Meander Valley Council
Working Together

PLANNING NOTICE

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

APPLICANT:	**Rebecca Green & Associates - PA\26\0081**
PROPERTY ADDRESS:	**1060 Osmaston Road DELORAINE (CTs: 183627/1 & 175297/1)**
DEVELOPMENT:	**Resource development (Controlled Environment Agriculture - poly tunnels) – setback, waterway.**

The application can be inspected until **Monday, 24 November 2025**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

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

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

Dated at Westbury on 8 November 2025.

Jonathan Harmey
GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993

Meander Valley Council
Working Together

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

OFFICE USE ONLY

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

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

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

Indicate by ✓ box

PROPERTY DETAILS:

Address: 1060 Osmaston Road | Certificate of Title: 183627

Suburb: Deloraine | 7304 | Lot No: 1

Land area: 55.35ha m^2 / ha

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

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

DETAILS OF USE OR DEVELOPMENT:

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

Total cost of development *(inclusive of GST)*: $600,000 *Includes total cost of building work, landscaping, road works and infrastructure*

Description of work: Polytunnel Development

Use of building: Resource Development (Controlled Environment Agriculture) (main use of proposed building – dwelling, garage, farm building, factory, office, shop)

New floor area: 83,833 m^2 New building height: <12 m

Materials: External walls: | Colour:

Roof cladding: | Colour:

RESULT OF SEARCH

ASSISTANT RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
183627	1
EDITION	DATE OF ISSUE
2	06-Feb-2023

SEARCH DATE : 02-Oct-2025
SEARCH TIME : 03.01 PM

DESCRIPTION OF LAND

Parish of CALSTOCK Land District of WESTMORLAND
Lot 1 on Plan 183627
Being in part the land described in Conveyance 72/3977
Excepting thereout Lot 1 (SP145226) 9600m2, Part of Lot 1 (SP175297) 48.97ha & Part of Lot 1 (SP183626) 1.180ha
Derivation : Part of Lot 43, 500 Acres Gtd. to William Bramich
Prior CT 175298/1

SCHEDULE 1

N105459 TRANSFER to ANDREW GEOFFREY PETTEN TERRY and STEPHANIE SHEREE TERRY Registered 06-Feb-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 15021 BENEFITING EASEMENT: Pipeline right (appurtenant to the land marked ABCD on Plan 183627) over the strip of land marked Water Supply and Pipeline Easement 3.00 wide on Plan 183627
M615614 BENEFITING EASEMENT: a right of carriageway over the land marked Right of Way 8.00 wide on Plan 183627 Registered 31-Mar-2017 at noon
SP175297 BURDENING EASEMENT: a pipeline easement (appurtenant to Lot 1 on Sealed Plan 175297) over the land marked Pipeline Easement 4.00 wide PQR (SP175297) on Plan 183627
SP183626 BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on Sealed Plan 183626) over the land marked Right of Way 6.00 wide (SP183626) on Plan 183627
SP183626 BURDENING EASEMENT: a water supply easement (appurtenant to Lot 1 on Sealed Plan 183626) over the land marked Water Supply Easement 4.00 wide PQST (SP183626) on Plan 183627
SP 15021 BURDENING EASEMENT: Pipeline right (appurtenant to the land marked ABCD on Plan 183627) over the strip of land marked Water Supply and Pipeline Easement

3.00 wide on Plan 183627

C704431 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 21-Mar-2006 at 12.03 PM

C860751 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 26-May-2008 at noon

E332442 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 06-Feb-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER
GREGORY CHARLES BRAZENDALE

FOLIO REFERENCE
175298–1

GRANTEE
PART OF LOT 43, 500.0.0
WILLIAM BRAMICH, PUR.

PLAN OF TITLE

LAND DISTRICT OF WESTMORLAND
PARISH OF CALSTOCK

LOCATION:

CONVERTED BY PLAN No: P 134712

COMPILED BY:
COHEN & ASSOCIATES PTY LTD, LAUNCESTON

NOT TO SCALE — LENGTHS IN METRES

REGISTERED NUMBER
P183627

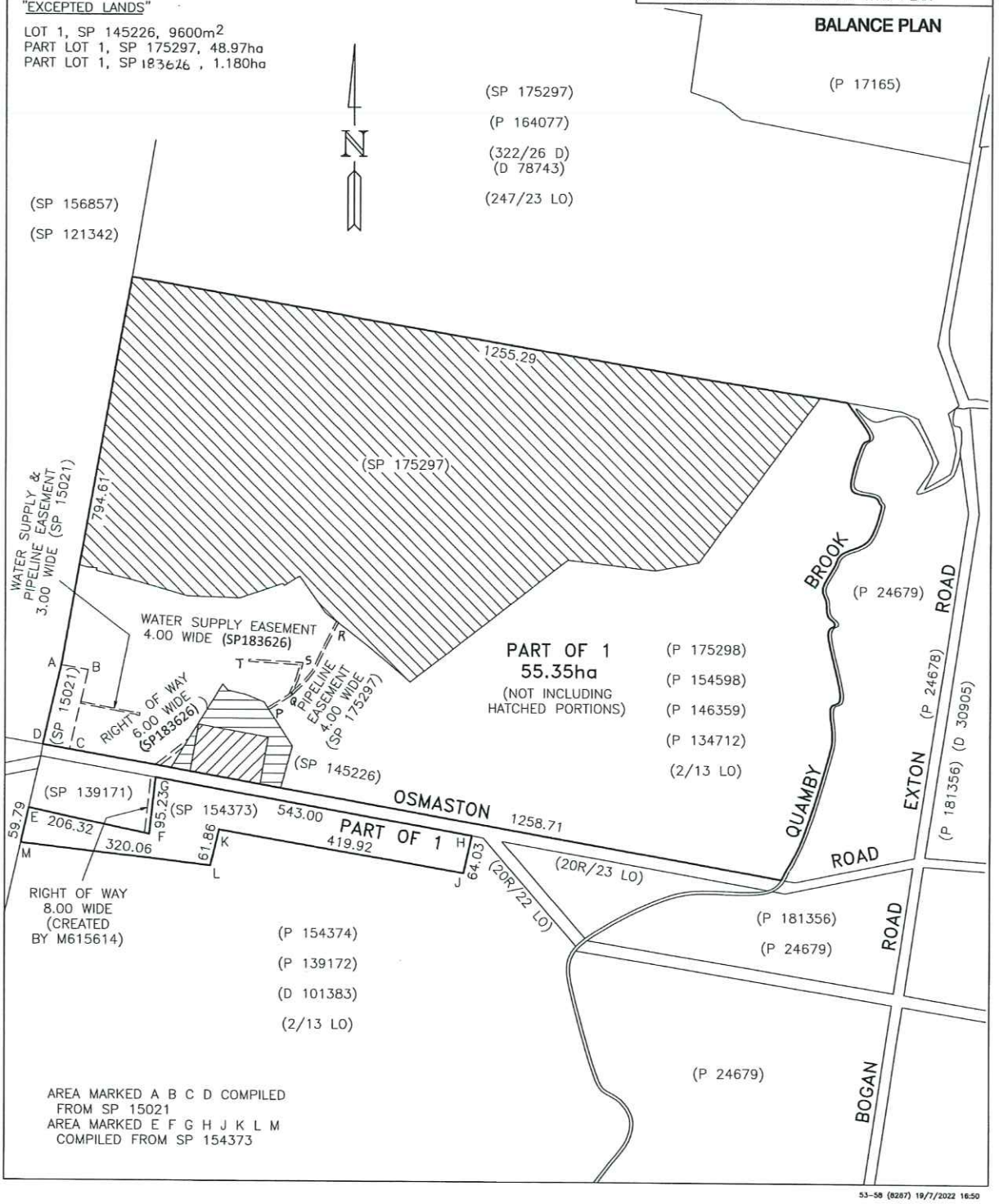
APPROVED 12 OCT 2022
Recorder of Titles

SKETCH BY WAY OF ILLUSTRATION ONLY — DERIVED FROM CONV. 72–3977

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

"EXCEPTED LANDS"

LOT 1, SP 145226, 9600m²
PART LOT 1, SP 175297, 48.97ha
PART LOT 1, SP 183626 , 1.180ha



RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
175297	1
EDITION	DATE OF ISSUE
2	24-Mar-2021

SEARCH DATE : 04-Nov-2025
SEARCH TIME : 11.13 AM

DESCRIPTION OF LAND

Parish of EXTON Land District of WESTMORLAND
Parish of CALSTOCK Land District of WESTMORLAND
Lot 1 on Sealed Plan 175297
Derivation : Part of 545 Acres Gtd. to S. Martin. and Part of Lot 43, 500 Acres Gtd. to W. Bramich
Prior CTs 164077/2 and 154598/1

SCHEDULE 1

E131405 & M706200 TRANSFER to ANDREW GEOFFREY PETTEN TERRY and STEPHANIE SHEREE TERRY Registered 22-Aug-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP175297 EASEMENTS in Schedule of Easements
E215447 BURDENING WAYLEAVE EASEMENT with the benefit of a restriction as to user of land in favour of Tasmanian Networks Pty Ltd over the land marked Wayleave Easement 12.00 wide on Sealed Plan 175297 Registered 24-Mar-2021 at noon
E131407 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 16-Apr-2018 at 12.03 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER
GREGORY CHARLES BRAZENDALE
STEPHANIE SHEREE TERRY
ANDREW GEOFFREY PETTEN TERRY
MELISSA KATIE SHERRIFF

FOLIO REFERENCE
154598–1
164077–2
145226–1

GRANTEE
PART OF LOT 43 500.0.0 WILLIAM BRAMICH PUR
PART OF 545.0.0 GTD TO SAMUEL MARTIN

PLAN OF SURVEY

COHEN & ASSOCIATES PTY LTD, LAUNCESTON

BY SURVEYOR: S.P. VERBEETEN

LOCATION LAND DISTRICT OF WESTMORLAND
PARISHES OF CALSTOCK & EXTON

SCALE 1 : 6000 LENGTHS IN METRES

REGISTERED NUMBER
SP175297

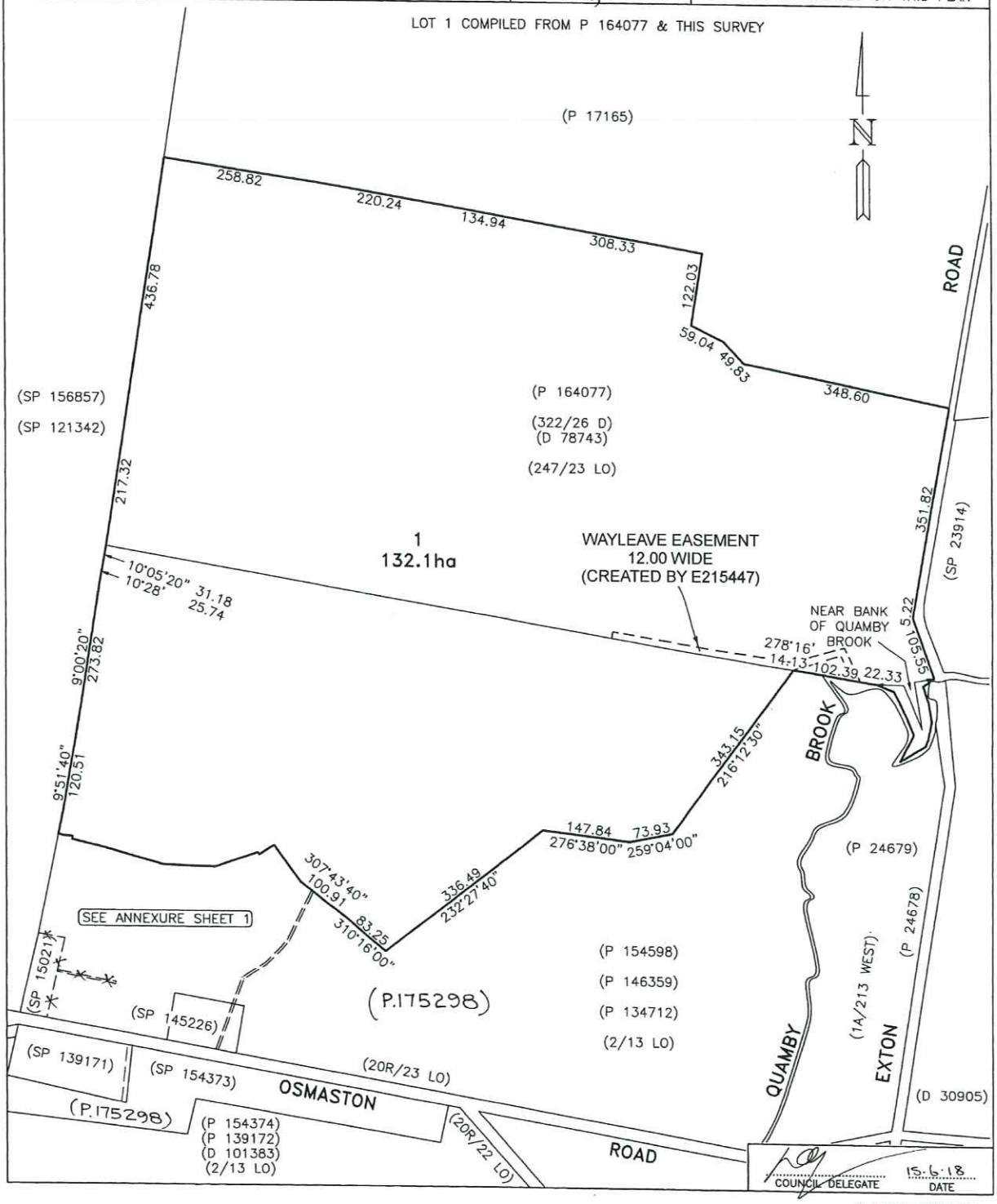
APPROVED
EFFECTIVE FROM 22 AUG 2018
Alice Kawa
Recorder of Titles

MAPSHEET MUNICIPAL CODE No 121 (4639)(4640)

LAST UPI No

LAST PLAN No SP.145226, P. 164077

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



53–58 (7541) 31/5/2018 12:01

PLAN OF SURVEY
ANNEXURE SHEET
SHEET 1 OF 1 SHEETS

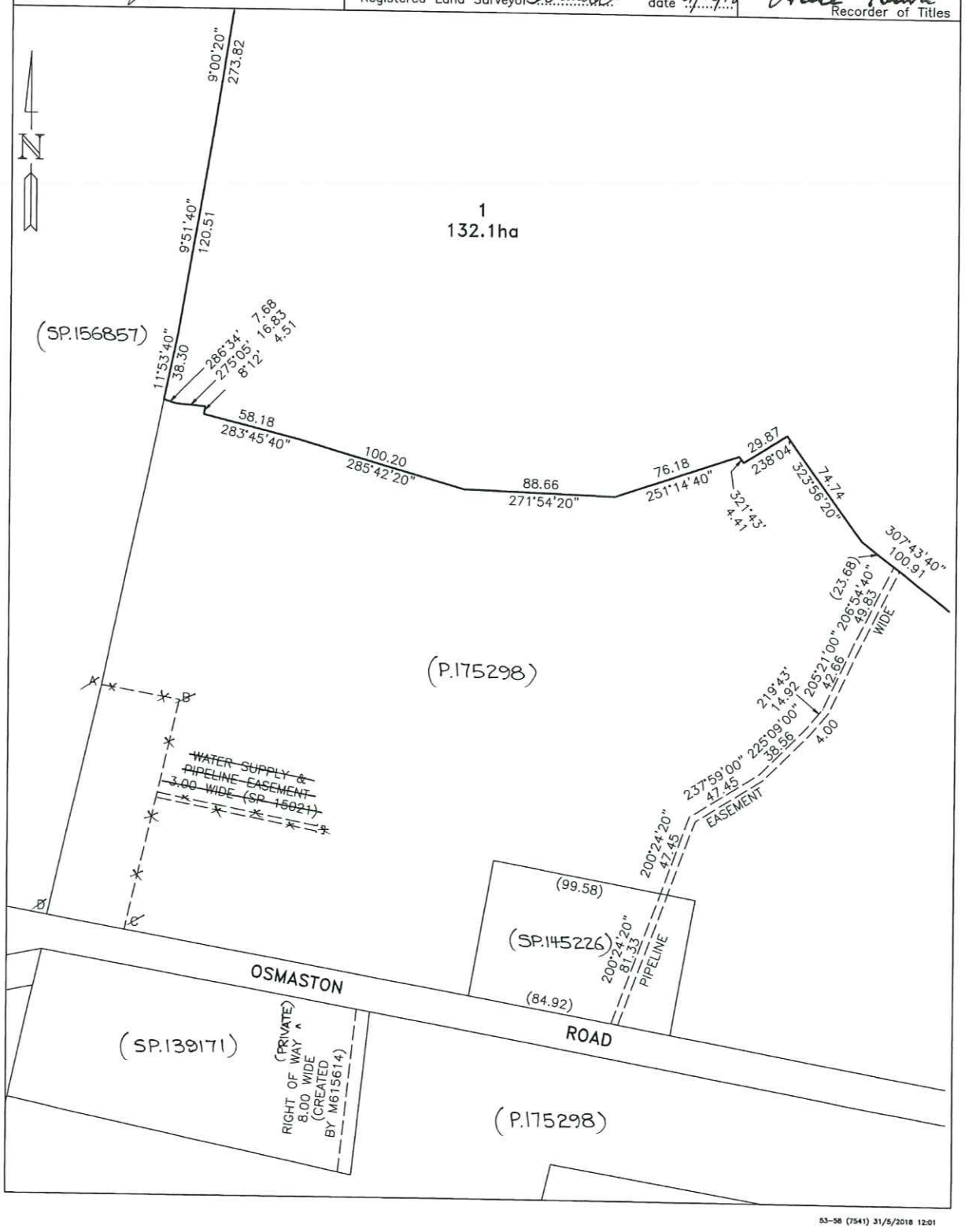
OWNER GREGORY CHARLES BRAZENDALE
STEPHANIE SHEREE TERRY, ANDREW GEOFFREY PETTEN TERRY, MELISSA KATIE SHERRIFF
FOLIO REFERENCE 154598–1, 164077–2, 145226–1
SCALE 1 : 2000 LENGTHS IN METRES

