Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2026/013

LOCATION OF AFFECTED AREA

12 ROSEWOOD LANE, TEA TREE

DESCRIPTION OF DEVELOPMENT PROPOSAL

RESOURCE PROCESSING (WINERY) AND WINE SALES

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **01/04/2026**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer

SCAN ME

Brighton
going places

Application for Planning Approval Development/Use
Applicant: Bradley Kelly and Elaine Anne Clarke

Proposed Use: Resource Processing

The proposal is for the use of the existing 108m2 shed building to process a small amount of grapes into wine for future sale. The maximum volume of grapes is projected to be approximately 2000kgs, making around 1500Lts of wine.

Site plan, setbacks, Access

The site plan is attached. There are no proposed changes to existing access. The building is 80 metres from the closest roadway, and 170 metres from the closest neighbouring property.

Waste Management

It is estimated that approximately 1000 litres of wastewater will be generated. There will be no chemical used in the processing, all cleaning will be done with a pressure washer. The wastewater will be collected in the stormwater pit and is expected to be slightly acidic with pH 6 –7 with little solids as it will pass through a grate. It will be distributed on to adjacent pasture through a sprinkler system.

The solid waste will be approximately 250 Kg and this product from the process will be composted on site and spread back on to the vineyard.

Traffic & Parking

There is no anticipation for any additional traffic or parking.

Trees

No trees will be removed

Services

No change in existing services will be required

Bushfire and Emergency

Existing bushfire and emergency plan will be used.

Signage

A small business sign displaying brand logo is desired at the entry gate.

Hours of operation and Noise

All activity will be kept to daylight hours, the loudest equipment used will be a forklift that has a standard combustion engine so noise will be typical.

Odour and smell

The wine ferment will emit small amount of carbon dioxide that is not expected to be noticed beyond the extent of the immediate production area. The composting will be done 250 metres from the property boundary, and the odour is not expected to be detected beyond.

Lighting Impact

No changes to existing lighting

Proposed Use: Resource Processing/Retail

Storage and sales

Wine made on site will be stored in sealed small volume barrels/tanks (max 1000L) and bottles short term. The wine will be sold online and sent off site to a distribution warehouse. There will be no on-site sales except for about 2 events per year e.g. Southern Open Vineyards Weekend.

APPLICATION FOR PLANNING PERMIT (DA 2026 / 00013)

RESOURCE PROCESSING (WINERY) AND WINE SALES,

12 ROSEWOOD LANE, TEA TREE.

Statement Addressing Request for Additional Information.

1. Employee Information

   Please provide details on how many employees will be involved in the proposed Resource Processing use (wine production).

   Bradley Kelly and Elaine Clarke, the co-owners and property residents are the only staff of the proposed resource processing use (wine production).

   There is no intention to hire employees in the future.

2. Site Plan – Parking and Access

   Please provide a site plan showing:

   a. All existing and proposed parking spaces, including disabled parking (if provided).

   Visitor/contractor parking is located in the level area south of the existing shed. Site access is by appointment only. See Figure 1& 2

   Existing staff/residents parking is located next to the residence/house. See Figure 1

   Designated disabled parking is not provided.

   b. Driveway locations and the access road connection to Rosewood Lane.

   The current site access and driveway is shared with residence access. The winery/processing area has dual access to allow single direction entry and exit as well as manoeuvring.

   See Figures 1 & 2

   c. Dimensions of all parking areas, access ways, manoeuvring and circulation spaces, and surface types.

   Visitor/contractor parking area: 72m ^{2} (4 spaces at 3x6m each).

   Residence/staff parking area: 54m^2 (3 spaces at 3x6m each).

   Access ways: 3.5-5m wide.

   Manoeuvring/circulation area: 190m^2, located southeast of the shed. See Figure 3

   Surface Type: Compacted bluestone gravel, maintained and graded as required.

   d. The shed, the level area surrounding the shed, and the location of access points for both operational and public access.

   Winery/Shed Area: 108m^2 See Figure 3

   Level area surrounding shed: 954m^2 See Figure 4

   The main access point for operations and public access is located at the northern end of the shed. (The eastern access door is used on occasion for events only). See figure 2

e. Existing site features, including water tanks and firefighting tanks.

The existing water tank is located at the southern end of the shed. See Figure 2

The existing firefighting tank is located at the residence next to the parking area. See Figure 1

f. Stormwater drainage, including roadside culverts.

Stormwater is directed away from the processing area to a drainage channel along the driveway. A culvert is located 10m inside the site entrance which redirects stormwater for dispersal onto to the paddock/wastewater irrigation area, preventing excess stormwater reaching the roadside culvert. See Figure 5.

g. All power poles and any services in proximity.

There are no power poles or overhead lines located within the cadastral parcel. Roadside power poles are indicated in Figure 1.

h. Landscaping, if proposed.

No additional landscaping proposed.

Figure 1: Site plan for the proposed activity at 12 Rosewood Lane, Tea Tree, TAS 7017, showing site access and driveway locations, existing parking spaces, power poles and proposed signage locations.

Figure 2: Site plan of the processing area and immediate surroundings showing access, parking and manoeuvring area.

Figure 3: Site plan, showing dimensions of the processing area, parking spaces and the width of the existing access road.

Figure 4: Site plan, showing the dimensions and total area of the 'Level area' surrounding the processing area.

Figure 5: Site map, showing the existing stormwater drainage patterns and infrastructure for the property.

3. Environmental Management Plan (EMP) Please provide an Environmental Management Plan prepared by a suitably qualified environmental consultant.

   Refer to Birdhill Vineyards Environmental Management Plan, prepared by FINN Environmental attached separately.

4. Signage Details Please provide details of the proposed sign, including:

   a. its location on the site • If the sign is proposed within the TasNetworks Wayleave Easement (12 m wide) at the frontage, please provide written evidence of consent or agreement from TasNetworks for the erection of the sign.

   The proposed sign location is on the east side of the main entrance, approximately 5m northeast of the eastern gatepost. see Figure 1.

   This area is within the noted TasNetworks Wayleave Easement. TasNetworks have been contacted regarding this matter and approval has been given.

   Please find e-mail approval from TasNetworks in appendix 1.

   b. whether it will be illuminated

   Sign will not be illuminated

   c. design and dimensions.

   Proposed sign will be a ground-based sign.

   Dimensions: 841x594mm (A1).

   Maximum Height above ground: 2400mm

   Clearence above ground: 1500mm

   Design: See Figure 6.

Figure 6: Proposed Business Sign Design.

Appendix 1: Email correspondence from TasNetworks approving proposed signage location.

Outlook

12 Rosewood Lane TEA TREE TAS 7017 CN26-65819

From Customer Enquiries <Customer.Enquiries@tasnetworks.com.au>
Date Tue 2/17/2026 9:41 AM
To Elaine Clarke <info@birdhillvineyards.com>

Good morning Elaine,
After reviewing voltages of lines near your property, signage would be appropriate given it is **6 meters from the HV distribution lines** along your property boundary and **doesn't obstruct access** to these lines.
You stated over the phone that you may want this signage just inside the gate and after review I believe that would comply with the above requirements. I will attach our distribution easement brochure for your reference as well.
tasnetworks_building-near-powerlines.pdf

Should you have any further questions or concerns, please don't hesitate to reply to this email or call 1300 137 008 between 9am and 5pm, Monday to Friday.

Kind regards,

TasNetworks | Powering a Bright Future

Nina
Customer Service Representative
Tasmanian Networks Pty Ltd
ABN 24 167 357 299

P: 1300 137 008 **E**: customer.enquiries@tasnetworks.com.au
1 – 7 Maria Street, Lenah Valley 7008
PO Box 606, Moonah TAS 7009

www.tasnetworks.com.au
@TasNetworks
We acknowledge the palawa (Tasmanian Aboriginal community) as the original owners and custodians of lutruwita (Tasmania). We acknowledge the palawa have maintained their spiritual and cultural connection to the land and water. We pay respect to Elders past and present and all Aboriginal and Torres Strait Islander peoples here with us today.

At TasNetworks we value your feedback, in the coming days you will receive a customer satisfaction survey via email to provide feedback on your recent experience.

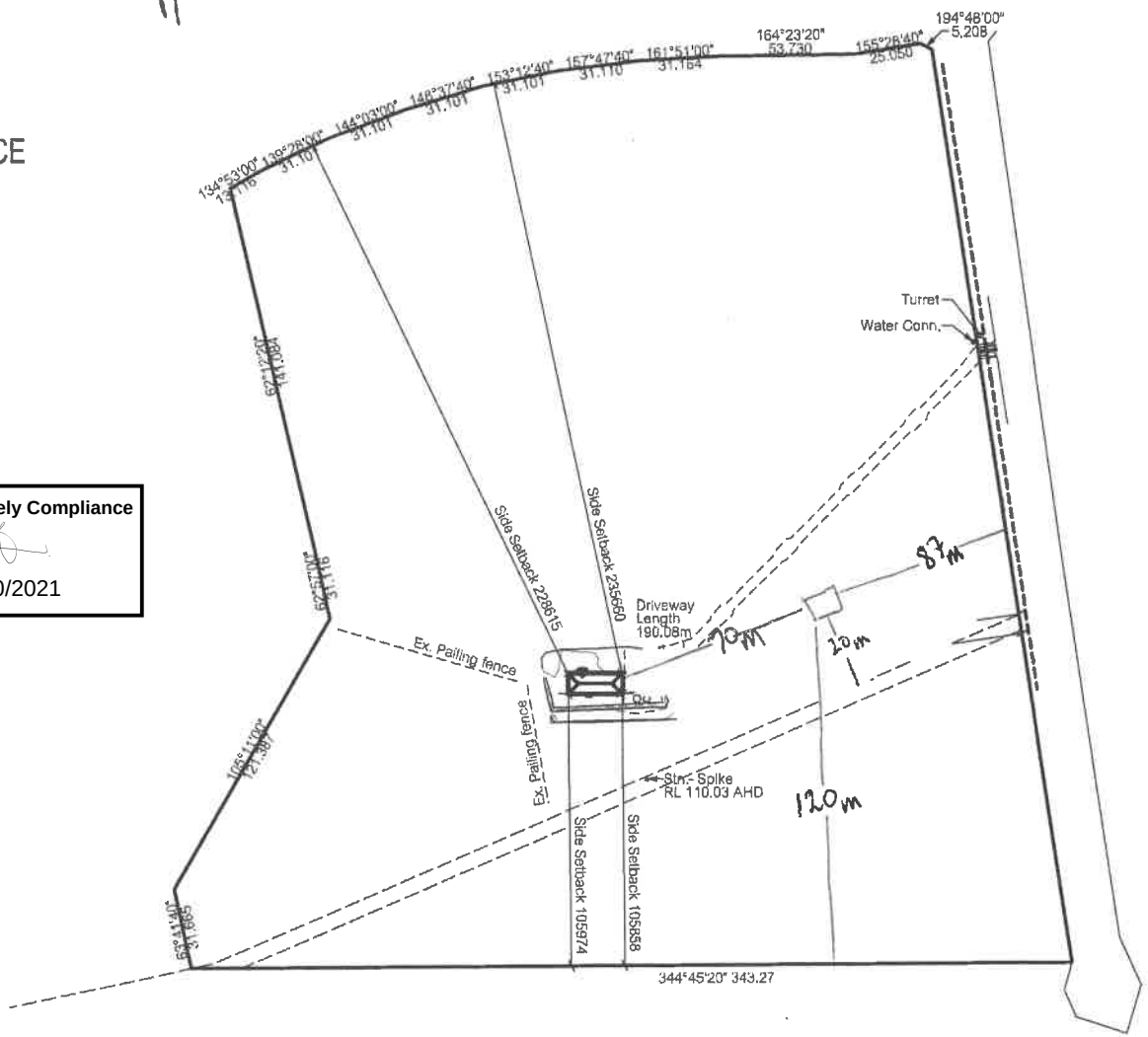
Approximate distance from boundaries and easements

PROPOSED NEW RESIDENCE

FFL: 103.35

Certified Likely Compliance

13/10/2021



THIS DWELLING IS BEING CONSTRUCTED IN A BUSHFIRE PRONE AREA (BAL 12.5)
Builder to ensure that all construction methods / materials comply with AS3959 - 2009 and sheets 11c & 11d

NOTES

- Builder to verify all dimensions and levels on site prior to commencement of work
- All work to be carried out in accordance with the current National Construction Code.
- Dimensions to take precedence over scale.
- Do not scale from these drawings.

