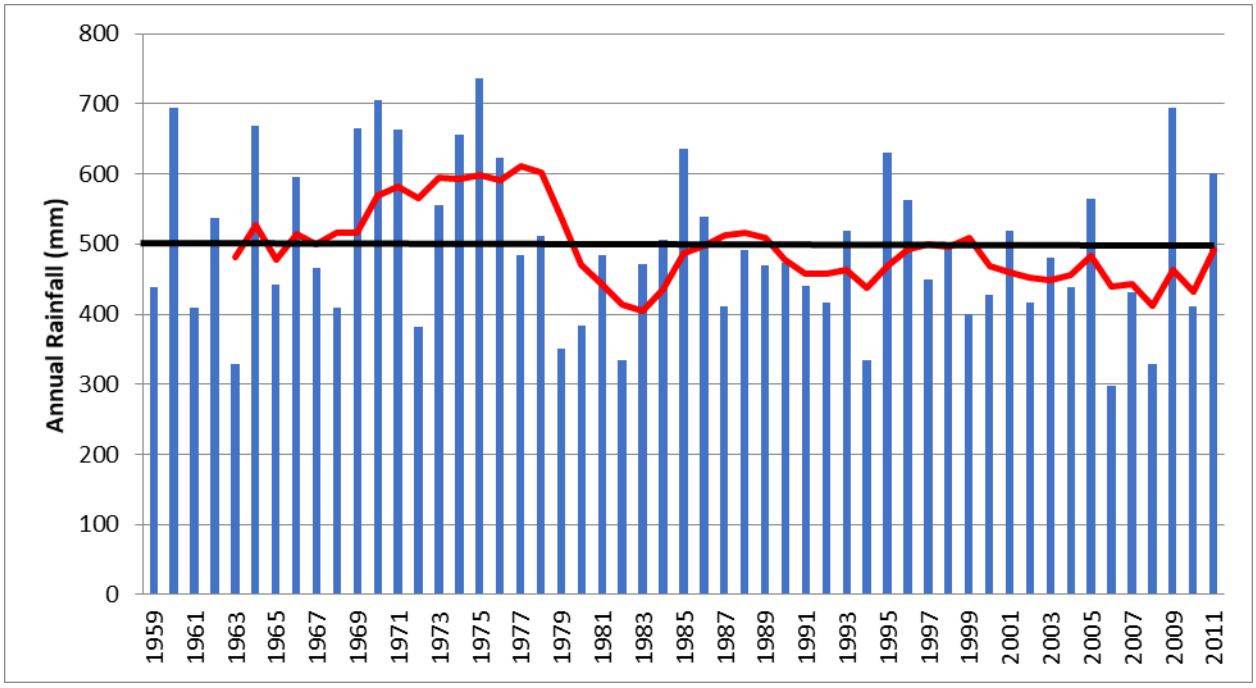
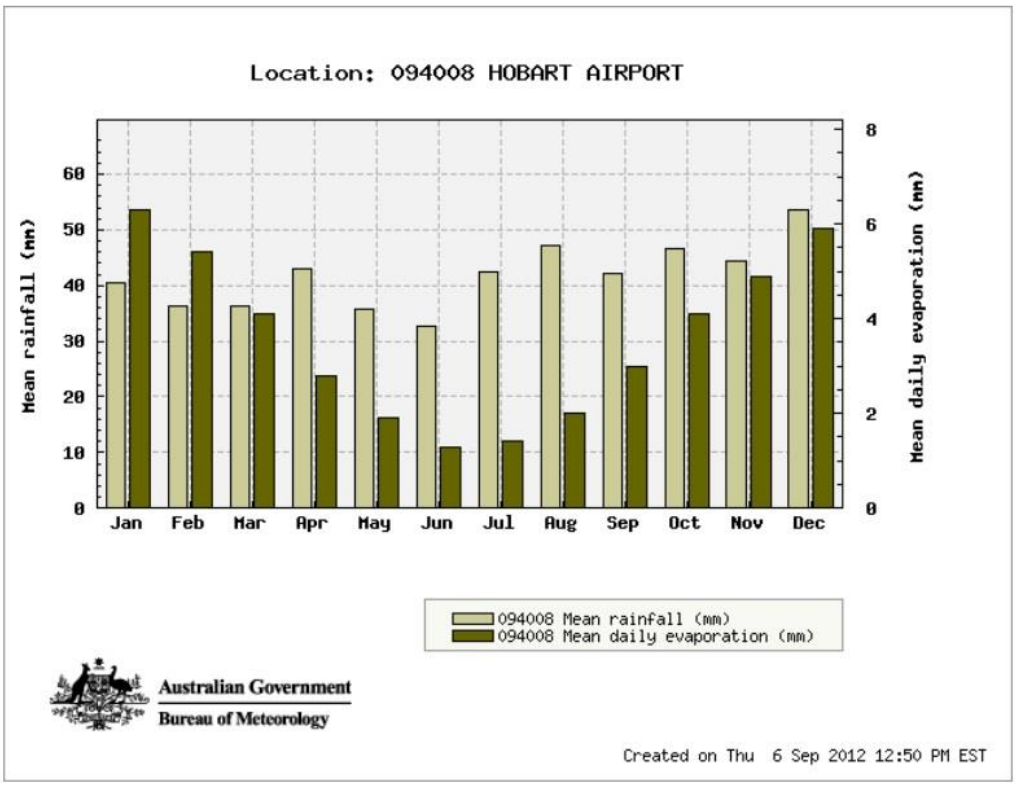


