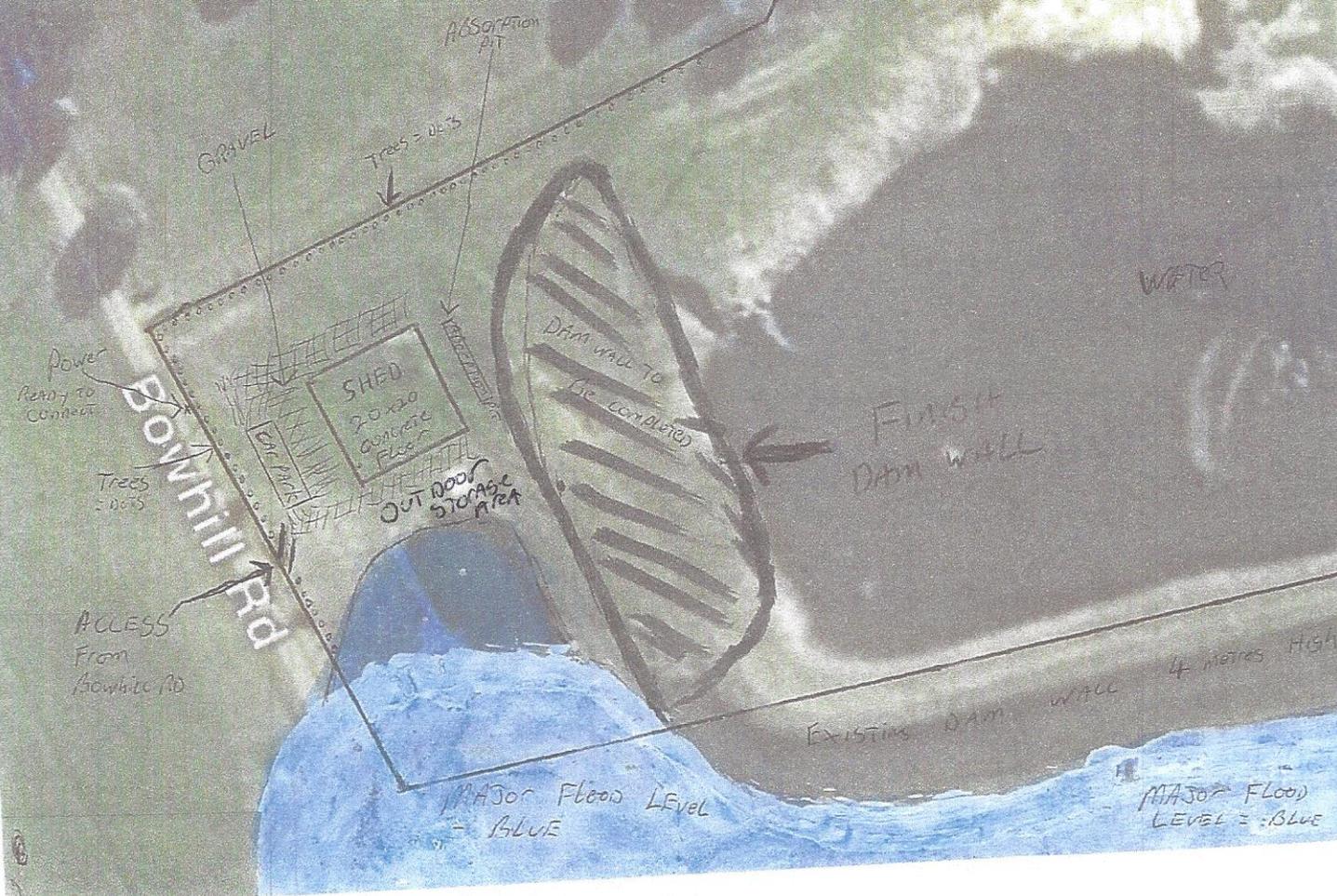


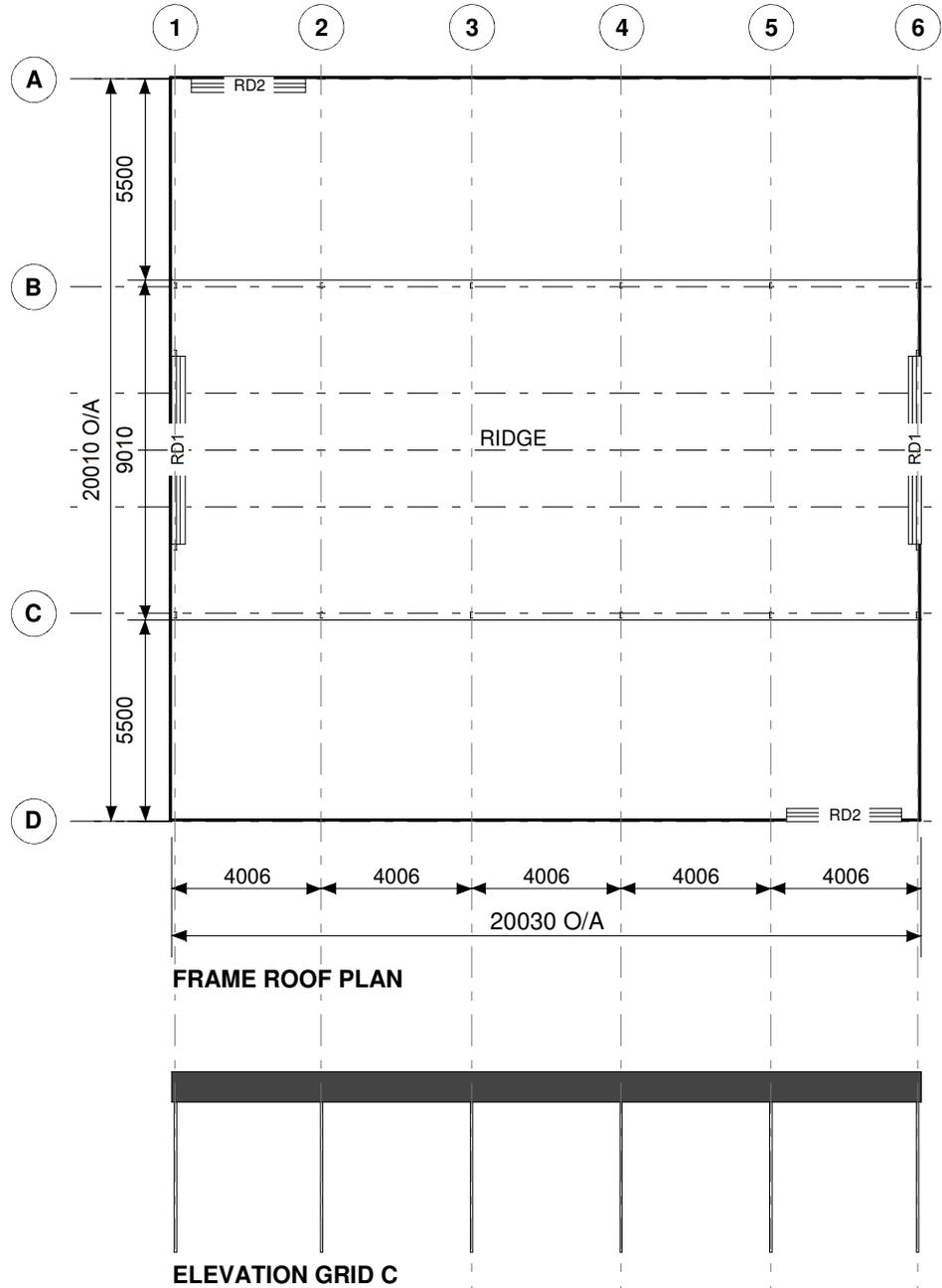
SCALE

1 MM = 0.54 METRES





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FRAME ROOF PLAN

ELEVATION GRID C

Cont. on page 3

Cont. on page 2

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	CC
WALLS	TRIMDEK 0.35 BMT	CB	CC
CORNERS	-	CB	CC
BARGE	-	CB	CC
GUTTER	HI-QUAD	CB	CC

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	RD1	Steel-Line R.D, Manual "AA", 2925 high x 5000 wide Clear Opening C/B
2	RD2	Steel-Line R.D, Manual "A", 2925 high x 3050 wide Clear Opening C/B

