Public Notification of Application for Planning Permit

Land Use Planning and Approvals Act 1993

If you access this website you have agreed to the following Terms and Conditions:

The information on this website is provided for the purpose of encouraging public participation in the planning application process in accordance with the objectives of the *Land Use Planning and Approvals Act 1993*.

The content of this website (which includes downloadable material) is subject to copyright and is protected by law. Circular Head Council grants you a non-exclusive licence to reproduce the contents of this website in your web browser for the sole purpose of viewing the content. Circular Head Council does not and cannot authorise the reproduction, re-distribution or re-use of any of the information or documents within this application on this website in any form or for any purpose.
Any personal information contained in the application and documents are collected by Circular Head Council for the purposes only of assessing and determining the permit application in accordance with the *Land Use Planning and Approvals Act 1993.*

Such personal information may be protected by the *Personal Information Protection Act 2004* and must not be used for any other purpose.

The Application will only be available until the conclusion of the public notification period.

For help finding the property and zoning information in Circular Head the following link can be used to the Land Information System Tasmania (the LIST).

http://maps.thelist.tas.gov.au/listmap/app/list/map?bookmarkId=18634#.U-1DpC_Bd8I.email

For the Tasmanian Planning Scheme – Circular Head please see

https://www.planning.tas.gov.au/other-resources/Tasmanian-planning-scheme

Application documents are available below.

APPLICATION FOR PLANNING PERMIT
(s.*57(3) Land Use Planning and Approvals Act 1993*)

Tasmanian Planning Scheme – Circular Head

Application No	DA 2026/007
Location	Lot 8 Bass Highway & 4 & 8 Bacon Factory Road, Smithton
Applicant/Owner	Simon Angilley obo Verto Engineers and Project Managers / Greenham Tasmania Pty Ltd
Use Class	Manufacturing and processing
Proposal	Factory Redevelopment, Upgrades and associated works

The above application has been referred to the Board of the Environment Protection Authority (the Board) for assessment under the *Environmental Management and Pollution Control Act 1994* (EMPCA). An Environmental Effects Report (EER) has been lodged in support of the application.

A copy of the full development application is available for public inspection during the notification period at:

- Circular Head Council, 33 Goldie Street, Smithton

The EER can also be viewed at:
https://epa.tas.gov.au/consultations

For assistance in accessing a copy of the EER, please contact Greenham Tasmania Pty Ltd on Ph (03) 9644 6500 or at communications@greenham.com.au

A guide for preparing a public submission can be found at: https://epa.tas.gov.au/public-submission-guide

Application(s) may be viewed during office hours at the Council Office, 33 Goldie St, Smithton or Council's website till the date listed below. In accordance with s***.57(5)*** of the Act, any person may make written representation to the General Manager, PO Box 348 SMITHTON 7330 or council@circularhead.tas.gov.au and received by 5.00pm **26/10/2026**.

Paul Gardner
GENERAL MANAGER
Ph: 03 6452 4800
www.circularhead.tas.gov.au

9425507 9769134 7562145

33 Goldie Street
PO Box 348
SMITHTON TAS 7330
council@circularhead.tas.gov.au
(03) 6452 4800
www.circularhead.tas.gov.au

APPLICATION FOR PERMIT

LAND USE PLANNING AND APPROVALS ACT 1993

Tasmanian Planning Scheme – Circular Head

Office Use: Date Received: **29/01/2026** Application No: **DA 2026/007** PID: **9426607-9769134 7562145**

To: Planning Authority Circular Head Council PO Box 348 SMITHTON TAS 7330

DETAILS OF PROPOSED DEVELOPMENT OR USE

Address:	4 Bacon Factory Road, SMITHTON and 8 Bacon Factory Road, SMITHTON				
				Postcode:	7330
	Lot No:		Certificate of Title No:	178708/1 and 40426/10 39289/8	

Description

Greenham Tasmania Smithton Abattoir Redevelopment

Major site redevelopment to modernise operations, by the upgrade and replacement of various process equipment and dilapidated processing buildings with new facilities, to provide an improved working and safe environment, including:

a. new livestock Unloading and Covered Yards;
b. new Processing Floor Building
c. demolition of redundant structures;
d. ancillary works (site fencing, lighting, etc)

The overall redevelopment also includes upgrade of existing highway access, approved under separate DA 2025 / 0136.

The overall redevelopment also includes a variety of early works (refrigeration plant room; electrical main switch room; High Rail Carcass Chillers; and overhead services gantry), approved under separate DA 2026 / 0069.

Includes:

- ☐ New Use/Change of use
- ☐ Subdivision
- ☒ New Buildings
- ☒ Alterations
- ☒ Demolition

Value of work (Inc GST): $ 52,800,000 (project budget) ($61.7M - $8.9M Early Works) ☐ Contract Price ☒ Estimate

Existing Use of Site: Resource Processing - Abattoir

APPLICANT / OWNER DETAILS

Please note that all applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and sign this form.

Applicant(s): Simon Angilley obo Verto Engineers and Project Managers (formerly Rare Innovation)

Address: 22-24 Paterson Street, Launceston

Postcode: 7250

Email: Office: hello@vertotas.com.au
Contact: sangilley@vertotas.com.au

Phone: Office: 03 6388 9200 Mobile: Contact: 0400 494 437

☐ Applicant owns the property (Tick if Yes – If No then complete the owner details below)

Owner(s): Greenham Tasmania Pty Ltd (Contact / Representative: Timothy Bryant, Company Secretary)

Address: 4 Bacon Factory Road, Smithton , TAS

Postcode: 7330

Email: Office: tasemail@greenham.com.au
Contact: tbryant@greenham.com.au

Phone: Mobile:

☒ Applicant(s) listed above declare that the owner(s) of the property have been notified of the intention to make this application. Refer also the signed Client Authorisation; dated 2025-04-14

Signed By: Date: 2026-08-31

COUNCIL OR CROWN LAND

Must be signed if Council or Crown Land and accompanied with a letter of permission and a copy of delegation.

Signed By: Date:

☐ Minister (or delegate) of the responsible State Department or ☐ General Manager (or delegate)

Note: no signature required, as the Highway Access was subject to separate DA.2025-136 (and therefore no development on Crown Land under this Application) Crown Consent Letter SRA-25-732 included for completeness of information.

33 Goldie Street
PO Box 348
SMITHTON TAS 7330
council@circularhead.tas.gov.au
(03) 6452 4800
www.circularhead.tas.gov.au

APPLICATION FOR PERMIT
LAND USE PLANNING AND APPROVALS ACT 1993
Tasmanian Planning Scheme – Circular Head

DESIGNER DETAILS

Designer Name: Rod Neville obo Verto Engineers and Project Manager Category: Multiple (incl Engineer - Civil

Address: 22-24 Paterson Street, Launceston

Postcode: 7250

Email: Office: hello@vertotas.com.au
Contact: Rneville@vertotas.com.au Phone: Office: 03 6388 9200 Mobile:

Accreditation No: Building Services Provider Licence: cc2080J

DOCUMENTS AND CERTIFICATES PROVIDED

The following specified documents and certificates are provided with this application together with any necessary information to demonstrate compliance with applicable provision of the planning scheme. A separate checklist is available from Council. The Planning Scheme provisions can be viewed at www.iplan.tas.gov.au OR https://iplan.tas.gov.au/pages/plan/book.aspx?exhibit=tpscir follow the links through to Circular Head

	Document or Certificate Description	*Prepared By*
☒	Full copy of the current Certificate of Title including plan and any schedule of easements	
☒	A full description of the proposed use or development and	
☒	A description of how the proposed use or development will operate	
☒	All applicable information listed in clause 6.1.3 including: **Where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200**	

LISTED REPORTS, PLANS AND SUPPORTING INFORMATION ACCOMPANYING THIS APPLICATION

1.	refer attached 2-page list of documents and certificates provided as supporting information	

Copyright Authority: Unless a written refusal of authority to copy documents relating to this application is provided, the Council and the Crown (Tasmanian State Government) departments and agencies may provide a partial or complete copy of any documents relating to this application, to any person for the purpose of assessment. Notwithstanding this these documents may be displayed publicly in accordance with the provisions of the Land Use Planning and Approvals Act 1993, including display on a website.

DECLARATION

I/We declare the information and details supplied in this application are a true and accurate description of the proposed development.

I/We hereby give/have arranged permission for Council Officers to enter the property to conduct inspections for this application.

Applicant(s): Simon Angilley

Signed: Date: Friday 2026-08-28

Please Note: All applicants need to sign this form. If the application is by an owner, all title owners listed on the title need to be on the form and to sign this form.

Privacy Statement

The personal information on this form is required by Council for building purposes under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend or personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.circularhead.tas.gov.au or at the Council office.

Application for Permit - LUPAA 1993 - Tasmanian Planning Scheme - Circular Head

Proposed Development: Greenham Tasmania Smithton Abattoir Redevelopment

LISTED REPORTS, PLANS AND SUPPORTING INFORMATION ACCOMPANYING THIS APPLICATION

rev.02
date 2026-02-19
Updated to Indicate additional information provided in response to RAI

1. Drawing Sets; comprising following: — Rare Innovation
   - 250037 A0000 Site and Staging Plans rev B
   - 250037 A0100 Covered Stock Yard rev A
   - 250037 A0200 Kill Floor & Amenities Building rev A
   - 250037 A0400 (High Rail) Carcass Chiller Building rev A
   - 250037 A0500 Refrigeration Plant Room and Main Switch Room rev A
   - 250037 A0600 Canopy Roof to Woodchip Bins rev A
   - 250037 A0700 Load Out Area rev A
   - 250037 A0800 Local Switch Room rev A
   - 250037 A1000 Plate Freezer Building rev A
   - 250037 A1100 Workshop / Warehouse Building rev A
   - 250037 A1200 Biofiltration Plant rev A
   - 250037 A1300 Hides Processing and Load Out rev A
   - 250037 A1500 Transformer Substation and Switchroom rev A

2. Planning Report: L241122 rev.5 (date: 2025-12-19) — James Stewart, Nova Land Consulting
3. Environmental Effects Report: 35137 v0.4 (date: 2025-12-23) (including 10x Appendices) — Jo Regel, Dartmouth Consulting
4. Traffic Impact Assessment rev.4 FINAL (December 2025) — Richard Burk, Traffic & Civil Services
5. Bushfire Assessment Report: 8273 - v4 (Date 2026-01-28) — Jason Van Zetten, Red Dog Bushfire
6. Bushfire Emergency Management Strategy: 8273 EMS v2.0 endorsed by Tasmania Fire Service (date: 2026-02-19) — Jason Van Zetten, Red Dog Bushfire
7. Bushfire Hazard Management Plan: 8273 v4 (date 2026-02-18) — Jason Van Zetten, Red Dog Bushfire
8. Bushfire HMP (Subdivision) Exemption NL04725 — James Stewart, Nova Land Consulting

9. Title Documents (Folio Plan, Folio Text, Schedule of Easements):
   - CT 39289 / 8 (Lot 8 Bass Highway, Smithton)
   - CT 178708 / 1 (4 Bacon Factory Road, Smithton)
   - CT 34562 / 7 (4 Bacon Factory Road, Smithton)
   - CT 40426 / 10 (8 Bacon Factory Road, Smithton)

For Reference Information Only (from separate DA.2025-136 for Highway Access Upgrade)

10. SRA-25-732 Crown Landowner Consent Letter — Fiona McLeod (Delegate of the Minister)
11. SRA-25-886 Access Works Permit — Garry Hills (Delegate of the Minister)

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
39289	8
EDITION	DATE OF ISSUE
5	01-Nov-2025

SEARCH DATE : 03-Dec-2025
SEARCH TIME : 12.46 pm

DESCRIPTION OF LAND

Town of SMITHTON
Lot 8 on Sealed Plan 39289
(formerly Lots 4 and 5 on Sealed Plan No.39289)
Derivation : For grantees see plan
Prior CTs 4302/25 and 4560/48

SCHEDULE 1

N281090 TRANSFER to GREENHAM TASMANIA PTY LTD Registered 01-Nov-2025 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP39289 EASEMENTS in Schedule of Easements
29/2843 CONVEYANCE Made Subject to Boundary Fences Condition
B219392 Instrument creating Restrictive Covenants Registered 03-May-1989 at 12.07 pm
B738897 PROCLAMATION under Section 52A of the Roads and Jetties Act 1935 Registered 10-May-1995 at noon

UNREGISTERED DEALINGS AND NOTATIONS

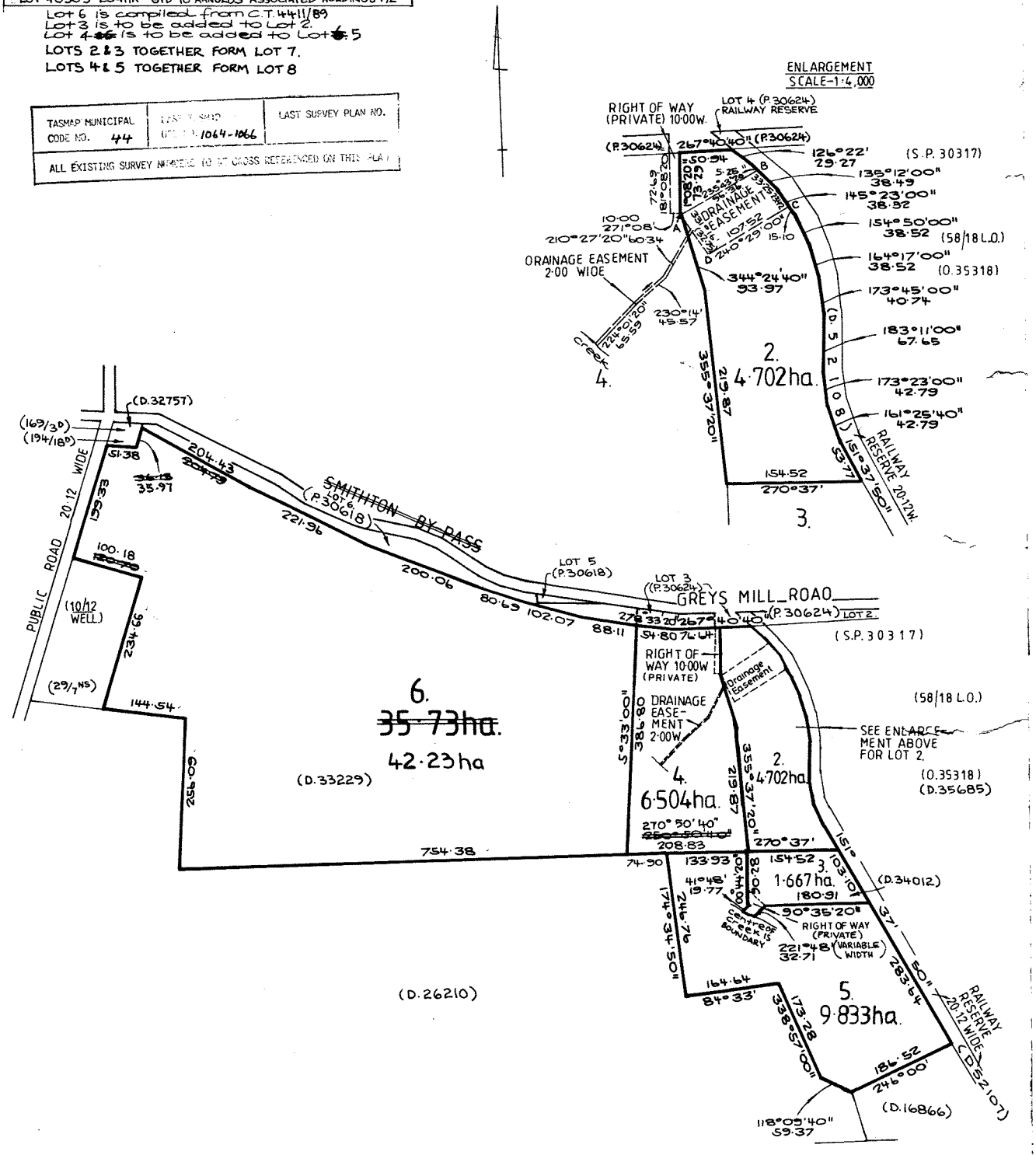
No unregistered dealings or other notations

OS-K 1110

Owner: TALL TIMBER (HOLDING) PTY LTD. G. & S. ARNOLD & SONS PTY LTD ARNOLDS ASSOCIATED HOLDINGS P/L	**PLAN OF SURVEY** by Surveyor..... K. R. MICHELL ..... of land situeted in the TOWN OF SMITHTON & LAND DISTRICT OF WELLINGTON PARISH OF FORD SCALE 1:6000 MEASUREMENTS IN METRES	**Registered Number:** SP39289 Approved 20 JUN 1982 Effective from ..... Recorder of Titles
Title Reference: C.T. 4411/89 ~~C.T. 4463/1~~ C.T. 4431/84 C.T. 4302/25 ~~C.T. 4453/1~~ CT. 4560/48		
Grantee: PART OF LOT 23, 198A-1R-0P GTO. TO ROBERT KAY. PART OF LOT 23006, 100A-2R-23P GTO. TO HARRY HANSON & WILLIAM GEALE, PART OF LOT 9008, 25A-0R-32P JOHN YOUNG PUR. & PART OF LOT 7429 (37-0-0), LOT 5950 (99-1-22) & LOT 4552 (34-2-28) GTD TO RICHARD HULL PERKINS & WHOLE OF LOT 40303 2341m² GTD TO ARNOLDS ASSOCIATED HOLDINGS P/L		

Lot 6 is compiled from C.T. 4411/89
Lot 3 is to be added to Lot 2.
Lot ~~4~~ 6 is to be added to Lot ~~6~~ 5
LOTS 2 & 3 TOGETHER FORM LOT 7.
LOTS 4 & 5 TOGETHER FORM LOT 8

TASMAP MUNICIPAL CODE NO. 44	LAST SURVEY PLAN NO. 1064-1066
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN	



SCHEDULE OF EASEMENTS

PLAN NO.

SP39289

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

LOT 2 on the Plan is
SUBJECT TO the right (appurtenant to Lot 1 on Sealed Plan No. 30317) to install and maintain in and upon the area marked A.B.C.D. on ~~Diagram No. 35685~~ the plan settling ponds cooling towers ~~towers~~ and all such other works things and improvements as shall from time to time be required by the Department of Public Health or any other statutory governmental or semi-governmental authority having jurisdiction in the matter and together also with the right at all times and at any time to enter into and upon the said area with workmen and machinery for the purpose of repairing replacing and maintaining the same or carrying out such other works as shall from time to time be necessary to carry out in and upon that area
~~SUBJECT TO a right of carriageway (appurtenant to Lot 1 on Sealed Plan No. 30317) over the Right of Way (Private) shown on Diagram No. 35685~~
Lots 2 & 3 are SUBJECT TO a right of drainage (appurtenant to Lot 1 on Sealed Plan No. 30317) over the Drainage Easement 2.00 wide and ^ the land marked A.B.C.D. on ~~Diagram No. 35685~~ the plan
Lots 2 & 3 are TOGETHER WITH a right of carriageway over the strip of land 10 metres wide marked "Right of Way (Private) 10.00w" on the Plan

Lot 3 is
SUBJECT TO a right to pass and repass (appurtenant to the land comprised in the First Schedule to Indenture No. 29/2844) over the Right of Way Variable width ~~shown in Diagram No. 34012~~ as the same is more fully set forth in the said Indenture
SUBJECT TO a right to pass or repass (appurtenant to that part of the land Secondly comprised in Conveyance No. 27/7465 not comprised in ~~the said land within described~~) over the Right of Way ^ shown ~~in Diagram No. 34012~~ as the same is more fully set forth in Conveyance No. 29/2843
Register Vol 4431 Fol 84 plan

Lot 4 is
SUBJECT TO a right of drainage (appurtenant to Lot 1 on Sealed Plan No. 30317) over the Drainage Easement 2.00 wide and ^ marked A.B.C.D. on ~~Diagram No. 35685~~ the plan
SUBJECT TO a right of carriageway appurtenant to Lots 2 & 3 on the Plan over the strip of land 10 metres wide marked "Right of Way (Private) 10.00w" on the Plan

Lot 5 on the Plan is
TOGETHER WITH full and free right and liberty to and for Henry Hubert Quilliam his heirs and assigns and the owner or owners for the time being of ~~the said land within described~~ and his her or their tenants servants agents workmen and visitors to go pass and repass at all times hereafter and for all purposes and either with or without horses or other animals carts motor vehicles or other carriages into and out of and from the said land within described or any part thereof through over and along the piece of land marked Right of Way E.F.G.H. ~~hereon~~ variable width on the plan

THE COMMON SEAL of TALL TIMBER (MANAGEMENT) PTY. LTD. the registered proprietor of the land in Certificate of Title Volume 4411 Folio 89 was hereunto affixed in the presence of:

COMMON SEAL — TALL TIMBER (MANAGEMENT) PTY. LTD.

.....
DIRECTOR

.....
DIRECTOR/SECRETARY

THE COMMON SEAL of TALL TIMBER (HOLDINGS) PTY. LTD. the registered proprietor of the land in Certificates of Title Volume 4469 Folio 11 and Volume 4431 Folio 84 and Volume 4302 Folio 25 was hereunto affixed in the presence of:

COMMON SEAL — TALL TIMBER (HOLDINGS) PTY. LTD.

.....
DIRECTOR

.....
DIRECTOR/SECRETARY

SIGNED by MERCANTILE CREDITS LIMITED Mortgagee of the land comprised in Certificate of Title Volume 4411 Folio 89 under Memorandum of Mortgage Registered No. .9289 by its Attorneys WARREN LYALL BULLEY and ADRIAN DESMOND LINDSAY each of whom hereby declares that he/she has received no notice of revocation of Power of Attorney No. 64/2271 under which this instrument is executed in the presence of:

MARGARET RIGBY
SECRETARY
436 ST. KILDA ROAD
MELBOURNE

THE COMMON SEAL of ARNOLDS ASSOCIATED HOLDING PTY LTD was affixed in the presence of:

COMMON SEAL
ARNOLDS ASSOCIATED HOLDINGS PTY LTD.

.....
DIRECTOR

.....
SECRETARY

Lots 2 and 4 on the Plan (which formerly comprised the lands in Folio of the Register Volume 4560 Folio 48 are affected by restrictive covenants contained in Instrument No. B219390

Lot 3 on the Plan (which formerly comprised the lands in Folio of the Register Volume 4431 Folio 84) is affected by restrictive covenants contained in Instrument No. B219392.

Lot 6 on the Plan (which formerly comprised the land in Folio of the Register Volume 4411 Folio 89) is affected by restrictive covenants contained in Instrument No. B219393.

This is the schedule of easements attached to the plan of .....
(Insert Subdivider's Full Name)

.....affecting land in

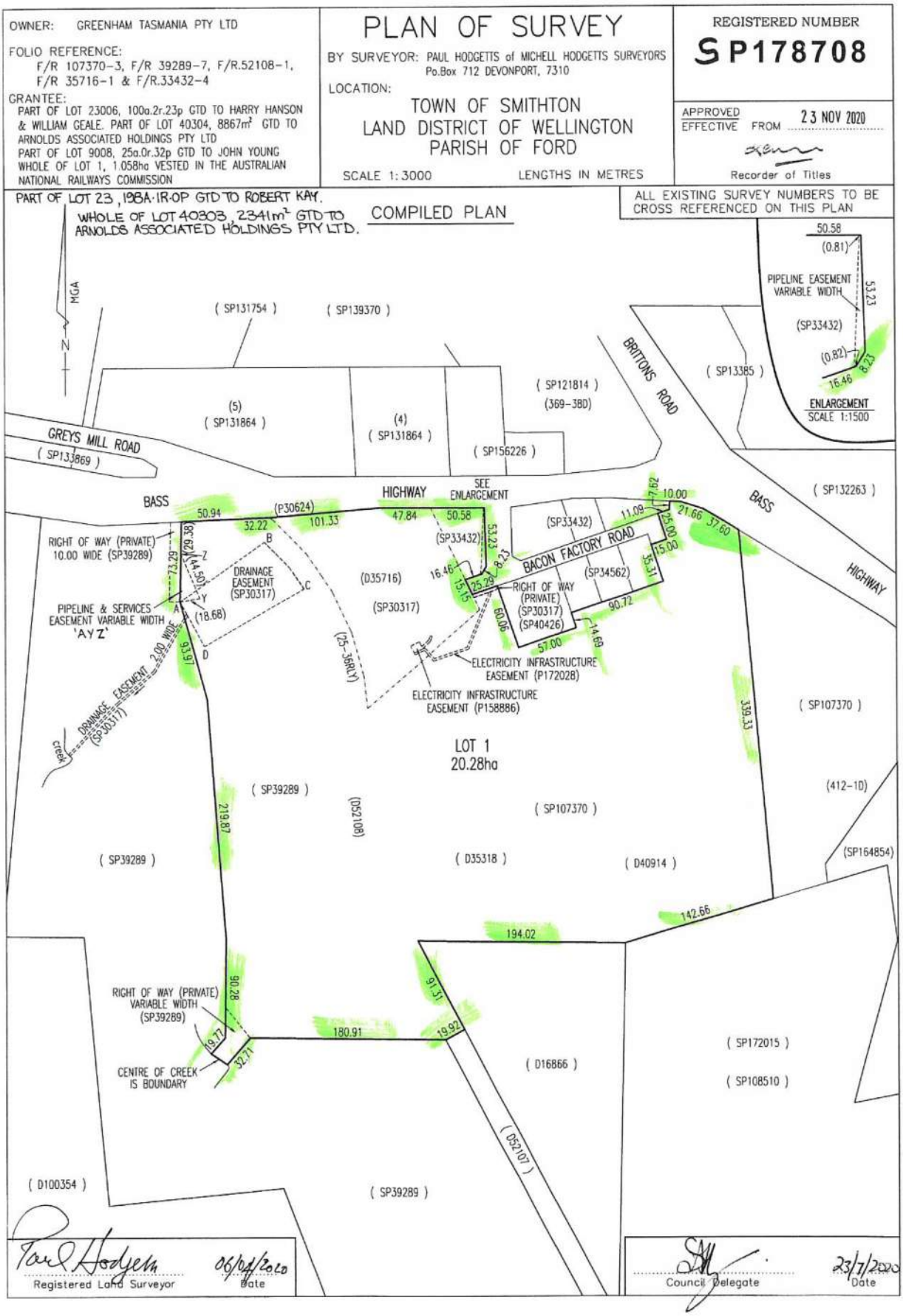
.....
(Insert Title Reference)

Sealed by Municipality of Circular Head on 16th March 1989

Solicitor's Reference .....

.....
Council Clerk/~~Town Clerk~~

05-K 3134


OWNER: GREENHAM TASMANIA PTY LTD
FOLIO REFERENCE: F/R 107370-3, F/R 39289-7, F/R.52108-1, F/R 35716-1 & F/R.33432-4
GRANTEE: PART OF LOT 23006, 100a.2r.23p GTD TO HARRY HANSON & WILLIAM GEALE. PART OF LOT 40304, 8867m² GTD TO ARNOLDS ASSOCIATED HOLDINGS PTY LTD PART OF LOT 9008, 25a.0r.32p GTD TO JOHN YOUNG WHOLE OF LOT 1, 1.058ha VESTED IN THE AUSTRALIAN NATIONAL RAILWAYS COMMISSION
PLAN OF SURVEY
BY SURVEYOR: PAUL HODGETTS of MICHELL HODGETTS SURVEYORS Po.Box 712 DEVONPORT, 7310
LOCATION: TOWN OF SMITHTON LAND DISTRICT OF WELLINGTON PARISH OF FORD
SCALE 1:3000 LENGTHS IN METRES
REGISTERED NUMBER
SP178708
APPROVED EFFECTIVE FROM 23 NOV 2020
Recorder of Titles
PART OF LOT 23, 19BA-1R-0P GTD TO ROBERT KAY.
WHOLE OF LOT 40303, 2341m² GTD TO ARNOLDS ASSOCIATED HOLDINGS PTY LTD.
COMPILED PLAN
ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN
MGA
N
GREYS MILL ROAD
(SP133869)
(SP131754)
(SP139370)
(5) (SP131864)
(4) (SP131864)
(SP121814) (369-38D)
(SP156226)
(SP13385)
BRITTONS ROAD
BASS HIGHWAY
SEE ENLARGEMENT
(SP132263)
PIPELINE EASEMENT VARIABLE WIDTH
(SP33432)
ENLARGEMENT SCALE 1:1500
RIGHT OF WAY (PRIVATE) 10.00 WIDE (SP39289)
DRAINAGE EASEMENT (SP30317)
PIPELINE & SERVICES EASEMENT VARIABLE WIDTH 'AYZ'
BACON FACTORY ROAD
(SP34562)
RIGHT OF WAY (PRIVATE) (SP30317) (SP40426)
(D35716)
(SP30317)
ELECTRICITY INFRASTRUCTURE EASEMENT (P172028)
ELECTRICITY INFRASTRUCTURE EASEMENT (P158886)
DRAINAGE EASEMENT 2.00 WIDE (SP30317)
creek
LOT 1
20.28ha
(SP107370)
(SP39289)
(D52108)
(D35318)
(D40914)
(412-10)
(SP164854)
RIGHT OF WAY (PRIVATE) VARIABLE WIDTH (SP39289)
CENTRE OF CREEK IS BOUNDARY
(D16866)
(SP172015)
(SP108510)
(D52107)
(D100354)
(SP39289)
Registered Land Surveyor
06/08/2020 Date
Council Delegate
23/7/2020 Date

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
178708	1
EDITION	DATE OF ISSUE
1	23-Nov-2020

SEARCH DATE : 06-Dec-2024
SEARCH TIME : 09.32 AM

DESCRIPTION OF LAND

Town of SMITHTON
Lot 1 on Sealed Plan 178708
Derivation : Part of Lot 23006, 100A-2R-23P Gtd. to Harry Hanson & William Geale, Part of Lot 40304, 8867m2 Gtd. to Arnolds Associated Holdings Pty Ltd, Part of Lot 9008, 25A-0R-32P Gtd. to John Young, Whole of Lot 1, 1.058ha Vested in The Australian National Railways Commission, Part of Lot 23, 198A-1R-0P Gtd. to Robert Kay & Whole of Lot 40303, 2341m2 Gtd. to Arnolds Associated Holding Pty Ltd
Prior CTs 33432/4, 35716/1, 39289/7, 52108/1 and 107370/3

SCHEDULE 1

C392714 & M765200 TRANSFER to GREENHAM TASMANIA PTY LTD

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP178708 EASEMENTS in Schedule of Easements
SP178708 COVENANTS in Schedule of Easements
SP 33432 COVENANTS in Schedule of Easements
SP 33432 FENCING COVENANT in Schedule of Easements
B609733 FENCING PROVISION in Transfer
29/2843 CONVEYANCE Made Subject to Boundary Fences Condition
B219392 Instrument creating Restrictive Covenants Registered 03-May-1989 at 12.07 PM
B398507 INSTRUMENT Creating Restrictive Covenants Registered 05-Apr-1991 at 12.02 PM
B738897 PROCLAMATION under Section 52A of the Roads and Jetties Act 1935 Registered 10-May-1995 at noon
C716383 MORTGAGE to National Australia Bank Limited Registered 22-Aug-2006 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 178708

EASEMENTS AND PROFITS

Each lot on the plan is together with: -
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to: -
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

That part of Lot 1 on the plan formerly comprised in Lot 7 on Sealed Plan 39289

~~Lot 1 on the plan~~ is together with a right of carriage way over the ~~strip of land 10.00 wide marked~~ "Right of Way (Private) 10.00 wide" ~~set forth in SP39289~~. (SP39289)

Lot 1 on the plan is subject to the right (appurtenant to Lot 1 on Sealed Plan No. 30317) to install and maintain in and upon the area marked "A.B.C.D." on the plan settling ponds cooling towers and all such other works things and improvements as shall from time to time be required by the Department of Public Health or any other statutory governmental or semi-governmental authority having jurisdiction in the matter and together also with the right at all times and at any time to enter into and upon the said area with workmen and machinery for the purposes of repairing replacing and maintaining the same or carrying out such other works as shall from time to time be necessary to carry out in and upon that area.

That part of Lot 1 on the plan formerly comprised in Lot 1 on Sealed Plan 30317

~~Lot 1 on the plan~~ is together with a right of drainage over the Drainage Easement 2.00 wide (SP30317) shown on the plan created by and more fully set forth in SP30317 & Drainage Easement marked A B C D (SP30317)

Lot 1 on the plan is subject to a right to pass and repass (appurtenant to the land comprised in the First Schedule to Indenture No. 29/2844) over the Right of Way (Private) Variable Width (SP39289) on the plan as the same is more fully set forth in the said Indenture.

Lot 1 on the plan is subject to a right to pass or repass (appurtenant to that part of the land Secondly comprised in Conveyance No. 27/7465 not comprised in Folio of the Register Volume 4431 Folio 84) over the Right of Way Variable Width shown on the plan as the same is more fully set forth in Conveyance No. 29/2843. (SP39289)

Director ..... Director/Secretary .....

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Greenham Tasmania Pty Ltd FOLIO REF: 39289/7, 35716/1, 107370/3, 52108/1 and 33432/4 SOLICITOR & REFERENCE: Jonathan Smith Lawyers	PLAN SEALED BY: Circular Head Council DATE: 23 July 2020 SA 2019/007 (REF NO.) ..... (Council Delegate) PID 7448983, 3368628

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS Page 2 of 5 Pages	Registered Number SP 178708
Greenham Tasmania Pty Ltd FOLIO REFERENCE: 39289/7, 35716/1, 107370/3, 52108/1 and 33432/4	

Lot 1 on the plan is subject to a right of carriage way (appurtenant to Lot 1 SP30317) over the Right of Way (Private) on the plan ~~created by and more fully set forth in SP30317 and SP40426~~. (SP 30317)

Lot 1 on the plan is subject to a Burdening Electricity Infrastructure Easement with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the land marked Electricity Infrastructure Easement ~~on D.35716 (subject to provisions) as created by and more fully set forth in C953161~~.on the plan and as created by and more fully set forth in C953161 (subject to provisions).

Lot 1 on the plan is subject to a Burdening Electricity Infrastructure Easement with the benefit of a restriction as to user of land in favour of Tasmanian Networks Pty Ltd over the land marked Electricity Infrastructure Easement ~~on D.35716 (subject to provisions) and on SP107370 as created and more fully set forth in E34040~~.on the plan and as created by and more fully set forth in E34040 (subject to provisions).

Lot 1 on the plan ("the Lot") is subject to a Pipeline and Services Easement (as defined herein) ~~Variable Width~~ in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the area marked "A.Y.Z" on the plan ("the Easement Land"). Pipeline & Services Easement variable width

~~Lot 1 on the plan ("the Lot") is subject to a Pipeline Easement in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked Pipeline Easement Variable Width on the plan ("the Easement Land").~~

Easements continued Page 5

COVENANTS

That part of Lot 1 on the plan formerly comprised in Lot 3 on the Scaled Plan 107370 is burdened by the restrictive covenants created by and more fully set forth in Instrument B398507.

That part of Lot 1 on the plan formerly comprised in Lot 7 on the Sealed Plan 39289 is burdened by the restrictive covenants created by and more fully set forth in Instruments B219392 and B219390.

That part of Lot 1 on the plan formerly comprised in Lot 4 on the Sealed Plan 33432 is burdened by the covenants set forth in SP33432 Schedule of Easements.

~~That part of Lot 1 on the plan formerly comprised in Lot 4 on the Sealed Plan 33432 is burdened by the Fencing Covenant set forth in SP33432 Schedule of Easements.~~

~~CONVEYANCE~~

~~Lot 1 is subject to a boundary fence condition as contained in conveyance 29/2843~~.

.....
Director

.....
Director/Secretary

NOTE: Every annexure page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS Page 3 of 5 Pages	Registered Number SP 178708
Greenham Tasmania Pty Ltd FOLIO REFERENCE: 39289/7, 35716/1, 107370/3, 52108/1 and 33432/4	

DEFINITIONS

The Pipeline and Services Easement is defined as follows: -

THE FULL RIGHT AND LIBERTY for the TasWater at all times to:

(1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;

(4) remove and replace the Infrastructure;

(5) run and pass sewage, water, electricity through and along the Infrastructure;

(6) do all works reasonable required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and

(b) leaving the Easement Land in a clean and tidy condition.

(7) if the Easement Land is not directly accessible from a highway, then for the purposes of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and

(8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damages that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

(1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:

(a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

....
Director Director/Secretary

NOTE: Every annexure page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS Page 4 of 5 Pages	Registered Number SP 178708
Greenham Tasmania Pty Ltd FOLIO REFERENCE: 39289/7, 35716/1, 107370/3, 52108/1 and 33432/4	

(b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;

(c) remove anything that support, protects or covers any infrastructure on or in the Easement Land;

(d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

(e) In anyway prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

(f) Permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

(a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and

(b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

(a) reinstate the ground level of the Easement Land; or

(b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

(c) replace anything that supported, protected or covered the Infrastructure.

....
Director Director/Secretary

NOTE: Every annexure page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS Page 5 of 5 Pages	Registered Number SP 178708
Greenham Tasmania Pty Ltd FOLIO REFERENCE: 39289/7, 35716/1, 107370/3, 52108/1 and 33432/4	

Signed by **GREENHAM TASMANIA PTY LTD** **ACN 099 121 301** in accordance with Section 127 (1) of the Corporations Act 2001 as the registered proprietors of the land comprised in Folios of the Register Volume 39289 Folio 7, Volume 35716 Folio 1, Volume 107370 Folio 3, Volume 52108 Folio 1 and Volume 33432 Folio 4

..... Director

..... Director/ Secretary

National Australia Bank Limited ABN 12 004 044 937 as Mortgagee pursuant to registered mortgage number C716383 hereby consent to the Transfer of Easement.

EXECUTED on behalf of the **NATIONAL AUSTRALIA BANK LIMITED** by its Attorney Caroline Power who holds the position of Level 3 Attorney under Power of Attorney No. PA (who declares that he/she has received no notice of revocation of the said Power) in the presence of:

..... Signature of Attorney

CAROLINE POWER
Name of Attorney

Witness Signature: .....

Witness Name: JAYDEN STROOT

Witness Address: 500 BOURKE ST, MELBOURNE

Witness Occupation: AGRIBUSINESS ASSOCIATE

Easements Continued

Lot 1 on the plan is subject to a Right of Drainage (appurtenant to Lot 1 on Sealed Plan 30317) over the Drainage Easement 2.00 wide (SP30317) and the Drainage Easement marked A B C D (SP30317) on the plan.

NOTE: Every annexure page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
40426	10
EDITION	DATE OF ISSUE
6	18-Dec-2013

SEARCH DATE : 03-Jul-2025
SEARCH TIME : 09.55 AM

DESCRIPTION OF LAND

Town of SMITHTON
Lot 10 on Sealed Plan 40426
Derivation : Part of Lot 23006, 100A-2R-23Ps Gtd to Harry Hanson and William Geale
Prior CT 4590/77

SCHEDULE 1

M444767 TRANSFER to GREENHAM TASMANIA PTY LTD Registered 18-Dec-2013 at noon

SCHEDULE 2

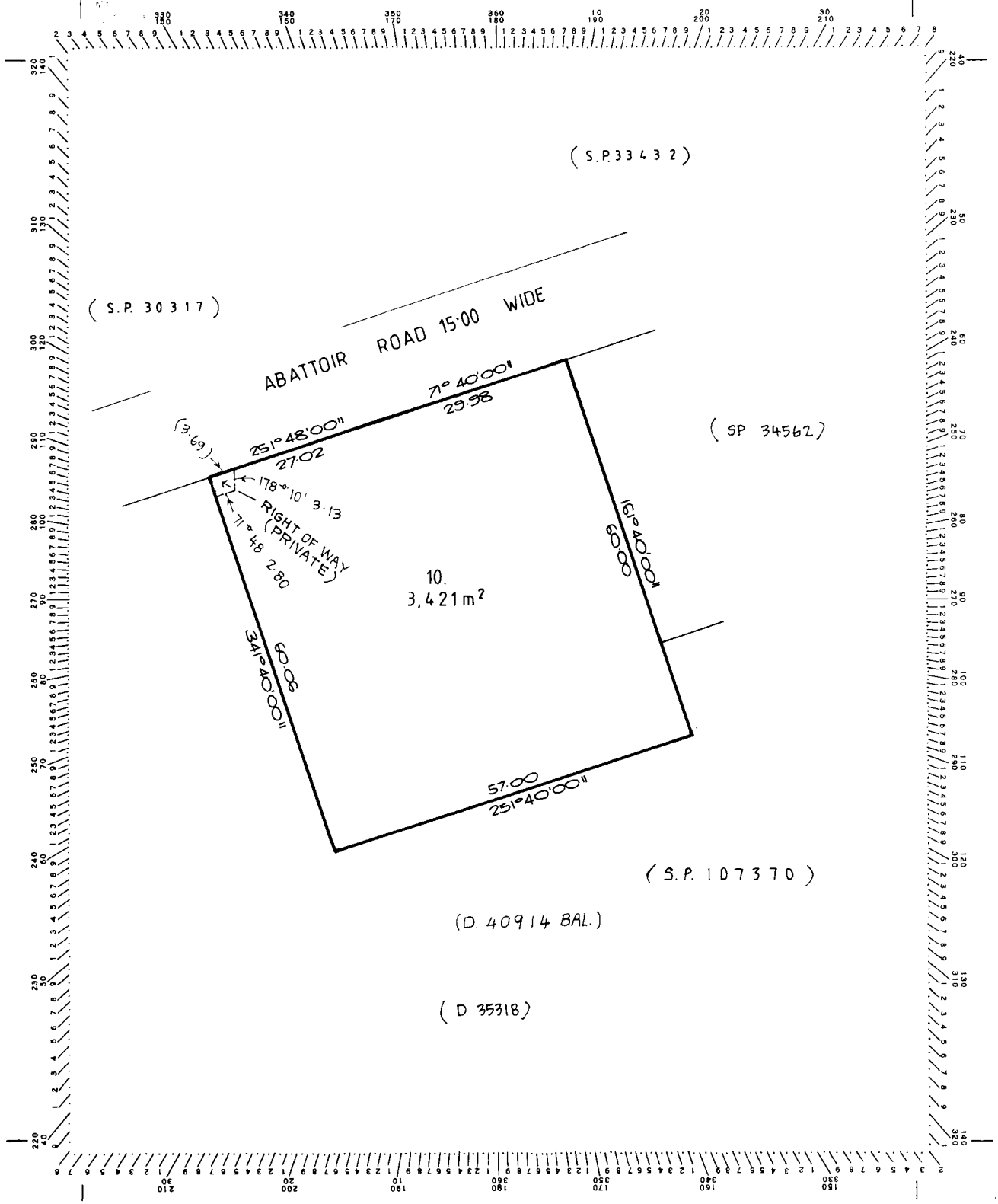
Reservations and conditions in the Crown Grant if any
SP 40426 RIGHT OF CARRIAGEWAY in Schedule of Easements
SP 40426 COVENANTS in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

IRC

Owner: ARNOLDS ASSOCIATED HOLDINGS P/L Title Reference: C.T. ~~44411/86~~ 4560/49 Grantee: PART OF LOT 23006 100A-2R-23P GTD. TO HARRY HANSON & WILLIAM GEALE.	**PLAN OF SURVEY** by Surveyor K. R. MICHELL of land situated in the K. R. MICHELL & ASSOC P/L 64 BEST ST. DEVONPORT, 7310. TOWN OF SMITHTON SCALE 1:600 MEASUREMENTS IN METRES	Registered Number: SP40426 ~~Approved~~ Effective from: 22 AUG 1994 Recorder of Titles



SCHEDULE OF EASEMENTS

PLAN NO. SP40426

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested. Subject to a right of carriageway (appurtenant to Lot 1 on Sealed Plan No. 30317) over the Right of way shown on the plan.

EASEMENTS AND PROFITS

Each lot on the plan is together with:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is indicated by arrows.

RESTRICTIVE COVENANT

The owner of lot 10 shown on the plan covenants with the owner for the time being of the land in Certificate of Title Volume 4411 Folio 86 (excluding lot 10) to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every part of the balance of the land in Certificate of Title Volume 4411 Folio 86 not to construct any soakage drains for any septic tank on lot 10 in a location which lies to the west of a point midway along the northern boundary of lot 10 or south of a point midway along the western boundary of lot 10.

THE COMMON SEAL of ARNOLDS ASSOCIATED HOLDINGS PTY LTD the registered proprietor of the land comprised in Certificate of Title Volume 4411 Folio 86 was affixed in the presence of:

ARNOLDS ASSOCIATED HOLDINGS PTY LTD. SEAL

..... Director

..... Secretary

This is the schedule of easements attached to the plan of Arnolds Associated Holdings Pty Ltd
(Insert Subdivider's Full Name)

affecting land in

Certificate of Title Volume 4411 Folio 86
(Insert Title Reference)

Sealed by Municipality of Circular Head on 15th June, 1989

Solicitor's Reference B Stace

L L Connors
~~Council Clerk~~/Town Clerk

OS K 3134

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
34562	7
EDITION	DATE OF ISSUE
7	06-Feb-2014

SEARCH DATE : 03-Jul-2025
SEARCH TIME : 09.56 AM

DESCRIPTION OF LAND

Town of SMITHTON
Lot 7 on Sealed Plan 34562
Derivation : Part of Lots 23006 and 40304, Gtd. to H. Hanson and Anor and Arnolds Association Holdings Pty. Ltd. respectively
Prior CT 4468/98

SCHEDULE 1

D113056 TRANSFER to GREENHAM TASMANIA PTY LTD Registered 06-Feb-2014 at 12.02 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
SP 34562 COVENANTS in Schedule of Easements
SP 34562 FENCING COVENANT in Schedule of Easements

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

Owner:
ARNOLDS ASSOCIATED HOLDINGS PTY. LTD.

Title Reference: C. T. ~~4444~~ /~~86~~
4429-77 CT. 4445-42 CT.

Grantee: PART LOT 23006, 100A-2R-23P GTD. TO HARRY HANSON AND WILLIAM GEALE & PART OF LOT 40304 8867m² GTD TO ARNOLDS ASSOCIATED HOLDINGS P/L.

PLAN OF SURVEY
by Surveyor K. R. MICHELL
of land situated in the

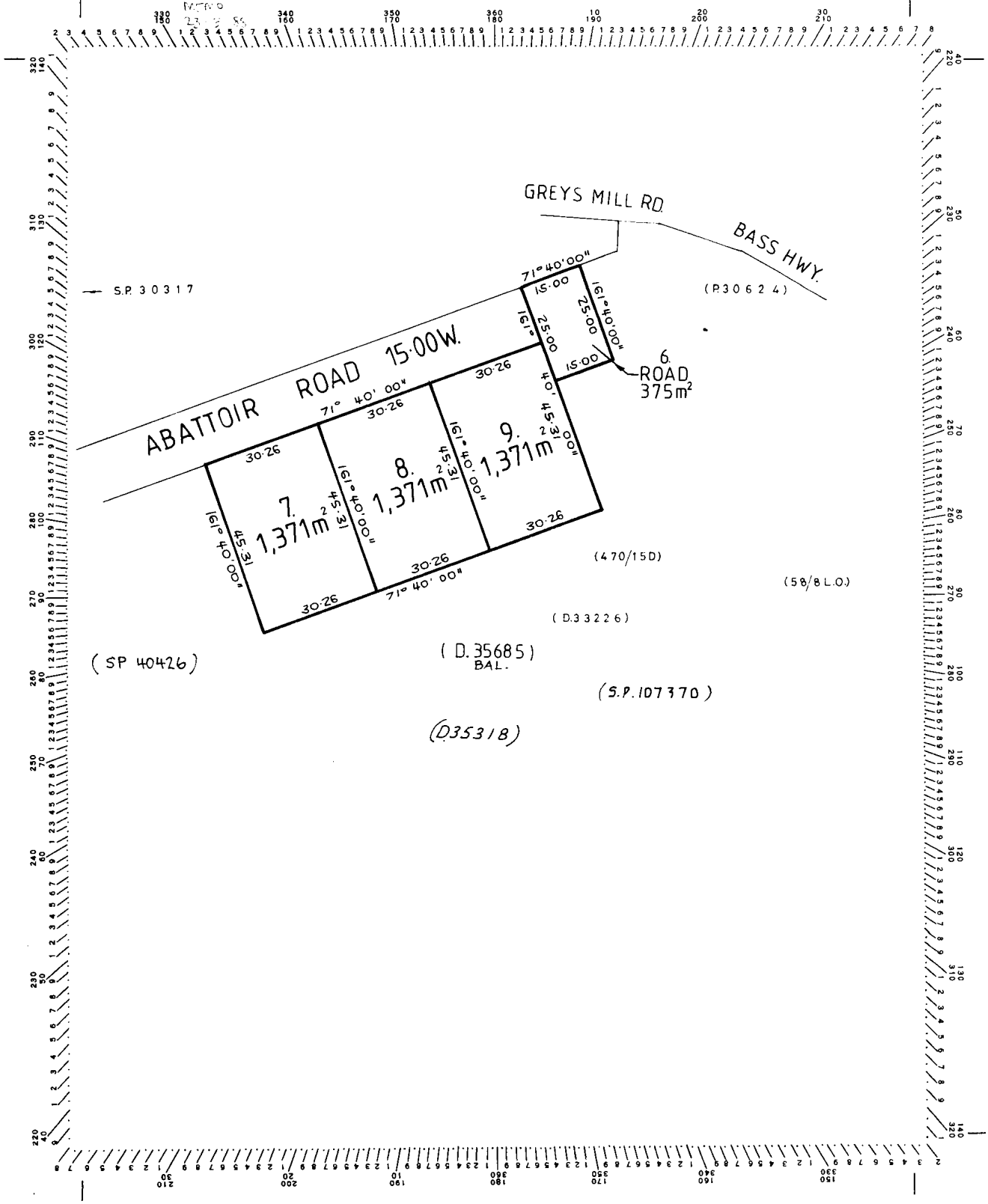
TOWN OF SMITHTON

SCALE 1: 1000 MEASUREMENTS IN METRES

Registered Number:
S. P34562

~~Approved~~
Effective from: 9- JUN ~~1988~~

Recorder of Titles



SCHEDULE OF EASEMENTS

PLAN NO. S. P34562

NOTE:—The Town Clerk or Council Clerk must sign the certificate on the back page for the purpose of identification.

The Schedule must be signed by the owners and mortgagees of the land affected. Signatures should be attested.

EASEMENTS AND PROFITS

~~Each lot on the plan is together with:—~~

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and

(2) any easements or profits à prendre described hereunder.

Each lot on the plan is subject to:—

(1) such rights of drainage over the drainage easements shewn on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and

(2) any easements or profits à prendre described hereunder.

The direction of the flow of water through the drainage easements shewn on the plan is ~~indicated by arrows.~~

No Easements or profits a prendre are created to benefit or burden any lot shown on the plan. BALANCE MEANS: The balance of the land remaining in Folio of the Register Volume 4429 Folio 77 at the date of acceptance hereof excluding the Lots on the Plan.

COVENANTS

The owners of lots 7 to 9 inclusive shown on the plan covenant with the Vendor Arnolds Associated Holdings Pty Ltd and the owners for the time being of every lot shown on the plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part of it and that the benefit of this covenant shall be annexed to and devolve to every lot shown on the plan and each and every part of it and to the benefit of the Vendor's balance~~land comprised in Certificate of Title Volume 4411 Folio 86~~ not to carry out or permit or suffer to be carried out on the lot the trade or business of the sale or supply of fuel of any description for motor vehicles of any description.

FENCING COVENANTS

The owner of each lot on the plan covenants with the Vendor Arnolds Associated Holdings Pty ltd that the Vendor shall not be required to fence.

The common seal of Arnolds Associated Holdings Pty Ltd the registered proprietor of the land comprised in Certificate of Title Volume ~~4411~~4429 Folio ~~86 was affixed in the presence of:~~ 77 and volume 4445 Folio 42 was hereto affixed in the presence of:

ARNOLDS ASSOCIATED HOLDINGS PTY LTD

..... (Director)

..... (Secretary)

~~EXECUTED by the AUSTRALIAN AND NEW ZEALAND BANKING GROUP LIMITED the mortgagee pursuant to mortgage number over the land comprised in Certificate of Title Volume 4411 Folio 86 by its attorney Roger Field (who certifies that he has received no notice of revocation of Power of Attorney number 54/8529 in the presence of:~~

~~AUSTRALIA & NEW ZEALAND BANKING GROUP LIMITED by its attorney.~~

SP 34562

STRALIA AND NEW ZEALAND
ANKING GROUP LIMITED by
Attorney
DAVID KEITH DIMSEY
who hereby certifies that
has received no notice
revocation of POWER
ATTORNEY NO. 5U 8529
which the instrument
was signed in the presence of:
Bank Officer, Hobart.

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
By its Attorney

Regional Manager - Retail Ber...g

This is the schedule of easements attached to the plan of ARNOLDS ASSOCIATED HOLDINGS PTY LTD
(Insert Subdivider's Full Name)
affecting land in
Certificate of Title Volume 4411 Folio 86
(Insert Title Reference)

Sealed by Circular Head Municipal Council on 11th February 19 88

Solicitor's Reference B G Stace, Fuller & Stace

Council Clerk/~~Town Clerk~~

05-K 3134

22-24 Paterson Street
Launceston, TAS 7250

P. 6388 9200

rarein.com.au

RARE REF. 250037

3rd April 2025

ATTENTION: TO WHOM IT MAY CONCERN

Dear Sir / Madam

GREENHAM TASMANIA PTY LTD - KILL FLOOR AND SITE UPGRADES– CLIENT AUTHORISATION

Rare Innovation have received authorisation from Greenham Tasmania Pty Limtied to act as an agent on their behalf for the above project in relation to planning applications and crown consents for the subject project.

Following is the authorisation:

Greenham Authorised Signature: _____

Greenham Authorised Representative: _Timothy Bryant – Company Secretary___

Dated: ____7/04/2025_____

The relevant property titles are:

- PID 9769134 Title Reference 178708/1 Address 4 Bacon Factory Rd, Smithton
- PID 9425507 Title Reference 39289/8 Lot 8 Bass Hwy, Smithton

Note: PID 9425507 is subject to a pending sale, the status of sale is currently under contract to purchase by Greenham Tasmania Pty Ltd however awaiting approval of an adjoining subdivision to complete the sale .

Should you have any further queries please do not hesitate to contact us.

Yours faithfully,

Brendan Stanborough
Division Head Structural and Engineering Infrastructure

Distribution
– Client Greenham
– File Copy Launceston

APPROVED COMPANY ISO 9001 Quality Management Systems
IMS Certification Services

Department of State Growth

SALAMANCA BUILDING PARLIAMENT SQUARE
4 SALAMANCA PLACE, HOBART TAS

GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.transport.tas.gov.au

Tasmanian Government

Brendan Stanborough
Rare Innovation Pty Ltd
By email: approvals@rarein.com.au

Dear Brendan

Crown Landowner Consent Granted SRA-25-732

I refer to your recent request for Crown landowner consent relating to the development application at 4 Bacon Factory Road, Smithton for Upgrade and redevelopment of the existing Greenham Abattoir and upgrade access.

I, Fiona McLeod, Director Asset Management, the Department of State Growth, having been duly delegated by the Minister under section 52(1F) of the *Land Use Planning and Approvals Act 1993* (the Act), and in accordance with the provisions of section 52(1B)(b) of the Act, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this department.

The consent given by this letter is for the making of the application only insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 15 October 2025, and the approved documents, as accessible via the link below:

https://files.stategrowth.tas.gov.au/index.php/s/0oLnrAYX7lAuk2n

A copy of the Instrument of Delegation from the Minister authorising the delegate to sign under section 52 of the Act can also be accessed via the above link.

Please access and download these documents for your records as soon as possible as this link will expire six (6) months from the date of this letter.

In giving consent to lodge the subject development application, the department notes the following applicable advice:

Access – construction or alteration (Access works permit required)

In giving consent to lodge the subject development application, the Department notes that the proposed access to the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit https://www.transport.tas.gov.au/road_permits/permits_and_bookings/new_or_altered_access_onto_a_road_driveways or contact permits@stategrowth.tas.gov.au.

On sealed State roads all new accesses must be sealed from the road to the property boundary as a minimum.

Pursuant to Section 16 of the *Roads and Jetties Act 1935*, where a vehicle access has been constructed from land to a State highway or subsidiary road, the owner of that land is responsible for the maintenance and repair of the whole of the vehicular access.

Access licence requirement

Subject to approval by Council of the upgrade and redevelopment of the existing Greenham abattoir, including the consolidation of FR 178708/1 and FR 39289/8 and the upgrading of the access currently serving FR 39289/8, a copy of the planning permit and approved plans are to be provided to the Department of State Growth to enable revised access licences (pursuant to Part IVA of the *Roads and Jetties Act 1935*) to be issued in relation to the consolidated development site. If further information is required, please e-mail Property.Assets@stategrowth.tas.gov.au .

Other:

Whilst it is noted that the Circular Head Council Application for Permit form does not include the consolidation of FR 178708/1 and FR 39289/8 as a component of the proposed development, it is acknowledged that you have confirmed this form and documentation associated with the planning application is currently being amended to include the required and agreed title consolidation component.

The department reserves the right to make a representation to the relevant council in relation to any aspect of the proposed development relating to its road network and/or property.

Yours sincerely

Fiona McLeod
DIRECTOR ASSET MANAGEMENT

Delegate for the Minister administering the *Roads and Jetties Act 1935*

3 November 2025

Cc: General Manager, Circular Head

Department of State Growth

SALAMANCA BUILDING PARLIAMENT SQUARE
4 SALAMANCA PLACE, HOBART TAS

GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.transport.tas.gov.au

Tasmanian Government

Simon Angilley
Rare Innovation Pty Ltd
By email: simon.angilley@rarein.com.au

Dear Simon

Access Works Permit Number SRA-25-886 – Lot 8 Bass Highway, Smithton TAS 7330

This permit is issued in accordance with the provisions of the *Roads and Jetties Act 1935*, section 16. The permit authorises the permit holder and their contractor, or agent, to carry out the works described, subject to the conditions specified.

Permit contacts

Permit holder	Greenham Tasmania Pty Ltd – Phone: 0416 252 676
Applicant	Simon Angilley – Phone: 0400 494 437

Please note that this permit only gives you authority to undertake works in the State road reservation. It does not indicate the Department of State Growth's support or otherwise for your intended use of the access. The department reserves the right to make representation to the Circular Head Council about any proposed future development of the land, including recommending additional conditions in relation to the access arrangements.

Please also note that section 16 of the *Roads and Jetties Act 1935* provides that, once this access has been constructed, the property owner becomes responsible for the maintenance and repair of the whole of the access from their property to the State road pavement.

You must give us fourteen (14) days' notice before starting any work in the State road reservation. **This permit is not valid until this notification is received by us.** You also need to advise us when you have finished work in the State road reservation.

Please read the permit carefully. Failure to comply with all the conditions could result in you being liable for the cost of rectification works.

Once you have started work you will be deemed to have accepted all the permit conditions.

Location of works

Category	Regional Freight Road	**Road number**	A0249	**Link and chainage**	79/7.66-8.00
State Road Name / Street Address	Lot 8 Bass Highway, Smithton				

Description of works: Amend an existing access

Special conditions of permit

1. Defects liability period:

The permit holder is liable for the cost of any repairs required to rectify any failure of the access occurring within twelve (12) months of written notification by the Department of acceptance of the completed works. In the event of any failure of the works the Crown reserves the right to arrange for emergency repairs to be carried out, with all costs associated with such repairs and any claims from the public arising from any failure of the works, being the responsibility of the permit holder. Should the permit holder engage a contractor who is not pre-qualified with the Department in the appropriate categories, the defect period is extended to a period of 24 months. Confirmation of the period applicable will be provided by the Department on notification by the permit holder of the contractor appointed to carry out the works. In the absence of such notification, a defect period of 36 months will apply to the works.

2. Extra construction standards:

a. The access shall be designed in accordance with the requirements of the Department's *'Standard Brief for Professional Services'*, in particular PM4, T3, T5, T8, T10 and T15. The access shall be designed with turning radii to suit the Austroads design vehicle appropriate for the intended access usage.

   The Department's requirements and the *'Standard Specifications for Roadworks'* are available on the Department's web-site at https://www.transport.tas.gov.au/roadworks/contractor_and_industry_information/specification_listings_-_standard_sections. In the event that the relevant information is not available, please contact the Contact Officer.

b. The access road junctions are to be constructed using conforming materials as specified in the Department's *'Standard Specifications for Roadworks'*, in particular Sect 304, Sect 407, Sect 408. All backfilling within the reservation is to be compacted in layers not exceeding 150mm loose thickness, to the satisfaction of the Department.

c. The access road junction is to be compacted gravel from the edge of the sealed pavement to the apron of the access.

d. The access design must take into account the shear forces created by fully laden vehicles using the access road junction.

CONDITIONS OF PERMIT

1. Scope of works

a. This permit is valid for works as described above and as shown in your application. A new permit will be required if the nature, scope or location of works changes – in this event, please speak to the contact officer (see 14).

2. Commencement of works

a. The permit holder is responsible for notifying the department in writing fourteen (14) days before commencing any work in the State road reservation.

b. The 'Notice of Intention to Commence Works and Acceptance of Conditions' form must be used to notify the department.

c. This permit is not valid until such notice has been received by the department.

3. Completion of works

a. The permit holder is responsible for notifying the department within fourteen (14) days of the completion of the works associated with the permit.

b. The 'Advice of Completion of Works' form may be used to notify the department. Completion of works may also be advised by email to permits@stategrowth.tas.gov.au

4. Validity period

a. Works must commence within twelve (12) months from the date of permit issue and must be completed within twelve (12) months from the date of commencement of works.

b. If works have not commenced or completed within the timeframes specified above, a permit extension or a new permit will be required – in this event, please contact the department by email to permits@stategrowth.tas.gov.au

5. Costs

a. The permit holder is responsible for all costs for the works, including any alterations required by the department, or repair of any damage to road pavement, shoulder, verge, drainage or other structures caused by the works, or in the carrying out of the works.

6. Construction standards

a. The access must be sealed from the edge of the sealed road pavement to the boundary of the State road reservation.

b. Construction must be to the minimum standard specified by the department's standard drawing for geometric requirements: Access – sealed shoulder (without kerb) (copy enclosed).

7. Services

a. The permit holder is responsible for locating all services prior to starting works and will be liable for any costs, claims, proceedings and demands in the event of damage to any services as a result of these works.

8. Other approvals

a. The permit holder is responsible for obtaining any other required approvals from other relevant authorities, including any environmental permits or clearances that may be required under any applicable legislation or State policy. The permit holder is liable for any compliance failure.

9. Traffic management

a. The permit holder is responsible for ensuring adequate and appropriate traffic management at the work site. Refer to www.transport.tas.gov.au/traffic-control for requirements.

b. All works within the road reservation must also comply with all relevant Work Health and Safety legislation. If you have any queries, please speak to the contact officer (see 14).

c. To ensure public transport operates reliably and safely on the road network and bus customers are aware of any changes, where the proposed works is likely to significantly affect public transport operations or access (such as buses, bus stops, taxis or taxi ranks) for several weeks or longer any potential transport disruption must be considered.

d. The permit holder should review the department's Roadworks Roundup when planning the works to avoid works impacting on planned roadworks. The Roadworks Roundup lists information about planned roadworks and closures starting in the next two weeks (available at: www.transport.tas.gov.au/roadworks-map).

10. Management of worksite

a. The permit holder is responsible for maintaining the worksite during works, especially for ensuring that the carriageway is kept clean and tidy and free of debris. The permit holder is responsible for any claims from the public arising from debris from the works tracked over the State road pavement.

b. The permit holder is responsible for ensuring that the area is left in a neat and tidy condition at the completion of works, with any spoil or excess materials to be removed from the site.

11. Inspection of works

a. The department reserves the right to inspect the worksite at any time during construction to ensure compliance with these conditions. The permit holder will be responsible for the costs for any changes required to bring the works into compliance with these conditions.

b. The department will conduct a completion inspection to ensure that the works comply with these conditions. The permit holder will be responsible for the cost of any required changes or repairs identified during final inspection.

12. Indemnification

a. The permit holder will save and keep indemnified the Crown in Right of Tasmania against all or any costs, claims, proceedings and demands whatsoever and by whomsoever arising out of or in respect of the works undertaken in the State road reservation.

13. Acceptance of conditions

a. Commencement of work is deemed acceptance of these conditions. Failure to comply with all these conditions may result in the permit holder being liable for the cost of rectification works.

14. Contact officers

a. If you have any questions about your permit conditions or would like to clarify what a condition means, please contact Traffic Engineering Officer, Vili Siale on 6777 1951.

b. If you have any questions in relation to the construction of the access, please contact Network Supervisor, Shane Popowski on 6477 7396 before commencing works.

Additional Information

1. Emergency repairs

Should there be any failure of works carried out under this permit, the Minister reserves the right for the department to arrange for emergency maintenance repairs to be carried out. All costs associated with such repairs and any claims from the public arising from any failure of the works will be the responsibility of the permit holder.

Yours sincerely



Garry Hills
PRINCIPAL ANALYST TRAFFIC ENGINEERING

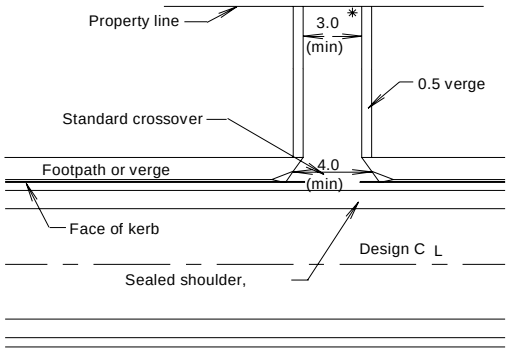
Delegate for the Minister administering the *Roads and Jetties Act 1935*

12 December 2025

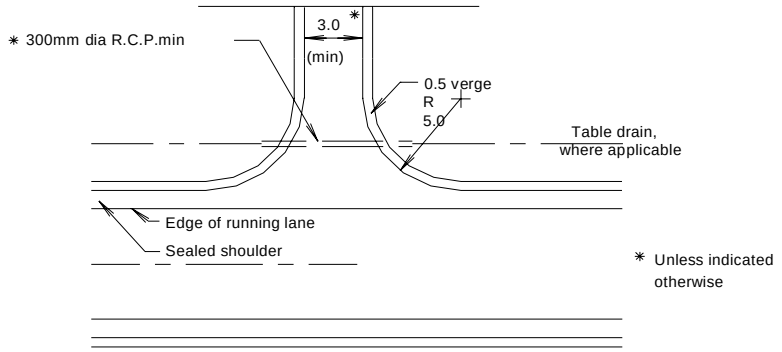
Cc: General Manager, Circular Head

Cc: Greenham Tasmania Pty Ltd, TBryant@greenham.com.au

GEOMETRIC REQUIREMENTS

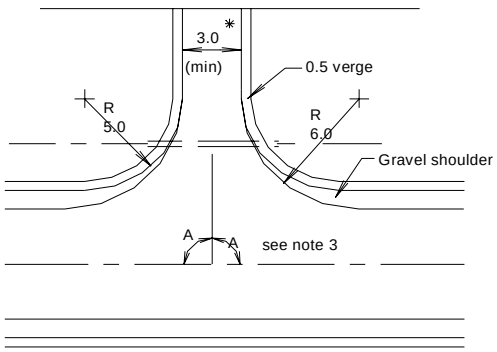


ACCESS - WITH KERB

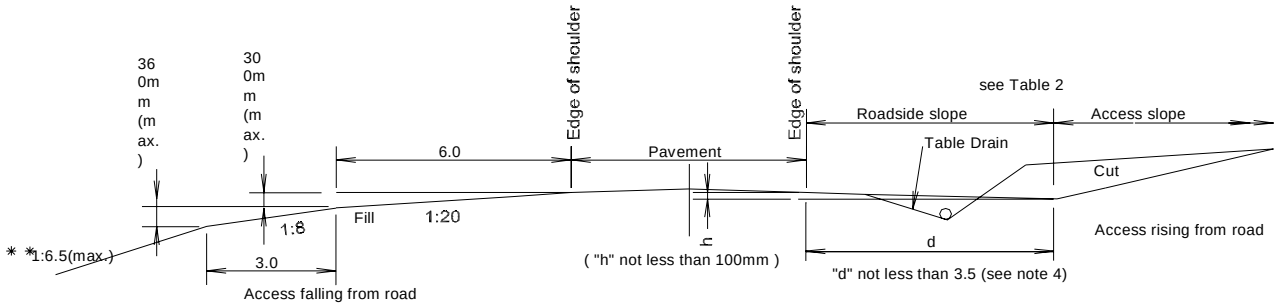


* Unless indicated otherwise

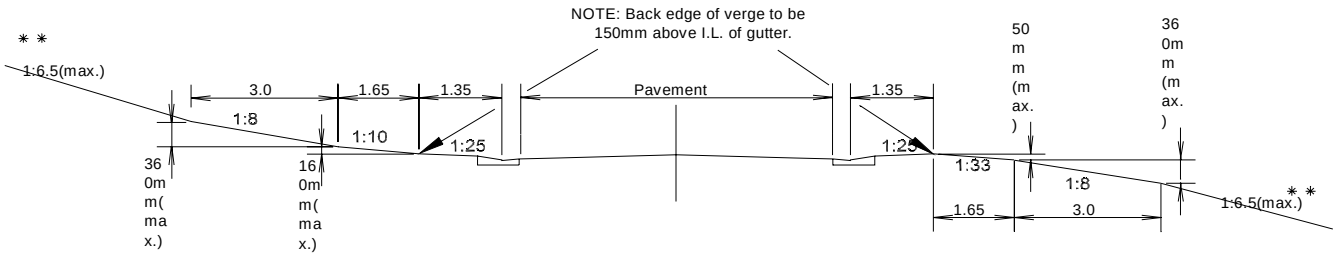
ACCESS - SEALED SHOULDERS



ACCESS - GRAVEL SHOULDERS



TYPICAL CROSS SECTION - WITHOUT KERB



TYPICAL CROSS SECTION - WITH KERB

TABLE 1
Class of pipe required according to cover

△ Cover over pipe	Class of pipe required
Less than 300mm	Z
over 300mm	Y

△ Irrespective of pipe size to 450mm dia.

* * In exceptional circumstances slope may be increased to an absolute maximum of 1: 4.

TABLE 2
Maximum slopes allowed for rising access

Roadside slope h/d	Access slope	
	Desirable max.	Absolute max.
1 in 60	1 in 8.5	1 in 6.5
1 in 50	1 in 9.0	1 in 6.5
1 in 40	1 in 9.5	1 in 6.5
1 in 35	1 in 9.5	1 in 7.0
1 in 30	1 in 10.0	1 in 7.0
1 in 25	1 in 11.0	1 in 7.5
1 in 20	1 in 12.0	1 in 8.0

NOTES:
1. Standard of construction of access, depth of pavement, profile and all materials used in same shall be as specified or approved by the Minister's Delegate.
2. Where the table drain is shallow, or it is impracticable to use a pipe culvert, a paved open dish crossing in either concrete or asphalt may be approved in writing by the Minister's Delegate.
3. Angle(A) between a Road and an access shall be not less than 70 degrees.
4. Distance (d) from the edge of the pavement to low point of access shall generally not be less than 3.5m. To avoid unnecessary excavation in hard material, this may be reduced to a minimum of 2m at the discretion of the Minister's Delegate.
5. On sealed roads all accesses sealed to property line. Where an existing access will experience an alteration or change in use as a direct result of a subdivision or development it is to be sealed.
6. Endwalls shall be provided at all culverts, (refer Standard Specification R32.5).

CLIENT:

GREENHAMS TASMANIA PTY LTD

PROJECT:

LOAD OUT BAY
0700 SERIES DRAWINGS

ADDRESS:

4 BACON FACTORY ROAD,SMITHTON,
TASMANIA, 7330

PROJECT NO :

250037

STATUS :

CONTROLLED DOCUMENT

ISSUED FOR/DESCRIPTION :

DEVELOPMENT APPROVAL

DRAWINGS :

ARCHITECTURAL

ARCHITECTURAL

SHEET LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	DESCRIPTION	DATE	DRAWN BY
A0700	COVER SHEET	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM
A0701	ARCHITECTURAL NOTES	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM
A0702	SITE PLAN	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM
A0703	FLOOR PLAN	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM
A0704	ROOF PLAN	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM
A0705	ELEVATIONS	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM
A0706	SECTIONS	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM
A0707	LOAD OUT BAY CANOPY - 3D VIEWS - SHT 1 OF 2	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM
A0708	LOAD OUT BAY CANOPY - 3D VIEWS - SHT 2 OF 2	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM
A0709	LOAD OUT BAY CANOPY - 3D VIEWS - SHT 3 OF 3	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -

ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	LM
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS

rare.

22-24 Paterson Street
Launceston, TAS 7250

rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **LOAD OUT BAY**
0700 SERIES DRAWINGS

ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7330

TITLE: **COVER SHEET**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0700** REV: **A**

DATE PRINTED: 18/12/2025 1:27:14 PM

GENERAL NOTES

1. GENERAL

A. THESE DRAWINGS AND NOTES SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, BUILDING SERVICES AND OTHER DISCIPLINES DRAWINGS AND SPECIFICATIONS AND WITH ANY WRITTEN ENGINEER'S INSTRUCTIONS ISSUED DURING THE CONTRACT.

B. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.

C. THESE GENERAL NOTES DO NOT HAVE PRECEDENCE OVER THE SPECIFICATION OR DRAWING NOTES.

D. ALL SET OUT DIMENSIONS ON THE DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK.

E. DO NOT SCALE FOR DIMENSIONS OFF THESE DRAWINGS.

F. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ARE IN MILLIMETRES WITH THE EXCEPTION OF SURVEY LEVELS, WHICH ARE IN METRES.

G. THE CONTRACTOR IS TO ENSURE THAT ANY PROFESSIONALS, TRADESMEN OR SUPPLIERS ENGAGED THROUGHOUT THE DURATION OF THE CONTRACT ARE ACCREDITED AND QUALIFIED FOR THEIR DUTY OF WORK AND CARRY ALL NECESSARY PERMITS REQUIRED BY ANY STATUTORY AUTHORITY.

LEGENDS

1. ABBREVIATIONS

ADD.	ADDENDUM	HOZ	HORIZONTAL
AFFL	ABOVE FINISHED FLOOR LEVEL	HS	HIGH STRENGTH
AG	AGRICULTURAL DRAIN PIPE	HT	HIGH-TENSILE STEEL
AGG.	AGGREGATE	HW	HARDWOOD
AMDT	AMENDMENT	ID	INTERNAL DIAMETER
APPROX.	APPROXIMATE	INT.	INTERNAL
ARCH.	ARCHITECT / ARCHITECTURAL	JUNC.	JUNCTION
AS	AUSTRALIAN STANDARD	LEV.	LEVEL
AVG	AVERAGE	LG	LENGTH / LONG
A/W	ACCORDANCE WITH	LH	LEFT HAND
(B)	BEHIND or BOTTOM	LIGS	LIGATURES
BK	BRICK	LONG.	LONGITUDINAL
BLDG	BUILDING	M/A	MASONRY ANCHOR
BMT	BASE METAL THICKNESS	MAN.	MANUFACTURER
BPL	BASE PLATE	MAX.	MAXIMUM
BTM	BOTTOM	MIN.	MINIMUM
BWK	BRICKWORK	MISC.	MISCELLANEOUS
C.A.	CHEMSET ANCHORS	MSRY	MASONRY
CANT.	CANTILEVER	N	NORTH
CEM.	CEMENT	NEG.	NEGATIVE
CFW	CONTINUOUS FILLET WELD	NF	NEAR FACE
CHAM.	CHAMFER	No.	NUMBER
CHEM.	CHEMICAL	NOM	NOMINAL
CHS	CIRCULAR HOLLOW SECTION	NS	NOMINAL SIZE
CIRC	CIRCLE / CIRCULAR	NTS	NOT TO SCALE
CL or ℄	CENTRE LINE	OA	OVERALL
CNR	CORNER	OD	OUTSIDE DIAMETER
COL.	COLUMN	OH	OVERHEAD
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUOUS	PAR.	PARALLEL
CRS	CENTRES	PC	PRECAST
CSK	COUNTERSUNK	PD	PLAN DETAIL
CSK HD	COUNTERSUNK HEAD	PFC	PARALLEL FLANGE CHANNEL
CYL.	CYLINDER	PL	PLATE
db	BAR DIA.	PLY	PLYWOOD
DET.	DETAIL	PT	POST TENSIONED
DIA. or ∅	DIAMETER	PREFAB.	PREFABRICATED
DIAG.	DIAGONAL	PRELIM.	PRELIMINARY
DIM.	DIMENSION	QTY	QUANTITY
DIST.	DISTRIBUTION	RAD.	RADIUS
DL	DEAD LOAD	RD	ROUND
DN	NOMINAL DIAMETER	RECT.	RECTANGLE / RECTANGULAR
DPC	DAMP PROOF COURSE	REF.	REFERENCE
DWG	DRAWING	REINF.	REINFORCEMENT
e	EXISTING	REO	REINFORCEMENT
EA	EQUAL ANGLE	RH	RIGHT HAND
ELEC.	ELECTRIC / ELECTRICAL	RHS	RECTANGULAR HOLLOW
ELEV.	ELEVATION	R.L.	REDUCED LEVEL
ESL	EXISTING SURFACE LEVEL	RSA	ROLLED-STEEL ANGLE
EST.	ESTIMATE	RSC	ROLLED-STEEL CHANNEL
EXP.	EXPANSION	RSJ	ROLLED-STEEL JOIST
EXT.	EXTERNAL	SEC.	SECTION
EXTG	EXISTING	S	SEWER
EW	EACH WAY	SHS	SQUARE HOLLOW SECTION
(F)	IN FRONT	SL	SURFACE LEVEL
FF	FAR FACE	SPEC.	SPECIFICATION
FFL	FINISHED FLOOR LEVEL	STD	STANDARD
FL	FLAT	SQ	SQUARE
FLG	FLANGE	SW	STORMWATER
FPW	FULL PENETRATION WELD	(T)	TOP
FS	FLOOR SUMP	T.B.A.	TO BE ADVISED
FSBW	FULL STRENGTH BUTT WELD	T.B.C.	TO BE CONCLUDED
FSL	FINISHED SURFACE LEVEL	TS	TENSILE STRENGTH
FW	FLOOR WASTE	TYP.	TYPICAL
GA	GENERAL ARRANGEMENT	(U)	UNDER
GALV.	GALVANISED	UA	UNEQUAL ANGLE
GR	GRADE	UB	UNIVERSAL BEAM
H	HORIZONTAL	UC	UNIVERSAL COLUMN
HD	HEAVY DUTY	U/G	UNDERGROUND
H.D.	HOLDING DOWN BOLTS	U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL	U/S	UNDERSIDE
		V	VERTICAL

2. NOTATION EXAMPLES

N12 -300 BTM	D500N12 BARS AT 300 MAX. CENTRES IN THE BOTTOM OF MEMBER.
2-N12	TWO No. D500N12 BARS
SL82 TOP	D500SL82 SQUARE MESH IN THE TOP OF THE MEMBER.
SL818 TOP	D500SL818 RECTANGULAR MESH IN THE TOP OF THE MEMBER.
3-L12TM TOP & BTM	3 No. BAR SL12TM TRENCH MESH IN TOP AND BOTTOM OF MEMBER.
R10 LIGS -400	250R ∅10 PLAIN BAR LIGATURES AT 400 MAX. CENTRES IN THE MEMBER.

LEGENDS - CONTINUED

3. NOTATION MARKS

B	BEAM / BEARER
BAJ	BRICK ARTICULATION JOINT
BB	BOND BEAM
BCJ	BLOCK CONTROL JOINT
Bol	BOLLARD
Br	BRACING
Bt	BATTEN
C	COLUMN
CB	CONC. BEAM
CJ	SLAB CONTROL / CONSTRUCTION JOINT
DF	SLAB FALL THROUGH DOORWAY
DH	DOOR HEAD
DJ	DOOR JAMB
DP	MASS CONC. DRILLED PIER
DS	DOUBLE STUD
EJ	SLAB EXPANSION JOINT
Fa	FASCIA TRUSS
FB	FLY BRACE
F	FRAME
FT	FLOOR TRUSS
G	GIRT
GD	GRATED DRAIN
GP	GRATED PIT
J	JOIST
L	LINTEL
LBW	LOAD BEARING WALL
Le	LEDGER
Lt	TIMBER LINTEL - REFER SCHEDULE
M	MULLION
OR	OUTRIGGER
P	PURLIN
Pe	CONC. PEDESTAL
PF	MASS CONC. PAD FOOTING
Pi	PILE
Pl	CONC. PLINTH
R	RAFTER
Rk	RAKER
RT	TIMBER ROOF TRUSS
RW	RETAINING WALL FOOTING
SCJ	SLAB SAWCUT JOINT (1/4 DEPTH OF SLAB) SAWCUT WITHIN 24 HOURS OF POUR
SF	STRIP FOOTING
SR	SLAB REBATE
St	STRUT / STUB
ST	SLAB THICKENING
T	TIE MEMBER
Tr	STEEL TRUSS
UP	MASS CONC. UNDERPIN
WP	CAST IN WELD PLATE
WPJ	SLAB WEAKENED PLANE JOINT

4. SYMBOLS

00.00	TOP OF FOOTING R.L.
S1	SLAB MARK, REFER SCHEDULE FOR SLAB DEPTH, REINF., FORM ETC.
	DIRECTION OF SPAN
	BLOCKWORK
	BLOCK PIER
	LOAD BEARING MASONRY UNDER
	NON-LOAD BEARING MASONRY UNDER
	CONC. PRECAST WALL PANEL
	LOAD BEARING CONC. PRECAST WALL PANEL UNDER SLAB
	CONC. PRECAST COLUMN
	CONC. PRECAST COLUMN UNDER SLAB
	110mm FACE BRICKWORK
or	110mm FACE BRICKWORK PIER
	190 BLOCKWORK
-50	FLOOR SLAB SETDOWN REFER ARCH. DRAWINGS
— AG —	AGRICULTURAL PIPE DRAIN
— eAG —	EXTG AGRICULTURAL PIPE DRAIN
— S —	SEWER LINE
— eS —	EXTG SEWER LINE
— SW —	STORMWATER LINE
— eSW —	EXTG STORMWATER LINE
— W —	WATER LINE
— eW —	EXTG WATER LINE

DISCREPANCIES & ALLOWANCES

1. GENERAL

STRUCTURAL ENGINEERING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION, AND FOR TENDERING PURPOSES TENDERERS ARE TO ALLOW FOR THE HIGHER COST ITEM. REFER ARCH. DRAWINGS FOR ADDITIONAL STEELWORK / METALWORK NOT SHOWN ON STRUCTURAL DRAWINGS.

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -

ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	LM
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS

rare.

22-24 Paterson Street
Launceston, TAS 7250

rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **LOAD OUT BAY**
0700 SERIES DRAWINGS

ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7330

TITLE: **ARCHITECTURAL NOTES**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0701** REV: **A**

DATE PRINTED: 18/12/2025 1:27:15 PM



SITE PLAN

SCALE 1:200

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: - ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	LM
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **LOAD OUT BAY**
0700 SERIES DRAWINGS

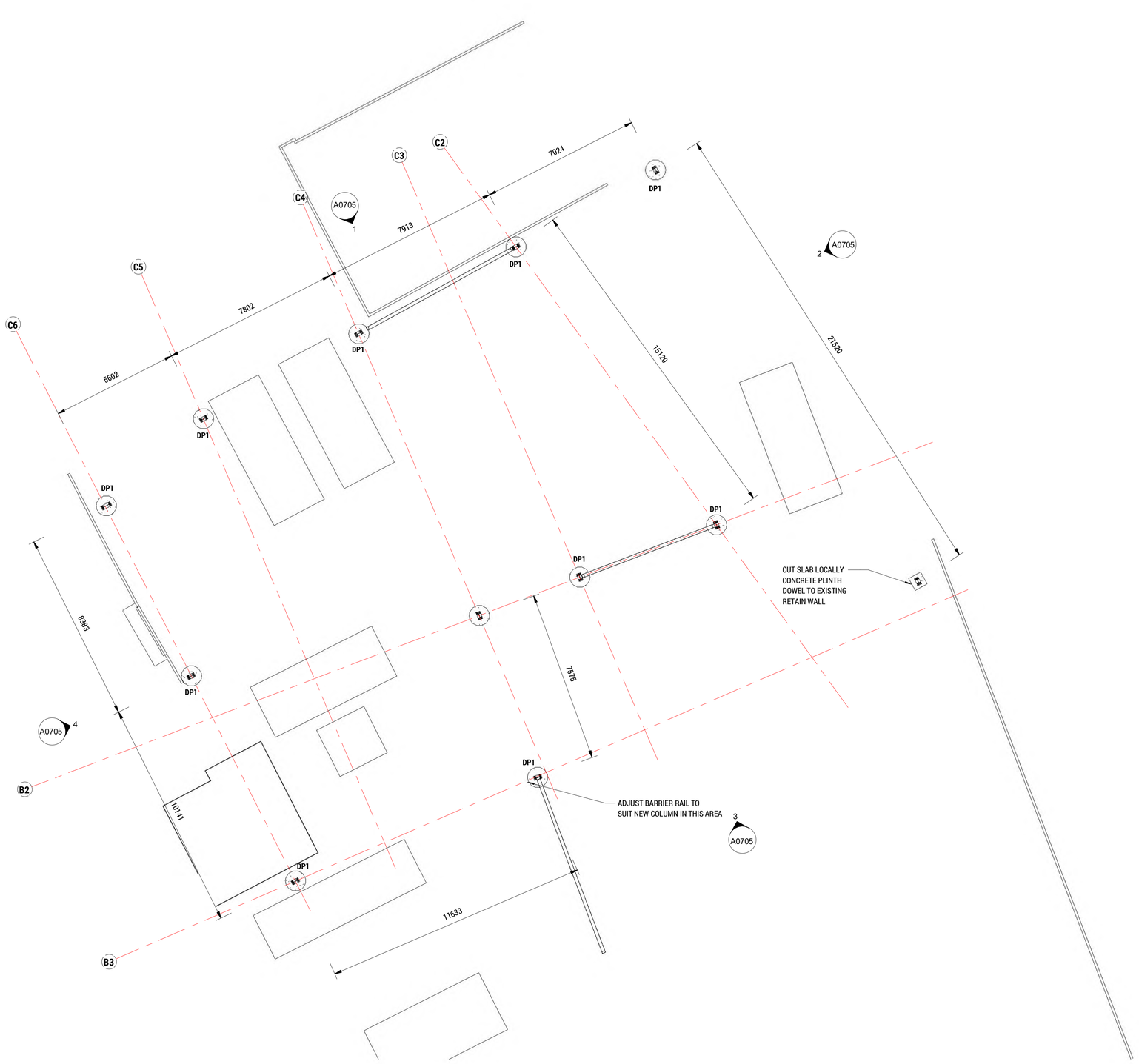
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **SITE PLAN**

SCALE: **1 : 500** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0702** REV: **A**

DATE PRINTED: 18/12/2025 1:27:18 PM



FLOOR PLAN

SCALE 1:100

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: - ACRED. No: - DATE: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	LM
DRAFT CHK:	BT

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **LOAD OUT BAY**
0700 SERIES DRAWINGS

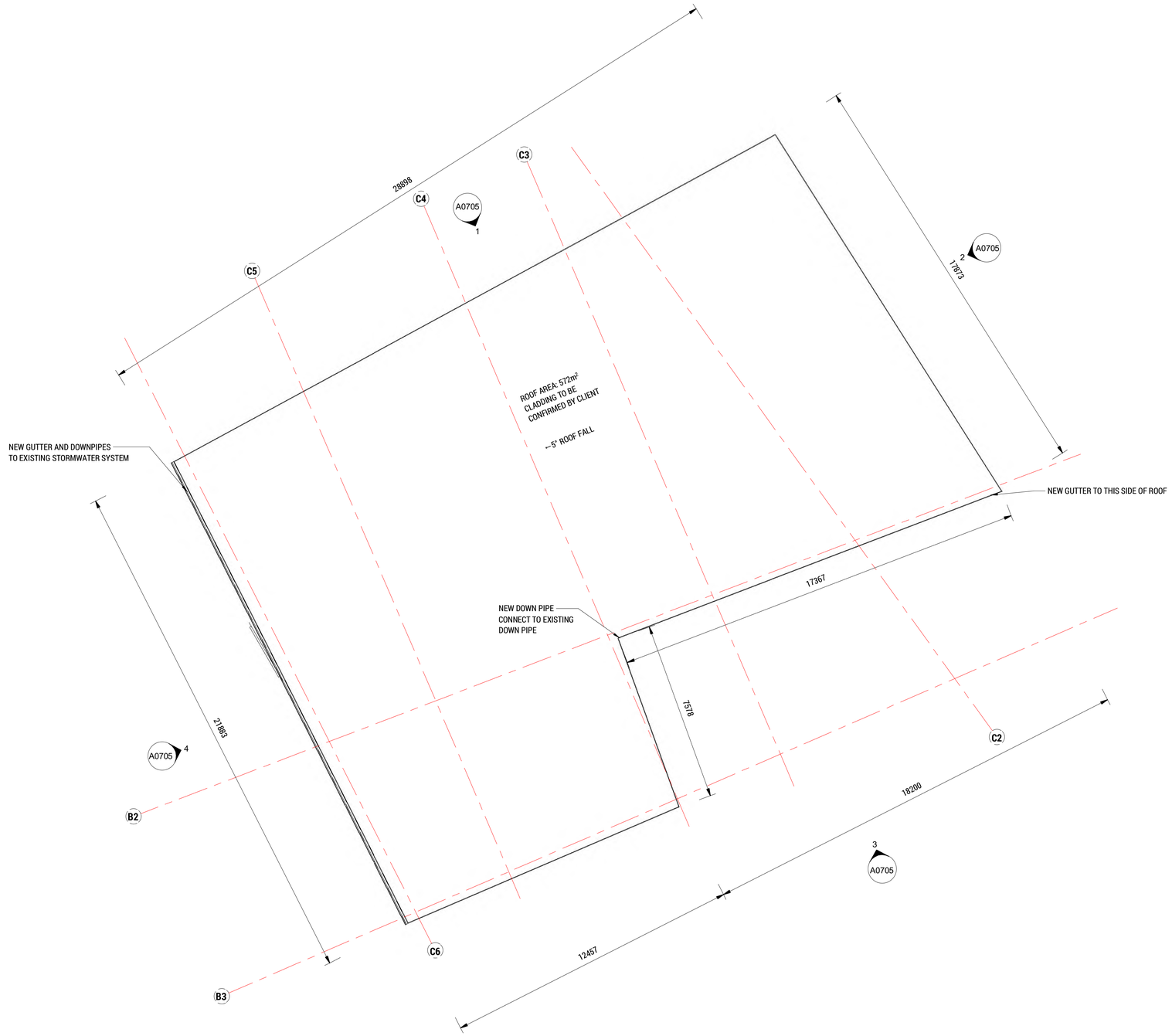
ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7330

TITLE: **FLOOR PLAN**

SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0703** REV: **A**

DATE PRINTED: 18/12/2025 1:27:19 PM



ROOF PLAN
SCALE 1:100

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

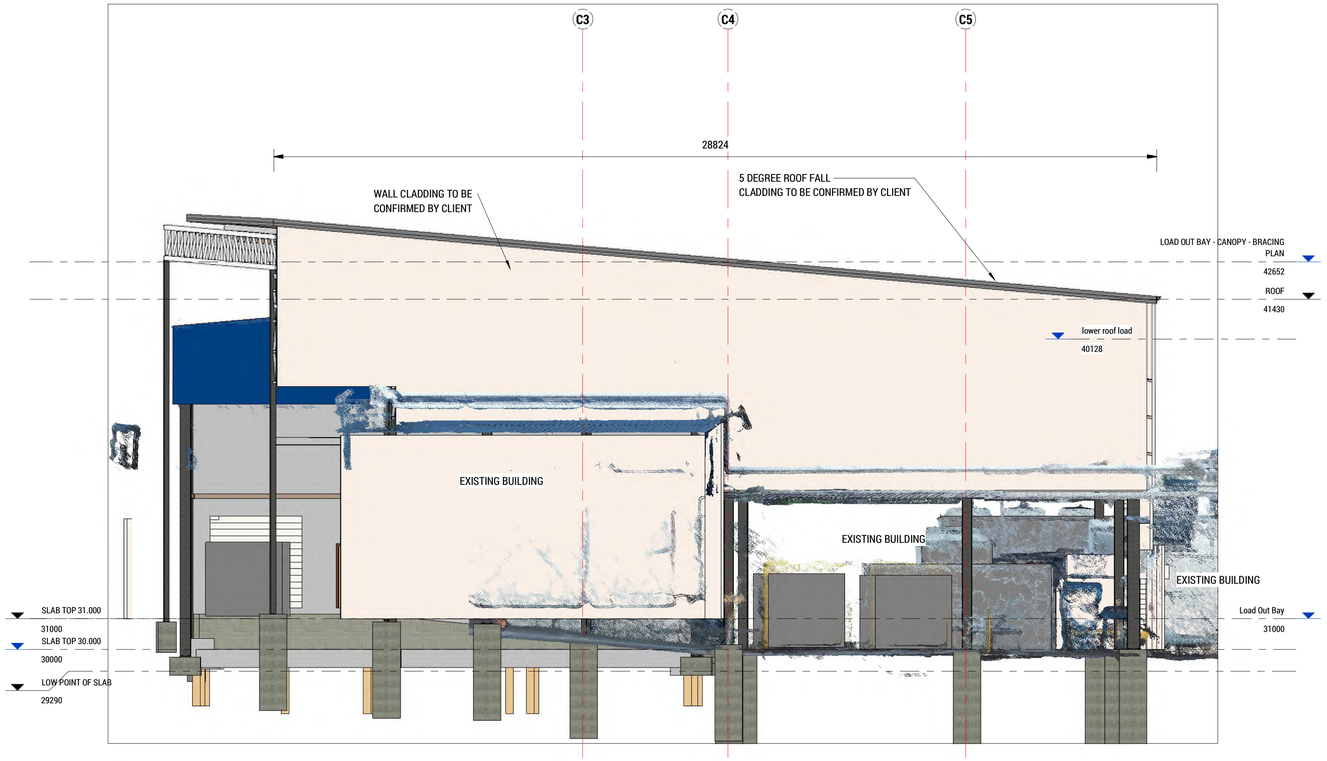
DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: LM
DRAFT CHK: BT
DATE: -

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

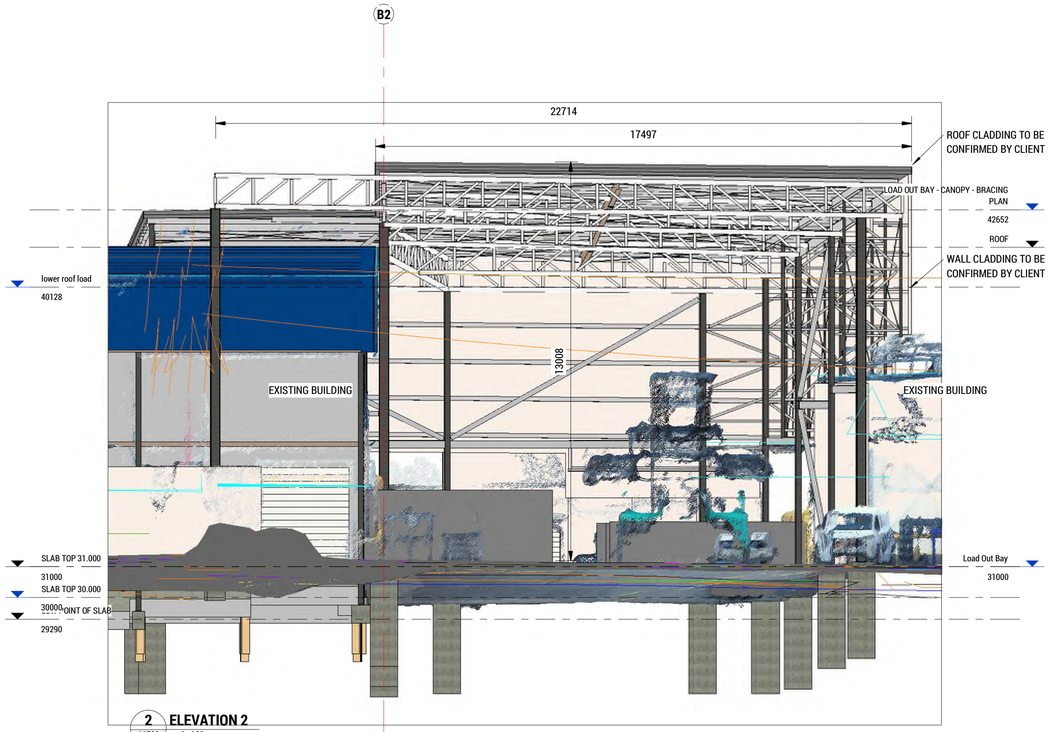
CLIENT: **GREENHAMS PTY LTD**
PROJECT: **LOAD OUT BAY**
0700 SERIES DRAWINGS
ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7330

TITLE: **ROOF PLAN**
SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET:
PROJECT No: **250037** DWG No: **A0704** REV: **A**

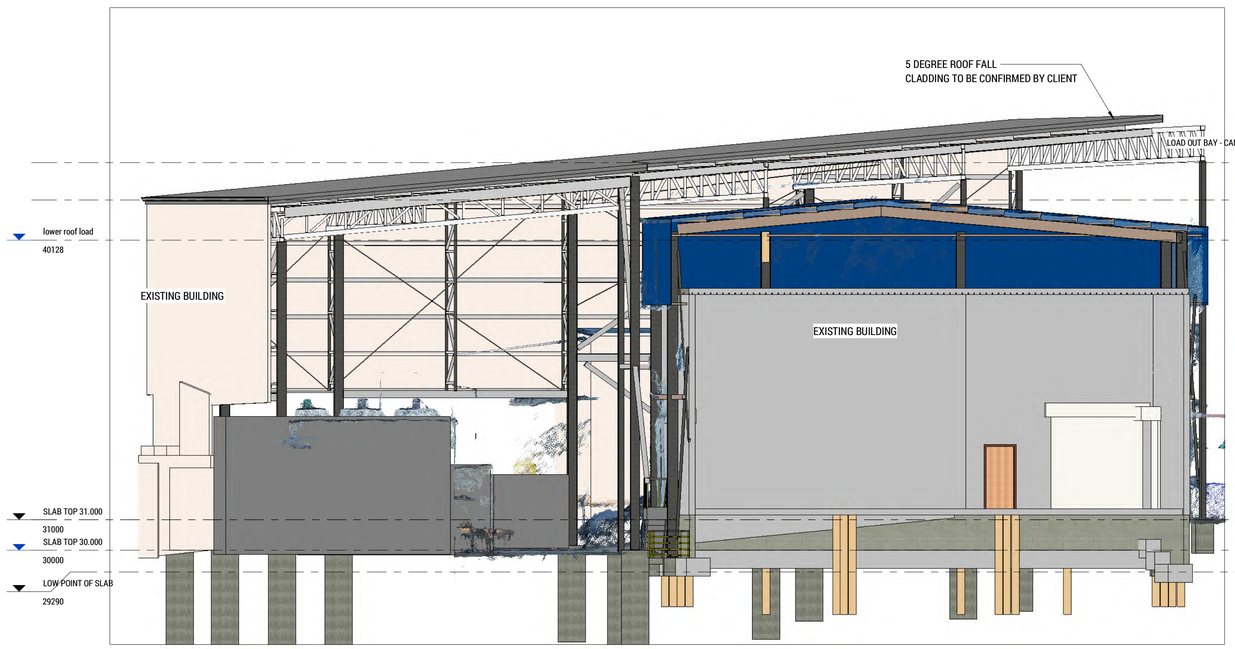
DATE PRINTED: 18/12/2025 1:27:19 PM



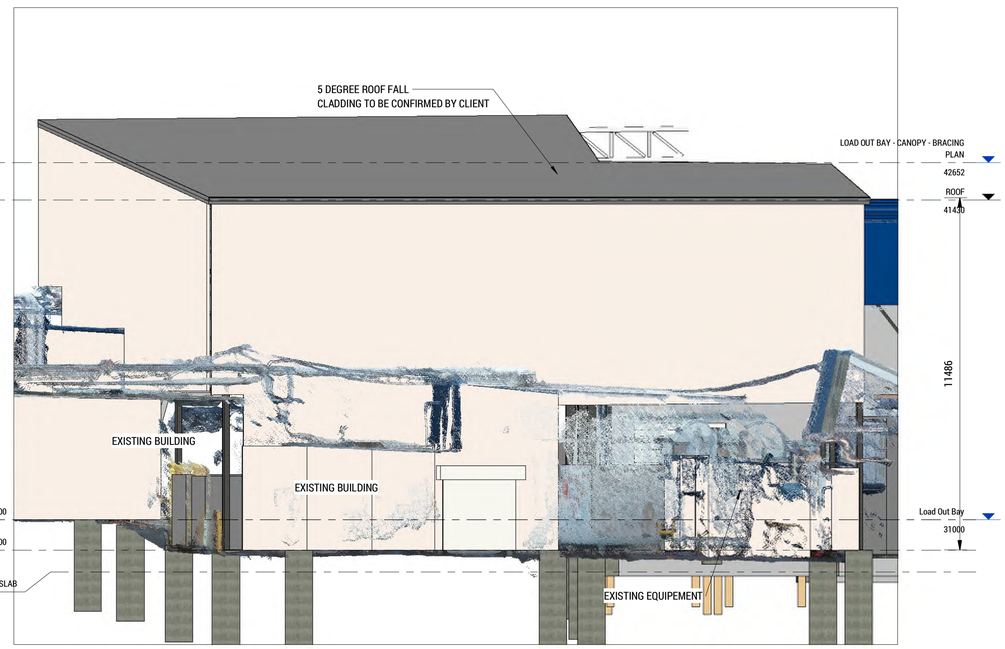
1 A0703 **ELEVATION 1**
1 : 100



2 A0703 **ELEVATION 2**
1 : 100



3 A0703 **ELEVATION 3**
1 : 100



4 A0703 **ELEVATION 4**
1 : 100

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	LM
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **LOAD OUT BAY**
0700 SERIES DRAWINGS

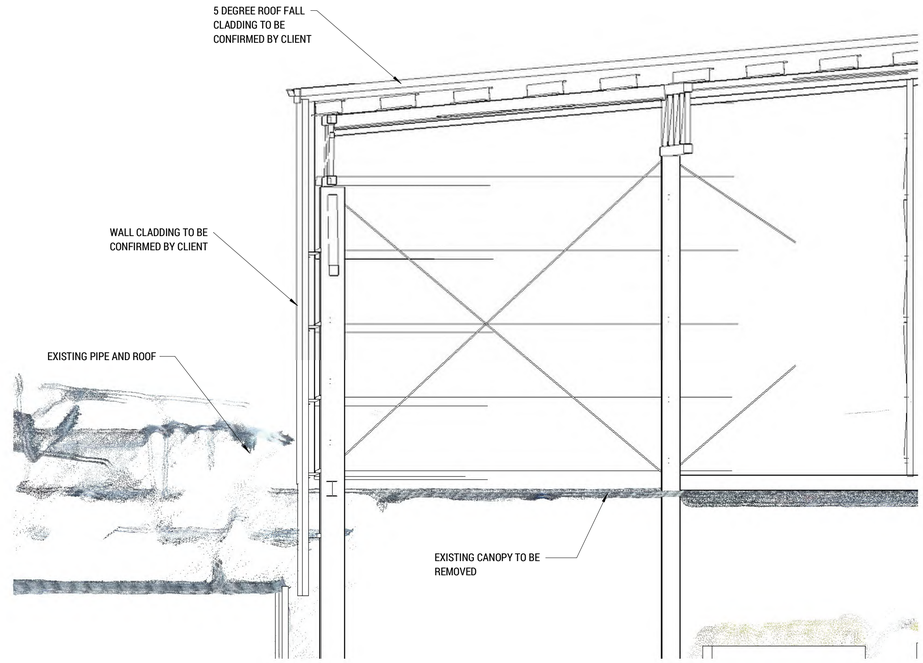
ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7330

TITLE: **ELEVATIONS**

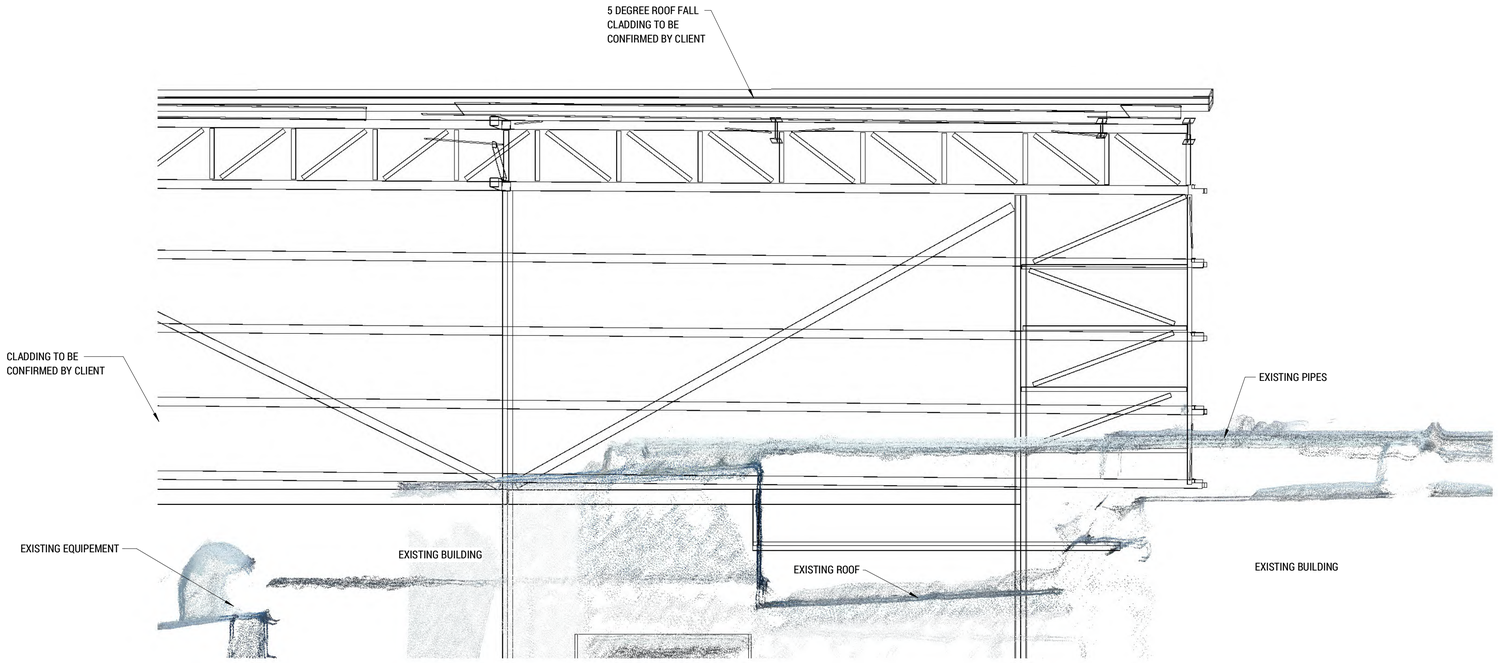
SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0705** REV: **A**

DATE PRINTED: 18/12/2025 1:27:34 PM



A1 S0720 **SECTION A1**
1 : 50



A2 S0720 **SECTION A2**
1 : 50

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: LM
DRAFT CHK: BT
DATE: -

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **LOAD OUT BAY**
0700 SERIES DRAWINGS

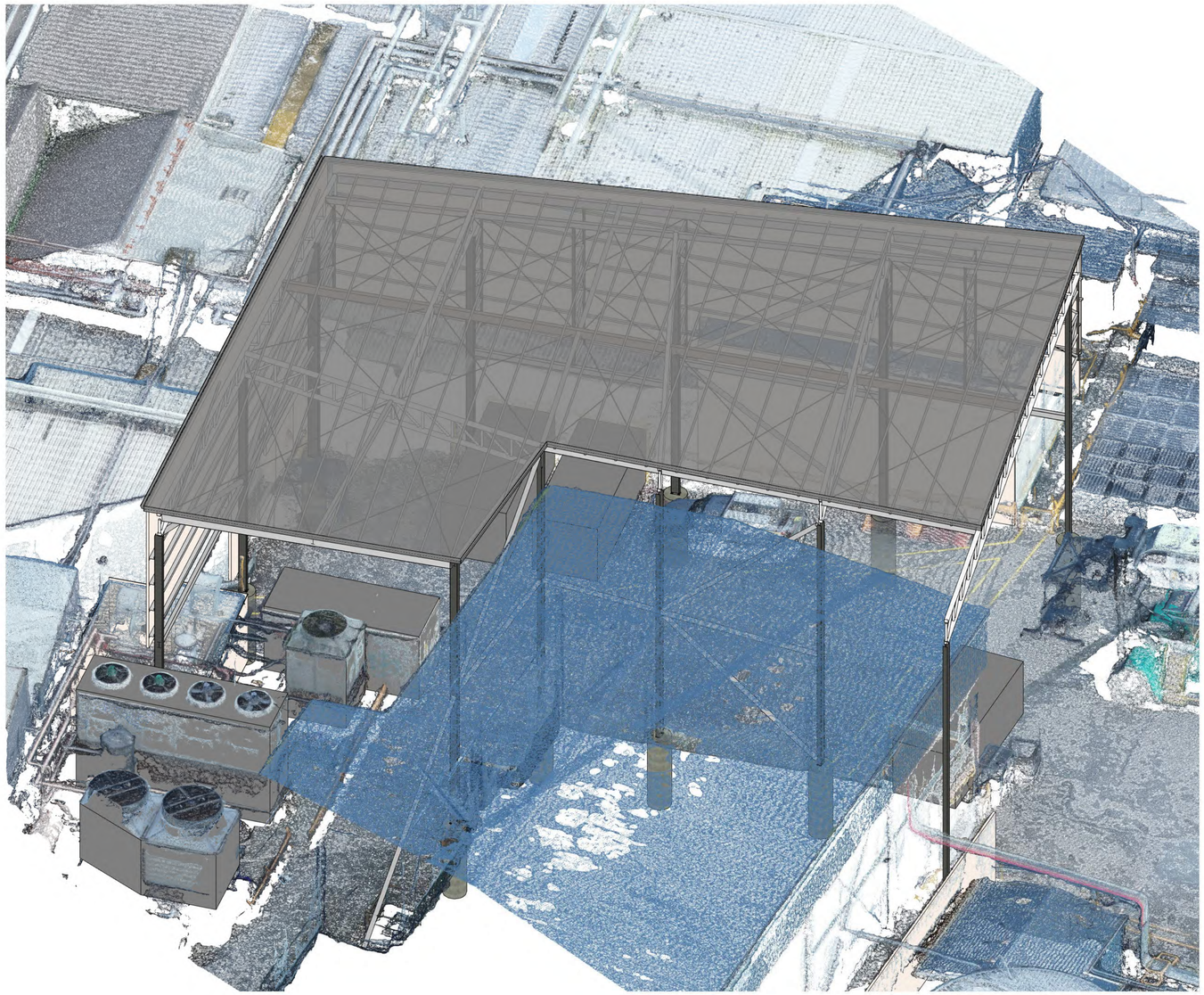
ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7330

TITLE: **SECTIONS**

SCALE: **1 : 50** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0706** REV: **A**

DATE PRINTED: 18/12/2025 1:27:26 PM



LOAD OUT BAY CANOPY

3D VIEW

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -

ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	LM
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS

rare.