Registered Number
SP 175297

SIGNED FOR IDENTIFICATION PURPOSES
Council Delegate

THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. THE SURVEYORS CERTIFICATE EXTENDS TO THE DETAILS ON THIS SHEET.
Registered Land Surveyor
date 31/05/18

APPROVED
EFFECTIVE FROM 22 AUG 2018
Alice Kawa
Recorder of Titles



53–58 (7541) 31/5/2018 12:01

SCHEDULE OF EASEMENTS **NOTE:** THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	Registered Number SP 175297

EASEMENTS AND PROFITS:-

Each lot on the plan is together with:-
(1) Such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) Any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-
(1) Such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) Any easements or profits a prendre described hereunder.

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

EASEMENTS

BENEFITING EASEMENTS

That part of Lot 1 on the Plan as was formerly part of Lot 1 on SP 154598 IS TOGETHER WITH a Right of Carriageway over the land marked "RIGHT OF WAY (PRIVATE) 8.00 WIDE (CREATED BY M615614)" on ~~Plan 154598~~ the Plan.

~~That part of Lot 1 on the Plan as was formerly part of Lot 1 on SP 154598 IS TOGETHER WITH a Pipeline Right (appurtenant to the land marked ABCD on Plan 154598) over the strip of land marked "Water Supply and Pipeline Easement 3.00 wide" on Plan 154598 and more fully set forth in Schedule of Easements to SP 15021~~

Lot 1 on the Plan is TOGETHER WITH a Pipeline Easement over the land marked "PIPELINE EASEMENT 4.00 WIDE" on the Plan

~~BURDENING EASEMENTS~~

~~That part of Lot 1 on the Plan as was formerly part of Lot 1 on SP 154598 IS SUBJECT TO a Right of Ingress, Egress, Regress and Way for Barth Bramich over the piece of land shown on the plan drawn on Conveyance 8/6397 coloured brown.~~

~~That part of Lot 1 on the Plan as was formerly part of Lot 1 on SP 154598 IS SUBJECT TO a Pipeline Right (appurtenant to the land marked ABCD on Plan 154598) over the strip of land marked "Water Supply and Pipeline Easement 3.00 wide" on Plan 154598 more fully set forth in Schedule of Easements to SP 15021~~

Signed Gregory Charles Brazendale

Signed Andrew Geoffrey Petten Terry

Signed Stephanie Sheree Terry

Signed Melissa Katie Sherriff

SUBDIVIDER:GREGORY CHARLES BRAZENDALE & ANDREW GEOFFREY PETTEN TERRY & STEPHANIE SHEREE TERRY FOLIO REF VOL 154598 FOL 1; VOL 164077 FOL 2 SOLICITOR & REFERENCE: P L Corby & Co (AMH)	PLAN SEALED BY: MEANDER VALLEY COUNCIL DATE: 15 June 2018 PA\18\0076 REF NO. Council Delegate

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGES	Registered Number SP 175297
SUBDIVIDER: GREGORY CHARLES BRAZENDALE & ANDREW GEOFFREY PETTEN TERRY & STEPHANIE SHEREE TERRY FOLIO REFERENCE: VOL 154598 FOL 1; VOL 164077 FOL 2	

INTERPRETATION

"PIPELINE EASEMENT" shall mean the full free right and liberty for the owner or owners for the time being of Lot 1 the dominant land, his, her or their servants, agents or contractors to enter upon the servient land and to lay in and upon the servient land at a depth of no less than 0.50 metres but not exceeding 1.80 metres such water pipe or pipes as shall from time to time be necessary for the purposes of the owner or owners of the dominant land and to pipe water through such pipe or pipes and at all times hereafter the full free right and liberty to enter upon the servient land for the purpose of inspecting, cleaning, repairing, maintaining, removing and renewing such pipe or pipes and to carry out all necessary work thereon for such purposes; the owner or owners of the dominant land making good all or any damage done to the servient land or the surface thereof or the trees, shrubs or plants of the owner for the time being of the servient land that are located in and upon the servient land, to a standard of making good that is not less than the condition existing immediately prior to the damage occurring.

SIGNED BY GREGORY CHARLES BRAZENDALE
As registered proprietor of the land described
By Folio of the Register Volume 154598 Folio 1
In the presence of
Witness S. Brazendale
Full Name Sally Brazendale
Full Postal address 1600 Osmaston Road Deloraine.

SIGNED BY ANDREW PETTEN TERRY
As registered proprietor of the land described
By Folio of the Register Volume 164077 Folio 2
In the presence of
Witness
Full Name Richard Leigh WEBB
Full Postal address 36 Rooke St, Devonport TAS 7310

SIGNED BY STEPHANIE SHEREE TERRY
As registered proprietor of the land described by Folio of the Register Volume 164077 Folio 2
In the presence of
Witness
Full Name Richard Leigh WEBB
Full Postal address 36, Rooke St, Devonport TAS 7310

Melissa Katie Sherriff

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGES	SP Registered Number 175297
SUBDIVIDER: GREGORY CHARLES BRAZENDALE & ANDREW GEOFFREY PETTEN TERRY & STEPHANIE SHEREE TERRY FOLIO REFERENCE: VOL 154598 FOL 1; VOL 164077 FOL 2	

SIGNED BY MELISSA KATIE SHERRIFF

As registered proprietor of the land described

By Folio of the Register Volume 145226 Folio 1

In the presence of

Witness

Full Name Andrew Gleeson

Full Postal address 1030 Osmaston Road, Delorgine Tas 7304

THE CONSENT OF AUSTRALIA AND

NEW ZEALAND BANKING GROUP LIMITED

As Mortgagee pursuant to Mortgage E131407

Is hereunto endorsed

EXECUTED BY AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD BEING SIGNED UNDER PA 684 BY RICHARD KEIGH INGRAM who has not received notice of revocation of the power of Attorney.

IN THE PRESENCE OF:

PAULA WEEKS
BANK OFFICER
16 Cattley St
Burnie Tas 7320.

THE CONSENT OF AUSTRALIA AND

NEW ZEALAND BANKING GROUP LIMITED

As Mortgagee pursuant to Mortgage E84487

Is hereunto endorsed

EXECUTIVE BY AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED by BEING Signed by its Additional Attorney

Lucio SARDEGNA

(who hereby Certifies that he has received no notice of revocation of POWER OF ATTORNEY NO PA0653 under which this instrument is signed) in the presence of

Bank Officer, 4/833 Collins Street, Docklands Victoria 3008

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED by its Additional Attorney

Peter Koukouzikas
SSC 3112

Signed by Gregory Charles Brazendale

Signed by Andrew Geoffrey Petten Terry

Signed by Stephanie Sheree Terry

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Rebecca Green & Associates

Planning Submission

Resource Development (Controlled Environment Agriculture) including Polytunnels

1060 Osmaston Road, Deloraine

TASMANIAN BERRIES

Rebecca Green & Associates

Contents

1. Executive Summary 3
   1.1 Proposal Overview 3
2. Subject Land and Locality 3
   2.1 Subject Land Description 3
   2.1 Locality Description 4
   2.2 Access and Movement 4
   2.3 Services 4
   2.4 Heritage 5
   2.5 Flora and Fauna 5
3. Proposal 5
   3.1 Development Proposal 5
4. Planning Assessment 7
   4.1 Tasmanian Planning Scheme – Meander Valley 7
   4.2 Other Planning Considerations 11
   4.3 State Policies 13
      4.3.1 State Coastal Policy 1996 13
      4.3.2 State Policy on Water Quality Management 1997 13
      4.3.3 State Policy on Protection of Agricultural Land 2009 14
   4.4 Land Use Planning and Approvals Act 1993 14
   4.5 National Environment Protection Measures 14
5. Conclusion 15

Appendices

Appendix A: Certificate of Title

Appendix B: Plans and Details

Appendix C: Natural Assets Code Assessment

1. Executive Summary

1.1 Proposal Overview

This submission is prepared on behalf of Tasmanian Berries (Andrew and Stephanie Terry), in support of a proposal for resource development (controlled environment agriculture) including polytunnels.

The owners of the subject land are Andrew and Stephanie Terry. This application is made with the knowledge of all landowners.

This application is made under the *Land Use Planning and Approvals Act 1993*, in accordance with Section 57 for a discretionary planning application. The proposal has been prepared in accordance with the provisions of the *Tasmanian Planning Scheme – Meander Valley* and the objectives of the *Land Use Planning and Approvals Act 1993*.

The proposal is summarised as:

- Use and Development of Resource Development, and is illustrated in plans, provided at Appendix B.

2. Subject Land and Locality

2.1 Subject Land Description

The subject site is comprised in Certificate of Title Volume 183627 Folio 1. A copy of the title is contained in Appendix A.

The registered owners of 1060 Osmaston Road are Andrew Geoffrey Petten Terry and Stephanie Sheree Terry. CT 183627/1 has an area of 55.35 hectares and has primary frontage to Osmaston Road. The site adjoins Quamby Brook to the east and located south of Exton. A number of polytunnels are current on the title.

Surrounding land is predominantly utilised for agriculture at various scale and levels of intensity.

2.1 Locality Description

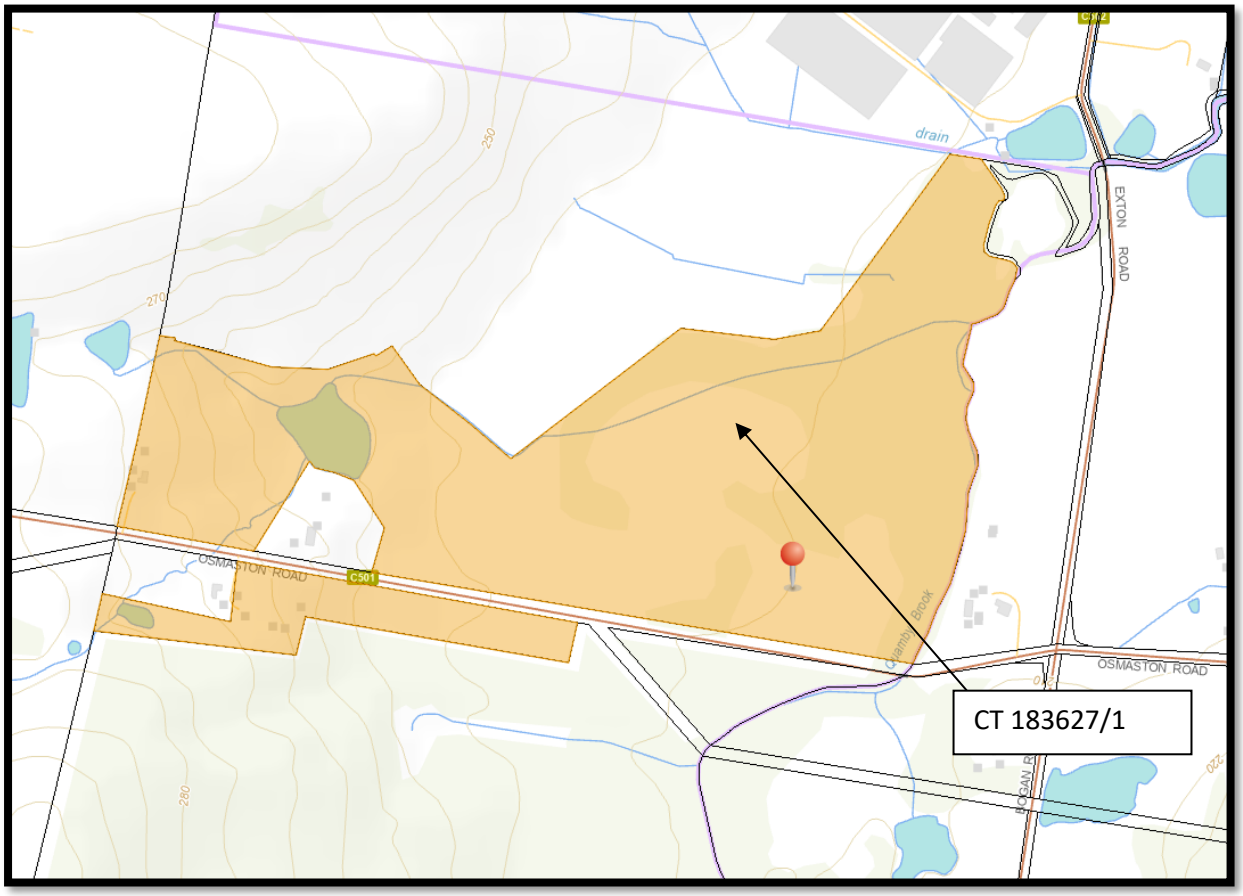


Figure 1: Locality Map 1060 Osmaston Road

(Source: LISTmap - Land Information System Tasmania (thelist.tas.gov.au)

2.2 Access and Movement

There are several existing vehicular access points to the land at 1060 Osmaston Road. The proposal will see access continue from the existing access points to Osmaston Road. Access to the polytunnels will also continue via the farm access existing and located to the adjoining property to the north in the same ownership.

2.3 Services

The subject site is located within the rural settlement of Deloraine; it is not provided with reticulated sewerage, water and stormwater; however, the site can be provided with power and communications supplies, as required. All drainage and stormwater are diverted to the dams on the farm and via in-ground filtration.

2.4 Heritage

The subject site is not identified to be of heritage significance.

2.5 Flora and Fauna

The site is located within the rural area of Deloraine. A search of the Natural Values Atlas has revealed no recorded species on the subject site. An area of Eucalyptus ovata forest and woodland is located in the northeastern corner of the site. The proposed polytunnels will be located approximately 140m to the southwest of this Threatened Native Vegetation Community.

3. Proposal

3.1 Development Proposal

Centralised packing, amenities and transport is provided and existing at 280 Exton Road, no changes to this area are proposed.

The proposal seeks to gain approval for the development associated with a berry growing enterprise that utilises controlled environment agricultural techniques at 1060 Osmaston Road, Deloraine.

Block 1 will comprise an area of 15,385m^2, Block 2 will comprise an area of 20,400m^2, Block 3 will comprise an area of 22,015m^2, Block 4 will comprise an area of 25,500m^2 and Block 5 will comprise an area of 5,338m^2 for polytunnel construction, as per drawings contained at Appendix B to this submission, and will accommodate strawberry production.