Figure 4. Summary of annual rainfall record for Hobart Airport station (94008)

Rainfall was generally above average from the mid 1960s until around the end of the 1970s whereby for most of the subsequent period it has been below average, with few periods experiencing above average rainfall as demonstrated by the 5 year moving average.

Mean monthly rainfall data from 1959-2011 is shown on Figure 6. As indicated, the months from August-December experience the highest rainfall with December being the highest receiving on average 53.6 mm. Rainfall generally decreases from January – June (with the exception of April) with June receiving the lowest of all months 32.8 mm. The long term average annual rainfall for the site is approximately 500mm, which suggests that irrigation will be required for all landscaping activities on site. The figures also suggest that the volumes of water available from roof retention and possibly from storm water retention are also likely to be limited.



Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Mean rainfall (mm) for years 1958 to 2012	40.6	36.4	36.3	43.1	35.7	32.8	42.4	47.1	42.2	46.6	44.5	53.6	501.2	54
Statistics	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Annual**	**Years**
Mean daily evaporation (mm) for years 1986 to 2012	6.3	5.4	4.1	2.8	1.9	1.3	1.4	2.0	3.0	4.1	4.9	5.9	3.6	26

Figure 5. Summary of mean monthly rainfall and evaporation record for Hobart Airport station (94008)

Although evapotranspiration statistics are available from the Hobart Airport gauging station, no reliable class A pan evaporation data or evapotranspiration (ET) coverage is available for the site. An estimate of ET has be made using an empirical technique developed by Forestry Tasmania based on mean maximum daily temperature. The estimate is based on the following relationships:

ET = 0.12T mm/day (June-January)
ET = 0.13T-0.4 mm/day (Feburary-May)

2.3 Geology

The study area falls within the Mineral Resources Tasmania 1:25 000 mapping sheet for Richmond (Figure 6). This indicates that the property is dominated by Tertiary aged Basalt (Tb) whilst the upper elevations of the property to the north is mapped as Triassic sandstone (Rv). It appears that the tertiary Basalt forms an intrusion that underlies the small hill on which the property sits. The area of the existing dwelling and the proposed development was noted to be very stony with Basalt outcropping visible.

