



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:	A Witt - PA\26\0110
PROPERTY ADDRESS:	20 Cassidys Road RED HILLS (CTs: 109552/3, 109551/2, 117384/2, 109681/3 with access over 105511/1)
DEVELOPMENT:	Addition to Resource Development (poly tunnels x6 & associated packing facility/office building) - discretionary use, setbacks, traffic generation.

The application can be inspected until **Tuesday, 27 January 2026**, at www.meander.tas.gov.au or at the Council Office, 26 Lyall Street, Westbury (during normal office hours).

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

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

Dated at Westbury on 10 January 2026.

Craig Davies
ACTING GENERAL MANAGER

APPLICATION FORM

PLANNING PERMIT

Land Use Planning and Approvals Act 1993



- 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:	<input type="text"/>	Assessment No:	<input type="text"/>	-	<input type="text"/>	-	<input type="text"/>
DA\	<input type="text"/>	PA\	<input type="text"/>	PC\	<input type="text"/>		

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

PROPERTY DETAILS:

Address:	<input type="text" value="20 Cassidys Road & 576 Bengeo Road"/>	Certificate of Title:	<input type="text" value="109552/3, 117384/2, 109551/2, 105511/1"/>	
Suburb:	<input type="text" value="Red Hills"/>	<input type="text" value="7304"/>	Lot No:	<input type="text"/>
Land area:	<input type="text" value="37.4"/>	<input type="text" value="m<sup>2</sup> / ha"/>		
Present use of land/building:	<input type="text" value="Existing Berry Farm"/>			<small>(vacant, residential, rural, industrial, commercial or forestry)</small>

- 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
- | | | | |
|---|--|--------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Building work | <input type="checkbox"/> Change of use | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Other | | |

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

Description of work:

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

New floor area: New building height:

Materials: External walls: Colour:
Roof cladding: Colour:

SEARCH OF TORRENS TITLE

VOLUME 109552	FOLIO 3
EDITION 4	DATE OF ISSUE 24-Mar-2015

SEARCH DATE : 14-Jul-2025

SEARCH TIME : 09.55 AM

DESCRIPTION OF LAND

Parish of MIDHURST, Land District of DEVON
 Lot 3 on Diagram 109552
 Being the land thirdly described in Conveyance 55/0866
 Derivation : Part of 1330 acres granted to Edward Paine Butler
 and Robert William Nutt
 Derived from A12618

SCHEDULE 1

C560691 TRANSFER to GAVIN MURRAY CLARK and SUZANNE MARY CLARK
 Registered 26-Oct-2005 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 D158943 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 24-Mar-2015 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 117384	FOLIO 2
EDITION 3	DATE OF ISSUE 30-Aug-2019

SEARCH DATE : 18-Dec-2025

SEARCH TIME : 01.49 pm

DESCRIPTION OF LAND

Parish of MIDHURST, Land District of DEVON
 Lot 2 on Plan [117384](#)
 Being the land secondly described in Conveyance No.53/7804
 Derivation : Part of 1330 Acres gtd to Edward Payne Butler &
 Robert William Nutt.
 Derived from P.109753
 Prior CT [109753/1](#)

SCHEDULE 1

[M771258](#) TRANSFER to GAVIN MURRAY CLARK and SUZANNE MARY CLARK
 Registered 30-Aug-2019 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[SP109752](#) BENEFITING EASEMENT: Powerline rights over Powerline
 Easement 3.00 wide on Plan No.[117384](#)
[E191373](#) MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 30-Aug-2019 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 109551	FOLIO 2
EDITION 4	DATE OF ISSUE 24-Mar-2015

SEARCH DATE : 18-Dec-2025

SEARCH TIME : 01.50 pm

DESCRIPTION OF LAND

Parish of MIDHURST, Land District of DEVON
 Lot 2 on Diagram [109551](#)
 Being the land secondly described in Conveyance [55/0866](#)
 Derivation : Part of 1330 acres granted to Edward Paine Butler
 and Robert William Nutt
 Derived from A12618

SCHEDULE 1

[C560691](#) TRANSFER to GAVIN MURRAY CLARK and SUZANNE MARY CLARK
 Registered 26-Oct-2005 at 12.02 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[55/0866](#) CONVEYANCE: Burdening Easement: Pipeline right
 (appurtenant to the land sixthly described in
 Conveyance [51/4887](#) and shown as a strip of land 3.82
 metres wide and marked AF on lot 2 on diagram number
[109551](#)) shown on the said diagram as passing through
 the said land within described
[55/0866](#) CONVEYANCE made Subject to other Conditions
[D158943](#) MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 24-Mar-2015 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SEARCH OF TORRENS TITLE

VOLUME 105511	FOLIO 1
EDITION 4	DATE OF ISSUE 24-Mar-2015

SEARCH DATE : 27-Oct-2025

SEARCH TIME : 01.02 PM

DESCRIPTION OF LAND

Parish of MIDHURST, Land District of DEVON
 Lot 1 on Plan [105511](#)
 Derivation : Whole of Lot1 9083m2 vested in The Australian
 National Railways Commission
 Derived from A16016

SCHEDULE 1

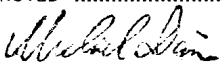
[C560691](#) TRANSFER to GAVIN MURRAY CLARK and SUZANNE MARY CLARK
 Registered 26-Oct-2005 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
[D158943](#) MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 24-Mar-2015 at noon

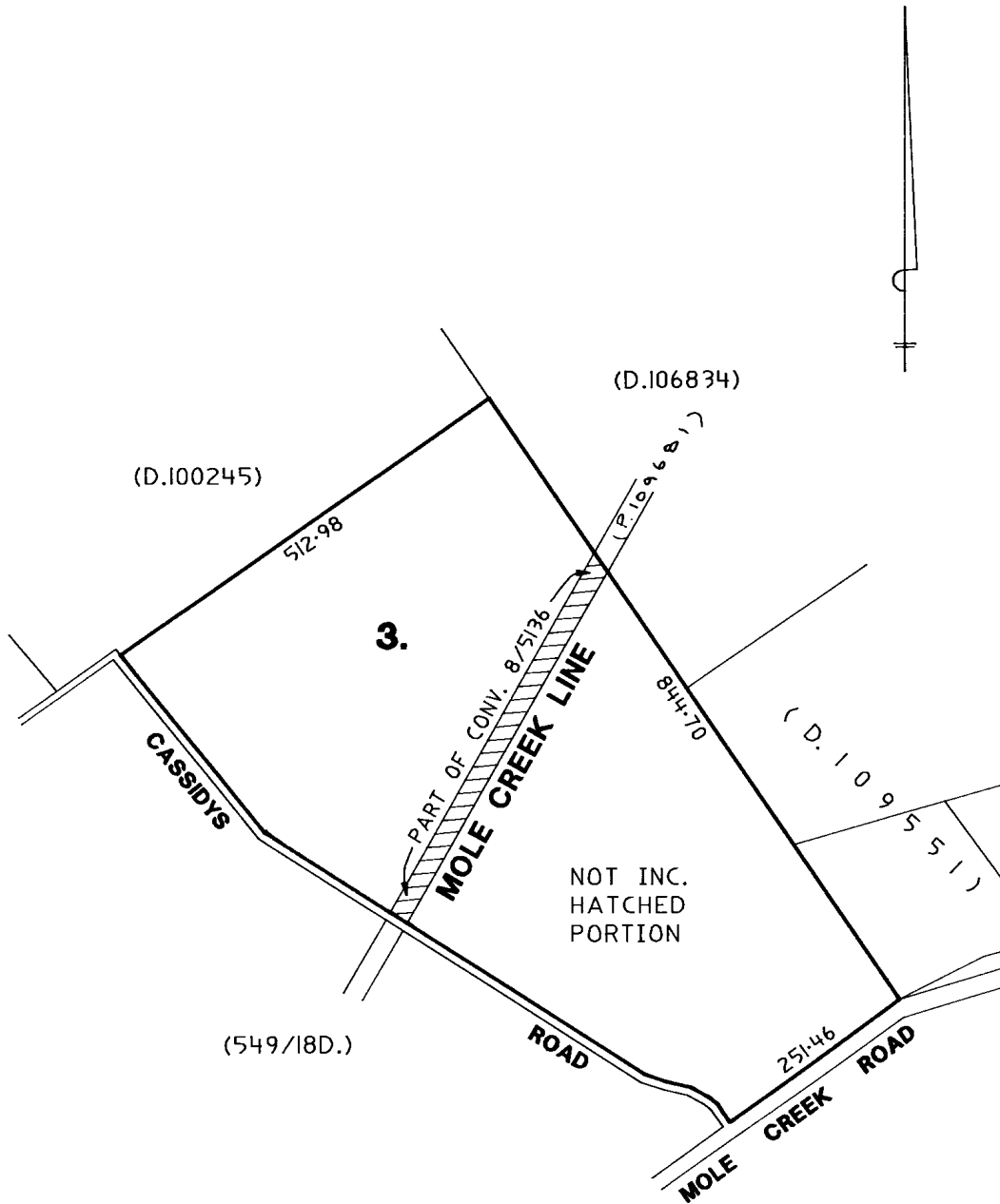
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE No. A.12618 GRANTEE PART OF 350 ACRES GTD TO JAMES BENNETT & PART OF 150 ACRES GRANTED TO SAMUEL FOX		CONVERSION PLAN LOCATION <p style="text-align: center;">DEVON MIDHURST</p> CONVERTED FROM 55/0866 (3rdly Des) NOT TO SCALE LENGTHS IN METRES		<p style="font-size: 24pt; font-weight: bold;">D.109552</p> APPROVED 19 JAN 1994  Recorder of Titles
TASMALP SHEET No. 45	LAST UPI No. 1725	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN BY: D.J.D.	

SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"



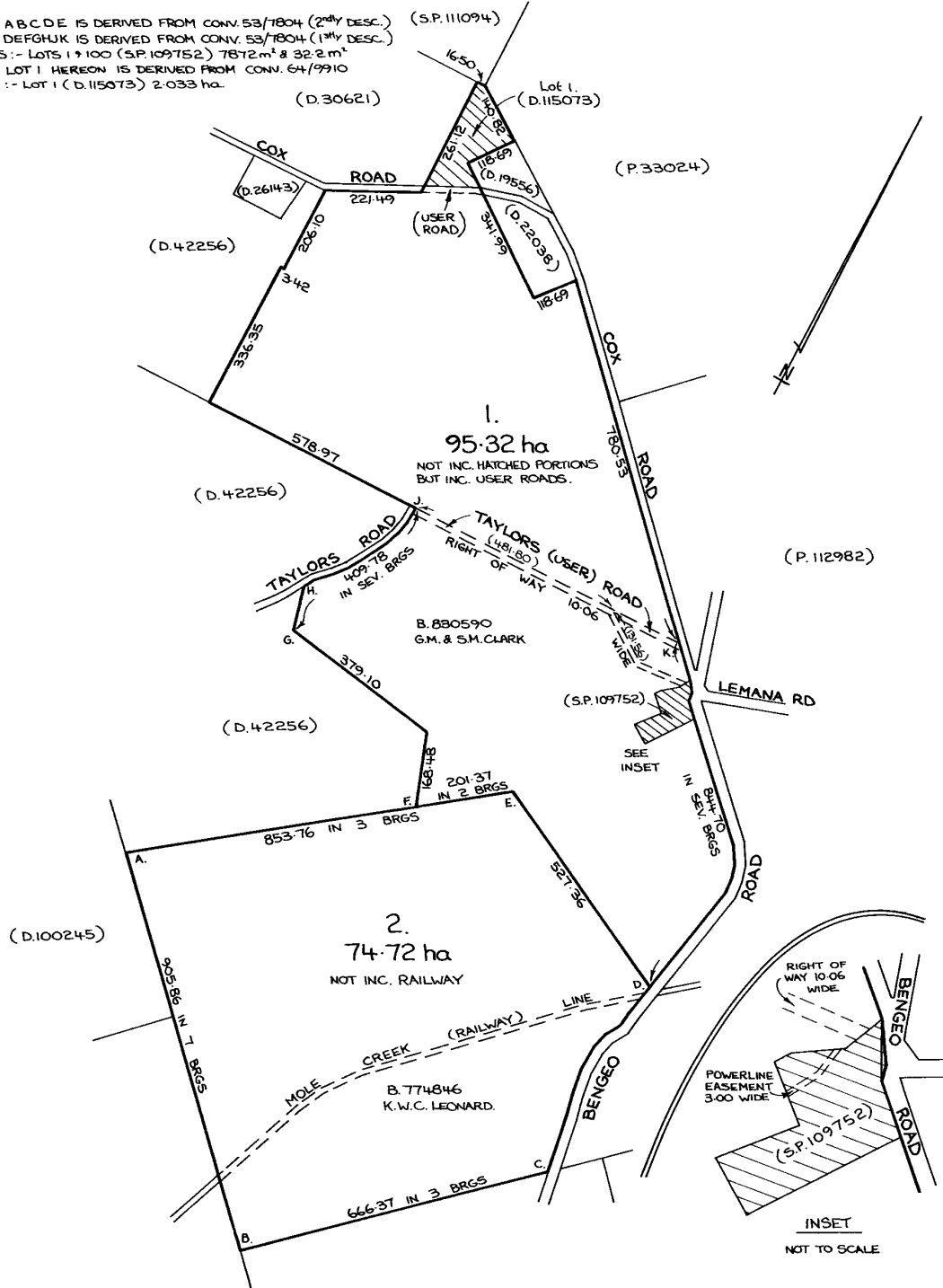
OWNER FOLIO REFERENCE F/R 42255-1 & F/R 109753-1 GRANTEE	PLAN OF TITLE		REGISTERED NUMBER P117384
	LOCATION DEVON - MIDHURST & MALLING		APPROVED 28 APR 1995 <i>M. Sullivan</i> Recorder of Titles
CONVERTED BY PLAN No D.42255 & D.106834 COMPILED BY L.T.O.		NOT TO SCALE LENGTHS IN METRES	

MAPSHEET MUNICIPAL CODE No. 45	LAST UPI No 1770,1771,1774,1862	LAST PLAN No D.42255, P.109753	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
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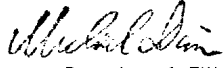
SKETCH BY WAY OF ILLUSTRATION ONLY

BALANCE PLAN

- THE LAND MARKED A,B,C,D,E IS DERIVED FROM CONV. 53/1804 (2NDY DESC.) (S.P.111094)
- THE LAND MARKED DEF,G,H,J,K IS DERIVED FROM CONV. 53/1804 (1STY DESC.)
- EXCEPTED LANDS :- LOTS 1 & 100 (S.P.109752) 7872.m² & 32.2.m²
- THE REMAINDER OF LOT 1 HEREON IS DERIVED FROM CONV. 64/9910
- EXCEPTED LANDS :- LOT 1 (D.115073) 2.033 ha.



A 142

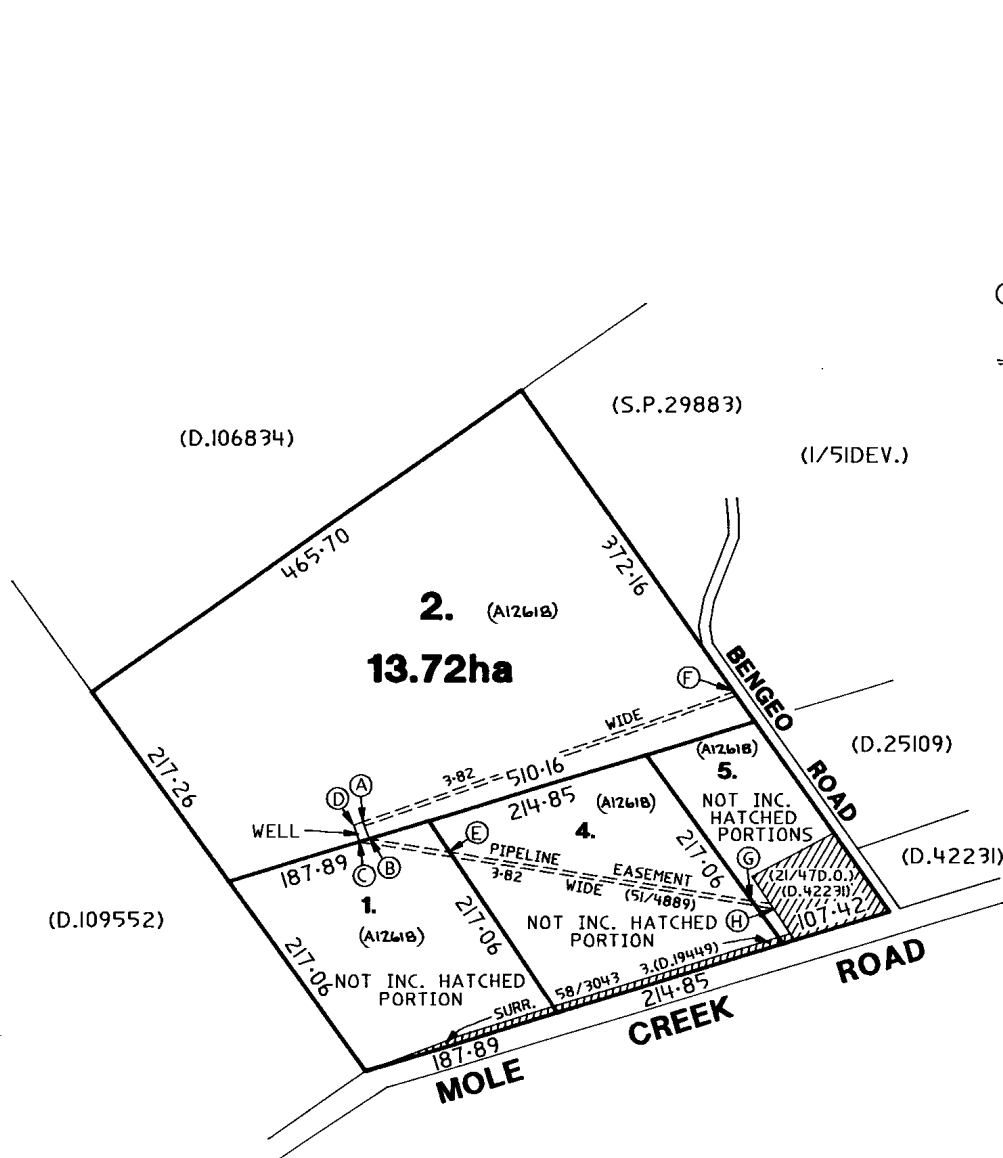
FILE No. A.12618 GRANTEE PART OF 1330 ACRES GTD TO EDWARD PAINE BUTLER & ROBERT WILLIAM NUTT		CONVERSION PLAN LOCATION DEVON MIDHURST CONVERTED FROM 55/0866, (1stly, 2ndly, 4thly & 5thly) NOT TO SCALE LENGTHS IN METRES		D.109551 APPROVED 19 JAN 1994  Recorder of Titles
TASMATP SHEET No. 45	LAST UPI No. 1724, 1726 1728 Inc.	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN BY: D.J.D.	


SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"

LOTS 1, 4 & 5

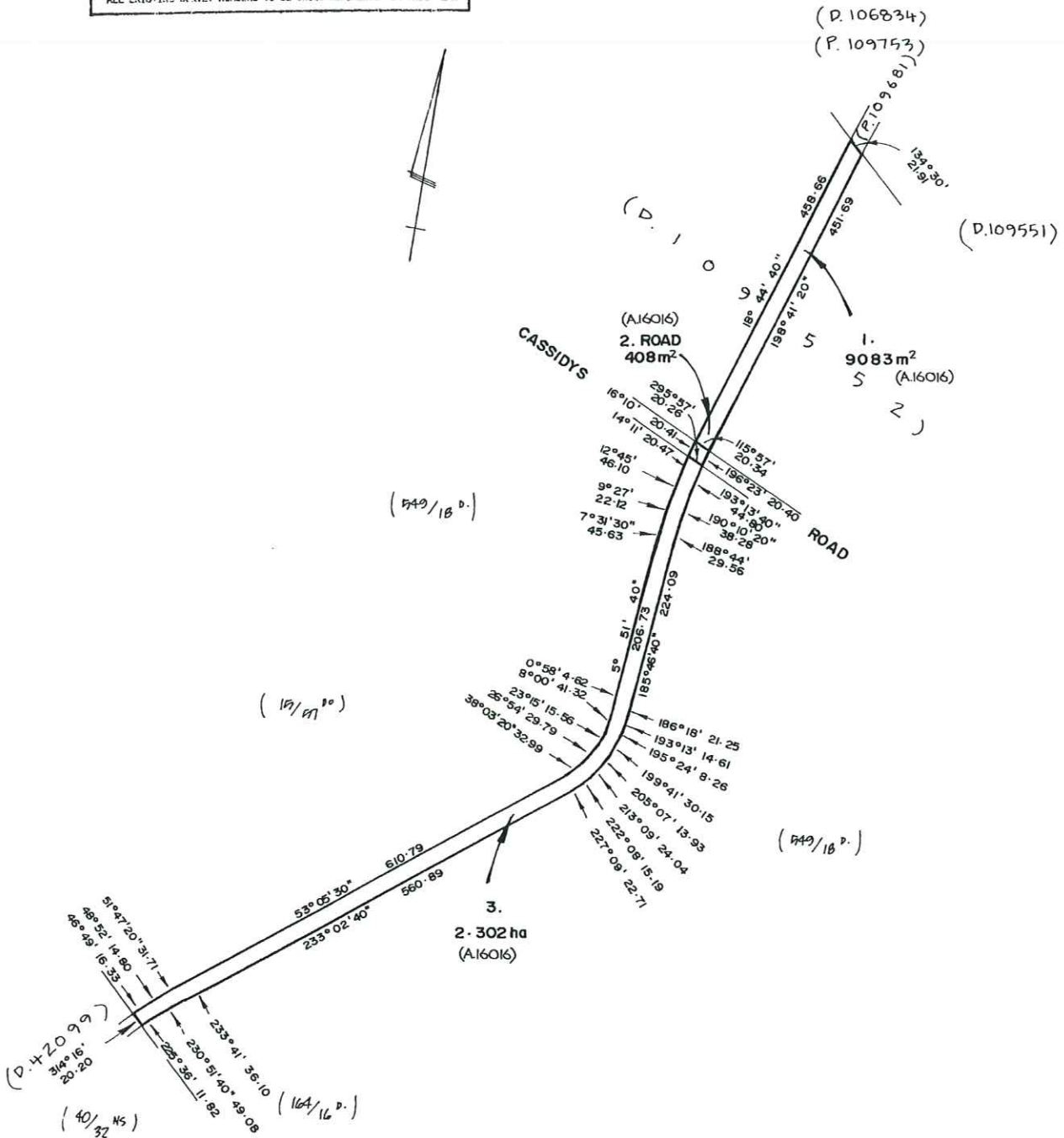
SURR. 58/3043 LOT 3 (D.19449)



Owner: AUSTRALIAN NATIONAL RLYS. COMM.	PLAN OF SURVEY by Surveyor.....K. TUENOU of land situated in the	REGISTERED NUMBER 105511
Title Reference: CONV. 8/P1136		Approved Effective from: 24 AUG 1995
Grantee: WHOLE OF LOTS 1-3 (9083m ² 408m ² & 2.302ha) VESTED IN THE AUSTRALIAN NATIONAL RAILWAYS COMM.	LAND DISTRICT OF DEVON PARISH OF MIDHURST	 Recorder of Titles
SCALE 1:5000 MEASUREMENTS IN METRES		

TASMAP CODE NO. 121	LAST TASMAP LPT NO. —	LAST SURVEY PLAN NO. —
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		

NGL EXAMINED



SEARCH OF TORRENS TITLE

VOLUME 109681	FOLIO 3
EDITION 4	DATE OF ISSUE 30-Aug-2019

SEARCH DATE : 08-Jan-2026

SEARCH TIME : 10.39 am

DESCRIPTION OF LAND

Parish of MIDHURST, Land District of DEVON

Lot 3 on Plan [109681](#)

Being the land fourthly described in Conveyance No.8/4135

Derivation : Part of 800 Acres Gtd. to W Moriarty & Part of

1330 Ac. Gtd. to E P Butler & R W Nutt

Derived from A13491

SCHEDULE 1

[M771258](#) TRANSFER to GAVIN MURRAY CLARK and SUZANNE MARY CLARK
Registered 30-Aug-2019 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[E191373](#) MORTGAGE to Australia and New Zealand Banking Group
Limited Registered 30-Aug-2019 at 12.02 pm

UNREGISTERED DEALINGS AND NOTATIONS

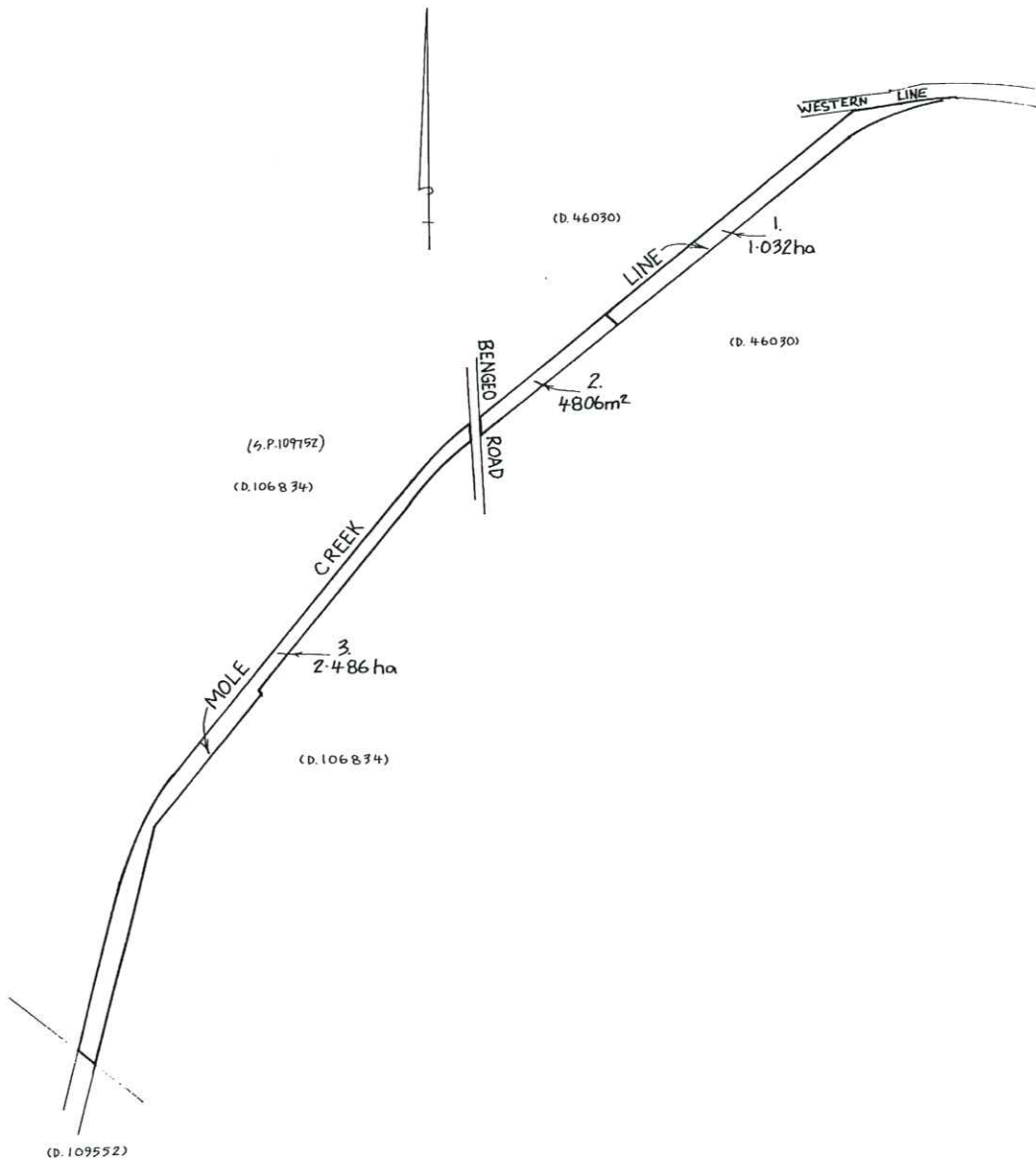
No unregistered dealings or other notations

APPROVED 28 JAN 1994	CONVERSION PLAN	REGISTERED NUMBER P109681
RECORDER OF TITLES CONV. 8/4/95 (2ndly, 3rdly & 4thly)	FILE NUMBER A.13491	DRAWN CGW
GRANTEE PART OF BOOK B TD TO WILLIAM MOKIARTY & PART OF 1930A. GTD TO EDWARD PAINE BUTLER & ROBERT WILLIAM NUTT		

SKETCH BY WAY OF ILLUSTRATION ONLY

CITY/TOWN OF
LAND DISTRICT OF DEVON
PARISH OF MIDHURST & MALLING
LENGTHS ARE IN METRES NOT TO SCALE
LENGTHS IN BRACKETS IN LINKS/FEET & INCHES

45 1770, 1859
1862

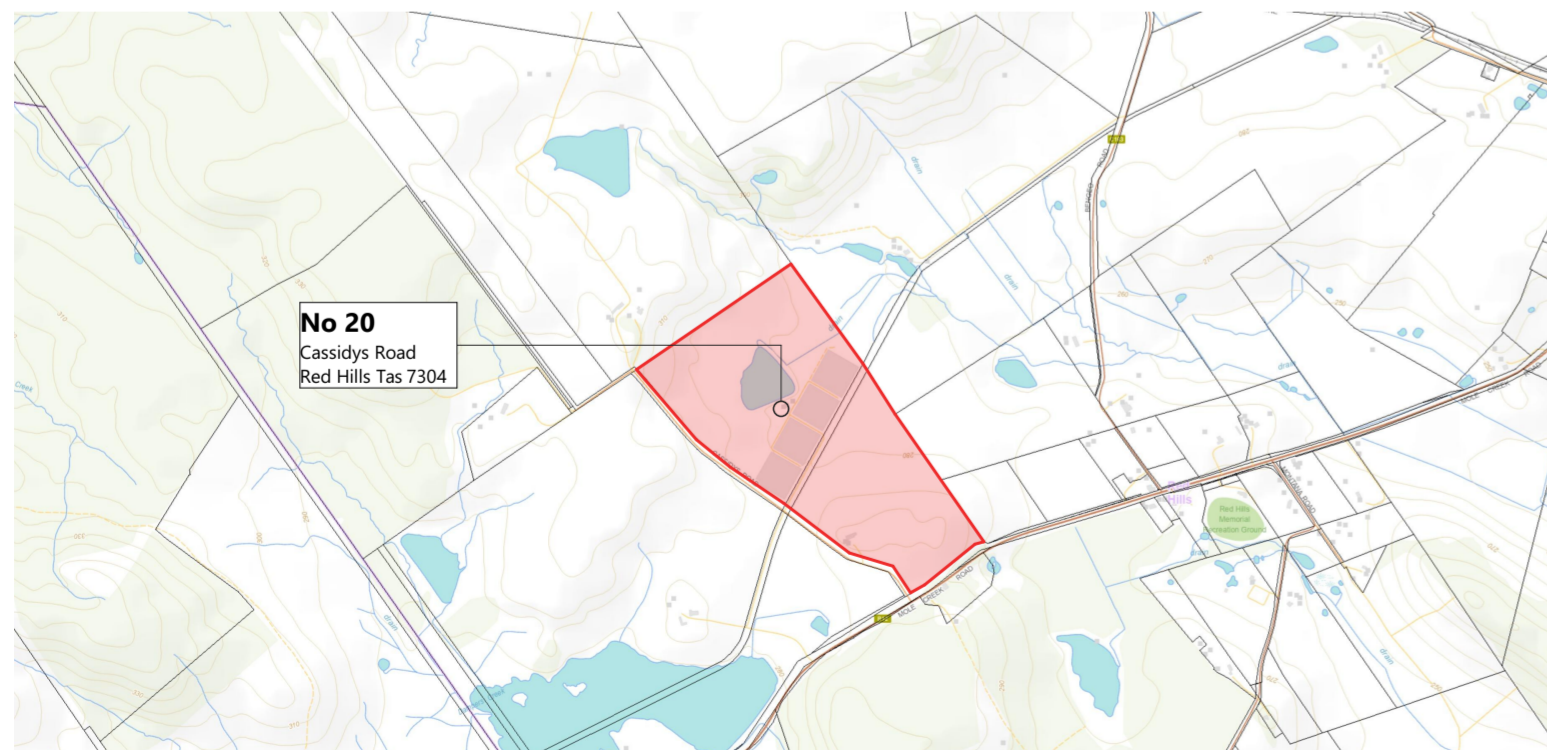




New Packing Facility & Offices

Murrakei Farms, 20 Cassidys Road, Red Hills

Project No. 25032



Drawing Schedule

SK 000	Cover Page
SK 001	Overall Site Plan
SK 002	Site Plan
SK 100	Ground Floor Plan
SK 101	First Floor Plan
SK 200	Elevations
SK 201	Elevations

Project details


Council	Meander Valley Council
Zone	Agriculture
Planning Overlay	Bushfire Prone Areas
PID	3124033
Title Folio	3
Title Volume	109552
Climate Zone	7
Design Wind Speed	-
Soil Class	-
BAL Rating	n/a
Energy Rating	-
Corrosive Environment	Low
Other	-

Area Schedule

Name	Area
Site Area	40.80 ha (est)
Ex. Floor Area Buildings Combined	658m ²
Proposed Shed Area	680m ²
Proposed Awning Area	184m ²

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	1/09/2025	PL	PL
DA1	ISSUED FOR APPROVAL	14/10/2025	PL	PL
DA2	ISSUED FOR APPROVAL RFI ADDITION INFO ADDED	27/11/2025	PL	PL

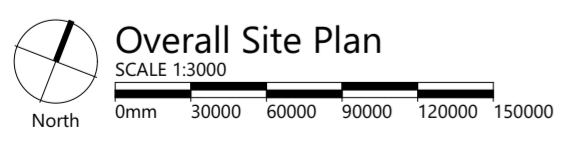
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 Status | **APPROVAL**
 Original size | A2 (Landscape)
 Drawing No. /Revision

SK 000-DA2



Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	1/09/2025		PL
DA1	ISSUED FOR APPROVAL	14/10/2025		PL
DA2	ISSUED FOR APPROVAL RFI ADDITION INFO ADDED	27/11/2025		PL

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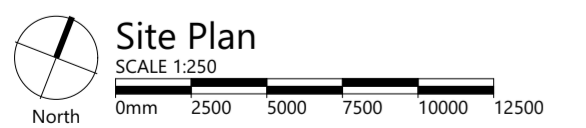
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Status	APPROVAL
Original size	A2 (Landscape)
Drawing No. /Revision	
SK 001-DA2	

New Packing Facility & Offices

Murrakei Farms, 20 Cassidy's Road, Red Hills

Project No. 25032



Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	1/09/2025		PL
DA1	ISSUED FOR APPROVAL	14/10/2025		PL
DA2	ISSUED FOR APPROVAL RFI ADDITION INFO ADDED	27/11/2025		PL

R E V I S I O N

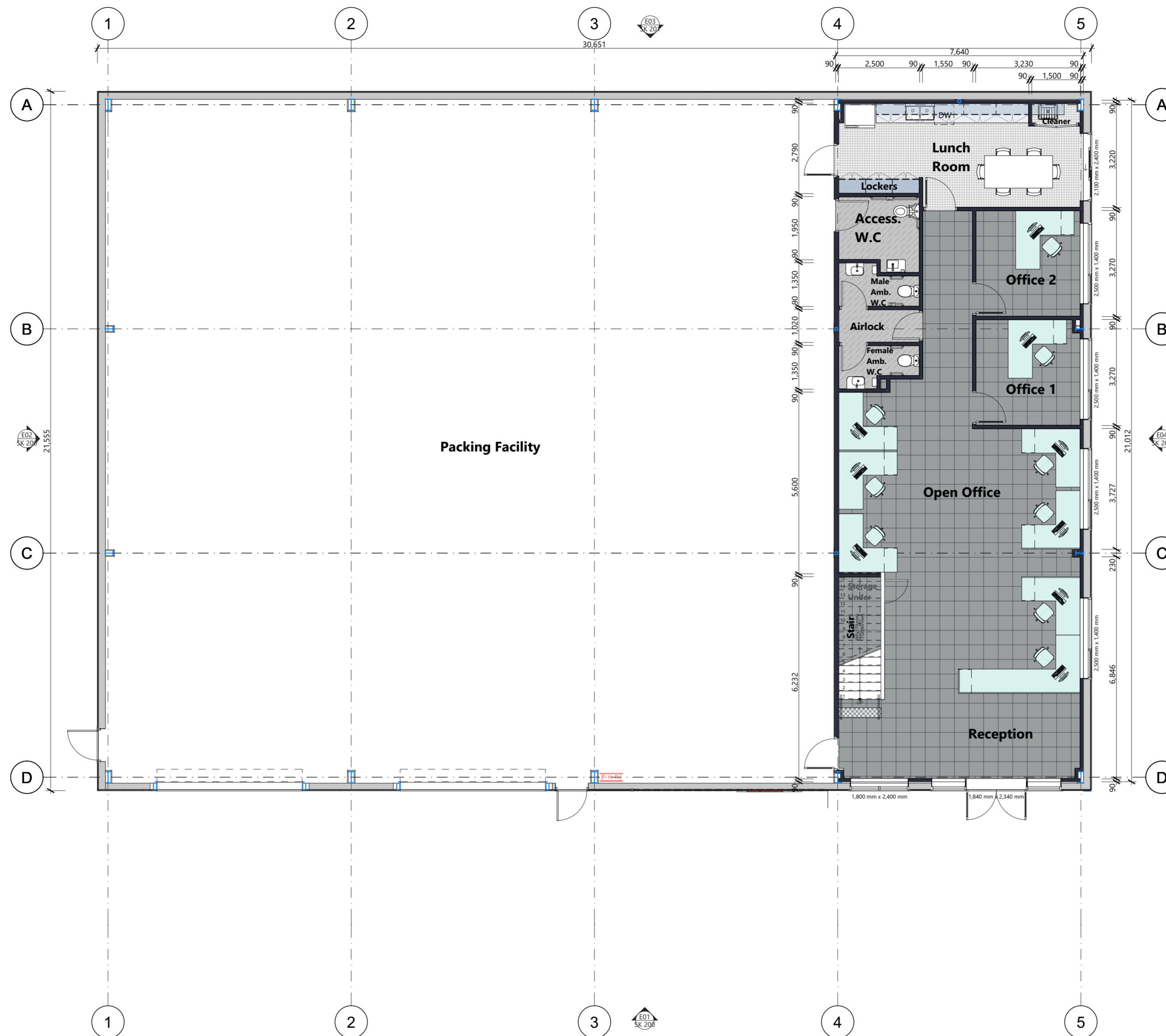
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 Drawing No. /Revision |
SK 002-DA2

New Packing Facility & Offices
Murrakei Farms, 20 Cassidys Road, Red Hills

Project No. 25032



Ground Floor Plan
SCALE 1:100
0m 1000 2000 3000 4000 5000
North



New Packing Facility & Offices

Murrakei Farms, 20 Cassidys Road, Red Hills

Project No. 25032

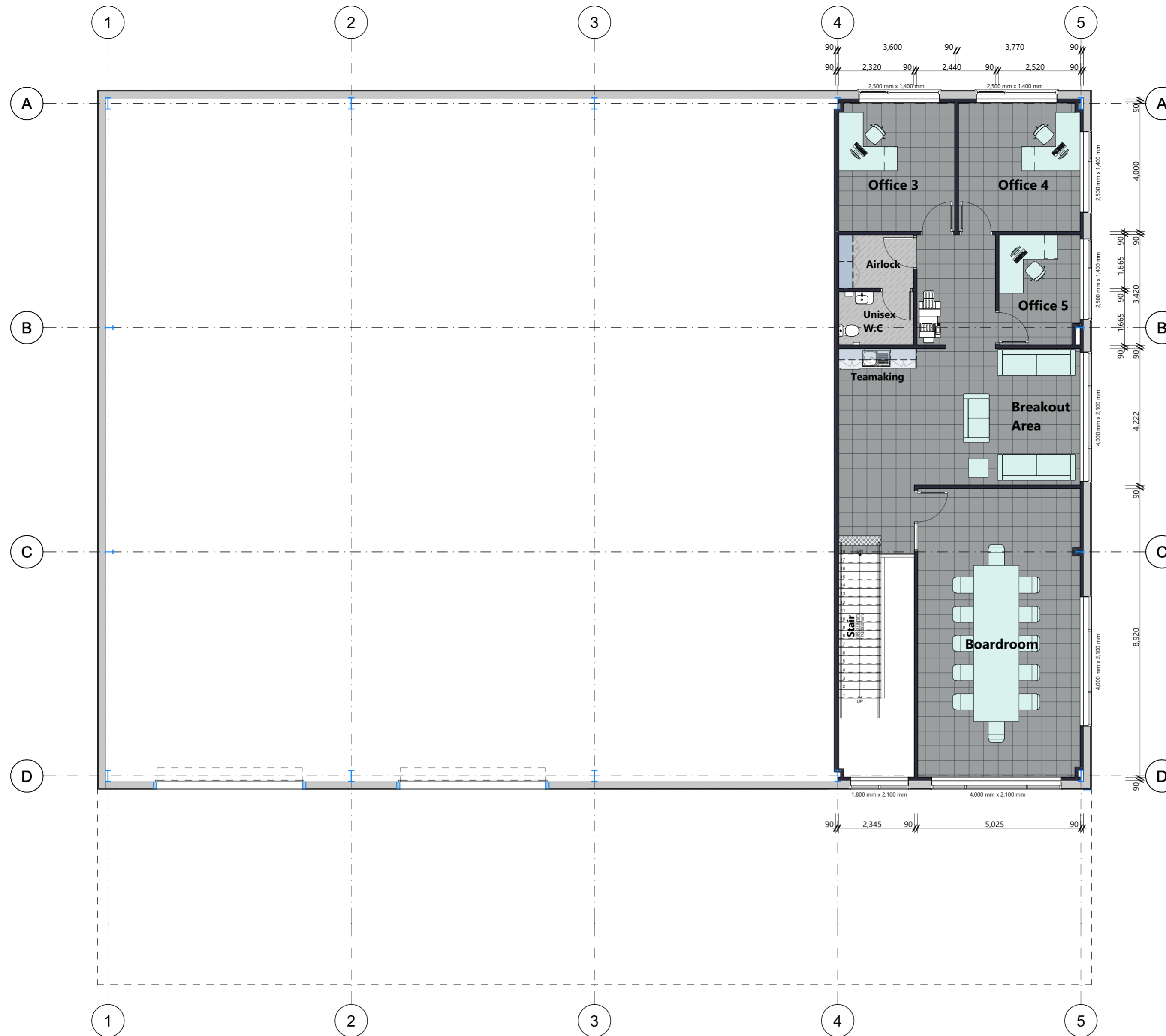
Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	27/08/2025		PL
02	ISSUED FOR CLIENT COMMENT	1/09/2025		PL
DA1	ISSUED FOR APPROVAL	14/10/2025		PL
DA2	ISSUED FOR APPROVAL RFI ADDITION INFO ADDED	27/11/2025		PL


