



## Public Notice Details

## Planning Application Details

<b>Application No</b>	DA2500154
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### Property Details

<b>Property Location</b>	1541 Colebrook Road Campania
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### Application Information

<b>Application Type</b>	Discretionary Development Application
<b>Development Category</b>	Distillery, Bond Store, ancillary Cellar Door, Olive Oil Processing
<b>Advertising Commencement Date</b>	22/4/26
<b>Advertising Closing Period</b>	6/5/26
<small>If the Council Offices are closed during normal office hours within the above period, the period for making representations is extended.</small>	

Enquiries regarding this Application can be made via to Southern Midlands Council on (03) 6254 5050 or by emailing [planningenquires@southernmidlands.tas.gov.au](mailto:planningenquires@southernmidlands.tas.gov.au). Please quote the development application number when making your enquiry.

Representations on this application may be made to the General Manager in writing either by

Post: PO Box 21, Oatlands Tas 7120  
Email: [mail@southernmidlands.tas.gov.au](mailto:mail@southernmidlands.tas.gov.au)  
Fax: 03 6254 5014

All representations must include the authors full name, contact number and postal address and be received by the advertising closing date.

# PROPOSED DISTILLERY BOND STORES & OLIVE OIL PROCESSING PLANT

SMC - KEMPTON  
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26/02/2026

ID	NAME	REV
	COVER PAGE	
DA01	NOTES & SITE LOCATION PLAN	
DA02	SITE PLAN	
DA03	BOND STORE LAYOUT	
DA04	SITE PLAN	
DA05	BOND STORE PLAN	
DA06	BOND STORE ELEVATION	
DA07	BOND STORE ELEVATION	
DA08	DISTILLERY PLAN	
DA09	DISTILLERY ELEVATION	
DA10	OLIVE PROCESSING PLAN	
DA11	OLIVE PROCESSING ELEVATION	
DA12	OLIVE PROCESSING ELEVATION	
DA13	FARM SHED PLAN	
DA14	FARM SHED ELEVATION	
DA15	BUSHFIRE PROTECTION NOTE	
DA16	BUSHFIRE PROTECTCION NOTE CON...	



1 - LOCATION PLAN  
1:25000

## GENERAL NOTES

**GENERAL**  
© REPRODUCTION OF THIS DRAWING IS PROHIBITED WITHOUT THE CONSENT OF ORAMATIS STUDIO

DO NOT SCALE FROM THIS DRAWING

THE CONTRACTOR SHALL CONFIRM ON SITE EXISTING CONDITIONS, LEVELS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS

ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT FOR INSTRUCTION

ALL LEVELS INDICATED PERTAIN TO FINISHED LEVELS AND NOT STRUCTURAL LEVELS UNLESS OTHERWISE INDICATED

MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) AND OTHER RELEVANT CODES REFERRED TO IN THE NCC

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, SPECIFICATIONS AND DRAWINGS

PROPRIETARY ITEMS, SYSTEMS AND ASSEMBLIES ARE TO BE ASSEMBLED, INSTALLED OR FIXED IN CONFORMANCE WITH THE CURRENT WRITTEN RECOMMENDATIONS AND INSTRUCTIONS OF THE MANUFACTURER OR SUPPLIER

WORKPLACE HEALTH AND SAFETY  
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SAFE DESIGN REPORT

ALL CONTRACTORS MUST CARRY OUT WORKS IN ACCORDANCE WITH CURRENT HEALTH AND SAFETY LEGISLATION AND BEST PRACTICE INCLUDING PREPARATION OF A CONSTRUCTION SAFETY MANAGEMENT PLAN

**LAND TITLE REFERENCE**  
VOLUME (PLAN): 175225/4

**DESIGN WIND SPEED**  
WIND LOADING TO AS 4055: N\*

**SOIL CLASSIFICATION**  
SOIL CLASSIFICATION TO AS 2870: N#

**CLIMATE ZONE FOR THERMAL DESIGN**  
CLIMATE ZONE TO BCA FIGURE 1.1.4: 7

**BUSHFIRE PRONE AREA BAL RATING**  
BUSHFIRE ATTACK LEVEL (BAL) TO AS 3959: VARIES - SEE NOTES

**CORROSION ENVIRONMENT**  
CORROSION ENVIRONMENT TO AS/NZS 2312: N/A

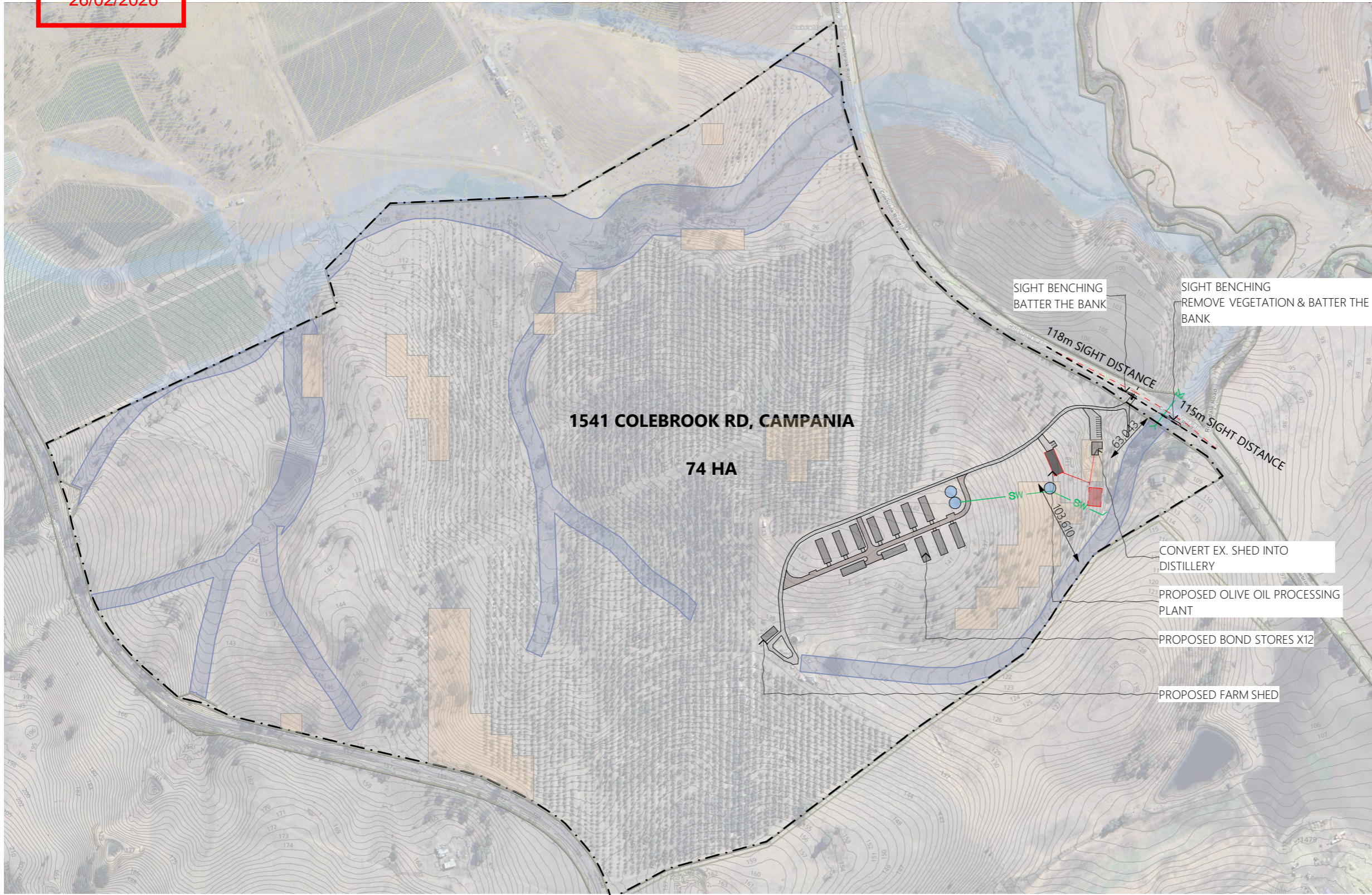
**KNOWN SITE HAZARDS:** n/a

REV ID	DESCRIPTION	DATE

PROJECT	CLIENT
PROPOSED DISTILLERY BOND STORES 1541 COLEBROOK RD, CAMPANIA	Caccavo Group

REVISION	DATE	CHECKED BY
	5/02/2026	A.HILL
PROJECT ID	2441	

SCALE	DRAWN BY
AS SHOWN @A3	C.LI



**LEGEND**

<b>WM</b>	EXISTING WATER METER
<b>SLC</b>	SEWER LOT CONNECTION
<b>SWLC</b>	STORMWATER LOT CONNECTION
---	EASEMENT SETBACK
<b>S</b>	PROPOSED Ø100 UPVC SEWER LINE
<b>SW</b>	PROPOSED Ø100 UPVC STORMWATER LINE
<b>W</b>	PROPOSED Ø100 UPVC WATER LINE
<b>EXS</b>	SEWER MAIN
<b>EXS</b>	EXISTING SEWER LINE
<b>EXSW</b>	STORMWATER MAIN
<b>EXSW</b>	EXISTING STORMWATER LINE
<b>EXW</b>	WATER MAIN
<b>EXW</b>	EXISTING WATER LINE
[Blue Shaded Area]	WATERWAY AND COASTAL PROTECTION AREA
[Orange Shaded Area]	LANDSLIP HAZARD CODE (LOW RISK)

1 LOCATION PLAN 1:5000  
1:5000

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 p: (03) 6286 8440  
 e: admin@oramatis.com.au  
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<b>PROJECT</b>	PROPOSED DISTILLERY BOND STORES 1541 COLEBROOK RD, CAMPANIA
<b>CLIENT</b>	Caccavo Group

<b>REVISION</b>		<b>DATE</b>	5/02/2026
<b>PROJECT ID</b>	2441	<b>CHECKED BY</b>	A.HILL

<b>SCALE</b>	AS SHOWN @A3
<b>DRAWN BY</b>	C.LI

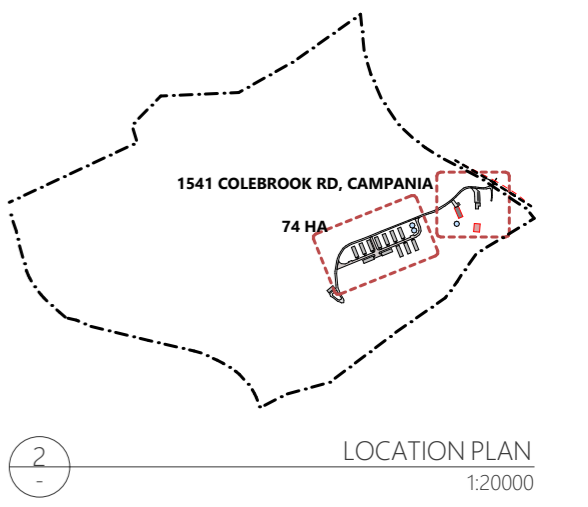
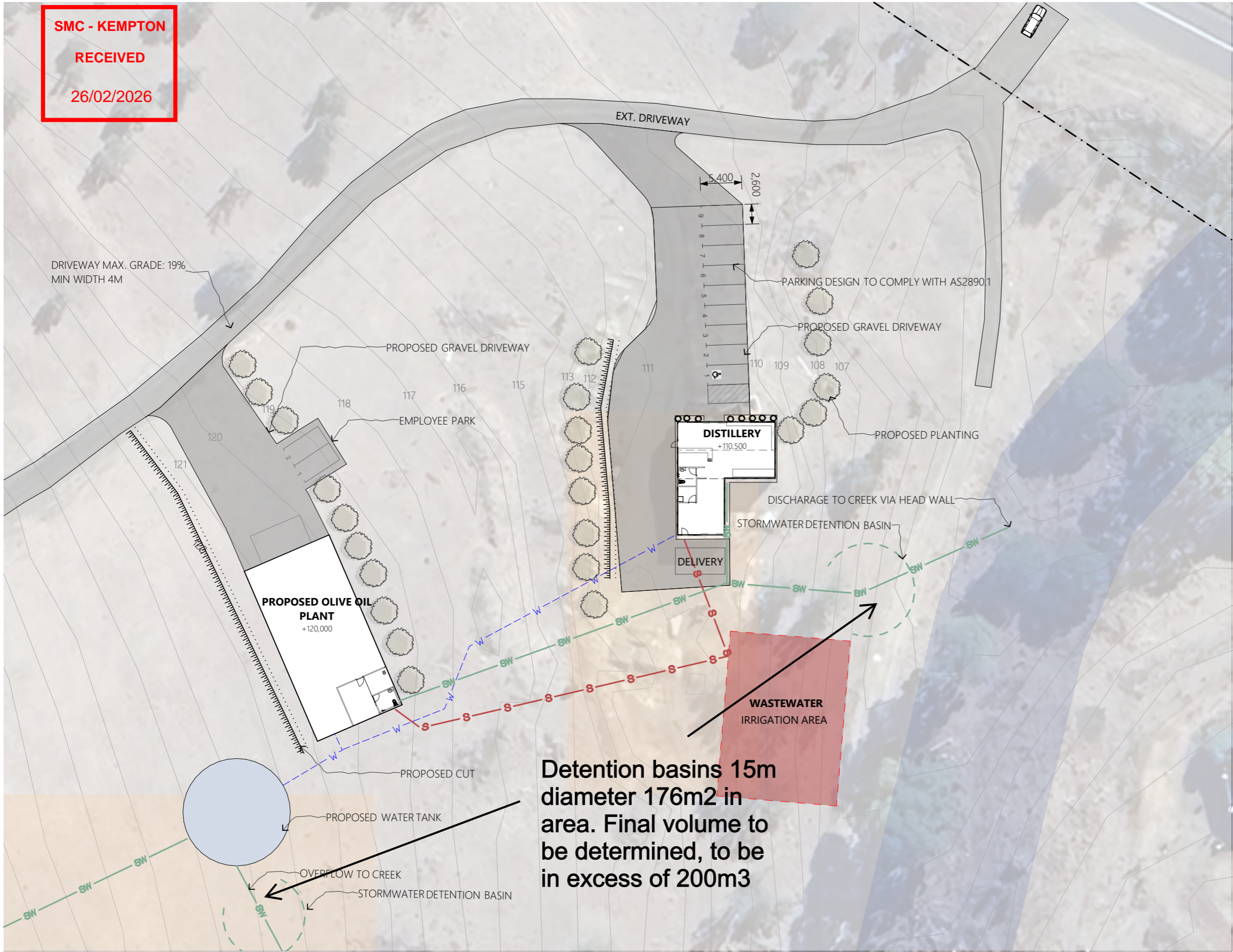
**PAGE**  
DA02

**DRAWING**  
SITE PLAN

**NORTH**  
N



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**RECEIVED**  
 26/02/2026



- LEGEND**
- WM EXISTING WATER METER
  - SLC SEWER LOT CONNECTION
  - SWLC STORMWATER LOT CONNECTION
  - - - - EASEMENT SETBACK
  - S- PROPOSED Ø100 UPVC SEWER LINE
  - SW- PROPOSED Ø100 UPVC STORMWATER LINE
  - W- PROPOSED Ø100 UPVC WATER LINE
  - EXS- SEWER MAIN
  - EXS- EXISTING SEWER LINE
  - EXSW- STORMWATER MAIN
  - EXSW- EXISTING STORMWATER LINE
  - EXW- WATER MAIN
  - EXW- EXISTING WATER LINE
  - Waterway and Coastal Protection Area
  - Landslip Hazard Code (Low Risk)

1 PROCESSING FACILITY PLAN  
 1:500

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**PROJECT**  
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 1541 COLEBROOK RD, CAMPANIA

**CLIENT**  
 Caccavo Group

**REVISION**

**DATE**  
 5/02/2026

**CHECKED BY**  
 A.HILL

**PROJECT ID**  
 2441

**SCALE**  
 AS SHOWN @A3

**DRAWN BY**  
 C.LI

**PAGE**  
 DA04

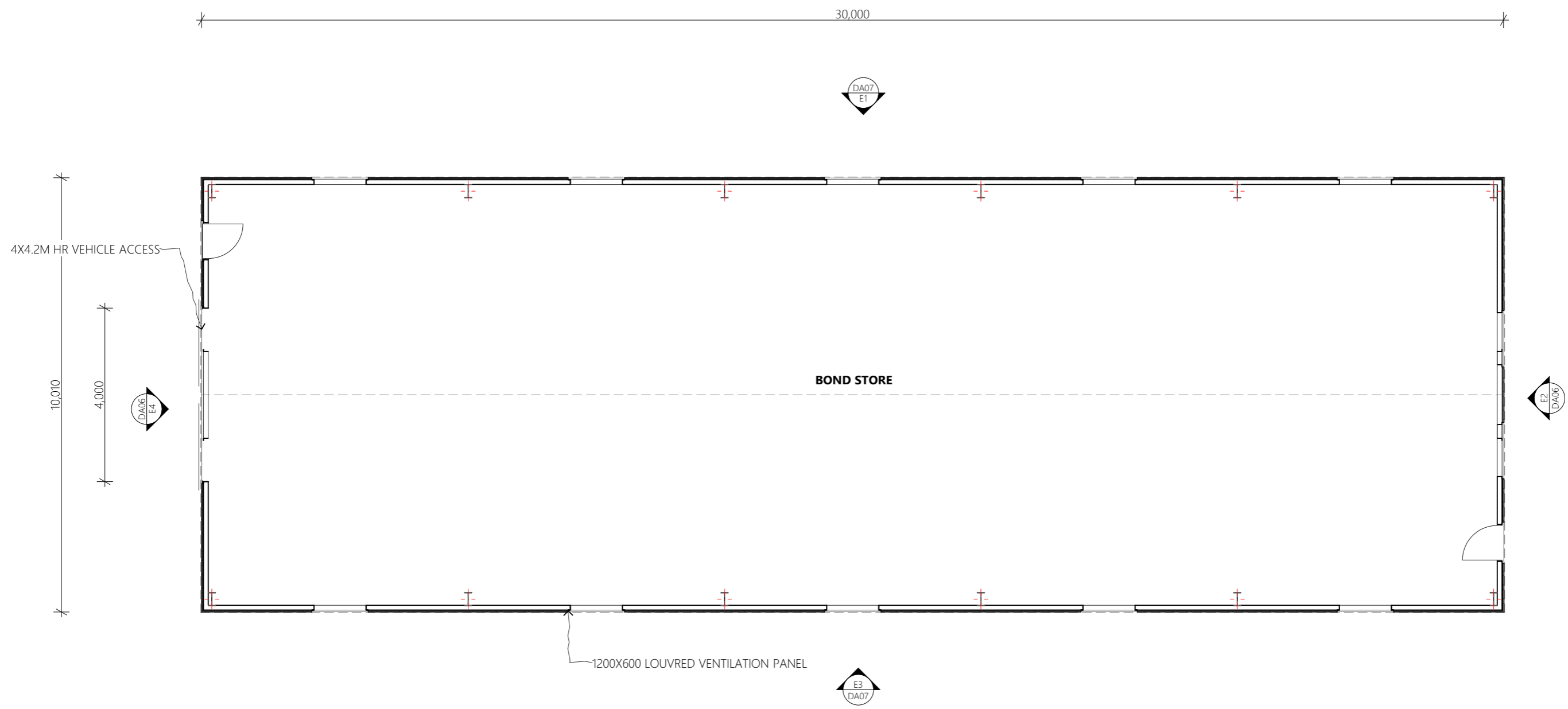
**DRAWING**  
 SITE PLAN

**NORTH**

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FLOOR PLAN LEGEND

- BR BROOM CLOSET
- BT BATH TUB
- CT COOKTOP
- DW DISHWASHER
- DR DRYER
- F FRIDGE
- OC OVERHEAD CABINETS
- P PANTRY
- RH RANGEHOOD
- S SINK
- SH SHOWER CABIN
- ST STORAGE
- TR LAUNDRY TROUGH
- V VANITY
- W WASHING MACHINE



1 GROUND FLOOR PLAN  
 1:100

**NOTE:**  
 BOND STORE DESIGN AND CONSTRUCTION TO COMPLY WITH BAL-19 S3/S6 **OR** BAL-29. REFER BUSHFIRE PROTECTION NOTE

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**PROJECT**  
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 1541 COLEBROOK RD, CAMPANIA

**CLIENT**  
 Caccavo Group

**REVISION**

**PROJECT ID**  
 2441

**DATE**  
 5/02/2026

**CHECKED BY**  
 A.HILL

**SCALE**  
 AS SHOWN @A3

**DRAWN BY**  
 C.LI

**PAGE**  
 DA05

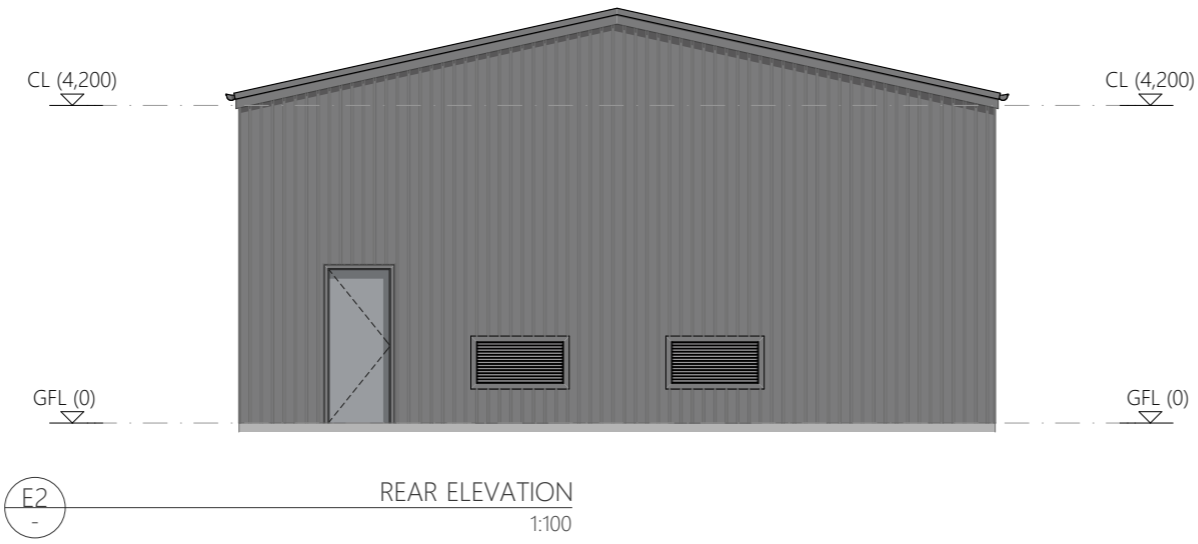
**DRAWING**  
 BOND STORE PLAN

**NORTH**

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**MATERIAL & FINISHES**

**ROOF**

- CO** CUSTOM ORB ROOF SHEET  
COLOUR: *BASALT TBC*
- TD** TRIMDEK ROOF SHEET  
COLOUR: *BASALT TBC*
- G1** COLORBOND QUAD GUTTER TYP.  
COLOUR: *TO MATCH ROOF*
- D1** DOWNPIPES  
COLOUR: *TO MATCH ROOF*

**WALL**

- CL-1** TRIMDEK WALL SHEET  
COLOUR: *BASALT TBC*
- CL-2** CORRUGATED WALL CLADDING  
COLOUR: *GALVANISED TBC*
- PL-1** POLYCARBONATE WALL SHEET  
COLOUR: *LASERLITE CLEAR TBC*

**COLUMN**

- C1** STEEL STRUCTURAL COLUMN  
FINISH: *GALVANISED*

**NOTE:**

ALL PROPRIETARY MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

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REVISION	
PROJECT ID	2441

DATE	5/02/2026
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PAGE	NORTH
DA06	
DRAWING	BOND STORE ELEVATION

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MATERIAL & FINISHES

ROOF

- CO** CUSTOM ORB ROOF SHEET  
COLOUR: *BASALT TBC*
- TD** TRIMDEK ROOF SHEET  
COLOUR: *BASALT TBC*
- G1** COLORBOND QUAD GUTTER TYP.  
COLOUR: *TO MATCH ROOF*
- D1** DOWNPIPES  
COLOUR: *TO MATCH ROOF*

WALL

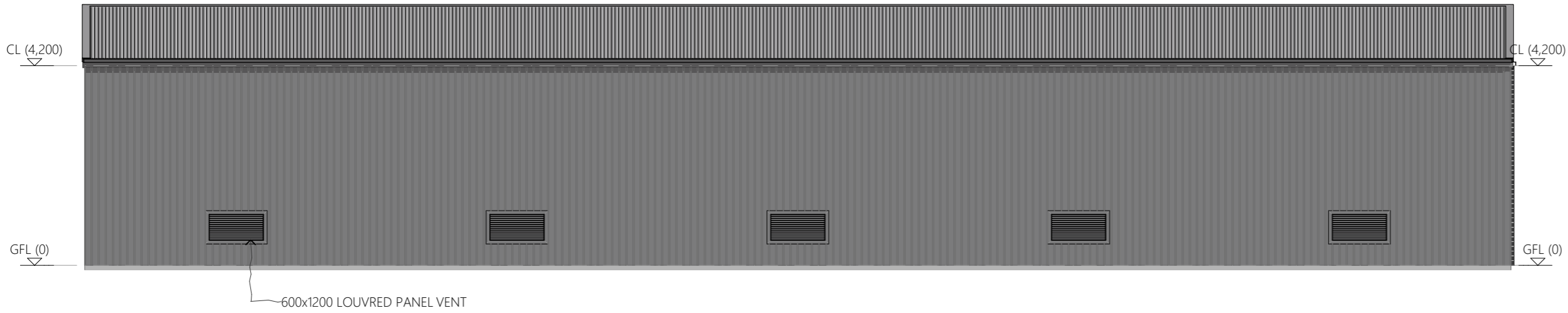
- CL-1** TRIMDEK WALL SHEET  
COLOUR: *BASALT TBC*
- CL-2** CORRUGATED WALL CLADDING  
COLOUR: *GALVANISED TBC*
- PL-1** POLYCARBONATE WALL SHEET  
COLOUR: *LASERLITE CLEAR TBC*

COLUMN

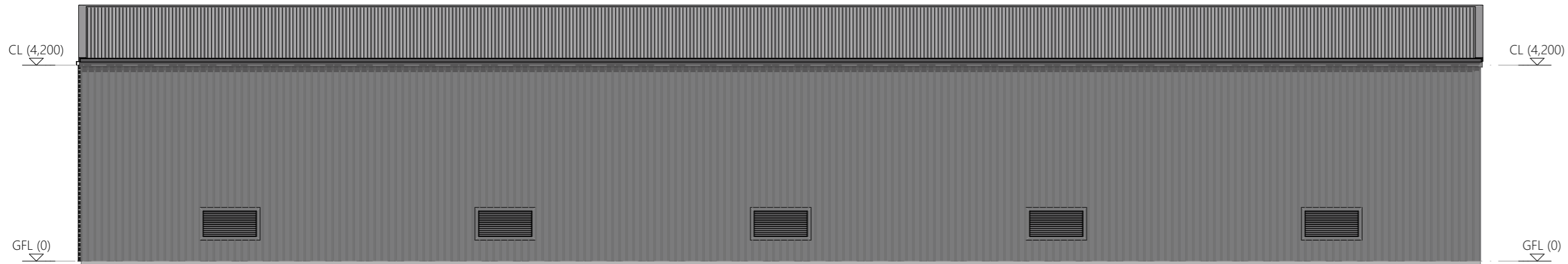
- C1** STEEL STRUCTURAL COLUMN  
FINISH: *GALVANISED*

NOTE:

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E1 SIDE ELEVATION 1:100



E3 SIDE ELEVATION 1:100

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PROJECT  
PROPOSED DISTILLERY BOND STORES  
1541 COLEBROOK RD, CAMPANIA

CLIENT  
Caccavo Group

REVISION

PROJECT ID  
2441

DATE  
5/02/2026

CHECKED BY  
A.HILL

SCALE  
AS SHOWN @A3

DRAWN BY  
C.LI

PAGE  
DA07

DRAWING  
BOND STORE ELEVATION

NORTH

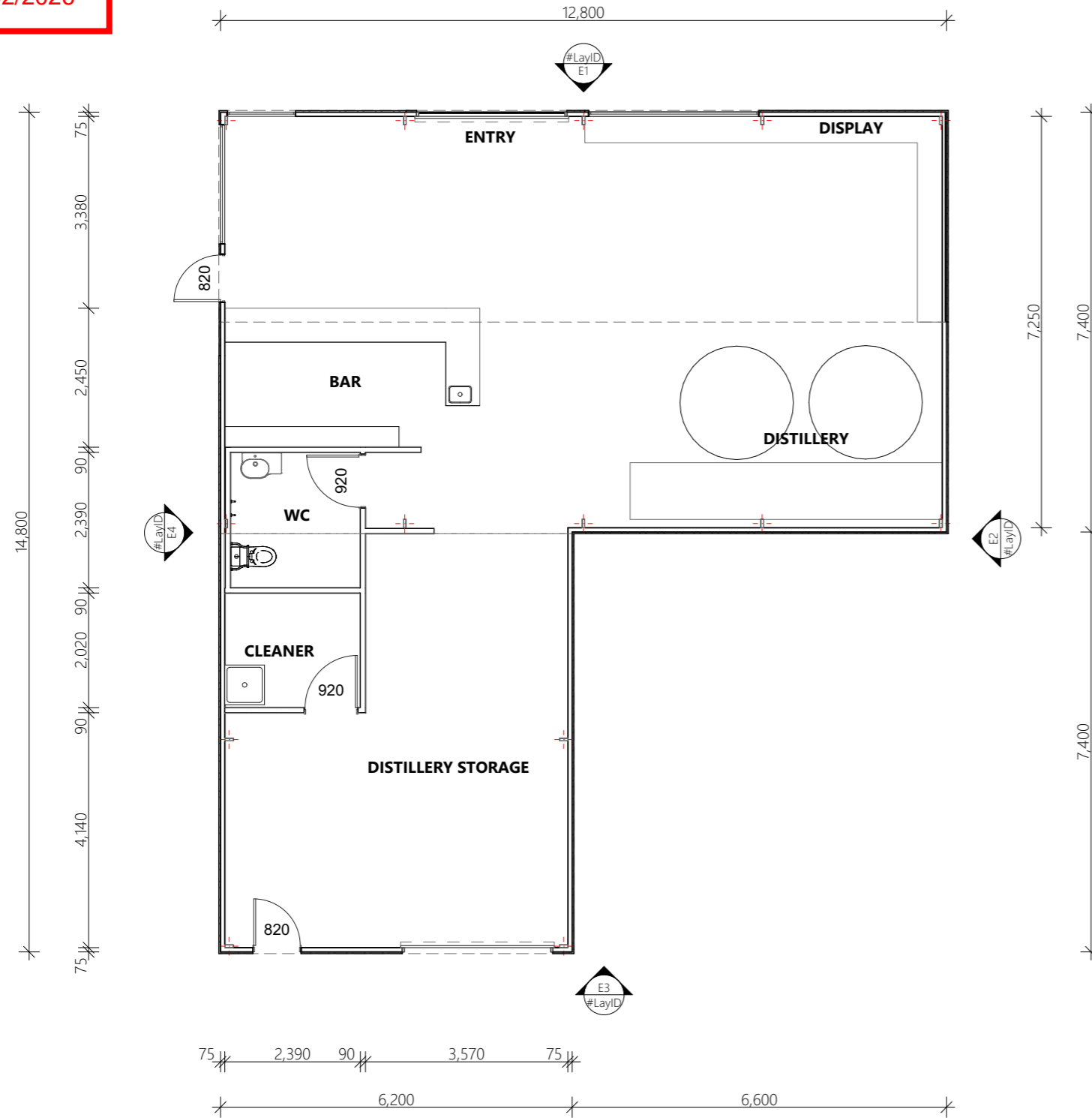
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26/02/2026

FLOOR PLAN LEGEND

- BR BROOM CLOSET
- BT BATH TUB
- CT COOKTOP
- DW DISHWASHER
- DR DRYER
- F FRIDGE
- OC OVERHEAD CABINETS
- P PANTRY
- RH RANGEHOOD
- S SINK
- SH SHOWER CABIN
- ST STORAGE
- TR LAUNDRY TROUGH
- V VANITY
- W WASHING MACHINE



1  
-  
GROUND FLOOR PLAN  
1:100

**NOTE:**  
DISTILLERY DESIGN AND CONSTRUCTION TO  
COMPLY WITH BAL-12.5  
REFER BUSHFIRE PROTECTION NOTE

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PROJECT	PROPOSED DISTILLERY BOND STORES 1541 COLEBROOK RD, CAMPANIA
CLIENT	Caccavo Group

REVISION	DATE	SCALE
	5/02/2026	AS SHOWN @A3
PROJECT ID	CHECKED BY	DRAWN BY
2441	A.HILL	C.LI

PAGE	NORTH
DA08	
DRAWING	DISTILLERY PLAN

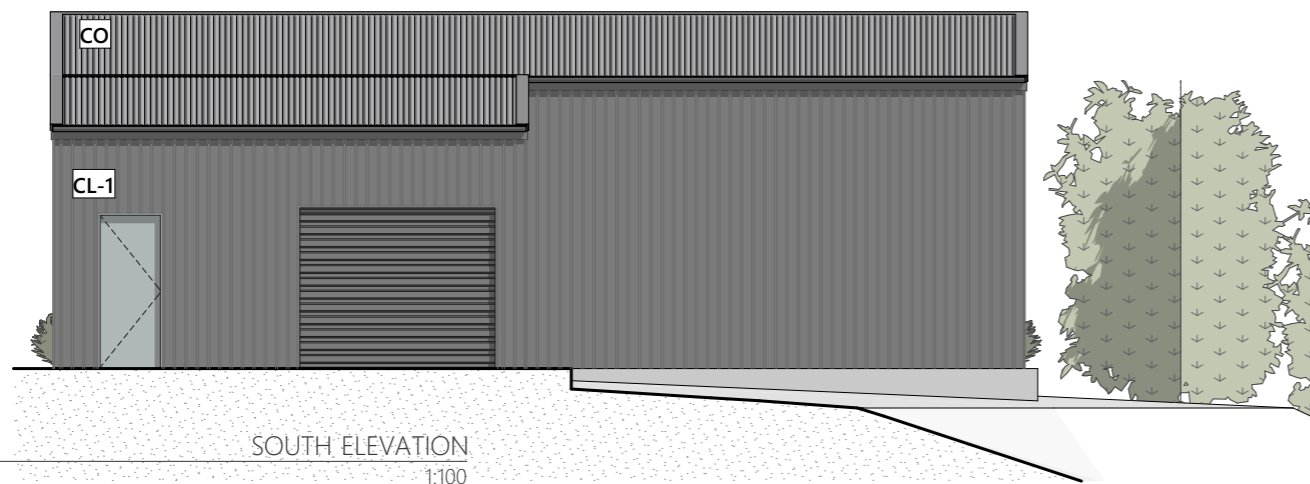
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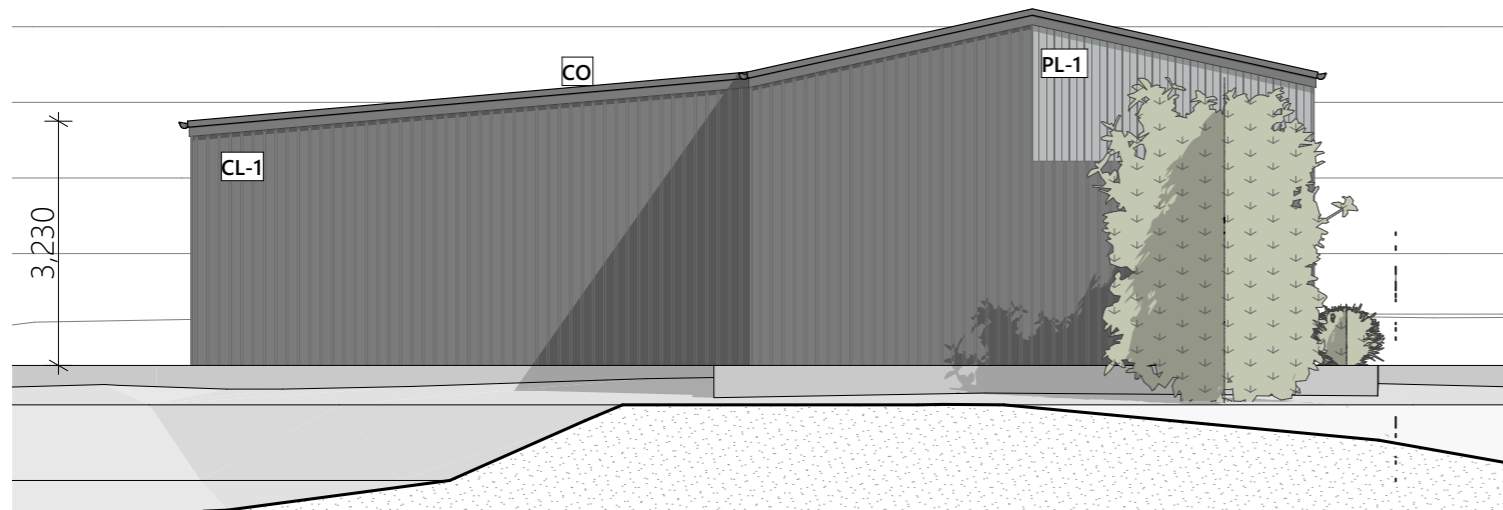
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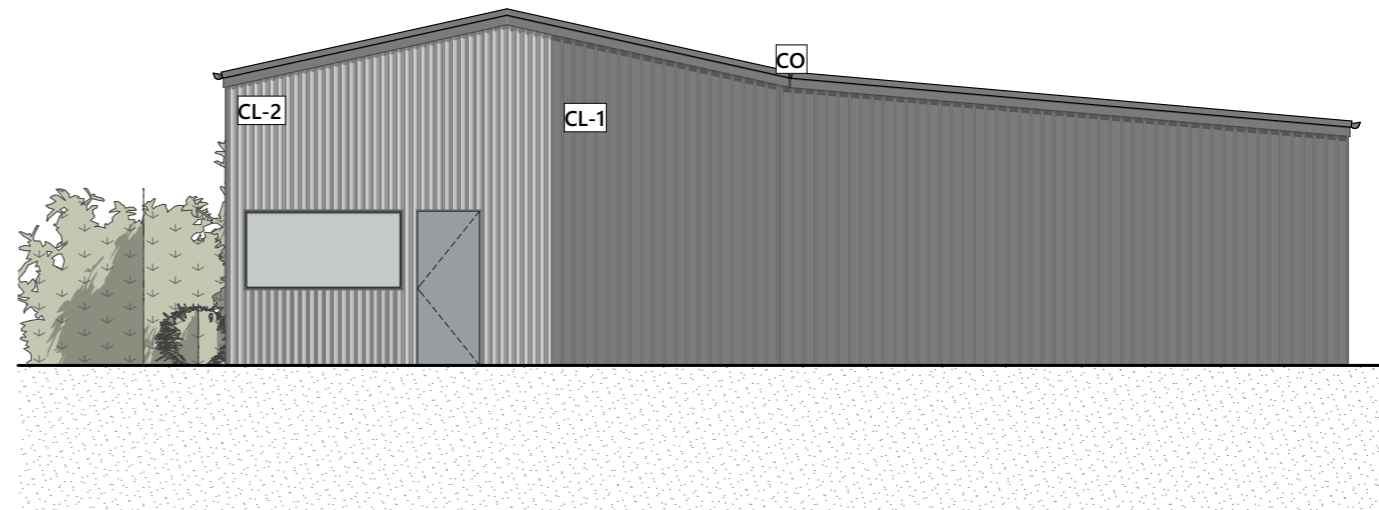
1 NORTH ELEVATION 1:100



3 SOUTH ELEVATION 1:100



2 EAST ELEVATION 1:100



4 WEST ELEVATION 1:100

MATERIAL & FINISHES

ROOF

- CO** CUSTOM ORB ROOF SHEET COLOUR: BASALT **TBC**
- TD** TRIMDEK ROOF SHEET COLOUR: BASALT **TBC**
- G1** COLORBOND QUAD GUTTER TYP. COLOUR: TO MATCH ROOF
- D1** DOWNPIPES COLOUR: TO MATCH ROOF

WALL

- CL-1** TRIMDEK WALL SHEET COLOUR: BASALT **TBC**
- CL-2** CORRUGATED WALL CLADDING COLOUR: GALVANISED **TBC**
- PL-1** POLYCARBONATE WALL SHEET COLOUR: LASERLITE CLEAR **TBC**

COLUMN

- C1** STEEL STRUCTURAL COLUMN FINISH: GALVANISED

**NOTE:** ALL PROPRIETARY MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

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REVISION	DATE	SCALE
	5/02/2026	AS SHOWN @A3
PROJECT ID	CHECKED BY	DRAWN BY
2441	A.HILL	C.LI