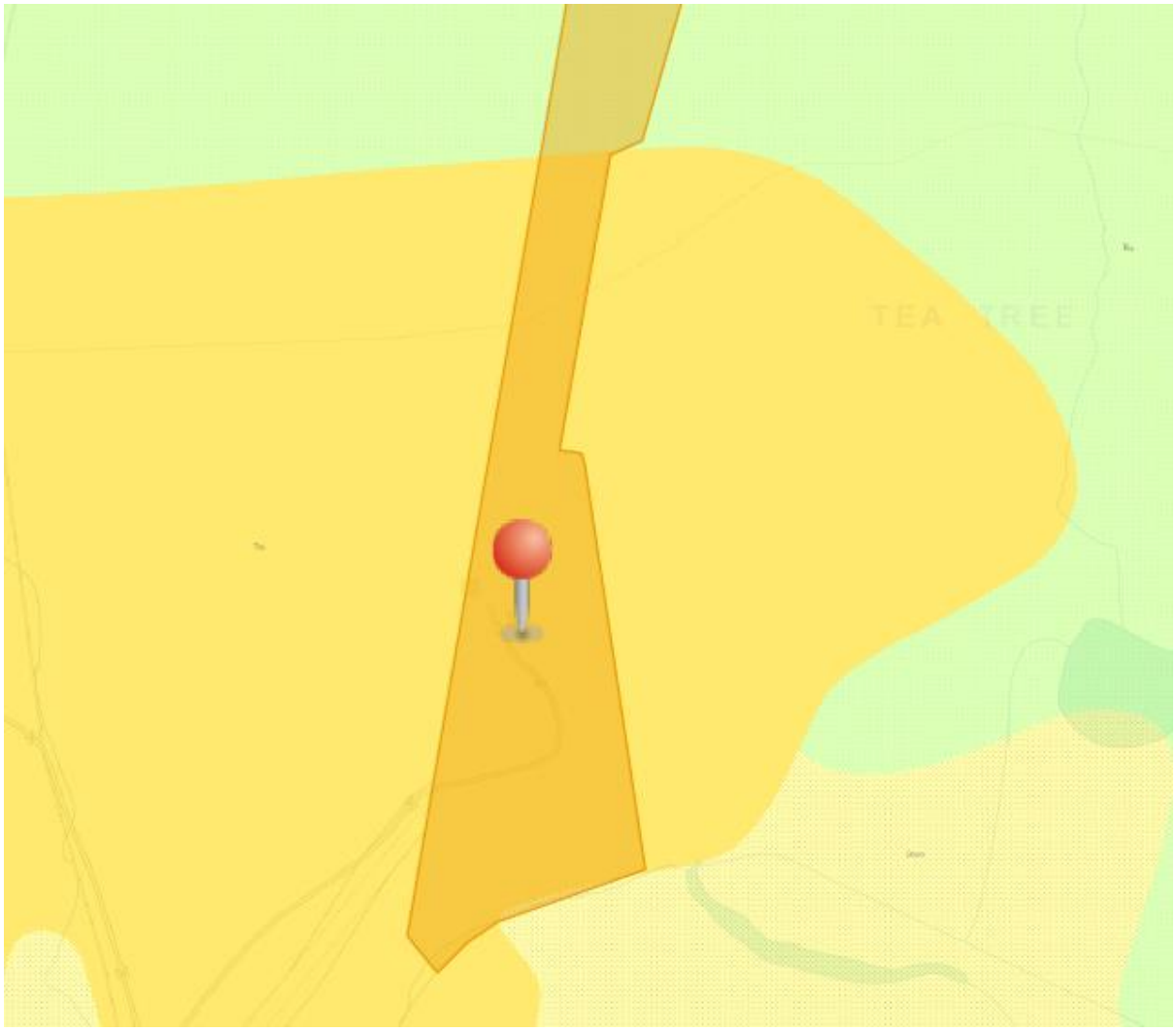


Figure 6. Geology map of the area (The List source) – property location as pinned

2.4 Soil distribution

Soil type mapping for the local area indicates the soils are mapped as a mix of Black soils on Basalt and undifferentiated alluvial soils (figure 7). Due to the complex geological pattern on the property and the local area differences in soil type may be expressed over short distances. Based upon field inspection the soils are dominated by duplex profiles of light sandy topsoils overlying heavy plastic clay subsoils. The heavy clay soils can be prone to waterlogging, and difficult to work when wet. The soils in the area of the existing dwelling and the proposed development area were noted to be very stony and shallow, with significant areas of Basalt outcropping (figure 8 & 9). The soils on Basalt in the local area known to be fertile, however they area also typically shallow with limited rooting depth for crops and due to the high variability in soil depth, drainage and stone hazards can be very difficult to manage in a cropping situation. As a result, large areas of these complex soils in the local area have predominantly been left under pasture with some opportunist cropping or horticulture where detailed soil management practices have been implemented. It is no surprise that the existing dwelling on the property has been developed on the area of the shallow Basalt soils, as the shallow depth to rock and limited agricultural capability made it an ideal site for construction of the historic home on the property, leaving the more suitable soils on sandstone elsewhere for agricultural use.