22-24 Paterson Street
Launceston, TAS 7250

rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **LOAD OUT BAY**
0700 SERIES DRAWINGS

ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7330

TITLE: **LOAD OUT BAY CANOPY - 3D VIEWS - SHT 1 OF 2**

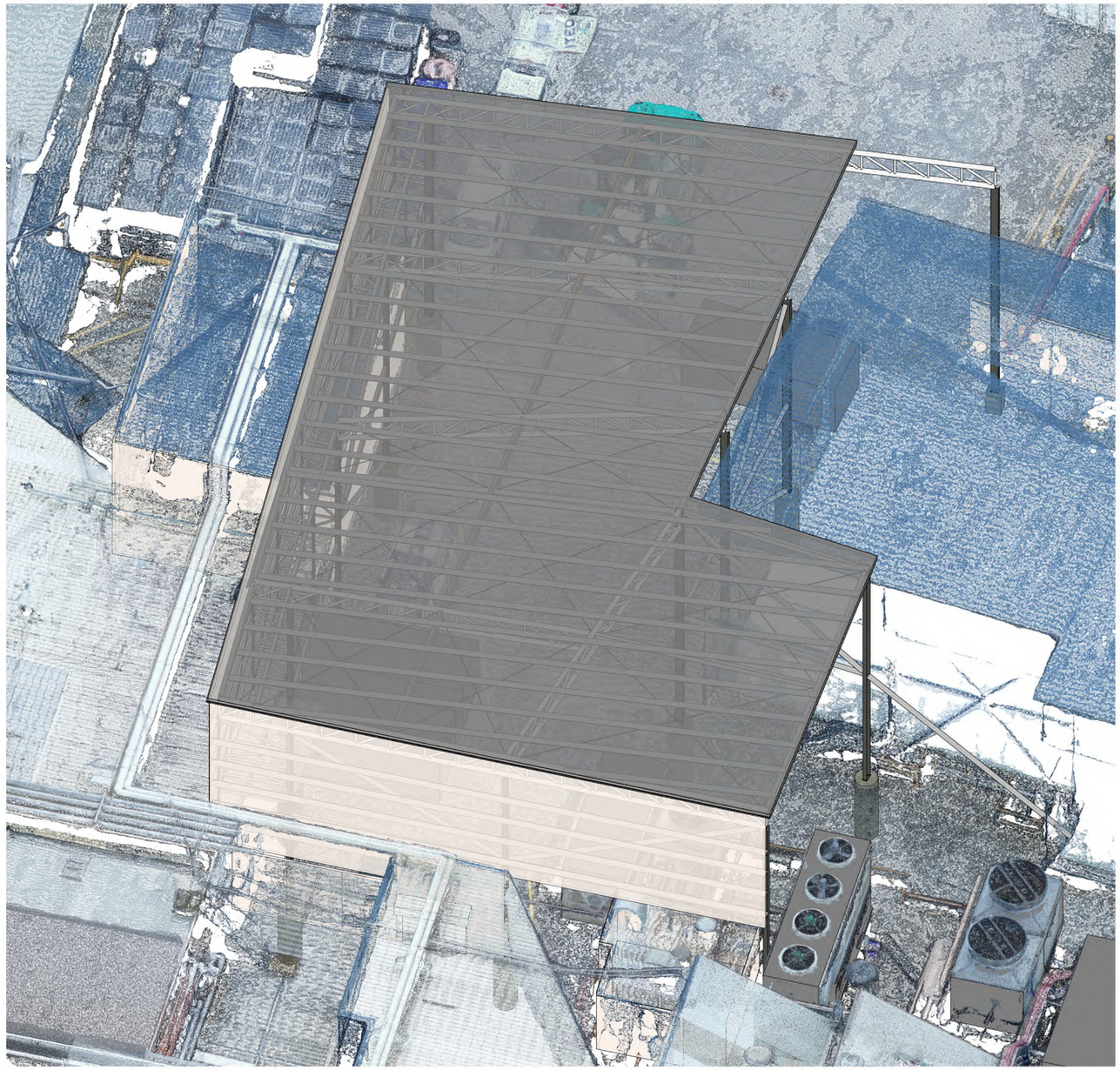
SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0707** REV: **A**

DATE PRINTED: 18/12/2025 1:27:29 PM



LOAD OUT BAY CANOPY
3D VIEW



LOAD OUT BAY CANOPY
3D VIEW

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

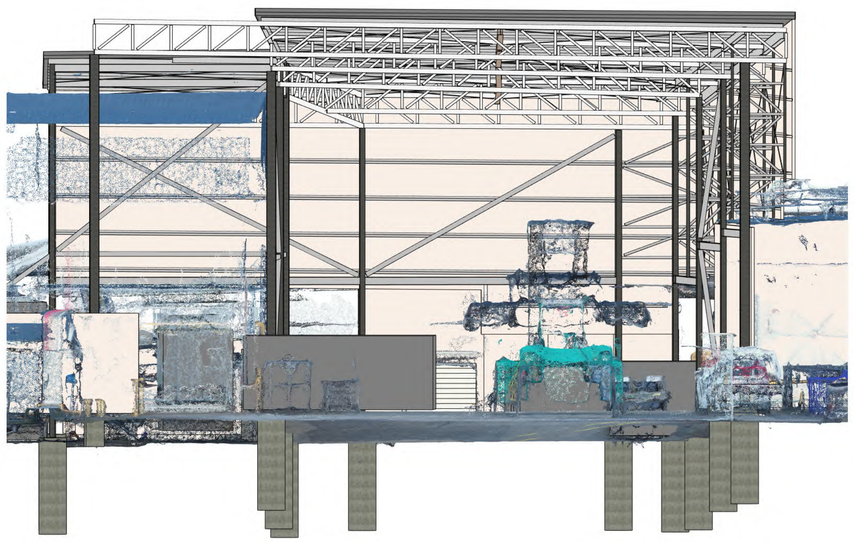
DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: LM
DRAFT CHK: BT
DATE: -

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

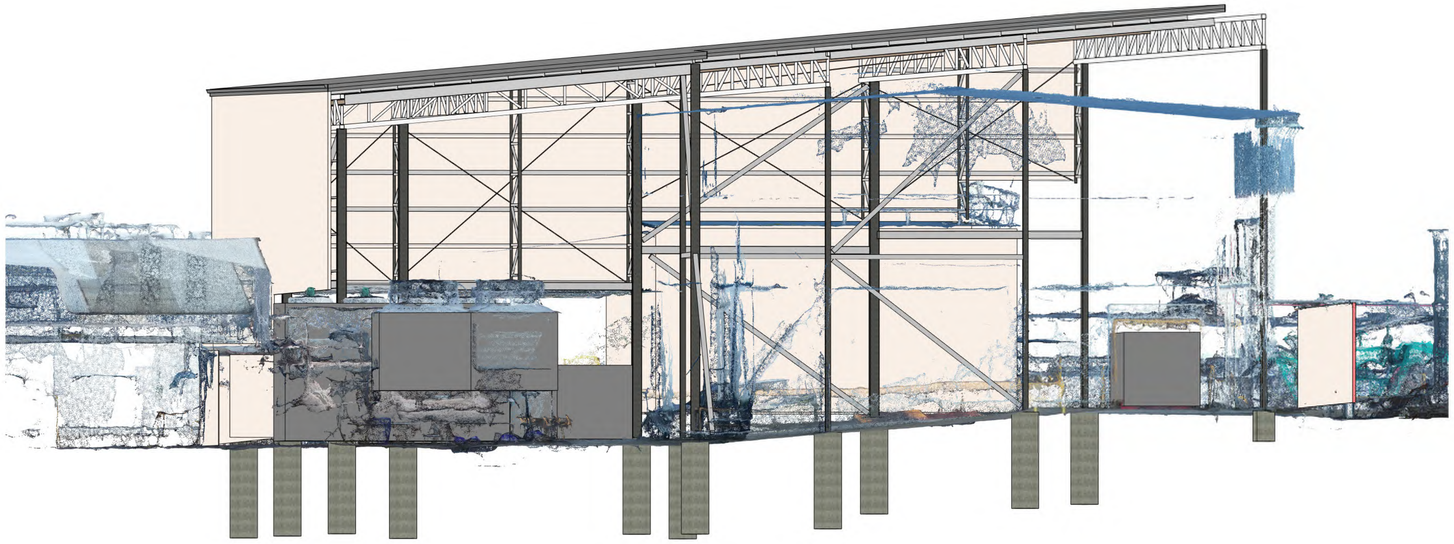
CLIENT: GREENHAMS PTY LTD
PROJECT: LOAD OUT BAY
0700 SERIES DRAWINGS
ADDRESS: 4 BACON FACTORY ROAD,
SMITHTON, TASMANIA, 7330

TITLE: LOAD OUT BAY CANOPY - 3D VIEWS - SHT 2 OF 2
SCALE: SHEET SIZE: A1 DWGs IN SET:
PROJECT No: 250037 DWG No: A0708 REV: A

DATE PRINTED: 18/12/2025 1:27:35 PM



LOAD OUT BAY CANOPY
3D VIEW



LOAD OUT BAY CANOPY
3D VIEW

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	LM
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**
PROJECT: **LOAD OUT BAY**
0700 SERIES DRAWINGS
ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7330

TITLE: **LOAD OUT BAY CANOPY - 3D VIEWS - SHT 3 OF 3**
SCALE: SHEET SIZE: A1 DWGs IN SET:
PROJECT No: **250037** DWG No: **A0709** REV: **A**

DATE PRINTED: 18/12/2025 1:27:38 PM

CLIENT:

GREENHAMS TASMANIA PTY LTD

PROJECT:

NEW SWITCHBOARD
0800 SERIES DRAWINGS

ADDRESS:

4 BACON FACTORY ROAD,
SMITHTON, TASMANIA, 7330

PROJECT NO :

250037

STATUS :

CONTROLLED DOCUMENT

ISSUED FOR/DESCRIPTION :

DEVELOPMENT APPROVAL

DRAWINGS :

ARCHITECUTRAL

SHEET LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	DESCRIPTION	DATE	DRAWN BY
A0800	COVER SHEET	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM
A0801	ARCHITECTURAL NOTES	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	BT
A0802	SITE PLAN	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM
A0803	FLOOR AND ROOF PLANS	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM
A0804	ELEVATIONS	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM
A0805	3D ISOMETRIC VIEW	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	LM

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: - ACRED. No: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: LM
DRAFT CHK: BT
DATE: -

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **NEW SWITCHBOARD**
0800 SERIES DRAWINGS

ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7330

TITLE: **COVER SHEET**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0800** REV: **A**

DATE PRINTED: 18/12/2025 1:01:27 PM

GENERAL NOTES

1. GENERAL

A. THESE DRAWINGS AND NOTES SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, BUILDING SERVICES AND OTHER DISCIPLINES DRAWINGS AND SPECIFICATIONS AND WITH ANY WRITTEN ENGINEER'S INSTRUCTIONS ISSUED DURING THE CONTRACT.

B. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.

C. THESE GENERAL NOTES DO NOT HAVE PRECEDENCE OVER THE SPECIFICATION OR DRAWING NOTES.

D. ALL SET OUT DIMENSIONS ON THE DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK.

E. DO NOT SCALE FOR DIMENSIONS OFF THESE DRAWINGS.

F. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ARE IN MILLIMETRES WITH THE EXCEPTION OF SURVEY LEVELS, WHICH ARE IN METRES.

G. THE CONTRACTOR IS TO ENSURE THAT ANY PROFESSIONALS, TRADESMEN OR SUPPLIERS ENGAGED THROUGHOUT THE DURATION OF THE CONTRACT ARE ACCREDITED AND QUALIFIED FOR THEIR DUTY OF WORK AND CARRY ALL NECESSARY PERMITS REQUIRED BY ANY STATUTORY AUTHORITY.

LEGENDS

1. ABBREVIATIONS

ADD.	ADDENDUM	HOZ	HORIZONTAL
AFFL	ABOVE FINISHED FLOOR LEVEL	HS	HIGH STRENGTH
AG	AGRICULTURAL DRAIN PIPE	HT	HIGH-TENSILE STEEL
AGG.	AGGREGATE	HW	HARDWOOD
AMDT	AMENDMENT	ID	INTERNAL DIAMETER
APPROX.	APPROXIMATE	INT.	INTERNAL
ARCH.	ARCHITECT / ARCHITECTURAL	JUNC.	JUNCTION
AS	AUSTRALIAN STANDARD	LEV.	LEVEL
AVG	AVERAGE	LG	LENGTH / LONG
A/W	ACCORDANCE WITH	LH	LEFT HAND
(B)	BEHIND or BOTTOM	LIGS	LIGATURES
BK	BRICK	LONG.	LONGITUDINAL
BLDG	BUILDING	M/A	MASONRY ANCHOR
BMT	BASE METAL THICKNESS	MAN.	MANUFACTURER
BPL	BASE PLATE	MAX.	MAXIMUM
BTM	BOTTOM	MIN.	MINIMUM
BWK	BRICKWORK	MISC.	MISCELLANEOUS
C.A.	CHEMSET ANCHORS	MSRY	MASONRY
CANT.	CANTILEVER	N	NORTH
CEM.	CEMENT	NEG.	NEGATIVE
CFW	CONTINUOUS FILLET WELD	NF	NEAR FACE
CHAM.	CHAMFER	No.	NUMBER
CHEM.	CHEMICAL	NOM	NOMINAL
CHS	CIRCULAR HOLLOW SECTION	NS	NOMINAL SIZE
CIRC	CIRCLE / CIRCULAR	NTS	NOT TO SCALE
CL or ℄	CENTRE LINE	OA	OVERALL
CNR	CORNER	OD	OUTSIDE DIAMETER
COL.	COLUMN	OH	OVERHEAD
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUOUS	PAR.	PARALLEL
CRS	CENTRES	PC	PRECAST
CSK	COUNTERSUNK	PD	PLAN DETAIL
CSK HD	COUNTERSUNK HEAD	PFC	PARALLEL FLANGE CHANNEL
CYL.	CYLINDER	PL	PLATE
db	BAR DIA.	PLY	PLYWOOD
DET.	DETAIL	PT	POST TENSIONED
DIA. or ∅	DIAMETER	PREFAB.	PREFABRICATED
DIAG.	DIAGONAL	PRELIM.	PRELIMINARY
DIM.	DIMENSION	QTY	QUANTITY
DIST.	DISTRIBUTION	RAD.	RADIUS
DL	DEAD LOAD	RD	ROUND
DN	NOMINAL DIAMETER	RECT.	RECTANGLE / RECTANGULAR
DPC	DAMP PROOF COURSE	REF.	REFERENCE
DWG	DRAWING	REINF.	REINFORCEMENT
e	EXISTING	REO	REINFORCEMENT
EA	EQUAL ANGLE	RH	RIGHT HAND
ELEC.	ELECTRIC / ELECTRICAL	RHS	RECTANGULAR HOLLOW
ELEV.	ELEVATION	R.L.	REDUCED LEVEL
ESL	EXISTING SURFACE LEVEL	RSA	ROLLED-STEEL ANGLE
EST.	ESTIMATE	RSC	ROLLED-STEEL CHANNEL
EXP.	EXPANSION	RSJ	ROLLED-STEEL JOIST
EXT.	EXTERNAL	SEC.	SECTION
EXTG	EXISTING	S	SEWER
EW	EACH WAY	SHS	SQUARE HOLLOW SECTION
(F)	IN FRONT	SL	SURFACE LEVEL
FF	FAR FACE	SPEC.	SPECIFICATION
FFL	FINISHED FLOOR LEVEL	STD	STANDARD
FL	FLAT	SQ	SQUARE
FLG	FLANGE	SW	STORMWATER
FPW	FULL PENETRATION WELD	(T)	TOP
FS	FLOOR SUMP	T.B.A.	TO BE ADVISED
FSBW	FULL STRENGTH BUTT WELD	T.B.C.	TO BE CONCLUDED
FSL	FINISHED SURFACE LEVEL	TS	TENSILE STRENGTH
FW	FLOOR WASTE	TYP.	TYPICAL
GA	GENERAL ARRANGEMENT	(U)	UNDER
GALV.	GALVANISED	UA	UNEQUAL ANGLE
GR	GRADE	UB	UNIVERSAL BEAM
H	HORIZONTAL	UC	UNIVERSAL COLUMN
HD	HEAVY DUTY	U/G	UNDERGROUND
H.D.	HOLDING DOWN BOLTS	U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL	U/S	UNDERSIDE
		V	VERTICAL

2. NOTATION EXAMPLES

N12 -300 BTM	D500N12 BARS AT 300 MAX. CENTRES IN THE BOTTOM OF MEMBER.
2-N12	TWO No. D500N12 BARS
SL82 TOP	D500SL82 SQUARE MESH IN THE TOP OF THE MEMBER.
SL818 TOP	D500SL818 RECTANGULAR MESH IN THE TOP OF THE MEMBER.
3-L12TM TOP & BTM	3 No. BAR SL12TM TRENCH MESH IN TOP AND BOTTOM OF MEMBER.
R10 LIGS -400	250R ∅10 PLAIN BAR LIGATURES AT 400 MAX. CENTRES IN THE MEMBER.

LEGENDS - CONTINUED

3. NOTATION MARKS

B	BEAM / BEARER
BAJ	BRICK ARTICULATION JOINT
BB	BOND BEAM
BCJ	BLOCK CONTROL JOINT
Bol	BOLLARD
Br	BRACING
Bt	BATTEN
C	COLUMN
CB	CONC. BEAM
CJ	SLAB CONTROL / CONSTRUCTION JOINT
DF	SLAB FALL THROUGH DOORWAY
DH	DOOR HEAD
DJ	DOOR JAMB
DP	MASS CONC. DRILLED PIER
DS	DOUBLE STUD
EJ	SLAB EXPANSION JOINT
Fa	FASCIA TRUSS
FB	FLY BRACE
F	FRAME
FT	FLOOR TRUSS
G	GIRT
GD	GRATED DRAIN
GP	GRATED PIT
J	JOIST
L	LINTEL
LBW	LOAD BEARING WALL
Le	LEDGER
Lt	TIMBER LINTEL - REFER SCHEDULE
M	MULLION
OR	OUTRIGGER
P	PURLIN
Pe	CONC. PEDESTAL
PF	MASS CONC. PAD FOOTING
Pi	PILE
Pl	CONC. PLINTH
R	RAFTER
Rk	RAKER
RT	TIMBER ROOF TRUSS
RW	RETAINING WALL FOOTING
SCJ	SLAB SAWCUT JOINT (1/4 DEPTH OF SLAB) SAWCUT WITHIN 24 HOURS OF POUR
SF	STRIP FOOTING
SR	SLAB REBATE
St	STRUT / STUB
ST	SLAB THICKENING
T	TIE MEMBER
Tr	STEEL TRUSS
UP	MASS CONC. UNDERPIN
WP	CAST IN WELD PLATE
WPJ	SLAB WEAKENED PLANE JOINT

4. SYMBOLS

00.00	TOP OF FOOTING R.L.
S1	SLAB MARK, REFER SCHEDULE FOR SLAB DEPTH, REINF., FORM ETC.
	DIRECTION OF SPAN
	BLOCKWORK
	BLOCK PIER
	LOAD BEARING MASONRY UNDER
	NON-LOAD BEARING MASONRY UNDER
	CONC. PRECAST WALL PANEL
	LOAD BEARING CONC. PRECAST WALL PANEL UNDER SLAB
	CONC. PRECAST COLUMN
	CONC. PRECAST COLUMN UNDER SLAB
	110mm FACE BRICKWORK
or	110mm FACE BRICKWORK PIER
	190 BLOCKWORK
-50	FLOOR SLAB SETDOWN REFER ARCH. DRAWINGS
AG	AGRICULTURAL PIPE DRAIN
eAG	EXTG AGRICULTURAL PIPE DRAIN
S	SEWER LINE
eS	EXTG SEWER LINE
SW	STORMWATER LINE
eSW	EXTG STORMWATER LINE
W	WATER LINE
eW	EXTG WATER LINE

DISCREPANCIES & ALLOWANCES

1. GENERAL

STRUCTURAL ENGINEERING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION, AND FOR TENDERING PURPOSES TENDERERS ARE TO ALLOW FOR THE HIGHER COST ITEM. REFER ARCH. DRAWINGS FOR ADDITIONAL STEELWORK / METALWORK NOT SHOWN ON STRUCTURAL DRAWINGS.

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS: CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -

ACRED. No: -

DESIGN BY: RN

DESIGN CHK: BS

DRAWN BY: LM

DRAFT CHK: BT

DATE: -

rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: GREENHAMS PTY LTD

PROJECT: NEW SWITCHBOARD 0800 SERIES DRAWINGS

ADDRESS: 4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330

TITLE: ARCHITECTURAL NOTES

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: 250037 DWG No: A0801 REV: A

DATE PRINTED: 18/12/2025 1:01:27 PM



SITE PLAN

SCALE 1:500

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS: CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: - ACRED. No: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: LM
DRAFT CHK: BT
DATE: -

rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: GREENHAMS PTY LTD

PROJECT: NEW SWITCHBOARD 0800 SERIES DRAWINGS

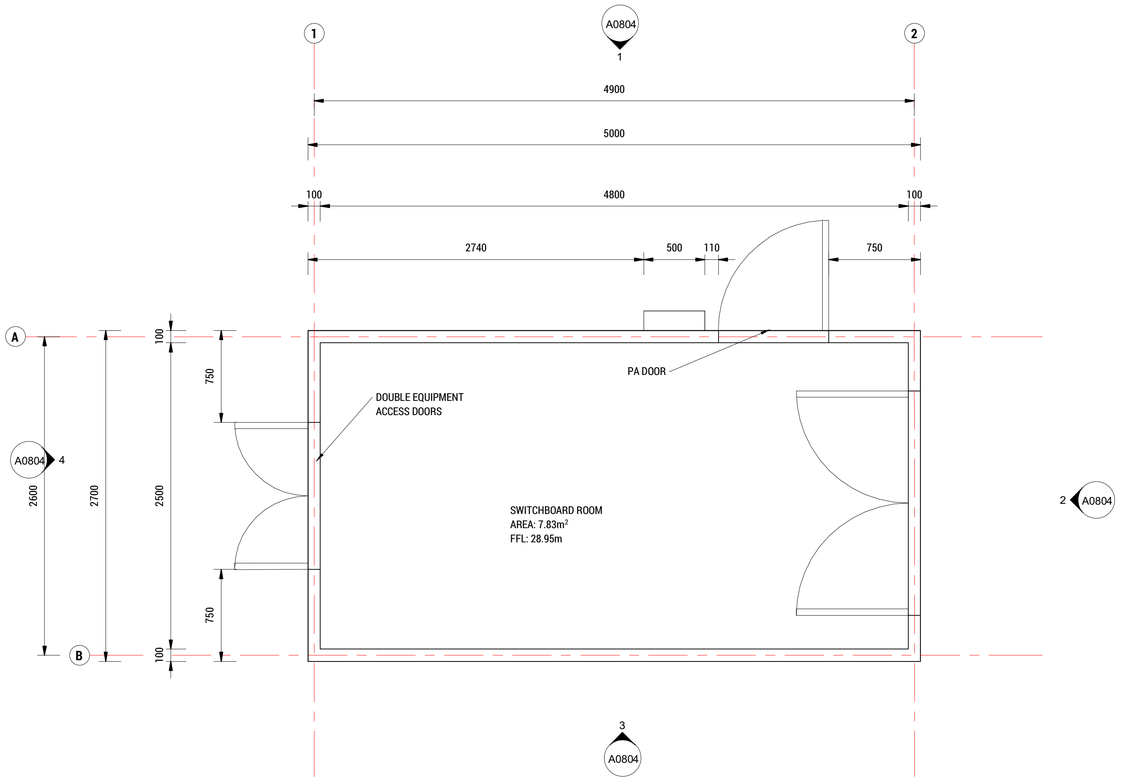
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330

TITLE: SITE PLAN

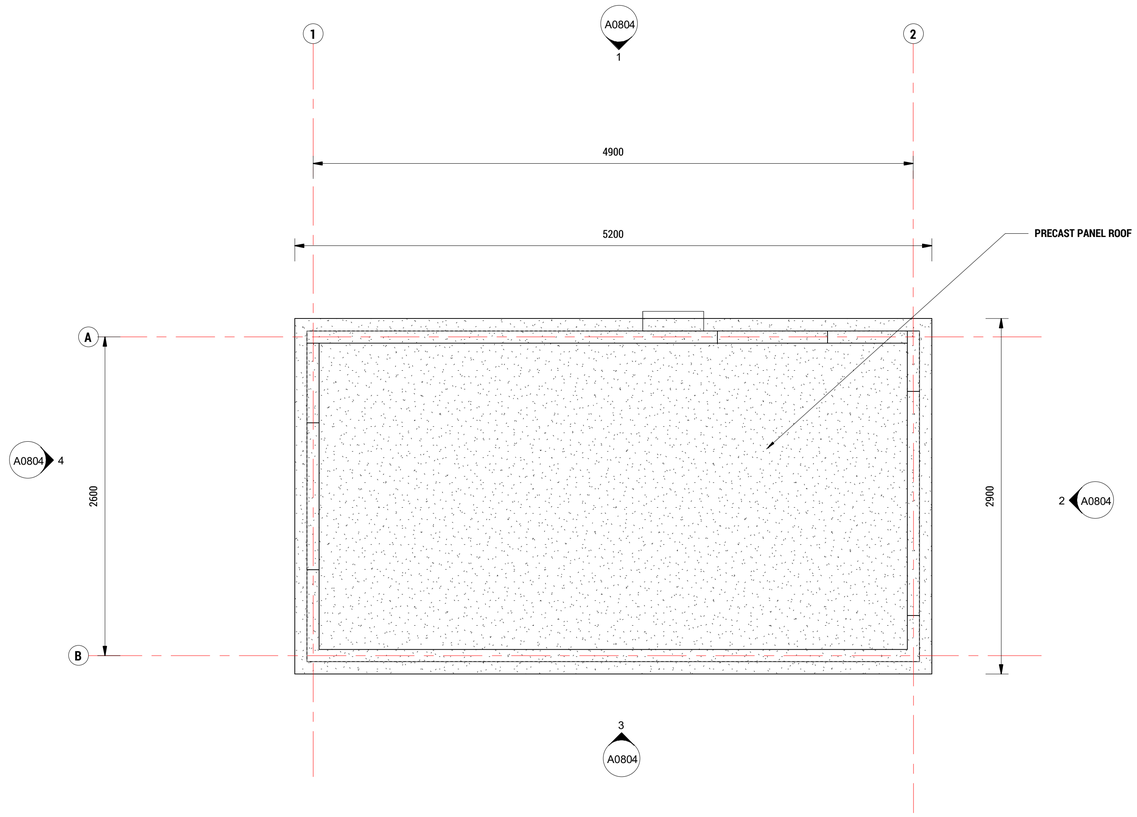
SCALE: 1 : 500 SHEET SIZE: A1 DWGs IN SET:

PROJECT No: 250037 DWG No: A0802 REV: A

DATE PRINTED: 18/12/2025 1:01:32 PM



FLOOR PLAN
SCALE 1:25



ROOF PLAN
SCALE 1:25

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS:
CONTROLLED DOCUMENT
DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

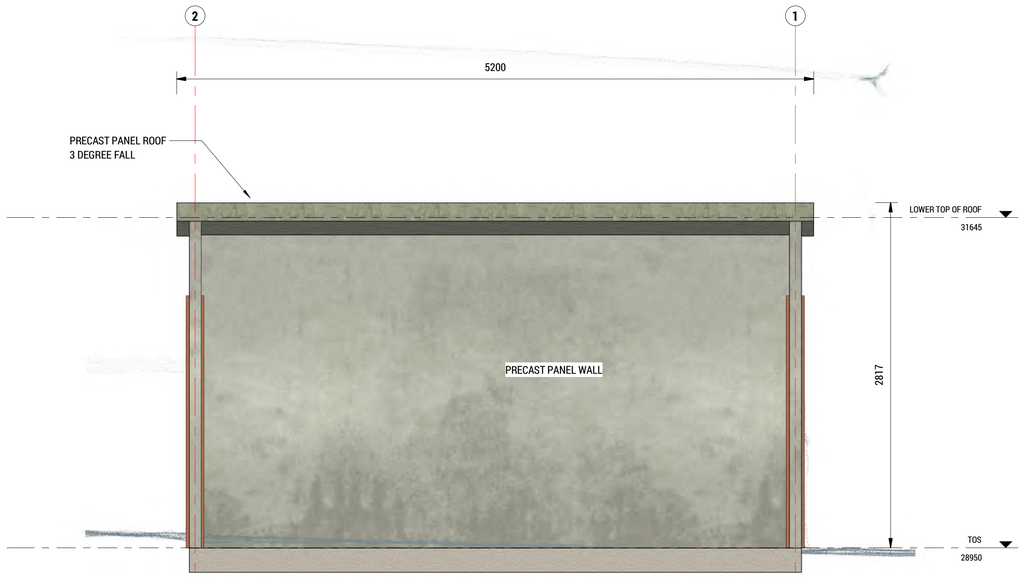
APPROVED: -
ACRED. No: -
DATE: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: LM
DRAFT CHK: BT

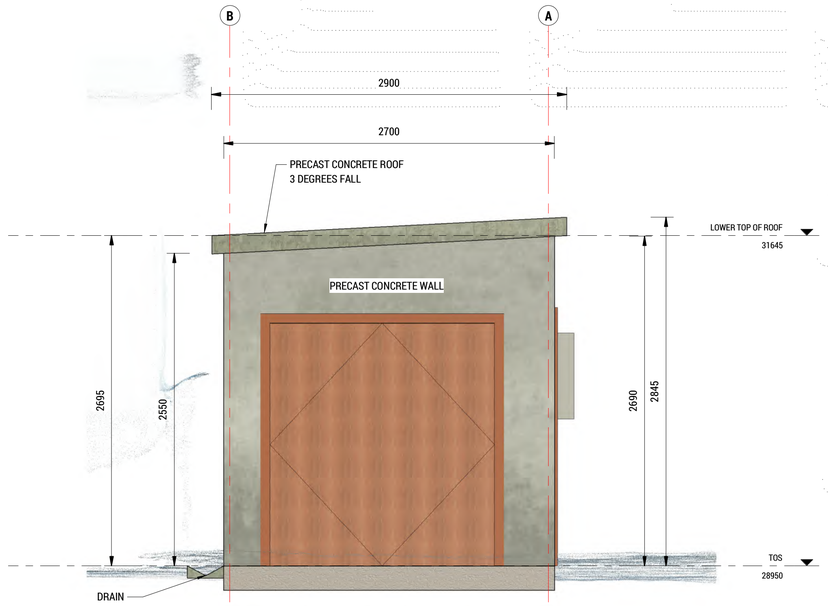
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: GREENHAMS PTY LTD
PROJECT: NEW SWITCHBOARD 0800 SERIES DRAWINGS
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330

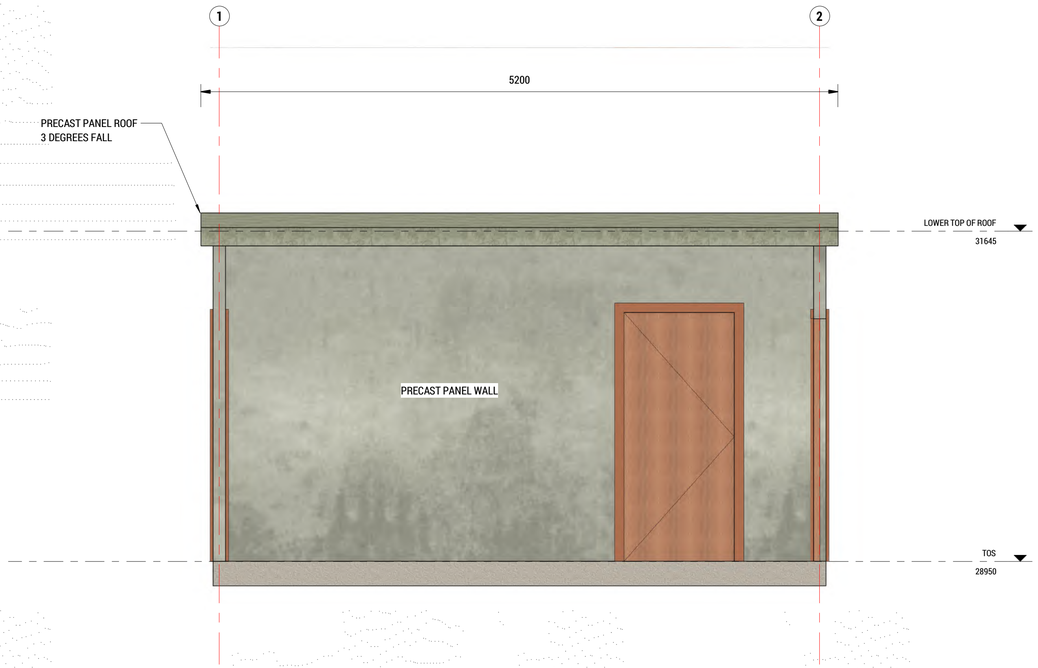
TITLE: FLOOR AND ROOF PLANS
SCALE: 1 : 25 SHEET SIZE: A1 DWGs IN SET:
PROJECT No: 250037 DWG No: A0803 REV: A
DATE PRINTED: 18/12/2025 1:01:33 PM



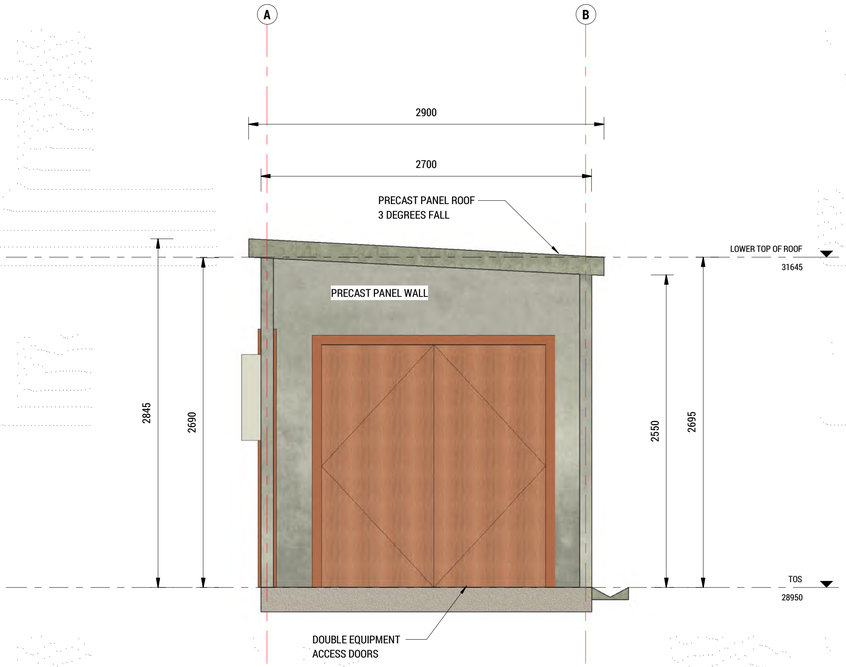
1 A0803 **Elevation 1**
1 : 25



2 A0803 **Elevation 2**
1 : 25



3 A0803 **Elevation 3**
1 : 25



4 A0803 **Elevation 4**
1 : 25

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS:
CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	LM
DRAFT CHK:	BT
DATE:	-

rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **NEW SWITCHBOARD 0800 SERIES DRAWINGS**

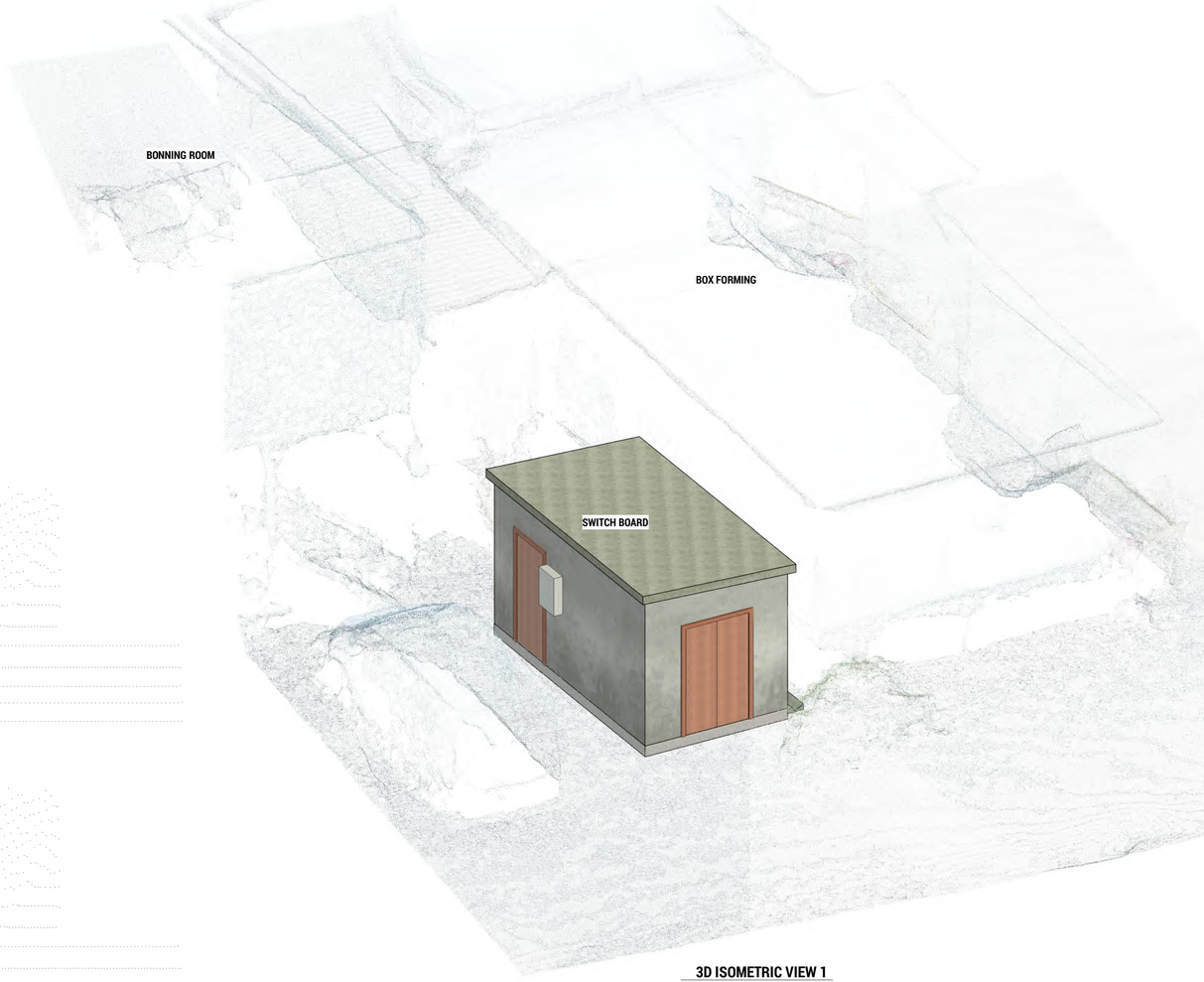
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **ELEVATIONS**

SCALE: **1 : 25** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0804** REV: **A**

DATE PRINTED: **18/12/2025 1:01:36 PM**



3D ISOMETRIC VIEW 1

SCALE 1:50



3D ISOMETRIC VIEW 2

SCALE 1:50

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	LM	17-12-25

STATUS: CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -

ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	LM
DRAFT CHK:	BT
DATE:	-

rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: GREENHAMS PTY LTD

PROJECT: NEW SWITCHBOARD
0800 SERIES DRAWINGS

ADDRESS: 4 BACON FACTORY ROAD,
SMITHTON, TASMANIA, 7330

TITLE: 3D ISOMETRIC VIEW

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: 250037 DWG No: A0805 REV: A

DATE PRINTED: 18/12/2025 1:02:14 PM

17 February 2026

Rare Innovation
22-24 Paterson Street
LAUNCESTON TAS 7250

Dear Simon

DOCUMENTS REQUIRED TO VALIDATE A PROPOSED APPLICATION FOR DA 2026/007 - GREENHAMS TASMANIAN PTY LTD - FACTORY UPGRADES – LOT 8 BASS HIGHWAY AND 4 & 8 BACON FACTORY ROAD, SMITHTON

In accordance with *Tasmanian Planning Scheme – Circular Head 6.1*, there is a level of information that must be provided with an application in order for it to be considered 'valid'. As such, in order for Council to consider the submitted application valid and for assessment to begin, the following information will need to be submitted:

1. Full certificate of title documents for 34562/7 and 40426/10. These two titles form part of the site, as this is the existing car parking area that serves the site.

Once we have received the above information your submission will become active and your application will be processed accordingly.

Please note that a preliminary assessment has been undertaken on your application and the following issues have been identified and require further information to be supplied:

- C2.0 Parking and Sustainable Transport Code
  The Code applies to all use and development. As the site is undertaking development the Code must be addressed.

  <u>Clause C2.5.1 – Car parking numbers</u>
  Table C2.1 - Resource Processing requires 2 car parking spaces per 3 employees. No calculations have been provided. Please address either the acceptable solution or performance criteria for clause C2.5.1.

  <u>Clause C2.5.2 – Bicycle parking numbers</u>
  Table C2.1 – Resource Processing requires 1 bicycle space per 5 employees. No calculations have been provided. Please address either the acceptable solution or performance criteria for clause C2.5.2.

- C13.0 Bushfire-Prone Areas Code

  It is Councils understanding that the site currently operates as a hazardous use due to the quantity of chemicals and explosives on site exceeding manifest quantity limits.

  Further clarification is sought on the quantity of chemicals and explosives used and stored onsite in accordance with manifest quantity limits, as it is understood that the site operates as a current Hazardous use under Work Safe / Major Hazard Facility and Manifest Quantity workplace.

  If the site is operating as a Hazardous use within a Bushfire-prone Area, your application will need to address C13.0 Bushfire-prone Areas Code standards for a hazardous use within clause C13.5.2, P1, A2 and A3.

Should you have any questions, please do not hesitate to contact the Development Services Department on (03) 6452 4885.

Yours sincerely



Alison Pyke
MANAGER INFRASTRUCTURE & DEVELOPMENT SERVICES

Request for Additional Information

For Planning Authority Notice

Application details

Council Planning Permit No.	DA 2026/007
Application date	16/02/2026
TasWater Reference No.	TWDA 2026/00146-CHC
Date of response	20/02/2026
TasWater Contact	Huong Pham
Phone No.	0427 471 748

Response issued to

Council name	CIRCULAR HEAD COUNCIL
Contact details	council@circularhead.tas.gov.au

Development details

Address	4 BACON FACTORY RD, SMITHTON
Property ID (PID)	9769134
Description of development	Factory Upgrades
Stage No.	

Additional information required

Additional information is required to process your request. To enable assessment to continue please submit the following:

1. To allow TasWater to determine potential hydraulic service capacity limitations, please provide the following:
    a) Total sewage flow at the point of connection.
    b) The required Peak day flow rate in L/s and the required residual pressure (kPa) at the point of connection.
    c) Peak day usage in L/day.
    d) Probable simultaneous water demand (PSD) for the existing + proposed development.
    e) The required fire flow rate in L/s and the required residual pressure (kPa) at the point of connection.
    NOTE: The pressures will need to include losses through the actual connection, the associated pipework and the elevation changes.
    f) The calculation of equivalent tenements for the development.

The document(s) submitted should include the relevant calculations for the proposal as well as include the relevant calculations for determining credits to be applied for Developer Charges.
A table outlining the existing, to be demolished and proposed uses will assist with this request.
Example:

Existing ET Calculations					
Use	**ET Code**	**Units**	**Water**	**Sewer**	**Comments**
Meat - Abattoir/Smallgoods	FM01	GBFA(sqM)			
Amenities	CF00	Shower/WC/Urinal			
Office	BE04	GBFA(sqM)			

Proposed ET Calculations					
Use (Stage)	**ET Code**	**Units**	**Water**	**Sewer**	**Comments**
Meat - Abattoir/Smallgoods	FM01	GBFA(sqM)			
Amenities	CF00	Shower/WC/Urinal			
Office	BE04	GBFA(sqM)			

NOTE: The engineering design calculations must comply with AS/NZS 3500 Plumbing and Drainage and the Sewerage and Water Codes of Australia - Melbourne Retail Water Agencies Integrated Code version(s) published by the Water Services Association of Australia, and as amended by TasWater's Supplements.

2. TasWater records indicate a DN100mm water main and DN100mm sewer pressure rising main are located in the vicinity of the proposed lot. (refer to attached TasWater Infrastructure Plan). Please submit amended plans which show the following:
   a) The exact location of the DN100mm diameter water and sewer mains and easement (if applicable) accurately dimensioned on the plans relative to both the boundaries and the proposed lot.
   b) A note added on the plan stating how the pipe was located (e.g. TasWater infrastructure located on site by private contractor/registered surveyor etc.).
   c) A preliminar long section over the top of the DN100mm sewer main outlining the existing and proposed surface levels relative to the pipe.
   Note: Minimum and maximum cover over TasWater's infrastructure must meet the allowable values as stipulated in TasWater's adopted standards.
3. Please provide a concept servicing plan for water & sewer services which shows the following:
   a) The exact location and size of the existing property water & sewer connection(s).

b) Indicative location of proposed TasWater easements in accordance with the relevant TasWater supplement (outline the minimum widths).

Advice

Existing Water Services

TasWater records indicate that the property has several water connections (see below). TasWater's typical requirement is for only a single connection point to a property. As a result, TasWater will not permit additional connections onto the property. It may be prudent to consider consolidating the services under this proposed development to reduce ongoing annual service charges.

Meter serial number	Size	Meter reader notes
NCM0537	100mm	RHS ENTRANCE TO BACON FACTORY ROAD IN CAGE 30M
ECM4925	100mm	LHS DWY MAIN ENTRANCE
8SEN0130217755	20mm	-
8SEN0110240437	40mm	OPP CATTLE RAMPS

Service Locations

Please note that the developer is responsible for arranging to locate the existing TasWater infrastructure and clearly showing it on the drawings. Existing TasWater infrastructure may be located by a surveyor and/or a private contractor engaged at the developers cost to locate the infrastructure.

- A permit is required to work within TasWater's easements or in the vicinity of its infrastructure. Further information can be obtained from TasWater
- TasWater has listed a number of service providers who can provide asset detection and location services should you require it. Visit https://www.taswater.com.au/building-and-development/service-locations for a list of companies
- Sewer drainage plans or Inspection Openings (IO) for residential properties are available from your local council.

To view our assets, all you need to do is follow these steps:

1) Open up webpage - http://maps.thelist.tas.gov.au/listmap/app/list/map
2) Click 'Layers'
3) Click 'Add Layer'
4) Scroll down to 'Infrastructure and Utilities' in the Manage Layers window, then add the appropriate layers.
5) Search for property
6) Click on the asset to reveal its properties

TasWater

Infrastructure Plan

20/2/2026



TasWater Infrastructure

- Water Reticulation Main
- Sewer Pressure Reticulation Main
- Sewer Rising Main
- Sewer Gravity Reticulation Main
- Stormwater Rising Main
- Stormwater Gravity Reticulation Main
- Recycled Water Distribution Main

Private Infrastructure

- Water Mains - Private
- Sewer Pressurised Main - Private
- Sewer Gravity Main - Private
- Stormwater Gravity Main - Private
- Recycled Water Main - Private

Abandoned Infrastructure

- Water Abandoned Line
- Sewer Abandoned Line
- Recycled Water Abandoned Line

NOTE:

The representation of the TasWater assets shown on this map was derived from data supplied by TasWater. TasWater makes no representation as to the accuracy or completeness of the assets shown on this map.

1: 2,000

N

100.00 Meters 0 50.00 100.00

Transforming Possibilities.
ABN: 79 097 438 714

Hobart
Lower Ground, 199 Macquarie Street
Hobart, Tasmania 7000
PO Box 1248, Hobart, TAS 7001

Launceston
22-24 Paterson Street
Launceston, Tasmania 7250
PO Box 1898, Launceston TAS 7250

Devonport
33-35 Steele Street
Devonport, Tasmania 7310
PO Box 1898, Launceston TAS 7250

16/03/2026

Circular Head Council
Attn: Alison Pyke, Manager Planning and Regulatory Services1
PO Box 348
Smithton TAS 7330

Dear Alison

DA.2026/0007 PID 9425507 (Greenham Tasmania – Factory Upgrades)
Request for Further Information – TasWater TWDA 2026/00146-CHC, dated 20/02/2026

Further to the Request For Further Information to DA.2026/0007, and specifically the incorporated TasWater TWDA 2026-00146-CHC dated 20/02/2026, we provide the following responses and information:

1. Regarding hydraulic service limitations:

a. Total sewage flow at the point of connection is managed by the Trade Waste Agreement dated 31/10/2025.
Maximum daily discharge limit is 1300 kL/day.
Maximum discharge rate is 20 L/s.
For trade waste, the current daily discharge to sewer over the last six months was approximately 771 kL/day. (refer to EIS full report and context).

b. The proposed development is a replacement of existing facilities on site, therefore peak water demand will not change.
The site operates as an abattoir, therefore actual water usage per day is based on production processes (ie. processing volume).
Historic peak flow rates have been measured on site using a calibrated GE PT900 portable ultrasonic flow meter on 16/05/2025.
Monitored peak instantaneous flow for DN100 connection 07H700173 was 19.75 L/s, with a 5-minute sustained peak of approximately 19.6 L/s.
Monitored peak instantaneous flow for DN100 connection 01W025536 was 12.81 L/s, with a 5-minute sustained peak of approximately 12.5 L/s.
We anticipate a peak day flow rate demand of **32.1 L/s** at a residual pressure of **350 kPa** without augmentation (this is assumed to be split over the two 100mm diameter connections and proportional to the flowrate data).
Flow data for other small diameter property connections on site is not known, however due to internal efficiencies, we do not require any increase to the peak day flow rate stated above.
Refer attached data.

c. The peak day usage is **1,200 kL/day**.

d. The proposed development is a replacement of existing facilities on site, therefore peak water demand will not change.

The site operates as an abattoir, therefore actual water usage per day is based on production processes (ie. processing volume, kill rate), not on fixture-based use.
Accordingly, PSD as defined by AS/NZS 3500.1 is not applicable to this facility type because the overarching demand principle follows the production rates.
The monitored peak flow data provided in (b) above represents actual peak demand and is considered a more reliable basis for assessing hydraulic capacity than a theoretical PSD calculation.

e. The fire system for the site consists of both fire hydrants and a dedicated sprinkler system.
AS2419.1:2021 table 2.2.5 states that, for a building with sprinkler protection and below 25m in total height, two fire hydrants need to be supplied.
Therefore, hydrant demand on site is 20 L/s.
The installed sprinkler system is an independent system with a quick-fill device, drawing from on-site fire storage.
This means that the sprinkler system will also induce a background demand on the incoming supply which is estimated at 25 l/s.
The combined hydrant and sprinkler demand is estimated at **45 l/s** at a residual pressure of **400 kPa** without augmentation (this is assumed to be split over the two 100mm diameter connections).

f. ET Calculations are provided in table below.
These calculations suggest the site will have a net increase of 194 Water ET's and 206 sewer ET's.
However we highlight that this approximation is irrelevant to actual system demand.
The development will not increase the processing volume or daily slaughter rate above the existing measured data, nor will the site staffing increase.

Existing ET calculations

Use	ET Code	Units	Measurement	Water (ET)	Sewer (ET)
Meat - Abattoir/Smallgoods	FM01	GBFA (sqM)	6,785 sq.m	434.2	434.2
Amenities	CF00	Shower/WC/Urinal	43	17.2	25.8
Office	BE04	GBFA (sqM)	1,175 sq.m	4.7	7.1

Proposed Development ET calculations

Use	ET Code	Units	Measurement	Water (ET)	Sewer (ET)
Meat - Abattoir/Smallgoods	FM01	GBFA (sqM)	9,430 sq.m	603.5	603.5
Amenities	CF00	Shower/WC/Urinal	96	38.4	57.6
Office	BE04	GBFA (sqM)	2,025 sq.m	8.1	12.15

2. Site plans indicating TasWater Infrastructure

Engineering plans to address item 2 queries are attached to this letter.
(ref: 250037-DWG-C-I.1-C501 - Rev B 26-03-13.pdf)

a. Location is as shown in the plans.
b. Pipe location has been via vacuum excavation (CML Utility Services) with obvert levels captured by a registered surveyor (Nova Land Consulting).
c. A long section of the DN100 sewer rising main is included in the plans.

3. Site plans indicating Proposed Site Servicing Concepts

Engineering plans to address item 3 queries are attached to this letter.
(ref: 250037-DWG-C-I.1-C501 - Rev B 26-03-13.pdf)

a. The location, size of the existing water and sewer connections are shown on the attached engineering 6plans.
b. Indicative locations of TasWater easements are shown on the attached engineering plans.

Finally, we understand that the flow and pressures required for items 1b and 1e might not be achieved by the current network arrangement and conditions.

As part of the design objectives for the Building and Plumbing Permit works some water supply augmentation (e.g. fire/water storage tanks) is anticipated.

Verto commits to engage with TasWater to understand any network constraints and to facilitate the design of any necessary augmentation that will achieve the project objectives without placing additional peak flow or pressure demands on the existing network.

If you require any further information, please feel free to contact Verto at any time.


Yours sincerely,



Simon Angilley
Senior Project Manager

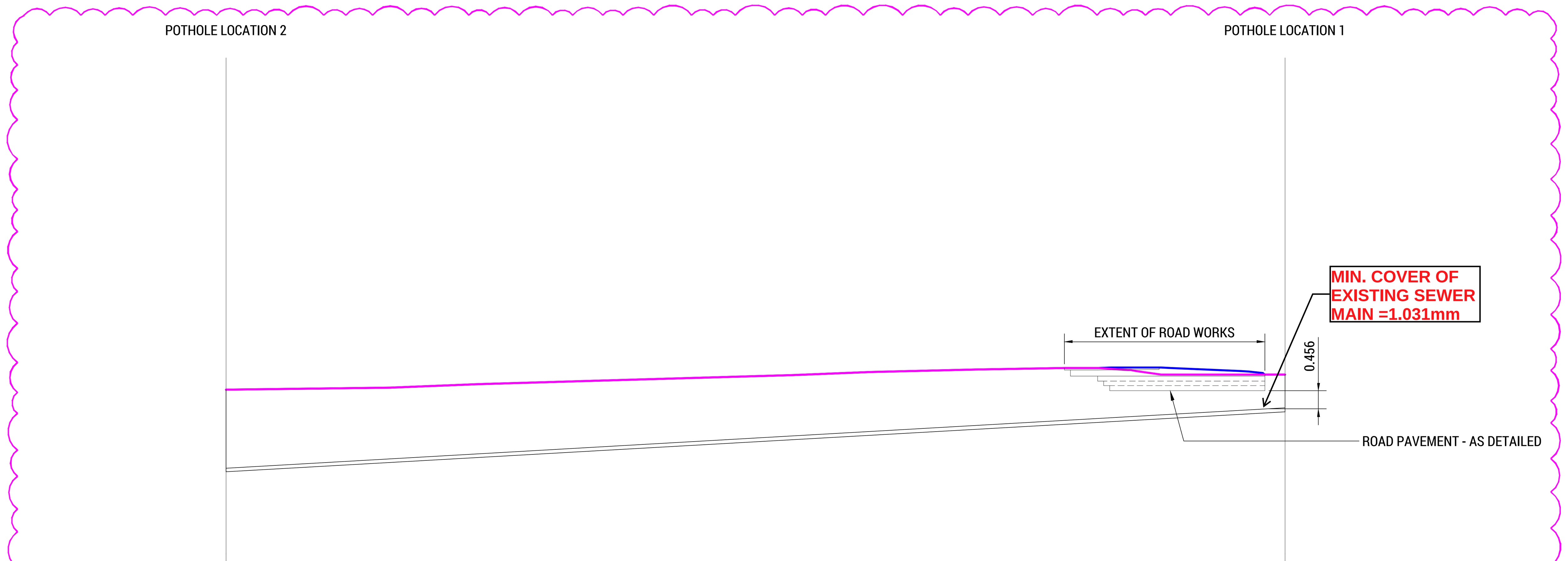
A. Attachments

A.1 Rare Drawing: 250037-DWG-C-I.1-C501 - Rev B 26-03-13
A.2 Silk Plumbing – Water Testing – Report 2025-05-20
A.3 Silk Plumbing – Water Testing – Hydrostatic Pressure Readings 2025-05-16
A.4 Silk Plumbing – Water Testing – PT900 Flow Test Data Log at By-Products Heat Exchanger Inlet Feed
A.5 Silk Plumbing – Water Testing – PT900 Flow Test Data Log at Cold Water Inlet Feed
A.6 Meter Calibration Report – PT900 Ultrasonic Meter (for By-Products Heat Exchange Feed)
A.7 Meter Calibration Report – PT900 Ultrasonic Meter (for Cold Water Inlet Feed)



EXISTING SEWER & WATER SERVICES PLAN

SCALE 1:500



PIPE DETAILS SLOPE/GRADE	100Ø EXTG uPVC 5.7%	
DATUM RL 22.1		
EMBEDMENT TYPE EMBEDMENT MATERIAL		
DEPTH TO INVERT	2.075	0.935
INVERT LEVEL	26.110	27.630
FINISHED SURFACE	28.185	28.565
EXISTING SURFACE	28.185	28.565
CHAINAGE	0.000	26.702

26.702

LONGITUNDINAL SECTION FOR LINE 1
SCALES: HORIZONTAL 1:100 VERTICAL 1:100

LEGEND

eW	EXISTING WATER MAIN
eS-RM	EXISTING SEWER RISING MAIN
eFP	EXISTING FIRE PLUG
eSV	EXISTING STOP VALVE
eM	EXISTING WATER METER

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
B	TASWATER RAI - RISING MAIN POT HOLING INFORMATION ADDED	PVD	13-03-26
A	TASWATER RAI	JG	16-01-26

STATUS:
CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **R. JESSON** ACRED. No: **CC58481**

DESIGN BY: -
DESIGN CHK: -
DRAWN BY: JG
DRAFT CHK: JF
DATE: 26-11-2025

rare.
22–24 Paterson Street
Launceston TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS**
PROJECT: **PACKAGE I.1 - HIGHWAY ACCESS**
ADDRESS: **LOT 8 BASS HIGHWAY, SMITHTON TAS 7330**

TITLE: **EXISTING SEWER & WATER SERVICES PLAN**
SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: -
PROJECT No: **2500371** DWG No: **C501** REV: **B**

Julia House

From: Simon Angilley <sangilley@vertotas.com.au>
Sent: Tuesday, 17 February 2026 6:25 PM
To: Development
Cc: Julia House
Subject: Formal Response (for Valid Application) re: Invalid & RAI Items - DA 2026/007 - Greenhams Tasmania Pty Ltd - Factory Upgrades [250037]
Attachments: 250037 Greenham Redevelopment - DA 2026-007 Additional Information for Valid Application 2026-02-17 - Compiled.pdf

Categories: Julia

CAUTION: This email comes from an external organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening Julia and team,

Confirm we received Council's letter for proposed application DA 2026/007 dated 17 February 2026.

Please find attached a formal response.
This provides the requested additional information necessary for the application to be valid.

We have not included the additional information necessary to address Code clauses identified from your preliminary assessment.
However we have acknowledged those areas, shall compile the necessary information, and provide as soon as available.

Note that the attached response is a cover letter, plus a series of attachments, compiled into single pdf.
Please let me know if it will be easier for your records management if we provide as separate files, and shall send them through as individual files.

Thankyou again,
Simon

Simon Angilley
Senior Project Manager
t. (03) 6388 9200
a. 33-35 Steele St, Devonport TAS 7310
w. vertotas.com.au

Two of Tasmania's leading firms, Rare and Aldanmark, have joined forces to form:

HOBART
DEVONPORT
LAUNCESTON

verto
Engineers+Project Managers

CONFIDENTIALITY NOTICE AND DISCLAIMER
This email may contain confidential and/or legally privileged information intended only for the addressee. If you are not the intended recipient, any disclosure, copying, or distribution is unauthorised. Please notify Verto Pty Ltd immediately and delete this email. No liability is accepted for any unauthorised use of the information, and any advice is provided solely to the addressee and must not be relied upon by any other person or for any other purpose.

From: Development <development@circularhead.tas.gov.au>
Sent: Tuesday, 17 February 2026 4:48 PM
To: Simon Angilley <simon.angilley@rarein.com.au>
Subject: Invalid & RAI Items - DA 2026/007 - Greenhams Tasmania Pty Ltd - Factory Upgrades

Good afternoon Simon

Council have reviewed the lodged application, to enable assessment to continue please see attached invalid letter requesting information.

Please respond to development@circularhead.tas.gov.au.

If you have any questions please contact Council's Development Services Team on 6452 4885.

Kind Regards

Julia House
PLANNING OFFICER
(03) 6452 4861
jhouse@circularhead.tas.gov.au

33 Goldie St, Smithton TAS 7330
ABN: 43 826 151 424
PO Box 348, Smithton TAS 7330
Open to the public 9am - 4pm

(03) 6452 4800
council@circularhead.tas.gov.au
www.circularhead.tas.gov.au
Phone between 8.15am - 5.00pm

This e-mail including all attachments is intended solely for the named addressee. It is confidential and may be subject to legal or other professional privilege. If you receive it in error, please destroy any copies. If you have received this in error please contact us on the above numbers. The unauthorised use, disclosure, copying or alteration of this message is strictly prohibited by law without the express permission of the original sender. Any views expressed in this communication are those of the individual sender, except where the sender specifically states them to be the view of the Circular Head Council. The Circular Head Council reserves the right to monitor and record e-mail messages to and from this address for the purposes of investigating or detecting any unauthorised usage of our system and ensuring its effective operation.

Circular Head Council
ABN 43 826 151 424
PO Box 348 Smithton TAS 7330
development@circularhead.tas.gov.au
ph: (03) 6452 4800

DA 2026/007 for Lot 8 Bass Highway and 4 & 8 Bacon Factory Road, Smithton

Factory Upgrades

Additional Information for Development Approval

Client:	Greenham Tasmania Pty Ltd
Verto Job No:	250037
Project:	Smithton Abattoir Redevelopment

1. Purpose:

To provide additional information to Council, in response to Council's written request, in order for the application to be considered 'valid' and for assessment to begin.
(refer attached CHC ref: DA 2026 / 00007PID 9425507 dated 17 February 2026 for detail).

2. Additional Information – Title Documents for 34562/7 and 40426/10

Council written request is for "*full certificate of title documents for 34562/7 and 40426/10. These two titles form part of the site, as this is the existing car parking area that serves the site.*"

Attached are folio plan, folio text, and schedule of easements, for each of the requested titles.

3. Updated Information – Application signed by Crown

Council have previously indicated (informal meeting Wednesday 4 February 2026) that the application for permit should be signed by Minister (or delegate) of the responsible State Department, in addition to the Crown Consent Letter which had been attached.

Attached is a copy of the Application For Permit which has been signed by the relevant officer at Department of State Growth, being the appointed delegate for the Minister for Infrastructure and Transport.

4. Acknowledgement that Additional Information Likely Required

We acknowledge that Council have undertaken a preliminary assessment of the application (thankyou) and have identified clauses within various Planning Scheme Codes which require additional information, and request commentary to address either the acceptable solution or performance criteria.

4a. Likely RAI – C2.0 Parking and Sustainable Transport Code

The additional information will be compiled and provided as soon as possible.

4b. Likely RAI – C13.0 Bushfire-Prone Areas Code

The site is operating as a manifest quantity workplace, and therefore as a Hazardous use for the purposes of C13.0 Bushfire-prone Areas Code.

The additional information will be compiled and provided as soon as possible.

Attachments

A1.	letter:	CHC ref: DA 2026 / 00007PID 9425507	
	from:	Alison Pyke, Manager Infrastructure & Development Services, Circular Head Council	
	dated	2026-02-17	
	pages:	1 page	
A2.	Title Info:	CT 40426 / 10	
	Plan:	Folio Plan	Registered Number: SP40426
	Text:	Result of Search	Volume 40426; Folio 10; Edition 6; Date 18-Dec-2013
	Other:	Schedule of Easements	Plan Number: SP40426
	pages:	4 pages (total)	
A3.	Title Info:	CT 34562 / 7	
	Plan:	Folio Plan	Registered Number: S.P34562
	Text:	Result of Search	Volume 34562; Folio 7; Edition 7; Date 08-Feb-2014
	Other:	Schedule of Easements	Plan Number: S.P34562
	pages:	5 pages (total)	
A4.	document:	Application for Permit *Land Use Planning and Approvals Act 1993* Tasmanian Planning Scheme – Circular Head	
	from:	Simon Angilley obo Rare Innovation (Applicant)	
	dated	2026-01-28	
	pages:	3 pages	
	with		
	signature:	Fiona McLeod, Director Asset Management, delegated by the Minister	
	dated	2026-02-10	

Circular Head Council
ABN 43 826 151 424
PO Box 348 Smithton TAS 7330
development@circularhead.tas.gov.au
ph: (03) 6452 4800

DA 2026/007 for Lot 8 Bass Highway and 4 & 8 Bacon Factory Road, Smithton

Factory Upgrades

Additional Information for Development Approval (Response 02)

Client:	Greenham Tasmania Pty Ltd
Verto Job No:	250037
Project:	Smithton Abattoir Redevelopment

1. Purpose:

To provide additional information to Council, in response to Council's written request.
(refer attached CHC ref: DA 2026 / 00007PID 9425507 dated 17 February 2026 for detail).

This submission is the second response to Council's written request letter.
Refer also first response (dated 17 February 2026, same day as letter) for information on valid application.

2. Additional Information – C2.0 Parking and Sustainable Transport Code

The proposed development does not change nor intensify the existing use.
However Council have noted that the Code C2.0 applies to all use and development, and as the site is undertaking development the Code must be addressed.

C2.5.1 Car Parking Numbers, acceptable solution A1 requires:
"*the number of on-site car parking spaces must be no less than the number specified in Table C2.1 …* "

C2.5.2 Bicycle Parking Numbers, acceptable solution A1 requires:
"*bicycle parking numbers must … be no less than the number specified in Table C2.1.*"

C2.5.3 Motorcycle Parking Numbers, acceptable solution A1 requires:
"*on-site motorcycle parking spaces must … be no less than the number specified in Table C2.4.*"

Table C2.1 Parking Space Requirements, for Resource Processing use, requires:

- Car Parking: 2 spaces per 3 employees
- Bicycle Parking: 1 space per 5 employees

Table C2.4 Motorcycle Parking Space Requirements, requires:

- Motorcycle Parking: 1 space if 21-40 car spaces, plus 1 space for every additional 20 car parking spaces

The maximum total number of people on-site during operations is:

- 276 employees
  (Travis Turnbull, Plant Manager, Greenham Tasmania, in-person discussion, 19 February 2026)

To achieve Table C2.1, and therefore satisfy C2.5.1 and C.2.5.2, the site requires:

- Car Parking: 184 spaces
- Bicycle Parking: 56 spaces; and
- Motorcycle Parking: 9 spaces

The site currently has following car parking:

- West of Workshop: 8 spaces (8x spaces removed by development)
- South of Office: 7 spaces (7x spaces removed by development)
- South of Cool Store: 15 spaces (15x spaces removed by development)
- Staff carpark: 141 spaces (41x spaces removed by development)
- 171 spaces (71x spaces removed by development)

The site currently has following bicycle parking:

- East entry gate: 5 spaces (allocated but unsued; 5x spaces removed by development)
- 5 spaces

The site currently has following motorcycle parking:

- Staff carpark: 10 spaces (allocated but un-usued)
- 10 spaces

As a result of the proposed development the site will have:

- Car Parking: 156 spaces, new carpark
  100 spaces, existing staff carpark (remaining after development)
  256 spaces, total

  The proposed development comfortably satisfies required car parking spaces.

As a result of the proposed development the site will have:

- Motorcycle Parking: 10 spaces, existing staff carpark (remaining after development)
  10 spaces, total

  The proposed development satisfies required motorcycle parking spaces.

56 bicycle parking spaces are required to satisfy *Scheme* Acceptable Solution A1 of C.2.5.2
For horizontal (on-grade) parking, this requires an area 2.0m deep x 28.0m (minimum) wide.

The drawings submitted with the DA application did not explicitly designate spaces for bicycle parking.

We designate the area immediately west of the pedestrian footpath on west side of new carpark to be for bicycle parking, for a minimum 2.0m deep x 30m wide to accommodate 60 horizontal, at-grade bicycle parking spaces.



Bicycle parking area is indicted on a marked-up copy of drawing 250037-A0003 rev.B, per screenshot above and attached.

3. Additional Information – C13.0 Bushfire Prone Areas Code

The site is operating as a manifest quantity workplace, and therefore as a Hazardous use for the purposes of C13.0 Bushfire-prone Areas Code.

A full Bushfire Assessment for the proposed development has been prepared to address the Code, and is provided in the following documents:

- Bushfire Assessment Report 8273-v4
- Bushfire Hazard Management Plan 8273-BHMP v4
- Bushfire Emergency Management Strategy 8273-EMS v2.0 (endorsed by Tasmania Fire Service)

prepared by Jason van Zetten (accreditation BFP-113) of Red Dog Bushfire.

Attachments

A1.	letter:	CHC ref: DA 2026 / 00007PID 9425507
	from:	Alison Pyke, Manager Infrastructure & Development Services, Circular Head Council
	dated	2026-02-17
	pages:	1 page
A2.	drawing:	Bicycle Parking Designated Area
	reference:	250037 A0003 rev.B Site Plan General Arrangement SKETCH with Bicycle Parking
	by:	Verto (Rare / Aldanmark)
	date	2026-02-19
	pages:	1 page
A3.	report:	Bushfire Assessment
	reference:	8273-v4
	by:	Red Dog Bushfire Assessors Jason van Zetten, BFP-113
	date	2026-01-28
	pages:	15 pages
A4.	drawing:	Bushfire Hazard Management Plan
	reference:	8273 BHMP v4
	by:	Red Dog Bushfire Assessors Jason van Zetten, BFP-113
	date	2026-02-18
	pages:	1 page
A5.	report:	Bushfire Emergency Management Strategy
	reference:	8273 EMS version 2.0
	by:	Red Dog Bushfire Assessors Jason van Zetten, BFP-113
	date	2025-12-01
	pages:	12 pages
	endorsed:	Tasmania Fire Service
	date	2026-02-19

RED DOG BUSHFIRE ASSESSORS

BUSHFIRE SITE ASSESSMENTS
BUSHFIRE REPORTS
HAZARD MANAGEMENT PLANS

PH: 0429 199 934
www.reddogbushfire.com.au

VZ Designs Pty Ltd ABN 50 110 377 421 e: info@reddogbushfire.com.au PO Box 7647, Launceston

BUSHFIRE ASSESSMENT

Client	Greenham Tasmania Pty Ltd	Volume/Folio Number	178708/1
Site	4 Bacon Factory Road, Smithton, Tas, 7330	PID	9769134
Report By	Jason Van Zetten	Accreditation	BFP113
Date	28/01/2026	Job Reference	8273- V4



Proposal

The proposal is for kill floor building and covered holding yard and other associated structures which are to be constructed on the western side of the existing Smithton abattoirs.

Whilst information was not shown on plans, it is deemed that the proposed works are class 8 to NCC2022. If other classes are adopted for other areas of the site, it is assumed the class 8 is the overriding class.

Note, a prior report was done in March 2023 associated with other structures on the site.

From the description of the proposed works, it is believed that it fits into the highlighted requirements set out below in Table 4 of the Directors Determination.

Table 4 – requirements for Hazard Management Area – Directors Determination – Bushfire Hazard Areas version 1.2
(Note, this table does not depict the BAL level for this site, however, does provide clarification of the definition set out in the building act in relation to application of when the lot was created.)

	Element	Requirement
A	New buildings on lots provided with a BAL at the time of subdivision.	A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL-19, except where a higher BAL was approved as part of the subdivision bushfire hazard management plan; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
B	New buildings on lots not provided with a BAL at the time of subdivision.	A new building must: (a) be provided with a HMA no smaller than the required separation distances required for BAL-29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
C	Alterations or additions to buildings.	An alteration or addition to a building must: (a) be located on the lot so as to be provided with a HMA which: (i) has the separation distances required for the BAL assessed for the construction of the existing building; or (ii) in the case of a building without an existing BAL assessment, is no smaller than the separation distances required for BAL-29; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
D	New buildings and additions and alterations to buildings classified as an accommodation building Class 1b, Class 2, or Class 3, other than communal residence for persons with a disability, a respite centre or a residential aged care facility or similar.	A new building or an alteration or addition must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL-12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
E	New buildings and additions and alterations to existing buildings classified as vulnerable use as defined in the relevant planning scheme.	A new building or an addition or alteration including change of use must: (a) be located on the lot so as to be provided with HMAs no smaller than the separation distances required for BAL-12.5; and (b) have a HMA established in accordance with a certified bushfire hazard management plan.
F	New buildings or additions and alterations to buildings associated with the use, handling, generation or storage of a hazardous chemical or explosive.	A new building or an alteration or addition, including change of use, for a building associated with the use, handling, generation or storage of a hazardous chemical must: (a) be located on the lot so as to be provided with a HMA no smaller than the required separation distances for the BAL determined in the certified bushfire hazard management plan; and (b) have a HMA established in accordance with a certified bushfire hazard management plan
G	Additional requirements for Certain Class 9 Buildings and associated Class 10a Buildings and decks.	Refer to NCC Vol. 1 – Part G5 (incorporating TAS G5P1 and TAS G5P2) and Specification 43

Site Description

The site is located on the southern side of the Bass Highway and is a larger 20ha site being a mix of buildings associated with abattoir and open grassland. The site is located in an industrial area around 2km south/south east of the town of Smithton, off Bacon Factory Road and near the junction of Bass Highway and Brittons Road.

To the north of the proposed works are existing abattoir buildings which extend approx. 70m to the front property boundary. Beyond the boundary is the Bass Highway with its wider managed verges extending to around 100m from the works. Beyond the highway is commercial and industrial uses with little to no vegetation (not mapped bushfire prone area) which extend to around 450m from the site where the southern end of residential Smithton mixes with larger open grassland paddocks, extending each side of Brittons Road for around 1.2km to the southern end of Smithton itself.

To the east of the proposed works are buildings and large graveled areas associated with the site itself extending approx. 150m through to Bacon Factory Road. Beyond this are other commercial buildings and large graveled lots for vehicle storage extending around 240m from the site. Four houses exist at the eastern end of Bacon Factory Road. Grassland paddocks, associated with the site itself, extend through to Bass Highway near the Brittons Road intersection. A large timber industry site exists beyond the highway and Brittons Road which extends as grassland paddocks along each side of Bass Highway for around 2.5km to Deep Creek, crossing an area known as Smokers Bank.

To the south of the proposed works is the existing abattoir which includes large working buildings and large gravel parking and turning areas associated with the use including grassland holding paddocks, extending for at least 150m through to grassland paddocks associated with the site itself. Grassland paddocks extend to the property boundary around 300m from the works. Beyond the boundary, grassland paddocks extend across the undulating hillsides for several kilometres.

To the west of the proposed works are buildings associated with the abattoir itself existing settling ponds and vegetation free holding paddocks, large parking, turning and access areas which extend at least 150m from the proposed works. Beyond the boundary are undulating grassland paddocks which extend across neighbouring properties for approx. 1km to the Tall Timbers Resort. Beyond this is an area of residential dwellings mixed with grassland paddocks in an area known as Scotchtown.

Water Supply

Tas Water owned fire hydrants exist on the north side of the Bass Highway, in three locations along the north of the site and another is located on Bacon Factory Road. The site itself is serviced by privately owned fire hydrants (at least 12 in number) extending across the site. A 120m hose lay coverage can be achieved across the entire site. The sites water supply itself is via four 20mm connections with a fifth 100mm connection entering the site off Bacon Factory Road with the connection point and a hydrant located on the north side of the fire pumphouse. It is believed the scenario in place achieves the minimum requirements as set out in the Directors Determination for water supply.

Access

Access is via two well-formed access points with large parking areas associated with truck access. A third larger area is proposed to be built to the west, It is believed that the existing access complies with the requirements set out in the Directors Determination.

The following design and construction requirements apply to property access greater than 30m in length or for access to a fire appliance to a firefighting water point as per Building Act 2016 Directors Determination - Bushfire Hazard Areas.:
(a) All-weather construction;
(b) Load capacity of at least 20 tonnes, including for 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° (1:3.5 or 28%) for sealed roads, and 10° (1:5.5 or 18%) for unsealed roads; and
(j) Terminate with a turning area for fire appliances provided by one of the following: (i) A turning circle with a minimum outer radius of 10 metres; (ii) A property access encircling the building; or (iii) A hammerhead “T” or “Y” turning head 4 metres wide and 8 metres long.

Opportunities & Constraints

1. Due to the undulating nature of the area the slopes have all been based on a conservative 0-5 degree downslope, however, this does not change the overall result in any way.
2. The dimensions referred to in the description are nominal to key features as determined by the author. There may be variation in these numbers however this does not change the final outcome.
3. Settling ponds and short term holding yards are not deemed classifiable vegetation to AS3959/2018 2.2.3.2 (f).
4. The opportunity exists on the site itself to minimize risk and provide a hazard management plan large enough to achieve a BAL LOW outcome.
5. Due to the nature of flammable liquids on the site, this report is to be accompanied to planning by an Emergency management strategy (EMS) and to building permit stage by a Bushfire Emergency Plan (BEP). Note, the BEP ideally will be designed to insert into the companies already in place action and emergency procedures.

Bushfire Hazard Management Plan

The attached Bushfire Hazard Management Plan must be implemented prior to occupation of the new works.

Failure to meet the requirements of this report may invalidate your insurance policy in the event of a bushfire.

The **highlighted area** is required to be maintained as per the plan and in line with AS3959/2018.

C13.5.2 Hazardous uses:

Objective: 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.

The Dangerous Goods & Combustible Liquids Manifest as stored on site:

Tank Id Number	Dangerous Goods Name	Class	Sub Risks	UN Number	Packaging Group	Tank Type	Capacity
DGT1	Anhydrous Ammonia - Tank	2.3	8	1005	n/a	a/g	10,000 L
DGT2	LPG Cylinders	2.1	n/a	1971	III	a/g	30,000 L
DGT3	Diesel - Tank	3	n/a	n/a	n/a	a/g	30,000 L
	Tallow - Tanks	n/a	n/a	n/a	n/a	a/g	75,000 L

u/g – Underground

a/g – Aboveground

n/a – Not Applicable

Acceptable Solutions Performance Criteria

P1
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:
(a) the location, characteristics, nature and scale of the use;
The works are an extension of a large preexisting use located on the southern side of the township of Smithton. The nature of the use, being an abattoir, would not fit in other areas or closer to the township due to size of the building, area of land required, trucking movement and odours.

(b) whether there is an overriding benefit to the community;
The factory employs a large number of people who mostly live in the Smithton community.

(c) whether there is no suitable alternative lower-risk site;
Due to the nature of the use there is no suitable alternative, lower risk site.

(d) the emergency management strategy (hazardous use) and bushfire management plan; and
An emergency management strategy is being prepared to accompany this report. Due to the nature of the site, a BAL LOW classification has been adopted, a hazard management plan is attached and is certified by Jason Van Zetten, Red Dog Bushfire.

(e) other advice, if any, from the TFS.
No advice was provided at the time of this report.

A2
An emergency management strategy (hazardous use) endorsed by the TFS or accredited person.
An emergency management strategy will accompany this report.

A3
A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.
Due to the nature of the site, a BAL LOW classification has been adopted, a hazard management plan is attached and is certified by Jason Van Zetten, Red Dog Bushfire.

Conclusion

As the site is within 100m of bushfire prone vegetation and is mapped as being in a bushfire prone area, a BAL assessment is required for the purpose of construction of the works.

After consideration of the new buildings and proposed extension works which are located mostly on the western side of the 20Ha site where undulating slopes in all directions exist. It is deemed a 12.5 or 19 classification would be adopted in its current form. However, due to the size of the site and the location of the access road to the west, upon implementation of a hazard management area extending to the lot boundary to the north and east to the lot boundary, to the south at a distance of 50m to the extent of the development and to the west to the lot boundary, which includes low threat features in the vicinity of the covered holding yard and delivery area. The land beyond the covered holding yard associated with truck access, turning and deliveries will be mostly hard stand and can be deemed low threat to a distance of at least 50m also. On this basis, with a distance exceeding 50m to classifiable vegetation from the building area on the site including carparks to the south and holding yards to the west, a BAL LOW classification can be adopted where the site is managed in line with the hazard management plan attached to a distance beyond 50m as set out in AS3959/2018 table 2.6 to grassland FDI50(grassland exists to the south and west across downslopes of 0-5 degrees beyond the hazard management area).

So therefore, a BAL LOW classification can be adopted for the new works in line with AS3959/2012 2.2.3.2 (e) (f) table 2.3 and 2.6 FDI50 upon implementation of the hazard management plan attached.

BAL LOW to AS3959-2018

It is the responsibility of the accredited architect/designer to provide specific construction details to AS3959/2018 and firefighting water supply and property access requirements on the plans, as per this report for approval in line with the requirements set out in CBOS schedule 1. Water supply and property access details can be copied from this report and hazard management plan without fear of copyright.

Limitations

This report only deals with potential bushfire risk, and all other statutory assessments are outside this report. All information provided was at the time of inspection of the site, and this report is not to be used for further or future development of the site other than what has been provided by the plans attached. This report and/or management plan does not guarantee that the building will survive a bushfire.

Emergency Management Strategy

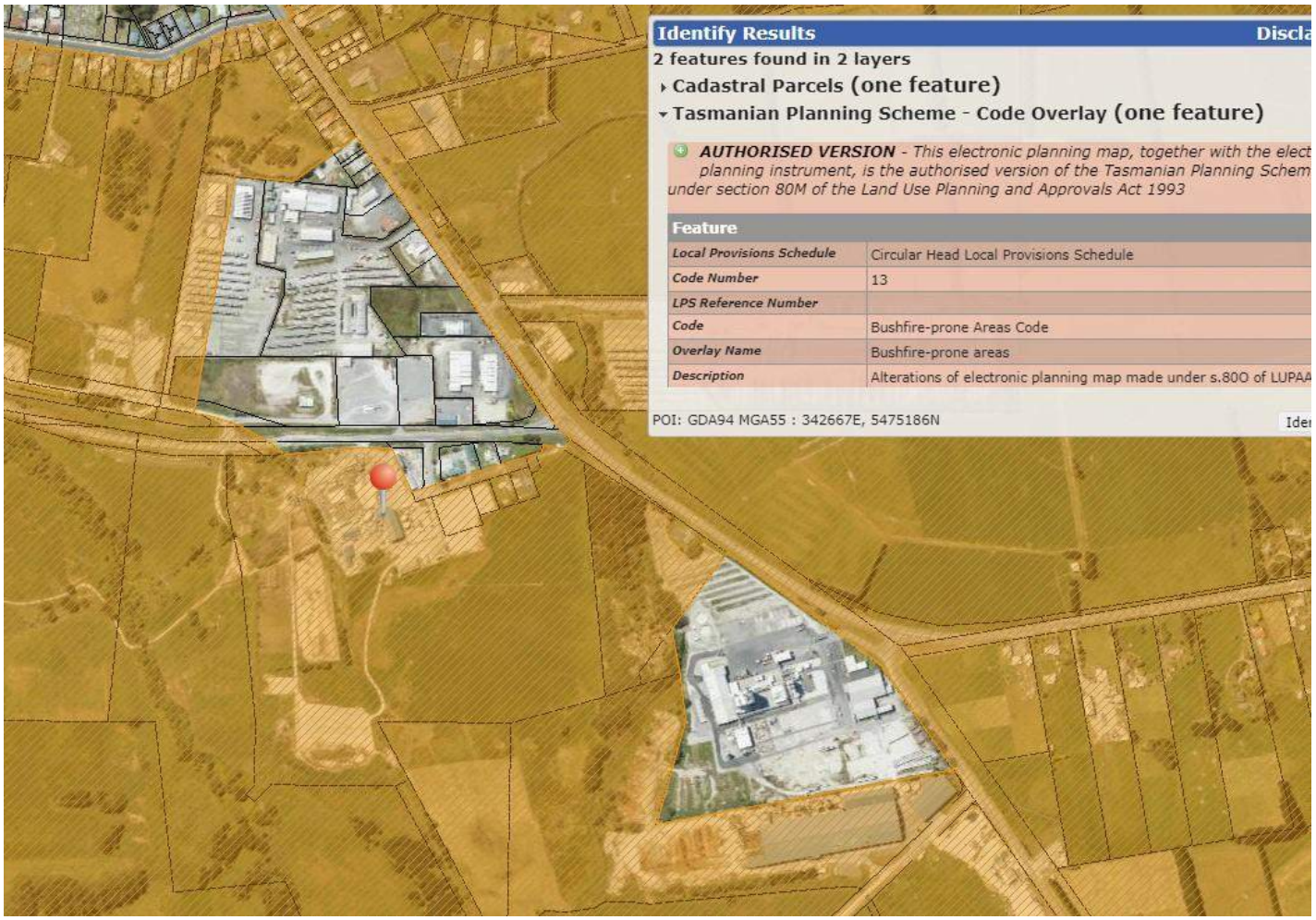
An emergency management strategy in line with TFS guidelines is to be submitted as part of the planning process. This EMS is to be approved by TFS. This EMS is the pathway to a Bushfire Emergency Plan.

Bushfire Emergency Plan

A Bushfire Emergency Plan in line with TFS guidelines is to be submitted as part of the building approval process. This BEP is to be approved by TFS. This BEP will be based off the EMS.

Bushfire Mapping

This site is considered bushfire prone as per LISTmap.



Photos











Photos



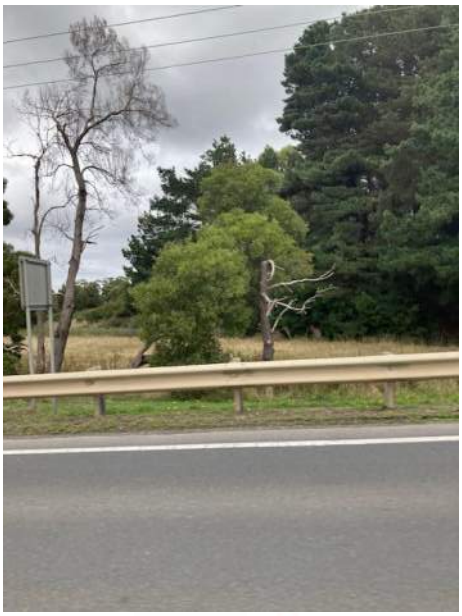












Photos



Water Tank 1



Water Tank 2

Vegetation classification AS3959	North	East	South	West
Group A	Forest	Forest	Forest	Forest
Group B	Woodland	Woodland	Woodland	Woodland
Group C	Shrub-land	Shrub-land	Shrub-land	Shrub-land
Group D	Scrub	Scrub	Scrub	Scrub
Group E	Mallee-Mulga	Mallee-Mulga	Mallee-Mulga	Mallee-Mulga
Group F	Rainforest	Rainforest	Rainforest	Rainforest
Group G	Grassland	Grassland	Grassland	Grassland
Excluded	Existing buildings and hardstand areas associated with the abattoir and Bass Hwy including settling ponds	Existing buildings and hardstand areas associated with the abattoir and neighbouring commercial lots with little to no vegetation	Existing buildings and hardstand areas associated with the abattoir and holding yards	Existing buildings and hardstand areas associated with the abattoir and holding yards and settling ponds
Effective slope (degrees)	Up/0^0	Up/0^0	Up/0^0	Up/0^0
	>0-5^0	>0-5^0	>0-5^0	>0-5^0
	>5-10^0	>5-10^0	>5-10^0	>5-10^0
	>10-15^0	>10-15^0	>10-15^0	>10-15^0
	>15-20^0	>15-20^0	>15-20^0	>15-20^0
Distance to classified vegetation	N/A	250 metres	150 metres	60 metres
Distance Required for Onsite Bushfire Hazard Management	N/A	N/A	N/A	N/A
Likely direction of bushfire attack	North	East	South	West
Prevailing winds	North	East	South	West
BAL Value (FDI 50)	BAL – LOW	BAL – LOW	BAL – LOW	BAL – LOW

The values have been achieved from the location proposed, within the constraints of the site. If the location or nature of the proposal is to be altered for any reason this report will need to be amended to suit

Appendix 1: General Overview of Bushfire Attack Level Classifications

BAL – LOW	**The risk is considered to be VERY LOW.** There is insufficient risk to warrant any specific construction requirements but there is still some risk.
BAL – 12.5	**The risk is considered to be LOW.** There is a risk of ember attack. The construction elements are expected to be exposed to a heat flux not greater than 12.5 kW/m^2.
BAL – 19	**The risk is considered to be MODERATE.** There is a risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 19 kW/m^2.
BAL – 29	**The risk is considered to be HIGH.** There is an increased risk of ember attack and burning debris ignited by windborne embers and a likelihood of exposure to an increased level of radiant heat. The construction elements are expected to be exposed to a heat flux not greater than 29 kW/m^2.
BAL – 40	**The risk is considered to be VERY HIGH.** There is a much increased risk of ember attack and burning debris ignited by windborne embers, a likelihood of exposure to a high level of radiant heat and some likelihood of direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux not greater than 40 kW/m^2.
BAL – FZ	**The risk is considered to be EXTREME.** There is an extremely high risk of ember attack and burning debris ignited by windborne embers, and a likelihood of exposure to an extreme level of radiant heat and direct exposure to flames from the fire front. The construction elements are expected to be exposed to a heat flux greater than 40 kW/m^2.

