



# **DISCRETIONARY APPLICATION**

## ***For Public Display***

**Applicant:**

J P Downie

**Location:**

7561A Highland Lakes Road, Miena

**Proposal:**

Storage

**DA Number:**

DA 2021 / 00069

**Date Advertised:**

09 September 2021

**Date Representation Period Closes:**

23 September 2021

**Responsible Officer:**

Louisa Brown (Planning Officer)

**Viewing Documents:**

The relevant documents may be viewed at Council's website [www.centralhighlands.tas.gov.au](http://www.centralhighlands.tas.gov.au) or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

**Representations to:**

General Manager  
19 Alexander Street  
BOTHWELL TAS 7030

**Email:**

[development@centralhighlands.tas.gov.au](mailto:development@centralhighlands.tas.gov.au)



OFFICE USE ONLY

Application No.: \_\_\_\_\_

Property ID No.: \_\_\_\_\_

Date Received: \_\_\_\_\_

## Application for Planning Approval Use and Development

Use this form to apply for planning approval in accordance with section 57 and 58 of the *Land Use Planning and Approvals Act 1993*

Applicant / Owner Details:

<b>Applicant Name</b>	James Downie		
<b>Postal Address</b>	7561A Highland Lakes Road	<b>Phone No.</b>	0429196197
	Miena TAS 7030	<b>Fax No.</b>	
<b>Email address</b>	jdownie87@gmail.com		
<b>Owner/s Name</b> (if not Applicant)			
<b>Postal Address</b>	AS ABOVE	<b>Phone No.</b>	
		<b>Fax No.</b>	
<b>Email address:</b>			

Description of proposed use and/or development:

<b>Address of new use and development</b>	7561a Highland lakes rd Miena TAS 7030		
<b>Certificate of Title No.</b>	<b>Volume No.</b>	<b>Lot No.</b>	
	134099	1	
<b>Description of proposed use or development:</b>	Collection Depot		
<b>Current use of land and buildings:</b>	sheep and wool production		

ie: New Dwelling / Additions / Demolition  
/ Shed / Farm Building / Carport /  
Swimming Pool or detail other etc.

Eg. Are there any existing buildings  
on this title?  
If yes, what is the main building  
used as?

<b>Proposed Material</b>	What are the proposed external wall colours	White	What is the proposed roof colour	White
	What is the proposed new floor area m <sup>2</sup>	2x 20ft Containers	What is the estimated value of all the new work proposed:	\$ 5000.

Is proposed development to be staged:

Yes ☐

No ☒

Tick ✓

Is the proposed development located on land previously used as a tip site?

Yes ☐

No ☒

Is the place on the Tasmanian Heritage Register?

Yes ☐

No ☒

Have you sought advice from Heritage Tasmania?

Yes ☐

No ☒

Has a Certificate of Exemption been sought for these works?

Yes ☐

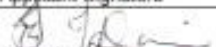
No ☒

### Signed Declaration

I/we hereby apply for a planning approval to carry out the use or development described in this application and in the accompanying plans and documents, accordingly I declare that:

1. The information given is a true and accurate representation of the proposed development. I understand that the information and materials provided with this development application may be made available to the public. I understand that the Council may make such copies of the information and materials as, in its opinion, are necessary to facilitate a thorough consideration of the Development Application. I have obtained the relevant permission of the copyright owner for the communication and reproduction of the plans accompanying the development application, for the purposes of assessment of that application. I indemnify the Central Highlands Council for any claim or action taken against it in respect of breach of copyright in respect of any of the information or material provided.
2. In relation to this application, I/we agree to allow Council employees or consultants to enter the site in order to assess the application.
3. I am the applicant for the planning permit and I have notified the owner/s of the land in writing of the intention to make this application in accordance with Section 52(1) of the *Land Use Planning Approvals Act 1993* (or the land owner has signed this form in the box below in "Land Owner(s) signature");  
**Applies where the applicant is not the Owner and the land is not Crown land or owned by a council, and is not land administered by the Crown or a council.**

Applicant Signature



(if not the Owner)

Applicant Name (Please print)

James Downie

Date

30.7.21

Land Owner(s) Signature



Land Owners Name (please print)

James Downie

Date

30.7.21

Land Owner(s) Signature

Land Owners Name (please print)