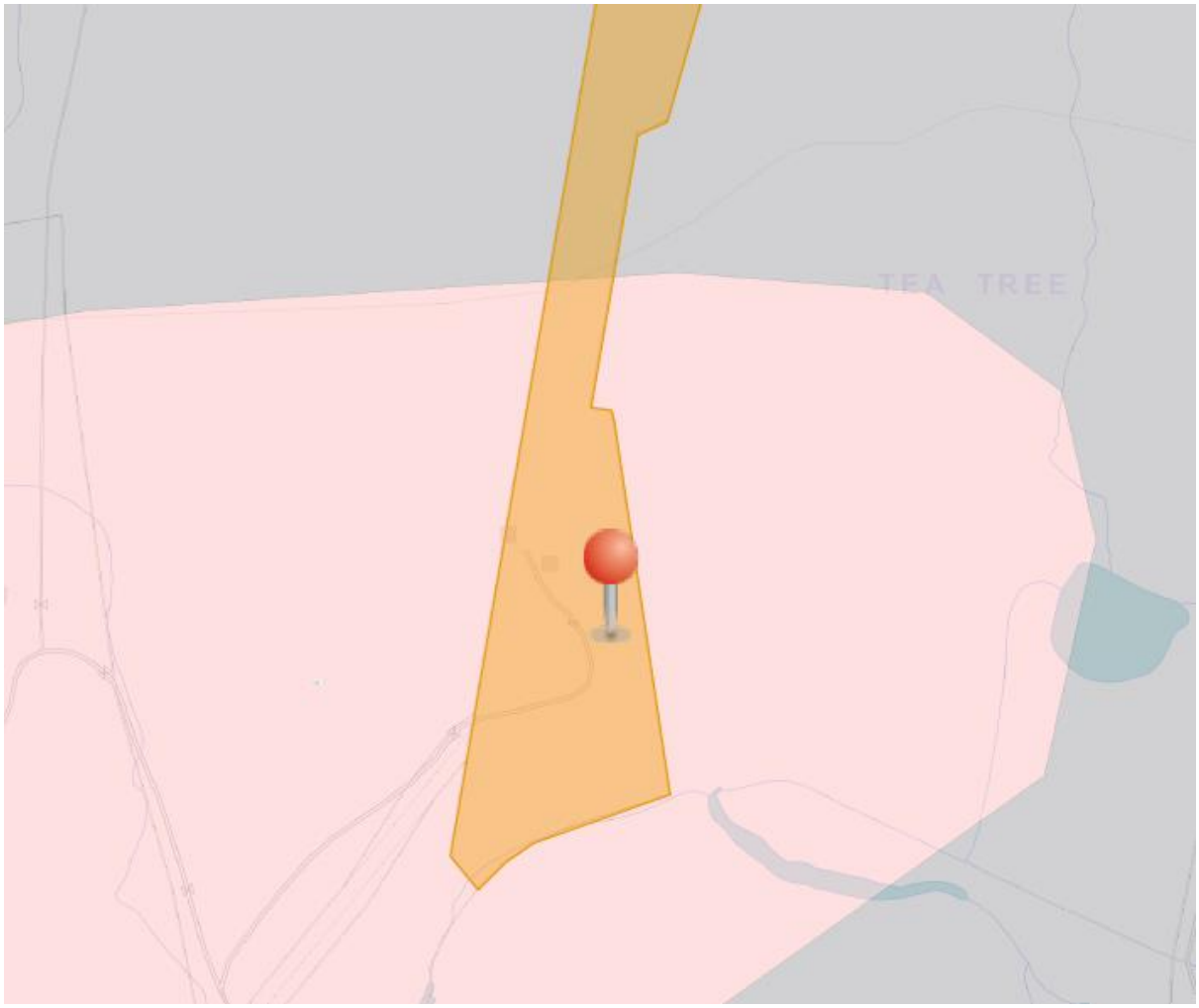


Figure 7. Soil mapping, Black soils on Basalt in Pink and Undifferentiated alluvial soils in Grey

The alluvial soils on Triassic sandstone in the local area on flatter slopes are generally more suited to agriculture, with deeper soil profiles and less stone content. The soils on sandstone are also generally duplex profiles of sandy topsoils overlying clays. The soils on sandstone are identified as having a moderate salinity and sodicity hazard which is often a function of the heavy clay subsoils in the local area. Any tillage and cropping on the soils need to be very carefully managed as the soils have a strong texture contrast from light sandy topsoils to the clay subsoils. Tillage of the soils can result in erosion of the topsoils leaving the heavy clay subsoils exposed, potentially causing further deep erosion. Generally, these soils are managed in crop rotations with minimal tillage and cover crops to help prevent wind erosion.

Figure 8. View of the typical shallow and rocky soils, note the numerous surface stones and rocks

Figure 9. View of the slope above Strathallan Rivulet with significant areas of Basalt outcropping

3 LAND CAPABILITY ASSESSMENT

Agricultural Land Capability assessment has been developed in Tasmania by the Department of Primary Industries Water and Environment according to the guidelines described in Noble (1992) and Grose (1999). The system uses a rating system of 7 classes to classify land according to the ability of the land to sustain a range of agricultural uses without land degradation. Agricultural land capability is generally based upon the permanent biophysical features of the land such as geology, soils, slope, climate, erosion hazard etc. The classification system assumes an average standard of land management and that production will be sustainable if the land is managed according to the guidelines of its Class. The system does not take into account the economics of production, distance from markets, social or political factors; all of which can change over time.