PAGE	NORTH
DA09	
DRAWING	DISTILLERY ELEVATION

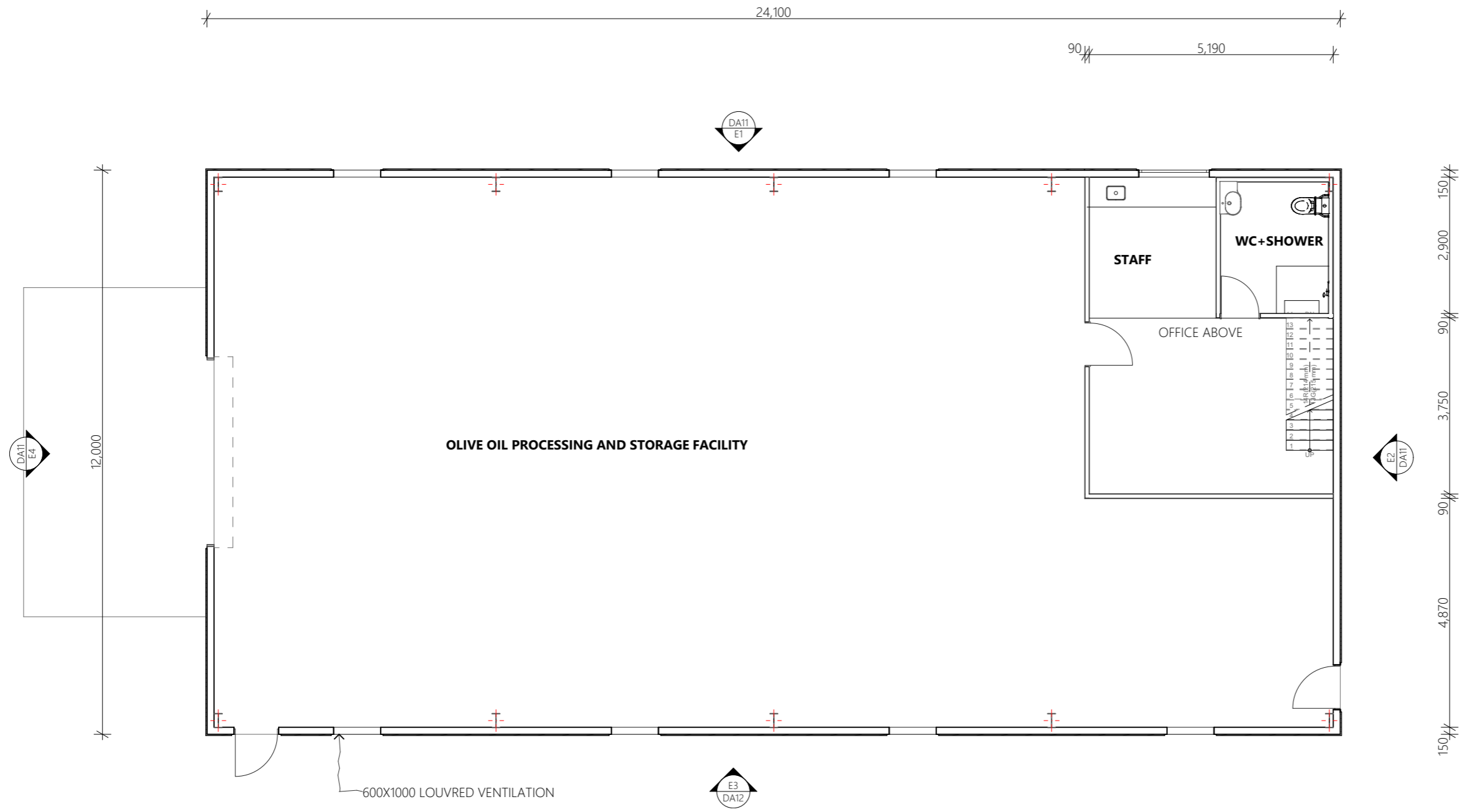
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- SH SHOWER CABIN
- ST STORAGE
- TR LAUNDRY TROUGH
- V VANITY
- W WASHING MACHINE



1 GROUND FLOOR PLAN 1:100

**NOTE:**  
OLIVE OIL PROCESSING FACILITY DESIGN AND CONSTRUCTION TO COMPLY WITH BAL-12.5 REFER BUSHFIRE PROTECTION NOTE

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 1541 COLEBROOK RD, CAMPANIA

**CLIENT**  
 Caccavo Group

**REVISION**

**DATE**  
 5/02/2026

**PROJECT ID**  
 2441

**CHECKED BY**  
 A.HILL

**SCALE**  
 AS SHOWN @A3

**DRAWN BY**  
 C.LI

**PAGE**  
 DA10

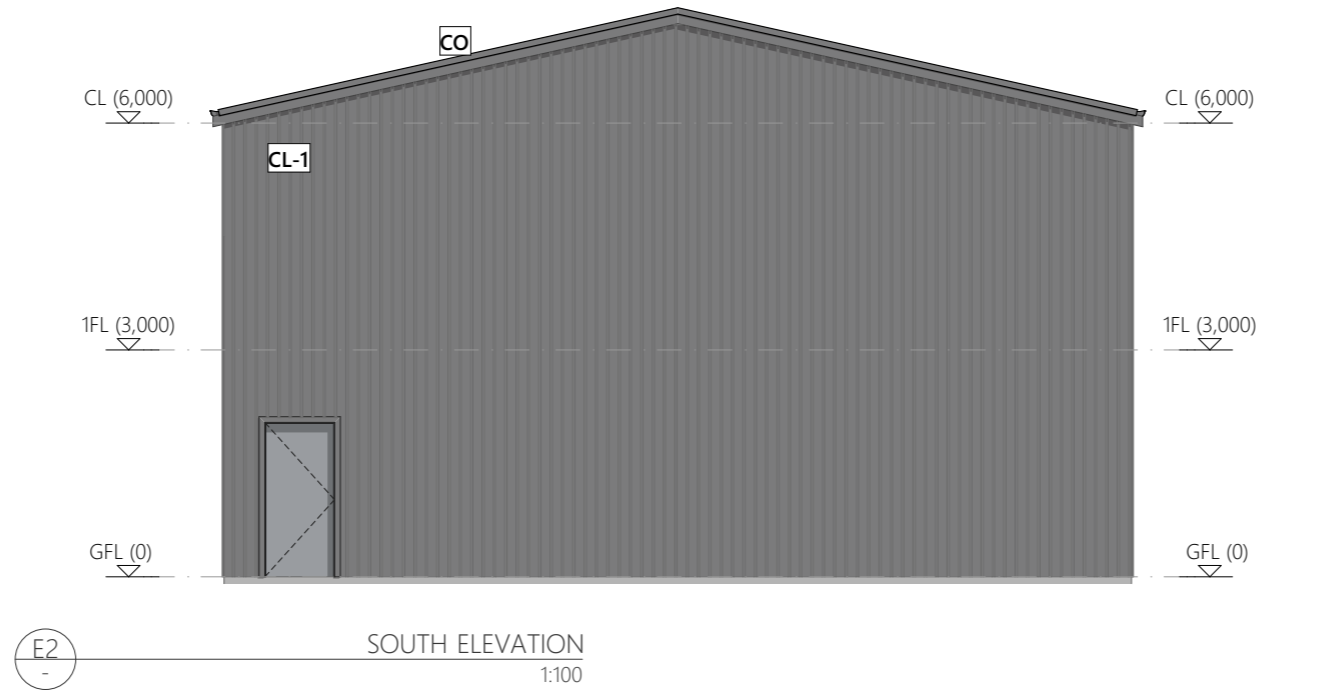
**DRAWING**  
 OLIVE PROCESSING PLAN

**NORTH**

SMC - KEMPTON

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26/02/2026



**MATERIAL & FINISHES**

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COLOUR: *BASALT TBC*
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COLOUR: *LASERLITE CLEAR TBC*

**COLUMN**

- C1** STEEL STRUCTURAL COLUMN  
FINISH: *GALVANISED*

**NOTE:**

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PROJECT  
 PROPOSED DISTILLERY BOND STORES  
 1541 COLEBROOK RD, CAMPANIA

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 5/02/2026

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 DA11

CLIENT  
 Caccavo Group

PROJECT ID  
 2441

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 A.HILL

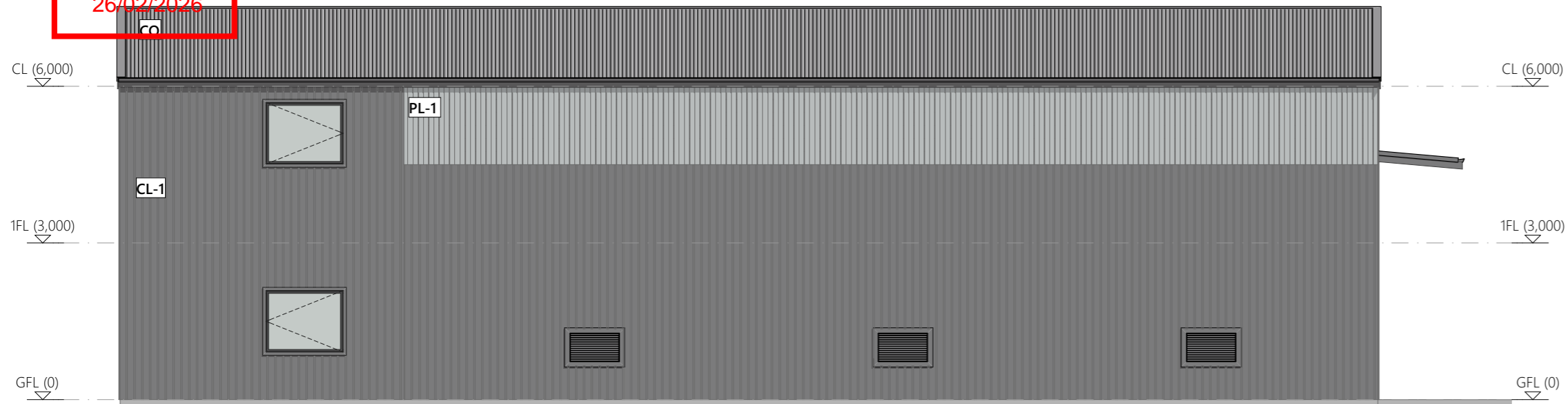
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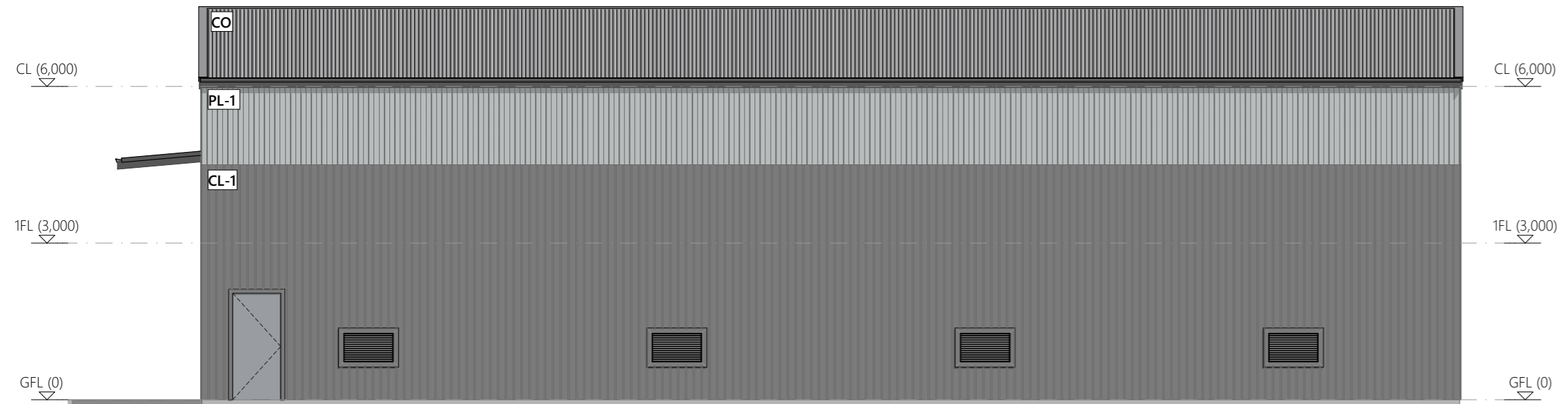
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E1 EAST ELEVATION 1:100



E3 WEST ELEVATION 1:100

MATERIAL & FINISHES

ROOF

- CO** CUSTOM ORB ROOF SHEET  
COLOUR: *BASALT TBC*
- TD** TRIMDEK ROOF SHEET  
COLOUR: *BASALT TBC*
- G1** COLORBOND QUAD GUTTER TYP.  
COLOUR: *TO MATCH ROOF*
- D1** DOWNPIPES  
COLOUR: *TO MATCH ROOF*

WALL

- CL-1** TRIMDEK WALL SHEET  
COLOUR: *BASALT TBC*
- CL-2** CORRUGATED WALL CLADDING  
COLOUR: *GALVANISED TBC*
- PL-1** POLYCARBONATE WALL SHEET  
COLOUR: *LASERLITE CLEAR TBC*

COLUMN

- C1** STEEL STRUCTURAL COLUMN  
FINISH: *GALVANISED*

NOTE:

ALL PROPRIETARY MATERIALS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

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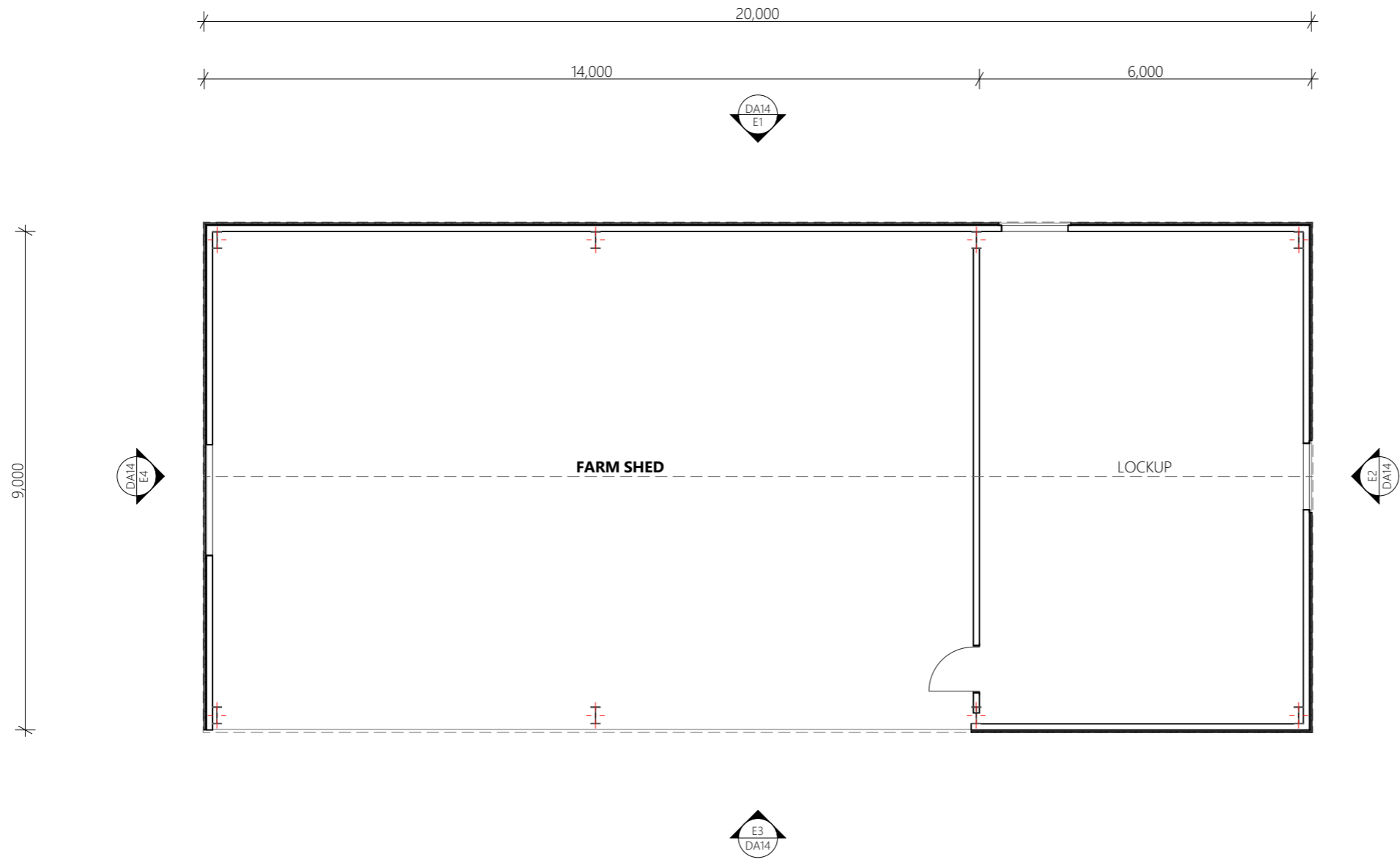
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2441	A.HILL	C.LI

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**FLOOR PLAN LEGEND**

- BR** BROOM CLOSET
- BT** BATH TUB
- CT** COOKTOP
- DW** DISHWASHER
- DR** DRYER
- F** FRIDGE
- OC** OVERHEAD CABINETS
- P** PANTRY
- RH** RANGEHOOD
- S** SINK
- SH** SHOWER CABIN
- ST** STORAGE
- TR** LAUNDRY TROUGH
- V** VANITY
- W** WASHING MACHINE



1 - PROPOSED GROUND FLOOR PLAN  
 1:100

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**DRAWING**  
 FARM SHED PLAN

**NORTH**

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MATERIAL & FINISHES

ROOF

- CO** CUSTOM ORB ROOF SHEET  
COLOUR: *BASALT TBC*
- TD** TRIMDEK ROOF SHEET  
COLOUR: *BASALT TBC*
- G1** COLORBOND QUAD GUTTER TYP.  
COLOUR: *TO MATCH ROOF*
- D1** DOWNPIPES  
COLOUR: *TO MATCH ROOF*

WALL

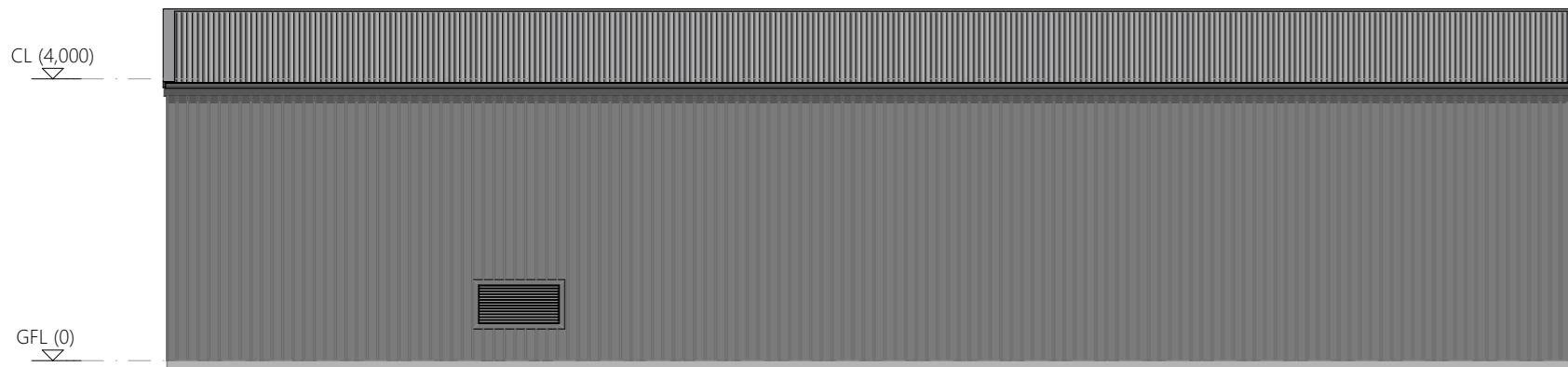
- CL-1** TRIMDEK WALL SHEET  
COLOUR: *BASALT TBC*
- CL-2** CORRUGATED WALL CLADDING  
COLOUR: *GALVANISED TBC*
- PL-1** POLYCARBONATE WALL SHEET  
COLOUR: *LASERLITE CLEAR TBC*

COLUMN

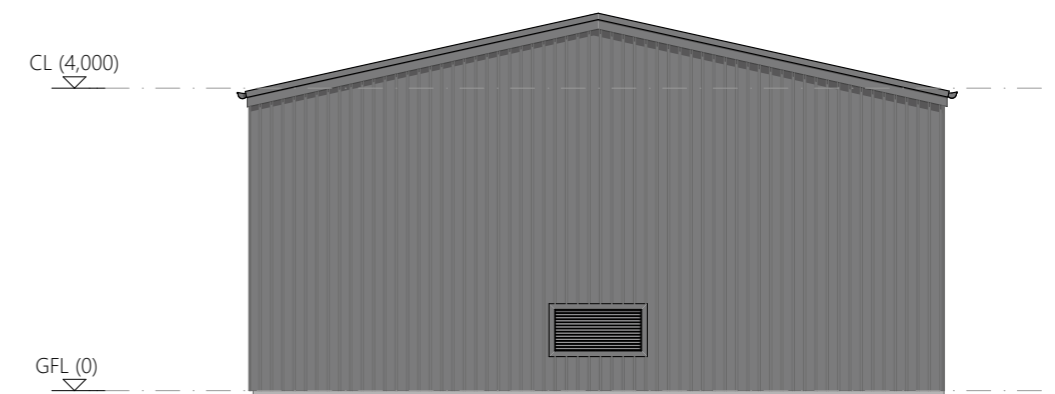
- C1** STEEL STRUCTURAL COLUMN  
FINISH: *GALVANISED*

NOTE:

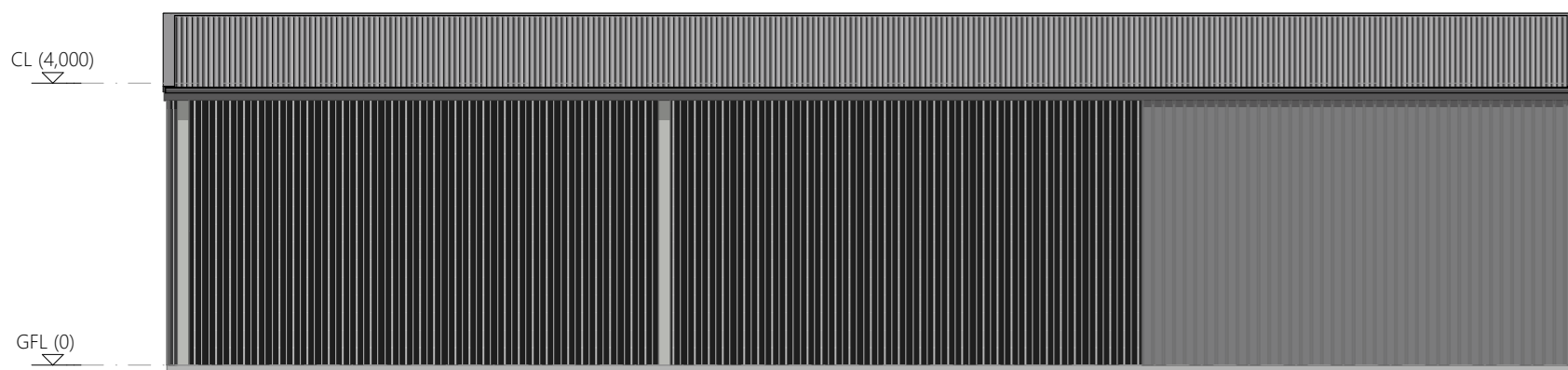
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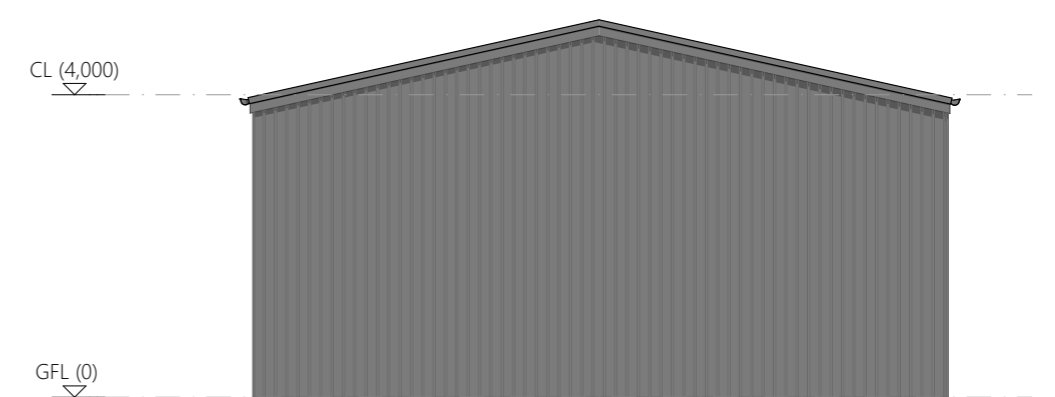
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2 - EAST ELEVATION 1:100



3 - SOUTH ELEVATION 1:100



4 - WEST ELEVATION 1:100

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**BUSHFIRE ATTACK LEVEL (BAL) TO AS3959: BAL-12.5**

**EXTERNAL WALLS**

- TO COMPLY WITH AS3959-2018, CLAUSE 5.4
1. CONCRETE BLOCK VENEER, CONCRETE RENDER FINISH
  2. BRICK VENEER
  3. 100mm EPS WALL PANEL, CONCRETE RENDER FINISH
  4. 6mm FIBRE CEMENT SHEET CLADDING

**EXTERNAL WINDOWS**

1. TO BE GRADE A, 4mm SAFETY GLASS MIN.
2. OPENABLE PORTION TO BE SCREENED WITH METAL MESH WITH METAL FRAME

**EXTERNAL DOORS - GENERAL**

1. TO BE SCREENED WITH STEEL MESH
2. GLAZING TO BE GRADE A SAFETY GLASS MINIMUM 4mm THICKNESS
3. TIGHT-FITTED WITH WEATHER STRIPS AND DRAUGHT SEALS

**SLIDING DOORS**

1. TO BE GRADE A, 4mm SAFETY GLASS MIN.
2. TO BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH METAL FRAMES
3. SCREENS NOT REQUIRED FOR OPENABLE PORTION OF THE DOOR

**VERANDAS, CARPORT AND AWNING ROOF**

1. A VERANDA, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE SHALL MEET ALL THE REQUIREMENTS FOR THE MAIN ROOF AS SPECIFIED IN CLAUSES 5.6.1 TO 5.6.6 OF AS3959-2018
2. A VERANDA, CARPORT OR AWNING ROOF SEPARATED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL CONFORMING WITH CLAUSE 5.4 SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING, EXCEPT WHERE THE ROOF COVERING IS A TRANSLUCENT OR TRANSPARENT MATERIAL.

**ROOFS**

1. NON-COMBUSTIBLE TERRACOTTA TILES & COLORBOND METAL ROOF SHEETING
2. ROOF/WALL & ROOF/ROOF JUNCTIONS TO BE SEALED
3. ROOF VENT OPENINGS TO BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR METAL MESH
4. ONLY EVAPORATIVE COOLERS MANUFACTURED IN ACCORDANCE WITH AS/NZS 60335.2.98 SHALL BE USED. EVAPORATIVE COLLERS WITH AN INTERNAL DAMPER TO PREVENT THE ENTRY OF EMBERS INTO ROOF SPACE NEED NOT BE SCREENED EXTERNALLY

**GENERAL SARKING FOR TILED & SHEET ROOFS**

- TO BE FULLY SARKED, SARKING SHALL -
- (a) BE LOCATED ABOVE ROOF FRAMING AND BELOW ROOF BATTENS;
  - (b) COVER ENTIRE ROOF AREA INCLUDING RIDGES AND HIPS; AND
  - (c) EXTEND INTO GUTTERS AND VALLEYS

**SHEET ROOFS ADDITIONAL REQUIREMENTS:**

- (a) SARKING IN ACCORDANCE TO GENERAL SARKING REQUIREMENTS, EXCEPT THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS;
- (b) HAVE ANY GAPS SEALED AT THE FASCIA OR WALL LINE, HIPS AND RIDGES BY -
  - (i) A METAL MESH; OR
  - (ii) 6mm FIBRE CEMENT SHEET; OR
  - (iii) OTHER NON-COMBUSTIBLE MATERIAL

**BUSHFIRE ATTACK LEVEL (BAL) TO AS3959: BAL-12.5**

**ADDITIONAL NOTES**

**ENCLOSED SUBFLOOR: BEARER & JOISTS**

ENCLOSURE BY EXTERNAL WALL IN COMPLIANCE OF CLAUSE 5.4, AS3959-2018, WITH NON-COMBUSTIBLE SUPPORTS

**VERANDAS AND DECKS**

1. METAL GARAGE DOOR, NO VENT SLOT

**SIDE HUNG EXTERNAL DOORS**

1. TO BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH METAL FRAMES OR;
2. FRAME AND DOOR TO BE NON-COMBUSTIBLE OR BUSHFIRE-RESISTING TIMBER MATERIAL, AND FRAME WITH GRADE A SAFETY GLASS MINIMUM 4mm THICK, DOORS TO BE TIGHT IN FRAMES
  - (a) EXTERNAL HARDWARE THAT SUPPORTS THE PANEL'S FUNCTION OF OPENING AND CLOSING SHALL BE METAL
  - (b) SCREENS NOT REQUIRED FOR THE OPENABLE PORTION OF DOOR

**VERANDAS AND DECKS**

1. TO COMPLY WITH CLAUSE 5.7 OF AS3959-2018
2. DECKING MATERIAL TO BE NON-COMBUSTIBLE
3. ENCLOSED SUB-FLOOR SPACE OR NON-COMBUSTIBLE SUPPORTS

**GARAGE/VEHICLE ACCESS DOORS**

1. METAL GARAGE DOOR, NO VENT SLOT
2. DOORS SHALL BE PROTECTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHES
3. DOOR ASSEMBLIES FITTED WITH GUIDE TRACKS DO NOT NEED EDGE GAP PROTECTION (REFER TO FIGURE D4)

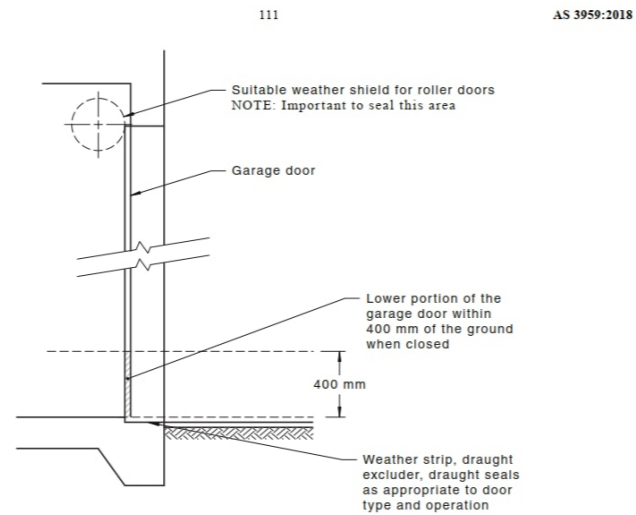


FIGURE D4 VEHICLE ACCESS DOORS (GARAGE DOORS)

**BUSHFIRE ATTACK LEVEL (BAL) TO AS3959: BAL-19**

**EXTERNAL WALLS**

- TO COMPLY WITH AS3959-2018, CLAUSE 6.4
1. CONCRETE BLOCK VENEER, CONCRETE RENDER FINISH
  2. BRICK VENEER
  3. 100mm EPS WALL PANEL, CONCRETE RENDER FINISH
  4. 6mm FIBRE CEMENT SHEET CLADDING

**EXTERNAL WINDOWS**

1. 5mm TOUGHEN GLASS MIN.
2. OPENABLE PORTION TO BE SCREENED WITH METAL MESH WITH METAL FRAME

**EXTERNAL DOORS - GENERAL**

1. TO BE SCREENED WITH STEEL MESH
2. GLAZING TO BE GRADE A SAFETY GLASS MINIMUM 5mm THICKNESS
3. TIGHT-FITTED WITH WEATHER STRIPS AND DRAUGHT SEALS

**SLIDING DOORS**

1. TO BE GRADE A, 5mm SAFETY GLASS MIN.
2. TO BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH METAL FRAMES
3. SCREENS NOT REQUIRED FOR OPENABLE PORTION OF THE DOOR

**VERANDAS, CARPORT AND AWNING ROOF**

1. A VERANDA, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE SHALL MEET ALL THE REQUIREMENTS FOR THE MAIN ROOF AS SPECIFIED IN CLAUSES 6.6.1 TO 6.6.6 OF AS3959-2018
2. A VERANDA, CARPORT OR AWNING ROOF SEPARATED FROM THE MAIN ROOF SPACE BY AN EXTERNAL WALL CONFORMING WITH CLAUSE 5.4 SHALL HAVE A NON-COMBUSTIBLE ROOF COVERING, EXCEPT WHERE THE ROOF COVERING IS A TRANSLUCENT OR TRANSPARENT MATERIAL.

**ROOFS**

1. NON-COMBUSTIBLE TERRACOTTA TILES & COLORBOND METAL ROOF SHEETING
2. ROOF/WALL & ROOF/ROOF JUNCTIONS TO BE SEALED
3. ROOF VENT OPENINGS TO BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR METAL MESH
4. ONLY EVAPORATIVE COOLERS MANUFACTURED IN ACCORDANCE WITH AS/NZS 60335.2.98 SHALL BE USED. EVAPORATIVE COLLERS WITH AN INTERNAL DAMPER TO PREVENT THE ENTRY OF EMBERS INTO ROOF SPACE NEED NOT BE SCREENED EXTERNALLY

**GENERAL SARKING FOR TILED & SHEET ROOFS**

- TO BE FULLY SARKED, SARKING SHALL -
- (a) BE LOCATED ABOVE ROOF FRAMING AND BELOW ROOF BATTENS;
  - (b) COVER ENTIRE ROOF AREA INCLUDING RIDGES AND HIPS; AND
  - (c) EXTEND INTO GUTTERS AND VALLEYS

**SHEET ROOFS ADDITIONAL REQUIREMENTS:**

- (a) SARKING IN ACCORDANCE TO GENERAL SARKING REQUIREMENTS, EXCEPT THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS;
- (b) HAVE ANY GAPS SEALED AT THE FASCIA OR WALL LINE, HIPS AND RIDGES BY -
  - (i) A METAL MESH; OR
  - (ii) 6mm FIBRE CEMENT SHEET; OR
  - (iii) OTHER NON-COMBUSTIBLE MATERIAL

**BUSHFIRE ATTACK LEVEL (BAL) TO AS3959: BAL-19**

**ADDITIONAL NOTES**

**ENCLOSED SUBFLOOR: BEARER & JOISTS**

ENCLOSURE BY EXTERNAL WALL IN COMPLIANCE OF CLAUSE 5.4, AS3959-2018, WITH NON-COMBUSTIBLE SUPPORTS

**GARAGE**

1. METAL GARAGE DOOR, NO VENT SLOT

**SIDE HUNG EXTERNAL DOORS**

1. TO BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH METAL FRAMES OR;
2. FRAME AND DOOR TO BE NON-COMBUSTIBLE OR BUSHFIRE-RESISTING TIMBER MATERIAL, AND FRAME WITH GRADE A SAFETY GLASS MINIMUM 5mm THICK, DOORS TO BE TIGHT IN FRAMES
  - (a) EXTERNAL HARDWARE THAT SUPPORTS THE PANEL'S FUNCTION OF OPENING AND CLOSING SHALL BE METAL
  - (b) SCREENS NOT REQUIRED FOR THE OPENABLE PORTION OF DOOR

**VERANDAS AND DECKS**

1. TO COMPLY WITH CLAUSE 6.7 OF AS3959-2018
2. DECKING LESS THAN 300mm FROM GLAZED DOOR SHALL BE (I) NON-COMBUSTIBLE MATERIAL; OR (II) BUSHFIRE-RESISTING TIMBER
3. ENCLOSED SUB-FLOOR SPACE OR NON-COMBUSTIBLE SUPPORTS

**VERANDA POSTS**

1. SHALL BE TIMBER MOUNTED ON GALVANIZED MOUNTED SHOES OR STIRRUPS WITH A CLEARANCE OF NOT LESS THAN 75 MM ABOVE THE ADJACENT FINISHED GROUND LEVEL
2. IF LESS THAN 400 MM (MEASURED VERTICALLY) FROM THE SURFACE OF THE DECK OR GROUND SHALL BE MADE FROM-
  - (I) NON-COMBUSTIBLE MATERIAL; OR
  - (II) BUSHFIRE-RESISTING TIMBER (SEE APPENDIX F); OR
  - (III) A TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E1, APPENDIX E; OR
  - (IV) A COMBINATION OF ANY OF ITEMS (A) OR (B).

**EXPOSED PIPE**

EXPOSED WATER OR GAS PIPES TO BE METAL

**VENTS AND WEEPHOLES**

EXCEPT FOR EXCLUSIONS PROVIDED IN CLAUSE 3.6, VENTS AND WEEPHOLES IN EXTERNAL WALLS BE SCREENED WITH A MESH MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

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Caccavo Group	2441	A.HILL	C.LI

GENERAL NOTES	REVISION	DATE	SCALE

PAGE NORTH

DA15

DRAWING

BUSHFIRE PROTECTION NOTE

**BUSHFIRE ATTACK LEVEL (BAL) TO AS3959: BAL-29**

**EXTERNAL WALLS**

TO COMPLY WITH AS3959-2018, CLAUSE 7.4

1. CONCRETE/BRICK BLOCK VENEER, CONCRETE RENDER FINISH
2. TIMBER FRAMED WALLS SARKED ON THE OUTSIDE AND CLAD WITH 6mm FIBRE CEMENT SHEET

**EXTERNAL WINDOWS**

1. BUSHFIRE SHUTTER CAN BE USED
2. 5mm TOUGHENED GLAZING
3. OPENABLE PORTION SCREENED AND FRAME OF METAL, OR BUSHFIRE RESISTING TIMBER AND PORTION WITHIN 400mm OF GROUND LEVEL SCREENED.

**EXTERNAL DOORS**

1. TO BE SCREENED WITH STEEL MESH
2. GLAZED WITH 6mm TOUGHENED GLASS WITH NON-COMBUSTIBLE FRAME
3. TIGHT-FITTED WITH WEATHER STRIPS AND DRAUGHT SEALS

**SLIDING DOORS**

1. TO BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH METAL FRAMES OR;
2. FRAME AND DOOR TO BE MADE OF METAL WITH 6mm TOUGHENED GLASS, DOORS TO BE TIGHT IN FRAMES  
(a) SCREENS NOT REQUIRED FOR OPENABLE PORTION OF THE DOOR

**SIDE HUNG EXTERNAL DOORS**

1. TO BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH METAL FRAMES OR;
2. FRAME AND DOOR TO BE BUSHFIRE-RESISTING TIMBER MATERIAL AND FRAME WITH 6mm TOUGHENED GLASS, DOORS TO BE TIGHT IN FRAMES  
(a) EXTERNAL HARDWARE THAT SUPPORTS THE PANEL'S FUNCTION OF OPENING AND CLOSING SHALL BE METAL  
(b) SCREENS NOT REQUIRED FOR THE OPENABLE PORTION OF DOOR

**FLOORS**

1. CONCRETE SLAB ON GROUND, ENCLOSURE BY EXTERNAL WALL OR;
2. FLOORING LESS THAN 400mm ABOVE GROUND LEVEL TO BE NON-COMBUSTIBLE, NATURALLY FIRE RESISTANT TIMBER OR PROTECTED ON THE UNDERSIDE WITH SARKING OR MINERAL WOOL INSULATION

**VERANDAS AND DECKS**

1. TO COMPLY WITH CLAUSE 7.7 OF AS3959-2018
2. DECKING MATERIAL TO BE NON-COMBUSTIBLE
3. ENCLOSED SUB-FLOOR SPACE OR NON-COMBUSTIBLE SUPPORTS
4. BALUSTRADE AND HANDRAILS WITHIN 125mm OF A GLAZED ELEMENT TO BE NON-COMBUSTIBLE
5. EXPOSED WATER OR GAS PIPES TO BE METAL

**GARAGE/VEHICLE ACCESS DOORS**

1. METAL GARAGE DOOR, NO VENT SLOT
2. DOORS SHALL BE PROTECTED WITH SUITABLE WEATHER STRIPS, DRAUGHT EXCLUDERS, DRAUGHT SEALS OR BRUSHES
3. DOOR ASSEMBLIES FITTED WITH GUIDE TRACKS DO NOT NEED EDGE GAP PROTECTION (REFER TO FIGURE D4)

**ENCLOSED SUBFLOOR: BEARER & JOISTS**

ENCLOSURE BY EXTERNAL WALL OR BY NON-COMBUSTIBLE SUPPORTS.