No.	Amendment	Date	Init.
C	Changes as per cover sheet	30 June 17	JM
B	Changes as per cover sheet	13 June 17	JM
A	Changes as per cover sheet	02 June 17	JM

Designer:
ANOTHER PERSPECTIVE PTY LTD
PO BOX 21
NEW TOWN
ACC. NO. CC2204H (A. Strugnell)
Ph: (03) 6231 4122
Fx: (03) 6231 4166
Email:
info@anotherperspective.com.au

Client / Project info:
PROPOSED CLARKE & KELLY RESIDENCE
12 Rosewood Lane,
TEA TREE

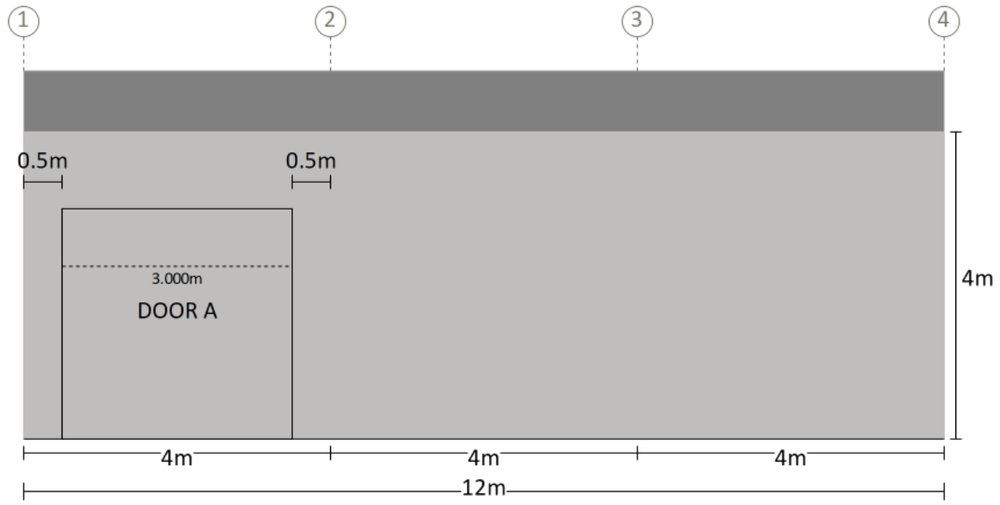
WILSON HOMES
MULTI AWARD WINNING BUILDERS
A Division of Wilson Homes Tasmania Pty Ltd

LOCATION PLAN

Drawn	WW	WH711181
Date	26 November 2016	Sheet
Scale	1:2000	01/11

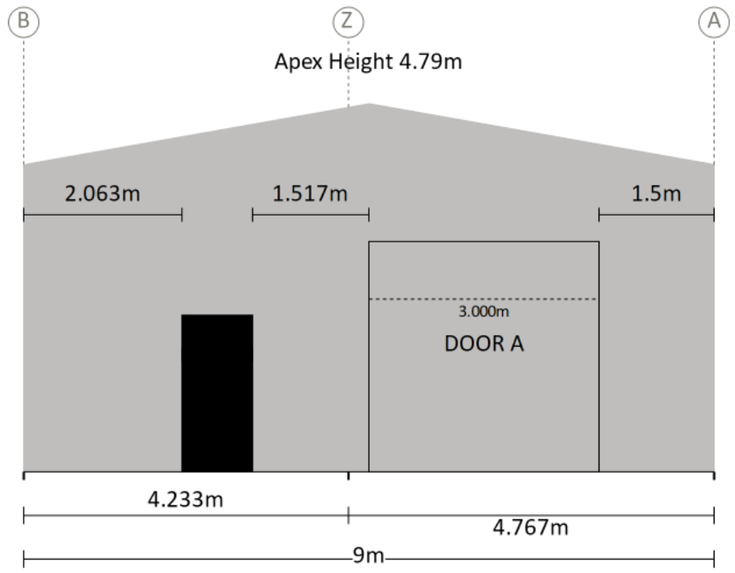
This setout is provided as a guide only. It is the responsibility of the concreter/erector to confirm that all dimensions are correct.

Right Side



Measurements are from the outside of end girts (end bays) and/or centre of columns (mid bays) to inside of component opening size.

Right End



Measurements are from the outside of side girts to the inside of component opening size.

Certified Likely Compliance

13/10/2021

Purchaser Name: Brad Kelly

Site Address: 12 Rosewood La Tea Tree TAS 7017 Australia

Drawing # SHBT211008 - 10

Print Date: 31/05/21

Component Position

Not to Scale

Seller: Sheds n Homes Hobart Tasmania
Dennis Paul Davidson (sole trader)
Phone: (03) 6263 6545
Fax:
Email: hobart@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : EC67493; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature:

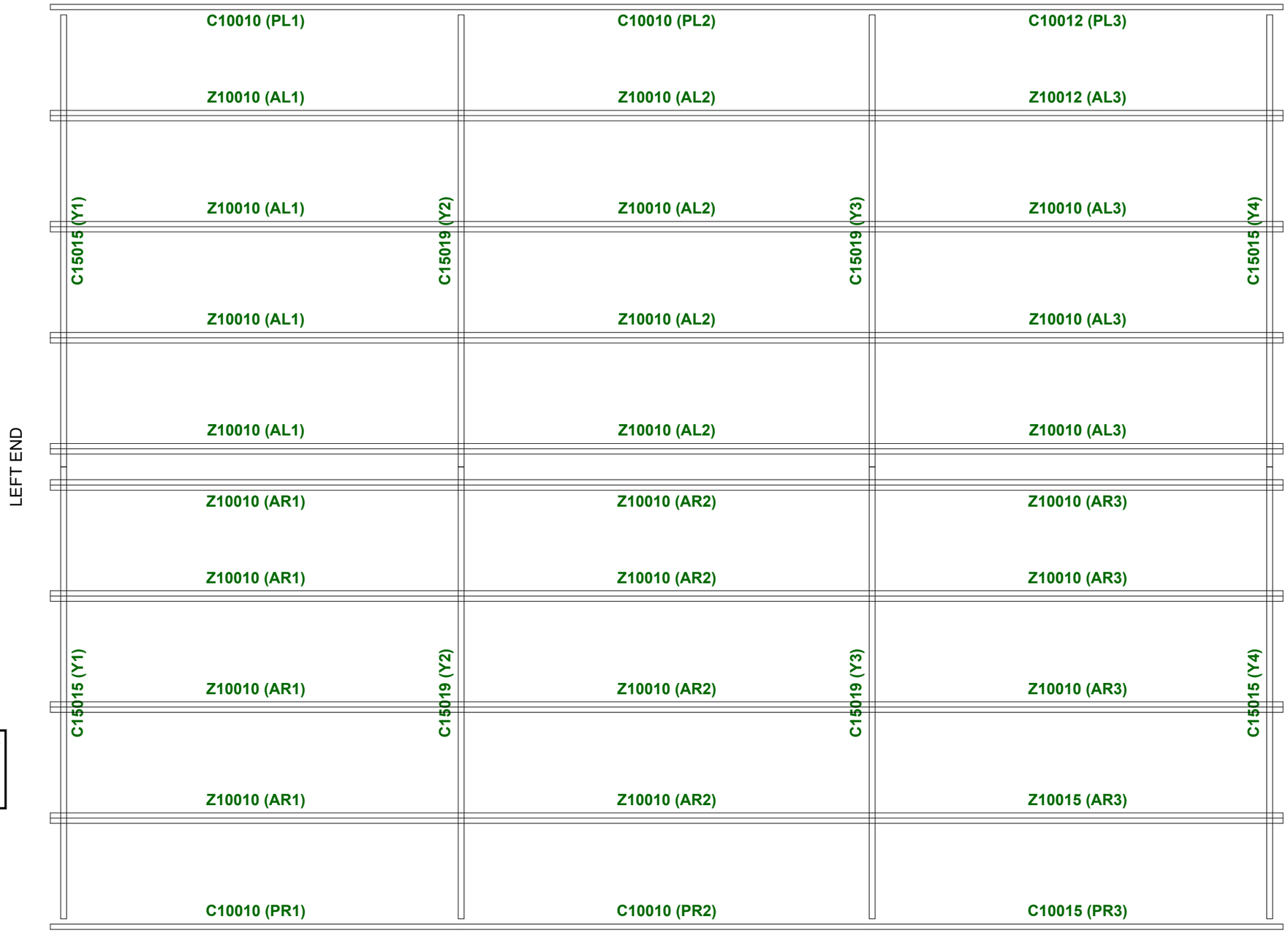
J. Ronaldson

Date: 31/05/21

ROOF (TOP VIEW)

Notes:
Brackets are not shown. Refer to Specification Details for more information. Opening members not labeled.

LEFT SIDE



RIGHT SIDE

Certified Likely Compliance

13/10/2021

Revision	Date	Initial

Purchaser Name: Brad Kelly

Site Address: 12 Rosewood La Tea Tree TAS 7017 Australia

Drawing # SHBT211008 - 11

Print Date: 31/05/2021

Purlin and Girt Plan

NOT TO SCALE

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Email: hobart@shedsnhomes.com.au