Date

## *Development Application*

### *For A Wild Game Collection Depot / Chiller*


*5-mile sheering shed, 7561A =Highlands Lake Road, Miena, Tasmania*

*27/07/2021*


#### **Table Of Contents**

- 1) Copy of certificate of title
- 2) Cover letter outlining the proposed development and activity
- 3) Site plan of the property showing:
  - Property boundaries
  - Vehicular access, driveway tracks to the building
  - Location of the containers and the front/side/rear setback distances between the container and the -site boundary
  - Location of waste depo
  - Location of any facilities for workers
- 4) Elevations, floor plan, dimension and finishes/colour of containers
- 5) Power - Will it be powered by a generator? Details of the location of this.
- 6) Vehicle movements - Estimate number of vehicular movements a month
- 7) Employment - How many people will be employed
- 8) Hours of operation
- 9) Waste management - plan showing how waste is to be managed

## 1. Copy of certificate of title




**RESULT OF SEARCH**  
RECORDER OF TITLES  
Issued Pursuant to the Land Titles Act 1980




**SEARCH OF TORRENS TITLE**

VOLUME	FOLIO
134098	1
EDITION	DATE OF ISSUE
5	27-Nov-2018



**FOLIO PLAN**  
RECORDER OF TITLES  
Issued Pursuant to the Land Titles Act 1980



SEARCH DATE : 28-Jul-2021  
SEARCH TIME : 12:56 PM

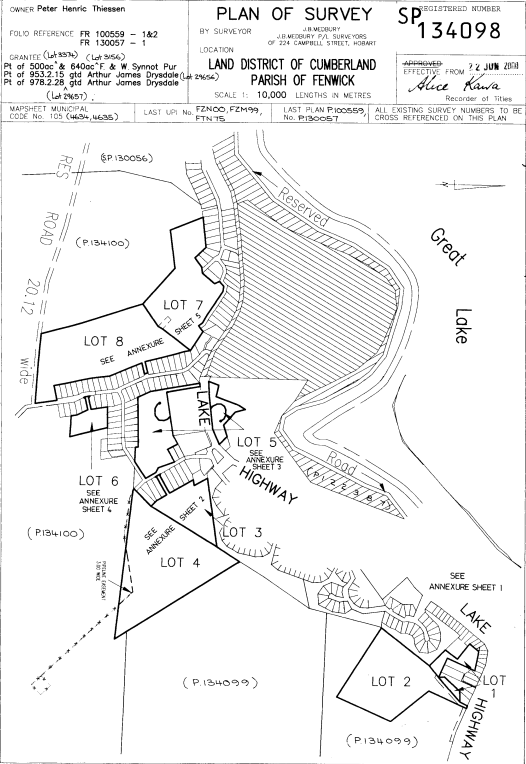
**DESCRIPTION OF LAND**  
Parish of FENWICK, Land District of CUMBERLAND  
Lot 1 on Sealed Plan 134098  
Derivation : Part of 500 acres and 640 acres Gtd to F & W Synnot  
Prior CT 100559/1

**SCHEDULE 1**  
M719491 TRANSFER to PETER JOHN DOWNIE Registered  
27-Nov-2018 at noon

**SCHEDULE 2**  
Reservations and conditions in the Crown Grant if any  
SP 134098 EASEMENTS in Schedule of Easements

**UNREGISTERED DEALINGS AND NOTATIONS**  
No unregistered dealings or other notations

OWNER Peter Henric Thiessen  
FOLIO REFERENCE FR 100559 - 1&2  
BY SURVEYOR J.B. MEDLEY P.A. SURVEYORS OF 224 CAMPBELL STREET, HOBART  
LOCATION LAND DISTRICT OF CUMBERLAND PARISH OF FENWICK  
GRANTED (Ls 3574) (Ls 3564)  
Pl of 500ac & 640ac F & W Synnot Pur  
Pl of 853.215 gtd Arthur James Drysdale (Ls 2454)  
Pl of 978.228 gtd Arthur James Drysdale (Ls 2454)  
(Ls 2457)  
SCALE 1: 10,000 LENGTHS IN METRES  
MAPSHEET MUNICIPAL (CODE No. 103 (4439, 4436)) LAST LPI No. FZ100, FZ199, FZ197  
LAST PLAN P100559, No. P134098/1  
REGISTERED NUMBER SP 134098  
APPROVED EFFECTIVE FROM 22 JUN 2018  
Recorder of Titles Alice Kawa  
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Page 1 of 1  
Department of Primary Industries, Parks, Water and Environment  
[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

