

NOTICE OF PROPOSED DEVELOPMENT

Notice is hereby given that an application has been made for planning approval under the Land Use Planning and Approvals Act 1993, for the following development(s):

NUMBER:	DA 82 / 2025
ADDRESS:	839 Saltwater River Road, Saltwater River (CT 113443/3) and 843 Saltwater River Road, Saltwater River (CT 144430/1)
DESCRIPTION:	Subdivision – Adjustment of a Boundary; Resource Development, Resource Processing and General Retail and Hire – Construction of an Outbuilding; and Residential – Construction of a Dwelling

All plans and documents submitted with the application can be inspected at the Tasman Council Office, Monday to Friday from 8:30am to 4:30pm. In addition to the statutory requirements, some documents, relevant to the assessment of the application are available on the council website by following this link:

<https://tasman.tas.gov.au/advertised-applications/>, by using the QR Code below, or they are available in hard copy upon request by calling Council on (03) 6250 9200 or email tasman@tasman.tas.gov.au during the period for which representations may be made, until **27 November 2025**.

Any person may make a representation relating to the application. Representations are to be made in writing addressed to the General Manager, Tasman Council, 1713 Main Road, Nubeena TAS 7184 or by email to tasman@tasman.tas.gov.au and will be received no later than **27 November 2025**. Late representations will not be considered.



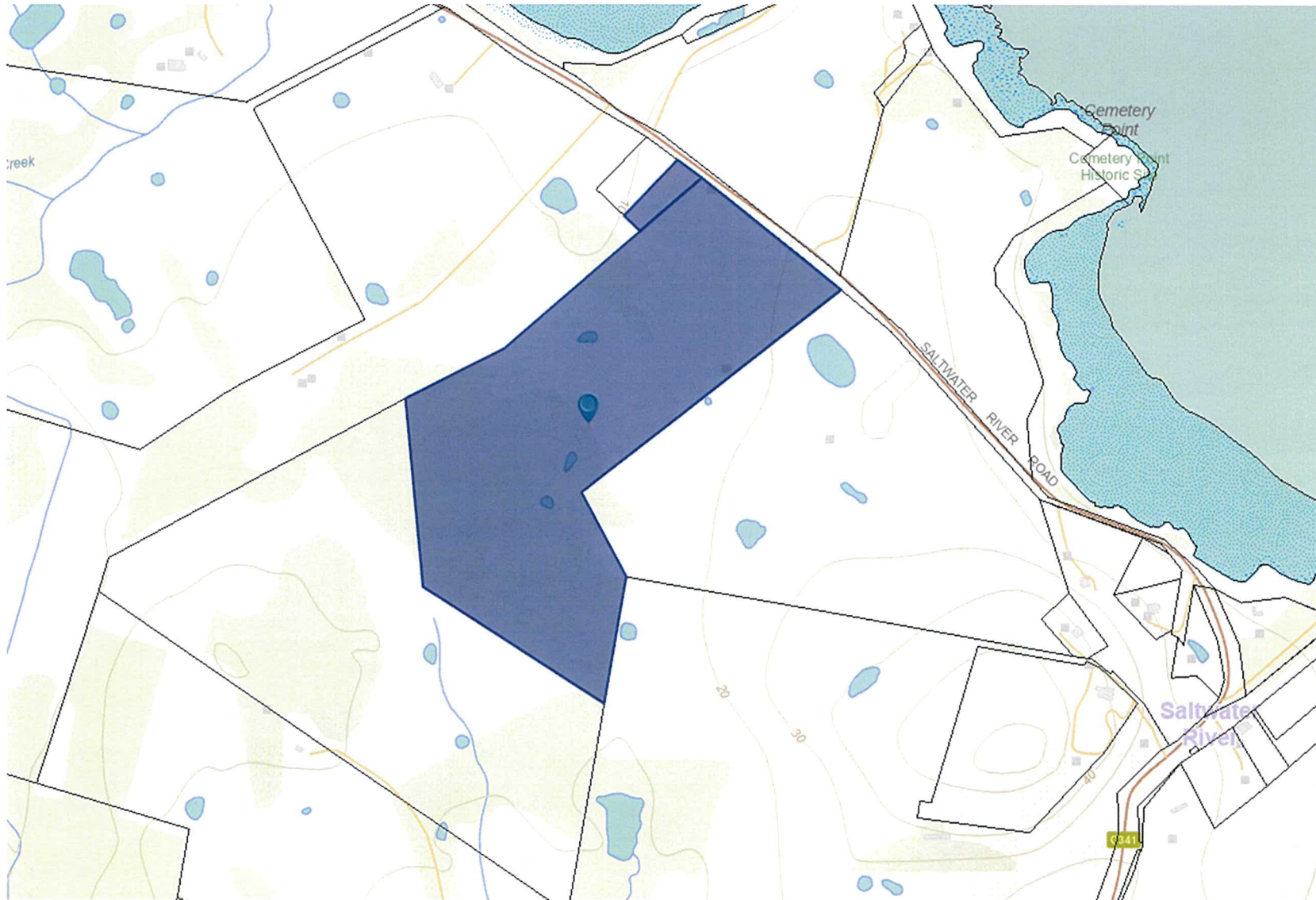
Blake Repine

General Manager

Date: 14 November 2025

DA 82 / 2025, 839 Saltwater River Road, Saltwater River (CT 113443/3) & 843 Saltwater River Road, Saltwater River (CT 144430/1) – The relevant plans and documents can be inspected at the Council Offices at 1713 Main Road, Nubeena during normal office hours, or the plans may be viewed on Council's website at www.tasman.tas.gov.au until the date representations close 27 November 2025.

The below image was sourced from The List: <https://maps.thelist.tas.gov.au/listmap/app/list/map>



Application for Planning Permit

The personal information requested on this form is being collected by council for purpose set out in the title of the form. The personal information will be used solely by council for the primary purpose or directly related purposes. The applicant understands that personal information is provided for the above mentioned function and that he/she may apply to council for access to and/or amendment of the information. If an application is made under Section 57 of the Land Use Planning and Approvals Act 1993, a copy of the lodgement documents must be made available for any person to inspect during public notification. Please note that any information, reports and plans submitted with an application are treated as public documents and may be reproduced for representors, referral authorities and any other persons/bodies interested in the proposal.

Requests for access or correction should be made to Tasman Council's Customer Service Officer.

* Indicates mandatory field

APPLICANT DETAILS*

FULL NAME	Rainer Oberle		
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE:	
EMAIL			

NOTE: All Council correspondence will be emailed to the applicant unless otherwise specified.

OWNERS DETAILS (IF DIFFERENT TO APPLICANT DETAILS)*

ENSURE OWNER DETAILS MATCH THE CURRENT CERTIFICATE OF TITLE

FULL NAME			
POSTAL ADDRESS		POSTCODE	
PHONE (BUSINESS HOURS)		MOBILE	

DESCRIPTION OF PROPOSED DEVELOPMENT*

<input checked="" type="checkbox"/> New Dwelling	<input type="checkbox"/> Extension/ Addition
<input type="checkbox"/> New Shed/ Outbuilding	<input type="checkbox"/> Demolition
<input checked="" type="checkbox"/> Subdivision/ Boundary Adjustment	<input type="checkbox"/> Visitor Accommodation
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Other (please specify – right)
<input checked="" type="checkbox"/> Commercial/ Industrial Building	

Are any of the components in this application seeking retrospective approval?*

E.g. Use and/or development that has commenced without a planning permit.

(If yes, please specify the relevant components)

☐ Yes

☒ No

PRESENT USE OF LAND/ BUILDING(S)*

839 Saltwater River Road - Grazing

843 Saltwater River Road - Commercial glasshouse including caretaker unit, orchard and market garden

LOCATION OF PROPOSED DEVELOPMENT*


ADDRESS	839 Saltwater River Road, Saltwater River 7186 Tas 843 Saltwater River Road, Saltwater River 7186 Tas		
CERTIFICATE OF TITLE: FOLIO NUMBER	113443 144430	LOT NUMBER	3 1

FLOOR AREA*	
Existing floor area (square metres):	Proposed floor area (square metres): 140 sqm
CAR PARKING*	
Number existing	Number proposed 5


SITE CONTAMINATION*	
Have any potentially contaminating uses been undertaken on this site? (Refer to list provided on page 5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
TASMANIAN HERITAGE OR ABORIGINAL HERITAGE REGISTER*	
Is this property on the Tasmanian Heritage or Aboriginal Heritage Register?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VEGETATION REMOVAL*	
Does the proposal require any vegetation removal? If yes, provide details on the site plan.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
VALUE*	
Value of work (inc. GST)	\$ 180000

Please complete both declarations if you are making the application but not the owner

DECLARATION BY APPLICANT*

I/ we declare that the information given is a true and accurate representation of the proposed development; and I/ we am/ are liable for the payment of Council application processing fees, even in the event of the development not proceeding; and I/ we authorise Tasman Council to provide a copy of my documents relating to this application to any person for the purpose of assessment and public consultation and agree to arrange for the permission of the copyright owner of any part of this application to be obtained.	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	Rainer Oberle
DATE	05/09/2025

DECLARATION IF APPLICANT IS NOT THE OWNER

I hereby declare that I am the applicant for the development at the address detailed in this application for a planning permit, and that I have notified the owner/s of the land for which I am making this application, in accordance with Section 52(1a) of the <i>Land Use Planning and Approvals Act 1993</i> .	
SIGNATURE OF APPLICANT	
NAME OF APPLICANT (PLEASE PRINT)	Rainer Oberle
DATE	08/09/2025
NAME/S OF OWNER/S NOTIFIED	
DATE	08/09/2025

DECLARATION IF LAND IS COUNCIL OR CROWN LAND

If the land that is the subject of this application is owned or administered by either the Crown or Tasman Council, the consent of the Minister of the Crown or the General Manager of the Council, whichever is applicable, must be included here. This consent should be completed and signed by either the Minister, the General Manager of Tasman Council, or their delegate (as specified in Subsections 52(1d-1g) of the <i>Land Use Planning and Approvals Act 1993</i>).	
DECLARATION	<p>I, _____</p> <p>being responsible for the administration of land at _____</p> <p>declare that I have given permission for the making of this application.</p>
SIGNATURE OF MINISTER/ GENERAL MANAGER	
DATE	

NON-RESIDENTIAL DEVELOPMENTS

Note: This section must be completed for all applications for non-residential uses, home occupations and domestic/ residential businesses or other managed/ commercial residential uses (e.g. hostel or motel).