**VERANDAS, CARPORT AND AWNING ROOF**

1. A VERANDA, CARPORT OR AWNING ROOF FORMING PART OF THE MAIN ROOF SPACE SHALL MEET ALL THE REQUIREMENTS FOR THE MAIN ROOF AS SPECIFIED IN CLAUSES 5.6.1 TO 5.6.6 OF AS3959-2018
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**ROOFS**

1. NON-COMBUSTIBLE COLORBOND METAL ROOF SHEETING
2. ROOF/WALL & ROOF/ROOF JUNCTIONS TO BE SEALED
3. ROOF VENT OPENINGS TO BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR METAL MESH
4. ONLY EVAPORATIVE COOLERS MANUFACTURED IN ACCORDANCE WITH AS/NZS 60335.2.98 SHALL BE USED. EVAPORATIVE COLLERS WITH AN INTERNAL DAMPER TO PREVENT THE ENTRY OF EMBERS INTO ROOF SPACE NEED NOT BE SCREENED EXTERNALLY

**GENERAL SARKING FOR TILED & SHEET ROOFS**

TO BE FULLY SARKED, SARKING SHALL -

- (a) BE LOCATED ABOVE ROOF BATTENS;
- (b) COVER ENTIRE ROOF AREA INCLUDING RIDGES AND HIPS; AND
- (c) EXTEND INTO GUTTERS AND VALLEYS

**SHEET ROOFS ADDITIONAL REQUIREMENTS:**

- (a) SARKING IN ACCORDANCE TO GENERAL SARKING REQUIREMENTS, EXCEPT THAT FOIL-BACKED INSULATION BLANKETS MAY BE INSTALLED OVER THE BATTENS;
- (b) HAVE ANY GAPS SEALED AT THE FASCIA OR WALL LINE, HIPS AND RIDGES BY -
  - (i) A METAL MESH; OR
  - (ii) 6mm FIBRE CEMENT SHEET; OR
  - (iii) OTHER NON-COMBUSTIBLE MATERIAL



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**REV ID DESCRIPTION DATE**

PROJECT	REVISION	DATE	SCALE
PROPOSED DISTILLERY BOND STORES 1541 COLEBROOK RD, CAMPANIA		5/02/2026	AS SHOWN @A3
CLIENT	PROJECT ID	CHECKED BY	DRAWN BY
Caccavo Group	2441	A.HILL	C.LI

**PAGE NORTH**

DA16

**DRAWING**

BUSHFIRE PROTECTION NOTE CONTIN



ENVIRONMENT

SUSTAINABLE  
DEVELOPMENT

ECONOMICS

1541 Colebrook Road Campania

Olive Oil Processing Facility, Whisky Distillery, Cellar Door &  
Bond Store

Client: Caccavo Group

Author: Evan Boardman

Date: 31 October 2025

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Authorised by

A handwritten signature in black ink, appearing to read 'Evan Boardman'.

Name: Evan Boardman





## 1. INTRODUCTION

---

- 1.1. This report supports a development application for an Olive Oil Processing Facility, Whisky Distillery and Ancillary Cellar Door and Bond Stores.
- 1.2. This supporting documentation should also be considered with the attached documentation:
  - 1.2.1. Architectural drawings, plans and elevations – Oramatis 27 October 2025.
  - 1.2.2. Property Title Folio Text and Plan
  - 1.2.3. Bushfire Hazard Report 16 October 2025 Southern Planning
  - 1.2.4. Traffic Impact Assessment
  - 1.2.5. Signage Plan

## 2. PROPERTY DESCRIPTION

---

- 2.1. The site is within a property at 1541 Colebrook Road Campania (the Property) as shown in Figures 1 and 2.
- 2.2. The Property has an area of 74ha and is approximately 6.6km from the township of Campania.
- 2.3. It is a Rura property surrounded by Intensive horticultural operations.
- 2.4. The elevation of the Property is undulating ranging from 150m in the northwestern area to 100m in the northeast.



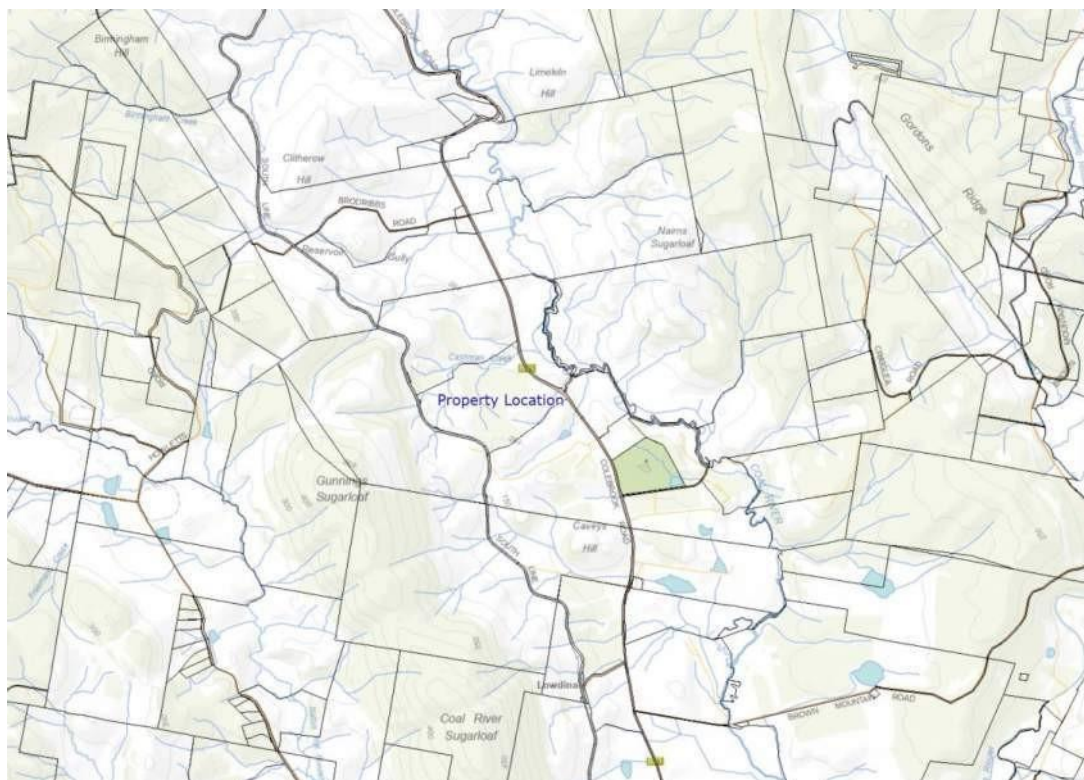


Figure 1: Property Location source [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



Figure 2: Property Location source [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

2.5. Approximately 34ha or 50% of the Property is covered with an Olive Oil Tree Plantation. This is the oldest Olive Tree Plantation in Tasmania, planted by the current owner's father.



Figure 3: Olive Oil Plantation on the Property

2.6. The Property has been and continues to be used for agricultural/ Resource Development Uses.

2.7. There are two farm dams on the Property each with a surface area of approximately 1,250m<sup>2</sup>.

2.8. There is virtually no native vegetation remaining on the Property being replaced with olive trees and pasture grasses.

2.9. It has frontage to Colebrook Road with two entrances off the Road both at the southeastern end of the Property as shown in Figures 4 and 5.



Figure 4: Western access.



Figure 5: Eastern access

2.10. It is of an irregular shape and has frontage to Colebrook Road along the northern boundary. A railway line runs along the southwestern edge of the Property.

2.11. There are three buildings on the Property (the largest of which is the residential dwelling with a floor area of 130m<sup>2</sup>), these buildings are within the most developed part of the property in the southeast as shown in Figure 6.



Figure 6: Aerial image showing the buildings on the Property.

2.12. The Premium Property Report describes the Property as



## PREMIUM PROPERTY Information Report

### PROPERTY DETAILS - 1541 COLEBROOK RD CAMPANIA

<b>Property Name:</b>		
<b>Land Use:</b>	Primary Production - GRAZING/PASTORAL-NOT IRRIGATED (valuation purposes only)	
<b>Improvements:</b>	DWELLING & FARM IMPROVEMENTS	
<b>Improvement Sizes (Top 3 by Size):</b>	<b>Improvement:</b>	<b>Area:</b>
	DWELLING	134.0 square metres
	OUTBUILDING	80.0 square metres
	ORCHARD	31.0 square metres
<b>Number of Bedrooms:</b>	3	
<b>Construction Year of Main Building:</b>	2004	
<b>Roof Material:</b>	Colorbond	
<b>Wall Material:</b>	Colorbond	
<b>Land Area:</b>	74.67 hectares	
<b>Title References:</b>	175225/4	
<b>Municipality:</b>	SOUTHERN MIDLANDS <a href="#">View Municipality Information Report</a>	
<b>Title owner:</b>	175225/4 : RAMAROSI HOLDINGS PTY LTD	
<b>Interested parties:</b>	RAMAROSI HOLDINGS PTY LTD	
<b>Postal address:</b>	LEVEL 1 142 ELIZABETH ST	
<b>(Interested Parties)</b>	HOBART TAS 7000	

Figure 7: Premium Property Report



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### 3. THE SITE

3.1. The site within which it is proposed to undertake the Proposal is within the south-eastern corner of the Property as shown in Figure 8.

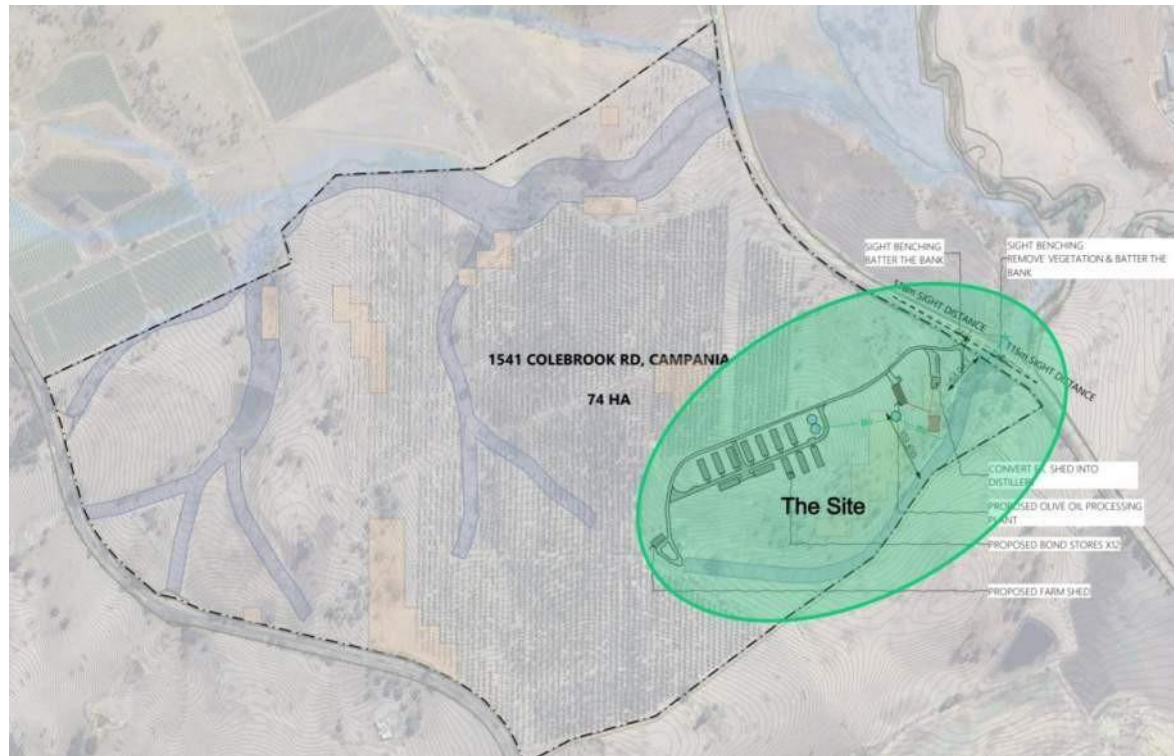


Figure 8: The Site source Oramatis Studio

3.2. The site upon which the Proposal would be located covers approximately 2 ha. It is not suitable for growing olive trees and is the most developed area of the Property in terms of buildings, roads, and infrastructure.

3.3. There is virtually no native vegetation remaining on the site.

3.4. The Site is zoned Agriculture under the Tasmanian Planning Scheme – Southern Midlands Local Provision Schedule as shown in Figure 9 and is subject to the Landslip Hazard Code and the Bushfire Prone Areas Code, Natural Assets Code, Waterway and Coastal Protection Area as shown in Figure 10.

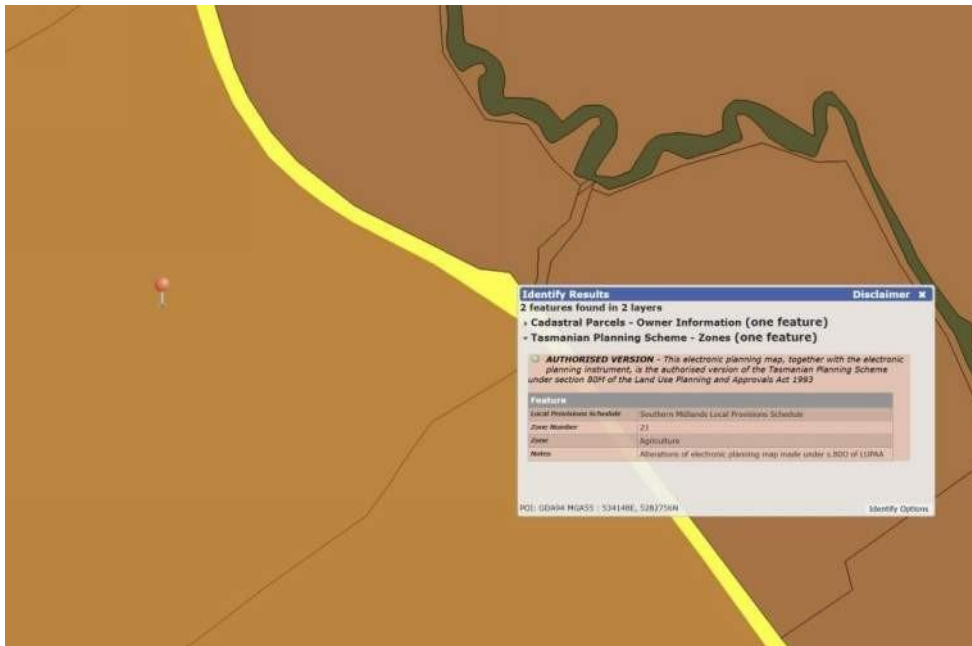


Figure 9: Property Zoning



Figure 10: Aerial image showing planning overlays source [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)



## 4. PROPOSAL

---

- 4.1. The Proposal seeks approval for construction and operation of an olive oil processing plant, whisky distillery and twelve bond stores.
- 4.2. The existing shed on the Property would be converted to be used for a whisky distillery.
- 4.3. A cellar door would be an ancillary component to the overall operation.

## 5. PLANNING SCHEME ASSESSMENT

---

### 5.1. Use Categorisation

5.1.1. The proposed use is best categorised as

5.1.2. Resource Processing - *use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery, brewery, cidery, distillery, and sawmilling.*

5.1.3. Resource Development- *use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. 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, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing and marine farming shore facility.*

5.2. The Resource Processing Use is discretionary within the Agriculture Zone as per table 21.2 and Resource Development is Permitted.

5.3.21.3.1 Discretionary uses – the relevant clause is listed and considered below.



hazard management area required to achieve this BAL as shown on the Bushfire Hazard Management Plan prepared for the proposal.

The Bushfire Emergency Plan will be required to satisfy the Director's Determination – Bushfire Hazard Areas and must be implemented prior to completion of the proposed buildings.

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## Appendix 5 - Bushfire Hazard Management Plan



# Bushfire Hazard Report



*Cover photo: view to north from site.*

**Distillery, Bond Stores, and Olive Oil Processing Plant**

**1541 Colebrook Road, Campania**

16 October 2025

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## Overview

### Project Detail

**Project:** Distillery, Bond Stores, and Olive Oil Processing Plant

**Site Address:** 1541 Colebrook Road, Campania

**PID:** 9047145

**CT Reference:** 175225/4

**Clients:** Caccavo Group

**Author:** Adam Smee, Bushfire Hazard Practitioner

**Accreditation No.:** BFP-120

**Scope of Accreditation:** 1, 2, 3a, and 3b

**Email:** adam@southernplanning.com.au

**Phone:** 0404 439 402

**Date:** 16 October 2025

**Version:** v1.2

### Executive Summary

This report considers the bushfire hazard posed to a distillery, bond stores, and an olive oil processing plant proposed on the above property. The report concludes that this hazard is acceptable provided that the development proceeds in accordance with the attached recommendations. These recommendations include that the design and construction of the proposed buildings must comply with the construction requirements for either BAL12.5 (distillery and processing plant) or BAL19 (bond stores) as prescribed within AS3959:2018.

## Introduction

### Purpose

The purpose of this report is to consider the bushfire hazard posed to a distillery, bond stores, and an olive oil processing plant proposed on a site within a bushfire prone area.

### Scope

This Report has been prepared in accordance with the Tasmania Fire Service (TFS) Chief Officer's Bushfire Hazard Advisory Note 4 (version 4.0). This Advisory Note prescribes the Chief Officer's Approved Form for a Bushfire Hazard Management Plan and the required content for a Bushfire Hazard Report. The Advisory Note states that a Bushfire Hazard Report is:

*An investigation and assessment of bushfire risk to establish the level of hazard exposure, vulnerability, and the required mitigation to achieve an acceptable level of residual risk.*

The scope of the report therefore includes identification of the level of bushfire threat posed to the development in accordance with the Australian Standard for *Construction of Buildings in Bushfire Prone Areas AS3959:2018* (the Australian Standard). The report also considers the vulnerability to bushfires of the proposed development and options for mitigation measures to reduce this risk. These options include identification of the appropriate construction requirements for the development within the Australian Standard. The report also identifies the appropriate bushfire hazard mitigation measures provided within the *Director's Determination - Bushfire Hazard Areas* (the Director's Determination). The report provides a conclusion regarding the residual risk that would remain to the development from bushfire if these mitigation measures are implemented.

### Limitations

The report is limited to an assessment of the bushfire hazard posed to the proposed development as prescribed in the Australian Standard and as required by the Director's Determination. The report does not offer comment on the environmental impact of the proposed development, including that of any vegetation management required to implement any recommended bushfire hazard mitigation measures.

### Disclaimer

Given the above scope and limitations, no responsibility is taken by the author for any loss arising as a result of any matter not considered in the Australian Standard or the Director's Determination. Neither is any responsibility taken by the author for any loss arising as a result of failure to comply with the recommendations made in this report. Attention is drawn to the Australian Standard's foreword which states that it is:

*Primarily concerned with improving the ability of buildings in designated bushfire-prone areas to better withstand attack from bushfire thus giving a measure of protection to the building occupants (until the fire front passes) as well to the building itself.*

Compliance with the Australian Standard does not guarantee that no loss of life or property will occur as a result of bushfire, as it further states:

*It should be borne in mind that the measures contained in this Standard cannot guarantee that a building will survive a bushfire event on every occasion. This is substantially due to the degree of*

*vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions.*

Attention is also drawn to current TFS advice which states that in catastrophic Fire Danger Rating conditions:

*Homes cannot withstand fires in these conditions. You may not be able to leave, and help may not be available.*

It should also be noted that the Fire Danger Index (FDI) prescribed for the design of buildings within bushfire prone areas in Tasmania is FDI50. However, please note that in severe and extreme conditions the actual FDI may significantly exceed this figure and the bushfire protection measures identified in this report should not be relied upon in these situations.

### **The Author**

The author is a qualified land use planner with over eighteen years' experience in local government; the majority spent working in planning in a rural context. The author has successfully completed the University of Technology Sydney's *Development and Building in Bushfire Prone Areas Short Course*. The author is accredited by the TFS to assess bushfire hazard and to certify Bushfire Hazard Management Plans for buildings or extensions and for subdivisions involving less than 10 lots. The author has been practicing as Bushfire Hazard Practitioner since 2013.

### **Site Visit**

A site visit was conducted on 22 August 2025.

### **Proposal**

The proposal is to construct a distillery, bond stores, and an olive oil processing plant on the subject property. The construction of a farm shed is also proposed. However, this building is not required to be included in this assessment given its classification under the National Construction Code (NCC) and that it would be "integral to the agricultural use of the land" and not a habitable building (see clause 2.1(2) of the Director's Determination). The proposed farm shed would be either a class 7 or class 10a building that is greater than 6m from a habitable building. Clause 2.1 of the Director's Determination states that it does not apply to these classes of buildings.

The proposed farm shed would not involve the storage of manifest quantities of hazardous chemicals so is not considered to involve hazardous use as defined in the Bushfire Prone Areas Code. While the proposed bond stores would involve storage of hazardous chemicals, these buildings are considered to be for a different use as classified under the applicable planning scheme, i.e., the *Tasmanian Planning Scheme – Southern Midlands*. The proposed farm shed would be associated with the existing agricultural use of the property which is within the Resource Development use class. The other proposed buildings, including the proposed bond stores, are considered to be within the Resource Processing use class.

The proposed distillery (NCC class 6) would involve the conversion of an existing shed within the eastern part of the property, close to the access point from Colebrook Road. The distillery would have a footprint of approximately 142m<sup>2</sup> and include a bar and display area in order to provide a "cellar door" service. The distillery would also include a WC and a storage area.

The proposed olive oil processing facility (NCC class 8) would also be located within the eastern part of the property. The facility would have a footprint of approximately 24m x 12m and a maximum height of 7.6m. The building would include staff facilities such as a WC, shower, and an office.

Twelve bond stores (NCC class 7b) are proposed within a cleared area in the south-eastern part of the property. Each bond store would have a footprint of approximately 30m x 10m and a maximum height of approximately 5.6m. The bond stores would have metal sheet (Colorbond) walls and roofs. Each bond store would contain up to 100,000L of potable spirits.

Vehicular access to all proposed buildings would be via an existing farm track off an access point to Colebrook Road at the eastern corner of the property. The buildings would rely upon on-site services, including on-site water supplies, as reticulated services are not available on the site.

## Site Description

The site is within the south-eastern part of a large rural property within the Campania locality. The property has an irregular shape and frontage to Colebrook Road on its north-eastern boundary. The south-western boundary of the property is contiguous with the South Line railway line. The property has an area of 74.6ha.

The land has been mostly cleared of native vegetation. The central and southern parts of the property are occupied by a large olive orchard. There is a mostly cleared area within the south-eastern part of the property where the proposed buildings would be located. There are some farm buildings and associated storage and stock holding structures at the south-western edge of this area.

The subject property is surrounded by similar rural land. There is a winery and vineyards on the large rural property to the south-east and row crops on the property to the north-west. Further agricultural use occurs to the north-east on the opposite side of Colebrook Road.

The site is mapped within the bushfire prone areas overlay of the *Tasmanian Planning Scheme – Southern Midlands*.



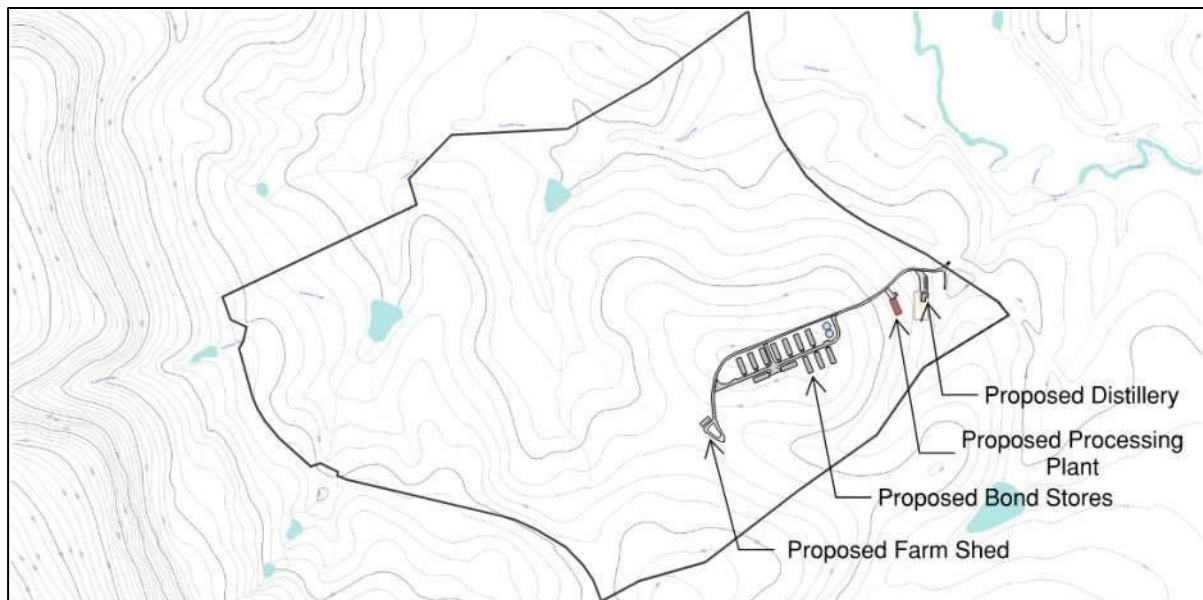
Aerial view of subject property (outlined in white) and surrounding land overlaid with proposed development (source: ESRI accessed via LISTmap 27/8/2025).



Closer aerial view of proposed development site (subject property outlined in white) and nearby land overlaid with proposed development (source: ESRI accessed via LISTmap 27/8/2025).

### Topography

The proposed bond stores would be located at the top of unnamed hill within the eastern part of the property. The proposed distillery and the olive oil processing plant would be located on the eastern face of this hill. There is a gully to the south and east of the hill. The land to the north and north-west of the hill falls toward Cashman Creek. The land to the north-east falls toward the Coal River. The river is approximately 170m from the subject property at its closest point.



Topographical relief (5m contours) of subject property (outlined in black) and surrounding land (source: LISTmap accessed 27/8/2025).



*Hillshade relief of subject property (outlined in white) and surrounding land (source: LISTmap accessed 27/8/2025).*

## Site Assessment

### Vegetation

The large olive orchard on the site would be to the north and west of the proposed bond stores. Orchards are listed as an example of low-threat vegetation in clause 2.2.3.2(f) of the Australian Standard. However, given the size of the olive orchard on the site (i.e., greater than 30ha) and anecdotal evidence that such orchards contribute to the intensity of wildfires, it is considered prudent to classify this vegetation as bushfire-prone. This vegetation does not obviously fall into any of the vegetation classifications provided in Table 2.3 of the Australian Standard. However, the composition of this vegetation is considered to be most similar to that described in Group D Scrub in Table 2.3 as it includes shrubs up to 6m high that are greater than 2m high.

While the olive orchard would also be to the south of the proposed bond stores, there would be greater separation between these buildings and this vegetation in this direction. The closest bond store would be more than 100m from the orchard to the south. The land between the location of the proposed bond stores and the orchard, as well as that between this location and the property's south-eastern boundary, has been mostly cleared of native vegetation. There are some remnant shrubs to the south-east of this location, however, they do not provide a foliage cover greater than 10%. Therefore, the vegetation to the south and south-east of the proposed bond stores is classified within the Group G Grassland classification.

The land to the north, east, and south of where the proposed distillery and processing facility would be located has also been cleared of native vegetation. Therefore, the vegetation in these directions is classified within the Group G Grassland classification. The land between this location and the orchard to the west has also been cleared. The processing facility would be approximately 140m from the orchard at its closest point. Therefore, the vegetation in this direction is also classified within the Group G Grassland classification.

### Slope

The proposed distillery would be above the level of the land between it and the base of the gully to the east and south-east. The effective slope in these directions would therefore be downslope and between 15° and 20° to the east and between 10° and 15° to the south-east. The distillery would also be above the level of the nearby land to the north, between it and Colebrook Road. The effective slope in this direction would also be downslope but between 5° and 10°. The distillery would be level with or below the level of the land in the remaining directions, so the effective slope would be level or upslope and 0°.

The proposed processing plant would have a similar relationship with the nearby land to the north, east, and south-east. However, the gradient to the east and south-east of this building would be less than that to the east and south-east of the distillery, and between 10° and 15°, and 5° and 10°, respectively. The processing plant would be above the level of the land to the south and to the north-west. The effective slope in these directions would be downslope and less than 5°. The processing plant would be below the level of the land to the west so the effective in this direction would be upslope and 0°.

Given their location at the top of a hill, the proposed bond stores would generally be above the level of the surrounding land. The effective slope of the surrounding land is therefore downslope and varies between 10° and 15° to the east and south-east and between 5° and 10° in the remaining directions.

### **Distances**

Each of the proposed buildings would be provided with adequate separation distances from bushfire prone vegetation. The proposed distillery and processing plant would be located within cleared areas and have sufficient separation from the property boundaries and the olive orchard on the site. The proposed bond stores would also be located upon cleared land although they would be closer to the olive orchard. The separation between the bond stores and the orchard would be increased by the removal of trees at the ends of the closest rows.

### **Bushfire Attack Level**

Table 2.6 within the Australian Standard prescribes Bushfire Attack Levels for development based upon the relevant Fire Danger Index, its distance from unmanaged vegetation, the type of bushfire prone vegetation nearby, and the gradient beneath the vegetation. A BAL assessment must be based upon the highest BAL posed to a development. As demonstrated in the attached Hazard Management Areas Tables, the Bushfire Attack Level posed to the proposed buildings would either be BAL12.5 (distillery and processing plant) or BAL19 (bond stores).

## Tasmanian Planning Scheme – Southern Midlands

### *C13.0 Bushfire-Prone Areas Code*

The site is mapped within the Bushfire Prone Areas Overlay of the *Tasmanian Planning Scheme – Southern Midlands*. The proposed use and development must therefore comply with the relevant provisions within the Planning Scheme’s Bushfire-Prone Areas Code (the Code).

### *C13.2 Application of this Code*

Clause *C13.2.1* states that the Code applies to:

- (a) *subdivision of land that is located within, or partially within, a bushfire-prone area; and*
- (b) *a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.*

The Code defines a hazardous use as:

*a use where:*

- (a) *hazardous chemicals of a manifest quantity are stored on a site; or*
- (b) *explosives are stored on a site and where classified as an explosives location or large explosives location as specified in the Explosives Act 2012.*

While no explosives are proposed to be stored on the site, it is proposed to store hazardous chemicals greater than a manifest quantity within the proposed bond stores. The term “hazardous chemical of manifest quantity” is defined in the planning scheme as:

*a hazardous chemical, as defined in the Work Health and Safety Regulations 2022, if the amount of hazardous chemical stored exceeds the manifest quantity as specified under the Work Health and Safety Regulations 2022.*

Schedule 11 of the *Work Health and Safety Regulations 2022* prescribes placard and manifest quantities for hazardous chemicals. Potable spirits, which would be stored in the proposed bond stores, are considered to be flammable liquids as defined in these regulations because they have a flash point of less than 93°. The total volume of potable spirits proposed to be stored on the site would exceed the manifest quantities listed for any of the categories of flammable liquids provided in Schedule 11. Therefore, the intended use of the proposed bond stores is considered to be a hazardous use as defined in the Code.

While the proposed distillery would not be used to store a manifest quantity of hazardous chemicals, it is considered to be associated with the proposed hazardous use. This aspect of the development has therefore been included in the following assessment of the proposed hazardous use against the relevant standards within the Code.

The proposed olive oil processing facility has not been included in the assessment of the proposal against the Code standards. The facility would not be used to store a manifest quantity of hazardous chemicals so is not considered to involve a hazardous use as defined in the Code. While the facility would be within the same use class as the proposed distillery and bond stores (i.e., resource processing), it is for a different resource processing use that is related to the agricultural use of the

site. However, as discussed further below, the proposed processing facility would be within an NCC class to which the Director’s Determination applies.

*C13.5 Use Standards*

*C13.5.2 Hazardous uses*

The objective for clause C13.5.2 is:

*That hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard.*

Acceptable Solution	Performance Criterion
<p><b>A1</b></p> <p><i>No Acceptable Solution.</i></p>	<p><b>P1</b></p> <p><i>A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to:</i></p> <ul style="list-style-type: none"> <li><i>(a) the location, characteristics, nature and scale of the use;</i></li> <li><i>(b) whether there is an overriding benefit to the community;</i></li> <li><i>(c) whether there is no suitable alternative lower-risk site;</i></li> <li><i>(d) the emergency management strategy (hazardous use) and bushfire management plan; and</i></li> <li><i>(e) other advice, if any, from the TFS.</i></li> </ul>

There is no acceptable solution A1 for the above clause which applies where a hazardous use is proposed on a site that is within a bushfire prone area. The proposal therefore relies upon the above performance criterion P1.

The term “tolerable risk” is defined in the Planning Scheme as:

*the lowest level of likely risk from the relevant hazard:*

- (a) to secure the benefits of a use or development in a relevant hazard area; and*
- (b) which can be managed through:*
  - (i) routine regulatory measures; or*
  - (ii) by specific hazard management measures for the intended life of each use or development.*

This report, including the attached Emergency Management Strategy (EMS) and Bushfire Hazard Management Plan (BHMP), is considered to demonstrate that the bushfire risk posed to the proposed use may be managed through a combination of routine regulatory measures and specific hazard management measures. It is therefore considered that a tolerable risk from bushfire can be achieved and maintained, as demonstrated by the following assessment.

### C13.5.2 Hazardous uses (a)

Sub-clause (a) of the above performance criterion requires consideration of the “location, characteristics, nature and scale of the use”. The location of the site is considered to assist in ensuring that a tolerable risk from bushfire can be achieved for the proposed hazardous use. The subject property has been mostly cleared of native vegetation and is surrounded by similar cleared rural land. The subject property and the adjoining properties to the north-west, south-east, and north-east are actively farmed. The proposed development site is within the south-eastern part of the property and therefore separated from the area of native vegetation to the west of the subject property.

While the large olive orchard on the property has been classified as bushfire prone vegetation, it would continue to be managed in a manner that would reduce the bushfire risk it poses to the proposed development. Standard orchard management practices such as irrigation, pruning, and regular slashing of the access aisles between the rows would continue. Therefore, the proposed hazardous use would be located upon a site that is surrounded by land that is actively farmed, which is considered to reduce the bushfire risk posed to it.

The proposed hazardous use would also be located on a relatively isolated, rural site that is not close to any population centres. While the site’s relative isolation has no impact upon the bushfire risk posed to the proposed use, it does impact upon the potential for hazardous materials stored on the site to contribute to the intensity of a bushfire that may threaten other use and development, such as residential development within population centres.

The proposed hazardous use would be of a relatively large scale – i.e. it would allow for the storage of over 1000 kilolitres of potable spirits on the site. However, the characteristics and nature of the use are considered to mitigate the risk posed by its larger scale. The proposed separation of the volume of potable spirits between twelve separate buildings spread across the site is considered to compartmentalise and reduce the risk compared with the storage of a similar volume in fewer, larger buildings.

The proposed bond store buildings would have non-combustible metal sheet cladding and roofing. These buildings would also have simple, rectangular shaped footprints that would not provide re-entrant corners. The buildings would not have any glazed elements although they would have multiple louvred panel vents in each elevation and large access doors at one end. However, ember proof mesh would be provided across these vents in accordance with the assessed BAL and the access doors would be located away from the most likely direction of bushfire attack – i.e., the doors would not face toward the north or west where the parts of the olive orchard that would be closest to the buildings are located.

### C13.5.2 Hazardous uses (b)

Sub-clause (b) of the above performance criterion requires consideration of “whether there is an overriding benefit to the community”. Given the nature of the proposed hazardous use, i.e., it is for storage of hazardous materials associated with a private commercial interest; it would provide only limited direct benefit to the community. Any benefit to the community is likely to be indirect and related to factors such as an increase in economic activity and employment within the local area. However, the limited direct community benefit of locating the proposed hazardous use upon a bushfire prone site is considered to be balanced by the limited increase in bushfire risk posed to the community by the use. As noted earlier, the site’s relative isolation is considered to reduce the

potential for hazardous materials stored on the site to contribute to the intensity of a bushfire that may threaten other use and development, such as residential development within population centres for example.

#### C13.5.2 Hazardous uses (c)

With regard to sub-clause (c) of the performance criterion and “whether there is no suitable alternative lower-risk site”, there is unlikely to be a lower risk site with an area similar to the subject property available within the region. The site is considered to have a relatively low bushfire risk given that it is surrounded by cleared land, much of which is actively farmed and appropriately managed. As discussed earlier, the vegetation around the site has mostly been classified within the Group G Grassland classification within the Australian Standard. This classification has one of the lowest modelled fuel loads, as reflected in the reduced separation distances required from this type of vegetation in Table 2.6 of the Australian Standard. While the olive orchard on the site has been classified within the Group D Scrub classification, this is considered to be a cautious approach as this vegetation would continue to be managed in the usual manner expected for an orchard.

There are also unlikely to be alternative sites with sufficient area to accommodate the proposed use that are not bushfire prone. Any appropriately zoned, “green fields” commercial or industrial land within southern Tasmania is usually found at the periphery of settlements and is usually therefore mapped as bushfire prone. While commercial or industrial land that is more centrally located within settlements is not bushfire prone, there is unlikely to be a site with sufficient area to accommodate the proposed use. Development upon more centrally located commercial or industrial land is usually well established and historical use patterns have resulted in a high degree of land fragmentation. The large area available on the site allows for separation between the proposed bond stores and for large separation distances from adjoining properties. Such separation is unlikely to be available upon centrally located commercial or industrial land.

#### C13.5.2 Hazardous uses (d)

With regard to sub-clause (d) of the performance criterion, the attached Bushfire Hazard Management Plan (BHMP) has been prepared by a suitably accredited bushfire hazard practitioner in accordance with the Chief Officer’s Bushfire Hazard Advisory Note 4. The BHMP also demonstrates that the proposal will comply with the relevant deemed to satisfy provisions of the Director’s Determination.

The attached Emergency Management Strategy (EMS) has been prepared in accordance with the TFS *Bushfire Emergency Planning Guideline* (the Guideline). Specifically, the EMS has been developed in accordance with the process described in part 4.2.2 *Emergency Management Strategy Requirements* of the Guideline which states that:

*The emergency management strategy must be compliant with this Guideline, and developed in accordance with the following process:*

- 1) *To the degree necessary or practical, follow the emergency planning process outlined in Section 5 of this Guideline;*
- 2) *Consider and where relevant detail the following:*
  - a) *Occupancy characteristics (e.g. number of occupants, age profile, disability, mobility and health considerations, communication constraints);*
  - b) *Emergency management structure and capability (e.g. characteristics and capacity of the Emergency Control Organisation (ECO), response and intervention teams);*

- c) *The building(s) and/or site vulnerability (e.g. construction, design, access, firefighting water supply, proximity to hazard, landscaping);*
  - d) *Complementary bushfire protection strategies, proposed or existing (e.g. alert systems, suppression systems, training, hazard management);*
  - e) *Possible bushfire scenarios (e.g. nature of the hazard, fire weather, landscape fire risk, fire path, on-site ignition potential);*
  - f) *Primary and contingency bushfire safety options, proposed or existing (e.g. evacuation and shelter options analysis);*
  - g) *Firefighter access, firefighting services, and firefighter protection; and*
  - h) *Likelihood and consequence if hazardous materials or explosives are impacted by fire;*
- 3) *Undertake a risk analysis in accordance with Section 5 of this Guideline;*
  - 4) *Determine suitable emergency management responses in accordance with 5 of this Guideline;*
  - 5) *Document the rationale in support of the proposed Emergency Management Strategy, including an evaluation of how a tolerable risk level of risk would be achieved.*

An assessment of the proposal against each clause of part 4.2.2 of the Guideline is provided below.

#### *4.2.2 Emergency Management Strategy Requirements (1)*

Clause (1) of part 4.2.2 requires the emergency planning process outlined in Section 5 of the Guideline to be followed when preparing an EMS.

#### *Bushfire Emergency Planning Guideline - Section 5*

The emergency planning process is outlined in Section 5 of the Guideline as follows:

- 1) *Establish the Emergency Planning Committee (EPC),*
- 2) *Analyse Site Characteristics,*
- 3) *Undertake Risk Analysis,*
- 4) *Determine Primary & Secondary Emergency Actions,*
- 5) *Develop Primary & Secondary Emergency Procedures,*
- 6) *Determine Pre-Emptive Actions & Procedures,*
- 7) *Develop Emergency Plan & Bushfire Action Plan,*
- 8) *Provide training and education on emergency procedures, and,*
- 9) *Provide a copy of the plan to TFS and review, maintain and update plan annually.*

A response to each step in the emergency planning process outlined in Section 5 of the Guideline is provided below.

#### *5.1 Establish the Emergency Planning Committee (EPC)*

Clause 5.1 of the Guideline states that:

*The EPC is a consultative group, responsible for:*

- a) *Establishing and implementing emergency plans and procedures;*
- b) *Identifying duties and responsibilities of positions;*
- c) *Formulating emergency procedures;*
- d) *Ensuring employees and other occupants are educated and trained on emergency procedures;*
- e) *Ensuring all occupants are aware of the emergency procedures for the site; and*
- f) *Regularly reviewing the plan to ensure it remains practical and current.*

A footnote to clause 5.1 acknowledges that:

*In some cases a building or site may not yet be constructed or operating, yet an emergency plan may be required for the purposes of a building permit approval. In these circumstances the EPC shall comprise the competent person and other person(s) who has knowledge of the site, use and intended occupancy.*

Given that the proposed buildings are yet to be constructed, it is considered sufficient at this stage for the EPC to comprise of solely the author as the relevant competent person. As employees on the site are yet to be appointed, it is not possible to address some of the above requirements at this stage. A key recommendation of this report is that a Bushfire Emergency Plan and Bushfire Action Plan consistent with the EMS must be developed and implemented. These plans would address matters such as duties and responsibilities and emergency procedures.