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Status	APPROVAL
Original size	A2 (Landscape)
Drawing No. /Revision	SK 100-DA2




First Floor Plan
 SCALE 1:100
 0mm 1000 2000 3000 4000 5000

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	27/08/2025		PL
02	ISSUED FOR CLIENT COMMENT	1/09/2025		PL
DA1	ISSUED FOR APPROVAL	14/10/2025		PL
DA2	ISSUED FOR APPROVAL RFI ADDITION INFO ADDED	27/11/2025		PL

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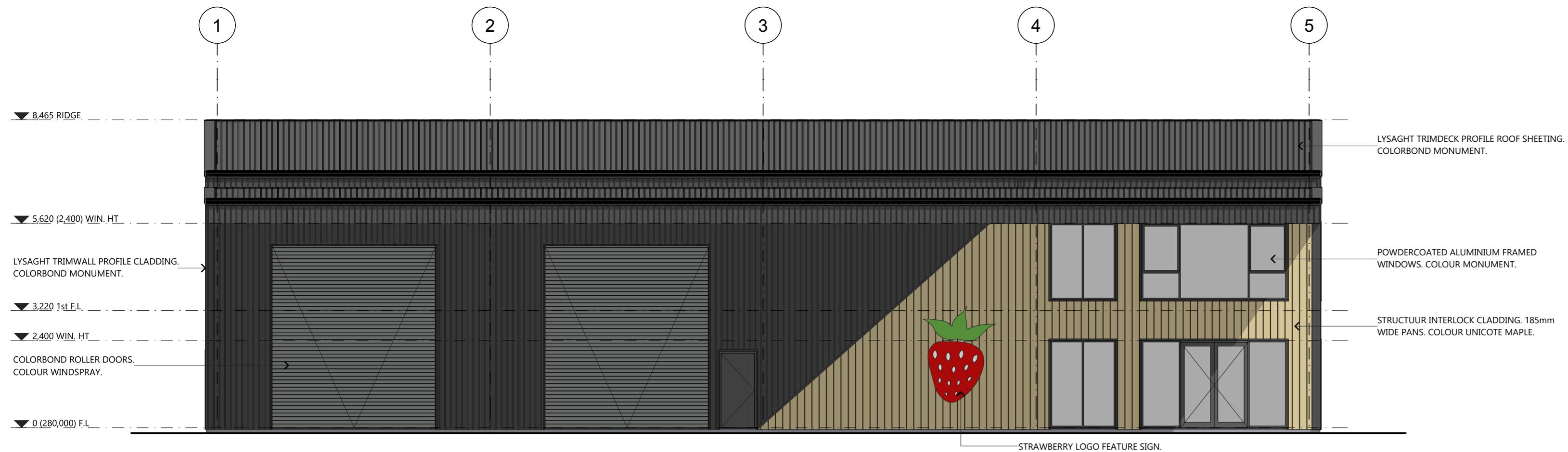
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Approved	P Ludbey
Status	APPROVAL
Original size	A2 (Landscape)
Drawing No. /Revision	
SK 101-DA2	



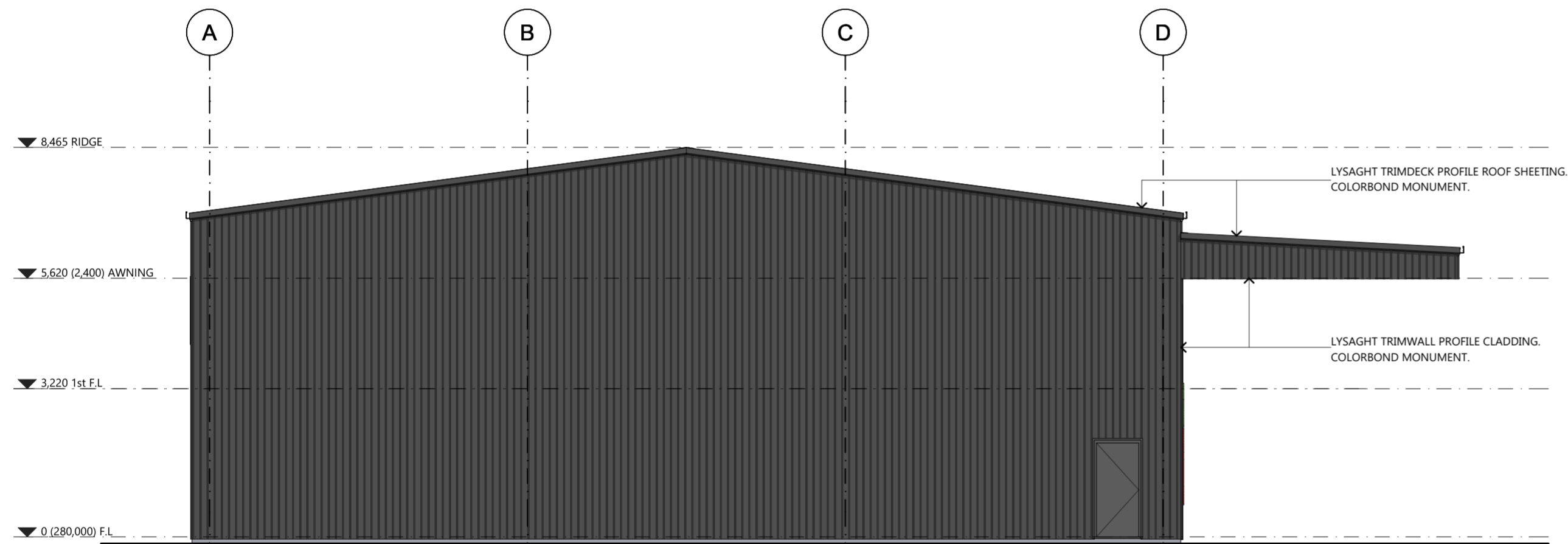
New Packing Facility & Offices

Murrakei Farms, 20 Cassidys Road, Red Hills

Project No. 25032



E01 SOUTHERN ELEVATION
SCALE 1:100
SK 100



E02 WESTERN ELEVATION
SCALE 1:100
SK 100



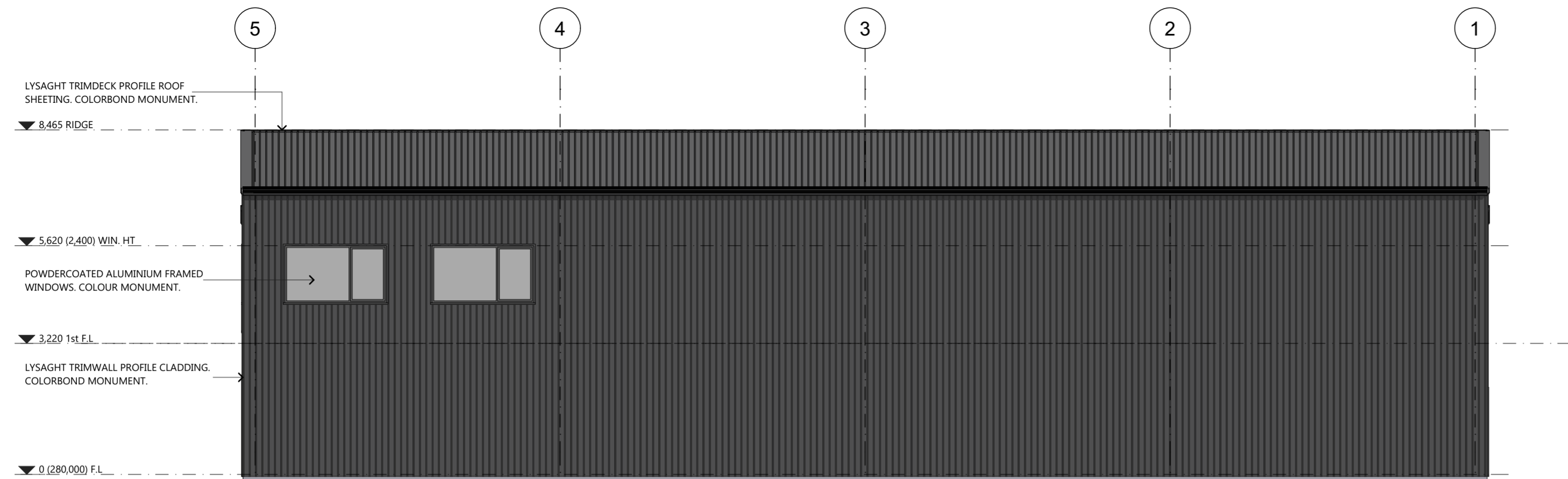
Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	27/08/2025		PL
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DA1	ISSUED FOR APPROVAL	14/10/2025		PL
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R E V I S I O N

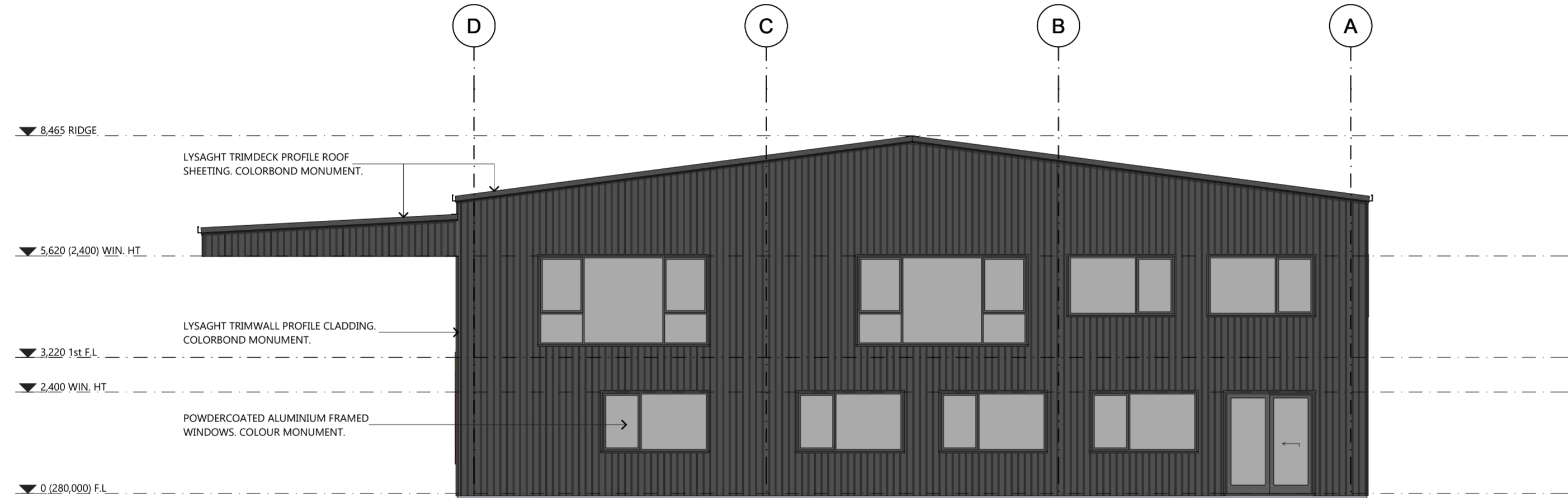
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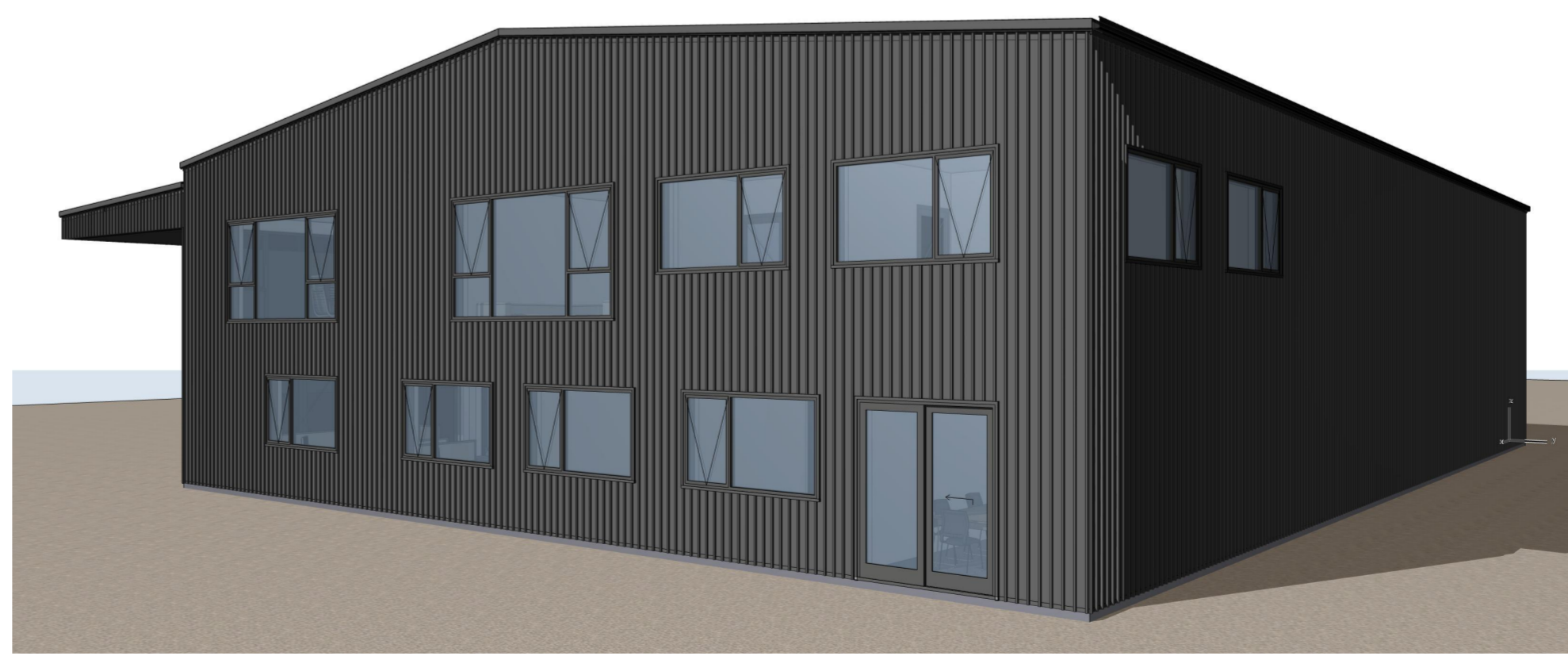
Drawn	P Ludbey
Approved	P Ludbey
Status	APPROVAL
Original size	A2 (Landscape)
Drawing No. /Revision	
SK 200-DA2	



E03 NORTHERN ELEVATION
SCALE 1:100
SK 100



E04 EASTERN ELEVATION
SCALE 1:100
SK 100



Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	27/08/2025		PL
02	ISSUED FOR CLIENT COMMENT	1/09/2025		PL
DA1	ISSUED FOR APPROVAL	14/10/2025		PL
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Approved	P Ludbey
Status	APPROVAL
Original size	A2 (Landscape)
Drawing No. /Revision	
SK 201-DA2	

Planning Submission

Resource Development (Controlled Environment Agriculture)
New Packing Facility & Associated Offices



20 Cassidys Road, Red Hills

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Appendices

Appendix A: Certificate of Title

Appendix B: Plans and Details

Appendix C: Agricultural Assessment and Compliance Report

1. Executive Summary

1.1 Proposal Overview

This submission is prepared on behalf of Murrakei Farms (Gavin and Suzanne Clark), in support of a proposal for expansion of resource development (controlled environment agriculture) including a new packing facility and associated offices.

The owners of the subject land are Gavin and Suzanne Clark. 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 109552 Folio 3. A copy of the title is contained in Appendix A.

The registered owners of 20 Cassidys Road are Gavin Murray Clark and Suzanne Mary Clark. CT 109552/3 has an area of 37.4 hectares and has frontage to Cassidys Road and Mole Creek Road. The existing infrastructure present on the property includes 14 hectares of polytunnels, a cool store, demountable meeting room, various separate smaller sheds (irrigation plant, machinery and storage), irrigation dam, grassed and hard standing areas for parking and logistics and a number of irrigation/fertigation water balance tanks. A dwelling and several outbuildings are also current on the title.

The subject property forms part of a wider land holding owned by Gaven and Suzanne Clark that includes thirteen adjoining individual titles which when combined cover approximately 290 hectares.

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

2.1 Locality Description

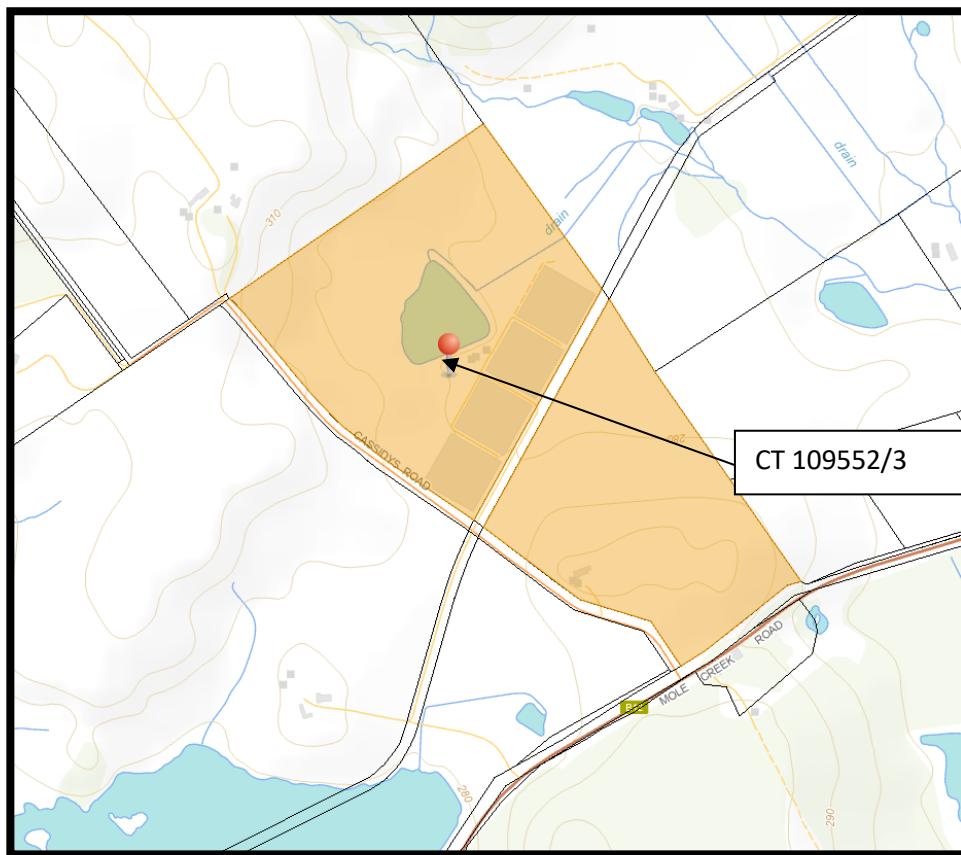


Figure 1: Locality Map 20 Cassidys Road, Red Hills

(Source: [LISTmap - Land Information System Tasmania \(thelist.tas.gov.au\)](http://thelist.tas.gov.au))

2.2 Access and Movement

There are two existing vehicular access points to the land at 20 Cassidys Road. The proposal will see access continue from the existing access points to Cassidys Road. The southern access will continue to be used primarily for residential purposes. The northern access will continue to be used for the commercial berry growing operations and internal access throughout the site including to the proposal will be via the northern access primarily.

2.3 Services

The subject site is located within the rural settlement of Red Hills; 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 Red Hills. A search of the Natural Values Atlas has revealed no recorded species on the subject site.

3. Proposal

3.1 Development Proposal

Murrakei Farms Pty Ltd was established in September 2019. Murrakei Family Trust has been operating since July 2005 when the owners started cropping and stock handling on the site. The berry operation commenced in 2015 with the first harvest taking place in 2016.

The subject property is used for agriculture, with a large scale intensive commercial hydroponic berry fruit production enterprise which grows strawberry and raspberries over approximately 10 month period each year to supply berry fruit to local, domestic and export markets. At peak the berry fruit production enterprises can employ approximately 115 staff, and principally produces strawberries and raspberries for local, domestic and export markets. Murrakei Berries employs local staff which provides local employment opportunities, as well as a number of workers (104) under the PALM scheme who are all accommodated at the worker village on an adjoining property. 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.

The proposal seeks to gain approval for the development associated with a berry growing enterprise that utilises controlled environment agricultural techniques at 20 Cassidys Road, Red Hills.

The proposed development is based on building a new shed which would be multipurpose facility and provide for a number of uses including packing fruit, administration offices and for storage of a range of consumables, plant and machinery.

The current shed space and office/administration support infrastructure is insufficient and inadequate for the existing operation and management of the berry fruit enterprise.

The proposed shed will comprise a total area of approximately 641m² (21m wide by 30.5m long) with a ridge height of 8.465m.

The proposal will see identical truck movements to that which currently occurs, the only difference is one additional packaging truck, a semi-trailer twice a week.

The proposal is not expected to increase employee numbers.