HOURS OF BUSINESS			
CURRENT		PROPOSED	
Monday to Friday		Monday to Friday	
Saturday		Saturday	
Sunday		Sunday	
NUMBER OF EMPLOYEES			
CURRENT		PROPOSED	
Total Employees		Total Employees	
Employees on Site		Employees on Site	
PLANT/ MACHINERY			
Is there any large plant or machinery that would need to be installed or used on site such as refrigeration units and generators? (If yes, please list below the type of machinery and ensure location, dimensions etc are clearly marked on your plans.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
OUTDOOR STORAGE/ SEATING/ NUMBER OF BEDS			
Is outdoor storage proposed? (If yes, please ensure that your plans show where the outdoor storage areas are and what type of goods are stored. This information will help us assess the impact of the proposal on the amenity.			<input type="checkbox"/> Yes <input type="checkbox"/> No
If you are proposing a night club, café or the like, what is the number of seats proposed including the capacity at any bar area?		Please ensure that the arrangements are shown on your plans. This information enables us to assess the car parking arrangements.	
If you are proposing a hotel, motel, visitor accommodation, hostel or the like, what is the number of beds proposed?		Please ensure the beds are clearly indicated on your plans. This information enables us to assess the car parking arrangements.	
GOODS DELIVERIES			
Will there be any goods deliveries to and from the site? (If yes, please estimate the number and type of vehicles and how often they will make trips.)			<input type="checkbox"/> Yes <input type="checkbox"/> No
Type and Size of Vehicle		Number of Vehicles on Site	
Trip Frequency per Month			

PLANNING PERMIT – APPLICATION CHECKLIST – MANDATORY

To ensure that we can process your application as quickly as possible, please read the following checklist carefully to ensure that you have provided the following at the time of lodging the application.

If you are unclear on any aspect of your application, please phone **(03) 6250 9200** to discuss or arrange an appointment concerning your proposal. Note that, in accordance with Section 54 of the *Land Use Planning and Approvals Act 1993*, Council may require additional information.

Please note that the following information is required by Clause 6.1 of the State Planning Provisions. An application will not be considered to be a valid application and will not be processed without the required information as detailed below.

Please complete the below checklist



Completed Application Form - Required

All sections filled out correctly and owner details match those listed on the title documents

Application form includes a detailed cost estimate of the proposal



Written Submission - Required

Description of the proposed development

Justification addressing the Performance Criteria (if applicable)



Title Documents - Required

Current copy of the Certificate of Title (Folio Plan and Text Page)

Copies of any restrictive covenants, easements, or other relevant documents.



Site Plan - Required

Drawn to scale

Shows the location of the proposed development including setback distances from boundaries

Includes existing structures, property boundaries, access points, driveways, parking areas, rainwater tanks and any natural features (vegetation and waterways)



Floor Plan and Elevations - Required

Detailed floor plans of the proposed development

Elevations showing the height and external appearance



Stormwater and Servicing Plan - Required

Details on how stormwater will be managed on-site

Information about connections to utilities (water, sewer, electricity)

Elevations showing the height and external appearance of all water tanks



Landscaping Plan - if applicable

Details of existing vegetation to be retained or removed



Supporting Reports and Assessments - if applicable

Busfire Hazard Management Plan and Report

Traffic Impact Assessment

Natural Values Assessment

Onsite Wastewater Assessment

Dated: 05/09/2025

Signed:



Please note the following:

Application fees will be invoiced upon initial assessment, this is within 4 business days of submission.

If this application results in building works occurring on the property, applicant and/or owner information including name and contact details will be provided to the Office of the Valuer General for the purpose of undertaking a valuation inspection of the property / building works.

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
144430		1
EDITION	DATE OF ISSUE	
4	07-Nov-2017	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Alice Kawa

Recorder of Titles.



DESCRIPTION OF LAND

Parish of TOGANEE Land District of PEMBROKE
Lot 1 on Sealed Plan 144430
Derivation : Part of Lot 6984, 94 Acres Gtd. to J. Burden
Prior CT 113443/1

SCHEDULE 1

M656727 TRANSFER to RAINER OBERLE Registered 07-Nov-2017 at
12.01 PM

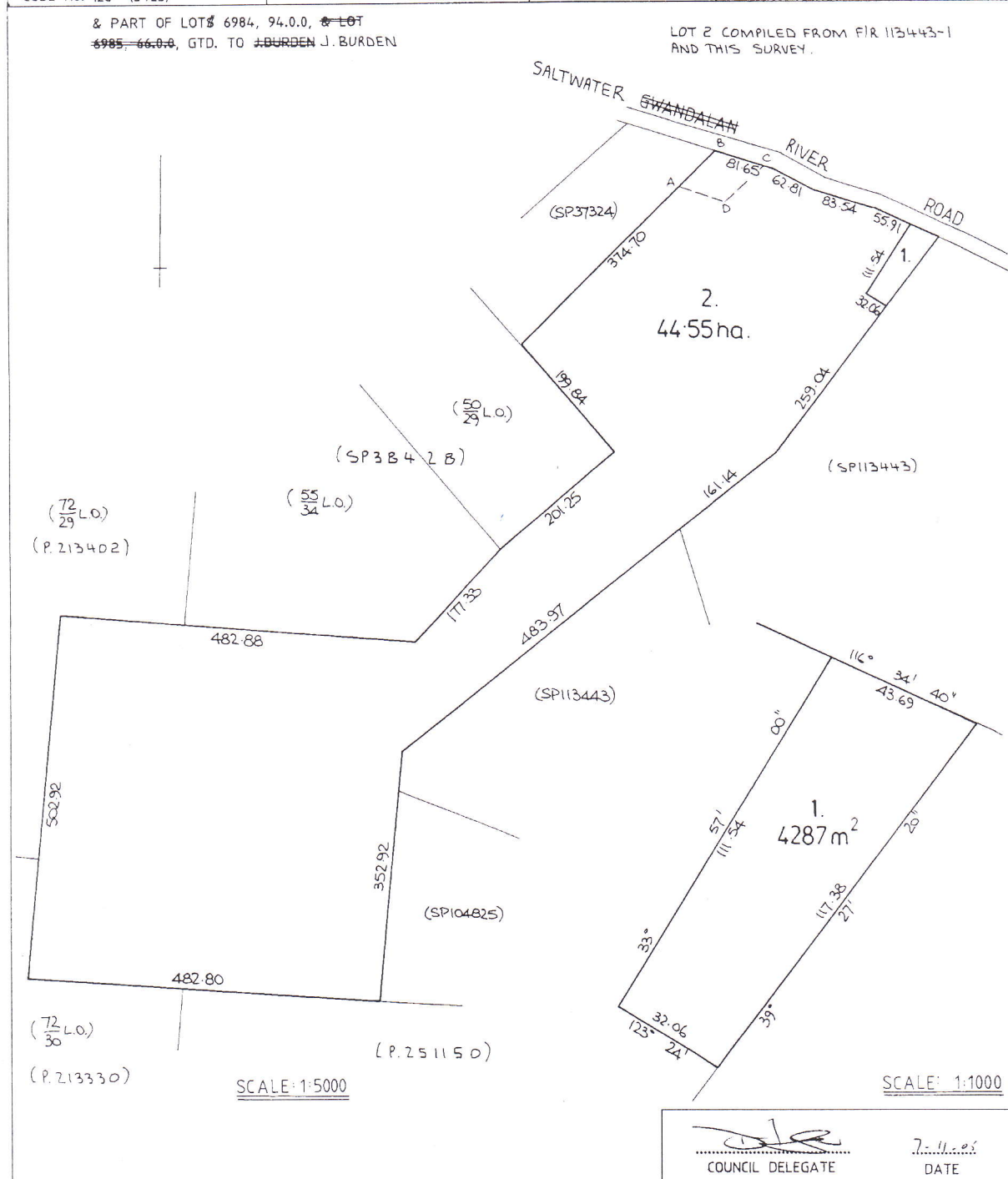
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP144430 FENCING PROVISION in Schedule of Easements
SP 37324 COVENANTS in Schedule of Easements
SP 37324, SP104825 & SP113443 FENCING COVENANT in Schedule of
Easements
SP113443 SEPTIC TANK NOTIFICATION

This is the approved plan referred to
in Planning Permit No. DA 145/2021
Signed: *Quinn Jessell*

Date: 23 December 2021

OWNER RONALD KEVIN RICHARDSON JANE NANSON RICHARDSON	PLAN OF SURVEY BY SURVEYOR Anthony Owen Carrick Brooks Lark & Carrick, Surveyors 175 Collins Street Hobart	REGISTERED NUMBER SP144430
FOLIO REFERENCE: C.T.113443/1		APPROVED EFFECTIVE FROM 25 NOV 2005 <i>Alice Kawa</i> Recorder of Titles
GRANTEE: PART OF LOT 32859, 189.3.0, GTD. TO BRESNEHAN, WHOLE OF LOT 25944, 60.0.0, GTD. TO T.H.GARNET, PART OF LOT 13207, 38.3.25, GTD. TO M.BUPDEN	PEMBROKE - TOGANEE SCALE : 1: AS SHOWN	
MAPSHEET MUNICIPAL CODE No. 126 (5423)	LAST UPI No. 3219119	LAST PLAN SP 113443
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN		



SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 144430

PAGE 1 OF 1 PAGE

Easements and profits

There are no easements or profits to benefit or burden the lots on the plan

Covenants

The owner of the portion of lot 2 which formerly comprised part of lot 2 on Sealed Plan 37324 is affected by the covenant created and fully set forth in Sealed Plan 37324 relating to the land marked A-B-C-D on the plan to observe the following stipulation, namely – Not to erect any building on that portion of Lot 2 marked A B C D.