Tasmanian Berries commenced construction of polytunnels in February 2014 at 280 Exton Road, and in 2022 one block of polytunnels and two blocks of hot house structures was commenced on the subject site. In mid-2025 an additional three blocks of polytunnels commenced. The proposal seeks to add a further five blocks of polytunnels. The long harvest season requires between 12-18 people per hectare to rotationally harvest the fruit by hand, 7 days a week, as well as teams of people responsible for farm management, irrigation, maintenance, and crop husbandry.

The PALM (Pacific Australia Labour Mobility) scheme provides a reliable source of labour that works with the business for periods of 6-9 months each season before returning home.

Peak picking season is between November and April. Picking activity commences as early as 5.00am. Picking activity generally ends between 1.00pm and 3.00pm. In the past packing generally occurred at the same time as picking, however Tasmania Berries are moving packing to the packshed rather than picking and packing in the field, and anticipate to use 30% less labour across the board in the field which the existing staff will take up the extra area of the five blocks proposed. General farm maintenance is undertaken throughout the year, but increases during the winter months with polytunnel maintenance, disposing of old plants and planting of new ones, pruning and re-trellising. Deliveries other than fruit out and packaging in, includes deliveries of fertilisers, chemicals, trellis equipment, tunnel equipment and might occur 1-2 times per week. No additional vehicle movements is anticipated, as the employees live on site on the adjacent northern property and all vehicle movements will be internal between the two sites.

Strawberry Production Method

The proposed and existing strawberry operation utilises a hydroponic production system located within poly tunnel structures. The strawberries are grown in raised gutters positioned approximately 1.0 metre high, which allows for efficient plant management and drainage control.

Each gutter contains an inert growing medium (such as coco peat) that supports the plant root systems. A nutrient-rich fertigation solution—comprising water and dissolved fertilisers—is delivered directly to each plant via a controlled drip irrigation system. This ensures precise delivery of water and nutrients to the root zone, optimising plant growth while minimising waste.

All irrigation and nutrient delivery are monitored and regulated using automated control systems that measure and adjust flow rates, electrical conductivity (EC), and pH. This precision fertigation approach allows for substantial reductions in total water use and fertiliser input, compared with traditional soil-based production systems.

Wastewater Capture and Management

The hydroponic system operates as a closed or semi-closed loop, meaning that any excess or drain water from the raised gutters is fully captured and collected through a network of return lines and drainage channels within each poly tunnel. This captured nutrient solution—commonly referred to as “runoff” or “leachate”—is directed to a holding dam located on site.

From there, the stored nutrient water is reused and redistributed for irrigation of the farm’s broadacre cropping and grazing pastures, primarily through a centre pivot irrigation system. This process allows the nutrient-rich water to be beneficially applied to surrounding farmland, where it supports pasture and crop growth while reducing the need for additional synthetic fertiliser applications.

All recapture and reuse processes are managed to ensure:

- No uncontrolled discharge of nutrient water from the property boundary;
- Compliance with best practice water management and environmental standards;
- Optimisation of whole-farm water and nutrient use efficiency; and
- Protection of surrounding soil and groundwater quality.

Coir (substrate growing media made from coconut)

Coir bags each hold approximately 16 litres of coir, 1.0m longx0.2m sidex 0.15m high. These coir bags are generally replaced in the polytunnels annually, however Tasmanian Berries is in the process of moving to bi-annual for financial and sustainable reasons.

To dispose of the bags, this is completed utilising manual labour with knives to cut the bags and manually separate the plastic from the organic material. The organic material is then spread on the pasture and potato crops. The plastic is then recycled where possible. The manual separation process of the bags will soon be replaced for a number of reasons, to an industrial shredder to first

shred the whole bag plastic and all. The material is then put through a trommel screen to separate the organic material and the plastic, which is more efficient and safer. This process change will take place on farm before the development of the polytunnel construction, as the stockpile is presently in the location of the development. The business anticipates utilising this process in the future to alleviate any stockpiling.

All plans and details of the proposal are provided at Appendix B to this submission.

4. Planning Assessment

4.1 Tasmanian Planning Scheme – Meander Valley

The subject site is zoned Agriculture within the *Tasmanian Planning Scheme – Meander Valley,* effective 19th April 2021 and subject to the Bushfire-Prone Areas Code, and the Natural Assets Code (Waterway and coastal protection area) and the Flood-Prone Areas Code.

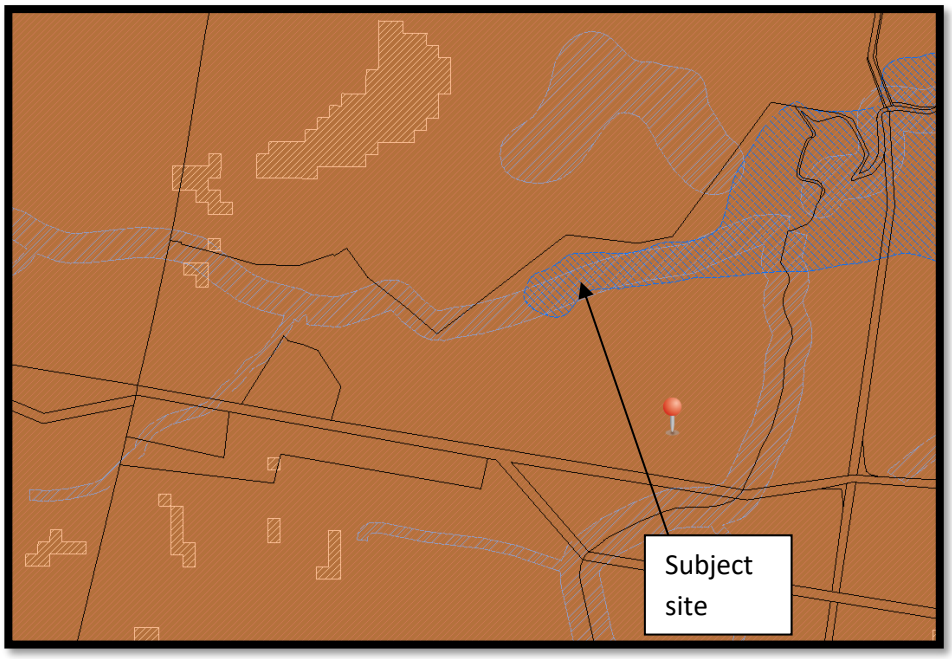


Figure 2: Zoning Map

(Brown = Agriculture Zone)

(Source: LISTmap - Land Information System Tasmania (thelist.tas.gov.au)

21.0 Agriculture Zone

21.1 Zone Purpose

21.1.1 To provide for the use or development of land for agricultural use.

21.1.2 To protect land for the use or development of agricultural use by minimising:

(a) conflict with or interference from non-agricultural uses;

(b) non-agricultural use or development that precludes the return of the land to agricultural use; and

(c) use of land for non-agricultural use in irrigation districts.

21.1.3 To provide for use or development that supports the use of the land for agricultural use.

Proposal Response

The proposal meets the zone purpose statements, as it provides for subservient and associated use to a resource development use at a commercial scale. The use of development will not constrain, or conflict resource development uses.

This is complied with.

21.2 Use Table

The proposed use fits the use class of **Resource Development** (Controlled Environment Agriculture) which is a No Permit Required Use, due to being located on Class 4 land (other than prime agricultural land).

Use Class

Resource Development

> "Use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fish stock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, bee keeping, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing and marine farming shore facility.

Controlled Environment Agriculture as defined by the Scheme means:

> "means an agricultural use carried out within some form of built structure, whether temporary or permanent, which mitigates the effect of the natural environment and climate. Such agricultural uses include production techniques that may or may not use imported growth medium such as greenhouses, polythene covered structures, and hydroponic facilities."

21.3 Use Standards

21.3.1 Discretionary Uses – not applicable, the proposal is located on Class 4 land and is therefore a No Permit Required use meeting qualification (a) under Table 21.2.

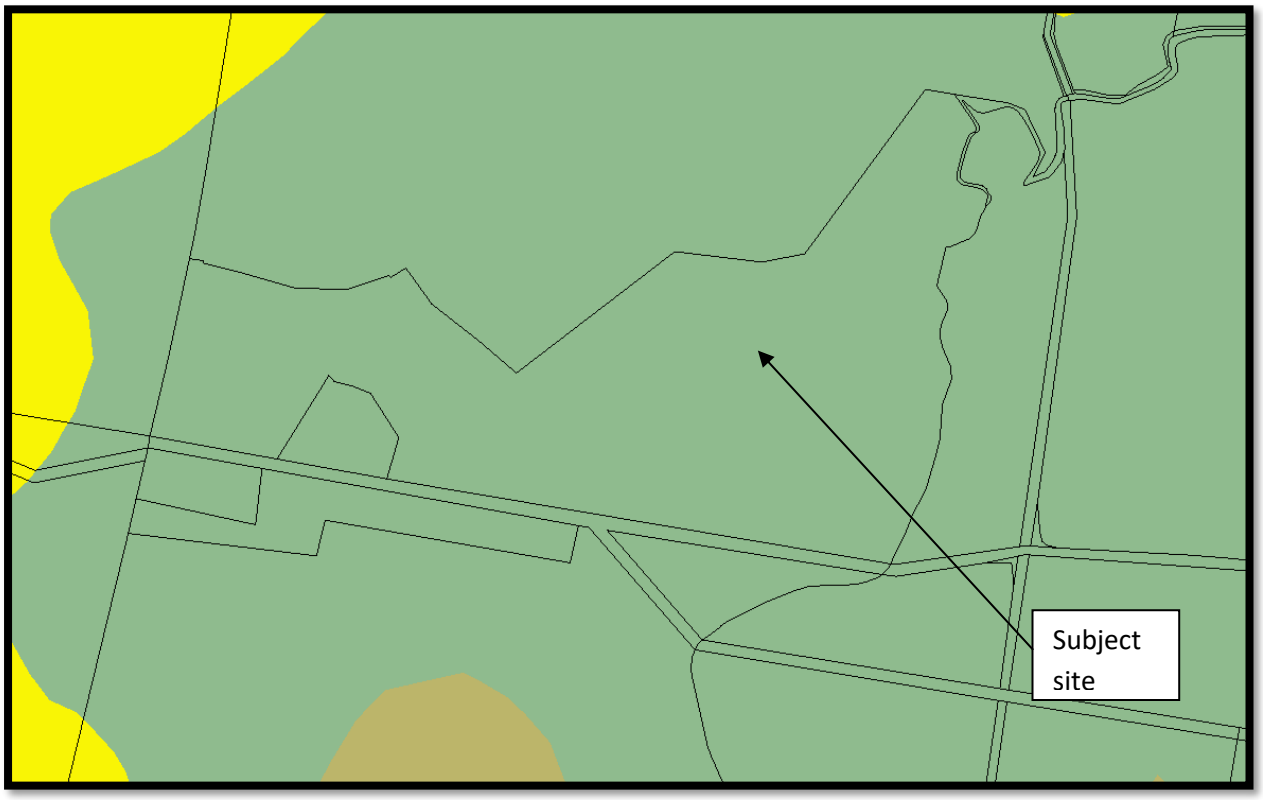


Figure 3: Land Capability Map

(Source: LISTmap - Land Information System Tasmania (thelist.tas.gov.au)

21.4 Development Standards for Buildings and Works

21.4.1 Building Height

Objective **To provide for a building height that:** **(a) Is necessary for the operation of the use; and** **(b) Minimises adverse impacts on adjoining properties.**		
Acceptable Solution	**Performance Criteria**	***Proposal Response***
A1 Building height must be not more than 12m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) The proposed height of the building; (b) The topography of the site; (c) The bulk and form of the	*A1 The proposed polytunnels are less than 12m (4.3m) as detailed within plans and details contained at Appendix B.*

	building; (d) Separation from existing use on adjoining properties; (e) The nature of the existing uses on adjoining properties; and (f) Any buffers created by natural or other features.	

21.4.2 Setbacks

Objective **That the siting of buildings minimises potential conflict with use on adjoining properties.**		
Acceptable Solution	**Performance Criteria**	***Proposal Response***
A1 Buildings must have a setback from all boundaries of: (a) Not less than 5m; or (b) If the setback of an existing building is within 5m, not less than the existing building.	P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) The bulk and form of the building; (b) The nature of existing use on the adjoining properties; (c) Separation from existing use on the adjoining properties; and (d) Any buffers created by natural or other features.	*All polytunnels will be located at least 8m to the boundary except for a section of polytunnels in Block 1 which is proposed to be 3m to the boundary. The proposed polytunnel development is used in association with the adjacent title. Vehicular access is existing and will not be impacted by the proposed polytunnels located within 5m of a boundary. The polytunnel blocks are made up of a number of rows of polytunnels, lightweight in structure with a level of transparency through the structure. The proposal will not cause an unreasonable impact on existing use on adjoining properties, given the nature of the use between the two titles, and the same ownership. The proposal is consistent with the performance criteria.*
A2 Buildings for a sensitive use must have a setback from all	P2 Buildings for a sensitive use must be sited so as not to conflict or	*A2 Not applicable, no sensitive use proposed.*

boundaries of: (a) Not less than 200m; or (b) If the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	interfere with an agricultural use, having regard to: (a) The size, shape and topography of the site; (b) The prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) The location of existing buildings on the site; (d) The existing and potential use of adjoining properties; (e) Any proposed attenuation measures; and (f) Any buffers created by natural or other features.	

21.4.3 Access for New Dwellings – not applicable, the proposal is not for a dwelling.

21.5 Development Standards for Subdivision – not applicable, the proposal does not include subdivision.

4.2 Other Planning Considerations

C2.0 Parking and Sustainable Transport Code

C2.5 Use Standards

C2.5.1 Car Parking Numbers

A1 – The number of on-site car parking spaces meets the reasonable needs of the use. Table C2.1 has no requirement for the Resource Development use class. No additional formal car parking is proposed on site.

Bus/car transportation is provided to essential services for workers by Tasmanian Berries as well as internal transportation where required within the property.

C2.5.2 Bicycle Parking Numbers

A1 - Table C2.1 has no requirement for Resource Development use class. The site is sufficient in size to accommodate any bicycles that the seasonal workers may own/utilise.

C2.5.3 Motorcycle Parking Numbers

A1 – Table C2.4 has no requirement for the provision of motorcycle parking for this proposal.

C2.5.4 Loading Bays – not applicable.

C2.5.5 Number of Car Parking Spaces within the General Residential Zone and Inner Residential Zone – not applicable.

C2.6 Development Standards for Buildings and Works

No additional car parking spaces / bus parking areas proposed.

C3.0 Road and Railway Assets Code

Vehicular traffic to and from the site, using an existing vehicle crossing will not increase by more than the amounts in Table C3.1. All vehicular traffic is capable of entering and leaving the site in a forward direction. No additional vehicle movements is anticipated, as the employees live on site on the adjacent northern property and all vehicle movements will be internal between the two sites.

The proposal complies with A1.4 of C3.5.1. All other provisions are not applicable.

C7.0 Natural Assets Code

The application of this Code does apply to this subject site as the Code applies to development on land within a waterway and coastal protection area.

C7.6.1 Buildings and Works within a Waterway and Coastal Protection Area or a Future Coastal Refugia Area

A1 – The proposal is not able to meet the acceptable solution.

P1.1 – A Natural Assets Code Assessment prepared by Exceed Engineering is attached to this submission at Appendix C demonstrating compliance with the performance criteria.

P1.2 – Not applicable.

A2 – Not applicable.

A3 – Stormwater from the structures including the polytunnels will be discharged via in-ground filtration. No new point source discharges into a watercourse are proposed. The proposal will not give rise to pollutants as clean water runoff is proposed.

A4 – A5 – Not applicable.

C12.0 Flood-Prone Areas Hazard Code

The proposed use and development is exempt under C12.4.1 (b)(iv) of this Code.

4.3 State Policies

4.3.1 State Coastal Policy 1996

The State Coastal Policy was created under the *State Policies and Projects Act 1993*. This Policy applies to the Coastal Zone, which is defined as the area within State waters and all areas within one kilometre of the coast.

Proposal Response

The subject site is not located within one kilometre from the coast, meaning that the provisions of the State Coastal Policy 1996 do not apply.

4.3.2 State Policy on Water Quality Management 1997

This Policy applies to all surface waters, including coastal waters, and ground waters, other than:

i. Privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or
ii. Waters in any tank, pipe or cistern.

The purpose of the Policy is to achieve the sustainable management of Tasmania's surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania's Resource Management and Planning System (Schedule 1 of the *State Policies and Projects Act 1993*).