Stormwater from the structure will be directed to existing water storage tanks behind the building. Overflow will be direct as per existing arrangements to existing dams and in-ground infiltration, it is not expected that any changes to existing stormwater arrangements will result due to the proposed new packing facility.

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, the Landslip Hazard Code (low landslip hazard band), the Natural Assets Code (Waterway and coastal protection area) and the Scenic Protection Code (Scenic road corridor)

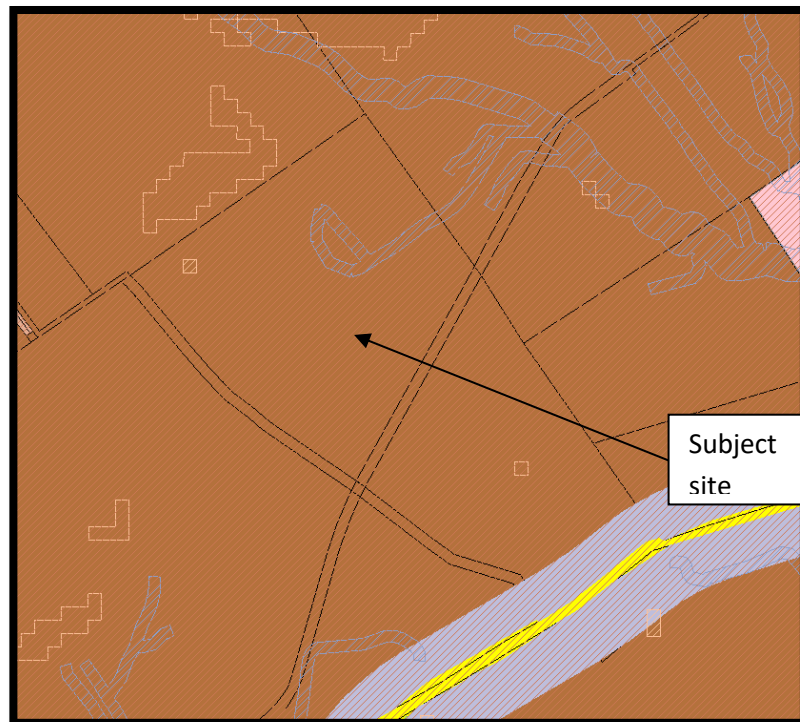


Figure 2: Zoning Map

(Brown = Agriculture Zone)

(Source: [LISTmap - Land Information System Tasmania \(thelist.tas.gov.au\)](http://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 Discretionary use, as on prime agricultural land and not dependent on the soil as the growth medium.

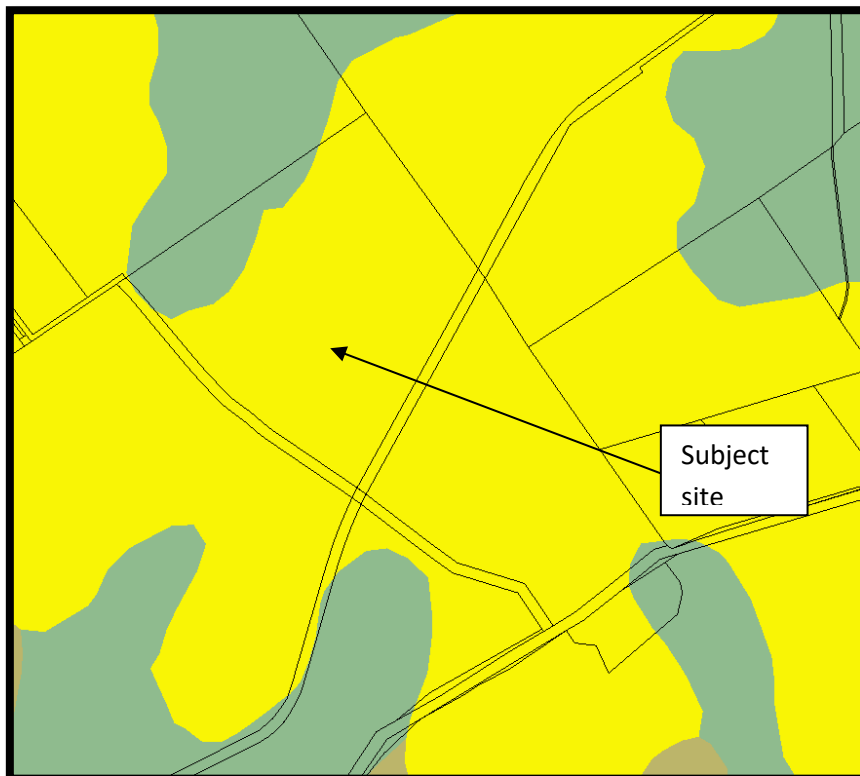


Figure 3: Land Capability Map

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

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

Objective

That uses listed as Discretionary:

- (a) Support agricultural use; and
- (b) Protect land for agricultural use by minimising the conversion of land to non-agricultural use.

Acceptable Solution	Performance Criteria	Proposal Response
A1 No Acceptable Solution.	<p>P1 A use listed as Discretionary, excluding Residential or Resource Development, must be required to located 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 movement, having regard to:</p> <ul style="list-style-type: none"> (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; 	<p>P1 An Agricultural Assessment and Compliance Report, prepared by Pinion Advisory is attached at Appendix C to this submission demonstrating compliance.</p> <p><i>(a) The subject property is used for agriculture, with a large scale intensive commercial hydroponic berry fruit production enterprise which grows strawberry and raspberries over approximately 10 month period each year to supply berry fruit to local, domestic and export markets. The subject property has a suitable climate, topography and adequate irrigation water resources to support the production of hydroponic berry fruit. The proposed shed development is</i></p>

- (d) Service or support for an agricultural use on the site or on land in the vicinity of the site; *required and would be used to support the existing and future expansion of the berry fruit production enterprise for office/administration and storage space for the provision of successful management and operational activities.*
- (e) The diversification or value adding of an agricultural use on the site or in the vicinity of the site; and *space for the provision of successful management and operational activities.*
- (f) Provision of essential Emergency Services or Utilities. *(b) The subject property is used for agriculture, with a large scale intensive commercial hydroponic berry fruit production enterprise which requires and involves the use of polyhouse infrastructure. The proposed shed development is required and would be used to support the existing and future expansion of the berry fruit production enterprise's as there is a pressing need for additional office and storage space for the provision of successful management and operational activities. The location of the proposed development would be in a central position on land already set aside and used as a service and support area and would not involve the utilisation of any land already used for agricultural production.*
- (c) The subject property is used for agriculture, with a large scale intensive commercial hydroponic berry fruit production enterprise which grows strawberry and raspberries over approximately 10 month period each year to supply berry fruit to local, domestic and export markets. The use of proposed development is based on packing of berry fruit sourced from the surrounding polyhouse hydroponic berry fruit production infrastructure on the subject property.*
- (d) The proposed development would be directly used in the packing of berry fruit for local, domestic and export markets, provide the location of administration office which allow for onsite management of the enterprise and storage of plant, machinery consumables used in the*

		<p><i>production of the berry fruit.</i></p> <p><i>(e) Prior to the establishment of the Murrakei Berries enterprise, the subject property was entirely used as part of mixed farming operation (livestock and seasonal cropping). The Murrakei Berries enterprise has allowed for diversification into a high value horticultural enterprise, which has significantly increased the productivity of the property and economic performance of the subject property, provided employment opportunities and involved a substantial level of investment which has benefited the wider Meander Valley economy, various contractors and numerous suppliers of consumables.</i></p> <p><i>(f) This is not applicable.</i></p> <p>Performance criteria met.</p>
<p>A2 No Acceptable Solution.</p>	<p>P2 A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to:</p> <p>(a) The area of land being converted to non-agricultural use;</p> <p>(b) Whether the use precludes the land from being returned to an agricultural use;</p> <p>(c) Whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.</p>	<p>P2 An Agricultural Assessment and Compliance Report, prepared by Pinion Advisory is attached at Appendix C to this submission demonstrating compliance.</p> <p><i>(a) The location of the proposed shed development would be in a central position on land already set aside and used as a service and support area and would not involve the utilisation of any land already used for agricultural production.</i></p> <p><i>(b) If required the shed could be dismantled and removed and the land rehabilitated back to land able to be used for agriculture. It should be noted that the land associated with the proposed location of the shed is already set aside and used as a service and support area and would not involve the utilisation of land which is already used for agricultural production.</i></p> <p><i>(c) The land which would be covered by the proposed shed development would be in a central position on land already set aside and used as a service and support area and would</i></p>

not involve the utilisation of any land already used for agricultural production. The operation and management of the polyhouse hydroponic berry fruit enterprise would be negative impacted, rather the proposed shed would support and enhance the existing and future expansion of this enterprise. The agricultural land use activity, as per mixed cropping and livestock production conducted on the balance of the property will not be diminished and/or impacted by the proposed development due to the setback distance and presence of the irrigation dam to the north and polyhouse infrastructure which provides a significant buffer. The proposed location of the shed relative to the adjacent properties and the associated setback distances, topography variation (to the north and north) and presence of the polyhouse structures and shelter belt vegetation (along the western boundary) would ensure no negative impacts on the agricultural land use activities which can and could be undertaken on the adjacent land.

Performance criteria met.

A3 No Acceptable Solution.

P3 A use listed as Discretionary, excluding Residential located on prime agricultural land must:

(a) Be for Extractive Industry, Resource Development or Utilities, provided that:

- (i) The area of land converted to the use is minimised;
- (ii) Adverse impacts on the surrounding agricultural use are minimised; and
- (iii) The site is reasonably required for operational efficiency; or

P3 An Agricultural Assessment and Compliance Report, prepared by Pinion Advisory is attached at Appendix C to this submission demonstrating compliance.

(a) The subject property is used for agriculture, with a large scale intensive commercial hydroponic berry fruit production enterprise which grows strawberry and raspberries over approximately 10 month period each year to supply berry fruit to local, domestic and export markets. At peak the berry fruit production enterprises can employ over 100 staff, and principally produces strawberries and raspberries for local, domestic

	<p>(b) Be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.</p>	<p><i>and export markets. Murrakei Berries employs local staff which provides local employment opportunities, as well as a number of workers under the Seasonal Worker Program who are accommodated at the worker village on an adjoining property. These seasonal workers spend money on food, groceries and a range of consumables sourced from Deloraine. As part of the berry fruit production program requires a wide range of inputs and consumables (e.g. fuel, agricultural chemicals, fertilisers, packaging, biologicals etc...) and the involvement of various contractors (delivery services, transport, waste management, cleaners etc...), machinery suppliers, and agribusinesses all of which supports local business and employment and is to the economic advantage economic of the region.</i></p> <p>Performance criteria met.</p>
<p>A4 No Acceptable Solution.</p>	<p>P4 A Residential use listed as Discretionary must:</p> <p>(a) Be required as part of an agricultural use, having regard to:</p> <ul style="list-style-type: none"> (i) The scale of the agricultural use; (ii) The complexity of the agricultural use; (iii) The operational requirements of the agricultural use; (iv) The requirement for the occupier of the dwelling to attend to the agricultural use; and (v) Proximity of the dwelling to the agricultural use; or <p>(b) Be located on a site that:</p>	<p><i>A4/P4 Not applicable.</i></p>

- (i) Is not capable of supporting an agricultural use;
- (ii) Is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and
- (iii) Does not confine or restrain agricultural use on adjoining properties.

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: <ul style="list-style-type: none"> (a) The proposed height of the building; (b) The topography of the site; (c) The bulk and form of the 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. 	A1 <i>The proposed building is less than 12m as detailed within plans and details contained at Appendix B, having a maximum height of 8.465m to ridge. Proposal complies.</i>

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: <ul style="list-style-type: none"> (a) Not less than 5m; or (b) If the setback of an 	P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having	A1 <i>The building is setback at least 5m (min. 170m) from all external title</i>

<p>existing building is within 5m, not less than the existing building.</p>	<p>regard to:</p> <ul style="list-style-type: none"> (g) The bulk and form of the building; (h) The nature of existing use on the adjoining properties; (i) Separation from existing use on the adjoining properties; and (j) Any buffers created by natural or other features. 	<p><i>boundaries. The new packing facility is central to the site and operations. Proposal complies.</i></p>
<p>A2 Buildings for a sensitive use must have a setback from all boundaries of:</p> <ul style="list-style-type: none"> (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. 	<p>P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to:</p> <ul style="list-style-type: none"> (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. 	<p><i>A2 Not applicable, no sensitive use proposed.</i></p>

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. It is not anticipated that the facility will increase employment on the site. It is unlikely that the development will increase the vehicle movements, except for one packaging truck, that have been previously considered for the operations on the site, given that all the PALM Scheme workers now reside on site.

Bus transportation is provided to essential services for workers by Murrakei Berries as well as internal transportation where required within the property. The existing accommodation buildings

located on the adjacent title are located within walking/cycling distance to the berry picking operations.

Although there is no requirement as per Table C2.1, the development will include 15 new car parking spaces.

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, the proposed shed comprises a total area of approximately 641m², however it is noted that loading areas are provided adjacent to the new facility.

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

C2.6.1 Construction of parking areas

A total of 15 additional car parking spaces are proposed adjacent to the new packing facility together with a new gravel turning area.

The proposed parking areas within the site will be finished with a gravel surface. The parking area has a suitable durable all-weather pavement. The site will contain stormwater within the title boundaries. The site is zoned Agriculture, which allows for a gravel surfaces for all parking, access ways, manoeuvring and circulation spaces. Acceptable solution met.

C2.6.2 Design and layout of parking areas

A1.1

(a)(i) - Gradients of the access, manoeuvring and parking areas are constructed in accordance with *Australian Standards AS 28990 – Parking facilities Part 1-6*.

(a)(ii) - Vehicles are able to enter and exit the site in a forward direction.

(a)(iii) – No changes to existing access. Access width is deemed adequate.

(a)(iv) - Car parking spaces meet the dimensions set out in Table 2.3.

(a)(v) - The combined access and manoeuvring width is greater than the prescribed as per Table C2.3.

(a)(vi) - Satisfied.

(a)(vii) - Satisfied.

Proposal complies with acceptable solution.

A1.2 No requirement for accessible car parking spaces for site use.

C3.0 Road and Railway Assets Code

No new vehicle crossing is proposed. The development will not increase the amount of vehicular traffic to the property from a public road, except for one additional packaging truck, which will be a semi-trailer, twice per week. Vehicular traffic to and from the site, using an existing vehicle crossing will not increase by more than the amounts in Table C3.1. There is to be no increase in vehicles up to 5.5m long. For vehicles longer than 5.5m long, the increase in vehicle movements because of the packing facility will be no more therefore than 5 vehicles movements per day, or 20%, which is the amount of acceptable increase in AADT to and from the site as per Table C3.1.

C7.0 Natural Assets Code

The application of this Code does not apply, as the Code applies to development on land within a waterway and coastal protection area. No development is proposed within the area mapped on the site.

C8.0 Scenic Protection Code

The application of this Code does not apply. No development is proposed within the area mapped on the site.

C9.0 Attenuation Code

In accordance with C9.2.4 the Code does not apply to controlled environment agriculture activities occurring within the Agriculture zone.

C15.0 Landslip Hazard Code

In accordance with Clause C15.4.1 the use is exempt from this Code as the site is mapped as low landslip hazard bands (subclause (a)).

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 existing water storage tanks 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 majority of the property is covered by Class 3, with a small area of class 4 and 5 land with two small area exempt, which includes approximately 2 hectares of land covered by the irrigation dam and approximately 0.4 hectares of land associated with the existing hard standing area and current ground used for staff carpark, cool store, machinery and irrigation shed and irrigation infrastructure.

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 a new packing facility including associated offices at 20 Cassidys Road, Red Hills, 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	13 October 2025

Appendix A: Certificate of Title

SEARCH OF TORRENS TITLE

VOLUME 109552	FOLIO 3
EDITION 4	DATE OF ISSUE 24-Mar-2015

SEARCH DATE : 14-Jul-2025

SEARCH TIME : 09.55 AM

DESCRIPTION OF LAND

Parish of MIDHURST, Land District of DEVON
 Lot 3 on Diagram 109552
 Being the land thirdly described in Conveyance 55/0866
 Derivation : Part of 1330 acres granted to Edward Paine Butler
 and Robert William Nutt
 Derived from A12618

SCHEDULE 1

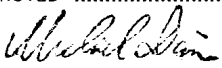
C560691 TRANSFER to GAVIN MURRAY CLARK and SUZANNE MARY CLARK
 Registered 26-Oct-2005 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 D158943 MORTGAGE to Australia and New Zealand Banking Group
 Limited Registered 24-Mar-2015 at noon

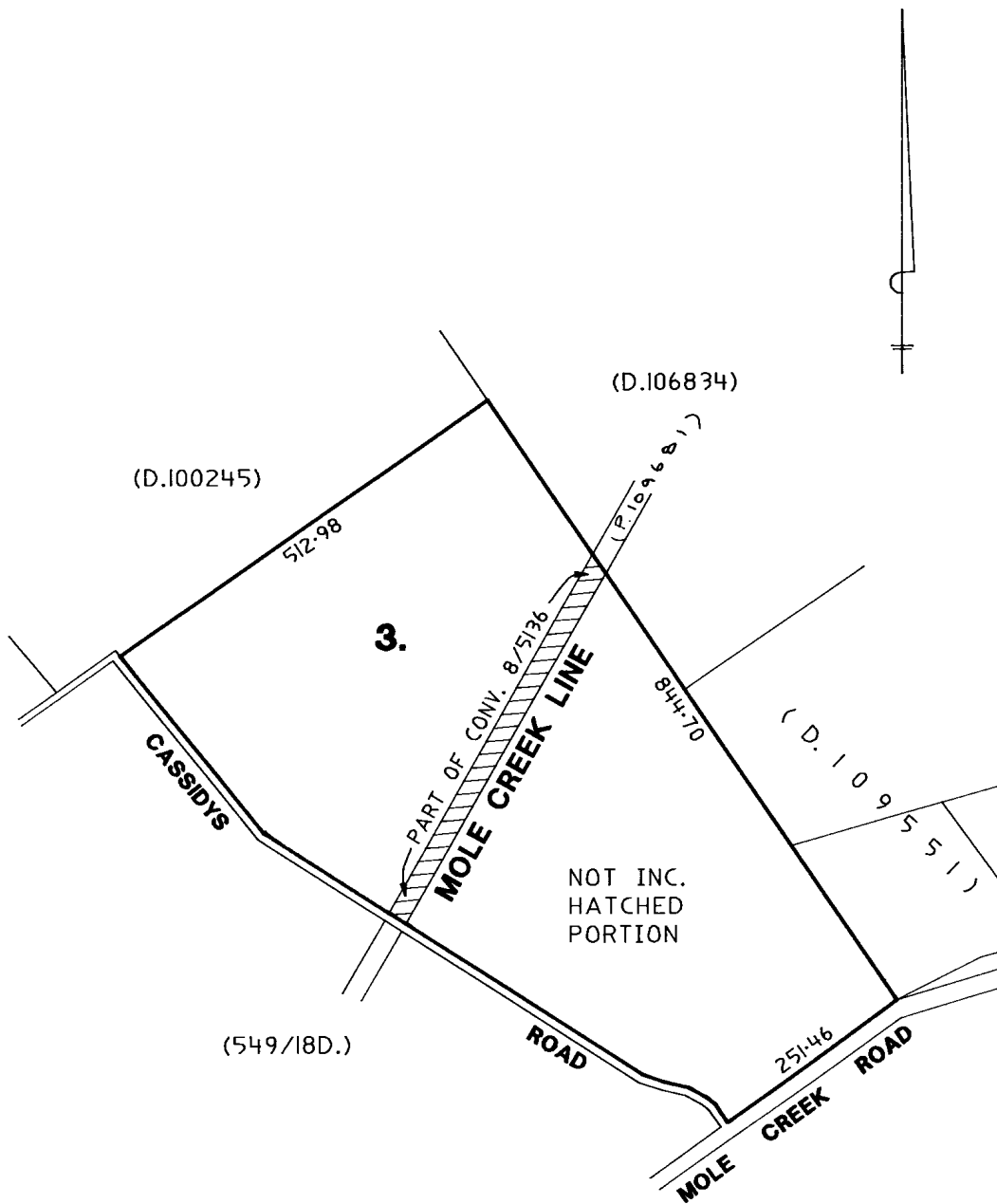
UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

FILE No. A.12618 GRANTEE PART OF 350 ACRES GTD TO JAMES BENNETT & PART OF 150 ACRES GRANTED TO SAMUEL FOX		CONVERSION PLAN LOCATION DEVON MIDHURST CONVERTED FROM 55/0866 (3rdly Des) NOT TO SCALE LENGTHS IN METRES		D.109552 APPROVED 19 JAN 1994  Recorder of Titles
TASMALP SHEET No. 45	LAST UPI No. 1725	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	DRAWN BY: D.J.D.	