### *5.2 Analyse Site Characteristics*

Clause 5.2 of the Guideline states that:

*The characteristics of the site and its occupants must be identified, including:*

- a) The occupancy characteristics (e.g. number of occupants, age profile, disability, mobility and health considerations, vulnerability, communication constraints, scale and capacity of ECO;*
- b) The building(s) and/or site vulnerability to bushfire (e.g. construction standards, design features, access, firefighting water supply, proximity to hazard, landscaping);*
- c) Complementary bushfire protection strategies, proposed or existing (e.g. alert systems, suppression systems, training, hazard management);*
- d) Possible bushfire scenarios (e.g. nature of the hazard, fire weather, landscape-scale fire risk, fire path, magnitude of fire);*
- e) Availability of suitable on-site refuges;*
- f) Availability of suitable off-site refuges that cater to the needs of occupants;*
- g) Availability of safe evacuation route(s), including time and space; and*
- h) Availability of evacuation transport.*

The Site Description and Site Assessment sections of this report are considered to provide sufficient consideration of the site characteristics as required by clause 5.2. With regard to sub-clause (a), similarly to above, it is not possible to identify all occupancy characteristics at this stage. However, it is likely that occupancy of the site will include farm workers and employees and visitors associated with the proposed distillery and cellar door operations. While exact numbers are not yet known, it is likely that the number of occupants on the site will be limited given the small scale of the proposed distillery and cellar door operations.

Any staff employed on the site are likely to be of working age and able bodied given the requirements of farm work or working in a distillery and are therefore less likely to have health considerations or other vulnerabilities. Staff on the site are also less likely to have communication constraints.

However, given that the proposed distillery and cellar door operation is likely to target the tourist market, it is possible that visitors to the site may have communication constraints, such as limited understanding of the English language. Visitors to the site may also have mobility constraints. It is noted that the proposed distillery and cellar door would be required to be accessible by people in a

wheelchair. These potential communication and mobility constraints should be taken into account when developing emergency management strategies for the site.

Regarding the capacity of any Emergency Control Organisation (ECO) established on the site, a footnote to clause 5.2 states that:

*in some cases (e.g. short-term visitor accommodation) there may not be an ECO on site. In these scenarios, the bushfire emergency plan must reflect the limitations of ECO capability or availability.*

Given the small number of staff that are likely to be present on the site, it is likely that any ECO will have only limited capacity to respond to a bushfire emergency. Therefore, this lack of capacity should be reflected in any Bushfire Emergency Plan prepared for the site.

With regard to sub-clause (b), a consideration of the proposed buildings' and the site's vulnerability to bushfire has been provided earlier in the report, in response to other aspects of the performance criterion for clause C13.5.2 of the Code. As discussed earlier, the measures that would reduce the vulnerability to bushfire of the proposed development include the proposed use of non-combustible external building materials and the presence of cleared land surrounding the site.

With regard to sub-clause (c), advice from the project architect indicates that the proposed development would incorporate complementary bushfire protection strategies such as monitored alert systems. Training requirements, such as training requirements for any employees that are part of any ECO established on the site, would be addressed at a later stage via the Bushfire Emergency Plan. The attached BHMP incorporates hazard management measures such as hazard management areas and fire fighting water supplies.

With regard to sub-clause (d), there are considered to be several possible bushfire scenarios that may impact the site. The first is where a bushfire occurs within the area of native vegetation within the hills to the west of site. Given that less clearing has occurred in this area, a bushfire in this location would have a higher available fuel load when compared with bushfires in the other scenarios considered below. However, the area of native vegetation is approximately 1km from the development site and there is cleared land in between, including the land within the western part of the subject property. Therefore, the proposed development is unlikely to be affected by radiant heat or direct flame contact from a bushfire burning within this area. However, given that the prevailing wind comes from the west, it is likely in normal weather conditions that embers from such a fire may be transported to the site. In this scenario, monitoring of the site would be beneficial to ensure that any spot fires caused by these embers do not spread and lead to the bushfire scenarios considered below.

A further possible bushfire scenario that may impact the site is where a bushfire approaches the site from the north, east, or south. While the land in these directions has been mostly cleared of native vegetation and much of it is actively farmed, there are some areas that are not planted for crops and therefore less management occurs within these areas. Any bushfire approaching the site from the north, east, or south would be similar to a grassland fire which are typically fast moving and high intensity. The speed and intensity of any fire approaching from the north may be increased by hotter, drier conditions associated with the weather that often comes from this direction. In this scenario, active patrolling and the establishment of fire breaks around the perimeter of the property would be beneficial to ensure that any bushfire approaching the site from the north, east, or south does not spread to the assets on the subject property.

The final likely bushfire scenario that may impact the site is where a fire establishes within the olive orchard on the site, perhaps as a result of embers from a bushfire considered in the above scenarios. Any bushfire in this scenario is likely to be of relatively high intensity, noting that the vegetation within the orchard is considered to be most similar to that identified within Group D Scrub in the Australian Standard. This vegetation type has one of the highest modelled fuel loads identified in the Australian Standard.

As a result, it may not be possible to actively defend the proposed development, particularly the proposed bond stores, from a bushfire that establishes within the olive orchard and approaches from the north or west. Similarly to above, the intensity of any bushfire approaching the site from the north may be increased by winds associated with the hotter, drier conditions associated with the weather that often comes from this direction.

Therefore, the proposed development may need to rely upon passive bushfire hazard management measures such as building design features and hazard management areas. While the assessed BAL for the proposed bond stores is BAL19, these buildings would generally comply with the construction requirements prescribed within the Australian Standard for BAL29. Therefore, the bond stores would have the increased inherent safety provided by the larger separation distances required to achieve BAL19 while also having the added protection provided by the construction requirements prescribed for BAL29.

With regard to sub-clause (e), it is considered that the proposed distillery and olive oil processing plant buildings may offer potential on-site refuges. Both of these buildings are within cleared areas and would be separated from the olive orchard on the site. These buildings are also close to the access point to the property, which would be beneficial if evacuation or emergency personnel access is required. Both buildings would have generally non-combustible, metal sheet cladding and roofing.

With regard to sub-clause (f), the TFS Nearby Safer Place (NSP) closest to the site is the Colebrook Golf Course which is approximately 1km to the south-east. There is also an NSP to the north of the site at the Colebrook Recreation Ground. Access to both of these places from the site would be via Colebrook Road. This road generally passes through cleared land, much of which is actively farmed. Therefore, there are likely to be safe evacuation routes to the north and south of the site if required, as considered by sub-clause (g).

Given the site's relatively isolated location, it is likely that any occupants present would have travelled in their own vehicles and would be able to self-evacuate, as considered by sub-clause (h). However, the potential communication and mobility constraints of visitors discussed earlier should be taken into account when considering further emergency management strategies for the site.

### *5.3 Risk Analysis*

Clause 5.3 of the Guideline states that:

*A detailed and thorough risk analysis must be undertaken for the site or use, including an evaluation of how bushfire may affect the site and potential consequences for its occupants.*

Clause 5.3 further states that:

*The risk analysis may use qualitative, semi-quantitative or quantitative methods, and must include an assessment of:*

- a) Potential bushfire scenarios;*

- b) *The likelihood of the identified bushfire scenarios;*
- c) *The possible consequences for occupants and assets;*
- d) *Any existing controls that modify the risk; and*
- e) *Scenario testing for both shelter and evacuation options across a range of bushfire scenarios.*

*The findings of the risk analysis will inform the determination of appropriate primary, secondary and pre-emptive emergency actions, and may identify the requirement for a scaled response across various bushfire scenarios.*

This report is considered to include both qualitative and quantitative analysis of the bushfire risk posed to the proposed development. The report includes a qualitative analysis in response to the relevant provisions of the Guideline and the Code as well as a quantitative analysis in the form of a BAL assessment in accordance with the Australian Standard. With regard to sub-clause (a), potential bushfire scenarios have been considered above in response to clause 5.2 of the Guideline. With regard to sub-clause (b), the most likely of the identified bushfire scenarios is considered to be the second scenario in which a grassland type fire approaches the site from the north, east, or south. Given that much of the land in these directions is actively farmed, it is possible that the use of machinery or some other activity may lead to an uncontrolled fire. Colebrook Road is also to the north, east, and south of the site and use of this road may also lead to an uncontrolled fire.

With regard to sub-clause (c), the most significant consequence of the likely bushfire scenario is that it leads to the final bushfire scenario considered earlier, in which a fire establishes within the olive orchard on the subject property. This latter scenario would have the most significant consequences for occupants, visitors, and assets as it may not be possible to actively defend assets on the site and occupants and visitors may be required to shelter or evacuate in this scenario.

With regard to sub-clause (d), there are existing controls on the site that would modify the bushfire risk posed to the proposed development. These controls include standard orchard management practices that would reduce the available fuel load and the presence of cleared and similarly managed land surrounding the site.

With regard to sub-clause (e), the bushfire scenario in which shelter or evacuation options are likely to be necessary is the scenario in which a fire establishes within the olive orchard on the subject property. This scenario is considered less likely than the other scenarios considered earlier as measures could be put in place in order to reduce the potential for a fire to establish within the orchard. In the other identified scenarios, the bushfire risk posed to the site is not considered sufficient to warrant shelter or evacuate options. Both options are considered viable in the scenario in which a fire establishes within the olive orchard given the proposed location of on-site shelters and safe evacuations routes discussed earlier.

The above risk analysis should inform the determination of appropriate primary, secondary, and pre-emptive emergency actions; although it is noted that determination of these actions would be dependent upon the capacity of the ECO and that this capacity is likely to be limited. The proposed development is considered to allow for a scaled response to the various identified bushfire scenarios. For example, a scaled response to the first bushfire scenario considered earlier, in which a bushfire impacts upon the native vegetation to the west of the site, may be to close the proposed cellar door and for staff to assist patrons to evacuate to an NSP if required. Other actions in this scenario may include pausing production at the distillery and ceasing processes such as handling of potable spirits.

Other actions in other scenarios may include deployment of fire fighting equipment and active patrolling of the property perimeter. Last resort actions may include shelter or evacuation options.

#### *5.4 Determine Primary & Secondary Emergency Actions*

Clause 5.4 of the Guideline states that:

*In response to bushfire threat, there is the choice of one of two primary emergency management actions.*

As stated above, it is considered that both of the possible primary emergency management actions are viable on the site. It is also considered that which specific action should be taken in each scenario should be determined at a later stage, once an ECO for the site has been established and details such as employee numbers and capabilities are known. It is likely that a combination of the primary actions may be employed as part of a scaled response to the various identified bushfire scenarios, as discussed earlier.

#### *5.5 Develop Primary & Secondary Emergency Procedures*

Clause 5.5 of the Guideline states that:

*The formulation of emergency procedures must account for the capacity of the ECO to act, means of communication and warning systems, the characteristics of the site use and occupancy, and considerations of time and space. In addition, the emergency procedures must align with a trigger point that is based on various information inputs.*

Similarly to above, it is considered that formulation of emergency procedures should be determined at a later stage, once an ECO for the site has been established, and incorporated into the Bushfire Emergency Plan. It is noted that some of the bushfire scenarios identified earlier may align with the recognised trigger points, such as the TFS Bushfire Alert Levels. For example, an Advice or Watch and Act alert for a fire burning within the native vegetation to the west of the site would be an appropriate trigger for any action identified in response to the first bushfire scenario identified earlier. An Emergency Warning for a fire burning nearby to north, east, or south of the site would correspond with actions identified in response to the other scenarios.

#### *5.6 Identify & Develop Pre-Emptive Procedures*

Clause 5.6 of the Guideline states that:

*Pre-emptive procedures provide for a scaled response to bushfire threat, and may include closing a facility or site on days of heightened fire weather, or implementing other procedures or controls that minimise risk exposure.*

Again, it is considered that the formulation of specific pre-emptive procedures should be determined at a later stage, once an ECO for the site has been established, and incorporated into the Bushfire Emergency Plan. Development of these procedures would also align with the responses to different bushfire scenarios identified earlier.

#### *5.7 Develop Emergency Plan & Develop Bushfire Action Plan*

As noted earlier, a key recommendation of this report is that a Bushfire Emergency Plan and Bushfire Action Plan consistent with the EMS must be developed and implemented.

#### *5.8 Provide training and education on emergency procedures*

Similarly to above, the identification of training and education requirements will be determined at a later stage, once an ECO for the site and specific emergency have been established.

#### *5.9 Provide the plan to TFS & review, maintain and update plan*

This report and the attached EMS have been submitted to the TFS for review. TFS feedback has been incorporated into the report and strategy where required. The Bushfire Emergency Plan and Bushfire Action Plan will also be submitted to the TFS at the building approval stage for the proposed work.

#### *4.2.2 Emergency Management Strategy Requirements (2)*

It is considered that the issues raised in clause (2) of part 4.2.2 of the Guideline, sub-clauses (a) to (f), have largely been addressed above in response to the process outlined in section 5. Further details addressing any remaining issues raised in these sub-clauses, such as occupancy characteristics and emergency management structure and capability for example, will be provided in the Bushfire Emergency Plan.

Sub-clause 4.2.2(2)(g) of the Guideline requires consideration of “firefighter access, firefighting services, and firefighter protection”. The provision of access for fire fighters and fire fighting vehicles is discussed further below, in response to the relevant requirements of the Director’s Determination. Internal access would be provided on the site provided by various existing farm tracks and driveways. These tracks and driveways would provide for alternate routes to the access point to the property. Access for fire fighting vehicles would also be provided between the proposed development and the olive orchard which may assist fire fighting efforts in the bushfire scenarios identified earlier.

Given its rural location, the availability and proximity of fire fighting services to the site is reduced when compared with a location that is closer to population centres. While there are volunteer fire brigades located nearby in Campania and Colebrook, these brigades are likely to have limited capacity to assist in dealing with a bushfire impacting upon the site. Any fire that involves ignition of the hazardous materials that are proposed to be stored on the site would require specialised fire fighting equipment and personnel that is likely to only be available within professional brigades. The nearest professional brigades are based in Bridgewater, which is approximately 25 minutes via road from the site, and Mornington which is approximately 30 minutes from the site.

The provision of access for fire fighting vehicles between the development and bushfire prone vegetation, as well as alternate exit routes to the access point on the site, are considered to provide a reasonable level of fire fighter protection.

Sub-clause 4.2.2(2)(h) of the Guideline requires consideration of the “likelihood and consequence if hazardous materials or explosives are impacted by fire”. While there are considered to be several factors detailed earlier in the report that would reduce the likelihood of hazardous materials on the site being impacted by fire, it is acknowledged that the consequences of this occurring would be significant.

Given the site’s distance from where professional fire brigades are located, it is unlikely that a fire that involves ignition of hazardous materials would be brought under control before there was significant asset loss. However, there would be measures that would potentially reduce the extent of asset loss, such as the compartmentalisation offered by storing the proposed hazardous materials within separate buildings. It is also noted that given the site’s relative isolation and separation from

population centres and areas with significant natural assets, the potential consequences of any ignition of hazardous materials would be reduced, as there is less likelihood of such population centres or areas being impacted as a result.

*4.2.2 Emergency Management Strategy Requirements (3)*

Clause (3) of part 4.2.2 of the Guideline requires “a risk analysis in accordance with Section 5 of this Guideline”. As stated above, in response to clause 5.3 of the Guideline, this report includes both qualitative and quantitative analysis of the bushfire risk posed to the proposed development consistent with Section 5.

*4.2.2 Emergency Management Strategy Requirements (4)*

Clause (4) of part 4.2.2 of the Guideline requires “suitable emergency management responses in accordance with [Section] 5 of this Guideline” to be determined. Potential emergency management responses have been discussed earlier in response to clauses 5.3 to 5.6 of the Guidelines. As also noted earlier, it is considered that specific details regarding emergency responses should be provided once an ECO for the site has been established and details such as occupancy characteristics and employee numbers are known. These details will inform the preparation of a Bushfire Emergency Plan for the site.

*4.2.2 Emergency Management Strategy Requirements (5)*

Clause (5) of part 4.2.2 of the Guideline requires “the rationale in support of the proposed Emergency Management Strategy, including an evaluation of how a tolerable risk level of risk would be achieved” to be documented. This report is considered to document the rationale in support of the proposed EMS and to demonstrate that tolerable risk for the proposed hazardous can be achieved.

*C13.5.2 Hazardous uses (e)*

With regard to sub-clause (e) of the performance criterion, this report and the attached EMS and BHMP have been referred to the TFS for advice. TFS feedback has been incorporated into this assessment.

The proposal is considered to comply with the above performance criterion P1 for clause *C13.5.2 Hazardous uses*.

<b>Acceptable Solution</b>	<b>Performance Criterion</b>
<p><b>A2</b></p> <p><i>An emergency management strategy (hazardous use) endorsed by the TFS or accredited person.</i></p>	<p><b>P2</b></p> <p><i>No Performance Criterion.</i></p>

The attached Emergency Management Strategy (Appendix 7) has been endorsed by the TFS and provides mitigation measures to achieve and maintain a level of tolerable risk specifically developed to address the characteristics, nature, and scale of the proposed use. The proposal therefore complies with the acceptable solution A2 for clause *C13.5.2 Hazardous uses*.

Acceptable Solution	Performance Criterion
<b>A3</b> <i>A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.</i>	<b>P3</b> <i>No Performance Criterion.</i>

The attached Bushfire Hazard Management Plan contains appropriate bushfire protection measures developed for the site and the proposed use and development and is certified by a suitably accredited person. A Certificate of Compliance confirming compliance with the above provisions is attached as Appendix 8. The proposal therefore complies with the acceptable solution A3 for clause C13.5.2 *Hazardous uses*.

## Director's Determination - Bushfire Hazard Areas

### Application

Clause 2.1 of the Director's Determination states that it applies to the following classes of building:

- (i) Class 1;
- (ii) Class 2;
- (iii) Class 3;
- (iv) Class 8;
- (v) Class 9; or
- (vi) Class 10a.

Given that the proposed olive oil processing plant would be classified as a Class 8 building the Director's Determination clearly applies to this building. While the proposed distillery (Class 6) and bond stores (Class 7b) would not be within any of the classes listed above, aspects of the Director's Determination are considered to apply to these buildings given that they would be associated with a hazardous use.

### Design and Construction

Given the classes of building proposed, clause 2.3.1 of the Director's Determination is not considered to apply to the proposed building work. However, as part of the response to clause C13.5.2 *Hazardous Uses* of the BPAC, it is recommended that the design and construction of the proposed distillery and bond stores must comply with the construction requirements for BAL12.5 and BAL19 respectively, as prescribed within the Australian Standard. Optional recommendations are that the design and construction of the proposed olive oil processing plant should comply with the construction requirements for BAL12.5 and that consideration should be given to constructing the proposed bond stores in accordance with the construction requirements prescribed for BAL29.

### Property Access

Similarly to above, given the classes of building proposed, clause 2.3.2 of the Director's Determination is not considered to apply to the proposed building work. However, as part of the response to clause C13.5.2 *Hazardous Uses* of the BPAC, it is recommended that property access to the proposed distillery and bond stores must comply with the standards prescribed in Table 2 of the Director's Determination. As the length of the existing driveway that would provide access to these building is greater than 200m, property access must comply with the standards prescribed in Row C of Table 2. A consideration of the proposed access arrangements against these standards is provided below.

As shown in the attached site photos, the existing driveway has an all-weather surface of compacted gravel and is likely to have the required 20 tonne carrying capacity. The driveway does not cross a watercourse so does not include a bridge or culvert. The driveway has the required 4m trafficable width and the necessary vertical and horizontal clearances as it does not pass through standing bushfire prone vegetation. Regular maintenance should be carried out along the length of the driveway in order to maintain these clearances.

The access point to the property is approximately 50m below the level of the land where the proposed bond stores would be located. However, the contours on the attached site plans indicate that the gradient of the driveway is close to, but does not exceed, the maximum gradient prescribed for unsealed roads (10°). The driveway is generally perpendicular to the prevailing slope and does not

exceed the maximum prescribed cross-fall (3°). Any curves within the driveway are only gradual and have the required 10m inner radius. The driveway would include a section that would encircle the majority of the proposed bond stores. A turning area would be provided for fire fighting vehicles within the access provided for the proposed distillery.

There would be several sections of the driveway shown on the attached plans that would function as passing bays. These sections include where the driveway would branch in order to provide access to the individual proposed buildings. The proposed hardstands shown around the proposed bond stores would also allow for vehicle passing. Therefore, dedicated passing bays are not considered necessary. The proposed access arrangements are therefore considered to comply with the relevant standards prescribed within Table 2.

### **Water Supply for Fire Fighting**

Clause 2.3.3 of the Director's Determination is not considered to apply to the proposed building work, given the classes of building proposed. However, as part of the response to clause C13.5.2 *Hazardous Uses* of the BPAC, it is recommended that a water supply dedicated for firefighting purposes which complies with the requirements specified in Table 3B be provided for the proposed bond stores and distillery.

Water tanks adjacent to the proposed bond stores would provide a water supply dedicated for firefighting purposes. These tanks would have a capacity of 144,000L each and be constructed from steel. The tanks would be connected to hydrants located in several positions around the proposed bond stores. The tanks are required to satisfy the requirements of the Australian Standard for *The Storage and Handling of Flammable and Combustible Liquids (AS 1940:2017)*. However, as the tanks would provide significantly more than the specified minimum quantity of 10,000L and be constructed from the required materials, they would also satisfy the requirements of Table 3B.

Another large rainwater tank would be provided adjacent and to the south-west of the proposed olive oil processing facility. While the water supply within this tank may be used for other purposes, a minimum of 10,000L must be reserved for fire fighting purposes. The provision of an additional hydrant/remote offtake is recommended adjacent to proposed distillery in order to provide a water point within the required distance of this building.

Any fittings, pipework, and accessories associated with the onsite supply must comply with the requirements within Row C of Table 3B. Signage must be provided for the fire fighting water points in accordance with the TFS Guidelines referred to in Row D. As shown on the attached plans, hardstand areas for fire fighting appliances would be provided within the required distance from the fire fighting water points but greater than the minimum specified distance from relevant building area. The hardstands would have the required width and form part of the proposed access to the development.

### **Hazard Management Areas**

The proposed buildings would not be within any of the classes listed in clause 2.3.4 sub-clause (1). However, standards for "buildings or additions and alterations to buildings associated with the use, handling, generation or storage of a hazardous chemicals" are provided in Table 4, which is referred to in sub-clause (2) of clause 2.3.4. As shown on the attached BHMP, it is recommended that the proposed distillery and bond stores must be provided with the hazard management areas required to achieve the separation distances specified for BAL12.5 and BAL19 respectively in Table 2.6 of the Australian Standard. An optional recommendation is that the proposed olive oil processing plant

should be provided with the hazard management areas required to achieve the separation distances specified for BAL12.5.

### **Bushfire Emergency Plan**

Clause 2.3.5, sub-clause (1) states that:

*In a bushfire prone area, a bushfire emergency plan must be prepared for:*

...

*(d) a building associated with the use, handling, generation or storage of a hazardous chemical or explosive;*

Clause 2.3.5, sub-clause (2) states that “a bushfire emergency plan must comply with the requirements specified in Table 5”. Column 2 of Table 5 states that:

*A bushfire emergency plan must be developed for the site, which is:*

*(a) consistent with the TFS Bushfire Emergency Planning Guideline; and*

*(b) endorsed by the TFS or a person accredited by the TFS.*

As noted earlier, a key recommendation of this report is that a Bushfire Emergency Plan and Bushfire Action Plan consistent with the attached EMS must be developed and implemented. These plans must be prepared prior to the issue of building approval for the proposed buildings that would be associated with the use, handling, generation or storage of a hazardous chemical. The plans must be reviewed and endorsed by the TFS prior to the issue of a Certificate of Likely Compliance for these buildings.

## Recommendations

The following bushfire hazard management and mitigation measures are required to achieve a tolerable level of risk for the proposed use and development.

### Design and Construction

- (a) The design and construction of the distillery must comply with the general construction requirements prescribed within Section 3 and the specific requirements prescribed for a Bushfire Attack Level of BAL12.5 within Section 5 of the Australian Standard for the *Construction of Buildings in Bushfire Prone Areas AS3959:2018*.
- (b) The design and construction of the bond stores must comply with the general construction requirements prescribed within Section 3 and the specific requirements prescribed for a Bushfire Attack Level of BAL19 within Section 6 of the Australian Standard. Alternately, consideration should be given to ensuring that the design and construction of the bond stores comply with the requirements prescribed for a Bushfire Attack Level of BAL29 within Section 7 of the Australian Standard.
- (c) Consideration should be given to ensuring that the design and construction of the olive oil processing facility complies with the general construction requirements prescribed within Section 3 and the specific requirements prescribed for a Bushfire Attack Level of BAL12.5 within Section 5 of the Australian Standard.
- (d) Any plans submitted to the project Building Surveyor together with an application for a Certificate of Likely Compliance (CLC) for the proposed building work must demonstrate likely compliance with the above sections of the Standard. Plans submitted for CLC approval should be annotated to include the relevant construction requirements prescribed within the Australian Standard.

### Property Access

Vehicular access to the buildings must:

- 1) Meet the property access requirements described in Row C of Table 2 of the *Director's Determination - Bushfire Hazard Areas*. Specifically, the access must comply with the following requirements:
  - (a) All-weather construction,
  - (b) Load capacity of at least 20 tonnes, including bridges and culverts;
  - (c) Minimum carriageway width of 4 metres,
  - (d) Minimum vertical clearance of 4 metres,
  - (e) Minimum horizontal clearance of 0.5 metres from the edge of the carriageway,
  - (f) Cross falls of less than 3° (1:20 or 5%),
  - (g) Dips less than 7° (1:8 or 12.5%) entry and exit angle,
  - (h) Curves with a minimum inner radius of 10 metres,
  - (i) Maximum gradient of 15° (sealed sections) or 10° (unsealed sections),
  - (j) Include a turning area for fire appliances provided by either a "T" or "Y" shaped turning head 4m wide and 8m long, or, a turning circle with a minimum outer radius of 10 metres;
  - (k) Include passing bays of 2 metres additional carriageway width and 20 metres length provided every 200 metres.

- 2) Include access from a public road to within 90 metres of the furthest part of the building measured as a hose lay.

### Water Supply for Fire Fighting

- 1) The buildings must be provided with a static water supply dedicated for fire fighting purposes which meets the following requirements of Table 3B of the *Director's Determination - Bushfire Hazard Areas*:
  - (a) The fire fighting water point of the water supply must be within 90m of the furthest parts of the building area, measured as a hose lay;
  - (b) The water supply must be a minimum of 10,000L per building area and must not be used for any other purpose including fire fighting sprinkler or spray systems; and,
  - (c) Any above ground water supply must be metal, concrete, or lagged by non-combustible materials.
- 2) Fittings and pipework associated with a fire fighting water point for a static water supply must:
  - (a) Have a minimum nominal internal diameter of 50mm;
  - (b) Be fitted with a valve with a minimum nominal internal diameter of 50mm;
  - (c) Be metal or lagged by non-combustible materials if above ground;
  - (d) Where buried, have a minimum depth of 300mm (compliant with *AS/NZS 3500.1-2003* Clause 5.23);
  - (e) Provide a DIN or NEN standard forged Storz 65 mm coupling fitted with a suction washer for connection to fire fighting equipment;
  - (f) Ensure the coupling is accessible and available for connection at all times;
  - (g) Ensure the coupling is fitted with a blank cap and securing chain (minimum 220 mm length);
  - (h) Where a remote offtake is installed, ensure the offtake is in a position that is:
    - (i) Visible;
    - (ii) Accessible to allow connection by firefighting equipment;
    - (iii) At a working height of 450 – 600mm above ground level; and
    - (iv) Protected from possible damage, including damage by vehicles.
- 3) The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location that complies with the following requirements (please refer to Appendix 3 for further guidance):
  - (a) Be marked with the letter "W" contained within a circle with the letter in upper case of not less than 100 mm in height;
  - (b) Be in fade-resistant material with white reflective lettering and circle on a red background;
  - (c) Be located within one metre of the water connection point in a situation which will not impede access or operation; and,
  - (d) Be no less than 400 mm above the ground.
- 4) A hardstand area for fire appliances must be provided:
  - (a) No more than three metres from the fire fighting water point, measured as a hose lay;
  - (b) No closer than six metres from the building area to be protected;
  - (c) With a minimum width of three metres constructed to the same standard as the carriageway; and,

- (d) Connected to the property access by a carriageway equivalent to the standard of the property access.

### Hazard Management Areas

- (a) The proposed distillery and bond stores must be provided with the hazard management areas required to achieve the separation distances specified for BAL12.5 and BAL19 respectively in Table 2.6 of the Australian Standard.
- (b) Consideration should be given to the providing the proposed olive oil processing plant with the hazard management areas required to achieve the separation distances specified for BAL12.5 in Table 2.6 of the Australian Standard.
- (c) Hazard Management Areas (HMA) must be established substantially in accordance with the attached BHMP such that fuels are reduced sufficiently and other hazards are removed such that the fuels and other hazards do not significantly contribute to bushfire attack.
- (d) The HMA must be maintained in a “minimal fuel” condition throughout the life of the development. According to clause 2.2.3.2(f) of the Australian Standard: “minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm)”.

### Bushfire Emergency Plan and Bushfire Action Plan

Prior to the issue of building approval for the proposed buildings, a Bushfire Emergency Plan and Bushfire Action Plan consistent with the attached Emergency Management Strategy must be developed for the site. The Bushfire Emergency Plan and Bushfire Action Plan must be implemented prior to commencement of the proposed use.

### Conclusion

The proposed use and development of the site is considered likely to achieve and maintain a tolerable level of residual bushfire risk for the occupants and assets on the site and adjacent land provided that the recommendations made above are implemented. Given the nature of the proposed development, it is considered unlikely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land. This conclusion is based upon:

- i) the nature, intensity, and duration of the proposed use,
- ii) the type, form, and duration of the proposed development,
- iii) the above Bushfire Attack Level assessment, and,
- iv) the nature of the bushfire hazard mitigation measures recommended above.



ADAM SMEE  
BUSHFIRE HAZARD PRACTITIONER (BFP-120)

## Appendix 1 - Hazard Management Areas Tables

### Distillery

Direction from site:	North	East	South-East	South	West	North-West
Vegetation Type:	Group G Grassland					
Relationship to site:	Downslope			Level	Upslope	Level
Effective Slope	>5° to 10°	>15° to 20°	>10° to 15°	0°	0°	0°
Potential Separation Distance*:	65m	55m	+/-100m	>100m	>100m	>100m
Assessed BAL:	BAL12.5					
Proposed BAL:	<b>BAL12.5</b>					
Minimum HMA required:	19m	25m	22m	14m	14m	14m

Notes: \*to property boundary.

### Bond Stores

Direction from site:	North	North-East	East	South-East	South	West	North-West
Vegetation Type:	Group D Scrub	Group G Grassland				Group D Scrub	
Relationship to site:	Downslope						
Effective Slope	>5° to 10°	>5° to 10°	>10° to 15°	>10° to 15°	>5° to 10°	>5° to 10°	>5° to 10°
Separation Distance:	24m*	>100m	>100m	>100m	>100m	70m	40m
Assessed BAL:	BAL19	BAL12.5	BAL12.5	BAL12.5	BAL12.5	BAL12.5	BAL12.5
Proposed BAL:	<b>BAL19</b>						
Minimum HMA required to achieve BAL19:	24m	13m	15m	15m	13m	24m	24m

Notes: \*Extent of olive orchard in this direction to be reduced to allow for BAL19 separation distances.

*Olive Oil Processing Plant*

Direction from site:	North	East	South-East	South	West	North-West
Vegetation Type:	Group G Grassland					
Relationship to site:	Downslope				Upslope	Downslope
Effective Slope	>5° to 10°	>10° to 15°	>5° to 10°	>0° to 5°	0°	>0° to 5°
Potential Separation Distance*:	>100m					
Assessed BAL:	BAL12.5					
Proposed BAL:	<b>BAL12.5</b>					
Minimum HMA required:	19m	22m	19m	16m	14m	16m

Notes: \*to property boundary.

## Appendix 2 - Site Photos



*Photo 1: view to north-east from the proposed bond store site.*



*Photo 2: view to east from the proposed bond store site.*



*Photo 3: view to south-east from the proposed bond store site.*



*Photo 4: view to south from the proposed bond store site.*



*Photo 5: view to south-west from the proposed bond store site.*



*Photo 6: view to west from the proposed bond store site.*



*Photo 7: view to north-east of existing driveway.*



*Photo 8: view to west of existing driveway approximately 115m from the property access.*



*View to south-west from approximately 115m from the property access.*

### Appendix 3 - TFS Water Supply Sign

6awmoomnD 3oywDts aaansUzivuqo+nU szbtumwxosxioid a D  
 ]#GOOWIn1JU3DN' YtONVSNDoV0t3O505ON3/NN9DO3  
 S3Nif3OIFIO 3OYtJOIS A3ddf\ S a11VM 33IAk36 3kJ VINV#gSY1  
 O1kZ-13YI "SM3n3bIFIOZk NOLtYOO1 ONV ONIXIJ NOIS YIOJ  
 azzw rtJw ao voaoo»v ui teta> oaa wfzsis dnoeo onnobsxove  
 FISINIJ 33V3YIFIS 3ntL311a3eOb13k V FiilIM  
 'o4zTSV i-iJJM 3oNV0YIO33V NI «e«N» 3tiHM uriOIO3 ON30  
 s6eo"o : «=bs» usis ao vaav acvJdns  
 s-/\* "ooC •a»r i"••T snoisnatio Hsis llvauro

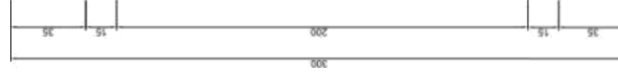


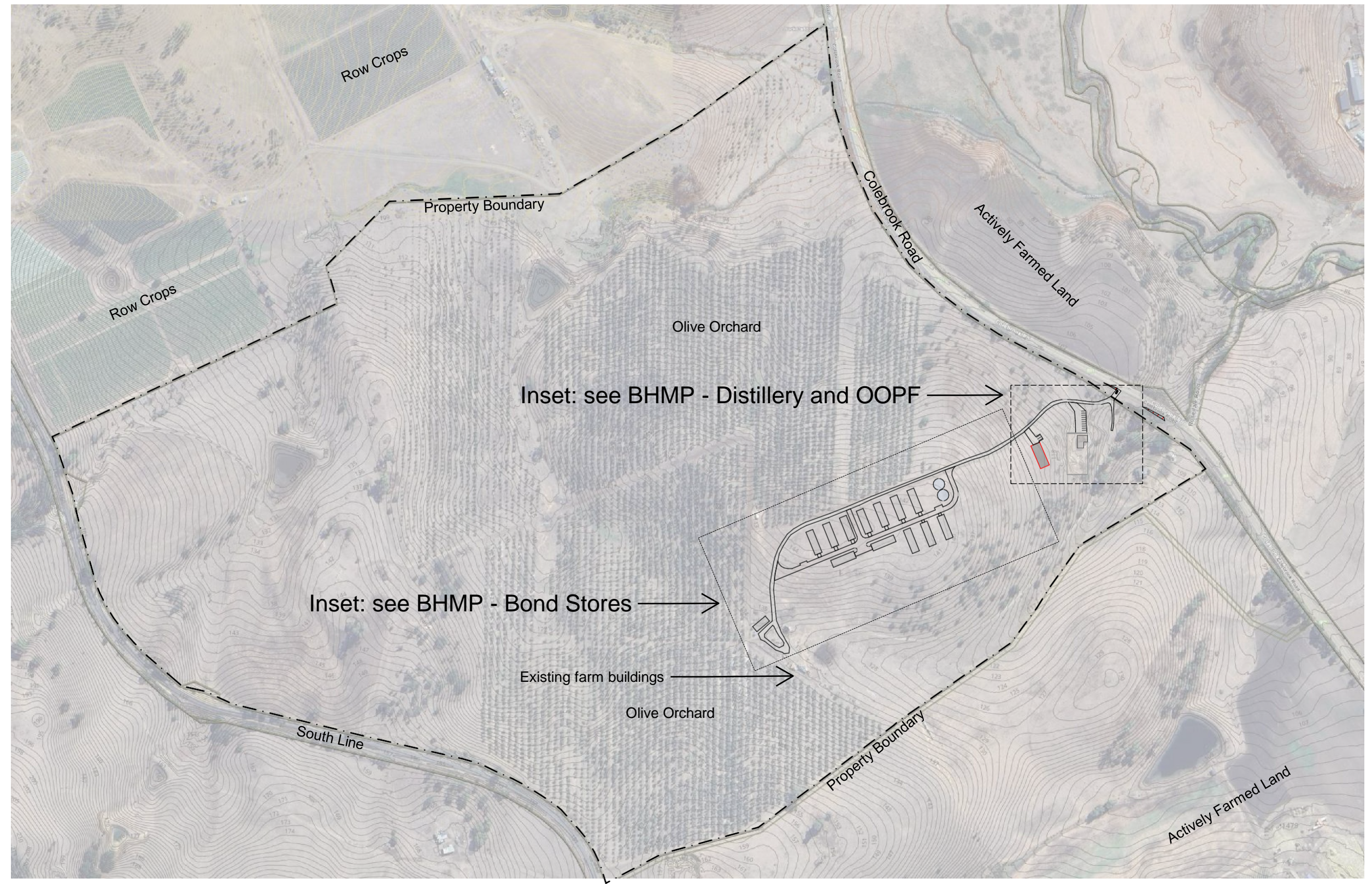
wi: \* =x znnoo\*omo

sis xnadns ua1vu  
@JAD3S3B1dVNWMSVI

- all dimensions are in mm  
- written dimensions take precedence over scaled measurements

ISSUE	APPROD	DATE	AMENDMENT
A			





E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

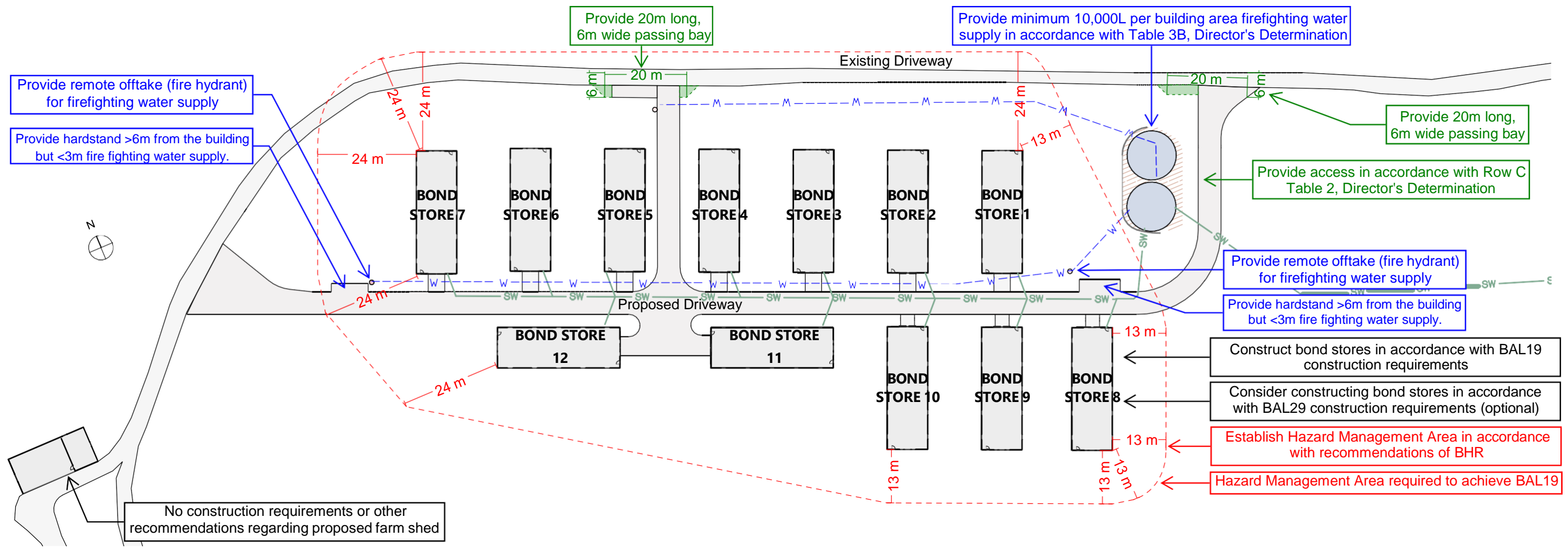


22 Jerrim Place  
 Kingston Beach 7050  
 PHONE: 0404 439 402  
 EMAIL:  
 adam@southernplanning.com.au

OWNER: Caccavo Group  
 TITLE REFERENCE: CT 175225/4  
 LOCATION: 1541 Colebrook Road, Campania

<b>BHMP- Location Plan</b>	
Date: 3-10-2025	Version: v1.0
Scale: 1:5000 (A3)	Municipality: Southern Midlands

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No construction requirements or other recommendations regarding proposed farm shed

E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

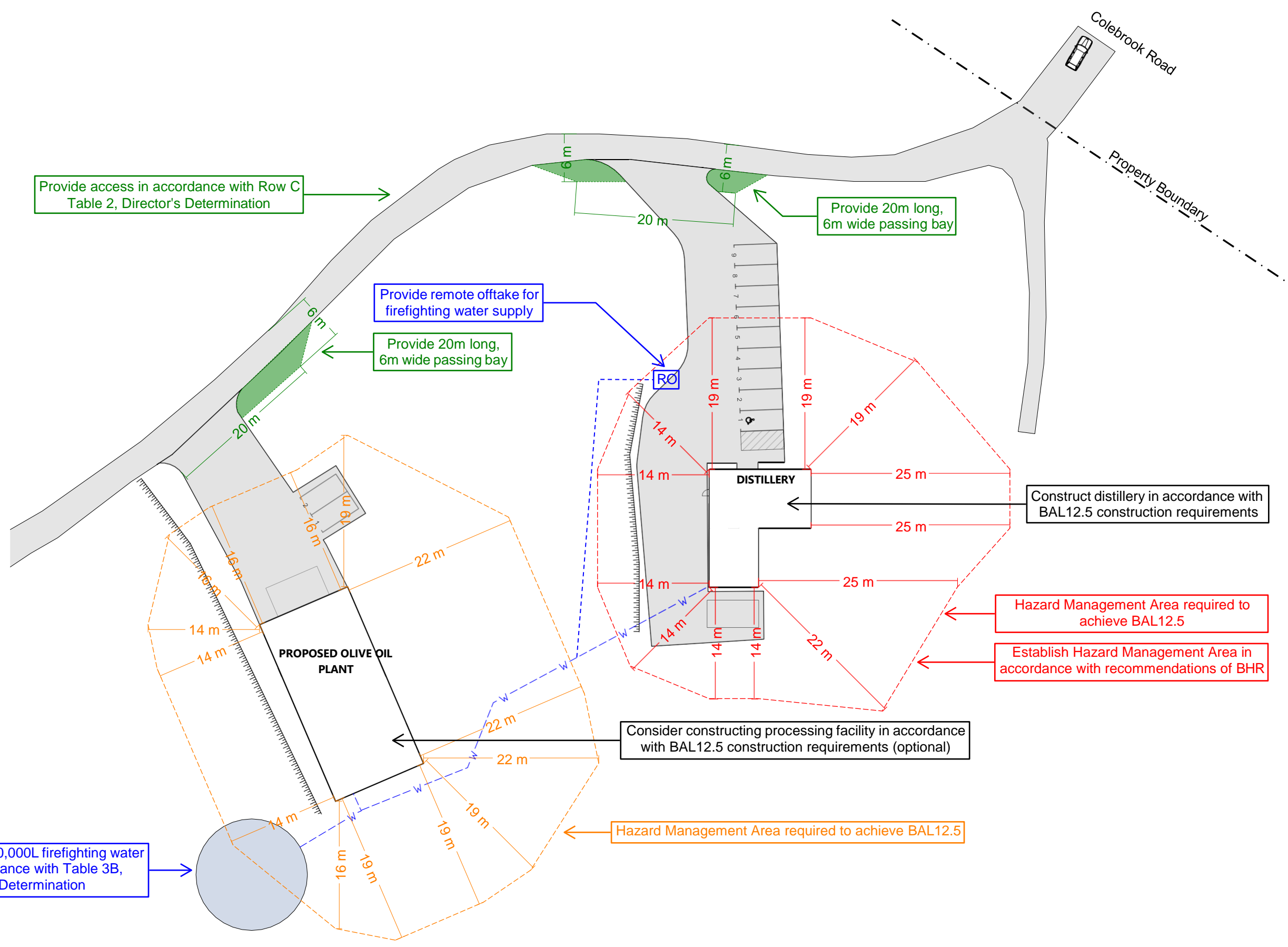


22 Jerrim Place  
 Kingston Beach 7050  
 PHONE: 0404 439 402  
 EMAIL:  
 adam@southernplanning.com.au

OWNER: Caccavo Group  
 TITLE REFERENCE: CT 175225/4  
 LOCATION: 1541 Colebrook Road, Campania

<b>BHMP- Bond Stores</b>	
Date: 3-10-2025	Version: v1.0
Scale: 1:1000 (A3)	Municipality: Southern Midlands

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E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.