The agricultural land capability system in Tasmania utilizes a hierarchical framework of 7 classes which describe the degree of limitation from little to no limitations in class 1, to extreme limitations in class 7. Subclasses then describe the dominant limitation(s) within the class, i.e. erosion, wetness, soils, and climate. Land classified as class 1 – 4 is generally suitable for cropping activities subject to the limitations of each class, class 5 & 6 land is generally suitable only for grazing with careful management, and class 7 land is unsuitable for agricultural use (Grose 1999). According to the State Policy on the Protection of Agricultural Land 2009 land classified as class 1, 2 and 3 is defined as prime agricultural land.

3.1 Agricultural Land Capability Classes

The Land Capability Survey of Tasmania, Derwent 1:100 000 map from the Department of Primary Industries, Water and Environment, Tasmania (DeRose R. and Todd D, 2001) indicates that the land proposed for construction is Class 5 land (Figure 10). However, based upon field survey and assessment of the soil the property has been reclassified as a mix of class 4, 5, 6 and 7 (figure 11). Land CLASS 4 is defined as land primarily suitable for grazing but which may be used for occasional cropping. Severe limitations restrict the length of cropping phase and/or severely restrict the range of crops that could be grown. Major conservation treatments and/or careful management is required to minimize degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent, during 'normal' years to avoid damage to the soil resource**.** CLASS 5 land is defined as land is unsuitable for cropping, although some areas on easier slopes may be cultivated for pasture establishment or renewal and occasional fodder crops may be possible. The land may have slight to moderate limitations for pastoral use. The effects of limitations on the grazing potential may be reduced by applying appropriate soil conservation measures and land management practices. CLASS 6 land is defined as marginally suitable for grazing because of severe limitations. This land has low productivity, high risk of erosion, low natural fertility or other limitations that severely restrict agricultural use.

The area of shallow and rocky soils on Basalt surrounding the existing dwelling and in the area of the proposed development is classified as a complex of class 5 & class 6 land.

Figure 10. Land Classification boundaries from Land Capability Survey of Tasmania, Nugent 1:100 000, the Department of Primary Industries, Water and Environment, Tasmania (DeRose R. and Todd D, 2001). Property location as pinned.

As the site is classified as predominantly a mix of Class 4 and class 5 land it is restricted to grazing and cropping when the ground conditions allow (i.e., not wet years due to poor drainage). As per DeRose R. and Todd D. (2001), Class 5 land occurs in this area on gentle sloping land of less than 12% slope where clays overlie basement lithologies, here being Tertiary Basalt or Triassic sandstone. This soil is known to be nutrient rich but due to the high clay content is poorly drained. DeRose R. and Todd D. (2001) also states that the main capability limitation for the Class 4 land in this area is related to poor physical soil properties; and drainage. Most of these areas support pastures with opportunistic cropping. Care will be required to ensure adequate drainage and manage any irrigation on this soil due to the salinity hazard.

The area of riparian vegetation with steep embankments and evidence of localized erosion and significant rock outcropping along the Strathallan Rivulet is classed as class 7 land unsuitable for agriculture. This land has severe limitations and environmental values that should be protected by fencing to restrict stock and revegetation where appropriate.