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN

IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2.5	1.0

CLIENT
Michael Agnew

SITE
-
OATLANDS TAS 7120

BUILDING
SUNDOWN DELUXE
9010 SPAN x 4000 EAVE x 20030 LONG
PLUS 5500 ANNEXE AND 5500 ANNEXE

TITLE
GENERAL ARRANGEMENT

LICENSE NO: CC6388

SCALE
A4 SHEET 1:200

DRAWING NUMBER
HOB A02-3586

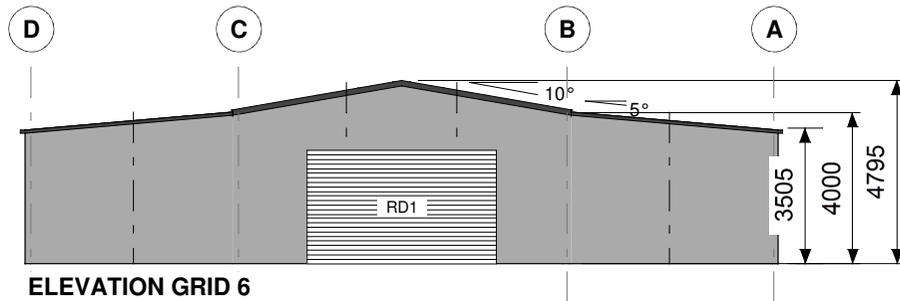
PAGE
1/4



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**WALL "X" BRACING IS
REQUIRED IN ANY 2 OPEN
BAYS ON GRIDS B OR C.**

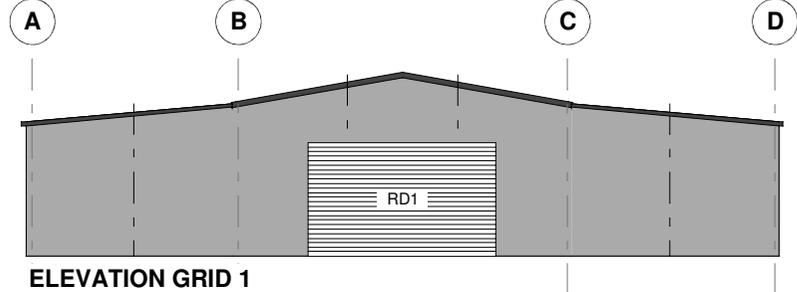
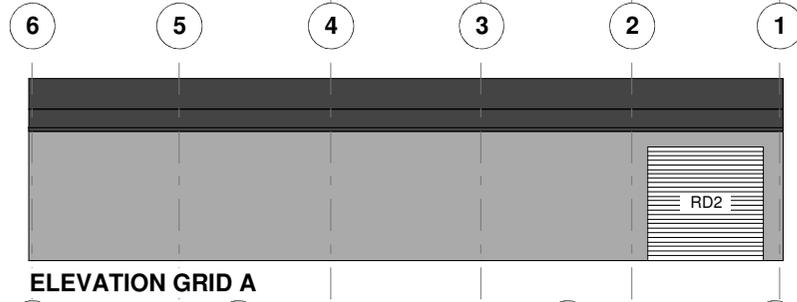
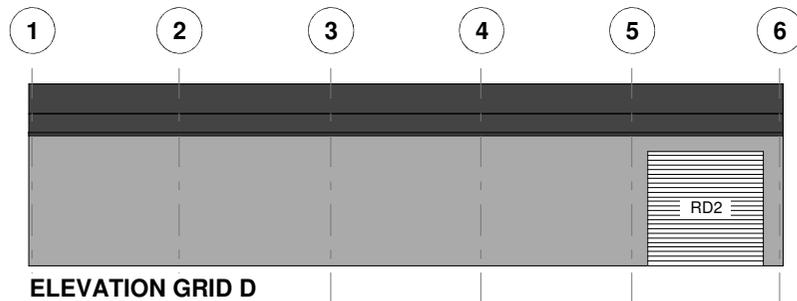
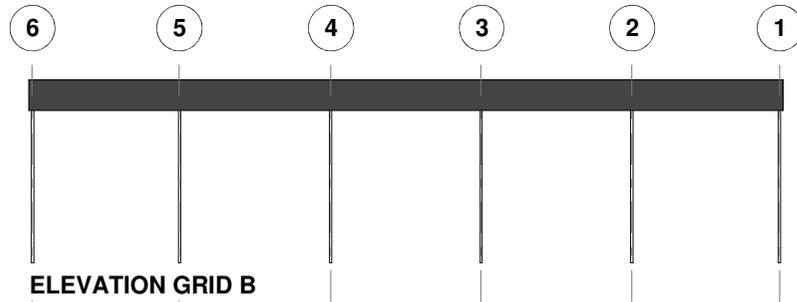


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SCALE
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2/4