The objectives of this Policy are to:

1. *Focus water quality management on the achievement of water quality objectives which will maintain or enhance water quality and further the objectives of Tasmania's Resource Management and Planning System;*
2. *Ensure that diffuse source and point source pollution does not prejudice the achievement of water quality objectives and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management;*
3. *Ensure that efficient and effective water quality monitoring programs are carried out and that the responsibility for monitoring is shared by those who use and benefit from the resource, including polluters, who should bear an appropriate share of the costs arising from their activities, water resource managers and the community;*
4. *Facilitate and promote integrated catchment management through the achievement of objectives (1) to (3) above; and*
5. *Apply the precautionary principle to Part 4 of this Policy.*

Proposal Response

The proposal involves collection and discharge of stormwater via in-ground filtration for the new development. The objectives of this Policy will therefore be managed in this rural environment.

The proposal is consistent with the policy.

4.3.3 State Policy on Protection of Agricultural Land 2009

The location of the proposed works and development are located within the area of the site which is mapped as Class 4 land. There is no prime agricultural land directly associated with the location of the proposed development.

The proposal is unlikely to impact on adjacent agricultural use. As such, the proposal does not conflict with the objectives of this Policy.

4.4 Land Use Planning and Approvals Act 1993

The *Land Use Planning and Approvals Act 1993* provides objectives for all development considered under this Act. The proposal has been considered against the objectives of this Act. The proposal has been prepared to be consistent with the provisions of the *Tasmanian Planning Scheme – Meander Valley*. The proposal is therefore considered to be consistent with the objectives of the Act.

4.5 National Environment Protection Measures

A series of National Environment Protection Measures (NEPMs) have been established by the National Environment Protection Council. These measures are:

- Ambient air quality;
- National pollutant inventory;
- Movement of controlled waste;
- Use packaging materials;
- Assessment of site contamination; and
- Diesel vehicle emissions.

Proposal Response

It is considered that the NEPMs are not relevant to the proposed development.

5. Conclusion

The proposal is for resource development (controlled environment agriculture) by way of the provision of five blocks of polytunnels at 1060 Osmaston Road, Deloraine, and is illustrated in plans, provided at Appendix B.

The proposal complies with the development standards prescribed by the Scheme, and can be approved under the *Tasmanian Planning Scheme – Meander Valley*. This application is made under the *Land Use Planning and Approvals Act 1993*, Section 57 which provides for the submission of a discretionary application.

The proposal is consistent with the relevant State and local policies, Planning Scheme objectives and considerations and objectives of the *Land Use Planning and Approvals Act 1993.* It is therefore recommended that the proposal be considered for planning approval.

Author	Version	Date
Rebecca Green	1	29 September 2025
Rebecca Green	2 – Response to RFI	30 October 2025

Rebecca Green & Associates

Appendix A: Certificate of Title

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
183627	1
EDITION	DATE OF ISSUE
2	06-Feb-2023

SEARCH DATE : 21-Jun-2025
SEARCH TIME : 01.13 PM

DESCRIPTION OF LAND

Parish of CALSTOCK Land District of WESTMORLAND
Lot 1 on Plan 183627
Being in part the land described in Conveyance 72/3977
Excepting thereout Lot 1 (SP145226) 9600m2, Part of Lot 1 (SP175297) 48.97ha & Part of Lot 1 (SP183626) 1.180ha
Derivation : Part of Lot 43, 500 Acres Gtd. to William Bramich
Prior CT 175298/1

SCHEDULE 1

N105459 TRANSFER to ANDREW GEOFFREY PETTEN TERRY and STEPHANIE SHEREE TERRY Registered 06-Feb-2023 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 15021 BENEFITING EASEMENT: Pipeline right (appurtenant to the land marked ABCD on Plan 183627) over the strip of land marked Water Supply and Pipeline Easement 3.00 wide on Plan 183627
M615614 BENEFITING EASEMENT: a right of carriageway over the land marked Right of Way 8.00 wide on Plan 183627 Registered 31-Mar-2017 at noon
SP175297 BURDENING EASEMENT: a pipeline easement (appurtenant to Lot 1 on Sealed Plan 175297) over the land marked Pipeline Easement 4.00 wide PQR (SP175297) on Plan 183627
SP183626 BURDENING EASEMENT: Right of Carriageway (appurtenant to Lot 1 on Sealed Plan 183626) over the land marked Right of Way 6.00 wide (SP183626) on Plan 183627
SP183626 BURDENING EASEMENT: a water supply easement (appurtenant to Lot 1 on Sealed Plan 183626) over the land marked Water Supply Easement 4.00 wide PQST (SP183626) on Plan 183627
SP 15021 BURDENING EASEMENT: Pipeline right (appurtenant to the land marked ABCD on Plan 183627) over the strip of land marked Water Supply and Pipeline Easement

3.00 wide on Plan 183627

C704431 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 21-Mar-2006 at 12.03 PM

C860751 ADHESION ORDER under Section 110 of the Local Government (Building and Miscellaneous Provisions) Act 1993 Registered 26-May-2008 at noon

E332442 MORTGAGE to Australia and New Zealand Banking Group Limited Registered 06-Feb-2023 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER
GREGORY CHARLES BRAZENDALE

FOLIO REFERENCE
175298–1

GRANTEE
PART OF LOT 43, 500.0.0
WILLIAM BRAMICH, PUR.

PLAN OF TITLE

LAND DISTRICT OF WESTMORLAND
PARISH OF CALSTOCK

LOCATION:

CONVERTED BY PLAN No: P 134712

COMPILED BY:
COHEN & ASSOCIATES PTY LTD, LAUNCESTON

NOT TO SCALE

LENGTHS IN METRES

REGISTERED NUMBER
P183627

APPROVED 12 OCT 2022

Recorder of Titles

SKETCH BY WAY OF ILLUSTRATION ONLY

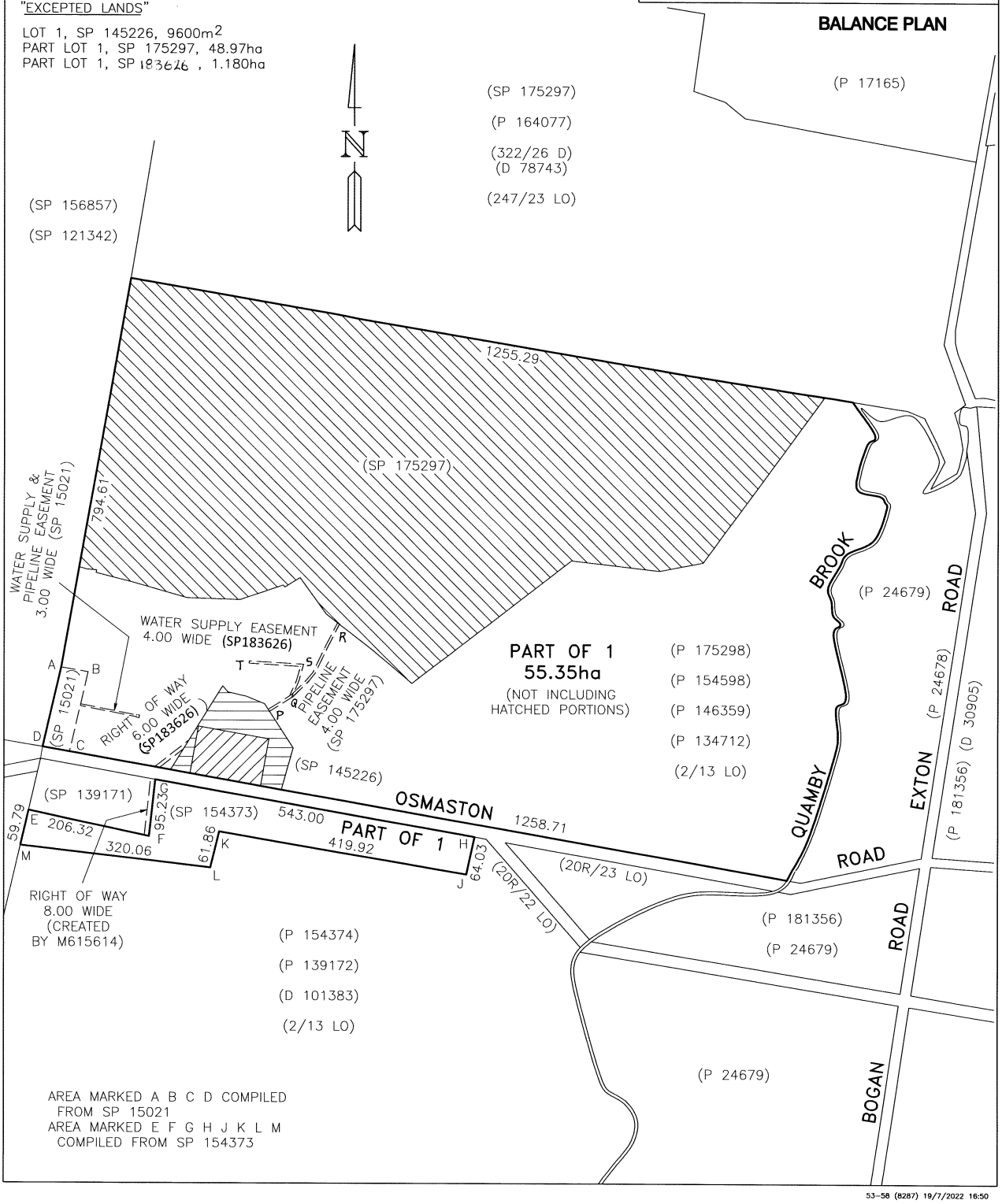
DERIVED FROM CONV. 72–3977

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN

"EXCEPTED LANDS"