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13/10/2021

LEFT END ELEVATION

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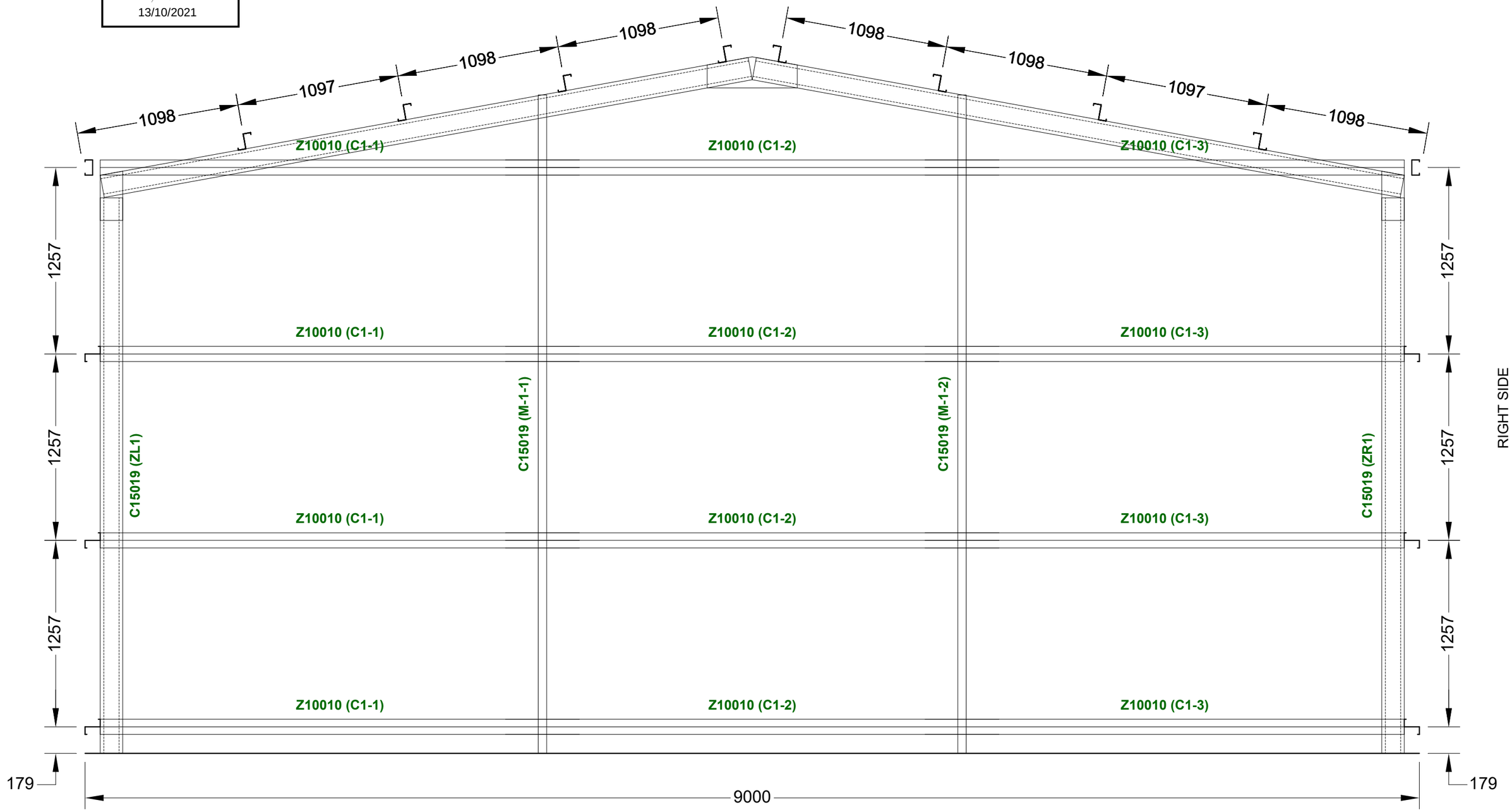

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					©Copyright Steelx IP Pty Ltd	Fax:	
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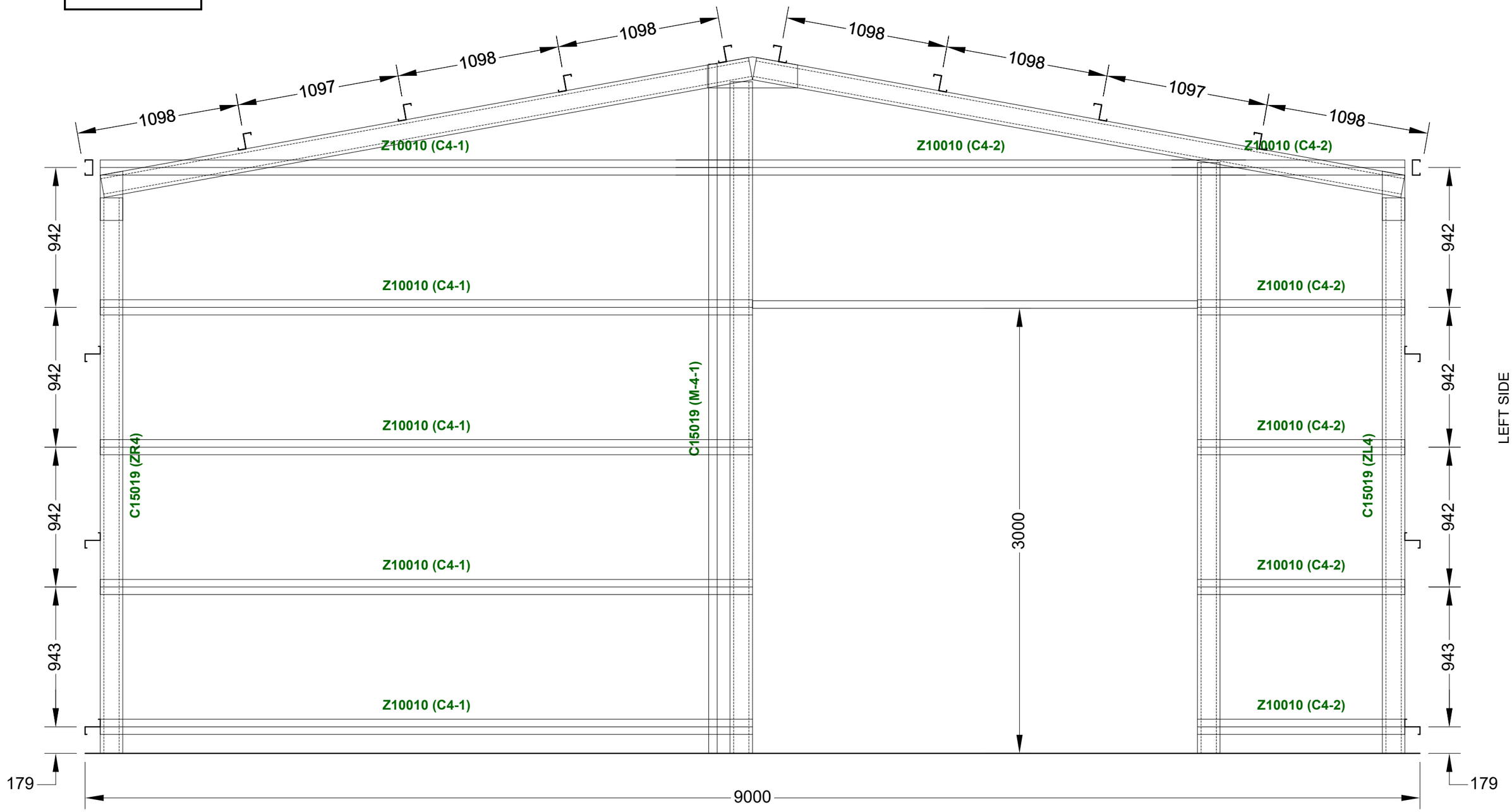

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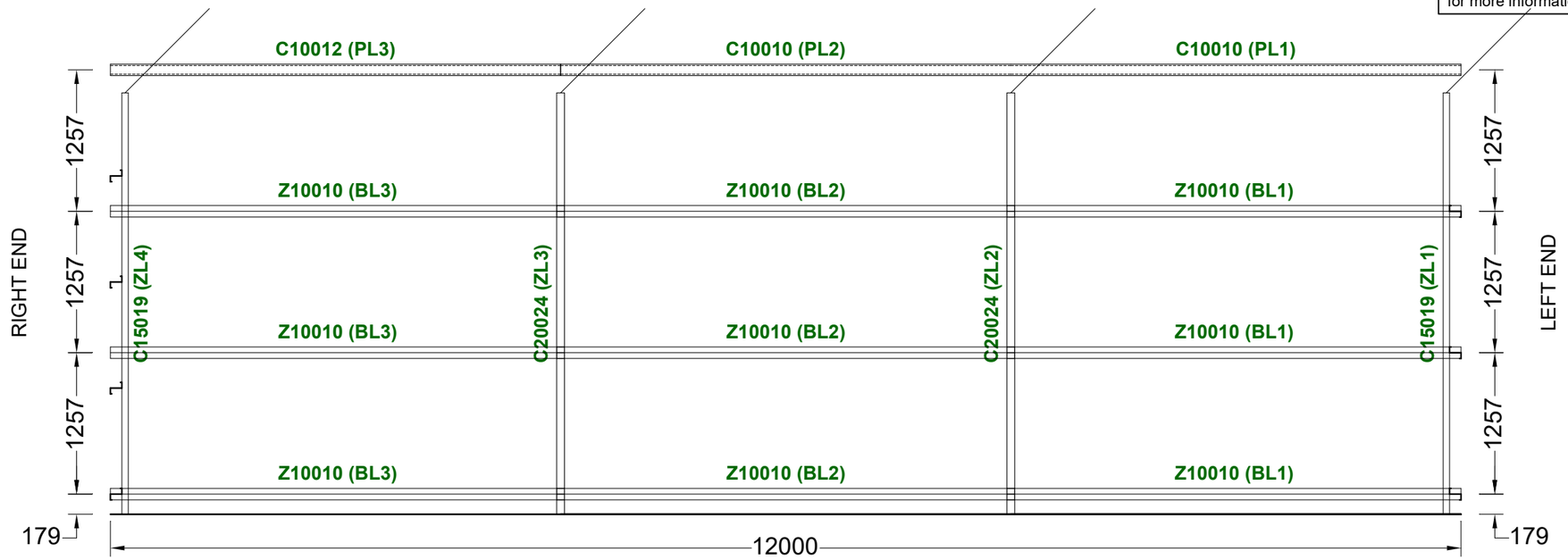

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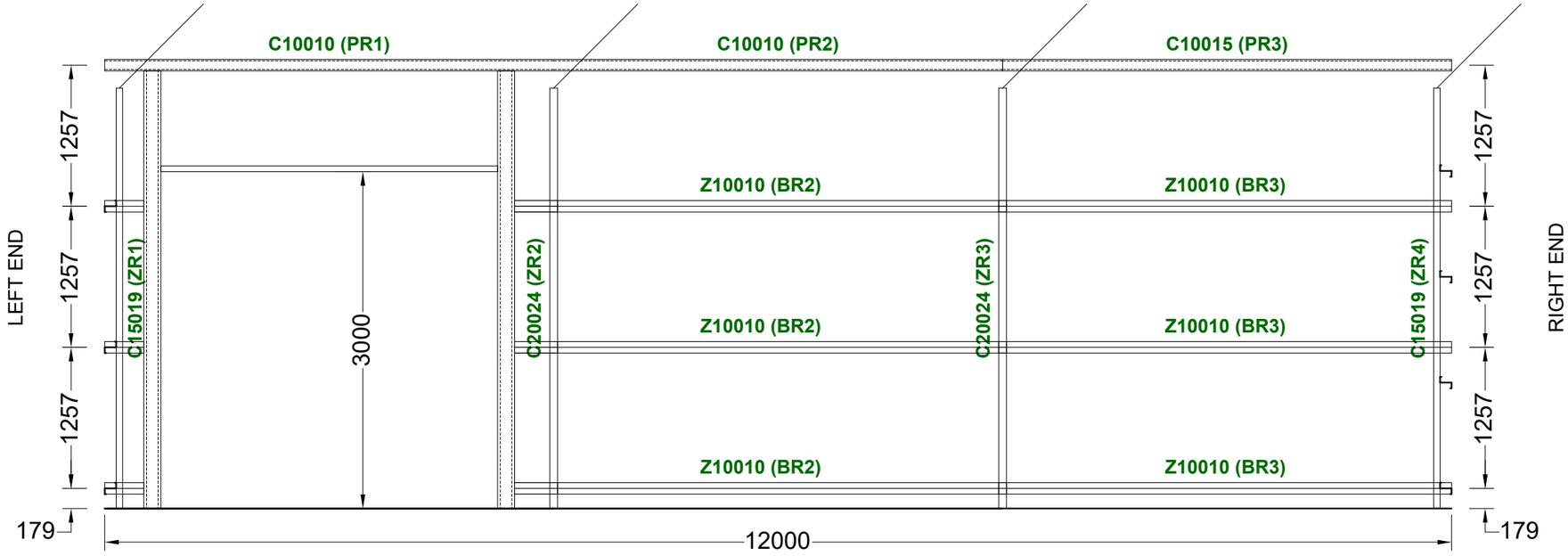