SKETCH BY WAY OF ILLUSTRATION ONLY

"EXCEPTED LANDS"



Appendix B: Plans and Details



Project No. 25032

New Packing Facility & Offices Murrakei Farms, 20 Cassidy Road, Red Hills

Project details


Council	Meander Valley Council
Zone	Agriculture
Planning Overlay	Bushfire Prone Areas
PID	3124033
Title Folio	3
Title Volume	109552
Climate Zone	7
Design Wind Speed	-
Soil Class	-
BAL Rating	n/a
Energy Rating	6 Star
Corrosive Environment	No
Other	-

Area Schedule

Name	Area ###m ²
Site Area	337m ²
Ex. Dwelling Floor Area	40m ²
Proposed Addition Area	29m ²

Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	1/09/2025	PL	PL

R E V I S I O N


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Drawn | P Ludbey
 Approved | P Ludbey
 Status | SKETCH
 Original size | A2 (Landscape)
 Drawing No. /Revision

SK 000-01



Adjoining Property
104 Cassidys Road
Red Hills Tas 7304
Property ID - 6273050
Title Ref - 100245/1

Adjoining Property
576 Bengeo Road
Red Hills Tas 7304
Property ID - 6273704
Title Ref - 117384/2

Adjoining Property
20 Cassidys Road
Red Hills Tas 7304
Property ID - 3124033
Title Ref - 109551/2

Adjoining Property
20 Cassidys Road
Red Hills Tas 7304
Property ID - 3124033
Title Ref - 109551/1

No. 20
Cassidys Road
Red Hills Tas 7304
Property ID - 3124033
Title Ref - 109552/3
Lot Area 40.80ha (est.)

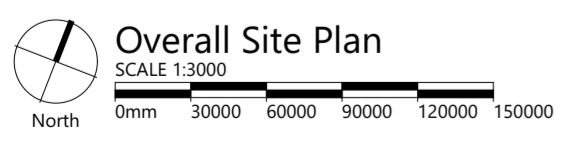
Ex. Dwelling

**Proposed New
Packing Facility
& Offices**

CASSIDYS ROAD

MOLE CREEK LINE

MOLE CREEK ROAD



Rev	Description	Date	Int	App
01	ISSUED FOR CLIENT COMMENT	1/09/2025		PL

REVISION

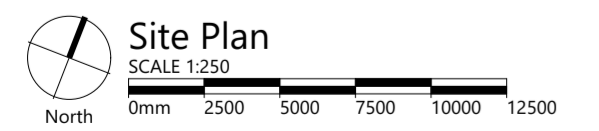
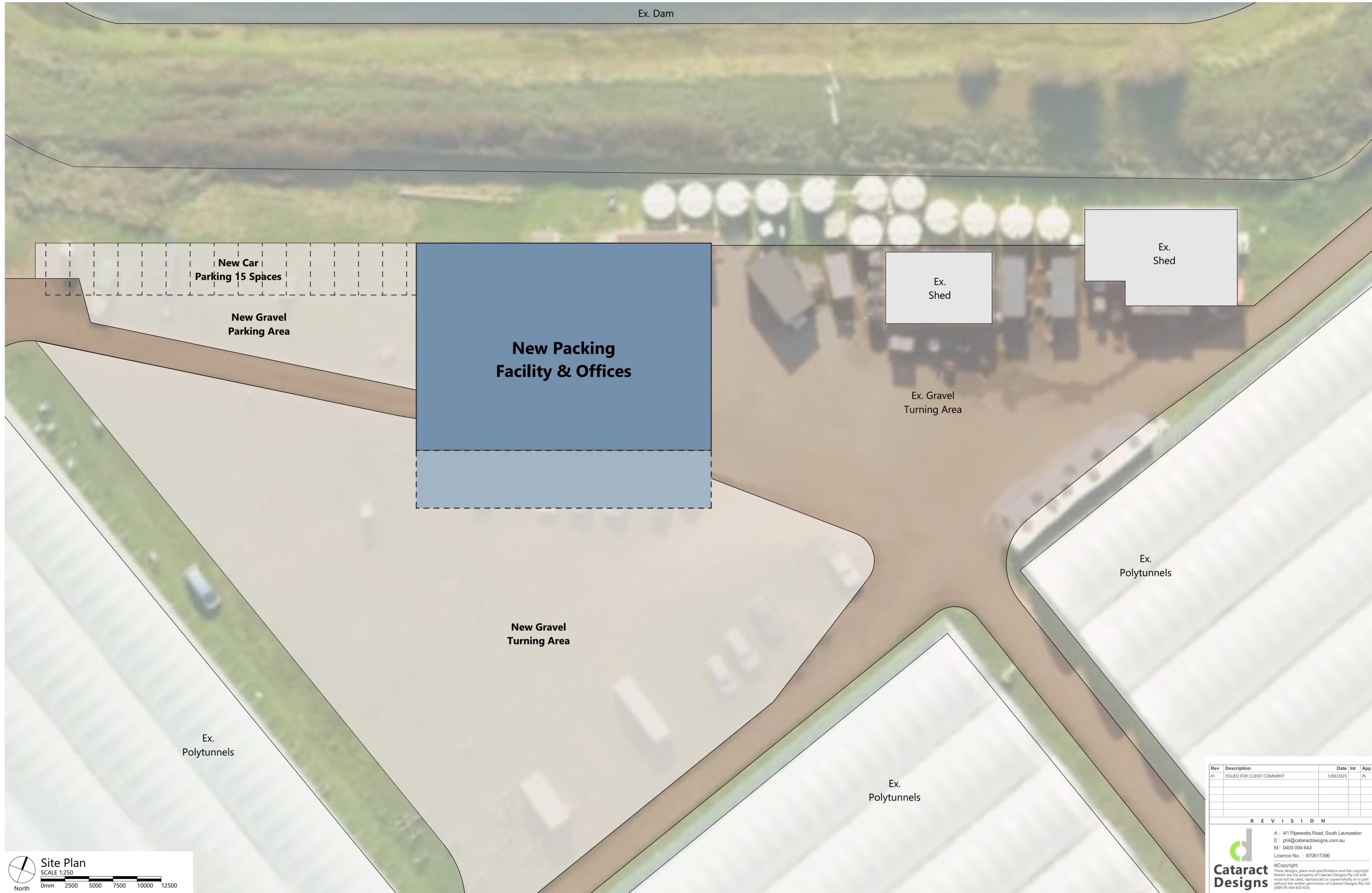
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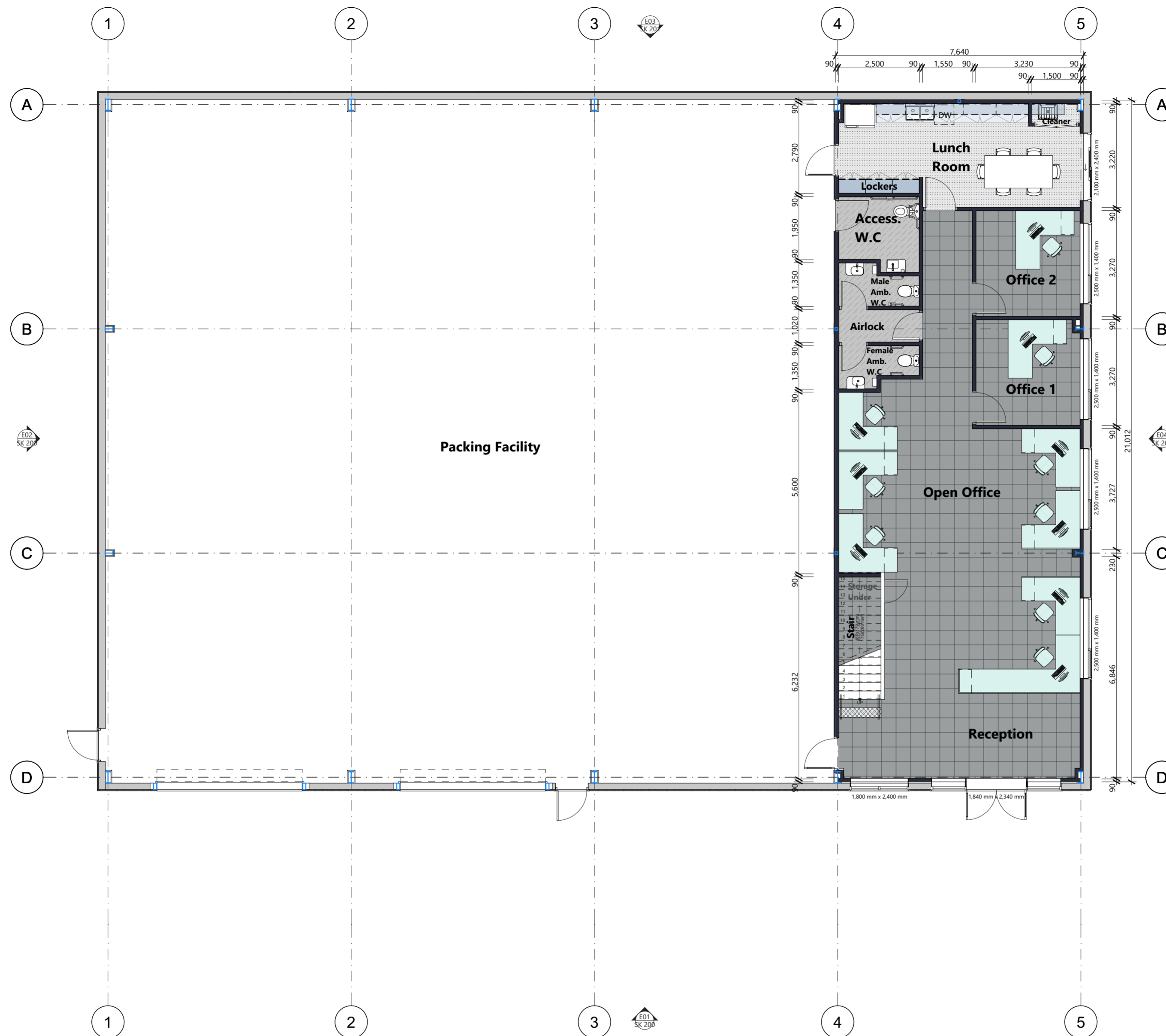
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Ground Floor Plan
SCALE 1:100

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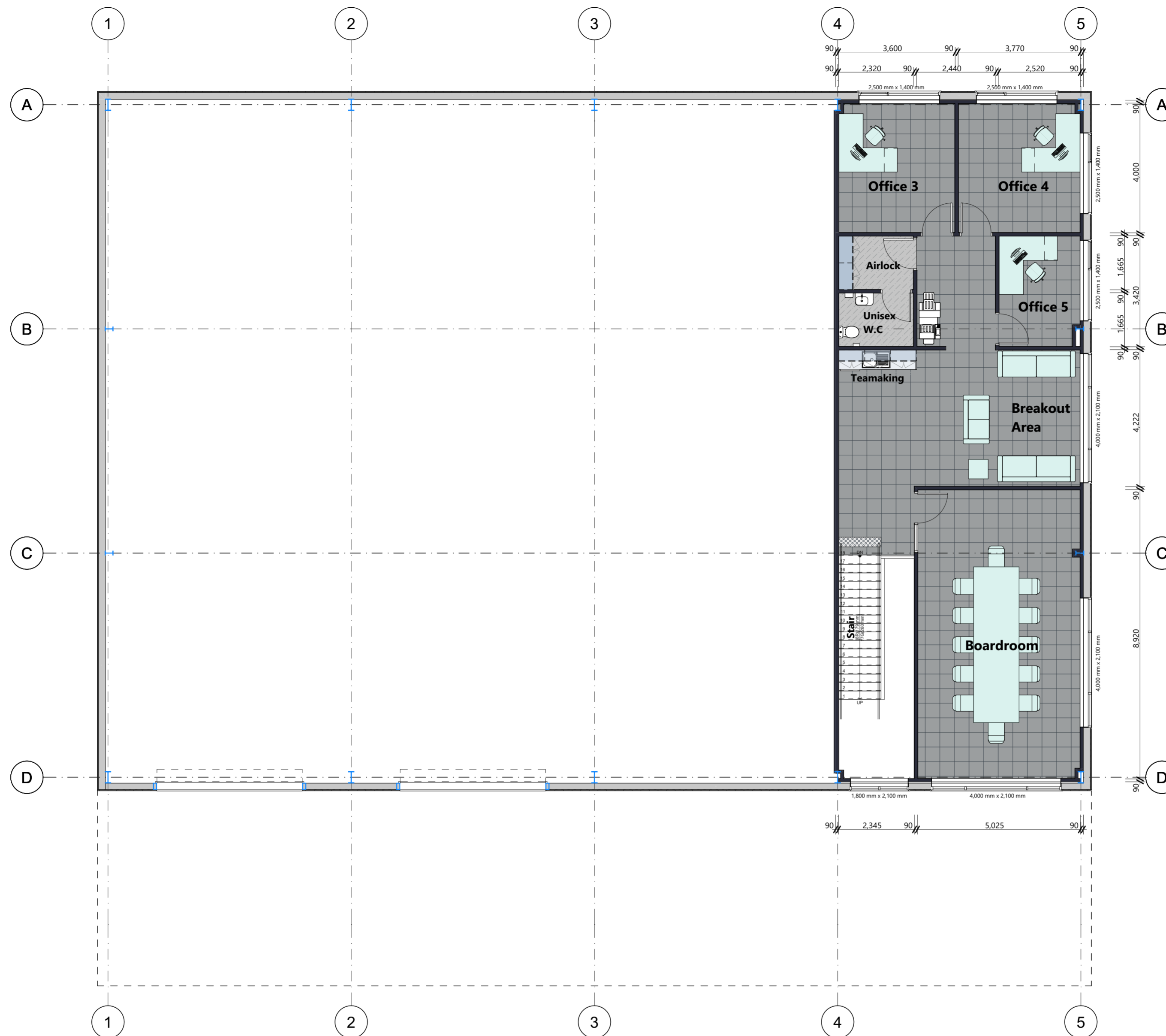
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First Floor Plan
 SCALE 1:100
 0mm 1000 2000 3000 4000 5000

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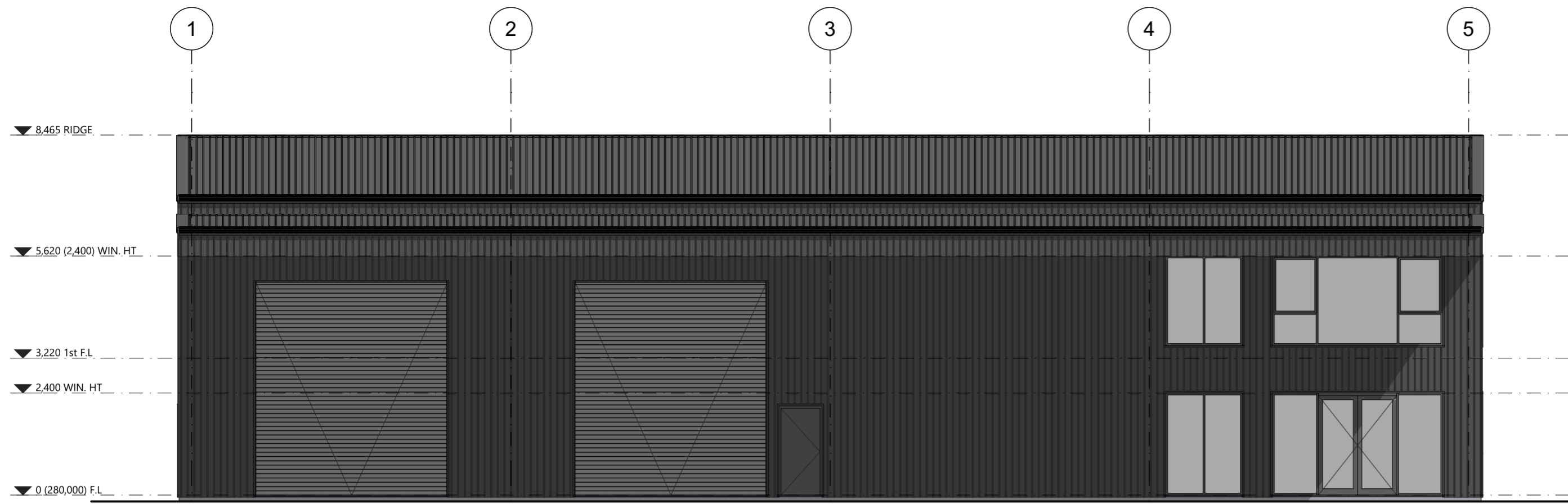
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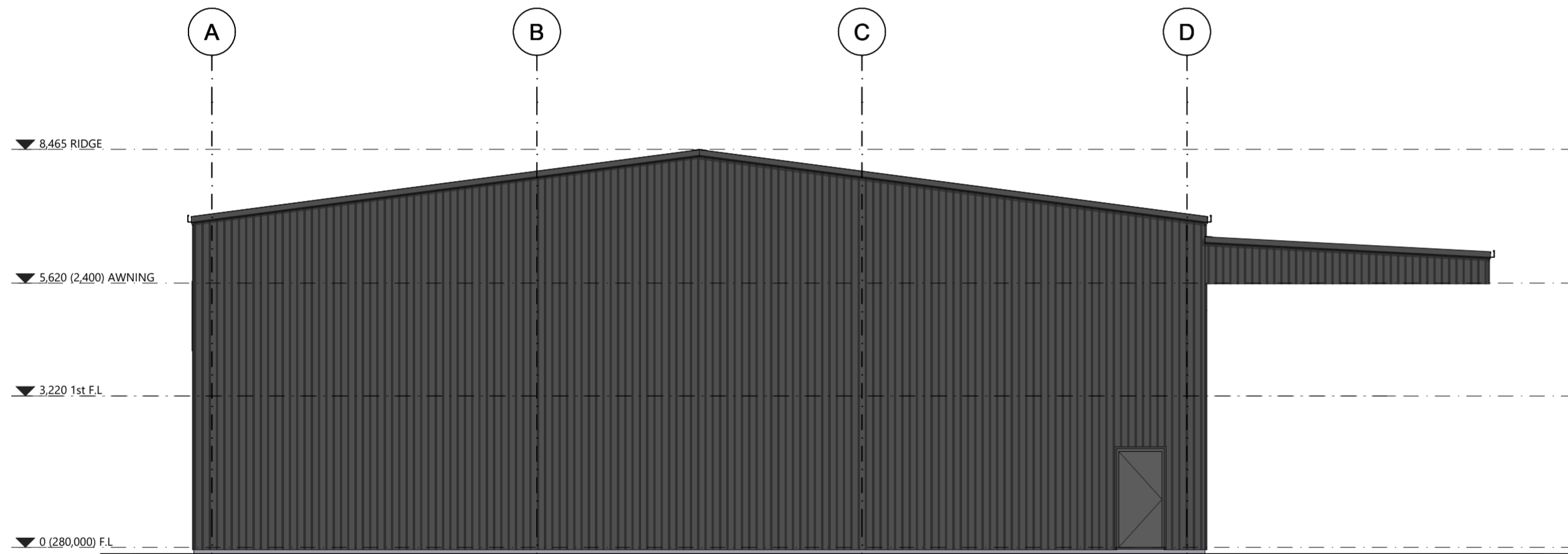
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E01 SOUTHERN ELEVATION
 SCALE 1:100
 SK 100



E02 WESTERN ELEVATION
 SCALE 1:100
 SK 100



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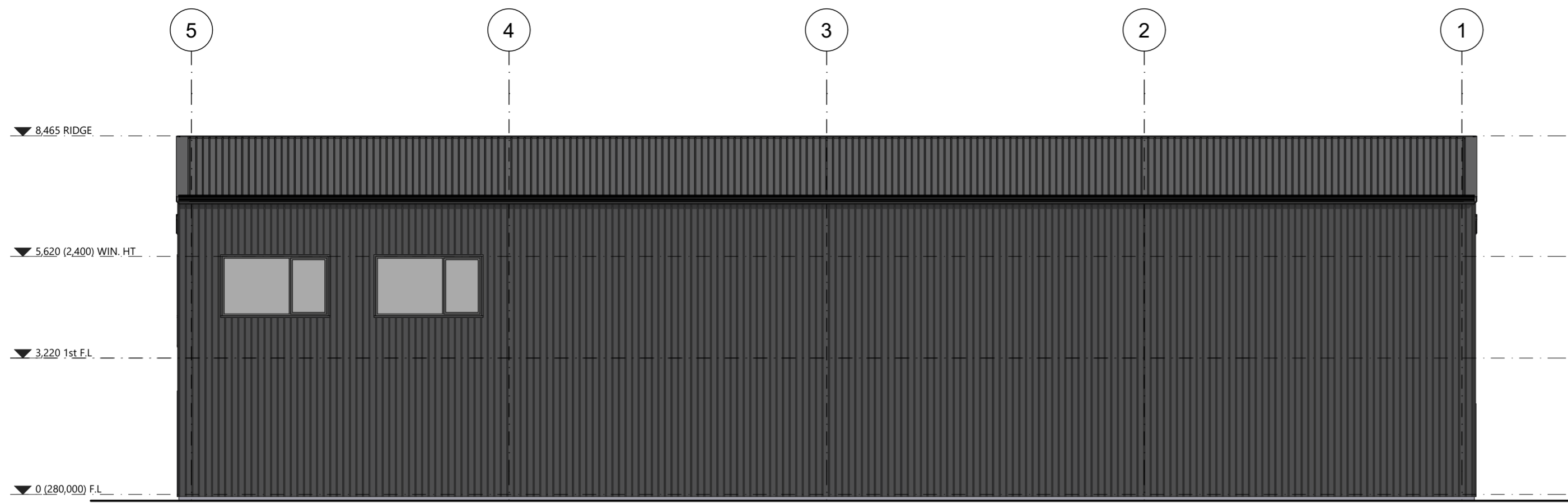
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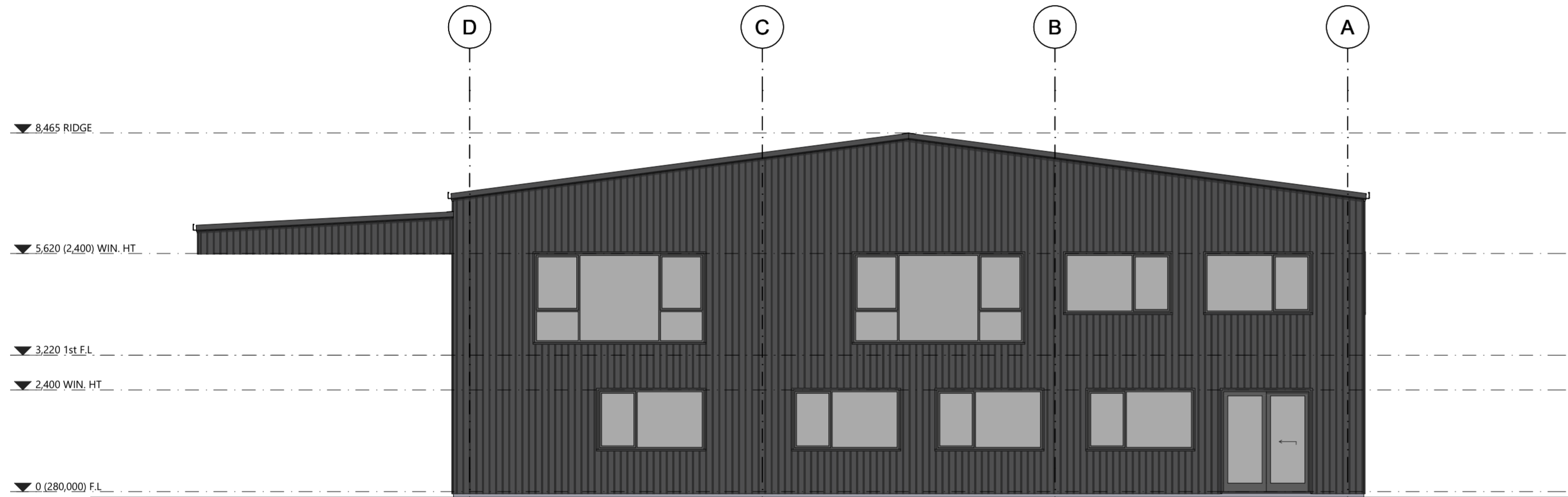