Fencing covenants

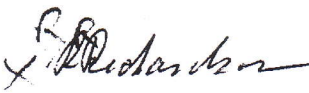
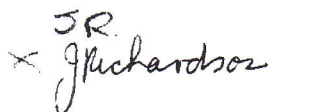
The owners of lot 1 and lot 2 on the plan are each subject to the fencing covenants created and fully set forth in Sealed Plan 37324, Sealed Plan 104825 and Sealed Plan 113443

Fencing provision

IN RESPECT OF EACH LOT ON THE PLAN,

The subdividers (Ronald Kevin Richardson and Jane Nanson Richardson) shall not be required to fence

Signed by the said RONALD KEVIN RICHARDSON and JANE
NANSON RICHARDSON being the registered proprietors in folio of
the Register volume 113443 folio1 in the presence of-


JR.



Witness: 

name: KARIE LITTLE

address: RA 909 SALTWATER RIVER ROAD
SALTWATER RIVER

occupation: E.C.A

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: R K & J N RICHARDSON	PLAN SEALED BY: TASMAN COUNCIL
FOLIO REF: 113443/1	DATE: 7-11-05
SOLICITOR & REFERENCE: CREESE CRISP & FAY (IACC:PJC)	REF NO SD 54104
 Council Delegate	
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

CERTIFICATE OF TITLE

LAND TITLES ACT 1980



TASMANIA

TORRENS TITLE

VOLUME		FOLIO
113443		3
EDITION	DATE OF ISSUE	
4	24-May-2023	
Page 1		of 1

I certify that the person described in Schedule 1 is the registered proprietor of an estate in fee simple (or such other estate or interest as is set forth in that Schedule) in the land within described subject to such exceptions, encumbrances, interests and entries specified in Schedule 2 and to any additional entries in the Folio of the Register.

Recorder of Titles



DESCRIPTION OF LAND

Parish of TOGANEE, Land District of PEMBROKE
Lot 3 on Sealed Plan 113443
Derivation : Part of Lot 32859 Gtd to S.E. Bresnehan, Part of
Lots 6984 & 6985 Gtd to J. Burden
Prior CTs 104825/5 and 104825/6

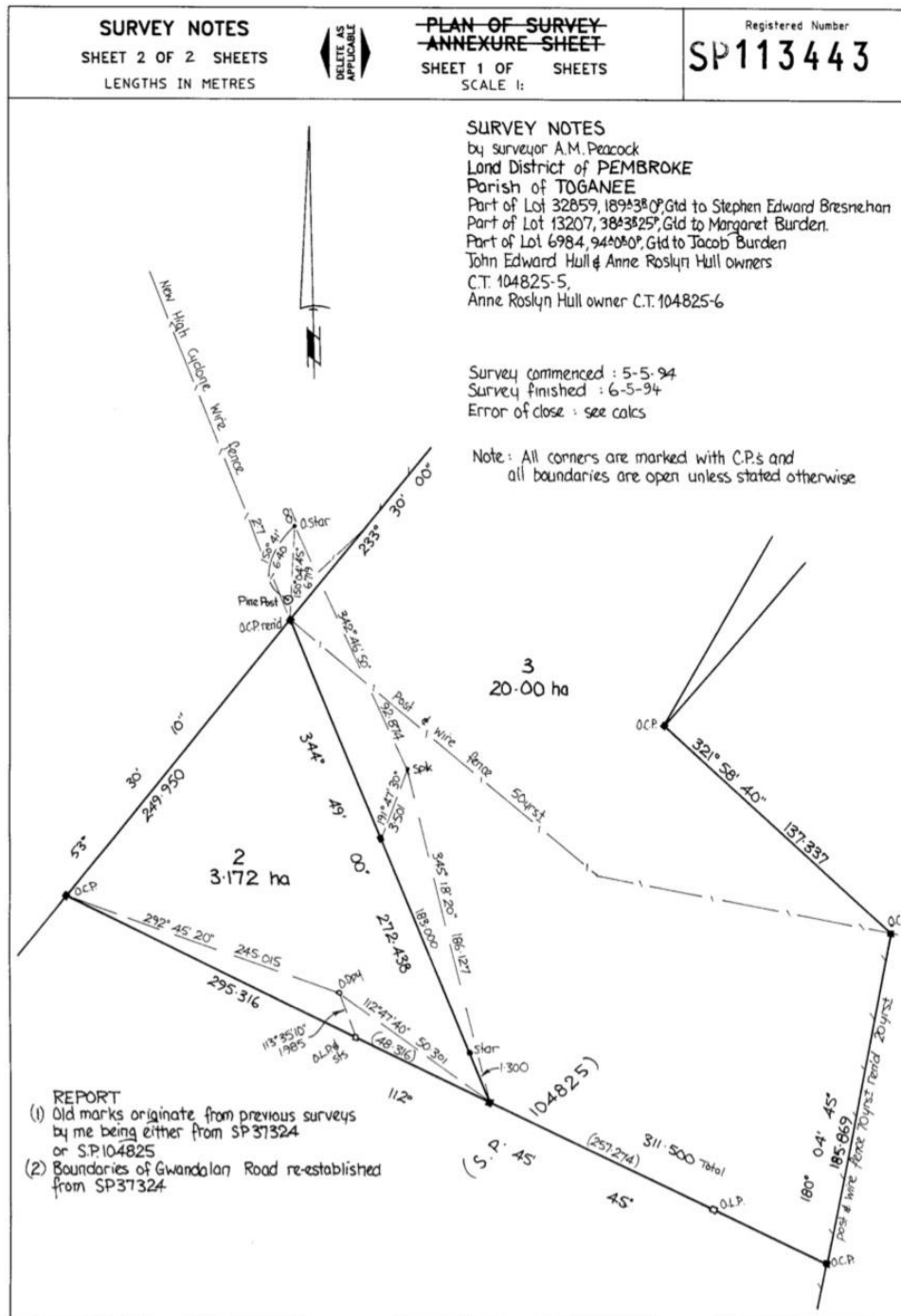
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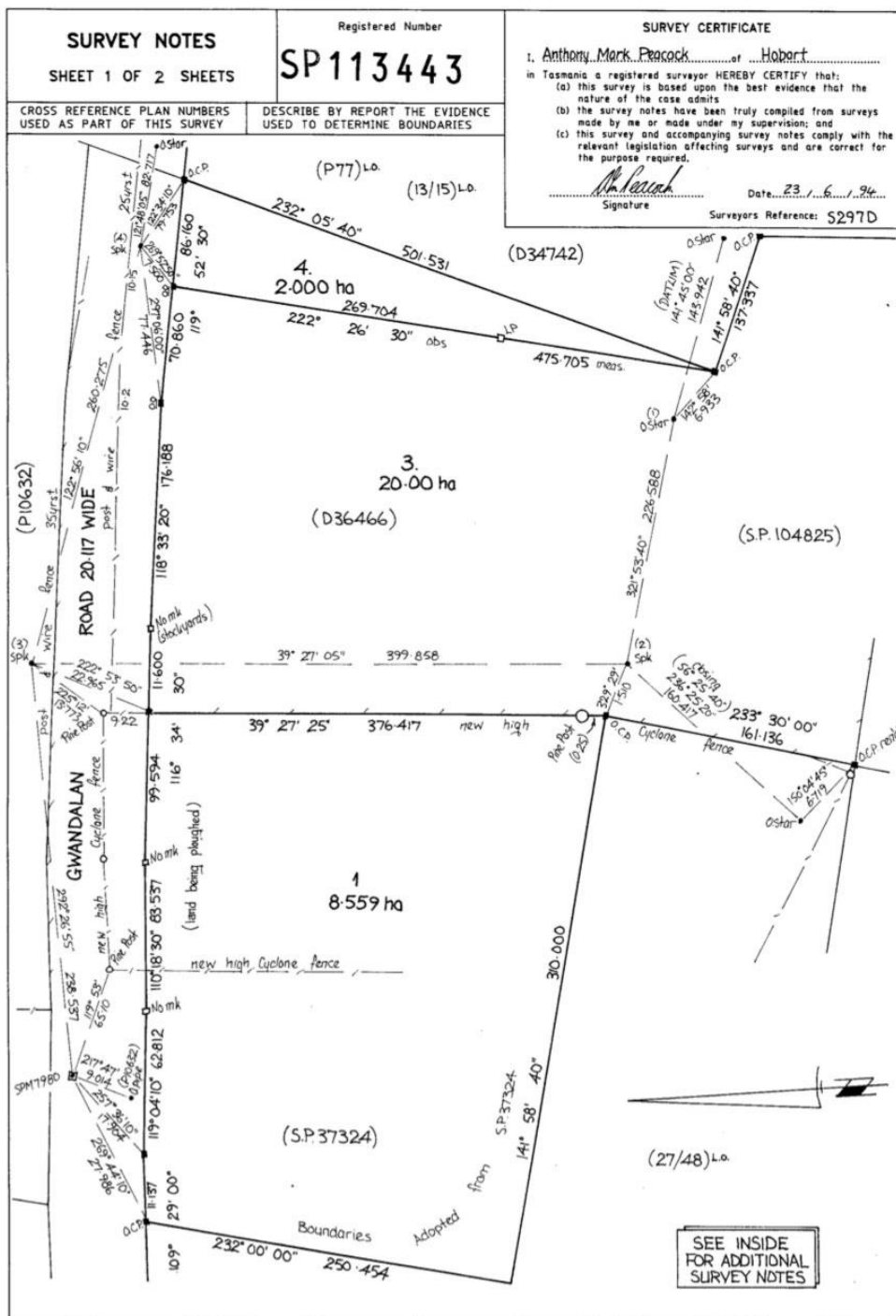
N116705 TRANSFER to _____
Registered 24-May-2023 at noon