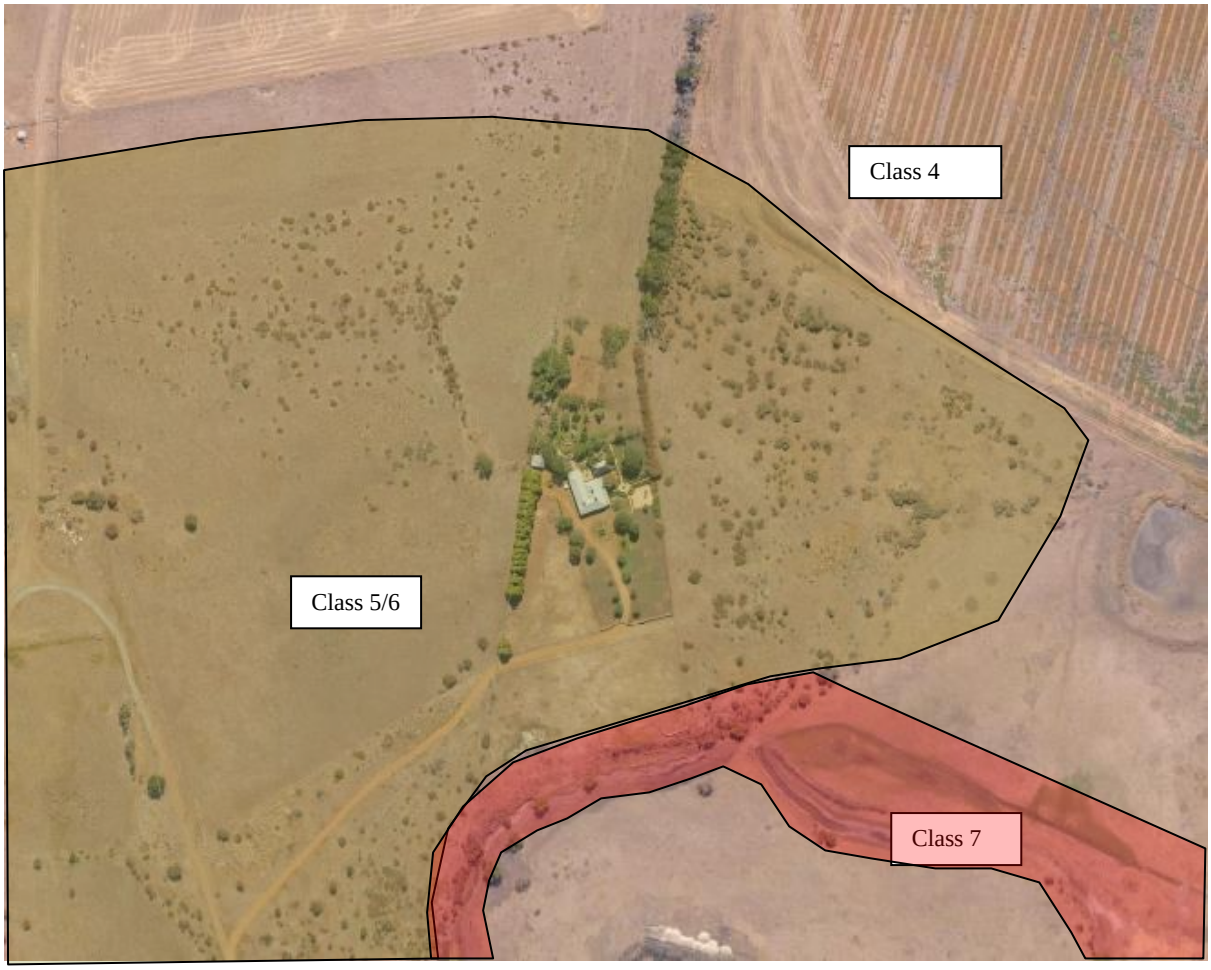


Figure 11. Land Classification boundaries from field survey

3.2 Agricultural Land Capability Summary

The title at 451 Tea Tree Road is classified as a mix of Class 4, 5, 6 and 7 agricultural land. The area of riparian vegetation and steep slopes along the Strathallan Rivulet is classified as class 7 land, unsuitable to agricultural use due to steep embankments, the very high erosion risk and natural environmental values. Due to the shallow and rocky soils on Basalt surrounding the dwelling area this area and the surrounding land is mapped as a complex of class 5/6 land. The remaining northern area of the property is mapped as class 4 land, and this area is proposed to be utilised for the botanical crops required for the extraction operations at the site. This classification is consistent with the current land use of the majority of properties in the area as areas of cropping have only been established on the class 4 land situated on the different alluvial soils overlying sandstone. Following field inspection of the land suggested for construction, it is clear the capability of the land is suited for the development of the proposed buildings, as the footprints are within existing areas of development (old tennis court in the case of the commercial shed) and in an area of extremely limited agricultural capability (the guest accommodation).

The proposed development on the property has a low risk of fettering adjacent agricultural land. The poor land quality (rocky shallow soils) that are unsuitable for copping activities provides a good natural buffer to agricultural activities on adjacent properties. No cropping activities are

undertaken within 300m of the proposed guest accommodation site or within 200m of the proposed commercial building. The area of riparian vegetation associated with Strathallan also provides for a natural buffer to activities on adjacent properties to the south for the proposed guest accommodation site. This site is also located close to the access road and power connection for the property to aid servicing and minimise intrusion into agricultural land on the property. Revegetation with appropriate native species in the riparian zone and along the access road would also help to create a further buffer from the development to adjacent properties.

The property has a long history of rural residential use with a single dwelling and associated outbuildings on the site. Land use mapping of the site confirms the rural residential use of the property and the adjacent property to the West. The current proposal aims to improve the agricultural productivity of the site by value adding higher value botanical crops with an on-site extractive industry incorporated into on site visitor activities including guest accommodation. The development is a good example of value adding in modern agriculture and fits well with the tourism based agricultural enterprises popular in and around the greater Hobart area.