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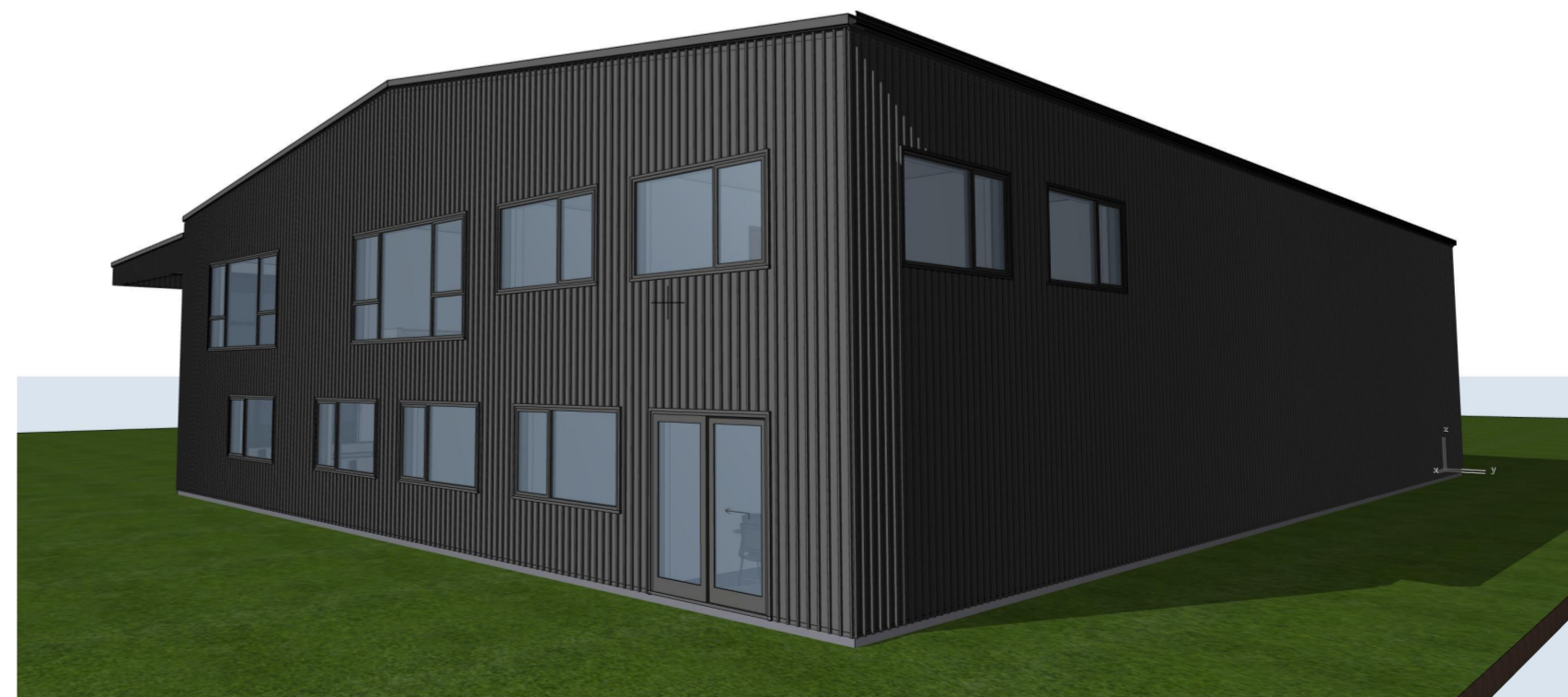
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E03 NORTHERN ELEVATION
 SCALE 1:100
 SK 100



E04 EASTERN ELEVATION
 SCALE 1:100
 SK 100



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Appendix C: Agricultural Assessment and Compliance Report



AGRICULTURAL ASSESSMENT AND COMPLIANCE REPORT

20 Cassidys Road, Red Hills

September 2025



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Version 1

Date	Status/issue	Reason for revision	Reviewed by	Authorised by
11 September 2025	Draft report	DRAFT	JL	JL
17 September 2025	Final report	FINAL	JL	JL
Select date				

DISCLAIMER

This report has been prepared in accordance with the scope of services described in the contract or agreement between Pinion Advisory and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Pinion Advisory accepts no responsibility for its use by other parties.

Executive Summary

This agricultural assessment report has been prepared on behalf of the proponent, Murrakei Berries, and covers various aspects of the proposed development at 20 Cassidys Road, Red Hills.

The property in question covers approximately 37.4 hectares of Class 3, 4 and 5 land and 2.4 hectares exempt land associated with the irrigation dam and existing service and support infrastructure used in the berry fruit production enterprise.

The existing infrastructure present on the property includes 14 hectares of polyhouses, a cool store, demountable meeting room, various separate smaller sheds (irrigation plant, machinery and storage), irrigation dam, grassed and hard standing area for parking and logistics and a number of irrigation/fertigation water balance tanks.

The subject property forms part of a wider land holding owned by the proponent that includes thirteen adjoining individual titles which when combined cover approximately 290 hectares.

The subject property hosts the berry fruit production enterprise which is a standalone large scale intensive commercial agricultural enterprise, with the balance of the land used for periodic mixed cropping and a livestock production enterprise which forms part of a large scale commercial mixed cropping and livestock enterprise undertaken across the proponents' other adjoining properties.

The subject property is Agriculture zoned land.

The proposed development is based on building a new shed which would be multipurpose facility and provide for a number of uses including packing fruit, administration offices and for storage of a range consumables, plant and machinery.

The current shed space and office/administration support infrastructure is insufficient and inadequate for the existing operation and management of the berry fruit enterprise. The proposed shed development is required and would be used to support the existing and future expansion of the berry fruit production enterprise's as there is a pressing need for additional office/administration and storage space for the provision of successful management and operational activities.

The proposed development is compliant with the Tasmanian Planning Scheme, as per clauses 21.1, 21.3.1, 21.4.1 and 21.4.2.

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Purpose

This report has been undertaken on behalf of Murrakei Berries (the proponent) to support an application for construction of shed on the property at 20 Cassidys Road, Red Hills.

The document provides an agricultural assessment of the property in question and reports on how the proposal complies with provisions of the Tasmanian Planning Scheme. This report reviews the current agricultural usage of the property and the surrounding area in relation to the land capability and land classification. This includes soils, aspect, topography, water resource, economic feasibility, and impact of the development in relation to agricultural activities.

1 General overview

1.1 LAND CAPABILITY

The currently recognised reference for identifying land capability is based on the class definitions and methodology described in the Land Classification Handbook, Second Edition, C.J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

Most agricultural land in Tasmania has been classified by the Department of Primary Industries and Water at a scale of 1:100,000, according to its ability to withstand degradation. A scale of 1 to 7 has been developed with class 1 being the most productive for agriculture and resilient to degradation and class 7 the least suitable to agriculture. Class 1, 2 and 3 are collectively termed "prime agricultural land". For planning purposes, a scale of 1:100,000 is often unsuitable and a re-assessment is required at a scale of 1:25,000 or 1:10,000. Factors influencing capability include elevation, slope, climate, soil type, rooting depth, salinity, rockiness and susceptibility to wind, water erosion and flooding.

1.2 REPORT AUTHOR

This report has been co-authored and reviewed by senior consultant, Jason Lynch. Jason Lynch possesses a Bachelor of Applied Science (horticulture) and is a certified practising agriculturalist (CPAg) with over 25 years' experience in the agricultural industry in Tasmania. He has previously been engaged by property owners, independent planners, and surveyors to undertake evaluations and studies across various municipalities to comply with the Tasmanian Planning Scheme and council based interim planning schemes. This work involves the assessment of land for development purposes and potential conflict.

1.3 TASMANIAN PLANNING SCHEME – MEANDER VALLEY

The Tasmanian Planning Scheme¹ establishes the requirements for use and development of land in the Meander valley municipality in accordance with the *Land Use Planning and Approvals Act 1993*.

¹ Tasmanian Planning Scheme V13, effective date 16th July 2025.

2 Property details

2.1 LOCATION

The subject property is owned by the proponents and is located at 20 Cassidys Road approximately 5km west of Deloraine. (Figure 1 and Image 2).

Table 1 Property identification details

Address	Property ID	Title reference	Hectares (approx.)
20 Cassidys Road, Red Hills, 7304	3124033	109552/3	40

The subject property forms part of a wider land holdings that includes thirteen adjoined individual titles all of which covers approximately 290 hectares. (Image 3)

The subject property is covered by flat to very gently sloping in the central area of the block with elevated and sloping ground on the northern and southern areas of the block. (Image 4)

The vegetation present on the property consists of open pastureland which is periodically cropped with the balance covered by polyhouses used for hydroponic berry fruit production.

Land tenure of the subject property and all surrounding land is private free hold, with Permanent Timber Production Zone land to the north west, with Casement associated with the various roads in this locale.² (Image 5).

Under the Tasmanian Planning Scheme, the subject property and all adjacent land is zoned Agriculture, with Rural zoned land nearby to the north west, Rural Living (zone D) zone is nearby to the east and a strip of Utilities zoned land adjacent to the south associated with Mole Creek Road.³ (Image 6).

² The LIST map dataset.

³ The LIST map dataset.

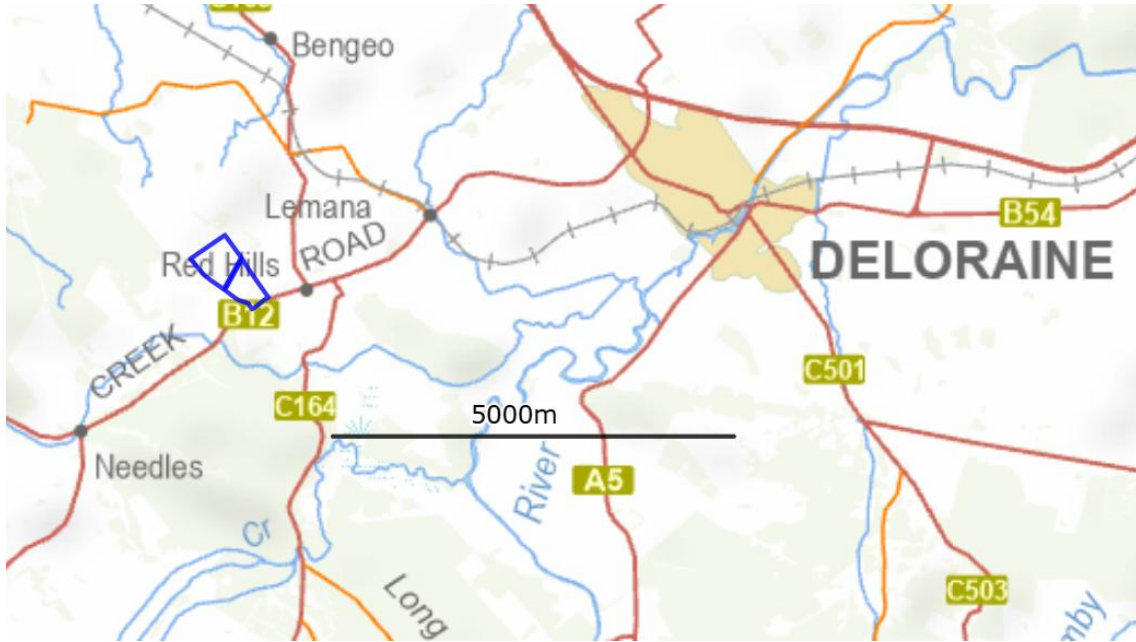


Image 1 Subject property location (blue). (Source: The LISTMap).



Image 2 Boundary view of the subject property (blue outline). (Source: The LISTMap).



Image 3 All land holdings owned by the proponent, with the subject property (outlined in blue) and adjoining land holdings (outlined in red). (Source: The LISTMap)

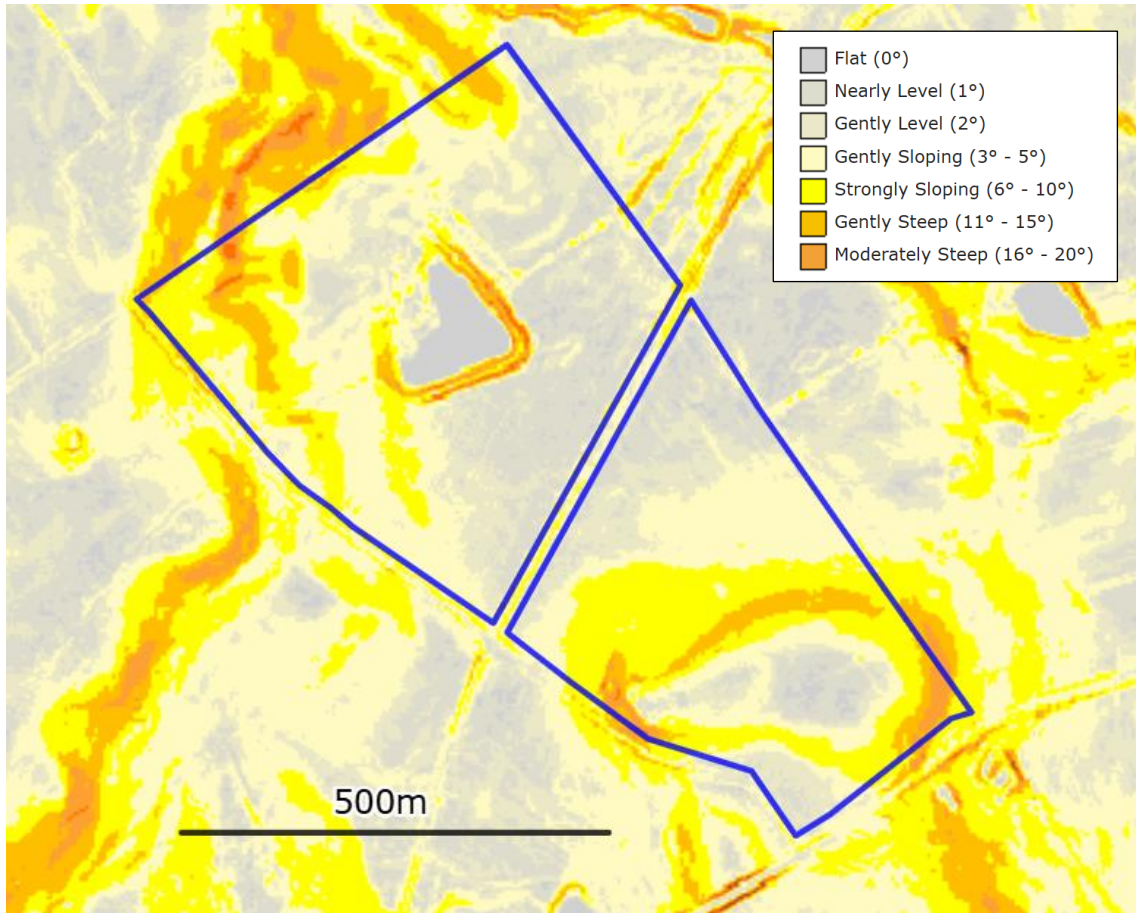


Image 4 Topographic map of the subject property (blue outline) (Source: The LISTMap).

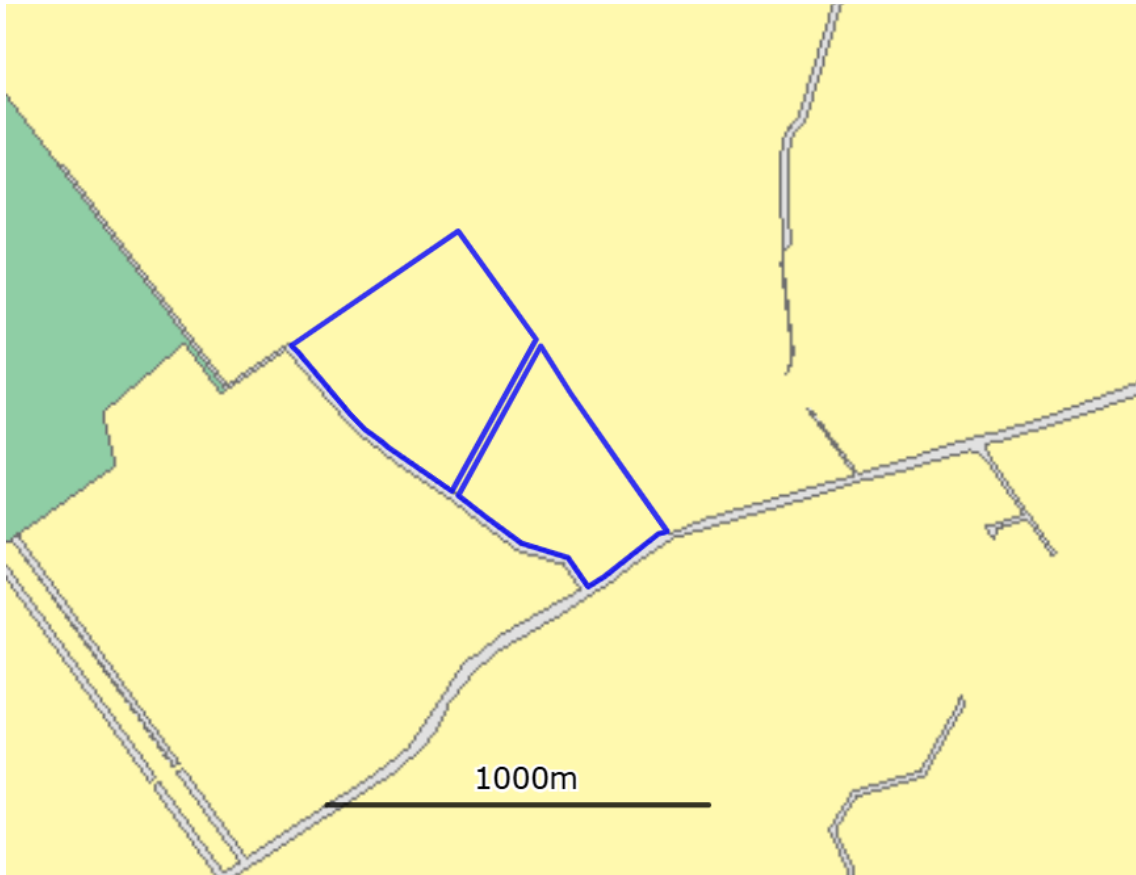


Image 5 Land tenure of the subject property (blue outline) and all adjacent land is private free hold (yellow shaded) and Permanent Timber Production Zoned (green shaded). (Source: The LISTMap).