Appendix 2 – plan as provided by client

See attached PDF.

Emergency Management Strategy

Greenham Abattoir Tasmania Pty Ltd

4 Bacon Factory Road, Smithton

December, 2025

Tasmania Fire Service

Endorsed
19 / 02 / 2026

Document control

Version	Prepared by	Description	EPC approval (name/date)
1.0	Jason Van Zetten	Provided to TFS for Review	JVZ / 23/10/2025
2.0	Jason Van Zetten	Provided to TFS for Review	JVZ / 1/12/2025

Table of Contents

1 Purpose, Scope and Application 4
2 Overview of Proposal 4
3 Relevant Details 5
4 Risk Analysis 9
5 Proposed Emergency Management Responses 10
5.1 Prevention 10
5.2 Preparedness 10
5.3 Response 11
5.4 Recovery 11
6 Implementation 12

1 Purpose, Scope and Application

This emergency management strategy relates to extension and redevelopment works associated with the abattoir at 4 Bacon Factory Road, Smithton.

An endorsed emergency management strategy is required for compliance with clause C13.5.2 A2 of the Tasmanian Planning Scheme.

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. It 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 proposed works include extensions and upgrades of an existing large-scale abattoir which is located on a 20Ha lot located near the intersection of the Bass Highway, Brittons road and off Bacon Factory Road on the southern side of the Smithton township.

The abattoir is existing, and the new works mainly include a new access and unloading facility, covered holding yard and new kill floor facility/building including amenities, lunchrooms etc. Other facilities include a large carpark and a new truck access road.

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.	There are approximately 320 employees that work on the site and approx. 5-10 other personnel that drive trucks, do deliveries, etc. Most of the employees are aged between 16 – 65 and most of them would be of a mobile nature and would understand the English language. Most of the staff and employees live locally and would be familiar with the site's location via road to Smithton. The abattoir already has in place warning systems, mobile phone systems and other devices which would be utilised in a bushfire emergency scenario to inform staff and contractors to the site of an emergency.
b. Emergency management structure and capability.	An emergency planning committee and control organisation is currently in place. These documents will be updated to include the bushfire emergency planning. The current safety manager Tanya Abblitt is responsible to update the documentation to work with existing emergency plans for the site.
c. The building(s) and/or site vulnerability.	The site itself location, surrounded by other industrial uses should help minimise the potential exposure of the site/buildings to smoke, flame, radiant heat and ember attack. Most of the land surrounding the site is grassland. Some of this grassland is in a managed state, other areas not. Both the new building and the existing buildings are predominantly constructed by metal with large hardstand areas and minimal garden areas creating safe environments for staff on the site. The site will have 3 major roads/driveways leaving the site, most of which being accessible in a fire in most directions. Several routes exist to drive towards the township of Smithton including Brittons Road and Nelson Street with the likelihood of both of these being closed or cut off being minimal. The hazardous materials on the site have the potential to ignite or explode.
d. Complementary bushfire protection strategies (existing /proposed).	The existing abattoir has procedures in place for many scenarios including communication systems, induction procedures and existing on-site refuge buildings. Many of the staff are trained on how to use existing firefighting and hydrant systems.

e. Possible bushfire scenarios.	The site would probably be impacted by a bushfire from the east, south or west, with west being the prevailing wind. It is unlikely a fully developed large bushfire would approach the entire site and surrounding areas where vegetation existing are grassland paddocks only. Whilst the site is surrounded by paddocks, significant residential and commercial areas exist around 1km to the west which would act as a break. On the site itself there are large settling ponds and large wet areas which would further minimise the risk. It is not likely an onsite ignition would occur due to minimal fuel loads due to the industrial nature of the use and the large areas of hard stand. There is no relevant fire history within 1km of the site. A fire was recorded in 2007/2008 season on a site known as 3 Rupert Lane Smithton which is an industrial site approximately 1.2km to the northwest set between commercial and residential areas which was deemed accidental (see figure 1 below). This information was determined from fire history on theLIST. Other fires in the region known around 5-6km to the north in scrub between the beach and Duck Bay to the north of Smithton and a similar distance to the southwest in an area known as Brittons Swamp. These fires were all contained at the point of grassland paddocks.
f. Primary and contingency bushfire safety options.	In an evacuation situation the primary safety option would be that the staff would be notified to leave and return home. In a case where staff lived in a direction that is impacted by bushfire they would be instead instructed to head to the Nearby Safer Place as listed by TFS being the East Esplanade Boat Ramp. Staff would travel approximately 5 minutes (3.2km) to the safer place by own vehicle. Note, there are two travel options of a similar time with one or the other being more suitable in a certain fire event. In a case where a staff member did not have a vehicle, management would assist with transport in their own vehicle i.e. somebody too young to hold a driver's licence or somebody who uses alternate transport to work such as walking or bike riding. Greenham's management would designate an employee to meet at the East Esplanade Boat Ramp to provide support i.e. food, medical, water and a safe place pending the event. Whilst shelter in place isn't intended to be part of the strategy, the facility has large lunchrooms and meeting areas in place where staff would meet in the case of an alarm being raised. The current lunchrooms and meeting areas are generally of metal clad and are designed for large numbers. These areas are within their current emergency strategies in place.

g. Firefighter access, firefighting services, and firefighter protection.	The site will be accessed by three large accessways, two off the Bass Highway and one off of Bacon Factory Road. Large hardstand and turning areas already exist and the new works create a large truck turning area to the west of the site.
h. Likelihood and consequence if hazardous materials or explosives are impacted by fire.	Below is the manifest list of hazardous materials being kept on site. (Figure 2) The diesel tank exceeds WorkSafe manifest quantity therefore triggers hazardous use. The diesel tank is located on the eastern side of the works and has minimal to no fuel load around it for at least 70m. The diesel tank is protected by other buildings in most directions. Existing hazardous materials are stored in tanks on site that are clearly marked.

Figure 1 – 2007/2008 Fire Mapping

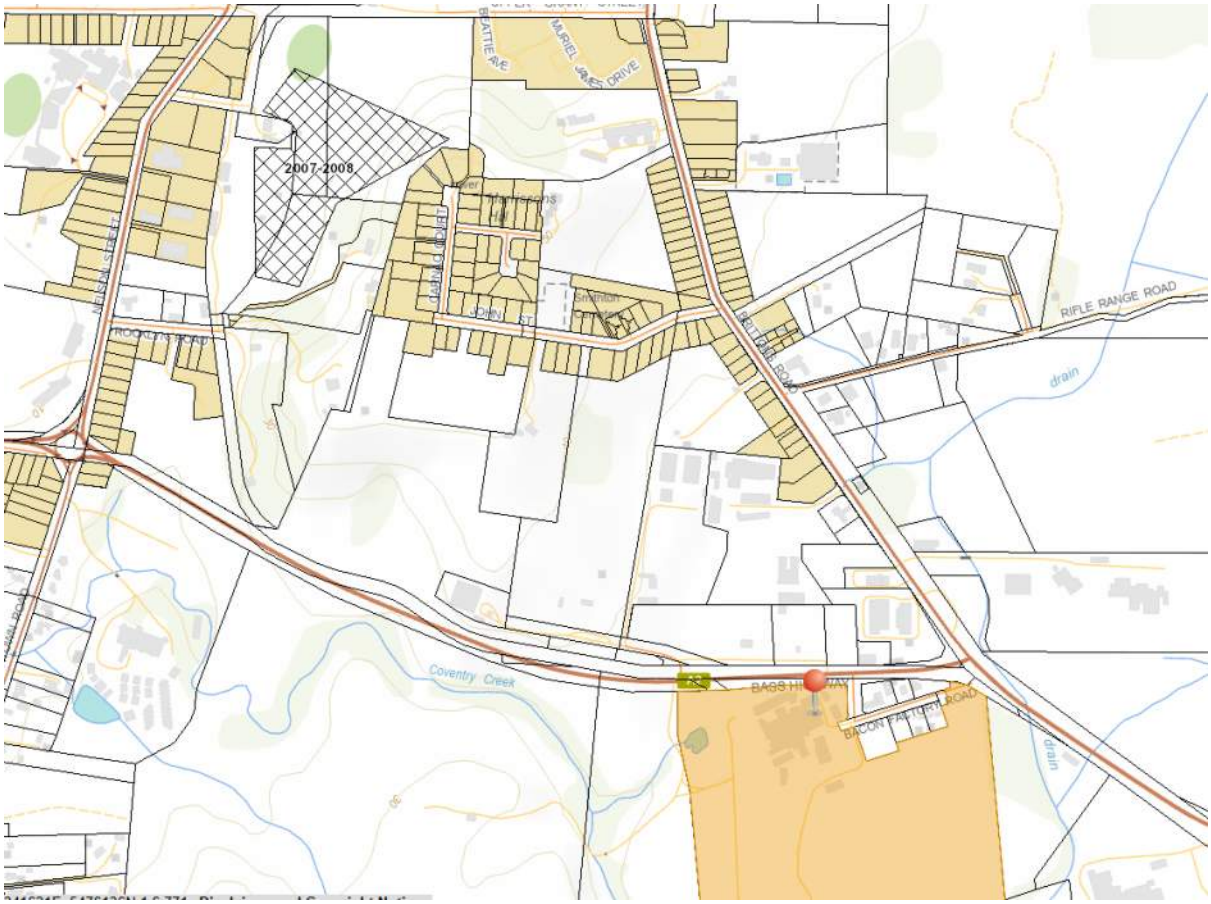


Figure 2 – Dangerous Goods Manifest

Tank Id Number	Dangerous Goods Name	Class	Sub Risks	UN Number	Packaging Group	Tank Type	Capacity
DGT1	Anhydrous Ammonia - Tank	2.3	8	1005	n/a	a/g	10,000 L
DGT2	LPG Cylinders	2.1	n/a	1971	III	a/g	30,000 L
DGT3	Diesel - Tank	3	n/a	n/a	n/a	a/g	30,000 L
	Tallow - Tanks	n/a	n/a	n/a	n/a	a/g	75,000 L

u/g – Underground

a/g – Aboveground

n/a – Not Applicable

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. Potential bushfire scenarios.	The potential bushfire scenarios are described in section 2 in of this document.
b. The likelihood of the identified bushfire scenarios.	It is foreseeable bushfire will occur during the life of the proposed land use and buildings. Bushfire can be expected to be more likely to occur between the months of September-April but may occur outside of this window. Prevailing wind during bushfire conditions indicates that a fully developed, large scale fire is most likely to approach the site from the northwest – west. During a bushfire it is likely the buildings will be exposed to minor ember attack and radiant heat flux up to 10kW/sqm.
c. The possible consequences for occupants and assets.	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. Occupants could be exposed to life-threatening conditions in the event: • They are present onsite and unprepared or unable to take appropriate action to protect themselves. • The designated onsite refuge is inaccessible or compromised by fire. • They attempt to evacuate when it is too late to safely evacuate. The potential consequences for life safety are unacceptable and warrant emergency planning procedures to mitigate the above risks.
d. Any existing controls that modify the risk.	Existing controls are described in section 3 in of this document.
e. Scenario testing for both shelter and evacuation options across a range of bushfire scenarios.	It is likely that the time from alarm being raised to the plant operations being shut down and staff to initiate evacuation would 20mins with the slowest factor being staff creating a traffic jam scenario in Bacon Factory Road due to the number of cars leaving the carpark. In a scenario where Watch and Act alerts have been raised it is recommended that evacuation takes place. To shelter in place would only be triggered if a fire started and moved quickly towards the facility without notice. I.e. a vehicle crash on the Bass Highway which ignited a fire.

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.

In response to the risk analysis, the bushfire emergency plan will include actions relevant to all stages of future bushfire emergencies.

The existing emergency plan for the site would need to be updated to include the action and emergency plan for this facility.

5.1 Prevention

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

- During a Total Fire Ban, management would need to advise staff that certain tools such as angle grinders, welders and the like must not be used.
- Certain activities would need to cease i.e. maintenance using angle grinders or the like.
- Pre-emptive closure when forecasted conditions reach or exceed FDR Extreme.
- Pre-emptive closure when bushfires are active within 20km of the site.
- Staff that are on site in a watch and act scenario would likely be management and maintenance who could ensure any risks such as flammable materials are managed. i.e. skip bin lids closed etc.

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. This will include:

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

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

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

5.3 Response

Emergency response procedures will prioritise early evacuation, with shelter-in-place providing a contingency option.

It is estimated that approximately 89 mins will be required to initiate and complete full site evacuation to the designated offsite refuge. This is based on the following analysis of the required steps:

Step	Estimated required time
Detection	2mins
Raising the alarm	2mins
ECO briefing / coordination	5mins
Occupant instruction and coordination	10mins
Movement to offsite refuge (occupants and non-ECO staff)	30mins
Facility check and closure	30mins
Movement to offsite refuge (ECO staff)	10mins

On this basis, the proposed triggers for evacuation include:

- A TFS alert at a HIGH, EXTREME or CATSTROPHIC fire rating forecast
- A localised fire which is yet to be shown on the TFS alerts

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:

- When a fire is imminent without notice

5.4 Recovery

The bushfire emergency plan will specify what needs to occur prior to reopening the site to staff. This 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 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. 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 Emergency Planning Committee (Greenham's Abattoir) and the Tasmania Fire Service.

The bushfire emergency plan will be required to satisfy the Director's Determination – Bushfire Hazard Areas. It will need to be implemented prior to occupancy.

Alternatively, there is an existing emergency plan for the site and it is likely that the action and emergency plan associated with this processing plant facility can be updated to this document.

It is anticipated the existing roles and responsibilities will remain relevant for the overall site. Some staff associated with the new facility will need to be trained in the specific details of the action and emergency plan.

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE[1] 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:	4 Bacon Factory Road, Smithton, Tas, 7330
Certificate of Title / PID:	**178708/1**

2. Proposed Use or Development

Description of proposed Use and Development:	Construction of kill floor building and covered holding yard and associated building works with the existing bacon factory
Applicable Planning Scheme:	Circular Head Council

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
Architectural Plans	Rare	Jan 2026	
Bushfire Assessment	Red Dog Bushfire	28/01/2026	4
Bushfire Hazard Management Plan	Red Dog Bushfire	28/01/2026	4

[1] 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:

☒	**E1.4 / C13.4 – Use or development exempt from this Code**	
	Compliance test	**Compliance Requirement**
☒	E1.4(a) / C13.4.1(a)	Insufficient increase in risk **As determined by site inspection and upon implementation of the bushfire hazard management plan, the proposed works are not likely to increase bushfire risk as per plans provided by Rare.**

☐	**E1.5.1 / C13.5.1 – Vulnerable Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.1 P1 / C13.5.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.5.1 A2 / C13.5.1 A2	Emergency management strategy
☐	E1.5.1 A3 / C13.5.1 A2	Bushfire hazard management plan

☒	**E1.5.2 / C13.5.2 – Hazardous Uses**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.5.2 P1 / C13.5.2 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☒	E1.5.2 A2 / C13.5.2 A2	Emergency management strategy (approved by Tas Fire – attached)
☒	E1.5.2 A3 / C13.5.2 A3	Bushfire hazard management plan (attached)

☐	**E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas**	
	Acceptable Solution	**Compliance Requirement**
☐	E1.6.1 P1 / C13.6.1 P1	***Planning authority discretion required. A proposal cannot be certified as compliant with P1.***
☐	E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk

☐	E1.6.1 A1 (b) / C13.6.1 A1(b)	Provides BAL-19 for all lots (including any lot designated as 'balance')
☐	E1.6.1 A1(c) / C13.6.1 A1(c)	Consent for Part 5 Agreement

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

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

5. Bushfire Hazard Practitioner

Name:	Jason Van Zetten	**Phone No:**	0429 199 934
Postal Address:	PO Box 7647, Launceston, Tas, 7250	**Email Address:**	info@reddogbushfire.com.au
Accreditation No:	BFP113	**Scope:**	1, 2 & 3A

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: Jason Van Zetten **Date:** 02/03/2026

Certificate Number: BFP113

(for Practitioner Use only)

verto

Engineers+Project Managers



Flood Assessment Summary

Greenham Pty LTD

PROJECT INFORMATION

DOCUMENT TITLE	Flood Assessment Summary 250037 REV 0
PROJECT LOCATION	4 Bacon Factory Road Smithton TAS 7330
CLIENT ORGANISATION	Greenham Tasmania Pty LTD
CLIENT REFERENCE	
CLIENT CONTACT/S	T Maguire
VERTO REFERENCE	250037
VERTO CONTACT/S	Devni Wanigaarachchi (dwanigaarachchi@vertotas.com.au)

Copyright © Verto Pty Ltd 2026. All rights reserved. No part of this report may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system without the prior written permission of Verto Pty Ltd. This document is confidential and contains privileged information. This information is not to be given to or discussed with anyone other than to those that are privileged to view the information.

Verto will notify you immediately if at any stage during the works we believe that the fee will be higher than this estimate. In this event Verto will cease works until written approval to proceed is provided by you.

DOCUMENT CONTROL

REVISION	DATE	REVISION DETAILS	PREPARED	VERIFIED	APPROVED
0	27/04/2026	Building Approval	DW	NM	MG

TABLE OF CONTENTS

1. INTRODUCTION 4
2. SITE OVERVIEW 4
3. ASSESSMENT METHODOLOGY AND SCOPE 4
4. MODEL BUILD 5
4.1 CATCHMENT OVERVIEW 5
4.2 CLIMATE CHANGE FACTORS 6
4.3 MODEL CELL SIZE AND TERRAIN 6
4.4 HYDRAULIC STRUCTURES 6
5. MODEL RESULTS 7
6. ASSUMPTIONS AND LIMITATIONS 8
7. CONCLUSION 9
8. RECOMMENDATIONS 9
APPENDIX A – FLOOD MODEL RESULTS 10

1. INTRODUCTION

Verto have been engaged to provide a flood hazard assessment summary for the proposed Smithton Abattoir Redevelopment at 4 Bacon Factory Road Smithton (the site). This summary establishes flood behaviour on the site under post-development conditions in the 1% AEP climate change (CC) flood event. The intention of this report is to demonstrate that the site can achieve and maintain a tolerable flood risk under post development conditions, to evaluate the overland flow behaviour across the site and to confirm the capacity of the drainage infrastructure can adequately convey the expected runoff.

2. SITE OVERVIEW

The site is located in an industrial setting, within the Circular Head Council and currently accommodates an abattoir operated by Greenham Tasmania Pty LTD. Bordering the site to the north is Bass Highway. The site is currently within the General Industrial Zone and the Rural Zone under the Tasmanian Planning Scheme. State aerial imagery of the site is displayed in Figure 1.



Figure 1 Existing Site as per ListMAP

3. Assessment Methodology and Scope

The methodology undertaken as part of this flood impact assessment includes the following:

- Develop a 2-dimensional hydraulic TUFLOW model to determine existing flood behaviour at the site under the following conditions:
  - Current catchment topography and land use
  - The 1% AEP design storm event including projected climate change rainfall increases as per the 'high' emission pathway scenario RCP 8.5 for the year 2100 specified by HVC

- Develop a post-development TUFLOW model based on the existing model, but updated to include any proposed topographic and land use changes under the proposed redevelopment

- Assess flood risk at the site in the 1% AEP plus CC event under existing conditions, based on peak flood depth, velocity and hazard

- Assess flood risk at the site in the 1% AEP plus CC event under proposed conditions with regards to Section C12.5.1, C12.6.1 and C12.7.1 of the Tasmanian Planning Scheme

- Assess culvert sizing checks where required

4. Model Build

To undertake this flood impact assessment, a TUFLOW Heavily Parallelised Compute (HPC) direct rainfall hydraulic model was developed. The following sections detail the physical characteristics of the catchment, and the model input data/parameters used to simulate catchment flood behaviour.

4.1 Catchment Overview

The site at 4 Bacon Factory Road sits within a rural landscape that drains toward the low-lying land around Duck River via Coventry Creek. The subject site sits on a high point with the terrain rising toward the centre and falling away in all directions toward surrounding areas as shown in Figure 2.

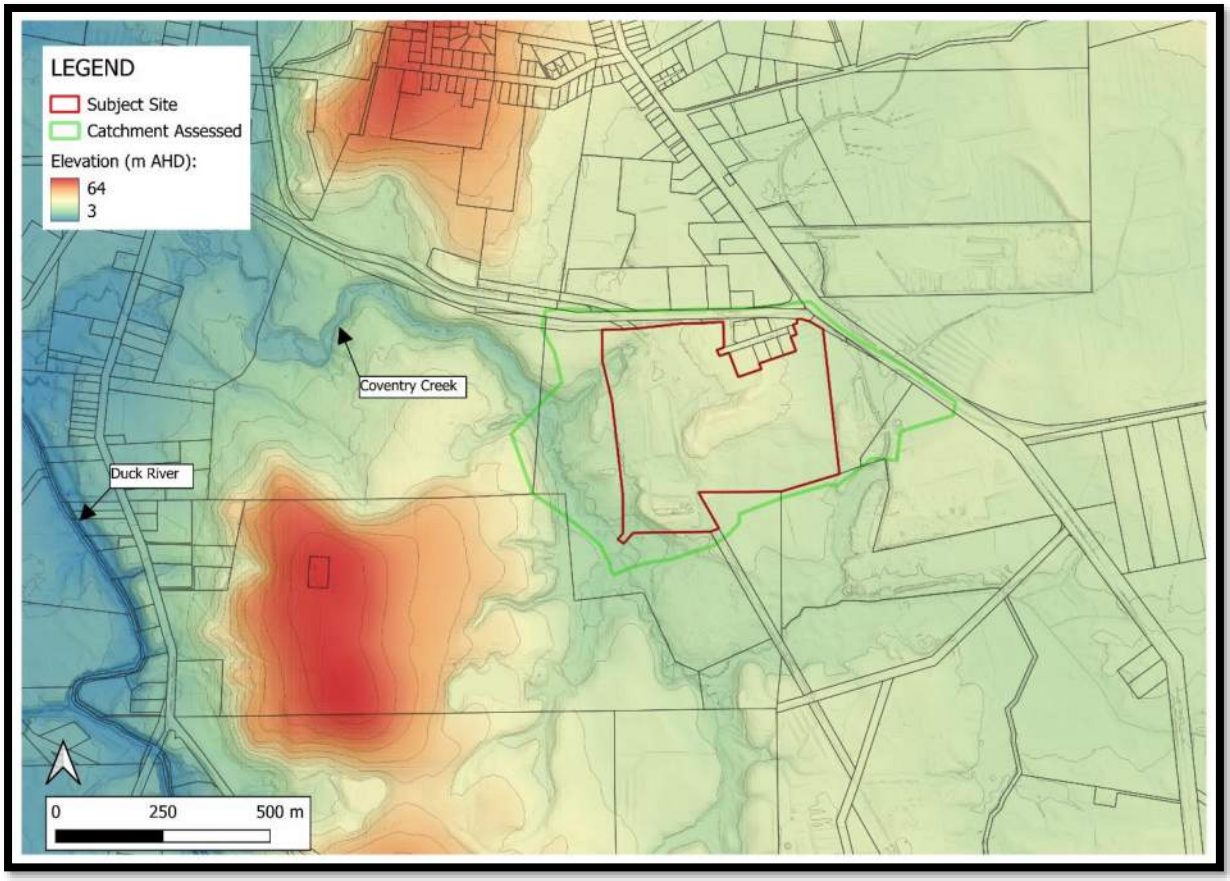


Figure 2 Catchment Topography

4.2 Climate Change Factors

The assessment adopts the SSP 4-8.5 climate scenario for the year 2100 to evaluate the 1% AEP flood event, ensuring that estimated future rainfall increase is appropriately accounted for the design life of the proposed infrastructure in the flood model.

4.3 Model Cell Size and Terrain

To ensure adequate representation of flow paths and floodplain storage, a 1 m resolution grid was chosen. Model grid elevations were specified in the TUFLOW model by reading a 1-metre resolution LiDAR Digital Elevation Model (DEM) captured in 2013. Road crests were enforced in the model terrain using 2d_zsh break lines. A site survey DEM provided to Verto was implemented into the model to override the LiDAR elevations on the subject site itself. A design surface of the redevelopment was provided to Verto and implemented into the model.

Existing case and post-development terrain used in the model is presented in Figure 3.



Figure 3 Existing Case and Post-Development Model Terrain.

4.4 Hydraulic Structures

Major hydraulic structures such as roadway culverts were included in the flood model using TUFLOW's 1D network solver, ESTRY. The 1D model was dynamically linked to the 2D floodplain model using 2d_bc 'SX' lines. In the absence of surveyed levels, inverts were estimated using LiDAR terrain data. Hydraulic structure details for major culverts featured in the model are presented in Table 1. An overview of all 1D network structures in the flood model is presented in Figure 4.

Table 1 Major Hydraulic Structure Dimensions

CULVERT LOCATION	CULVERT TYPE/DIMENSIONS	MODELLED MANNING'S 'N'	BLOCKAGE FACTOR
Culvert 1	1 x DN 600 mm RCP	0.013 (concrete pipe)	25%
Culvert 2	1 x DN 450 mm RCP	0.013	0
Culvert 3	1 x DN 600 mm RCP	0.013	0

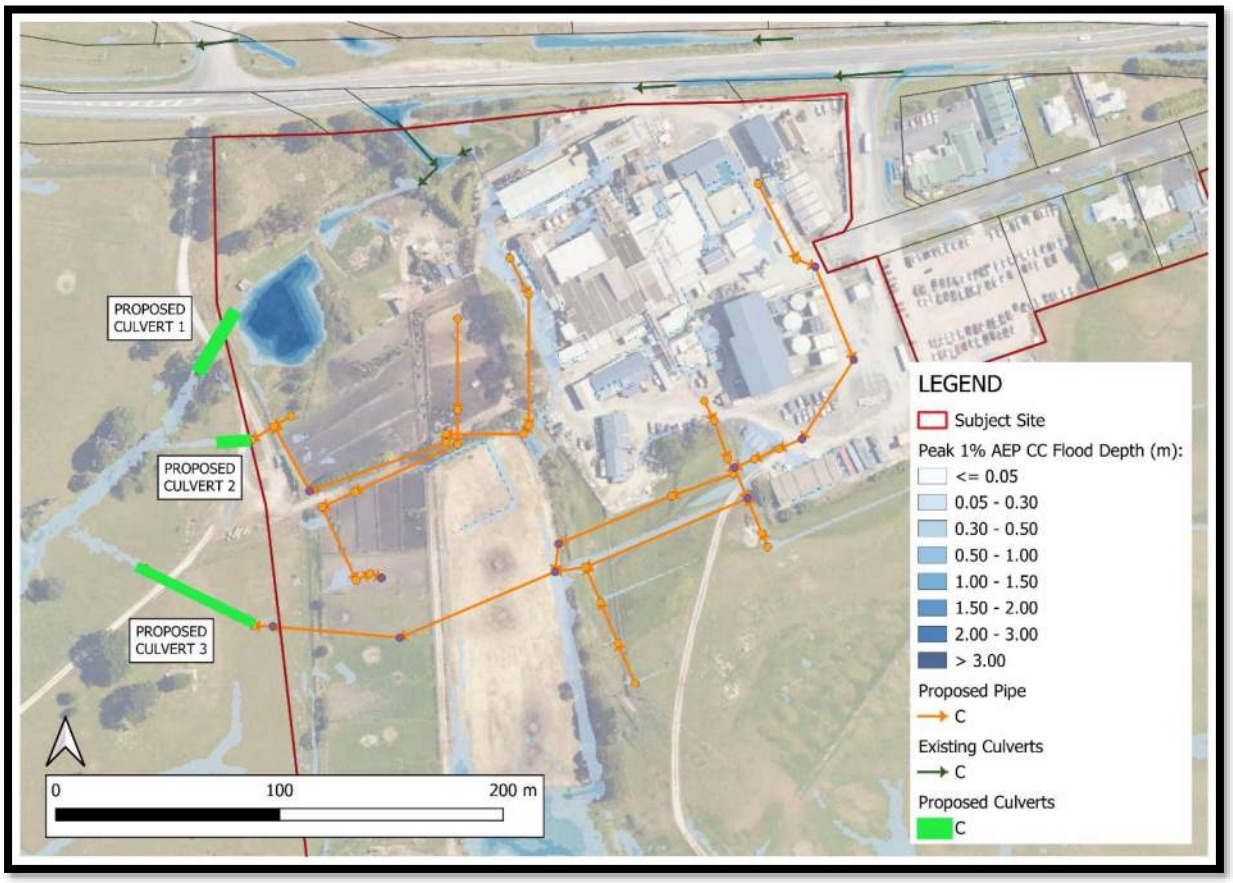


Figure 4 Post Development Hydraulic Structures

5. Model Results

The proposed case 1% AEP CC model results indicate that the subject site is relatively unaffected by flooding. Peak post-developed flood depths, hazards and velocity are presented in APPENDIX A – FLOOD MODEL RESULTS A.

Flood hazard results are based on flood hazard ratings described in the Australian Institute for Disaster Resilience's (AIDR) Flood Hazard Handbook (2017). Flow depths and velocities corresponding to each hazard rating are presented below in Figure 5.

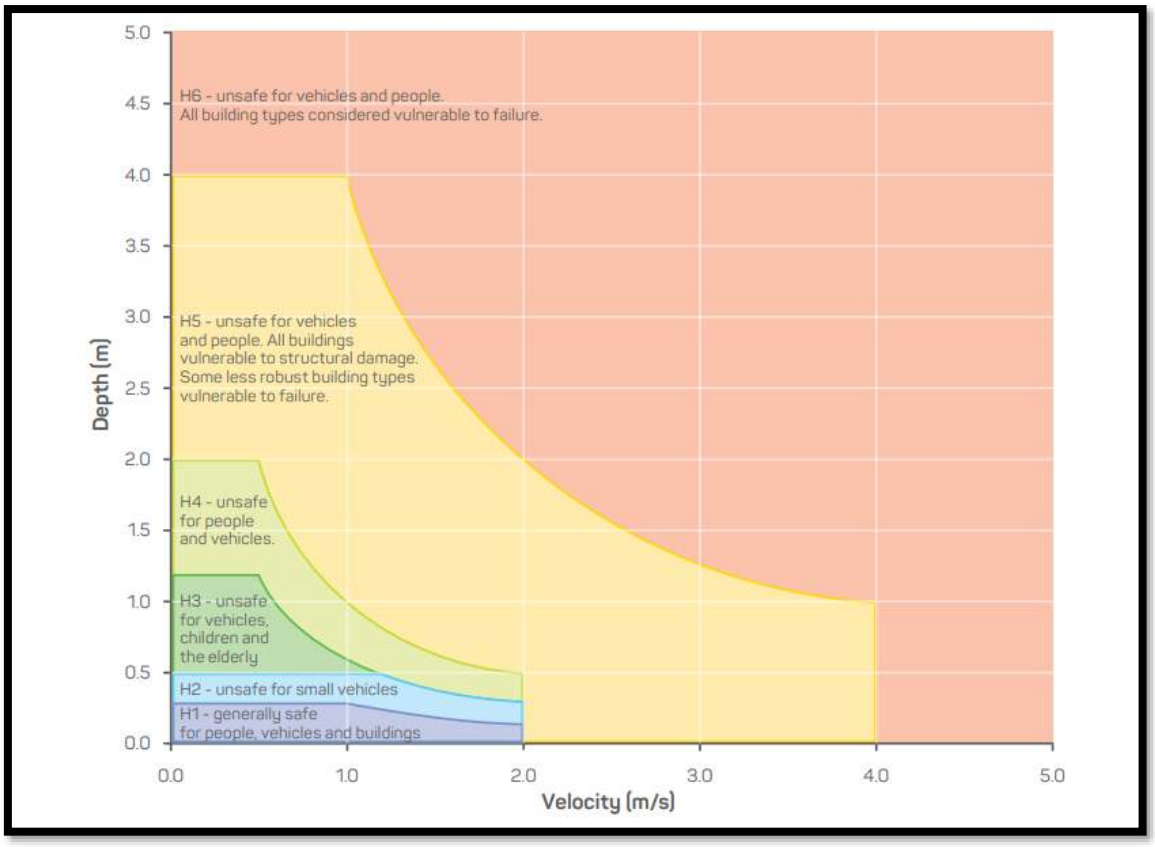


Figure 5: AIDR Flood Hazard Ratings

6. Assumptions and Limitations

This assessment has been undertaken for the purpose of a site-specific flood impact assessment. The assessment approach has been informed using industry best practice modelling guidelines detailed in ARR 2019. The following assumptions and limitations apply to this study:

- Model results detailed in this study are specific to the 1% AEP plus CC design storm. These results should not be used to infer flood behaviour of other design storms or historic flood events.
- Model results detailed in this study are specific to the storm durations and design rainfall temporal patterns deemed critical for the subject site as per ARR 2019 guidelines. Critical event flood behaviour at other locations within the catchment may not occur under the same storm durations and temporal patterns.
- Invert levels were not available for all hydraulic structures within the catchment. In the absence of recorded data, invert levels were estimated using LiDAR terrain data.
- Catchment land use and imperviousness have been estimated based on present day catchment conditions. Potential future changes to catchment land use (e.g. upstream vegetation clearing) have not been included in the model.

7. Conclusion

The following conclusions were made from the model results:

- Flood risk in the 1% AEP CC event is not worsened on the adjacent residential lots or roads due to the proposed development.
- Flood risk for the proposed development is tolerable for the lifetime of the development, with tolerable flood risk until at least 2100.
- The proposed works do not adversely impact overland flow paths
- The drainage infrastructure can adequately convey the expected runoff.

8. Recommendations

Verto recommends the proposed development and road extents remain consistent with that presented in this report for the proposed development to achieve tolerable flood risk for the lifetime of the development.

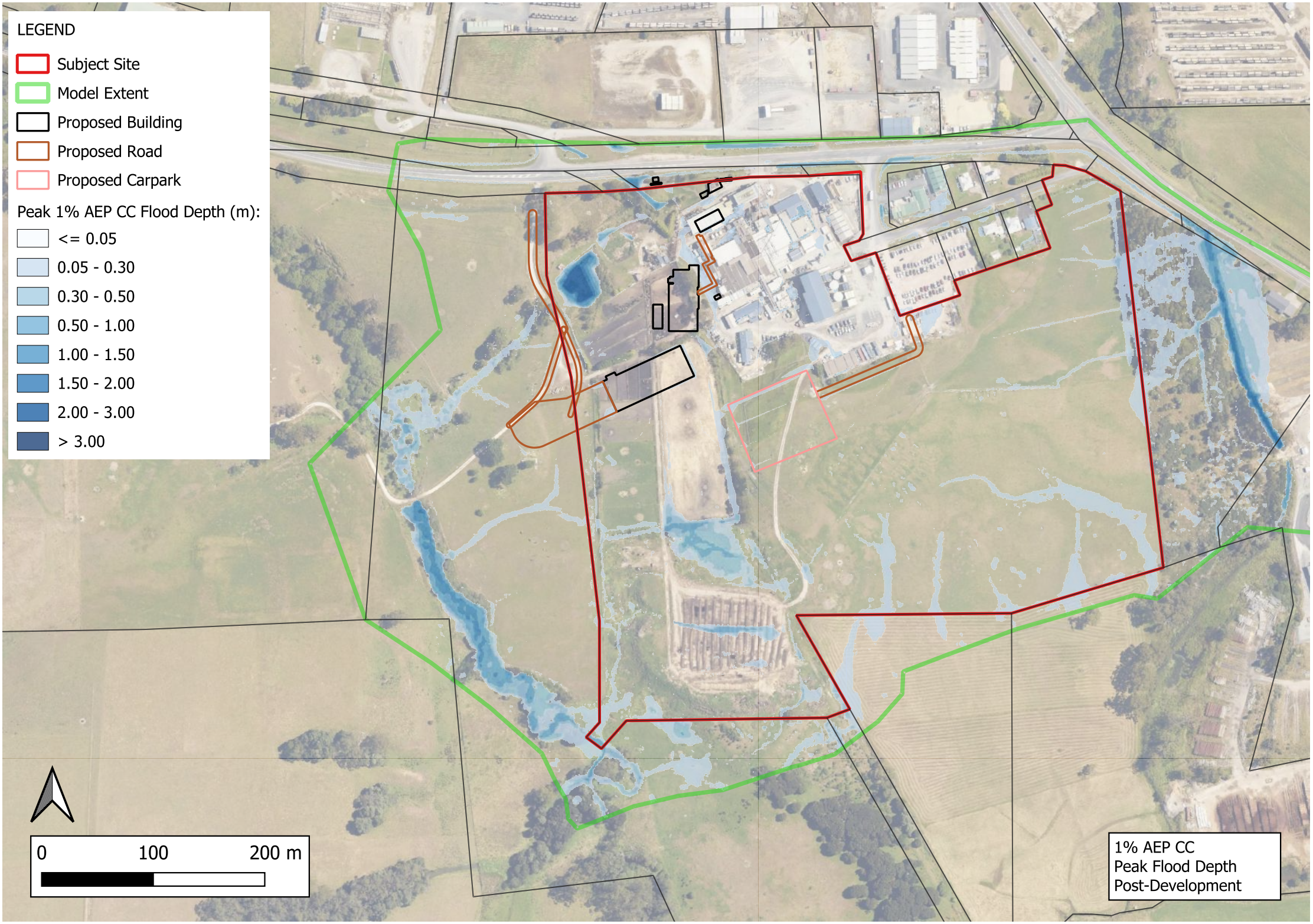
Please contact me at dwanigaarachchi@verto.com.au if you require any additional information.

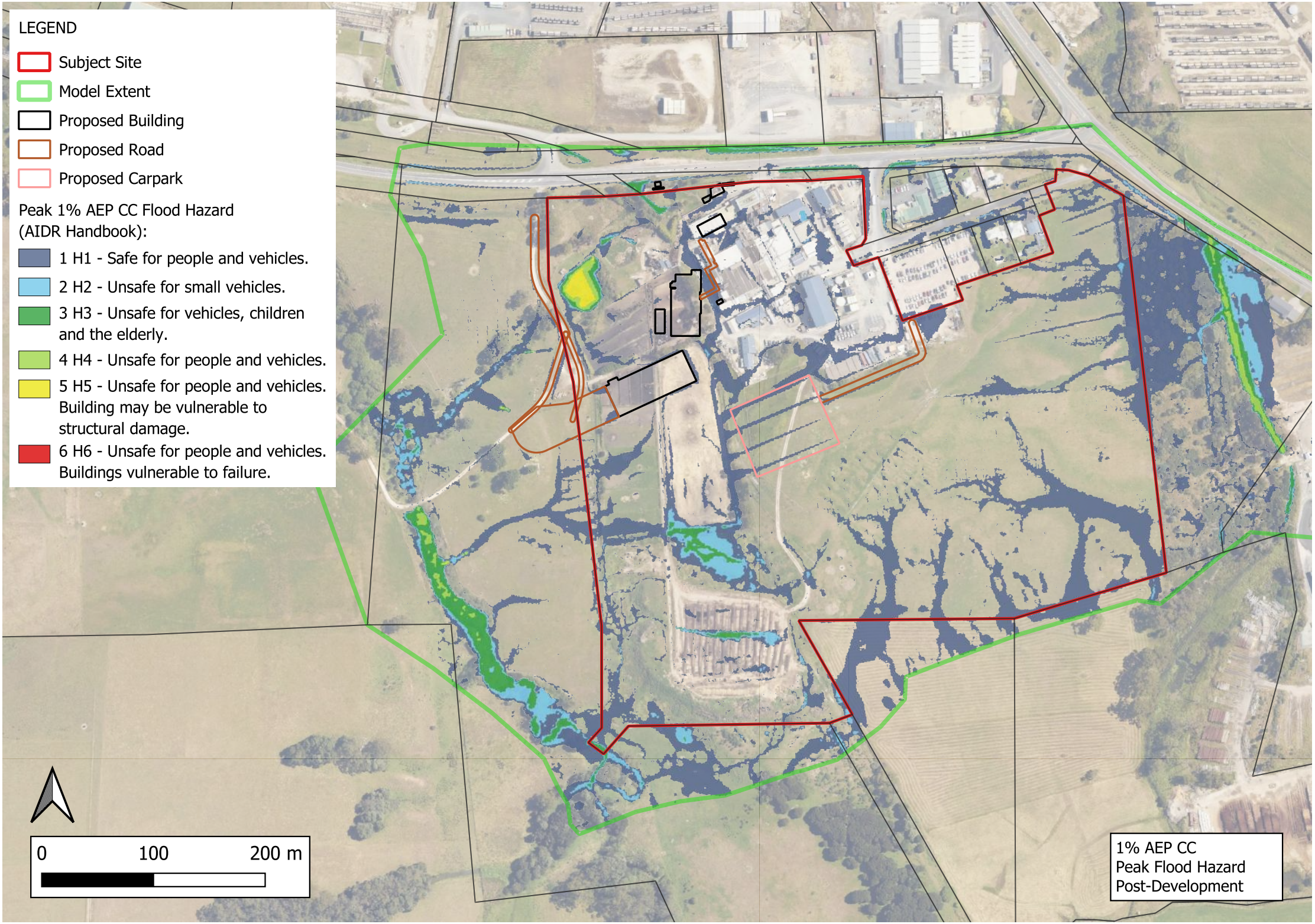
Yours faithfully,

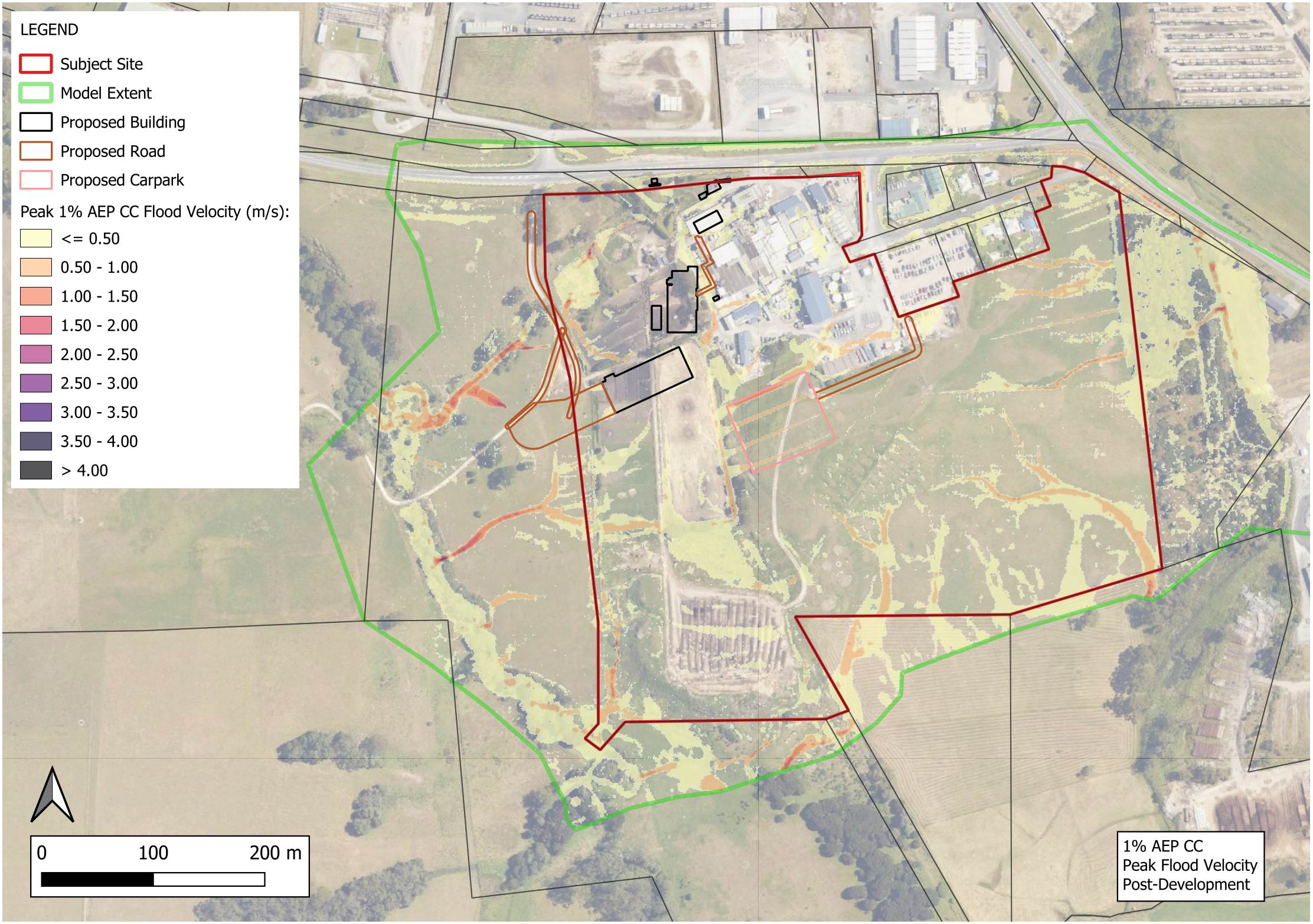


Devni Wanigaarachchi BEng Civil (Hons)
Graduate Civil Engineer

APPENDIX A – FLOOD MODEL RESULTS


LEGEND
Subject Site
Model Extent
Proposed Building
Proposed Road
Proposed Carpark
Peak 1% AEP CC Flood Depth (m):
<= 0.05
0.05 - 0.30
0.30 - 0.50
0.50 - 1.00
1.00 - 1.50
1.50 - 2.00
2.00 - 3.00
> 3.00
0
100
200 m
1% AEP CC
Peak Flood Depth
Post-Development


LEGEND
Subject Site
Model Extent
Proposed Building
Proposed Road
Proposed Carpark
Peak 1% AEP CC Flood Hazard
(AIDR Handbook):
1 H1 - Safe for people and vehicles.
2 H2 - Unsafe for small vehicles.
3 H3 - Unsafe for vehicles, children and the elderly.
4 H4 - Unsafe for people and vehicles.
5 H5 - Unsafe for people and vehicles. Building may be vulnerable to structural damage.
6 H6 - Unsafe for people and vehicles. Buildings vulnerable to failure.
0
100
200 m
1% AEP CC
Peak Flood Hazard
Post-Development


LEGEND
Subject Site
Model Extent
Proposed Building
Proposed Road
Proposed Carpark
Peak 1% AEP CC Flood Velocity (m/s):
<= 0.50
0.50 - 1.00
1.00 - 1.50
1.50 - 2.00
2.00 - 2.50
2.50 - 3.00
3.00 - 3.50
3.50 - 4.00
> 4.00
0
100
200 m
1% AEP CC
Peak Flood Velocity
Post-Development

verto
Engineers+Project Managers



Hobart
Lower Ground, 199 Macquarie St,
Hobart, TAS 7000
GPO Box 1248, Hobart, TAS 7001
Telephone: (03) 6234 8666
Email: hello@vertotas.com.au

Launceston
22-24 Paterson St,
Launceston, TAS 7250
PO Box 1898, Launceston TAS 7250
Telephone: (03) 6388 9200
Email: hello@vertotas.com.au

Devonport
33-35 Steele St
Devonport, TAS 7310
PO Box 1898, Launceston TAS 7250
Telephone: (03) 6388 9200
Email: hello@vertotas.com.au

vertotas.com.au

dlcs ISO 9001 certified ISO 45001 certified ISO 14001 certified

Engineers+Project Managers

Circular Head Council
ABN 43 826 151 424
PO Box 348 Smithton TAS 7330
development@circularhead.tas.gov.au
ph: (03) 6452 4800

DA 2026/007 for Lot 8 Bass Highway and 4 & 8 Bacon Factory Road, Smithton

Factory Upgrades

Update of Application and Supporting Information for Revised EPN Limits

Client:	Greenham Tasmania Pty Ltd
Verto Job No:	250037
Project:	Smithton Abattoir Redevelopment

1. Purpose:

To provide additional information to Council, including revised versions of select supporting documents, to enable an assessment of DA 2026/007 which includes an application for increased regulatory limits prescribed under the Environmental Protection Notice.

This additional information and revised submission has been prepared in response to:

a. ongoing discussions between the owner (Greenham Tasmania) and the Environment Protection Authority Tasmania, and
b. requests from EPA Tasmania for additional information and clarification to the Environmental Effects Report prepared for the proposed development.

2. Proposed Increase to Regulatory Limits in EPN

The development application is for a major redevelopment to upgrade and replace existing buildings and infrastructure across the site.

The purpose of the application is unchanged.
The scope of physical works proposed is unchanged.

However the application now proposes that two of the four existing regulatory limits, prescribed in the environmental protection notice EPN 683/2, be increased:

a. to increase meat product limit by 25% from 27,000 to 34,000 tonnes per year, and
b. to increase compost limit by 25% from 500 to 625 oven dry tonnes per year.

No change is sought to the limit on rendering or fat extraction, nor to the limit on fuel burning for the boiler.

Importantly, the proposed limit increases would not increase the existing operational capacity of the facility. The proposed redevelopment would not increase the existing operational capacity of the facility.

Rather, the proposed increase to the regulatory limits would align those limits to the existing (and proposed) maximum production of the facility, rather than to the normal processing output.

3. Changes to Development Application Supporting Information

The changes to various DA supporting information documents and reports are:

Environmental Effects Report:

- seeks to increase regulatory limits
- included detail of previous limit exceedances
- expanded the detail description of existing operations, and of operations after redevelopement
- added section on odour management, and included an Odour Management Mlan (in appendices)
- expanded the detail of noise management
- appendices revised/updated as relevant.

Planning Report

- seeks to increase regulatory limits
- slightly modified staging sequence
- provides additional detail of heights of proposed buildings
- clarifies site water and sewage services – aligns to response to RAI for TWDA 2026-00146-CHC
- provides additional detail of site stormwater services – includes flood analysis

Drawing Sets

- A0000 Site and Staging Plans
  additional detail and simplified presentation of staging sequence
- A0200 Processing Floor and Amenities Building
  increased height of building roof apex

4. Additional Information (Previously Provided) Now Included

The following information has previously been provided in response to Requests for Additional Information to DA 2026/007, and remains current:

Additional Information for Development Approval (letter of 2026-02-17)

- Title Information and Documents for CT 34562/7 and CT 40426/10
- Application signed by Crown

Additional Information for Code Compliance (letter of 2026-02-19)

- information to enable assessment against Scheme C2.0 Parking and Sustainable Transport Code (now also incorporated into updated Traffic Impact Assessment)
- information to enable assessment against Scheme C13.0 Bushfire Prone Areas Code including bushfire assessment report, bushfire HMP, and bushfire EMS

Additional Information for TasWater TWDA 2026-00146-CHC (letter of 2026-03-16)

- information to address queries raised by TasWater in their TWDA 2026-00146-CHC including potable water pressure and flow testing results

5. Updated List of Documents and Certificates Provided (Supporting Information)

To assist assessment, the full list of certificates, documents, and supporting information is as follows:

Certificates of Title:

CT 178708 / 1	4 Bacon Factory Road, Smithton	No Change
CT 40426-10	8 Bacon Factory Road, Smithton	Additional info
CT 34562 / 7	4 Bacon Factory Road, Smithton	Additional info
CT 39289 / 8	Lot 8 Bass Highway, Smithton	No change

Drawing Sets:

250037 A0000	rev C	Site and Staging Plans	Revised / updated
250037 A0100	rev A	Covered Stock Yard	No Change
250037 A0200	rev B	Processing Floor & Amenities Building	Revised / updated
250037 A0400	rev A	(High Rail) Carcass Chiller Building	No Change
250037 A0500	rev A	Refrigeration Plant & Main Switch Room	No Change
250037 A0600	rev A	Canopy Roof to Woodchip Bins	No Change
250037 A0700	rev A	Load Out Area	No Change
250037 A0800	rev A	Local Switch Room	No Change
250037 A1000	rev A	Plate Freezer Building	No Change
250037 A1100	rev A	Workshop / Warehouse Building	No Change
250037 A1200	rev A	Biofiltration Plant	No Change
250037 A1300	rev A	Hides Processing and Load Out	No Change
250037 A1500	rev A	Transformer Substation and Switchroom	No Change

Planning Report

L241122 rev6 - Bacon Factory Road, Smithton - Abattoir v6

revision:	rev 6	Revised / updated
date:	12 May 2026	
author:	James Stewart, Nova Land Consulting	

Traffic Impact Assessment

Greenham Plant Access Upgrade TIA Final #2

revision:	rev 5 (Final #2)	Revised / updated
date:	22 May 2026	
author:	Richard Burk, Traffic & Civil Services	

Environmental Effects Report

35137 v0.8 – Greenham Smithton Facility Upgrades

revision:	version 0.8	Revised / updated
date:	21 May 2026	
author:	Jo Regal, Kartia Cosentino	

EER Appendices:

Appx. A:	Title Search (Volume 178708 Folio 1)	No Change
Appx. B:	Site Plans (drawing 250037 A0000 rev C)	Revised / updated
Appx. C:	Site Operations Flowcharts	No Change
Appx. D:	Natural Values Atlas Report	No Change
Appx. E:	Community Consultation Plan	No Change
Appx. F:	Odour Management Plan	Revised / updated
Appx. G:	Noise Report	No Change
Appx. H:	Trade Waste Results	No Change
Appx. I:	Emergency Animal Disease Plan	No Change
Appx. J:	Boiler Stack Filter Specifications	No Change
Appx. K:	Site Drainage Map	No Change

Appx. L:	Greenham Tongala Acoustic Report	No Change
Appx. M:	Asbestos Management Plan	No Change
Appx. N:	DA Exemption for Cooker Replacement	No Change
Appx. O:	Traffic Impact Assessment	Revised / updated
Appx. P:	LISTmap Transmission Lines	No Change

Bushfire – Planning Certificate

Certificate BFP113 (*Certificae under S51(2)(d) LUPAA 1993*)

revision:	v5	No Change
date:	2 March 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Assessment Report

Bushfire Assessment 8273-V4

revision:	rev 4	No Change
date:	28 January 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Hazard Management Plan

Bushfire BFHMP-8273

revision:	rev 4	No Change
date:	18 February 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Emergency Management Strategy

Bushfire EMS 8273

revision:	v2.0	No Change
date:	19 February 2026 (TFS Endorsement)	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Site Flood Assessment

Flood Assessment Summary 250037

revision:	Rev.0	New / additional information
date:	27 April 2026	
author:	Devni Wanigaarachchi, Verto Engineers and Project Managers	

Further Information for TasWater TWDA 2026/00146-CHC, dated 20/02/2026

250037 Redevelopment – DA 2026-007 Additional Information 2026-03-16

revision:	version 1	No Change
date:	16 March 2026	
author:	Simon Angilley, Verto Engineers and Project Managers	

Further Information Attachments:

A.1 Rare Drawing:	250037-DWG-C-I.1-C501 – Rev.B 2026-03-13	No Change
A.2 Silk Plumbing	Water Testing – Report 2025-05-20	No Change
A.3 Silk Plumbing	Water Testing – Hydrostatic Pressure 25-05-16	No Change
A.4 Silk Plumbing	Water Testing – PT900 Flow Test Data Load A	No Change
A.5 Silk Plumbing	Water Testing – PT900 Flow Test Data Load B	No Change
A.6 Meter Calibration	PT900 Ultrasonic Meter A (By-Products HE)	No Change
A.7 Meter Calibration	PT900 Ultrasonic Meter B (Cold Water Inlet)	No Change

6. Attachments / Copies of Additional Information

Shared electronically by file transfer (due to file size) hosted on Verto Sharepoint.

Circular Head Council
ABN 43 826 151 424
PO Box 348 Smithton TAS 7330
development@circularhead.tas.gov.au
ph: (03) 6452 4800

DA 2026/007 for Lot 8 Bass Highway and 4 & 8 Bacon Factory Road, Smithton

Factory Upgrades

Update of Application and Supporting Information to reflect Separate Early Works

Client:	Greenham Tasmania Pty Ltd
Verto Job No:	250037
Project:	Smithton Abattoir Redevelopment

1. Purpose:

To provide additional information to Council, including revised versions of select supporting documents, to enable an assessment of DA 2026/0007.

This revision includes two main elements:

a. to clearly identify elements of the overall redevelopment, which have now been assessed under a separate application DA 2026/0069 for Early Works; and
b. to remove from the application a proposed increase to the regulatory limits prescribed under the existing Environmental Protection Notice.
This revised proposal will maintain the current EPN limits.

This additional information and revised submission has been prepared in response to:

c. ongoing discussions between the owner (Greenham Tasmania) and the Environment Protection Authority Tasmania, and
d. requests from EPA Tasmania for additional information and clarification to the Environmental Effects Report prepared for the proposed development.

2. Removal of Early Works from Application

The application is for major redevelopment to upgrade & replace existing buildings & infrastructure across site. That purpose is unchanged, and the total works required for the overall redevelopment are unchanged.

However some of the required works have now been assessed under a separate application, DA 2026-0069. These early works are therefore removed from this application.

These early works, assessed under separate DA 2026-0069, comprise the following elements:

1. new (replacement) refrigeration plant room;
2. new (replacement) electrical main switch room
3. new (upgrade) HV electrical site supply
4. new (replacement) High Rail Carcass Chillers
5. new (replacement) overhead services gantry
6. new warehouse stores building; and
7. demolition of redundant, ancillary structures to enable the above.

The early works are included and clearly identified on development drawings, and in the supporting report. They are included to provide and ensure a clear understanding of the overall redevelopment.

3. Maintain Existing Regulatory Limits in EPN

The site operates under an existing Environmental Protection Notice EPN 683/2, which includes:

a. limit on meat production, of 27.000 tonnes per year;
b. limit on compost production, of 500 oven dry tonnes per year.

The original submission of DA 2026-0007 did not seek any change to those limits.

However a revised submission of DA 2026-0007 in May 2026 sought to increase those two limits by 25% each.

That May 2026 revision would have aligned the maximum limits to the maximum production capacity of the facility, but did not propose any increase the existing operational capacity of the facility.

The May 2026 revision was in response to ongoing discussions between the owner (Greenham Tasmania) and the Environment Protection Authority Tasmania.

Request for increased limits has now been removed, in response to further discussions between those parties.

The scope of the overall redevelopment therefore reverts to be same as the original DA 2026-0007 application.

4. Changes to Development Application Supporting Information

The changes to various DA supporting information documents and reports are:

Environmental Effects Report:

- retains existing regulatory limits (no increase)
- removes the possible future development of biofilter system from odour management (the Odour Management Plan is retained in the appendices)
- provides updated site asbestos management plan
- appendices revised/updated as relevant.

Planning Report (rev.7)

- retains existing regulatory limits (no increase)
- slightly modified staging sequence, including Early Works
- provides additional detail of heights of proposed buildings

Drawing Sets

- A0000 Site and Staging Plans
  additional detail and simplified presentation of staging sequence
  indicates the Early Works scope assessed under DA 2026-0069.
- A0200 Processing Floor and Amenities Building
  increased height of building roof apex
- A1000 Plate Freezer and Sorting Room
  reduced footprint and increased height of building roof apex

5. Updated List of Documents and Certificates Provided (Supporting Information)

To assist assessment, the full list of certificates, documents, and supporting information is as follows:

Certificates of Title:

CT 178708 / 1	4 Bacon Factory Road, Smithton	No Change
CT 40426-10	8 Bacon Factory Road, Smithton	No change
CT 34562 / 7	4 Bacon Factory Road, Smithton	No change
CT 39289 / 8	Lot 8 Bass Highway, Smithton	No change

Drawing Sets:

250037 A0000	rev D	Site and Staging Plans	Revised / updated
250037 A0100	rev A	Covered Stock Yard	No Change
250037 A0200	rev C	Processing Floor & Amenities Building	Revised / updated
250037 A0400	rev A	(High Rail) Carcass Chiller Building	No Change
250037 A0500	rev A	Refrigeration Plant & Main Switch Room	No Change
250037 A0600	rev A	Canopy Roof to Woodchip Bins	No Change
250037 A0700	rev A	Load Out Area	No Change
250037 A0800	rev A	Local Switch Room	No Change
250037 A1000	rev B	Plate Freezer Building	Revised / updated
250037 A1100	rev A	Workshop / Warehouse Building	No Change
250037 A1200	rev A	Biofiltration Plant	No Change
250037 A1300	rev A	Hides Processing and Load Out	No Change
250037 A1500	rev A	Transformer Substation and Switchroom	No Change

Planning Report

L241122 rev6 - Bacon Factory Road, Smithton - Abattoir v6

revision:	rev 7	Revised / updated
date:	7 August 2026	
author:	James Stewart, Nova Land Consulting	

Traffic Impact Assessment

Greenham Plant Access Upgrade TIA Final #2

revision:	rev 5 (Final #2)	No Change
date:	22 May 2026	
author:	Richard Burk, Traffic & Civil Services	

Environmental Effects Report

35137 v0.8 – Greenham Smithton Facility Upgrades

revision:	version 1.2	Revised / updated
date:	7 August 2026	
author:	Jo Regel	

EER Appendices:

Appx. A:	Title Search (Volume 178708 Folio 1)	No Change
Appx. B:	Site Plans (drawing 250037 A0000 rev D)	Revised / updated
Appx. C:	Site Operations Flowcharts	No Change
Appx. D:	Natural Values Atlas Report	No Change
Appx. E:	Community Consultation Plan	No Change
Appx. F:	Odour Management Plan v1.1	Revised / updated
Appx. G:	Noise Report	No Change
Appx. H:	Trade Waste Results	No Change
Appx. I:	Emergency Animal Disease Plan	No Change
Appx. J:	Boiler Stack Filter Specifications	No Change
Appx. K:	Site Drainage Map	No Change
Appx. L:	Greenham Tongala Acoustic Report	No Change

Appx. M:	Asbestos Management Plan (May 2026)	Revised / updated
Appx. N:	DA Exemption for Cooker Replacement	No Change
Appx. O:	Traffic Impact Assessment (rev #5 May 2026)	No Change
Appx. P:	LISTmap Transmission Lines	No Change

Bushfire – Planning Certificate

Certificate BFP113 (*Certificae under S51(2)(d) LUPAA 1993*)

revision:	v5	No Change
date:	2 March 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Assessment Report

Bushfire Assessment 8273-V4

revision:	rev 4	No Change
date:	28 January 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Hazard Management Plan

Bushfire BFHMP-8273

revision:	rev 4	No Change
date:	18 February 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Emergency Management Strategy

Bushfire EMS 8273

revision:	v2.0	No Change
date:	19 February 2026 (TFS Endorsement)	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Site Flood Assessment

Flood Assessment Summary 250037

revision:	Rev.0	No Change
date:	27 April 2026	
author:	Devni Wanigaarachchi, Verto Engineers and Project Managers	

Further Information for TasWater TWDA 2026/00146-CHC, dated 20/02/2026

250037 Redevelopment – DA 2026-007 Additional Information 2026-03-16

revision:	version 1	No Change
date:	16 March 2026	
author:	Simon Angilley, Verto Engineers and Project Managers	

Further Information Attachments:

A.1 Rare Drawing:	250037-DWG-C-I.1-C501 – Rev.B 2026-03-13	No Change
A.2 Silk Plumbing	Water Testing – Report 2025-05-20	No Change
A.3 Silk Plumbing	Water Testing – Hydrostatic Pressure 25-05-16	No Change
A.4 Silk Plumbing	Water Testing – PT900 Flow Test Data Load A	No Change
A.5 Silk Plumbing	Water Testing – PT900 Flow Test Data Load B	No Change
A.6 Meter Calibration	PT900 Ultrasonic Meter A (By-Products HE)	No Change
A.7 Meter Calibration	PT900 Ultrasonic Meter B (Cold Water Inlet)	No Change

6. Attachments / Copies of Additional Information

Shared electronically by file transfer (due to file size) hosted on Verto Sharepoint.

DA 2026/0007 Greenham Tasmania – Factory Redevelopment – 4 Bacon Factory Road, Smithton

Drawings, Documents and Certificates (Supporting Information)

Certificates of Title:

CT 178708 / 1	4 Bacon Factory Road, Smithton	No Change
CT 40426-10	8 Bacon Factory Road, Smithton	No change
CT 34562 / 7	4 Bacon Factory Road, Smithton	No change
CT 39289 / 8	Lot 8 Bass Highway, Smithton	No change

Drawing Sets:

250037 A0000	rev D.1	Site and Staging Plans	Revised / updated
250037 A0100	rev A	Covered Stock Yard	No Change
250037 A0200	rev C	Processing Floor & Amenities Building	Revised / updated
250037 A0400	rev A	(High Rail) Carcass Chiller Building	No Change
250037 A0500	rev A	Refrigeration Plant & Main Switch Room	No Change
250037 A0700	rev A	Load Out Area	No Change
250037 A0800	rev A	Local Switch Room	No Change
250037 A1000	rev B	Plate Freezer Building	Revised / updated
250037 A1100	rev A	Workshop / Warehouse Building	No Change
250037 A1300	rev A	Hides Processing and Load Out	No Change
250037 A1500	rev A	Transformer Substation and Switchroom	No Change

Planning Report

L241122 rev6 - Bacon Factory Road, Smithton - Abattoir v6

revision:	rev 7	Revised / updated
date:	7 August 2026	
author:	James Stewart, Nova Land Consulting	

Environmental Effects Report

35137 v0.8 – Greenham Smithton Facility Upgrades

revision:	version 1.2	Revised / updated
date:	7 August 2026	
author:	Jo Regel	

EER Appendices:

Appx. A:	Title Search (Volume 178708 Folio 1)	No Change
Appx. B:	Site Plans (drawing 250037 A0000 rev D)	Revised / updated
Appx. C:	Site Operations Flowcharts	No Change
Appx. D:	Natural Values Atlas Report	No Change
Appx. E:	Community Consultation Plan	No Change
Appx. F:	Odour Management Plan v1.1	Revised / updated
Appx. G:	Noise Report	No Change
Appx. H:	Trade Waste Results	No Change
Appx. I:	Emergency Animal Disease Plan	No Change
Appx. J:	Boiler Stack Filter Specifications	No Change
Appx. K:	Site Drainage Map	No Change
Appx. L:	Greenham Tongala Acoustic Report	No Change
Appx. M:	Asbestos Management Plan (May 2026)	Revised / updated
Appx. N:	DA Exemption for Cooker Replacement	No Change
Appx. O:	Traffic Impact Assessment (rev #5 May 2026)	No Change
Appx. P:	LISTmap Transmission Lines	No Change

Traffic Impact Assessment

Greenham Plant Access Upgrade TIA Final #2

revision:	rev 5 (Final #2)	No Change
date:	22 May 2026	
author:	Richard Burk, Traffic & Civil Services	

Bushfire – Planning Certificate

Certificate BFP113 (*Certificae under S51(2)(d) LUPAA 1993*)

revision:	v5	No Change
date:	2 March 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Assessment Report

Bushfire Assessment 8273-V4

revision:	rev 4	No Change
date:	28 January 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Hazard Management Plan

Bushfire BFHMP-8273

revision:	rev 4	No Change
date:	18 February 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Emergency Management Strategy

Bushfire EMS 8273

revision:	v2.0	No Change
date:	19 February 2026 (TFS Endorsement)	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Site Flood Assessment

Flood Assessment Summary 250037

revision:	Rev.0	No Change
date:	27 April 2026	
author:	Devni Wanigaarachchi, Verto Engineers and Project Managers	

Further Information for TasWater TWDA 2026/00146-CHC, dated 20/02/2026

250037 Redevelopment – DA 2026-007 Additional Information 2026-03-16

revision:	version 1	No Change
date:	16 March 2026	
author:	Simon Angilley, Verto Engineers and Project Managers	

Further Information Attachments:

A.1 Rare Drawing:	250037-DWG-C-I.1-C501 – Rev.B 2026-03-13	No Change
A.2 Silk Plumbing	Water Testing – Report 2025-05-20	No Change
A.3 Silk Plumbing	Water Testing – Hydrostatic Pressure 25-05-16	No Change
A.4 Silk Plumbing	Water Testing – PT900 Flow Test Data Load A	No Change
A.5 Silk Plumbing	Water Testing – PT900 Flow Test Data Load B	No Change
A.6 Meter Calibration	PT900 Ultrasonic Meter A (By-Products HE)	No Change
A.7 Meter Calibration	PT900 Ultrasonic Meter B (Cold Water Inlet)	No Change

CLIENT:

GREENHAMS TASMANIA PTY LTD

PROJECT:

COVERED STOCK YARD
0100 SERIES DRAWINGS

ADDRESS:

4 BACON FACTORY ROAD,
SMITHTON, TASMANIA, 7330

PROJECT NO :

250037

STATUS :

CONTROLLED DOCUMENT

ISSUED FOR/DESCRIPTION :

DEVELOPMENT APPROVAL

DRAWINGS :

ARCHITECTURAL

SHEET LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	DESCRIPTION	DATE	DRAWN BY
A0100	COVER SHEET	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	MS
A0101	ARCHITECTURAL NOTES	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	MS
A0102	SITE PLAN	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	MS
A0103	FLOOR PLAN	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	MS
A0104	ROOF PLAN	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	MS
A0105	ELEVATIONS	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	MS
A0106	SECTIONS	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	MS
A0107	3D - ISOMETRIC VIEWS - SHEET 1	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	MS

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	MS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: - ACRED. No: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: MS
DRAFT CHK: BT
DATE: -

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: GREENHAMS PTY LTD
PROJECT: COVERED STOCK YARD 0100 SERIES DRAWINGS
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330

TITLE: COVER SHEET
SCALE: SHEET SIZE: A1 DWGs IN SET:
PROJECT No: 250037 DWG No: A0100 REV: A

DATE PRINTED: 18/12/2025 2:40:46 PM

GENERAL NOTES

1. GENERAL

A. THESE DRAWINGS AND NOTES SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, BUILDING SERVICES AND OTHER DISCIPLINES DRAWINGS AND SPECIFICATIONS AND WITH ANY WRITTEN ENGINEER'S INSTRUCTIONS ISSUED DURING THE CONTRACT.

B. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.

C. THESE GENERAL NOTES DO NOT HAVE PRECEDENCE OVER THE SPECIFICATION OR DRAWING NOTES.

D. ALL SET OUT DIMENSIONS ON THE DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK.

E. DO NOT SCALE FOR DIMENSIONS OFF THESE DRAWINGS.

F. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ARE IN MILLIMETRES WITH THE EXCEPTION OF SURVEY LEVELS, WHICH ARE IN METRES.

G. THE CONTRACTOR IS TO ENSURE THAT ANY PROFESSIONALS, TRADESMEN OR SUPPLIERS ENGAGED THROUGHOUT THE DURATION OF THE CONTRACT ARE ACCREDITED AND QUALIFIED FOR THEIR DUTY OF WORK AND CARRY ALL NECESSARY PERMITS REQUIRED BY ANY STATUTORY AUTHORITY.

LEGENDS

1. ABBREVIATIONS

ADD.	ADDENDUM
AFFL	ABOVE FINISHED FLOOR LEVEL
AG	AGRICULTURAL DRAIN PIPE
AGG.	AGGREGATE
AMDT	AMENDMENT
APPROX.	APPROXIMATE
ARCH.	ARCHITECT / ARCHITECTURAL
AS	AUSTRALIAN STANDARD
AVG	AVERAGE
A/W	ACCORDANCE WITH
(B)	BEHIND or BOTTOM
BK	BRICK
BLDG	BUILDING
BMT	BASE METAL THICKNESS
BPL	BASE PLATE
BTM	BOTTOM
BWK	BRICKWORK
C.A.	CHEMSET ANCHORS
CANT.	CANTILEVER
CEM.	CEMENT
CFW	CONTINUOUS FILLET WELD
CHAM.	CHAMFER
CHEM.	CHEMICAL
CHS	CIRCULAR HOLLOW SECTION
CIRC	CIRCLE / CIRCULAR
CL or ℄	CENTRE LINE
CNR	CORNER
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CRS	CENTRES
CSK	COUNTERSUNK
CSK HD	COUNTERSUNK HEAD
CYL.	CYLINDER
db	BAR DIA.
DET.	DETAIL
DIA. or ∅	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DIST.	DISTRIBUTION
DL	DEAD LOAD
DN	NOMINAL DIAMETER
DPC	DAMP PROOF COURSE
DWG	DRAWING
e	EXISTING
EA	EQUAL ANGLE
ELEC.	ELECTRIC / ELECTRICAL
ELEV.	ELEVATION
ESL	EXISTING SURFACE LEVEL
EST.	ESTIMATE
EXP.	EXPANSION
EXT.	EXTERNAL
EXTG	EXISTING
EW	EACH WAY
(F)	IN FRONT
FF	FAR FACE
FFL	FINISHED FLOOR LEVEL
FL	FLAT
FLG	FLANGE
FPW	FULL PENETRATION WELD
FS	FLOOR SUMP
FSBW	FULL STRENGTH BUTT WELD
FSL	FINISHED SURFACE LEVEL
FW	FLOOR WASTE
GA	GENERAL ARRANGEMENT
GALV.	GALVANISED
GR	GRADE
H	HORIZONTAL
HD	HEAVY DUTY
H.D.	HOLDING DOWN BOLTS
VERT.	VERTICAL
HOZ	HORIZONTAL
HS	HIGH STRENGTH
HT	HIGH-TENSILE STEEL
HW	HARDWOOD
ID	INTERNAL DIAMETER
INT.	INTERNAL
JUNC.	JUNCTION
LEV.	LEVEL
LG	LENGTH / LONG
LH	LEFT HAND
LIGS	LIGATURES
LONG.	LONGITUDINAL
M/A	MASONRY ANCHOR
MAN.	MANUFACTURER
MAX.	MAXIMUM
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MSRY	MASONRY
N	NORTH
NEG.	NEGATIVE
NF	NEAR FACE
No.	NUMBER
NOM	NOMINAL
NS	NOMINAL SIZE
NTS	NOT TO SCALE
OA	OVERALL
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPP.	OPPOSITE
PAR.	PARALLEL
PC	PRECAST
PD	PLAN DETAIL
PFC	PARALLEL FLANGE CHANNEL
PL	PLATE
PLY	PLYWOOD
PT	POST TENSIONED
PREFAB.	PREFABRICATED
PRELIM.	PRELIMINARY
QTY	QUANTITY
RAD.	RADIUS
RD	ROUND
RECT.	RECTANGLE / RECTANGULAR
REF.	REFERENCE
REINF.	REINFORCEMENT
REO	REINFORCEMENT
RH	RIGHT HAND
RHS	RECTANGULAR HOLLOW SECTION
R.L.	REDUCED LEVEL
RSA	ROLLED-STEEL ANGLE
RSC	ROLLED-STEEL CHANNEL
RSJ	ROLLED-STEEL JOIST
SEC.	SECTION
S	SEWER
SHS	SQUARE HOLLOW SECTION
SL	SURFACE LEVEL
SPEC.	SPECIFICATION
STD	STANDARD
SQ	SQUARE
SW	STORMWATER
(T)	TOP
T.B.A.	TO BE ADVISED
T.B.C.	TO BE CONCLUDED
TS	TENSILE STRENGTH
TYP.	TYPICAL
(U)	UNDER
UA	UNEQUAL ANGLE
UB	UNIVERSAL BEAM
UC	UNIVERSAL COLUMN
U/G	UNDERGROUND
U.N.O.	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
V	VERTICAL

2. NOTATION EXAMPLES

N12 -300 BTM	D500N12 BARS AT 300 MAX. CENTRES IN THE BOTTOM OF MEMBER.
2-N12	TWO No. D500N12 BARS
SL82 TOP	D500SL82 SQUARE MESH IN THE TOP OF THE MEMBER.
SL818 TOP	D500SL818 RECTANGULAR MESH IN THE TOP OF THE MEMBER.
3-L12TM TOP & BTM	3 No. BAR SL12TM TRENCH MESH IN TOP AND BOTTOM OF MEMBER.
R10 LIGS -400	250R ∅10 PLAIN BAR LIGATURES AT 400 MAX. CENTRES IN THE MEMBER.

LEGENDS - CONTINUED

3. NOTATION MARKS

B	BEAM / BEARER
BAJ	BRICK ARTICULATION JOINT
BB	BOND BEAM
BCJ	BLOCK CONTROL JOINT
Bol	BOLLARD
Br	BRACING
Bt	BATTEN
C	COLUMN
CB	CONC. BEAM
CJ	SLAB CONTROL / CONSTRUCTION JOINT
DF	SLAB FALL THROUGH DOORWAY
DH	DOOR HEAD
DJ	DOOR JAMB
DP	MASS CONC. DRILLED PIER
DS	DOUBLE STUD
EJ	SLAB EXPANSION JOINT
Fa	FASCIA TRUSS
FB	FLY BRACE
F	FRAME
FT	FLOOR TRUSS
G	GIRT
GD	GRATED DRAIN
GP	GRATED PIT
J	JOIST
L	LINTEL
LBW	LOAD BEARING WALL
Le	LEDGER
Lt	TIMBER LINTEL - REFER SCHEDULE
M	MULLION
OR	OUTRIGGER
P	PURLIN
Pe	CONC. PEDESTAL
PF	MASS CONC. PAD FOOTING
Pi	PILE
Pl	CONC. PLINTH
R	RAFTER
Rk	RAKER
RT	TIMBER ROOF TRUSS
RW	RETAINING WALL FOOTING
SCJ	SLAB SAWCUT JOINT (1/4 DEPTH OF SLAB) SAWCUT WITHIN 24 HOURS OF POUR
SF	STRIP FOOTING
SR	SLAB REBATE
St	STRUT / STUB
ST	SLAB THICKENING
T	TIE MEMBER
Tr	STEEL TRUSS
UP	MASS CONC. UNDERPIN
WP	CAST IN WELD PLATE
WPJ	SLAB WEAKENED PLANE JOINT

4. SYMBOLS

00.00	TOP OF FOOTING R.L.
S1	SLAB MARK, REFER SCHEDULE FOR SLAB DEPTH, REINF., FORM ETC.
	DIRECTION OF SPAN
	BLOCKWORK
	BLOCK PIER
	LOAD BEARING MASONRY UNDER
	NON-LOAD BEARING MASONRY UNDER
	CONC. PRECAST WALL PANEL
	LOAD BEARING CONC. PRECAST WALL PANEL UNDER SLAB
	CONC. PRECAST COLUMN
	CONC. PRECAST COLUMN UNDER SLAB
	110mm FACE BRICKWORK
or	110mm FACE BRICKWORK PIER
	190 BLOCKWORK
-50	FLOOR SLAB SETDOWN REFER ARCH. DRAWINGS
— AG —	AGRICULTURAL PIPE DRAIN
— eAG —	EXTG AGRICULTURAL PIPE DRAIN
— S —	SEWER LINE
— eS —	EXTG SEWER LINE
— SW —	STORMWATER LINE
— eSW —	EXTG STORMWATER LINE
— W —	WATER LINE
— eW —	EXTG WATER LINE

DISCREPANCIES & ALLOWANCES

1. GENERAL

STRUCTURAL ENGINEERING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION, AND FOR TENDERING PURPOSES TENDERERS ARE TO ALLOW FOR THE HIGHER COST ITEM. REFER ARCH. DRAWINGS FOR ADDITIONAL STEELWORK / METALWORK NOT SHOWN ON STRUCTURAL DRAWINGS.

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	MS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -

ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	MS
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS

rare.

22-24 Paterson Street
Launceston, TAS 7250

rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **COVERED STOCK YARD 0100 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **ARCHITECTURAL NOTES**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0101** REV: **A**

DATE PRINTED: 18/12/2025 2:40:49 PM



SITE - PLAN
SCALE 1:500

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	MS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	MS
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: GREENHAMS PTY LTD

PROJECT: COVERED STOCK YARD
0100 SERIES DRAWINGS

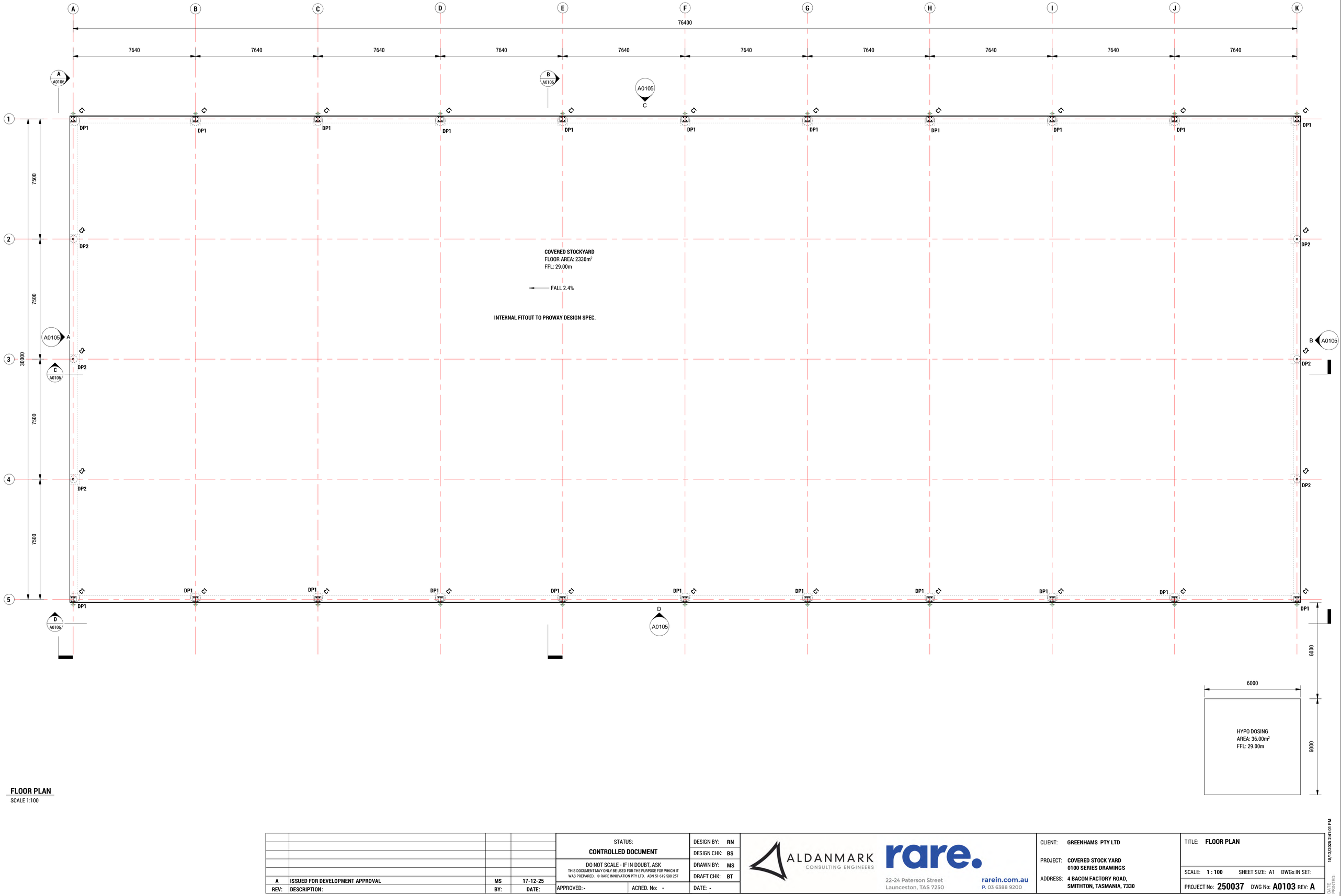
ADDRESS: 4 BACON FACTORY ROAD,
SMITHTON, TASMANIA, 7330

TITLE: SITE PLAN

SCALE: 1 : 500 SHEET SIZE: A1 DWGs IN SET:

PROJECT No: 250037 DWG No: A0102 REV: A

DATE PRINTED: 18/12/2025 2:40:59 PM



FLOOR PLAN
SCALE 1:100

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	MS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

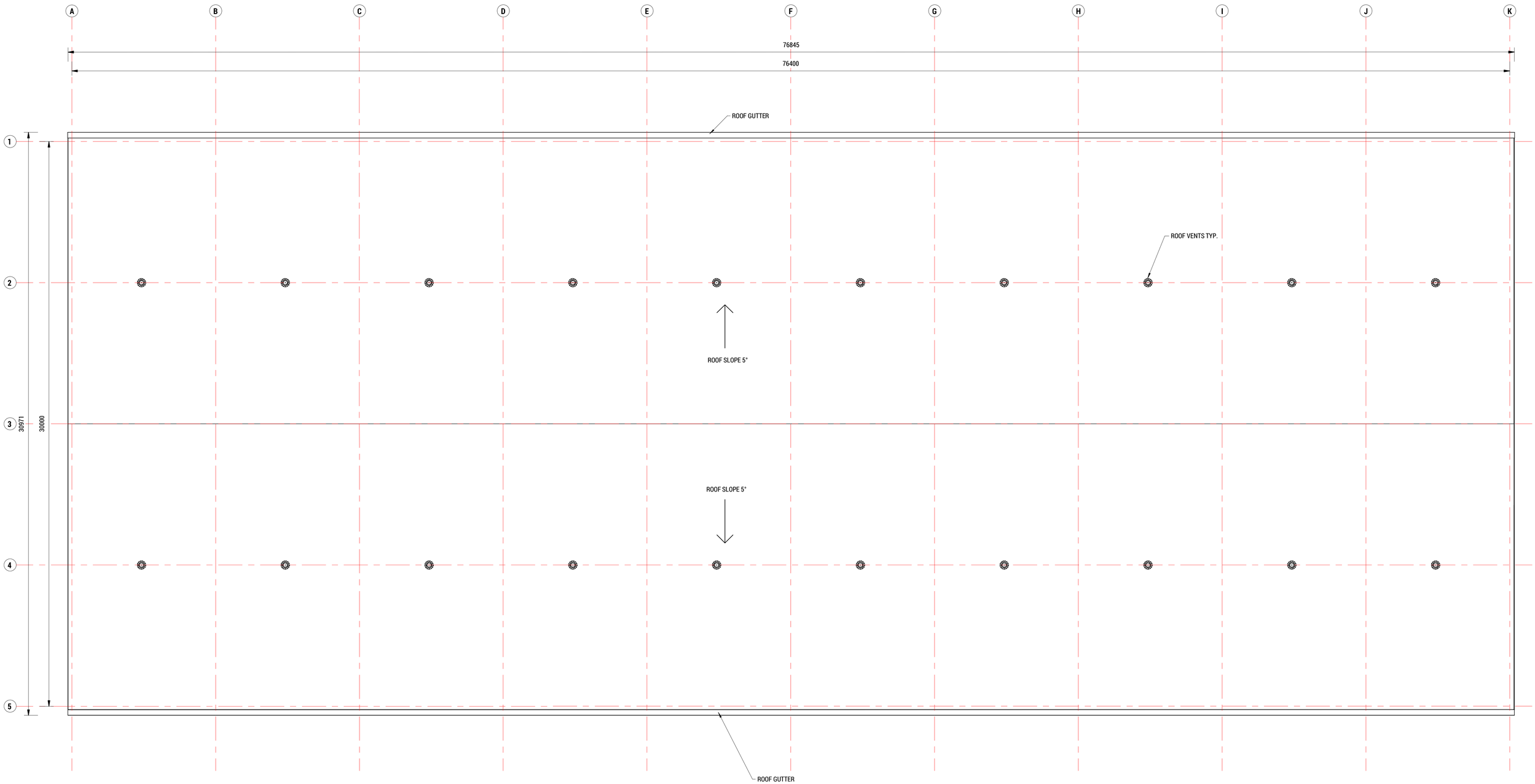
DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	MS
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**
PROJECT: **COVERED STOCK YARD 0100 SERIES DRAWINGS**
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **FLOOR PLAN**
SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET:
PROJECT No: **250037** DWG No: **A0103** REV: **A**

DATE PRINTED: 18/12/2025 2:41:01 PM



ROOF PLAN
SCALE 1:100

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	MS	17-12-25

STATUS:
CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	MS
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **COVERED STOCK YARD**
0100 SERIES DRAWINGS

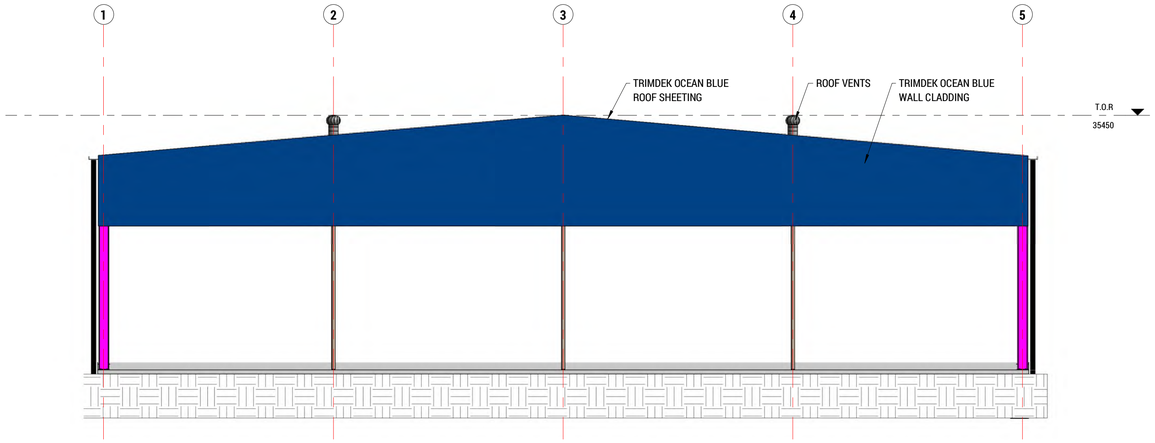
ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7330

TITLE: **ROOF PLAN**

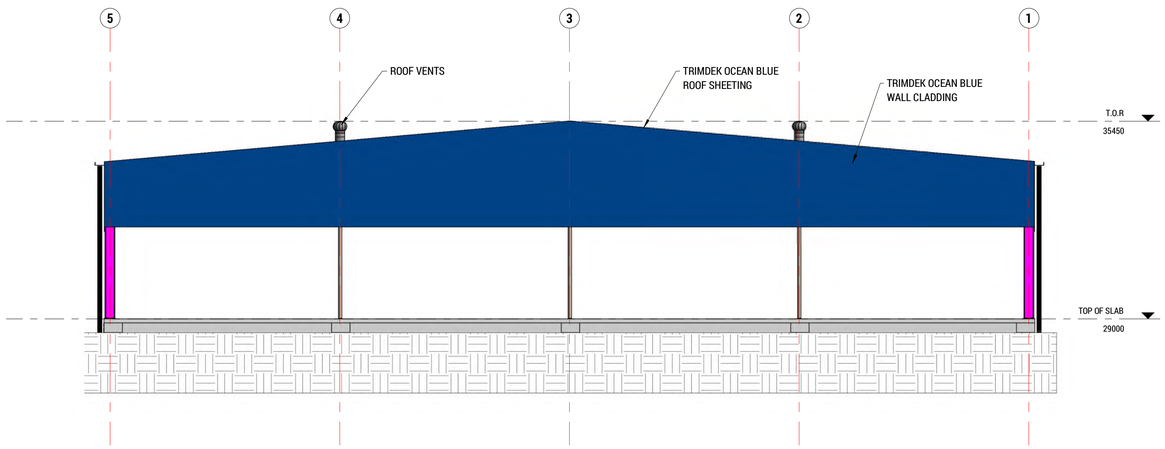
SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0104** REV: **A**

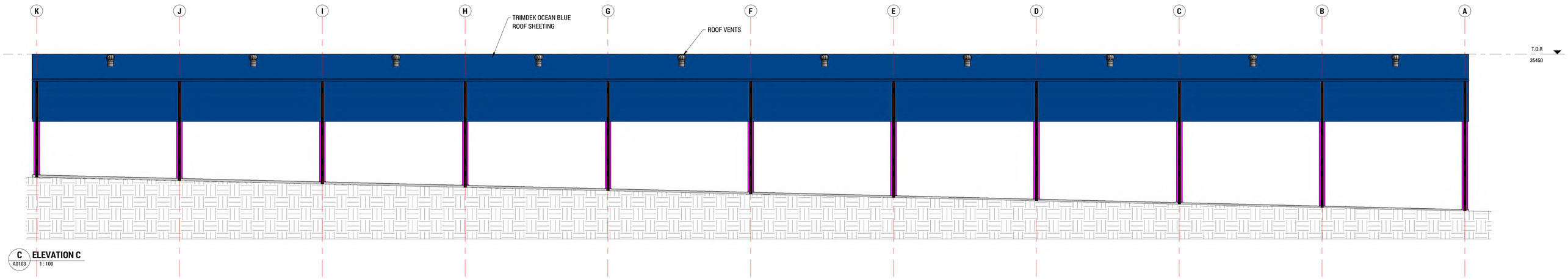
DATE PRINTED: 18/12/2025 2:41:02 PM



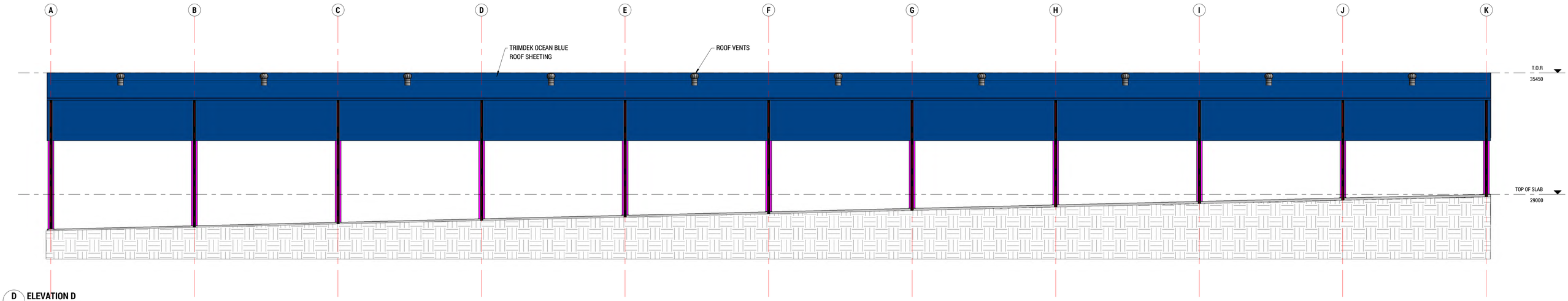
A ELEVATION A
A0103 1 : 100



B ELEVATION B
A0103 1 : 100



C ELEVATION C
A0103 1 : 100



D ELEVATION D
A0103 1 : 100

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	MS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	MS
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **COVERED STOCK YARD**
0100 SERIES DRAWINGS

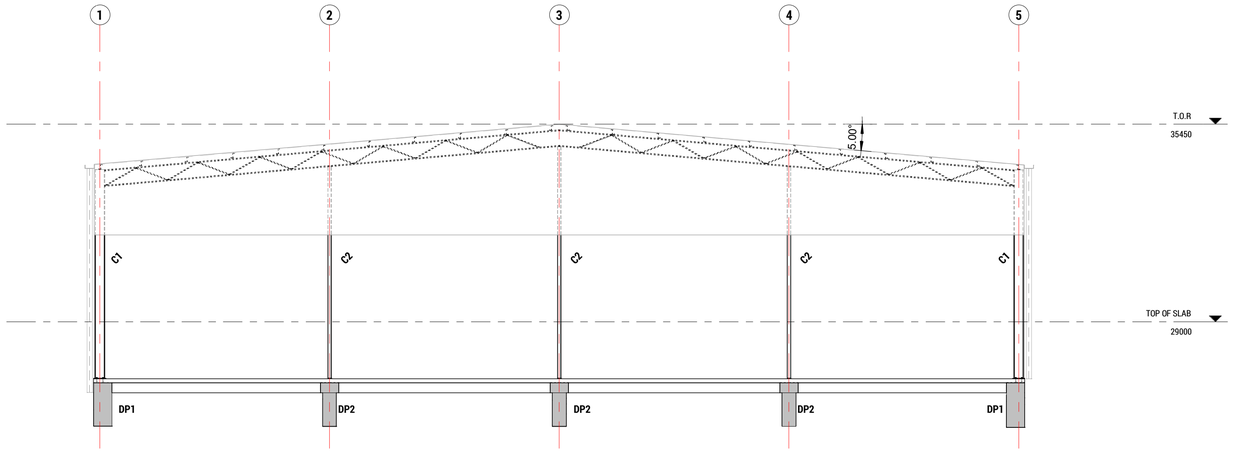
ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7330

TITLE: **ELEVATIONS**

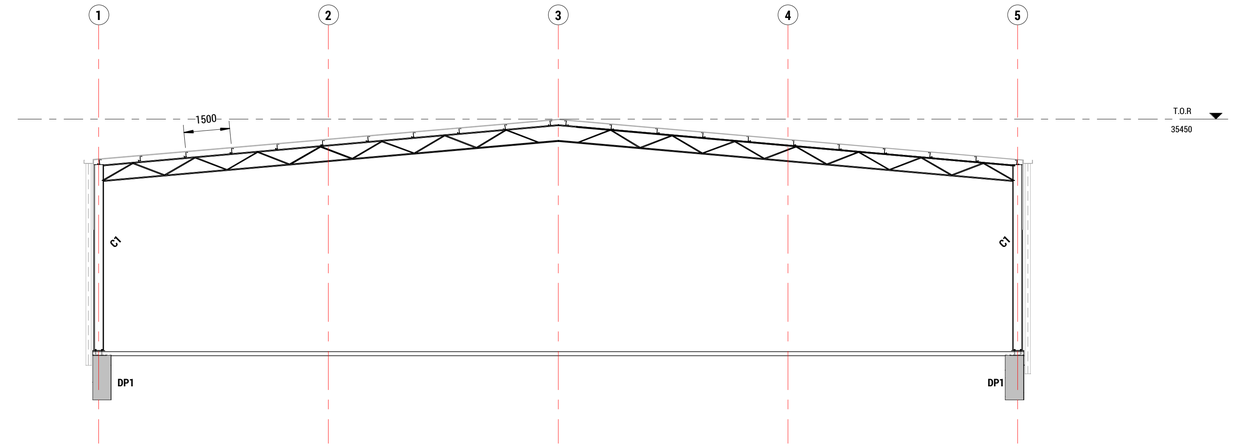
SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0105** REV: **A**

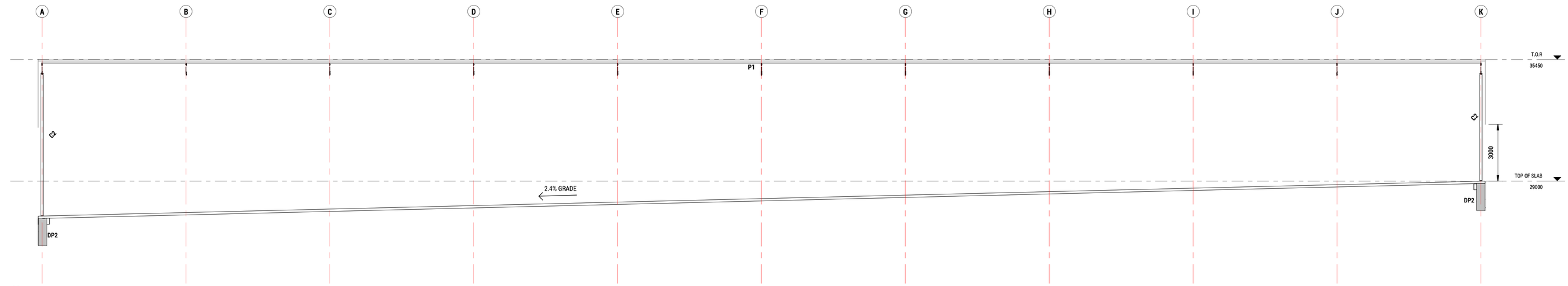
DATE PRINTED: 18/12/2025 2:41:06 PM



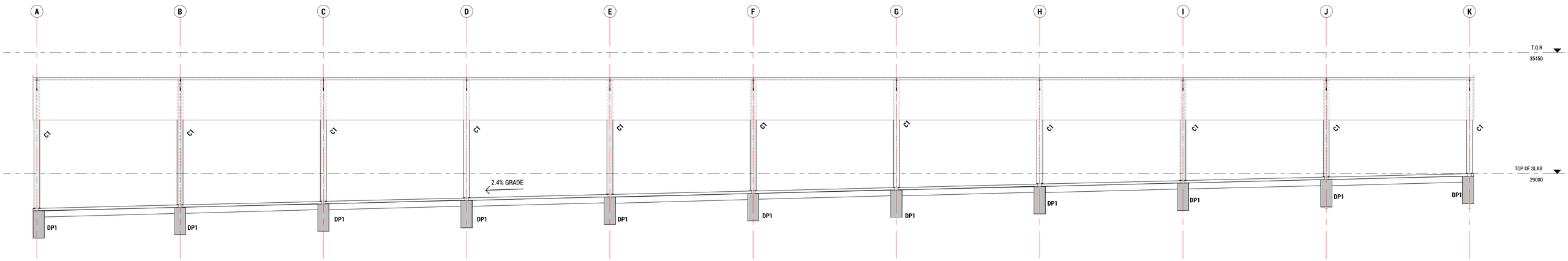
A SECTION A
A0103 1 : 100



B SECTION B
A0103 1 : 100



C SECTION C
A0103 1 : 100



D SECTION D
A0103 1 : 100

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	MS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 998 257

APPROVED: - ACRED. No: - DATE: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: MS
DRAFT CHK: BT

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **COVERED STOCK YARD**
0100 SERIES DRAWINGS

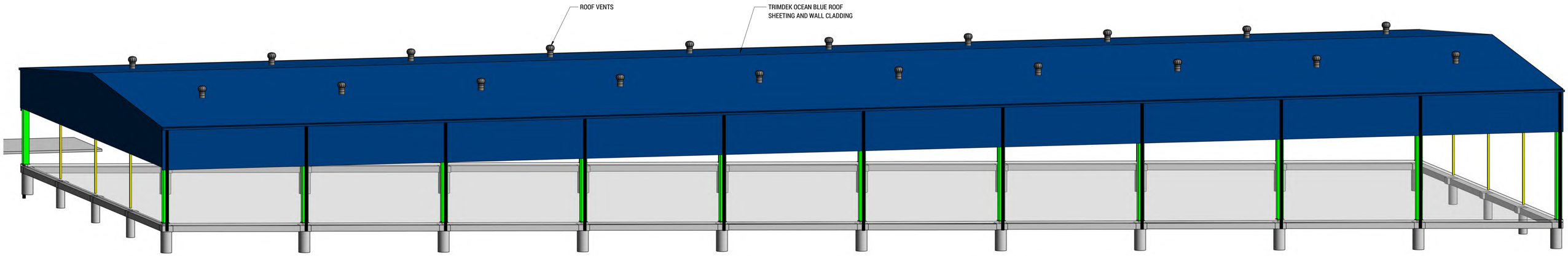
ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7330

TITLE: **SECTIONS**

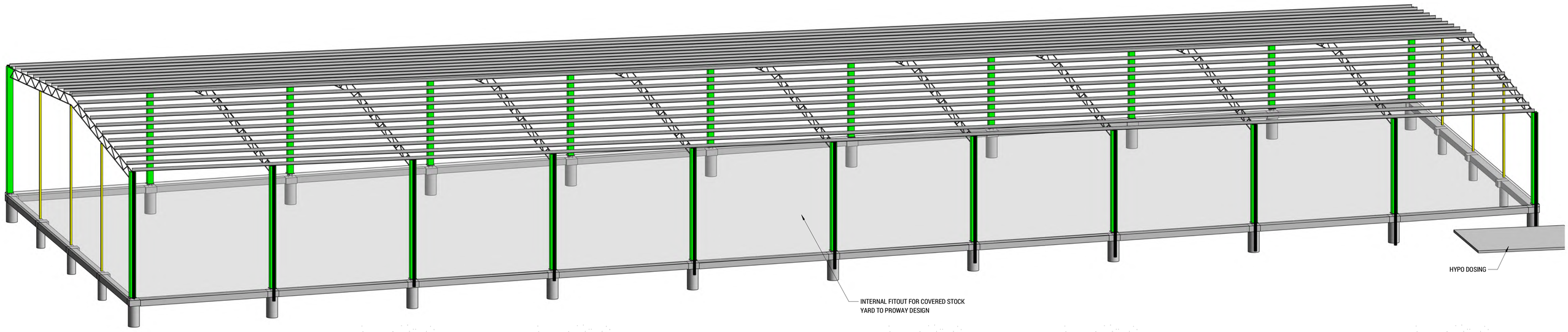
SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0106** REV: **A**

DATE PRINTED: 18/12/2025 2:41:09 PM



CALD FRAME
SCALE 1:100



STRUCTURAL FRAME
SCALE 1:100

3D - ISOMETRIC VIEWS
SCALE 1:100

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	MS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	MS
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: GREENHAMS PTY LTD
PROJECT: COVERED STOCK YARD
0100 SERIES DRAWINGS
ADDRESS: 4 BACON FACTORY ROAD,
SMITHTON, TASMANIA, 7330

TITLE: 3D - ISOMETRIC VIEWS - SHEET 1
SCALE: SHEET SIZE: A1 DWGs IN SET:
PROJECT No: 250037 DWG No: A0107 REV: A

DATE PRINTED: 18/12/2025 2:41:13 PM

CLIENT:

GREENHAMS TASMANIA PTY LTD

PROJECT:

KILL FLOOR AND AMENITIES BUILDING
0200 SERIES DRAWINGS

ADDRESS:

4 BACON FACTORY ROAD,
SMITHTON, TASMANIA, 7330

PROJECT NO :

250037

STATUS :

CONTROLLED DOCUMENT

ISSUED FOR/DESCRIPTION :

DEVELOPMENT APPROVAL

DRAWINGS :

ARCHITECTURAL

SHEET LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	DESCRIPTION	DATE	DRAWN BY
A0200	COVER SHEET	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0201	ARCHITECTURAL NOTES	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0202	SITE PLAN	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0203	KILL FLOOR BUILDING - GROUND FLOOR - PLAN	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0204	KILL FLOOR BUILDING - FFL 1 - PLAN	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0205	AMENITIES BUILDING - GROUND FLOOR	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0206	AMENITIES BUILDING - FIRST FLOOR	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0207	AMENITIES BUILDING - SECOND FLOOR	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0208	ELEVATIONS - SHT 1 OF 2	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0209	ELEVATIONS - SHT 2 OF 2	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0210	SECTIONS	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0211	3D VIEW	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0212	3D VIEW	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0213	3D VIEW	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0214	3D VIEW	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT
A0215	3D VIEW	C	RE-ISSUED FOR DEVELOPMENT APPROVAL	11-08-26	BT

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **SP**
DESIGN CHK: **BS**
DRAWN BY: **BT**
DRAFT CHK: **BS**
DATE: **13-05-26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**
PROJECT: **KILL FLOOR AND AMENITIES BUILDING 0200 SERIES DRAWINGS**
ADDRESS: **4 BACON FACTORY ROAD SMITHTON**

TITLE: **COVER SHEET**
SCALE: SHEET SIZE: A1 DWGs IN SET:
PROJECT No: **250037** DWG No: **A0200** REV: **C**

DATE PRINTED: **11/02/2026 2:26:21 PM**

GENERAL NOTES

1. GENERAL

A. THESE DRAWINGS AND NOTES SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, BUILDING SERVICES AND OTHER DISCIPLINES DRAWINGS AND SPECIFICATIONS AND WITH ANY WRITTEN ENGINEER'S INSTRUCTIONS ISSUED DURING THE CONTRACT.

B. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.

C. THESE GENERAL NOTES DO NOT HAVE PRECEDENCE OVER THE SPECIFICATION OR DRAWING NOTES.

D. ALL SET OUT DIMENSIONS ON THE DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK.

E. DO NOT SCALE FOR DIMENSIONS OFF THESE DRAWINGS.

F. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ARE IN MILLIMETRES WITH THE EXCEPTION OF SURVEY LEVELS, WHICH ARE IN METRES.

G. THE CONTRACTOR IS TO ENSURE THAT ANY PROFESSIONALS, TRADESMEN OR SUPPLIERS ENGAGED THROUGHOUT THE DURATION OF THE CONTRACT ARE ACCREDITED AND QUALIFIED FOR THEIR DUTY OF WORK AND CARRY ALL NECESSARY PERMITS REQUIRED BY ANY STATUTORY AUTHORITY.

LEGENDS

1. ABBREVIATIONS

ADD.	ADDENDUM	HOZ	HORIZONTAL
AFFL	ABOVE FINISHED FLOOR LEVEL	HS	HIGH STRENGTH
AG	AGRICULTURAL DRAIN PIPE	HT	HIGH-TENSILE STEEL
AGG.	AGGREGATE	HW	HARDWOOD
AMDT	AMENDMENT	ID	INTERNAL DIAMETER
APPROX.	APPROXIMATE	INT.	INTERNAL
ARCH.	ARCHITECT / ARCHITECTURAL	JUNC.	JUNCTION
AS	AUSTRALIAN STANDARD	LEV.	LEVEL
AVG	AVERAGE	LG	LENGTH / LONG
A/W	ACCORDANCE WITH	LH	LEFT HAND
(B)	BEHIND or BOTTOM	LIGS	LIGATURES
BK	BRICK	LONG.	LONGITUDINAL
BLDG	BUILDING	M/A	MASONRY ANCHOR
BMT	BASE METAL THICKNESS	MAN.	MANUFACTURER
BPL	BASE PLATE	MAX.	MAXIMUM
BTM	BOTTOM	MIN.	MINIMUM
BWK	BRICKWORK	MISC.	MISCELLANEOUS
C.A.	CHEMSET ANCHORS	MSRY	MASONRY
CANT.	CANTILEVER	N	NORTH
CEM.	CEMENT	NEG.	NEGATIVE
CFW	CONTINUOUS FILLET WELD	NF	NEAR FACE
CHAM.	CHAMFER	No.	NUMBER
CHEM.	CHEMICAL	NOM	NOMINAL
CHS	CIRCULAR HOLLOW SECTION	NS	NOMINAL SIZE
CIRC	CIRCLE / CIRCULAR	NTS	NOT TO SCALE
CL or ℄	CENTRE LINE	OA	OVERALL
CNR	CORNER	OD	OUTSIDE DIAMETER
COL.	COLUMN	OH	OVERHEAD
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUOUS	PAR.	PARALLEL
CRS	CENTRES	PC	PRECAST
CSK	COUNTERSUNK	PD	PLAN DETAIL
CSK HD	COUNTERSUNK HEAD	PFC	PARALLEL FLANGE CHANNEL
CYL.	CYLINDER	PL	PLATE
db	BAR DIA.	PLY	PLYWOOD
DET.	DETAIL	PT	POST TENSIONED
DIA. or ∅	DIAMETER	PREFAB.	PREFABRICATED
DIAG.	DIAGONAL	PRELIM.	PRELIMINARY
DIM.	DIMENSION	QTY	QUANTITY
DIST.	DISTRIBUTION	RAD.	RADIUS
DL	DEAD LOAD	RD	ROUND
DN	NOMINAL DIAMETER	RECT.	RECTANGLE / RECTANGULAR
DPC	DAMP PROOF COURSE	REF.	REFERENCE
DWG	DRAWING	REINF.	REINFORCEMENT
e	EXISTING	REO	REINFORCEMENT
EA	EQUAL ANGLE	RH	RIGHT HAND
ELEC.	ELECTRIC / ELECTRICAL	RHS	RECTANGULAR HOLLOW
ELEV.	ELEVATION	R.L.	REDUCED LEVEL
ESL	EXISTING SURFACE LEVEL	RSA	ROLLED-STEEL ANGLE
EST.	ESTIMATE	RSC	ROLLED-STEEL CHANNEL
EXP.	EXPANSION	RSJ	ROLLED-STEEL JOIST
EXT.	EXTERNAL	SEC.	SECTION
EXTG	EXISTING	S	SEWER
EW	EACH WAY	SHS	SQUARE HOLLOW SECTION
(F)	IN FRONT	SL	SURFACE LEVEL
FF	FAR FACE	SPEC.	SPECIFICATION
FFL	FINISHED FLOOR LEVEL	STD	STANDARD
FL	FLAT	SQ	SQUARE
FLG	FLANGE	SW	STORMWATER
FPW	FULL PENETRATION WELD	(T)	TOP
FS	FLOOR SUMP	T.B.A.	TO BE ADVISED
FSBW	FULL STRENGTH BUTT WELD	T.B.C.	TO BE CONCLUDED
FSL	FINISHED SURFACE LEVEL	TS	TENSILE STRENGTH
FW	FLOOR WASTE	TYP.	TYPICAL
GA	GENERAL ARRANGEMENT	(U)	UNDER
GALV.	GALVANISED	UA	UNEQUAL ANGLE
GR	GRADE	UB	UNIVERSAL BEAM
H	HORIZONTAL	UC	UNIVERSAL COLUMN
HD	HEAVY DUTY	U/G	UNDERGROUND
H.D.	HOLDING DOWN BOLTS	U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL	U/S	UNDERSIDE
		V	VERTICAL

2. NOTATION EXAMPLES

N12 -300 BTM	D500N12 BARS AT 300 MAX. CENTRES IN THE BOTTOM OF MEMBER.
2-N12	TWO No. D500N12 BARS
SL82 TOP	D500SL82 SQUARE MESH IN THE TOP OF THE MEMBER.
SL818 TOP	D500SL818 RECTANGULAR MESH IN THE TOP OF THE MEMBER.
3-L12TM TOP & BTM	3 No. BAR SL12TM TRENCH MESH IN TOP AND BOTTOM OF MEMBER.
R10 LIGS -400	250R ∅10 PLAIN BAR LIGATURES AT 400 MAX. CENTRES IN THE MEMBER.

LEGENDS - CONTINUED

3. NOTATION MARKS

B	BEAM / BEARER
BAJ	BRICK ARTICULATION JOINT
BB	BOND BEAM
BCJ	BLOCK CONTROL JOINT
Bol	BOLLARD
Br	BRACING
Bt	BATTEN
C	COLUMN
CB	CONC. BEAM
CJ	SLAB CONTROL / CONSTRUCTION JOINT
DF	SLAB FALL THROUGH DOORWAY
DH	DOOR HEAD
DJ	DOOR JAMB
DP	MASS CONC. DRILLED PIER
DS	DOUBLE STUD
EJ	SLAB EXPANSION JOINT
Fa	FASCIA TRUSS
FB	FLY BRACE
F	FRAME
FT	FLOOR TRUSS
G	GIRT
GD	GRATED DRAIN
GP	GRATED PIT
J	JOIST
L	LINTEL
LBW	LOAD BEARING WALL
Le	LEDGER
Lt	TIMBER LINTEL - REFER SCHEDULE
M	MULLION
OR	OUTRIGGER
P	PURLIN
Pe	CONC. PEDESTAL
PF	MASS CONC. PAD FOOTING
Pi	PILE
Pl	CONC. PLINTH
R	RAFTER
Rk	RAKER
RT	TIMBER ROOF TRUSS
RW	RETAINING WALL FOOTING
SCJ	SLAB SAWCUT JOINT (1/4 DEPTH OF SLAB) SAWCUT WITHIN 24 HOURS OF POUR
SF	STRIP FOOTING
SR	SLAB REBATE
St	STRUT / STUB
ST	SLAB THICKENING
T	TIE MEMBER
Tr	STEEL TRUSS
UP	MASS CONC. UNDERPIN
WP	CAST IN WELD PLATE
WPJ	SLAB WEAKENED PLANE JOINT

4. SYMBOLS

00.00	TOP OF FOOTING R.L.
S1	SLAB MARK, REFER SCHEDULE FOR SLAB DEPTH, REINF., FORM ETC.
	DIRECTION OF SPAN
	BLOCKWORK
	BLOCK PIER
	LOAD BEARING MASONRY UNDER
	NON-LOAD BEARING MASONRY UNDER
	CONC. PRECAST WALL PANEL
	LOAD BEARING CONC. PRECAST WALL PANEL UNDER SLAB
	CONC. PRECAST COLUMN
	CONC. PRECAST COLUMN UNDER SLAB
	110mm FACE BRICKWORK
or	110mm FACE BRICKWORK PIER
	190 BLOCKWORK
-50	FLOOR SLAB SETDOWN REFER ARCH. DRAWINGS
— AG —	AGRICULTURAL PIPE DRAIN
— eAG —	EXTG AGRICULTURAL PIPE DRAIN
— S —	SEWER LINE
— eS —	EXTG SEWER LINE
— SW —	STORMWATER LINE
— eSW —	EXTG STORMWATER LINE
— W —	WATER LINE
— eW —	EXTG WATER LINE

DISCREPANCIES & ALLOWANCES

1. GENERAL

STRUCTURAL ENGINEERING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION, AND FOR TENDERING PURPOSES TENDERERS ARE TO ALLOW FOR THE HIGHER COST ITEM. REFER ARCH. DRAWINGS FOR ADDITIONAL STEELWORK / METALWORK NOT SHOWN ON STRUCTURAL DRAWINGS.

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **SP**
DESIGN CHK: **BS**
DRAWN BY: **BT**
DRAFT CHK: **BS**
DATE: **13-05-26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING 0200 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD SMITHTON**

TITLE: **ARCHITECTURAL NOTES**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0201** REV: **C**

DATE PRINTED: **11/08/2026 2:26:22 PM**



SITE - PLAN

SCALE 1:500

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **SP**
DESIGN CHK: **BS**
DRAWN BY: **BT**
DRAFT CHK: **BS**
DATE: **13-05-26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING 0200 SERIES DRAWINGS**

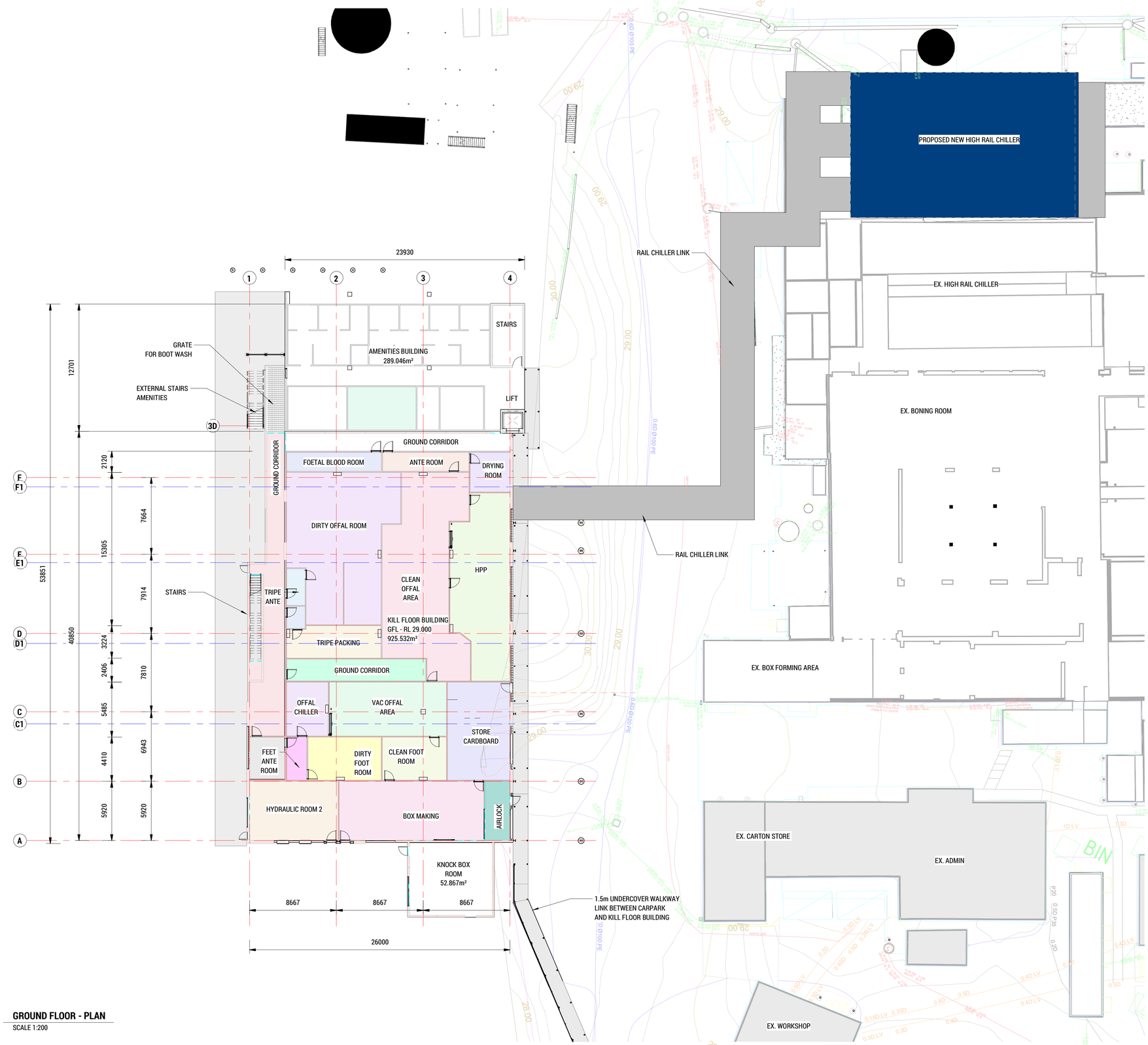
ADDRESS: **4 BACON FACTORY ROAD SMITHTON**

TITLE: **SITE PLAN**

SCALE: **1 : 500** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0202** REV: **C**

DATE PRINTED: **11/08/2026 2:26:25 PM**



GROUND FLOOR - PLAN

SCALE 1:200

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **SP**
DESIGN CHK: **BS**
DRAWN BY: **BT**
DRAFT CHK: **BS**
DATE: **13-05-26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING 0200 SERIES DRAWINGS**

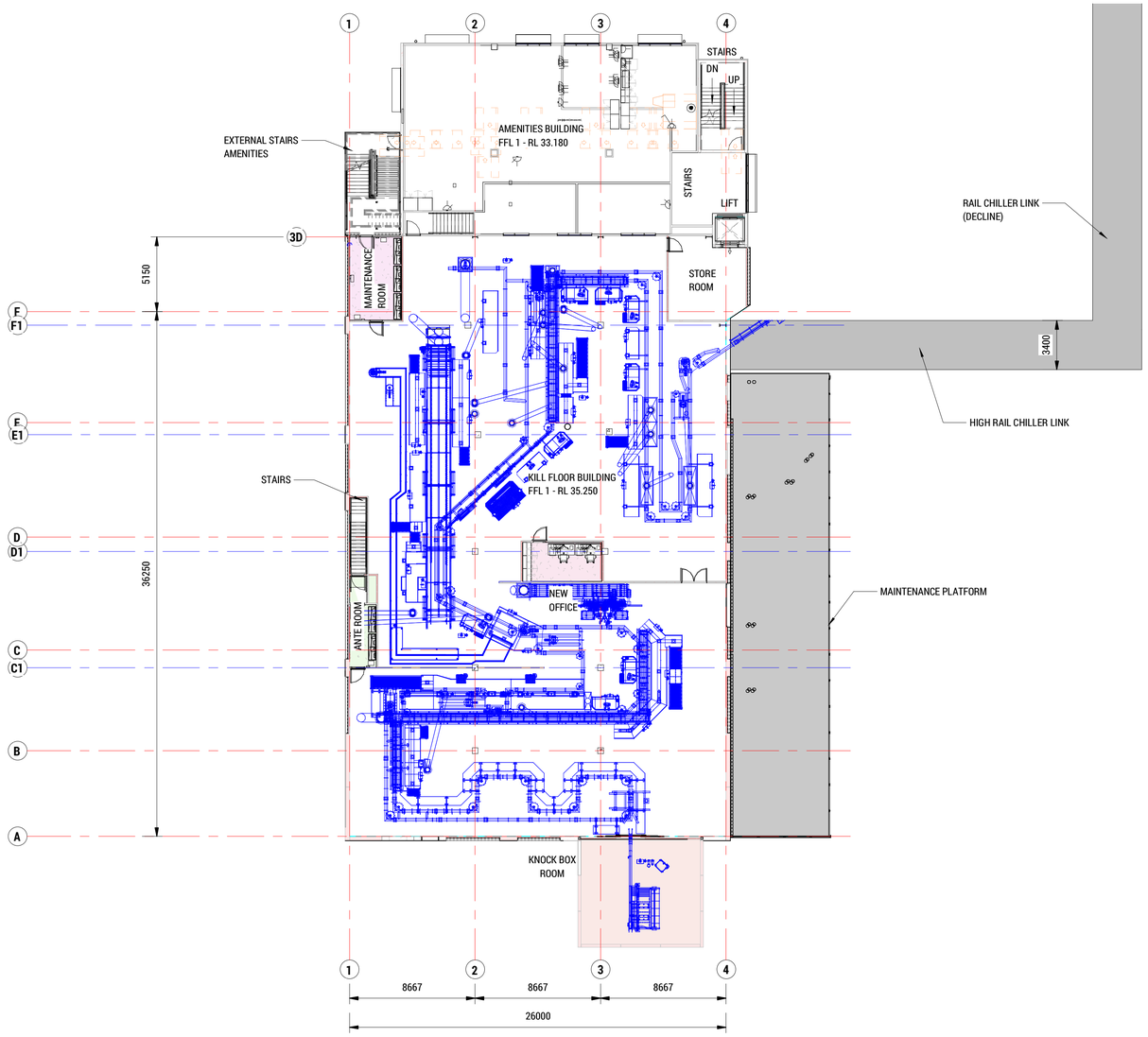
ADDRESS: **4 BACON FACTORY ROAD SMITHTON**

TITLE: **KILL FLOOR BUILDING - GROUND FLOOR - PLAN**

SCALE: **1 : 200** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0203** REV: **C**

DATE PRINTED: **11/08/2026 2:56:31 PM**



REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY:	SP
DESIGN CHK:	BS
DRAWN BY:	BT
DRAFT CHK:	BS
DATE:	13-05-26

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING 0200 SERIES DRAWINGS**

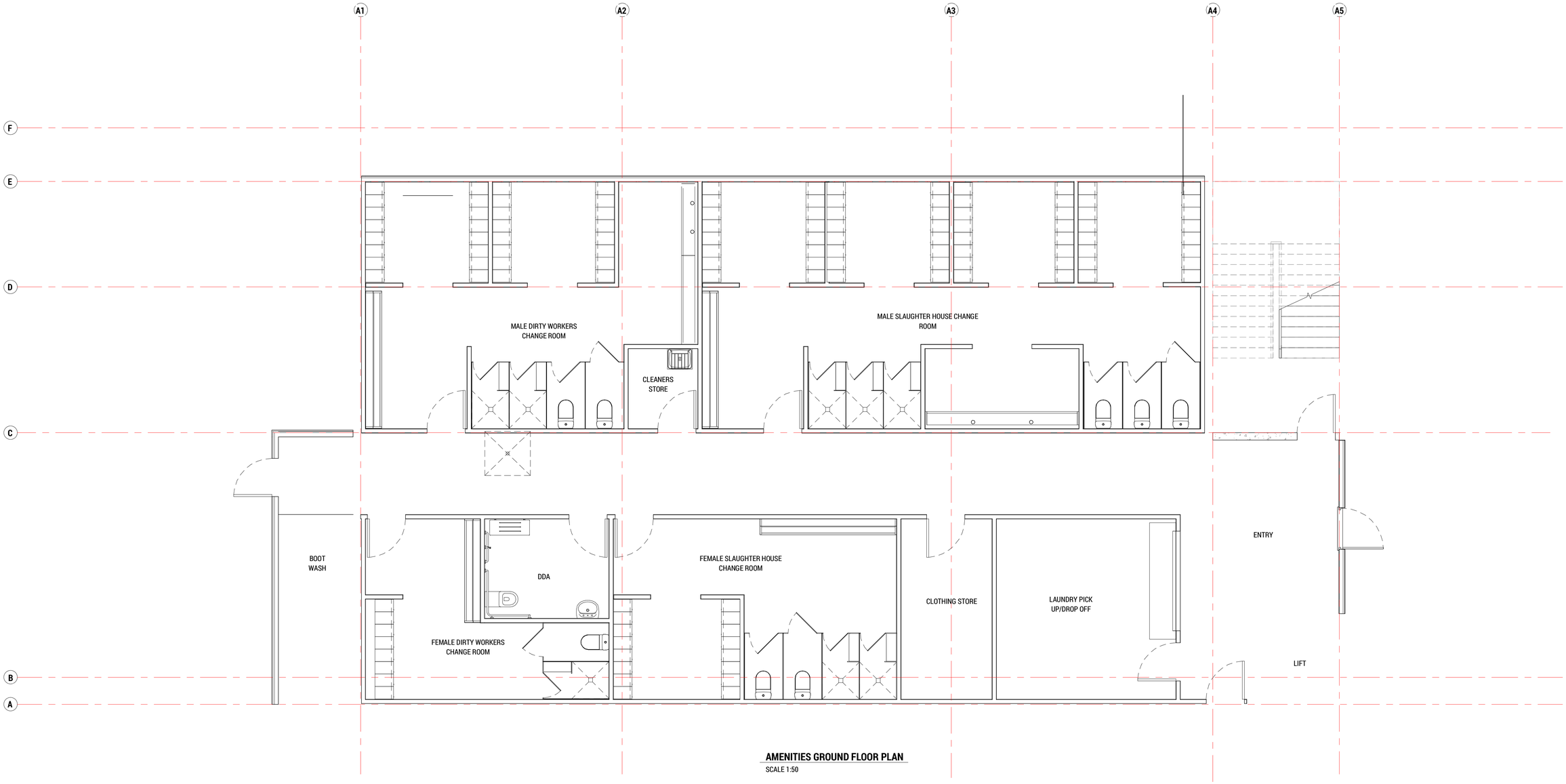
ADDRESS: **4 BACON FACTORY ROAD SMITHTON**

TITLE: **KILL FLOOR BUILDING - FFL 1 - PLAN**

SCALE: **1 : 200** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0204** REV: **C**

DATE PRINTED: **11/08/2026 2:26:36 PM**



AMENITIES GROUND FLOOR PLAN

SCALE 1:50

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY:	SP
DESIGN CHK:	BS
DRAWN BY:	BT
DRAFT CHK:	BS
DATE:	13-05-26

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING 0200 SERIES DRAWINGS**

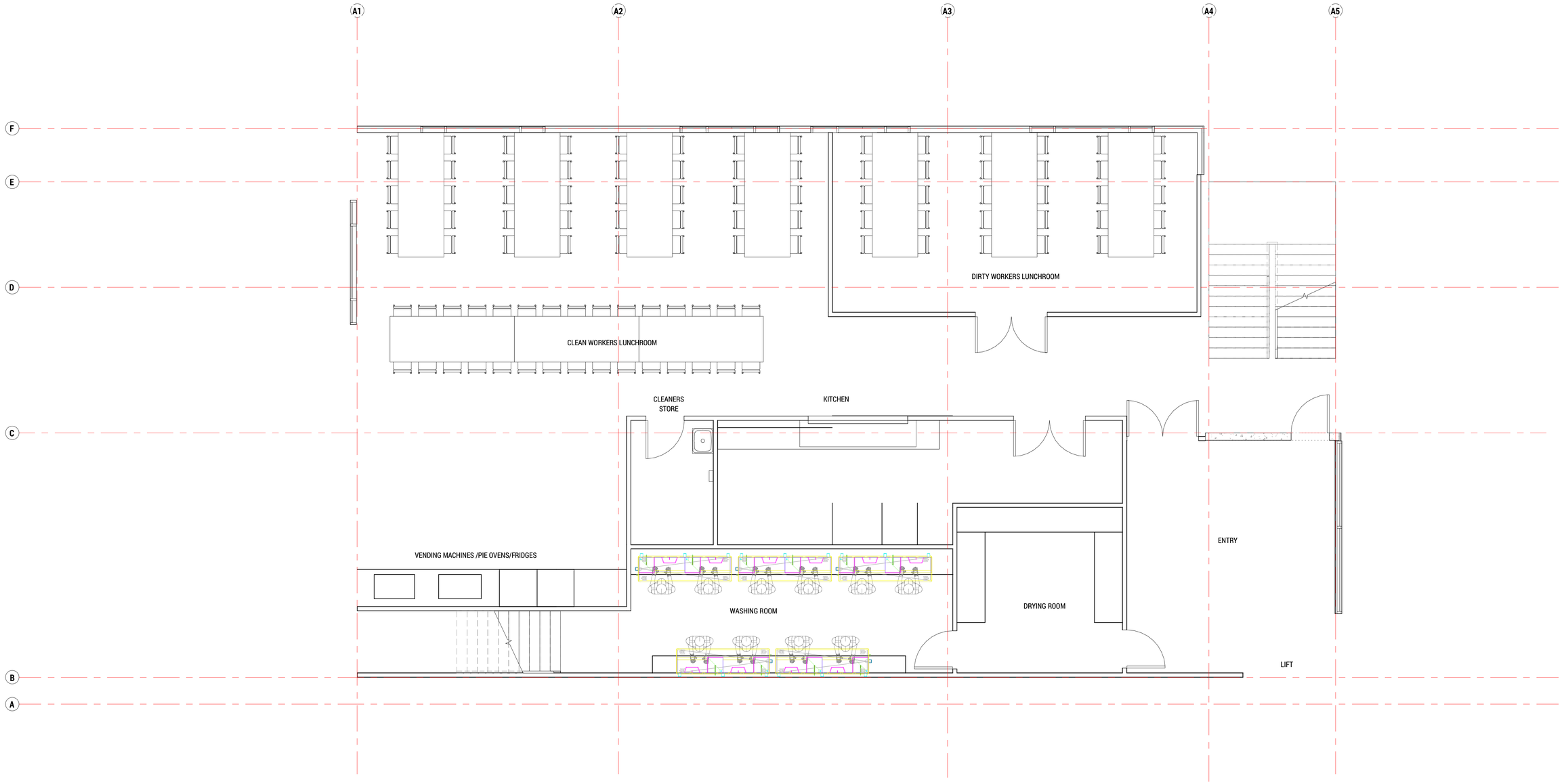
ADDRESS: **4 BACON FACTORY ROAD SMITHTON**

TITLE: **GROUND FLOOR PLAN**

SCALE: **1 : 50** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **243013** DWG No: **A0205** REV: **C**

DATE PRINTED: **11/08/2026 2:41:58 PM**



AMENITIES FFL LEVEL 1- PLAN

SCALE 1:50

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **SP**
DESIGN CHK: **BS**
DRAWN BY: **BT**
DRAFT CHK: **BS**
DATE: **13-05-26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING 0200 SERIES DRAWINGS**

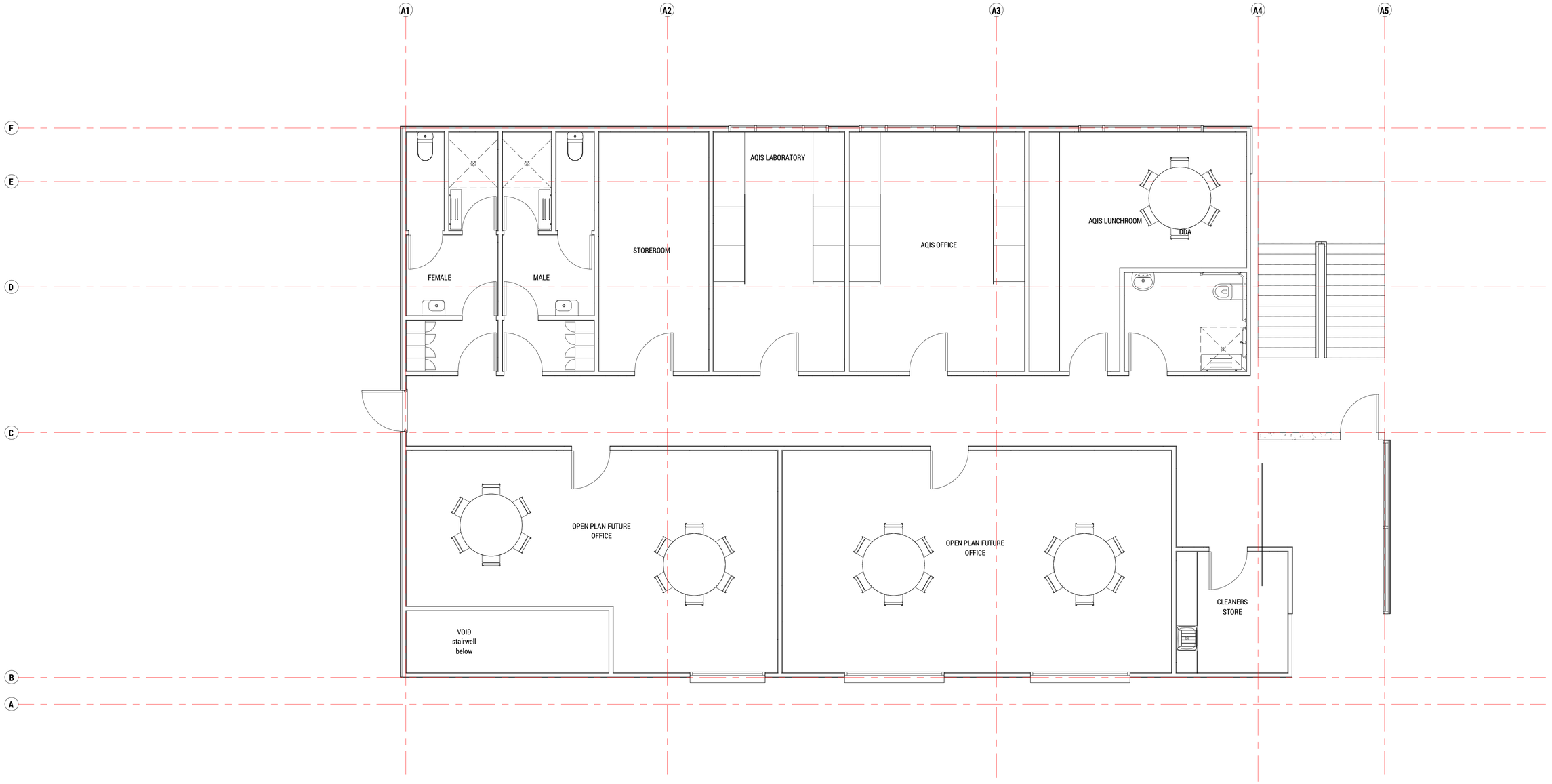
ADDRESS: **4 BACON FACTORY ROAD SMITHTON**

TITLE: **LEVEL 1 FLOOR PLAN**

SCALE: **1 : 50** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **243013** DWG No: **A0206** REV: **C**

DATE PRINTED: **11/08/2026 2:42:02 PM**



AMENITIES FFL LEVEL 2 - PLAN

SCALE 1:50

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **SP**
DESIGN CHK: **BS**
DRAWN BY: **BT**
DRAFT CHK: **BS**
DATE: **13-05-26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING 0200 SERIES DRAWINGS**

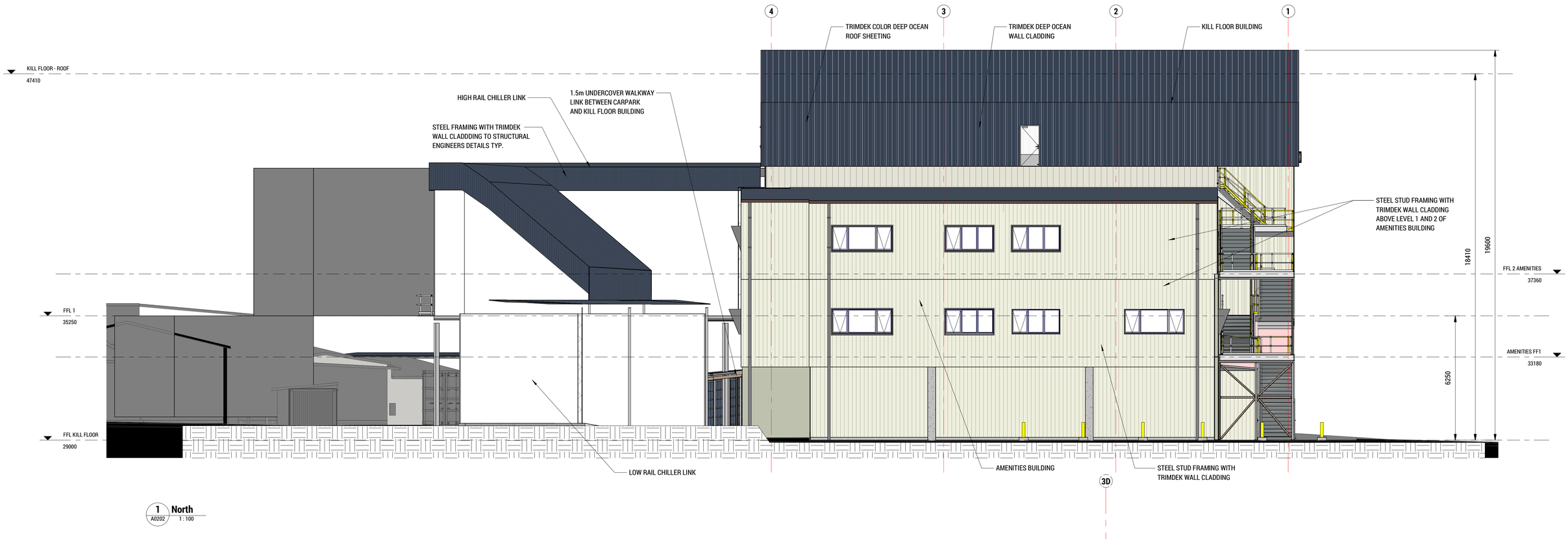
ADDRESS: **4 BACON FACTORY ROAD SMITHTON**

TITLE: **LEVEL 2 FLOOR PLAN**

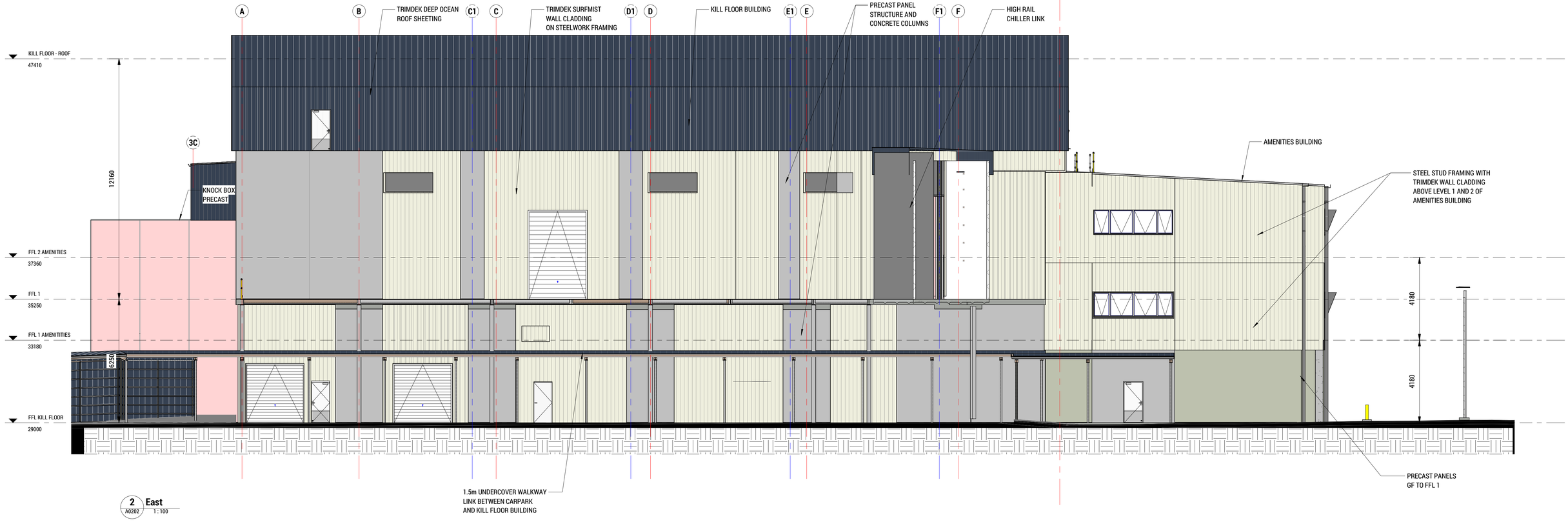
SCALE: **1 : 50** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **243013** DWG No: **A0207** REV: **C**

DATE PRINTED: **11/02/2026 2:42:03 PM**



1 North
A0202 1 : 100



2 East
A0202 1 : 100

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **SP**
DESIGN CHK: **BS**
DRAWN BY: **BT**
DRAFT CHK: **BS**
DATE: **13-05-26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING 0200 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD SMITHTON**

TITLE: **ELEVATIONS - SHT 1 OF 2**

SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0208** REV: **C**

DATE PRINTED: **11/08/2026 2:26:57 PM**



1 South A0202 — 1 : 100

2 West A0202 — 1 : 100

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 998 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **SP**
DESIGN CHK: **BS**
DRAWN BY: **BT**
DRAFT CHK: **BS**
DATE: **13-05-26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING 0200 SERIES DRAWINGS**

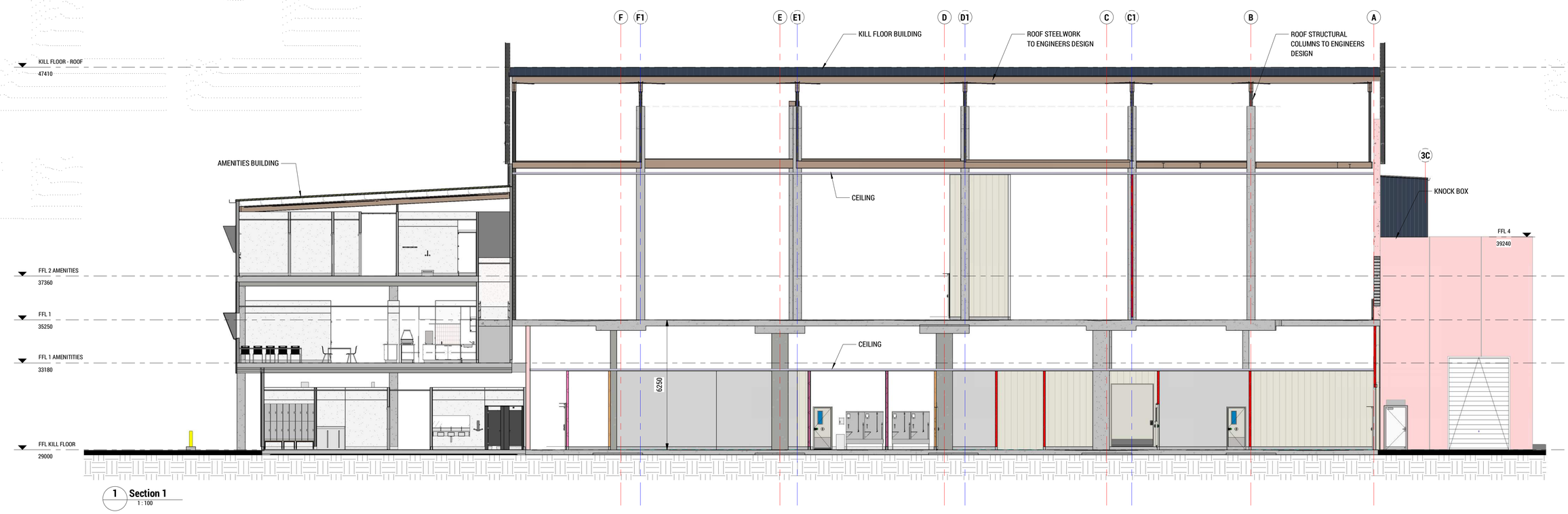
ADDRESS: **4 BACON FACTORY ROAD SMITHTON**

TITLE: **ELEVATIONS - SHT 2 OF 2**

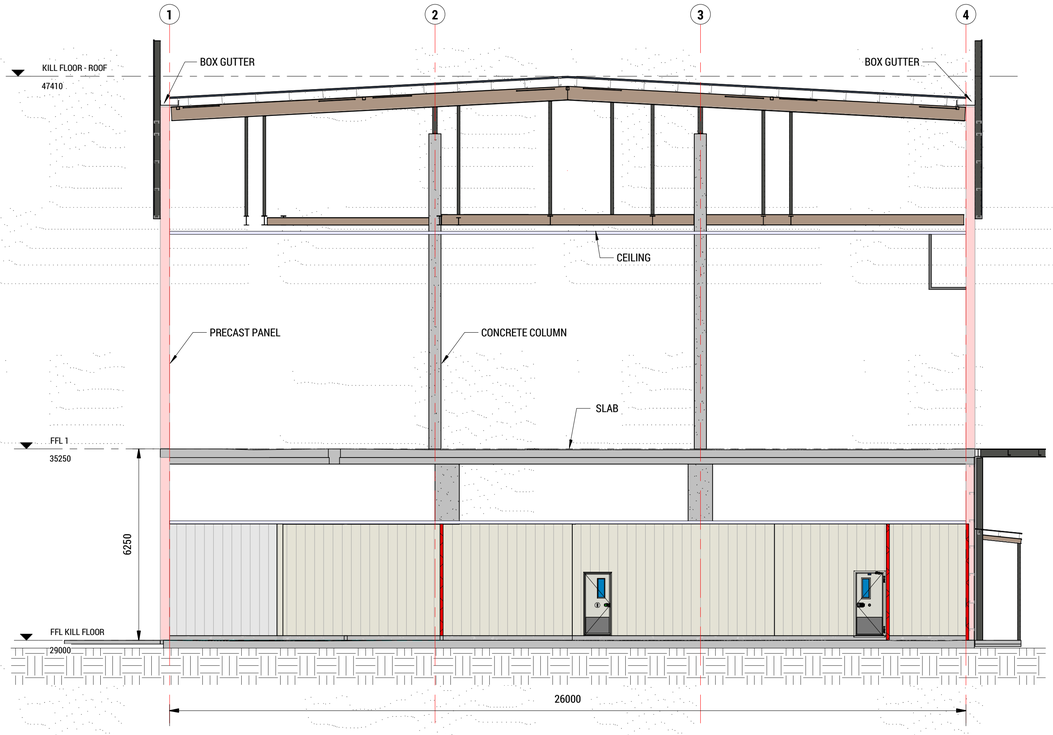
SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0209** REV: **C**

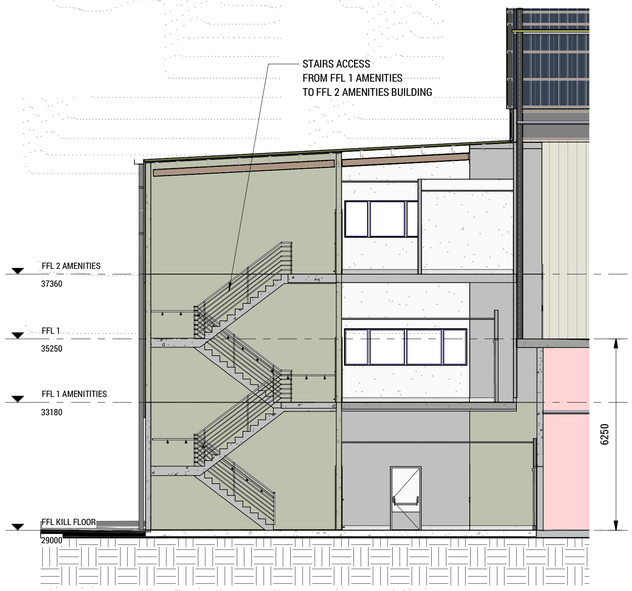
DATE PRINTED: **11/08/2026 2:37:05 PM**



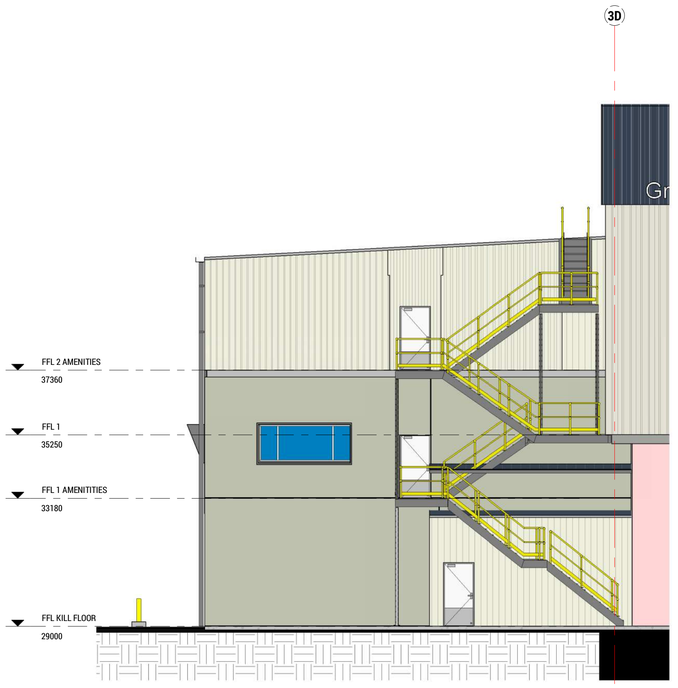
1 **Section 1**
1 : 100



2 **Section 2**
1 : 100



3 **Section 3**
1 : 100



4 **Section 4**
1 : 100

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 998 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **SP**
DESIGN CHK: **BS**
DRAWN BY: **BT**
DRAFT CHK: **BS**
DATE: **13-05-26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING**
0200 SERIES DRAWINGS

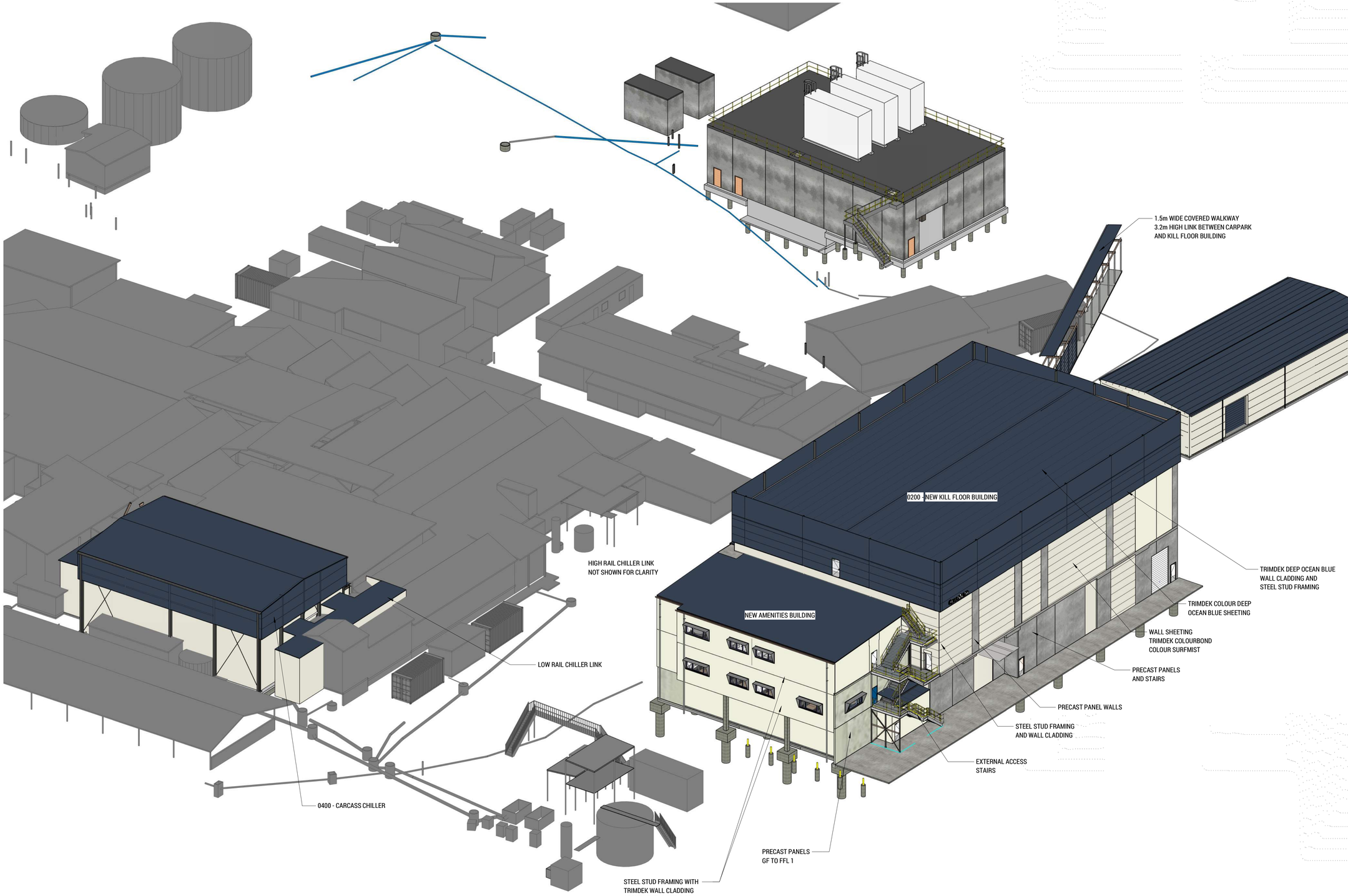
ADDRESS: **4 BACON FACTORY ROAD**
SMITHTON

TITLE: **SECTIONS**

SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0210** REV: **C**

DATE PRINTED: **11/08/2026 2:27:15 PM**



SITE 3D VIEW

SCALE 1:100

(INDICATIVE ONLY)

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **SP**
DESIGN CHK: **BS**
DRAWN BY: **BT**
DRAFT CHK: **BS**
DATE: **13-05-26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING**
0200 SERIES DRAWINGS

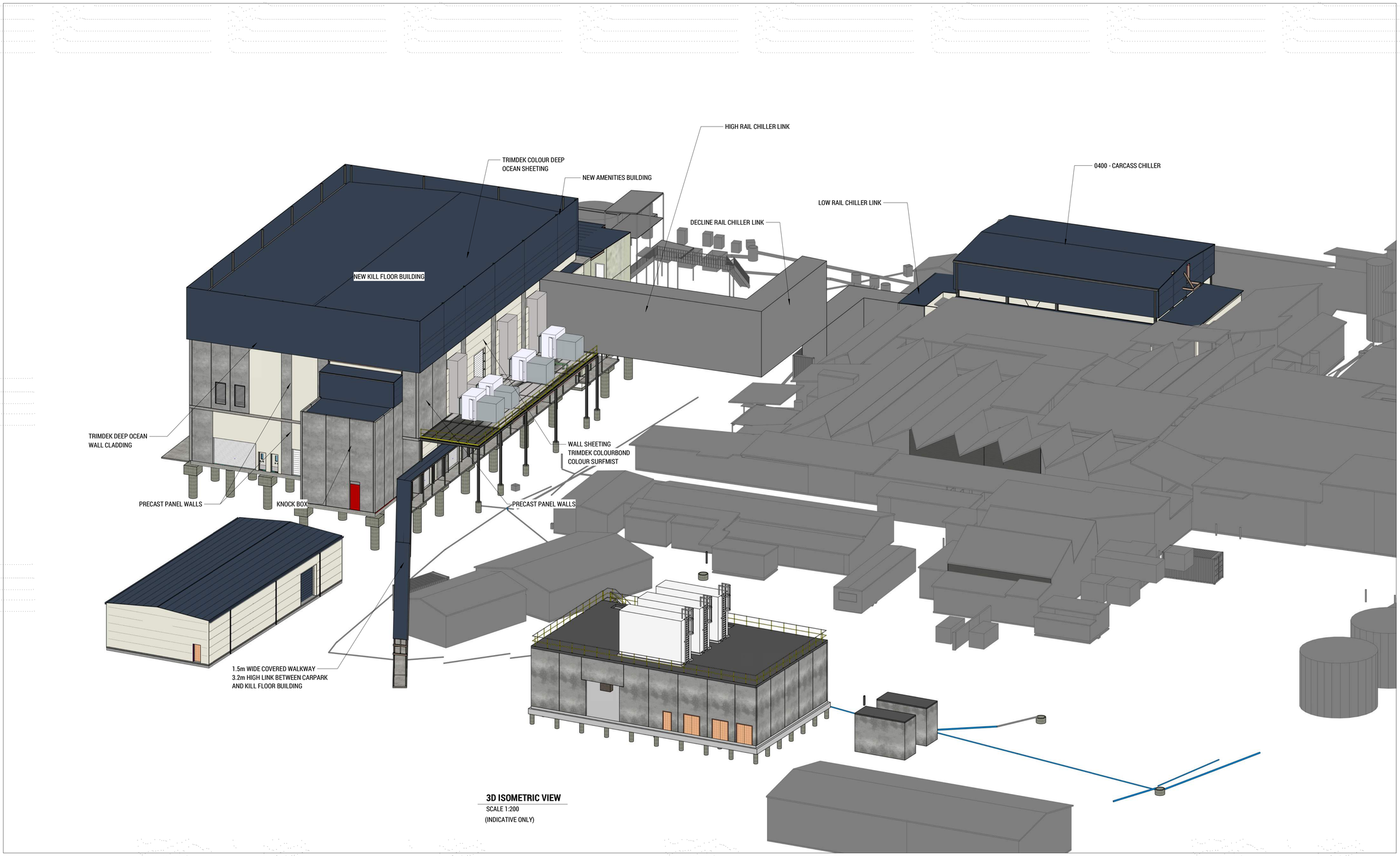
ADDRESS: **4 BACON FACTORY ROAD**
SMITHTON

TITLE: **3D VIEW**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0211** REV: **C**

DATE PRINTED: **11/08/2026 2:27:20 PM**



3D ISOMETRIC VIEW

SCALE 1:200

(INDICATIVE ONLY)

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **SP**
DESIGN CHK: **BS**
DRAWN BY: **BT**
DRAFT CHK: **BS**
DATE: **13-05-26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING 0200 SERIES DRAWINGS**

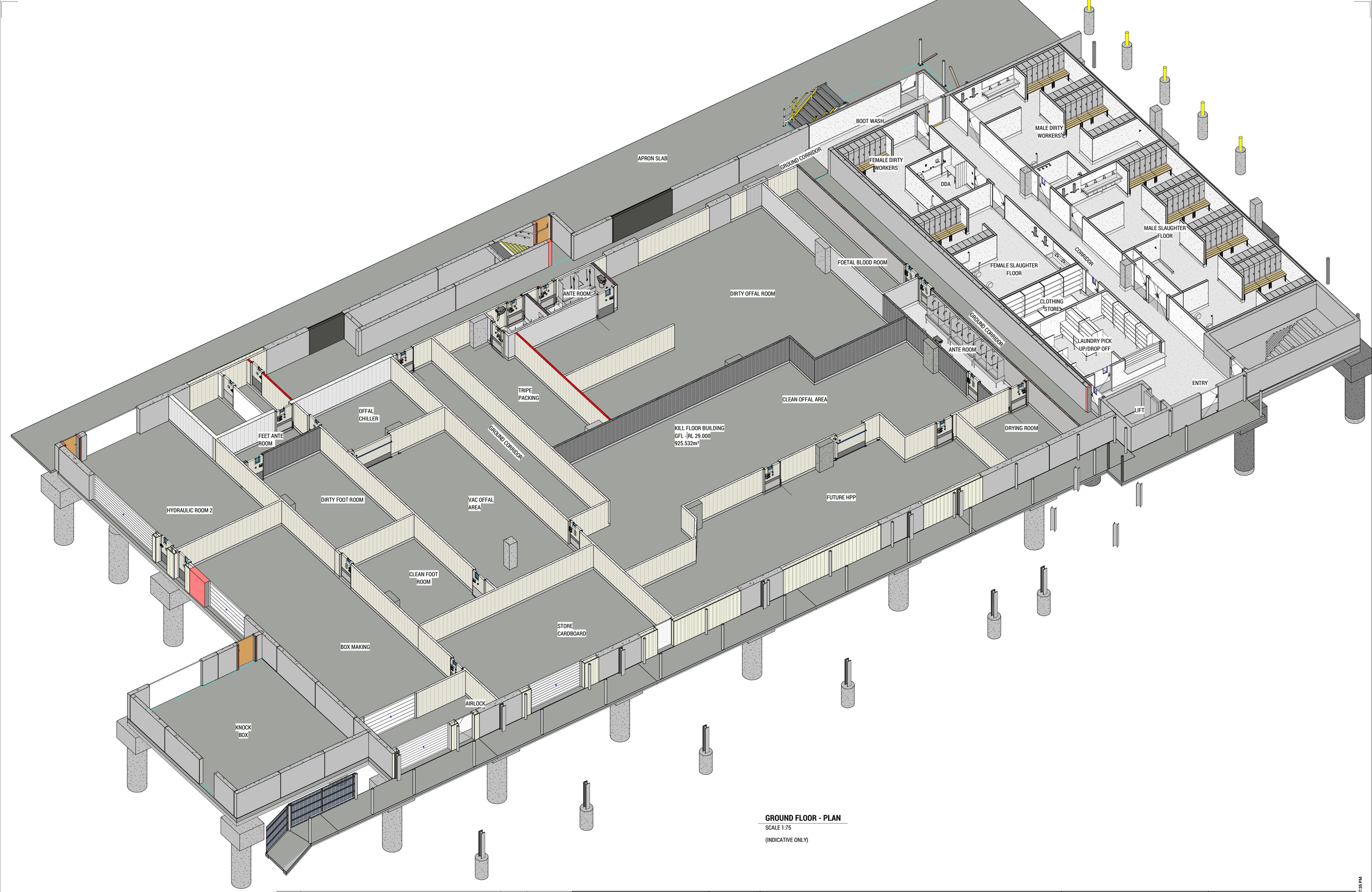
ADDRESS: **4 BACON FACTORY ROAD SMITHTON**

TITLE: **3D VIEW**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0212** REV: **C**

DATE PRINTED: **11/02/2026 2:27:24 PM**



GROUND FLOOR - PLAN

SCALE 1:75

(INDICATIVE ONLY)

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 998 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **SP**
DESIGN CHK: **BS**
DRAWN BY: **BT**
DRAFT CHK: **BS**
DATE: **13-05-26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING 0200 SERIES DRAWINGS**

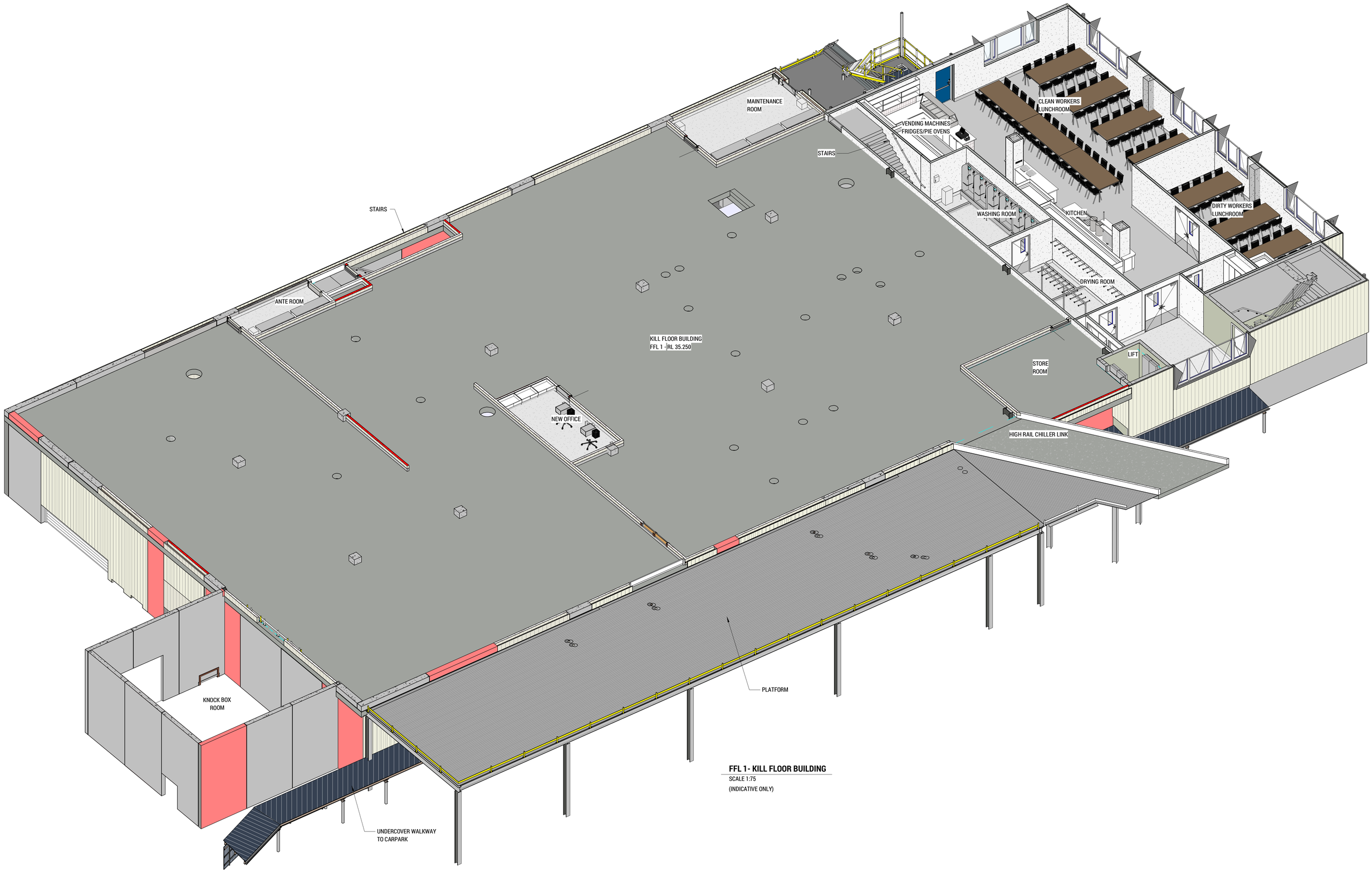
ADDRESS: **4 BACON FACTORY ROAD SMITHTON**

TITLE: **3D VIEW**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0213** REV: **C**

DATE PRINTED: **11/08/2026 2:27:35 PM**



FFL 1- KILL FLOOR BUILDING

SCALE 1:75

(INDICATIVE ONLY)

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 998 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **SP**
DESIGN CHK: **BS**
DRAWN BY: **BT**
DRAFT CHK: **BS**
DATE: **13-05-26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING 0200 SERIES DRAWINGS**

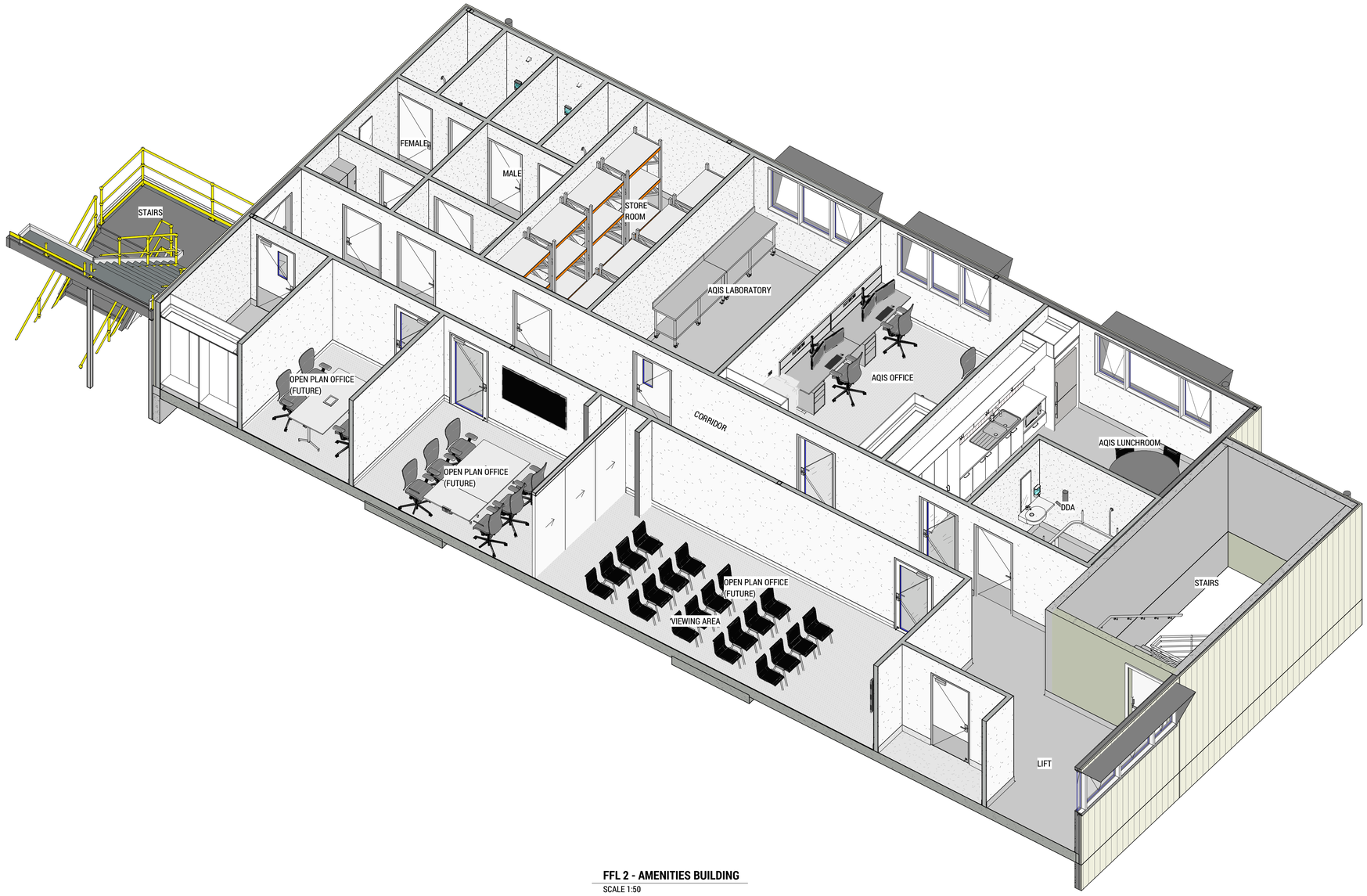
ADDRESS: **4 BACON FACTORY ROAD SMITHTON**

TITLE: **3D VIEW**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0214** REV: **C**

DATE PRINTED: **11/08/2026 2:27:48 PM**



FFL 2 - AMENITIES BUILDING

SCALE 1:50

(INDICATIVE ONLY)

REV:	DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	11-08-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	13-05-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **SP**
DESIGN CHK: **BS**
DRAWN BY: **BT**
DRAFT CHK: **BS**
DATE: **13-05-26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **KILL FLOOR AND AMENITIES BUILDING 0200 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD SMITHTON**

TITLE: **3D VIEW**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0215** REV: **C**

DATE PRINTED: **11/08/2026 2:27:56 PM**

CLIENT:

GREENHAMS TASMANIA PTY LTD

PROJECT:

PLATE FREEZER BUILDING
1000 SERIES DRAWINGS

ADDRESS:

4 BACON FACTORY ROAD,
SMITHTON, TASMANIA, 7330

PROJECT NO :

250037

STATUS :

CONTROLLED DOCUMENT

ISSUED FOR/DESCRIPTION :

DEVELOPMENT APPROVAL

DRAWINGS :

ARCHITECTURAL

SHEET LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	DESCRIPTION	DATE	DRAWN BY
A1000	COVER SHEET	B	RE-ISSUED FOR DEVELOPMENT APPROVAL	05-08-26	NS
A1001	ARCHITECTURAL NOTES	B	RE-ISSUED FOR DEVELOPMENT APPROVAL	05-08-26	NS
A1002	SITE PLAN	B	RE-ISSUED FOR DEVELOPMENT APPROVAL	05-08-26	NS
A1003	FLOOR PLAN	B	RE-ISSUED FOR DEVELOPMENT APPROVAL	05-08-26	NS
A1004	PLATFORM FLOOR PLAN	B	RE-ISSUED FOR DEVELOPMENT APPROVAL	05-08-26	NS
A1005	ROOF PLAN	B	RE-ISSUED FOR DEVELOPMENT APPROVAL	05-08-26	NS
A1006	ELEVATIONS	B	RE-ISSUED FOR DEVELOPMENT APPROVAL	05-08-26	NS
A1007	SECTION	B	RE-ISSUED FOR DEVELOPMENT APPROVAL	05-08-26	NS
A1008	3D VIEWS	B	RE-ISSUED FOR DEVELOPMENT APPROVAL	05-08-26	NS

REV:	DESCRIPTION:	BY:	DATE:
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	NS	05-08-26
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B STANBOROUGH** | ACRED. No: -

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **NS**
DRAFT CHK: **BT**
DATE: **05/08/26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **PLATE FREEZER BUILDING**
1000 SERIES DRAWINGS

ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7250

TITLE: **COVER SHEET**

SCALE: SHEET SIZE: A1 DWGs IN SET: **6**

PROJECT No: **250037** DWG No: **A1000** REV: **B**

DATE PRINTED: 5/08/2026 4:12:13 PM

GENERAL NOTES

1. GENERAL

A. THESE DRAWINGS AND NOTES SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, BUILDING SERVICES AND OTHER DISCIPLINES DRAWINGS AND SPECIFICATIONS AND WITH ANY WRITTEN ENGINEER'S INSTRUCTIONS ISSUED DURING THE CONTRACT.

B. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.

C. THESE GENERAL NOTES DO NOT HAVE PRECEDENCE OVER THE SPECIFICATION OR DRAWING NOTES.

D. ALL SET OUT DIMENSIONS ON THE DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK.

E. DO NOT SCALE FOR DIMENSIONS OFF THESE DRAWINGS.

F. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ARE IN MILLIMETRES WITH THE EXCEPTION OF SURVEY LEVELS, WHICH ARE IN METRES.

G. THE CONTRACTOR IS TO ENSURE THAT ANY PROFESSIONALS, TRADESMEN OR SUPPLIERS ENGAGED THROUGHOUT THE DURATION OF THE CONTRACT ARE ACCREDITED AND QUALIFIED FOR THEIR DUTY OF WORK AND CARRY ALL NECESSARY PERMITS REQUIRED BY ANY STATUTORY AUTHORITY.

LEGENDS

1. ABBREVIATIONS

ADD.	ADDENDUM	HOZ	HORIZONTAL
AFFL	ABOVE FINISHED FLOOR LEVEL	HS	HIGH STRENGTH
AG	AGRICULTURAL DRAIN PIPE	HT	HIGH-TENSILE STEEL
AGG.	AGGREGATE	HW	HARDWOOD
AMDT	AMENDMENT	ID	INTERNAL DIAMETER
APPROX.	APPROXIMATE	INT.	INTERNAL
ARCH.	ARCHITECT / ARCHITECTURAL	JUNC.	JUNCTION
AS	AUSTRALIAN STANDARD	LEV.	LEVEL
AVG	AVERAGE	LG	LENGTH / LONG
A/W	ACCORDANCE WITH	LH	LEFT HAND
(B)	BEHIND or BOTTOM	LIGS	LIGATURES
BK	BRICK	LONG.	LONGITUDINAL
BLDG	BUILDING	M/A	MASONRY ANCHOR
BMT	BASE METAL THICKNESS	MAN.	MANUFACTURER
BPL	BASE PLATE	MAX.	MAXIMUM
BTM	BOTTOM	MIN.	MINIMUM
BWK	BRICKWORK	MISC.	MISCELLANEOUS
C.A.	CHEMSET ANCHORS	MSRY	MASONRY
CANT.	CANTILEVER	N	NORTH
CEM.	CEMENT	NEG.	NEGATIVE
CFW	CONTINUOUS FILLET WELD	NF	NEAR FACE
CHAM.	CHAMFER	No.	NUMBER
CHEM.	CHEMICAL	NOM	NOMINAL
CHS	CIRCULAR HOLLOW SECTION	NS	NOMINAL SIZE
CIRC	CIRCLE / CIRCULAR	NTS	NOT TO SCALE
CL or ℄	CENTRE LINE	OA	OVERALL
CNR	CORNER	OD	OUTSIDE DIAMETER
COL.	COLUMN	OH	OVERHEAD
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUOUS	PAR.	PARALLEL
CRS	CENTRES	PC	PRECAST
CSK	COUNTERSUNK	PD	PLAN DETAIL
CSK HD	COUNTERSUNK HEAD	PFC	PARALLEL FLANGE CHANNEL
CYL.	CYLINDER	PL	PLATE
db	BAR DIA.	PLY	PLYWOOD
DET.	DETAIL	PT	POST TENSIONED
DIA. or ∅	DIAMETER	PREFAB.	PREFABRICATED
DIAG.	DIAGONAL	PRELIM.	PRELIMINARY
DIM.	DIMENSION	QTY	QUANTITY
DIST.	DISTRIBUTION	RAD.	RADIUS
DL	DEAD LOAD	RD	ROUND
DN	NOMINAL DIAMETER	RECT.	RECTANGLE / RECTANGULAR
DPC	DAMP PROOF COURSE	REF.	REFERENCE
DWG	DRAWING	REINF.	REINFORCEMENT
e	EXISTING	REO	REINFORCEMENT
EA	EQUAL ANGLE	RH	RIGHT HAND
ELEC.	ELECTRIC / ELECTRICAL	RHS	RECTANGULAR HOLLOW
ELEV.	ELEVATION	R.L.	REDUCED LEVEL
ESL	EXISTING SURFACE LEVEL	RSA	ROLLED-STEEL ANGLE
EST.	ESTIMATE	RSC	ROLLED-STEEL CHANNEL
EXP.	EXPANSION	RSJ	ROLLED-STEEL JOIST
EXT.	EXTERNAL	SEC.	SECTION
EXTG	EXISTING	S	SEWER
EW	EACH WAY	SHS	SQUARE HOLLOW SECTION
(F)	IN FRONT	SL	SURFACE LEVEL
FF	FAR FACE	SPEC.	SPECIFICATION
FFL	FINISHED FLOOR LEVEL	STD	STANDARD
FL	FLAT	SQ	SQUARE
FLG	FLANGE	SW	STORMWATER
FPW	FULL PENETRATION WELD	(T)	TOP
FS	FLOOR SUMP	T.B.A.	TO BE ADVISED
FSBW	FULL STRENGTH BUTT WELD	T.B.C.	TO BE CONCLUDED
FSL	FINISHED SURFACE LEVEL	TS	TENSILE STRENGTH
FW	FLOOR WASTE	TYP.	TYPICAL
GA	GENERAL ARRANGEMENT	(U)	UNDER
GALV.	GALVANISED	UA	UNEQUAL ANGLE
GR	GRADE	UB	UNIVERSAL BEAM
H	HORIZONTAL	UC	UNIVERSAL COLUMN
HD	HEAVY DUTY	U/G	UNDERGROUND
H.D.	HOLDING DOWN BOLTS	U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL	U/S	UNDERSIDE
		V	VERTICAL

2. NOTATION EXAMPLES

N12 -300 BTM	D500N12 BARS AT 300 MAX. CENTRES IN THE BOTTOM OF MEMBER.
2-N12	TWO No. D500N12 BARS
SL82 TOP	D500SL82 SQUARE MESH IN THE TOP OF THE MEMBER.
SL818 TOP	D500SL818 RECTANGULAR MESH IN THE TOP OF THE MEMBER.
3-L12TM TOP & BTM	3 No. BAR SL12TM TRENCH MESH IN TOP AND BOTTOM OF MEMBER.
R10 LIGS -400	250R ∅10 PLAIN BAR LIGATURES AT 400 MAX. CENTRES IN THE MEMBER.

LEGENDS - CONTINUED

3. NOTATION MARKS

B	BEAM / BEARER
BAJ	BRICK ARTICULATION JOINT
BB	BOND BEAM
BCJ	BLOCK CONTROL JOINT
Bol	BOLLARD
Br	BRACING
Bt	BATTEN
C	COLUMN
CB	CONC. BEAM
CJ	SLAB CONTROL / CONSTRUCTION JOINT
DF	SLAB FALL THROUGH DOORWAY
DH	DOOR HEAD
DJ	DOOR JAMB
DP	MASS CONC. DRILLED PIER
DS	DOUBLE STUD
EJ	SLAB EXPANSION JOINT
Fa	FASCIA TRUSS
FB	FLY BRACE
F	FRAME
FT	FLOOR TRUSS
G	GIRT
GD	GRATED DRAIN
GP	GRATED PIT
J	JOIST
L	LINTEL
LBW	LOAD BEARING WALL
Le	LEDGER
Lt	TIMBER LINTEL - REFER SCHEDULE
M	MULLION
OR	OUTRIGGER
P	PURLIN
Pe	CONC. PEDESTAL
PF	MASS CONC. PAD FOOTING
Pi	PILE
Pl	CONC. PLINTH
R	RAFTER
Rk	RAKER
RT	TIMBER ROOF TRUSS
RW	RETAINING WALL FOOTING
SCJ	SLAB SAWCUT JOINT (1/4 DEPTH OF SLAB) SAWCUT WITHIN 24 HOURS OF POUR
SF	STRIP FOOTING
SR	SLAB REBATE
St	STRUT / STUB
ST	SLAB THICKENING
T	TIE MEMBER
Tr	STEEL TRUSS
UP	MASS CONC. UNDERPIN
WP	CAST IN WELD PLATE
WPJ	SLAB WEAKENED PLANE JOINT

4. SYMBOLS

00.00	TOP OF FOOTING R.L.
S1	SLAB MARK, REFER SCHEDULE FOR SLAB DEPTH, REINF., FORM ETC.
	DIRECTION OF SPAN
	BLOCKWORK
	BLOCK PIER
	LOAD BEARING MASONRY UNDER
	NON-LOAD BEARING MASONRY UNDER
CONCRETE	CONC. PRECAST WALL PANEL
	LOAD BEARING CONC. PRECAST WALL PANEL UNDER SLAB
CONCRETE	CONC. PRECAST COLUMN
	CONC. PRECAST COLUMN UNDER SLAB
	110mm FACE BRICKWORK
or	110mm FACE BRICKWORK PIER
	190 BLOCKWORK
-50	FLOOR SLAB SETDOWN REFER ARCH. DRAWINGS
— AG —	AGRICULTURAL PIPE DRAIN
— eAG —	EXTG AGRICULTURAL PIPE DRAIN
— S —	SEWER LINE
— eS —	EXTG SEWER LINE
— SW —	STORMWATER LINE
— eSW —	EXTG STORMWATER LINE
— W —	WATER LINE
— eW —	EXTG WATER LINE

DISCREPANCIES & ALLOWANCES

1. GENERAL

STRUCTURAL ENGINEERING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION, AND FOR TENDERING PURPOSES TENDERERS ARE TO ALLOW FOR THE HIGHER COST ITEM. REFER ARCH. DRAWINGS FOR ADDITIONAL STEELWORK / METALWORK NOT SHOWN ON STRUCTURAL DRAWINGS.