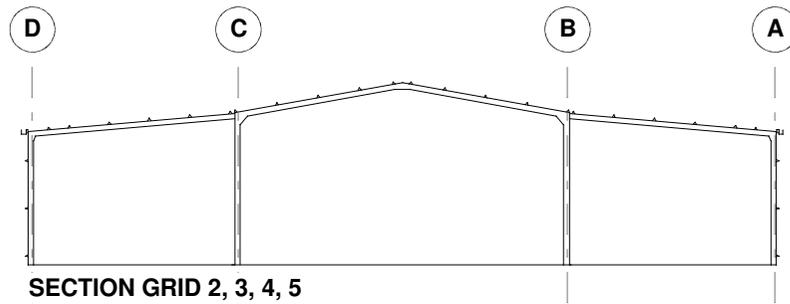
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SCALE A4 SHEET 1:200	
DRAWING NUMBER HOB A02-3586	PAGE 3/4



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SECTION GRID 2, 3, 4, 5

SCALE
A4 SHEET 1:200

DRAWING NUMBER
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PAGE
4/4

Environmental Effects Report

Proposed vegetable drying, handling and packing shed at Bowhill Road, Oatlands (CT 150772/3)

Prepared by Michael Agnew (Applicant) - Dated September 2015

Preface

The following questions were supplied by the Southern Midlands Council for the purpose of assessing the environmental impacts of the proposed shed and packing business at Bowhill Road, Oatlands.

- 1. List any noisy or vibration producing machinery and equipment. How will you control such noise and vibration within the boundary of the land? You should include typical hours of operation for such equipment in your response:**

The machinery used in drying and packing the vegetables is very quiet. The drying fans have a maximum noise level of 49 Decibels. The packing and grading line machinery emit about the same noise levels as the drying fans. I have attached 3 videos demonstrating the noise levels of the actual machinery used. In these videos the drying fans are running in the background. These videos demonstrate what the shed would sound like in full operation. All the packing, grading and drying equipment is electric running on either 240 volts or 3 phase. All the packing, grading and drying machinery will always be operated within the shed at all times meaning the noise levels heard from outside the shed will be minimal to non-existent. None of the machinery has any vibrations.

Most vegetable bins are moved around within the shed with pallet trolleys but occasionally a forklift will be used (maybe around 20 minutes per day when shed is operating at full capacity). A forklift would be used to load or unload a truck but it is expected that would only be on a few days a year and would only be for about 30 minutes at a time. The number of truck loads of produce arriving a year would initially be around 2 to 3 a year but this would increase to maybe 8 to 10 within a few years. 10 truckloads in a year at 30 minutes per load to unload or load are only 5 hours per year. With the proposed trees planted along the boundary this would further dampen any minor noise levels.

A typical working day would be from 8am to 5pm but may occasionally extend an hour either side of this in peak times.

- 2. Describe any outdoor lighting necessary to run the business and method of containing lighting within boundary of the land i.e. not interfere with adjoining land users and road users:**

It is not anticipated that much lighting is going to be needed outside of the shed but if it is it would be on the southern side of the shed beaming from towards the top of the shed down towards the ground so as the light beam does not beam more than 10 to 15 metres from the shed. This light beam would not be visible from the neighbouring houses as the shed and dam wall would be between the light and these houses. It would also not beam onto the road. Again the proposed trees along the roadside would further shield any light emissions.

3. **Describe the number and type of vehicles per day that will access the land – including employee and delivery trucks and vehicles etc:**

At peak operation approximately 5 cars carrying the employees would arrive at the site at around 8 am and leaving at around 5 pm Monday to Friday. The number of truck loads of produce arriving a year would initially be around 2 to 3 a year but this would increase to maybe 8 to 10 within a few years. These trucks would typically be any thing from a small flat tray truck to a 40-foot semi trailer. The truck movements would be minimal and there would never be more than 1 truck at a time on the premises. Produce moving out of the shed to market will typically be 1 to 2 ton at a time and will normally be taken on a Ute and trailer.

4. **Describe any activities on the land that may cause odours or dust emissions beyond the property boundary and method of controlling and minimising such impacts:**

As can be seen in the video demonstrations the dust emissions are minimal and would be within the shed. When drying, grading or packing garlic as long as the garlic does not get wet the odours would also be minimal. The shed and fans inside the shed are specifically designed to keep the garlic dry. Garlic would typically only be in the shed during the summer months when the prevailing winds are from the north meaning any odour would be blown in a southerly direction away from any near neighbours. Any garlic stored on the site will be strictly stored within the shed. Again the trees planted along the road and neighbouring boundary as per the site plan will further minimise any odour or dust issues.