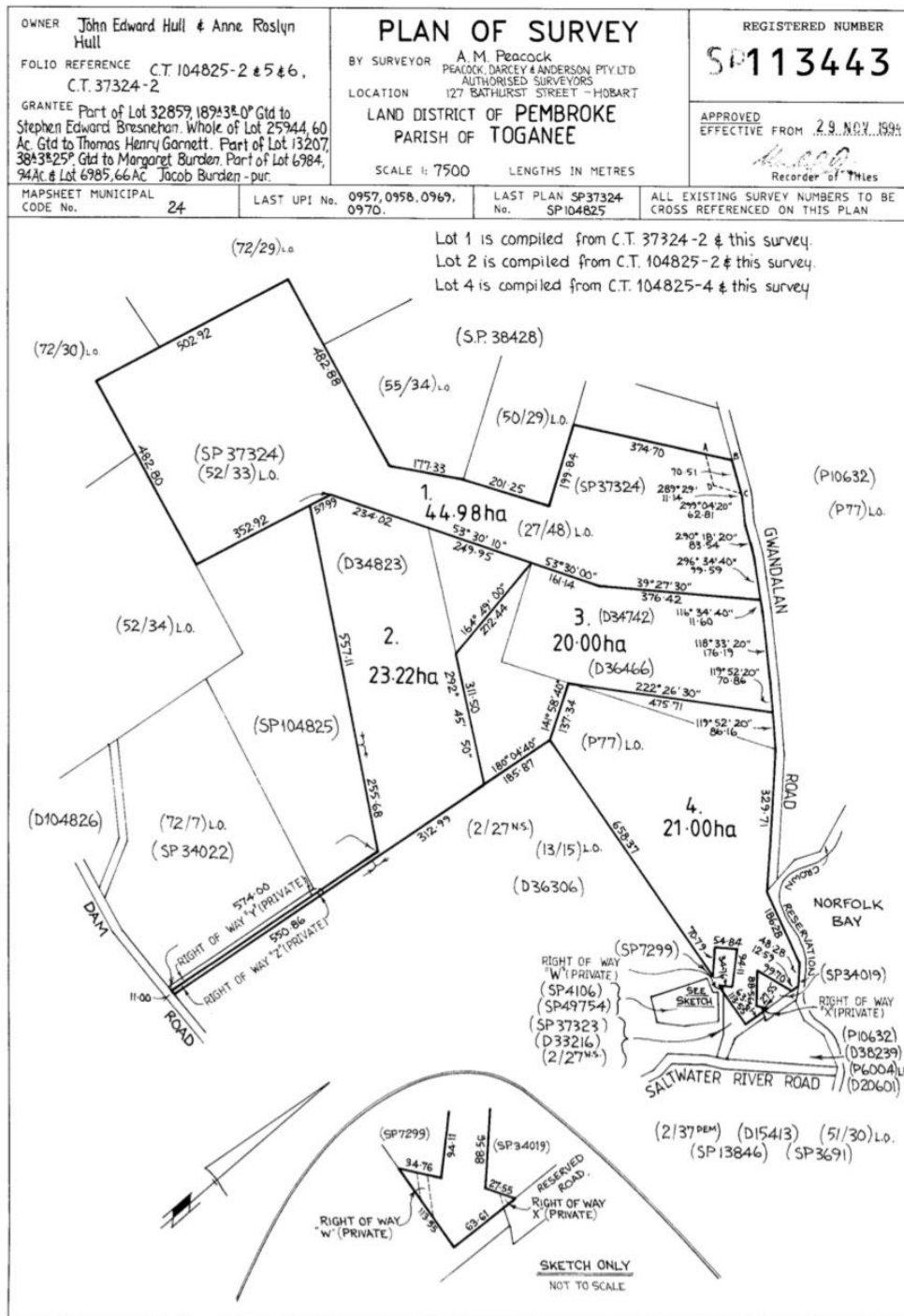
SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 37324 COVENANTS in Schedule of Easements
SP37324, SP104825, SP113443 FENCING COVENANT in Schedule of
Easements
SP113443 SEPTIC TANK NOTIFICATION

WARNING: BEFORE DEALING WITH THIS LAND SEARCH THE CURRENT FOLIO OF THE REGISTER





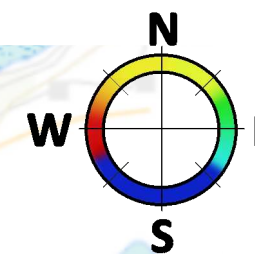




Existing Title Area



Proposed Additional Title Area



Salem Bay

Saltwater River Road

843 Saltwater River Rd.

No.839
Saltwater River Rd.
20ha



David Reinbold building design

ABN: 93202 133 447 ACC NO: CC4256Y

Po Box 353
North Hobart 7002
Phone: 0407 356 649
davidmreinbold@gmail.com

Proposed
Boundary Adjustment
843 Saltwater River Rd, Saltwater River

For
Rainer Oberle

Date
October 30, 2025

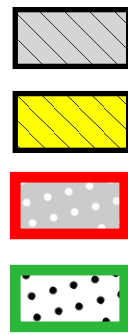
© 2025

1:5000 (A3)

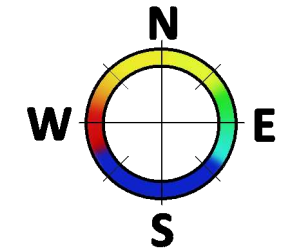
Overview Plan

1

06



Existing structure
Proposed structure
Existing Title Area = 4,287m²
Proposed Additional Title Area = ~11,100m²
Total Title Area Proposed = ~15,400m²



1:1000 (A3)

Site Plan

vacant block
Folio 164900/2

vacant block
Folio 164900/1

No.843
Folio 144430/1
4,287m²
(existing)

~11,100m²

No.839
Folio 113443/3
Saltwater River Rd.
20ha
vacant block



David Reinbold building design

ABN: 93202 133 447 ACC NO: CC4256Y

Po Box 353
North Hobart 7002
Phone: 0407 356 649
davidmreinbold@gmail.com

Proposed
Boundary Adjustment
843 Saltwater River Rd, Saltwater River

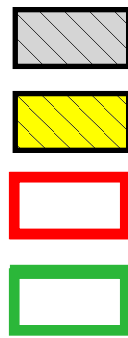
For
Rainer Oberle

Date
October 30, 2025

© 2025

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06



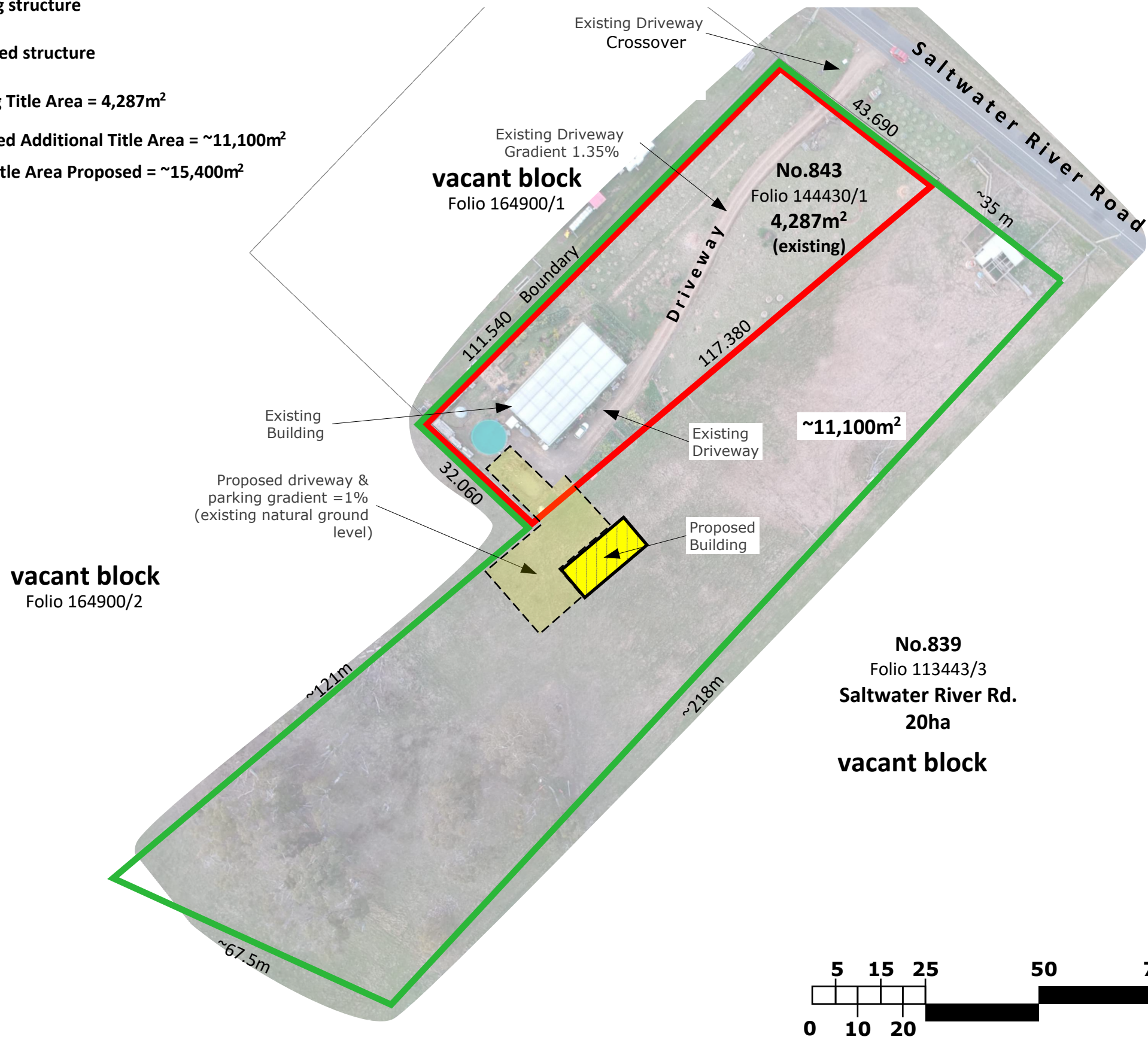
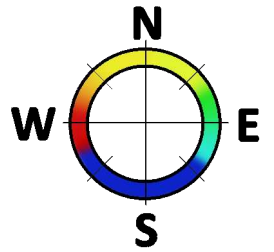
Existing structure