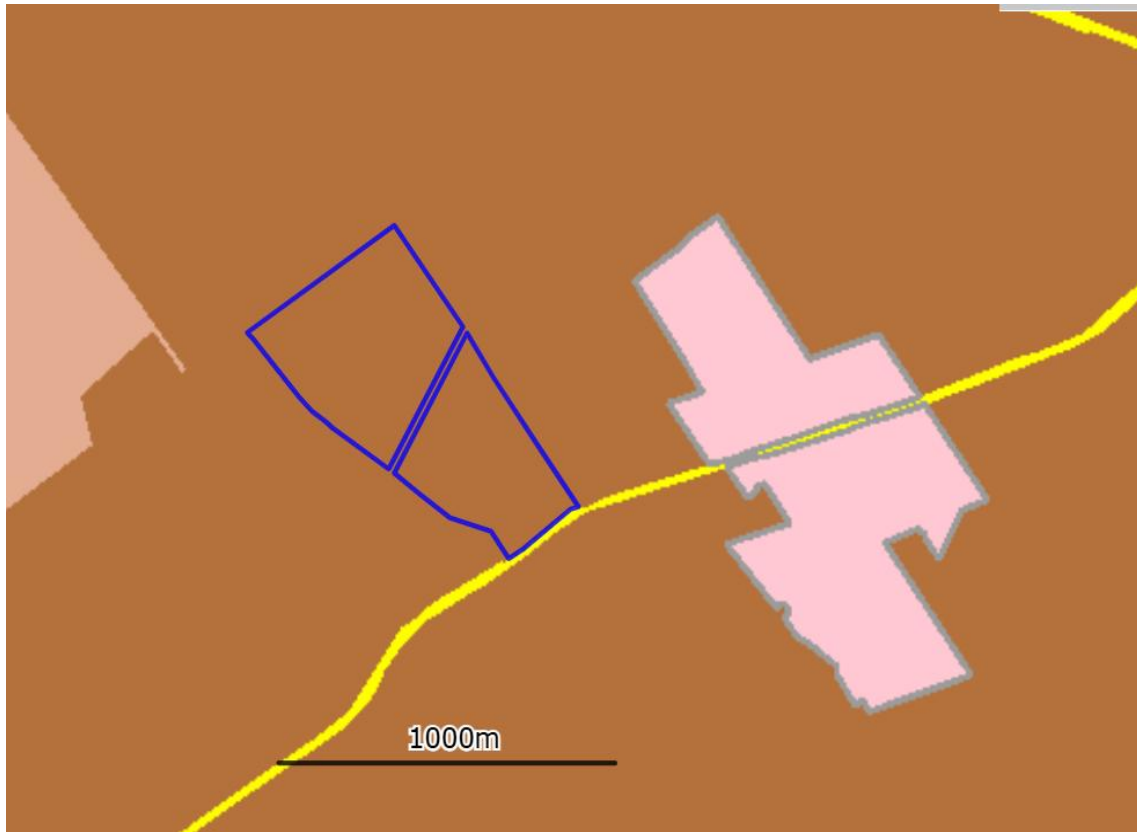


Image 6 Under the Tasmanian Planning Scheme, the subject property (blue outline) is zoned Agriculture (brown shaded), with Rural (light brown shaded) zoned land nearby to the north west, Rural Living (Salmon shaded) nearby to the east and a strip of Utilities zoned land adjacent to the south. (Source: The LISTMap).

3 Land capability

Land capability of the property was assessed according to the Tasmanian land capability classification system (Grose, 1999)⁴. Land is graded according to its ability to sustain a range of agricultural activities considering the chances of degradation of the land resource. Class 1 land is prime agricultural and Class 7 land is unsuitable for agriculture due to severe limitations. A wide range of limitations are considered, and the most significant limitation determines the final classification. For example, limitations can be in relation to soils and could include stoniness, topsoil depth, drainage and erosion hazard. Limitations to topography could include slope angle and associated erosion hazard.

3.1 SITE VISIT

Desktop research was conducted to review available data associated with geology, topography, presence of threatened native vegetation, land capability, soil information and climatic data of the property and surrounding area. Pinion Advisory consultant, Jason Lynch conducted a site visit on 22nd August 2025 to ground-truth the information. The site assessment included inspection of the soil profile (to spade depth), an evaluation of the topography and vegetation as well as examination of land use on the subject property and neighbouring properties. These assessments consider the planned setbacks and potential impacts of the proposed development on agricultural activities.

3.1.1 Land capability assessment

The official land capability map for the area was produced by the DPI at a scale of 1:100,000 and reported in their Meander Report in 1993. The majority of ground within the subject property was identified as class 3 and 4.

A detailed inspection of the property was undertaken by the author in August 2025 and determined the majority of the property is covered by Class 3, with a small area of class 4 and 5 land, and two areas of exempt land.
Image 7.

Land class definitions can be found in Table 2. Land capability assessment details can be found in Table 3.

Supporting images (Image 8 to Image 17) are listed in the report Appendix 1.

The key land capability limitations associated with this property are:

- Soils (s): due to challenging growing conditions for pasture and/or crops associated with limitations such as topsoil depth and texture contrast frequency.
- Erosion (e): associated with the risk rill and sheet erosion caused by surface water movement on bare and exposed soil and potential for degraded soil structural due to pugging from livestock movement on waterlogged soils and/or inappropriate and excessive ground cultivation activities.

⁴ Grose C.J. (1999) Land Capability Handbook: Guidelines for the Classification of Agricultural Land in Tasmania. 2nd Edition, DPIWE, Tasmania.

- Wetness (w): due to low lying, imperfectly draining and slowly permeable land with a high risk of waterlogging, impacting the workability and trafficability of the area.

Table 2 Land capability class definitions for the property according to Grose, 1999

Class	Definition
3	Land suitable for cropping and intensive grazing. Moderate levels of limitation restrict the choice of crops or reduce productivity in relation to Class 1 or Class 2 land. Soil conservation practices and sound management are needed to overcome the moderate limitations to cropping use. Land is moderately productive, requiring a higher level of inputs than Classes 1 and 2. Limitations either restrict the range of crops that can be grown or the risk of damage to the soil resource is such that cropping should be confined to three to five years out of ten in a rotation with pasture
4	Land well-suited to grazing, but which is limited to occasional cropping or to a very restricted range of crops. The length of cropping phase and/or range of crops are constrained by severe limitations of erosion, wetness, soils or climate. Major conservation treatments and/or careful management are required to minimise degradation. Cropping rotations should be restricted to one to two years out of ten in a rotation with pasture or equivalent to avoid damage to the soil resource. In some areas longer cropping phases may be possible but the versatility of the land is very limited.
5	This 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 grown. The land may have slight-to-moderate limitations for pastoral use. The effects of limitations on grazing potential may be reduced by applying appropriate soil conservation measures and land management practices.

The land identified in Image 7 as exempt refers to:

- E1: approximately 2 hectares of land covered by the irrigation dam
- E2: approximately 0.4 hectares of land associated the existing hard standing area and current ground used for a staff carpark, cool store, machinery and irrigation shed and irrigation infrastructure.



Image 7 Land capability map of the subject property.

Table 3 Land capability assessment

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
3e (32.6 ha)	<p>Clay loam, as per the Deloraine soil profile, derived from Tertiary Basalt geology.</p> <p>Red brown gradational clay loam soil.</p>	0-12	<p>Flat to gently sloping and undulating ground.</p> <p>280-300m ASL.</p>	Moderate risk of erosion due to surface water movement on bare and exposed soil.	<p>Well drained soils with moderate permeability.</p> <p>Low/moderate risk of waterlogging.</p>	<p>Suitable for frequent cropping (up to 6-in-10-year rotation) and a range of various crops.</p> <p>Land suitable for grazing, with minor limitations, albeit to reduce grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p> <p>The risk of compaction in winter from soil cultivation, machinery and stock movements increases significantly during periods of soil waterlogging.</p>	<p>Moderate climatic limitations. This region experiences cool/cold winters and warm summer conditions.</p> <p>The area receives an average of 945mm annual rainfall, can experience up to 50 frost days annually, 900 growing degree days (October to April) and 1,240 chill hours (May-August).</p>

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
4se (4.4 ha)	<p>Clay loam, as per the Deloraine soil profile, derived from Tertiary Basalt geology.</p> <p>Red brown gradational clay loam soil</p>	5-12	<p>Flat to gently sloping ground.</p> <p>290-310m ASL</p>	Moderate risk of erosion due to surface water movement of bare and exposed soil.	<p>Moderate to well drained soils with slow permeability.</p> <p>Low to moderate risk of waterlogging.</p>	<p>Suitable for occasional cropping (2-in-10-year rotation) and a severely restricted range of crops.</p> <p>Land suitable for grazing, with moderate limitations, which includes reduced grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p> <p>The risk of compaction in winter from soil cultivation, machinery and stock movements increases significantly during periods of soil waterlogging.</p>	<p>Moderate climatic limitations. This region experiences cool/cold winters and warm summer conditions.</p> <p>The area receives an average of 945mm annual rainfall, can experience up to 35 frost days annually, 860 growing degree days (October to April) and 1,240 chill hours (May-August).</p>

Land capability class	Land characteristics							
	Geology & soils	Slope (%)	Topography & elevation	Erosion type & severity	Soil qualities	Agricultural versatility	Main land management requirements	Climatic limitations
5sw (0.6ha)	<p>Clay loam, as per the Deloraine soil profile, derived from Tertiary Basalt geology.</p> <p>Red brown gradational clay loam soil</p>	5-12	<p>Flat to gently sloping ground.</p> <p>290-310m ASL</p>	Moderate risk of erosion due to surface water movement of bare and exposed soil.	<p>Poorly drained soils with slow permeability.</p> <p>Moderate/high risk of waterlogging.</p>	<p>Unsuitable for cropping.</p> <p>Land suitable for grazing, with moderate limitations, which includes reduced grazing pressure when soils are waterlogged and/or when soil moisture is limiting and when pasture covers are reduced.</p>	<p>Avoid situations that lead to the exposure of bare soil, therefore maintain sufficient ground cover.</p> <p>The risk of compaction in winter from soil cultivation, machinery and stock movements increases significantly during periods of soil waterlogging.</p>	<p>Moderate climatic limitations. This region experiences cool/cold winters and warm summer conditions.</p> <p>The area receives an average of 945mm annual rainfall, can experience up to 35 frost days annually, 860 growing degree days (October to April) and 1,240 chill hours (May-August).</p>

4 Proposed development

The proposed development is based on building a new shed which would be multipurpose facility and provide for a number of uses including a packing shed, administration offices and for storage of machinery and plant and a range of consumables.

The subject property is used for agricultural land use activity, and this includes Murrakei Berries large scale commercial hydroponic berry fruit production enterprise, with the balance of the land used to run cattle and occasional cropping.

The existing infrastructure present on the property includes 14 hectares of polyhouses, a cool, demountable meeting room, various sheds (irrigation plant, machinery and storage), irrigation dam, grassed and hard standing area for parking and logistics and a number of irrigation/fertigation water balance tanks.

At peak the berry fruit production enterprises can employ over 100 staff, and principally produces strawberries and raspberries for local, domestic and export markets.

The existing berry fruit enterprise shed space and office/administration support infrastructure is insufficient and inadequate for the existing operation and management of the enterprise.

The proposed shed development is required and would be used to support the existing and future expansion of the berry fruit production enterprise's as there is a pressing need for additional office/administration and storage space for the provision of successful management and operational activities.

The proposed shed would cover a total area of approximately 641m² (21m wide by 30.5m long) with a peak height of 8.45m.

The balance of the subject property is used for periodic mixed cropping and running livestock.

Appendix 2 Image 18 and Image 19 provides draft plans of the development on the subject property.

5 Land use activity

5.1 CURRENT AGRICULTURAL ACTIVITIES CONDUCTED

The subject property is used for agricultural land use activity, and this includes Murrakei Berries' large scale commercial hydroponic berry fruit production enterprise, with the balance of the land used to run cattle and periodic mixed cropping.

The existing infrastructure present on the property includes 14 hectares of polyhouses, a cool, demountable meeting room, various sheds (irrigation plant, machinery and storage), irrigation dam, hard standing area for parking and logistics and a number of irrigation/fertigation water balance tanks.

At peak the berry fruit production enterprises can employ over 100 staff, and principally produces strawberries and raspberries for local, domestic and export markets.

The balance of property is used for periodic mixed cropping and running livestock.

The subject property forms part of a wider land holdings that includes thirteen adjoining individual titles all of which covers approximately 290 hectares. On the subject property the berry fruit enterprise is a standalone large scale intensive commercial agricultural enterprise, and the mixed cropping and livestock production enterprise forms part of a large scale intensive commercial agricultural enterprise undertaken across the proponents other adjoining properties.

5.2 POTENTIAL AGRICULTURAL ACTIVITIES CONDUCTED

Pastoral use

The subject property is capable of being used for livestock production and would have a total potential sustainable carrying capacity of approximately 925 DSE⁵.

Please note that due to the presence of the polyhouses and associated berry fruit enterprise infrastructure the actual sustainable carrying capacity is closer to 400 DSE.

400 DSE would be considered sufficient to running approximately 25 breeding cows, although the exact number would vary depending on the seasonal conditions. It would be reasonable to expect some supplementary feeding would be required to ensure optimal liveweight gain performance when pasture growth is limited during winter and mid/late summer.

It should be noted that the grazing area on the subject property is periodically cropped, and during these times cattle are removed and grazed on the proponent other land holdings.

5.2.1 Cropping use

The land area classified as Class 3 and 4 can be used for cropping.

If the entire property was utilised for cropping it support an annual sustainable cropping rotation covering approximately 20 hectares, however due to the presence of the polyhouses and associated berry fruit enterprise infrastructure the cropping rotation is limited to a maximum of 7 hectares on an annual basis.

⁵ DSE is a standard unit used to compare the feed requirements of different classes of livestock to assess the carrying capacity of a farm or paddock. One DSE is defined as the amount of feed required by a two-year-old 50 kg 'dry' Merino sheep (wether or non-lactating, non-pregnant ewe) to maintain its weight.

The actual cropping rotation and type of crops grown is dependent on market conditions, available growing contracts and specific rotation requirements.

5.2.2 Perennial horticulture

Due to the prevailing climate (frost and high rainfall) the property is considered unsuitable for the production of cherries, olives and wine grapes, however it would support the production of hazelnuts and is already engaged in the production of mixed berry fruit using a hydroponic production system.

5.3 ADJACENT LAND USE ACTIVITY

The land use activity on adjacent land titles includes:

- North:
 - Title reference 100245/1 (68 hectares), Agriculture zoned land, has a single residential dwelling located on it and is used for mixed cropping and livestock production.

- East:
 - Title reference 117384/2 (73 ha), Agriculture zoned land, has a workers accommodation village development present and is used for mixed cropping and livestock production. This property is owned and managed by the proponent.
 - Title reference 109551/2 (15.3 ha), Agriculture zoned land, no residential dwelling is present and is used for mixed cropping and livestock production. This property is owned and managed by the proponent.
 - Title reference 109551/1 (4 ha), Agriculture zoned land, no residential dwelling is present and is used for mixed cropping and livestock production. This property is owned and managed by the proponent.

- South:
 - Title reference 30629/1 (1.9 ha), Agriculture zoned land, residential dwelling with extensive gardens present, not used for agriculture. Separated from the subject property by a road reserve associated with Mole Creek Road is present.
 - Title reference 36989/4 (92 ha), Agriculture zoned land, no residential dwelling is present and is used for mixed cropping and livestock production. Separated from the subject property by a road reserve associated with Mole Creek Road is present.

- West:
 - Title reference 252517/1 (101 ha), Agriculture zoned land, has a single residential dwelling located on it and is used for mixed cropping and livestock production. Separated from the subject property by a road reserve associated with Cassidys Road is present.

5.4 IMPACT OF AGRICULTURAL ACTIVITY ON NEIGHBOURING LAND TO THE PROPOSED DEVELOPMENT

Land use activity on neighbouring properties adjacent to the subject property is dominated by agricultural land use activity.

Normal operational activities associated with agricultural use on neighbouring land are not expected to have any unreasonable impact on or interference with the proposed development on the subject property. An assessment of the key risks is summarised in Table 4.

Table 4 Potential risk from agricultural land use activities on neighbouring land

Potential risk from neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Spray drift and dust	Risk = low. The scale and nature of agricultural land use activity and the associated use of agricultural chemicals on land adjacent and/or nearby the subject property involves semi or full commercial scale agriculture. The subject property is engaged in agricultural activity, and as part routine crop production and pasture management activities agricultural chemicals are applied. The application of all agricultural chemicals must abide by the Tasmanian Code of practice for ground and aerial spraying 2014 and any applicable agricultural chemical label requirements. The use and application of agricultural chemicals is a normal feature of land use in this locale, and operators routinely adopt practices which minimise the risk of conflict and/or negative impacts on neighbouring properties and enterprises.
2. Noise from machinery, livestock and dogs	Risk = low. Plant, machinery, vehicles, working dogs and livestock are routinely used/involved in general farming duties on adjacent land. The subject property is engaged in agricultural activity, and as part routine crop production and pasture management activities agricultural plant and machinery which generates noise is used.
3. Irrigation water over boundary	Risk = low. Irrigated agricultural land use activity is practiced on adjoining land. A combination of the nature and operation of the irrigation systems used (hard hose and centre pivot) on adjacent land in combination with the setback distances, topographic variation and polyhouse structures used would ensure no risk to the development.
4. Stock escaping and causing damage	Risk = low. Provided boundary fences are maintained in sound condition and livestock are checked regularly.
5. Electric fences	Risk = low. Mitigated by attaching appropriate warning signs on boundary fencing if required.

5.5 IMPACT OF PROPOSED DEVELOPMENT ON AGRICULTURAL ACTIVITY OF NEIGHBOURING LAND

Land use activity on neighbouring properties adjacent to the subject property is dominated by agricultural land use activity.

The proposed development on the subject property is directly related to and used in the operation and management of the existing agricultural activity.

The proposed development would be located in the central area of the subject property with significant property boundary setbacks and surrounded by polyhouse infrastructure and the irrigation dam.

Other risks to neighbouring agricultural activity are outlined in Table 5. Some of these risks rely on an element of criminal intent.

Table 5 Potential risk from proposed development on neighbouring agricultural land use and activity

Potential risk to neighbouring agricultural land activity	Extent of risk & possible mitigation strategy
1. Trespass	Risk = low. Mitigation measures include installation and maintenance of sound boundary fencing, lockable gates and appropriate signage to warn visitors about entry onto private land, report unauthorised entry to police.
2. Theft	Risk = low. Ensure there is good quality boundary fencing on neighbouring properties and appropriate signage to deter inadvertent entry to property, limit vehicle movements, report thefts to police. Security cameras are installed on the property.
3. Damage to property	Risk = low. As for theft.
4. Weed infestation	Risk = low. Risks are expected to be low with weed management undertaken and ongoing with routine weed control activities performed.
5. Fire outbreak	Risk = low. Fire risk can be mitigated by careful operation of burn-offs, outside barbeques and disposal of rubbish. In summer, mowing/grazing of long dry grass and vegetation is important. Observe all fire restriction imposed by the Meander Valley council and state government.
6. Dog menace to neighbouring livestock	Risk = low. Mitigated by ensuring good communication is maintained between the proponent and residents of the neighbouring properties. Dogs would be managed as per the guidelines determined by the Meander Valley council.

5.6 WATER STORAGE AND RESOURCES

The subject property is not serviced by TasWater for the provision of water and sewerage services.

An irrigation dam (surface area of approximately 2 hectares) is located in the central area of the northern block of the subject property. This is a division 4 off-stream permitted dam.

The property has two active irrigation bores:

- 17256 (yield of 7.6 L/s)
- 17257 (yield of 3.8 L/s)

These irrigation bores are used to pump fill the irrigation dam.

The subject property is located within a declared irrigation district, as per the Greater Meander Irrigation District⁶ (GMVID) and is serviced by the Greater Meander Valley Irrigation Scheme (GMVIS).

No waterways flow through and/or are adjacent to the boundaries of the subject property, although there is a man made formed drain leading from the irrigation dam to the east.

⁶ The LIST map dataset.

6 Tasmanian Planning Scheme Compliance – Meander valley

6.1 CLAUSE 21.0 AGRICULTURE ZONE

6.1.1 Clause 21.1 Zone purpose

Zone purpose statements

The purpose of the Agriculture Zone is:

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 use
- (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.

Response

21.1.1 The subject property is used for agriculture, with a large scale intensive commercial hydroponic berry fruit production enterprise, and the balance of the land present is used for periodic mixed cropping and livestock production. The existing berry fruit enterprise shed space and office/administration support infrastructure is insufficient and inadequate for the existing operation and management of the enterprise. The proposed shed development is required and would be used to support the existing and future expansion of the berry fruit production enterprise's as there is a pressing need for additional office/administration and storage space for the provision of successful management and operational activities.

21.1.2

(a) The proposed development would be located on land already set aside and used as a service and support area and would not involve the utilisation of any land already used for agricultural production. The agricultural activity conducted on the property is principally for hydroponic berry fruit production, and the location and presence of the shed will not negatively impact the operation, management and/or scale of this enterprise. The agricultural land use activity, as per mixed cropping and livestock production conducted on the balance of the property will not be diminished and/or impacted by the proposed development due to the setback distance and presence of the irrigation dam to the north and polyhouse infrastructure which provides a significant buffer. The proposed location of the shed relative to the adjacent properties will ensure no negative impacts on the agricultural land use activities which can and could be undertaken on the adjacent land.

(b) If required the shed could be dismantled and removed and the land rehabilitated back to land able to be used for agriculture. It should be noted that the land associated with the proposed location of the shed is already set aside and used as a service and support area and would not involve the utilisation of land which is already used for agricultural production.

(c) The subject property is located within the Greater Meander valley irrigation District. The berry fruit enterprise will shortly be connected to and use GMVIS irrigation water and this will support the future additional polyhouse production area and further increase the overall productivity of the subject property. No land which is currently irrigated, as per for the hydroponic berry fruit enterprise and/or on the balance of the property (used for mixed cropping and livestock production) will be lost and/or negatively impacted by the proposed development.

21.1.3

The proposed shed development is required and would be used to support the existing and future expansion of the berry fruit production enterprise's as there is a pressing need for additional office/administration and storage space for the provision of successful management and operational activities. The current shed space and office/administration support infrastructure is insufficient and inadequate for the existing operation and management of the existing large scale commercial berry fruit enterprise.

6.1.2 Clause 21.3.1 Discretionary use

Objective

That uses listed as discretionary:

- (a) support agricultural use, and
- (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.