22 Jerrim Place  
 Kingston Beach 7050  
 PHONE: 0404 439 402  
 EMAIL:  
 adam@southernplanning.com.au

OWNER: Caccavo Group  
 TITLE REFERENCE: CT 175225/4  
 LOCATION: 1541 Colebrook Road, Campania

<b>BHMP- Distillery &amp; OOPF</b>	
Date: 3-10-2025	Version: v1.0
Scale: 1:500 (A3)	Municipality: Southern Midlands

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## Appendix 6 - Planning Certificate

**BUSHFIRE-PRONE AREAS CODE**
**CERTIFICATE<sup>1</sup> UNDER S51(2)(d)  
 LAND USE PLANNING AND APPROVALS ACT 1993**
**1. Land to which certificate applies**

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

**Street address:**

1541 Colebrook Road, Campania

**Certificate of Title / PID:**

CT 175225/4, PID 9047145

**2. Proposed Use or Development**
**Description of proposed Use  
and Development:**

 Distillery, Bond Stores, and Olive Oil Processing  
Plant

**Applicable Planning Scheme:**
*Tasmanian Planning Scheme – Southern  
Midlands*
**3. Documents relied upon**

This certificate relates to the following documents:

<b>Title</b>	<b>Author</b>	<b>Date</b>	<b>Version</b>
Bushfire Hazard Report	Adam Smee Southern Planning	16/10/2025	v1.2

<sup>1</sup> This document is the approved form of certification for this purpose and must not be altered from its original form.

#### 4. Nature of Certificate

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/> <b>E1.4 / C13.4 – Use or development exempt from this Code</b>		
	<b>Compliance test</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.4(a) / C13.4.1(a)	Insufficient increase in risk

<input type="checkbox"/> <b>E1.5.1 / C13.5.1 – Vulnerable Uses</b>		
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
<input type="checkbox"/>	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

<input checked="" type="checkbox"/> <b>E1.5.2 / C13.5.2 – Hazardous Uses</b>		
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/>	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy
<input checked="" type="checkbox"/>	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan

<input type="checkbox"/> <b>E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas</b>		
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
<input type="checkbox"/>	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

<input type="checkbox"/>	<b>E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	Access complies with relevant Tables

<input type="checkbox"/>	<b>E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes</b>	
	<b>Acceptable Solution</b>	<b>Compliance Requirement</b>
<input type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	Reticulated water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	Water supply consistent with the objective
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	Insufficient increase in risk
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	Static water supply complies with relevant Table
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	Static water supply consistent with the objective

## 5. Bushfire Hazard Practitioner

**Name:**

Adam Smee

**Phone No:**

0404 439 402

**Postal Address:**

22 Jerrim Place, Kingston Beach

**Email Address:**

adam@southernplanning.com.au

**Accreditation No:**

BFP-120

**Scope:**

1, 2, 3a, and 3b

## 6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate.

**Signed:**  
certifier**Name:**Adam Smee  
Southern Planning**Date:**

16/10/2025

**Certificate Number:**

PC SP2025-7

(for Practitioner Use only)

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## Appendix 7 - TFS Endorsement



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## BFP-120 - 1541 Colebrook Road, Campania - Report for Review

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**Bushfire Planning & Policy** <bfpp@fire.tas.gov.au>

15 October 2025 at 14:57

To: Adam Smee <adam@southernplanning.com.au>

Cc: Aidan Peterson <Aidan@oramatis.com.au>, Alexander Hill <alex@oramatis.com.au>

Dear Adam,

I write in response to your bushfire hazard report (15 October 2025) for a proposed use and development at 1541 Colebrook Road, Campania. The proposal includes a distillery, bond stores and olive oil processing plant. The proposal is a 'Hazardous Use' as defined in the Bushfire Prone Areas Code.

For the purposes of C13.5.2 P1 the following advice is provided:

- TFS supports the proposed risk mitigation measures specified in the bushfire hazard management plan (BHMP).
- It is recommended council condition its approval on the implementation of the BHMP.
- It is noted that the existing olive orchard (providing it is maintained and used for agricultural purposes) will likely reduce the severity of bushfire attack from the north, west and southwest and therefore supports the suitability of the site for the proposed activity.

The attached version of the emergency management strategy (EMS) is endorsed by TFS for the purposes of C13.5.2 A2.

The following is noted with respect to building compliance:

- Design plans will need to be detailed to align with the BHMP prior to the issue of a certificate of likely compliance.
- A bushfire emergency plan (BEP) will need to be developed and endorsed by TFS to satisfy the Director's Determination — Bushfire Hazard Areas.

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The proposed works will constitute a *special fire hazard premises*. The attached 'Guideline for Referral of Distilleries' provides further detail on applicable requirements. Any queries regarding building fire compliance requirements can be directed to the TFS Building Safety Unit at [buildingsafetysouth@fire.tas.gov.au](mailto:buildingsafetysouth@fire.tas.gov.au).

Regards,

Tom O'Connor

Senior Planning & Assessment Officer

Bushfire Risk Unit

Tasmania Fire Service

[Service | Professionalism | Integrity | Consideration](#)

Cnr Argyle and Melville Streets | GPO Box 308 Hobart Tasmania 7001

Phone 0438 101 367

[tom.oconnor@fire.tas.gov.au](mailto:tom.oconnor@fire.tas.gov.au) | [www.fire.tas.gov.au](http://www.fire.tas.gov.au)

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## Attachment 8 – Emergency Management Strategy

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Tasmania Fire Service

Endorsed  
15 / 10 / 2025



# Emergency Management Strategy

**Distillery and Bond Stores**

**1541 Colebrook Road, Colebrook**

**15 October 2025**

## Document Control

Version	Prepared by	Description	EPC approval (name/date)
v1.0	Adam Smee	First draft for TFS review	Adam Smee, 3/10/2025
v1.1	Adam Smee	Second draft for TFS review	Adam Smee, 15/10/2025

Based upon TFS EMS Template v1.0

## Table of Contents

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3	Relevant Details .....	4
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# 1 Purpose, Scope, and Application

This Emergency Management Strategy relates to a distillery and bond stores proposed at 1541 Colebrook Road, Colebrook.

An endorsed Emergency Management Strategy is required in order to demonstrate compliance with clause C13.5.2 A2 of the *Tasmanian Planning Scheme – Southern Midlands*.

Emergency planning is a key risk mitigation for Vulnerable and Hazardous Uses. Early consideration of emergency planning is required to ensure that a workable outcome is likely to be achievable.

This Emergency Management Strategy has been prepared to demonstrate how risk to occupants will be managed to a tolerable level through contextualised emergency planning responses. The strategy has been prepared in accordance with the TFS *Bushfire Emergency Planning Guideline*.

This Emergency Management Strategy will inform the development of a more detailed set of procedures that will be specified in a Bushfire Emergency Plan.

# 2 Overview of Proposal

The proposal is to construct a distillery and bond stores on the subject property.

The proposed distillery would involve the conversion of an existing shed within the eastern part of the property, close to the access point from Colebrook Road. The distillery would have a footprint of approximately 142m<sup>2</sup> and include a bar and display area in order to provide a “cellar door” service.

Twelve bond stores are proposed within a cleared area in the south-eastern part of the property. Each bond store would have a footprint of approximately 30m x 10m and a maximum height of approximately 5.6m. Each bond store would contain up to 100,000L of potable spirits.

Vehicular access to all proposed buildings would be via an existing farm track off an access point to Colebrook Road at the eastern corner of the property. The buildings would rely upon on-site services, including on-site water supplies, as reticulated services are not available on the site.

# 3 Relevant Details

Section 4.2.2 (2) of the TFS *Bushfire Emergency Planning Guideline* lists relevant details to be considered. Each item is addressed sequentially below.

a) Occupancy characteristics.	It is not possible to identify all occupancy characteristics at this stage. The occupancy of the site will include farm workers and employees involved in the proposed distillery and cellar door operations. While exact numbers are not yet known, it is likely that the number of occupants on the site will be limited given the small scale of the proposed distillery and cellar door operations.
-------------------------------	---

	<p>Any staff employed on the site are likely to be of working age and able bodied given the requirements of farm work or working in a distillery and are therefore less likely to have health considerations or other vulnerabilities. Staff on the site are also less likely to have communication constraints.</p> <p>Visitors to the site may have communication constraints, such as limited understanding of the English language. Visitors to the site may also have mobility constraints.</p>
<p>b) Emergency management structure and capability.</p>	<ul style="list-style-type: none"> <li>• Given the small number of staff that are likely to be present on the site, it is likely that any Emergency Control Organisation will have only limited capacity to respond to a bushfire emergency.</li> <li>• There is no existing Emergency Planning Committee (EPC) or Emergency Control Organisation (ECO) in place.</li> <li>• There is no existing Bushfire Emergency Plan in place.</li> </ul>
<p>c) The building(s) and/or site vulnerability.</p>	<ul style="list-style-type: none"> <li>• The site and the buildings upon it are likely to be exposed to smoke and ember attack in the bushfire scenarios considered below.</li> <li>• The proposed bond store buildings are likely to be exposed to radiant heat in at least one of bushfire scenarios considered below. These buildings may be exposed to direct flame contact in extreme conditions.</li> <li>• The proposed distillery building is unlikely to be exposed to direct flame contact or significant radiant heat in any of the bushfire scenarios considered below.</li> <li>• The proposed buildings would be resistant to bushfire. The buildings would have predominantly non-combustible metal sheet external surfaces, including cladding and roofing.</li> <li>• The proposed distillery building would be safe for occupation in all but the worst-case bushfire scenario considered below. Given the presence of hazardous materials within the proposed bond stores, they would not be safe for occupation in any bushfire scenario.</li> <li>• The existing vehicular access on the site provides for egress to Colebrook Road. This access provides alternate egress routes to the property access point and does not pass through standing bushfire prone vegetation. The access is moderately sloping in parts but does not present other safety considerations.</li> </ul>
<p>d) Complementary bushfire protection strategies (existing /proposed).</p>	<ul style="list-style-type: none"> <li>• Communications systems that could be used to facilitate timely communications to occupants and visitors should be established in the Bushfire Emergency Plan.</li> <li>• Staff induction procedures that can be adjusted to incorporate training on bushfire emergency response procedures should be established in the Bushfire Emergency Plan.</li> <li>• Hazard management areas that will reduce the exposure of any designated onsite refuge buildings are shown on the Bushfire Hazard Management Plan provided for the development.</li> </ul>

	<ul style="list-style-type: none"> <li>• Firefighting water supplies / equipment that could support early suppression are shown on the Bushfire Hazard Management Plan provided for the development.</li> </ul>
<p>e) Possible bushfire scenarios.</p>	<ul style="list-style-type: none"> <li>• The site could be impacted by bushfire from any direction.</li> <li>• The site is unlikely to be impacted by a fully developed (large) bushfire given that it is surrounded by cleared and predominantly actively farmed land.</li> <li>• The site could be impacted by bushfire from a nearby or onsite ignition, such as from the use of machinery on nearby farmland or beside Colebrook Road. Ignition within the native vegetation to the west of the site is also possible.</li> <li>• Possible bushfire scenarios:       <ol style="list-style-type: none"> <li>(1) A bushfire occurs within the area of native vegetation within the hills to the west of site. In normal weather conditions embers from such a fire may be transported to the site, given that the prevailing wind comes from the west.</li> <li>(2) A bushfire approaches the site from the north, east, or south. Any bushfire approaching the site from the north, east, or south would be similar to a grassland fire which are typically fast moving and high intensity. The speed and intensity of any fire approaching from the north may be increased by hotter, drier conditions associated with the weather that often comes from this direction.</li> <li>(3) A fire establishes within the olive orchard on the site, potentially as a result of embers from a bushfire considered in the above scenarios. Any bushfire in this scenario is likely to be of relatively high intensity. It may not be possible to actively defend the proposed bond stores from a bushfire that establishes within the olive orchard and approaches from the north or west. The intensity of any bushfire approaching the site from the north may be increased by winds associated with the hotter, drier conditions associated with the weather that often comes from this direction.</li> </ol> </li> </ul> <p>The below Figure 1 shows the potential scenarios described in this section and the relevant fire history for the subject area.</p>
<p>f) Primary and contingency bushfire safety options.</p>	<p>The primary bushfire safety option will be established once the make-up and capacity of the Emergency Control Organisation (ECO) on the site is known. Both evacuation and shelter-in-place options are considered suitable emergency response procedures, dependent upon the bushfire scenario. Which option is the primary option and which is the contingency will be established once a Bushfire Emergency Plan is prepared for the site.</p> <p>In the evacuation option:</p> <ul style="list-style-type: none"> <li>• The Colebrook Golf Course would be the nominated off-site refuge because it is the closest recognised nearby safer</li> </ul>

	<p>place and has sufficient capacity to accommodate the likely limited number of on-site occupants and visitors.</p> <ul style="list-style-type: none"> <li>• The travel time to the nominated offsite refuge (Colebrook Golf Course) is approximately 1.6km / 2 minutes by road.</li> <li>• Occupants and visitors would be transported in private vehicles.</li> <li>• Occupants are unlikely to require support to evacuate.</li> <li>• Visitors may require support to evacuate.</li> <li>• The time needed to initiate and implement evacuation procedures will be established once occupancy characteristics on the site are established and incorporated into the Bushfire Emergency Plan.</li> </ul> <p>In the shelter-in-place option:</p> <ul style="list-style-type: none"> <li>• The proposed distillery building will be nominated as the on-site refuge because it would have sufficient capacity to accommodate the limited number of occupants and visitors on the site and would have adequate separation from standing bushfire prone vegetation.</li> <li>• The nominated onsite refuge (the proposed distillery building) is close to the existing vehicular access and is within a cleared area that does not contain standing bushfire prone vegetation.</li> <li>• The nominated onsite refuge may become unsafe if the hazardous materials proposed to be stored within the proposed bond stores ignite.</li> <li>• Occupants are unlikely to require support to shelter-in-place.</li> <li>• Visitors may require support to shelter-in-place.</li> <li>• The time needed to initiate and implement shelter-in-place procedures will be established once occupancy characteristics on the site are established and incorporated into the Bushfire Emergency Plan.</li> </ul>
<p>g) Firefighter access, firefighting services, and firefighter protection.</p>	<p>In addition to the hazard management areas and firefighting water supplies / equipment shown on the BHMP, access for fire fighting vehicles would be provided in and around the proposed bond stores. Alternate egress routes to the property access point would be provided.</p>
<p>h) Likelihood and consequence if hazardous materials or explosives are impacted by fire.</p>	<p>Hazardous materials would be stored onsite in the form of potable spirits. Up to 1200 kilolitres of potable spirits are proposed to be stored on the site which would exceed the relevant manifest quantity. The potable spirits would be stored in the proposed bond stores.</p> <p>The potential consequences that could occur if the hazardous materials are exposed to bushfire include significant asset loss. However, given the site's relative isolation and distance from residential areas, this exposure is unlikely to result in loss of life</p>

provided that suitable emergency response procedures are followed.

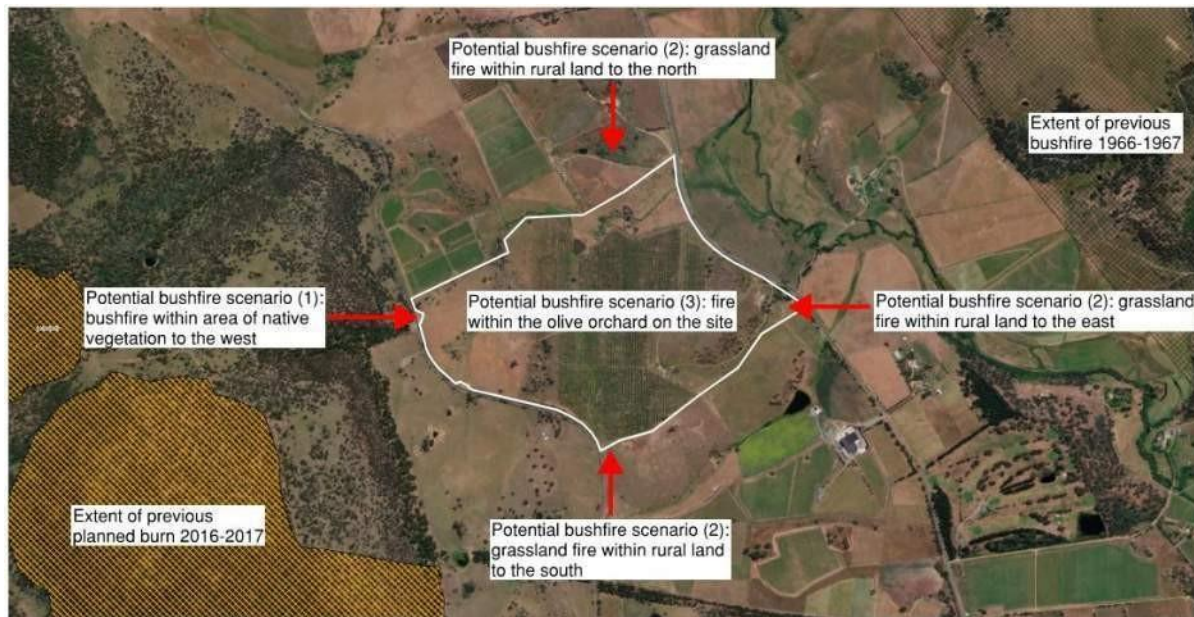


Figure 1 – Potential bushfire scenarios and Fire History

## 4 Risk Analysis

Section 4.2.2(3) of the TFS *Bushfire Emergency Planning Guideline* requires a risk analysis in accordance with Section 5 of the Guideline. Some elements listed in Section 5.3 of the Guideline are described previously in this document. A more detailed response to Section 5.3 of the Guideline is provided in the Bushfire Hazard Report prepared for the proposal.

<p>a) Potential bushfire scenarios.</p>	<p>The potential bushfire scenarios that may impact upon the site are described in section 3(e) of this document.</p>
<p>b) The likelihood of the identified bushfire scenarios.</p>	<p>It is likely that a bushfire that impacts upon the site may occur during the life of the proposed development. A bushfire that may impact upon the site is more likely to occur between the months of September-April but may occur outside of this period.</p> <p>Given the presence of cleared land surrounding the site and that much of this land is actively farmed, the proposed development is unlikely to be directly impacted by a fully developed, large scale fire. However, the prevailing wind during bushfire conditions indicates that a fast moving, relatively high intensity grassland type fire is likely to approach the site from the north or north-west.</p> <p>During a bushfire it is likely that the proposed buildings will be exposed to smoke and ember attack. The proposed distillery building may be exposed to radiant heat flux up to 12.5kW/m<sup>2</sup>.</p>

	<p>The proposed bond store buildings may be exposed to radiant heat flux up to 19kW/m<sup>2</sup>. The proposed distillery building is unlikely to be exposed to direct flame contact. The proposed bond store buildings may be exposed to exposed to direct flame contact in extreme conditions.</p>
<p>c) The possible consequences for occupants and assets.</p>	<p>Bushfire will foreseeably pose risks to human life safety, built assets and business continuity. Emergency planning for the facility will be primarily focused on risk to life safety over other objectives.</p> <p>Occupants could be exposed to life-threatening conditions in the event:</p> <ul style="list-style-type: none"> <li>• They are present onsite and unprepared or unable to take appropriate action to protect themselves.</li> <li>• The designated onsite refuge is inaccessible or compromised by fire.</li> <li>• They attempt to evacuate when it is too late to safely evacuate.</li> </ul> <p>The potential consequences for life safety are unacceptable and warrant emergency planning procedures to mitigate the above risks.</p>
<p>d) Any existing controls that modify the risk.</p>	<p>There are existing controls on the site that would modify the bushfire risk posed to the proposed development. These controls include standard orchard management practices that reduce the available fuel load and the presence of cleared and similarly managed land surrounding the site.</p>
<p>e) Scenario testing for both shelter and evacuation options across a range of bushfire scenarios.</p>	<p>The time needed to initiate and implement evacuation procedures will be established once occupancy characteristics on the site are established and incorporated into the Bushfire Emergency Plan.</p> <p>It may be appropriate to evacuate the site in a scenario in which a fire establishes within the olive orchard on the site, as such fire may impact upon the proposed hazardous materials. The site must be evacuated if the hazardous materials on the site ignite.</p> <p>It may be appropriate to shelter in place in a scenario in which a bushfire approaches the site from the north, east, or south. Any bushfire approaching the site from the north, east, or south would be similar to a grassland fire which are typically fast moving and high intensity. Therefore, there may not be time to evacuate to the nominated off-site refuge.</p>

## 5 Proposed Emergency Management Responses

Section 4.2.2(4) of the TFS *Bushfire Emergency Planning Guideline* requires that the proposed emergency management responses be determined. Specific details regarding emergency responses will be provided once an ECO for the site has been established and details such as occupancy characteristics and employee numbers are known. These details will inform the preparation of a Bushfire Emergency Plan for the site. In response to the risk analysis, the Bushfire Emergency Plan will include actions relevant to all stages of future bushfire emergencies.

### 5.1 Prevention

Pre-emptive procedures will be developed to reduce the likelihood of onsite ignition and the likelihood of occupants and visitors being present during dangerous conditions. These procedures will include:

- During a Total Fire Ban, the use of machinery that may generate sparks or other sources of ignition will be prohibited on the site.
- During a Total Fire Ban, any fire fighting equipment provided on the site will be staged and ready to deploy.
- Pre-emptive closure of the proposed distillery when forecasted conditions reach or exceed FDR Extreme or when bushfires are active within 10km.

### 5.2 Preparedness

Site preparations and maintenance will be prescribed as part of the Bushfire Emergency Plan, to be implemented prior to the bushfire season. These measures will include:

- Staff training,
- Maintenance of hazard management areas, and
- Maintenance and preparation of buildings.

Pre-emptive procedures will be developed to support Emergency Control Organisation (ECO) and occupant preparedness. These procedures will include:

- Daily monitoring of fire weather conditions and warnings.
- Staff briefing when incidents are active in the local area and when forecasted FDR is High or above.

### 5.3 Response

Depending upon the bushfire scenario, emergency response procedures may prioritise early evacuation, with shelter-in-place providing a contingency option.

It is estimated that approximately 22 minutes will be required to initiate and complete full site evacuation to the designated off-site refuge. This estimate is based on the following analysis of the required steps:

Step	Estimated required time
<i>Detection</i>	<i>0m</i>
<i>Raising the alarm</i>	<i>1m</i>
<i>ECO briefing / coordination</i>	<i>2m</i>
<i>Occupant and visitor instruction and coordination</i>	<i>2m</i>
<i>Movement to offsite refuge (occupants, visitors, and non-ECO staff)</i>	<i>6m</i>
<i>Facility check and closure</i>	<i>5m</i>
<i>Movement to offsite refuge (ECO staff)</i>	<i>6m</i>

On this basis, the proposed triggers for evacuation may include:

- Detection of a fire within the olive orchard on the site, and,
- Detection of ignition of the hazardous materials proposed to be stored on the site.

In some situations, it will be unsafe to evacuate the site, either because of the time required to complete evacuation or due to the egress route becoming compromised.

Shelter-in-place procedures will accordingly be triggered in situations when:

- A fast moving, grassland type fire is detected within 5km to the south or east of the site.

## 5.4 Recovery

The Bushfire Emergency Plan will specify what actions must be carried out prior to reopening the site. These actions will include verification of damage to buildings and identification of any hazards that require mitigation for safety purposes.

The Bushfire Emergency Plan will specify actions to be taken after an emergency to support occupant wellbeing. This will include provision of support for occupants, visitors, and staff who have been injured or traumatised by the incident.

## 6 Implementation

The strategies outlined in this document will inform the preparation of a Bushfire Emergency Plan for the site and the proposed development. The Bushfire Emergency Plan will be prepared in accordance with the TFS *Bushfire Emergency Planning Guideline*. The Bushfire Emergency Plan will be prepared in consultation with the project architect, the client, and the Tasmania Fire Service.

To support the use of the proposed distillery building as an onsite refuge, the design and construction of this building must comply with the construction requirements prescribed for a Bushfire Attack Level of BAL12.5 within the Australian Standard for the Construction of Buildings in Bushfire Prone Areas. The distillery building must be provided with the



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.	
Performance Criteria		Response
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; and	<p>The Olive Oil Processing facility and the Whisky Distillery are required to locate on the site to access Olives from the Olive Trees and barley which will be grown on the Property.</p> <p>The naturally occurring resources are olives and barley, both of which will be grown on the Property.</p>	
(b) access to infrastructure only available on the site or on land in the vicinity of the site;	The available infrastructure on the site is all the infrastructure required to grow barley and olive oil trees.	
(c) access to a product or material related to an agricultural use;	<p>Resource processing is a discretionary use within the agriculture zone.</p> <p>Barley and Olive Oil would be grown on the Property which in turn would be accessed and be processed to be turned into other products.</p>	
(d) service or support for an agricultural use on the site or on land in the vicinity of the site;	A bond store and a cellar door would be ancillary to the whisky distillery, a discretionary use within the agriculture zone.	





(e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site;	<p>An olive oil processing facility would provide for onsite value adding of a valuable agricultural product.</p> <p>A Whisky Distillery would enable barley which is to be grown on the site to processed and value added.</p>
(f) provision of essential Emergency Services or Utilities.	No emergency services or utilities are required as part of the Proposal.

5.4. The objectives as listed above are relatively vague and cannot be employed to determine whether or not a development application should be approved or refused.

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.
Performance Criteria	Response
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;	<p>The bond stores, whisky distillery and olive oil processing facility would be located within the cleared areas of the Property, which have not been developed for agricultural (resource development) uses.</p> <p>The land which will be used for the above is not suitable for growing olive trees. Olive trees and the olive orchard have been grown on the Property for over four decades.</p>



	<p>Processing oil and barley for whisky on the Site provides the most efficient manner to deliver these products to the market.</p>
<p>(b) whether the use precludes the land from being returned to an agricultural use;</p>	<p>The Proposal could be removed from the Site and the land eventually returned to an agricultural use.</p> <p>It is intended that the Proposal operate from the Site for the next at least 40 years.</p>
<p>(c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites</p>	<p>The Proposal would value add to the agricultural uses on the Property.</p> <p>The closest property which would potentially be impacted by the Proposal would be 1479 Colebrook Rd Campania. This property is used for grazing of stock and occasional cropping.</p> <p>The Proposal would be over ninety metres from the adjacent property, and the amount of separation would prevent any impact upon the adjoining agricultural uses.</p> <p>The Proposal would not confine or restrain the adjoining agricultural use.</p> <p>The future for the existing agricultural use would be consolidated through construction of the olive oil facility and whisky distillery. It would enable processing of a resource which is grown on the Property.</p>

### 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.
Performance Criteria	Response
A1 Building height must be not more than 12m.	No Buildings on the site are proposed to be any higher than 12m. The proposal complies.

### 21.4.2 Setbacks

Objective	That the siting of buildings minimises potential conflict with use on adjoining properties.	
Performance Criteria	Response	
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	No buildings associated with the proposed use would be sited within 5m of any boundary. The proposal complies	
A2 Buildings for a sensitive use must have a setback from all boundaries of: (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	The proposal is a sensitive use as it involves people on the site for extended periods and the proposal must therefore be capable of satisfying performance criteria 21.4.2P2.	
P2 Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use,	All buildings to be constructed and used as part of the Proposal would be for Resource Processing a	

<p>having regard to: (a) the size, shape and topography of the site;</p>	<p>discretionary use in the Agriculture Zone.</p> <p>The Olive Plantation is the oldest in Tasmania and has been in its current form, covering 34ha for many decades. During this time there has been no increase in demand or need to expand the area covered by the plantation.</p> <p>The bond stores have been located on the Property to take advantage of the size, shape, and topography There is</p>
<p>(b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties;</p>	<p>There are no prevailing setbacks from side boundaries within the surrounding area.</p>
<p>(c) the location of existing buildings on the site</p>	<p>The Proposal would make use of the existing agricultural building on the Property and convert it to a whisky distillery. This would provide for a beneficial use of the infrastructure which currently exists on the Site.</p>
<p>(d) the existing and potential use of adjoining properties;</p>	<p>The Property has a land use capability of Class 4 and 5 as shown in Figure 11. This land use capability</p>
<p>(e) any proposed attenuation measures; and</p>	<p>No proposed attenuation measures are proposed or required.</p>
<p>(f) any buffers created by natural or other features.;</p>	<p>No natural buffers are available.</p>



Figure 11: Land Capability



## 6. SIGNAGE CODE

- 6.1. A sign 1.75m x 1m in area is proposed to be erected at the entrance to the Property as shown in the attached drawing.
- 6.2. It would be an identifying sign to ensure that visitors to the Proposal would know where to turn.
- 6.3. This sign would be classified as a Ground Based Sign defined as:  
*means a freestanding [sign](#) permanently attached to the ground on its own supportive structure, but not including a pole/pylon [sign](#) or a [blade sign](#).*
- 6.4. The proposed sign is permitted as it meets acceptable solution C1.6.1 *Design and siting of signs*.

### A1

A sign must:

- (a) be located within the applicable zone for the relevant [sign](#) type set out in Table C1.6; and
- (b) meet the [sign](#) standards for the relevant [sign](#) type set out in Table C1.6,

excluding for the following [sign](#) types, for which there is no Acceptable Solution:

- (i) roof [sign](#);
- (ii) sky [sign](#); and
- (iii) billboard.

ground base <a href="#">sign</a>	All zones	Must:
		(a) be limited to 1 ground base <a href="#">sign</a> for each 20m of <a href="#">frontage</a> or part thereof;
		(b) not be higher than 2.4m above the ground; and
		(c) have a supportive structure that does not project above the <a href="#">sign</a> face, unless it forms a feature or is incorporated in the <a href="#">sign</a> design.



## 7. BUSHFIRE PRONE AREAS CODE

7.1. The property is subject to the Bushfire Prone Areas Code and accordingly a Bushfire Hazard Report endorsed by TAS Fire is attached to this application.

7.2. The attached report found as follows:

*The proposed use and development of the site is considered likely to achieve and maintain a tolerable level of residual bushfire risk for the occupants and assets on the site and adjacent land provided that the recommendations made above are implemented. Given the nature of the proposed development, it is considered unlikely to cause or contribute to the occurrence or intensification of bushfire on the site or on adjacent land.*

## 8. NATURAL ASSETS CODE-WATERWAY AND COASTAL PROTECTION AREA

8.1. No works are proposed within the area subject to the Waterway and Coastal Protection Area as shown in Figure 12.

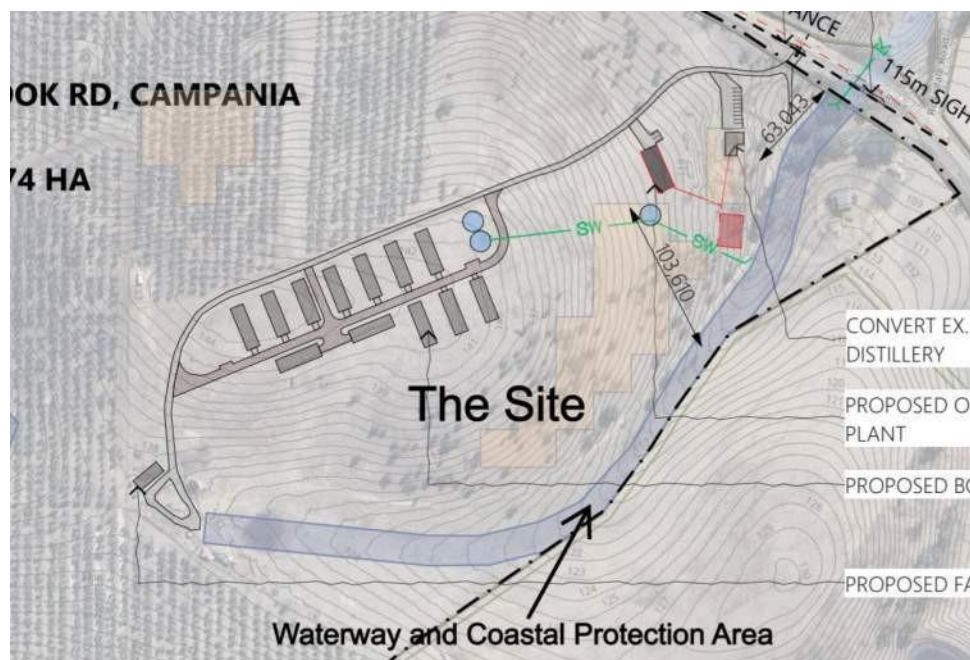


Figure 12: waterway and Coastal Protection Area

## 9. LANDSLIP HAZARD CODE

9.1. The Property is subject to the Landslip Hazard Code as shown in Figure 13.

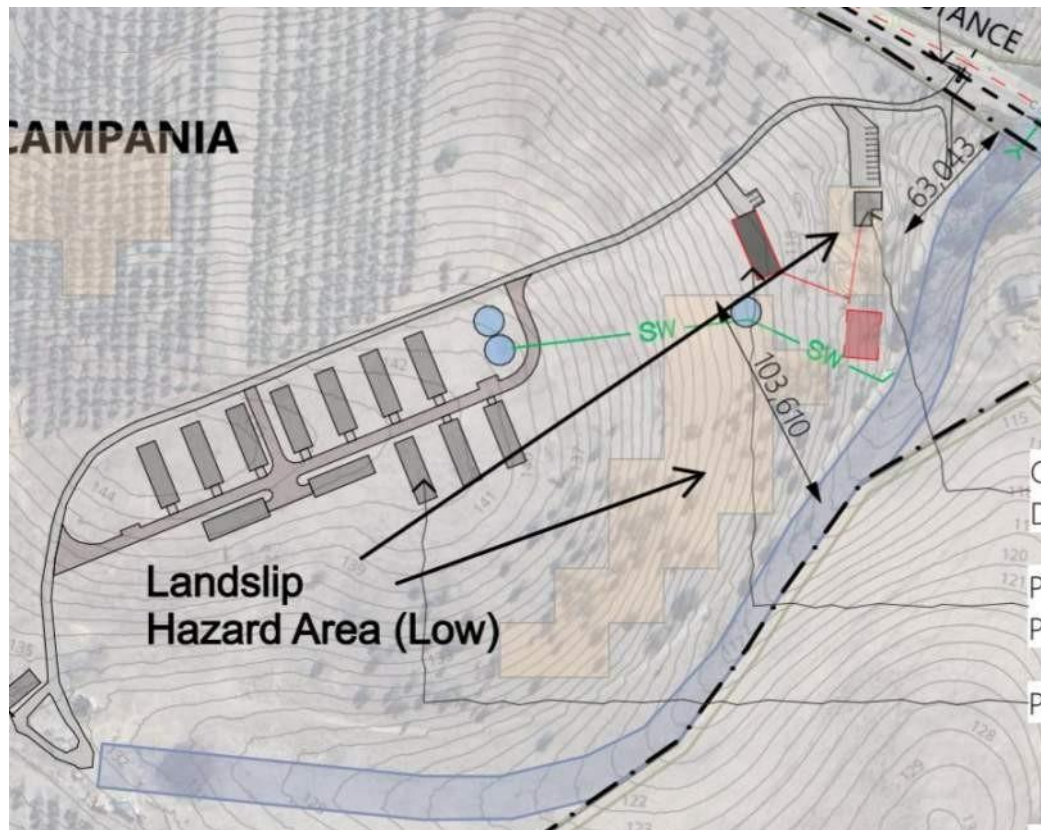


Figure 13: Area subject to the Landslip Hazard Code

9.2. Clause 15.4 provides exemptions from certain types of use and development from the code; these exemptions are reproduced below.

### **C15.4 Use or Development Exempt from this Code**

C15.4.1 The following use or development is exempt from this code:

- (a) use of land within a low or medium landslip hazard band, excluding for a critical use, hazardous use or vulnerable use;



9.3. It is proposed to convert an existing agricultural shed which is within the Landslip Hazard Area to a whisky distillery. An ancillary Cellar Door is also proposed. No storage of whisky or other uses are proposed within the area subject to the Landslip Hazard Code. The definitions of critical, hazardous, and vulnerable uses are reproduced below:

critical use	<p>means a <b>use</b> that is within one of the following <b>Use Classes</b>:</p> <ul style="list-style-type: none"> <li>(a) Emergency Services; or</li> <li>(b) Hospital Services.</li> </ul>
hazardous use	<p>means a <b>use</b> that is within one or more of the following <b>use classes</b>:</p> <ul style="list-style-type: none"> <li>(a) Crematoria and Cemeteries;</li> <li>(b) Extractive Industries, if the <b>use</b> involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(c) Hospital Services, if the <b>use</b> involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(d) Manufacturing and Processing, if the <b>use</b> involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(e) Recycling and Waste Disposal;</li> <li>(f) Research and <b>Development</b>, if the <b>use</b> involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(g) Storage, if the <b>use</b> involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(h) Transport Depot and Distribution, if the <b>use</b> involves the storage of a hazardous chemical of a manifest quantity;</li> <li>(i) Utilities, if the <b>use</b> involves the storage of a hazardous chemical of a manifest quantity; or</li> <li>(j) Vehicles Fuel Sales and Service.</li> </ul>
vulnerable use	<p>means a <b>use</b> that is within one or more of the following <b>Use Classes</b>:</p> <ul style="list-style-type: none"> <li>(a) Custodial Facility;</li> <li>(b) Educational and Occasional Care;</li> <li>(c) Residential, if for <b>respite centre</b>, <b>residential care facility</b>, <b>retirement village</b> or <b>assisted housing</b>; or</li> <li>(d) Visitor Accommodation, if the <b>use</b> is to accommodate more than 12 guests.</li> </ul>





- 9.4. A Whisky Distillery where no whisky is stored within the area subject to the Landslip Hazard Code does not fall within any of the above use categories. No storage of a hazardous chemical of a manifest quantity is proposed.
- 9.5. The Proposal is exempt from the Landslip Hazard Code, and no landslip hazard report is required to accompany this development application.