Proposed structure

Existing Title Area = 4,287m²

Proposed Additional Title Area = ~11,100m²

Total Title Area Proposed = ~15,400m²



1:1000 (A3)

Aerial Plan



Existing structure

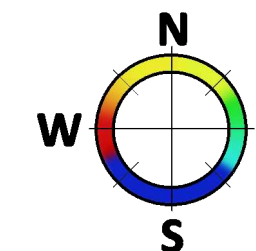
Proposed structure

Existing Title Area = 4,287m²

Proposed Additional Title Area = ~11,100m²

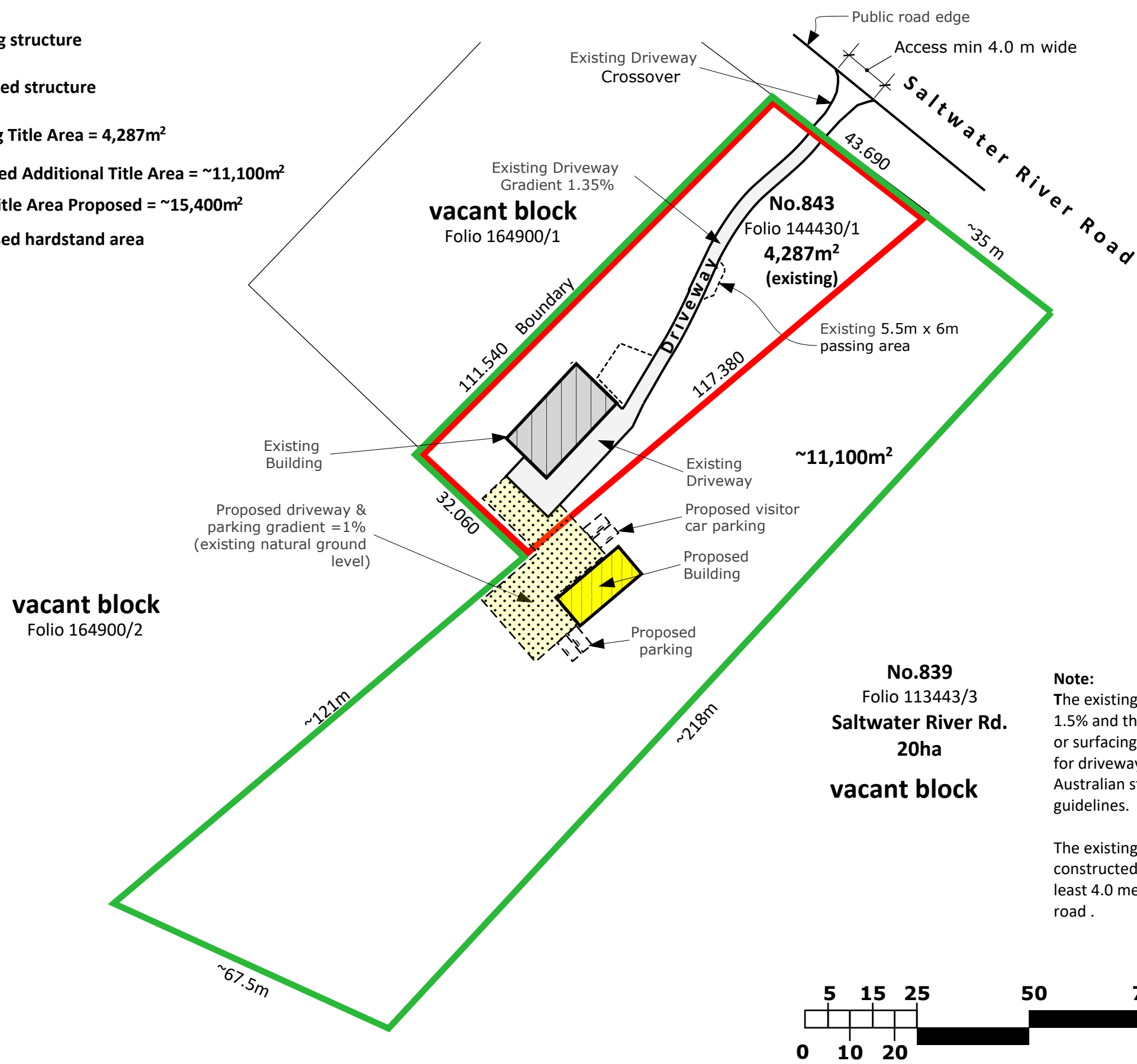
Total Title Area Proposed = ~15,400m²

Proposed hardstand area



1:1000 (A3)

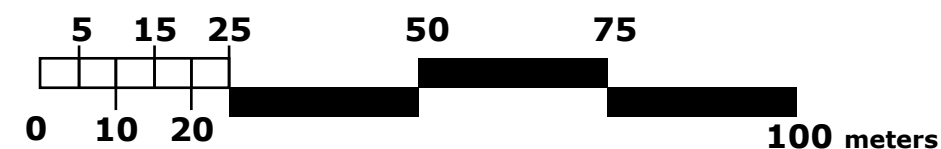
Site Access Plan



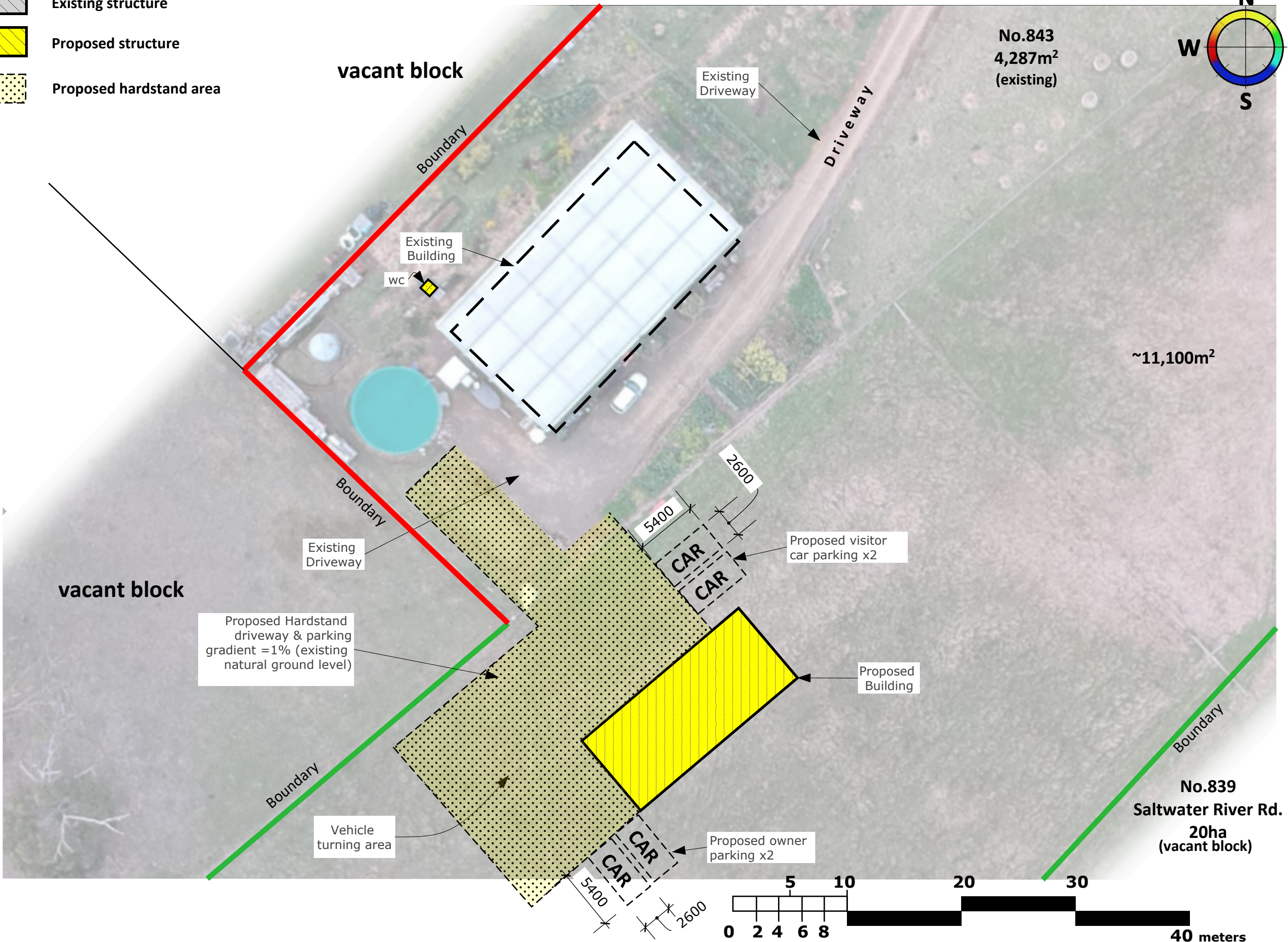
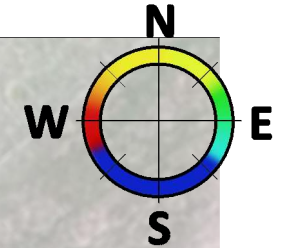
Note:

The existing driveway has a gradient of less than 1.5% and therefore requires no changes to height or surfacing in order to comply with maximum slopes for driveways in accordance with current Australian standards and Tasmanian government guidelines.