LOT 1, SP 145226, 9600m2
PART LOT 1, SP 175297, 48.97ha
PART LOT 1, SP 183626 , 1.180ha

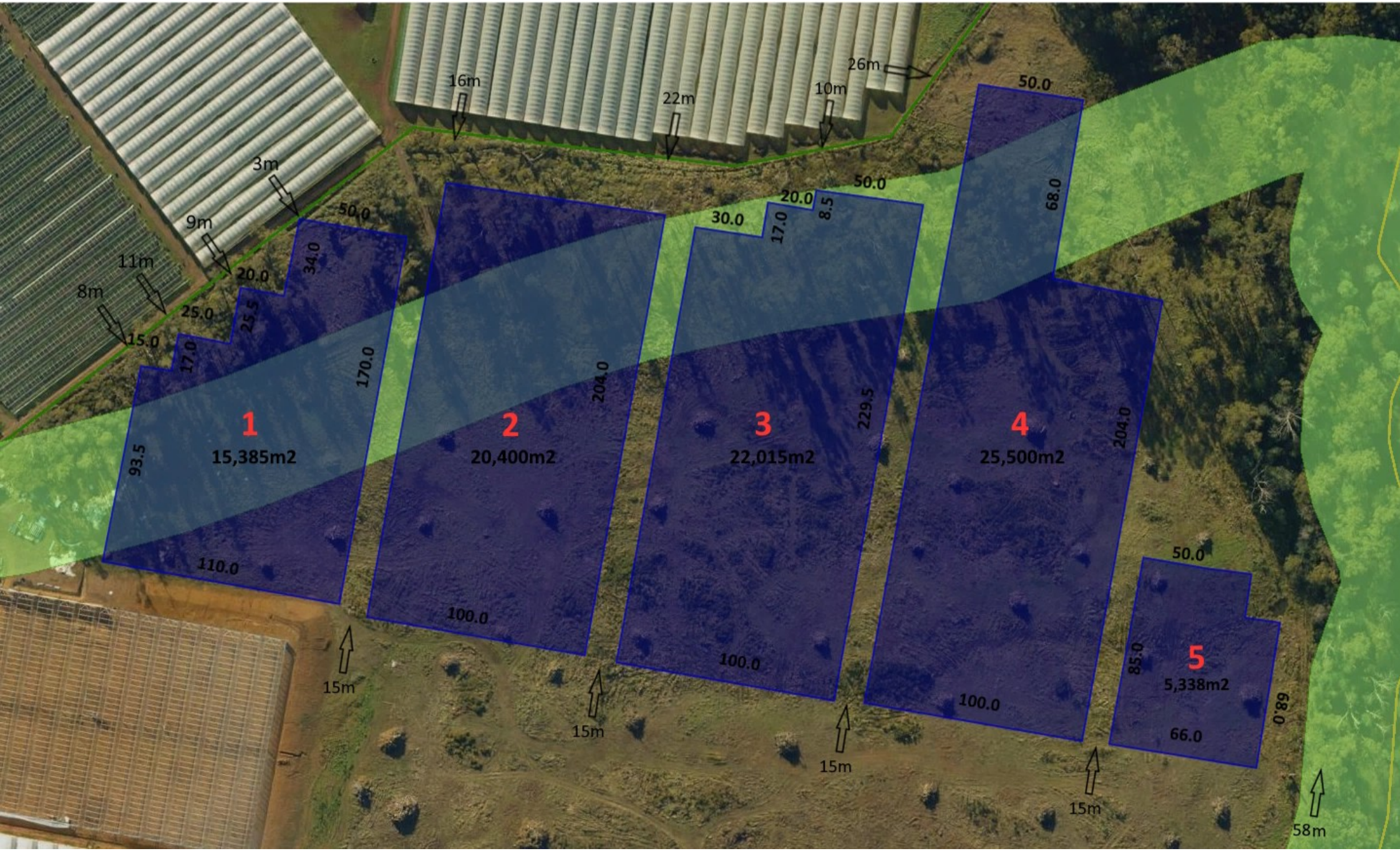
BALANCE PLAN



53–58 (8287) 19/7/2022 16:50

Rebecca Green & Associates

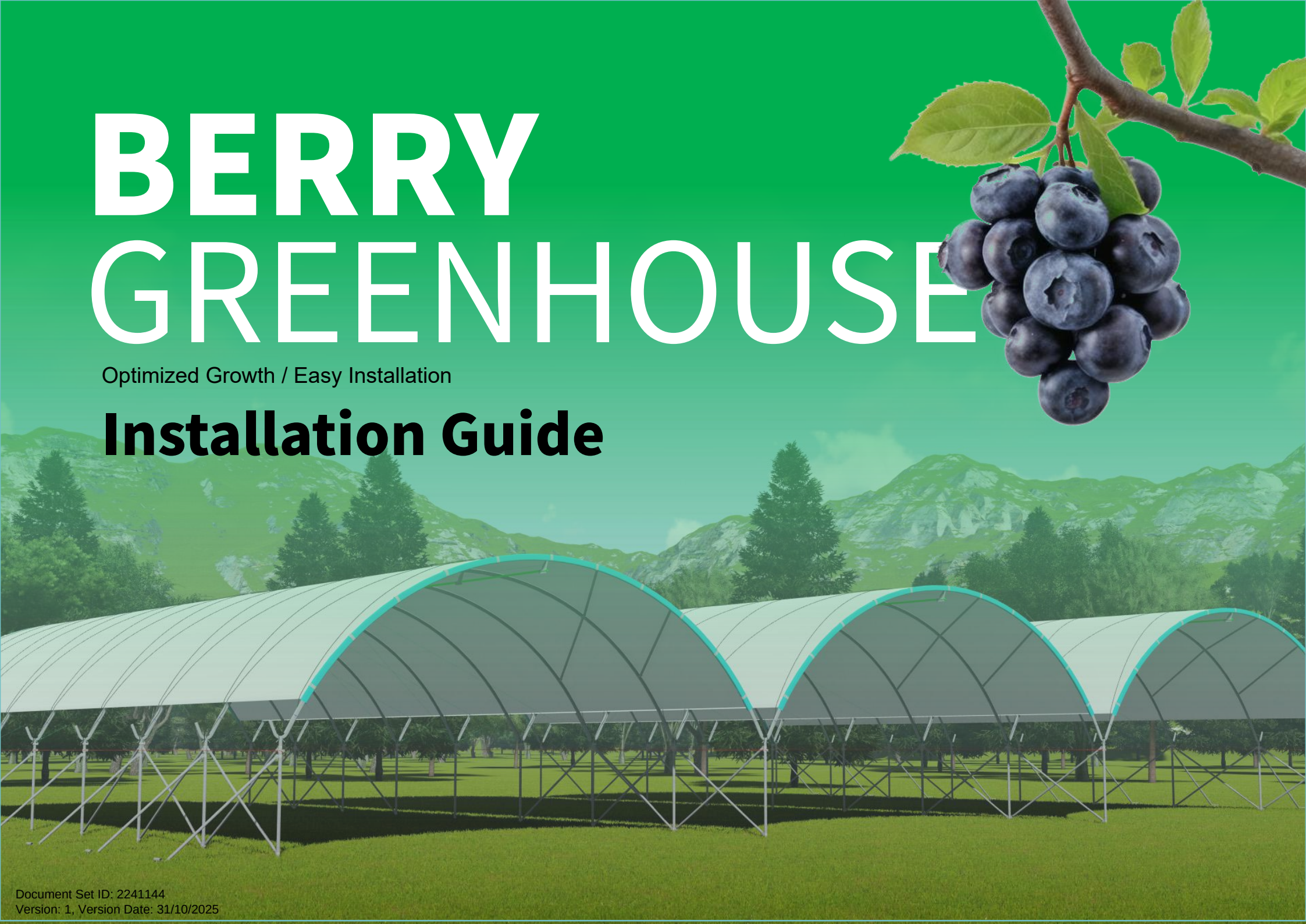
Appendix B: Plans and Details



BERRY GREENHOUSE

Optimized Growth / Easy Installation

Installation Guide



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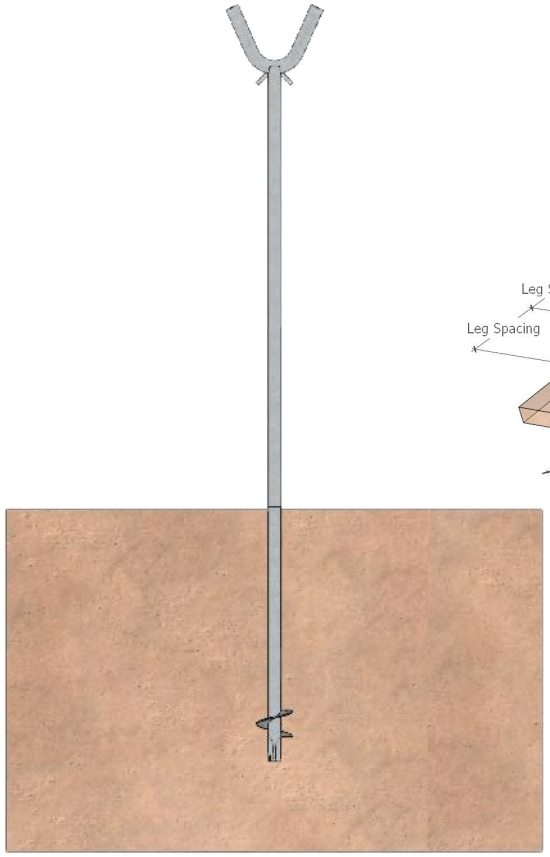
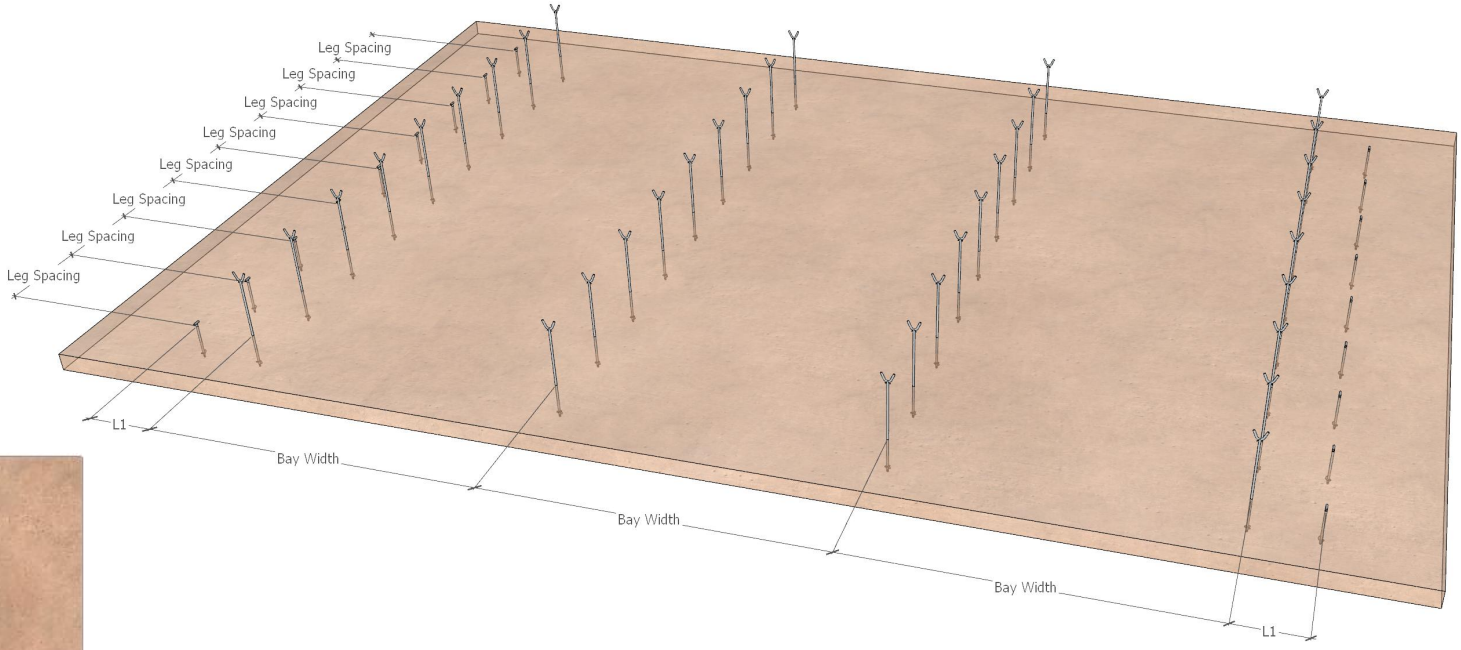
Version: 1, Version Date: 31/10/2025

Step 1: Drill Legs To The Ground

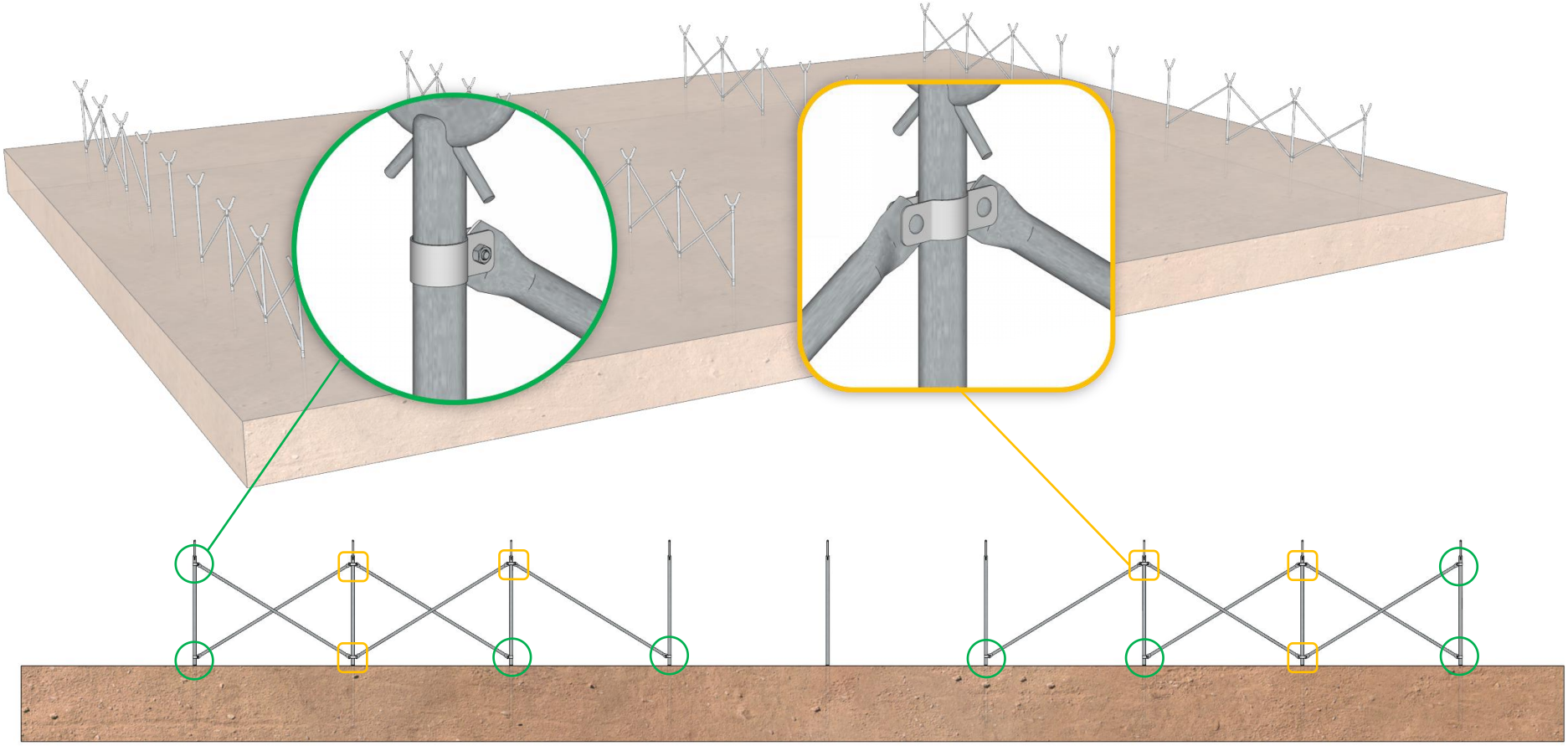
Based on the customized size of the greenhouse, confirm the position and depth of the columns. Drill them into the ground, ensuring they are vertical.





Step 2: Column Wind-Resistant Tube Kit

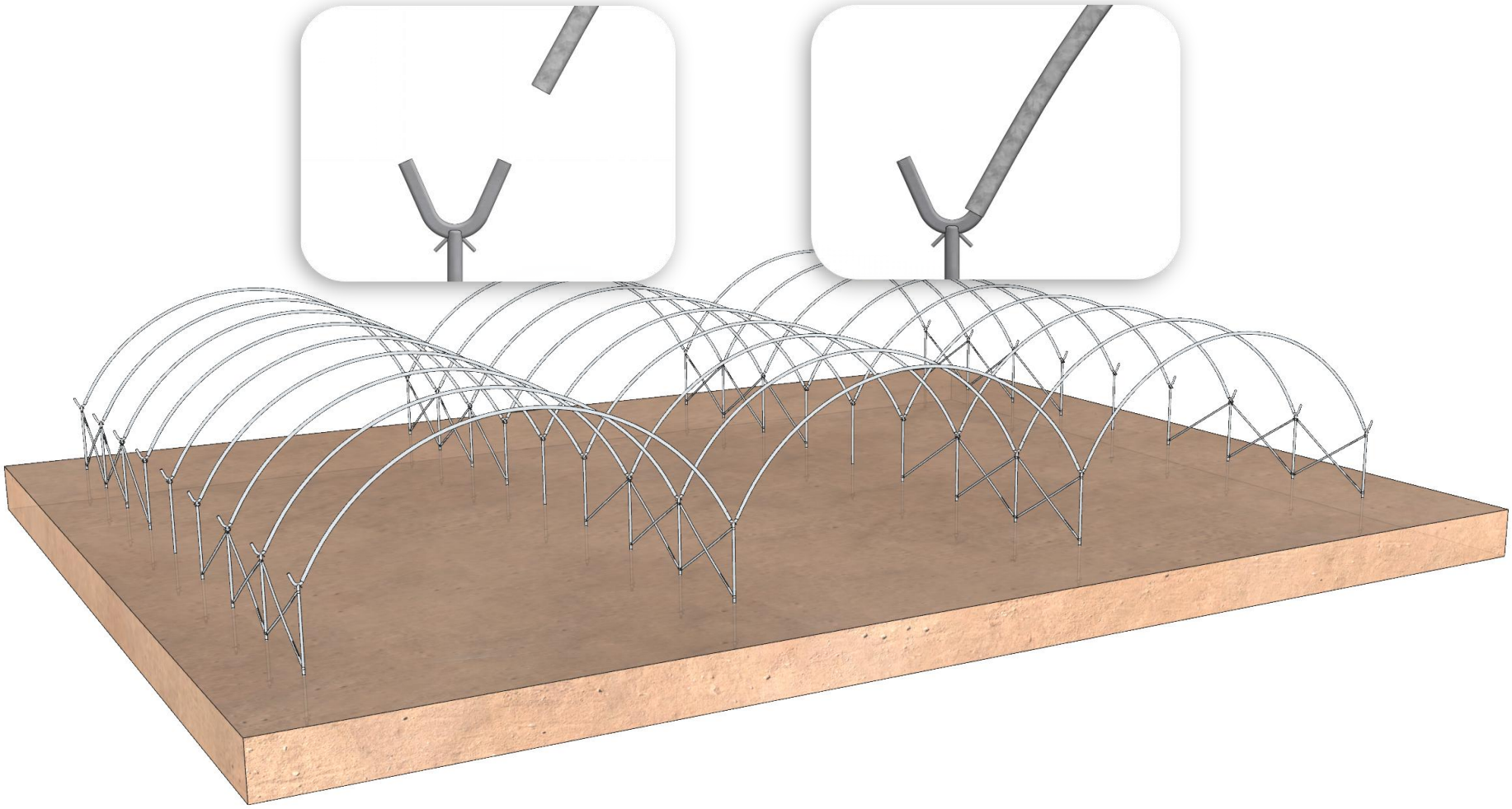
Install the column wind-resistant kit on both the front and back of each column row, with 10 pieces per row.



Document Set ID: 2241144
Version: 1, Version Date: 31/10/2025

Step 3: Arch Tube

First, bend the ARCH TUBES into a specific arc shape.
Then install them sequentially onto the embedded columns.



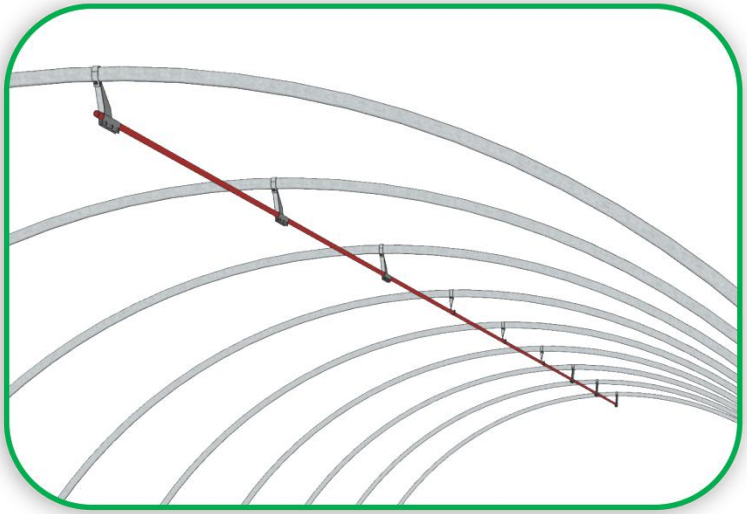
Document Set ID: 2241144
Version: 1, Version Date: 31/10/2025

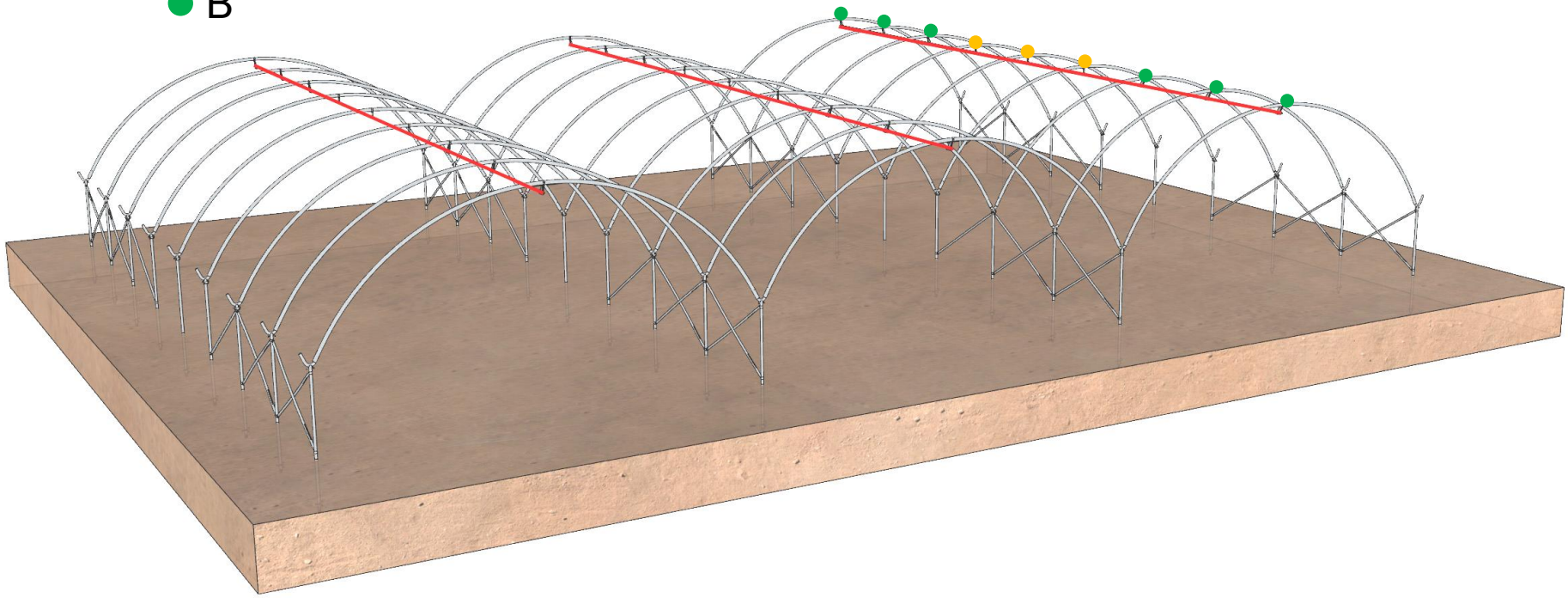
Step 4: Prulin

Install the purlins with 3 plane heads(B) at the front and back, and use hooks(A) for the rest.