REV:	DESCRIPTION:	BY:	DATE:
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	NS	05-08-26
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B STANBOROUGH** | ACRED. No: **-**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **NS**
DRAFT CHK: **BT**
DATE: **05/08/26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **PLATE FREEZER BUILDING**
1000 SERIES DRAWINGS

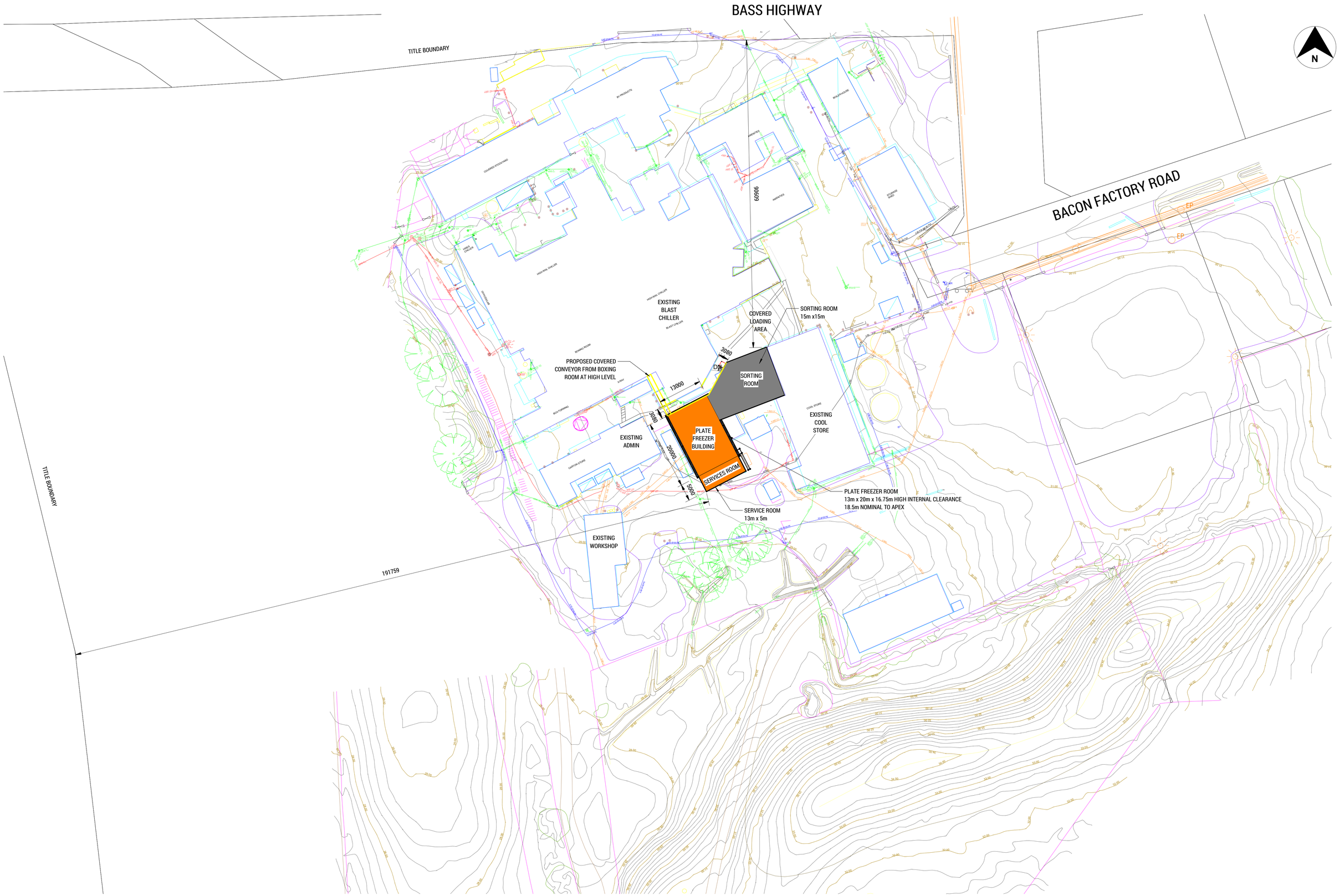
ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7250

TITLE: **ARCHITECTURAL NOTES**

SCALE: SHEET SIZE: A1 DWGs IN SET: **6**

PROJECT No: **250037** DWG No: **A1001** REV: **B**

DATE PLOTTED: 5/09/2026 4:12:14 PM



LOCATION PLAN
SCALE 1:200

REV:	DESCRIPTION:	BY:	DATE:
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	NS	05-08-26
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B STANBOROUGH** | ACRED. No: **-**

DESIGN BY:	**RN**
DESIGN CHK:	**BS**
DRAWN BY:	**NS**
DRAFT CHK:	**BT**
DATE:	**05/08/26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **PLATE FREEZER BUILDING**
1000 SERIES DRAWINGS

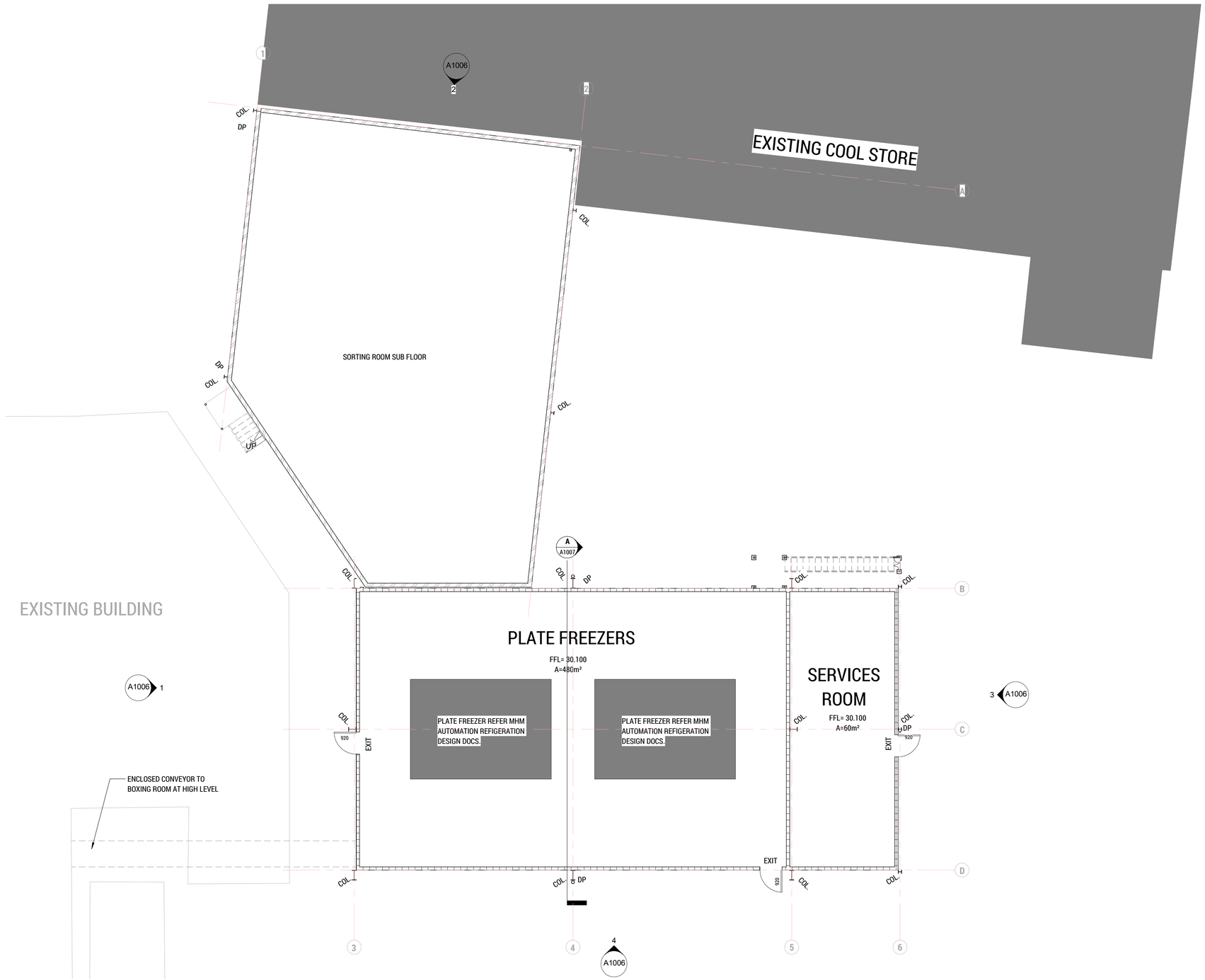
ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7250

TITLE: **SITE PLAN**

SCALE: **1 : 500** SHEET SIZE: A1 DWGs IN SET: **6**

PROJECT No: **250037** DWG No: **A1002** REV: **B**

DATE PRINTED: 5/08/2026 4:12:14 PM



SLAB PLAN

SCALE 1:200

REV:	DESCRIPTION:	BY:	DATE:
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	NS	05-08-26
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B STANBOROUGH** | ACRED. No: **-**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **NS**
DRAFT CHK: **BT**
DATE: **05/08/26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **PLATE FREEZER BUILDING**
1000 SERIES DRAWINGS

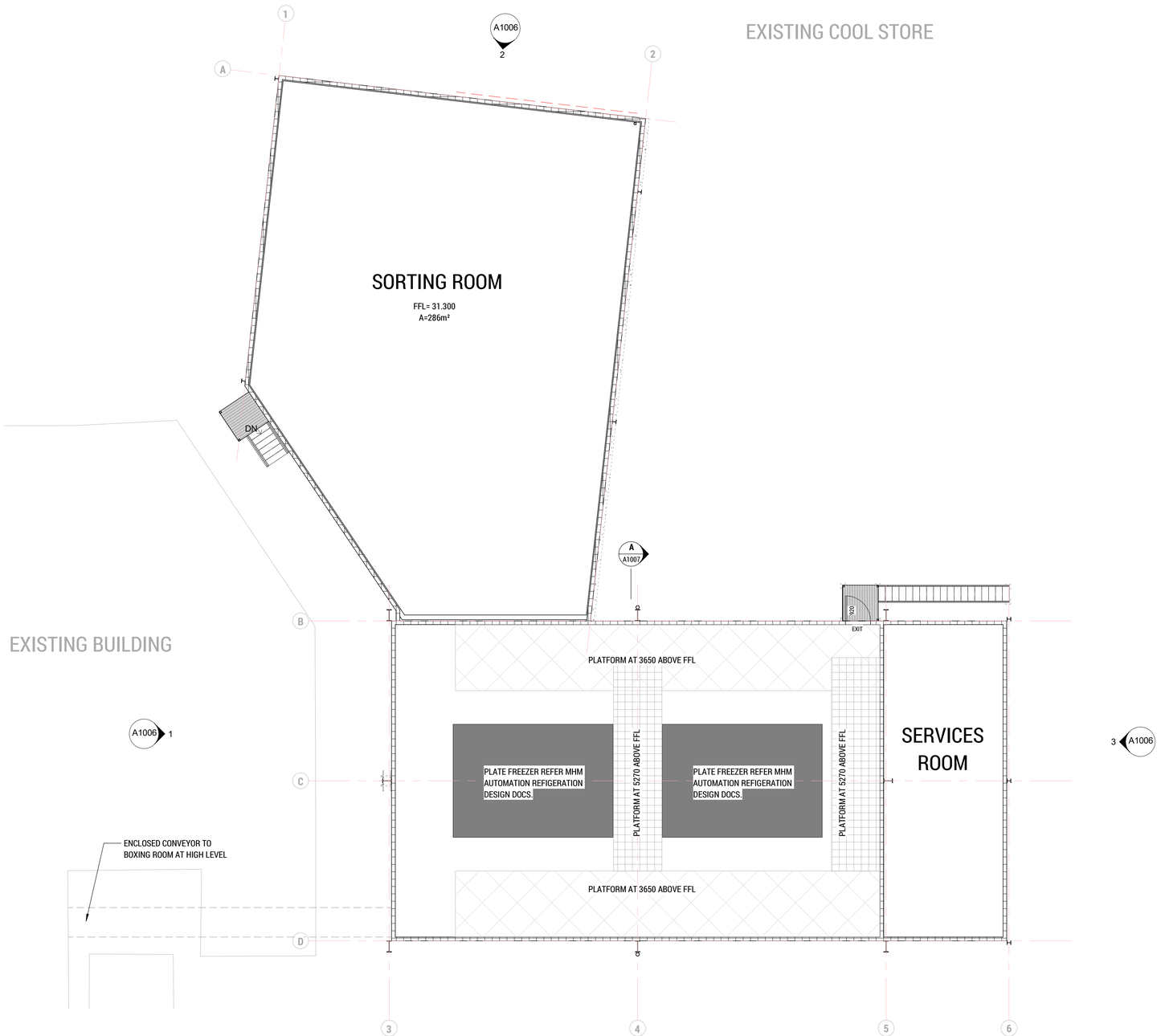
ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7250

TITLE: **FLOOR PLAN**

SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET: **6**

PROJECT No: **250037** DWG No: **A1003** REV: **B**

DATE PRINTED: 5/08/2026 4:12:14 PM



PLATFORM FLOOR PLAN

SCALE 1:100

REV:	DESCRIPTION:	BY:	DATE:
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	NS	05-08-26
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B STANBOROUGH** | ACRED. No: **-**

DESIGN BY:	**RN**
DESIGN CHK:	**BS**
DRAWN BY:	**NS**
DRAFT CHK:	**BT**
DATE:	**05/08/26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **PLATE FREEZER BUILDING 1000 SERIES DRAWINGS**

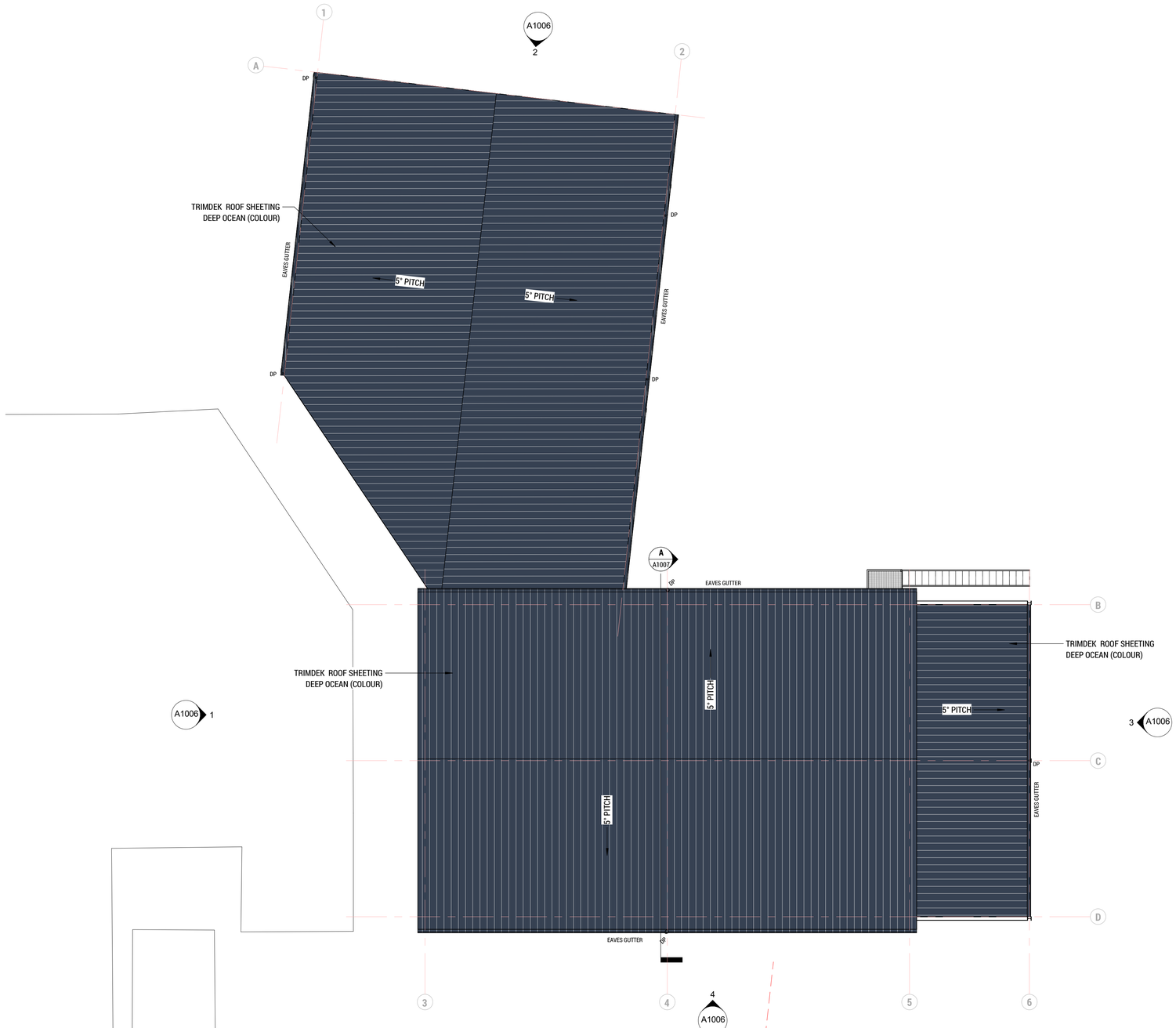
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7250**

TITLE: **PLATFORM FLOOR PLAN**

SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET: **6**

PROJECT No: **250037** DWG No: **A1004** REV: **B**

DATE PRINTED: 5/09/2026 4:12:15 PM



ROOF PLAN

SCALE 1:100

REV:	DESCRIPTION:	BY:	DATE:
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	NS	05-08-26
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B STANBOROUGH** ACRED. No: -

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **NS**
DRAFT CHK: **BT**
DATE: **05/08/26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **PLATE FREEZER BUILDING**
1000 SERIES DRAWINGS

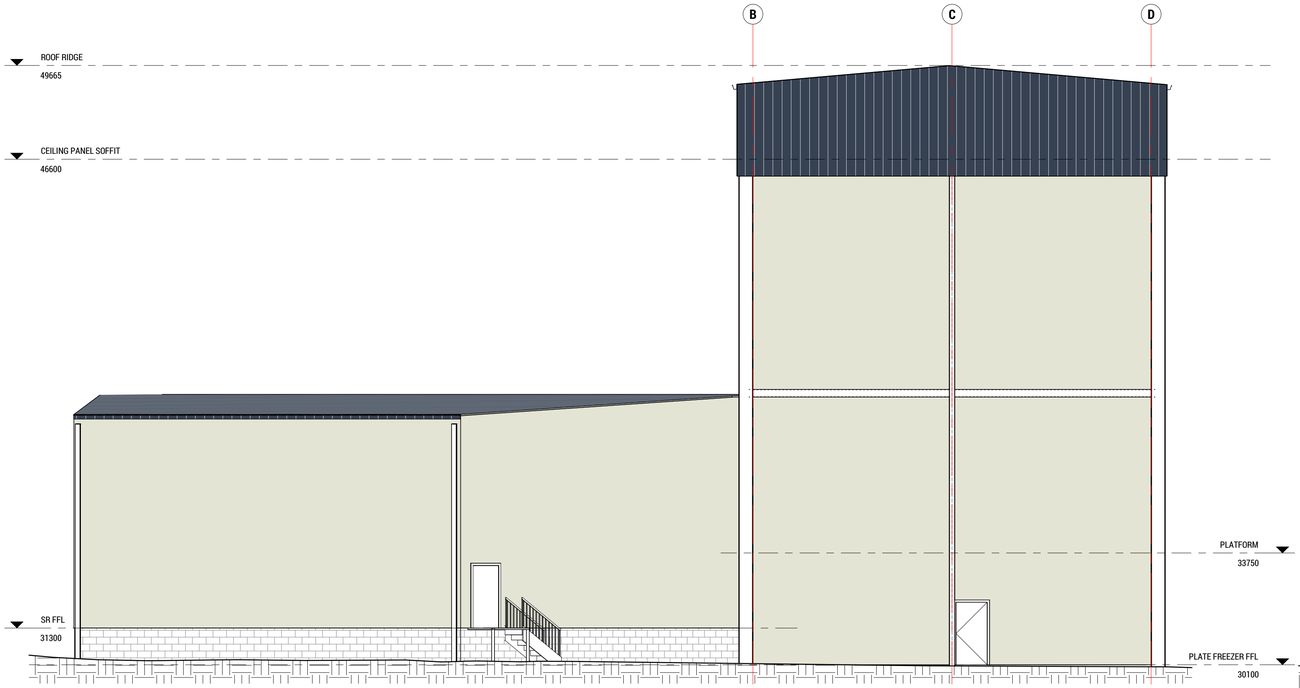
ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7250

TITLE: **ROOF PLAN**

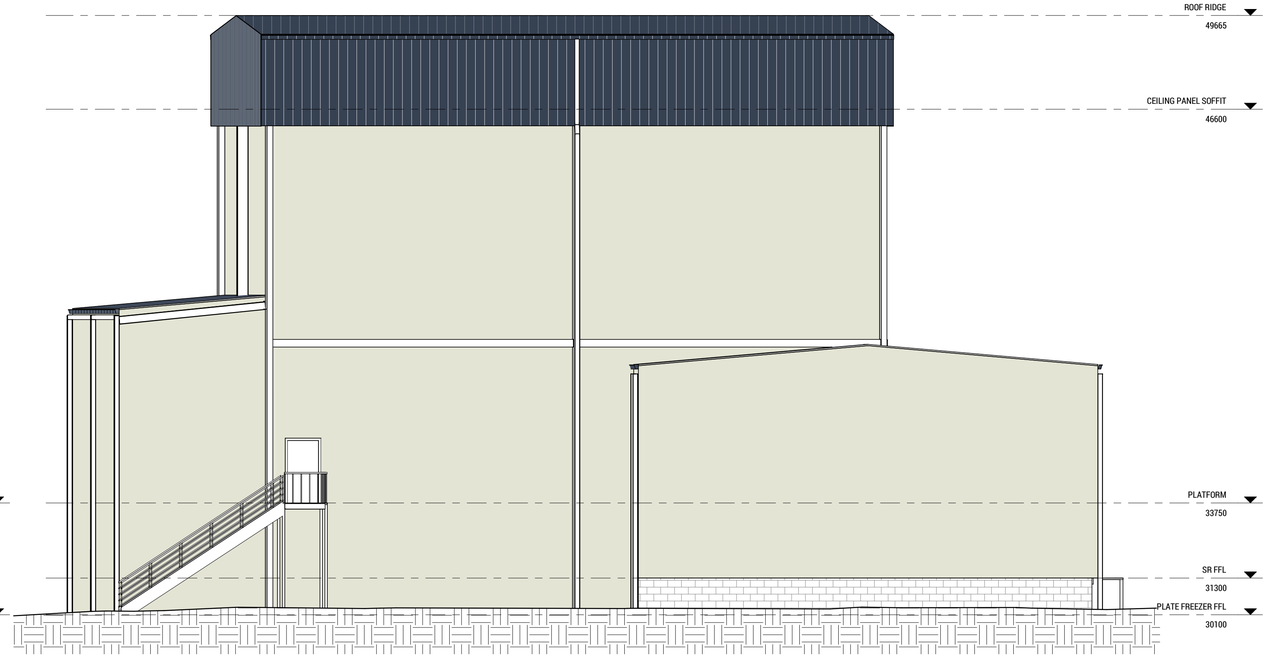
SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET: **6**

PROJECT No: **250037** DWG No: **A1005** REV: **B**

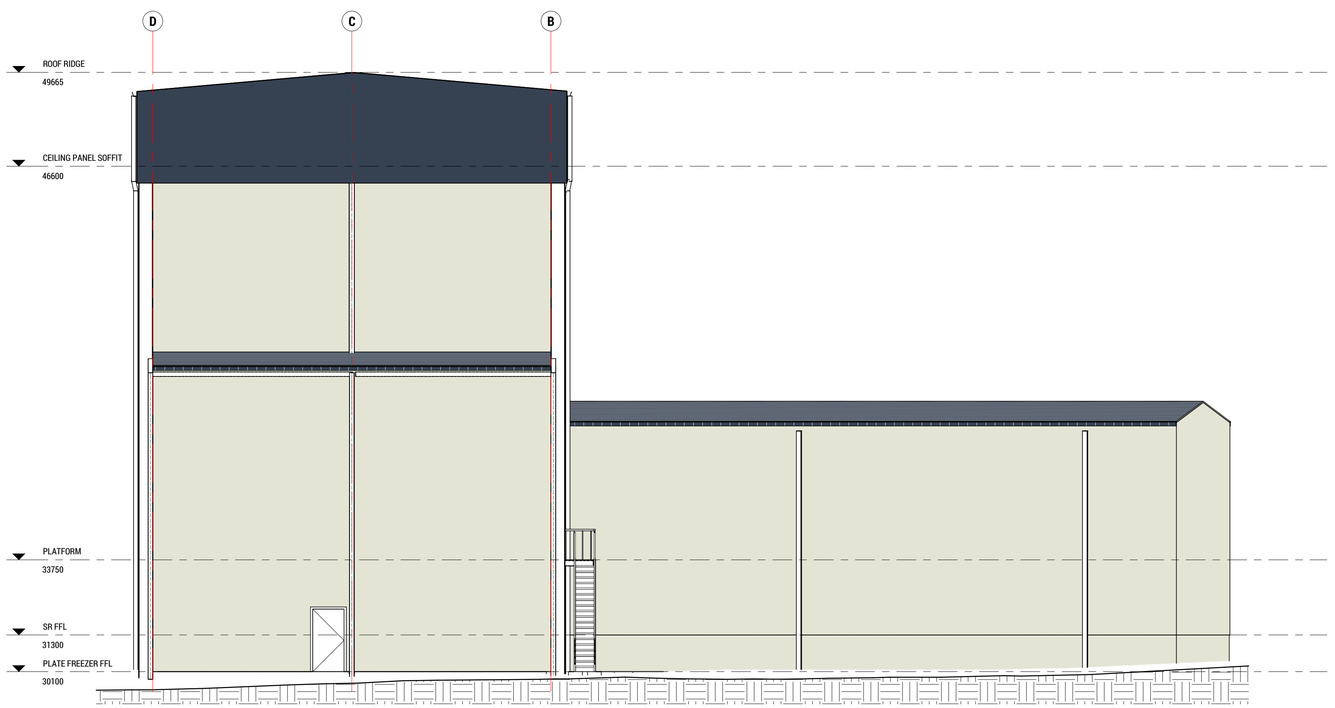
DATE PRINTED: 5/08/2026 4:12:15 PM



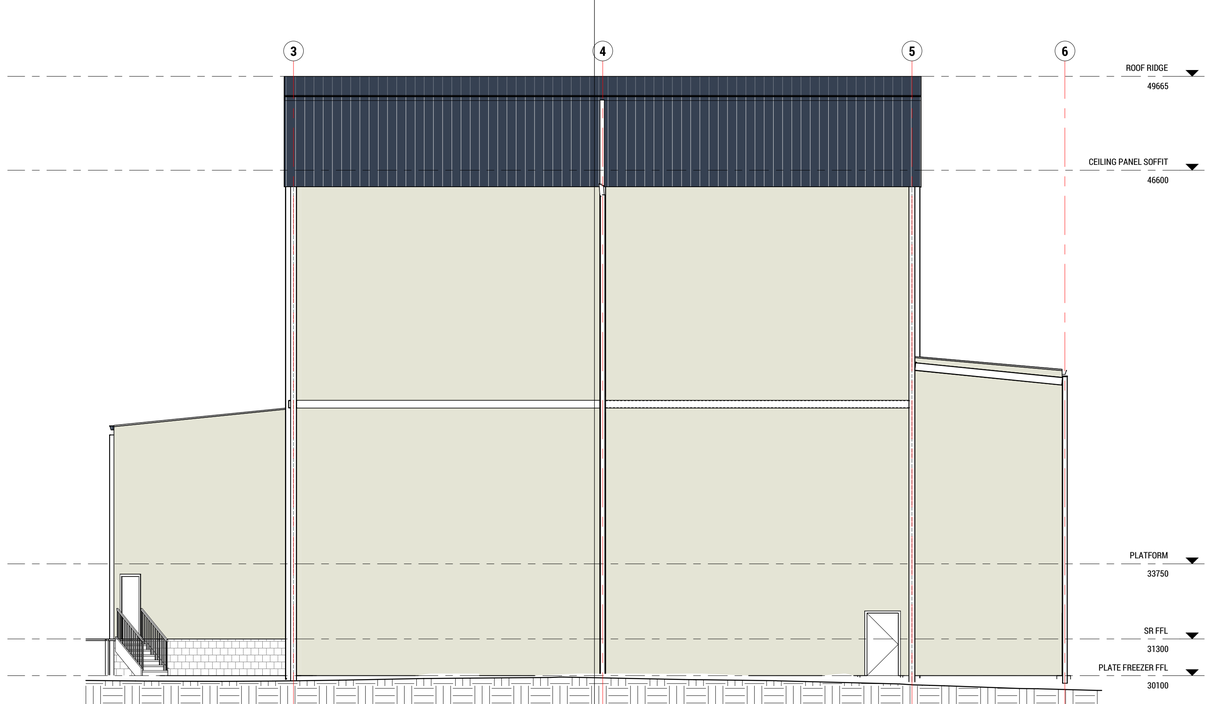
1 A1003 **NORTH ELEVATION**
1 : 100



2 A1003 **EAST ELEVATION**
1 : 100



3 A1003 **SOUTH ELEVATION**
1 : 100



4 A1003 **WEST ELEVATION**
1 : 100

REV:	DESCRIPTION:	BY:	DATE:
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	NS	05-08-26
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS:
CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B STANBOROUGH** | ACRED. No: -

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **NS**
DRAFT CHK: **BT**
DATE: **05/08/26**

HOBART
LAUNCESTON
DEVONPORT

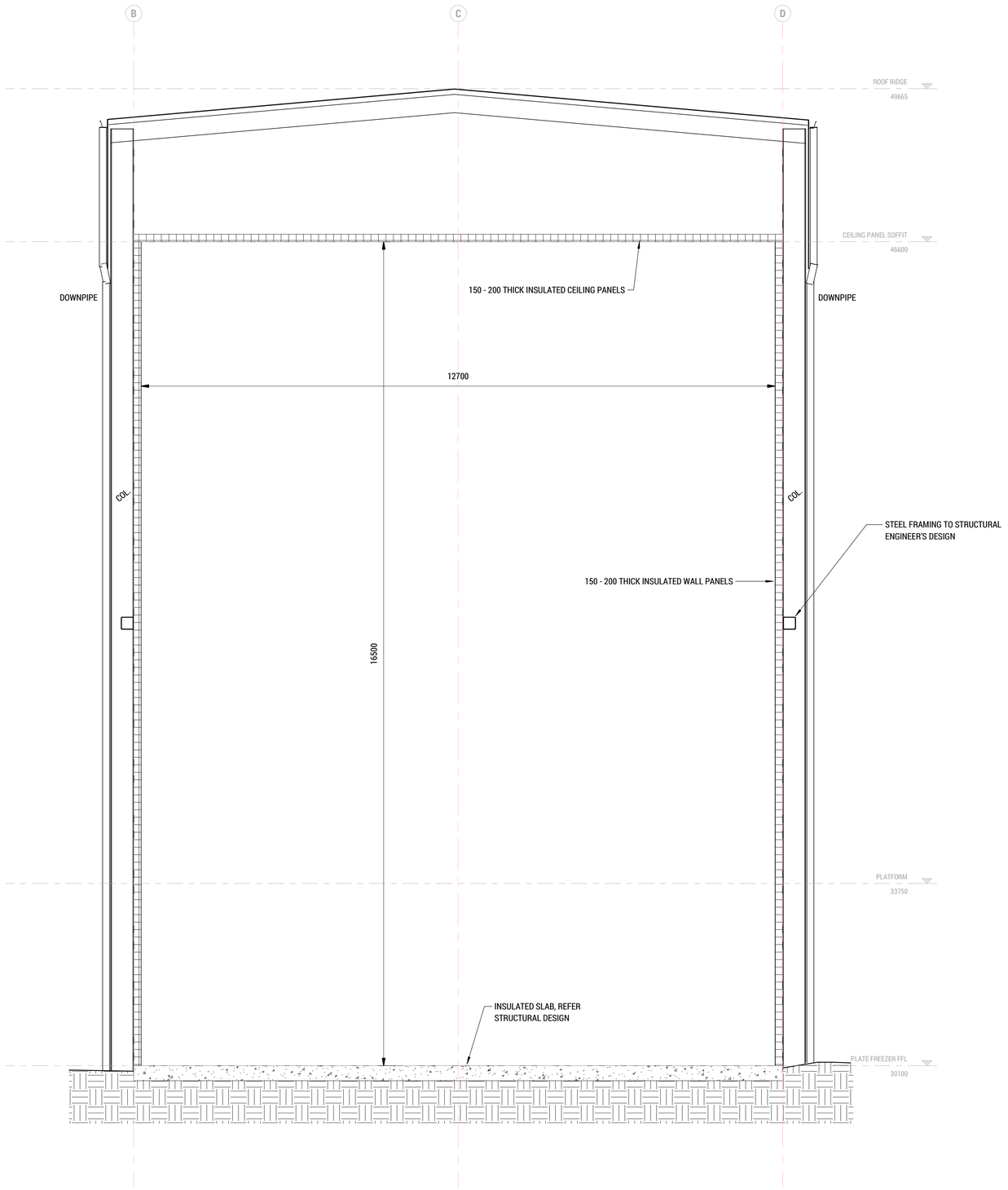
verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**
PROJECT: **PLATE FREEZER BUILDING 1000 SERIES DRAWINGS**
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7250**

TITLE: **ELEVATIONS**
SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET: **6**
PROJECT No: **250037** DWG No: **A1006** REV: **B**

DATE PRINTED: 5/08/2026 4:12:16 PM



A A1003 **PLATE FREEZER BUILDING SECTION**
1 : 50

REV:	DESCRIPTION:	BY:	DATE:
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	NS	05-08-26
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B STANBOROUGH** | ACRED. No: **-**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **NS**
DRAFT CHK: **BT**
DATE: **05/08/26**

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **PLATE FREEZER BUILDING**
1000 SERIES DRAWINGS

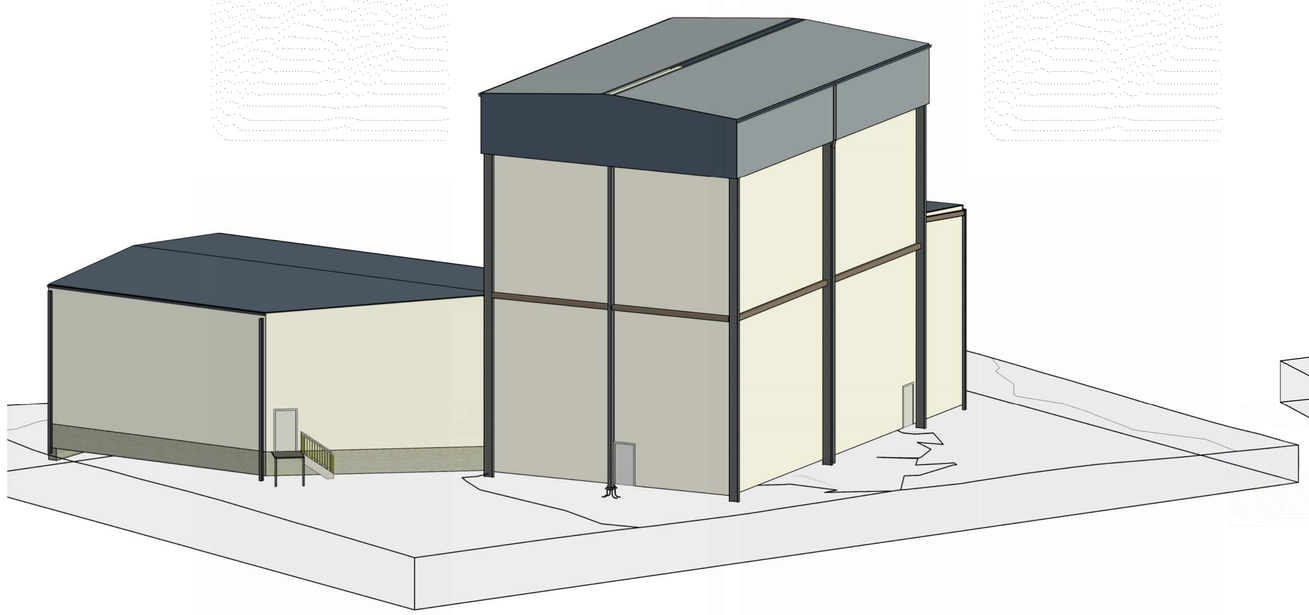
ADDRESS: **4 BACON FACTORY ROAD,**
SMITHTON, TASMANIA, 7250

TITLE: **SECTION**

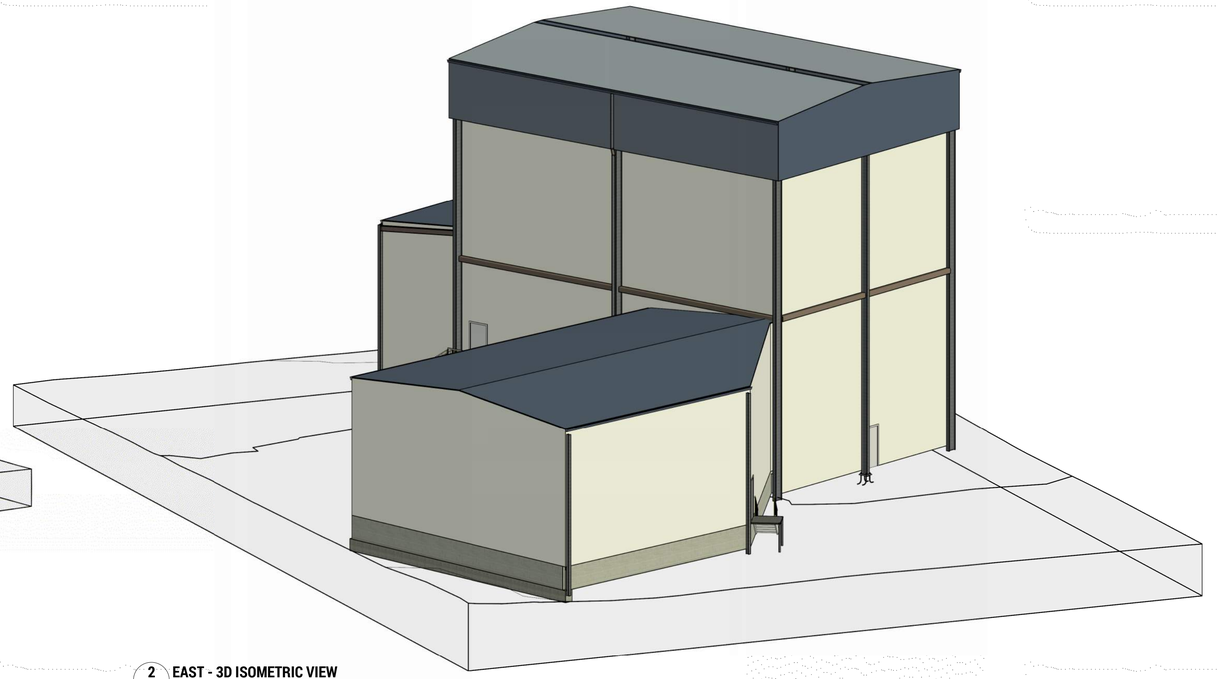
SCALE: **1 : 50** SHEET SIZE: A1 DWGs IN SET: **6**

PROJECT No: **250037** DWG No: **A1007** REV: **B**

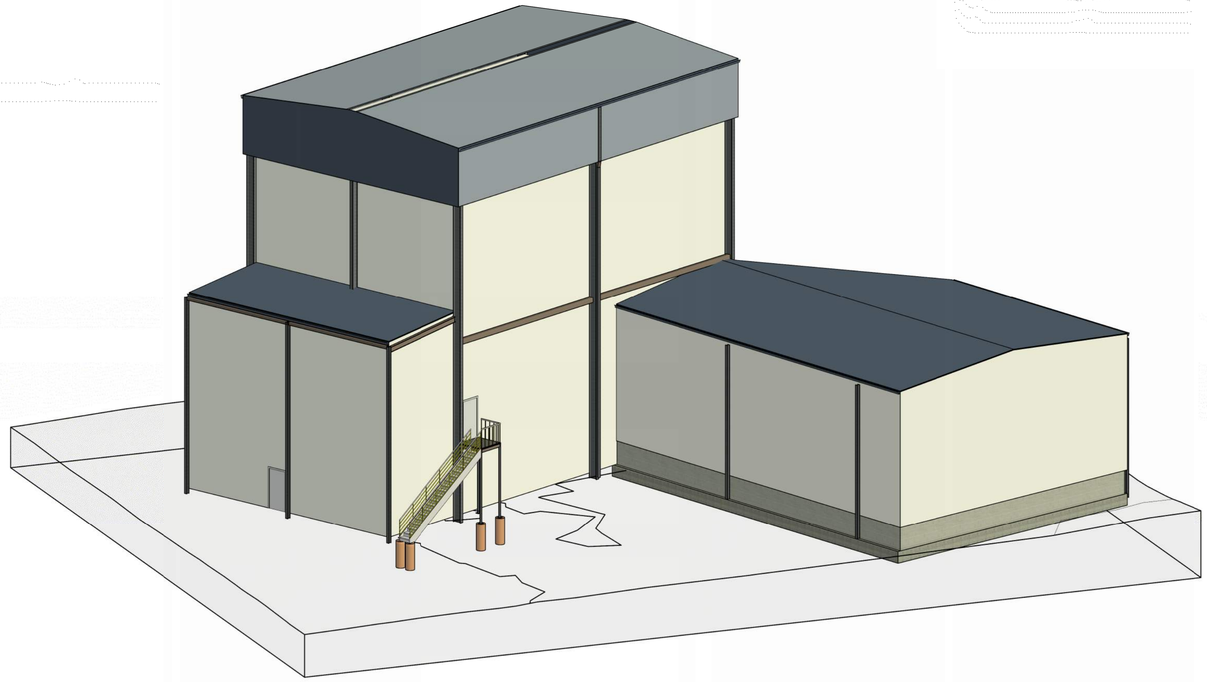
DATE PRINTED: 5/08/2026 4:12:16 PM



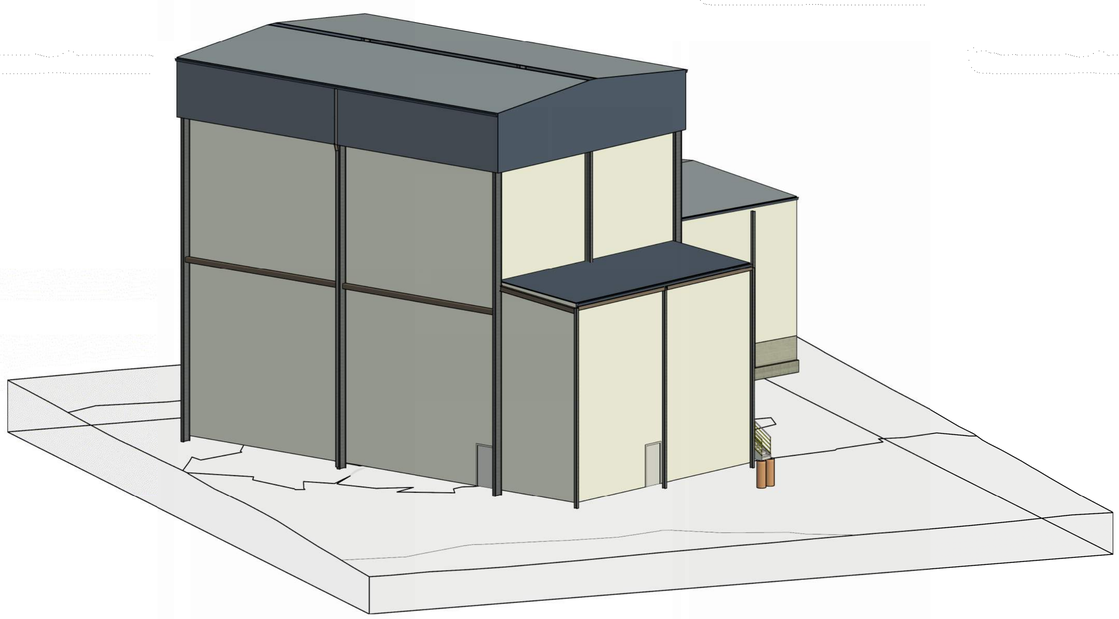
1 NORTH - 3D ISOMETRIC VIEW



2 EAST - 3D ISOMETRIC VIEW



3 SOUTH - 3D ISOMETRIC VIEW



4 WEST - 3D ISOMETRIC VIEW

REV:	DESCRIPTION:	BY:	DATE:
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	NS	05-08-26
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B STANBOROUGH** | ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	NS
DRAFT CHK:	BT
DATE:	05/08/26

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **PLATE FREEZER BUILDING 1000 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7250**

TITLE: **3D VIEWS**

SCALE: SHEET SIZE: A1 DWGs IN SET: **6**

PROJECT No: **250037** DWG No: **A1008** REV: **B**

DATE PRINTED: 5/08/2026 4:12:22 PM

CLIENT:

GREENHAMS TASMANIA PTY LTD

PROJECT:

HIDES PROCESSING/HIDES LOAD OUT
1300 SERIES DRAWINGS

ADDRESS:

4 BACON FACTORY ROAD,
SMITHTON, TASMANIA, 7330

PROJECT NO :

250037

STATUS :

CONTROLLED DOCUMENT

ISSUED FOR/DESCRIPTION :

DEVELOPMENT APPROVAL

DRAWINGS :

ARCHITECTURAL

SHEET LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	DESCRIPTION	DATE	DRAWN BY
A1300	COVER SHEET	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	NS
A1301	ARCHITECTURAL NOTES	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	NS
A1302	SITE PLAN	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	NS
A1303	FLOOR & ROOF PLANS	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	NS
A1304	ELEVATIONS	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	NS
A1305	SECTION	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	NS
A1306	3D ISOMETRIC VIEW	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	NS

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: - ACRED. No: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: NS
DRAFT CHK: BT
DATE: -

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **HIDES PROCESSING/COVERED HIDES LOAD OUT 1300 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **COVER SHEET**

SCALE: SHEET SIZE: A1 DWGs IN SET: **6**

PROJECT No: **250037** DWG No: **A1300** REV: **A**

DATE PRINTED: 18/12/2025 1:35:31 PM

GENERAL NOTES

1. GENERAL

A. THESE DRAWINGS AND NOTES SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, BUILDING SERVICES AND OTHER DISCIPLINES DRAWINGS AND SPECIFICATIONS AND WITH ANY WRITTEN ENGINEER'S INSTRUCTIONS ISSUED DURING THE CONTRACT.

B. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.

C. THESE GENERAL NOTES DO NOT HAVE PRECEDENCE OVER THE SPECIFICATION OR DRAWING NOTES.

D. ALL SET OUT DIMENSIONS ON THE DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK.

E. DO NOT SCALE FOR DIMENSIONS OFF THESE DRAWINGS.

F. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ARE IN MILLIMETRES WITH THE EXCEPTION OF SURVEY LEVELS, WHICH ARE IN METRES.

G. THE CONTRACTOR IS TO ENSURE THAT ANY PROFESSIONALS, TRADESMEN OR SUPPLIERS ENGAGED THROUGHOUT THE DURATION OF THE CONTRACT ARE ACCREDITED AND QUALIFIED FOR THEIR DUTY OF WORK AND CARRY ALL NECESSARY PERMITS REQUIRED BY ANY STATUTORY AUTHORITY.

LEGENDS

1. ABBREVIATIONS

ADD.	ADDENDUM	HOZ	HORIZONTAL
AFFL	ABOVE FINISHED FLOOR LEVEL	HS	HIGH STRENGTH
AG	AGRICULTURAL DRAIN PIPE	HT	HIGH-TENSILE STEEL
AGG.	AGGREGATE	HW	HARDWOOD
AMDT	AMENDMENT	ID	INTERNAL DIAMETER
APPROX.	APPROXIMATE	INT.	INTERNAL
ARCH.	ARCHITECT / ARCHITECTURAL	JUNC.	JUNCTION
AS	AUSTRALIAN STANDARD	LEV.	LEVEL
AVG	AVERAGE	LG	LENGTH / LONG
A/W	ACCORDANCE WITH	LH	LEFT HAND
(B)	BEHIND or BOTTOM	LIGS	LIGATURES
BK	BRICK	LONG.	LONGITUDINAL
BLDG	BUILDING	M/A	MASONRY ANCHOR
BMT	BASE METAL THICKNESS	MAN.	MANUFACTURER
BPL	BASE PLATE	MAX.	MAXIMUM
BTM	BOTTOM	MIN.	MINIMUM
BWK	BRICKWORK	MISC.	MISCELLANEOUS
C.A.	CHEMSET ANCHORS	MSRY	MASONRY
CANT.	CANTILEVER	N	NORTH
CEM.	CEMENT	NEG.	NEGATIVE
CFW	CONTINUOUS FILLET WELD	NF	NEAR FACE
CHAM.	CHAMFER	No.	NUMBER
CHEM.	CHEMICAL	NOM	NOMINAL
CHS	CIRCULAR HOLLOW SECTION	NS	NOMINAL SIZE
CIRC	CIRCLE / CIRCULAR	NTS	NOT TO SCALE
CL or ℄	CENTRE LINE	OA	OVERALL
CNR	CORNER	OD	OUTSIDE DIAMETER
COL.	COLUMN	OH	OVERHEAD
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUOUS	PAR.	PARALLEL
CRS	CENTRES	PC	PRECAST
CSK	COUNTERSUNK	PD	PLAN DETAIL
CSK HD	COUNTERSUNK HEAD	PFC	PARALLEL FLANGE CHANNEL
CYL.	CYLINDER	PL	PLATE
db	BAR DIA.	PLY	PLYWOOD
DET.	DETAIL	PT	POST TENSIONED
DIA. or ∅	DIAMETER	PREFAB.	PREFABRICATED
DIAG.	DIAGONAL	PRELIM.	PRELIMINARY
DIM.	DIMENSION	QTY	QUANTITY
DIST.	DISTRIBUTION	RAD.	RADIUS
DL	DEAD LOAD	RD	ROUND
DN	NOMINAL DIAMETER	RECT.	RECTANGLE / RECTANGULAR
DPC	DAMP PROOF COURSE	REF.	REFERENCE
DWG	DRAWING	REINF.	REINFORCEMENT
e	EXISTING	REO	REINFORCEMENT
EA	EQUAL ANGLE	RH	RIGHT HAND
ELEC.	ELECTRIC / ELECTRICAL	RHS	RECTANGULAR HOLLOW
ELEV.	ELEVATION	R.L.	REDUCED LEVEL
ESL	EXISTING SURFACE LEVEL	RSA	ROLLED-STEEL ANGLE
EST.	ESTIMATE	RSC	ROLLED-STEEL CHANNEL
EXP.	EXPANSION	RSJ	ROLLED-STEEL JOIST
EXT.	EXTERNAL	SEC.	SECTION
EXTG	EXISTING	S	SEWER
EW	EACH WAY	SHS	SQUARE HOLLOW SECTION
(F)	IN FRONT	SL	SURFACE LEVEL
FF	FAR FACE	SPEC.	SPECIFICATION
FFL	FINISHED FLOOR LEVEL	STD	STANDARD
FL	FLAT	SQ	SQUARE
FLG	FLANGE	SW	STORMWATER
FPW	FULL PENETRATION WELD	(T)	TOP
FS	FLOOR SUMP	T.B.A.	TO BE ADVISED
FSBW	FULL STRENGTH BUTT WELD	T.B.C.	TO BE CONCLUDED
FSL	FINISHED SURFACE LEVEL	TS	TENSILE STRENGTH
FW	FLOOR WASTE	TYP.	TYPICAL
GA	GENERAL ARRANGEMENT	(U)	UNDER
GALV.	GALVANISED	UA	UNEQUAL ANGLE
GR	GRADE	UB	UNIVERSAL BEAM
H	HORIZONTAL	UC	UNIVERSAL COLUMN
HD	HEAVY DUTY	U/G	UNDERGROUND
H.D.	HOLDING DOWN BOLTS	U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL	U/S	UNDERSIDE
		V	VERTICAL

2. NOTATION EXAMPLES

N12 -300 BTM	D500N12 BARS AT 300 MAX. CENTRES IN THE BOTTOM OF MEMBER.
2-N12	TWO No. D500N12 BARS
SL82 TOP	D500SL82 SQUARE MESH IN THE TOP OF THE MEMBER.
SL818 TOP	D500SL818 RECTANGULAR MESH IN THE TOP OF THE MEMBER.
3-L12TM TOP & BTM	3 No. BAR SL12TM TRENCH MESH IN TOP AND BOTTOM OF MEMBER.
R10 LIGS -400	250R ∅10 PLAIN BAR LIGATURES AT 400 MAX. CENTRES IN THE MEMBER.

LEGENDS - CONTINUED

3. NOTATION MARKS

B	BEAM / BEARER
BAJ	BRICK ARTICULATION JOINT
BB	BOND BEAM
BCJ	BLOCK CONTROL JOINT
Bol	BOLLARD
Br	BRACING
Bt	BATTEN
C	COLUMN
CB	CONC. BEAM
CJ	SLAB CONTROL / CONSTRUCTION JOINT
DF	SLAB FALL THROUGH DOORWAY
DH	DOOR HEAD
DJ	DOOR JAMB
DP	MASS CONC. DRILLED PIER
DS	DOUBLE STUD
EJ	SLAB EXPANSION JOINT
Fa	FASCIA TRUSS
FB	FLY BRACE
F	FRAME
FT	FLOOR TRUSS
G	GIRT
GD	GRATED DRAIN
GP	GRATED PIT
J	JOIST
L	LINTEL
LBW	LOAD BEARING WALL
Le	LEDGER
Lt	TIMBER LINTEL - REFER SCHEDULE
M	MULLION
OR	OUTRIGGER
P	PURLIN
Pe	CONC. PEDESTAL
PF	MASS CONC. PAD FOOTING
Pi	PILE
Pl	CONC. PLINTH
R	RAFTER
Rk	RAKER
RT	TIMBER ROOF TRUSS
RW	RETAINING WALL FOOTING
SCJ	SLAB SAWCUT JOINT (1/4 DEPTH OF SLAB) SAWCUT WITHIN 24 HOURS OF POUR
SF	STRIP FOOTING
SR	SLAB REBATE
St	STRUT / STUB
ST	SLAB THICKENING
T	TIE MEMBER
Tr	STEEL TRUSS
UP	MASS CONC. UNDERPIN
WP	CAST IN WELD PLATE
WPJ	SLAB WEAKENED PLANE JOINT

4. SYMBOLS

00.00	TOP OF FOOTING R.L.
S1	SLAB MARK, REFER SCHEDULE FOR SLAB DEPTH, REINF., FORM ETC.
	DIRECTION OF SPAN
	BLOCKWORK
	BLOCK PIER
	LOAD BEARING MASONRY UNDER
	NON-LOAD BEARING MASONRY UNDER
	CONC. PRECAST WALL PANEL
	LOAD BEARING CONC. PRECAST WALL PANEL UNDER SLAB
	CONC. PRECAST COLUMN
	CONC. PRECAST COLUMN UNDER SLAB
	110mm FACE BRICKWORK
or	110mm FACE BRICKWORK PIER
	190 BLOCKWORK
-50	FLOOR SLAB SETDOWN REFER ARCH. DRAWINGS
— AG —	AGRICULTURAL PIPE DRAIN
— eAG —	EXTG AGRICULTURAL PIPE DRAIN
— S —	SEWER LINE
— eS —	EXTG SEWER LINE
— SW —	STORMWATER LINE
— eSW —	EXTG STORMWATER LINE
— W —	WATER LINE
— eW —	EXTG WATER LINE

DISCREPANCIES & ALLOWANCES

1. GENERAL

STRUCTURAL ENGINEERING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION, AND FOR TENDERING PURPOSES TENDERERS ARE TO ALLOW FOR THE HIGHER COST ITEM. REFER ARCH. DRAWINGS FOR ADDITIONAL STEELWORK / METALWORK NOT SHOWN ON STRUCTURAL DRAWINGS.

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: - ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	NS
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **HIDES PROCESSING/COVERED HIDES LOAD OUT 1300 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **ARCHITECTURAL NOTES**

SCALE: SHEET SIZE: A1 DWGs IN SET: **6**

PROJECT No: **250037** DWG No: **A1301** REV: **A**

DATE PRINTED: 18/12/2025 1:35:33 PM



LOCATION PLAN

SCALE 1:100

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 998 257

APPROVED: -

ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	NS
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS

rare.

22-24 Paterson Street
Launceston, TAS 7250

rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **HIDES PROCESSING/COVERED HIDES LOAD OUT 1300 SERIES DRAWINGS**

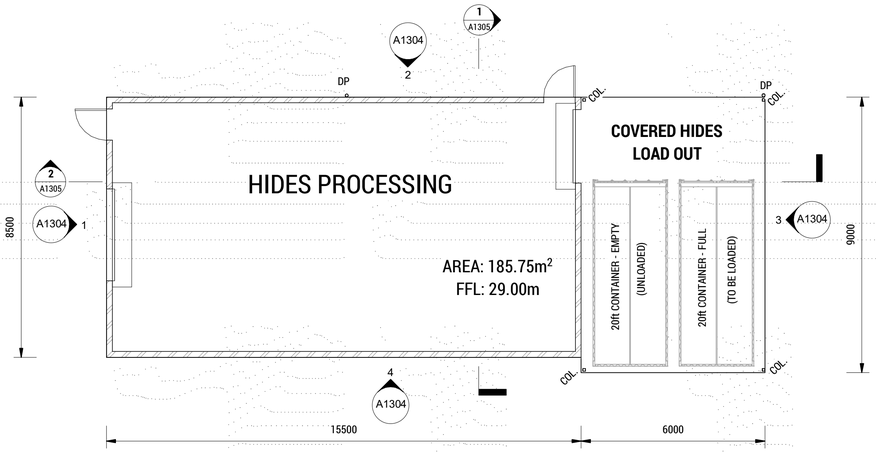
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **SITE PLAN**

SCALE: **1 : 500** SHEET SIZE: A1 DWGs IN SET: **6**

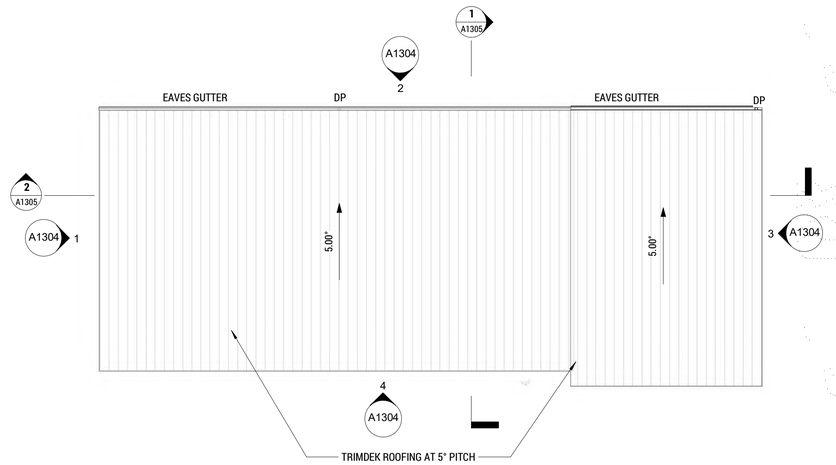
PROJECT No: **250037** DWG No: **A1302** REV: **A**

DATE PRINTED: 18/12/2025 1:35:50 PM



FLOOR PLAN

SCALE 1:100



ROOF PLAN

SCALE 1:100

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -

ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	NS
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **HIDES PROCESSING/COVERED HIDES LOAD OUT 1300 SERIES DRAWINGS**

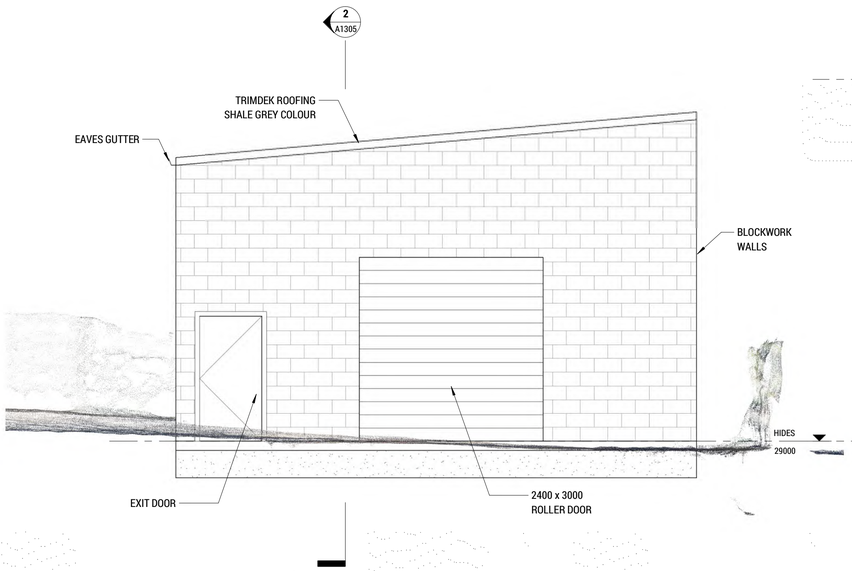
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **FLOOR & ROOF PLANS**

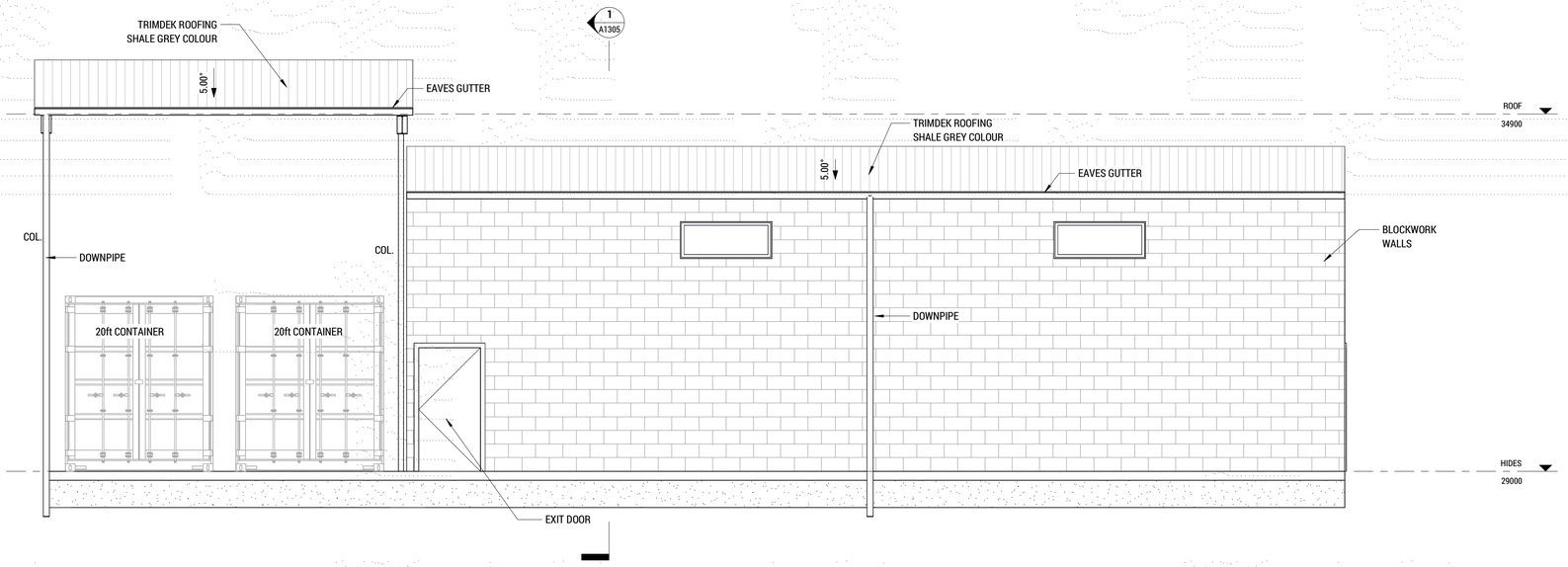
SCALE: **1 : 100** SHEET SIZE: A1 DWGs IN SET: **6**

PROJECT No: **250037** DWG No: **A1303** REV: **A**

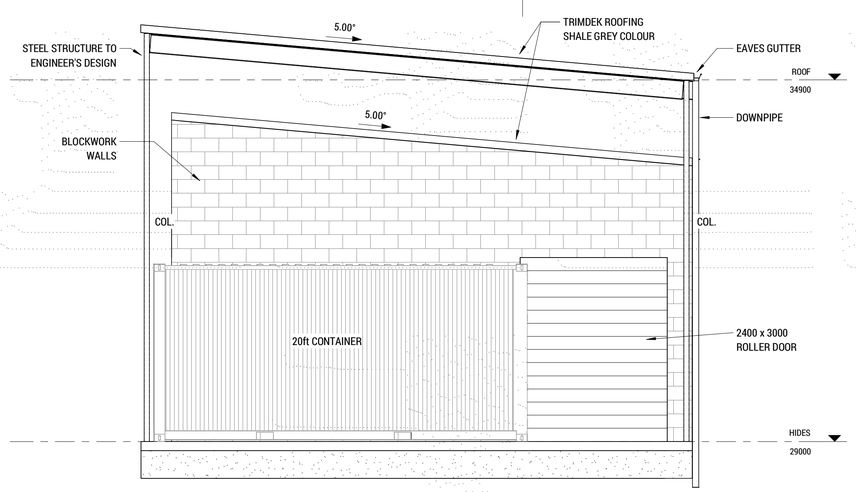
DATE PRINTED: 18/12/2025 1:35:53 PM



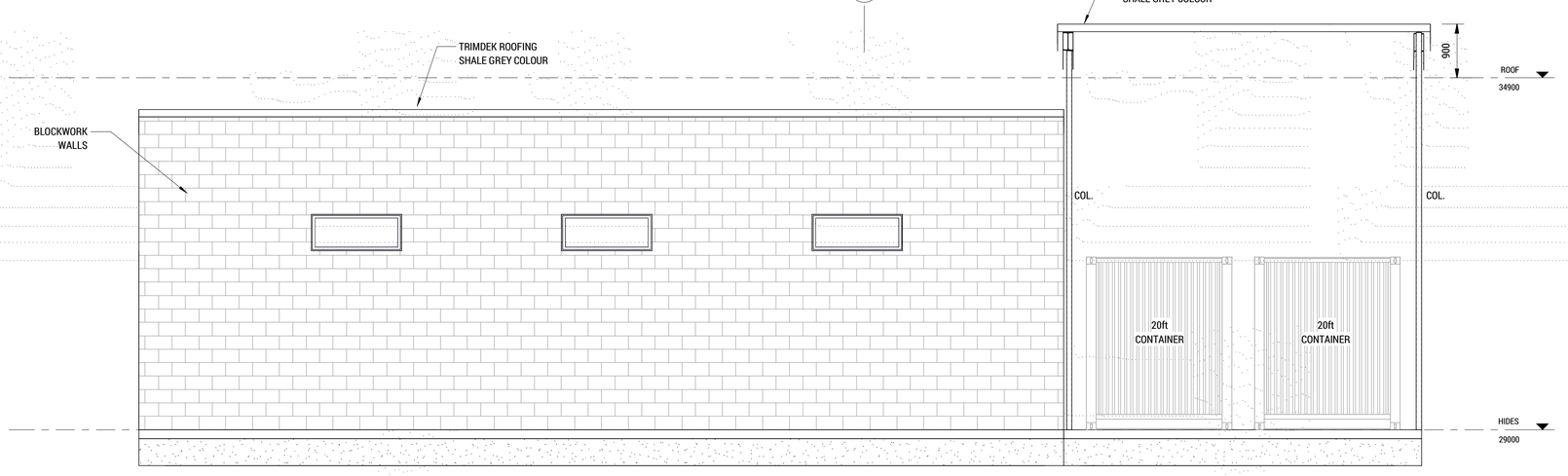
1 A1303 **NORTH ELEVATION**
1 : 50



2 A1303 **EAST ELEVATION**
1 : 50



3 A1303 **SOUTH ELEVATION**
1 : 50



4 A1303 **WEST ELEVATION**
1 : 50

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	NS
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **HIDES PROCESSING/COVERED HIDES LOAD OUT 1300 SERIES DRAWINGS**

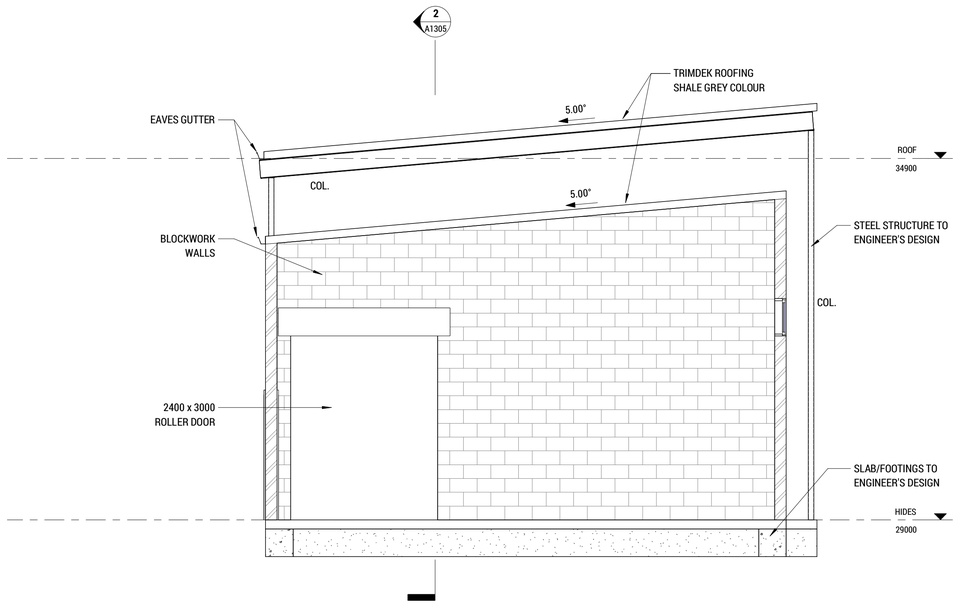
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **ELEVATIONS**

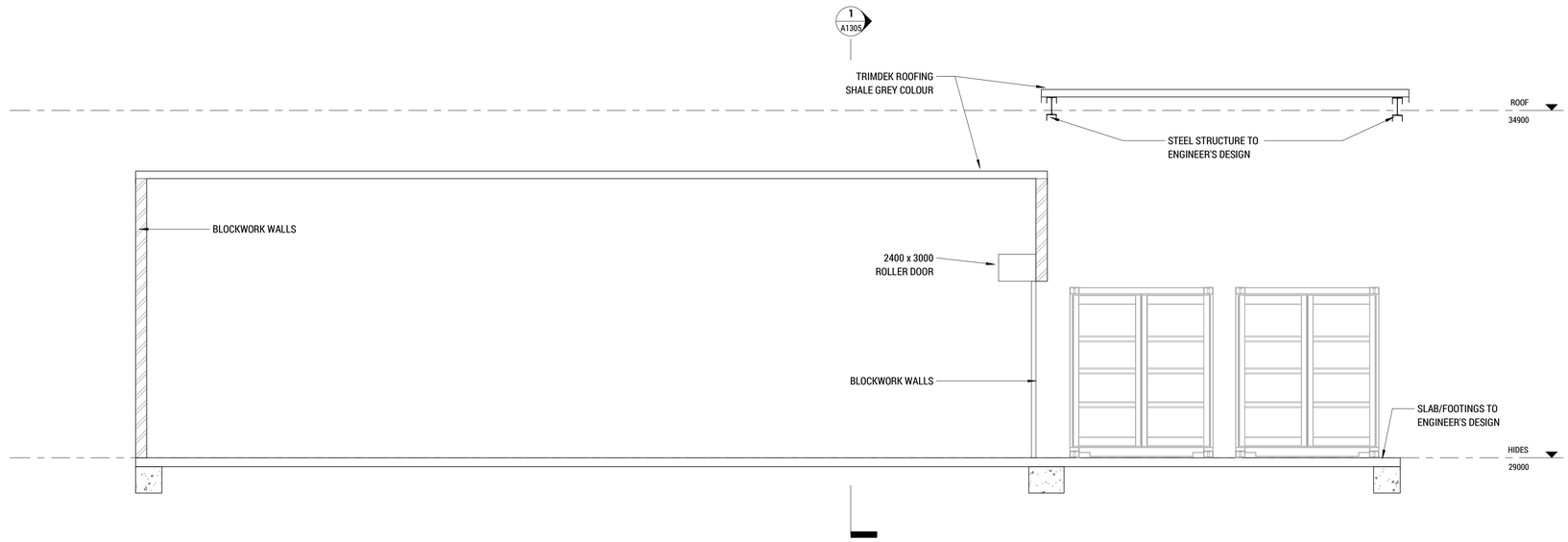
SCALE: **1 : 50** SHEET SIZE: A1 DWGs IN SET: **6**

PROJECT No: **250037** DWG No: **A1304** REV: **A**

DATE PRINTED: 18/12/2025 1:35:56 PM



1 A1303 PERMANENT HIDES/HIDES LOAD OUT CROSS SECTION
1 : 50



2 A1303 PERMANENT HIDES/HIDES LOAD OUT LONG SECTION
1 : 50

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS:
CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 998 257

APPROVED: -
ACRED. No: -

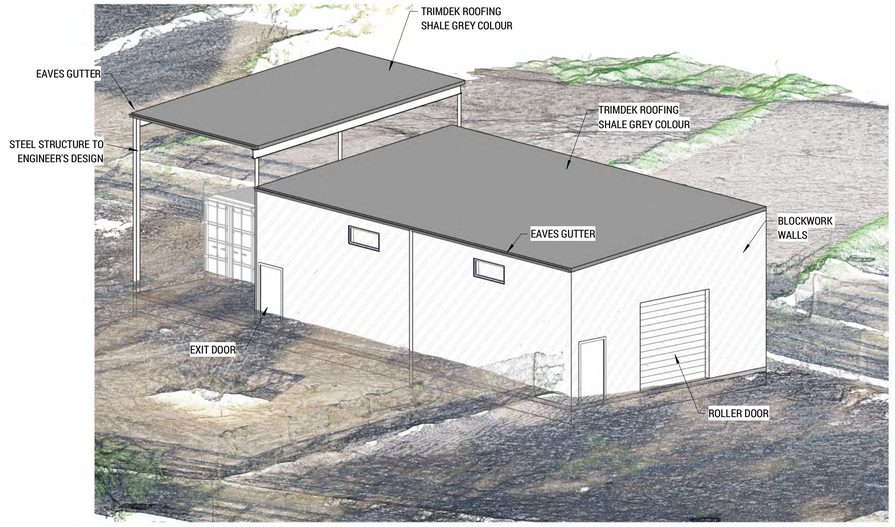
DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	NS
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**
PROJECT: **HIDES PROCESSING/COVERED HIDES LOAD OUT 1300 SERIES DRAWINGS**
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **SECTION**
SCALE: **1 : 50** SHEET SIZE: A1 DWGs IN SET: **6**
PROJECT No: **250037** DWG No: **A1305** REV: **A**

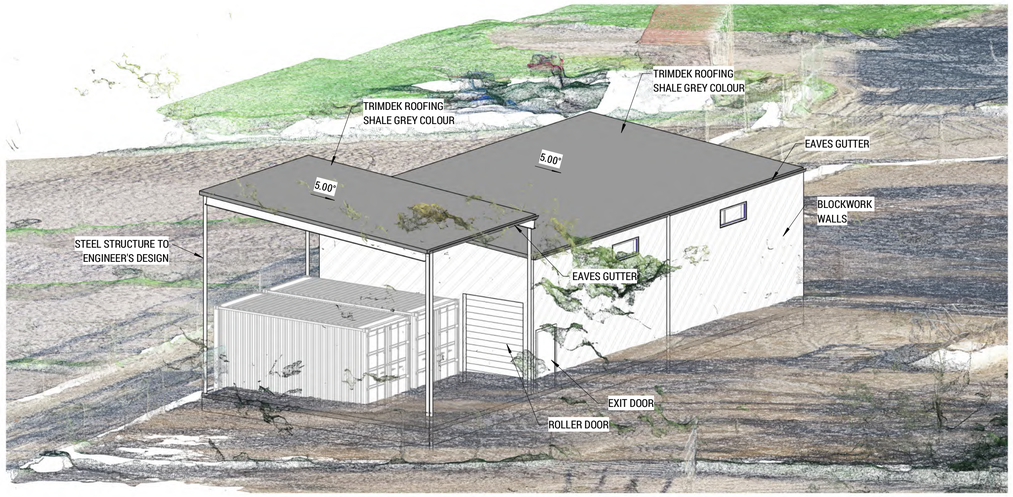
DATE PRINTED: 18/12/2025 1:35:57 PM



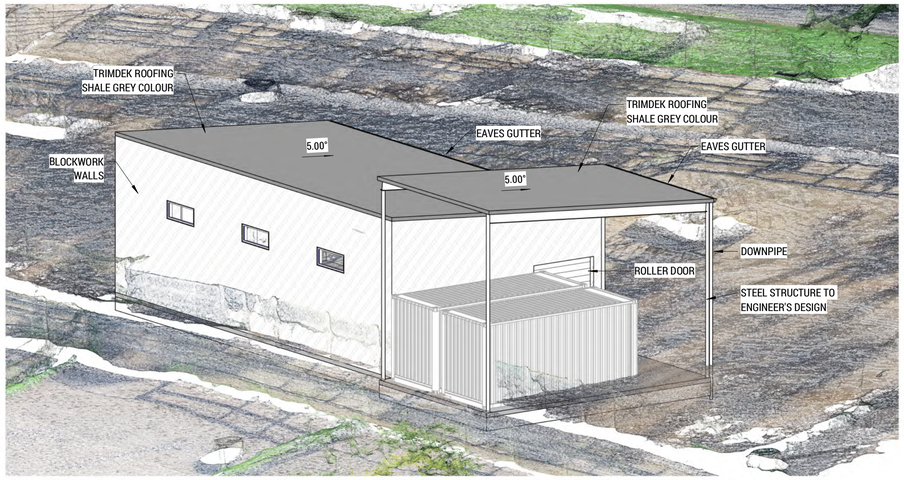
1 **NE ISOMETRIC 3D VIEW**



2 **NW ISOMETRIC 3D VIEW**



3 **SE ISOMETRIC 3D VIEW**



4 **SW ISOMETRIC 3D VIEW**

3D ISOMETRIC VIEW
SCALE 1:150

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: NS
DRAFT CHK: BT
DATE: -

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: GREENHAMS PTY LTD
PROJECT: HIDES PROCESSING/COVERED HIDES LOAD OUT 1300 SERIES DRAWINGS
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330

TITLE: 3D ISOMETRIC VIEW
SCALE: SHEET SIZE: A1 DWGs IN SET: 6
PROJECT No: 250037 DWG No: A1306 REV: A

DATE PRINTED: 18/12/2025 1:36:04 PM

CLIENT:

GREENHAMS TASMANIA PTY LTD

PROJECT:

HV KIOSK TRANSFORMER SUBSTATION & SWITCHROOM
1500 SERIES DRAWINGS

ADDRESS:

4 BACON FACTORY ROAD,SMITHTON,
TASMANIA, 7330

PROJECT NO :

250037

STATUS :

CONTROLLED DOCUMENT

ISSUED FOR/DESCRIPTION :

DEVELOPMENT APPROVAL

DRAWINGS :
ARCHITECTURAL

SHEET LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION	DESCRIPTION	DATE	DRAWN BY
A1500	COVER SHEET	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	NS
A1501	ARCHITECTURAL NOTES	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	NS
A1502	SITE PLAN	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	NS
A1503	FLOOR PLAN	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	NS
A1504	ELEVATIONS	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	NS
A1505	SECTION	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	NS
A1506	3D ISOMETRIC VIEW	A	ISSUED FOR DEVELOPMENT APPROVAL	17-12-25	NS

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: - ACRED. No: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: NS
DRAFT CHK: BT
DATE: -

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**
PROJECT: **HV KIOSK TRANSFORMER SUBSTATION & SWITCHROOM 1500 SERIES DRAWINGS**
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **COVER SHEET**
SCALE: SHEET SIZE: A1 DWGs IN SET: **6**
PROJECT No: **250037** DWG No: **A1500** REV: **A**

DATE PRINTED: 18/12/2025 2:03:33 PM

GENERAL NOTES

1. GENERAL

A. THESE DRAWINGS AND NOTES SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, BUILDING SERVICES AND OTHER DISCIPLINES DRAWINGS AND SPECIFICATIONS AND WITH ANY WRITTEN ENGINEER'S INSTRUCTIONS ISSUED DURING THE CONTRACT.

B. ANY DISCREPANCIES ARE TO BE REPORTED TO THE PROJECT MANAGER BEFORE PROCEEDING WITH THE WORK.

C. THESE GENERAL NOTES DO NOT HAVE PRECEDENCE OVER THE SPECIFICATION OR DRAWING NOTES.

D. ALL SET OUT DIMENSIONS ON THE DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK.

E. DO NOT SCALE FOR DIMENSIONS OFF THESE DRAWINGS.

F. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ARE IN MILLIMETRES WITH THE EXCEPTION OF SURVEY LEVELS, WHICH ARE IN METRES.

G. THE CONTRACTOR IS TO ENSURE THAT ANY PROFESSIONALS, TRADESMEN OR SUPPLIERS ENGAGED THROUGHOUT THE DURATION OF THE CONTRACT ARE ACCREDITED AND QUALIFIED FOR THEIR DUTY OF WORK AND CARRY ALL NECESSARY PERMITS REQUIRED BY ANY STATUTORY AUTHORITY.

LEGENDS

1. ABBREVIATIONS

ADD.	ADDENDUM	HOZ	HORIZONTAL
AFFL	ABOVE FINISHED FLOOR LEVEL	HS	HIGH STRENGTH
AG	AGRICULTURAL DRAIN PIPE	HT	HIGH-TENSILE STEEL
AGG.	AGGREGATE	HW	HARDWOOD
AMDT	AMENDMENT	ID	INTERNAL DIAMETER
APPROX.	APPROXIMATE	INT.	INTERNAL
ARCH.	ARCHITECT / ARCHITECTURAL	JUNC.	JUNCTION
AS	AUSTRALIAN STANDARD	LEV.	LEVEL
AVG	AVERAGE	LG	LENGTH / LONG
A/W	ACCORDANCE WITH	LH	LEFT HAND
(B)	BEHIND or BOTTOM	LIGS	LIGATURES
BK	BRICK	LONG.	LONGITUDINAL
BLDG	BUILDING	M/A	MASONRY ANCHOR
BMT	BASE METAL THICKNESS	MAN.	MANUFACTURER
BPL	BASE PLATE	MAX.	MAXIMUM
BTM	BOTTOM	MIN.	MINIMUM
BWK	BRICKWORK	MISC.	MISCELLANEOUS
C.A.	CHEMSET ANCHORS	MSRY	MASONRY
CANT.	CANTILEVER	N	NORTH
CEM.	CEMENT	NEG.	NEGATIVE
CFW	CONTINUOUS FILLET WELD	NF	NEAR FACE
CHAM.	CHAMFER	No.	NUMBER
CHEM.	CHEMICAL	NOM	NOMINAL
CHS	CIRCULAR HOLLOW SECTION	NS	NOMINAL SIZE
CIRC	CIRCLE / CIRCULAR	NTS	NOT TO SCALE
CL or ℄	CENTRE LINE	OA	OVERALL
CNR	CORNER	OD	OUTSIDE DIAMETER
COL.	COLUMN	OH	OVERHEAD
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUOUS	PAR.	PARALLEL
CRS	CENTRES	PC	PRECAST
CSK	COUNTERSUNK	PD	PLAN DETAIL
CSK HD	COUNTERSUNK HEAD	PFC	PARALLEL FLANGE CHANNEL
CYL.	CYLINDER	PL	PLATE
db	BAR DIA.	PLY	PLYWOOD
DET.	DETAIL	PT	POST TENSIONED
DIA. or ∅	DIAMETER	PREFAB.	PREFABRICATED
DIAG.	DIAGONAL	PRELIM.	PRELIMINARY
DIM.	DIMENSION	QTY	QUANTITY
DIST.	DISTRIBUTION	RAD.	RADIUS
DL	DEAD LOAD	RD	ROUND
DN	NOMINAL DIAMETER	RECT.	RECTANGLE / RECTANGULAR
DPC	DAMP PROOF COURSE	REF.	REFERENCE
DWG	DRAWING	REINF.	REINFORCEMENT
e	EXISTING	REO	REINFORCEMENT
EA	EQUAL ANGLE	RH	RIGHT HAND
ELEC.	ELECTRIC / ELECTRICAL	RHS	RECTANGULAR HOLLOW
ELEV.	ELEVATION	R.L.	REDUCED LEVEL
ESL	EXISTING SURFACE LEVEL	RSA	ROLLED-STEEL ANGLE
EST.	ESTIMATE	RSC	ROLLED-STEEL CHANNEL
EXP.	EXPANSION	RSJ	ROLLED-STEEL JOIST
EXT.	EXTERNAL	SEC.	SECTION
EXTG	EXISTING	S	SEWER
EW	EACH WAY	SHS	SQUARE HOLLOW SECTION
(F)	IN FRONT	SL	SURFACE LEVEL
FF	FAR FACE	SPEC.	SPECIFICATION
FFL	FINISHED FLOOR LEVEL	STD	STANDARD
FL	FLAT	SQ	SQUARE
FLG	FLANGE	SW	STORMWATER
FPW	FULL PENETRATION WELD	(T)	TOP
FS	FLOOR SUMP	T.B.A.	TO BE ADVISED
FSBW	FULL STRENGTH BUTT WELD	T.B.C.	TO BE CONCLUDED
FSL	FINISHED SURFACE LEVEL	TS	TENSILE STRENGTH
FW	FLOOR WASTE	TYP.	TYPICAL
GA	GENERAL ARRANGEMENT	(U)	UNDER
GALV.	GALVANISED	UA	UNEQUAL ANGLE
GR	GRADE	UB	UNIVERSAL BEAM
H	HORIZONTAL	UC	UNIVERSAL COLUMN
HD	HEAVY DUTY	U/G	UNDERGROUND
H.D.	HOLDING DOWN BOLTS	U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL	U/S	UNDERSIDE
		V	VERTICAL

2. NOTATION EXAMPLES

N12 -300 BTM	D500N12 BARS AT 300 MAX. CENTRES IN THE BOTTOM OF MEMBER.
2-N12	TWO No. D500N12 BARS
SL82 TOP	D500SL82 SQUARE MESH IN THE TOP OF THE MEMBER.
SL818 TOP	D500SL818 RECTANGULAR MESH IN THE TOP OF THE MEMBER.
3-L12TM TOP & BTM	3 No. BAR SL12TM TRENCH MESH IN TOP AND BOTTOM OF MEMBER.
R10 LIGS -400	250R ∅10 PLAIN BAR LIGATURES AT 400 MAX. CENTRES IN THE MEMBER.

LEGENDS - CONTINUED

3. NOTATION MARKS

B	BEAM / BEARER
BAJ	BRICK ARTICULATION JOINT
BB	BOND BEAM
BCJ	BLOCK CONTROL JOINT
Bol	BOLLARD
Br	BRACING
Bt	BATTEN
C	COLUMN
CB	CONC. BEAM
CJ	SLAB CONTROL / CONSTRUCTION JOINT
DF	SLAB FALL THROUGH DOORWAY
DH	DOOR HEAD
DJ	DOOR JAMB
DP	MASS CONC. DRILLED PIER
DS	DOUBLE STUD
EJ	SLAB EXPANSION JOINT
Fa	FASCIA TRUSS
FB	FLY BRACE
F	FRAME
FT	FLOOR TRUSS
G	GIRT
GD	GRATED DRAIN
GP	GRATED PIT
J	JOIST
L	LINTEL
LBW	LOAD BEARING WALL
Le	LEDGER
Lt	TIMBER LINTEL - REFER SCHEDULE
M	MULLION
OR	OUTRIGGER
P	PURLIN
Pe	CONC. PEDESTAL
PF	MASS CONC. PAD FOOTING
Pi	PILE
Pl	CONC. PLINTH
R	RAFTER
Rk	RAKER
RT	TIMBER ROOF TRUSS
RW	RETAINING WALL FOOTING
SCJ	SLAB SAWCUT JOINT (1/4 DEPTH OF SLAB) SAWCUT WITHIN 24 HOURS OF POUR
SF	STRIP FOOTING
SR	SLAB REBATE
St	STRUT / STUB
ST	SLAB THICKENING
T	TIE MEMBER
Tr	STEEL TRUSS
UP	MASS CONC. UNDERPIN
WP	CAST IN WELD PLATE
WPJ	SLAB WEAKENED PLANE JOINT

4. SYMBOLS

00.00	TOP OF FOOTING R.L.
S1	SLAB MARK, REFER SCHEDULE FOR SLAB DEPTH, REINF., FORM ETC.
	DIRECTION OF SPAN
	BLOCKWORK
	BLOCK PIER
	LOAD BEARING MASONRY UNDER
	NON-LOAD BEARING MASONRY UNDER
	CONC. PRECAST WALL PANEL
	LOAD BEARING CONC. PRECAST WALL PANEL UNDER SLAB
	CONC. PRECAST COLUMN
	CONC. PRECAST COLUMN UNDER SLAB
	110mm FACE BRICKWORK
	110mm FACE BRICKWORK PIER
	190 BLOCKWORK
-50	FLOOR SLAB SETDOWN REFER ARCH. DRAWINGS
— AG —	AGRICULTURAL PIPE DRAIN
— eAG —	EXTG AGRICULTURAL PIPE DRAIN
— S —	SEWER LINE
— eS —	EXTG SEWER LINE
— SW —	STORMWATER LINE
— eSW —	EXTG STORMWATER LINE
— W —	WATER LINE
— eW —	EXTG WATER LINE

DISCREPANCIES & ALLOWANCES

1. GENERAL

STRUCTURAL ENGINEERING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION, AND FOR TENDERING PURPOSES TENDERERS ARE TO ALLOW FOR THE HIGHER COST ITEM. REFER ARCH. DRAWINGS FOR ADDITIONAL STEELWORK / METALWORK NOT SHOWN ON STRUCTURAL DRAWINGS.

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -

ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	NS
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS

rare.

22-24 Paterson Street
Launceston, TAS 7250

rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **HV KIOSK TRANSFORMER SUBSTATION & SWITCHROOM 1500 SERIES DRAWINGS**

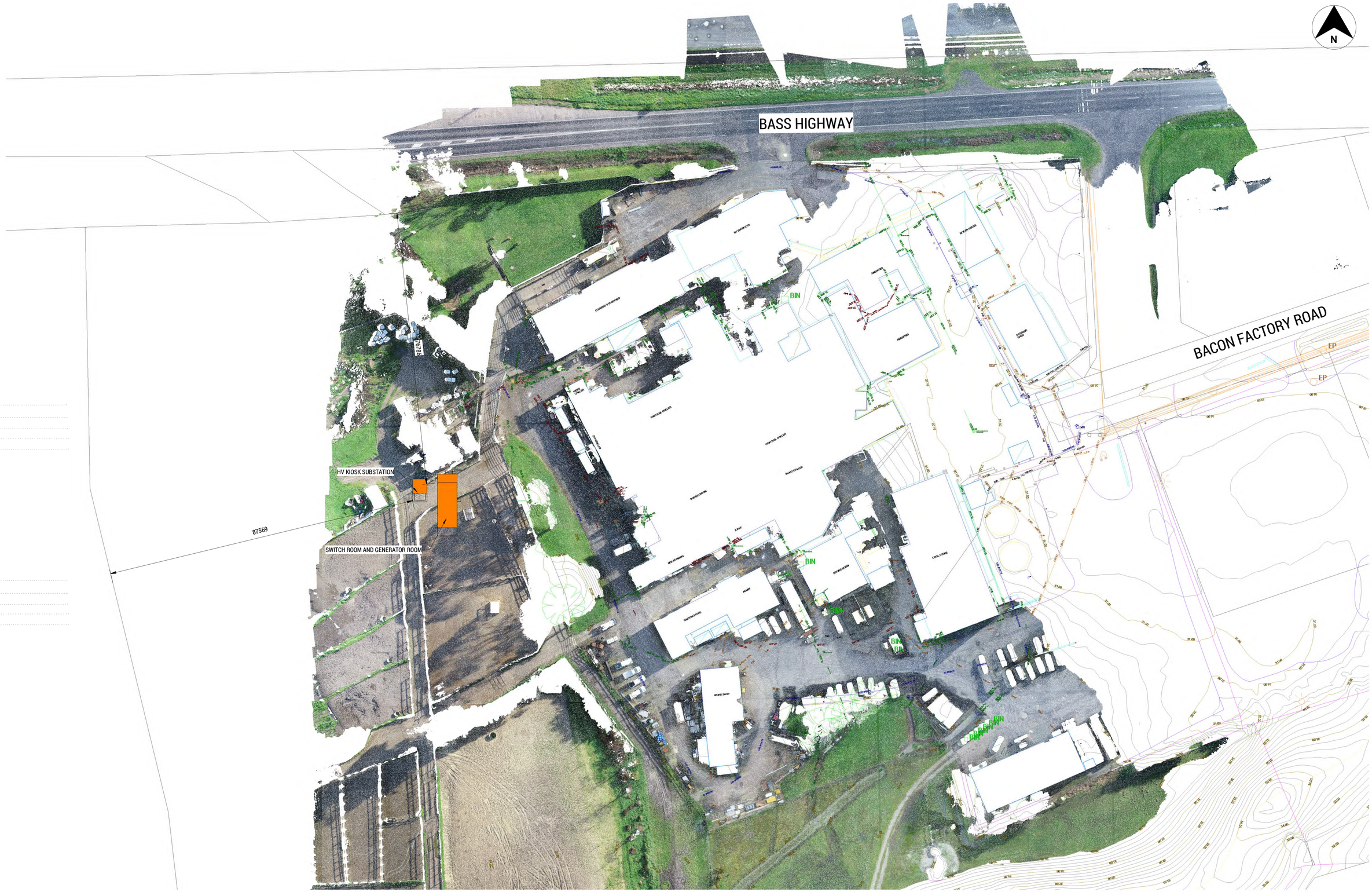
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **ARCHITECTURAL NOTES**

SCALE: SHEET SIZE: A1 DWGs IN SET: 6

PROJECT No: **250037** DWG No: **A1501** REV: **A**

DATE PRINTED: 18/12/2025 2:03:34 PM



SITE PLAN

SCALE 1:500

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -

ACRED. No: -

DESIGN BY: RN

DESIGN CHK: BS

DRAWN BY: NS

DRAFT CHK: BT

DATE: -

ALDANMARK CONSULTING ENGINEERS

rare.

22-24 Paterson Street
Launceston, TAS 7250

rarein.com.au
P. 03 6388 9200

CLIENT: GREENHAMS PTY LTD

PROJECT: HV KIOSK TRANSFORMER SUBSTATION & SWITCHROOM 1500 SERIES DRAWINGS

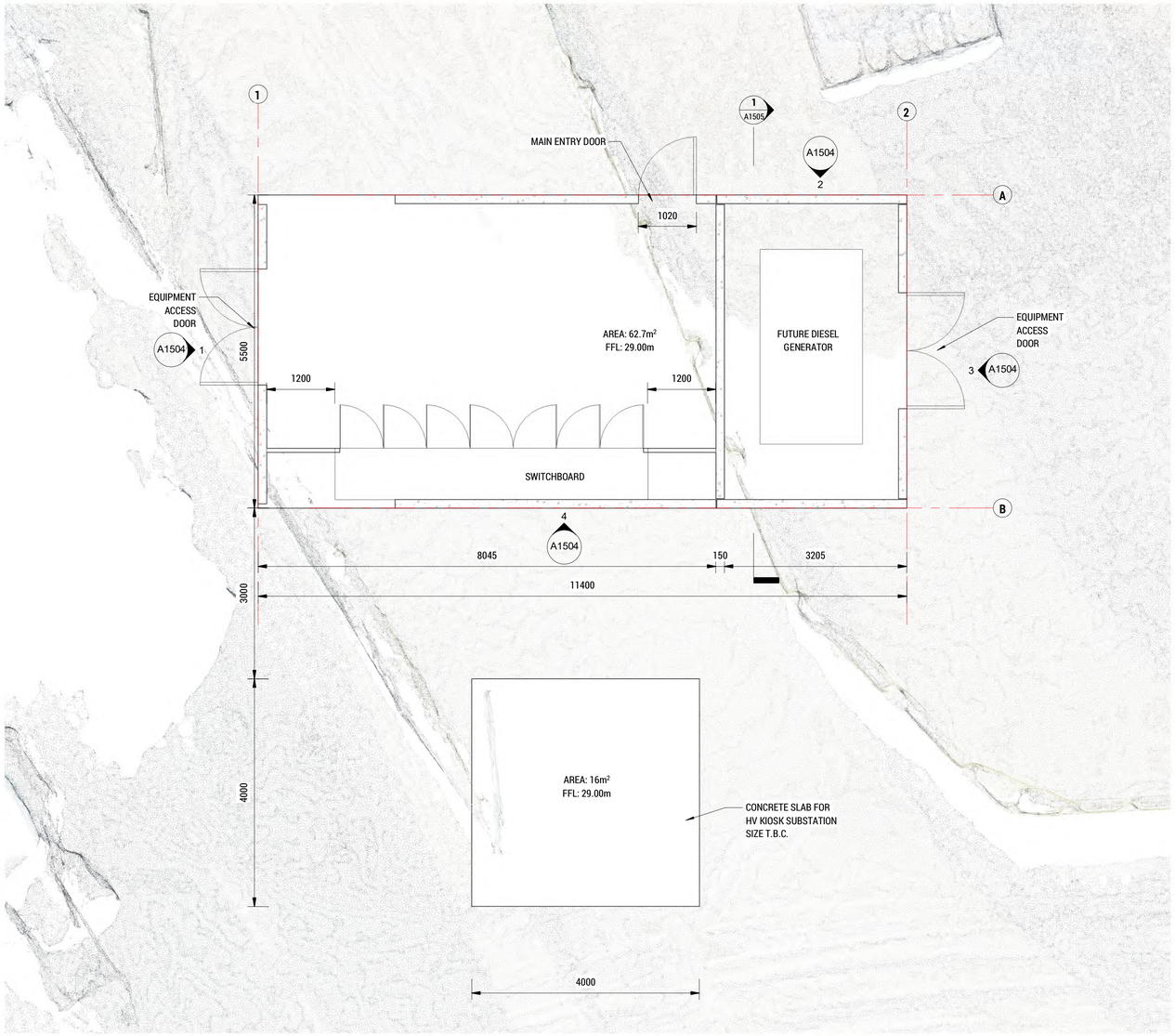
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330

TITLE: SITE PLAN

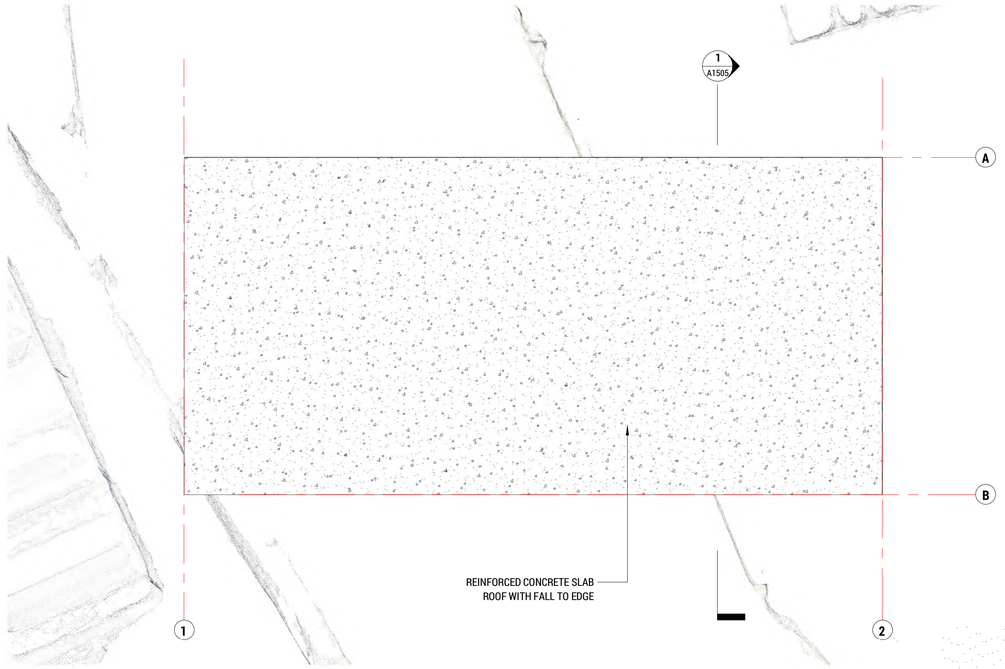
SCALE: 1 : 500 SHEET SIZE: A1 DWGs IN SET: 6

PROJECT No: 250037 DWG No: A1502 REV: A

DATE PRINTED: 18/12/2025 2:03:50 PM



FLOOR PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

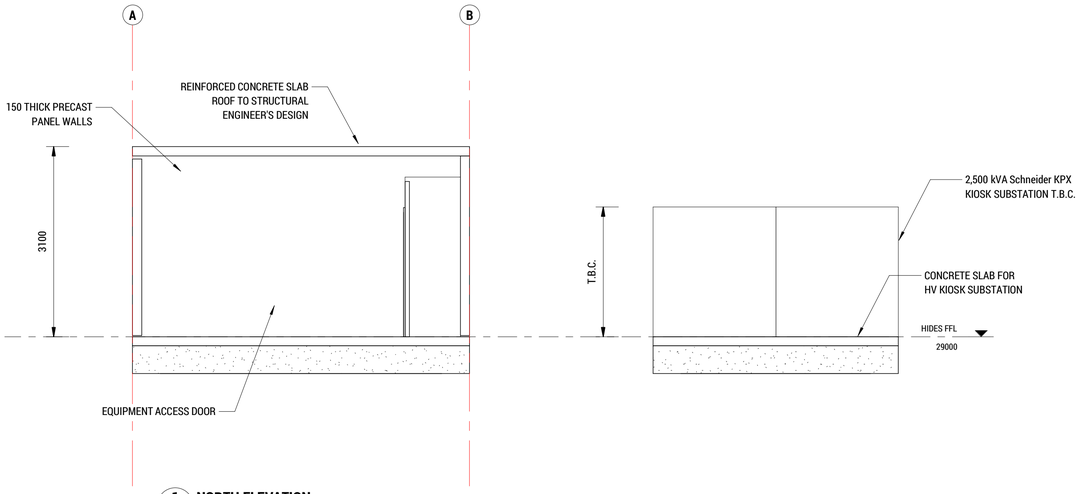
DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: NS
DRAFT CHK: BT
DATE: -

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

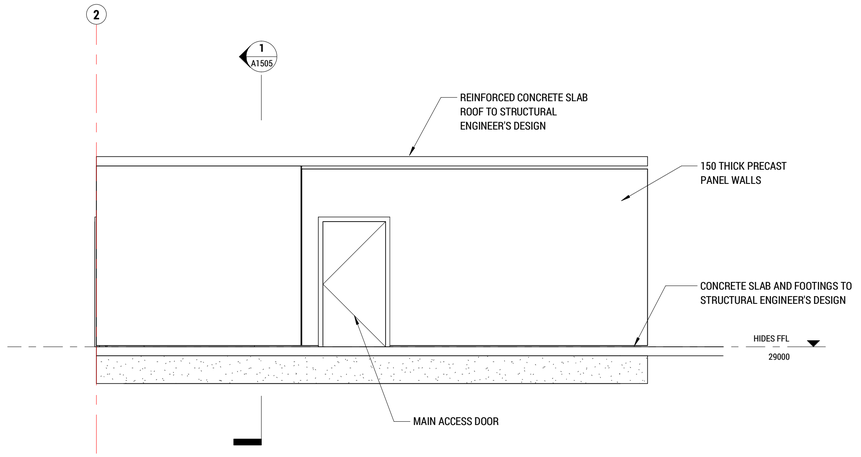
CLIENT: **GREENHAMS PTY LTD**
PROJECT: **HV KIOSK TRANSFORMER SUBSTATION & SWITCHROOM 1500 SERIES DRAWINGS**
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **FLOOR PLAN**
SCALE: **1 : 50** SHEET SIZE: A1 DWGs IN SET: **6**
PROJECT No: **250037** DWG No: **A1503** REV: **A**

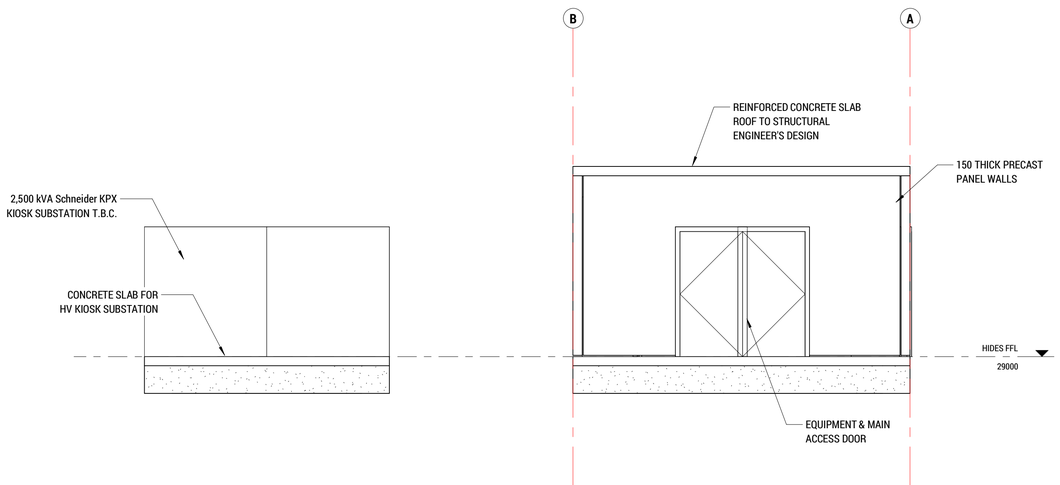
DATE PRINTED: 18/12/2025 2:03:53 PM



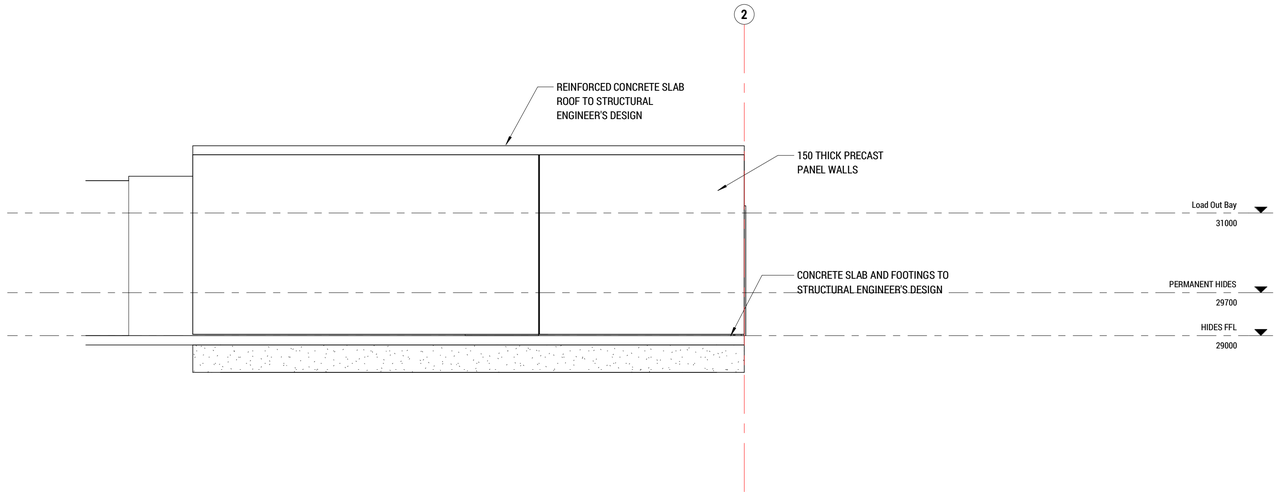
1 NORTH ELEVATION
A1503 · 1 : 50



2 EAST ELEVATION
A1503 · 1 : 50



3 SOUTH ELEVATION
A1503 · 1 : 50



4 WEST ELEVATION2
A1503 · 1 : 50

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	NS
DRAFT CHK:	BT
DATE:	-

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **HV KIOSK TRANSFORMER SUBSTATION & SWITCHROOM 1500 SERIES DRAWINGS**

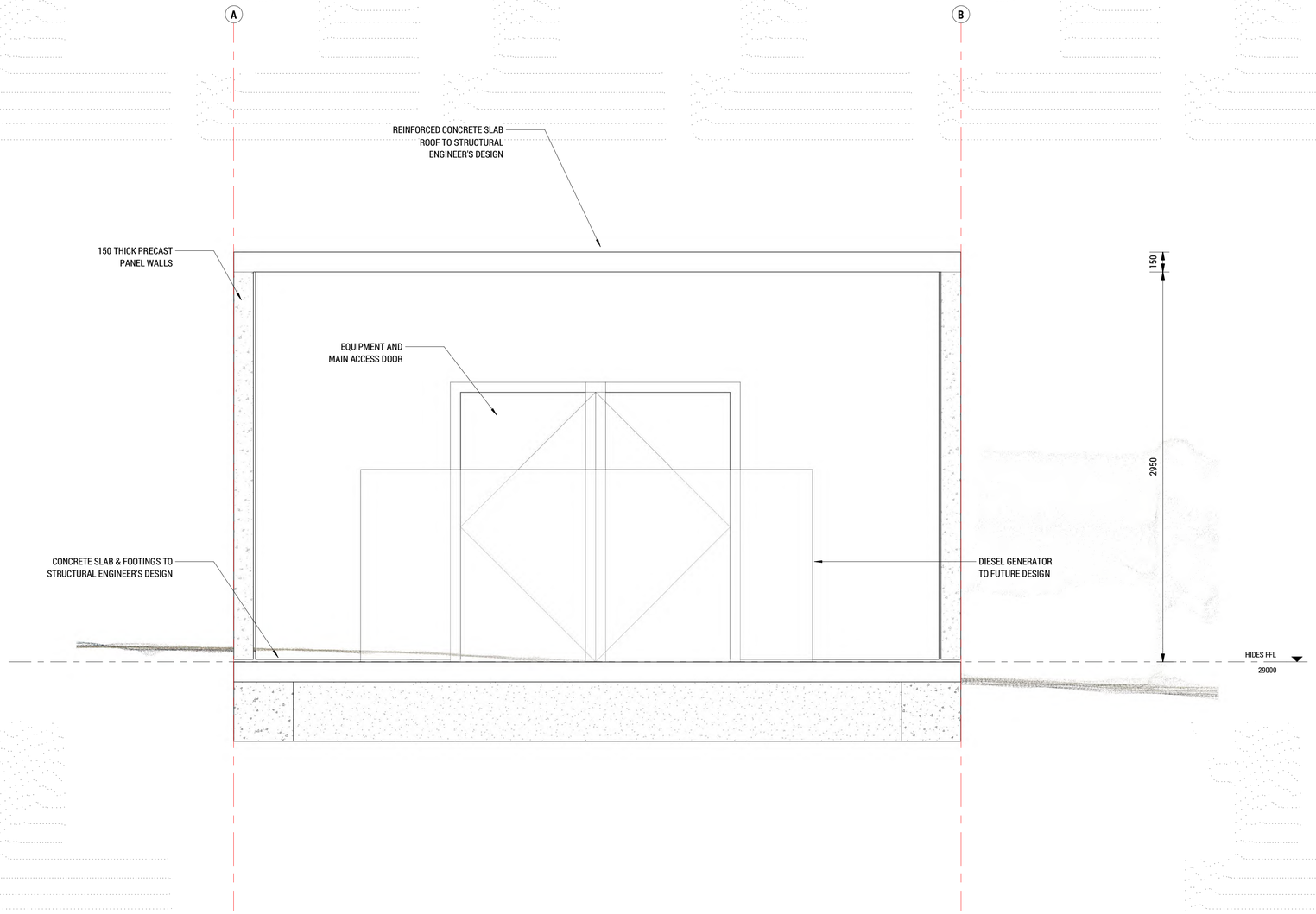
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **ELEVATIONS**