The existing driveway crossover access to be constructed with an all-weather surface, at least 4.0 metres wide along the edge of the public road .



- Existing structure
- Proposed structure
- Proposed hardstand area



1:333 (A3)

Access & Parking Plan (enlarged)

David Reinbold building design

ABN: 93202 133 447 ACC NO: CC4256Y

Po Box 353
North Hobart 7002
Phone: 0407 356 649
davidmreinbold@gmail.com

Proposed
Boundary Adjustment
843 Saltwater River Rd, Saltwater River

For
Rainer Oberle

Date
October 30, 2025

© 2025

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06

Rainer Oberle, Horticulturist, 843 Saltwater River Road, Saltwater River, 7186 Tasmania

The envisaged fermentation farm requires a coherent setup due to the delicate nature of safely and successfully fermenting farm grown produce.

Just a few examples:

1. The variety of grown produce

A great variety of produce requires a customised approach to grow them. Less automation can be applied due to different crop requirements.

2. The cultivation method

Fermentation processes are heavily dependent on a healthy microbiome. Organic polyculture cultivation methods – more labor intensive – provide the best outcomes by reducing chemical stress, achieving greater soil fertility and building natural resilience to pests and diseases through symbiotic relationships, all while enhancing plant nutritional values.

3. Processing

The processing stage requires constant monitoring and environmental adjustments

4. Curing and ageing

The curing stage requires constant monitoring and environmental adjustments

All steps require a high degree of knowledge and constant supervision, testing and adjustment, if necessary. It is therefore imperative that a head fermentation specialist resides onsite.

In summary the entire approach to fermentation is pure artisan work in a very specific food sector.

Where automation, computer technology and AI have the ability to run independently from human impact in industrialized food processing they can only be incorporated to a certain degree when it comes to fermentation.

My commercial glasshouse is a prime example of how much technology can be utilized in a meaningful way. Although it is fully computerised, meaning it can regulate temperature, shading, ventilation, fertigation, irrigation etc. without my input, conditions on site require my constant presence.

Considering the number of power outages in our area, I would have lost whole crops if I wasn't living onsite and able to intervene in a very short time. Otherwise this would have detrimental consequences on my income and livelihood.

Proposal:

- 1. Boundary adjustment for the properties 843 and ca. 1 ha adjacent land of property 839 Saltwater River Road, Saltwater River, 7186 TAS**
- 2. Development of a Farm-Based Fermentation Kitchen, Orchard, Honey Processing Facility and Caretaker's Residence**

To: Tasman Council, 1713 Main Road, Nubeena TAS 7184

Applicants Rainer Oberle,

Property Address: 839 Saltwater River Road, Saltwater River TAS 7186

1. Executive Summary

- Integrated small-scale agricultural enterprise focused on orchard cultivation, fermentation processing, and honey production.
- All produce is grown or harvested onsite or at neighbouring Planet Bee farm.
- Includes a passive solar glasshouse housing the fermentation kitchen/lab, retail/tasting space, and caretaker's residence.
- Development remains primary-production focused with secondary public engagement via tastings and workshops.
- The proposal aligns with the Agricultural Zone purpose and the Tasman Local Provisions Schedule by supporting sustainable agricultural operations.

2. Site and Context

Lot / Title Reference 113443/3: 839 Saltwater River Road

Size: Approx. 10 000 sqm

Current Use: Vacant grazing land (Zoned Agricultural)

Surroundings: Rural farmland, including Planet Bee farm

Lot / Title Reference 144430/1: 843 Saltwater River Road

Size: Approx. 4200 sqm

Current Use: Commercial glasshouse with caretaker unit and market garden including orchard (Zoned Rural)

Access: via Right of way agreement with 843 Saltwater River Roads driveway (Planet Bee)



3. Planning scheme context

21.0 Agriculture Zone

21.1 Zone Purpose

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 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.

21.2 Use Table

Use Class	Qualification
No Permit Required	
Resource Development	If: <ul style="list-style-type: none">(a) on land other than prime agricultural land; or(b) an agricultural use, excluding plantation forestry, on prime agricultural land if it is dependent on the soil as the growth medium or conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium.
Permitted	
Food Services	If associated with Resource Development or Resource Processing.
Residential	If for: <ul style="list-style-type: none">(a) a home-based business in an existing dwelling; or(b) alterations or extensions to an existing dwelling.

Discretionary	
Educational and Occasional Care	
Food Services	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted.
Residential	If: (a) not restricted by an existing agreement under section 71 of the Act ; and (b) not listed as Permitted.
Tourist Operation	

4. Description of Development

Resource Development

Primary Production: Orchard and Cropping

- Mixed orchard of apples, pears, and stone fruits (~3,000–4,000 sqm)
- Annual planting of fermentable vegetables (e.g., cabbage, chillies, garlic)
- Apiary
- Produce grown for fermentation and preservation in on-site kitchen
- Qualified through sustainable, low impact permaculture practices, (see attached Agricultural Report)

All development compliant with zoning purpose and use standards

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 Solutions	Performance Criteria
A4 No Acceptable Solution.	P4 A Residential use listed as Discretionary must: (a) be required as part of an agricultural use, having regard to: (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 (b) be located on a site that: (i) is not capable of supporting an agricultural use; (ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and (iii) does not confine or restrain agricultural use on adjoining properties.

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 Solutions	Performance Criteria
A1 Building height must be not more than 12m.	P1 Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the topography of the site; (c) the bulk and form of the building; (d) separation from existing use on adjoining properties; (e) the nature of the existing uses on adjoining properties; and (f) any buffers created by natural or other features.

21.4.2 Setbacks

Objective:	That the siting of buildings minimises potential conflict with use on adjoining properties.
Acceptable Solutions	Performance Criteria
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	P1 Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.

21.4.3 Access for new dwellings

Objective:	That new dwellings have appropriate vehicular access to a road maintained by a road authority.
Acceptable Solutions	Performance Criteria
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	P1 New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority, that is appropriate having regard to: (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; (g) the construction, maintenance and usage of the road; and (h) any advice from the road authority.

5. Environmental and Amenity Management

- Stormwater: Managed via tanks, dam and swales
- Odour: Limited to mild fermentation odours, fully enclosed
- Noise: Minimal; low-volume mechanical operations only
- Visual: Screened by orchard and using rural-compatible materials
- Waste: Organic waste composted or used as feed
- Installation of an environmentally Clivius style waterless composting toilet and grey water recycling system

6. Socio-Economic Contributions

- Supports 3–5 rural jobs, including seasonal and workshop facilitation
- Local food innovation and skills development
- Adds to Tasman Peninsula's food identity and agri-tourism
- Strengthens collaboration with Planet Bee, Three Capes Vineyard, and other nearby farms

7. Documents Provided

- Indicative Site Plan
- Floor Plan including caretaker's residence
- Agricultural Impact Assessment

8. Conclusion

This proposal remains firmly grounded in sustainable agriculture and rural enterprise. It aims to extend the operations of the adjacent Planet Bee Farm correspondingly.

The inclusion of a residential caretaker's dwelling is a necessary and proportional component to support the ongoing operation and success of the fermentation kitchen, orchard, and beekeeping enterprise.

The development is consistent with both the Agricultural Zone Purpose Statements and the Tasman Local Provisions Schedule, and we respectfully seek Council's support for approval.