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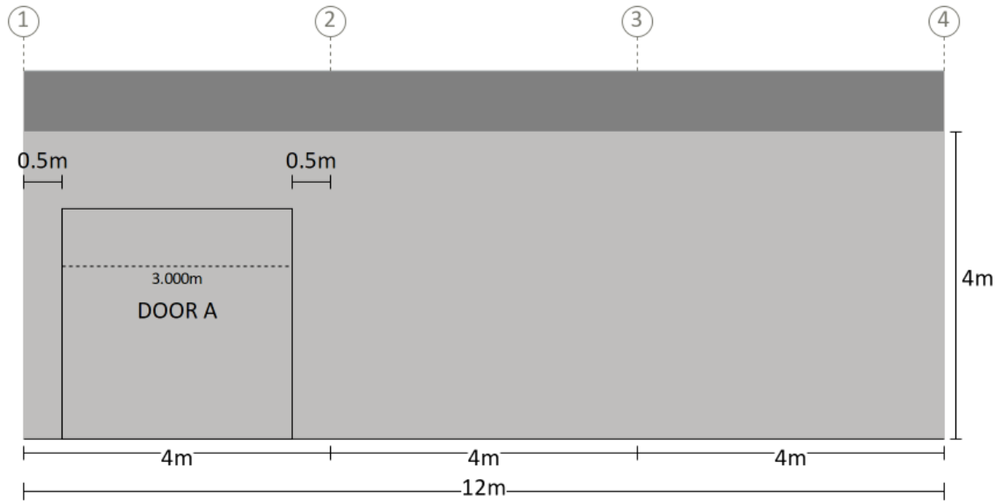

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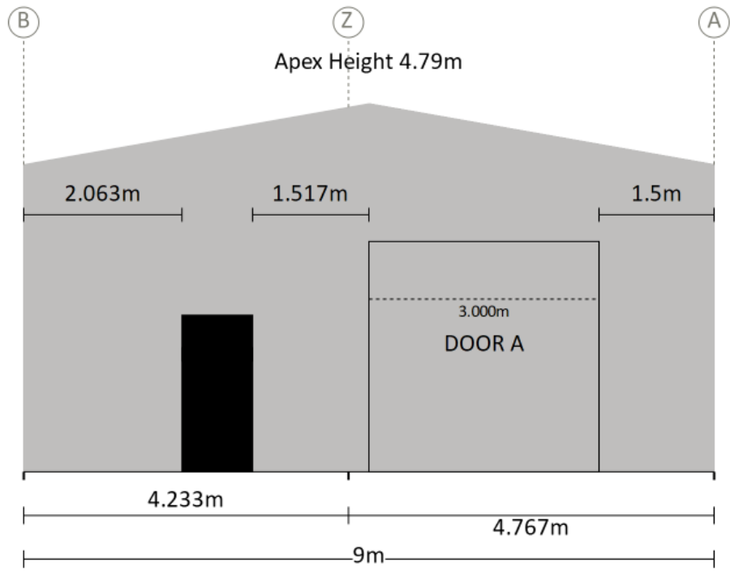

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ROOF (TOP VIEW)

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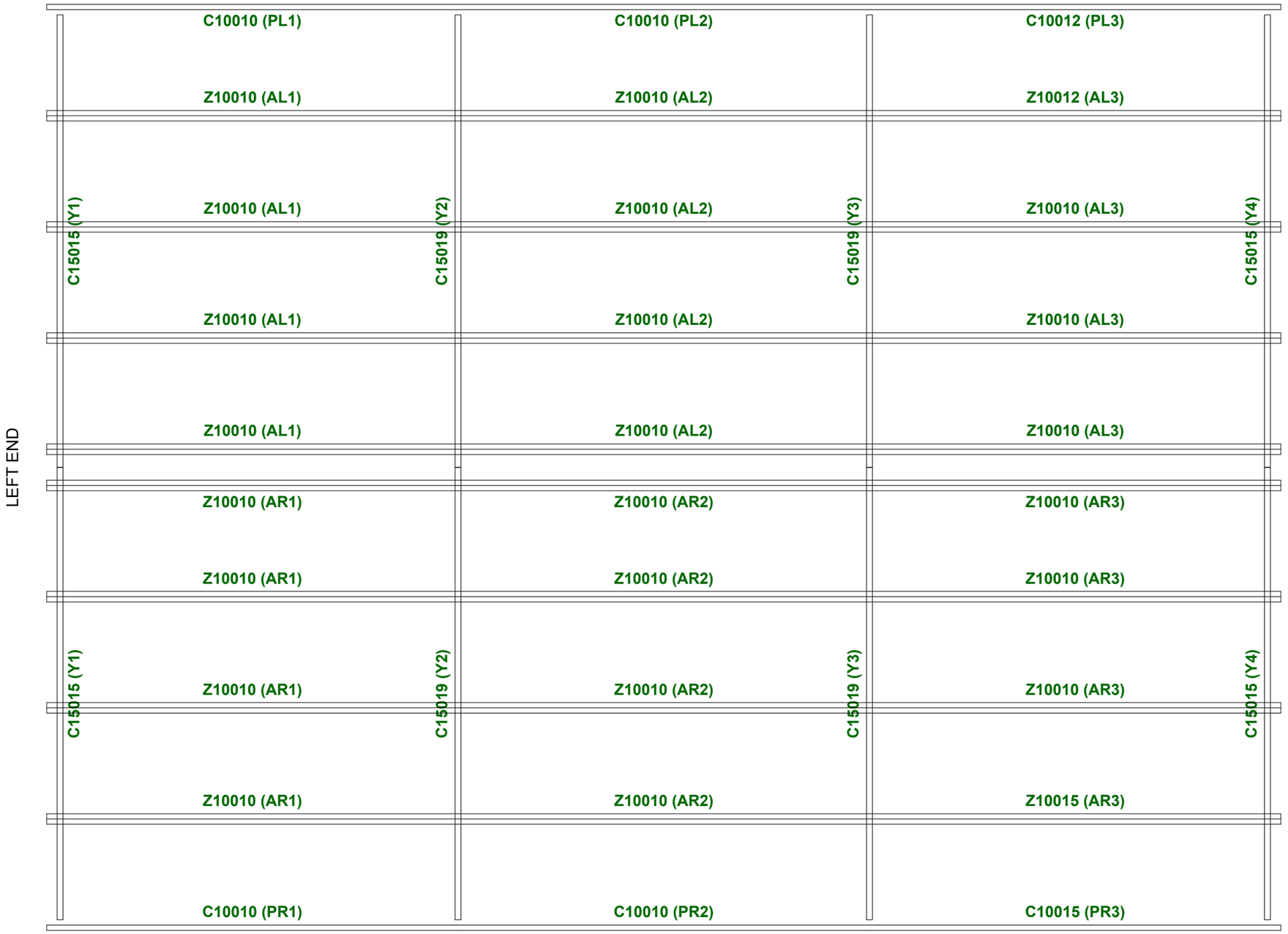

RIGHT SIDE

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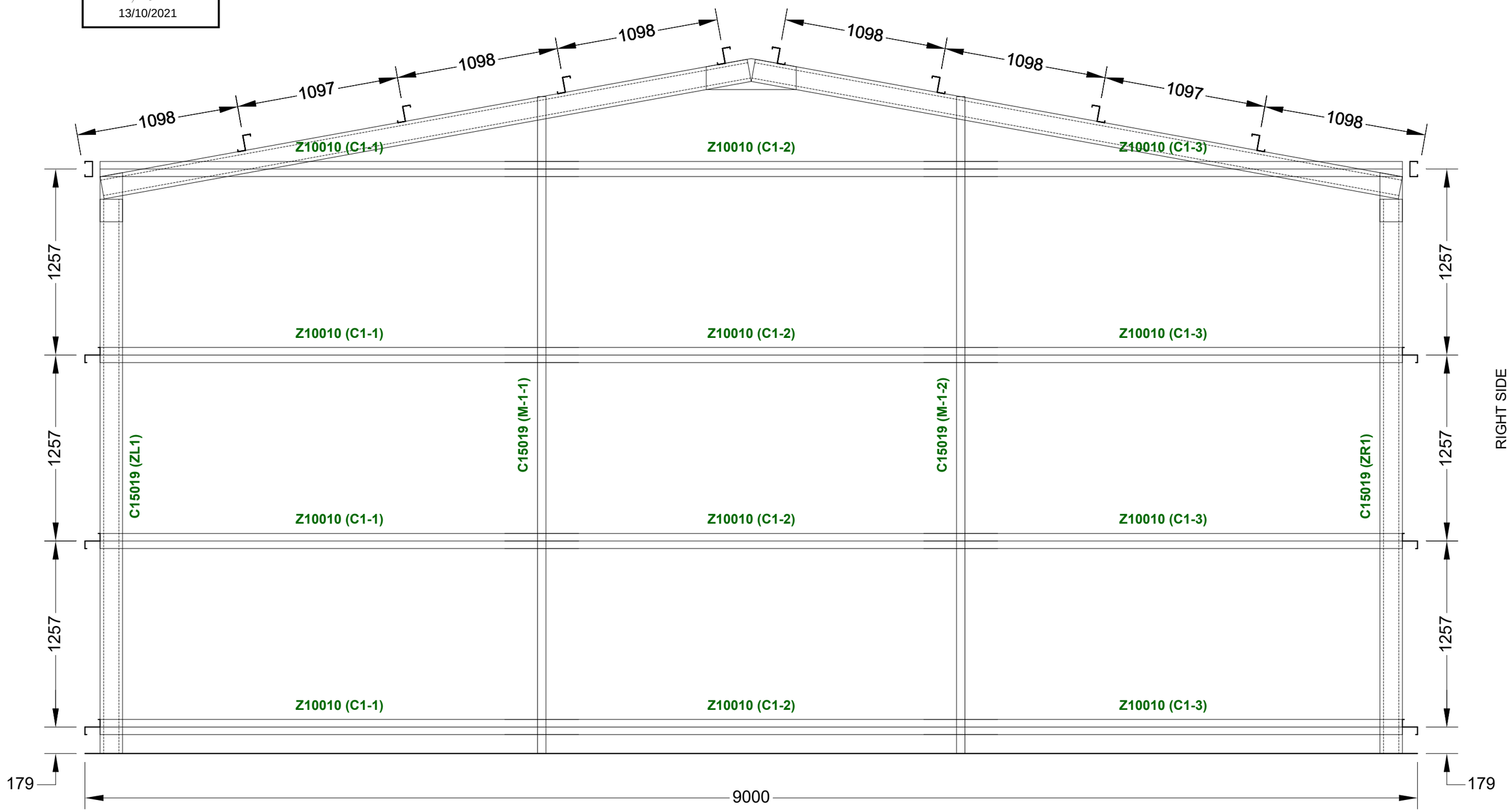