## 10. CONCLUSION

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- 10.1. The Proposal is for an Olive Oil Processing Facility, Whisky Distillery, Cellar Door, and Bond Stores which would provide for a Resource Processing Use which would value add to the existing agricultural activities currently undertaken on the Property and proposed.
- 10.2. No restraining or constraining of the existing or potential agricultural activities on the Property or adjacent properties would result from the Proposal.
- 10.3. The Site upon which the Proposal is located is the least agriculturally productive land on the Property and has been developed for non-resource development purposes including agricultural sheds. The largest agricultural shed is proposed to be converted to the Whisky Distillery.
- 10.4. The Proposal complies with all relevant provisions of the Scheme and is lodged with Council for approval.





SEARCH OF TORRENS TITLE

VOLUME 175225	FOLIO 4
EDITION 2	DATE OF ISSUE 10-May-2022

SEARCH DATE : 19-Oct-2025

SEARCH TIME : 04.39 PM

DESCRIPTION OF LAND

Parish of ORMAIG Land District of MONMOUTH  
 Lot 4 on Plan [175225](#)  
 Derivation : Part of 1600 Acres Granted to William Thomas  
 Parramore  
 Prior CT [108725/4](#)

SCHEDULE 1

[M957297](#) TRANSFER to RAMAROSI HOLDINGS PTY LTD Registered  
 10-May-2022 at noon

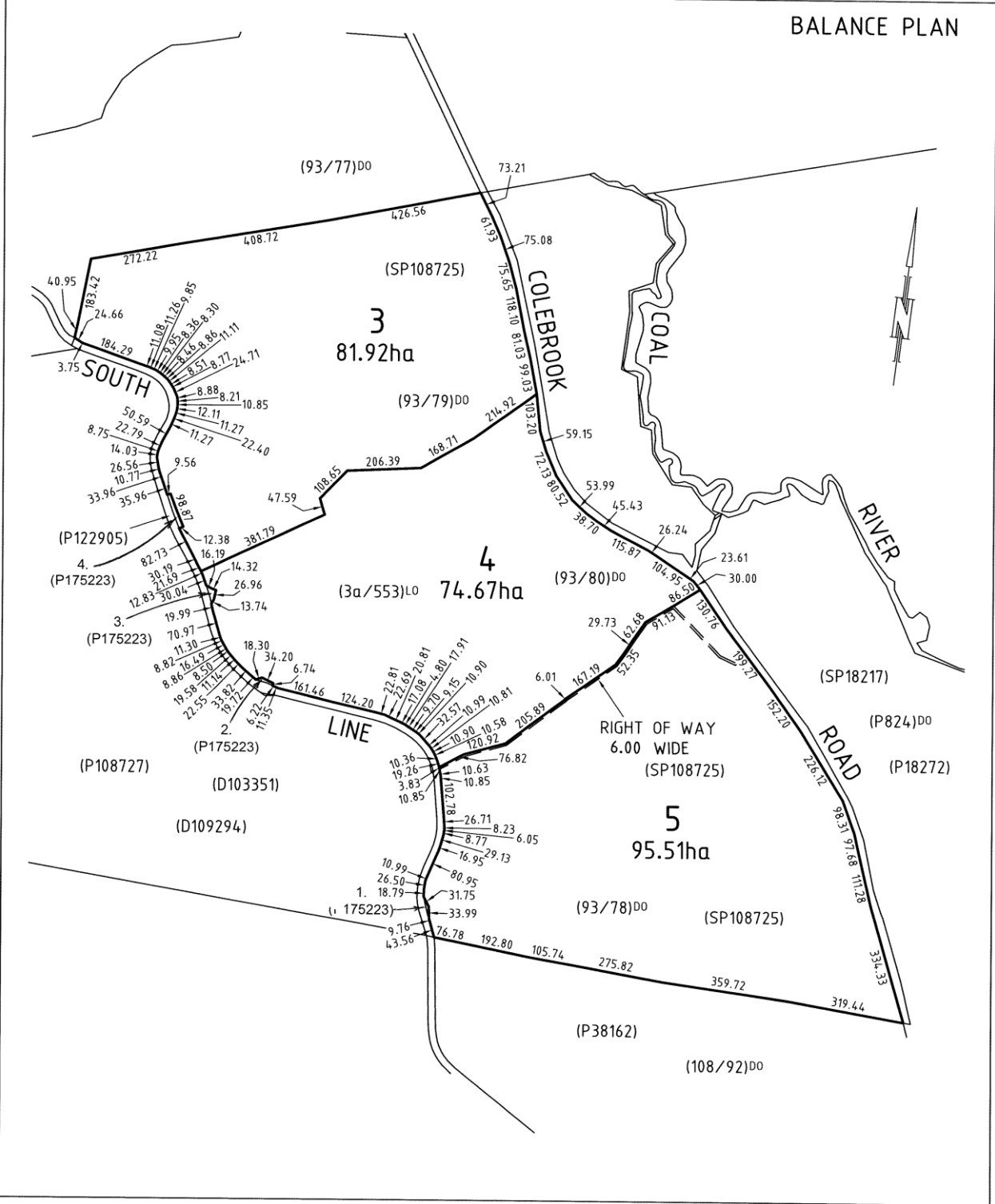
SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
[SP108725](#) FENCING PROVISION in Schedule of Easements  
[SP108725](#) BENEFITING EASEMENT: pipeline, pumphouse and  
 powerline easement over the land marked Pipeline,  
 Pumhouse and Powerline Easement 3.00 wide and  
 Variable Width on Sealed Plan [108725](#)  
[SP108725](#) BENEFITING EASEMENT: a pipeline easement over the  
 land marked Pipeline Easement 1.00 wide on Sealed  
 Plan [108725](#)

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

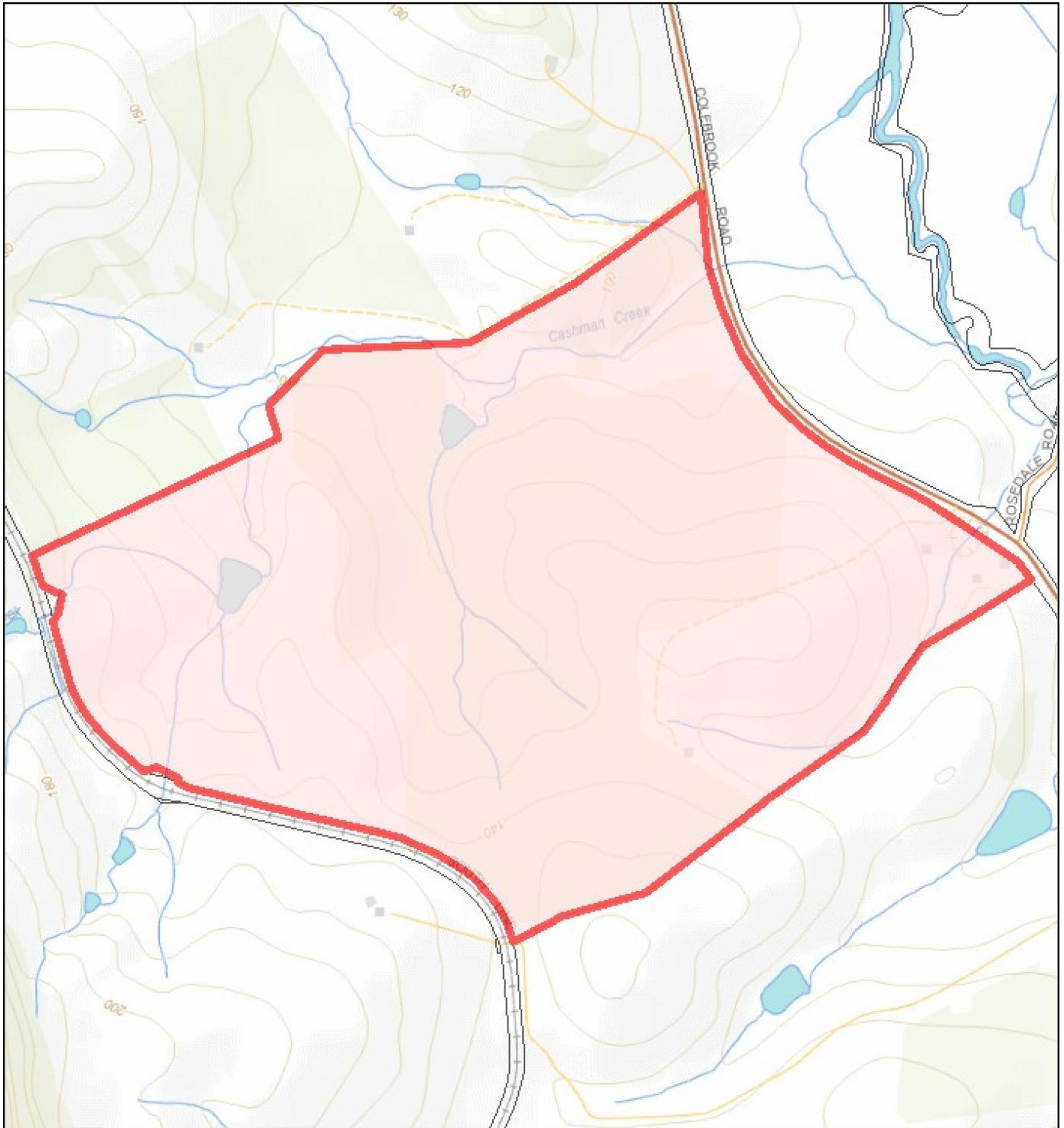
OWNER Vanessa Louise Bresnehan & James Michael Bresnehan; Ramarosi Investments Pty. Ltd.; Rosemary Anne Bresnehan		<b>PLAN OF TITLE</b>		REGISTERED NUMBER <b>P175225</b>	
FOLIO REFERENCE 108725-3; 108725-4; 108725-5		LOCATION Land District of MONMOUTH Parish of ORMAIG		APPROVED EFFECTIVE FROM 17 MAY 2019	
GRANTEE Part of 1600 acres granted to William Thomas Parramore		FIRST SURVEY PLAN No. COMPILED BY PDA Surveyors		Deputy Recorder of Titles	
SCALE: 1:10000		LENGTHS IN METRES		SURVEYORS REF: 40116AE-2	
MAPSHEET MUNICIPAL CODE No. 125 (5228)		LAST UPI No		LAST PLAN No. SP108725	
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN					



PROPERTY ID: 9047145

PROPERTY ADDRESS: 1541 COLEBROOK ROAD  
CAMPANIA TAS 7026

CONSTRUCTION YEAR: 2004



# PREMIUM PROPERTY Information Report

## PROPERTY DETAILS - 1541 COLEBROOK RD CAMPANIA

<b>Property Name:</b>		
<b>Land Use:</b>	Primary Production - GRAZING/PASTORAL-NOT IRRIGATED (valuation purposes only)	
<b>Improvements:</b>	DWELLING & FARM IMPROVEMENTS	
<b>Improvement Sizes (Top 3 by Size):</b>	<b>Improvement:</b>	<b>Area:</b>
	DWELLING	134.0 square metres
	OUTBUILDING	80.0 square metres
	ORCHARD	31.0 square metres
<b>Number of Bedrooms:</b>	3	
<b>Construction Year of Main Building:</b>	2004	
<b>Roof Material:</b>	Colorbond	
<b>Wall Material:</b>	Colorbond	
<b>Land Area:</b>	74.67 hectares	
<b>Title References:</b>	175225/4	
<b>Municipality:</b>	SOUTHERN MIDLANDS <a href="#">View Municipality Information Report</a>	
<b>Title owner:</b>	175225/4 : RAMAROSI HOLDINGS PTY LTD	
<b>Interested parties:</b>	RAMAROSI HOLDINGS PTY LTD	
<b>Postal address: (Interested Parties)</b>	LEVEL 1 142 ELIZABETH ST HOBART TAS 7000	

## OWNERSHIP HISTORY - 1541 COLEBROOK RD CAMPANIA

TYPE	NAME	ADDRESS	FROM	TO
Ownership	RAMAROSI HOLDINGS PTY LTD	LEVEL 1 142 ELIZABETH ST HOBART TAS 7000	07/04/2022	
Ownership	RAMAROSI INVESTMENTS PTY LTD	131 ALBERT RD MOONAH TAS 7009	21/12/1995	07/04/2022

## PROPERTY SALES - 1541 COLEBROOK RD CAMPANIA

CONTRACT DATE	REAL ESTATE	CHATELS	OTHER	SETTLEMENT DATE
04/04/2022	\$2,385,000			07/04/2022

## SALES STATISTICS - (Primary Production - GRAZING/PASTORAL-NOT IRRIGATED) - CAMPANIA (Last 12 Months)

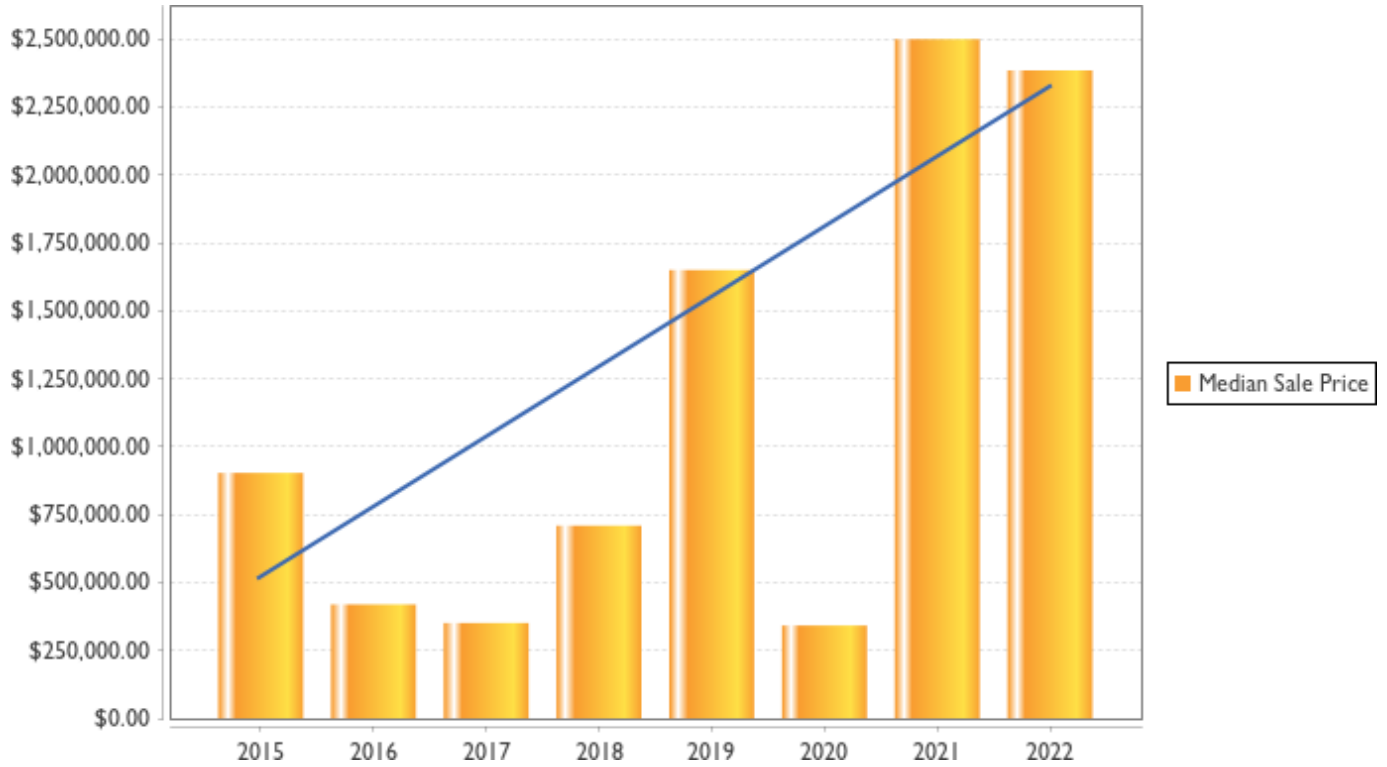
<b>Number of Sales:</b>	0
<b>Highest Sales Price:</b>	
<b>Median Sales Price:</b>	
<b>Mean Sales Price:</b>	
<b>Lowest Sales Price:</b>	

# PREMIUM PROPERTY Information Report

## LAST 5 SALES - (Primary Production) - CAMPANIA [View in LISTmap](#)

ADDRESS	CONTRACT DATE	SALE PRICE
Lot 26 WHITE KANGAROO RD CAMPANIA TAS 7026	12/02/2025	\$301,087
Lot 26 WHITE KANGAROO RD CAMPANIA TAS 7026	12/02/2025	\$172,050
248 WHITE KANGAROO RD CAMPANIA TAS 7026	18/12/2024	\$819,000

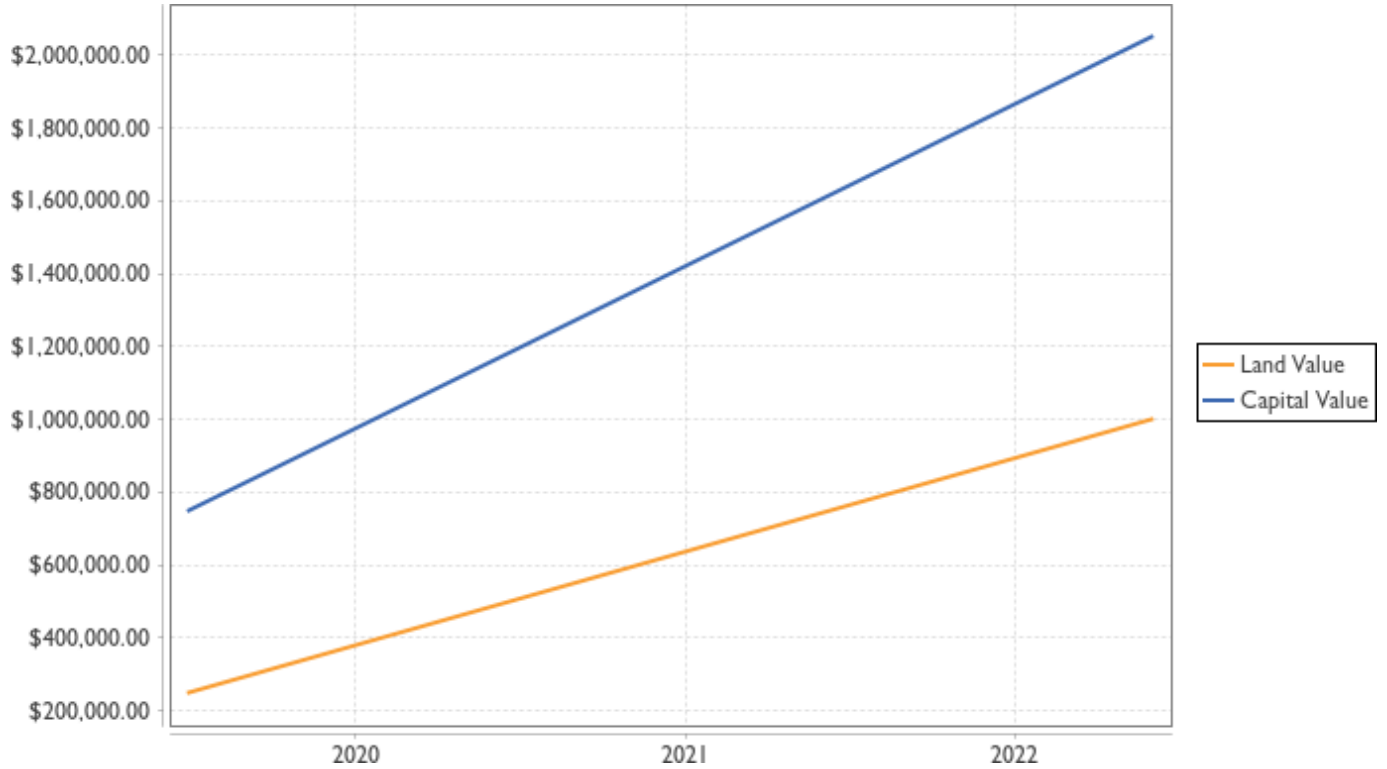
## SALES TRENDS - (Primary Production - GRAZING/PASTORAL-NOT IRRIGATED) - SOUTHERN MIDLANDS (Last 10 Years)



# PREMIUM PROPERTY Information Report

## PROPERTY VALUATIONS - 1541 COLEBROOK RD CAMPANIA

DATE INSPECTED	LEVELS AT	LAND	CAPITAL	AAV	REASON
19/05/2021	01/07/2021	\$1,000,000	\$2,050,000	\$82,000	FRESH VALUATION
13/06/2019	01/07/2014	\$250,000	\$750,000	\$30,000	BOUNDARY ADJUSTMENT - SPLIT FROM CANCELLED PID 1436957 & DWELLING CONSTRUCTED (BA 04-112) NOT PREVIOUSLY VALUED - VALUATION AMENDMENTS



## AERIAL IMAGERY



# PREMIUM PROPERTY Information Report

## Explanation of Terms

<b>Property ID</b>	A unique number used for Valuation purposes.
<b>Date Inspected</b>	The date the property was inspected for the valuation.
<b>Levels At</b>	Levels At - or Levels of Valuation Date means the date at which values of properties are determined for all valuations in a Municipal Area.
<b>Land Value</b>	Land Value is the value of the property including drainage, excavation, filling, reclamation, clearing and any other invisible improvements made to the land. It excludes all visible improvements such as buildings, structures, fixtures, roads, standings, dams, channels, artificially established trees and pastures and other like improvements.
<b>Capital Value</b>	Capital Value is the total value of the property (including the land value), excluding plant and machinery.
<b>AAV</b>	Assessed Annual Value. AAV is the gross annual rental value of the property excluding GST, municipal rates, land tax and fixed water and sewerage, but cannot be less than 4% of the capital value.
<b>Interested Parties</b>	This is a list of persons who have been recorded by the Valuer-General as having interest in the property (ie owner or Government agency).
<b>Postal Address</b>	This is the last advised postal address for the interested parties.
<b>Multiple Tenancies</b>	Properties that have multiple tenants are assessed for separate AAV's. e.g. a house and flat.
<b>Similar Criteria</b>	Properties in the same locality with a Capital Value within a range of 10% of the property.

**No information obtained from the LIST may be used for direct marketing purposes.**

Much of this data is derived from the Valuation Rolls maintained by the Valuer-General under the provisions of the Valuation of Land Act 2001. The values shown on this report are as at the Levels At date.

While all reasonable care has been taken in collecting and recording the information shown above, this Department assumes no liability resulting from any errors or omissions in this information or from its use in any way.

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Southern Midlands Council

Via email: mail@southernmidlands.tas.gov.au

**Request for Additional Information DA2500154 Distillery, Bond Stores, Ancillary Cellar Door and Olive Oil Processing (the Proposal) at land described as 1541 Colebrook Road, Campania (the Property)**

Please accept this correspondence as a response to the two requests for further information received from Southern Midlands Council dated 20 and 25 November 2025. Each of the requests are reproduced below and a response follows.

**1. Full description of Proposed Use and Development**

Please provide a complete description of the proposed use and development.

This should include, but is not limited to:

- a) Staging of work if applicable;
- b) Number of employees;
- c) Detailed description of activities in the olive oil processing plant and distillery, including the processes, plant and equipment, and production volumes or capacity;
- d) If visitors (tours, etc) will be expected, including estimated numbers and how they will access the site;

**Response**

An Olive Plantation was planted on the Property in the 1980's by the current owner's father, this was the first Olive Plantation established in Tasmania. Since this time the olives have either been harvested and processed for Olive Oil offsite or have been left on the trees. It is the intention of the owner to value add to the olive plantation by processing the olives on the Property, composting the Pomace (ground up olive skins, pulp and pits olive paste) and returning them to the soil as a soil improver. Locating the olive oil processing plant on the Property would therefore increase its agricultural productivity.

The majority of the productive agricultural land on the Property has now been planted out with olive trees with little scope to increase the area under plantation. The olive trees in the plantation are of a consistent age, and the owner has no intention to plant any further olive trees. The land upon which

the proposed buildings would be constructed would be on land with lower agricultural potential.

It is proposed to construct and operate:

- Olive Oil Processing Facility (the Mill)
- Whisky Distillery (convert existing shed)
  - Malting
  - Mashing
  - Fermentation
  - Distillation
  - Maturation
  - Bottling
- 13 Bond Stores
  - Storage and bonding of up to 600,000 litres of Whisky
- Cellar Door – the cellar door will sell olive oil and olive oil products which will be sourced from olives grown and harvested on the property. Once the distillery is operational it will also sell whisky products to the public.
- Access roads – 3,900m<sup>2</sup> gravel 1,200m<sup>2</sup> of new access ways
- 11 carparking spaces
- There is an existing farm shed 9m x 20m

Table 1 shows the floors areas of all proposed and existing buildings cross the Property

Building	Floor Area
Olive Oil Processing Facility (the Mill)	Area 12m x 24.1m - 289m <sup>2</sup>
Whisky Distillery	138m <sup>2</sup> (existing building)
13 Bond Stores	13 x 30m x 10m - 3,600m <sup>2</sup>
Existing farm shed	9mx20m – 180m <sup>2</sup>
<b>Existing</b>	<b>318m<sup>2</sup></b>
<b>Total Roofed Area</b>	<b>4,207m<sup>2</sup></b>

Table 1: Floor areas of buildings

a) **Staging** – it is proposed to stage the development as follows

Stage 1: Upgraded access

Stage 2: Site works including detention basins

Stage 3: Internal Road works to provide access to olive oil processing facility, whisky distillery, cellar door and bond stores

Stage 4: Conversion of existing farm building to provide for cellar door including sales of Olive Oil and Olive products.

Stage 5: Construct

Stage 5: Installation of distillation equipment and machinery and construction of bond stores

Stage 6: Construction of Olive Oil Processing Facility building

### b) **Employees**

Table 2 shows the number of employees that the facility is expected to employ.

Facility	No of employees
Olive Oil Processing Facility	2 seasonally dependent
Whisky Distillery	2-3
Bond Stores	0
Cellar Door	1
<b>Total</b>	<b>5- 6</b>

Table 2: Expected employee numbers

### c) **Description of Activities**

#### **OLIVE OIL**

Mature Olive Oil Plantation – 34ha

Estimated yield – 1,000-2,000 litres/hectare or 34,000 68,000 litres per annum – this volume of olive oil will be processed within the Olive Oil Processing Facility.

Crushed Olive Waste – 100- 150 tonnes per annum based upon the above yield. All this waste will be composted on the Property and returned to the soil as an enhancer.

The processes involved in producing the Olive Oil are:

## 1. Harvesting and Delivery to the Mill

Olives are harvested—often mechanically—and transported to the mill within 24 hours to prevent oxidation or fermentation.

## 2. Cleaning and Sorting

At the facility, olives will be:

- Washed to remove dust, leaves, and debris
- Sorted to remove damaged fruit

This ensures purity and prevents off-flavours in the final oil.

## 3. Crushing (Milling)

Olives (including pits, pulp, and skins) will be crushed into a paste using a hammer or stone mills. This is yet to be determined. This step ruptures the cell walls and releases tiny oil droplets.



Figure 1: small scale Olive Oil Extractor

#### 4. Malaxation (Kneading the Paste)

The paste is slowly mixed to allow small oil droplets to merge into larger ones.

Temperature control is critical— “cold-pressed” oils keep this below ~27°C.

#### 5. Oil Extraction

A horizontal centrifuge will be used to separate:

- Oil
- Vegetation water
- Solid matter (skins, pulp, pits → pomace)

#### 6. Separation & Clarification

A vertical centrifuge or decanter will remove remaining water and fine solids, producing a clean oil.

#### 7. Filtration

Oil will be filtered to remove micro-particles and moisture, improving stability and shelf life.

#### 8. Quality Testing

The oil will be tested for:

- Free fatty acidity
- Peroxide value
- Polyphenol content
- Sensory defects

To determine whether the oil qualifies as extra virgin, virgin, or requires refining.

#### 9. Bottling and Packaging

The oil will be bottled into glass bottles protecting it from light and oxidation before distribution as shown in Figure 2.



Figure 2: Olive Oil being bottled

## 10. Waste Management

All crushed olives produced at the mill will be composted and spread across the land as a soil enhancer.

## WHISKY DISTILLERY

### 1. Malting

Barley is soaked in water, allowed to germinate, and then dried in a kiln to halt germination.

This makes the starches accessible for conversion into fermentable sugars.

### 2. Mashing

The dried malt is ground into grist and mixed with hot water in a mash tun.

Enzymes convert starch into sugar, producing a sweet liquid called wort.

Figure 3 contains an image of a Mash Tun.



Figure 3: Image of a Mash Tun

### 3. Fermentation

The wort is transferred to large vessels (washbacks) and yeast is added. Yeast consumes the sugars, producing alcohol, CO<sub>2</sub>, and heat. The result is a low-alcohol “beer-like” liquid called wash (around 6–10% ABV).

Figure 4 contains an image of a washback.



Figure 4: Image of a washback.

## 2. Servicing – Water and Sewerage disposal

Please provide a site analysis and amended site plan showing:

- topography, including contours showing AHD levels and major site features;
- natural drainage lines, watercourses and wetlands on or adjacent to the site;
- the location and capacity and connection point of any existing services and proposed services; and
- any natural hazards that may affect use or development on the site.

### Response

Amended plans are attached to this correspondence showing

- 1m contour intervals across the Property, from these contours the elevation of all proposed buildings can be determined.
- The topography of the property is shown on the amended plans.
- Natural drainage lines are shown as per the mapped Waterway and Coastal Protection Areas which have are shown on the amended plans and in Figure 5.
- No development is proposed on any sites adjacent to the Property.
- There is a natural watercourse on the property to the southwest which drains to a farm dam as shown on the amended plans.
- The Property is unserviced by reticulated water and sewer, no new connections are proposed.
- There are no proposed connection points for services.
- A TASWATER Main runs past the Property within the Colebrook Road Reservation, however it is not possible to tap into this main as it is a 100mm PVC Bulk Transfer Main as shown in Figure 6.
- No natural hazards are present on the Property that would prevent the proposed development from being constructed.

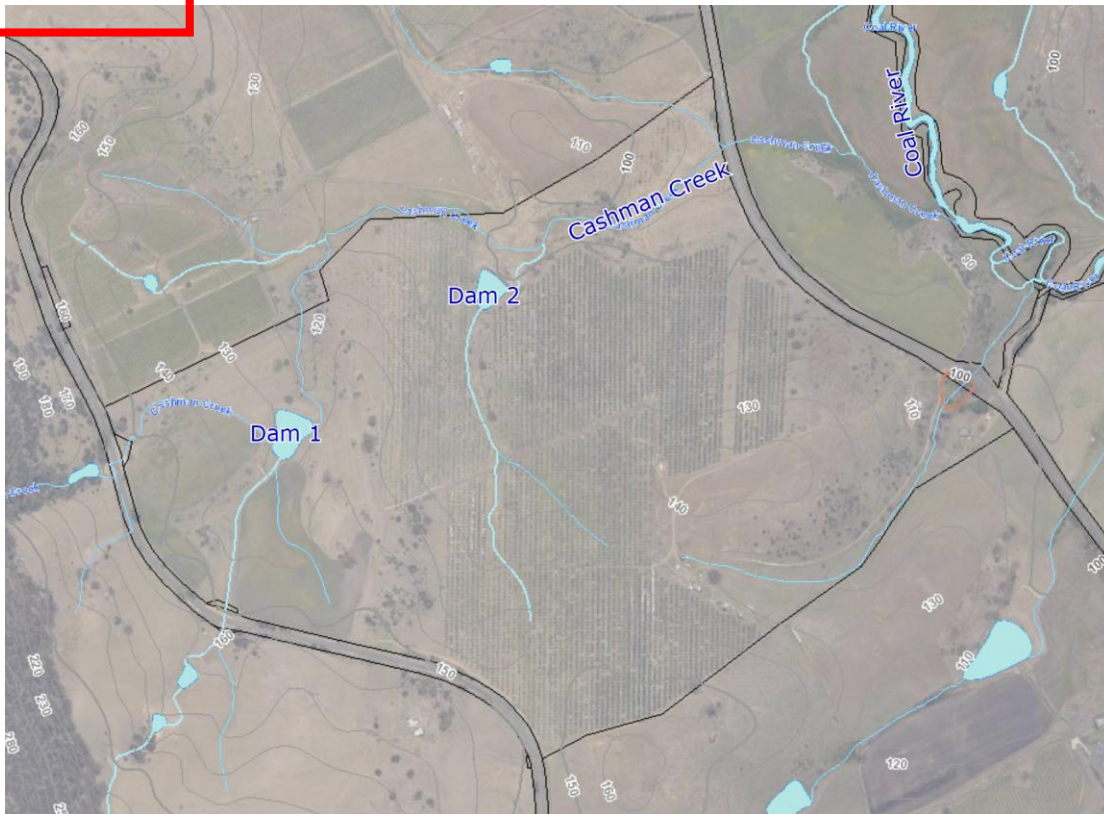


Figure 5: Drainage lines and hydrology of the Property

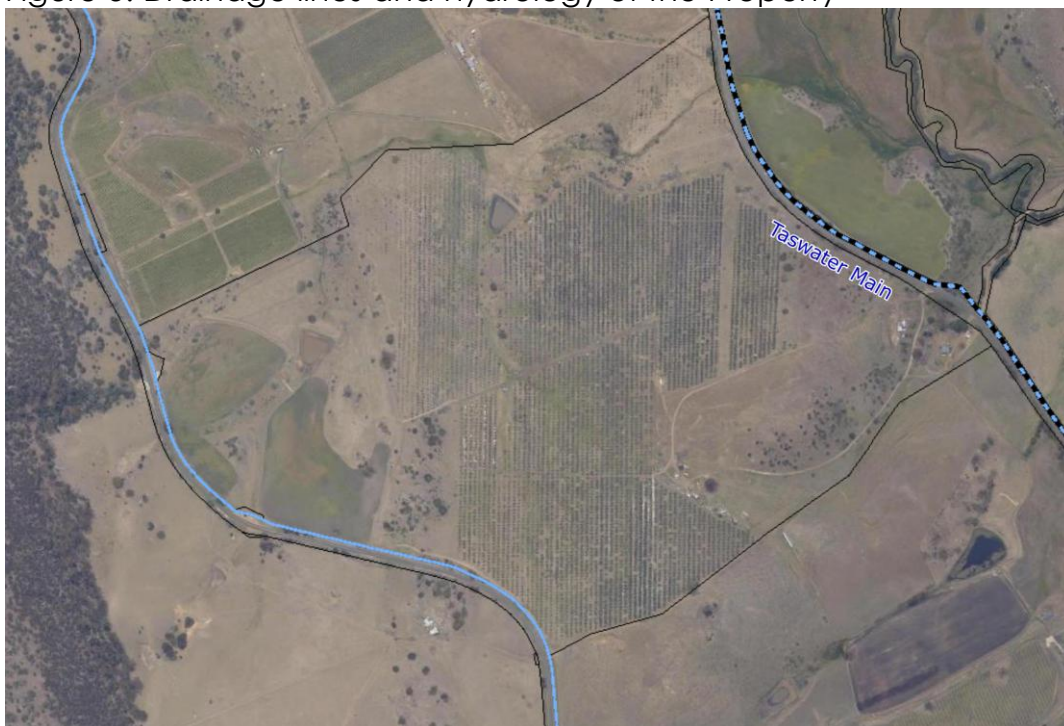


Figure 6: Aerial image showing the adjacent TASWATER Main.



### 3. Trade waste disposal

Please outline your plan for managing the trade waste produced by both the olive oil processing plant and the distillery.

#### Response

No trade waste will be produced by the olive oil processing facility or the distillery.

The volume of crushed olives generated by the processing facility is estimated at 150 – 200 tonnes, all of this will be composted on the Property and will be returned to the Olive Plantation.

The only significant waste generated from the whisky distillery will be spent grain and this will be fed to cattle on the Property.

No Trade Waste will be generated from the proposal.

Any general waste generated will be disposed of appropriately at the municipality waste transfer facility.

#### 4. Stormwater Management Plan

Please provide a Stormwater Management Report, prepared by a suitably qualified person, including plans and calculations for stormwater conveyance, detention (where required) and treatment from all roof, hardstand and driveway areas.

The stormwater drainage system must be designed to comply with all of the following:

- a) be able to accommodate a storm with a 5% AEP, when the land serviced by the system is fully developed: and
- b) stormwater runoff will be no greater than pre-existing runoff or any increase can be accommodated within existing or upgraded public stormwater infrastructure.
- c) The development must consider a suitable flow path to accommodate a storm with a 1% AEP.

Stormwater quality from the site must meet the following:

- a) Standard Stormwater Treatment Requirements as specified in Table 3 Water Quality Treatment Targets in DEP AND LGAT TASMANIAN STORMWATER POLICY GUIDANCE AND STANDARDS FOR DEVELOPMENT 2021 V1
- b) The report is to demonstrate that each site can be serviced in its entirety by the existing or proposed stormwater system.
- c) The report should consider any staging of the proposal and how stormwater will be managed throughout construction.
- d) Overflow provisions for the proposed detention basin must be included with consideration of risks to surrounding properties.

#### Response

The Property covers over 74.67 hectares and is of sufficient size to provide for retention of all rainwater runoff generated from roofed areas.

All rainwater from roofed areas will be directed to rainwater tanks as shown in the amended drawings. These rainwater tanks will have a minimum volume of 50,000 litres. Water from the water tanks will be reused across the Property and only during wetter months would the rainwater tanks be full.

All overflow from these rainwater tanks would be directed to two detention basins as shown on the amended plans. One below the bond stores and one below the whisky distillery and olive oil processing facility.

A Stormwater Management Plan is attached to this response.

## 5. Environmental Impact Statement

Please provide an Environment report prepared by a suitably qualified person to provide the following details;

- a) regarding the Storage of Alcohol, in terms of manifest quantity as specified in the Work Health and Safety Regulations 2012;
- b) operational hours, noise, odor and vibration of the distillery facility.

### Response

It is understood that the volume of alcohol proposed to be stored on the Property will exceed the manifest quantity as specified in the *Work Health and Safety Regulations 2012*. Regulation for the storage of a manifest quantity of alcohol, however, is not a planning related matter and is not the responsibility or under the authority of Local Government.

Prior to production or storage/bonding of alcohol on the Property, it is understood that other approvals outside of those under the *Land Use Planning and Approvals Act 1993* are required.

The Tasmanian Fire Service (TFS) is the primary authority for the following, and it is the TFS that determines whether the necessary approvals have been granted.

- Dangerous goods **manifest submission**
- **Site plan approval** for dangerous goods
- **Placarding requirements**
- **Emergency response planning**
- **Inspection and compliance** for dangerous goods storage
- Maintaining the **statewide manifest database** for emergency response

It is understood that if a planning permit is issued that advice could be included specifying that other approvals would be required prior to alcohol of manifest quantities being produced or stored on the Property.

The distillery would operate as follows.

**Operating Hours** – 8am – 5pm Mon Friday

9am – 5pm Saturdays

11am – 5pm Sundays and Public Holidays

## Noise

No noise other than from the small number of commercial vehicles accessing the Property would be generated by the proposal. For comparison a distillery smaller in scale than the Proposal operates out of the Callington Mill and no noise is generated which may impact adjoining property owners.

The nearest sensitive use to the Proposal is approximately 530m away as shown in Figure 7.



Figure 7: Distance to nearest sensitive uses.

## Odour –

no odour would be generated by the proposal. The whisky distillery would be at a relatively small scale and would:

- **not** generate any significant volumes of spent wash compared to fuel-ethanol distilleries.

• Fermentation would be within closed-**tank**, preventing vapour release.

- Waste streams would be minor and could be accommodated at the local waste transfer station.
- All organic materials generated by the distillery would be composted and returned to the Olive Plantation. The scale of the composting would be minor and would not generate any odour.
- No anaerobic lagoons or effluent ponds would be required (these are the major source of odour complaints in industrial distilleries).

No odour detectable at the property boundary would result from the distillery.

### Vibration

No vibration would be generated by the Proposal.

### 6. Natural Assets Code

Please provide a response to Performance Criterion P3 of Clause 7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area, which is as follows:

#### *P3*

*Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimize adverse impacts on natural assets, having regard to:*

- (a) the need to minimise impacts on water quality; and*
- (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.*

### Response

The drainage line downstream from the Proposal no buildings or works are proposed within the Waterway and Coastal Protection Area. This is shown in Figure 8.