Search Date: 28 Jul 2021 Search Time: 01:01 PM Volume Number: 134098 Revision Number: 02  
Department of Primary Industries, Parks, Water and Environment

Page 1 of 6  
[www.thelist.tas.gov.au](http://www.thelist.tas.gov.au)

## 2. Cover letter outlining the proposed development and activity

**Development Application overview** - 5-mile collection Depot  
(See attached safe food plan for further information)

The proposed development consists of the establishment of a wild game collection depot located on private farmland - 5-mile sheering shed 5161A highlands Lake Road Miena (see map for reference)

The Proposed Collection depot will consist of refrigerated 20f reefer container. This container will be built on a prefabricated stand with a stairway access to the walkway. The walkway will double as the waste water collection and drain.

The site will be plumbed into the rainwater tank that rain water from the shed roof. A hand basin will be plumbed in and connected to the side of the chiller.

All waste or runoff water will be collected in the drain under the front walkway and gravity fed via 40m of Low-density PVC to a stand of Hakea bushes. (Note- total estimated water use per month is 260l)

A secondary 20f reefer will be placed on the gravel Infront of the main chiller. This chiller is designated for transport and will be swapped out with a fresh empty container each time the product is shipped.

Both Chillers have been adapted to 240v single phase power and run from the connection to the mains power connected to the shed.

The capacity of the transport container is approximately 1400 carcasses which is predicted to take approximately 3-4 weeks to fill. This means truck movements to the Depot are reduced to approximately one drop off and collection per month.

## Program Outline

5 Mile collection depot aims to take advantage of the over population of predominantly Bennett's wallaby from private property's around Miena, where approved crop protection permits have been issued.

The program taps into the existing commercial wallaby harvesting and culling programs in the area. It allows a long term, viable commercial opportunity for what has been up until this point a wasted product.

This program is unique in its approach to take whole carcass skin on as a 'pet food' product that is further treated at the end purchased facility in NSW.

This whole carcass method reduces production requirements and means there is very little waste product or water used onsite. There is predicted 260l of water required between cleaning cycles (monthly)