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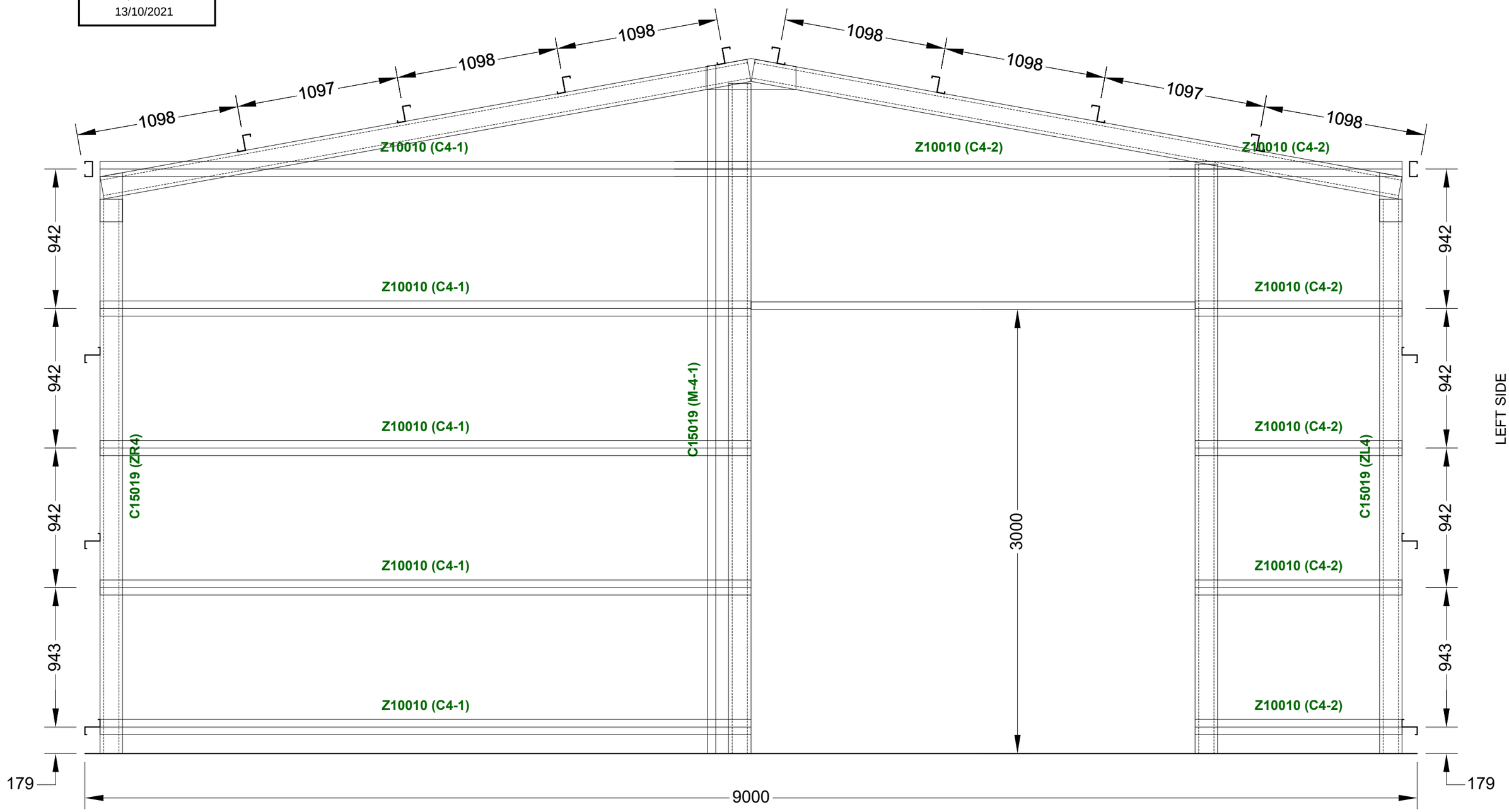

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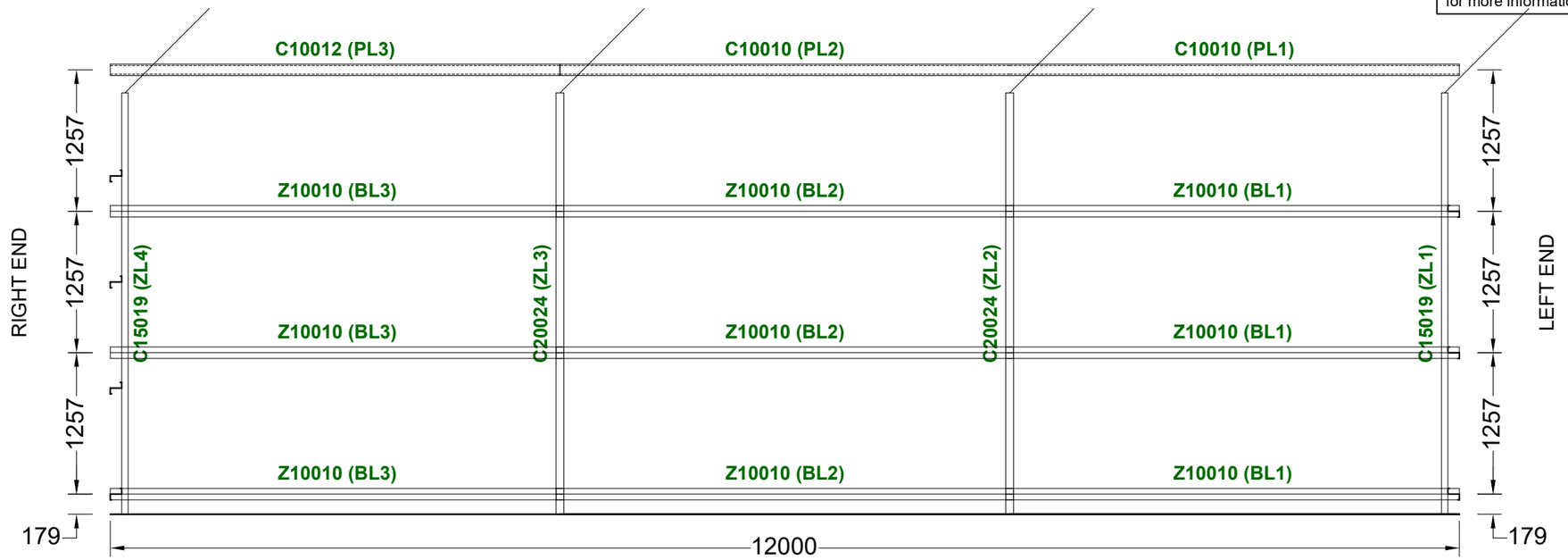

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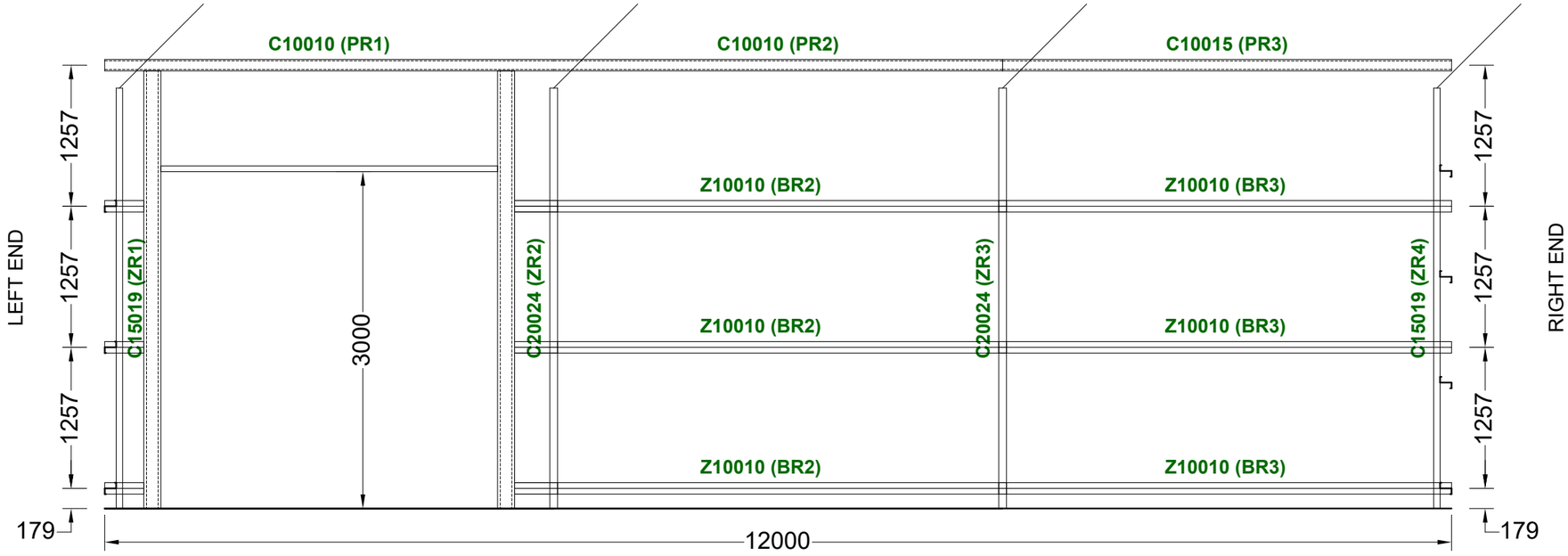

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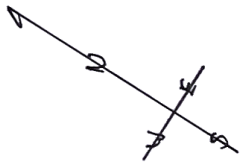

Key
Stormwater

DN 150

New shed.

0 5 10

Drawing NO. #1	Installed by Great White Plumbing	Scale 1:100	12 Rosewood lane, Tea Tree	Installed on: 16/3/22

FINN environmental

ENVIRONMENTAL MANAGEMENT PLAN

MARCH 2026

BIRDHILL VINEYARDS

0419 253 908 | admin@finnenvironmental.com.au
17 Seaview Avenue, Beaumaris TAS 7215
finnenvironmental.com.au | ABN 94 116 838 092

TABLE OF CONTENTS

FIGURES

TABLES

DOCUMENT CONTROL

Prepared & published by:	FINN Environmental
Version:	V01
Contact:	Hamish Howe
Phone no:	0419 253 908
Prepared for:	Bradley John Kelly & Elaine Anne Clarke
Client contact:	info@birdhillvineyards.com
Client phone no:	0448 048 134

VERSION	PREPARED BY	COMPANY	DATE
V01	Vere Michiels	FINN Environmental	10/03/2026

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1 INTRODUCTION

FINN Environmental was commissioned by the landowners, Bradley John Kelly and Elaine Anne Clarke, of 12 Rosewood Lane, Tea Tree, TAS 7017 (PID: 3458279), to prepare an Environmental Management Plan (EMP). A development proposal has been submitted by the landowner to develop a small-scale wine production operation on site ("Birdhill Vineyards"). The EMP aims to identify and assess all potential environmental impacts resulting from the proposed activity, as well as consequent environmental impacts on the immediate surrounds. A site visit was conducted on the 29th of January 2026 to assess the scale and potential impacts of the proposed activity.

The site location is shown in Figure 1. Located within the Tasmanian South East (TSE) Bioregion, the site is situated at Tea Tree, approximately 20km north of the City of Hobart, within the Brighton local government area. The site is located on private property and is zoned as '21.0 Agriculture Zone' under the *Tasmanian Planning Scheme* (Figure 2).

1.1 PROJECT DESCRIPTION

The proposed activity involves the growing and harvesting of grapes, as well as processing and producing end products (wine) on site. The operation is deemed to be small-scale and any resulting potential impacts minimal.

Figure 3 shows the site plan for the property, with the two vineyards located on the western side of the property. The processing area (Figure 4) contains a single (pre-existing) 108 m^2 shed (Appendix A). No new structures are proposed to facilitate the activity, and the use of machinery is limited to occasional use of a forklift. Appendix A shows details of the dimensions of key features of the proposed site plan.