No piped stormwater point discharge into the drainage line is proposed. Water from the detention basins would consist of overland flow.

The attached Stormwater Management Plan demonstrates that the Proposal would minimise impacts on water quality and the detention basins would

mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.

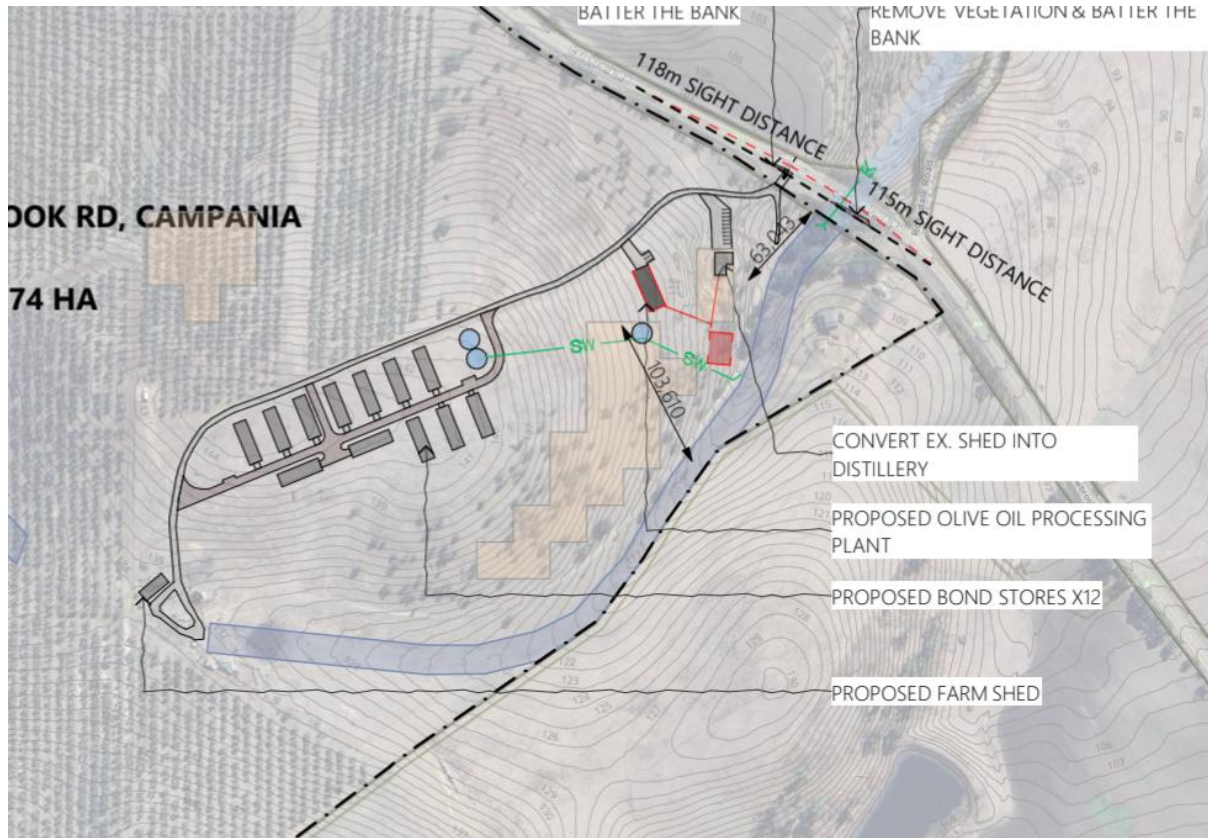


Figure 8: Site Plan showing that no works or development are proposed within the Waterway and Coastal Protection Area.

## 1. Signs Code

Please respond to Performance Criterion P1.1 of Clause 1.6.1 Design and siting of signs, which is as follows:

### P1.1

A sign must:

- (a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and
- (b) be compatible with the streetscape or landscape, having regard to:
  - (i) the size and dimensions of the sign;
  - (ii) the size and scale of the building upon which the sign is proposed;
  - (iii) the amenity of surrounding properties;
  - (iv) the repetition of messages or information;
  - (v) the number and density of signs on the site and on adjacent properties; and
  - (vi) the impact on the safe and efficient movement of vehicles and pedestrians.

## Response

The appearance of the proposed sign is shown in Figure 9 and would be categorised as a Ground Based sign under the Signs Code of the Planning Scheme, and it would

- (a) be limited to 1 ground base [sign](#) for each 20m of [frontage](#) or part thereof;
- (b) not be higher than 2.4m above the ground; and
- (c) have a supportive structure that does not project above the [sign](#) face, unless it forms a feature or is incorporated in the [sign](#) design.

The relevant performance criteria are reproduced below and comments follow.



Figure 9: Proposed appearance and size of signage.

### P1.1

A sign must:

- (a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and
- (b) be compatible with the streetscape or landscape, having regard to:
  - (i) the size and dimensions of the sign;
  - (ii) the size and scale of the building upon which the sign is proposed;
  - (iii) the amenity of surrounding properties;
  - (iv) the repetition of messages or information;
  - (v) the number and density of signs on the site and on adjacent properties; and
  - (vi) the impact on the safe and efficient movement of vehicles and pedestrians.

Please

**Response to Signage Assessment Criteria**

(b) The sign must be compatible with the streetscape or landscape, having regard to:

(i) the size and dimensions of the sign

The proposed sign measures 1750 mm × 1000 mm, which is modest in scale and consistent with typical rural tourism and agritourism signage in Tasmania. Its size ensures it is legible to passing motorists without appearing visually dominant in the rural landscape. The proportions are low-profile and horizontal, which aligns well with the open rural setting and avoids vertical visual intrusion.

(ii) the size and scale of the building upon which the sign is proposed

The sign is not mounted on a building but positioned near the property entrance on a rural road. Its scale is significantly smaller than the distillery buildings and bond stores on the site, ensuring it does not compete visually with built form. The sign functions purely as an identification and wayfinding element, and its scale is appropriate relative to the overall development.

(iii) the amenity of surrounding properties

The sign will not generate noise, light spill, or overshadowing and is non-illuminated, ensuring no impact on the amenity of nearby rural properties. Its restrained size and simple design ensure it does not detract from the rural character or create visual clutter. The sign is consistent with the low-impact nature of rural tourism uses and will not adversely affect neighbouring land.

(iv) the repetition of messages or information

Only one sign is proposed at the site entrance, containing a single, clear identification message for the whisky distillery. No repetitive or duplicative signage is proposed on the property or along the road frontage. This ensures the sign remains unobtrusive and avoids unnecessary visual repetition.

(v) the number and density of signs on the site and on adjacent properties

The site contains no other signage, and adjacent rural properties also have minimal or no signage. The proposal therefore maintains the low-density

signage character of the area. The single sign will not contribute to visual clutter and is consistent with the sparse, low-key signage typical of rural Tasmania.

(vi) the impact on the safe and efficient movement of vehicles and pedestrians

The sign is sized and positioned to be easily readable at rural road speeds without distracting drivers or obstructing sight lines. It is set back from the carriageway and does not impede visibility at the property access. The sign does not project into the road reserve and will not interfere with pedestrian or vehicle movement. It's clear, simple message improves wayfinding and reduces the likelihood of unsafe turning movements by visitors unfamiliar with the area.

If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email [evan@e3planning.com.au](mailto:evan@e3planning.com.au).

Regards



Evan Boardman  
Grad Dip URP, B ScEnv, B Econ MEIANZ

## STORMWATER MANAGEMENT PLAN

### 1541 Colebrook Road (the Property) Olive Oil Processing Facility, Whisky Distillery, Bond Stores and Cellar Door

#### 1. Introduction

This Stormwater Management Plan (SMP) has been prepared to demonstrate that the proposed development — comprising an olive oil processing facility, whisky distillery, twelve bond stores, cellar door and associated internal roads at 1541 Colebrook Road (the Property) as shown in Figure 1 — can be serviced by an appropriate stormwater system that meets:

- Tasmanian Planning Scheme zone standards
- Urban Drainage Act 2013
- Tasmanian Standard Drawings (TSDSW series)
- Tasmanian Stormwater Policy Guidance and Standards for Development (2021)
- Council engineering requirements

The purpose of this SMP is to demonstrate that stormwater quantity and quality impacts from the development will be appropriately managed and that post-development discharge will not exceed pre-development conditions.

The SMP has been prepared based on the following:

- Minor system design based on the 5% AEP rainfall event
- Major system design based on the 1% AEP rainfall event
- Post-development peak discharge not exceeding pre-development peak discharge
- Water quality management through sediment and gross pollutant control
- Avoidance of adverse impacts on downstream properties and natural assets

Stormwater generated from the development will be directed into **two purpose-built detention basins** located downslope of the developed area.

A site plan of the proposed development (the Proposal) is shown in Figure 1.



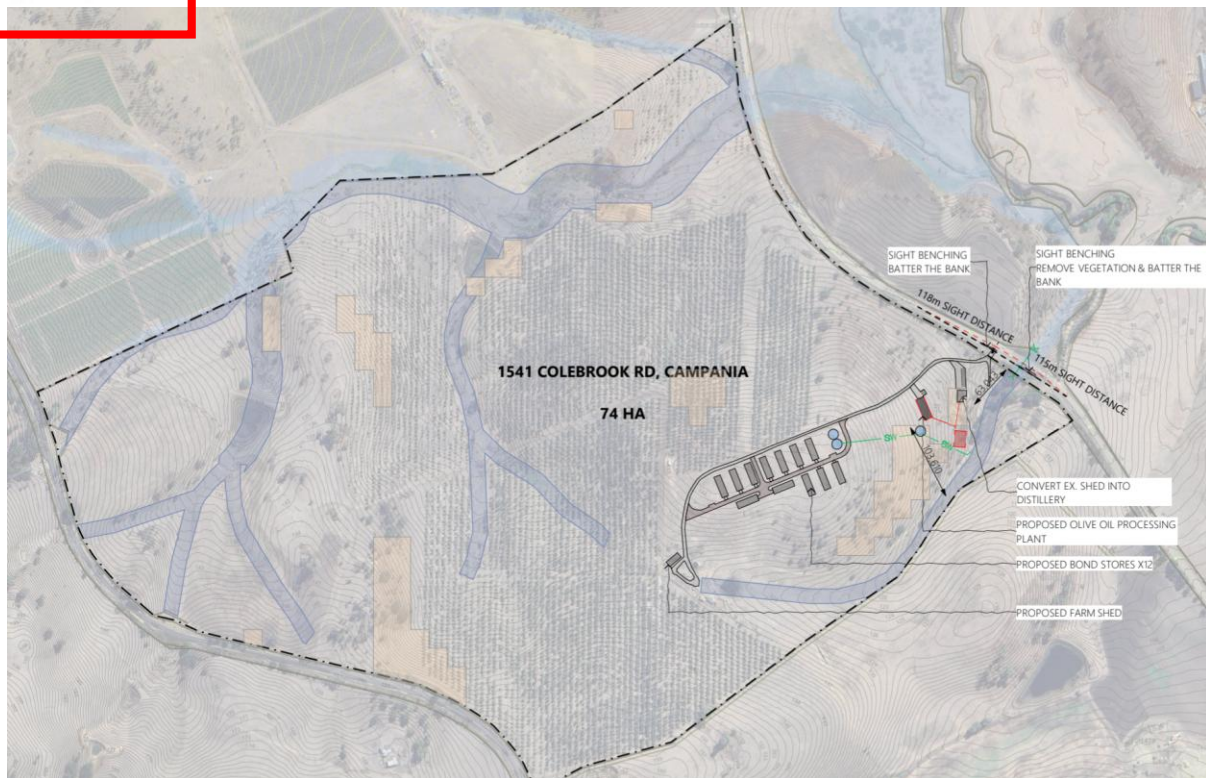


Figure 1: Site Plan of the Proposal.

## 2. Property Description

The Property is a large 74.67-hectare agricultural property within the Southeast Irrigation District Stage 1 and is approximately 8.5km south of Colebrook.

The property has been developed for an olive oil plantation, with over 40 hectares under trees with a further 10 hectares under irrigation.

An aerial image of the Property is shown in Figure 2.

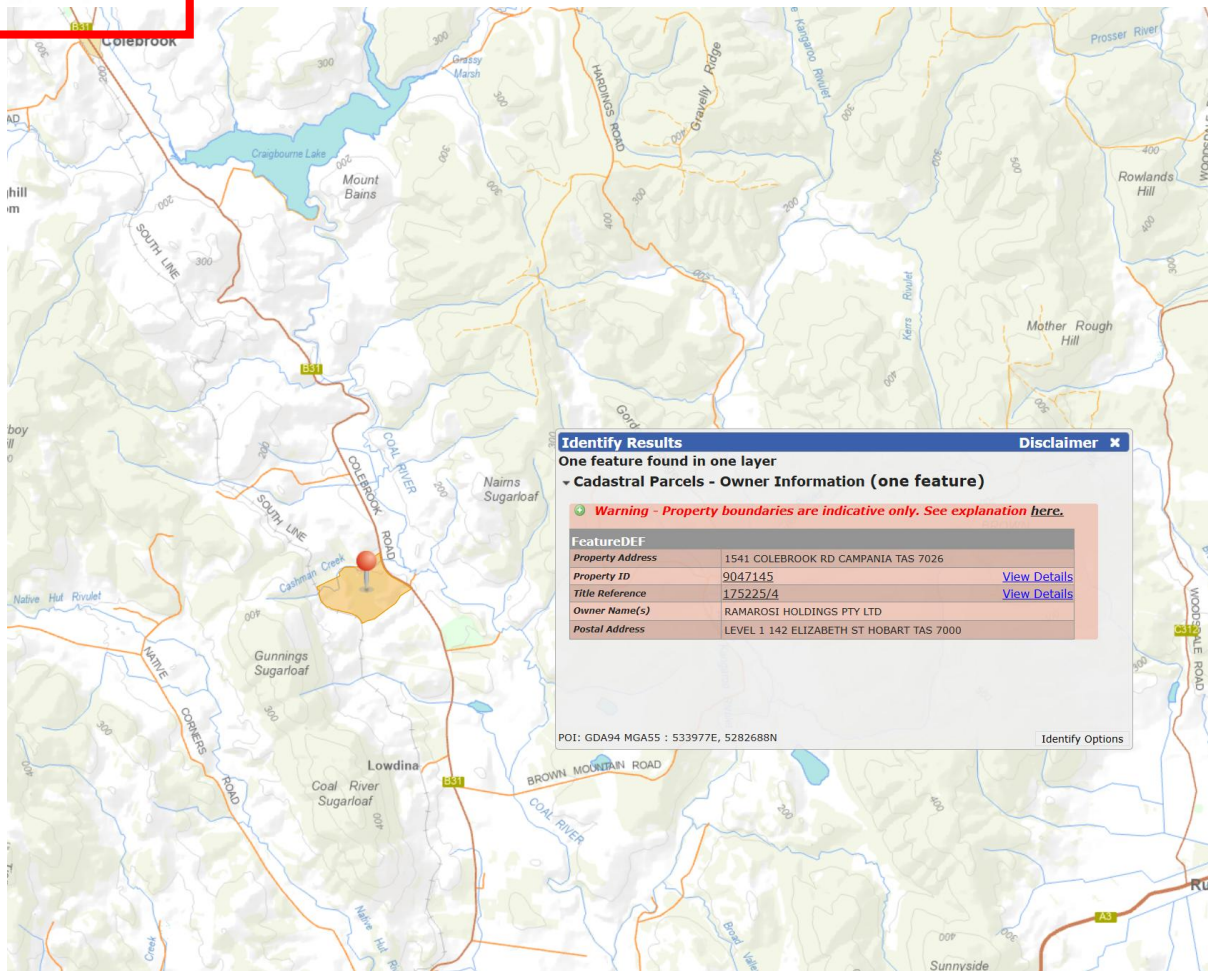


Figure 2: Property Location

### 3. Stormwater Catchment & Site Conditions

The Property falls west to east from 150m to approximately 100m AHD and is dissected by several streams including Cashman Creek. Cashman Creek flows from west to east across the property and is a tributary of the Coal River. There are two farm dams on the Property with the following areas and volumes. This is shown in Table 1 and Figure 3.

Dam	Surface Area	Volume
1	2,770m <sup>2</sup>	4.3 ML
2	1,700m <sup>2</sup>	2.7m <sup>3</sup>

Table 1: Surface area and volumes of the Dams on the Property.

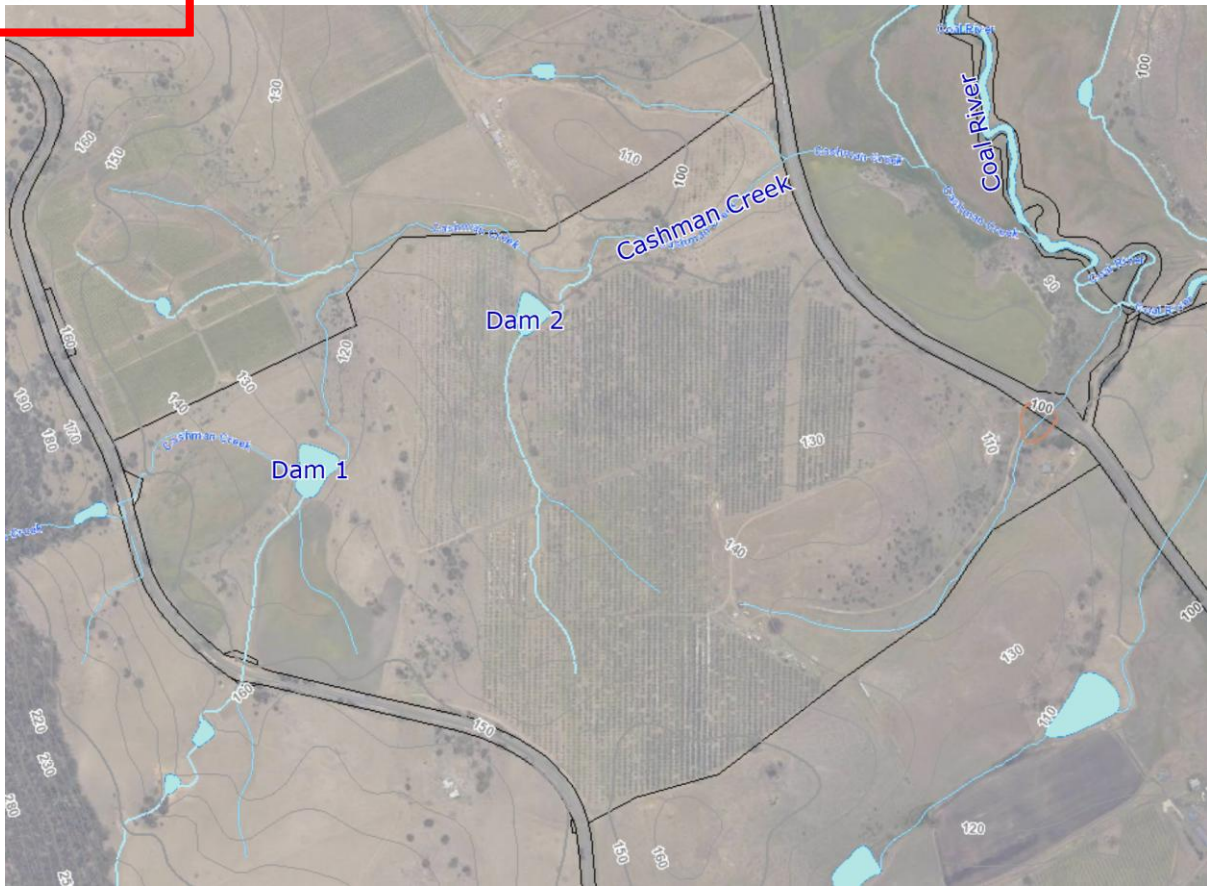


Figure 3: Site hydrology (source [www.thelist.tas.gov.au](http://www.thelist.tas.gov.au))

Cashman Creek in the vicinity of the Proposal has a catchment of approximately 150 hectares, with the overall Cashman Creek Catchment having an area of approximately 250ha.

The drainage line below the Proposal is shown in Figure 4. It has a relatively small catchment of approximately 13ha above Colebrook Road and drains into the Coal River.

The area of the catchment of this drainage line is insignificant in relation to the extent of the impervious roofed areas and semi pervious agricultural gravel access roads.

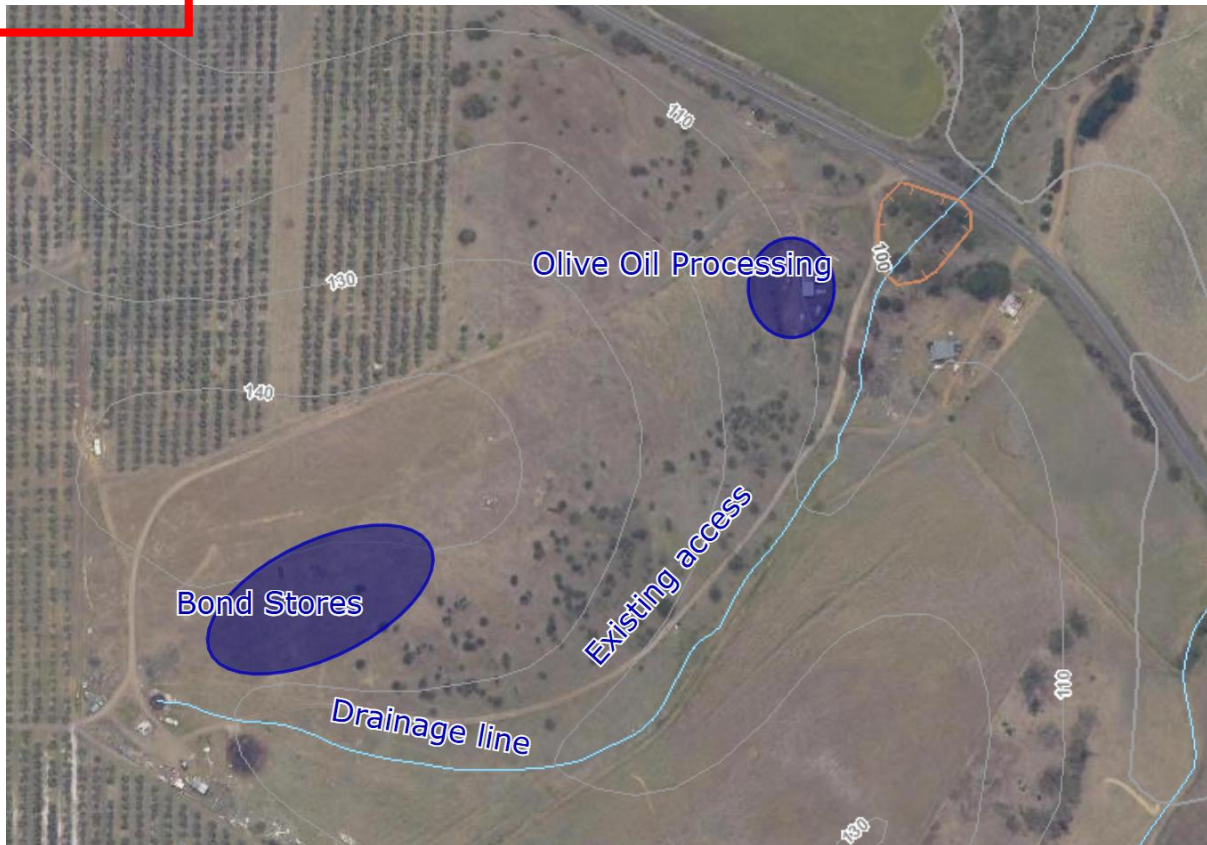


Figure 4: Hydrology in the vicinity of the proposal.

#### 4. Existing Site Conditions

The site is currently rural in character, with scattered existing buildings and farm-style gravel access tracks. Existing impervious areas include:

- **Existing roofed area:** 318 m<sup>2</sup>
- **Existing gravel access tracks:** 2,700 m<sup>2</sup> (of the total 3,900 m<sup>2</sup> access roads)

The existing gravel tracks are permeable and consistent with rural farm access surfaces.

Runoff coefficients adopted for existing conditions:

- Roofs: C=0.9
- Gravel farm tracks: C=0.4

#### 5. Existing Effective Impervious Area (EIA)

$$A_{\text{roof,existing,eff}} = 318 \times 0.9 = 286 \text{ m}^2$$

$$A_{\text{road,existing,eff}} = 2700 \times 0.4 = 1080 \text{ m}^2$$

$$A_{\text{eff,existing}} = 286 + 1080 = 1366 \text{m}^2$$

This value forms the baseline for “no-worsening” assessment.

## 6. Post-Development Conditions

The proposed development introduces new buildings, bond stores, internal access roads and hardstand areas. The impermeable areas are shown in Table 2:

Building	Floor Area
Olive Oil Processing Facility (the Mill)	Area 12m x 24.1m - 289m <sup>2</sup>
Whisky Distillery	138m <sup>2</sup> (existing building)
13 Bond Stores	13 x 30m x 10m - 3,600m <sup>2</sup>
Existing farm shed	9mx20m – 180m <sup>2</sup>
<b>Existing</b>	<b>318m<sup>2</sup></b>
<b>Total Roofed Area</b>	<b>4,207m<sup>2</sup></b>

Table 2: Impervious areas

All new roads will be constructed using permeable farm-style gravel consistent with rural practice.

Runoff coefficients adopted for post-development as per existing:

- Roofs: C=0.9
- Gravel roads: C=0.4

### a. Post-Development Effective Impervious Area (EIA)

#### Roofs:

$$A_{\text{roof,total,eff}} = 4207 \times 0.9 = 3786 \text{ m}^2$$

#### Roads:

$$A_{\text{roads,total,eff}} = 3900 \times 0.4 = 1560 \text{ m}^2$$

#### Total post-development EIA:

$$A_{\text{eff,post}} = 3786 + 1560 = 5346 \text{ m}^2$$

### b. Net Increase in Effective Impervious Area

$$\Delta A_{\text{eff}} = 5346 - 1366 = 3980 \text{ m}^2$$

This increase in effective impervious area is the primary driver for detention storage sizing.

## 7. Stormwater Quantity Management

All stormwater from roofs and roads will be directed into **two detention basins** constructed downslope of the development. The basins will operate in parallel, each receiving runoff from defined sub-catchments. Together, they will provide the required detention storage to ensure that post-development discharge does not exceed pre-development levels.

Each detention basin will be designed to provide:

- Active detention storage sized to limit outflow to pre-development levels
- A controlled low-flow outlet to throttle discharge
- A spillway sized for the 1% AEP event
- Adequate freeboard for extreme rainfall events
- A sediment forebay or gross pollutant capture zone at the inlet

Detention volume calculations will be based on the net increase in effective impervious area of **3,980 m<sup>2</sup>**, using the 5% AEP design rainfall intensity for the Coal River Valley. The total required storage will be apportioned between the two basins based on contributing catchment areas and site layout.

## 8. Stormwater Quality Management

Water quality will be managed through:

- Sediment forebays at the inlet of each detention basin
- Vegetated buffer zones and flow dispersion
- Gravel road surfaces reducing fine sediment mobilisation
- Construction-phase erosion and sediment control measures

These measures ensure compliance with the water quality provisions of the Planning Scheme.

## 9. Detention Basin Sizing

Detention storage has been sized using the increase in effective impervious area and the Rational Method for peak flow estimation. The total post-development effective impervious area is 5,346 m<sup>2</sup>, compared with an existing effective impervious area of 1,366 m<sup>2</sup>, giving a net increase of 3,980 m<sup>2</sup>.

Runoff from the site is divided between two detention basins as follows:

- **Basin 1** receives runoff from the bond store roofs and gravel roads, with an effective impervious area of 3,240 m<sup>2</sup>.
- **Basin 2** receives runoff from the remaining roofs and other internal gravel roads, with an effective impervious area of 2,106 m<sup>2</sup>.

For design purposes, the 5% AEP and 1% AEP rainfall intensities for the critical storm duration will be adopted from the relevant design rainfall data for the Coal River Valley. Peak flows for each basin are calculated using the Rational Method:

The required detention volume for each basin is determined by comparing pre-development and post-development peak flows and applying a storage routing or simplified triangular hydrograph approach.

The total required detention storage is apportioned between Basin 1 and Basin 2 in proportion to their effective impervious areas (approximately 60% to Basin 1 and 40% to Basin 2). Each basin will be provided with:

- Sufficient active storage to limit outflows to pre-development levels for the 5% AEP event.
- A low-flow outlet sized to throttle discharge to the allowable rate.
- A spillway sized to safely convey the 1% AEP event with appropriate freeboard.

This dual-basin arrangement ensures that post-development peak discharges from each sub-catchment are controlled and that the combined outflow from the site does not exceed pre-development conditions.

**Existing effective impervious area:**

1366m<sup>2</sup>

**Runoff volume (existing):**

62.8m<sup>3</sup>

**Net additional runoff volume to be detained:**

183m<sup>3</sup>

**Basin 1 – required detention volume:**

111m<sup>3</sup>

**Basin 2 – required detention volume:**

72m<sup>3</sup>

## 10. Proposed Detention Basin sizing

The detention basins are proposed to be located as shown on DA04 of the Architectural Drawings and as reproduced in Figure 5.

They are shown as being 15m in diameter with an area of 176m<sup>2</sup> and an expected volume for each more than 200m<sup>3</sup>.

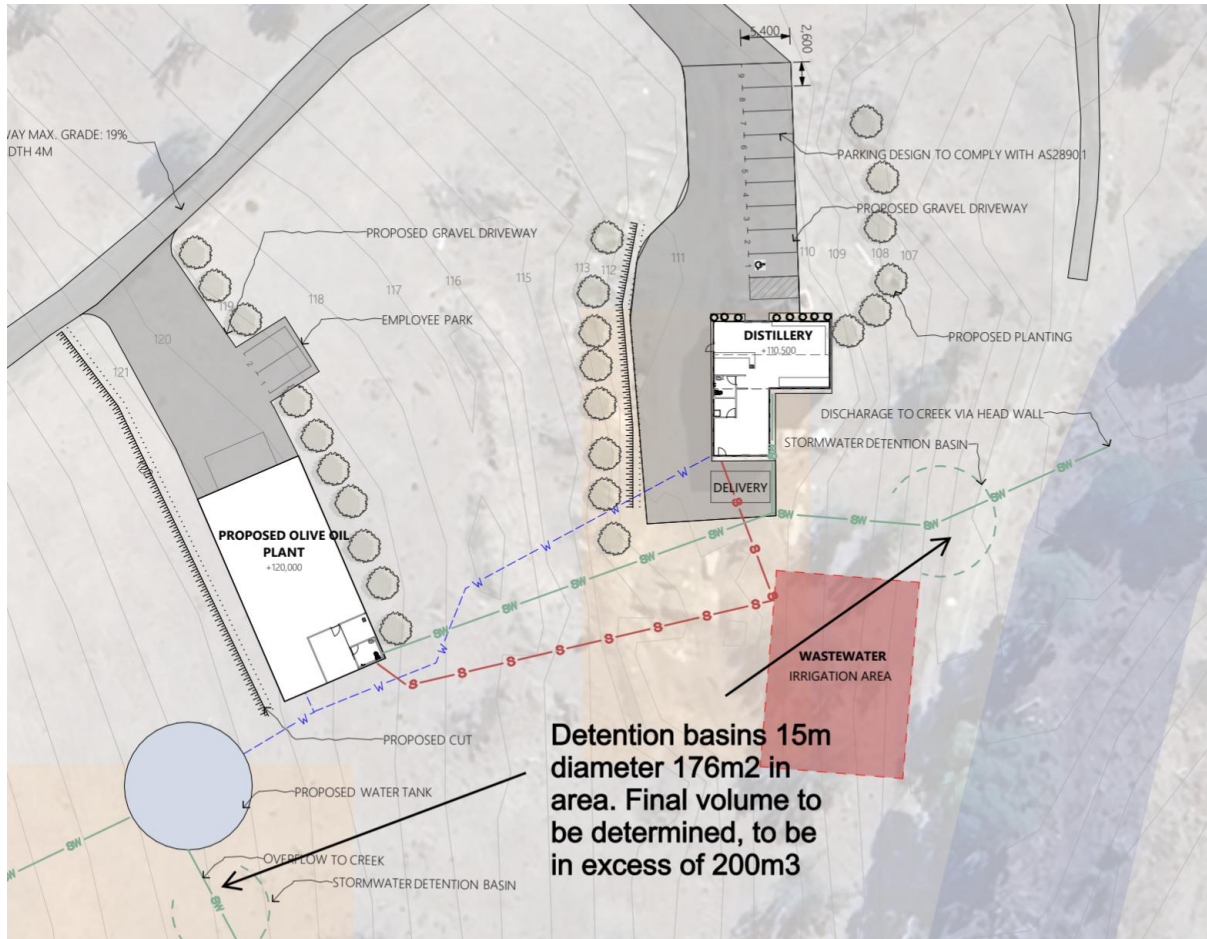


Figure 5: Proposed detention basins

The volume of the proposed detention basins is more than sufficient to capture the stormwater generated from the proposed development and to capture any sediment generated if the recommendations outlined in this plan are implemented.

Detailed engineering designs for these basins would be provided in response to any planning permit issued.

## 11. Conclusion

The proposed stormwater system:

- Ensures post-development discharge does not exceed pre-development discharge
- Provides detention storage across **two engineered basins**
- Manages both 5% AEP and 1% AEP events
- Incorporates water quality controls appropriate for a rural site
- Avoids adverse impacts on downstream properties or natural assets

The development satisfies the stormwater management requirements.



**Oramatis Studio**  
**1541 Colebrook Road**  
**Traffic Impact Assessment**  
**November 2024**



CELEBRATING 15 YEARS  
2008 - 2023

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# 1. Introduction

## 1.1 Background

Midson Traffic were engaged by Oramatis Studio to prepare a traffic impact assessment for a proposed warehouse, oil processing warehouse and cellar door sales development at 1541 Colebrook Road, Campania.

## 1.2 Traffic Impact Assessment (TIA)

A traffic impact assessment (TIA) is a process of compiling and analysing information on the impacts that a specific development proposal is likely to have on the operation of roads and transport networks. A TIA should not only include general impacts relating to traffic management, but should also consider specific impacts on all road users, including on-road public transport, pedestrians, cyclists and heavy vehicles.

This TIA has been prepared in accordance with the Department of State Growth (DSG) publication, *Traffic Impact Assessment Guidelines*, August 2020. This TIA has also been prepared with reference to the Austroads publication, *Guide to Traffic Management*, Part 12: *Integrated Transport Assessments for Developments*, 2020.

Land use developments generate traffic movements as people move to, from and within a development. Without a clear understanding of the type of traffic movements (including cars, pedestrians, trucks, etc), the scale of their movements, timing, duration and location, there is a risk that this traffic movement may contribute to safety issues, unforeseen congestion or other problems where the development connects to the road system or elsewhere on the road network. A TIA attempts to forecast these movements and their impact on the surrounding transport network.

A TIA is not a promotional exercise undertaken on behalf of a developer; a TIA must provide an impartial and objective description of the impacts and traffic effects of a proposed development. A full and detailed assessment of how vehicle and person movements to and from a development site might affect existing road and pedestrian networks is required. An objective consideration of the traffic impact of a proposal is vital to enable planning decisions to be based upon the principles of sustainable development.

This TIA also addresses the relevant clauses of C2.0, *Parking and Sustainable Parking Code*, and C3.0, *Road and Railway Assets Code*, of the Tasmanian Planning Scheme – Clarence, 2021.

## 1.3 Statement of Qualification and Experience

This TIA has been prepared by an experienced and qualified traffic engineer in accordance with the requirements of Council's Planning Scheme and The Department of State Growth's, *Traffic Impact Assessment Guidelines*, August 2020, as well as Council's requirements.

The TIA was prepared by Keith Midson. Keith's experience and qualifications are briefly outlined as follows:

- 28 years professional experience in traffic engineering and transport planning.
- Master of Transport, Monash University, 2006

- Master of Traffic, Monash University, 2004
- Bachelor of Civil Engineering, University of Tasmania, 1995
- Engineers Australia: Fellow (FIEAust); Chartered Professional Engineer (CPEng); Engineering Executive (EngExec); National Engineers Register (NER)

#### **1.4 Project Scope**

The project scope of this TIA is outlined as follows:

- Review of the existing road environment in the vicinity of the site and the traffic conditions on the road network.
- Provision of information on the proposed development with regards to traffic movements and activity.
- Identification of the traffic generation potential of the proposal with respect to the surrounding road network in terms of road network capacity.
- Review of the parking requirements of the proposed development. Assessment of this parking supply with Planning Scheme requirements.
- Traffic implications of the proposal with respect to the external road network in terms of traffic efficiency and road safety.

#### **1.5 Subject Site**

The subject site is located at 1541 Colebrook Road, Campania. The site is currently a rural property with a total area of approximately 75 hectares. The land is zoned 'Agriculture' under the Planning Scheme.

The subject site and surrounding road network is shown in Figure 1.

**Figure 1 Subject Site & Surrounding Road Network**



*Image Source: LIST Map, DPIPWE*

## 1.6 Reference Resources

The following references were used in the preparation of this TIA:

- Tasmanian Planning Scheme – Clarence, 2021 (Planning Scheme)
- Austroads, *Guide to Traffic Management, Part 12: Integrated Transport Assessments for Developments*, 2020
- Austroads, *Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections*, 2021
- Department of State Growth, *Traffic Impact Assessment Guidelines*, 2020
- Roads and Maritime Services NSW, *Guide to Traffic Generating Developments*, 2002 (RMS Guide)
- Roads and Maritime Services NSW, *Updated Traffic Surveys*, 2013 (Updated RMS Guide)
- Australian Standards, AS2890.1, *Off-Street Parking*, 2004 (AS2890.1)
- Australian Standards, AS2890.2, *Off-Street Commercial Vehicle Facilities*, 2018 (AS2890.2)

## 2. Existing Conditions

### 2.1 Transport Network

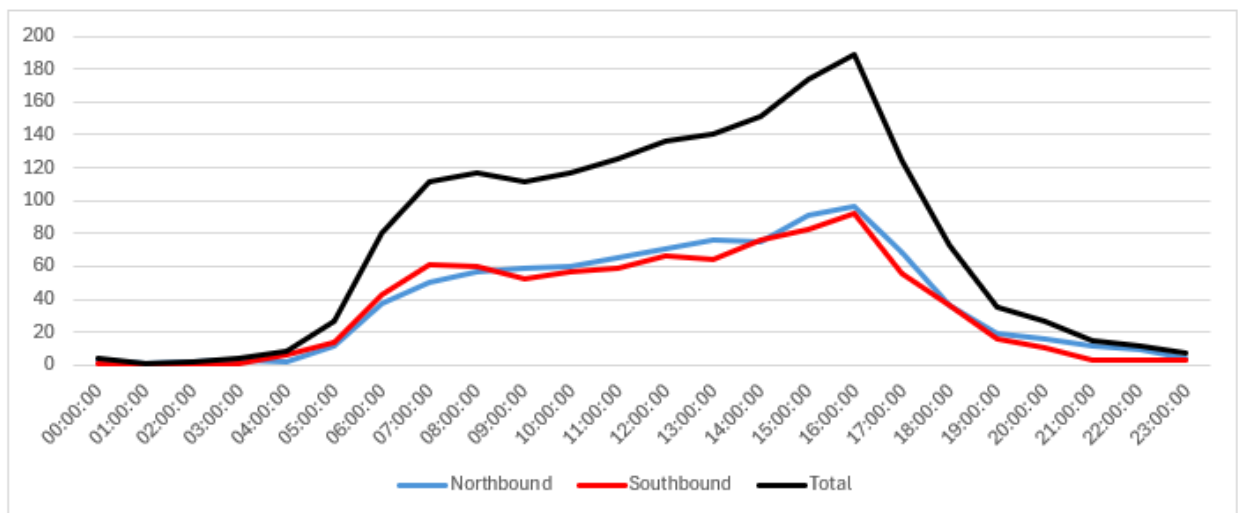
For the purposes of this report, the transport network consists of Colebrook Road only.

Colebrook Road is a rural arterial road that connects between Richmond and Colebrook Road. It is classified as a Category 5 road under the Department of State Growth’s road hierarchy. It serves as an important corridor linking the southern regions, such as Richmond and Cambridge, to the northern areas like Colebrook and through to the Midlands Highway (via Mud Walls Road, which extends north of Colebrook Road north of Colebrook). It offers direct access to a number of small towns and rural properties along its route, providing access for residents, agriculture, and small businesses in these areas.

The road has an undivided two-lane configuration, with varying pavement conditions. Near the subject site it has a posted speed limit of 100-km/h. It carries a traffic volume of 2,250 vehicles per day, with peaks of 120 and 190 vehicles per hour during the AM and PM periods respectively. The weekday hourly flows are shown in Figure 2.

Colebrook Road adjacent to the subject site is shown in Figure 3.