SCALE: **1 : 50** SHEET SIZE: A1 DWGs IN SET: **6**

PROJECT No: **250037** DWG No: **A1504** REV: **A**

DATE PRINTED: 18/12/2025 2:03:54 PM



1 A1503 **SECTION 1**
1 : 20

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS:
CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -
ACRED. No: -

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	NS
DRAFT CHK:	BT
DATE:	-

rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: GREENHAMS PTY LTD

PROJECT: HV KIOSK TRANSFORMER SUBSTATION & SWITCHROOM 1500 SERIES

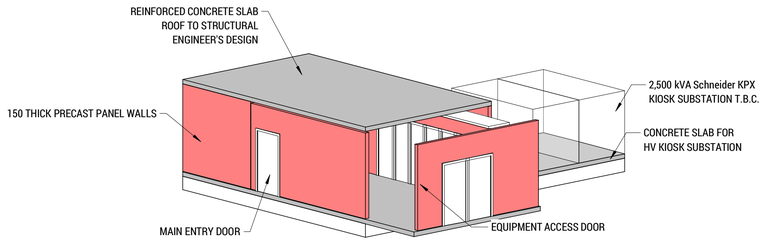
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330

TITLE: SECTION

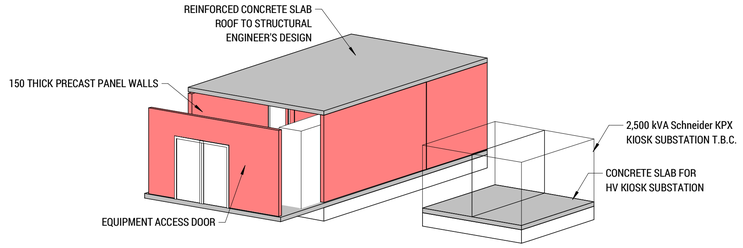
SCALE: 1 : 20 SHEET SIZE: A1 DWGs IN SET: 6

PROJECT No: 250037 DWG No: A1505 REV: A

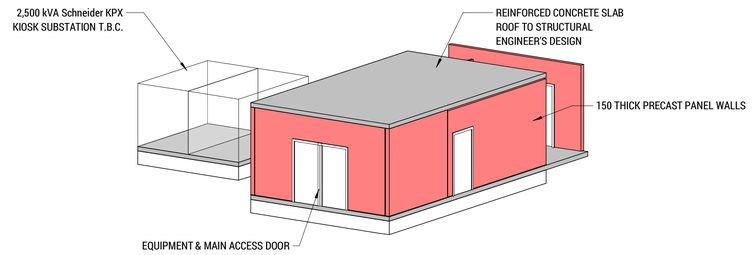
DATE PRINTED: 19/12/2025 2:03:55 PM



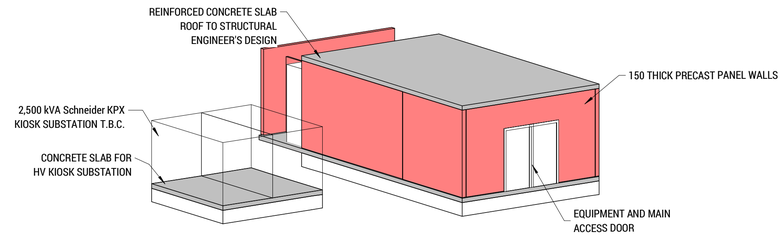
1 **NE ISOMETRIC 3D VIEW**



2 **NW ISOMETRIC 3D VIEW**



3 **SE ISOMETRIC 3D VIEW**



4 **SW ISOMETRIC 3D VIEW**

3D ISOMETRIC VIEW

SCALE 1:100

REV:	DESCRIPTION:	BY:	DATE:
A	ISSUED FOR DEVELOPMENT APPROVAL	NS	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: - ACRED. No: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: NS
DRAFT CHK: BT
DATE: -

ALDANMARK CONSULTING ENGINEERS
rare.
22-24 Paterson Street
Launceston, TAS 7250
rarein.com.au
P. 03 6388 9200

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **HV KIOSK TRANSFORMER SUBSTATION & SWITCHROOM 1500 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON, TASMANIA, 7330**

TITLE: **3D ISOMETRIC VIEW**

SCALE: SHEET SIZE: A1 DWGs IN SET: **6**

PROJECT No: **250037** DWG No: **A1506** REV: **A**

DATE PRINTED: 18/12/2025 2:03:56 PM

DA 2026/0007 Greenham Tasmania – Factory Redevelopment – 4 Bacon Factory Road, Smithton

Drawings, Documents and Certificates (Supporting Information)

Certificates of Title:

CT 178708 / 1	4 Bacon Factory Road, Smithton	No Change
CT 40426-10	8 Bacon Factory Road, Smithton	No change
CT 34562 / 7	4 Bacon Factory Road, Smithton	No change
CT 39289 / 8	Lot 8 Bass Highway, Smithton	No change

Drawing Sets:

250037 A0000	rev D.1	Site and Staging Plans	Revised / updated
250037 A0100	rev A	Covered Stock Yard	No Change
250037 A0200	rev C	Processing Floor & Amenities Building	Revised / updated
250037 A0400	rev A	(High Rail) Carcass Chiller Building	No Change
250037 A0500	rev A	Refrigeration Plant & Main Switch Room	No Change
250037 A0700	rev A	Load Out Area	No Change
250037 A0800	rev A	Local Switch Room	No Change
250037 A1000	rev B	Plate Freezer Building	Revised / updated
250037 A1100	rev A	Workshop / Warehouse Building	No Change
250037 A1300	rev A	Hides Processing and Load Out	No Change
250037 A1500	rev A	Transformer Substation and Switchroom	No Change

Planning Report

L241122 rev6 - Bacon Factory Road, Smithton - Abattoir v6

revision:	rev 7	Revised / updated
date:	7 August 2026	
author:	James Stewart, Nova Land Consulting	

Environmental Effects Report

35137 v0.8 – Greenham Smithton Facility Upgrades

revision:	version 1.2	Revised / updated
date:	7 August 2026	
author:	Jo Regel	

EER Appendices:

Appx. A:	Title Search (Volume 178708 Folio 1)	No Change
Appx. B:	Site Plans (drawing 250037 A0000 rev D)	Revised / updated
Appx. C:	Site Operations Flowcharts	No Change
Appx. D:	Natural Values Atlas Report	No Change
Appx. E:	Community Consultation Plan	No Change
Appx. F:	Odour Management Plan v1.1	Revised / updated
Appx. G:	Noise Report	No Change
Appx. H:	Trade Waste Results	No Change
Appx. I:	Emergency Animal Disease Plan	No Change
Appx. J:	Boiler Stack Filter Specifications	No Change
Appx. K:	Site Drainage Map	No Change
Appx. L:	Greenham Tongala Acoustic Report	No Change
Appx. M:	Asbestos Management Plan (May 2026)	Revised / updated
Appx. N:	DA Exemption for Cooker Replacement	No Change
Appx. O:	Traffic Impact Assessment (rev #5 May 2026)	No Change
Appx. P:	LISTmap Transmission Lines	No Change

Traffic Impact Assessment

Greenham Plant Access Upgrade TIA Final #2

revision:	rev 5 (Final #2)	No Change
date:	22 May 2026	
author:	Richard Burk, Traffic & Civil Services	

Bushfire – Planning Certificate

Certificate BFP113 (*Certificae under S51(2)(d) LUPAA 1993*)

revision:	v5	No Change
date:	2 March 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Assessment Report

Bushfire Assessment 8273-V4

revision:	rev 4	No Change
date:	28 January 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Hazard Management Plan

Bushfire BFHMP-8273

revision:	rev 4	No Change
date:	18 February 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Emergency Management Strategy

Bushfire EMS 8273

revision:	v2.0	No Change
date:	19 February 2026 (TFS Endorsement)	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Site Flood Assessment

Flood Assessment Summary 250037

revision:	Rev.0	No Change
date:	27 April 2026	
author:	Devni Wanigaarachchi, Verto Engineers and Project Managers	

Further Information for TasWater TWDA 2026/00146-CHC, dated 20/02/2026

250037 Redevelopment – DA 2026-007 Additional Information 2026-03-16

revision:	version 1	No Change
date:	16 March 2026	
author:	Simon Angilley, Verto Engineers and Project Managers	

Further Information Attachments:

A.1 Rare Drawing:	250037-DWG-C-I.1-C501 – Rev.B 2026-03-13	No Change
A.2 Silk Plumbing	Water Testing – Report 2025-05-20	No Change
A.3 Silk Plumbing	Water Testing – Hydrostatic Pressure 25-05-16	No Change
A.4 Silk Plumbing	Water Testing – PT900 Flow Test Data Load A	No Change
A.5 Silk Plumbing	Water Testing – PT900 Flow Test Data Load B	No Change
A.6 Meter Calibration	PT900 Ultrasonic Meter A (By-Products HE)	No Change
A.7 Meter Calibration	PT900 Ultrasonic Meter B (Cold Water Inlet)	No Change

DA 2026/0007 Greenham Tasmania – Factory Redevelopment – 4 Bacon Factory Road, Smithton

Drawings, Documents and Certificates (Supporting Information)

Certificates of Title:

CT 178708 / 1	4 Bacon Factory Road, Smithton	No Change
CT 40426-10	8 Bacon Factory Road, Smithton	No change
CT 34562 / 7	4 Bacon Factory Road, Smithton	No change
CT 39289 / 8	Lot 8 Bass Highway, Smithton	No change

Drawing Sets:

250037 A0000	rev E	Site and Staging Plans	Revised / updated 2026-09-15
250037 A0100	rev A	Covered Stock Yard	No Change
250037 A0200	rev C	Processing Floor & Amenities Building	Revised / updated
250037 A0400	rev A	(High Rail) Carcass Chiller Building	No Change
250037 A0500	rev A	Refrigeration Plant & Main Switch Room	No Change
250037 A0700	rev A	Load Out Area	No Change
250037 A0800	rev A	Local Switch Room	No Change
250037 A1000	rev B	Plate Freezer Building	Revised / updated
250037 A1100	rev A	Workshop / Warehouse Building	No Change
250037 A1300	rev A	Hides Processing and Load Out	No Change
250037 A1500	rev A	Transformer Substation and Switchroom	No Change

Planning Report

L241122 rev6 - Bacon Factory Road, Smithton - Abattoir v6

revision:	rev 8	Revised / updated 2026-09-11
date:	11 September 2026	
author:	James Stewart, Nova Land Consulting	

Environmental Effects Report

35137 Environmental Effects Report v1.3 – Greenham Smithton Facility Upgrades

revision:	version 1.3	Revised / updated 2026-09-11
date:	15 September 2026	
author:	Jo Regel	

EER Appendices:

Appx. A:	Title Search (Volume 178708 Folio 1)	No Change
Appx. B:	Site Plans (drawing 250037 A0000 rev D)	Revised / updated
Appx. C:	Site Operations Flowcharts	No Change
Appx. D:	Natural Values Atlas Report	No Change
Appx. E:	Community Consultation Plan	No Change
Appx. F:	Odour Management Plan v1.1	Revised / updated
Appx. G:	Noise Report	No Change
Appx. H:	Trade Waste Results	No Change
Appx. I:	Emergency Animal Disease Plan	No Change
Appx. J:	Boiler Stack Filter Specifications	No Change
Appx. K:	Site Drainage Map	No Change
Appx. L:	Greenham Tongala Acoustic Report	No Change
Appx. M:	Asbestos Management Plan (May 2026)	Revised / updated
Appx. N:	DA Exemption for Cooker Replacement	No Change
Appx. O:	Traffic Impact Assessment (rev #5 May 2026)	No Change
Appx. P:	LISTmap Transmission Lines	No Change

Traffic Impact Assessment

Greenham Plant Access Upgrade TIA Final #2

revision:	rev 5 (Final #2)	No Change
date:	22 May 2026	
author:	Richard Burk, Traffic & Civil Services	

Bushfire – Planning Certificate

Certificate BFP113 (*Certificate under S51(2)(d) LUPAA 1993*)

revision:	v5	No Change
date:	2 March 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Assessment Report

Bushfire Assessment 8273-V4

revision:	rev 4	No Change
date:	28 January 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Hazard Management Plan

Bushfire BFHMP-8273

revision:	rev 4	No Change
date:	18 February 2026	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Bushfire – Emergency Management Strategy

Bushfire EMS 8273

revision:	v2.0	No Change
date:	19 February 2026 (TFS Endorsement)	
author:	Jason Van Zetten, Red Dog Bushfire (BFP-113)	

Site Flood Assessment

Flood Assessment Summary 250037

revision:	Rev.0	No Change
date:	27 April 2026	
author:	Devni Wanigaarachchi, Verto Engineers and Project Managers	

Further Information for TasWater TWDA 2026/00146-CHC, dated 20/02/2026

250037 Redevelopment – DA 2026-007 Additional Information 2026-03-16

revision:	version 1	No Change
date:	16 March 2026	
author:	Simon Angilley, Verto Engineers and Project Managers	

Further Information Attachments:

A.1 Rare Drawing:	250037-DWG-C-I.1-C501 – Rev.B 2026-03-13	No Change
A.2 Silk Plumbing	Water Testing – Report 2025-05-20	No Change
A.3 Silk Plumbing	Water Testing – Hydrostatic Pressure 25-05-16	No Change
A.4 Silk Plumbing	Water Testing – PT900 Flow Test Data Load A	No Change
A.5 Silk Plumbing	Water Testing – PT900 Flow Test Data Load B	No Change
A.6 Meter Calibration	PT900 Ultrasonic Meter A (By-Products HE)	No Change
A.7 Meter Calibration	PT900 Ultrasonic Meter B (Cold Water Inlet)	No Change

PLANNING REPORT

REDEVELOPMENT OF EXISTING SMITHTON ABATTOIR

GREENHAM TASMANIA PTY LTD

4 BACON FACTORY ROAD & LOT 8 BASS HIGHWAY

SMITHTON

September 2026



Job Number: L241122

Prepared by: James Stewart (james@novaland.com.au)

Senior Town Planner

Rev. no	Description	Date
1	FINAL	10/04/2025
2	RFI	30/07/2025
3	UPDATE	21/10/2025
4	UPDATE	13/11/2025
5	PLAN UPDATES	19/12/2025
6	UPDATE - proposed increase to EPN Regulatory Limits - heights of buildings, including AHD levels	12/05/2026
7	UPDATE - removed (rev.6) increase of limits - clarified staging, including Early Works	07/08/2026
8	UPDATE - removed detail assessment of subdivision which was approved under DA.2025/136 - simpler landscaping assessment under 19.4.3	11/09/2026

Land Surveying | Town Planning | Project Management

w novaland.com.au

e info@novaland.com.au

Launceston
156 George Street
Launceston 7250
p (03) 6709 8116

Hobart
Rear studio, 132 Davey Street
Hobart 7000
p (03) 6227 7968

© Nova Land Consulting

ABN 60 675 014 356

All rights reserved pursuant to the Copyright Act 1968

No material may be copied or reproduced without prior authorisation

Contents

1. Introduction 3
2. Site Analysis 4
2.1 Site summary 4
2.2 Existing Use & Development 6
2.3 Access & Transport 7
2.4 Environmental Assessment 7
2.5 Services 8
2.6 Surrounding Area 8
2.7 Photos 10
3. Project Description 11
4. Planning Assessment 13
4.1 Planning Scheme Zone Assessment 13
4.2 Planning Scheme Code Assessment 19
5. Conclusion 21

1. Introduction

This report has been prepared in support of a planning permit application under Section 57 of the *Land Use Planning and Approval Act 1993* (the 'Act') for redevelopment works at the existing Greenham Tasmania abattoir facility, located at Bacon Factory Road, Smithton (the 'subject site').

The proposed redevelopment is a facility modernisation, replacing old processing buildings and equipment which are at the end of their practical operating life with new facilities (both buildings and equipment) which provide an improved working and safe environment.

The site use is a Level 2 Activity under Schedule 2 of the *Environmental Management and Pollution Control Act 1994* (EMPCA), with the environmental elements of the development application to be assessed by the Environment Protection Authority.

An existing environmental protection notice EPN 683/2 allows site production to regulatory limits for meat product (27,000 tonnes per year), for rendering or fat extraction (1,050 kg per hour), for fuel burning for the boiler (4 tonnes per hour) and for compost (500 oven dry tonnes per year).

The redevelopment will maintain the existing operational capacity of the facility, including maintaining the existing staffing levels, and will not seek any increase to the EPN regulatory limits.

An earlier revision of this report noted a proposed increase to some of the EPN regulatory limits – for meat product and for compost – however that proposal has subsequently been removed from this application.

The overall redevelopment of the facility includes an upgrade to Bass Highway at an existing property access on the west side of the site, and the associated consolidation of existing titles CT 178708/1 and CT 39289/8.

That scope of the overall upgrade works has been previously considered and assessed under separate application DA.2025-0136, and is not part of this application.

The overall redevelopment of the facility includes a range of early works – elements of the overall redevelopment which need to be established to enable the overall project.

Those proposed early works – which include a replacement refrigeration plant room and electrical main switch room, and a replacement high rail carcass chiller – will not alter the existing production and processing capacity nor the existing staffing levels.

The proposed early works scope is being considered under separate application DA.2026-0069, and are not part of this application.

However where it is appropriate they have been noted in this report, and in other supporting documents (including Environmental Effects Report), to ensure that all information is available for consideration and assessment of the overall redevelopment.

This report should be read in conjunction with the various supporting documents and material, including the Environmental Effects Report which has been submitted to EPA Tasmania to enable their assessment.

The proposed development represents a significant investment in the long-term operation and efficiency of the Greenham abattoir, and is considered to be both appropriate and acceptable within the planning framework.

2. Site Analysis

2.1 Site summary

Address	• 4 Bacon Factory Road, Smithton (abattoir) • Lot 8, Bass Highway, Smithton (vehicle access)
Property ID	• 9769134 (4 Bacon Factory Road) • 7562145 (8 Bacon Factory Road) • 9425507 (Lot 8 Bass Highway)
Titles	• CT 178708/1 (4 Bacon Factory Road) • CT 34562/7 (4 Bacon Factory Road) • CT 40426/10 (8 Bacon Factory Road) • CT 39289/8 (Lot 8 Bass Highway)
Land area	37.146 ha (inclusive of all titles) • 20.28 ha CT 178708/1 (4 Bacon Factory Road) • 0.137 ha CT 34562/7 (4 Bacon Factory Road) • 0.342 ha CT 40426/10 (8 Bacon Factory Road) • 16.387 ha CT 39289/8 (Lot 8 Bass Highway)
Planning Authority	Circular Head Council
Covenant/Easements	• Drainage easements • Rights of Carriageway • Covenants
Existing Access	• Bacon Factory Road (Council maintained road) • Bass Highway (Department of State Growth maintained).
Planning Controls	
Zone	• General Industrial Zone (4 & 8 Bacon Factory Road) • Rural Zone (Lot 8, Bass Highway)
General Overlay	Not applicable.
Overlays	• Bushfire-Prone Areas Overlay. • Airport Obstacle Limitation Area • Priority Vegetation Area • Waterway and Coastal Protection Area
Existing services and infrastructure	
Water	TasWater Reticulated System The redevelopment does not increase the existing demand for

	water supply.
Sewer	TasWater Sewerage Infrastructure. Greenham provide an on-site treatment plant and pump station, which discharges under a trade waste agreement with TasWater. The redevelopment does not increase the existing trade waste discharge limits.
Stormwater	All rainwater (from roofs) and the vast majority of stormwater (onto ground) from site is captured and discharges to Coventry Creek via open swale drains. A small amount of stormwater (onto ground) is captured and discharges via on-site treatment plant to the trade waste stream. The redevelopment will have a slight increase in impervious surface area, but not in the total run-off area capture, with a negligible increase to rate of stormwater discharge.

2.2 Existing Use & Development

The site is operated and managed by Greenham Tasmania Pty Ltd, which runs the facility as an abattoir. The abattoir sources cattle from over 3,000 Tasmanian producers as part of its operations. The existing facility, including all abattoir buildings and associated infrastructure, is located at 4 Bacon Factory Road, Smithton.

The adjoining site at Lot 8, Bass Highway is currently vacant land. It features an existing vehicle access point onto the Bass Highway and includes an internal vehicle track. The site does not contain any buildings and has historically been used for pasture and grazing.

In accordance with Table 6.2 of the Scheme, the existing use of the abattoir site is classified as *Resource Processing*.



Figure 1 – View of the site and Boiler House from the existing access point onto Bacon Factory Road.



Figure 2 – View of existing covered stockyard within the facility.



Figure 3 – Existing portable AQS building within the facility (proposed for demolition/removal).



Figure 4 – An employee car park for Greenham Tasmania is located on the adjoining site at 8 Bacon Factory Road.

2.3 Access & Transport

Primary access to the site is via Bacon Factory Road, an existing Council-maintained sealed road with a carriageway width of approximately 9.8 metres.
The road does not include kerb and channel, but has an open swale drain located along the eastern side.

Bacon Factory Road connects to the Bass Highway, a sealed Category 2 road maintained by the Department of State Growth (DSG).

An existing secondary vehicle access to the site comes direct from the Bass Highway, approximately 90, west of Bacon Factory Road intersection.

Greenham Tasmania provides a gravel staff car park on the adjoining property at 8 Bacon Factory Road.

Access to Lot 8 Bass Highway is provided via the Bass Highway, with an existing unsealed vehicle crossover located at the north-eastern corner of the lot. This existing access has been upgraded with additional turn-out lanes for approved safety as part of the overall redevelopment (under a separate DA.2025-0136).

A Traffic Impact Assessment (TIA) has been prepared which considers all of the overall redevelopment, and it is included with the development application documentation.



Figure 5 – Existing site access into Greenham Abattoir.



Figure 6 - Existing site into Lot 8, Bass Highway.

2.4 Environmental Assessment

The application will be assessed by the EPA in accordance with the relevant provisions of EMPCA.

It is anticipated that the EPA's assessment will occur concurrently with the Council's assessment of the development application.

Greenham Tasmania have maintained ongoing consultation with the Environment Protection Authority (EPA), including pre-lodgement meetings prior to the formal submission of Notice of Intent (NOI) in March 2025.

Further correspondence and meetings have been ongoing during the preparation, submission, and review of multiple drafts of the proposed redevelopment Environmental Effects Report (EER) by Dartmouth Consulting on behalf of Greenham, to address the EPA's guidelines and reporting requirements.

In accordance with Section 25(1) of the *Environmental Management and Pollution Control Act 1994* (EMPCA), a formal referral to the EPA will be required once the planning application is lodged with Circular Head Council.

Following a meeting with EPA and Dartmouth on Thursday 12 March 2026, Greenham sought to revise the formal application for the proposed development, to include a 25% increase to two of the processing limits in the existing EPN.

However after subsequent discussions with EPA Tasmania, Greenham have advised that the increase to EPN processing limits is not required, and should not form part of the formal development application.

The proposed redevelopment will maintain the existing processing capacity of the facility.

The proposed redevelopment will maintain the existing staffing levels of the facility.

The formal development application for the proposed redevelopment does not seek any change to the existing regulatory limits in EPN 683/2.

2.5 Services

The subject site is connected to the infrastructure networks of TasWater, TasNetworks, and the NBN, and the facility operates under an EPN which regulates waste management associated with the abattoir operations.

Water use and wastewater generation vary with the daily processing volume.

The maximum capacity production uses approximately 1,200kL water each day of operations.
That requires between 21,600 – 26,400kL per month, based on 18 – 22 processing days per month.
The daily usage of water during 2026 (March – April) has been approximately 1,126 kL/day for each day of processing operations.

Potable water is provided by metered supply from TasWater's reticulated network.

Waste water is captured and processed in Greenham on-site treatment plant, then discharged by Greenham pump station into rising main on the TasWater reticulated sewer network under a trade waste agreement.
The trade waste agreement allows maximum 1,300 kL/day.
The daily discharge of tradewaste to sewer during 2026 (March – April) has been approximately 1,101 kL/day for each day of processing operations (and nil discharge on non-processing days).

Stormwater from the site is primarily discharged to Coventry Creek.

Roof water and most surface runoff are collected via gutters, downpipes, grated pits, and underground drains, which discharge to open swale drains before flowing to the Creek.

A small portion of runoff from the northern area near the By-Products (Rendering) Building is directed to the trade waste system via the effluent pit and on-site Waste Treatment Plant. A swale drain along the southern side of the Bass Highway also receives site and minor highway runoff, returning flows to the site's drainage network before discharging to Coventry Creek.

Site electrical power is provided with an LV connection from TasNetworks kiosk transformer substations located in the south of site, fed from existing overhead distribution main on Bacon Factory Road.

2.6 Surrounding Area

The site at 4 Bacon Factory Road, Smithton, is located within a predominantly industrial setting and currently accommodates an abattoir operated by Greenham Tasmania Pty Ltd. The land to the north and east of the site comprises industrial-zoned properties, consistent with the area's broader industrial character.

To the east of the site, there is a small cluster of residential dwellings. Notably, these dwellings are also located within the General Industrial Zone under the Tasmanian Planning Scheme. The majority of these dwellings are currently owned by Greenham Tasmania Pty Ltd.

To the south and west of the site, the land transitions to rural and agricultural use, consisting primarily of open pastureland used for grazing and farming activities. This juxtaposition of industrial and agricultural land uses reflects the transitional nature of the area on the outskirts of the Smithton township.

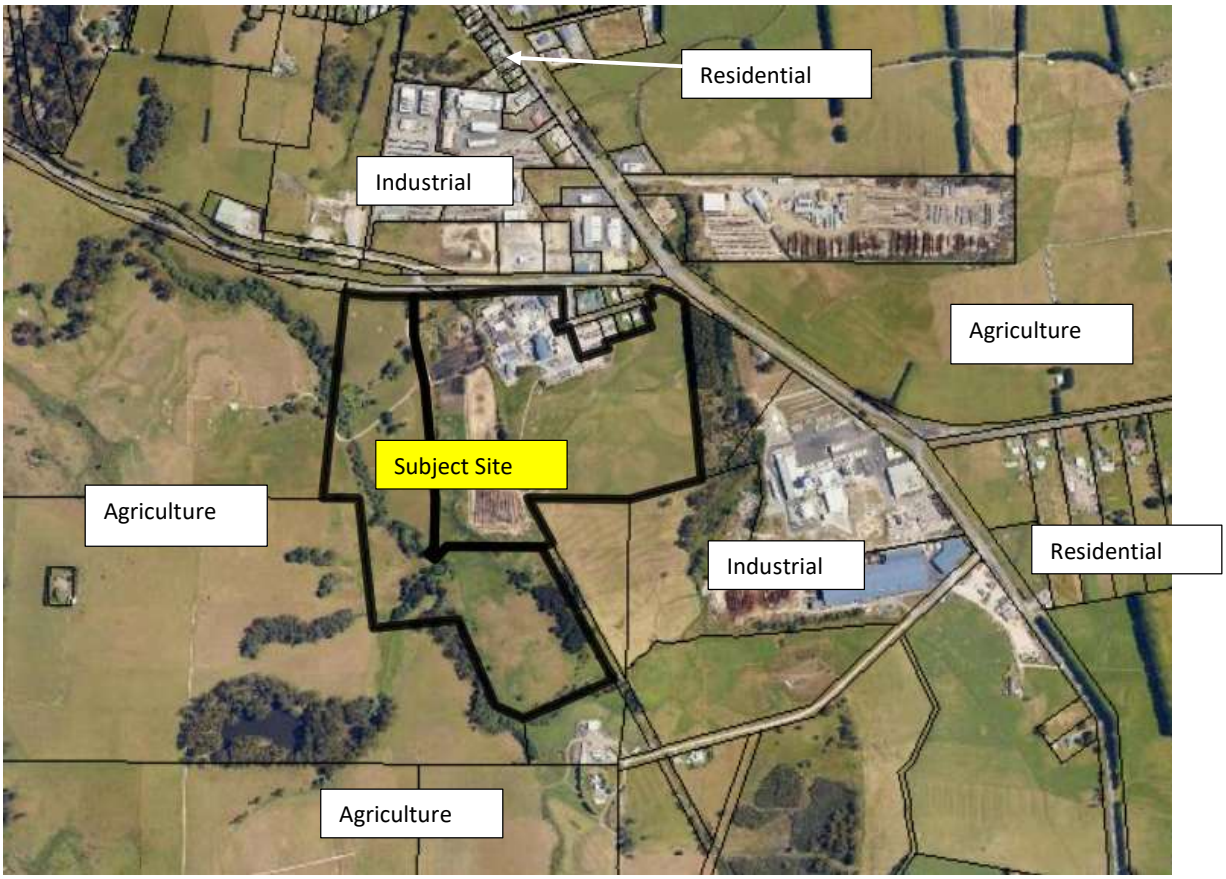


Figure 7 - Aerial view of surrounding area and existing uses

2.7 Photos



Figure 8 - Area for proposed Processing Floor. Looking South.



Figure 9 - Area for proposed covered holding yard. Looking South.



Figure 10 - Area for proposed high rail chiller, which is part of DA 2026-0069 Early Works application.



Figure 11 - Existing cool store building, no change proposed.



Figure 12 – Existing woodchip bin (front) and Boiler House building (behind), no change proposed.



Figure 13 - Existing vehicle track at Lot 8 Bass Highway, will be upgraded and sealed as part of the proposed works. Greenham are the owners of lot 8.

3. Project Description

Planning approval is sought for the upgrade redevelopment of the existing Greenham Abattoir in Smithton. The facility undertakes cattle/beef meat processing and is a defined Level 2 Activity under Schedule 2 of Environmental Management and Pollution Control Act 1994, operating under existing Environmental Protection Notices (EPNs) regulated by the Environment Protection Authority (EPA).

The proposed redevelopment is a facility modernisation, replacing old processing buildings and equipment which are at the end of their practical operating life with new facilities and infrastructure, to provide an improved working and safe environment.

In addition to facility upgrades, the titles at 4 Bacon Factory Road, and Lot 8 Bacon Factory Road will be consolidated to form one title. This is a fundamental requirement of road manager (Department State Growth) for the upgrade of highway access for traffic safety improvements, and has been separately considered under a separate development application DA 2025-136.

The proposed redevelopment will maintain the existing processing capacity and the existing staffing levels. The proposed redevelopment will maintain the existing regulatory production limits (in the EPN).

The project will be sequenced to ensure uninterrupted ongoing operations, with overall completion by 2029. Outline of staging is below, but may be subject to changes as the project progresses.

Stage 1	Upgrade of existing Lot 8 Bass Highway site access.
2026	Upgrade stormwater drainage.
	Civil Works ground improvement and new building pads.
	New internal 156-space carpark.
	Two lot consolidation of CT 178708/1 and CT 39289/8

Stage 2	Enabling Work – modified outdoor stock yards and soak bay.
2026 – 2027	Enabling Work – relocate hides treatment, cattle wash hypo dosing, overhead services.
	Enabling Work – demolish redundant buildings (old hides, chemical stores, o/head gantry)
	Following Items Under Separate EARLY WORKS Application DA.2026-0069
	Upgrade site electrical supply, including new Transformers and Switch Room
	Upgrade site refrigeration systems, incl new Refrigeration Plant Room and Gantry
	New Building – high rail carcass chiller
	New Building – warehouse stores

The “Early Works” are subject to separate application DA.2026/0069, but listed here for completeness.

Stage 3	Enabling Work – demolish redundant buildings (existing offices and laboratory)
2027 – 2028	New Building – covered stock yard (including receival and stock wash facility)
	New Building – processing floor (including amenities and offices)
	New Building – rail transfer link from processing floor to high rail carcass chillers
	New hides treatment facility
	New potable water buffer tanks
	Upgrade load out area, including canopy over and pavement improvement

Stage 4 **2028 – 2029**	Enabling Work – demolish redundant buildings (refrigeration plant room and MSB room)
	New Building – plate freezers
	New Building – carton sorting room

Stage 5 **2029**	Enabling Work – demolish redundant buildings (processing floor and covered stock yard)
	Install active carton chilling (internal refurbishment)
	New Building – high rail carcass chiller (extension)

The majority of the site services will be unchanged by the proposed development.

The development will not increase the existing water usage and demand, which will continue to be provided from TasWater reticulated potable water network.

The development will not increase the existing wastewater generation, which will continue to be processed in on-site treatment plant then discharged by pump station and rising main to TasWater reticulated sewer network under existing trade waste agreement.

The development will largely retain the existing stormwater arrangement, with most surface runoff continuing to discharge to Coventry Creek via underground drains and open swales, and a small northern portion directed to the trade waste system.

One potential change is to capture rain water from roofs of new buildings for potential re-use in wash-down of (undercover) stock areas. This re-use would replace potable water (for the wash-down) and then discharge through the existing Waste Treatment Plant to the trade waste stream, reducing stormwater flow to the Creek without increasing trade waste volume.

If that rain water re-use is not adopted, roof water would instead discharge to Coventry Creek, maintaining existing flow conditions.

Site electrical power supply will be upgraded, with existing LV feed and transformers replaced by a new HV connection, switching station and meters by TasNetworks, located inside the site adjacent Bass Highway, and internal underground feed to new Greenham-owned kiosk transformer substations located at new buildings in the south and west of site.

Additional vegetation will be planted at the western end of the highway frontage, to increase the depth of existing plantings from 3m to 6m, and enhance the visual barrier. The existing solid boundary fence will be maintained at the eastern end of the frontage.

Additional plantings will also be placed at key locations within the site, as part of the proposed redevelopment.

4. Planning Assessment

4.1 Planning Scheme Zone Assessment

The site is currently within the General Industrial Zone & the Rural Zone under the Tasmanian Planning Scheme – Circular Head.

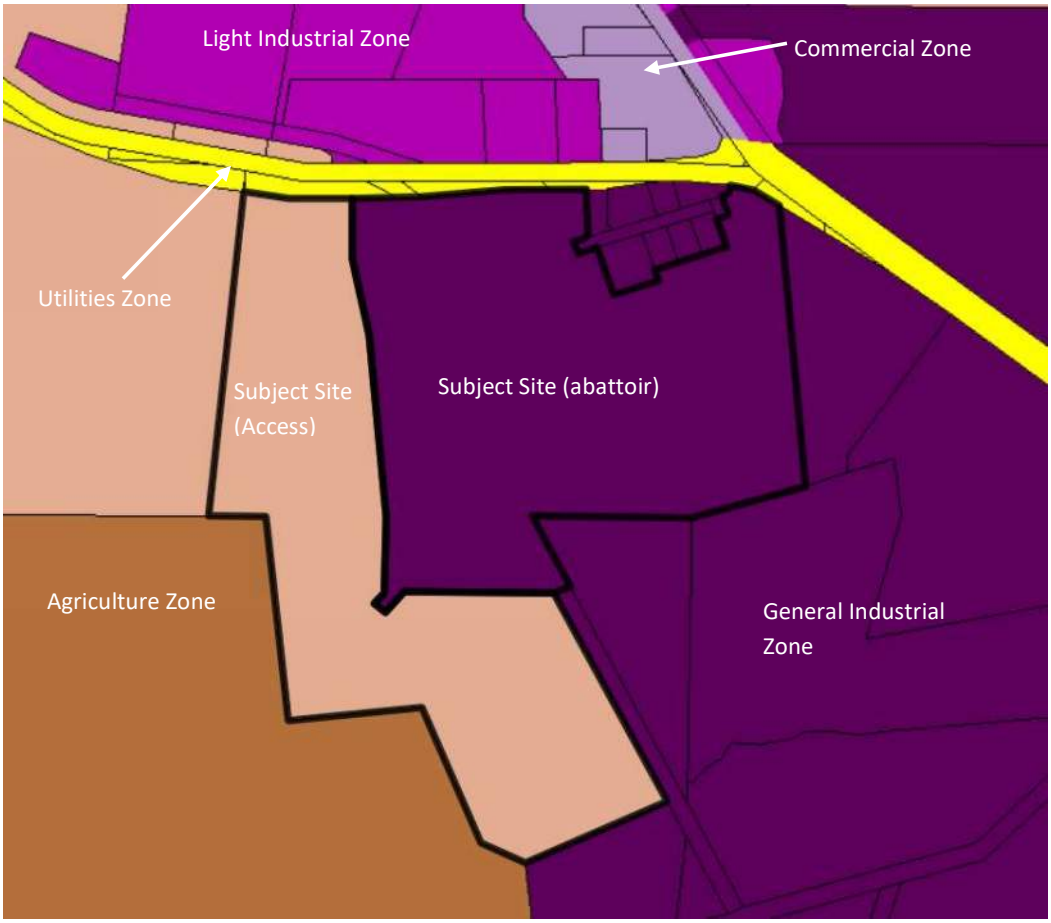


Figure 14 - Zoning map of subject site and surrounding area.

Use Classification:

The Greenham abattoir facility is classified under the *Resource Processing* use category. Table 6.2 of the Planning Scheme defines *Resource Processing* as:

> *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.*

The upgraded vehicle access and associated infrastructure at Lot 8 Bass Highway are directly related to, and will be used exclusively by, the Greenham abattoir.

In accordance with Clause 6.2.2 of the Scheme, it is appropriate that the construction of the vehicle access is considered part of the *Resource Processing* use class.

Within both the General Industrial Zone and the Rural Zone, the *Resource Processing* use class is classified as a *Permitted* use.

19.0 General Industrial Zone

19.1 Zone Purpose

The purpose of the General Industrial Zone is:

19.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses.

19.1.2 To provide for use or development that supports and does not adversely impact on industrial activity.

Response

Upgrading the existing facility is consistent with the zone purpose, which is to provide for manufacturing and processing uses where impacts can be managed.

19.3 Use Standards

Not applicable. Clause 19.3.1 only applies to discretionary uses. The application is for a permitted use within the zone.

19.4 Development Standards for Buildings and Works

19.4.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 20m.	**P1** Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the bulk and form of the building; (b) separation from existing use on adjoining properties; and (c) any buffers created by natural or other features.

Response:

Complies with the acceptable solution.

The application proposes multiple buildings as part of the approval. All are shorter / lower than 20m in height.

The two tallest buildings are the new plate freezer building, and the new processing floor building.

The plate freezer building has a roof apex height of 19.6m.
This provides for 16.5m high equipment, plus internal clearances, ceiling space, and roof pitch.

The processing floor building has a roof height of 18.4m, plus a parapet surround to 19.6m above floor level. This provides for two high-ceiling volumes to enclose specialist equipment for animal processing.

The canopy roof over the load out bay varies between 11.5m to 13.0m above existing (sloping) ground level, and is an 'infill' structure between existing buildings.

The new stockyard roof has an apex height of 7.2m above floor level.

The high rail carcass chiller extension has a roof apex height of 10.2m above existing ground level.
This extension is same height as the carcass chiller included in the early works under DA.2026/0069.

The additional, ancillary buildings include electrical switch rooms and hides processing shelter, which are all smaller scale structures and are all less than 10m in height.

For completeness, not that the buildings included under the separate DA 2026-0069 Early Works application also comply with the acceptable solution.
The high rail carcass chiller has a roof apex height of 10.2m above floor level.
The new plant room building has a roof height of 6.8m above ground.
The new warehouse store building has a roof apex height of 5.5m above ground.

19.4.2 Setback

Objective:	That the building setback is appropriate for the site.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must have setback from a frontage of: (a) not less than 10m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	**P1** Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to: (a) the topography of the site; (b) the setback of buildings on adjacent properties; and (c) the safety of road users.

Response:

Complies with the acceptable solution.

The application proposes multiple buildings as part of the approval.
All of the proposed buildings and structures will be setback from the frontage by more than 10m.

The site frontage is the northern boundary, to Bass Highway.

The existing building closest to that boundary is the Rendering Plant, which is setback 6.7m from the boundary
The existing structure closest to that boundary are the hides bins, which are setback 5.1m from the boundary.

The proposed building closes to that boundary is the high rail carcass chiller extension (the Stage 05-B works).
It has a setback of 31.0m at the closest point to the boundary.

19.4.3 Landscaping

Objective:	That landscaping enhances the amenity and appearance of the streetscape where buildings are setback from the frontage.

Acceptable Solutions	**Performance Criteria**
A1 If a building is set back from a road, landscaping treatment must be provided along the frontage of the site: (a) to a depth of not less than 6m; or (b) not less than the frontage of an existing building if it is a lesser distance.	**P1** If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to: (a) the width of the setback; (b) the width of the frontage; (c) the topography of the site; (d) existing vegetation on the site; (e) the location, type and growth of the proposed vegetation; and (f) any relevant local area objectives contained within the relevant Local Provisions Schedule.

Response:

The eastern end of the frontage to Bass Highway has an existing solid, green metal fence (1.8m-2.1m high). The western end of the frontage to Bass Highway has an existing landscaping buffer approximately 3m deep.

The Bass Highway road reserve provides an additional 3 metre-wide grassed verge, between the edge of road formation and the property boundary, which is currently maintained by Greenham.

The proposed redevelopment will maintain these existing landscape measures.

At the eastern end of the frontage, the existing, solid green metal fence will remain.

At the western end of the frontage, the existing vegetation plantings will be increased from 3m to 6m in depth, to provide additional visual barrier.

On that basis, the proposed development achieves the Acceptable Solution.

A landscaping plan for the redevelopment also includes additional plantings along the (upgraded) western access internal driveway, to provide additional screening and wind break of proposed development, and new trees planted in new (relocated) outdoor stock yards, to provide shade to those areas.

Final planting species are yet to be confirmed, but will include understorey plantings combined with larger trees capable of reaching a minimum height of 3 metres at maturity, to ensure both the appropriate visual screening and presentation of the site when viewed from the highway.

The proposal therefore also satisfies the applicable performance criteria, by the inclusion of an integrated and effective landscaping response.



Figure 15 - Existing landscaping (including screening fence) viewed from the Bass Highway.

19.5 Development Standards for Subdivision

Part of the overall development proposal is the consolidation of existing titles CT 178708/1 and CT 39289/8 to form a single lot.

That consolidation was a fundamental requirement of road manager (Department State Growth) for the up-grade of existing highway access to Lot 8 Bass Highway.

The subdivision consolidation was assessed and approved under a separate application DA 2025-136.

20.0 Rural Zone

20.1 Zone Purpose

The purpose of the Rural Zone is:

20.1.1 To provide for a range of use or development in a rural location:

a) where agricultural use is limited or marginal due to topographical, environmental on other site or regional characteristics;
b) that requires a rural location for operational reasons.
c) is compatible with agricultural use if occurring on agricultural land; (d) minimises adverse impacts on surrounding uses.

20.1.2 To minimise conversion of agricultural land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

Response:

Complies.

The proposed access works are associated with the Resource Processing use class for the abattoir. The works require a rural location to ensure the operation functions without impacting surrounding land uses. The abattoir is compatible with surrounding agricultural use.

In relation to the subdivision consolidation, the use is existing and does not compromise the function of the settlement.

20.3 Use Standards

Not applicable.

Clause 20.3.1 only applies to discretionary uses.

The application is for a permitted use within the zone.

20.4 Development Standards for Buildings and Works

Not applicable.

Clause 20.4 relates to building heights and setbacks.

There are no proposed buildings within the Rural Zone.

The only works within the Rural Zone relate to the upgraded vehicle crossing and internal access track.

20.5 Subdivision

Part of the overall development proposal is the consolidation of existing titles CT 178708/1 and CT 39289/8 to form a single lot.

That consolidation was a fundamental requirement of road manager (Department State Growth) for the up-grade of existing highway access to Lot 8 Bass Highway.

The subdivision consolidation was assessed and approved under a separate application DA 2025-136.

4.2 Planning Scheme Code Assessment

The site is subject to the following overlays:

- Bushfire-Prone Areas Overlay.
- Airport Obstacle Limitation Area
- Priority Vegetation Area
- Waterway and Coastal Protection Area

C2.0 Parking and Sustainable Transport Code

A traffic impact assessment (TIA) has been provided by Richard Burke of Traffic and Civil Services.

Section 7 of the TIA provides a detailed response to the Car Parking and Sustainable Transport Code.

The development has not triggered any additional car parking spaces as a result of the works due to activity not being increased or intensified.

C3.0 Road and Railway Assets Code

The road and railway assets code has been addressed within the TIA by Richard Burke of Traffic and Civil Services.

Section 7 of the TIA provides a detailed response to the Road and Rail Assets Code.

The development proposes an upgraded vehicle access onto Lot 8 Bass Highway, which will service the abattoir. The TIA concludes that the proposed access is a safe and efficient access option for the standard of cattle truck using this point.

DSG have provided land owner consent in accordance with section 52 of the *Land Use Planning and Approvals Act 1993*, for the lodgement of the application.

C7.0 Natural Assets Code

The natural assets code is not applicable to the application.

In accordance with section C7.2.2, the code does not apply to use.

In accordance with section C7.4.1 b), development that is assessed as a level 2 Activity is considered exempt from the code.

The site is an existing level 2 activity, with the proposed works triggering EPA assessment as a level 2 activity.

The code does not apply.

C9.0 Attenuation Code

In accordance with C9.4.1 a), the project is required to be assessed as a Level 2 Activity, and is therefore exempt from assessment under the code.

The code does not apply.

C13.0 Bushfire Prone Areas Code

The code applies, as the application is on land mapped as bushfire prone, and is:

a) Considered a hazardous use, where hazardous chemicals of a manifest quantity are stored on site; and
b) Considered an application for subdivision, given the proposal seeks to consolidate two lots into one.

The provisions of the Bushfire Code have been addressed by Red Dog Bushfire Assessors, job reference 8253.

C14.0 Potentially Contaminated Land Code

In accordance with C14.4.1 e), the use and development operate in accordance with an approval granted as a result of an assessment by the EPA.

The code does not apply.

C16.0 Safeguarding of Airports Code

In accordance with C16.4.1, the development is not more than the AHD height specific for the site of the development. The overlay indicates that the specific height is 80m AHD.

The site currently sits at approximately the 30m AHD contour.

The highest proposed structure is the plate freezer building.
It has a floor level at 30.1m AHD, and roof apex level at 49.65m AHD.

The processing floor building is slightly lower.
It has a floor level at 29.0m AHD, a roof apex level at 47.4m AHD, and a parapet level at 48.6m AHD.

The proposed development is all considerably below 80m AHD.

The code does not apply.

5. Conclusion

The proposed upgrade and redevelopment of the Greenham abattoir in Smithton has been carefully designed to align with the applicable provisions of the planning scheme.

The proposed works, including consolidation of two lots, are consistent with the intent of both the General Industrial Zone and Rural Zone, and the use is appropriately classified as *Resource Processing*—a permitted use in both zones.

The development complies with the relevant zone standards and applicable code criteria, including those relating to access, infrastructure, and use compatibility.

The application is subject to assessment as a Level 2 activity under the *Environmental Management and Pollution Control Act 1994* (EMPCA) and, in accordance with Section 25(1) of EMPCA, will be referred to the Environment Protection Authority (EPA) upon lodgement with Council.

The EPA's assessment will occur concurrently with the Council's planning assessment process.

The proposed development represents a significant investment in the long-term operation and efficiency of the Greenham abattoir, and is considered to be both appropriate and acceptable within the planning framework.

NOVA LAND CONSULTING

Land Surveying | Town Planning | Project Management

w novaland.com.au

e info@novaland.com.au

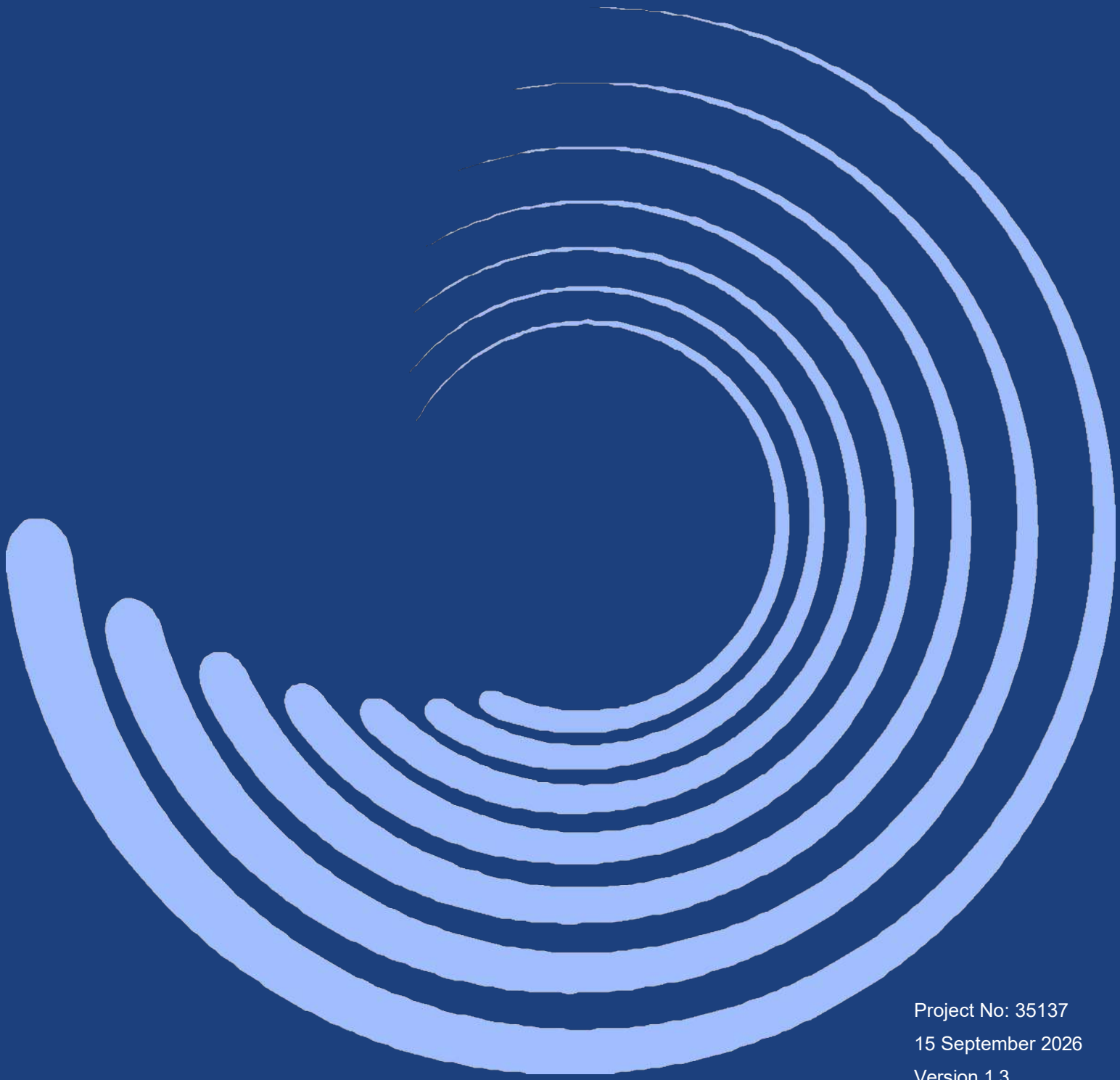
Launceston
156 George Street
Launceston 7250
p (03) 6709 8116

Hobart
Rear studio, 132 Davey Street
Hobart 7000
p (03) 6227 7968

DARTMOUTH
CONSULTING

Environmental Effects Report – Greenham Smithton Facility Upgrades

Prepared for Greenham Tasmania Pty Ltd



Project No: 35137

15 September 2026

Version 1.3

Customer: Greenham Tasmania Pty Ltd

Confidentiality, copyright and reproduction:
This report is the Copyright of Dartmouth Consulting Pty Ltd and has been prepared for Greenham Tasmania. The contents of this report may not be reproduced in whole or in part, nor passed to any organisation or person without the specific prior written permission of the Commercial Manager at Dartmouth Consulting. Dartmouth Consulting accepts no liability whatsoever to any third party for any loss or damage arising from any interpretation or use of the information contained in this report, or reliance on any views expressed therein, other than the liability that is agreed in a contract.

Reference: 35137

Contact:
Jo Regel

Registered office:
Dartmouth Consulting Pty Ltd
Level 1, 420 St Kilda Road
Melbourne VIC 3004

T: + 61 (0) 9 477 745
E: jo.regel@dartmouthconsulting.com.au

Author:
Kartia Cosentino

Dartmouth Consulting Pty Ltd assumes no responsibility and shall not be liable to any person for any loss, damage or expense caused by reliance on the information or advice in this document or howsoever provided, unless that person has signed a contract with Dartmouth Consulting entity for the provision of this information or advice and in that case any responsibility or liability is exclusively on the terms and conditions set out in that contract.

Issue History			
Issue No	Date Issued	Document Status	Approved By
0.1	18/09/2025	Draft for client review	Jo Regel
0.2	1/10/2025	Draft for regulator review	Jo Regel
0.3	19/12/2025	Draft for client review	Jo Regel
0.4	23/12/2025	Final Draft for client review	Jo Regel
0.5	20/01/2026	Final Draft for regulator review	Jo Regel
0.6	7/04/2026	Revised Final Draft for client review	Jo Regel
0.7	6/05/2026	Revised Draft for client review	Jo Regel
0.8	12/05/2026	Revised Final Draft for client review	Jo Regel
0.9	21/05/2026	Final Draft for regulator review	Jo Regel
1.1	30/06/26	Revised Draft for client review	Jo Regel
1.2	07/08/26	Final Draft for regulator review	Jo Regel
1.3	15/09/26	Final for lodgement	Jo Regel

CONTENTS

A. PROPONENT INFORMATION 1
B. PROPOSAL DESCRIPTION 2
B.1 ACTIVITY BACKGROUND 2
B.2 DESCRIPTION OF PROPOSED ACTIVITY 2
B.2.1 Key requests: 2
B.3 MAPS AND SITE PLANS 10
B.3.1 General location maps 10
B.3.2 Site plans 11
B.4 PROJECT RATIONALE AND ALTERNATIVES 12
B.5 EXISTING ACTIVITY 12
B.5.1 Current Site operations 12
B.5.2 Current regulatory approvals 13
B.5.3 Environmental monitoring summary 13
B.5.4 Public complaints history 14
B.5.5 Breaches of regulatory approvals 14
B.5.6 Contraventions of environmental law 14
B.5.7 Description of physical environment 15
B.6 PROPOSED ACTIVITY 15
B.6.1 Production Efficiency 15
B.6.2 Hides curing 15
B.6.3 Environmental, health, economic and social issues identified 16
C. ENVIRONMENTAL IMPACTS AND MANAGEMENT 17
C.1 SENSITIVE RECEPTORS 17
C.2 DUST MANAGEMENT 18
C.2.1 Dust Management 20
C.2.2 Zoogenic Disease Management 20
C.2.3 Boiler Stack Filter 21
C.2.4 Construction Dust Management 21
C.2.5 Operations Dust Management 21
C.3 ODOUR ASSESSMENT 22
C.3.1 Existing odour sources 22
C.3.2 Odour Impact - Proposed Facility 24
C.3.3 Odour Impact - Construction 24
C.3.4 Potential worst-case scenarios 24
C.3.5 Odour operational improvements 24
C.4 WATER QUALITY 25
C.4.1 Existing Water Quality Management 25
C.4.2 Existing Wastewater Treatment 30
C.4.3 Proposed Water Quality Management 31
C.5 NOISE EMISSIONS 32
C.5.1 Background Noise Study 32
C.5.2 New Equipment/Infrastructure Noise 32
C.5.3 Construction and Demolition Noise 32
C.6 FLORA AND FAUNA 34
C.7 WEEDS, PESTS AND PATHOGENS 35
C.8 WASTE 36
C.8.1 Operational Waste 36

C.8.2 Construction waste 37
C.9 ENVIRONMENTALLY HAZARDOUS SUBSTANCES 38
C.10 SITE CONTAMINATION 39
C.11 MONITORING 40
C.12 DECOMMISSIONING AND REHABILITATION 40
C.13 GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE 41
C.13.1 Waste 41
C.13.2 Energy 41
C.13.3 Transport 41
C.13.4 Climate change impact 41
D. SUMMARY OF MANAGEMENT MEASURES 42
E. PUBLIC AND STAKEHOLDER CONSULTATION 45
F. REFERENCES 46

Figures

Figure B-1 Acid Sulphate Soils 8
Figure B-2 Water Erosion Chance 9
Figure B-3 Location and Zoning Map, 1:10000 Scale 10
Figure B-4 Location and Zoning Map, 1:20000 Scale 11
Figure B-5 Proposed Site Plan 11
Figure B-6 Process Flow Diagram 13
Figure C-1 Contour Map 17
Figure C-2 Atmospheric Emissions Sources and Sensitive Premises 18
Figure C-3 Smithton Wind Rose 5-Year Average 19
Figure C-4 Air Quality Index Smithton 19
Figure C-5 Prevailing Winds Smithton 20
Figure C-6 Surface Water Testing Locations 27
Figure C-7 Wastewater Treatment Process Flow Diagram 30
Figure C-8 Contingency Ponds 31
Figure C-9 Existing Waste Sources 37
Figure C-10 Dangerous Goods Site Plan 38
Figure C-11 Trench Locations 40

Tables

Table A-1 Proponent Information 1
Table B-1 Proposed Activity 3
Table B-2 Location and Planning Context 6
Table B-3 Description of Site and Surrounds 7
Table C-1 Significant Odour Sources 23
Table C-2 Coventry Creek Historical Data 27
Table C-3 Potential Construction Noises 33
Table C-4 Weeds and Control Measures 35
Table C-5 Waste and Compost Production 36
Table D-1 Existing Monitoring Measures 42
Table D-2 Proposed Management Measures 42
Table D-3 Construction Commitments Reister 43
Table D-4 Operations Commitments Register 43

Appendices

Appendix A Title Search Volume 178708 Folio 1 48
Appendix B Site Plans 56
Appendix C Site Operations Flowcharts 57
Appendix D Natural Values Atlas Report 58
Appendix E Community Consultation Plan 59
Appendix F Odour Management Plan 60
Appendix G Noise Report 61
Appendix H Trade Waste Results 62
Appendix I Emergency Animal Disease Plan 63
Appendix J Boiler Stack Filter Specifications 64
Appendix K Site Drainage Map 65
Appendix L Greenham Tongala Acoustic Report 66
Appendix M Greenham Tasmania Asbestos Management Plan 67
Appendix N Email CHC Confirm DA Exempt for Cooker Replacement 68
Appendix O Greenham Smithton Traffic Impact Assessment 69
Appendix P LISTmap Transmission Lines 70

Glossary

Acronym	Definition
AAWCS	Australian Livestock Processing Industry Animal Welfare Certification System
AS	Australian Standard
ASS	Acid Sulfate Soils
ACM	Aluminium composite material
AER	Annual Environmental Report
AHD	Australian Height Datum
AMIC	Australian Meat Industry Council
AMLC	Anti-Money Laundering Council
AQI	Air Quality Index
BIM	Building Information Modelling
BRCGS	Brand Reputation through Compliance Global Standards
C&D	Construction and Demolition
CFC	Chlorofluorocarbon
DA	Development Application
DAF	Dissolved Air Flotation
DRP	Decommissioning and Rehabilitation Plan
DSG	Department of State Growth
EC	Electrical Conductivity
EER	Environmental Effects Report
EMPCA	the Environmental Management and Pollution Control Act 1994
EPA	Environmental Protection Authority Tasmania
EPN	Environment Protection Notice
GDE	Groundwater Dependent Ecosystems
HV	High Voltage
IBC	Intermediate Bulk Container
LUPAA	Land Use Planning and Approvals Act 1993
MRT	Mineral Resources Tasmania
NOI	Notice of Intent
NAMI	North American Meat Institute
NAR	Acacia melanoxylon forest on rises
NGER	National Greenhouse and Energy Reporting Scheme
OSI	Otto & Sons Industries

Acronym	Definition
PPP	Primary Production and Processing
RMVEG	Red Meat, Poultry & Fish Raw Material Vendor Expectations
SCARM	Standing Committee on Agriculture and Resource Management
TCN	Total Combined Nitrogen
TIA	Traffic Impact Assessment
TKN	Total Kjeldahl Nitrogen
TP	Total Phosphorus

A. PROPONENT INFORMATION

This Environmental Effects Report (EER) has been prepared by Dartmouth Consulting (Dartmouth) for Greenham Tasmania Pty Ltd (Greenham) for the proposed construction of a new processing room and associated infrastructure, located at 4 Bacon Factory Road, Smithton, Tasmania (the Site) and acquired land to the west of the Site at Lot 8, Bass Highway, Smithton (see **Appendix B**).

The EER has been prepared to achieve Environment Protection Authority Tasmania (EPA) approval for the proposed modifications to the Site as well as informing the public of the intended upgrades.

This EER follows the Notice of Intent (NOI) lodged 14 March 2025, where it was advised by EPA that the Class of Assessment would be a 2A assessment, where the proposal is for a small-scale project with likely environmental impacts that:

(a) Are minor in scale or consequence
(b) Are local in extent
(c) May be readily avoided or mitigated through appropriate management
(d) Are unlikely to generate significant public interest

Details of the proponent, who is the owner and operator of the Site and activity, and the consultant details are provided in **Table A-1**.

Table A-1 Proponent Information

Item	Response
Proponent entity name	Greenham Tasmania Pty Ltd
Proponent trading name	Greenham
Registered address of proponent	Bacon Factory Road, Smithton TAS 7330
Postal address of proponent	PO Box 452, Smithton TAS 7330
ABN/ACN of proponent	ABN: 61 099 121 301 ACN: 099 121 301
Contact person's details	Name: Travis Turnbull, Plant Operations Manager Email: TTurnbull@greenham.com.au Telephone: 03 6452 2701
Consultant's details	Name: Jo Regel Email: jo.regel@dartmouthconsulting.com.au Telephone: +61 (0) 409 477 745

B. PROPOSAL DESCRIPTION

B.1 ACTIVITY BACKGROUND

The Greenham family has been associated with red meat processing in Australia since the 1860s. From a sole trader business in the mid-1860s, HW Greenham & Sons Pty Ltd has grown into a significant regional business with export processing facilities in Smithton in north-western Tasmania, Tongala (north-eastern Victoria) and Moe (Gippsland Victoria).

Greenham Tasmania Pty Ltd was established in 2002 to acquire and upgrade the Blue-Ribbon Meat Works in Smithton to international export standards. Today, it sources cattle from 3,000 Tasmanian producers, employs 250 full-time staff, and supplies premium beef to domestic and international markets. Greenham continues to invest in regional growth, recently expanding with a new processing facility at Tongala in 2023.

Greenham is deeply committed to the communities in which it operates, supporting local sporting clubs, charities, and events that strengthen regional areas. The company proudly sponsors football, netball, and cricket clubs across Tasmania and Victoria, as well as community initiatives such as the Circular Head Tourism Association, Smithton Food Bank, and local golf days. Greenham also partners with the Circular Head Aboriginal Corporation to support positive outcomes for the local Aboriginal community.

Beyond community support, Greenham is dedicated to fostering the future of agriculture and strengthening the local supply chain.

The company sponsors key industry events, including the Flinders Island and King Island Shows, the Tas Junior Beef Expo, and the Red Meat Updates conference, providing valuable opportunities for local producers. As a foundation partner of Smithton's AgriTas training college, Greenham also offers an annual scholarship to support students pursuing careers in the beef and dairy industries.

Through industry partnerships, community engagement, and local investment, Greenham remains a cornerstone of rural Tasmania, driving sustainable growth and opportunity for future generations.

B.2 DESCRIPTION OF PROPOSED ACTIVITY

The proposed project includes the construction of a new processing room, new covered holding yards, and better transport access for the Greenham Smithton site. The main building, which includes the processing room, was structurally surveyed in 2023 and it was determined that the integrity of the building was failing and would require facilities to relocate in subsequent years.

The proposed new buildings and infrastructure replace the older buildings in a staged approach outlined in **Table B-1** below. The industrial process will not change. The new buildings designed for improved production efficiencies, including an increase in energy efficiency, increased coverage to better manage stormwater run-off, and improved transport flow and access to reduce truck queuing times.

The existing hide salt curing process will be replaced with a cold curing process, which reduces the amount of salt required.

The rendering plant will remain, however with the facility upgrades the meat recovery process will be optimised reducing the volume of organic by-product that will be rendered.

The stock holding pens will be relocated towards the east, farther from the northern boundary. The new stockyards, including the receival and stock wash facilities, will be covered. This will reduce the potential for off-site odour impacts at the boundary.

B.2.1 Key requests:

Greenham is seeking EPA approval for:

- New building upgrades
- Relocation of some buildings
- New transport access
- New hides treatment

Further details on each of the activities proposed is in **Section B.6**.

Table B-1 Proposed Activity

Activity	Infrastructure developments the Greenham Smithton site will be sequenced to ensure orderly development and minimise impact on, and ensure safe integration with, ongoing operations and surrounds. The high-level overview of stages comprises: Early Works (2026 - 2027) • Upgrade site electrical supply, including new Transformers and Switch Room • Upgrade site refrigeration systems, incl new Refrigeration Plant Room and Gantry • New Building – high rail carcass chillers • New Building – warehouse stores Stage 01 (2026) • Upgrade of existing Lot 8 Bass Highway site access • Upgrade stormwater drainage • Civil Works ground improvement and new building pads • New internal 156-space carpark • Two lot consolidation of CT 178708/1 and CT 39289/8 Stage 02 (2026 - 2027) • Enabling Work – modified outdoor stock yards and soak bay • Enabling Work – relocate hides treatment, cattle wash hypo dosing, overhead services • Enabling Work – demolish redundant buildings (old hides, chemical stores, o/head gantry) Stage 03 (2027 - 2028) • Enabling Work – demolish redundant buildings (existing offices and laboratory) • New Building – covered stock yard (including receival and stock wash facility) • New Building – processing floor (including amenities and offices) • New Building – rail transfer link from processing floor to high rail carcass chillers • New hides treatment facility • New potable water buffer tanks • Upgrade load out area, including canopy over and pavement improvement Stage 04 (2028 - 2029) • Enabling Work – demolish redundant buildings (refrigeration plant room and MSB room) • New Building – plate freezers • New Building – carton sorting room Stage 05 (2029) • Enabling Work – demolish redundant buildings (processing floor and covered stock yard) • Install active carton chilling (internal refurbishment) • New Building – high rail carcass chiller (extension) See **Appendix B** for site plans showing proposed stages of development.

New or existing?	The proposed activity is a modification to the existing activity
Product or purpose	The operations of a beef cattle abattoir and rendering plant
Maximum quantity/limit	From EPN 683/2 condition Q1: *1. The activity must not exceed the following limits:* *1.1 27,000 tonnes/year of meat products produced* *1.2 1,050 kilograms per hour of rendering or fat extraction* *1.3 2 tonnes per hour of fuel burning for a coal fired boiler* *1.4 500 oven dry tonnes per year of compost* The proposed activity will meet the EPN regulatory limits.
Method/s	The proposed activity methods are unchanged from the existing site licence. See **Appendix C** for flowcharts outlining the activity methods.
Industry standards	• Commonwealth of Australia Export Control Act 2020 • Export Control (Meat and Meat Products) Rules 2021 • Australian Standard for the Hygienic Production and Transportation of Meat and Meat Products for Human Consumption (SCARM 80) AS 4696:2023 • Primary Produce Safety Act (2011) • Primary Produce Safety (Meat and Poultry) Regulations (2014) • Tasmania Animal Health Act (1995) • Tasmania Animal Health Regulations (2016) • Australian Code of Practice for Welfare of Animals at Slaughtering Establishments • AAWCS Animal Welfare • Australian Food Standards Code • AMLC Act (1997) • AUS-Meat Standards (Authority for Uniform Specification of Meat and Livestock) • Environmental Management and Pollution Control Act (1994) • Animal Welfare Guidelines, Handling of Animals at Tasmanian Livestock Processing Premises 2024 • AMIC Industry Animal Welfare Standards for Livestock Processing Establishments Preparing Food for Human Consumption • BRCGS Global Standard Food Safety Issue 9 • Food Standards Australia/New Zealand, Food Industry Food Recall Protocol 2023 • General Mills Ingredient Supplier Manual Version 1.7 May 2024 • Costco Wholesale Foods Safety & Quality Audit Expectations Standard Version 2.0 April 2023 • Applegate Food Safety and Quality Requirements Manual (Standard) 29/1/2025 • OSI Red Meat, Poultry & Fish Raw Material Vendor Expectations (RMVEG) • Greenstock (Woolworths) Abattoir and Boning Room Quality Standard-Beef, Lamb, Pork V3.8, 5/5/2025 • NAMI – North American Meat Institute – Recommended Animal Handling Guidelines & Audit Guide 2021 • Humane Farm Animal Care Welfare Standards – Certified Humane • Tasmania Animal Welfare Guidelines – Transport of Livestock on Bass Strait

	• Australian Animal Welfare Standards and Guidelines – Land Transport of Livestock • AUS-MEAT National Accreditation Standards • AUS-MEAT Australian Meat Industry Classification System • Department of Agriculture – Microbiological Manual for Sampling and Testing of Export Meat and Meat Products
Transport	An increase in vehicle movement will occur within the development stages with construction material deposition and construction waste from demolitions being transported to and from the Site – a Traffic Impact Assessment (TIA) was conducted by Traffic and Civil Services (see **Appendix O**) as part of the Development Application to Circular Head Council. No applicable environmental impacts were identified in relation to noise, vibration or visual impact, hazardous loads, air pollution or ecological impacts. No increase in production is expected to result from the access changes. All construction traffic will use the proposed access. The Department of State Growth (DSG) Tasmania have provided landowner consent in accordance with section 52 of the *Land Use Planning and Approvals Act 1993 (LUPAA)* for the lodgement of the Development Application to Council.
Area of disturbance	The area of disturbance is unchanged from the existing site licence, as all proposed activities related to abattoir operations will occur in the existing site boundary. Lot 8 Bass Highway access does not require any clearing of land apart from potentially one tree to be removed to allow for livestock truck access.
Major equipment	<u>Existing:</u> • Forklifts • Truck for DAF sludge/compostable material transport • Compost windrow turner • Hide salting rotating drums <u>Proposed:</u> As detailed in Activity section above and in **Section B6**.
Infrastructure	<u>Existing:</u> • Stockyards • Processing room • Boning room • Rendering plant • Refrigeration and cool stores • Vehicular access via Bacon Factory Road • Vehicular access via Bass Highway • Vehicular access via Lot 8 Bass Highway (occasional use, dirt road) • Wood chip boiler • Back up boiler • DAF wastewater treatment plant <u>Proposed:</u> As detailed in Activity section above and in **Section B6**.
Proposal timeline	Upon receipt of planning approval from Circular Head Council and EPA, early works will begin, with an expected completion time of all six stages in late 2028.

Operating hours	The proposed activity operating hours and days are unchanged from the existing site licence, operating seven days per week, with limited breaks over Christmas and September maintenance shutdowns.

Table B-2 Location and Planning Context

Location	The Site operates on the southern edge of the town of Smithton in the Circular Head Council region, on the north-western tip of Tasmania, 231 km west of Launceston. The Site is located at 4 Bacon Factory Road, Smithton and is more particularly described in Certificate of Title reference number 178708/1. The property to the west of the Site, Lot 8 Bass Highway, PID 9425507, Title Ref 39289/8 is being obtained by Greenham (transfer under registered dealing N235247) to further facilitate the site updates. The total land area is 36 ha, inclusive of both addresses. The existing site access is via both Bacon Factory Road (a Council maintained road) and the Bass Highway (a State maintained road); the proposed development will be upgrading existing access at Lot 8 Bass Highway.
Planning Permit	A Development Application for these changes is being lodged with Circular Head Council (reference DA. 2026/0007) to be reviewed concurrently with EPA permission. The application is lodged in accordance with Division 2, Section 51(1A) of the LUPAA. The proposal is for an alteration to the existing activity under EPN 683/2. The use of the existing activity is 'Resource Processing', which has permitted status under the scheme provisions.
Land zoning and tenure	The tenure of the title is freehold, and the registered proprietor is Greenham Tasmania Pty Ltd as presented in **Appendix A**. The existing Site is zoned General Industrial and adjoins land to the east and south which is also zoned General Industrial. Lot 8 Bass Highway is to the west and south of existing site and is zoned Rural. The proposed upgrades and redevelopment of the Site have been carefully designed to align with the applicable provisions of the planning scheme. The proposed works are consistent with the intent of both the General Industrial and Rural Zones, and the use is appropriately classified as Resource Processing – a permitted use in both zones. The development complies with the relevant zone standards and applicable code criteria, including those relating to access, infrastructure and use compatibility.

Table B-3 Description of Site and Surrounds

Land use	The current and ongoing Site use is as an abattoir producing beef products, with current owners and operators Greenham having acquired the business from Blue-Ribbon in 2002. Surrounding areas land use include: • East: Zoned General Industrial, featuring five residences along Bacon Factory Road • West: Zoned Rural, with agricultural pastures and beef cattle grazing land which the region is known for • North & South: Zoned General Industrial, containing other commercial and industrial infrastructure supporting the town
Topography	The Site is flat with a decrease in elevation near Coventry Creek (<10 m) on the western side of Lot 8 Bass Highway (see **Figure C-1** 5m contour map).
Climate	The local climate at the Site can be summarised as follows: • Rainfall averages 898mm total per annum with 134 days of rain per year > 1 mm • Mean maximum temperature is approximately 17.4°C and mean minimum temperature is approximately 7.8°C • Wind direction is predominately from the south-west and north-east, with the least proportion of winds from the south-east[1]

[1] Source: World Weather Online

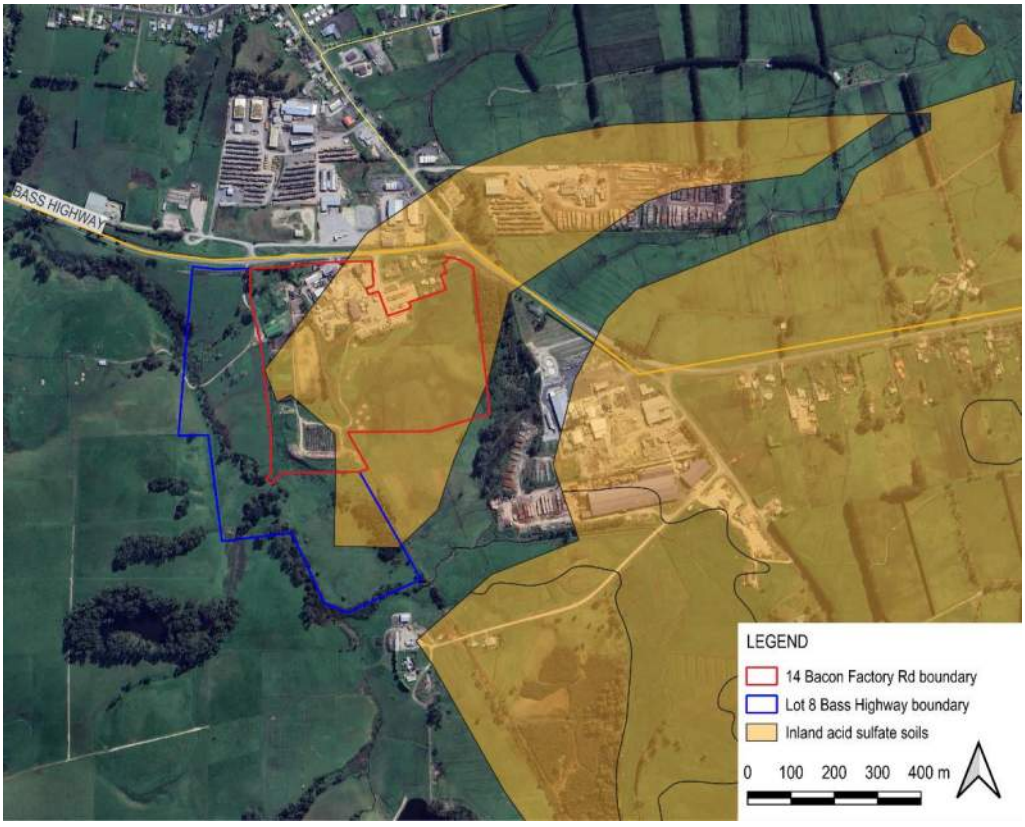
Geology

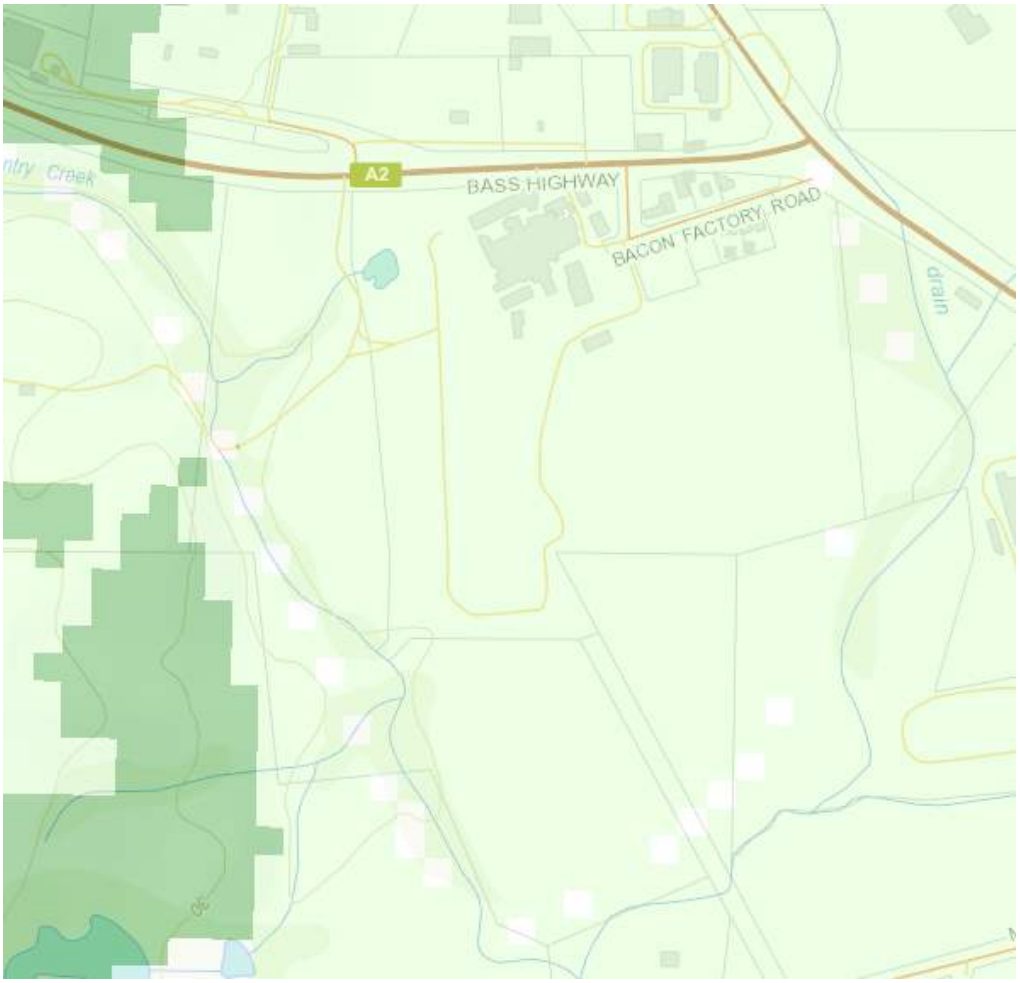
The Site is underlain by Pleistocene aged sedimentary cover, primarily aeolian sands with localised marine sands immediately underlain. The unnamed Pleistocene sand units are unconformably underlain by pre-to-early Cambrian Dolomites which vary locally between coarse to fine grained and can be almost 900 m thick. Dolomitic units do not have surface expression in the immediate area of the Site, however historical logs for boreholes drilled near the Site provide evidence for its presence at depth.

The sand is generally only a few feet thick along the eastern part of the plain, but drains to the west have exposed sand to a depth of 12 feet. Further west, sand occurs up to heights of over 100 feet above the plain, suggesting that the original sand deposits were much thicker than they now appear. Analyses of mineral waters from springs in the district show that the water is generally suitable for domestic purposes, indicating low salinity.

LISTmap[2] data shows there is a low chance of acid sulphate soils occurring on the site (6-70% chance of occurrence in mapping unit). Sandplains and dunes >10m AHD, ASS generally below 1m from the surface. This is limited to 4 Bacon Factory Rd title, as the southern edge of Lot 8 will be undisturbed in the proposed activity – any road access development is unlikely to disturb acid sulphate soils, as shown in the orange areas:

Figure B-1 Acid Sulphate Soils



	The Site has a very low chance of water erosion, as shown in light green: Figure B-2 Water Erosion Chance  There is no evidence of soil contamination.
Soils	The soils of the Site are primarily composed of podosols and some ferrosols on the western boundary.
Hydrology	Coventry Creek is located approximately 250 m to the west of the proposed new processing room. Surface water testing is conducted quarterly by Greenham both upstream (south) and downstream (north) of the Site. Coventry Creek flows to Duck River, 1.8 km west of the Site. The Site is located in the Duck Catchment of Hydrological Region 4.
Natural values	LISTmap indicates the Site does not contain any notable vegetation communities. The proposed access via Lot 8 intersects with Non eucalypt forest and woodland (NAR) – Acacia melanoxylon forest on rises; it may be required to remove one of these trees. This will be determined upon further investigation.

[2] https://nre.tas.gov.au/land-tasmania/the-list/listmap

B.3 MAPS AND SITE PLANS

B.3.1 General location maps

The following location maps (**Figure B-3** and **Figure B-4**) show the current setting of the Site. The proposed traffic routes are as indicated by the orange and green arrows. Residential zoning nearby the Site includes General Residential and Rural Living zones. The applicable attenuation under the Tasmanian Planning Scheme – State Planning Provisions Attenuation Code lists abattoirs, composting works for a Level 2 Activity (those that require EPA permission) at 1,000 m and rendering at 1,500 m; the 1,500 m attenuation is therefore considered in identifying sensitive receptors. Within 1,500 m of the site boundary there are approximately a third of the residences located within Smithton, as indicated.

Transmission lines are 1 km north of Site shown in **Appendix P**.

Figure B-3 Location and Zoning Map, 1:10000 Scale

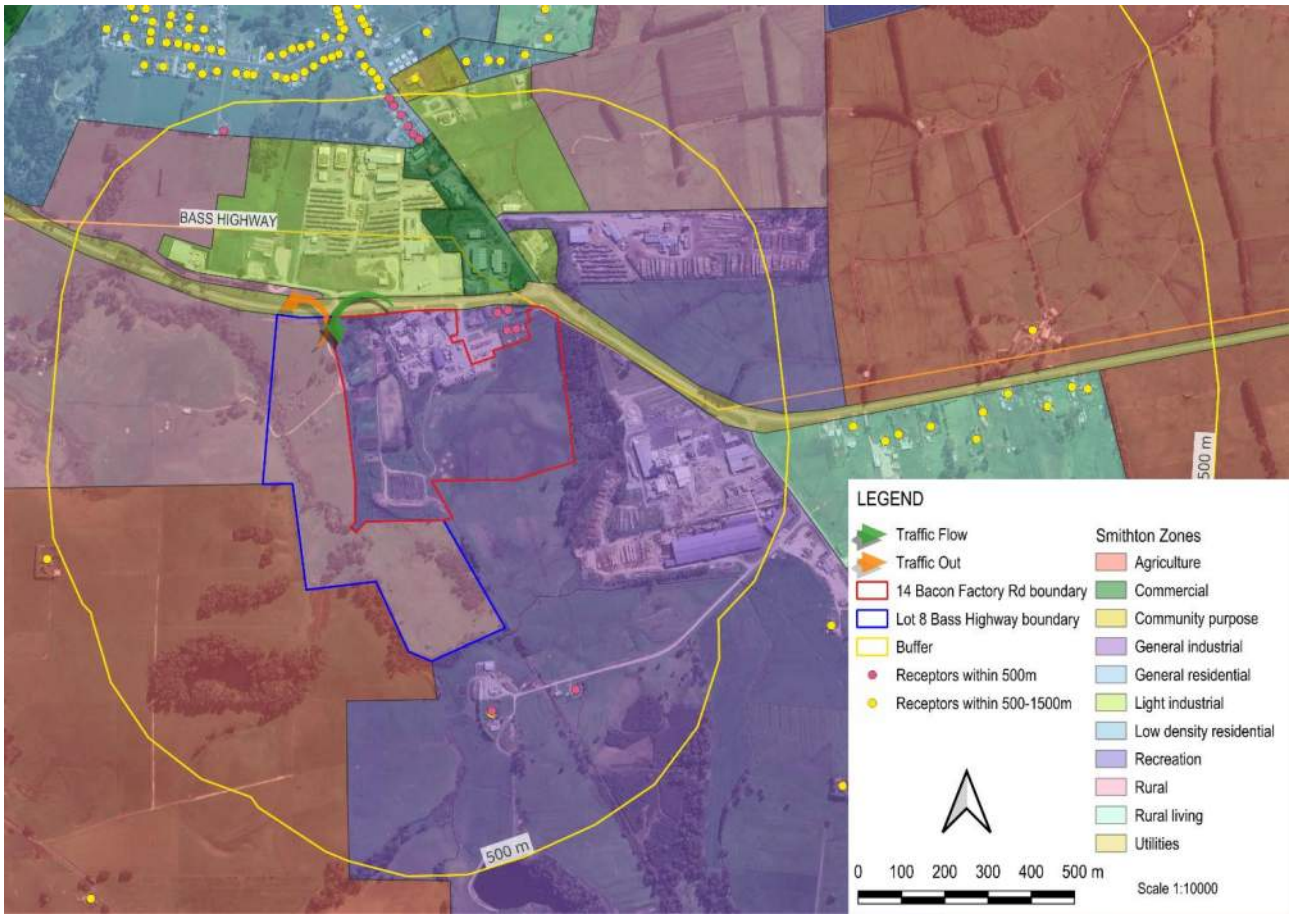
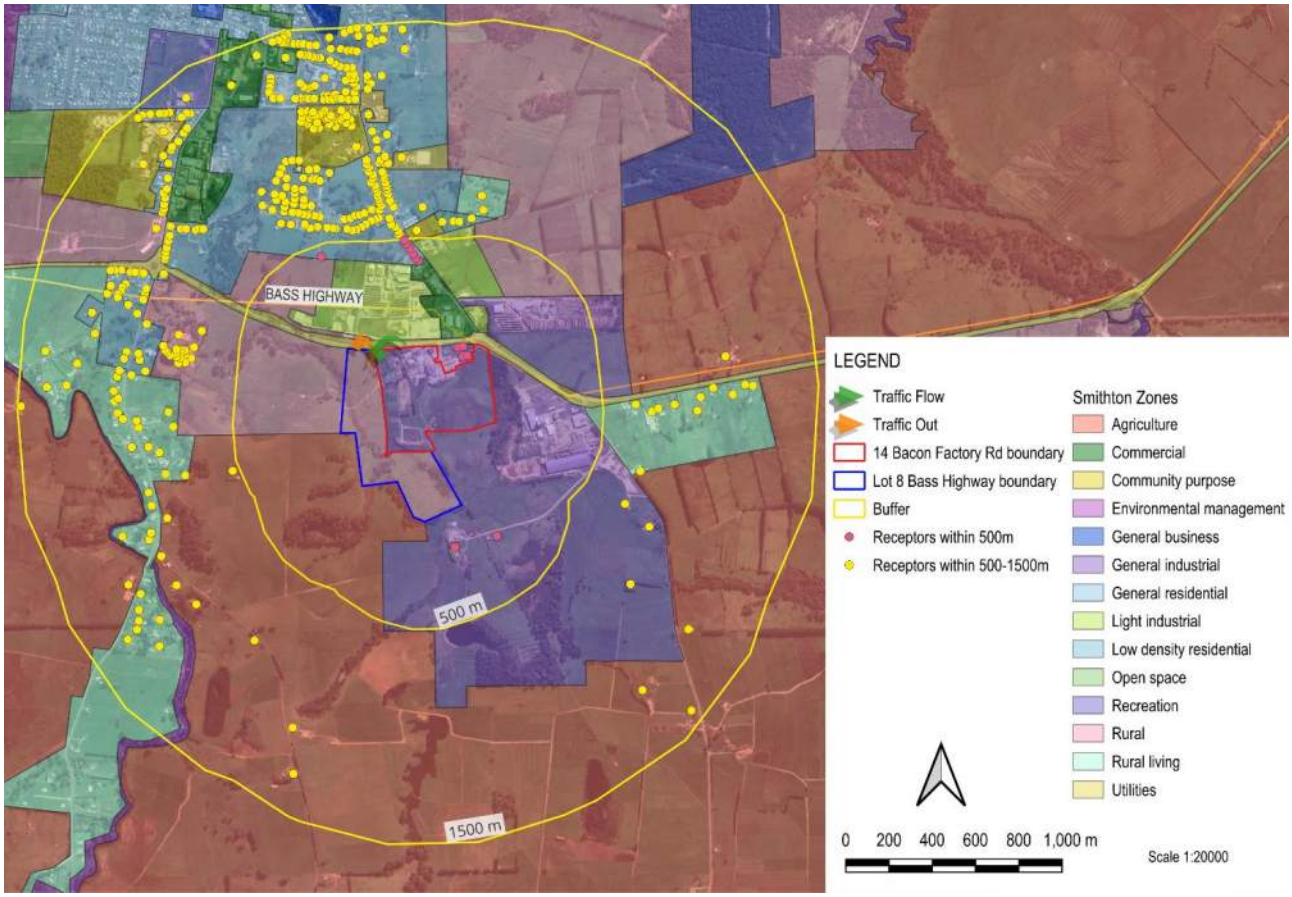


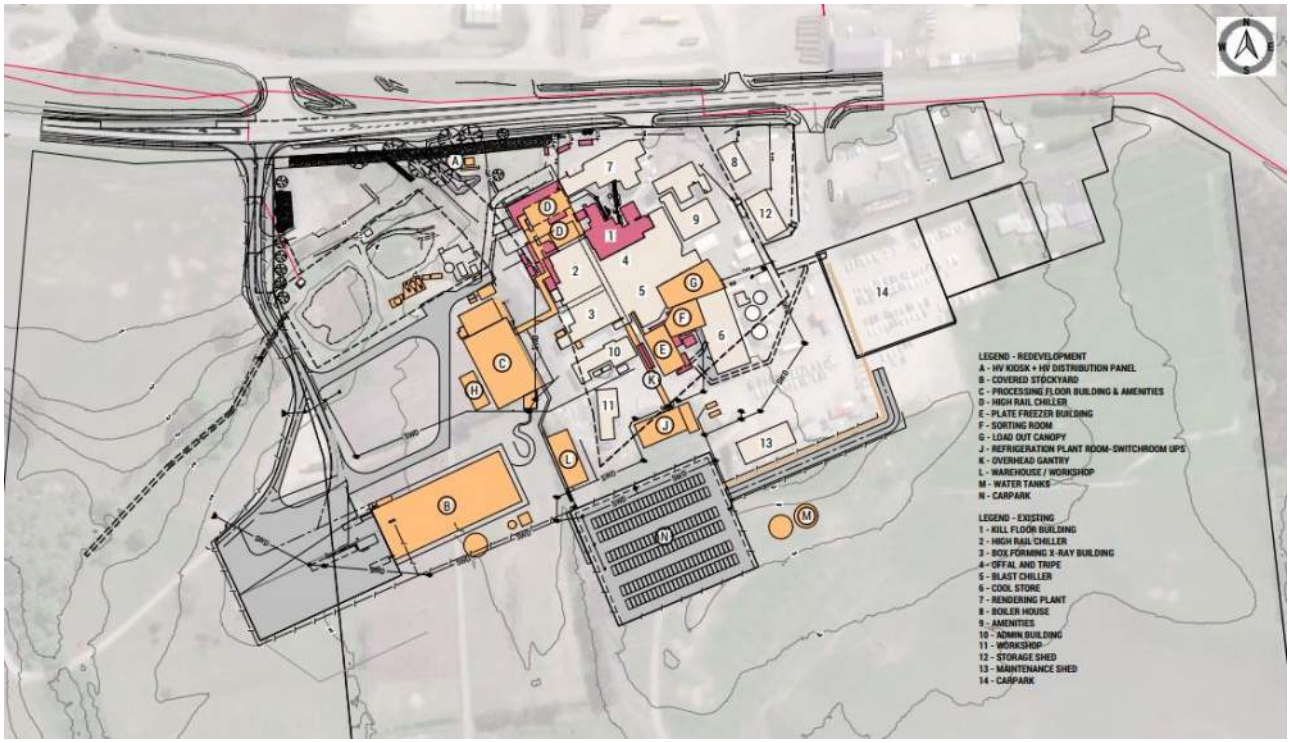
Figure B-4 Location and Zoning Map, 1:20000 Scale



B.3.2 Site plans

The detailed site plans are as shown in **Appendix B**.

Figure B-5 Proposed Site Plan



B.4 PROJECT RATIONALE AND ALTERNATIVES

The existing processing room and main facility buildings were inspected in 2023, and it was determined that it will be unsafe to continue operations in the coming years due to deteriorating structural integrity. A processing room is necessary for the operations of the abattoir, and no alternate options are available. The construction of the new processing room will be on the western side of the property and requires access that will not impede the existing operations of the site and minimise disturbance to the residences Nos. 11, 12, 13 and 14 Bacon Factory Road to the east of the site, where the existing site access is located.

There is no new point source discharge of pollutants to surface waters from current or proposed works. Wastewater management requirements meet the *Wastewater Management Guidelines for Meat Premises & Pet Food Works*, *Department of Primary Industries, Water & Environment*.

B.5 EXISTING ACTIVITY

B.5.1 Current Site operations

The current and ongoing Site use is as an abattoir producing beef products, with current owners and operators Greenham having acquired the business from Blue-Ribbon in 2002. The Smithton abattoir processes up to 600 head of cattle per day. Operations include stock yards, processing room, carcass chillers, boning room, product freezers, and offal processing. All meat processing areas are enclosed.

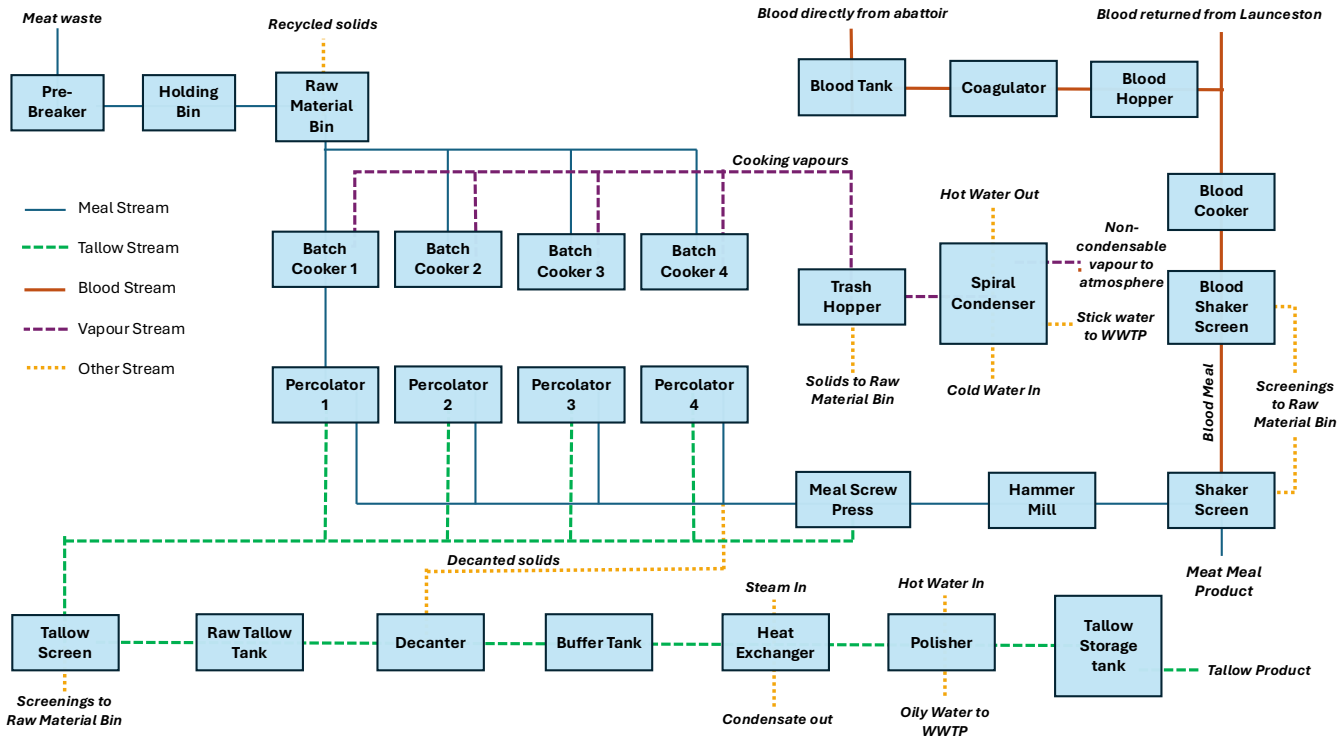
Based on information available in the public domain[3], it is understood that the earliest recorded history for the Smithton site dates from 1941, when a “meeting held at town hall to discuss proposal of establishment of abattoir and saleyards at Smithton” where the “new facility main purpose was to ensure clean, wholesome product assuring meat production under hygienic conditions” and “paddocks to be provided for grazing free of charge some distance from abattoir so animals only walked to facility once a fortnight”.

Given this documented Site history, it is inferred that the Site has been in use as an abattoir for circa 80 years and was likely previously farmland e.g. grazing land, given its rural setting and the area’s agricultural history.

Greenham now also operate a rendering facility that converts by-products (secondary meat and animal products) into value added products such as tallow, meat meal and bloodmeal. The rendering facility is operated in accordance with EPN Condition WM3 to minimise odour risk from rendering operations. The rendering operations are undertaken in a separate building from the abattoir operations. See **Figure B-6** for the process flow diagram that incorporates all waste management activities. All other flow charts outlining all current and future activity can be seen in **Appendix C**.

[3] https://australianabattoirs.com/2013/06/18/smithton/

Figure B-6 Process Flow Diagram



The Site main operations include:

- Abattoir operations relating to beef cattle slaughter including holding of cattle in paddocks before slaughter, cattle slaughter, hide removal and salt curing (to be changed to cold curing), boning and refrigeration of meat products
- Rendering of abattoir by-products.