The development proposal involves the use of the existing shed (labelled 'Processing area' in Figure 3 and Figure 4) to process grapes into wine. The maximum quantity of grape harvest is anticipated to be 2000 kgs / year. When processed, this produces approximately 1500 litres of saleable wine. The main operational period is in the Autumn (nominally April), during which the grape harvest occurs, taking approximately 1-2 days. Filtration and bottling activities are spread throughout the year, with a total of 6-8 days required to complete this process. The product will be stored on site short term in sealed barrels, tanks or bottles. Final products will be transported to a distribution warehouse and sold online. There will be limited on-site sales, with the exception of occasional events expected to occur 1-2 times per year.

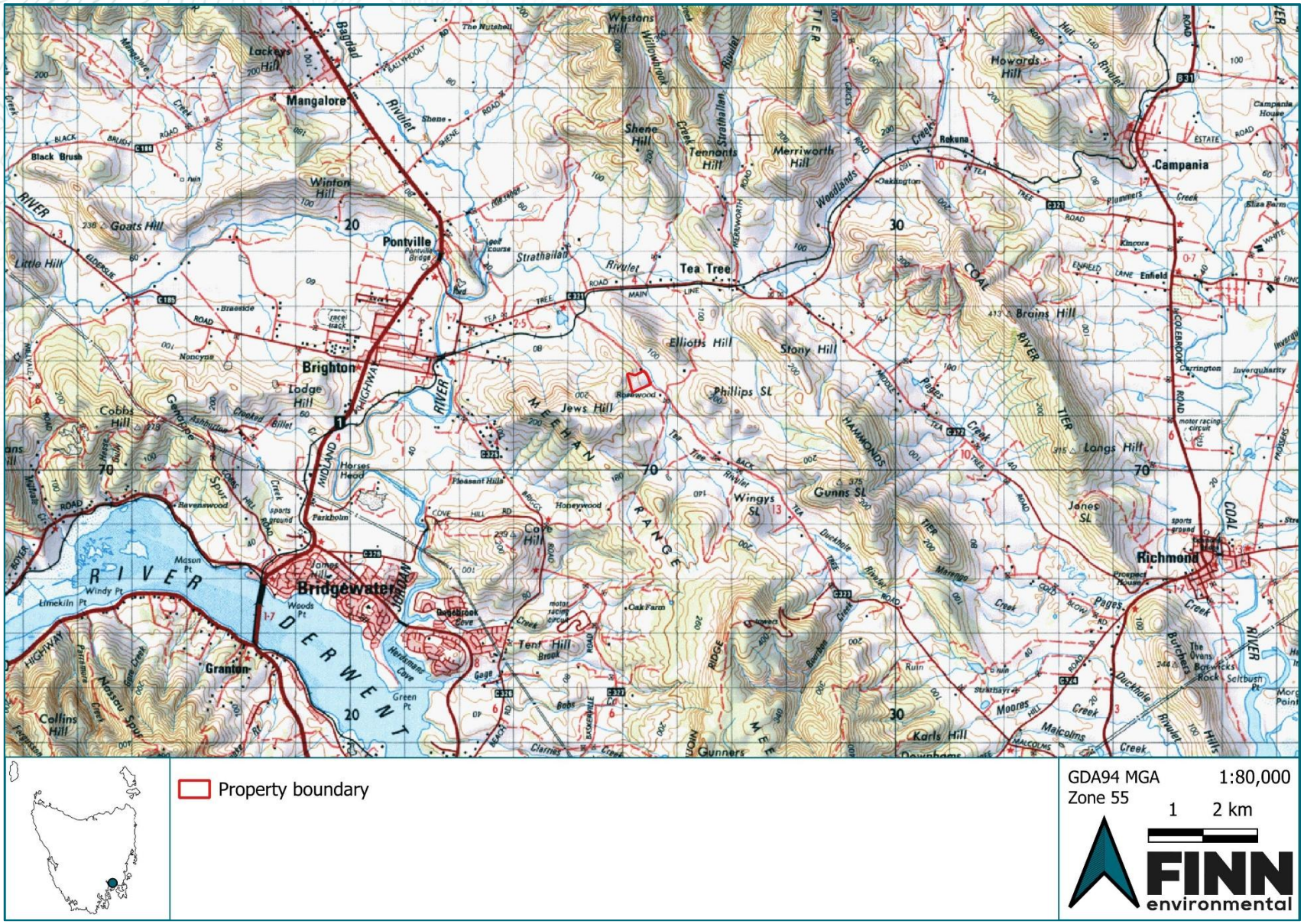

Figure 1: Site location for Birdhill Winery, at 12 Rosewood Lane, Tea Tree, TAS 7017.

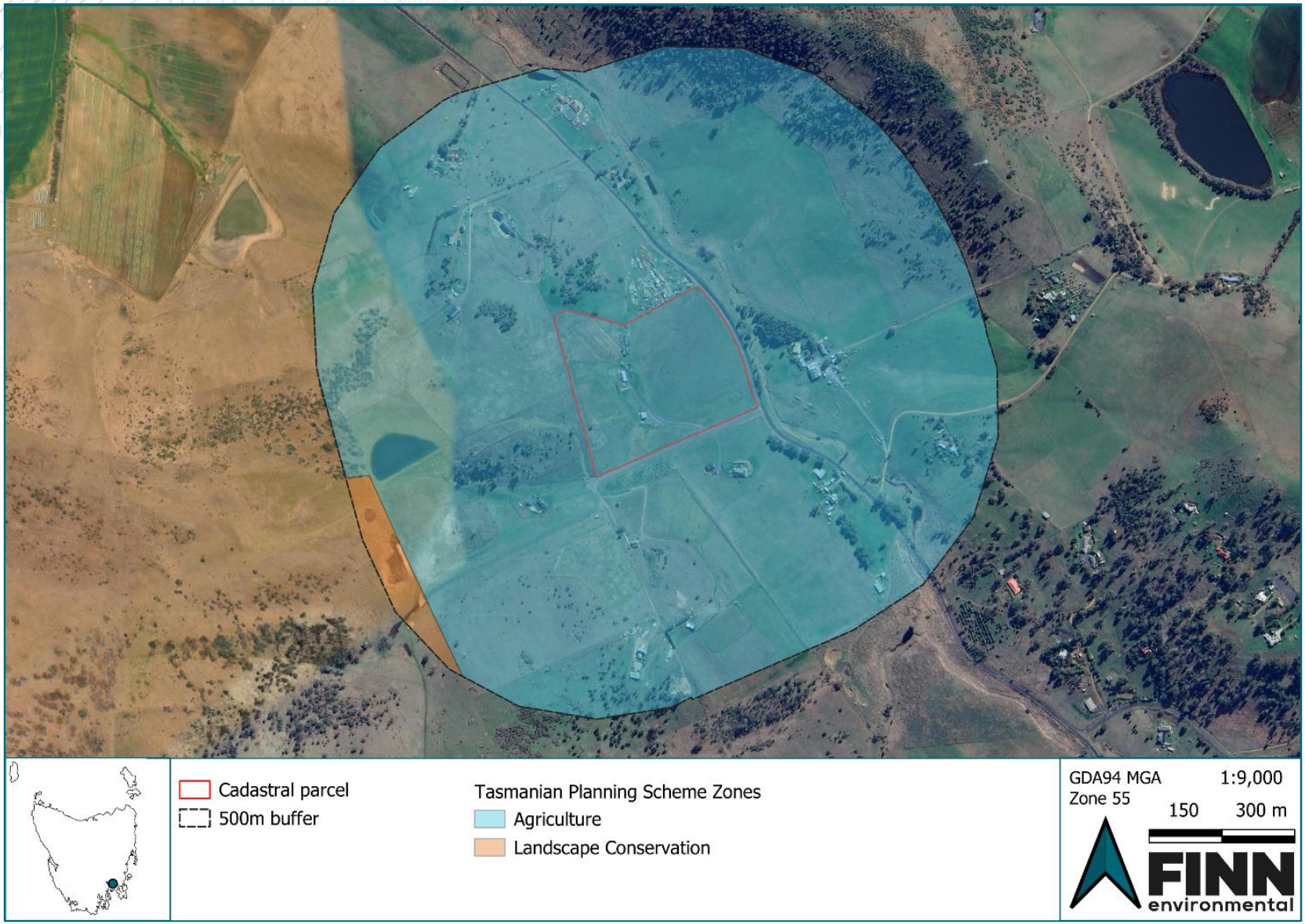

Figure 2: Site map showing Tasmanian Planning Scheme Zones within a 500m buffer area (the relevant attenuation distance for the proposed activity) from the Cadastral parcel boundary at 12 Rosewood Lane, Tea Tree, TAS 7017.

Figure 3: Site plan for the proposed activity at 12 Rosewood Lane, Tea Tree, TAS 7017.

Figure 4: Site plan of the processing area and immediate surroundings for the proposed activity at 12 Rosewood Lane, Tea Tree, TAS 7017.

2 POTENTIAL IMPACTS

Potential impacts resulting from the proposed activity are expected to be minimal due to the small scale of the operation. No major impacts are expected to impact on surrounding uses, with all residual impacts being reduced to negligible with the application of the proposed mitigation measures and environmental controls outlined in Section 3 of this EMP. The subsections below outline the main categories of potential impacts, including noise, odour, dust, traffic emissions and waste production.

2.1 NOISE

Noise emissions from the proposed activity are expected to be low, intermittent and seasonal. The occasional use of a forklift with an internal combustion engine is identified as the main source of noise from the proposed activity. On site activity will be limited to daylight hours. This level of noise production is expected to have minimal impact on surrounding areas, particularly as the immediate surroundings of the activity site fall within the '21.0 Agriculture Zone' under the *Tasmanian Planning Scheme* (Figure 2).

2.2 ODOUR

Odour production resulting from the activity is expected to be minimal. Small amounts of carbon dioxide are to be emitted during the 'wine ferment' stage of the activity. Emissions resulting from this are expected to be minimal and unnoticeable beyond the extent of the immediate processing area.

Approximately 250 kg / year of solid waste (grape marc) will result from the proposed activity. These small amounts of solid waste products will be composted on site to be re-used as fertiliser on the vineyards. The composting process will be undertaken >250m from nearby sensitive uses, as well as >100m from the property boundary. Figure 5 illustrates the area considered suitable for composting based on these separation distances. This positioning significantly decreases the risk that any potential odour produced will be detected beyond the property boundary, or by nearby sensitive uses.

2.3 DUST

No dust production is anticipated by the proposed activity.

2.4 TRAFFIC EMISSIONS

Negligible increases to traffic emissions will occur from the proposed activity as a result of visitation during events 1-2 times per year.