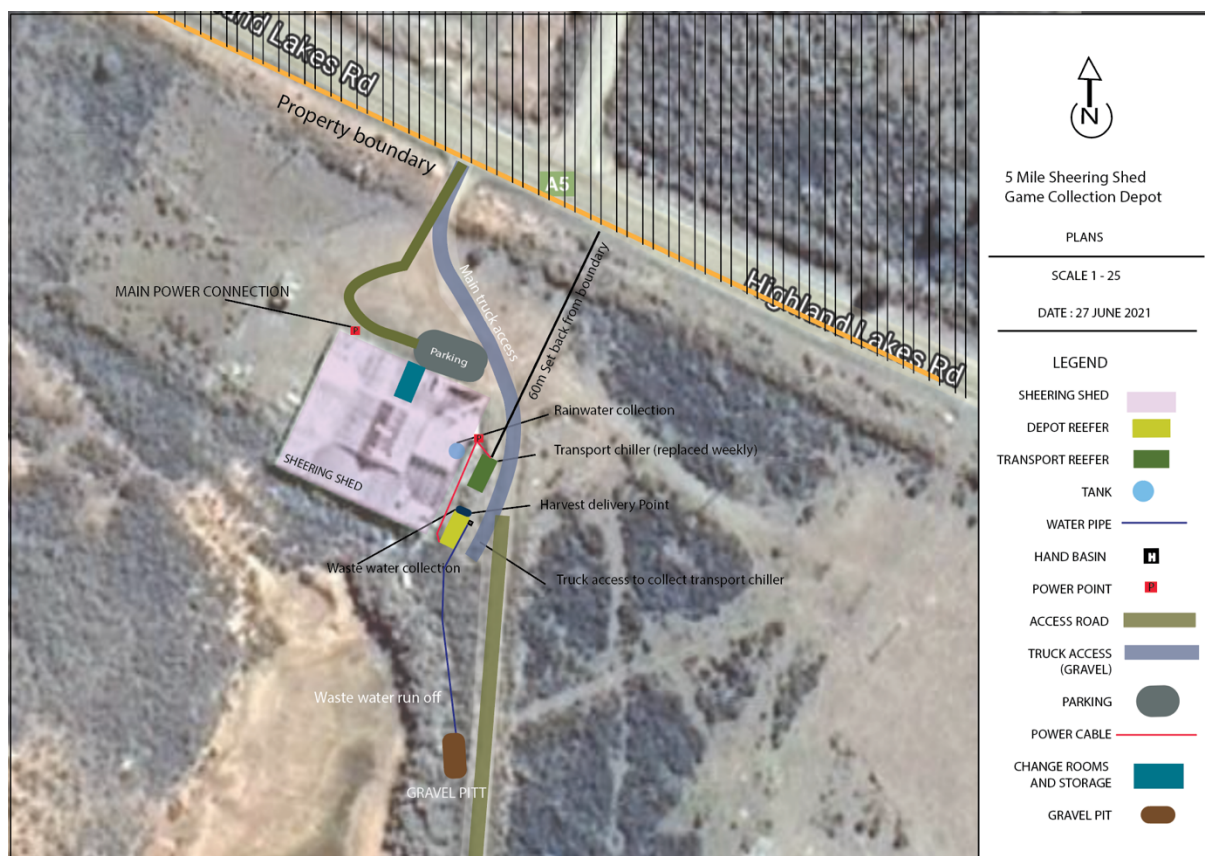
## Program steps

1. The wallaby is harvested from private properties in the area by licensed and accredited harvesters.
2. The harvesters eviscerate the wallaby carcasses in the field and take the carcasses to the collection depot via a harvest rack. This is done before sunrise to ensure low temperature
3. The carcass muscle temperature is reduced to below 7 degrees in the first 24 hour and then settles to around 2 degrees. The chiller temperatures are set around -.5deg.
4. Once the main chiller is full, the carcasses are transferred into the transport chiller.
5. The transport chiller is closed and shipped out, to be replaced with a fresh, clean empty transport chiller
6. The depot chiller is given a deep clean
7. The process repeats.