**Figure 2 Colebrook Road Weekday Hourly Traffic Flow**



*Source: Department of State Growth*

**Figure 3 Colebrook Road**



## 2.2 Road Safety Performance

Crash data can provide valuable information on the road safety performance of a road network. Existing road safety deficiencies can be highlighted through the examination of crash data, which can assist in determining whether traffic generation from the proposed development may exacerbate any identified issues.

Crash data was obtained from the Department of State Growth for a 5+ year period between 1<sup>st</sup> January 2019 and 30<sup>th</sup> September 2024 for Colebrook Road between Brown Mountain Road and Brodriggs Road.

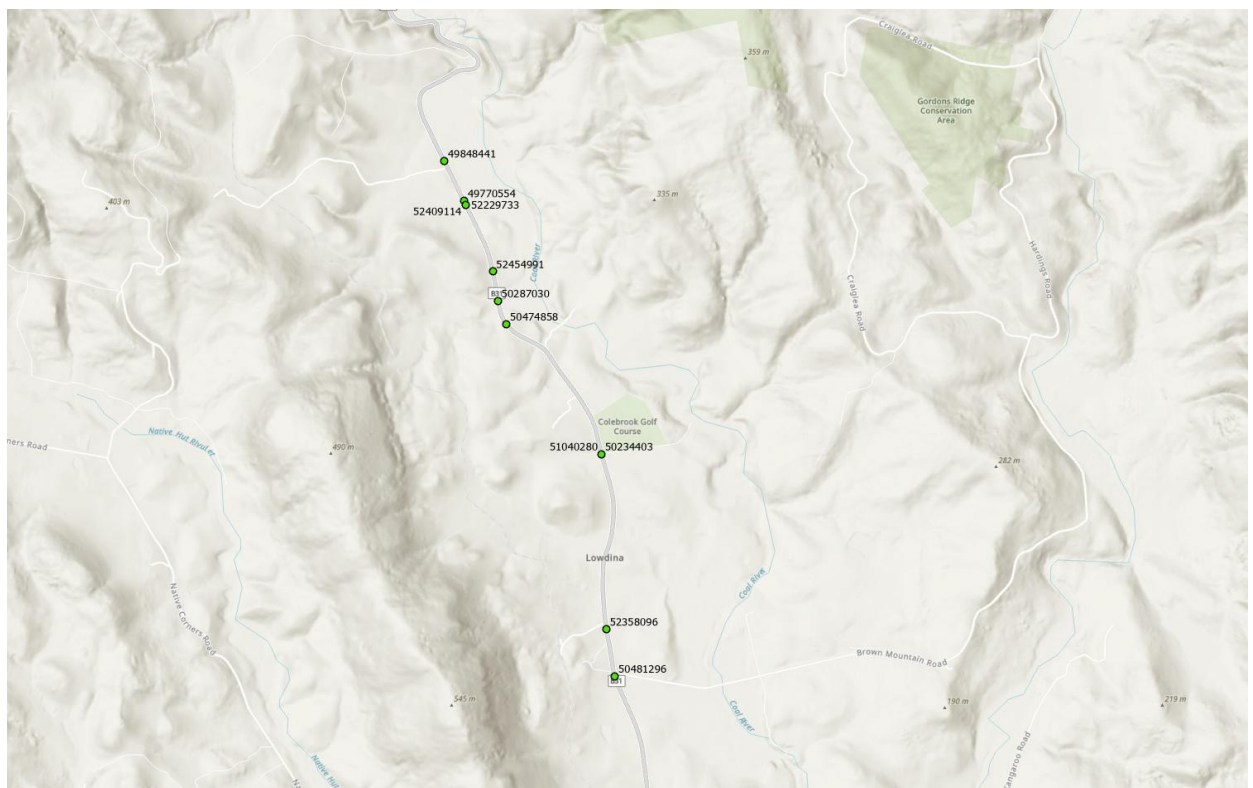
The findings of the crash data is summarised as follows:

- A total of 12 crashes were reported during this time.
- Severity. 1 crash involved a fatality; 2 crashes involved minor injury; 8 crashes involved property damage only.
- Time of day. 10 crashes were reported between 8:00am and 6:00pm. 1 crash was reported prior to 8:00am, and 1 crash was reported after 6:00pm. Crashes were relatively evenly disbursed throughout the day.
- Day of week. 3 crashes were reported on Mondays; 2 crashes were reported on Tuesdays, Wednesdays and Sundays; 1 crash was reported on a Thursday, Friday and Saturday.
- Crash types. Single vehicle crashes were dominant, accounting for 8 of the 12 crashes. Collisions that involved multiple vehicles involved a head-on crash; a reversing crash; a pulling out crash; and a U-turn crash.
- Crash locations. 2 crashes were reported at the Barton Vale Road intersection; 9 crashes were reported at midblock locations; 1 crash did not have a location recorded. The crash locations are shown in Figure 4.

- Vulnerable road users. 1 crash involved a motorcycle. The crash involved a 'pulling-out' manoeuvre that occurred at 10:08am, Sunday 25<sup>th</sup> April 2021 at the intersection of Barton Vale Road resulting in fatality.

The crash history is considered typical of a narrow rural collector road with winding geometry. The fatal crash recorded is an unfortunate event that is not likely attributed to the road conditions

**Figure 4 Crash Locations**



*Source: Department of State Growth*

## 3. Proposed Development

### 3.1 Development Proposal

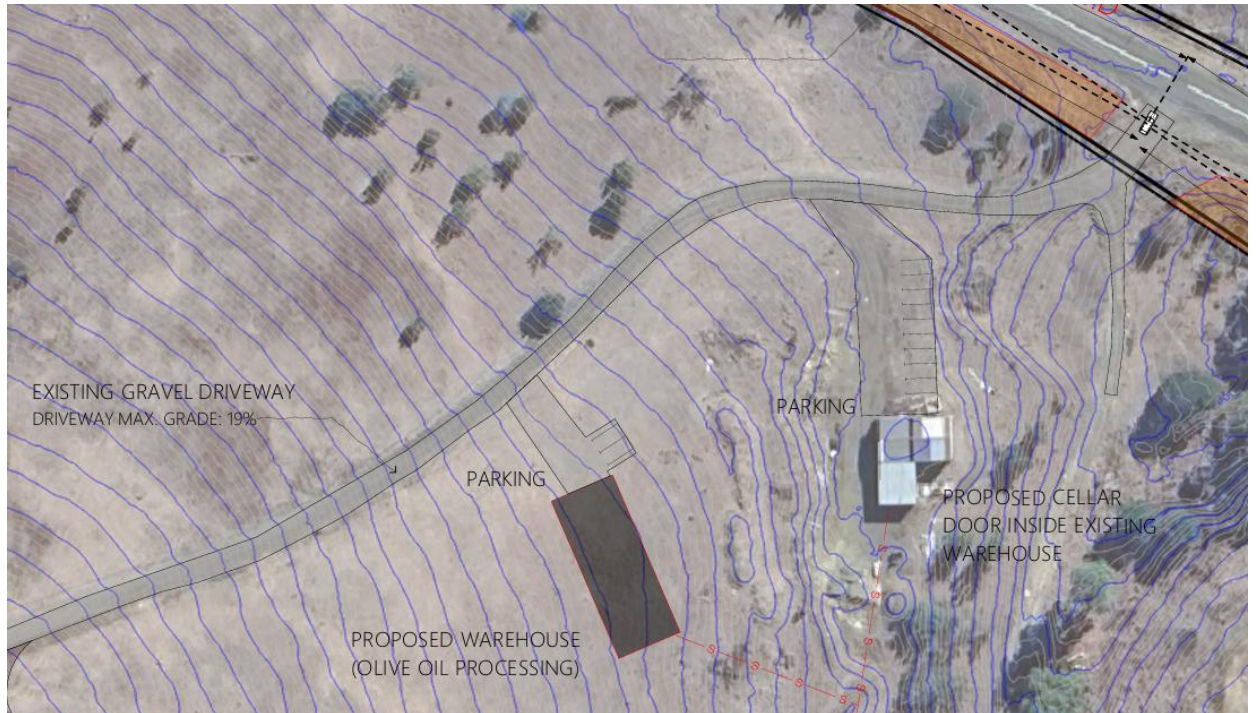
The proposed development involves the construction of 12 bonded warehouses (liquor storage), an olive oil processing warehouse and a cellar door inside an existing shed.

The proposed development layout plans are shown in Figure 5 and Figure 6.

**Figure 5 Proposed Development Site Layout Plans**



**Figure 6 Proposed Development Car Park and Access Layout**



## 4. Traffic Impacts

### 4.1 Trip Generation

Trip generation was calculated using first principles. Traffic generation consists of staff movements, deliveries and visitors as summarised in Table 1. The daily traffic generation of the proposed development is likely to be 36 vehicles per day, with a peak of 9 vehicles per hour.

**Table 1 Traffic Generation Summary**

Component	Description	Daily Generation	Peak Generation
Cellar door	Two staff will be present at the cellar door component of the development.	4 staff movements per day 20 visitor movements per day	2 staff vehicles per hour 2 visitor vehicles per hour
Olive oil factory	Three workers will typically be on-site. This component is only operational 2 months of the year.	6 staff movements per day 4 trucks per day	3 staff vehicles per hour 1 truck per hour
Bonded warehouses	This component will be largely unmanned. Typical deliveries will be once every two months.	2 trucks per day	1 truck per hour
<b>TOTAL</b>		<b>36 vehicles per day</b>	<b>9 vehicles per hour</b>

### 4.2 Trip Assignment

The dominant movement at the site's access with Colebrook Road is likely to be left-in/ right-out due to the connectivity of Colebrook Road with areas such as Colebrook and Richmond.

### 4.3 Access Impacts

The Acceptable Solution A1.4 of Clause C3.5.1 of the Planning Scheme states "*Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than the amounts in Table C3.1*".

Table C3.1 specifies a maximum increase in daily traffic volume at an access to be 20% or 40 vehicles per day, whichever is greater (noting that Colebrook Road is not classified as a 'major road' under the Planning Scheme as it is a Category 5 State Growth road).

The existing traffic generation at the access is very low (consistent with an agricultural rural property). The total traffic generation of the proposed development is less than 40 vehicles per day and therefore the Acceptable Solution A1.4 of Clause C3.5.1 of the Planning Scheme is met.

#### 4.4 Sight Distance

Sight distance was a careful consideration for the proposed development.

Australian Standards, AS2890.2, provides sight distance requirements for commercial driveways utilised by trucks. Sight distance requirements are lower for driveways compared to road junctions.

Sight distance requirements are a function of frontage road speed. Whilst the posted speed limit of Colebrook Road is 100-km/h, the horizontal and vertical alignment results in vehicles generally travelling lower than the speed limit in proximity to the subject site's access.

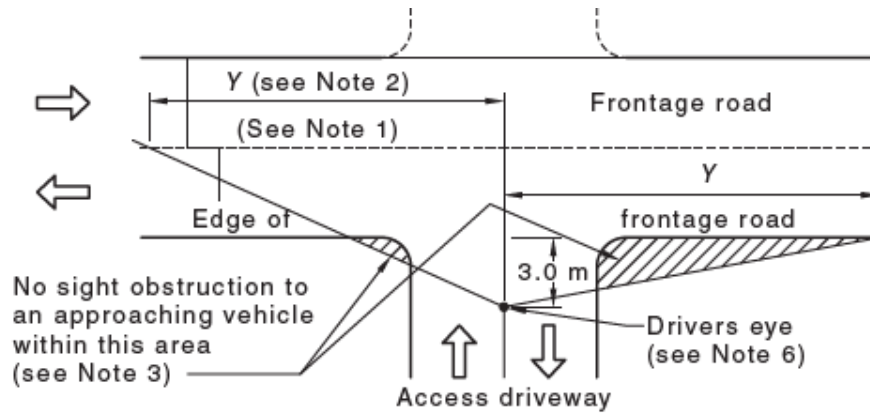
A small sample of vehicle speeds were obtained using a hand-held radar device. The speed survey is summarised in Table 2.

**Table 2 Colebrook Road Speed Survey**

Measure	Southbound	Northbound
Sample size	31 vehicles	30 vehicles
Average speed	79-km/h	72-km/h
85 <sup>th</sup> Percentile speed	83-km/h	78-km/h
Maximum speed	97-km/h	82-km/h
Minimum speed	69-km/h	57-km/h

The AS2890.2 sight distance requirements are reproduced in Figure 7. These distances are equivalent to minimum gap sight distance (MGSD) for an exiting vehicle. The minimum requirement is a 5 second gap (considered appropriate considering the two-lane configuration of Colebrook Road).

**Figure 7 AS2890.2 Sight Distance Requirements**



Frontage road speed (see Note 4) km/h	Distance (Y) along frontage road (see Note 5) m	
	5 s gap	8 s gap
40	55	89
50	69	111
60	83	133
70	97	156
80	111	178
90	125	200
100	139	222
110	153	244

AS2890.1 requires 111 metres for a frontage road speed of 80-km/h (85<sup>th</sup> percentile speed, commonly referred to as the design speed), and 125 metres for 90-km/h. Rounding up the speed survey results for each direction results in a northbound design speed of 80-km/h and southbound design speed of 85-km/h. This requires sight distances of 111-metres and 118-metres to the south and north of the driveway respectively.

The available sight distance was measured to be 115 metres to the north and 150 metres to the south of the access. The available sight distance therefore satisfies the sight distance requirements of AS2890.2 (also complying with the MGSD requirements of Austroads).

Whilst the available sight distance is considered satisfactory, it is recommended that minor sight benching be undertaken on both sides of the access adjacent to the site. This will maximise road safety in light of the horizontal alignment of Colebrook Road near the subject site.

The location of the benching is indicated in Figure 8.

**Figure 8 Sight Benching**



#### **4.5 Pedestrian Impacts**

The proposed development will not generate pedestrian activity onto the external road network.

#### **4.6 Road Safety Impacts**

No significant detrimental road safety impacts are foreseen for the proposed development. This is based on the following:

- There is sufficient sight distance in accordance with AS2890.2/ Austroads MGSD requirements based on the prevailing vehicle speeds on Colebrook Road.
- The access is currently in operation in its current configuration and has been for many years. The traffic generation forecast for the proposed development are relatively low which will result in the access operating in a safe and efficient manner.
- There is sufficient spare capacity in Colebrook Road to absorb the relatively small peak hour traffic generated from the proposed development (9 vehicles per hour).
- The existing road safety performance of Colebrook Road near the subject site does not indicate that there are any specific road safety deficiencies that might be exaggerated by increased traffic volumes. Specifically there have been no crash clusters near the site's access.

## 5. Parking Assessment

### 5.1 Parking Provision

The proposed development will provide a total of 11 on-site parking spaces:

- 9 spaces at the cellar door component, including 1 disabled parking space.
- 2 spaces at the olive oil processing warehouse.

### 5.2 Planning Scheme Requirements

The Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme states:

*"The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if:*

- (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan;*
- (b) the site is contained within a parking precinct plan and subject to Clause C2.7;*
- (c) the site is subject to Clause C2.5.5; or*
- (d) it relates to an intensification of an existing use or development or a change of use where:*
  - (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or*
  - (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows:*

$$N = A + (C - B)$$

*N = Number of on-site car parking spaces required*

*A = Number of existing on site car parking spaces*

*B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1*

*C = Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1".*

In this case, sub-points (a), (b), (c), and (d) are not applicable. The car parking requirements in Table C2.1 for the proposed development are as follows:

- |   |                              |            |
|---|------------------------------|------------|
| ▪ Cellar door sales (general retail and hire)   | 1 space per 30m <sup>2</sup> | = 4 spaces |
| ▪ Olive oil manufacturing (resource processing) | 2 spaces per 3 employees     | = 2 spaces |

Note that parking has not been calculated for the bonded warehouses component. The Planning Scheme requirement for this component (storage) is 1 space per 200m<sup>2</sup> of site area, which equates to approximately 4,750 spaces, which is not feasible or rational. Whilst it is logical that the site area would only include the immediate area that is directly attributable to the warehouse component, the Planning Scheme does not permit this interpretation.

On this basis the parking provision cannot satisfy the requirements of Acceptable Solution A1 of Clause C2.5.1 of the Planning Scheme.

The Performance Criteria P1 of Clause C2.5.1 of the Planning Scheme states:

*"The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to:*

- (a) the availability of off-street public car parking spaces within reasonable walking distance of the site;*
- (b) the ability of multiple users to share spaces because of:
 
  - (i) variations in car parking demand over time; or*
  - (ii) efficiencies gained by consolidation of car parking spaces;**
- (c) the availability and frequency of public transport within reasonable walking distance of the site;*
- (d) the availability and frequency of other transport alternatives;*
- (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping;*
- (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity;*
- (g) the effect on streetscape; and*
- (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development".*

The following is relevant with respect to the proposed development:

- a. Off-street public parking. Not applicable. There is no nearby public off-street parking.
- b. Shared parking. Some shared parking may occur between the olive oil manufacturing site and the cellar door sales in terms of staff movements, etc.
- c. Public transport. Not applicable.

- d. Alternative transport. Not applicable.
- e. Site constraints. The Planning Scheme calculation associated with the warehouses assumes that the overall site generates parking demands, whereas the warehouses themselves generate a small amount of parking demand.
- f. On-street parking. Not applicable. Colebrook Road is not suitable for the provision of on-street parking.
- g. Streetscape. Not applicable.
- h. Parking demand. The RMS Guide recommends a parking provision of 1 space per 300m<sup>2</sup> of gross floor area for warehouses. This equates to a parking provision of 1.2 spaces per warehouse, which is a total of 14 spaces across the 12 proposed warehouses.

Parking is available informally for the bonded warehouse component of the development within the internal roadways that connect the warehouses to the main driveway. There is more than sufficient parking to cater for each warehouse, noting that access to the warehouses will be infrequent.

Based on the above assessment, the proposed development provides sufficient parking to satisfy the likely demands. The parking provision therefore satisfies the requirements of Performance Criteria P1 of Clause C2.5.1 of the Planning Scheme.

### 5.3 Car Parking Layout

The Acceptable Solution A1.1 of Clause C2.6.2 of the Planning Scheme states:

*"Parking, access ways, manoeuvring and circulation spaces must either:*

- (a) *comply with the following:*
  - (i) *have a gradient in accordance with Australian Standard AS 2890 - Parking facilities, Parts 1-6;*
  - (ii) *provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces;*
  - (iii) *have an access width not less than the requirements in Table C2.2;*
  - (iv) *have car parking space dimensions which satisfy the requirements in Table C2.3;*
  - (v) *have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces;*
  - (vi) *have a vertical clearance of not less than 2.1m above the parking surface level;*  
*and*
  - (vii) *excluding a single dwelling, be delineated by line marking or other clear physical means; or*

(b) *comply with Australian Standard AS 2890- Parking facilities, Parts 1-6”.*

The car parking was assessed against the requirements of A1.1(b), using AS2890.1 as detailed in the following sections.

### 5.3.1 Parking Space Dimensions

The car parking layout has the following car parking dimensions:

AS2890.1 defines the car park as User Class 3 for the cellar door sales component of the development, ‘short-term city and town centre parking, parking stations, hospital and medical centres’. User Class 3 requires the following dimensions for 90-degree parking:

- Space length 5.4 metres
- Space width 2.6 metres
- Aisle width 5.8 metres

All parking spaces comply with AS2890.1 dimensions.

### 5.3.2 Parking Grade

Section 2.4.6 of AS2890.1 states that the maximum grades within a car park shall be:

- Measured parallel to the angle of parking 1 in 20 (5%)
- Measured in any other direction 1 in 16 (6.25%)

All parking spaces are effectively level, thus complying with the AS2890.1 grade requirements.

### 5.3.3 Driveway Grade

Section 2.5.3(b) of AS2890.1 states the following regarding the maximum grade of straight ramps:

- i. Longer than 20 metres – 1 in 5 (20%) maximum.
- ii. Up to 20 metres long – 1 in 4 (25%) maximum. The allowable 20 m maximum length shall include any parts of the grade change transitions at each end that exceed 1 in 5 (20%).

The maximum grade of the driveway access and circulation roadway through the site do not exceed these grades (maximum grade = 19%), therefore complying with the AS2890.1 requirements.

#### **5.3.4 Driveway Width**

AS2890.1 defines the accesses as Category 1 driveways (User Class 3 parking servicing less than 25 spaces fronting onto a local road).

Category 1 access driveways require a minimum width of 3.0. The driveway width exceeds with this requirement.

#### **5.3.5 AS2890.1 Assessment Summary**

Based on the above assessment, the parking layout complies with the requirements of Acceptable Solution A1.1(b) of Clause C2.6.2 of the Planning Scheme.

#### **5.4 Accessible Parking**

The development provides 1 disabled parking space, located in front of the cellar door sales component of the development. The disabled parking provision complies with the requirements of the BCA Code.

The dimensions and layout of the accessible parking spaces comply with the requirements of AS2890.6 (specifically noting the requirement for a 'shared space' adjacent to the accessible parking space).

## 6. Conclusions

This traffic impact assessment (TIA) investigated the traffic and parking impacts of a proposed warehouse, cellar door sales and olive oil processing development at 1541 Colebrook Road, Campania.

The key findings of the TIA are summarised as follows:

- The traffic generation of the development is likely to be 36 vehicles per day with a peak generation of 9 vehicles per hour.
- The traffic generation at the development's accesses satisfies the requirements of Acceptable Solution A1 of Clause C3.5.1 of the Planning Scheme.
- The car parking provision of 11 formally marked on-site parking spaces meets the requirements of Performance Criteria P1.1 of Clause C2.5.1 of the Planning Scheme. The likely parking demand associated with the development is 6 spaces associated with the cellar door sales and olive oil processing components combined, and 1.2 spaces per bonded warehouse (which will have infrequent use).
- The car parking layout of the development meets the requirements of Acceptable Solution A1.1(b) of Clause C2.6.2 of the Planning Scheme.

Based on the findings of this report the proposed development is supported on traffic grounds.

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**Document Status**

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0	Keith Midson	Zara Kacic-Midson	26 November 2024

6 March 2026

Planning Department  
Southern Midlands Council  
85 Main Street, Kempton, TAS 7030

## **Response to RFI DA2500154 Distillery, Bond Stores, Ancillary Cellar Door and Olive Oil Processing at land described as 1541 Colebrook Road, Campania**

Please find following a response to Councils request for further information.

### **1. Full description of Proposed Use and Development**

Please provide a complete description of the proposed use and development. This should include, but is not limited to:

- a)
- b)
- c) Detailed description of activities in the olive oil processing plant and distillery, including the processes, plant and equipment, and production volumes or capacity;

**Advice:** Please provide details on the production daily volumes or capacity for the proposed whisky distillery, along with a written response to Performance Criterion P1(a) of Clause 9.5.1. An activity listed in Tables C9.1 or C9.2 must not result in an unreasonable loss of amenity or cause unacceptable impacts on the health and safety of any existing sensitive use.

d)

### **Response**

Hobart Whisky is a small-batch craft distillery, and its new-make spirit production is expected to be between 150–300 litres per day. This is a small scale facility by industry standards and will not generate any significant noise or odour. Nor will it generate any significant vehicle movements per day. This volume is substantially less than the volumes specified under Table C9.1 of the Planning Scheme and accordingly this clause is not triggered by the Proposal.

**Brewery or distillery**

The conduct of works for the production of beer by infusion, boiling or fermentation, or spirits by distillation with the capacity to produce more than 2000L per day - emissions such as odour and noise.

Some liquid waste will be applied to the land however this will be drip irrigated as shown below.

<b>Liquid waste spray application to land</b> Spray application of liquid fruit or vegetable wastes, excluding spray application of treated sewage effluent	Primary treated	500m
	Secondary treated	200m

No spraying of liquid wastes will occur and the Attenuation Code is therefore not triggered.

The Olive Oil Processing facility will process up to 20,000 litres of olive oil per annum with no waste other than crushed olives which will be returned to the olive grove produced. This has occurred for the past 30 years with no discernible change to the land or surrounding area. The only machinery used in the olive oil facility are:

- Fruit washer
- Conveyor
- Crusher
- Malaxer
- Decanter Centrifuge
- Vertical separator
- Stainless steel storage tanks
- Bottling machine

The volumes proposed to be processed are at a boutique scale and would be very small by industry standards. The machinery is scaled for boutique production (roughly 50–500 kg olives per hour).

## Olive Oil Processing

- Modern continuous-line systems (crusher, malaxer, decanter) produce negligible odour.
- Olive pomace is stored in covered bins and removed regularly.
- No combustion processes or smoke-producing activities occur.

## Noise

- All equipment is enclosed within buildings.
- Noise levels are consistent with normal rural agricultural activity.
- No night-time processing is proposed.
- Olive pomace is removed regularly or composted on site.
- All solids are stored in covered containers to prevent odour or vermin.

The nearest sensitive use is located well beyond the separation distances typically required for rural processing activities.

Given the scale, containment measures, and rural context, the proposal does not generate emissions capable of affecting a sensitive use.

## 6. Traffic and vehicle movements are low-impact

Both facilities generate **minimal daily traffic**, limited to:

- staff vehicles
- occasional deliveries
- periodic removal of by-products

Traffic levels are consistent with rural agricultural operations and will not affect amenity.

The proposed distillery and associated wastewater management system will not cause an unreasonable loss of amenity or create unreasonable impacts on the health or safety of any existing or approved sensitive use. This conclusion is supported by the following:

### 1. No off-site wastewater discharge

All process wastewater—including pot ale, lees, CIP water and washdown water—will be fully contained and managed on site.

There is no discharge to stormwater, waterways, neighbouring land, or the sewer system.

This eliminates any risk of odour, contamination, or nuisance to nearby sensitive uses.

## **2. Adequate land area for safe reuse**

The property comprises 75 hectares, primarily under olive cultivation.

Only 2–5 ha is required for controlled irrigation of treated wastewater, ensuring nutrient loads remain well below EPA Tasmania thresholds.

This prevents any risk of runoff, oversaturation, or environmental harm that could affect neighbouring properties.

## **3. No emissions or activities that affect amenity**

The distillery operates at **a small scale** (200 L/day new-make spirit) and does not generate:

- excessive noise
- smoke or particulate emissions
- odour detectable beyond the site boundary
- traffic levels beyond normal rural activity

Fermentation CO<sub>2</sub> is safely vented, and maturation losses (“angel’s share”) are minimal and non-detectable off-site.

## **4. Wastewater stored in sealed, bunded infrastructure**

High-strength wastewater (pot ale + lees) is stored in a sealed, bunded tank with 30–50 kL capacity.

Low-strength wastewater is stored in a separate 10–20 kL tank.

This prevents spills, seepage, or any off-site impact.

## **5. Solid by-products managed without amenity impact**

Spent grain (400–600 kg/day) is reused as stock feed or compost.

It is stored in covered containers and removed regularly, ensuring no odour or vermin risk.

## 6. Significant separation distances

The nearest sensitive use is located well beyond the separation distances typically required for rural industrial activities.

Given the scale, containment measures, and rural context, the proposal does not generate emissions or impacts capable of affecting a sensitive use.

The proposal therefore satisfies **C9.5.1 P1** of the Tasmanian Planning Scheme.

## 3. Trade waste disposal

Please outline your plan for managing the trade waste produced by both the olive oil processing plant and the distillery.

*Advice:* Council is not convinced that the proposal will result in no trade waste. Whisky distillation generates considerable liquid and solid waste. Please provide details on how the liquid wastes—such as wash-down water, “by-products” from the distilling process, and “pot ale”—can be treated and managed.

## Response

1. All wastewater will be **retained and managed on site**, with **no discharge to sewer or stormwater**. The large rural landholding and existing olive grove provide a suitable and sustainable receiving environment for controlled irrigation of treated wastewater.

## 2. Wastewater Streams

The distillery will generate the following wastewater and by-product streams:

### 2.1 High-Strength Wastewater

- Pot Ale (wash still bottoms)  
Volume: 1,000–1,400 L/day  
Characteristics: High BOD/COD, acidic (pH 3.5–4.5), high organic load.
- Spent Lees (spirit still bottoms)  
Volume: 120–200 L/day  
Characteristics: High-strength, low solids.

## 2.2 Low-Strength Wastewater

- CIP (clean-in-place) wastewater  
Volume: 250–400 L/day  
Characteristics: Mild caustic/acid residues, low alcohol.
- General washdown water  
Volume: 250–400 L/day  
Characteristics: Low-strength, low solids.

## 2.3 Non-Wastewater Streams

- **Cooling water**  
Volume: 5,000–12,000 L/day, fully recycled in a closed-loop system.  
No discharge.
- **Spent grain (draff)**  
Volume: 400–600 kg/day  
Reused as stock feed or compost.
- **Fermentation CO<sub>2</sub>**  
Vented to atmosphere.

## 3. Total Daily Wastewater Volumes

Category	Daily Volume
High-strength wastewater (pot ale + lees)	1,120–1,600 L/day
Low-strength wastewater (CIP + washdown)	500–800 L/day
Total liquid wastewater requiring on-site management	1,600–2,400 L/day

## 4. Wastewater Storage Infrastructure

### 4.1 High-Strength Wastewater Tank

- Capacity: 30,000–50,000 L
- Construction: Sealed, bunded, UV-stable poly or concrete
- Contents: Pot ale + lees

- Function:
- Provides  $\geq 30$  days storage
- Allows controlled blending and dilution prior to irrigation

Ensures no discharge during wet weather

#### **4.2 Low-Strength Wastewater Tank**

- Capacity: 10,000–20,000 L
- Contents: CIP wastewater + washdown water
- Neutralisation: pH adjustment prior to reuse
- Discharge: Irrigation or evaporation basin

### **5. Wastewater Treatment and Reuse Strategy**

#### **5.1 Separation of Wastewater and Stormwater**

All process wastewater is fully contained.

No wastewater enters stormwater drains, natural watercourses, or off-site areas.

#### **5.2 High-Strength Wastewater Management**

Pot ale and lees will be:

1. Collected in the high-strength tank
2. Diluted at a ratio of **1:3** with water
3. Irrigated to designated areas of the olive plantation under controlled nutrient loading

#### **5.3 Low-Strength Wastewater Management**

CIP and washdown water will be:

1. Neutralised to pH 6.5–8.5
2. Pumped to irrigation areas or evaporation basin
3. Applied at low loading rates to avoid soil impact

## 5.4 Irrigation Area

- Total property area: **75 ha**
- Required irrigation area: **2–5 ha**
- Application method:
  - Dripline
  - Even distribution
  - No runoff or pooling
- Nutrient loading:
  - Well below EPA Tasmania thresholds due to large land area
  - Organic-rich wastewater provides beneficial soil conditioning for olives

## 6. Environmental Safeguards

The following measures ensure environmental protection:

- No discharge to waterways, stormwater, or neighbouring properties
- Bunds around all tanks and chemical storage
- Spill kits located in production areas
- Regular inspection of tanks, pumps, and irrigation lines
- Irrigation suspended during heavy rainfall or saturated soil conditions
- Record-keeping of wastewater volumes, irrigation events, and maintenance

## 7. Solid By-Product Management

### Spent Grain (Druff)

- Volume: 400–600 kg/day
- Reused as stock feed or compost
- No liquid discharge

- No environmental risk

**General Solid Waste**

- Stored in covered bins
- Removed by licensed waste contractor

**Conclusion**

The combined distillery and olive oil processing facility meets Performance Criterion C9.5.1 P1 because:

- All wastewater and by-products are contained, treated, and reused on site.
- No emissions, odour, noise, or contaminants will reach any sensitive use.
- The 75-ha olive plantation provides a large, low-risk receiving environment.
- The scale of operations is modest and consistent with rural agricultural activity.
- There is no unreasonable loss of amenity and no unreasonable health or safety impact on any existing or approved sensitive use.

If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email [evan@e3planning.com.au](mailto:evan@e3planning.com.au).

Regards



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16 March 2026

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## **Response to RFI DA2500154 Distillery, Bond Stores, Ancillary Cellar Door and Olive Oil Processing at land described as 1541 Colebrook Road, Campania**

Details of land spreading of waste from the Olive Oil Production Facility and the Whisky distillery.

### **Olives**

Harvest volumes of Olives crushed for olive oil production vary season to season with a maximum of 20,000 litres of Olive Oil produced per annum. This volume of harvest would generate approximately 74–80 tonnes of wet olive pomace (crushed olive waste). This waste would be returned to the olive oil plantation following composting. No other waste would be produced.

Pomace improves soil structure, organic carbon, and nutrient availability, after proper treatment (composting/co-composting) and at controlled application rates to avoid phytotoxicity from phenolics and salinity.

The pomace will be stabilised prior to land application via composting and its management will form part of the overall operations of the farm and will be managed at an operational level. It is considered impractical and unhelpful for any conditions to be included within a planning permit issued regulating how the pomace should be applied. If approved a condition could be included requiring all pomace to be applied on land to be composted prior to spreading.

The spreading of pomace onto the Olive plantation has occurred since the plantation was first established in the 1980's with no environmental impact noted and with improved soil structure. It is proposed to maintain the current management strategy for dealing with waste from the olive oil waste.

## Whisky Distillery

The management of wastewater from the distillery is principally outlined in the Stormwater Management Plan as previously submitted with the relevant sections included below for completeness.

1. All wastewater will be **retained and managed on site**, with **no discharge to sewer or stormwater**. The large rural landholding and existing olive grove provide a suitable and sustainable receiving environment for controlled irrigation of treated wastewater.

### 2. Wastewater Streams

The distillery will generate the following wastewater and by-product streams:

#### 2.1 High-Strength Wastewater

- Pot Ale (wash still bottoms)  
Volume: 1,000–1,400 L/day  
Characteristics: High BOD/COD, acidic (pH 3.5–4.5), high organic load.
- Spent Lees (spirit still bottoms)  
Volume: 120–200 L/day  
Characteristics: High-strength, low solids.

#### 2.2 Low-Strength Wastewater

- CIP (clean-in-place) wastewater  
Volume: 250–400 L/day  
Characteristics: Mild caustic/acid residues, low alcohol.
- General washdown water  
Volume: 250–400 L/day  
Characteristics: Low-strength, low solids.

#### 2.3 Non-Wastewater Streams

- **Cooling water**  
Volume: 5,000–12,000 L/day, fully recycled in a closed-loop system.  
No discharge.

- **Spent grain (draff)**  
Volume: 400–600 kg/day  
Reused as stock feed or compost.
- **Fermentation CO<sub>2</sub>**  
Vented to atmosphere.

### 3. Total Daily Wastewater Volumes

Category	Daily Volume
High-strength wastewater (pot ale + lees)	1,120–1,600 L/day
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Total liquid wastewater requiring on-site management	1,600–2,400 L/day

## 4. Wastewater Storage Infrastructure

### 4.1 High-Strength Wastewater Tank

- Capacity: 30,000–50,000 L
- Construction: Sealed, bunded, UV-stable poly or concrete
- Contents: Pot ale + lees
- Function:
  - Provides ≥30 days storage
  - Allows controlled blending and dilution prior to irrigation

Ensures no discharge during wet weather

### 4.2 Low-Strength Wastewater Tank

- Capacity: 10,000–20,000 L
- Contents: CIP wastewater + washdown water
- Neutralisation: pH adjustment prior to reuse
- Discharge: Irrigation or evaporation basin

## 5. Wastewater Treatment and Reuse Strategy

### 5.1 Separation of Wastewater and Stormwater

All process wastewater is fully contained.

No wastewater enters stormwater drains, natural watercourses, or off-site areas.

### 5.2 High-Strength Wastewater Management

Pot ale and lees will be:

1. Collected in the high-strength tank
2. Diluted at a ratio of **1:3** with water
3. Irrigated to designated areas of the olive plantation under controlled nutrient loading

### 5.3 Low-Strength Wastewater Management

CIP and washdown water will be:

1. Neutralised to pH 6.5–8.5
2. Pumped to irrigation areas or evaporation basin
3. Applied at low loading rates to avoid soil impact

### 5.4 Irrigation Area

- Total property area: **75 ha**
- Required irrigation area: **2–5 ha**
- Application method:
  - Dripline
  - Even distribution
  - No runoff or pooling
- Nutrient loading:
  - Well below EPA Tasmania thresholds due to large land area

- Organic-rich wastewater provides beneficial soil conditioning for olives

## **6. Environmental Safeguards**

The following measures ensure environmental protection:

- No discharge to waterways, stormwater, or neighbouring properties
- Bunds around all tanks and chemical storage
- Spill kits located in production areas
- Regular inspection of tanks, pumps, and irrigation lines
- Irrigation suspended during heavy rainfall or saturated soil conditions
- Record-keeping of wastewater volumes, irrigation events, and maintenance

## **7. Solid By-Product Management**

### **Spent Grain (Draff)**

- Volume: 400–600 kg/day
- Reused as stock feed or compost
- No liquid discharge
- No environmental risk

### **General Solid Waste**

- Stored in covered bins
- Removed by licensed waste contractor

## **Guide to Land Spreading of Food Industry Waste (2019).**

The following plan has been prepared in accordance with EPA Tasmania's *Guide to Land Spreading of Food Industry Waste (2019)*.

### **1. Purpose of the Plan**

This plan outlines how liquid and solid organic wastes generated by the whisky distillery producing 150 litres of spirit per day will be classified, stored, transported, treated, and applied to land in accordance with the EPA *Tasmania Guide to Land Spreading of Food Industry Waste (2019)*.

It demonstrates that land application will not cause environmental harm under the *Environmental Management and Pollution Control Act 1994 (EMPCA)*.

### **2. Waste Streams Covered**

The following distillery wastes fall within the EPA definition of readily biodegradable food-industry wastes of plant origin:

#### **2.1 Pot Ale**

- High-strength organic liquid from first distillation
- High BOD/COD, acidic, contains yeast/protein residues
- Classified as food-industry liquid waste under EPA guidelines

#### **2.2 Spent Lees**

- Lower-volume liquid from second distillation
- Similar characteristics to pot ale
- Suitable for combined management

#### **2.3 Draff (Spent Grain)**

- Solid, fibrous, high-moisture grain residue
- Readily biodegradable
- Suitable for composting or controlled land application

## **2.4 Clean In Place (CIP) Wastewater from cleaning of distillery equipment (Excluded from Land Spreading)**

- Contains caustic/acidic cleaning agents
- Not permitted for land spreading under EPA guidelines
- Managed separately via neutralisation and controlled disposal

## **3. Treatment Prior to Land Application**

### **3.1 Pot Ale & Lees**

Liquid wastes to be stabilised or diluted to avoid oxygen depletion and odour impacts.

Proposed treatment:

- Combine pot ale + lees in a sealed tank
- Allow settling of solids
- Apply diluted 1:1 with irrigation water prior to land application
- Apply only to non-waterlogged soils

### **3.2 Draff**

The Guidelines support land application of solid biodegradable wastes when managed appropriately.

Proposed treatment:

- Co-compost draff with olive pomace or green waste
- Achieve aerobic stabilisation (55–65 °C for several days)
- Apply as a soil conditioner

## **4. Site Selection**

EPA requires land-spreading sites to have:

- Low erosion risk
- Adequate soil depth

- Sufficient buffering from waterways
- No application to saturated or compacted soils

The site (75-ha olive plantation) meets these criteria:

- Deep, well-drained duplex soils
- No mapped waterways within application blocks
- Existing agricultural land use
- Large area allows rotational spreading

## **5. Application Rates**

### **5.1 Liquid Wastes (Pot Ale + Lees)**

EPA requires application rates to be based on nutrient loading, BOD, and soil infiltration capacity.

Proposed rate:

- 15–25 kL/ha per application event
- Maximum 50 kL/ha/year
- Apply in multiple small events, not one large dose
- Dilute 1:1 with irrigation water

This ensures BOD loading remains below EPA thresholds for soil oxygen demand.

### **5.2 Solid Wastes (Druff)**

EPA allows solid biodegradable wastes at rates that avoid smothering vegetation.

Proposed rate:

- 5–10 t/ha/year (wet weight)
- Apply thinly
- Rotate application areas annually

## 6. Exclusion Zones

EPA requires minimum buffers to protect sensitive receptors.

Receptor	Minimum Buffer
Watercourses, dams drainage lines	30m
Property Boundaries	10m
Dwellings not on title	100m
Bores/groundwater wells	50m

These buffers can easily be achieved due to the large size of the property to which the waste will be applied.

## 7. Application Method

### Liquids

- Apply via dribble bars or low-pressure irrigation
- No spray irrigation (aerosol risk)
- Apply only during dry weather
- Avoid application if >10 mm rain forecast

### Solids

- Spread evenly using a manure spreader
- Incorporate lightly to reduce odour and improve breakdown
- Avoid stockpiling >30 days unless covered and bunded

## 8. Monitoring Program

### 8.1 Soil Monitoring (Annual)

- pH
- EC
- Total nitrogen
- Organic carbon

- ESP (sodicity)

## 8.2 Waste Monitoring

- Annual laboratory analysis of pot ale, lees, and draff
- Update application rates based on results

## 8.3 Operational Monitoring

- Visual checks for runoff, ponding, odour
- Weather conditions recorded before each application

## 9. Record Keeping

### Maintain records for five years, including:

- Date, time, and location of application
- Volume/weight applied
- Weather conditions
- Soil test results
- Waste analysis results
- Any complaints or incidents

If you have any further queries, please do not hesitate to contact me on 0438 376 840 or email [evan@e3planning.com.au](mailto:evan@e3planning.com.au).

Regards



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