Figure 2 - Indicative Site Plan

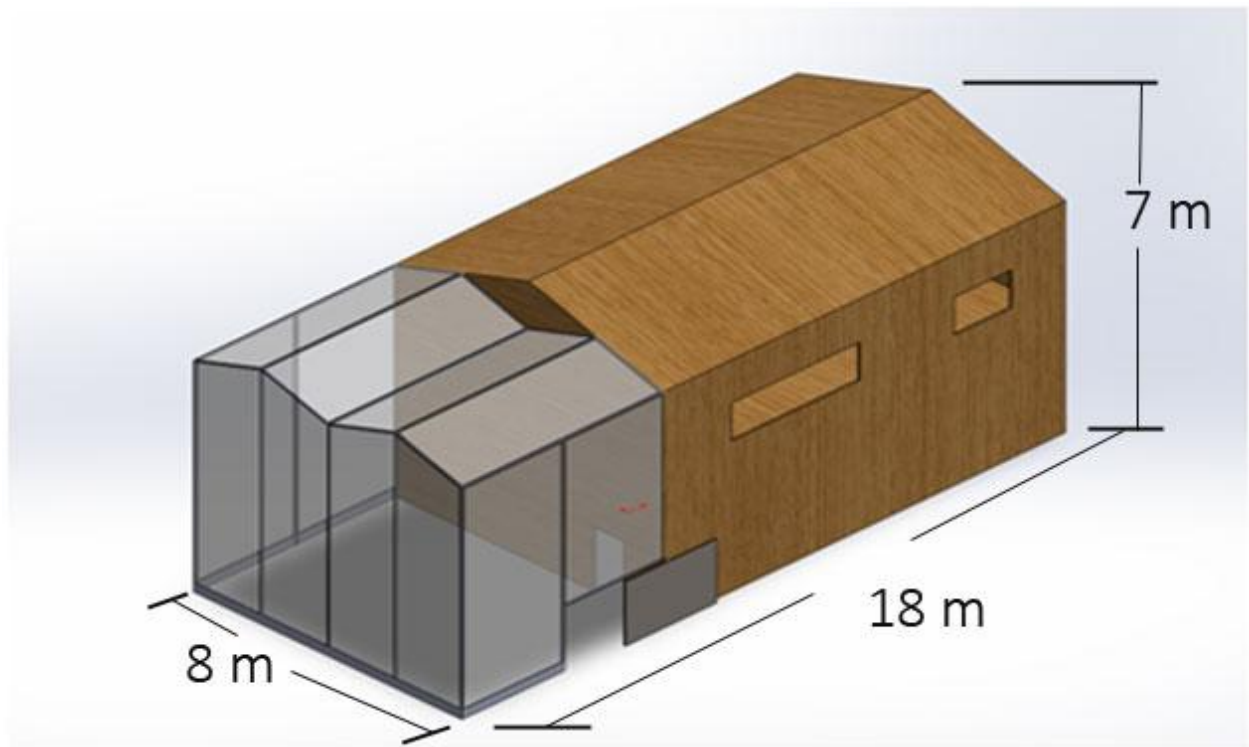


Figure 1 Proposed processing facility and caretaker unit



Figure 3 – Ground Floor 1

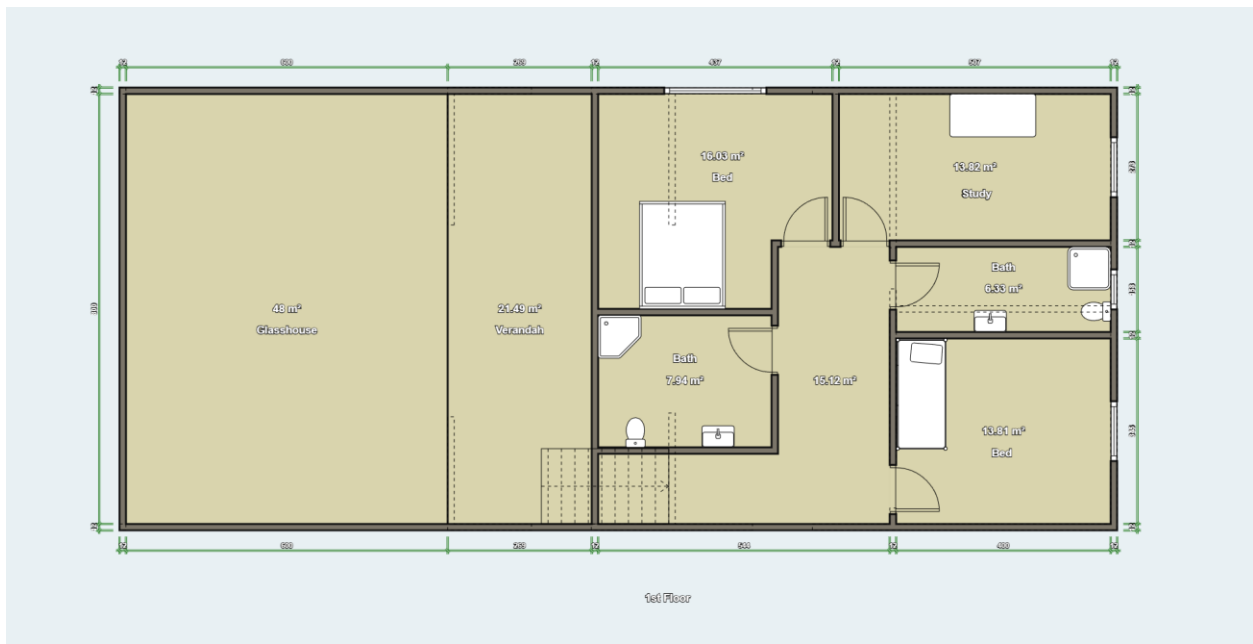


Figure 3 – First Floor

21.0 Agriculture Zone – Discretionary Use

The written supporting evidence submitted with the application is noted, however additional information and written justification is required to support your application. The application includes a residential use, which is a discretionary use in the zone.

Please provide the following information:

1. A written response to the Performance Criteria (P4) of clause 21.3.1 noting that a response

to all subclauses is required.

P4 reads –

A Residential use listed as Discretionary must:

(a) be required as part of an agricultural use, having regard to:

(i) the scale of the agricultural use;

Primarily the scale of the agricultural use encompasses a 2,000 plant/5000sqm orchard and consequential nursery area of approx. 300sqm. Furthermore the site is to include discretionary facilities for processing the produce gained from the agricultural venture and to provide opportunity for consumers to access these products.

(ii) the complexity of the agricultural use;

Management of the nursery and growing equipment requires full time human supervision. Despite large scale automation and computerisation of equipment and processes, it is imperative to manually manage watering systems, as well as heating and cooling systems during the infant stages of young plants. Special consideration needs to be given due to the regular short-term power outages affecting these computerised systems. Full time nursery operation may be limited to specific periods of the year, while established orchard maintenance is an ongoing commitment.

(iii) the operational requirements of the agricultural use;

The site will be managed according to permaculture principles, ie. working with and building on existing contours and features of the site to maximise both operational efficiency and orchard output. Excavated contour swales will provide passive water supply to established trees, which are complemented by irrigation systems during peak hot periods. Full time supervision in the nursery during critical growing times of the season ensure ongoing succession of plants, both perennial and annual, as required due to seasonal environmental factors. Likewise, harvesting seasons require concentrated, time consuming labour efforts to ensure viability of the business. Special attention is drawn to the fact that the majority of produce is to be immediately processed and value-added on-site, to ensure both maximum nutritional value and market value. All of this relies on direct management by an on-site operator.

(iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and

Computerised nursery systems need to be closely monitored and constantly calibrated/regulated by an on-site occupier. Environmental conditions are prone to relatively severe fluctuations on a daily basis with respect to young plants. Local systems are also vulnerable to frequent short-term power outages which are problematic for sensitive technical instruments such as humidity and temperature sensors and solenoid valves. All of these risks are potentially catastrophic to young plants and hence the whole operation if not addressed immediately. The only logical solution is to have somebody on-site to monitor the operation and conditions.

(v) proximity of the dwelling to the agricultural use.

The intention of this proposal is to create a symbiotic environment between the occupier of the dwelling and the surrounding environment. The premise is an agriculturally based business, which provides shelter in the form of a dwelling to the occupier who tends the orchard farm. They are intrinsically linked and co-dependent. Furthermore, it is operationally crucial to directly process produce on site, limiting food miles and expenses and maximising operational efficiency. Hence the need for a customer outlet on site to provide products directly to consumers. This further extends the need to be present on site as this will require significant human input to function

Agricultural Assessment

839 Saltwater River Road

Title Ref. 113443/3

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1. AGRICULTURAL REPORT SUMMARY

The proposal is for an application for boundary adjustment and the development of a farm-based fermentation kitchen, orchard, honey processing facility and caretaker's residence within a rural and agricultural zone.

The land Title Ref. 144430/1 and 113443/3 is approximately 1.5 ha in area.

Following a field inspection of the land suggested for new proposal Title Ref. 113443/3, the land has been classified as Class 3 land. This type of land is suited to land with moderate limitations, requiring careful management. The site borders on east sharing a rural zone and west sharing an agricultural zone.

Therefore, the proposed development on the property has a low likelihood of fettering any other agricultural use in the local area.

The proposal aligns with the Agricultural Zone purpose and the Tasman Local Provisions Schedule by supporting sustainable agricultural operations and is therefore not in conflict with the state policy on the protection of agricultural land or the planning scheme and should proceed.

1.1 Introduction

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

The proposal is for a development of a farm-based fermentation kitchen, orchard, honey processing facility and caretaker's residence.

1.2 Planning context

Resource Development (orchard, apiary)

Use Class	Qualification
No Permit Required	
Resource Development	an agricultural use, excluding plantation forestry, on prime agricultural land if it is dependent on the soil as the growth medium or conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium.

Resource Processing (kitchen/lab) – Discretionary

Permitted	
Food Services	If associated with Resource Development or Resource Processing.

Visitor Services (workshops, tastings) – Discretionary (if subordinate)

Permitted	
General Retail and Hire	If associated with Resource Development or Resource Processing.

Residential Use (Caretaker's Residence) – Discretionary under 21.3.2

Discretionary	
Residential	If: (a) not restricted by an existing agreement under section 71 of the Act; and (b) not listed as Permitted.