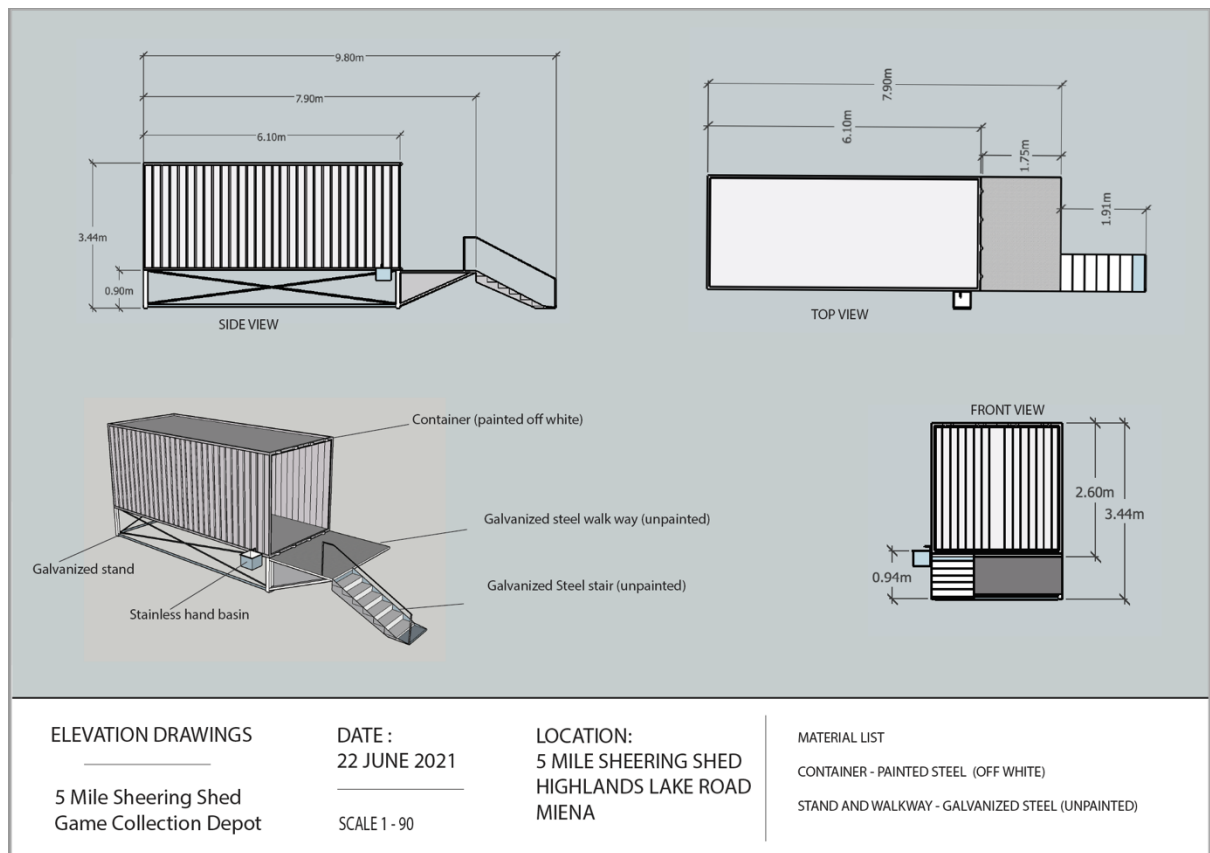
### 3. Site plan

Including -

- Property boundaries
- Vehicular access, driveway tracks to the building
- Location of the containers and the front/side/rear setback distances between the container and the -site boundary
- Location of waste depo
- Location of any facilities for workers



#### 4. Elevations, floor plan, dimension and finishes/colour of containers



#### Example Photos of exisiting depots -



Complete chiller with walkway and water catchmentw



Walk Way with water cathment underneath.



Example of Depot chiller and transport chiller loacted infront.

## **5. Power**

The Chiller is converted to 240v power with soft start to ensure they can run effectively on single phase mains power.

The Site has an existing power connection to the shed. The depot is able to be plugged into the existing power board and does not require a generator.

## **6. Vehicle movements - Estimate number of vehicular movements a month**

Truck movements are limited to the number of times the transport container is full and needs to be swapped out. It is estimated to take approximately 3 weeks to complete a harvest cycle, with an additional 2 days cleaning. This gives an average of around 1 truck delivery to the site per month, with a fresh container and the same truck leaving with the loaded container.

Car movement will be more frequent, with harvesters delivering product and arriving to clean the depot etc. This is estimated to around 1 movement per 2 days on average.

As the depot is located on a working farm site, there may be other vehicle movements unrelated to the operations that are not accounted for.

## **7. Employment - How many people will be employed**

The Depot will have one full time manager who is responsible for the day-to-day operations, as well as cleaning, record keeping and transport management.

The depot will contract other registered harvesters. These harvesters are engaged and managed by the depot manager.

## **8. Hours of operation**

The depot will remain operational on a 24h basis. Most of the harvesting is done during the night, with product being delivered within an hour of sunrise.

The site will only be accessible via an approved arrangement with the depot manager.

## **9. Waste management plan showing how waste is to be managed**

### **Depot Waste Management Plan**

**NOTE:** The waste produced from the depot is minimal for a number of reasons.

- The harvested wallaby are field eviscerated, so any waste product is left in the field where the animals are harvested.
- All parts of the animal that are delivered to the depot from the field are of value and are chilled and transported to the end customer.
- There is no further processing on site, and no further waste product produced.
- Water usage is minimal with an expected 260L per month used.

### **Solid Waste (organic material)**

The Depot operates as a collection point only, there is no further processing onsite.

All carcasses are field eviscerated. Animals that are harvested in the field are dressed and prepared in the field. All waste organic material is left in the field to naturally bio-degrade. No 'waste material' is delivered to the depot.

All organic solids that are delivered to the depot will be chilled and transported to the end customer. The process of whole carcass skin on means that the entire carcass, including all skin, fur, pluck etc. are included and shipped.

### **Non organic**

All non-organic waste material such as plastic bags, label off cuts etc will be collected in the onsite bin. When full, this will be delivered to the tip.

The total amount of non-organic waste material is expected to be minimal

### **Liquid waste (waste water)**

The depot chiller will be plumbed into the rainwater tank that collects from the shed. The rainwater tank feeds into the hand basin and the outlet for the pressure washer. The depot needs minimal water for its general use.

Only the hand basin is used between transport cycles. It is predicted to use approximately 2 litres per day on average. Total of 60l per month.