5. **State the proposed hours of operation and days of the week for the business. Provide any further information you deem relevant in responding to explain the hours of operation i.e. typical vehicle movement times or other processes and activities, seasonal information etc:**

As already mentioned the proposed normal hours of operation would be 8am to 5pm Monday to Friday. Most vehicle movements would be at the beginning and end of the day. Truck movements are only going to be on a few days a year and most likely not more than 1 truck in a day. The truck movements will be seasonal and generally in the summer months. Due to the seasonal nature of this operation there will be many months in the year when the shed is not operational or storing any produce at all.

6. **Describe the expected type and quantity of waste generated by the business and the method and disposal of waste. You must include information on the storage and location of waste product:**

The 2 main types of waste generated from the operation are dirt and dried vegetable matter. The dirt cleaned from the vegetables is typically returned to the paddock that the vegetables were grown in and stored in the same Chep vegetable bins that the produce arrived in until returned to the paddock. The vegetable matter is also returned to the paddock it came from in the same manner as the dirt. This dirt and vegetable matter waste

would amount to about 15 to 25% of the volume of produce delivered to the shed. The only other waste is general rubbish from the employees and packaging waste such as cardboard and strapping. This will be stored in a rubbish bin located against the southern side of the shed and delivered to the Oatlands waste transfer station on a regular basis. It is not anticipated that this waste would be any greater than a normal family household. No waste or anything else would be stored on the northern side of the shed.

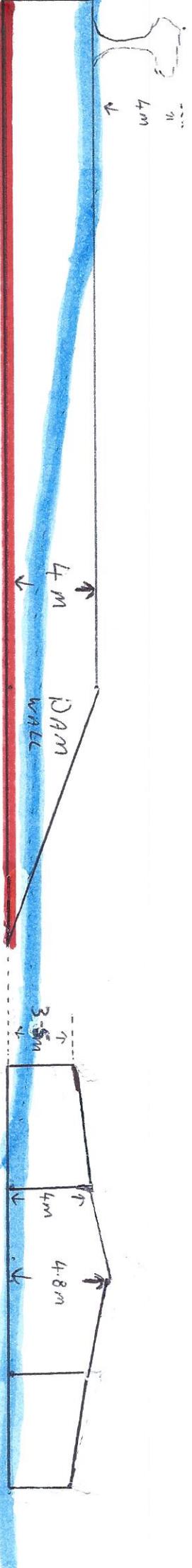
- 7. Describe any process that may cause water run-off such as vehicle wash down area or other cleaning/washing procedures. Will any chemicals or other hazardous material be used in washing/cleaning. How will water be trapped and treated before discharge into nearby waterways?**

There will be no wash down or cleaning processors on the site as the shed is a drying shed and any moisture will interfere with the operations.

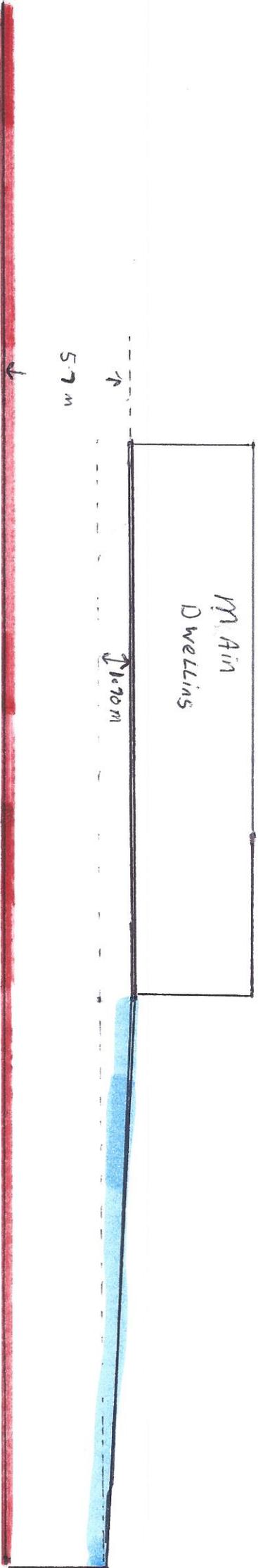
BOUNDARY

[Blue shaded area] = Existing Ground Level

Row of Trees To Be Planted
4 metres High
Along Boundary



1 CM = 2.5 m



BOUNDARY