4 PLANNING CONTEXT

The property is zoned agriculture under the Tasmanian Planning Scheme.

To demonstrate compliance with the zone standards the development must demonstrate compliance with Clause 21.3.1 P1 & P2 of the scheme. The proposal is not located on prime agricultural land (class 1, 2 or 3 land) and as such does not need to address Clause 21.3.1 P3. The proposal also does not include a residential component such that is not required to address Clause 21.3.1 P4.

Clause 21.3.1 P1

A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to:
(a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site;
(b) access to infrastructure only available on the site or on land in the vicinity of the site;
(c) access to a product or material related to an agricultural use;
(d) service or support for an agricultural use on the site or on land in the vicinity of the site;
(e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and
(f) provision of essential Emergency Services or Utilities.

Clause 21.3.1 P2

A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:
(a) the area of land being converted to non agricultural use;
(b) whether the use precludes the land from being returned to an agricultural use;
(c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites

The conditions whereby a development will be approved are outlined in Table 1. As there is no acceptable solution (A1 or A2) the development must satisfy the performance criteria (P1 & P2).

Summary comments relating to compliance of each performance criteria are also outlined in the table 1.

Table 1 Discretionary Use (Clause 21.3.1)

Acceptable Solutions	Performance Criteria	Comments
A1 No acceptable solution.	P1 A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to: (a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site; (b) access to infrastructure only available on the site or on land in the vicinity of the site; (c) access to a product or material related to an agricultural use; (d) service or support for an agricultural use on the site or on land in the vicinity of the site; (e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and (f) provision of essential Emergency Services or Utilities.	Addressing (a) The proposal is in integrated development for extractive industry based upon botanical crops grown on the property (b) The development is not reliant on specific infrastructure, however the required infrastructure is available at the site, including public assess, power and water (c) The development includes on site cropping, extraction of essential oils and perfumes, and the sale of the end product including guest visitor experiences (d) The proposed buildings are designed to support the production sale and access to the visitor experiences and the processed agricultural crop (e) The proposal provides an excellent example of value adding of an agricultural product including diversification with a visitor and tourist experience (f) The location of the proposed development allows access to existing services and utiliities

A2 No acceptable solution.	P2 A use listed as Discretionary must: A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to: (a) the area of land being converted to non agricultural use; (b) whether the use precludes the land from being returned to an agricultural use; (c) (c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites	Addressing (a) The footprint of the proposed buildings is located within an area of existing development (the proposed commercial building is located on the old tennis court area on site) and the proposed visitor accommodation is located on class 6/7 land unsuitable for agricultural production. (b) There is no existing agricultural use in either development footprint, so no use is excluded. (c) The proposed development enhances the agricultural production on the subject property by enabling a higher value cropping enterprise with associated extractive industry, visitor experiences and sales. Income from visitor activities including guest accommodation is a critical component of the operation. The development is located with sufficient separation from cropping activities on adjacent properties, and with natural buffers to adjacent land use.

5 CONCLUSIONS

As none of the land surveyed is Class 1, 2 or 3 agricultural land, and there is no evidence that the area in question could be classified as agricultural land of regional significance, then it is my professional opinion that the proposal for the new development on this site is not in conflict with the Tasmanian planning scheme.

In conclusion, I feel that the land area examined is suitable for the proposed use, provided that the identified landscape constraints are addressed with appropriate site specific management strategies.

- The property and the land immediately surrounding the property is predominantly classified as Class 4, 5 and 6 land with areas of class 7 land
- None of the land examined on the property or nearby is prime agricultural land as defined under the State Protection of Agricultural land Policy 2009
- The land on does not have identified local or regional agricultural significance
- The land in the proposed development area has significant impediments to agricultural use including shallow rocky soils, poor rooting depth, and a significant erosion hazard.
- The proposed development footprint is located on land no with current land use on land with severely limited agricultural capability and/or in areas of existing site development
- The development will therefore not result in the loss of land under a current agricultural use
- There is low potential fettering of agricultural land due to the presence of rural residential use to the west, significant setbacks to cropping land nearby, and the physical separation provided by the Strathallan Rivulet to the South
- The proposed development of the land in question does not conflict with continued management of the of the agriculture zoned land in the local area
- The development is a good example of value adding in modern agriculture and fits well with the tourism based agricultural enterprises popular in and around the greater Hobart area.

It is my professional opinion that the land surveyed is suitable to support the proposed development on the site in compliance with the planning scheme.