Supplementary operations include:

- Composting of organic wastes from abattoir operations, including paunch grass, screenings from the drum screen, DAF float, lagoon sludge and lairage waste from cattle yards. These wastes are arranged in windrows on the southern edge of the facility and turned with a compost turner. Periodically the resulting compost is transferred to Westmore, a farm owned and operated by Greenham.
- Site wastewater is pre-treated prior to discharge to TasWater sewer as trade waste. Treated wastewater is released to sewer under a trade waste agreement with TasWater. This treatment includes a drum screen and a chemically dosed DAF unit.

B.5.2 Current regulatory approvals

Greenham operates an abattoir and rendering plant at 4 Bacon Factory Road, Smithton. The Environmentally Relevant Activity is conducted in terms of the Environment Protection Notice No 683/2 (EPN) and Development Authority DA2019/00081. The EPN defines the Site for this activity as land contained in titles Volume: 35716 Folio 1, Volume 39289 Folio 1, Volume 52108 Folio 1 and Volume 107370 Folio 1. Note that all titles have been consolidated into Volume 178798 Folio 1 (refer Sealed Plan 178708, **Appendix A**).

Wastewater is discharged to the Smithton sewerage system in accordance with the Trade Waste Agreement that took effect on 1 July 2024, issued by TasWater.

B.5.3 Environmental monitoring summary

The most recent monitoring is detailed in Greenham Smithton – Annual Environmental Review (AER) 2024/25 with conclusions as summarised:

- Compost was managed in accordance with the Compost Management Plan as required under Condition WM7 of the EPN. The volume of compost produced increased due to the upgrades to the wastewater treatment recovering more solids, resulting in improved trade waste quality being transferred to TasWater
- Surface water characteristics remain steady with nutrients observed to be similar between upstream and downstream
- Annual stack emission testing on the main woodchip boiler and back up diesel boiler demonstrated compliance with emission limits set out in EPN No. 683/2 and Permit Part B No. 10240
- Meat products output increased by 29% and meat meal reduced by 16% compared to the previous reporting year. This was due to drought conditions in the supply chain resulting in greater numbers of cattle to process
- Trade wastewater discharge volumes remained steady, and the quality of wastewater is within all TasWater trade waste agreement limits.

B.5.4 Public complaints history

No complaints were received during the 2022/23, 2023/24, 2024/25 or 2025/26 reporting periods.

There was a noise complaint by a resident in John Street in the 2021/22 reporting period, approximately 850 m north-west of the Site. No further action was taken noting there are a number of other industrial/commercial premises in the area. No other complaints were received during the 2021/22 reporting period.

An informal complaint was received by EPA in regard to odour in July 2025. This promoted further action and is the subject of a separate investigation to manage potential odorous emissions. There have been no updates to this matter as of June 2026.

B.5.5 Breaches of regulatory approvals

In 2025, EPA were made aware of the installation of the new cooker following the review of the 2024/25 AER, and the potential breach of Conditions G3 of the site permit. Greenham however sought advice from Circular Head Council which confirmed that the cooker upgrade did not trigger the need for a planning permit. As the site is an existing level 2 activity, and the internal fit out of the replacement cooker did not change the existing authorised use or increase limits, EPA approval was not required (see **Appendix N**).

In 2023, during the assessment of separate EER prepared for the replacement of the coal/pyrethrum boiler with the woodchip-fired boiler, it was identified that the backup boiler had been installed without the requisite approvals and therefore was the subject of a prior approval.

In 2020 the required emissions/stack testing could not be completed during the 2020-2021 period due to COVID travel restrictions, preventing access to the state for the Victorian based air quality specialist. Stack testing has been undertaken from the 2021/22 to 2024/25 reporting periods with consistently compliant results.

B.5.6 Contraventions of environmental law

Greenham Tasmania Pty Ltd, in the 2024-25 AER stated that meat and composting production exceeded the site regulatory limits. EPA recorded non-compliance for a breach of Condition Q1, under section 51B of the *Environmental Management and Pollution Control Act 1994* (EMPCA) for exceeding production limits. The output of meat exceeded the limit by 6,561 tonnes (24.3%) and compost by 146 tonnes (29.2%). EPA acknowledged the that the AER provides mitigation circumstances of the breaches, however the level of detail was insufficient to justify why production at the site was allowed to substantially exceed production limits. The increase in productivity was driven by the drought experienced, with an influx of animals requiring processing along with improvements in processing efficiency allowing an increased volume of product to be diverted away from rendering and into meat products. Increase in compost production can be attributed to improvements in the wastewater treatment system allowing more solids to be removed before entering the trade waste. Greenham does not have a history of breaching the condition Q1, and on this occasion, no further enforcement action was taken for the regulatory limit exceedances. Greenham acknowledged this serious matter and understood if the Act is contravened, heavy penalties may apply. A non-compliance was recorded and EPA will take this into consideration during review of 2025-26 year's production figures. Greenham's annual production figures in 2025-2026 are within the regulatory limits for both meat production and compost.

Greenham Tasmania Pty Ltd has not been convicted of any other offences against the EMPCA, or any other Tasmania Act that relates to the protection of the environment or a law of another State, Territory or the Commonwealth that relates to the protection of the environment.

B.5.7 Description of physical environment

In terms of changes to the physical environment, no new waste streams are anticipated in relation to the operational phase of the activity. The existing are as follows:

- To TasWater: wastewater and minor flows of stormwater, combined stream as trade waste
- To Coventry Creek: stormwater via natural vegetated drainage swales
- To composting: paunch grass, screenings, DAF float/sludge and lairage waste – compost transported and spread at Westmore, a farm owned and operated by Greenham
- To Veolia: general waste and mixed recycling.

B.6 PROPOSED ACTIVITY

The proposed activity relates to the upgrade of aging infrastructure including construction of a new holding stockyard, new processing room, and replacement of the hides treatment process, office and storage buildings and amenities. The reconfiguration of vehicle access and internal roads will also improve the flow of operations as the current footprint is too constrained. A new car park and other civil works, such as upgraded stormwater and hardstand areas will also help reduce any potential offsite impacts on the environment.

A new chilling process for the hides will replace the existing salt hide processing area -this is described in more detail below.

The proposed infrastructure is being designed with sufficient operational flexibility to accommodate unforeseen fluctuations in production demand, ensuring operational continuity and sustainability under unexpected conditions. Production during the 2024/25 reporting year was atypical, as drought conditions placed increased demand on processing facilities. The infrastructure upgrades will improve operational efficiency and resilience to allow processing during climate-sensitive circumstances. More products will be diverted from rendering which will reduce the rendering activity and outputs.

Works will be sequenced to ensure orderly development and minimise impact on, and ensure safe integration with, ongoing operations and surrounds. See **Appendix B** for site plans showing proposed stages of development.

Decommissioning of the old buildings will require its own consideration including the opportunity to recycle as much of the materials available that require removal.

Whilst the removal of soil is not anticipated there is a low probability of occurrence of acid sulphate soils. Potential acid sulphate soils will be classified if disposal is required. Surface water and soil testing is conducted regularly to monitor for other potential contaminates. Electrical conductivity, TKN, Total Phosphorus (TP), and Total Combined Nitrogen (TCN) are monitored in the stream water surrounding the site to detect, manage, and mitigate environmental pollution from operations.

B.6.1 Production Efficiency

The existing limits of meat product and compost represent the output of site processing operations in a ‘normal’ year of production. The 2024-2025 regulatory year productions were abnormally higher due to a range of external factors, most significantly drought conditions in supply chain resulting in greater numbers of cattle, plus an increase in meat product recovery in-plant (with less directed to rendering for by-product).

Greenham have determined their production values to be within the limits for the 2025-2026 financial year.

B.6.2 Hides curing

Currently, salt (solids) are added to the treatment process to cure the hides before they are contained and shipped off site. To ensure effective treatment, solid Sodium Chloride salts are added to the mixers. Small amounts of salt can spill and build up through the transfer of hides. Salt that is spilled over is swept up at the end of day. Cleaning staff are trained to collect any salt spilled and avoid washing it into the wastewater system. All surface run-off from the hides treatment process area is directed to the wastewater treatment plant. Hence high sodium levels have been observed in the trade wastewater results in the past.

The treatment process is currently trialling the replacement of solid salt with chlorite or 'liquid salt', mixed from a ratio of 20L Chlorite to 1200L water to achieve a more consistent concentration and avoid the use of solid salt.

As part of the proposed upgrades, in addition to the salt replacement, the curing liquid will be chilled down to minus 15 degrees Celsius to achieve a more rapid curing process compared to the current treatment process. The chilled water can also be recirculated and sourced from recycled water.

Overall, the new hides treatment process will be a more efficient process, requiring much less salt so less salt enters the onsite wastewater treatment plant and trade waste system.

B.6.3 Environmental, health, economic and social issues identified

The key environmental and health issues identified include:

- Noise amenity during the construction phase. The new facilities have been designed and detailed in accordance with all relevant Australian Standards and the current building code of Australia, which minimises noise and the external acoustic environment will improve due to the new design. There are no proposed changes to times of Site operations.
- Dust impact during the construction phase. Dust is not anticipated to be an issue once the site is operational as the access roads will be sealed.
- Odour management with the new processing room. The new facilities have been designed and detailed in accordance with all relevant Australian Standards and the current building code of Australia, including to meet odour requirements.
- Asbestos containing materials (sheet cladding) in existing buildings planned for demolition – the existing processing room/main buildings were constructed in 1970s/80s.

The key social and economic issues identified include:

- Greenham is a vital part of the Smithton economy and social fabric. Without the proposed upgrades there will likely be inadvertent shutdowns of Site processes as the existing building becomes inherently less safe, leading to loss of economic opportunity for the local community and beyond.
- The Site and surrounds are characterised by established industrial uses which have been operating for many years. Nearby industrial operations/stores include local mechanics, the Ta Ann plywood manufacturing plant, Mitre 10 and Serve-Ag.

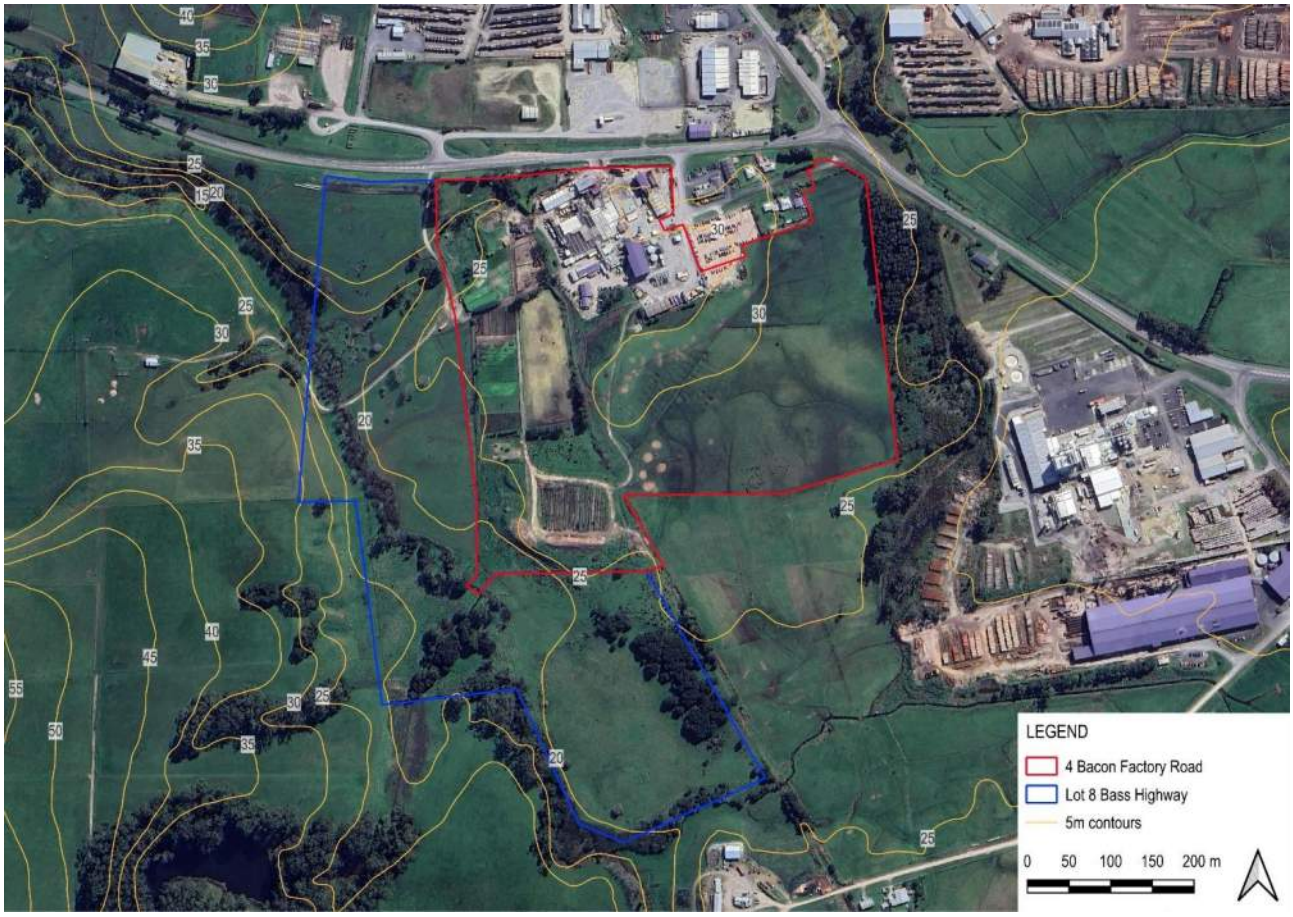
Further environmental impacts and management is described in the next **Section C**.

C. ENVIRONMENTAL IMPACTS AND MANAGEMENT

For construction of the proposed upgrades the contracted company will be required to follow current guidelines for minimising environmental impacts, include noise, dust and odour. Greenham will continually monitor the Site for any issues that may lead to environmental harm/ nuisance in the construction phase and beyond.

The Site's facilities are mostly on flat ground, with a decrease in elevation towards Coventry Creek towards the west and the surrounding area is gently undulating, see **Figure C-1**.

Figure C-1 Contour Map



C.1 SENSITIVE RECEPTORS

Properties within a 1.5km radius of Greenham's operating Site are identified as the primary sensitive receptors for the impacts of air and noise quality. Within the radius, all properties are assumed to be residential houses, with majority residing in the north-westerly direction. All other surrounding areas are industrial businesses with the exception of Tall Timbers, a holiday accommodation establishment.

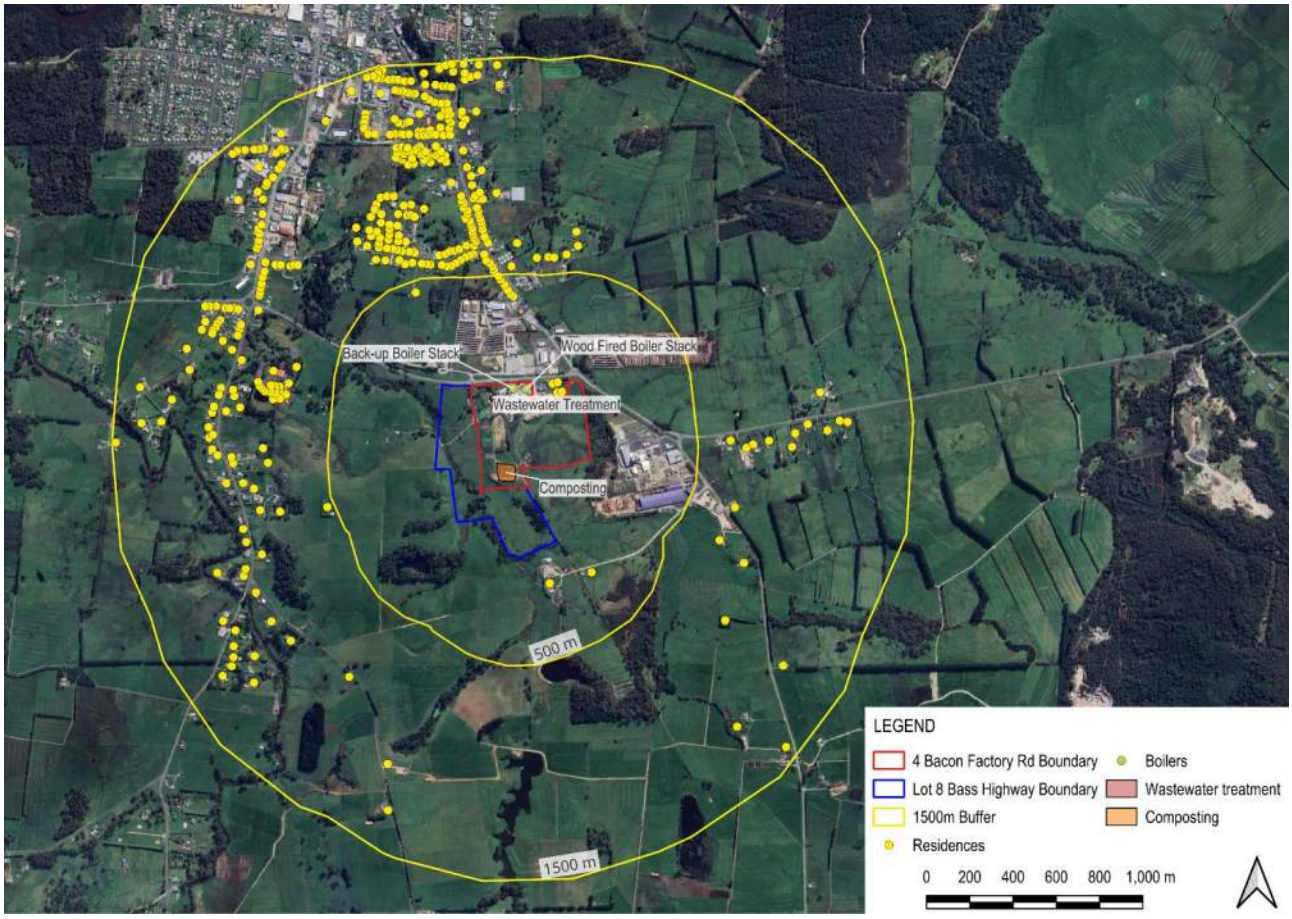
The properties found south-east of the Site (see **Figure C-2**), have been identified as key ongoing sensitive receptors, however the impact from odour emitted during construction and operations is likely to be minimal as north-westerly winds are rare, as presented in the Smithton wind rose (**Figure C-3**).

The closest receptors are the four properties that are currently owned by Greenham to house workers on Bacon Factory Road. These properties are respectively 11, 12, 13 and 14 Bacon Factory Road.

While they are identified as the primary sensitive receptors, as they are employees of Greenham, they are aware of the facility upgrades and will continue to be informed of any construction or changes to the system.

Properties will be informed by formal letters to approx. 20 of the sensitive receptors identified within a 1km radius, explaining the scope of work, expected changes in air quality, and the projected timeline.

Figure C-2 Atmospheric Emissions Sources and Sensitive Premises



The current rendering process is not undergoing any operational changes, therefore once the construction is complete, the rendering plant will not produce additional noise or air pollutants that may reach sensitive receptors. The upgraded facility infrastructure will improve production efficiency during the primary processing stage, reducing the amount of by-product diverted to rendering.

The proposed upgrades will relocate the cattle yard away from the boundary which will reduce any odour and noise that could travel from the yards. The yard where cattle are unloaded will be positioned significantly further to the south, where the buildings will act as a buffer for manure odour.

C.2 DUST MANAGEMENT

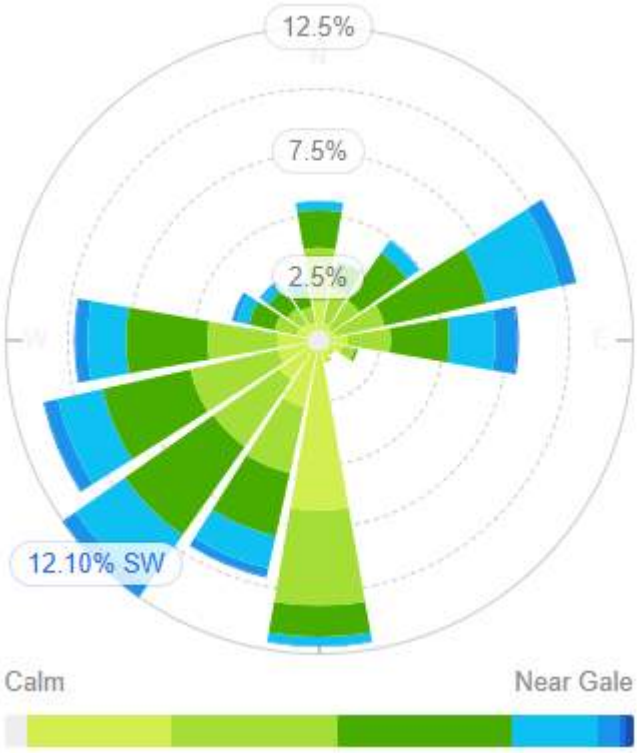
The local climate at the Site can be summarised as follows:

- Rainfall averages 898 mm total per annum with 134 days of rain per year > 1 mm
- Mean maximum temperature and mean minimum temperature is approximately 17.4°C and 7.8°C respectively

Wind direction is predominately south-westerly and north-easterly, with the least proportion of winds from the south-east[4]. The majority of Smithton is situated north-west of the Site.

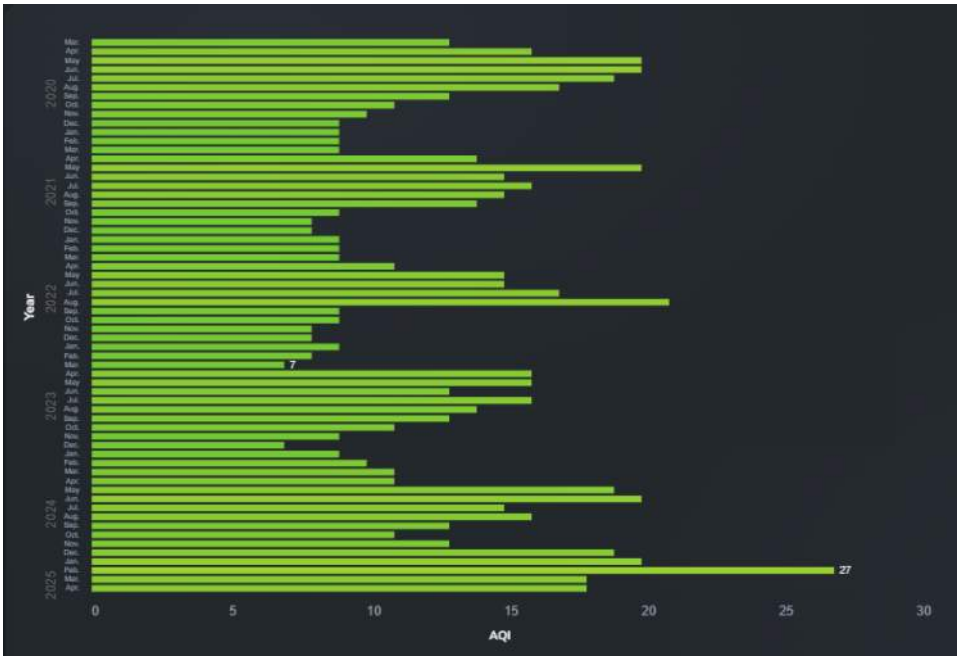
[4] Source: World Weather Online

Figure C-3 Smithton Wind Rose 5-Year Average[5]



Smithton consistently has consistently graded within Very Good air quality (<33 air quality index (AQI)) since 2020, see **Figure C-4**.

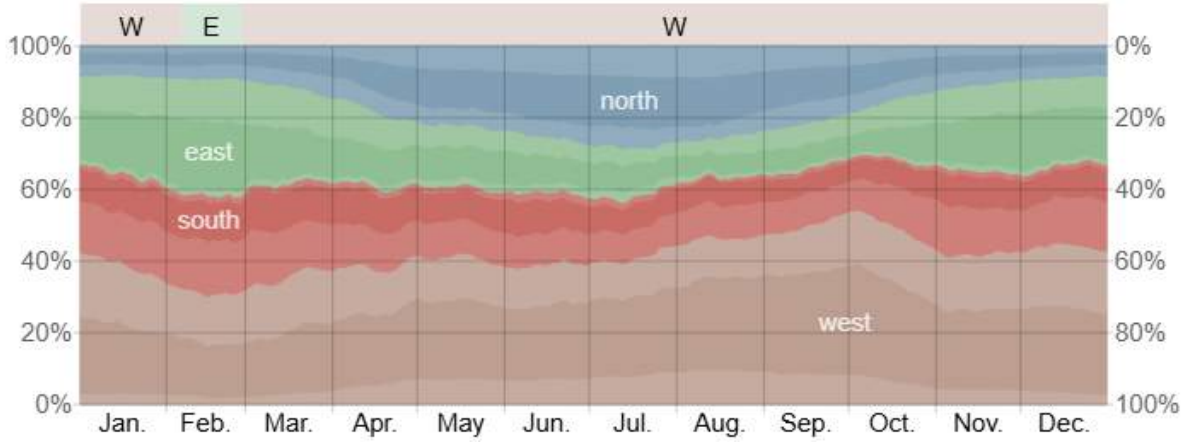
Figure C-4 Air Quality Index Smithton[6]



The prevailing winds in Smithton are south-westerly for 11 months of the year, as shown in **Figure C-5**. This is ideal for the abattoir location as there are very few sensitive receptors to the north-east of the Site.

[5] https://wind.willyweather.com.au/tas/north-western/smithton.html
[6] https://www.aqi.in/au/dashboard/australia/tasmania/smithton/smithton

Figure C-5 Prevailing Winds Smithton[7]



C.2.1 Dust Management

The extent of dust management required is largely mitigated by the wet conditions of Smithton, suppressing most dust in the area. The main sources of dust will be from the initial stripping of topsoil for the new facilities, wheel generated dust, and the clearing of trees or other vegetation.

A water wash cart will be rented and utilised, if necessary, as the responsibility of the site manager to manage dust, where water will be sprayed to dampen road surfaces to reduce the risk of fugitive dust emissions. Vehicular traffic on gravel/dirt surfaces will be limited to 10 km/h on site which will limit dust emissions. The truck wash across the road will be utilised to washdown construction vehicles leaving the Site to minimise silt and dirt on local roads.

There is expected to be no significant impact to sensitive receptors due to dust. The proposal is consistent with the *Tasmanian Environment Protection Policy (Air Quality) 2004*.

C.2.2 Zoogenic Disease Management

Q fever is caused by the bacterium *Coxiella Burnetii*, which is mostly found in farm animals including cattle and is an airborne virus that is highly contagious. There have been several cases in Australia where employees, contractors and visitors have contracted Q fever while working or visiting red meat plants. It is mandatory that all staff and contractors be immunised to work or visit any of Greenham's plants.

Greenham's Emergency Animal Disease Plan (complete plan in **Appendix I**) outlines the following:

Where any notifiable disease is found or suspected, the Veterinary Officer at the plant shall be immediately notified. The Veterinary Officer shall implement without delay the procedures required by *Export Control (Meat and Meat Products) Rules 2021* and *Australian Standard for the Hygienic Production and Transportation of Meat and Meat Products for Human Consumption*.

(a) Access to the establishment shall be controlled

(b) All animals suspected of being affected, or known to have been exposed to affected animals, shall be held in isolation

(c) The movement of animals, prescribed goods, other goods, vehicles and persons off the establishment shall be prohibited

(d) The movement of animals, prescribed goods, other goods and vehicles within the establishment shall cease and access to affected animals shall be restricted

(e) Action shall be put in train to determine –

  (i) The identity of and origin of the affected animals

  (ii) The identity and location of any animals, prescribed goods, other goods, vehicles or persons that have left the establishment at any time since the affected animals entered the establishment and

[7] https://weatherspark.com/y/144274/Average-Weather-in-Smithton-Tasmania-Australia-Year-Round

(iii) The identity and location of all prescribed goods and other goods on the establishment

(f) All remaining animals at the establishment shall be inspected

(g) All slaughtering and dressing operations shall immediately cease

(h) All carcase and parts of all slaughtered animals that have not been subjected to post-mortem inspection shall be inspected

(i) All affected carcases and their parts shall be identified and held so that any interference is prevented

(j) Access to prescribed goods and other goods held on the establishment shall be secured

(k) All personnel who might have been exposed to the affected animals, carcases or their parts shall be identified and confined to their workstation until such time as

(i) Provision can be made for the seizure and disinfection of equipment and apparel that may have been contaminated

(ii) Provision can be made for the controlled decontamination of the person of such

(l) The drainage of wastewater from all sections of the establishment shall be contained

(m) All water use on the establishment shall be kept to a minimum

(n) Any other procedures required by the competent authority in the State or Territory in which the establishment is located

(o) All fans are turned off in case disease is airborne

C.2.3 Boiler Stack Filter

The wood-fired stack has a filter attached, the specifications of which are detailed in **Appendix J**.

The diesel stack does not have a filter. It is the backup boiler which is utilised only when the woodfired boiler is down for maintenance.

C.2.4 Construction Dust Management

Dust is likely to generated/dispersed from:

- Gravel/dirt roads
- Construction dust from demolition, construction of new buildings.

Management measures include:

- Mobile water sprayer
- Wheel wash
- Tarps to cover temporarily exposed surfaces
- Covering stockpiles
- Temporary dust breaks/fencing
- Rumble grids at construction vehicle site entry/exit.

C.2.5 Operations Dust Management

During normal operations, the main sources of dust are most likely to be generated from:

- Gravel roads during dry periods
- Stock yards
- Composting area
- Car park

In the event of prolonged dry periods the site manager is to spray down gravel yards and any surfaces likely to generate dust.

Generally, dust and the odour is generated when compost windrows are actively turned over. Water sprays are effective in preventing odour at the source by maintaining ideal moisture, and neutralising airborne gases.

C.3 ODOUR ASSESSMENT

C.3.1 Existing odour sources

The odour impact assessment was based on a desktop study to review historical site performance, former odour modelling, fields surveys, complaint records, and meteorological data.

Field surveys and boundary odour detection test were performed to confirm the previous odour modelling outputs and therefore predictions under various wind conditions, with consideration of the key stage of the proposed upgrades where odour sources may change.

The existing facility consists of five primary operational areas with the potential to generate odour emissions:

- stock handling
- rendering
- wastewater treatment ponds
- composting
- thermal plant operations.

At the beginning of the process, the stock holding pens can create both odour and dust, primarily due to animal effluent and movement prior to slaughter. Stock yard scrapings are collected and composted on site.

The rendering plant operations are identified as the main contributor to odour due to the thermal breakdown of raw animal by-products, which release trapped gases and concentrates organic matter, emitting volatile odorous compounds. The rendering process is driven by the four batch cookers, which vent non-condensable gasses to the atmosphere after passing through solids removal and heat exchange systems. Blood processing occurs in the blood cookers which is ventilated via a shell and tube condenser. Steam is condensed and the condensate enters the wastewater treatment stream. The new cooker installed in 2025 allowed for higher performance to set up for shorter batch times. Upgrading the system's rendering and cooking processes, along with improving the internal hot-water management infrastructure, will enhance operational efficiency and optimise water use across the site. The increased efficiency of the proposed upgrades will reduce the volume of by-product that will be rendered.

The wastewater treatment plant treats the effluent by removing the solids and nutrients, before the treated effluent is transferred as trade waste to TasWater's wastewater plant. The DAF introduces a polymer based proprietary coagulant which removes organic material in the form of sludge, which is collected from the surface of the DAF, collected in a truck and transferred to the compost pad.

Windrow composting of material generates the consistent, earthy odours of aerobic decomposition.

The proposal is consistent with the *Tasmanian Environment Protection Policy (Air Quality) 2004* by managing point source odour and minimising waste generating odour emissions. The point sources of atmospheric emissions are detailed in **Table C-1**.

Refrigerant fugitive emissions, as reported in the site's NGERs reports, including R438a, R22, R404a, R410a. These emissions are minor and are not expected to have any impact upon odour.

The site currently provides a 2.1 m high Colorbond fence along the frontage of the Bass Highway, assisting in minimising dust emissions from Site. Within the site, negligible dust is generated due the consistent washing down of impacted areas.

A filter is installed in the woodchip boiler's stack to reduce smoky/odorous emissions – both boilers have consistently reported particulate emissions below the site's licence limit of 100 mg/m^3 for total particulate matter.

Table C-1 Significant Odour Sources

Item	Source	Description
Stock holding pens	Stock holding pens	Holding pens prior to slaughter
Rendering plant	Screw feed conveyor	Screw transfers material from holding bin at the abattoir to the raw material bin (main cooker hopper)
	Raw material bin	Stores material prior to rendering
	Batch cookers (meal)	Four batch cookers for offal and bone cooking. Cookers vent to common duct with vent gases passing through a vessel for solids removal followed by a heat exchanger.
	Blood cookers	Batch cooker for blood meal. Ventilation via shell and tube condenser that enters the wastewater treatment plant
	Other	Other sources within the rendering building includes: Cooker feed chutes, meal screw press, blood tank, blood cooker hatchway, open tallow drain from cookers, tallow tank
Wastewater treatment plant	Inlet well	Wastewater receival pit
	Drum screen	Rotary screen to remove paunch manure
	DAF tank	Chemically dosed DAF to remove suspended solids and oil & grease from wastewater pumped to truck
	DAF effluent well	Supernatant from DAF (if any)
	Storage lagoons	Uncovered lagoons – contingent, only used in case of other system failure or extreme rainfall
Composting	Windrows	Static windrows
	Organics stockpile	Organic material deposition before being distributed in windrows
Woodchip boiler	Woodchip boiler	Emissions from stack
Diesel boiler	Diesel boiler	Emissions from stack

Climate model projections indicate that by the end of the century there will be a slight increase to annual average rainfall at the coast. Increased rainfall can help reduce odours by washing volatile compounds from the air and suppressing windblown dust that carries odour. Increased wind speed is also expected [8], increasing potential for nuisance dust and odour dispersal.

See **Section B.5.4** for commentary on odour reports. The current Draft *Odour Management Plan 2026* has also been prepared, see **Appendix F**.

Air quality for the proposed development is not expected to be different to the existing operations. Greenham will continue to conduct air quality assessments in the form of stack testing for the wood fired boiler and diesel boiler on site.

The planned upgrades to the system will optimise the meat recovery process, retaining more meat during processing. The volume of residual organic byproduct transferred to the rendering plant will be reduced.

Overall, the upgrades will have a positive impact on air-quality.

[8] https://recfit.tas.gov.au/what_is_recfit/climate_change/adapting/projected_impacts

C.3.2 Odour Impact - Proposed Facility

The proposed upgrades are considered an improvement on potential off-site odour impact beyond the boundary due to the relocation of point source odour generating areas, and less by-product for rendering. See **Table C-2** for odour management measures.

Table C-2 Odour Management

Item	Description
Stock holding pens	Stock holding pens will be moved to a new area towards the east, which will be located at a longer distance away from the northern boundary. The stockyards will be covered, including receival and stock wash facility. This will significantly reduce the potential offsite impact of odour at the boundary (see **Appendix B** for site plans).
Rendering plant	A reduction in the volume of by-product processed at the rendering plant will reduce the generation of odours.
Wastewater treatment plant	Existing screw press reduces moisture in solids retrieval process helps to reduce potential odours from the solids recovery process. Uncovered lagoons – contingent, only used in case of other system failure or extreme rainfall
Composting	Only turn windrows under favourable weather conditions. Increase frequency of transferring composted material off-site to reduce stockpile material on-site and therefore reduce potential odours
Woodchip boiler	Continue to monitor emissions from stack
Diesel boiler	Continue to monitor emissions from stack
Contingency Ponds	Odour may occur when the contingency ponds are in use; however, they are rarely used

C.3.3 Odour Impact - Construction

The risks of additional odour impacts during construction are relevant to the odour source areas that are being demolished and replaced. Therefore, this only applies to the stock holding pens which being constructed before the former yards are demolished. There may be some temporary odour during the decommissioning of the old stock yards and earthworks that remove soil from this area.

C.3.4 Potential worst-case scenarios

C.3.4.1 Composting windrow turners

While composting windrow turners are in use, the risk of intense odours reaching sensitive receptors is highest when turning occurs. This can be intensified during unfavourable weather conditions such as high winds or increased temperature.

C.3.4.2 Stock yards

To mitigate regular operational smells, the relocation of stock yards further from the site boundary will reduce the impact of manure odours, which typically intensify on hot days.

C.3.5 Odour operational improvements

Based on previous detailed odour survey work and modelling, the most significant emissions sources were associated with the rendering plant and the wastewater contra-sheer. The findings suggested it may be impossible to comply with the odour design criteria at the property boundary due to the close proximity of the rendering plant.

Greenham Tasmania has made considerable progress to improve point source odour generation over the past decade through the implemented of odour control technology, new equipment (new batch cooker, DAF chemical coagulant, paunch screw press), and through operational improvements and monitoring.

C.3.5.1 Blood Cooking

- Blood is collected in a blood storage tank in the rendering building prior to being coagulated and fed into a dedicated blood batch cooker. The blood meal is used to improve the protein content of the meat meal byproduct.
- Blood cooking is a significant potential source of odour, especially if stale material is processed. The odour complaints in 2011 were traced back to processing of stale blood, hence blood was no longer returned from Longford.

C.3.5.2 Wastewater treatment

- Introducing the new coagulant to the DAF unit has significantly reduced the solids in the wastewater, and the potential odour from the wastewater transferred to sewer. There is potential for odour to be present when the contingency ponds are in use. However, due to the rare use of these ponds, and the fact the wastewater quality has significantly improved, there is minimal odour impact. If in use, as soon as reasonably practicable the wastewater treatment system is reactivated, and wastewater is pumped up to the DAF for treatment.
- Installation of a screw press to dewater the paunch material has significantly reduced the potential odour impact. DAF sludge/compostable material is transported to the composting area via truck for deposition before spreading in windrows. Compost will continue to be managed in accordance with the Compost Management Plan as required under Condition WM7 of the EPN to mitigate off-site odour impacts.
- When mature, the compost is transported and spread at Westmore, a farm owned and operated by Greenham.

C.3.5.3 Housekeeping

Maintaining appropriate work practices and good housekeeping is critical to reducing the risk of odours. Greenham has an ongoing focus on operational improvements through its quality assurance system.

C.3.5.4 Contingency Planning

Breakdown of key rendering infrastructure might increase the risk of odour, especially from the raw material bin. In the event of equipment failure, there are three options:

- continue to operate at full flow rates, with longer operating hours or using standby equipment,
- reduce (or cease) abattoir production to decrease (or cease) flow of raw materials,
- transport rendering material off-site for disposal or alternative processing.

C.4 WATER QUALITY

C.4.1 Existing Water Quality Management

Nearly all the stormwater from site is discharged to Coventry Creek approximately 100m west of the western site boundary. This includes the stormwater sent to the swale drain on south side of Bass Highway. The roadside swale has a headwall to return flow (including some run-off from the highway) into the site stormwater drains. It then flows via open swale (flume) to the creek. Coventry Creek is identified as having Groundwater Dependent Ecosystems (GDE) on the Australian BOM *Groundwater Dependent Ecosystems Atlas.* The drainage map is presented in **Appendix K**.

All rainwater from rooves is discharged to Coventry Creek.

- Gutters to downpipes to underground pipes/drains
- Underground pipes/drains into open swale drains
- Open swale drains and overland flow into the creek.

The vast majority of stormwater (onto ground) is discharged to Coventry Creek:

- Grated pits to underground pipes/drains
- Underground pipes/drains into open swale drains
- Open swale drains and overland flow into the creek.

A small amount of stormwater onto ground is discharged to Trade Waste. This is from northern area of existing site, adjacent the rendering building:

- Grated pits to underground pipes/drains
- Underground (stormwater) pipes/drains into effluent pit
- Underground (effluent) pipes/drains into waste treatment plant
- Through the waste treatment plant/DAF
- Pumped to trade waste discharge.

The daily use of water during 2026 has been approximately 1,126 kL/day for each day of processing, with significantly reduced use on non-processing days (typically weekends). This volume is not expected to change as a result of the upgrades.

For trade waste, the average daily discharge to sewer during 2026 has been approximately 1,101 kL/day for each day of processing (and nil discharge on non-processing days, typically weekends). The daily discharge allowance as per Greenham's trade waste agreement is 1,300 kL/day. Flow is monitored daily by Greenham and TasWater.

Given the upgrades will slightly increase the total amount of surface area, and due to wider capture of stormwater, there will be a minor increase in the total volume sent to sewer. However, the increase has been estimated to be negligible relative to total and fluctuating rainfall patterns. The trade waste increase will still be below the daily discharge allowance limit.

Coventry Creek is located approximately 250 m to the west of the proposed new processing room. Surface water testing is conducted quarterly by Greenham both upstream and downstream of the Site.

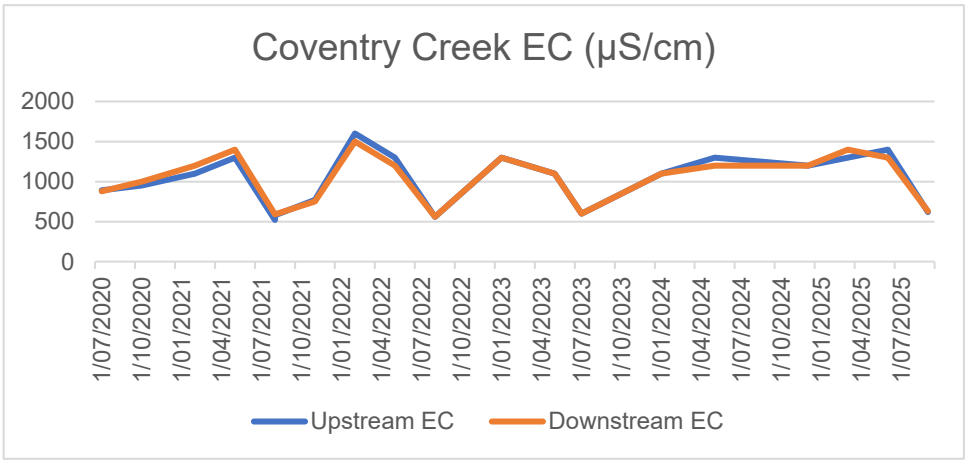
Water quality data in Coventry Creek has been documented by Greenham from July 2020 to September 2025, see **Table C-2**. The creek is tested both upstream and downstream of the Site, see **Figure C-6** for testing locations.

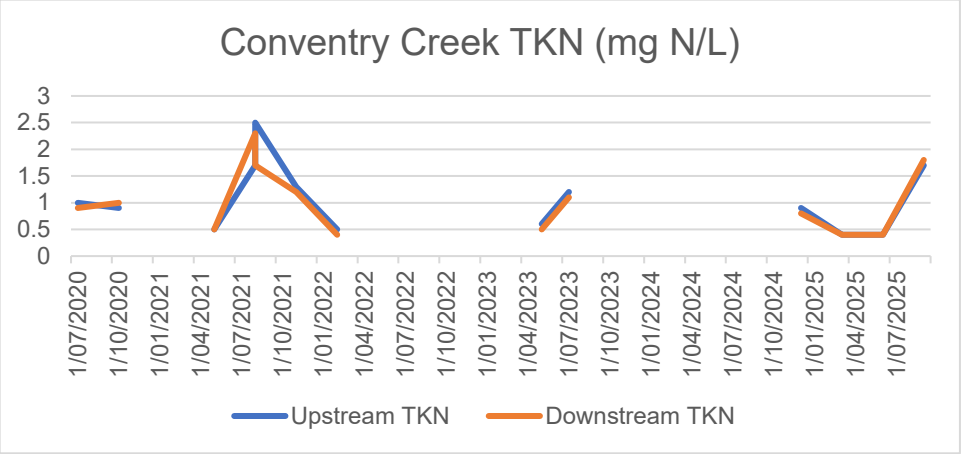
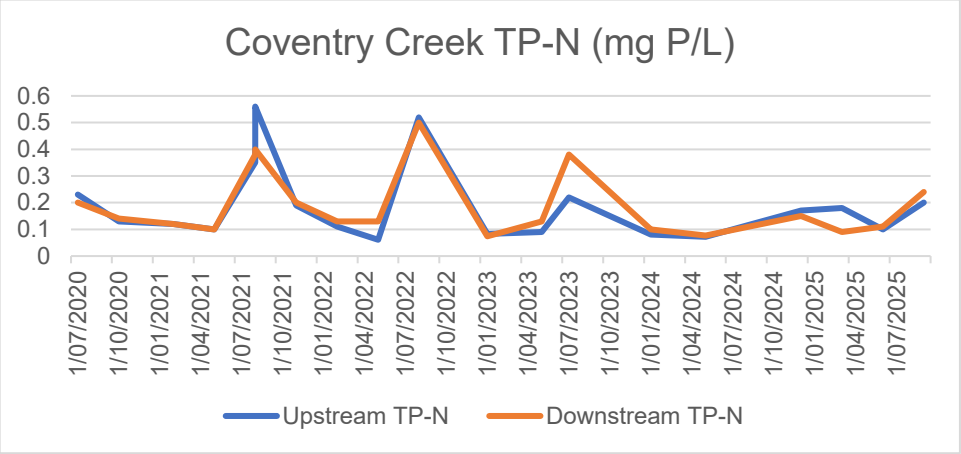
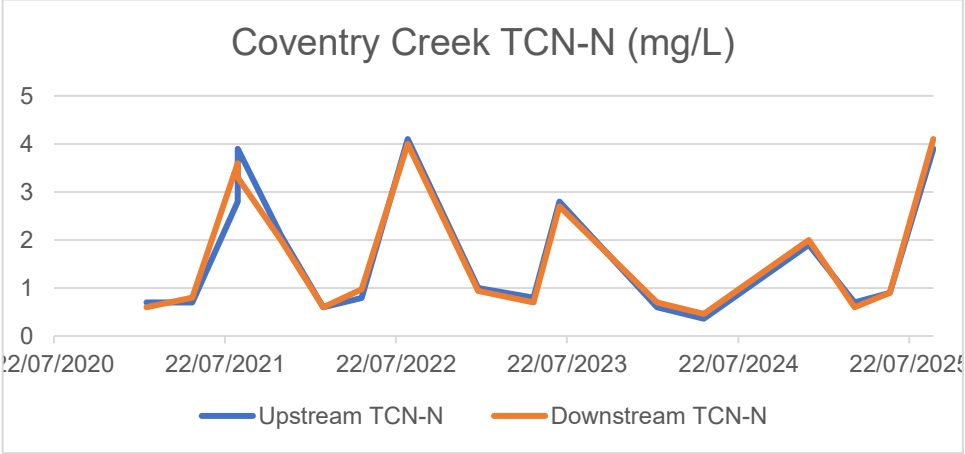
There is insignificant change when comparing upstream and downstream parameter concentrations. The concentrations of the parameters (nutrients) are also very low, with expected seasonal fluctuations.

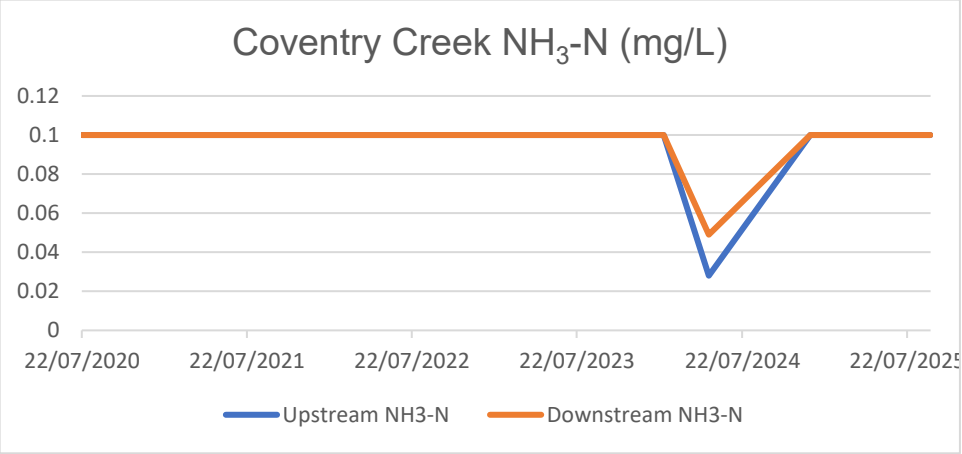
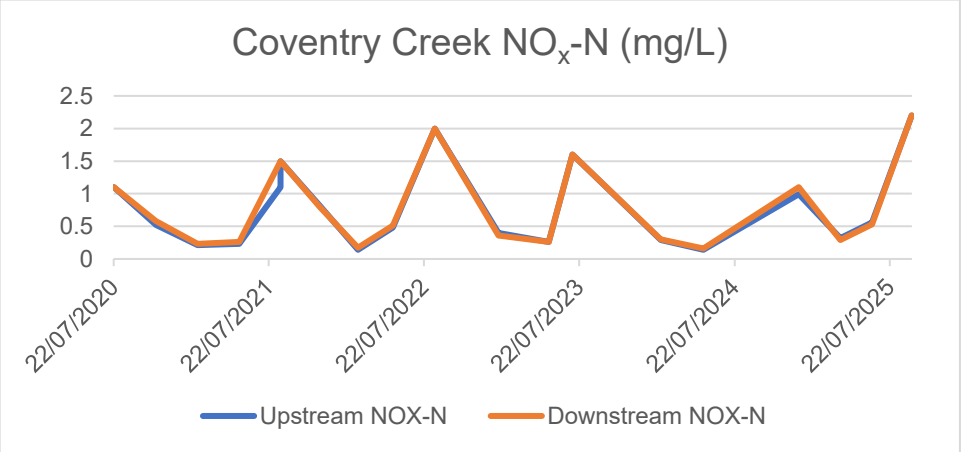
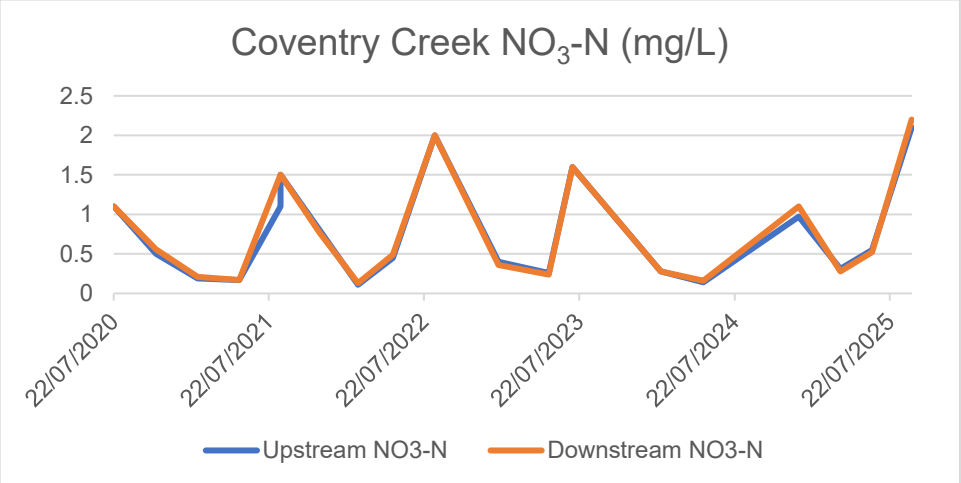
Figure C-6 Surface Water Testing Locations

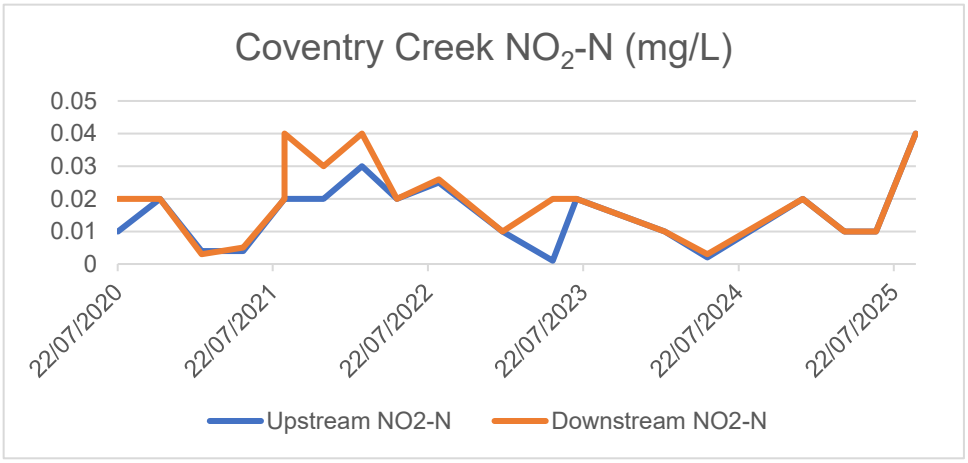


Table C-2 Coventry Creek Historical Data

Parameter	Data
Electrical Conductivity (EC)	

Parameter	Data
Total Kjeldahl Nitrogen (TKN)	
Total Phosphorous (TP)	
Total Combined Nitrogen (TCN)	

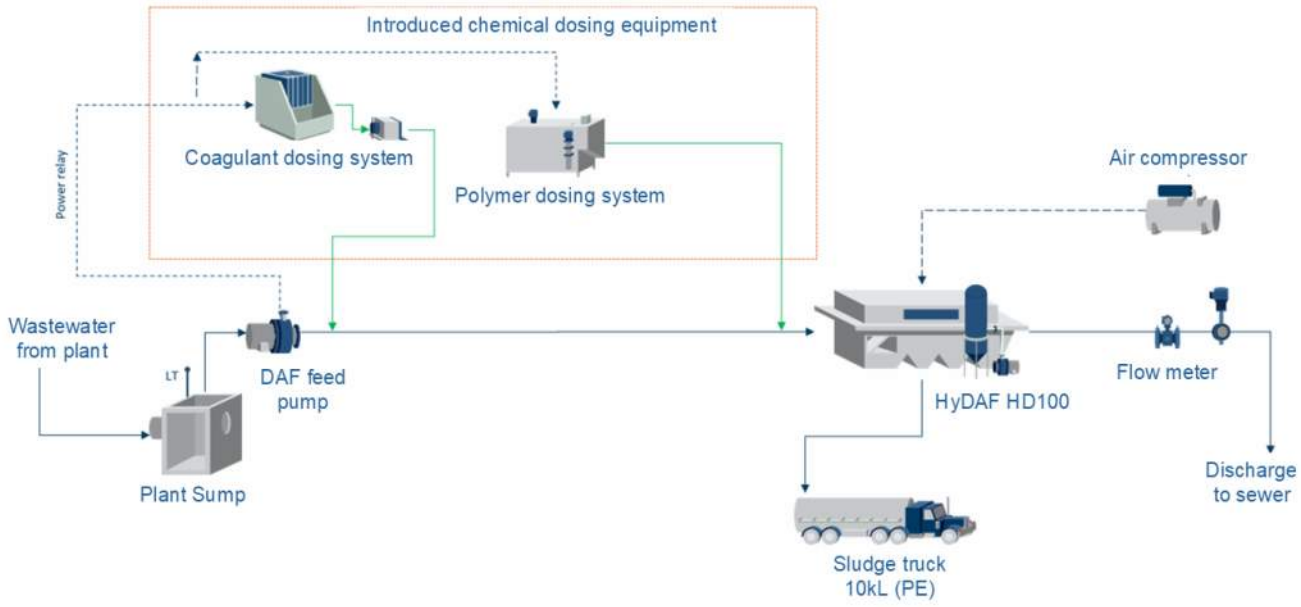
Parameter	Data
Ammonia (NH_3)	
Nitrous Oxides (NO_x)	
Nitrate (NO_3)	

Parameter	Data
Nitrogen Dioxide (NO_2)	

C.4.2 Existing Wastewater Treatment

The existing wastewater treatment process is shown in **Figure C-7**. The wastewater exits the plant to a sump which then feeds to the chemically dosed DAF unit. Sludge from the DAF is transported to the composting area via trailer for deposition before spreading in windrows, and treated effluent is discharged to sewer.

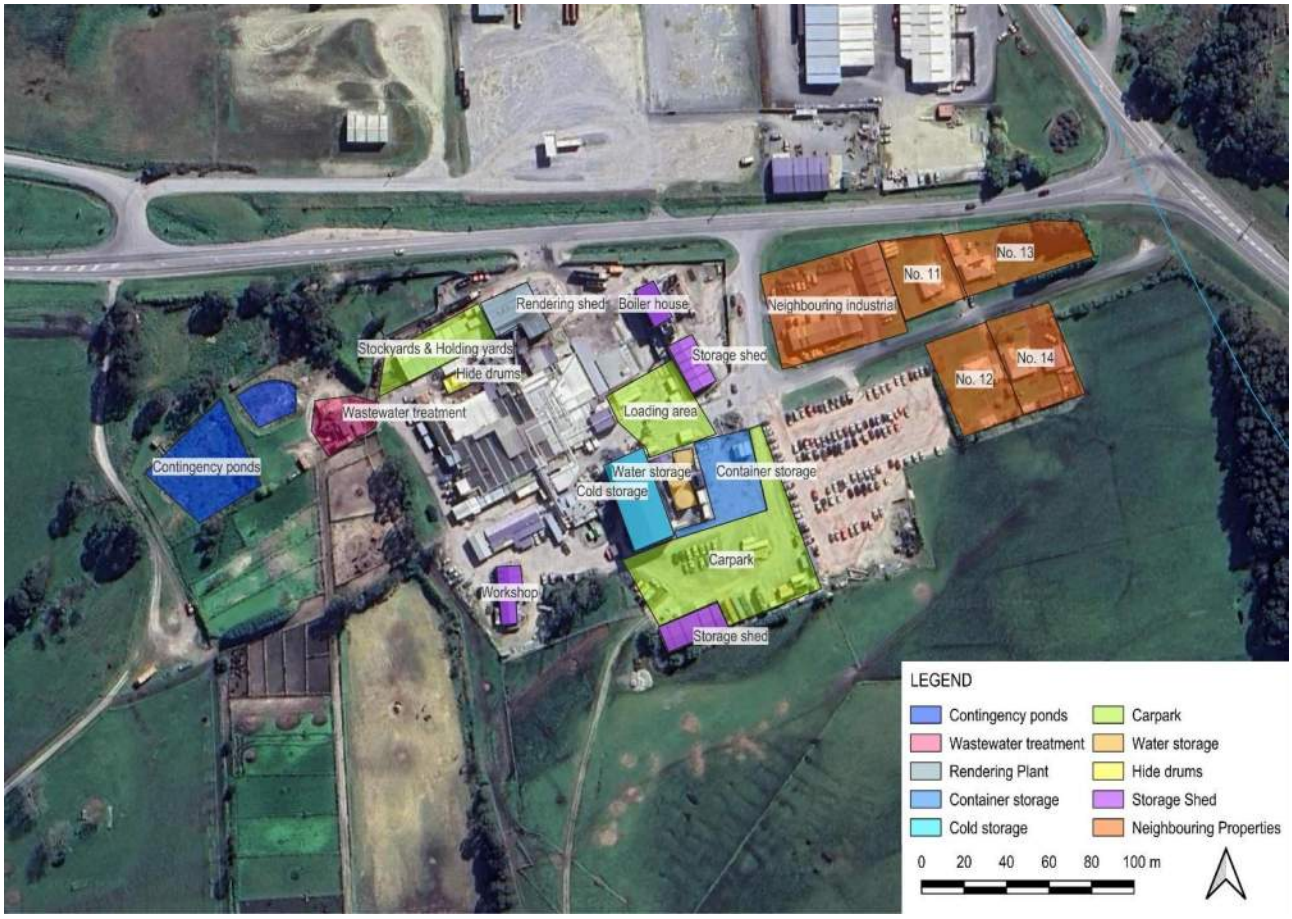
Figure C-7 Wastewater Treatment Process Flow Diagram



In the event of wastewater not being able to be discharged to sewer, the site has two contingency ponds used, see **Figure C-8**. Wastewater from these ponds can then be pumped back into wastewater treatment process and DAF unit, typically overnight when there is sufficient capacity to effectively treat the wastewater without limiting normal operations. The frequency of use of these ponds has typically been once a year, they can hold up to a total of 2 ML. The east pond has a surface area of 21 m by 18 m, and the west pond has a surface area of 35 m by 31 m.

There is potential for odour to be present when the contingency ponds are in use. Due to the rare use of these ponds, there will be minimal odour impact. It is highly unlikely for accidental discharge to the environment as the ponds can hold over two days of total wastewater use, and as soon as reasonably practicable the wastewater treatment system is reactivated, and wastewater is pumped up to the DAF for treatment.

Figure C-8 Contingency Ponds



The trade waste characteristics for FY24-25 are shown in **Appendix H**. With the implementation of coagulant dosing in early 2025, the trade waste quality vastly improved and has continued to meet tradewaste water quality standards in the new financial year.

The pre-slaughter cattle wash uses approximately 100 kL per day of operation. This water is collected, treated and discharged to sewer.

Regular surface water and wastewater monitoring will continue as required.

The proposal is consistent with the *State Policy on Water Quality Management 1997* as it aligns with the objective to protect environmental values, including surface waters. This is achieved through the implementation of the trade waste agreement with TasWater and the contingency pond overflow, as well as continuing the monitoring of surface water and trade waste.

C.4.3 Proposed Water Quality Management

It was communicated with TasWater that the site upgrades will have negligible impact upon the trade waste flows, and water usage is not projected to increase.

In the construction phase of the proposal best practice measures will be put in place to prevent erosion and pollution of streams and waterways by controlling runoff and minimising sediment and nutrient loadings so far as reasonably practicable.

Proposed development planning allows for a rainwater tank, to provide short-term storage of roof run-off capture. This could be re-used in site operations, depending upon rainwater quality and the particular use.

Any such rainwater re-use would replace and reduce existing potable water demand and would discharge via treatment plant to trade waste.

C.5 NOISE EMISSIONS

C.5.1 Background Noise Study

Tarkarri Engineering conducted a background noise study on the facility, see **Appendix G**. A logging sound level meter (Larson Davis LxT) was positioned at 31-33 John St Smithton (MGA coord. 342023, 5475829), approximately 700 m north-west of the abattoir site, for a period of 19 days from 30 June to 18 July 2025. The meter was set to measure 10-minute noise statistics. This location was confirmed with EPA air specialist as the most representative location to measure background noise.

The approach Takarri Engineering used to address the potential noise impacts included the following:

- Deploy and decommission an environmental noise logger (deployed for approximately 3-weeks) and conduct near-field noise measurements of existing infrastructure to be retained.
- Determine potential construction and new operational noise emission sources as a result of the upgrade.
- Develop an inventory of noise source sound power level spectra for the project from onsite noise measurement data, manufacturers noise data for new equipment and Tarkarri Library data.
- Assess predictions in relation to existing ambient noise levels, the requirement of the *Tasmanian Environment Protection Policy (Noise) 2009* and the potential for environmental noise nuisance (including intrusive noise characteristics).

Consideration of distance spreading of noise and localised shielding by structures at the Greenham Tasmania Smithton abattoir site indicate that noise emission levels from the abattoir would be likely be across the following ranges at the closest residential locations to the north, west and east of the abattoir:

- Day: 39 to 32 dBA
- Evening/Night (refrigeration and load out noise sources only): 34 to 27 dBA

The noise report concluded that these upgrades proposed for the Greenham Tasmania Smithton abattoir are unlikely to significantly increase noise emission levels from the site. Operations will remain within the existing hours of operation.

Likely noise emission levels from the abattoir site at residential locations, are well within existing noise levels, and noise nuisance as a result of the operational activities at the abattoir is unlikely.

With the upgrades at the Greenham Smithton abattoir the environmental values of surrounding noise sensitive residential locations are protected.

C.5.2 New Equipment/Infrastructure Noise

The site meets noise protocols as described for an industrially zoned area as per *EPA Victoria Environment Reference Standard* at sensitive receptors – below 60 dBA from 6 am to 10 pm and 55 dBA 10 pm to 6 am. Items identified to be replaced, including livestock delivery loading ramps, plate freezers, active carbon chilling and the new engine room, are similar in design to those in place in the existing facility, and noise generated will be mitigated by being further from the boundary compared to the existing site layout.

The upgrades proposed is unlikely to significantly increase noise emission levels from the site and noise nuisance from the operational activities is unlikely.

The design of the new main building is largely based upon the recent upgrade to Greenham Tongala's facility constructed in 2023. Waveform Acoustics surveyed the site in June 2024 to determine if the site met the requirements as defined in Victoria as their General Environmental Duty and concluded that noise was within the limits based on data collected from the Tongala site and at the boundary– see **Appendix L** for this report. The size of the new building exhaust fan proposed at Smithton facility is expected to meet noise protocols.

C.5.3 Construction and Demolition Noise

There are likely to be loud acute noise impacts, such as demolition of buildings which can impact sleep on nearby sensitive receptors. However mobile machinery noise is to be limited to 7 am to 6 pm as per *Environmental Management and Pollution Control (Noise) Regulations 2016*.

Worst case scenario:

- High-impact demolitions i.e. jack-hammering or hydraulic breaking, occurring directly adjacent to a residential area during the early morning. Vibrations and noise spikes can exceed 75-80 dB(A) which can impact nearby homes, and cause distress and preventing sleep.
  - The use of temporary acoustic blankets or noise curtains draped on the site fence can create a disruption for travelling sound.
  - Implementing respite periods for high-impact tools can give neighbours a predictable break from continuous noise.
- After-hour equipment running or delivery vehicles idling while awaiting start times, can cause running noises outside the noise control times. i.e. low-frequency humming.
- Over-revving Mobile Machinery (beeping).

Table C-3 Potential Construction Noises

Stage	Scenario	Impact on sensitive receptors	Management strategy
Early Works	Delivery trucks and vehicles	Intermittent moderate noise (engine revving, reversing beepers)	Restricted work hours
	Enabling works	Intermittent moderate noise (engine revving, reversing beepers)	
	New buildings	Intermittent moderate noise (power tools), transport vehicles	Temporary acoustic blankets or noise curtains
Stage 01	Delivery trucks and vehicles	Intermittent moderate noise (engine revving, reversing beepers)	Restricted work hours
	Site clearing equipment (chainsaws, mulchers)	Disturbance during early morning start-up	
	Excavators and loaders	Short-term disturbance rather than ongoing impact	
Stage 02	Demolishment of buildings	Loud acute noise, transport vehicles	Restricted work hours
	Enabling work, earthworks, and relocate hides treatment equipment	Intermittent moderate noise (engine revving, reversing beepers)	
Stage 03	Demolish old buildings	Loud acute noise, transport vehicles	Restricted work hours Temporary acoustic blankets or noise curtains
	Build new processing room, new stock yard, new offices.	Intermittent moderate noise (power tools), transport vehicles	
Stage 04	Demolish refrigeration plant	Loud acute noise, transport vehicles	Restricted work hours, Temporary acoustic blankets or noise curtains
	Build plate freezer and sorting room	Intermittent moderate noise (power tools), transport vehicles	
Stage 05	Demolish processing room building and stockyards	Loud acute noise, transport vehicles	Restricted work hours, Temporary acoustic blankets or noise curtains
	Install Chilling Refurbishment	Intermittent moderate noise (power tools), transport vehicles	

C.6 FLORA AND FAUNA

Relevant natural values to the Site were identified using the Natural Values Atlas tool, see **Appendix D**.

The Natural Values Atlas, identified one threatened flora species within 500 m of Site, lime fern. However, this was last documented in 1907 on Site and has not been noted since.

Three fauna species within 500 m of Site were identified – spotted tailed quoll, swift parrot and Tasmanian devils.

TASVEG 4.0 shows non eucalypt forest and woodland growing near and along Coventry Creek near Site, as well as wet eucalypt forest and woodland within 500 m. The threatened community, *melaleuca ericifolia* swamp forest, is partially located on Lot 8 Bass Highway.

Upon review of the Natural Values Atlas and TASVEG 4.0 results there is no expected impact to these natural values. The Site updates will be limited to the northern side of the property, and no impact is expected upon the *melaleuca ericifolia* swamp forest on the southern side.

Tasmanian Devil roadkill incidents have been identified within 500 m of the Site. With consideration for Survey Guidelines and Management Advice for Development Proposals that may impact on the Tasmanian Devil, speed limits observed by personnel moving construction materials will be limited within one hour of sunset and sunrise to mitigate risk of accidental roadkill.

The proposed development would remove three short windbreak rows (nominal lengths of 30 m, 35 m, and 40 m) of mature trees located between existing outdoor overflow stock yards; see **Appendix B** for the site landscaping plan.

Existing windrow trees (to be removed) are introduced species *Hesperocyparis lusitanica* (Mexican Cyprus).

Those trees will be replaced with creation of new windrows aligned to the proposed development works, along the west edge of development footprint.

New windrow trees species will be selected to best balance various site requirements, including visual screening, canopy cover and shade, and bushfire hazard management zone.

Note that the proposed development will not increase operational traffic.

Construction works traffic will be limited due to the long timeframe and staged development program.

Vehicular access for construction will travel by Bass Highway, an integral part of the State road network and the key transport corridor along the northwest coast.

LISTmap indicates there are no flora or fauna of conservation significance located within the Site or Lot 8. There is indication of platypus activity, a conserved species, within Coventry Creek, downstream of the Site, this reiterates the importance of surface water testing that continues to be conducted by Greenham. The latest surface water testing in September 2025 indicated no significant impact from the Site's activities upon water quality, see **Section C.4**.

In the composting area bunds and leachate collection drains are in place to avoid runoff to Coventry Creek. The composting pad slopes gently to the north-east and north-west. Surface water runoff from the composting flows over land through informal marsh areas, which remove suspended material and detain runoff leaving the compost area.

The compost pad is a sealed surface, preventing leaching of contaminants to groundwater, with a total thickness of 450 mm. This was achieved by the following:

- Levelling and grading the area
- A base of 250 mm roller-compacted pit run gravel laid in two layers
- A top layer of 200 mm roller-compacted clay laid in four layers.

C.7 WEEDS, PESTS AND PATHOGENS

Weeds documented on/near Site, from the Natural Values Atlas (within 500 m) include:

- Creeping thistle
- Spanish heath
- Blackberry
- Gorse
- Burrs
- Bathurst burr
- Wild teasel.

It is not expected for any further species to be introduced or spreading of weeds to occur in the process of site updates or future operations of the Site.

Upon identification of weeds, the following is recommended, following the Weed and Disease Planning Hygiene Guidelines 2015, see **Table C-4**.

All trucks that enter Greenham's site are required to be washed with potable water and disinfected each time after the unloading of cattle, utilising the truck washing facility located across the road from the Site. The wash consists of a single bay, concrete slab and apron that drains into a covered sump pit that is then pumped to the sewer main. The washdown procedure requires trucks that enter, park on the hard stand, start the system with their key and hose off using the high-pressure hose.[9]

Table C-4 Weeds and Control Measures[10]

Weed	Control Method	Chemical	Timing	Frequency of Control
Creeping thistle	Small infestations: hand-chipping or pulling the plant Large infestations: chemical treatment	Herbicide	Autumn	One treatment with follow up
Spanish heath	Small plants and seedlings can be hand-pulled or cut and paint with herbicide	Herbicide	Autumn/ early winter	One treatment with follow up
Blackberry	Herbicide	Herbicide: triclopyr and picloram	Year round	One treatment with follow up after 1 m of regrowth
Gorse	Small plants and seedlings can be hand-pulled when the soil is damp	Herbicide	When plants are at least 500 mm high	One treatment with follow up
Burrs/ Bathurst burr	Herbicide	Herbicide	Year round	One treatment with follow up
Wild teasel	Herbicide	Herbicide	Year round	One treatment with follow up

[9] https://nre.tas.gov.au/Documents/Livestock%20Truck%20Washdown%20Review_Final%20Report_Sept%202016%20(0).pdf
[10] https://weeds.org.au/

Upon identification of weeds near Coventry Creek (within 50 m), physical removal methods must first be employed. Where chemical control of pests (including weeds) in streams or along stream banks is used the chemicals used must be registered or approved under the *Agvet Code of Tasmania* and used in accordance with the *Agricultural and Veterinary Chemicals (Control of Use) Act 1996*.

C.8 WASTE

C.8.1 Operational Waste

The wastes generated on site are as detailed in **Table C-5**. General and recycling waste is collected weekly by Veolia to be taken to suitable facilities.

Table C-5 Waste and Compost Production

	Solid Waste to Landfill	Solid Waste to Recycling	Compost to Westmore
Units	Tonnes	Tonnes	Tonnes
Total 2024/25	243.4	27.7	647

Organic material generated by the proposed development is not expected to increase compared to that of the existing permissions held. The Site will continue to minimise waste by composting solids waste (paunch grass, screenings, DAF float, lagoon sludge and lairage waste) and treat wastewater as per the trade waste agreement.

The proposed hide chilling treatment process will eliminate the need to salt the hides, reducing salt content in the trade waste effluent.

There is no spreading of waste on Site. The composted organic material is spread at Greenham's Westmore farm.

The existing site sources organic material from the stockyards (lairage), wastewater treatment (including DAF sludge and dried paunch/screenings) and the contingency ponds (pond sludge), see **Figure C-9**. These are transported via truck to the organic material stockpile at the composting pad before being arranged in windrows for composting. The largest amount of stockpile material held is estimated to be no more than 300 tonnes.

As a result of the upgrades, the origin of organic material, where the main work area is will be relocated to the existing stock yard space.

The major byproduct, rendered fats, are stored and processed in the rendering shed which will be unchanged from existing operations.

The main generation of liquid waste during construction – both civil and building works – is site (stormwater) run-off.

Figure C-9 Existing Waste Sources



C.8.2 Construction waste

Waste management for asbestos will be investigated to determine transport ability and a lawful facility capable of receiving asbestos if it is determined that asbestos is present. There are two locations in the Circular Head Council region capable of receiving asbestos: White Hills Transfer Station and Port Latta Landfill.

The building construction will generate solid waste, including asbestos containing materials during demolition works. All asbestos will be removed under an approved plan by licensed professionals, including removal, clearance verification, transport, and disposal at licensed facility.

The construction contractors will establish and maintain an erosion and sediment control plan.

Likely measures include managed stockpiles, dust and litter control, rumble grid (dry wheel wash), early drainage connection from new works.

The building construction works will include slurry generating activities, principally from concrete works.

Slurry generating activity will be contained within designated areas, and slurry will be collected for settling and subsequent disposal (solids off-site and water re-used in on-site construction).

Other solid waste from building construction will be minimised in first instance through careful planning, including BIM for precision in design, and off-site pre-fabrication of major structural elements where possible.

The contractor will establish and maintain waste management plan throughout building construction.

Likely measures include selection of materials with reduced packaging and separating products for re-use and recycling.

The Port Latta landfill will be utilised for C&D waste disposal where no recycling opportunities are found.

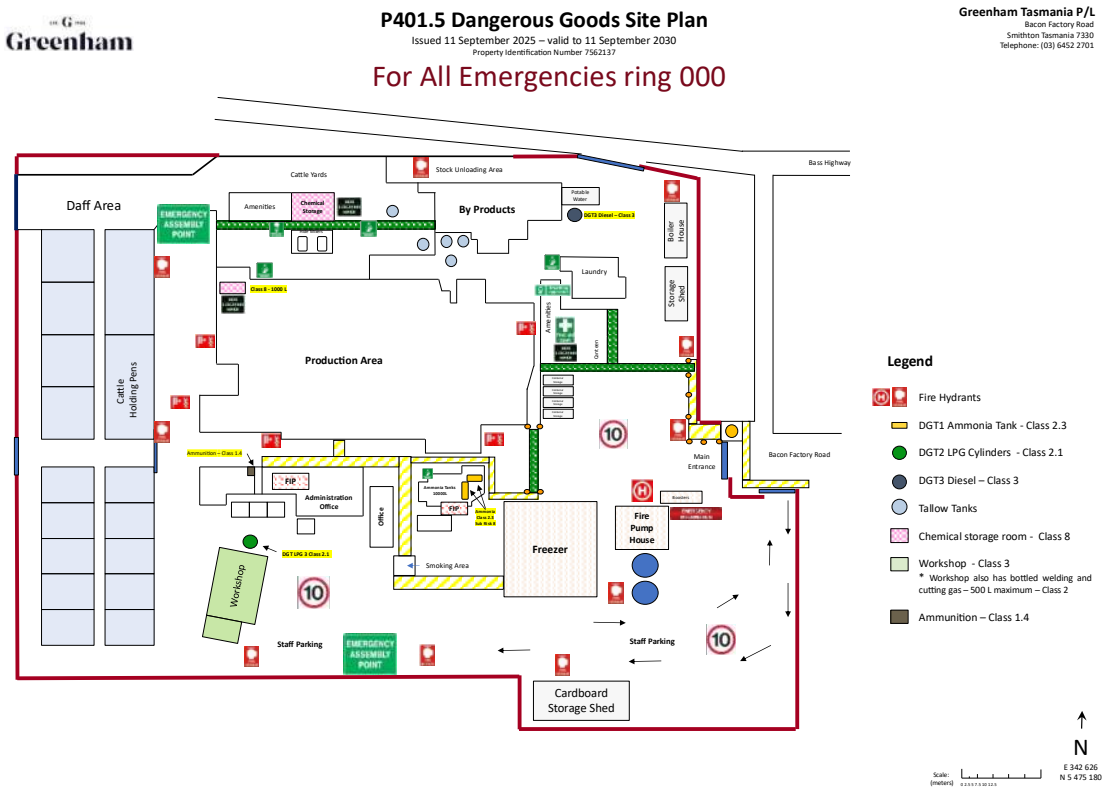
C.9 ENVIRONMENTALLY HAZARDOUS SUBSTANCES

There will be no new substances introduced on site for the new operations once constructed. Current substances stored onsite include:

- Diesel – two tanks – 32,000 L and 3,500 L
- Refrigerant – Ammonia 8,500 kg and Freon 404A 150 kg
- Cleaning fluid, Chlorkleena – 24 x IBCs of 1,000 L used annually
- Sodium chlorite – 4 x IBCs of 1,000 L used annually
- LPG – 10,000 L
- Tallow tanks – 75,000 L.

A plan detailing the locations of the various dangerous goods is as in **Figure C-10**. This plan will be revised for the new site.

Figure C-10 Dangerous Goods Site Plan



Spill kits are located strategically throughout the Site appropriate for the types and volumes of hazardous materials.

All environmentally hazardous materials on site exceeding 250 L are stored with spill collection bunding with:

- At least 110% of the combined volume of any interconnected within the bunding area or
- At least 110% of the largest storage vessel or
- At least 25% of the total volume of all vessels stored in the spill collection bund.

The bunded containment areas are:

- Made of materials that are impervious to environmentally hazardous material stored within the bund
- Are graded or drained to a sump to allow recovery of liquids
- Chemically resistant to the chemicals stored or transferred
- Designed and managed such that any leakage or spillage is contained within the area (including where such leakage emanates vertically higher than the bund wall)

- Designed and managed such that the transfer of materials is adequately controlled by valves, pumps and meters and other equipment wherever practical. The equipment is adequately protected (for example, with bollards) and contained in an area designed to permit recovery of any released chemicals
- Designed such that chemicals which may react dangerously if they come into contact have measures in place to prevent mixing
- Managed such that the capacity of the bund is maintained at all times (by regular inspections and removal of obstructions).

There is no expected increase to environmentally hazardous substances held or produced by the proposed development compared to that of the existing permissions held.

The site's asbestos management plan is presented in **Appendix M**.

C.10 SITE CONTAMINATION

The Site has been in use as an abattoir for circa 80 years and was likely previously farmland, e.g. grazing land, given its rural setting and the areas agricultural history.

The 2002 Mineral Resources Tasmania (MRT) survey report, titled "*Groundwater quality investigations at the Blue-Ribbon abattoir, Smithton*", identified dehydrated animal fat trenches around the Site, see **Figure C-11**. Another report by MRT "*The effects of waste disposal on groundwater quality in Tasmania*", estimated 500,000 tonnes of waste had been buried on site over a period of 50 years. This estimate is likely inaccurate as this volume of waste would require a much larger area than available on the 4 Bacon Factory Road site.

Since Greenham took over operations in 2002 there has been no trenches dug or deposition of waste to land. The site of the old landfill is now occupied by the composting clay pad. The previously "active" dehydrated animal fat trenches will not be impacted by the site upgrades. The "recent" trenches are highly unlikely to be impacted by the construction of proposed access road, as the southern tip of the road will be just below the existing road, circled in red in **Figure C-11**. If any contaminated soil is identified, it will be stored separately to non-contaminated soils/materials, and a third party will be contacted to organise collection/contaminated materials remediation.

Further, the 2002 MRT survey report detailed that impact to groundwater is negligible. Only ammonia and ortho-phosphorous were above typical levels in 2000. Surface water monitoring undertaken by Greenham has indicated no impact to Coventry Creek.

Greenham's Smithton abattoir is regulated under the Meat and Poultry Food Safety Scheme (Meat and Poultry Scheme), which is established by the *Primary Produce Safety (Meat and Poultry) Regulations 2024*.

The Meat and Poultry Scheme require Greenham to be accredited by Biosecurity Tasmania, and to operate in accordance with an approved and audited food safety program.

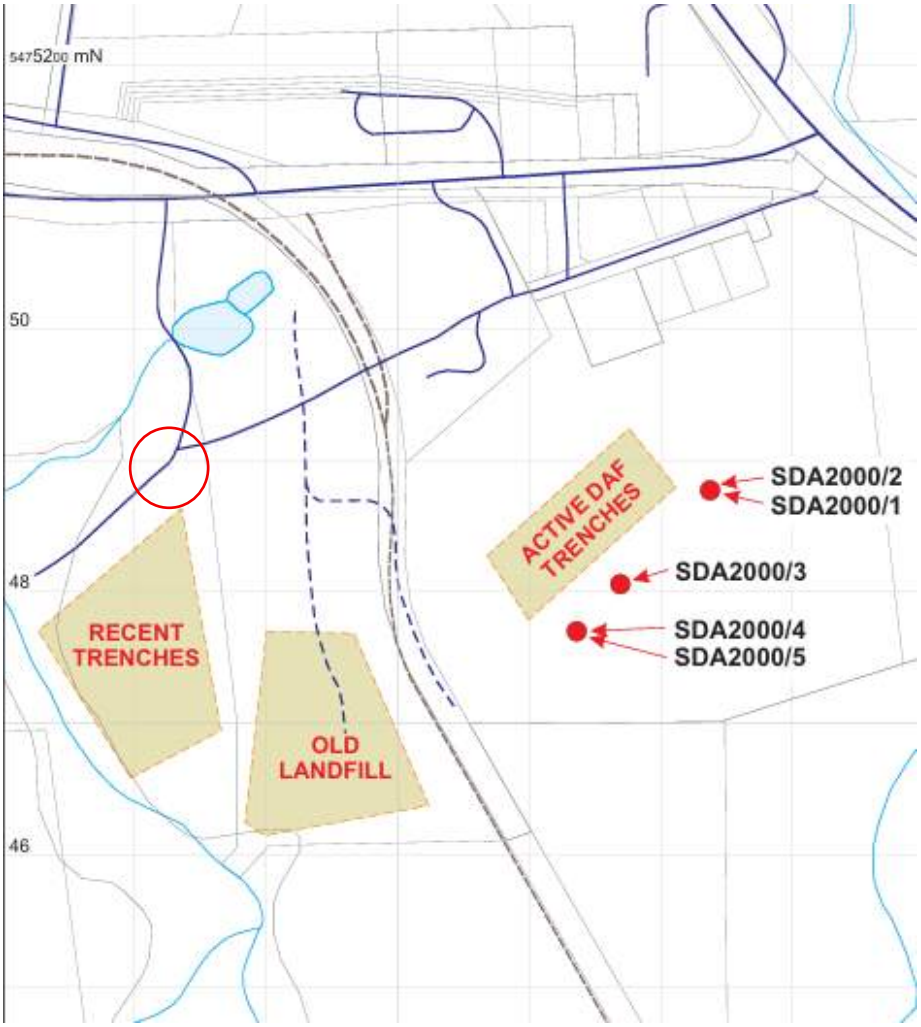
Greenham is also required to comply with the applicable Primary Production and Processing (PPP) standards in the Australia New Zealand Food Standards Code (Food Standards Code), i.e. Standard 4.2.3 Primary Production and Processing Standard for Meat, and the *Australian Standard for the Hygienic Production and Transportation of Meat and Meat Products for Human Consumption (AS 4696:2007)*.

Site assessment and location of historic contamination sites indicate that the proposed development works are not located near any known areas of contamination.

Design of civil construction works provides for balanced earthworks, with any disturbed soil from excavation 'cut' to be re-used as buried material in adjacent 'fill' activity.

Any suspected contamination encountered during construction would pause works, including stockpile of material in suitable temporary storage location (including erosion, dust, and leachate controls), testing and classification of contaminants against IB-105, and appropriate disposal including as a controlled waste if required.

Figure C-11 Trench Locations



C.11 MONITORING

Environmental monitoring will continue as described in **Section D**. There is no anticipated change to monitoring required with the proposed development. The Odour Management Plan will be revised following the upgrades to reflect the new facilities.

During construction air and noise quality will be monitored closely by the construction and site managers.

C.12 DECOMMISSIONING AND REHABILITATION

In the event that the licenced activities are to cease, the decommissioning of the Site would fall under a Decommissioning and Rehabilitation Plan (DRP) for the abattoir plant. EPN 683/2 Condition R3 outlines the following regarding rehabilitation following activity cessation:

- *Stabilisation of any land surfaces that may be subject to erosion*
- *Removal or mitigation of all environmental hazards or land contamination that might pose an on-going risk of causing environmental harm*
- *Decommissioning of any equipment that has not been sold*.

Decommissioning may also include the following aspects:

- **Buildings:** Removal of hazardous materials from building fabric prior to any demolition e.g. ACM
- **Storage tanks:** Pumping out of residual products, degassing, draining of lines and removal
- **Stores:** Removal of any hazardous products or wastes e.g. chemicals in maintenance stores

- **Refrigeration units:** Removal and degassing of refrigeration gases, possibly including CFCs
- **Plant and equipment:** Decontamination, disconnection, removal of boilers, condensers, transformers
- **Abstraction bores:** Decommissioning of bores by licensed drillers, per EPA guidance
- **Pipelines:** Decontamination, disconnection, removal of overhead pipe bridges and buried pipelines
- **Stormwater system:** Draining and disconnection, possibly removal if not to be retained
- **Fire hydrant system:** Draining and disconnection, possibly removal if not to be retained
- **Sewage system:** Draining and disconnection, possibly removal if not to be retained
- **Wastewater system:** Draining and disconnection including removal of effluent lines to ponds
- **Ponds**: Draining and backfilling, if not to be utilised as ecological surface water resources
- **Surfaces:** Once all other decommissioning is complete, remove concrete floors and aprons
- **Subsurface structures:** Breaking out and removal of foundations, pits, chambers, manholes etc.
- **Roadways:** Once all other decommissioning is complete, removal if not to be retained.

C.13 GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

Greenham will aim to maximise locally sourced construction materials for the proposed upgrades.

Local consultants and contractors, including Verto, Tarkarri Engineering and other local/Tasmanian companies will be utilised as much as possible to minimise emissions from travel from mainland Australia, as well as bolstering the Tasmanian economy by supporting local business.

The impacts of the proposed activity in relation to Tasmania's Climate Change Strategy will be minimal, with upgrades to the facility improving the efficiency of production and reducing waste, following the Strategy's opportunities to reduce emissions, as detailed below.

C.13.1 Waste

Greenham will continue to divert waste from landfill by composting organic waste streams onsite.

Wastewater will continue to be managed under the trade waste agreement and have regard to the hierarchy of waste management.

C.13.2 Energy

Measures to improve energy efficiency will be undertaken, including new energy efficient lighting, thermal insulation in the new processing room building. Greenham will continue to make use of bioenergy through the Site's woodchip boiler.

C.13.3 Transport

The proposed new access via Lot 8 Bass Highway allows for larger trucks to enter. The proposed design further is designed to allow for efficient offloading of cattle with two access ramps. The current entry via Bacon Factory Road is difficult to access and limits truck movement, leading to increased idling time.

C.13.4 Climate change impact

Long-term impacts of climate change are expected to be minimal for the Site.

LISTmap indicates long-term sea level rise/storm tides (up to 2100) will not impact the Site directly, although a small portion of the town of Smithton may be impacted.

Intense storm events will result in increased stormwater in short periods of time. The contingency ponds are able to hold a sufficient amount of water (approximately 1.3 ML) should the wastewater treatment system be overburdened for up to two days of operation.

Stressors and risks include climate change related variations in temperature, rainfall, and evaporation. The seasonality and intensity of rainfall is predicted to have a greater impact on water quality than climate-change induced increases in temperature rise or evaporation, due to the strong linkage between nutrient transport and river flow. On a local scale, temperature rise, and increased evaporation may result in increased stress to aquatic fauna, and/or shifts in community composition in the longer term.

D. SUMMARY OF MANAGEMENT MEASURES

Monitoring will be continued to be followed as established in EPN No. 683/2, Permit Part B No. 10240 for the operation of a wood fired boiler and EPN No. 11486/1 for the operation of a 10 MW oil-fuelled boiler, as detailed in **Table D-1**.

Table D-1 Existing Monitoring Measures

Management Measure	Timeframe
Sample and analyse water quality in Coventry Creek upstream and downstream of the site	Quarterly
Compost monitoring and sample testing according to the Compost Management Plan	Annual composition testing and daily temperature monitoring of the windrows
Stack testing of the wood chip boiler and diesel boiler	Annually
Soil testing for composting land	Annually
Wastewater – as per trade waste agreement with TasWater	Four per month

In the process of developing the new facility, the following management measures in **Table D-2** are proposed.

Table D-2 Proposed Management Measures

Management Measure	Timeframe	Responsible Entity/Persons
Develop a dust management plan for construction activities	At least 30 days prior to commencement of construction and demolition activities	TBD – to be arranged at the appropriate time
Follow dust management plan for construction activities	In construction/demolition phases	Site manager/construction manager
Develop an odour management plan for construction activities	At least 30 days prior to commencement of construction and demolition activities	TBD – to be arranged at the appropriate time
Follow odour management plan for construction activities	In construction/demolition phases	Site manager/construction manager
Solid waste management plan for construction activities	At least 30 days prior to commencement of construction and demolition activities	TBD – to be arranged at the appropriate time
Follow solid waste management plan for construction activities	In construction/demolition phases	Site manager/construction manager
Speed limits observed by personnel moving construction materials will be limited within one hour of sunset and sunrise to mitigate risk of accidental roadkill on site (10 km/hr)	In construction/demolition and operational phases	Construction/site manager
Best practise measures will be put in place to prevent erosion and pollution of streams and waterways by runoff	In construction/demolition phases	Construction/site manager

Table D-3 Construction Commitments Reister

Environmental Factor	Management Measure
Dust Management	• Implement water cart / mobile water sprayer on unsealed roads during dry or windy conditions • Limit vehicle speed to 10km/hr • Utilise truck and wheel wash facilities for construction vehicles • Tarps to cover temporarily exposed surfaces • Rumble grids at construction vehicle site entry/exit • Temporary dust breaks/fencing.
Water Quality	• Prepare and implement erosion and sediment controls during earthworks.
Noise Management	• Restrict demolition and construction activities to approved working hours • Use temporary acoustic blankets/noise curtains during demolition works where required • Implement respite periods for high-impact demolition activities • Monitor construction noise and investigate complaints.
Flora and Fauna	• Maintain 10 km/h speed limit within one hour of sunrise and sunset to reduce wildlife strike risk • Replant windrows to replace removed vegetation • Select replacement species that provide screening and minimise bushfire risk.
Weeds and Biosecurity	• Manage weeds in accordance with Weed and Disease Planning Hygiene Guidelines 2015.
Waste, Asbestos and Contamination	• Implement erosion and sediment control plan • Implement construction waste management plan • Maximise reuse and recycling of demolition materials • Manage concrete slurry in designated containment areas • Remove asbestos under approved asbestos plan by licensed contractors • Stop work and assess, clarify and appropriately dispose of any contaminated soil encountered.

Table D-4 Operations Commitments Register

Environmental Factor	Management Measure
Odour Management	• Covered stockyards located further from sensitive receptors • Operate composting in accordance with CMP • Turn compost windrows over only in favourable weather conditions • Increase frequency of compost removal off-site to minimise stockpiles • Annual stack emission monitoring of boilers • Maintain effective housecleaning procedures • Implement rendering contingency measures during equipment failures.
Water Quality	• Maintain contingency ponds

Environmental Factor	Management Measure
	• Continued compliance TasWater's TWA • Continue routine surface water and wastewater monitoring • Investigate rainwater reuse options.
Noise Management	• Relocation noise emitting infrastructure further from the site boundary.
Flora and Fauna	• Maintain 10 km/h speed limit within one hour of sunrise and sunset to reduce wildlife strike risk.
Weeds and Biosecurity	• Manage weeds in accordance with Weed and Disease Planning Hygiene Guidelines 2015 • Prioritise physical weed removal within 50 m of Coventry Creek • Ensure herbicide use complies with applicable legislation • Continue truck washdown and disinfection following livestock unloading.
Hazardous Substances	• Maintain spill kits appropriate to stored substance throughout the site • Maintain bunded storage for hazardous material • Conduct routine inspections of bunding and containment infrastructure.

E. PUBLIC AND STAKEHOLDER CONSULTATION

Greenham has procedures in place for consultation with stakeholders following the receipt of any formal complaints.

The intention of Greenham is to continue its existing activities on the Site into the foreseeable future. The continued and successful operation of the plant is recognised and supported by the local community because of the significant contribution to the local economy. A Community Consultation Plan has been created to identify, plan and record the communications and activities with relevant stakeholders, see **Appendix E**.

The Development Application lodged to Circular Head Council and assessment process requires the application to be advertised in local newspaper, with notices published every Wednesday and Saturday.

The relevant plans will be available for public viewing at the Circular Head Council office and on the Council website.

F. REFERENCES

Animal Health Australia. (2012). *Australian Animal Welfare Standards and Guidelines – Land Transport of Livestock.* Retrieved from https://animalwelfarestandards.net.au

Applegate Farms, LLC. (2025). *Food Safety and Quality Requirements Manual.* Retrieved from https://applegate.com

AUS-MEAT Limited. (2024). *AUS-MEAT National Accreditation Standards.* Retrieved from AUS-MEAT National Accreditation Standards

AUS-MEAT Limited. (2024). *AUS-MEAT National Accreditation Standards.* Retrieved from https://www.ausmeat.com.au/

Australian Food Regulation Standing Committee. (2023). *AS 4696:2023 Australian Standard for the Hygienic Production and Transportation of Meat and Meat Products for Human Consumption.* Retrieved from https://standards.org.au

Australian Meat Industry Council. (2022). *Industry Animal Welfare Standards for Livestock Processing Establishments Preparing Meat for Human Consumption.* Retrieved from https://amic.org.au/wp-content/uploads/2021/10/AMIC-Ed-3-Industry-Animal-Welfare-Standard_Final-effective-1-Jan-2022.pdf

Australian Meat Industry Council. (2025). *Industry Animal Welfare Standards for Livestock Processing Establishments Preparing Meat for Human Consumption.* Retrieved from https://aawcs.com.au/standards/

Bass Strait Livestock Shipping Committee. (2017). *Animal Welfare Guidelines: Transport of Livestock Across Bass Strait.* Retrieved from https://nre.tas.gov.au/biosecurity-tasmania/animal-welfare/legislation-standards-guidelines/animal-welfare-standards-guidelines/transport-of-livestock-across-bass-strait

BRCGS . (2022). *Global Standard for Food Safety: Issue 9.* Retrieved from https://brcgs.com

Bureau of Meteorology. (2026). *Groundwater Dependent Ecosystems Atlas Map*. Retrieved from https://www.bom.gov.au/water/groundwater/gde/map.shtml

Costco Wholesale. (n.d.). *Food Safety & Quality Audit Expectations (Version 2.0).* Retrieved from https://www.costco.com/

Department of Agriculture, Fisheries and Forestry. (2025). *Microbiological Manual for Sampling and Testing of Export Meat and Meat Products.* Retrieved from https://www.agriculture.gov.au/biosecurity-trade/export/controlled-goods/meat/elmer-3/microbiological-manual

Department of Primary Industries, Parks, Water and Environment. (2011). *Smithton Syncline Groundwater Management Area: Hydrogeology, Groundwater and Surface Water Connectivity.* Retrieved from https://nre.tas.gov.au/Documents/Groundwater%20and%20Surface%20Water%20Connectivity%20in%20Tasmania%20-%20Smithton.pdf

Department of Primary Industries, Water & Environment. (2001). *Wastewater Management Guidelines: Meat Premises & Pet Food Works.* Retrieved from https://epa.tas.gov.au/documents/wastewater_management_guidelines_for_meat_premises_and_pet_food_works.pdf

Food Standards Australia New Zealand. (2015). *Australia New Zealand Food Standards Code.* Retrieved from https://www.foodstandards.gov.au/food-standards-code/legislation

Food Standards Australia New Zealand. (2023). *Food Industry Food Recall Protocol: A Guide for Writing a Food Recall Plan and Conducting a Food Recall.* Retrieved from https://www.foodstandards.gov.au/

General Mills. (2024). *General Mills Ingredient Supplier Manual (Version 1.7).* Retrieved from https://www.generalmills.com/

Greenstock . (2025). *Abattoir and Boning Room Quality Standard: Beef, Lamb, Pork (Version 3.8).* Retrieved from https://www.woolworthsgroup.com.au/

Humane Farm Animal Care. (2025). *Humane Farm Animal Care Welfare Standards.* Retrieved from https://certifiedhumane.org

North American Meat Institute. (2021). *Recommended Animal Handling Guidelines & Audit Guide.* Retrieved from https://meatinstitute.org

OSI Group. (2026). *Red Meat, Poultry & Fish Raw Material Vendor Expectations (RMVEG).* Retrieved from https://osigroup.com

Parliament of Australia. (1997). *Australian Meat and Live-stock Corporation Act 1997.* Retrieved from https://www.legislation.gov.au/

Parliament of Tasmania. (1994). *Environmental Management and Pollution Control Act 1994.* Retrieved from https://legislation.tas.gov.au

Parliament of Tasmania. (1995). *Animal Health Act 1995.* Retrieved from https://legislation.tas.gov.au

Parliament of Tasmania. (2011). *Primary Produce Safety Act 2011.* Retrieved from https://www.legislation.tas.gov.au/view/html/inforce/current/act-2011-036

Parliament of Tasmania. (2014). *Primary Produce Safety (Meat and Poultry) Regulations 2014.* Retrieved from https://legislation.tas.gov.au

Parliament of Tasmania. (2016). *Animal Health Regulations 2016.* Retrieved from https://www.legislation.tas.gov.au/view/whole/html/repealed/2023-05-17/sr-2016-067

Standing Committee on Agriculture and Resource Management. (2001). *Australian Animal Welfare Standards and Guidelines.* Retrieved from https://www.agriculture.gov.au/agriculture-land/animal/welfare/standards-guidelines

Tasmanian Livestock Processing Taskforce. (2024). *Animal Welfare Guidelines: Handling of Animals at Tasmanian Livestock Processing Premises 2024.* Retrieved from https://nre.tas.gov.au/biosecurity-tasmania/tasmanian-livestock-processing-taskforce

Appendix A Title Search Volume 178708 Folio 1

Department of Primary Industries, Parks, Water and Environment

LAND TITLES OFFICE - LAND TASMANIA

GPO Box 541, Hobart, Tasmania 7001
Ph (03)61654444
Email:
titles.enquiries@dpipwe
.tas.gov.au Web:
www.dpipwe.tas.gov.au

Tasmanian Government

17 November 2020

TO: **JONATHAN**
SMITH LAWYERS
DX 70702
SMITHTON 7330

NOTICE OF
ACCEPTANCE
OF

SEALED PLAN NO: **178708**

SUBDIVIDER: **GREENHAM TASMANIA PTY LTD**

I have accepted this Plan. Enclosed is a copy in the form in which it has taken effect.