B

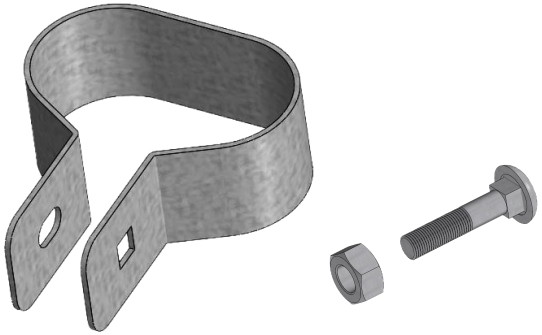
A

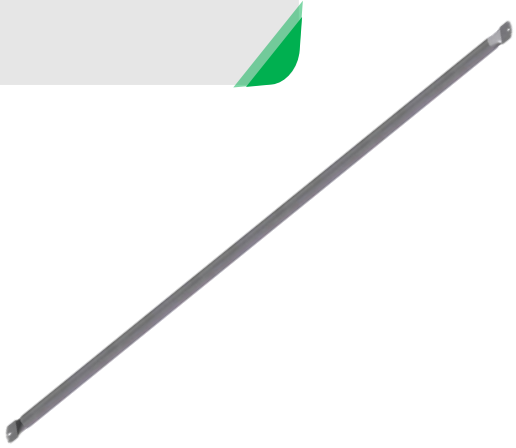


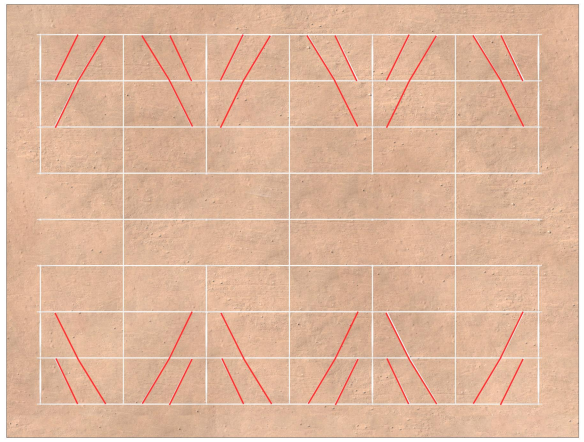


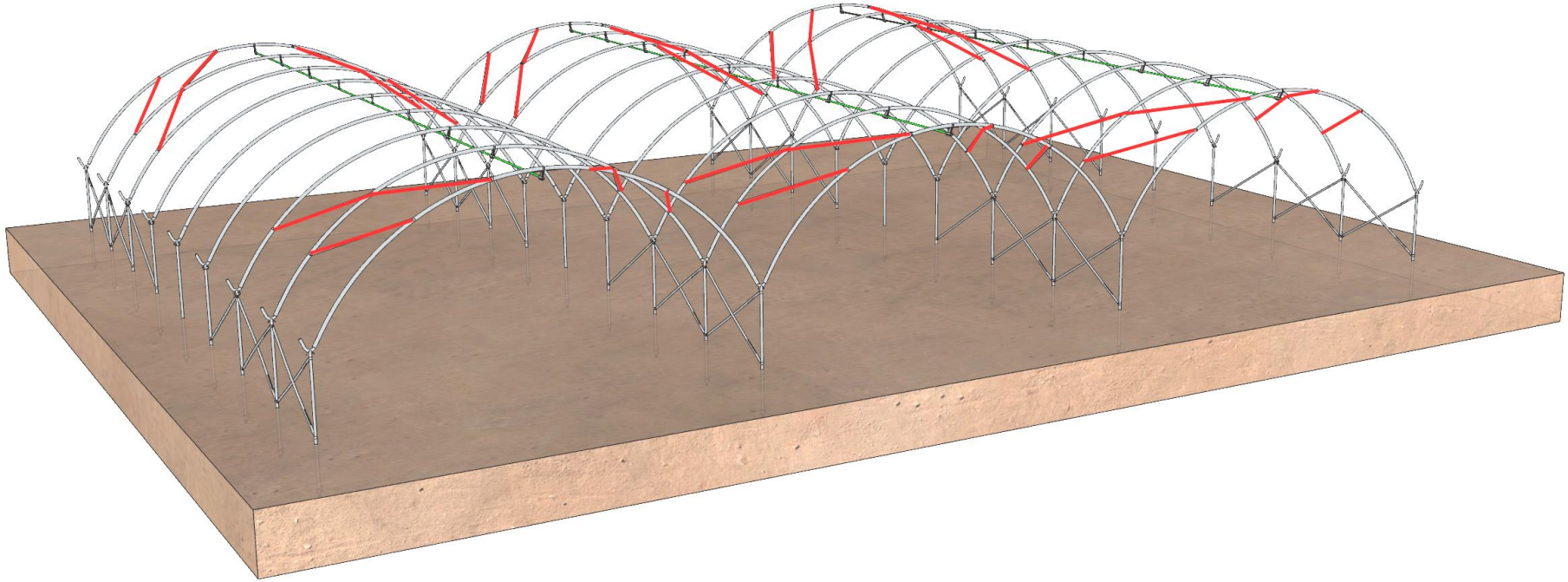
Step 5: Arch Wind-Resistant Tube Kit

Install wind-resistant rods on the arch bars of rooms 1, 2, and 3.
Connect the accessories as shown in the picture.





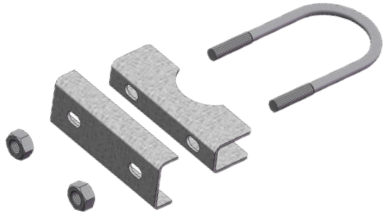


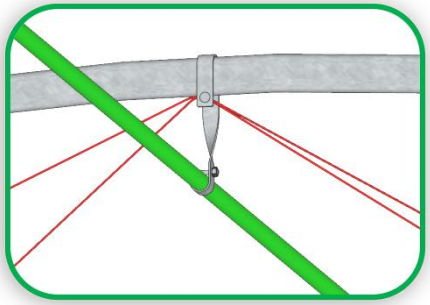


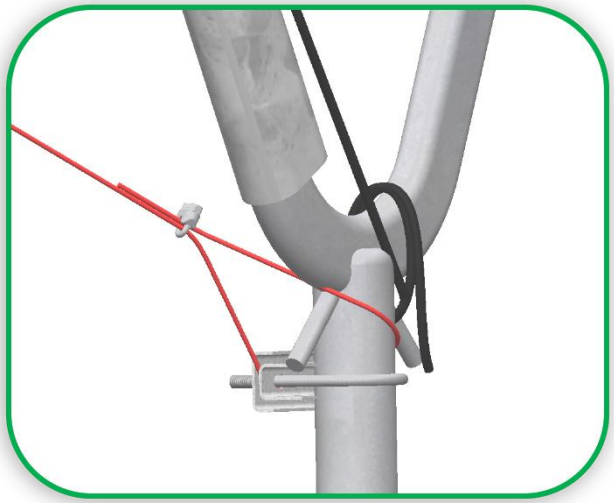
Document Set ID: 2241144
Version: 1, Version Date: 31/10/2025

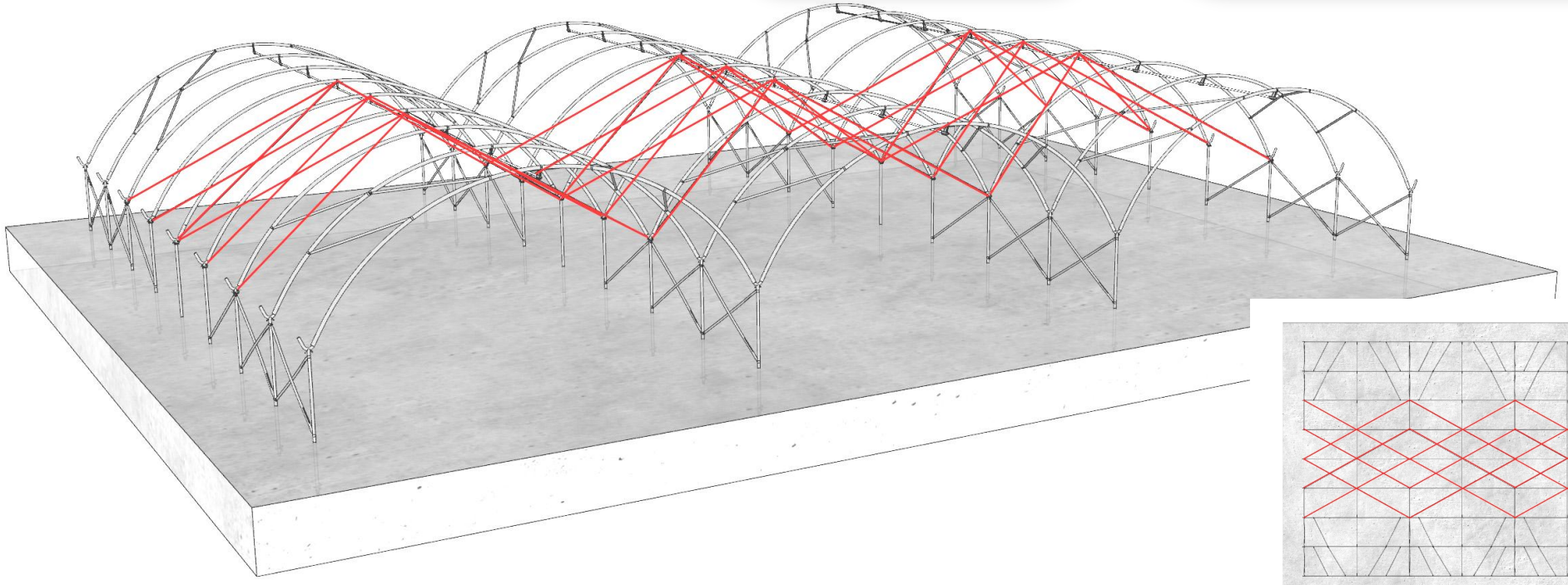
Step 6: Installing the 3# steel wire rope

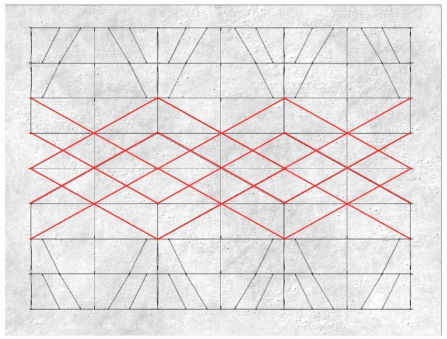
Start installing the 3# steel wire rope from the 3th column. Cross and tighten as shown in the picture, securing it on the column using U clamps.







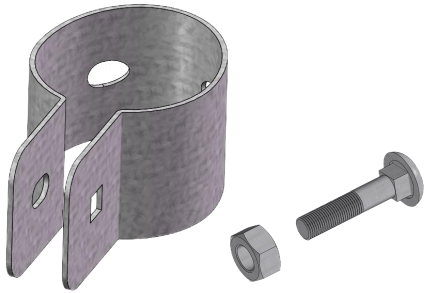


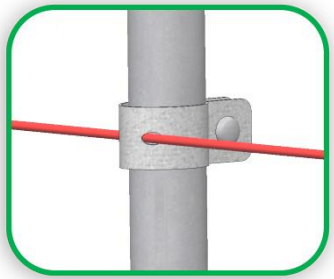


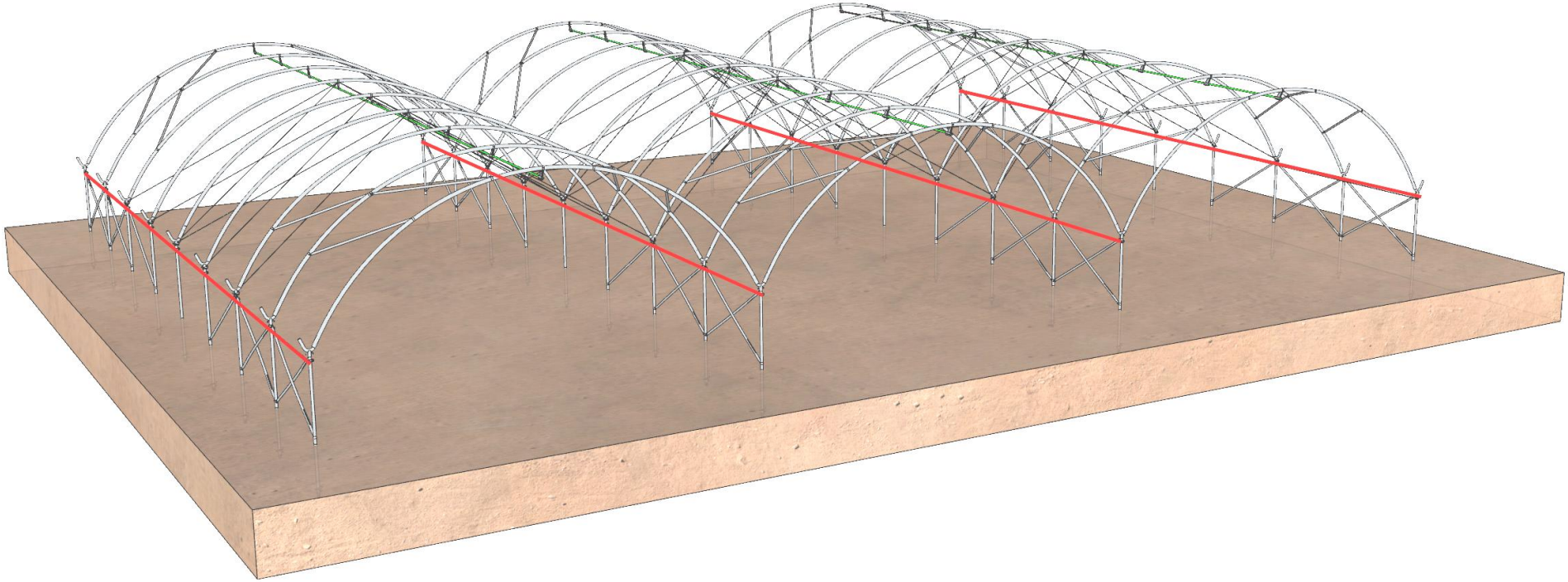
Document Set ID: 2241144
Version: 1, Version Date: 31/10/2025

Step 7: Installing the 6# steel wire rope

On each column in every row, install and secure the No. 6 steel wire rope using hole-cored clamps and steel wire locks.