Dr John Paul Cumming B.Agr.Sc (hons) PhD CPSS GAICD
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6 REFERENCES

De Rose R. and Todd D. (2001), Land Capability Survey of Tasmania. Derwent Report. Department of Primary Industries, Water and Environment, Tasmania, Australia.

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LIMINAL STUDIO

Tasmanian Planning Scheme – State Planning Provisions	
Attachment A: C6.0 Local Historic Heritage Code	
PLANNING SCHEME REQUIREMENT	RESPONSE
Clause C6.6.2 – Site Coverage	
P1 *The site coverage must be compatible with the local historic heritage significance of a local heritage place, having regard to:* *(a) the topography of the site; and* *(b) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule*	Complies with P1 (a),(b) The proposed development complies with site coverage standards by ensuring that roofed structures do not exceed 2% of the total site area, aligning with acceptable solutions. Native landscaping has been planned to complement and maintaining heritage character, reducing visual impacts by descaling the proposed built forms.
Clause C6.6.3 – Height and bulk or Buildings	
P1 *The height and bulk of buildings must be compatible with the local historic heritage significance of a local heritage place, having regard to:* *(a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule;* *(b) the character and appearance of the existing building or place;* *(c) the height and bulk of other buildings in the surrounding area; and* *(d) the setting of the local heritage place.*	Complies with P1 (a),(b),(c),(d) The design of the buildings respects the height limitations, ensuring structures remain below 5m meters. Bulk is minimised by splitting functions into smaller clusters of outbuildings that are grounded on site with simplified skillion roof form. They are cues from the scale of the surrounding area existing agricultural sheds. The proposed structures reflect agricultural character of the local area and the existing of existing heritage context, incorporating similar proportions and scale.
Clause C6.6.4 – Site of Buildings and Structures	
P1 *The front, side and rear setbacks of a building must be compatible with the local historic heritage significance of the place, having regard to:* *(a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule;* *(b) the topography of the site;* *(d) the external materials, finishes and decoration of the outbuilding or structure; and*	Complies with P1 (a),(b),(c),(d) All structures have been strategically sited to maintain the visual integrity of the existing heritage buildings. The side setbacks of 14m from the title boundaries and the front of the barn is setback 35m from the historical homestead 'Maiden Erleigh' to ensure consistency with the established rural context and preserve views, open space and orientation to maintain the area's visual continuity.

(e) the visibility of the outbuilding or structure from any road or public open space adjoining the site	
Clause C6.6.6 – Roof Form and Material	
P1 *Roof form and materials must be compatible with the* *local historic heritage significance of a local heritage* *place, having regard to:* *(a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;* *(b) the design, period of construction and materials of the building on the site that the roof directly relates to;* *(c) the dominant roofing style and materials in the setting; and* *(d) the streetscape.*	Complies with P1 (a),(b),(c) Roof design incorporates a traditional skillion form, and the material selection is appropriate and consistent with the rural character of the surrounding context, including corrugated iron, and masonry. The dark monument colour palette enables the proposed forms to sit recessively against the historical buildings on site, reducing visual obtrusiveness and integrating into the landscape. The sloped roof form references the dominant roofing angles historically seen in outbuildings ensuring continuity within site context.
Clause C6.6.8 – Outbuildings and Structures	
P1 *Outbuildings and structures must be compatible with* *the local historic heritage significance of a local* *heritage place, having regard to:* *(a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule;* *(b) the bulk, form and size of buildings on the site;* *(c) the bulk, form and size of the proposed outbuilding or structure;* *(d) the external materials, finishes and decoration of the outbuilding or structure; and* *(e) the visibility of the outbuilding or structure from any road or public open space adjoining the site*	Complies with P1 (a),(b),(c),(d),(e) The Barn and the Accommodation buildings have been designed as subservient outbuildings in scale and orientated deferentially to the main historical homestead 'Maiden Erleigh', ensuring they do not detract from the heritage values of the site. Materials and colours are recessive and subservient to the primary homestead building enhancing the heritage character, and minimising the visual impact from the neighbouring context and distant Tea Tree Road.
Clause C6.6.9 – Outbuildings and Structures	
A1 *Driveways and parking areas for non-residential purposes on local heritage places must be located behind the building line of buildings located or proposed on a site.*	Complies with A1 The proposed driveway and parking areas will be primarily use by the onsite agricultural vehicles and designed with permeable surfaces. Visitor parking areas are designed to accommodate the limited number of visitors, located away from the historical homestead and are screened with native landscaping to reduce visual impacts from the distant main road and neighbouring sites. The carparking location and layout minimises disruption to the heritage value and prioritising the retention of significant vegetation.