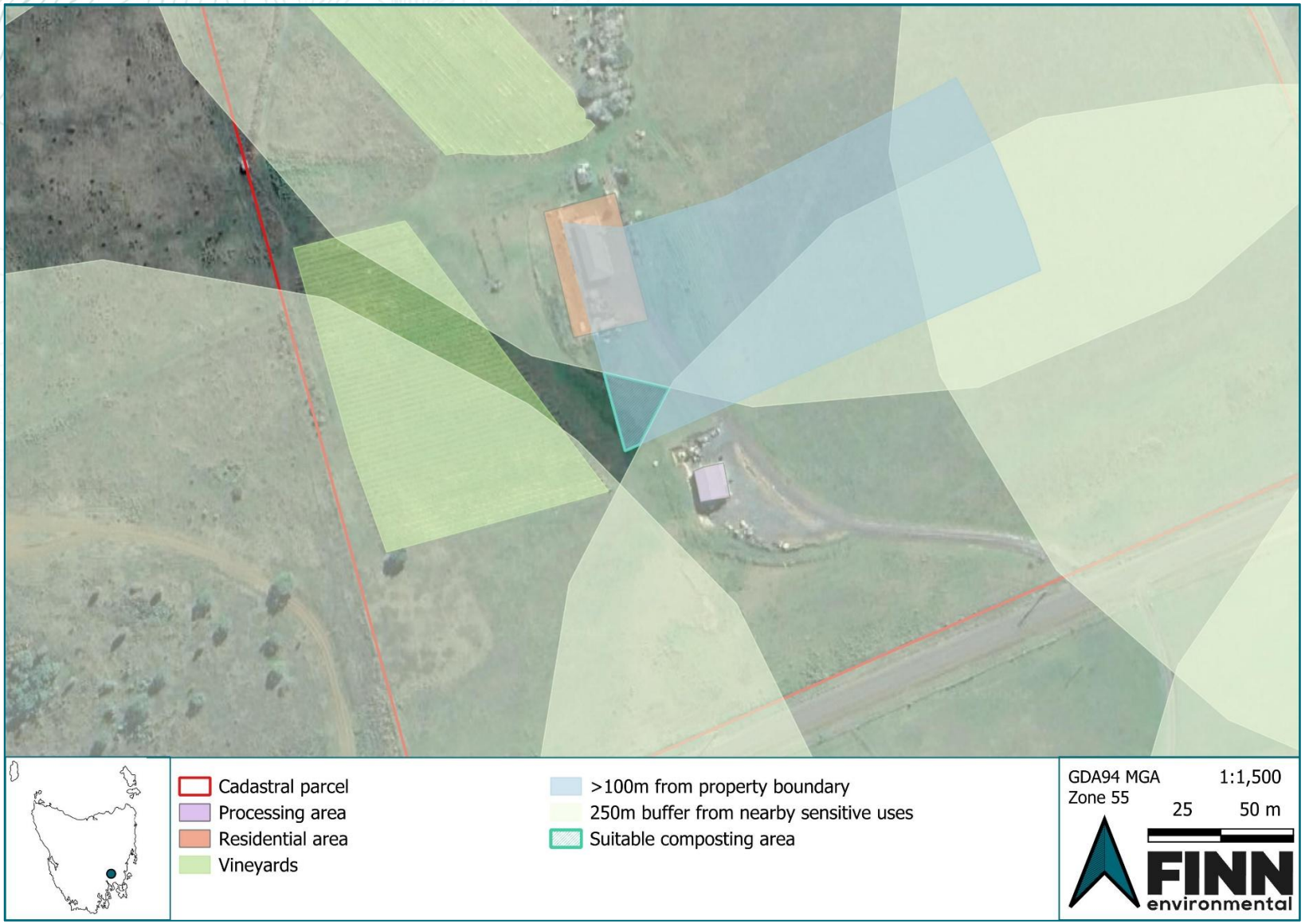

Figure 5: Site map showing the area considered suitable for composting activities.

2.5 WASTE PRODUCTS

Given the small scale of the proposed activity, waste production is limited. The two main categories of waste produced will be wastewater and solid waste (grape marc).

2.5.1 WASTEWATER

Approximately 1000 litres of wastewater is expected to be generated annually. This stems primarily from washdown procedures in the processing area (Figure 3, Figure 4). No chemical use is required for processing, and all cleaning / washdown procedures will be completed with a pressure washer. The resulting wastewater runs into a drainage trench (Figure 6), passing through a grate to catch any solid waste before entering the stormwater pit (Figure 4). This wastewater is expected to be slightly acidic to neutral with a pH of 6-7. Wastewater will be utilised as irrigation for adjacent pasture (Figure 3), with distribution through a sprinkler system.

2.5.2 SOLID WASTE

The proposed activity will generate approximately 250 kg / year of solid waste (grape marc). This material will be composted onsite and applied on the vineyards as fertiliser, returning nutrients to the production system and thereby supporting circular economy principles as well as reducing waste disposal requirements. No compost will be transported offsite.

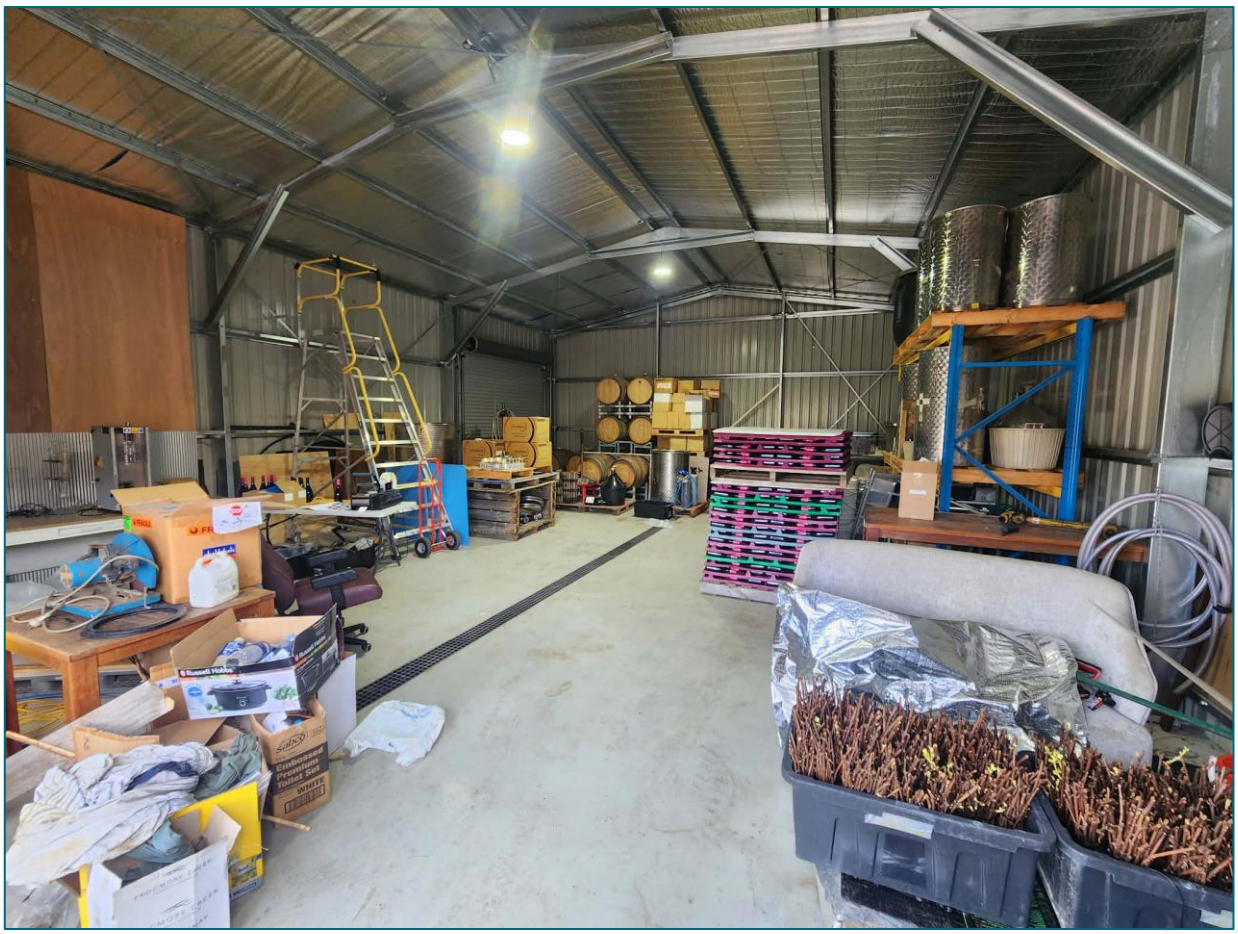

Figure 6: The processing area, showing the drainage trench and grate running through the centre of the shed (directing wastewater towards the stormwater pit on the southern side of the shed), as well as materials used for the storage of wine products (sealed barrels and tanks).

3 PROPOSED MITIGATION MEASURES / ENVIRONMENTAL CONTROLS

Table 1: Proposed mititgation measures and environmental controls for Birdhill Winery.

ASPECT	POTENTIAL IMPACT	MANAGEMENT / MITIGATION MEASURES	RESIDUAL IMPACT
Noise	Seasonal, intermittent noise from occasional forklift use	• Operations limited to daylight hours; and • Equipment to be maintained in good working order and regularly serviced in accordance with manufacturer specifications to minimise noise.	Negligible
Odour	Minor odour during fermentation and composting activities	• Fermentation undertaken at small scale only; • Grape marc should be handled promptly to prevent putrefaction; • Composting process should be actively managed to avoid anaerobic conditions and subsequent odour production; and • Composting will only occur >250m from nearby sensitive uses, and >100m from the property boundary.	Negligible
Dust	Generation of dust during operations	• No dust generation is expected from the proposed activity.	Nil
Traffic emissions	Emissions from vehicle movements	• Existing access roads utilised; • Negligible increase in emissions from visitation during events 1-2 times per year; and • No increase in daily traffic anticipated due to the low production volume.	Negligible
Wastewater	Generation of small volumes of wastewater	• No chemical use during processing or cleaning; • Wastewater passes through a grate to remove solids; and • Careful irrigation management to prevent runoff, ponding or oversaturation.	Negligible
Solid waste	Generation of small amounts of grape marc	• Ongoing management of compost to prevent odour, leachate or pest attraction. This may include managing moisture levels and ensuring regular turning over; and • Finished compost applied to vineyard areas at appropriate rates.	Negligible

4 ADDRESSING THE ATTENUATION CODE REQUIREMENTS

The Tasmanian Planning Scheme Section 'C9.5.1 – Activities with potential to cause emissions' states the following objective:

"That an activity with potential to cause emissions is located so that it does not cause an unreasonable impact on an existing sensitive use."

The Acceptable Solution (C9.5.1 A1) states:

"The attenuation area [500m, as per Table C9.2] *of an activity listed in Tables C9.1 or C9.2 must not include:*

(a) a site used for a sensitive use which is existing;

(b) a site that has a planning permit for a sensitive use; or

(c) land within the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone."

Figure 7 and Figure 8 show existing sensitive use sites within a 500m buffer zone of the property boundary, and a 500m buffer zone of the processing area, respectively. 10 residential buildings are located within the 500m buffer zone from the property boundary (Figure 7), with 7 of these falling within 500m of the processing area (Figure 8), therefore the proposed activity does not meet C9.5.1 A1(a).

Table 2 responds to C9.5.1 Performance Criteria 1 in the context of the proposed Level 1 winery, demonstrating that any potential emissions resulting from the operation will not cause an unreasonable impact on any existing sensitive use.

Table 2 : Performance criteria for C9.5.1 – Activities with potential to cause emissions.