Response

The proposed shed development is required and would be used to support the existing and future expansion of the berry fruit production enterprise's as there is a pressing need for additional office/administration and storage space for the provision of successful management and operational activities, and hence the concentration on the response to Performance Criteria P1, P2 and P3 (a).

Performance criteria

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.

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.

P3

A use listed as Discretionary, excluding Residential, located on prime agricultural land must:

- (a) be for Extractive Industry, Resource Development or Utilities, provided that:
 - (i) the area of land converted to the use is minimised;
 - (ii) adverse impacts on the surrounding agricultural use are minimised; and
 - (iii) the site is reasonably required for operational efficiency; or
- (b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.

Response

P1

- (a) The subject property is used for agriculture, with a large scale intensive commercial hydroponic berry fruit production enterprise which grows strawberry and raspberries over approximately 10 month period each year to supply berry fruit to local, domestic and export markets. The subject property has a suitable climate, topography and adequate irrigation water resources to support the production of hydroponic berry fruit. The proposed shed development is required and would be used to support the existing and future expansion of the berry fruit production enterprise for office/administration and storage space for the provision of successful management and operational activities.
- (b) The subject property is used for agriculture, with a large scale intensive commercial hydroponic berry fruit production enterprise which requires and involves the use of polyhouse infrastructure. The proposed shed development is required and would be used to support the existing and future expansion of the berry fruit production enterprise's as there is a pressing need for additional office and storage space for the provision of successful management and operational activities. The location of the proposed shed development would be in a central position on land already set aside and used as a

Objective

service and support area and would not involve the utilisation of any land already used for agricultural production.

- (c) The subject property is used for agriculture, with a large scale intensive commercial hydroponic berry fruit production enterprise which grows strawberry and raspberries over approximately 10 month period each year to supply berry fruit to local, domestic and export markets. The use of proposed development is based on packing of berry fruit sourced from the surrounding polyhouse hydroponic berry fruit production infrastructure on the subject property.
- (d) The proposed development would be directly used in the packing of berry fruit for local, domestic and export markets, provide the location of administration office which allow for onsite management of the enterprise and storage of plant, machinery consumables used in the production of the berry fruit.
- (e) Prior to the establishment of the Murrakei Berries enterprise, the subject property was entirely used as part of mixed farming operation (livestock and seasonal cropping). The Murrakei Berries enterprise has allowed for diversification into a high value horticultural enterprise, which has significantly increased the productivity of the property and economic performance of the subject property, provided employment opportunities and involved a substantial level of investment which has benefited the wider Meander Valley economy, various contractors and numerous suppliers of consumables.
- (f) This is not applicable.

P2

- (a) The location of the proposed shed development would be in a central position on land already set aside and used as a service and support area and would not involve the utilisation of any land already used for agricultural production.
- (b) If required the shed could be dismantled and removed and the land rehabilitated back to land able to be used for agriculture. It should be noted that the land associated with the proposed location of the shed is already set aside and used as a service and support area and would not involve the utilisation of land which is already used for agricultural production.
- (c) The land which would be covered by the proposed shed development would be in a central position on land already set aside and used as a service and support area and would not involve the utilisation of any land already used for agricultural production. The operation and management of the polyhouse hydroponic berry fruit enterprise would be negative impacted, rather the proposed shed would support and enhance the existing and future expansion of this enterprise. The agricultural land use activity, as per mixed cropping and livestock production conducted on the balance of the property will not be diminished and/or impacted by the proposed development due to the setback distance and presence of the irrigation dam to the north and polyhouse infrastructure which provides a significant buffer. The proposed location of the shed relative to the adjacent properties and the associated setback distances, topography variation (to the north and north) and presence of the polyhouse structures and shelter belt vegetation (along the western boundary) would ensure no negative impacts on the agricultural land use activities which can and could be undertaken on the adjacent land. Section 5.5 provides additional details relating to the low risk of interference and conflict with normal agricultural land use activities which can and could be undertaken on adjoining land.

P3

- (a) The subject property is used for agriculture, with a large scale intensive commercial hydroponic berry fruit production enterprise which grows strawberry and raspberries over approximately 10 month period each year to supply berry fruit to local, domestic and export markets. At peak the berry fruit production enterprises can employ over 100 staff, and principally produces strawberries and raspberries for local, domestic and export markets. Murrakei Berries employs local staff which provides local employment opportunities, as well as a number of workers under the Seasonal Worker Program who are accommodated at the worker village on an adjoining property. These seasonal workers spend money on food, groceries and a range of consumables sourced from Deloraine. As part of the berry fruit production program requires a wide range of inputs and consumables (e.g. fuel, agricultural chemicals, fertilisers, packaging, biologicals etc...) and the involvement of various contractors (delivery services, transport, waste management, cleaners etc...), machinery suppliers, and agribusinesses all of which supports local business and employment and is to the economic advantage economic of the region.

6.1.3 Clause 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.

Response

The proposal will be consistent with Acceptable Solutions A1.

Acceptable solutions

Building height must not be more than 12m.

Response

Building height will be less than 12m as per compliance requirements, with a peak building height of 8.45m.

6.1.4 Clause 21.4.2 Setbacks

Objective

That the siting of buildings minimises potential conflict with use on adjoining properties.

Response

The proposed shed would be located in the central southern area of the northern block of the subject property.

The proposed shed is not a sensitive use, and hence only Acceptable Solutions A1 applies.

Acceptable Solutions

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.

Response

A1 The proposed shed development would be position in a central southern area of the northern block of the subject property. The proposed shed development would be located greater than 5m from all of the subject property boundaries.

7 Conclusion

1. The subject property is located at 20 Cassidys Road, consists of a single title which is located approximately 5km west of Deloraine.
2. The subject property forms part of a wider land holdings that includes thirteen adjoined individual titles all of which covers approximately 290 hectares
3. The subject property is largely covered by class 3 land, with small areas class 4 and 5 land.
4. The subject property is used for large scale commercial hydroponic berry fruit production, as well is used to graze livestock and occasional seasonal cropping.
5. The proposed development is based on building a new shed which would be multipurpose facility and provide for a number of uses including a packing shed, administration offices and for storage of machinery and plant and a range of consumables.
6. The proposed development would be directly used in the packing of berry fruit for local, domestic and export markets, provide the location of administration office which allow for onsite management of the enterprise and storage of plant, machinery consumables used in the production of the berry fruit.
7. The proposed development will not limit the agricultural productivity of the subject property, rather it will allow for greater productivity efficiency, improve administration and support the future development of Murrakie Berries to pack more fruit at a larger scale in a timely manner which is critical to ensure the optimal post-harvest quality of the produce is maintained for local, domestic and export markets.
8. The proposed development is sensitive to the adjacent land use activity and is not anticipated to create any negative impacts and/or constrain on the capability/capacity of the neighbouring properties which are to be actively managed and used for agricultural land use activity.
9. The proposed development is compliant with the Tasmanian Planning Scheme, as per clauses 21.1, 21.3.1, 21.4.1 and 21.4.2.

8 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Jason Lynch

Jason Lynch BAppSc (hort.) CPAg
Senior Agricultural Consultant
Pinion Advisory
September 2025

Appendix 1 Supporting images



Image 8 Aerial image looking north over the subject property and associated Murrakei Berries berry fruit production enterprise.



Image 9 Aerial image of the existing supporting infrastructure on the subject property, which would be further developed and extended as part of the proposed development.



Image 10 Early strawberry plant establishment in the polyhouses during winter. Taken at site assessment 23/8/2025.



Image 11 Aerial view towards the south from the central western area of the subject property. Taken at site assessment 21/8/2025.



Image 12 Aerial view towards the east from the south western area of the subject property. Taken at site assessment 21/8/2025.



Image 13 Aerial view towards the north east from the central area of the subject property. Taken at site assessment 21/8/2025.



Image 14 Aerial view towards the north from the central northern area of the subject property. Taken at site assessment 21/8/2025.



Image 15 Aerial view towards the west from the central eastern boundary area of the subject property. Taken at site assessment 21/8/2025.



Image 16 Typical example of hydroponic strawberry fruit production during summer at Murrakei Berries. Taken on site visit in Feb 2025.



Image 17 Typical example of hydroponic raspberry fruit production during summer. Taken on site visit in Feb 2025.

Appendix 2 Proposed development plans



Image 18 Overview of the layout of the proposed development on the subject property. (source Cataract Designs Drawings No. SK 002-01)

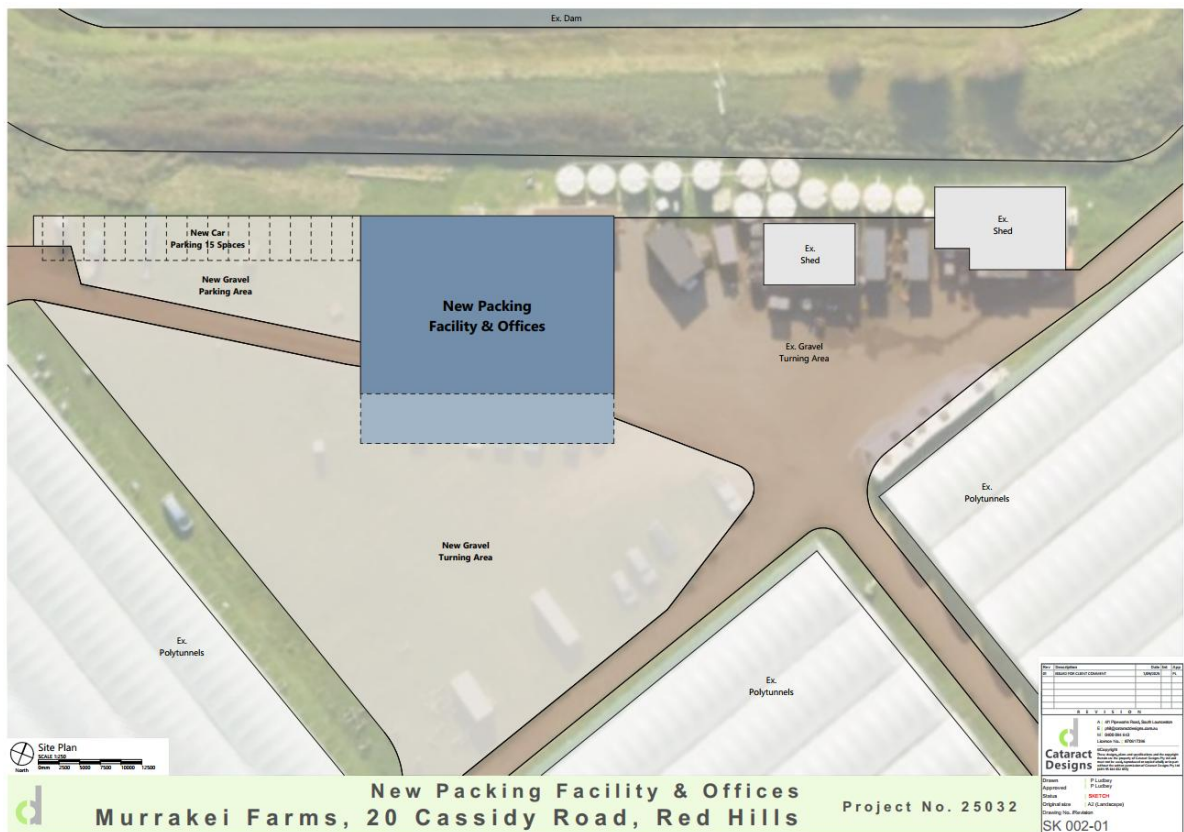


Image 19 Layout of the proposed development on the subject property. (source Cataract Designs Drawings No. SK 002-01)



[28/11/2025]

Att; Town Planner

[To Leanne Rabjohns]

[Meander Valley Council]

RE: [Project; 1011]; [20 Cassidys Road, RED HILLS]; [Section 54 – PA\26\0110]

Please review the below and provide information/direction as requested

Item	Details
1) Transportable Buildings	These temporary buildings are not being kept on site at completion of the project and will be removed.
2) .1 PA\19\0180	The construction of the toilet block detailed in the plans associated with PA\19\0180 did not proceed. The buildings have now labelled as to their uses and drawings are to scale.
2) .2 Poly Tunnel Dimensions	Poly tunnel dimensions, height & setback now included on plans.
3) a. Wastewater System Location	New wastewater system location now included on plans. No previous wastewater system as toilet block was not constructed. Current wastewater is pumped and taken offsite.
3) b. Car Space Dimensions	Plans updated with car space dimensions.
4) Traffic Report	As per attached report 26/04/2029. There are no changes or proposed increase as this facility is to replace the current temporary infrastructure, not an addition to. All vehicles that currently service the property are standard road vehicles.

If you require any further information pertaining to the above, please do not hesitate to contact me

Thank You!

Kind Regards

Azura Witt

Construction Coordinator

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27 West Church Street, Deloraine TAS 7304



KING BERRIES TRAFFIC MOVEMENT ASSESSMENT REPORT

227 Mill Road, Wesley Vale

December 2025





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DISCLAIMER

This report has been prepared in accordance with the scope of services described in the contract or agreement between Pinion Advisory and the Client. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Pinion Advisory accepts no responsibility for its use by other parties.

Executive Summary

This report covers an assessment of the vehicle movements associated with the Murrakei Berries enterprise.

The Murrakei Berries enterprise is located across two properties, principally on 20 Cassidys Road but also includes areas of land located on 576 Bengoe Road.

Murrakei Berries is a large scale standalone commercial berry fruit production enterprise, and at peak can employ over 100 staff involved in range of activities including hydroponic berry fruit production, picking and packing berry fruit and a range of administrative and logistics duties.

The berry fruit production and packing operation is a seasonal activity and is active from November until May which peaks from January to March and outside of this period there is minimal activity occurring associated with the Murrakei Berries enterprise.

The type of vehicles involved with the activities undertaken on the subject property includes:

- Buses – medium right
- Prime movers plus semi-trailer
- Light rigid truck
- Ute, car, van and light bus

A review of the vehicle movements indicates that 9,952 annual vehicle movements, and this ranges from:

- The peak period (e.g. from January to March) with an average of 38 movements per day.
- The shoulder period (e.g. November to December, and April to May) with an average of 28 movements per day.
- During the off season period (e.g. from June to October) with an average of 16 movements per day.

Since the previous 2019 traffic movement assessment the Murrakei berries enterprise has grown substantially, however improved logistics, provision of on-farm worker accommodation, and adoption of improved production practices the enjoys a have higher level of scale of economics and subsequently with less traffic movements on/off the property.

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1 Murrakei Berries enterprise

The Murrakei Berries enterprise is located across two properties, principally on 20 Cassidys Road (referred to as the subject property) but also includes limited area of land located on 576 Bengoe Road.

The subject property is used for agricultural land use activity, and this includes Murrakei Berries' large scale commercial hydroponic berry fruit production enterprise, with the balance of the land used to run cattle and periodic mixed cropping.

The existing infrastructure present on the subject property includes 14 hectares of polyhouses, a cool store, demountable meeting room, various sheds (irrigation plant, machinery and storage), irrigation dam, hard standing area for parking and logistics and a number of irrigation/fertigation water balance tanks.

In the near future a large packing shed would be constructed in a central position on the subject property.

At peak the berry fruit production enterprises can employ over 100 staff, and produces strawberries and raspberries for local, domestic and export markets.

Staff employed in the Murrakei Berries enterprise includes:

- Permanent and casual staff who live locally in the Meander Valley.
- Picking, packing and general duties staff, who are seasonal workers and are accommodated house located on the 576 Bengoe Road property, and nearby on the 500 and 544 Bengoe Road properties and Coxes Road property. Refer Appendix 1 Figure 1.

Previously Murrakei berries relied on a predominantly back packer work force who lived off property and travelled in/out each day, but this has changed and now the vast majority of the work force are accommodated in the immediate vicinity of the berry fruit production operation.

The subject property forms part of a wider land holdings that includes thirteen adjoined individual titles all of which covers approximately 290 hectares.

2 Traffic movement assessment

An assessment of the traffic movements associated with the subject property was undertaken to identify the number and type of vehicle movements.

The vehicle movements have been categorised into:

- Ute/cars/vans/light bus
 - Used to transport employees, management staff and professionals (e.g. tradesman or technicians).
 - Typical journey is based on driving along Cassidys Road and Mole Creek Road and then further destinations, with limited travel along Bengo Road.
- Buses medium rigid
 - Used to transport workers.
 - Typical journey is to take the workers up to twice a week to Deloraine or Launceston for food supplies and general household consumables.
- Light rigid truck with a less than 8 T GVM
 - Used for the transportation of berry fruit in smaller loads and smaller amounts of consumables.
 - Typical journey route is from the 20 Cassidys Road property, along Cassidys Road and to Devonport via Mole Creek Road and the Bass Highway. Bengo Road is not used due to uneven road surface (damages sensitive fruit) and over-hanging vegetation which can damage the roof the truck.
- Prime mover with semi-trailer attached with a greater than 9 T GVM
 - Used for the transportation of larger amounts of consumables and various enterprise inputs.
 - Typical journey involves accessing the 20 Cassidys Road property via Mole Creek Road and Cassidys Road.

For the trucks, both light rigid and prime mover with semi-trailer attached it is not possible to provide an exact weight of the loads being transported due to the variation in operational requirements and specific particulars of the loads of fruit being shifted.

A summary of the vehicle movements is shown in Table 1.

Table 1 Summary of vehicle movements associated with the subject property.

Type of vehicle	Annual movements
Prime mover plus semi-trailer (>9 T GVM)	144
Light rigid (<8 T GVM)	560
Ute/car/van/light bus	9152
Bus-medium rigid	<u>112</u>
Total annual vehicle movements	9952

The complete detailed assessment of vehicle movements is attached in Appendix 2.

Since the 2019 traffic movement assessment the Murrakei berries enterprise has grown substantially, however due to changes in logistics (e.g. larger GVM trucks used and use of medium rigid sized bus), provision of on-farm worker accommodation, and adoption of

improved production practices (e.g. automated irrigation systems, IPM, remote sensing and harvesting efficiencies) the business is able to operate more efficiently and enjoys a higher level of scale of economics and subsequently with less traffic movements on/off the property.

General farm vehicle movements have not been included in this vehicle movement assessment, and regardless the vast majority of these movements only utilise internal farm laneways and not off the property.

3 Declaration

I declare that I have made all the enquiries which I consider desirable or appropriate, and no matters of significance which I regard as relevant have, to my knowledge, been withheld.

Jason Lynch

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Pinion Advisory
December 2025

Appendix 1 Location maps



Image 1 Location of on-farm worker accommodation, as per three house (blue and black dots) and village (green dot).

Appendix 2 Detailed vehicle movement assessment

Table 2 Vehicle movements from January to June.

Month		January				February				March			
Movement class	Type of vehicle	Weekday	Weekend	Weekly	Total movements per month	Weekday	Weekend	Weekly	Total movements per month	Weekday	Weekend	Weekly	Total movements per month
General freight	Prime mover plus semi-trailer (>9 T GVM)			4	16			4	16			4	16
Berry fruit outbound freight	Light rigid truck (<8 T GVM)	4	4		112	4	4		112	4	4		112
Management	Ute/car/van	2		8	72	2		8	72	2		8	72
Employees		38	12		856	38	12		856	38	12		856
Professional visits					10	40			10	40			10
Employees	Medium rigid - bus			4	16			4	16			4	16
Average daily movements per month					37				40				36
Total movements per month					1112				1112				1112

Month		April				May				June			
Movement class	Type of vehicle	Weekday	Weekend	Weekly	Total movements per month	Weekday	Weekend	Weekly	Total movements per month	Weekday	Weekend	Weekly	Total movements per month
General freight	Prime mover plus semi-trailer (>9 T GVM)			4	16			2	8			2	8
Berry fruit outbound freight	Light rigid truck (<8 T GVM)	2	2		56	2	2		56				0
Management	Ute/car/van/light bus	2		8	72	2		8	72	2		8	72
Employees		38	12		856	38	12		856	28	6		608
Professional visits					8	32			6	24			4
Employees	Medium rigid - bus			4	16			4	16				0
Average daily movements per month					35				33				23
Total movements per month					1048				1032				704

Table 3 Vehicle movements from July to December.

Month		July				August				September			
Movement class	Type of vehicle	Weekday	Weekend	Weekly	Total movements per month	Weekday	Weekend	Weekly	Total movements per month	Weekday	Weekend	Weekly	Total movements per month
General freight	Prime mover plus semi-trailer (>9 T GVM)			2	8			2	8			2	8
Berry fruit outbound freight	Light rigid truck (<8 T GVM)				0				0				0
Management	Ute/car/van/light bus			8	72			8	72			8	72
Employees		2	4		392	18	4		392	18	6		408
Professional visits				4	16			4	16			4	16
Employees	Medium rigid - bus				0				0				0
Average daily movements per month					16				16				17
Total movements per month					488				488				504

Month		October				November				December			
Movement class	Type of vehicle	Weekday	Weekend	Weekly	Total movements per month	Weekday	Weekend	Weekly	Total movements per month	Weekday	Weekend	Weekly	Total movements per month
General freight	Prime mover plus semi-trailer (>9 T GVM)			2	8			4	16			4	16
Berry fruit outbound freight	Light rigid truck (<8 T GVM)				0	2	2		56	2	2		56
Management	Ute/car/van/light bus	2		8	72	2		8	72	2		8	72
Employees		18	4		392	28	8		624	38	12		856
Professional visits					8	32			8	32			8
Employees	Medium rigid - bus				0			4	16			4	16
Average daily movements per month					16				27				34
Total movements per month					504				816				1032