The depot Washdown cycle occurs between each transport. Once the transport container is fully loaded the depot chiller is soaked, then pressure washed clean. As the carcasses have been dressed in the field, there is only a small amount of blood in the container. The washdown is predicted to use approximately 200l per wash down cycle

The runoff of blood and water from the depot container will run into a catchment trap below the doors of the container. This will be piped via gravity over 40m to an inground absorption gravel pit of approximately 2x cubic meters. The Pit will be placed amongst hakea bushes to the south of the depot (refer to map below)

WASTE MANAGEMENT MAP





www.thelist.tas.gov.au

## SEARCH OF TORRENS TITLE

VOLUME 134099	FOLIO 1
EDITION 5	DATE OF ISSUE 27-Nov-2018

SEARCH DATE : 03-Sep-2021

SEARCH TIME : 04.45 PM

DESCRIPTION OF LAND

Parish of FENWICK, Land District of CUMBERLAND  
Lot 1 on Plan 134099  
Being the land firstly described in Conveyance No 52/8875  
Excepting thereout the exceptions shown on Plan No 134099  
Derivation : Part of 500 acres and 640 acres Gtd to F & W  
Synnot  
Prior CT 100559/1

SCHEDULE 1

M719491 TRANSFER to PETER JOHN DOWNIE Registered  
27-Nov-2018 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any  
12/0003 CONVEYANCE: Burdening Easement: Right to pass and  
repass (appurtenant to the land in Conveyance No  
12/0003) over the Roadway shown on Plan No 100559  
SP 53245 BURDENING EASEMENT: Right of Carriageway [appurtenant  
to Lot 1 on Sealed Plan No. 53245] over that portion  
of Right of Way X shown on Plan No. 134099 as marked  
BCDEKLMN thereon  
SP 134098 BURDENING EASEMENT: Right of Carriageway  
[appurtenant to Lots 1 and 2 on Sealed Plan No.  
134098] over that portion of Way W 16.00 wide shown  
on Plan No. 134099 as marked ABCMNO thereon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER P.H.Thiessen		PLAN OF TITLE		REGISTERED NUMBER
FOLIO REFERENCE 100559-1 & 2		LOCATION J.B. MEDBURY P/L., SURVEYORS OF 224 CAMPBELL ST., HOBART		<b>P134099</b>
GRANTEE Part of 500 acres and Part of 640 acres, Frederick Synnot and Walter Synnot Pur.		LAND DISTRICT OF CUMBERLAND PARISH OF FENWICK		APPROVED 22 JUN 2000
		CONVERTED BY PLAN No. P48275		<i>Alice Kawa</i>
		COMPILED BY J.B. MEDBURY		Recorder of Titles
NOT TO SCALE		LENGTHS IN METRES		
MAPSHEET MUNICIPAL CODE No. 105 (4635)	LAST UPI No FZNOO, FZM99	LAST PLAN No. P.100559	ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	

**SKETCH BY WAY OF ILLUSTRATION ONLY**

**"EXCEPTED LANDS"**

6-0-18 Conv. 12-0003 (54-15RDS)  
 107-3-19 Conv. 16-9731 (119-9 RDS)  
 65-1-26 Conv. 15-136 (24-16 L.O.)  
 38-1-0 Conv. 16-264 (114-31 RDS)  
 42-3-1 Conv. 18-839 (25-11 L.O.)  
 Lot 1, 5.739ha (SP. 7383)  
 Lots 1 to 13 & 111 to 146 56.86ha (SP. 10711)  
 Lot 1 2278m<sup>2</sup> (SP. 13329)  
 Lots 25 to 27 1016m<sup>2</sup> (SP. 14725)  
 Lots 101 to 108 2.258ha (SP. 15080)  
 Lot 207 4.730ha (SP. 16765)  
 Lot 28 6717m<sup>2</sup> (SP. 18529)  
 Lots 600 & 601 2.003ha (SP. 21257)  
 2.410ha (SP. 23619)  
 Lot 2 2018m<sup>2</sup> (SP. 39286)  
 Lot 1 2875m<sup>2</sup> (D. 42807)  
 Lots 2 & 602 4.019ha (SP. 46660)  
 Lot 109 3972m<sup>2</sup> (SP. 44860)  
 Lots 1, 2, 3, 5 & Part of Lot 4, 54.55ha (SP. 134098)  
 Lots 560-573, Part of Lots 574, 575 & 1000 5.896 ha (SP. 50870)  
 Lot 1 7.675 ha (SP. 53245)

**BALANCE PLAN**