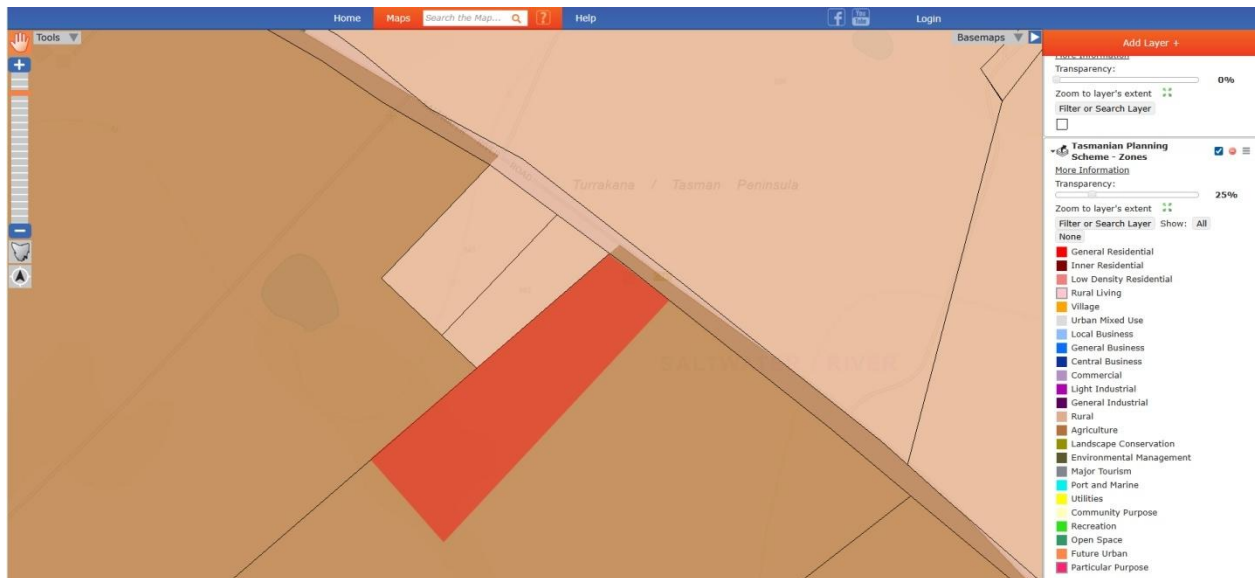


Image 1 Title Reference 113443/3

According to the proposed plan a new dwelling to be built adjacent to the property 843 Saltwater River Road with a right of way using the existing driveway of the site (Image 2). The land area for the new dwelling falls within land zoned 'Agricultural' under Tasmanian Planning Scheme.

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

2. SITE INFORMATION

2.1 Geology

Location: 839 Saltwater River Road, Saltwater River

Land description: Approx. 10.000m² agricultural lot

Background information

Map: Mineral Resources Tasmania – South East 1:250 000

Rock type: Tertiary Basalt

Soil depth: ~1.40 – 1.30m

Planning overlays: None identified

Local meteorology: Annual rainfall approx 535 mm

Site condition

Slope and aspect: Approx. 3-4 % slope to the Southwest

Site drainage: Imperfectly drained

Vegetation: Mixed pasture species

Profile Summaries

Depth (m)	Depth (m)	Depth (m)	Horizon	Description
0 - 0.30	0 - 0.20	0 - 0.20	A1,	Brown SAND (SW) , single grain slightly moist, medium dense consistency, gradual boundary to
0.30 - 0.50	0.20 -0.50	0.20 -0.40	B1	Brown CLAY (CL) , polyhedral structure, slightly moist, stiff consistency, medium plasticity, trace of gravels, gradual boundary to
0.50 - 1.30	0.50 -1.00		B2	Greyish Brown and Brownish Yellow lenses CLAY (CH) , moderate polyhedral structure, slightly moist, stiff consistency, high plasticity, trace of gravels, gradual boundary to
1.30 - 1.40	1.00 -1.40	0.40 -1.30		Greyish Brown and Brownish BC Yellow CLAY (CL) , moderate polyhedral structure, slightly moist, hard consistency, medium plasticity, ~20% gravels. Refusal on slightly weathered bedrock.

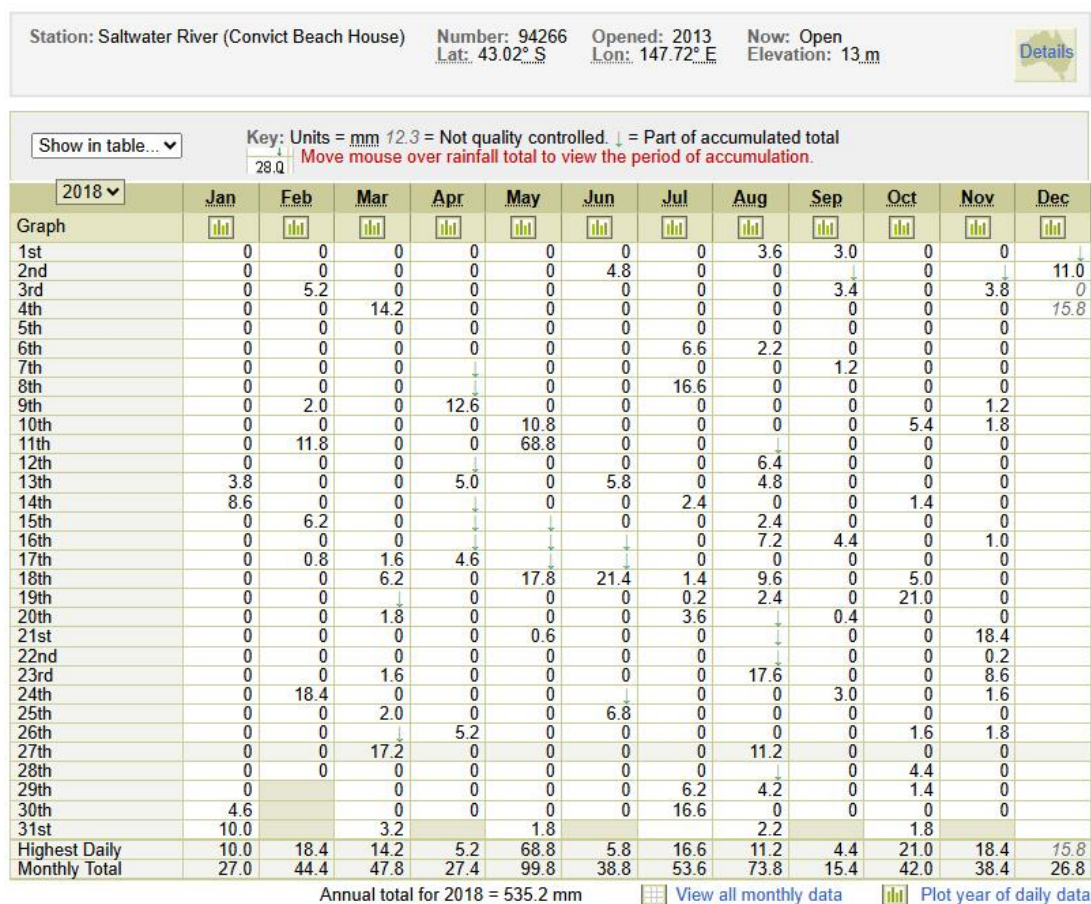
The soils on site consist of sands overlying clay rich horizons which have developed over Tertiary Basalt. The soils are moderately shallow and will experience significant ground surface movement with moisture fluctuations.

2.1 Climate

Average rainfall in this area according to the Bureau of Meteorology is approximately 550mm per annum.

Hence the one ha area can expect an average rainfall amount of ca. 5.500 000 litres per annum. A vast amount of rainwater is going to infiltrate into the ground. A certain amount is going to evaporate, notably in the warmer months.

At least 1.000 000 litre should be collectable in the dam via run-off and provide a stable water resource for irrigating the fruit trees and crops.



Under the given natural conditions with the relative low average rainfall levels the 1 ha parcel with a 3-4% gradient to the southwest will therefore managed in a combination of contour farming and permaculture principles.

3. LAND USE AND CONSTRAINTS



Image 2: Site layout with contour planting and water management including dam site

All planting areas follow the contour of the land separated by shallow drains (>200mm) which lead into 2 major spoon drains on the eastern and western side of the property which drain any rain water run-off into a to be created one megalitre dam at the southwest corner of the property.

This particular design allows for any rainfall to slowly disperse into the soil providing water for the plants and divert any excess run-off into a catchment that can be used for irrigation in the dryer summer period.

The envisaged location of the dam lies in an already cleared sector of that particular woodland. The remaining lightly wooded area holds old stands of *Eucalyptus ovata*. up to 20m in height. It is planned to increase the number of local native understorey shrubs near the dam area to minimise water evaporation especially during the dryer periods and create habitat for native flora and fauna.



Image 3: Multiple landscaped swales and berms following the land contour and 90° angled from the slight slope minimising run-of

4 .LAND CAPABILITY ASSESSMENT

According to Listmaps enterprise Suitability Maps (ESM) for carrots the land is overall suitable for growing carrots as an example. Drainage and stones might come under manageable constraints and can be managed with the proposed swale and berm cultivation system. Plus shallow spoon drains the eastern and western side of the property.

The assessment for cherries according to Listmaps ESM as an example for the establishment of an orchard is classified as overall suitable with soil management put in place. Any other types of fruit trees would also benefit from the swale and berm cultivation method by preventing them from water logging and soil erosion which are listed as potential constraining parameters.

The proposed new development and the land immediately surrounding the property is predominantly classified grazing land to the east, south and west.

Further to the east a vineyard has been established. On the western side a cherry orchard with approximately 100 trees has been established. The rest is remaining for grazing at the moment.

4 CONCLUSIONS

- None of the land examined on the property or nearby is prime agricultural land as defined under the State Protection of Agricultural Land Policy 2009
- The land on the property and adjacent does not have identified local or regional agricultural significance.
- The proposed dwelling is located well setback from all boundaries and with good natural buffers to adjacent land
- The potential for fettering of agricultural land use in the local area is considered low due to the buffers provided
- Native vegetation on or close to the boundaries should be maintained wherever possible to preserve the natural buffers
- The proposed residential use of the land in question does not conflict with continued management of the of the agriculture zoned land in the local area

It is my professional opinion that the land surveyed is suitable to support an orchard and a dwelling on the property without undue loss or fettering of agricultural land.



05/09/2025

Rainer Oberle

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