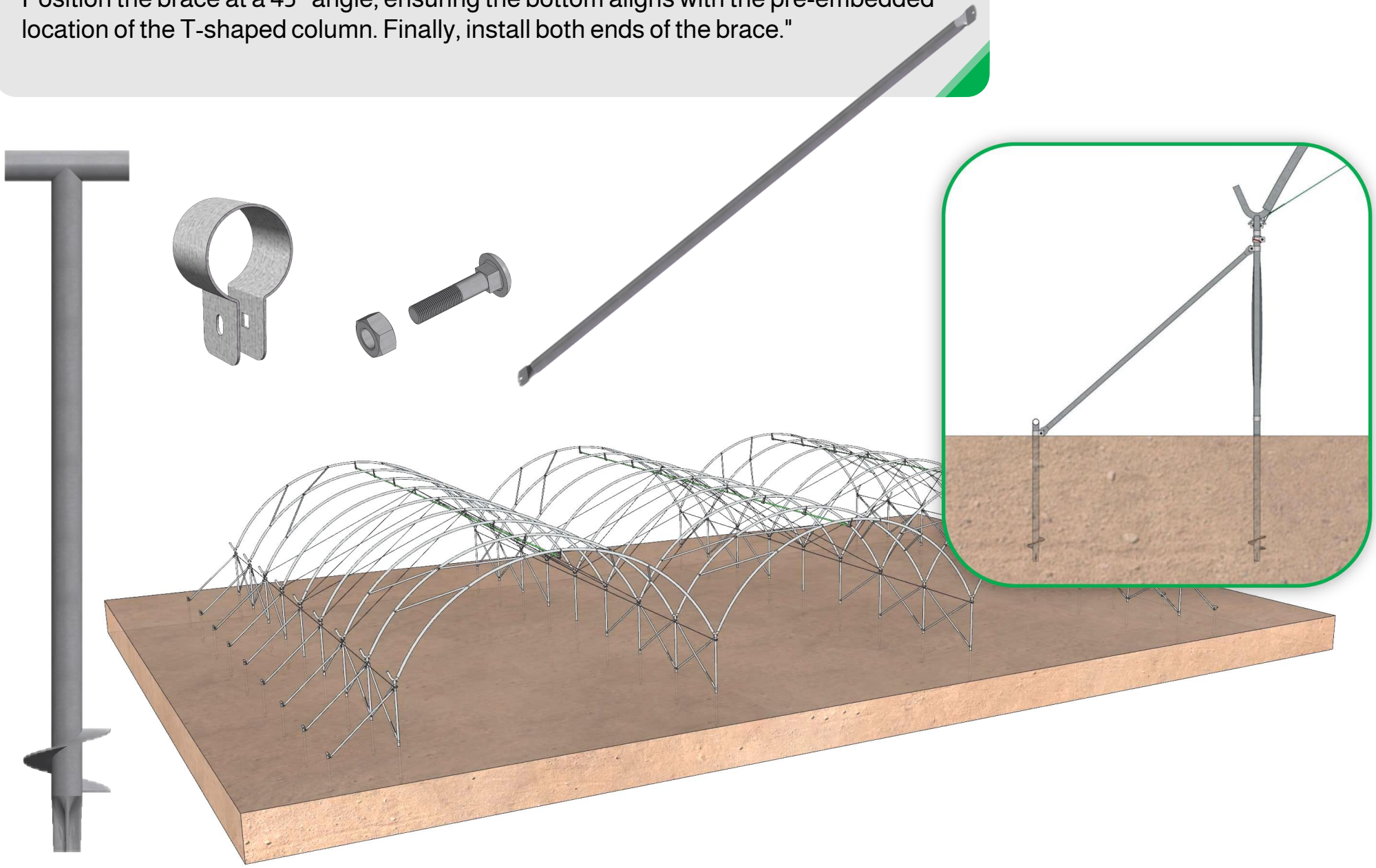




Document Set ID: 2241144
Version: 1, Version Date: 31/10/2025

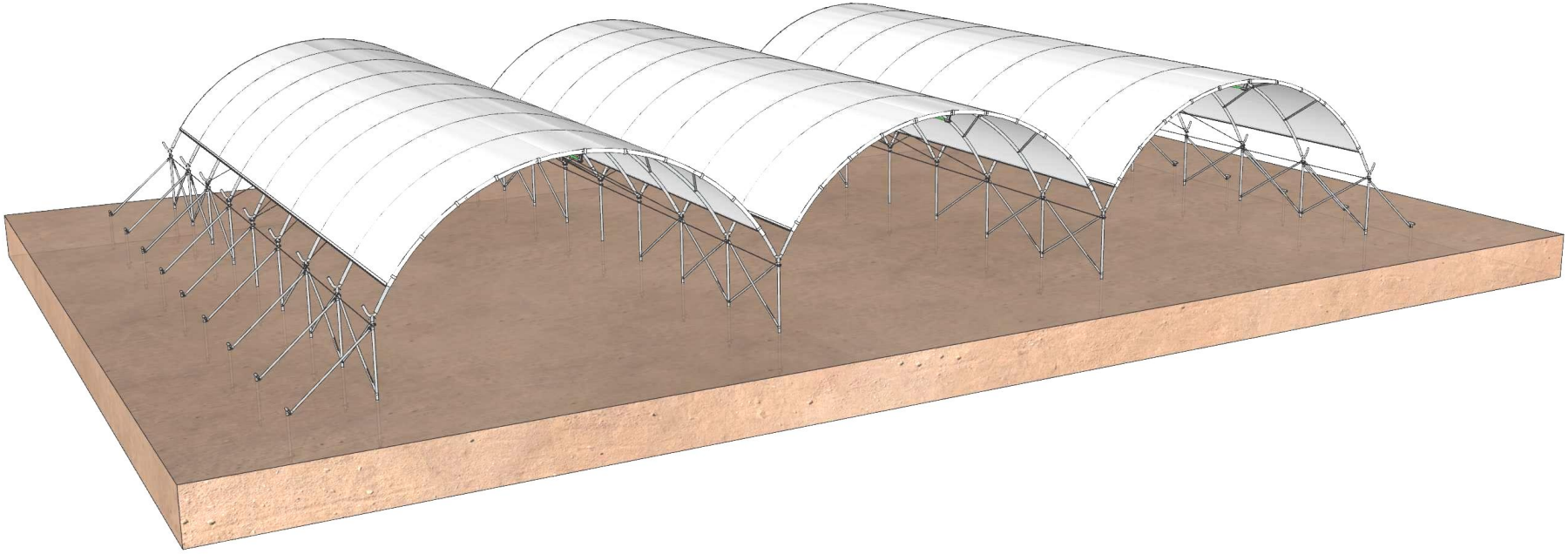
Step 8: Install the lateral reinforcement bars.

Position the brace at a 45° angle, ensuring the bottom aligns with the pre-embedded location of the T-shaped column. Finally, install both ends of the brace."



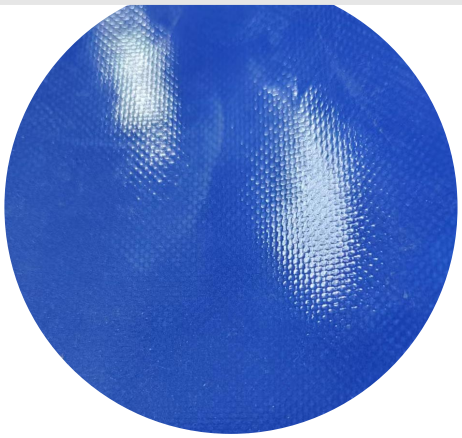
Step 9: Install the film.

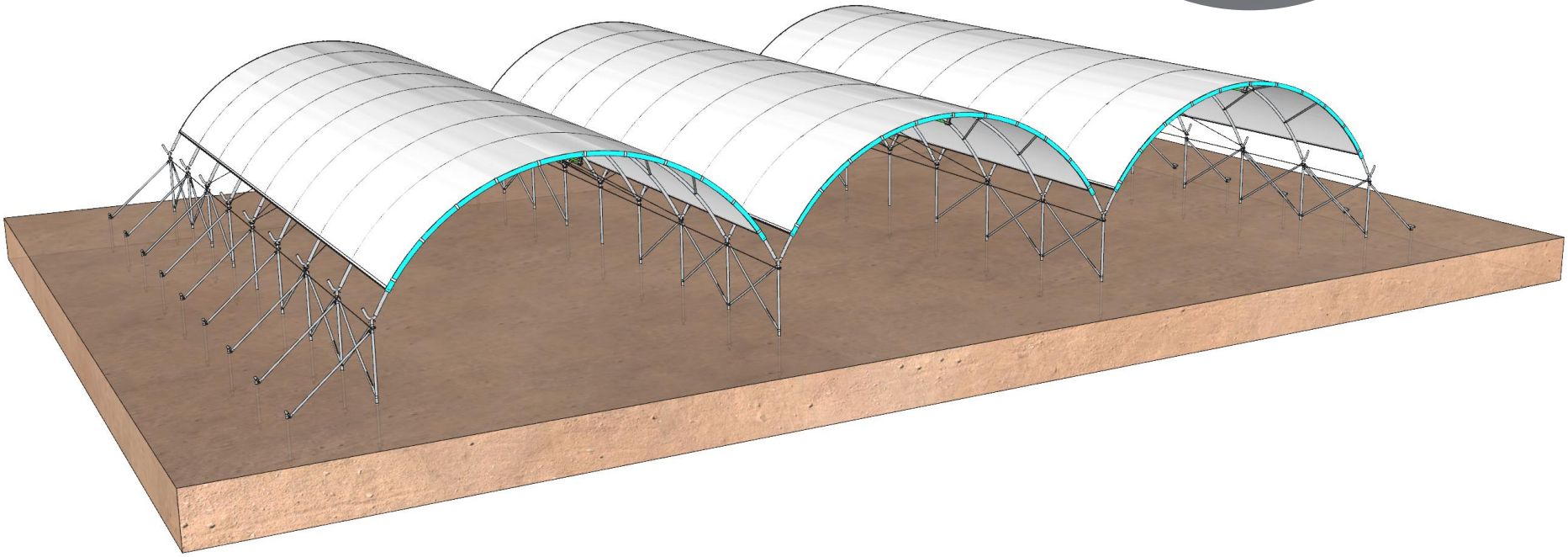
Install the top film,
Fix it onto the arch tube at the end with film clamps every 1 meter .



Step 10: Install the protective film strip.

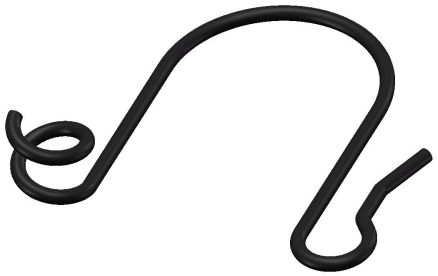
Attach the protective film strip at both ends and secure it every meter using film clamps

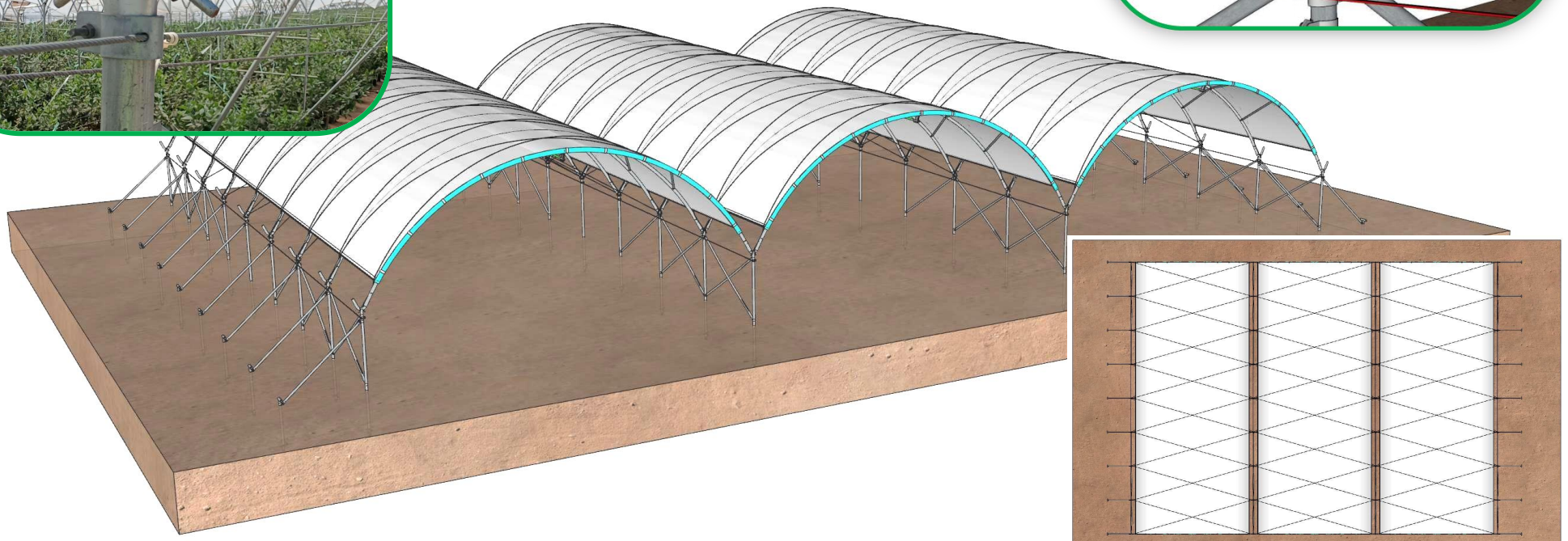




Step 11: Install the tensioning tape.

Secure the film using the tensioning tape, fastening it onto the Y-shaped column and guiding it with line hooks.





Document Set ID: 2241144
Version: 1, Version Date: 31/10/2025

Appendix C: Natural Assets Code Assessment

POLY TUNNEL EXPANSION

Natural Assets Code Assessment

A: PO Box 1971 | 51 York Street, Launceston TAS 7250
P: 6332 6955 E: info@exceedengineering.com.au
W: www.exceedengineering.com.au

EXCEED ENGINEERING

Exceed Engineering

CLIENT: Tasmanian Berries
PROJECT: Polytunnel Expansion – Natural Assets Code Assessment
JOB NO: EE1371

Date	Purpose of Issue/Nature of Revision	Revision No.	Authorised by
15/9/2025	Draft	1	SD
30/10/2025	Revised based on Council feedback	2	SD

This report has been prepared by:
Jackson Whitbread *BSc*

Reviewed by:
Sam Dingemanse BSc BBus MEIANZ

This report is based on data, surveys, analyses, designs, plans, and other information provided by the client and referenced sources, as well as available data and assumptions detailed in the supporting documentation. Unless stated otherwise, Exceed has not independently verified the accuracy or completeness of this information. The designs meet current relevant standards as of the date of this report, but future updates to standards, changes in land use, maintenance practices, rainfall patterns, or extreme weather events beyond the design threshold may affect performance. Similarly, the passage of time, latent conditions, or future events may lead to differences from what is described in this report.

The design and assessment have considered normal and reasonably anticipated conditions, however, it may not cover extraordinary events like natural disasters, extreme weather, unforeseen environmental changes, or future climate impacts on weather patterns, unless stated otherwise.

No responsibility is accepted for using this report in a different context, for a different purpose, or by third parties. This report does not provide legal advice, and readers should consult professional legal advisers for such guidance. The report should be read alongside all notes, warnings, and cautions in the associated design drawings (if applicable).

Contents

1 Background 3
1.1 Overview 3
1.2 Proposed development 3
2 Existing Conditions 5
2.1 Vegetation 5
2.2 Drainage 7
2.2.1 Northern drain 8
2.2.2 Southern drain 12
3 Planning Assessment 14
3.1 Natural Assets Code - Waterway and coastal protection area 14
4 Recommendations 17
4.1 Increase capacity of northern drain 17
4.2 Vegetate southern drain 18
5 Conclusion 19

List of Figures

Figure 1 Proposed development 4
Figure 2 Vegetation adjacent to the northern drain, showing mature eucalypt trees, limited understorey and presence of gorse 6
Figure 3 Existing cleared land in the polytunnel footprint 7
Figure 4 Proposed site location showing the waterway overlay not aligning to the hydrology data. Source LISTmap 8
Figure 5 Approximate catchment area contributing flows to northern drain 9
Figure 6 Northern drain typical construction through the site 11
Figure 7 Northern drain north of the proposed polytunnels. Note presence of gorse… 12
Figure 8 Southern drain typical construction. Note it has just been cleaned out hence lack of vegetation on banks 13

List of Tables

Table 1 Natural Assets Code Criteria and Responses – Existing mapped waterway as per the LIST 14

1 Background

1.1 Overview

Tasmanian Berries is an innovative and growing business in Central, Northern Tasmania. The business has two farm sites, both near Deloraine in Tasmania where they grow strawberries, raspberries and blackberries.