"That an activity with potential to cause emissions is located so that it does not cause an unreasonable impact on an existing sensitive use."		
NUMBER	**PERFORMANCE CRITERIA**	**ASSESSMENT**
C9.5.1 P1 (a)	An activity listed in Tables C9.1 or C9.2 must not cause an unreasonable loss of amenity or unreasonable impacts on health and safety of a sensitive use which is existing, or has a planning permit; or	The proposed activity involves a Level 1 winery located at 12 Rosewood Lane, Tea Tree. The property is within the Agriculture Zone, utilising an existing 108 m² shed for processing. No new buildings are proposed. The activity is small-scale, with a maximum annual grape harvest of 2,000 kg, producing approximately 1,500 L of wine. 10 residential buildings are located within 500m of the property boundary (Figure 7), with 7 of these falling within 500m of the main processing area (Figure 8). No other sensitive uses are

		identified. Potential emissions as a result of the proposed activity are limited to intermittent seasonal noise, negligible odour associated with fermentation and composting, small volumes of wastewater and solid waste, and minor increases in traffic during occasional events. **Noise**: Noise generation is expected to be low, seasonal and intermittent, with the primary source being occasional forklift use. The process involves 1-2 days of picking and processing, and 6-8 days of filtration and bottling (spread throughout the year and located within the shed). Operations will occur during daylight hours, and equipment will be maintained in accordance with manufacturer specifications to minimise noise. **Odour**: Minor odour emissions are expected to be produced during fermentation and composting activities. Fermentation is undertaken at a small scale, and carbon dioxide emissions are expected to be negligible beyond the processing area. Approximately 250 kg/year of grape marc will be composted onsite at a location >250 m from nearby sensitive uses, and >100m from the property boundary. Compost will be actively managed to prevent anaerobic conditions and odour generation. **Traffic**: The operation is not expected to increase daily traffic volumes. Wine is transported offsite for distribution and sale. Only 1–2 events per year are proposed, resulting in negligible additional vehicle movements. **Wastewater**: Approximately 1,000 L/year of wastewater will be generated from washdown activities. No chemicals are used during processing or cleaning. Wastewater is captured via a trench and grate system before being directed to a stormwater pit and reused as irrigation for adjacent pasture. Irrigation will be managed to prevent runoff, ponding, or oversaturation. **Solid waste**: The activity is expected to generate approximately 250 kg of grape marc annually. This will be composted on site and re-used as fertiliser on the vineyards. Compost will be actively managed to prevent odour and pest attraction. The small scale of the activity, the limited nature of potential emissions, and the proposed environmental controls, indicate that the development is not expected to cause an unreasonable loss of amenity or unreasonable impacts on health and safety for any sensitive use.

C9.5.1 P1 (b)	An activity listed in Tables C9.1 or C9.2 must not cause unreasonable impacts on land within the relevant attenuation area that is in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone, having regard to: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; (iii) degree of hazard or pollution that may be emitted from the activity; (iv) hours of operation of the activity; (v) nature of likely emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; (vi) existing emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; and (vii) measures to eliminate, mitigate or manage emissions from the activity.	Not applicable as the land and surrounding land within the 500m attenuation area is zoned Agriculture and Landscape Conservation.

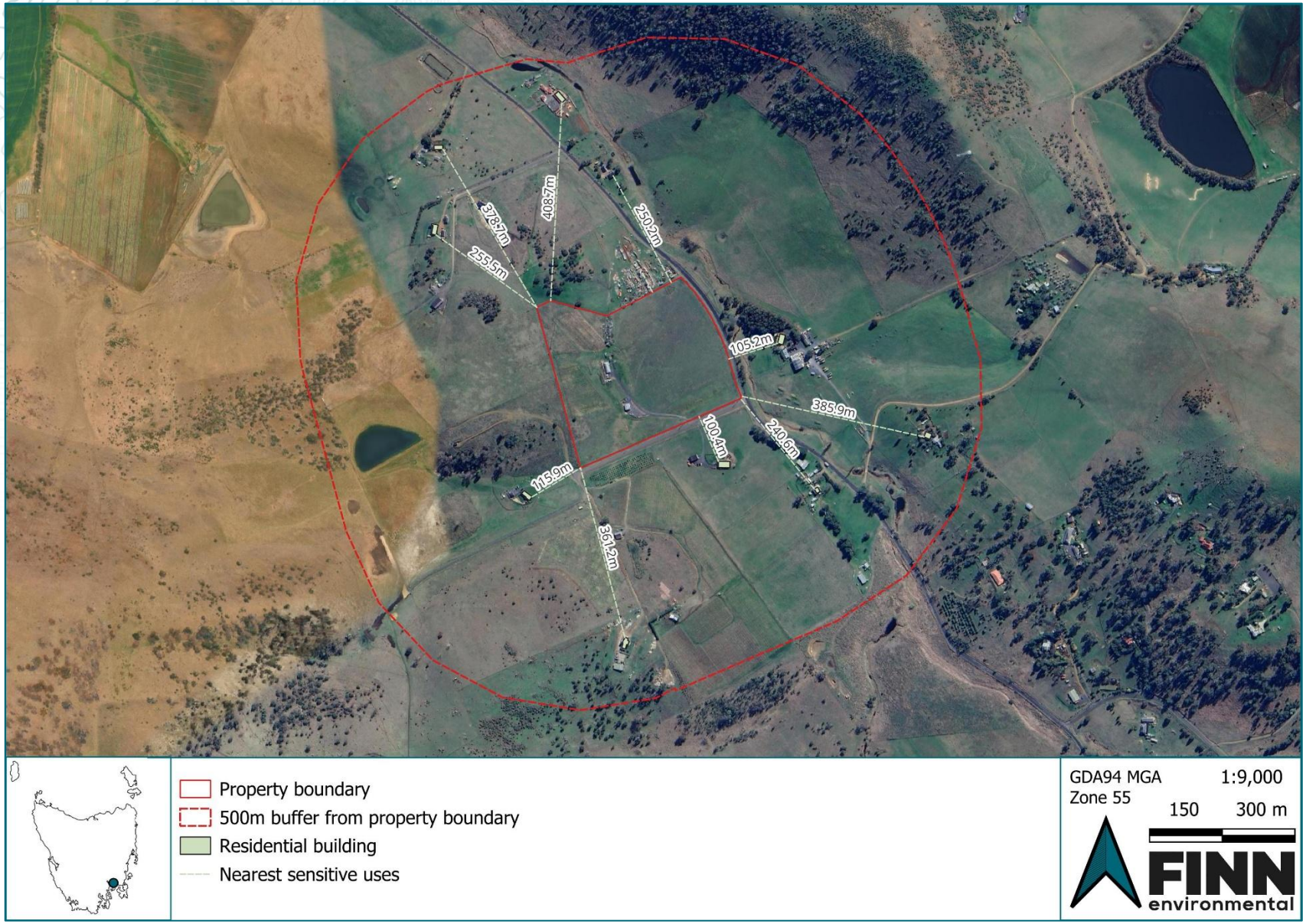

Figure 7: Existing sensitive use sites (residential buildings) within 500m from the property boundary.

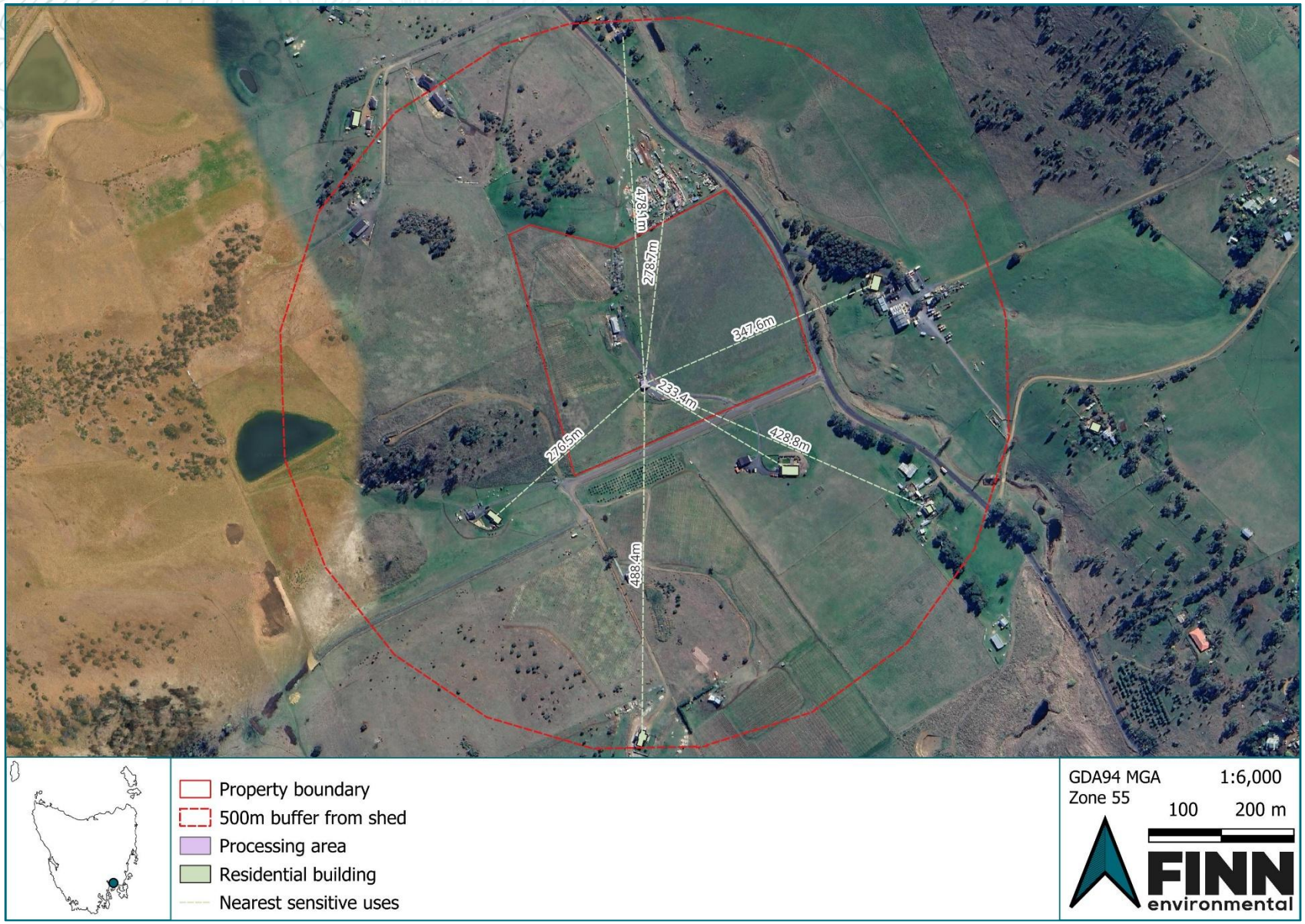

Figure 8: Existing sensitive use sites (residential buildings) within 500m from processing area.

5 CONCLUSION

The potential impacts arising from the proposed activity at 12 Rosewood Lane, Tea Tree, TAS, 7017 are expected to be minor due to the small-scale and low-risk nature of the operation. The impacts are anticipated to be localised, short-term and readily manageable through standard good-practice operational controls. Potential impacts are not anticipated to be detected outside of the property boundary. The attenuation area (a 500m buffer from the property boundary) does not include any land within the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone (Figure 2). Nearby sensitive use is limited to 10 residential buildings within 500m of the property boundary (Figure 7), with 7 of these falling within 500m of the processing area (Figure 8). With the application of the proposed mitigation measures and environmental controls outlined in Section 3 of this report, the potential residual impacts are reduced to negligible level. As such, the proposed activity is not expected to result in unreasonable impacts on amenity, public health or safety for nearby sensitive uses.

It is recommended that the landowners continue to monitor site conditions and operational practices over time, and remain aware of any emerging risks that may arise due to changes in production scale, waste volumes, and seasonal conditions. Where any new or unforeseen issues are identified, additional mitigation measures should be implemented as required.

6 APPENDICES

APPENDIX A – SITE MAPS

Figure 1: Site plan for Birdhill Vineyards, showing the surface area for the processing area and parking spaces, as well as the width of the existing access road

Figure 2: Site plan for Birdhill Vineyards, showing the dimensions and total area of the 'Level area' surrounding the processing area.

Figure 3: Site map for Birdhill Vineyards, showing the existing stormwater drainage patterns and infrastructure for the property.

Figure 4: Site map for Birdhill Vineyards, showing the existing stormwater drainage patterns and infrastructure around the processing area and access road.

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