All their berries are grown under multi-bay polytunnels. The polytunnels allow the growing season to extend beyond traditional growing periods by creating an ideal micro-climate, different to that outside of the polytunnels. The polytunnels allow pollinators and other beneficial insects to thrive as well as protecting the berries from weather events, including rain, wind, hail or sunburn and maximising sunlight and heat to create an ideal growing environment for the berries.

In addition to growing under the polytunnels, most of the berries are grown hydroponically, in individual bags of coir (coconut peat). The plants are fed through a state-of-the-art irrigation system, which provides the plants with the specific nutrients each variety requires for maximum yield and quality.

A detailed planning assessment for the development is being completed by Rebecca Green & Associates. This report addresses the Natural Assets Code of the Tasmanian Planning Scheme only (the Code) and will support the overall planning assessment being completed by Rebecca Green & Associates. The details of the Code and comments about how the code has been addressed are included in Section 3.

1.2 Proposed development

Tasmanian Berries is planning to develop additional polytunnels on their farm at 1060 Osmaston Road, Osmaston. Details of the proposed development are included in Figure 1 below.

The polytunnels will house elevated growing systems consisting of individual bags of coir into which water and nutrients are injected.

Not cut or fill is required for the installation of the polytunnels.

The vegetation along the northern drainage line is proposed to be cleared.

Figure 1 Proposed development

2 Existing Conditions

Site visits were undertaken in September and October by Exceed staff. The group completed a walkthrough of the development area and took photographs to document the condition of the area and to more accurately map the waterways based on field information. Relevant photos from the site visit have been included below and cross referenced against the site plan to document existing site conditions.

2.1 Vegetation

The majority of the proposed polytunnel installation footprint is existing cleared land. It is mapped as under TASVEG 4.0 as DSC (*Eucalyptus amygdalina – Eucalyptus obliqua* damp sclerophyll forest), and FRG, regenerating cleared land.

Vegetation proposed to be removed, located adjacent to the northern drain is also mapped as DSC. It was noted during the site visit that the understorey was infested with gorse (refer photo - Figure 7). This vegetation community is not a Threatened Native Vegetation Community listed under the *Nature Conservation Act* 2002 nor are there any records of threatened flora or fauna species registered in the Natural Values Atlas in proximity to the works.

Figure 2 Vegetation adjacent to the northern drain, showing mature eucalypt trees, limited understorey and presence of gorse

Figure 3 Existing cleared land in the polytunnel footprint

2.2 Drainage

The waterway planning overlay was incorrectly mapped, as a previous waterway that this overlay appears to align to, was rerouted by previous owners sometime in the mid 20th century (pers. comm. with Andrew Terry). The realigned drain (northern drain) is mapped correctly on the LISTmap hydrology layer as an artificial watercourse (Figure 4). There is an additional drainage line (southern drain) that has been constructed to the south of the proposed poly tunnels.

Figure 4 Proposed site location showing the waterway overlay not aligning to the hydrology data. Source LISTmap

2.2.1 Northern drain

The northern drain conveys flows from a catchment area of approx. 220 ha (Figure 5). It includes numerous in-stream dams, with the drain receiving spills from these dams.

The drain is entirely modified from the discharge of the in-stream farm dam present on the site (Dam ID 7804) to where it discharges to the Quamby Brook flood plain/riparian area. As such it does not exhibit features typical of natural streams, and its associated natural value is considered low.

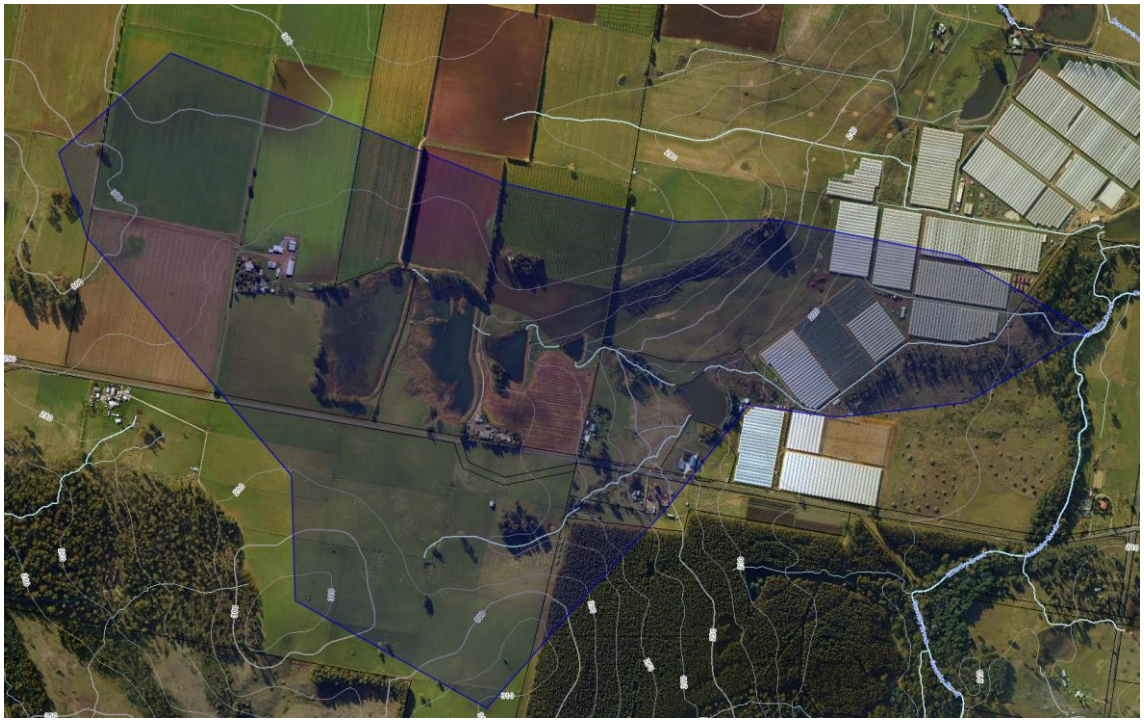
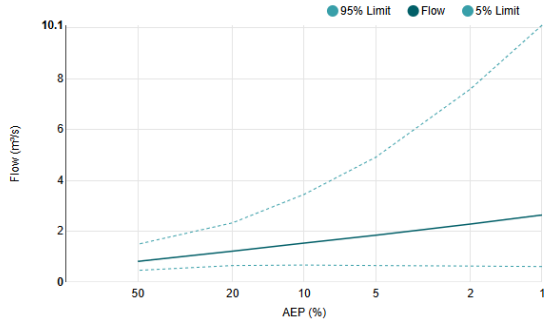


Figure 5 Approximate catchment area contributing flows to northern drain

The Regional Flood Frequency Estimation Model (RFFEM) was used to estimate the peak flows associated with this catchment. It estimates flood magnitudes and their probabilities in areas with limited or no stream gauge data. It works by:

1. Grouping similar catchments into hydrologically homogeneous regions based on physical characteristics (like area, slope, rainfall patterns)
2. Using data from gauged catchments within these regions to develop relationships between flood characteristics and catchment properties
3. Transferring these relationships to ungauged catchments in the same region to estimate flood frequencies

Results | Regional Flood Frequency Estimation Model



AEP (%)	Discharge (m^3/s)	Lower Confidence Limit (5%) (m^3/s)	Upper Confidence Limit (95%) (m^3/s)
50	0.810	0.460	1.49
20	1.22	0.650	2.33
10	1.53	0.670	3.45
5	1.84	0.650	4.91
2	2.28	0.630	7.59
1	2.64	0.610	10.1

Input Data	
Date/Time	2025-10-21 13:08
Catchment Name	Berries
Latitude (Outlet)	-41.55102
Longitude (Outlet)	146.72692
Latitude (Centroid)	-41.55172
Longitude (Centroid)	146.71059
Catchment Area (km^2)	2.24
Distance to Nearest Gauged Catchment (km)	6.04
50% AEP 6 Hour Rainfall Intensity (mm/h)	5.802578
2% AEP 6 Hour Rainfall Intensity (mm/h)	11.192401
Rainfall Intensity Source (User/Auto)	Auto
Region	Tasmania
Region Version	RFFE Model 2016 v1
Region Source (User/Auto)	Auto
Shape Factor	0.91
Interpolation Method	Natural Neighbour
Bias Correction Value	-0.891

Statistics

Variable	Value	Standard Dev
Mean	-1.056	0.468
Standard Dev	0.362	0.398
Skew	0.158	0.159

Note: These statistics come from the nearest gauged catchment. Details.

Correlation		
1.000		
-0.330	1.000	
0.150	-0.440	1.000

Note: These statistics are common to each region. Details.

Figure 6 Northern drain typical construction through the site

Figure 7 Northern drain north of the proposed polytunnels. Note presence of gorse.

2.2.2 Southern drain

The southern drainage line was constructed when the hothouses located at the south of the farm were constructed. It captures roof drainage from the hothouses, as well as groundwater intercepted from the bank on the western side of the hothouses. It runs in an easterly direction to the point where is discharges to the heavily vegetated riparian zone of Quamby Brook.

Figure 8 Southern drain typical construction. Note it has just been cleaned out hence lack of vegetation on banks

3 Planning Assessment

3.1 Natural Assets Code - Waterway and coastal protection area

The assessment against the code included a site visit to document the natural assets within the development area. An assessment against the code is included in Table 1.

The area mapped as a waterway overlay does not contain a waterway, as it was historically re-routed as the northern drain. This assessment was thus made to a buffer area overlaying the northern drainage line. As per Table C7.3 of the Natural Assets Code the spatial extent of the buffer for a watercourse whose catchment exceeds 100 ha is 30m, i.e. 15m either side of the centre of the drain.

Table 1 Natural Assets Code Criteria and Responses – Existing mapped waterway as per the LIST

Criterion	Response
C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area	
A1 Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	Not met, so **P1.1** applies.
P1.1 Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff;	Polytunnels do not concentrate stormwater to the extent that they will cause erosion, siltation, sedimentation and runoff, as the stormwater runs off the polytunnels on each side and along the entire length of the structure at regular intervals, to not concentrate the stormwater as a point source.

	The northern drain discharges to a heavily vegetated riparian area prior to entering Quamby Brook, this acts as a vegetated filter to capture sediment entrained in the flow prior to discharge to Quamby Brook
(b) impacts on riparian or littoral vegetation;	There is no evidence of riparian or littoral vegetation in the overlay area. Vegetation is mapped under TASVEG 4.0 as DSC (*Eucalyptus amygdalina – Eucalyptus obliqua* damp sclerophyll forest which is not a riparian vegetation community.
(c) maintaining natural streambank and streambed condition, where it exists;	There is no natural streambank and streambed as the drain is artificial
(d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation;	No evidence of these features were identified.
(e) the need to avoid significantly impeding natural flow and drainage;	No change to the natural flow through the drain is proposed. An enlargement of the drain is recommended to mitigate flooding risk.
(f) the need to maintain fish passage, where known to exist;	No deep waterway existis in the area for fish passage
(g) the need to avoid land filling of wetlands;	No wetlands, so not applicable
(h) the need to group new facilities with existing facilities, where reasonably practical;	The proposed development groups new polytunnels with existing development at the site
(i) minimising cut and fill;	No cut and fill proposed, not applicable
(j) building design that responds to the particular size, shape, contours or slope of the land;	Not applicable – no striking features of the land, contours, slopes etc.
(k) minimising impacts on coastal processes, including sand movement and wave action;	Not a coastal location, so not applicable.

(l) minimising the need for future works for the protection of natural assets, infrastructure and property;	Not applicable
(m) the environmental best practice guidelines in the Wetlands and Waterways Works Manual; and	No works associated with the polytunnels installation will occur in a waterway. A recommendation is made to enlarge the drain, this should occur in accordance with *Environmental Best Practice Guidelines 2. Construction Practices in Waterways and Wetlands*. Refer section 4 for more details.
(n) the guidelines in the Tasmanian Coastal Works Manual.	Not a coastal location so not applicable.
P1.2 Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: …	Not a coastal location, so not applicable.
A2 Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.	Not a future coastal refugia area, so not applicable.
A3 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.	No new stormwater point discharge so not applicable.
A4 Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	No dredging or reclamation so not applicable.
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.	No coastal protection works, watercourse erosion or inundation protection works so not applicable.

4 Recommendations

4.1 Increase capacity of northern drain

Section 2.2 presented hydraulic modelling for this drainage line. For a 20% AEP storm intensity the predicted maximum flow rate is 1.22 m^3/s (1,220 L/s).

Mannings equation can be used to calculate the required channel cross-sectional area to convey this peak flow rate, as follows:

$$Q = \frac{1}{n} A R^{2/3} S^{1/2}$$

Where:

- Q = flow rate (m^3/s)
- n = Manning's roughness coefficient
- A = cross-sectional area of flow (m^2)
- R = hydraulic radius (m), defined as $R = \frac{A}{P}$, where P is the wetted perimeter (m)
- S = channel slope (dimensionless, m/m)

For 1:1 channel side slope, 1.5% longitudinal grade and Mannings n of 0.025, the required channel dimensions are: 1540mm wide and 770mm deep.

It is thus recommended that the northern drain is enlarged to be 1600mm wide and 800mm deep, which will mitigate the risk of flooding at the site for up to a 20% AEP storm event. This conservatively assumes that all dams are full during the storm event. The velocity at the design peak flow rate is approx. 2 m/s which is acceptable for a vegetated drainage line to prevent erosion.

Where there are abrupt changes in direction in the drain, the banks should be lined with 100mm median diameter rock to minimise erosion to banks.

These works should occur in accordance with *Environmental Best Practice Guidelines 2. Construction Practices in Waterways and Wetlands.* The following is a summary of the key requirements from this document:

- The works should occur during a period of low flow, i.e. during the summer period. Vegetation removal should be limited to the drain itself.
- Machinery should be kept out of the drain when operating
- Excavated material should be placed away from the drain to minimise erosion back into the drain

- The drain discharges to a heavily vegetated riparian area prior to entering Quamby Brook, this will act as a vegetated filter to capture any sediment entrained in the water.
- Refuelling of equipment should occur well away from the drain, and spill kits should be made available
- The banks should be stabilised as soon as possible after the works are completed by vegetating with endemic grasses and/or covering vegetation

4.2 Vegetate southern drain

As this drain has been recently cleaned out, the banks should be stabilised as soon as possible after the works are completed by vegetating with endemic grasses and/or covering vegetation.

5 Conclusion

An assessment was made of the proposed poly tunnel expansion against the waterway and coastal protection area criteria. The area mapped as the as waterway overlay on the site is not correct as the historic waterway was re-directed by previous land owners.

The northern drain is the diverted artificial drain, which conveys flows from a catchment area of ~ 220 ha. It is entirely modified and lacks natural values associated with natural waterways. The activity, including vegetation clearance and construction of poly tunnels in proximity to this drain, is unlikely to adversely impact on water quality, natural values or ecological function in the onsite drains, or in Quamby Book.

Leanne Rabjohns

From: Rebecca Green <admin@rgassociates.com.au>
Sent: Tuesday, 4 November 2025 2:10 PM
To: Leanne Rabjohns
Subject: 1060 Osmaston Road Polytunnels

Good afternoon Leanne

Further to our phone conversation today in relation to C3.0 Road and Railway Assets Code, I can confirm that whilst additional produce will result from the proposed poly tunnels, it is not anticipated that the proposal will result in any additional truck movements to and from the packing shed on the adjacent title, as existing truck movements will be retained with improved efficiencies in terms of loads within.

Kind regards

Rebecca Green
Senior Planning Consultant & Accredited Bushfire Hazard Assessor Rebecca Green & Associates m. 0409 284422 P.O. Box 2108, Launceston, 7250