Titles issued and dispatch details are as follows:

Volume	Folio	Dispatch
178708	1	Edition of: 23-Nov-2020 held on behalf of: NATIONAL AUSTRALIA BANK LIMITED

ROBERT MANNING
Recorder of Titles

COUNCIL APPROVAL

Registered Number

SP 178708

Insert any qualification to the permit under section 83(5), section 109 or section 111 of the Local Government (Building & Miscellaneous Provisions) Act 1993

The subdivision shown in this plan is approved

In witness whereof the common seal of Circular Head Council has been affixed, ~~pursuant to a resolution of the Council~~ of the said municipality sealed ~~passed~~ the 23rd day of July 2020, in the presence of us

Member ..... D. H. Quilliam .....

Member .....

Council Delegate .....

Council Reference SA 2019/007

PID 7448983, 3368628

NOMINATIONS

For the purpose of section 88 of the Local Government (Building & Miscellaneous Provisions) Act 1993 the owner has nominated

JONATHAN SMITH ..... Solicitor to act for the owner

MICHELL HODGETTS SURVEYORS (Paul Hodgetts) ..... Surveyor to act for the owner

OFFICE EXAMINATION: Indexed ..... Computed ..... Examined 28/10/20

OWNER: GREENHAM TASMANIA PTY LTD

FOLIO REFERENCE:
F/R 107370-3, F/R 39289-7, F/R.52108-1, F/R 35716-1 & F/R.33432-4

GRANTEE:
PART OF LOT 23006, 100a.2r.23p GTD TO HARRY HANSON & WILLIAM GEALE. PART OF LOT 40304, 8867m² GTD TO ARNOLDS ASSOCIATED HOLDINGS PTY LTD
PART OF LOT 9008, 25a.0r.32p GTD TO JOHN YOUNG
WHOLE OF LOT 1, 1.058ha VESTED IN THE AUSTRALIAN NATIONAL RAILWAYS COMMISSION

PLAN OF SURVEY

BY SURVEYOR: PAUL HODGETTS of MICHELL HODGETTS SURVEYORS
Po.Box 712 DEVONPORT, 7310

LOCATION:
TOWN OF SMITHTON
LAND DISTRICT OF WELLINGTON
PARISH OF FORD

SCALE 1:3000 LENGTHS IN METRES

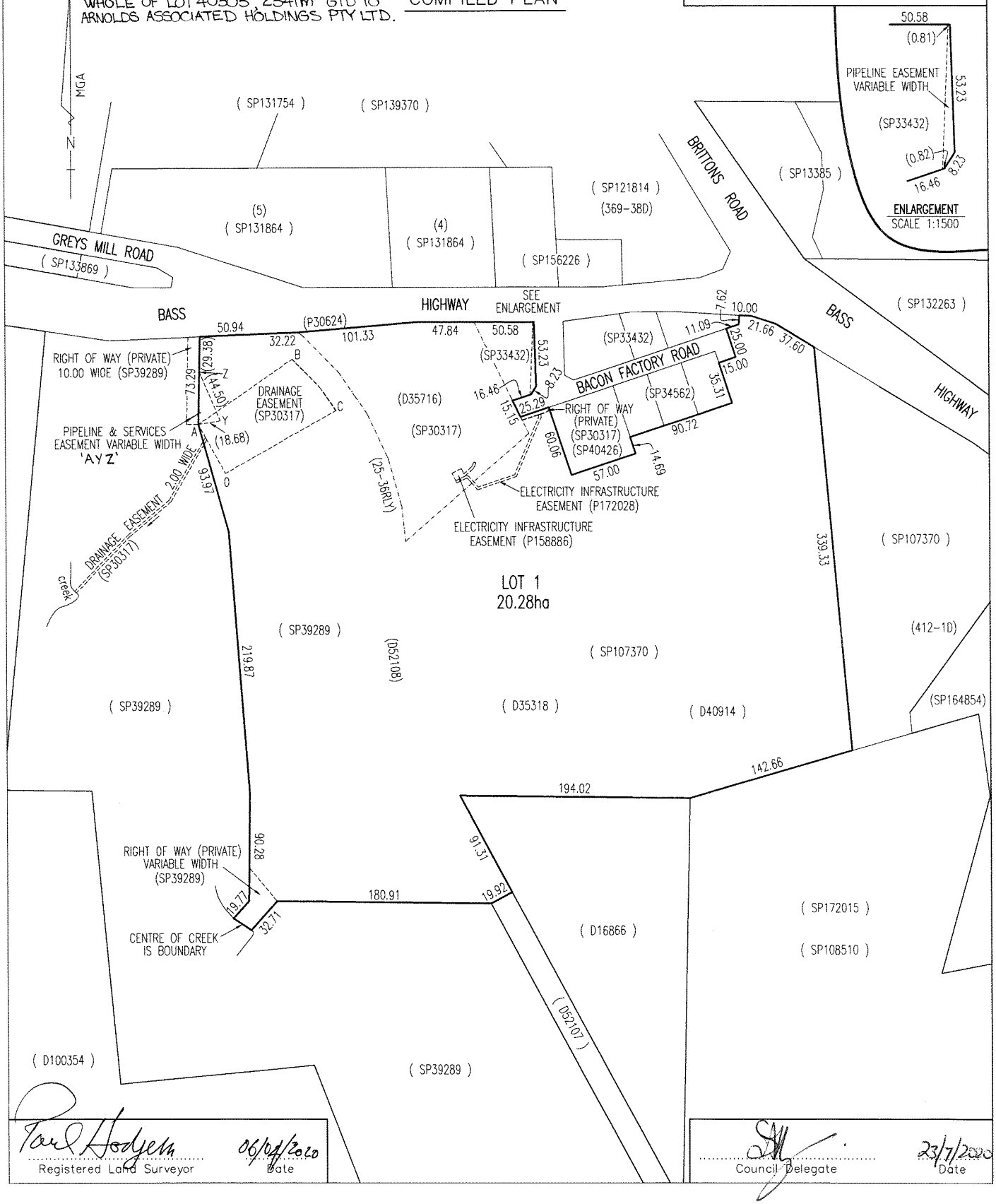
REGISTERED NUMBER
SP178708

APPROVED
EFFECTIVE FROM 23 NOV 2020
Recorder of Titles

PART OF LOT 23, 198A.1R.0P GTD TO ROBERT KAY.
WHOLE OF LOT 40303, 2341m² GTD TO ARNOLDS ASSOCIATED HOLDINGS PTY LTD.

COMPILED PLAN

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



Paul Hodgetts
Registered Land Surveyor

06/07/2020
Date

Council Delegate

23/7/2020
Date

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 178708

PAGE 1 OF 5 PAGES

EASEMENTS AND PROFITS

Each lot on the plan is together with: -
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to: -
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

That part of Lot 1 on the plan formerly comprised in Lot 7 on Sealed Plan 39289
~~Lot 1 on the plan~~ is together with a right of carriage way over the ~~strip of land 10.00 wide marked~~ "Right of Way (Private) 10.00 wide" ~~set forth in SP39289~~. (SP39289)

Lot 1 on the plan is subject to the right (appurtenant to Lot 1 on Sealed Plan No. 30317) to install and maintain in and upon the area marked "A.B.C.D." on the plan settling ponds cooling towers and all such other works things and improvements as shall from time to time be required by the Department of Public Health or any other statutory governmental or semi-governmental authority having jurisdiction in the matter and together also with the right at all times and at any time to enter into and upon the said area with workmen and machinery for the purposes of repairing replacing and maintaining the same or carrying out such other works as shall from time to time be necessary to carry out in and upon that area.

That part of Lot 1 on the plan formerly comprised in Lot 1 on Sealed Plan 30317
~~Lot 1 on the plan~~ is together with a right of drainage over the Drainage Easement 2.00 wide (SP30317) shown on the plan created by and more fully set forth in SP30317
& Drainage Easement marked A B C D (SP30317)

Lot 1 on the plan is subject to a right to pass and repass (appurtenant to the land comprised in the First Schedule to Indenture No. 29/2844) over the Right of Way (Private) Variable Width (SP39289) on the plan as the same is more fully set forth in the said Indenture.

Lot 1 on the plan is subject to a right to pass or repass (appurtenant to that part of the land Secondly comprised in Conveyance No. 27/7465 not comprised in Folio of the Register Volume 4431 Folio 84) over the Right of Way Variable Width shown on the plan as the same is more fully set forth in Conveyance No. 29/2843. (SP39289)

Director ..... Director/Secretary .....

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Greenham Tasmania Pty Ltd FOLIO REF: 39289/7, 35716/1, 107370/3, 52108/1 and 33432/4 SOLICITOR & REFERENCE: Jonathan Smith Lawyers	PLAN SEALED BY: Circular Head Council DATE: 23 July 2020 SA 2019/007 (REF NO.) Council Delegate PID 7448983, 3368628

NOTE: The Council Delegate must sign the Certificate for the purposes of identification.

ANNEXURE TO SCHEDULE OF EASEMENTS Page 2 of 5 Pages	Registered Number SP 178708
Greenham Tasmania Pty Ltd FOLIO REFERENCE: 39289/7, 35716/1, 107370/3, 52108/1 and 33432/4	

Lot I on the plan is subject to a right of carriage way (appurtenant to Lot I SP30317) over the Right of Way (Private) on the plan ~~created by and more fully set forth in SP30317 and SP40426~~. (SP 30317)

Lot 1 on the plan is subject to a Burdening Electricity Infrastructure Easement with the benefit of a restriction as to user of land in favour of Aurora Energy Pty Ltd over the land marked Electricity Infrastructure Easement ~~on D.35716 (subject to provisions) as created by and more fully set forth in C953161~~.on the plan and as created by and more fully set forth in C953161 (subject to provisions).

Lot 1 on the plan is subject to a Burdening Electricity Infrastructure Easement with the benefit of a restriction as to user of land in favour of Tasmanian Networks Pty Ltd over the land marked Electricity Infrastructure Easement ~~on D.35716 (subject to provisions) and on SP107370 as created and more fully set forth in E34040~~.on the plan and as created by and more fully set forth in E34040 (subject to provisions).

Lot 1 on the plan ("the Lot") is subject to a Pipeline and Services Easement (as defined herein) ~~Variable Width~~ in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the area marked "A.Y.Z" on the plan ("the Easement Land"). Pipeline & Services Easement variable width

~~Lot 1 on the plan ("the Lot") is subject to a Pipeline Easement in favour of the Tasmanian Water and Sewerage Corporation Pty Limited, its successors and assigns ("TasWater") over the land marked Pipeline Easement Variable Width on the plan ("the Easement Land").~~

Easements continued Page 5

COVENANTS

That part of Lot 1 on the plan formerly comprised in Lot 3 on the Sealed Plan 107370 is burdened by the restrictive covenants created by and more fully set forth in Instrument B398507.

That part of Lot 1 on the plan formerly comprised in Lot 7 on the Sealed Plan 39289 is burdened by the restrictive covenants created by and more fully set forth in Instruments B219392 and B219390.

That part of Lot 1 on the plan formerly comprised in Lot 4 on the Sealed Plan 33432 is burdened by the covenants set forth in SP33432 Schedule of Easements.

~~That part of Lot 1 on the plan formerly comprised in Lot 4 on the Sealed Plan 33432 is burdened by the Fencing Covenant set forth in SP33432 Schedule of Easements.~~

~~CONVEYANCE~~

~~Lot 1 is subject to a boundary fence condition as contained in conveyance 29/2843~~.

..... Director

..... Director/Secretary

NOTE: Every annexure page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS Page 3 of 5 Pages	Registered Number SP178708
Greenham Tasmania Pty Ltd FOLIO REFERENCE: 39289/7, 35716/1, 107370/3, 52108/1 and 33432/4	

DEFINITIONS

The Pipeline and Services Easement is defined as follows: -

THE FULL RIGHT AND LIBERTY for the TasWater at all times to:

(1) enter and remain upon the Easement Land with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;

(2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;

(3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;

(4) remove and replace the Infrastructure;

(5) run and pass sewage, water, electricity through and along the Infrastructure;

(6) do all works reasonable required in connection with such activities or as may be authorised or required by any law:

(a) without doing unnecessary damage to the Easement Land; and

(b) leaving the Easement Land in a clean and tidy condition.

(7) if the Easement Land is not directly accessible from a highway, then for the purposes of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and

(8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damages that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

(1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained (which cannot be unreasonably refused) and only in compliance with any conditions which form the consent:

(a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;

....

Director Director/Secretary

NOTE: Every annexure page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS Page 4 of 5 Pages	Registered Number SP 178708
Greenham Tasmania Pty Ltd FOLIO REFERENCE: 39289/7, 35716/1, 107370/3, 52108/1 and 33432/4	

(b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;

(c) remove anything that support, protects or covers any infrastructure on or in the Easement Land;

(d) do anything which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;

(e) In anyway prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or

(f) Permit or allow any action which the Owner must not do or acquiesce in that action.

(2) TasWater is not required to fence any part of the Easement Land.

(3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.

(4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:

(a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and

(b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.

(5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

(6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:

(a) reinstate the ground level of the Easement Land; or

(b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or

(c) replace anything that supported, protected or covered the Infrastructure.

....

Director Director/Secretary

NOTE: Every annexure page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS Page 5 of 5 Pages	Registered Number SP 178708
Greenham Tasmania Pty Ltd FOLIO REFERENCE 39289/7, 35716/1, 107370/3, 52108/1 and 33432/4	

Signed by **GREENHAM TASMANIA PTY LTD**)
ACN 099 121 301 in accordance with Section 127)
(1) of the Corporations Act 2001 as the registered)
proprietors of the land comprised in Folios of the)
Register Volume 39289 Folio 7, Volume 35716)
Folio 1, Volume 107370 Folio 3, Volume 52108)
Folio 1 and Volume 33432 Folio 4)

..... Director

..... Director/ Secretary

National Australia Bank Limited ABN 12 004 044 937 as Mortgagee pursuant to registered mortgage number C716383 hereby consent to the Transfer of Easement.

EXECUTED on behalf of the **NATIONAL AUSTRALIA**)
BANK LIMITED by its Attorney Caroline Power)
who holds the position of Level 3 Attorney under Power of)
Attorney No. PA (who declares that he/she has)
received no notice of revocation of the said Power) in the)
presence of:)

..... Signature of Attorney

CAROLINE POWER
Name of Attorney

Witness Signature: .....

Witness Name: JAYDEN STROOT

Witness Address: 500 BOURKE ST, MELBOURNE

Witness Occupation: AGRIBUSINESS ASSOCIATE

Easements Continued

Lot 1 on the plan is subject to a Right of Drainage (appurtenant to Lot 1 on Sealed Plan 30317) over the Drainage Easement 2.00 wide (SP30317) and the Drainage Easement marked A B C D (SP30317) on the plan.

NOTE: Every annexure page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Appendix B Site Plans

CLIENT:
GREENHAMS TASMANIA PTY LTD

PROJECT:
SITE REDEVELOPMENT AND STAGING PLANS
0000 SERIES DRAWINGS

ADDRESS:
4 BACON FACTORY ROAD, SMITHTON
TASMANIA, 7330

PROJECT No:
250037

STATUS:
CONTROLLED DOCUMENT

ISSUED FOR / DESCRIPTION:
DEVELOPMENT APPROVAL

DRAWINGS:
ARCHITECTURAL

A0000 - COVER SHEET
A0001 - TITLE CONSOLIDATION PLAN
A0002 - SITE PLAN - OVERALL
A0003 - SITE GENERAL ARRANGEMENT - EXISTING
A0004 - SITE GENERAL ARRANGEMENT - FINAL
A0005 - SITE GENERAL ARRANGEMENT - STAGE 01 - CIVIL WORKS
A0006 - SITE GENERAL ARRANGEMENT - STAGE 02-A - DEMOLITION AND ENABLING WORKS
A0007 - SITE GENERAL ARRANGEMENT - STAGE 02-B - BUILDING WORKS
A0008 - SITE GENERAL ARRANGEMENT - STAGE 03-A - DEMOLITION AND ENABLING WORKS
A0009 - SITE GENERAL ARRANGEMENT - STAGE 03-B - BUILDING WORKS
A0010 - SITE GENERAL ARRANGEMENT - STAGE 04-A - DEMOLITION AND ENABLING WORKS
A0011 - SITE GENERAL ARRANGEMENT - STAGE 04-B - BUILDING WORKS
A0012 - SITE GENERAL ARRANGEMENT - STAGE 05-A - DEMOLITION AND ENABLING WORKS
A0013 - SITE GENERAL ARRANGEMENT - STAGE 05-B - HIGH RAIL CHILLER
A0014 - SITE STORMWATER DRAINAGE/DISCHARGE PLAN
A0015 - SITE VEHICLE ACCESS PLAN - EXISTING
A0016 - SITE VEHICLE ACCESS PLAN - PROPOSED
A0017 - SITE LANDSCAPING PLAN - PROPOSED
A0021 - SITE PLAN - 3D VIEW
A0022 - 3D VIEW - SHT 1 OF 4
A0023 - 3D VIEW - SHT 2 OF 4
A0024 - 3D VIEW - SHT 3 OF 4
A0025 - 3D VIEW - SHT 4 OF 4
A0030 - BENCHMARK PLAN

REFERENCE DRAWINGS:

TASNETWORKS N-011773 TD-00406 REV.N/A PRELIMINARY
GREENHAM 13197-03 REV.B SITE PLAN - BUILDING

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
E	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	15-09-26
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

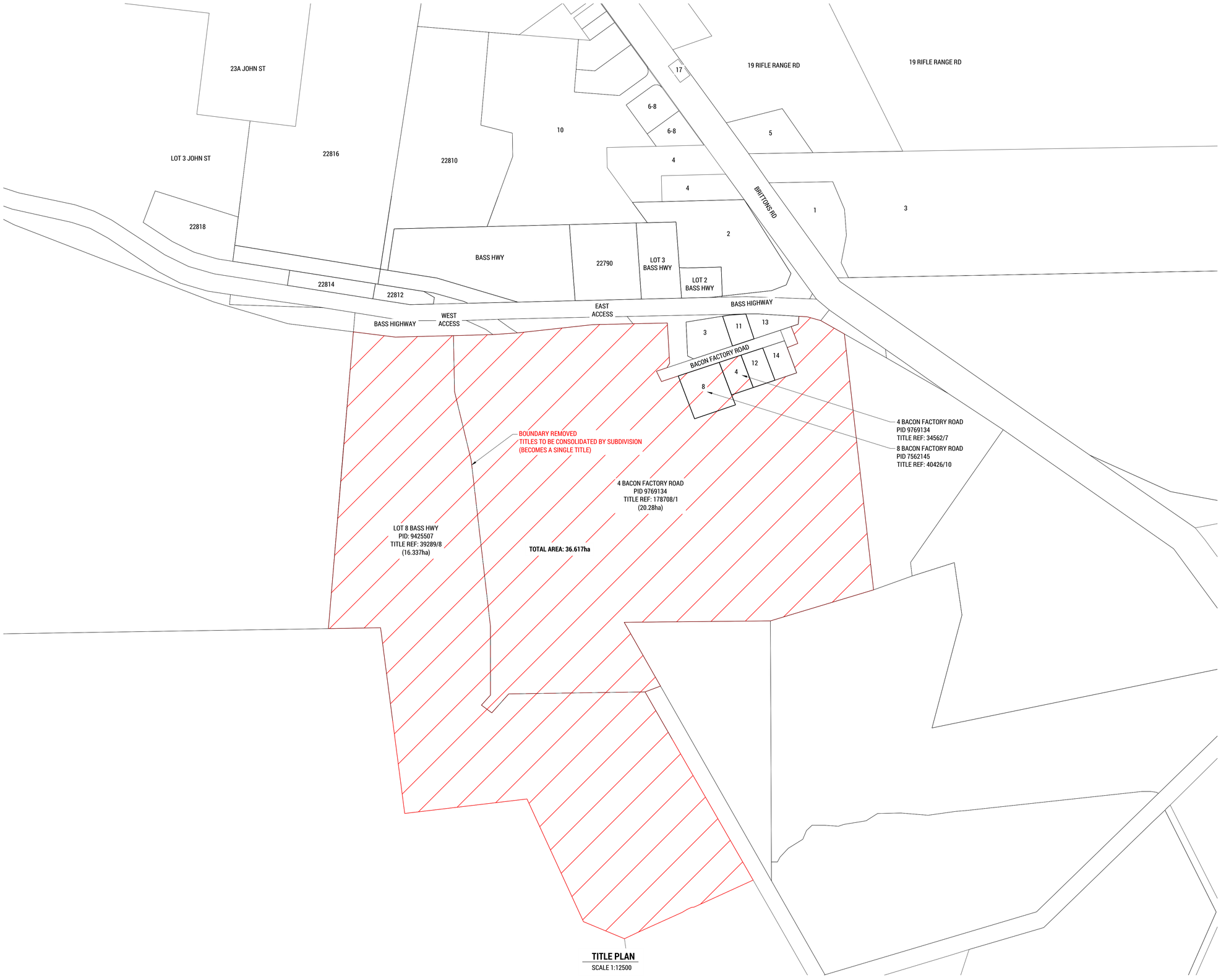
APPROVED: **B. STANBOROUGH** | ACRED. No: **95173914**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **PVD**
DRAFT CHK: **BT**
DATE: **17-06-26**

verto Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**
PROJECT: **PROPOSED NEW LAYOUT**
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **COVER SHEET**
SCALE: - SHEET SIZE: **A1** DWGs IN SET: **1**
PROJECT No: **250037** DWG No: **A0000** REV: **E**



TITLE PLAN
SCALE 1:12500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS:
CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

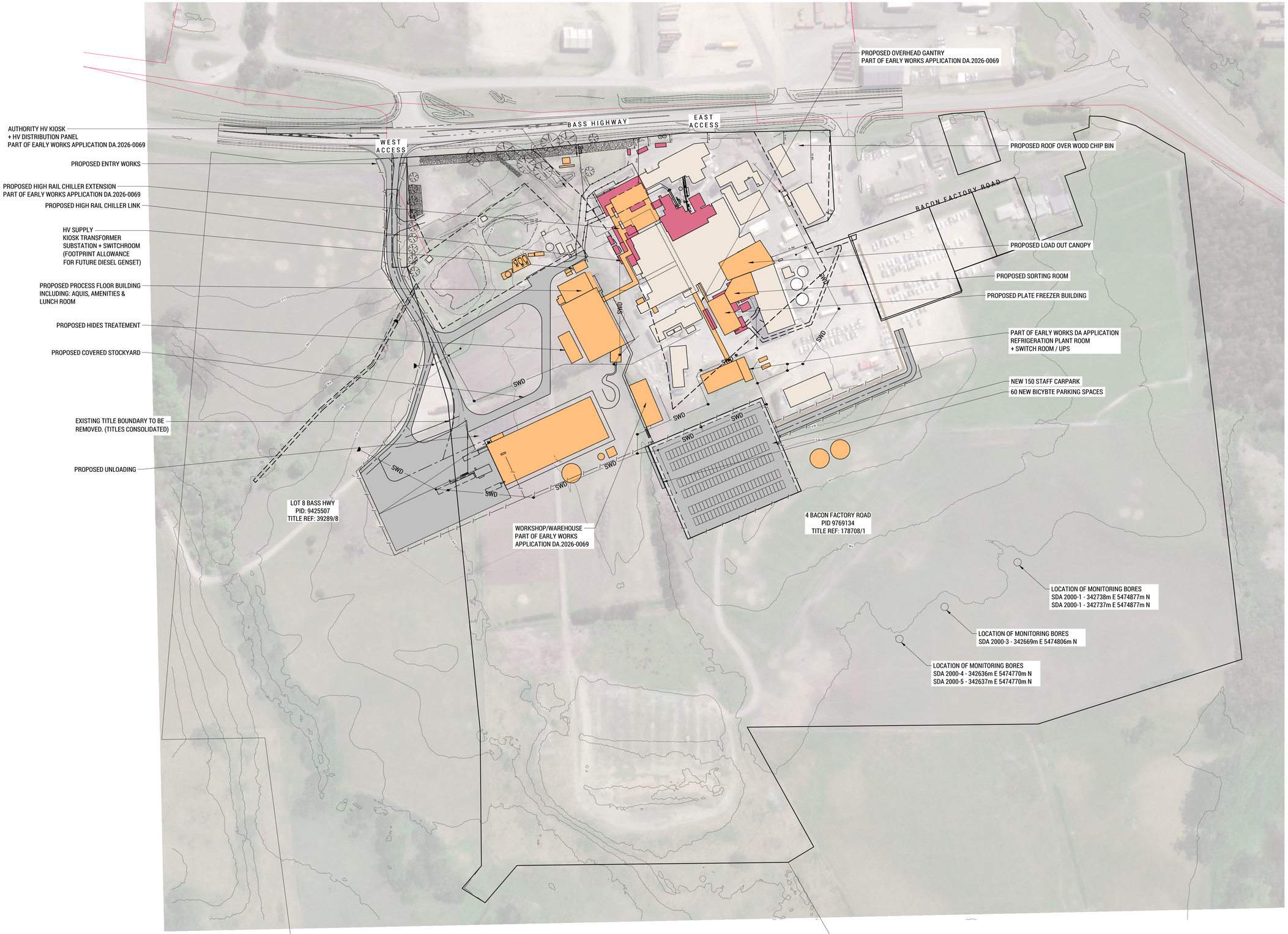
APPROVED: **B. STANBOROUGH** | ACRED. No: **95173914**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **PVD**
DRAFT CHK: **BT**
DATE: **17-06-26**

verto
Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**
PROJECT: **PROPOSED NEW LAYOUT**
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **TITLE CONSOLIDATION PLAN**
SCALE: **1:2500** SHEET SIZE: **A1** DWGs IN SET: **1**
PROJECT No: **250037** DWG No: **A0001** REV: **D**



SITE PLAN - OVERALL

SCALE 1:1250

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
E	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	31-08-26
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B. STANBOROUGH** | ACRED. No: **95173914**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **PVD**
DRAFT CHK: **BT**
DATE: **17-06-26**

verto Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **PROPOSED NEW LAYOUT**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **SITE PLAN - OVERALL**

SCALE: **1:1250** SHEET SIZE: **A1** DWGs IN SET: **1**

PROJECT No: **250037** DWG No: **A0002** REV: **E**



GENERAL ARRANGEMENT
SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B. STANBOROUGH** ACRED. No: **95173914**

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	PVD
DRAFT CHK:	BT
DATE:	17-06-26

verto Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**

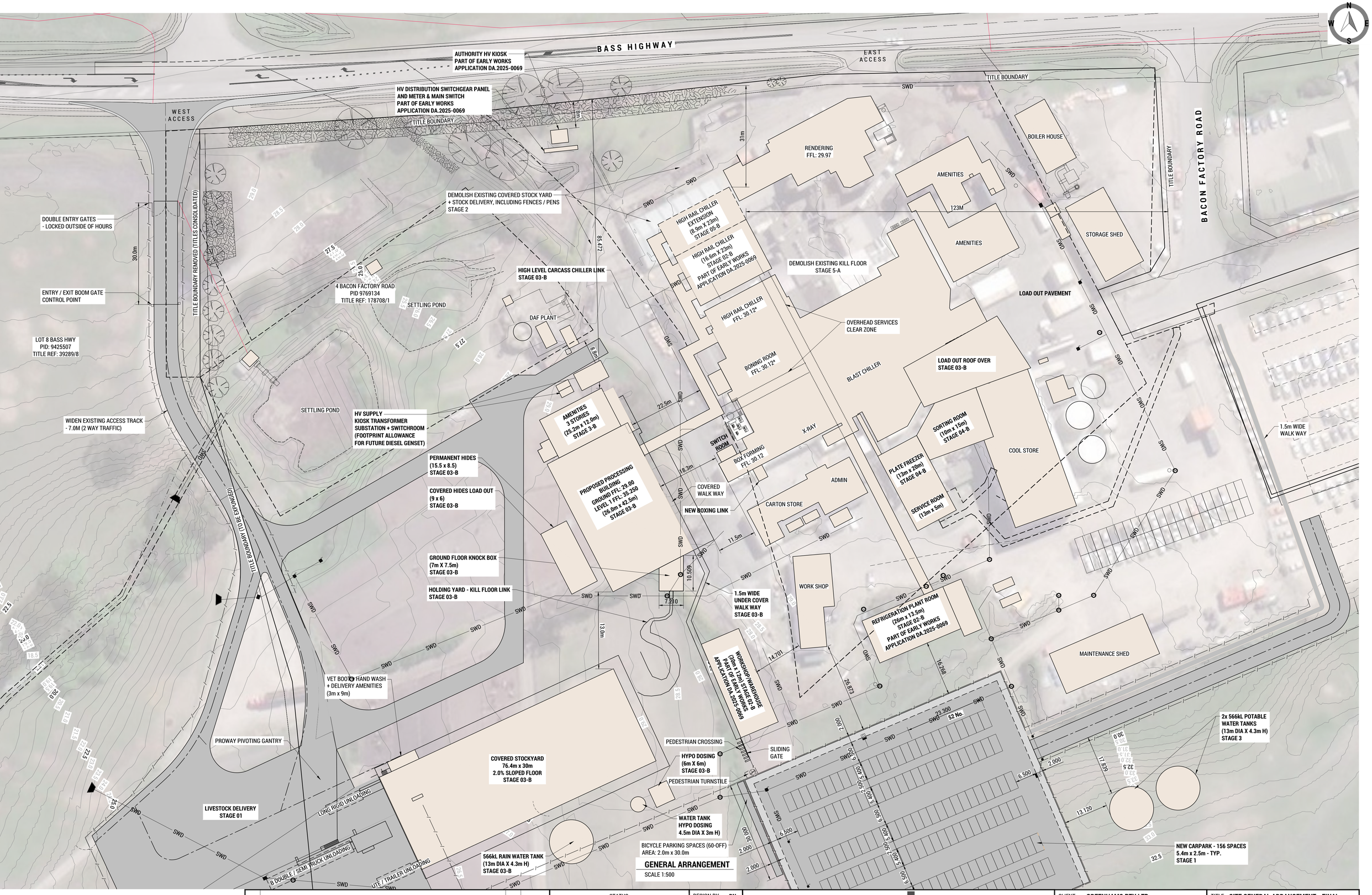
PROJECT: **PROPOSED NEW LAYOUT**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **SITE GENERAL ARRANGEMENT - EXISTING**

SCALE: **1:500** SHEET SIZE: **A1** DWGs IN SET: **1**

PROJECT No: **250037** DWG No: **A0003** REV: **D**



GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

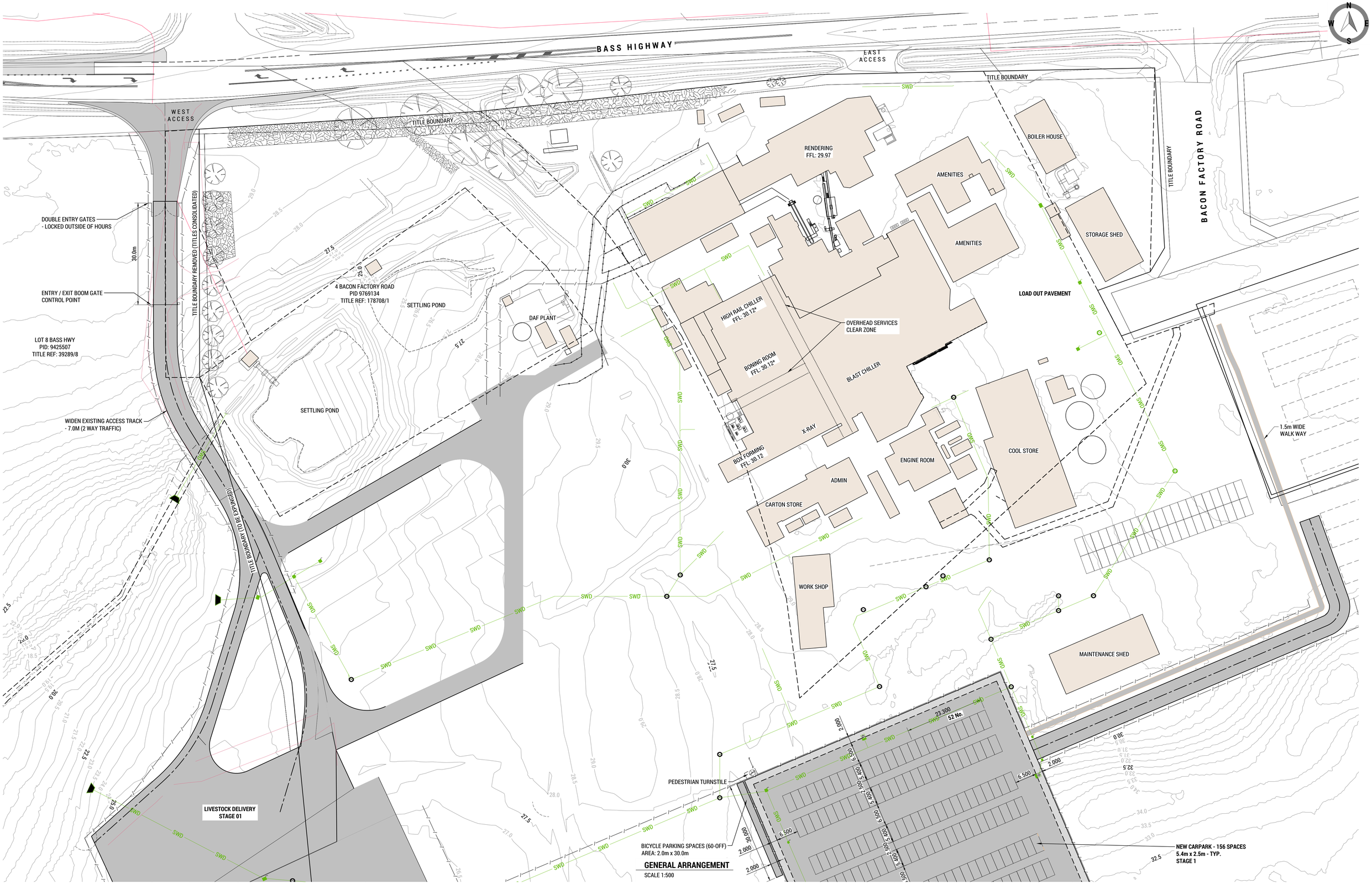
APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: PVD
DRAFT CHK: BT
DATE: 17-06-26

verto Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD
PROJECT: PROPOSED NEW LAYOUT
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330

TITLE: SITE GENERAL ARRANGEMENT - FINAL
SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1
PROJECT No: 250037 DWG No: A0004 REV: D



GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B. STANBOROUGH** ACRED. No: **95173914**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **PVD**
DRAFT CHK: **BT**
DATE: **17-06-26**

verto
Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**

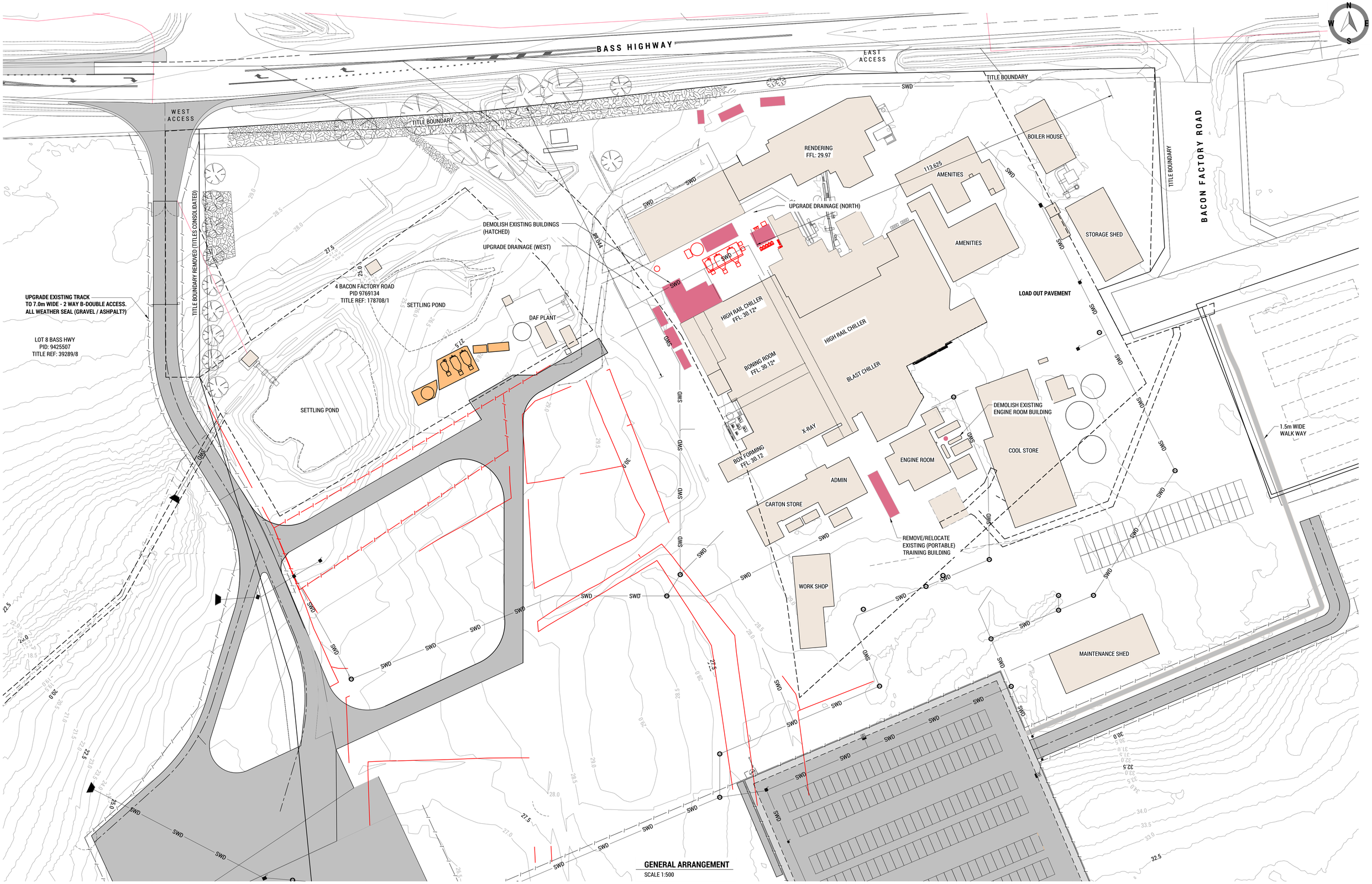
PROJECT: **PROPOSED NEW LAYOUT**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **SITE GENERAL ARRANGEMENT STAGE 01 - CIVIL WORKS**

SCALE: **1:500** SHEET SIZE: **A1** DWGs IN SET: **1**

PROJECT No: **250037** DWG No: **A0005** REV: **D**



GENERAL ARRANGEMENT
SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS:
CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

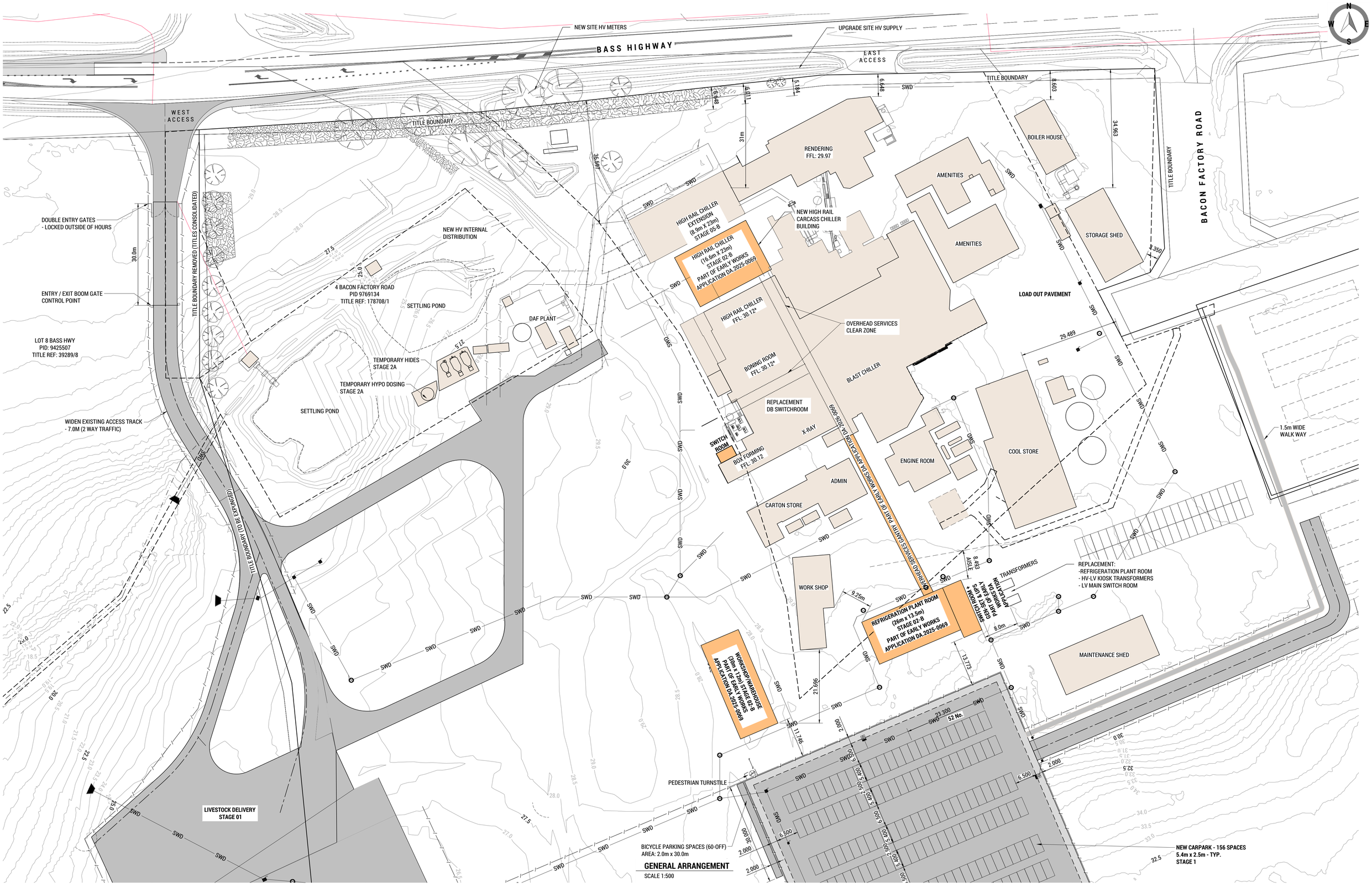
APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	PVD
DRAFT CHK:	BT
DATE:	17-06-26

verto
Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD
PROJECT: PROPOSED NEW LAYOUT
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330

TITLE: SITE GENERAL ARRANGEMENT
STAGE 02-A
DEMOLITION AND ENABLING WORKS
SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1
PROJECT No: 250037 DWG No: A0006 REV: D



GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B. STANBOROUGH** ACRED. No: **95173914**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **PVD**
DRAFT CHK: **BT**
DATE: **17-06-26**

verto
Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**

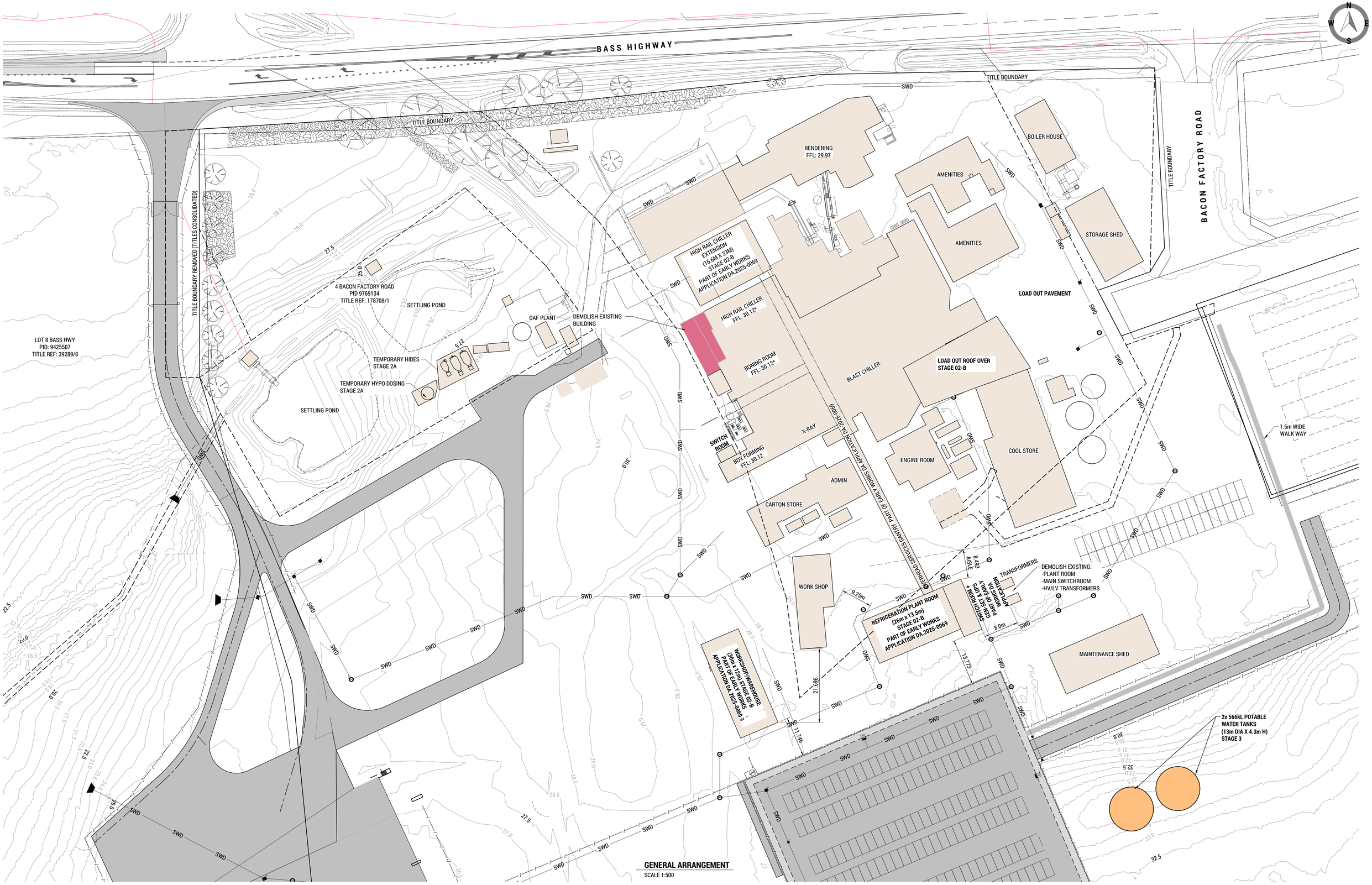
PROJECT: **PROPOSED NEW LAYOUT**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **SITE GENERAL ARRANGEMENT STAGE 02-B - BUILDING WORKS**

SCALE: **1:500** SHEET SIZE: **A1** DWGs IN SET: **1**

PROJECT No: **250037** DWG No: **A0007** REV: **D**



GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B. STANBOROUGH** | ACRED. No: **95173914**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **PVD**
DRAFT CHK: **BT**
DATE: **17-06-26**

verto Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **PROPOSED NEW LAYOUT**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **SITE GENERAL ARRANGEMENT STAGE 03-A DEMOLITION AND ENABLING WORKS**

SCALE: **1:500** SHEET SIZE: **A1** DWGs IN SET: **1**

PROJECT No: **250037** DWG No: **A0008** REV: **D**

BASS HIGHWAY

AUTHORITY HV KIOSK
PART OF EARLY WORKS
APPLICATION DA.2025-0069

HV DISTRIBUTION SWITCHGEAR PANEL
AND METER & MAIN SWITCH
PART OF EARLY WORKS
APPLICATION DA.2025-0069

TITLE BOUNDARY

DOUBLE ENTRY GATES
- LOCKED OUTSIDE OF HOURS

30.0m

ENTRY / EXIT BOOM GATE
CONTROL POINT

TITLE BOUNDARY REMOVED (TITLES CONSOLIDATED)

LOT 8 BASS HWY
PID: 9425507
TITLE REF: 39289/8

4 BACON FACTORY ROAD
PID 9769134
TITLE REF: 178708/1

SETTLING POND

DAF PLANT

HIGH LEVEL CARCASS CHILLER LINK
STAGE 03-B

WIDEN EXISTING ACCESS TRACK
- 7.0M (2 WAY TRAFFIC)

HV SUPPLY
KIOSK TRANSFORMER
SUBSTATION + SWITCHROOM
(FOOTPRINT ALLOWANCE
FOR FUTURE DIESEL GENSET)

PERMANENT HIDES
(15.5 x 8.5)
STAGE 03-B

COVERED HIDES LOAD OUT
(9 x 6)
STAGE 03-B

GROUND FLOOR KNOCK BOX
(7m X 7.5m)
STAGE 03-B

HOLDING YARD - KILL FLOOR LINK
STAGE 03-B

TITLE BOUNDARY (TO BE EXPUNGED)

VET BOOT & HAND WASH
+ DELIVERY AMENITIES
(3m x 9m)

PROWAY PIVOTING GANTRY

LIVESTOCK DELIVERY
STAGE 01

LONG RIGID UNLOADING

DOUBLE / SEMI TRUCK UNLOADING

TRAILER UNLOADING

AMENITIES
3 STORIES
(25.2m x 12.0m)
STAGE 3-B

PROPOSED PROCESSING
BUILDING
GROUND FFL: 29.00
LEVEL 1 FFL: 35.250
(25.0m x 42.5m)
STAGE 03-B

COVERED STOCKYARD
76.4m x 30m
2.0% SLOPED FLOOR
STAGE 03-B

566kL RAIN WATER TANK
(13m DIA X 4.3m H)
STAGE 03-B

COVERED
WALK WAY

NEW BOXING LINK

1.5m WIDE
UNDER COVER
WALK WAY
STAGE 03-B

HYPO DOSING
(6m X 6m)
STAGE 03-B

WATER TANK
HYPO DOSING
4.5m DIA X 3m H)

PEDESTRIAN CROSSING

SLIDING
GATE

PEDESTRIAN TURNSTILE

BICYCLE PARKING SPACES (60-OFF)
AREA: 2.0m x 30.0m

RENDERING
FFL: 29.97

HIGH RAIL CHILLER
FFL: 30.12*

BONING ROOM
FFL: 30.12*

BLAST CHILLER

OVERHEAD SERVICES
CLEAR ZONE

LOAD OUT ROOF OVER
STAGE 03-B

X-RAY

BOX FORMING
FFL: 30.12

ENGINE ROOM

COOL STORE

ADMIN

CARTON STORE

WORK SHOP

AMENITIES

BOILER HOUSE

AMENITIES

STORAGE SHED

LOAD OUT PAVEMENT

MAINTENANCE SHED

BACON FACTORY ROAD

TITLE BOUNDARY

1.5m WIDE
WALK WAY

NEW CARPARK - 156 SPACES
5.4m x 2.5m - TYP.
STAGE 1

52 No.

SWD

GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS:
CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: PVD
DRAFT CHK: BT
DATE: 17-06-26

verto
Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD

PROJECT: PROPOSED NEW LAYOUT

ADDRESS: 4 BACON FACTORY ROAD, SMITHTON
TASMANIA, 7330

TITLE: SITE GENERAL ARRANGEMENT
STAGE 03-B
BUILDING WORKS

SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1

PROJECT No: 250037 DWG No: A0009 REV: D

BASS HIGHWAY

AUTHORITY HV KIOSK
PART OF EARLY WORKS
APPLICATION DA.2025-0069

HV DISTRIBUTION SWITCHGEAR PANEL
AND METER & MAIN SWITCH
PART OF EARLY WORKS
APPLICATION DA.2025-0069

TITLE BOUNDARY

TITLE BOUNDARY REMOVED (TITLES CONSOLIDATED)

LOT 8 BASS HWY
PID: 9425507
TITLE REF: 39289/8

4 BACON FACTORY ROAD
PID 9769134
TITLE REF: 178708/1

SETTLING POND

DAF PLANT

HIGH LEVEL CARCASS CHILLER LINK
STAGE 03-B

TEMPORARY HIDES
STAGE 2A

TEMPORARY HYPO DOSING
STAGE 2A

HV SUPPLY
KIOSK TRANSFORMER
SUBSTATION + SWITCHROOM
(FOOTPRINT ALLOWANCE
FOR FUTURE DIESEL GENSET)

PERMANENT HIDES
(15.5 x 8.5)
STAGE 03-B

COVERED HIDES LOAD OUT
(9 x 6)
STAGE 03-B

GROUND FLOOR KNOCK BOX
(7m X 7.5m)
STAGE 2

HOLDING YARD - KILL FLOOR LINK
STAGE 2

VET BOOT & HAND WASH
+ DELIVERY AMENITIES
(3m x 9m)

PROWAY PIVOTING GANTRY

LONG RIGID UNLOADING

DOUBLE / SEMI TRUCK UNLOADING

TRAILER UNLOADING

COVERED STOCKYARD
76.4m x 30m
2.0% SLOPED FLOOR
STAGE 03-B

566kL RAIN WATER TANK
(13m DIA X 4.3m H)
STAGE 03-B

PEDESTRIAN CROSSING

HYPO DOSING
(6m X 6m)
STAGE 03-B

WATER TANK
HYPO DOSING
4.5m DIA X 3m H)

SLIDING
GATE

AMENITIES
3 STORIES
(25.2m x 12.0m)
STAGE 3-B

PROPOSED PROCESSING
BUILDING
GROUND FFL: 29.00
LEVEL 1 FFL: 35.250
(25.0m x 42.5m)
STAGE 03-B

NEW BOXING LINK

COVERED
WALK WAY

1.5m WIDE
UNDER COVER
WALK WAY
STAGE 03-B

WORKSHOP/WAREHOUSE
(30m x 12m) STAGE 02-B
PART OF EARLY WORKS
APPLICATION DA.2025-0069

HIGH RAIL CHILLER
EXTENSION
(16.6M X 23M)
STAGE 02-B
PART OF EARLY WORKS
APPLICATION DA.2025-0069

RENDERING
FFL: 29.97

DEMOLISH EXISTING
BUILDING - KILL FLOOR

HIGH RAIL CHILLER
FFL: 30.12*

BONING ROOM
FFL: 30.12*

BLAST CHILLER

X-RAY

BOX FORMING
FFL: 30.12

SWITCH
ROOM

ADMIN

CARTON STORE

WORK SHOP

LOAD OUT ROOF OVER
STAGE 02-B

ENGINE ROOM

COOL STORE

LOAD OUT PAVEMENT

AMENITIES

123M

AMENITIES

BOILER HOUSE

STORAGE SHED

TITLE BOUNDARY

BACON FACTORY ROAD

1.5m WIDE
WALK WAY

EXISTING SERVICES GANTRY (PART OF EARLY WORKS DA.2025-0069)

REFRIGERATION PLANT ROOM
(26m x 13.5m)
STAGE 02-B
PART OF EARLY WORKS
APPLICATION DA.2025-0069

SWITCH ROOM + GEN-SET & UPS ROOMS (PART OF EARLY WORKS APPLICATION DA.2025-0069)

TRANSFORMERS

MAINTENANCE SHED

2x 566kL POTABLE
WATER TANKS
(13m DIA X 4.3m H)
STAGE 3

SWD

GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: PVD
DRAFT CHK: BT
DATE: 17-06-26

verto Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD

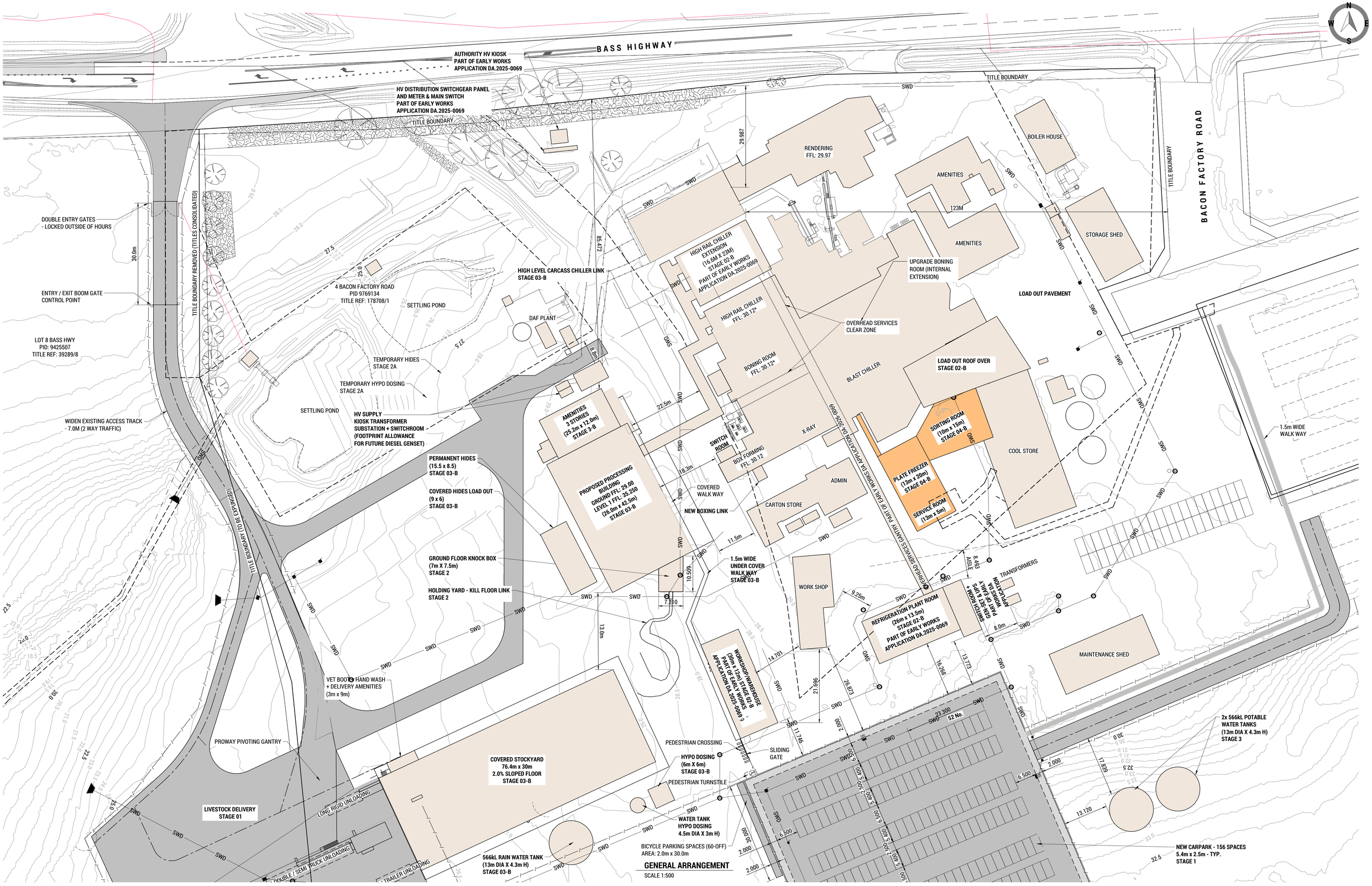
PROJECT: PROPOSED NEW LAYOUT

ADDRESS: 4 BACON FACTORY ROAD, SMITHTON
TASMANIA, 7330

TITLE: SITE GENERAL ARRANGEMENT
STAGE 04 - A
DEMOLITION AND ENABLING WORKS

SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1

PROJECT No: 250037 DWG No: A0010 REV: D



GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	PVD
DRAFT CHK:	BT
DATE:	17-06-26

verto Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD

PROJECT: PROPOSED NEW LAYOUT

ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330

TITLE: SITE GENERAL ARRANGEMENT STAGE 04-B BUILDING WORKS

SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1

PROJECT No: 250037 DWG No: A0011 REV: D

BASS HIGHWAY

AUTHORITY HV KIOSK
PART OF EARLY WORKS
APPLICATION DA.2025-0069

HV DISTRIBUTION SWITCHGEAR PANEL
AND METER & MAIN SWITCH
PART OF EARLY WORKS
APPLICATION DA.2025-0069

TITLE BOUNDARY

DOUBLE ENTRY GATES
- LOCKED OUTSIDE OF HOURS

30.0m

ENTRY / EXIT BOOM GATE
CONTROL POINT

TITLE BOUNDARY REMOVED (TITLES CONSOLIDATED)

LOT 8 BASS HWY
PID: 9425507
TITLE REF: 39289/8

WIDEN EXISTING ACCESS TRACK
- 7.0M (2 WAY TRAFFIC)

TITLE BOUNDARY (TO BE EXPUNGED)

DEMOLISH EXISTING COVERED STOCK YARD
+ STOCK DELIVERY, INCLUDING FENCES / PENS
STAGE 2

4 BACON FACTORY ROAD
PID 9769134
TITLE REF: 178708/1

SETTLING POND

DAF PLANT

HIGH LEVEL CARCASS CHILLER LINK
STAGE 03-B

TEMPORARY HIDES
STAGE 2A

TEMPORARY HYPO DOSING
STAGE 2A

SETTLING POND

HV SUPPLY
KIOSK TRANSFORMER
SUBSTATION + SWITCHROOM
(FOOTPRINT ALLOWANCE
FOR FUTURE DIESEL GENSET)

PERMANENT HIDES
(15.5 x 8.5)
STAGE 03-B

COVERED HIDES LOAD OUT
(9 x 6)
STAGE 03-B

GROUND FLOOR KNOCK BOX
(7m X 7.5m)
STAGE 2

HOLDING YARD - KILL FLOOR LINK
STAGE 2

VET BOOT & HAND WASH
+ DELIVERY AMENITIES
(3m x 9m)

PROWAY PIVOTING GANTRY

LIVESTOCK DELIVERY
STAGE 01

LONG RIGID UNLOADING

DOUBLE / SEMI TRUCK UNLOADING

TRAILER UNLOADING

COVERED STOCKYARD
76.4m x 30m
2.0% SLOPED FLOOR
STAGE 03-B

566kL RAIN WATER TANK
(13m DIA X 4.3m H)
STAGE 03-B

PEDESTRIAN CROSSING

HYPO DOSING
(6m X 6m)
STAGE 03-B

PEDESTRIAN TURNSTILE

WATER TANK
HYPO DOSING
4.5m DIA X 3m H)

BICYCLE PARKING SPACES (60-OFF)
AREA: 2.0m x 30.0m

SLIDING
GATE

AMENITIES
3 STORIES
(25.2m x 12.0m)
STAGE 3-B

PROPOSED PROCESSING
BUILDING
GROUND FFL: 29.00
LEVEL 1 FFL: 35.250
(25.0m x 42.5m)
STAGE 03-B

SWITCH
ROOM

COVERED
WALK WAY

NEW BOXING LINK

1.5m WIDE
UNDER COVER
WALK WAY
STAGE 03-B

RENDERING
FFL: 29.97

HIGH RAIL CHILLER
EXTENSION
(16.6M X 23M)
STAGE 02-B
PART OF EARLY WORKS
APPLICATION DA.2025-0069

HIGH RAIL CHILLER
FFL: 30.12*

DEMOLISH EXISTING KILL FLOOR
STAGE 5-A

BONING ROOM
FFL: 30.12*

BLAST CHILLER

OVERHEAD SERVICES
CLEAR ZONE

UPGRADE BONING
ROOM (INTERNAL
EXTENSION)

LOAD OUT ROOF OVER
STAGE 02-B

X-RAY

BOX FORMING
FFL: 30.12

ADMIN

CARTON STORE

WORK SHOP

WORKSHOP/WAREHOUSE
(30m x 12m) STAGE 02-B
PART OF EARLY WORKS
APPLICATION DA.2025-0069

REFRIGERATION PLANT ROOM
(26m x 13.5m)
STAGE 02-B
PART OF EARLY WORKS
APPLICATION DA.2025-0069

SWITCHROOM +
GENSET & UPS
PART OF EARLY
WORKS
APPLICATION

TRANSFORMERS

SORTING ROOM
(10m x 15m)
STAGE 04-B

PLATE FREEZER
(13m x 20m)
STAGE 04-B

SERVICE ROOM
(13m x 5m)

COOL STORE

MAINTENANCE SHED

LOAD OUT PAVEMENT

AMENITIES

BOILER HOUSE

STORAGE SHED

123M

BACON FACTORY ROAD

TITLE BOUNDARY

1.5m WIDE
WALK WAY

2x 566kL POTABLE
WATER TANKS
(13m DIA X 4.3m H)
STAGE 3

NEW CARPARK - 156 SPACES
5.4m x 2.5m - TYP.
STAGE 1

52 No.

SWD

GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS:
CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: PVD
DRAFT CHK: BT
DATE: 17-06-26

verto
Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD

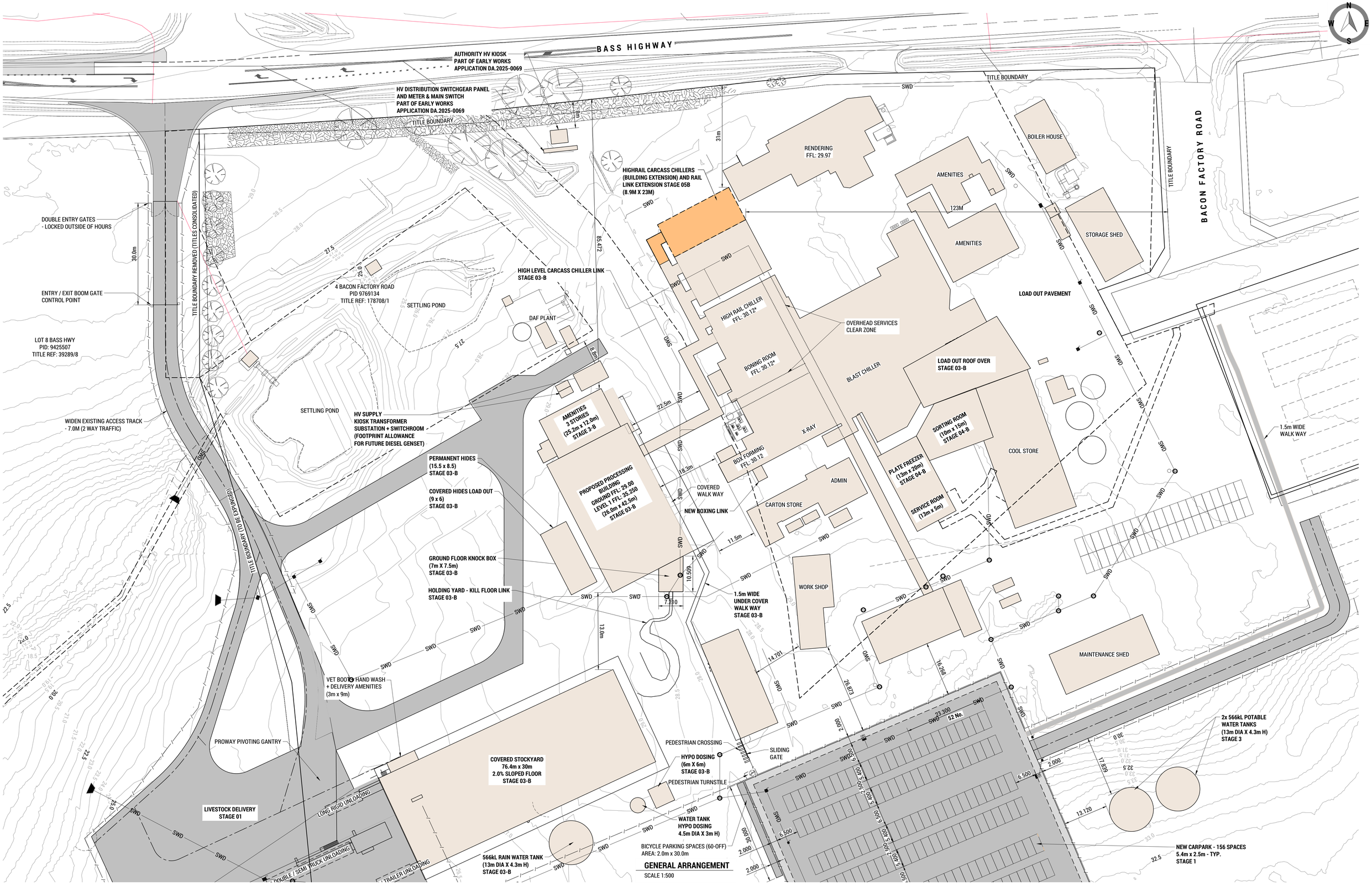
PROJECT: PROPOSED NEW LAYOUT

ADDRESS: 4 BACON FACTORY ROAD, SMITHTON
TASMANIA, 7330

TITLE: SITE GENERAL ARRANGEMENT
STAGE 05-A
DEMOLITION AND ENABLING

SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1

PROJECT No: 250037 DWG No: A0012 REV: D



GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: PVD
DRAFT CHK: BT
DATE: 17-06-26

verto Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD
PROJECT: PROPOSED NEW LAYOUT
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330

TITLE: SITE GENERAL ARRANGEMENT STAGE 05-B HIGH RAIL CHILLER
SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1
PROJECT No: 250037 DWG No: A0013 REV: D



LEGEND

- eSW — EXISTING STORM WATER MAIN
- SW — PROPOSED STORMWATER MAIN
- eS-RM — EXISTING RISING SEWER MAIN
- eS — EXISTING SEWER MAIN
- S-TW — PROPOSED SEWER TRADE WASTE MAIN
- eW — EXISTING WATER MAIN

CONCEPT SITE SERVICE PLAN

SCALE 1:750

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	15-09-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	DEVELOPMENT APPROVAL	PVD	19-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **PVD**
DESIGN CHK: **JTF**
DRAWN BY: **PVD**
DRAFT CHK: **JTF**
DATE: **17-05-2026**

verto Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**

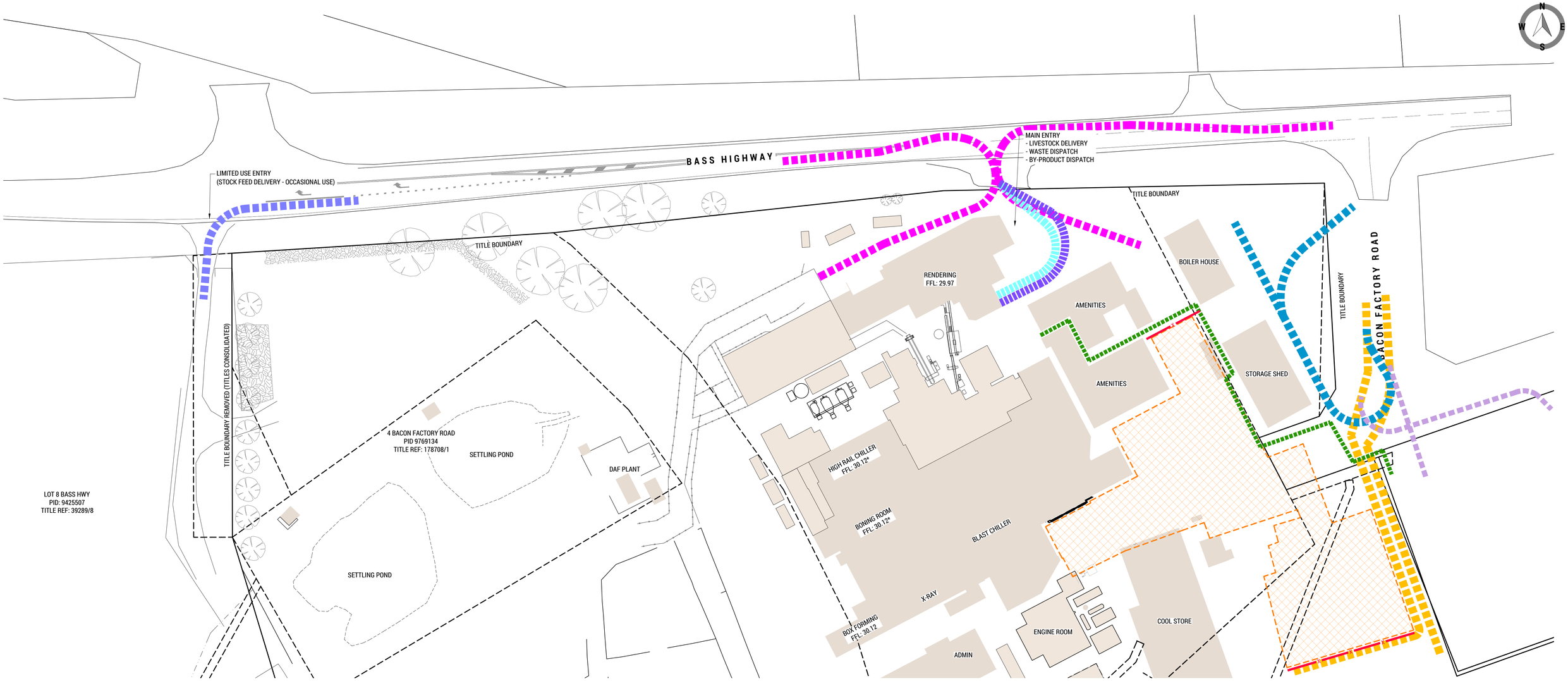
PROJECT: **PROPOSED NEW LAYOUT**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **SITE STORMWATER DRAINAGE / DISCHARGE PLAN**

SCALE: **1:750** SHEET SIZE: **A1** DWGs IN SET: **1**

PROJECT No: **250037** DWG No: **A0014** REV: **C**



ENTRY USE PLAN - EXISTING USE

SCALE 1:500

REV:	DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: PVD
DRAFT CHK: BT
DATE: 17-06-26

verto Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD

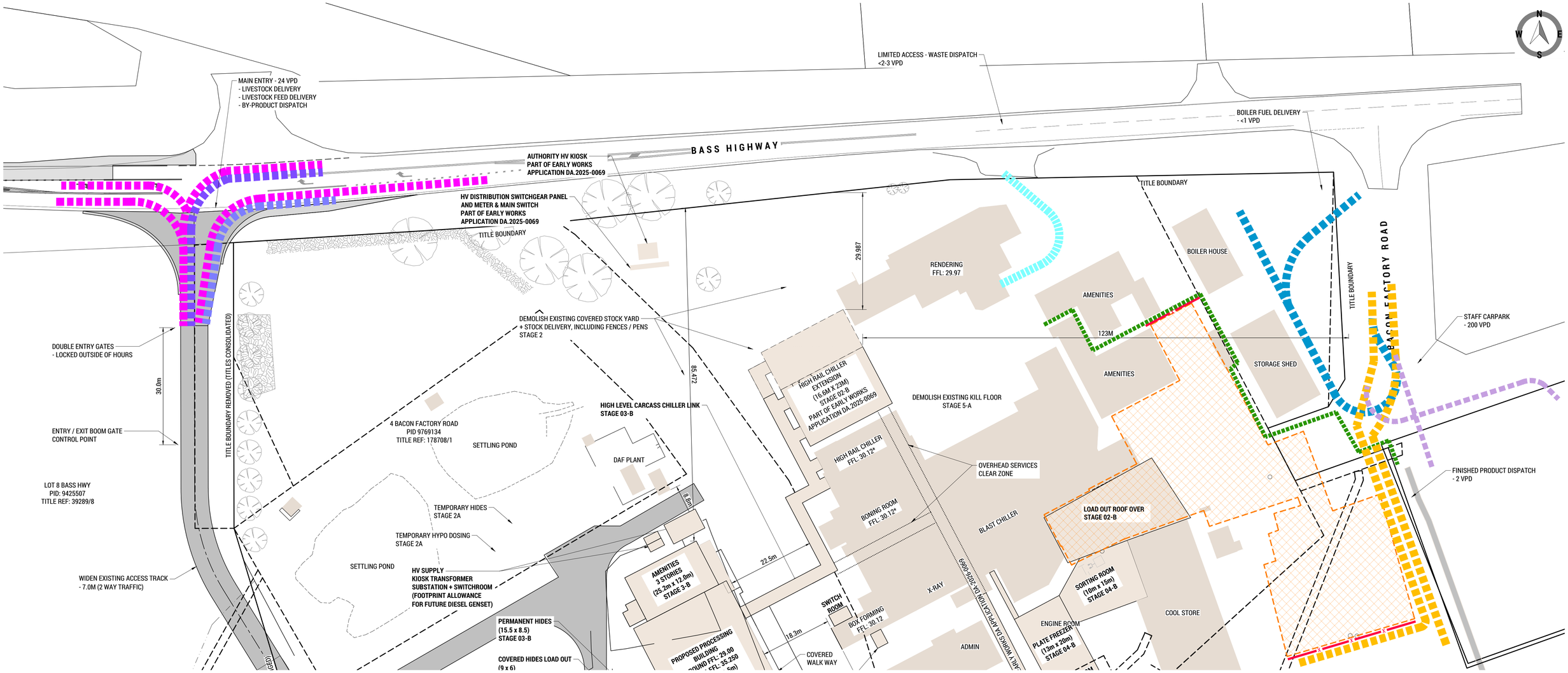
PROJECT: PROPOSED NEW LAYOUT

ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330

TITLE: SITE VEHICLE ACCESS PLAN EXISTING

SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1

PROJECT No: 250037 DWG No: A0015 REV: D



ENTRY USE PLAN - PROPOSED USE

SCALE 1:500

- LIVESTOCK DELIVERY
- WASTE DISPATCH
- BY-PRODUCT DISPATCH
- FINISHED PRODUCT DISPATCH
- BOILER FUEL DELIVERY
- LIVESTOCK FEED DELIVERY
- STAFF CAR PARK
- PEDESTRIAN PATH
- PLANT TO VEHICLE INTERFACE (ELIMINATION)
- CONTAINER FORKLIFT OPERATION ZONE

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: PVD
DRAFT CHK: BT
DATE: 17-06-26

verto Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD
PROJECT: PROPOSED NEW LAYOUT
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330

TITLE: SITE VEHICLE ACCESS PROPOSED
SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1
PROJECT No: 250037 DWG No: A0016 REV: D

EXISTING 1.8m NOM. HIGH COLORBOND FENCE ALONG FRONT BOUNDARY

3.0 NOM. WIDE EXISTING LANDSCAPING BUFFER (TREES - NOM. 3.0m HIGH)

3.0 NOM.

6.0 MIN.

eTREE

TREES TO BE REMOVED AT ENTRY TO ALLOW FOR IMPROVED SITE DISTANCE

REPLICATE EXISTING LANDSCAPING ALONG FRONT BOUNDARY TO EXTENT SHOWN TO FORM 6.0m MIN. WIDE VISUAL BUFFER

NEW TREES

NEW TREES TO BE PLANTED ON WESTERN EDGE AS WIND BREAK

POSSIBLE TREE REMOVAL - SUBJECT TO LOCATION. TO ALLOW NEW LANE WAY TO BE CONSTRUCTED

SWD

TREE'S TO BE REMOVED IN THIS AREA TO ALLOW FOR BUILDING WORKS

TREE 'HEDGE' TO BE REMOVED TO ALLOW BUILDING WORKS

ENGINE ROOM

TREE'S TO BE REMOVED IN THIS AREA TO ALLOW FOR BUILDING WORKS

N

W E

S

LANDSCAPE PLAN

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B. STANBOROUGH** ACRED. No: **95173914**

DESIGN BY:	**RN**
DESIGN CHK:	**BS**
DRAWN BY:	**PVD**
DRAFT CHK:	**BT**
DATE:	**17-06-26**

verto Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **PROPOSED NEW LAYOUT**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **SITE LANDSCAPE PLAN PROPOSED**

SCALE: **1:500** SHEET SIZE: **A1** DWGs IN SET: **1**

PROJECT No: **250037** DWG No: **A0017** REV: **D**



SITE PLAN

3D VIEW INDICITIVE ONLY

REV:	DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 998 257

APPROVED: - ACRED. No: - DATE: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: BT
DRAFT CHK: BS

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **SITE DEVELOPMENT 3D VISUALISATIONS 0000 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD SMITHTON TASMANIA, 7330**

TITLE: **SITE PLAN - 3D VIEW**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0021** REV: **D**

DATE PRINTED: 6/02/2026 11:11:56 AM



KILL FLOOR BUILDING

3D VIEW INDICITIVE ONLY

REV:	DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: - ACRED. No: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: BT
DRAFT CHK: BS
DATE: -

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **SITE DEVELOPMENT 3D VISUALISATIONS 0000 SERIES DRAWINGS**

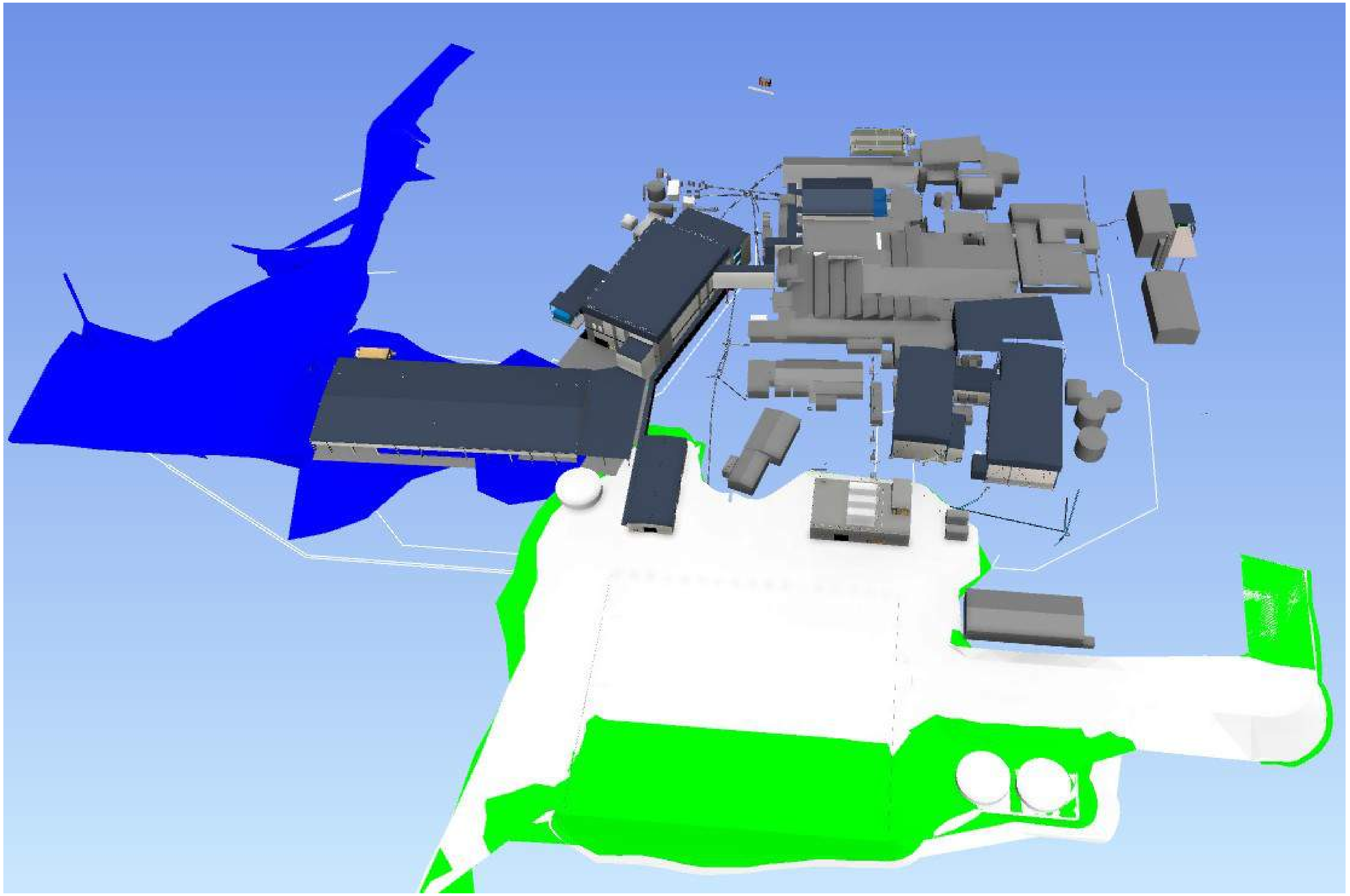
ADDRESS: **4 BACON FACTORY ROAD SMITHTON TASMANIA, 7330**

TITLE: **3D VIEW - SHT 1 OF 4**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0022** REV: **D**

DATE PRINTED: **6/08/2026 11:11:57 AM**



3D VIEW FROM SOUTH

3D VIEW INDICITIVE ONLY

REV:	DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: - ACRED. No: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: BT
DRAFT CHK: BS
DATE: -

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **SITE DEVELOPMENT 3D VISUALISATIONS 0000 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD SMITHTON TASMANIA, 7330**

TITLE: **3D VIEW - SHT 2 OF 4**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0023** REV: **D**

DATE PRINTED: **6/02/2026 11:11:58 AM**



3D VIEW FROM BASS HWY

3D VIEW INDICITIVE ONLY



3D VIEW FROM BASS HWY

3D VIEW INDICITIVE ONLY

REV:	DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 998 257

APPROVED: - ACRED. No: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: BT
DRAFT CHK: BS
DATE: -

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **SITE DEVELOPMENT 3D VISUALISATIONS 0000 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD SMITHTON TASMANIA, 7330**

TITLE: **3D VIEW - SHT 3 OF 4**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0024** REV: **D**

DATE PRINTED: **6/02/2026 11:11:59 AM**



SITE - 3D VIEW

3D VIEW INDICITIVE ONLY

REV:	DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -

ACRED. No: -

DESIGN BY: RN

DESIGN CHK: BS

DRAWN BY: BT

DRAFT CHK: BS

DATE: -

HOBART

LAUNCESTON

DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **SITE DEVELOPMENT 3D VISUALISATIONS 0000 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD SMITHTON TASMANIA, 7330**

TITLE: **3D VIEW - SHT 4 OF 4**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0025** REV: **D**

DATE PRINTED: 6/08/2026 11:12:00 AM



SURVEY CONTROL:

SPIKE

UC1-TS E:342565.116, N:5475224.134, H:28.868
UC3-TS E:342593.860, N:5475169.454, H:28.780
UC4-TS E:342589.928, N:5475189.968, H:28.823
UC5 E:342666.373, N:5475159.847, H:29.796
UC8 E:342677.271, N:5475268.432, H:30.849
UC9 E:342719.749, N:5475203.134, H:31.255
UC10 E:342711.812, N:5475186.460, H:31.160
UC11 E:342643.286, N:5475008.850, H:31.706
UC12 E:342665.045, N:5475114.899, H:28.658
UC13 E:342811.311, N:5475138.091, H:32.775
UC14 E:342589.523, N:5475137.653, H:28.387
UC15 E:342666.487, N:5475283.616, H:30.146
UC16 E:342591.383, N:5475274.796, H:29.160
UC17 E:342721.163, N:5475258.432, H:30.423
UC18 E:342702.149, N:5475283.960, H:30.148
UC19 E:342720.189, N:5475148.754, H:30.460
UC20 E:342676.913, N:5475128.623, H:28.698
UC21 E:342708.635, N:5475193.448, H:31.141
UC24 E:342451.043, N:5475198.735, H:23.982
UC25 E:342454.421, N:5475018.293, H:24.594
UC26 E:342602.626, N:5475149.423, H:28.812
UC27 E:342558.962, N:5475216.331, H:28.984

SPRINGHEAD NAIL

UC2-TS E:342589.412, N:5475192.960, H:28.883

STAR PICKET

UC22 E:342422.958, N:5475266.638, H:28.722
UC23 E:342449.750, N:5475323.487, H:28.547

ALL COORDINATES / LEVELS ARE TO MGA2020 ZONE 55 AHD83 AND ARE BASED ON SPM9458

CONSTRUCTION ISSUE

HOBART
DEVONPORT
LAUNCESTON

verto

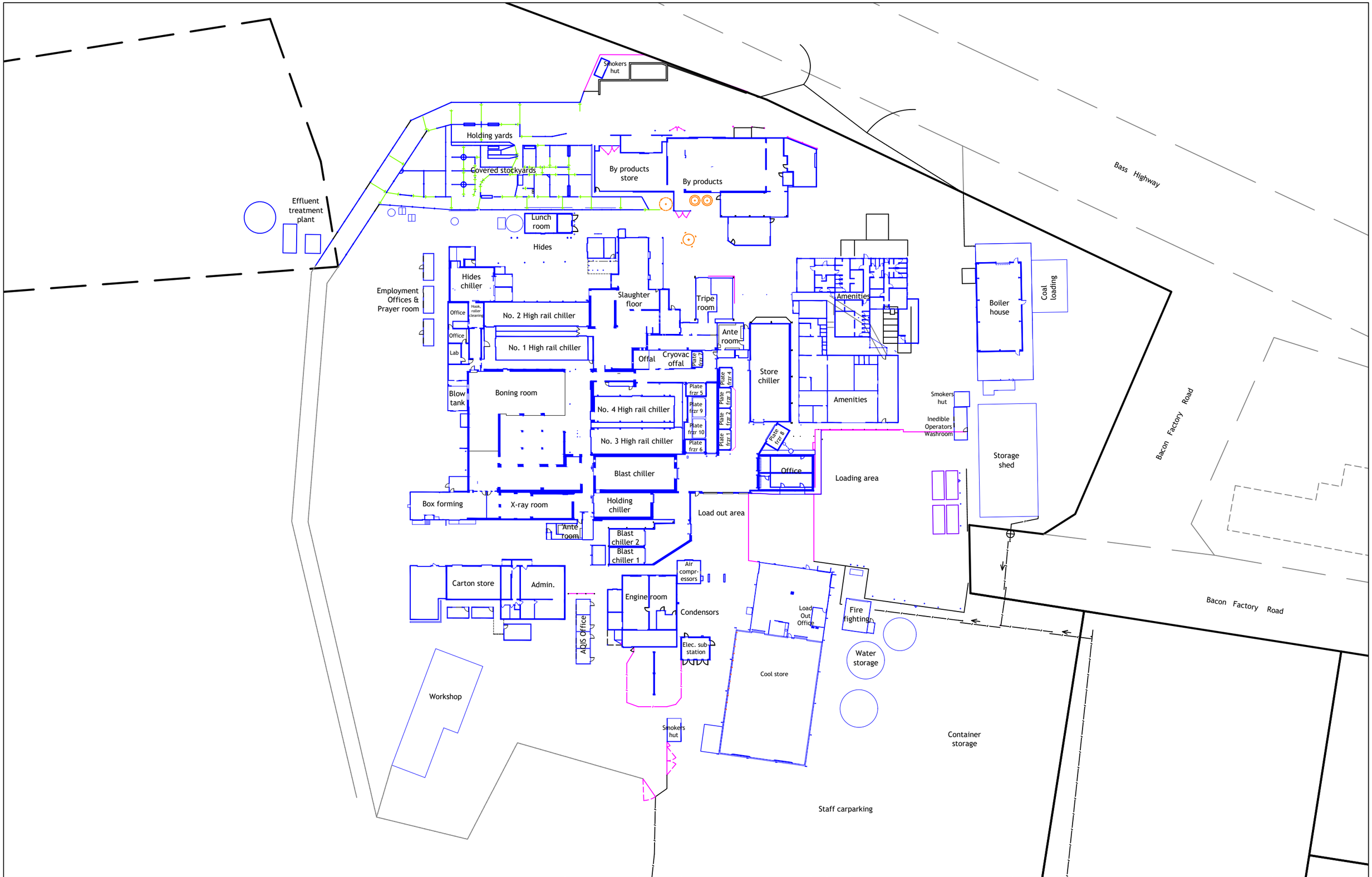
Launceston Office
22 - 24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

APPROVAL		REV	DESCRIPTION	DATE
DRAWN:	PVD			
CHECKED:	JF			
DESIGN:	PVD			
CHECKED:	JF			
VERIFIED:	-	A	CONSTRUCTION ISSUE	27-04-26

PROJECT:
GREENHAMS REDEVELOPMENT
4 BACON FACTORY ROAD
SMITHTON

SHEET:
BENCHMARK PLAN

SCALE:	PROJECT No.	SHEET No.	REV.
1:1000 (A1)	250037	A0030	0



Site Plan - Buildings
Scale @ A3 1:750

GREENHAM
PURE BEEF CAPE GRIM TASMANIA

B	13/1/24	General revision	RNF	
A	2/1/19	General revision	RNF	
Letter	Date	Amendment	DRN	CH'KED

PRELIMINARY

DO NOT SCALE
WHEN IN DOUBT "ASK"
ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS OTHERWISE STATED

PRIVATE & CONFIDENTIAL
THIS DRAWING IS THE PROPERTY OF GREENHAM TASMANIA PTY. LTD. AND SHOULD NOT BE COPIED IN WHOLE OR IN PART OR USED FOR MANUFACTURE OR OTHERWISE DISCLOSED WITHOUT THE PRIOR WRITTEN CONSENT OF GREENHAM TASMANIA PTY. LTD. © DATED 2014

Title: SITE PLAN – BUILDINGS

GREENHAM TASMANIA PTY LTD
BACON FACTORY ROAD
SMITHTON TAS

Project Title: SITE PLANS

Project Number: 13197

Page 3 of 15 Pages

Drawing Number: 13197–03 Rev No: B
Scale: 1:750 @ A3
Drawn By: R FRANKS
Date: 13/1/24
Approved By:
Date:
Department:
Remarks
Factory: SMITHTON

P4 (PID 920346)
(E) WOOD POLE
(E) I/22/3
C60/0733
(N) LBSWM/22/3
(N) CPA/22/3/185
(N) HV CABLE GUARD
(N) 70 mm2 HV Earth

REUSE LBS FROM POLE 1:3
BACON FACTORY ROAD

H4

A

57 m

3
211755
T681385

78 m

24
570584

73 m

2
590702

H1
H2

BASS HIGHWAY

102 m

BASS HIGHWAY

B

C

BOUNDARY FENCE

(T68/1751)
(N) Switching Station/RM6/4way
(N) 310 PADMOUNT
(N) Earth/Kiosk Substations

CUSTOMER HV SWITCHING
STATION WITH CIRCUIT BREAKER
AND METERING UNIT
CUSTOMER TO INSTALL AND
TERMINATE HV CABLE

4 BACON FACTORY RD, SMITHTON
Title Reference: 178708/1

UNNAMED

P1 OFF P3 (PID 590700)
(E) WOOD POLE
(N) S/22/3/FRP
(E) I/LVABC_95/3
(E) SERV/25/1
C680679
(R) Existing LBS
(R) Existing Cable Term/22KV/3ph
(R) HV CABLE GUARD

55 m

50 m

BACON FACTORY ROAD

DISCONNECT CAP AND ABANDON
HV CABLE IN GROUND
REMOVE LBS TO BE USED
ON POLE 4 BASS HWY

P3 (PID 211749)
(E) WOOD POLE
(E) DE5/22/3
(N) DE/22/3/FRP
(E) DE/LVABC_95/3
(E) DE/LV/3/FRP
C680497
(R) ABSV/22/3
(R) Existing Cable Term/22KV/3ph
(R) HV CABLE GUARD

DISCONNECT CAP AND ABANDON
HV CABLE IN GROUND

35 m

33 m

2A
327190
T681322

66 m

2
211748

1
211746

87 m

1
211747

21
211745

39 m

17A
211744
C680688

118 m

138 m

2
923462

C

LOCATE EXISTING HV CABLE
FEEDER ID: 93006
EXCAVATE 2x HV JOINT PITS
CUT EXISTING CABLE AND JOIN
TO THE 2X NEW HV CABLE H1 & H2

1
920873

17
211500
C680687

20
923460
C680177

UNNAMED

UNNAMED

POLE LOCATIONS

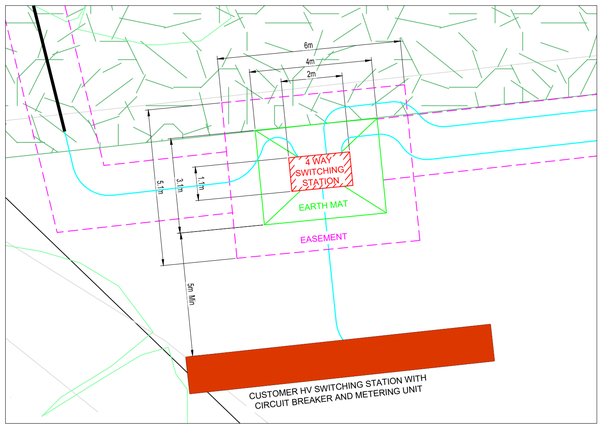
ALL "PROPOSED" POLES ON THIS DRAWING ARE IN
REAL WORLD CO-ORDINATES (SUB 1m ACCURACY)

ANY "EXISTING" POLES ARE APPROXIMATELY
LOCATED (ABOVE 1m ACCURACY)

CONDUCTOR STRINGING TABLE

CONDUCTOR	VOLTAGE	FROM POLE	TO POLE	No. OF SPANS	M.E.S.	TENSION (% CBL)	REFERENCE SPAN	SAG IN REF. SPAN (@10°C)	STRINGING TENSION (@10°C)	SAG IN REF. SPAN (@20°C)	STRINGING TENSION (@20°C)
AAC 19/3.25 NEPTUNE	22kV	P1:3 590700	P3 211749	1	50	18	P3-P1-3	0.35m	3.77 kN	0.48m	2.75 kN

NOTE: *Sags and tensions shown are for final installation conditions. An allowance has been made for inelastic stretch (creep) of new conductors.*
Creep allowance for AAC, AAAC, ACSR & LVABC is 0°C for Stack (2%) and Urban (6%), 5°C for Ltd (10%) & 10°C for Med (18%) and Full (22%) Tensions.
There has been no creep allowance made for SC/CZ, Hard Drawn Copper (HDC), Poll and ADSS Conductors and Cables



SWITCHING STATION DETAIL
SCALE 1:100

NEW (N)
- 22kV OH LINE
- HV U/G CABLE - 22kV
- DUCT
- EASEMENT
- SWITCHING STATION ENCLOSURE
- SWITCHING STATION EARTH MAT

REMOVE (R)
- HV U/G CABLE - 22kV
- LOAD BREAK SWITCH

EXISTING (E)
- 22kV OH LINE
- LV OH LINE
- GI POLE
- LV POLE
- HV POLE
- HV LV POLE
- TRANSFORMER
- STAY
- HV U/G CABLE - 22kV

TRANSFERED (T)
- LOAD BREAK SWITCH

UNDERGROUND NOTES

RIGID UPVC HEAVY DUTY ELECTRICAL CONDUIT TO AS/NZS 2053
BEDDED IN SAND AND PROTECTED BY POLYMERIC CABLE
COVERING.

UNDERGROUND CABLES

CABLE ROUTES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY AND MAY VARY
SUBJECT TO SITE CONDITIONS ENCOUNTERED DURING INSTALLATION WORKS.

ADVICE SHOULD BE SOUGHT FROM TASNETWORKS FOR ACCURACY OF CABLE ROUTES.

EXCAVATION NEAR TASNETWORKS CABLES AND EQUIPMENT

1. ALL UNDERGROUND SERVICES TO BE LOCATED PRIOR TO ANY EXCAVATIONS DIAL 1100 "DIAL BEFORE YOU DIG" TO ARRANGE LOCATIONS
2. ALL EXCAVATIONS WITHIN 1.0m OF TASNETWORKS CABLES AND EQUIPMENT MUST BE UNDERTAKEN BY TASNETWORKS PERSONNEL OR THEIR AUTHORISED CONTRACTORS.
3. ADVICE MUST BE SOUGHT FROM TASNETWORKS FOR ANY EXCAVATIONS WITHIN 3.0m OF POLES OR STAYS.

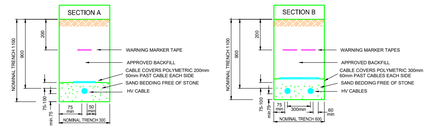
IDENTIFICATION OF CABLES

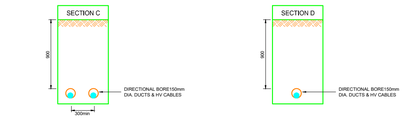
ALL CABLES SHALL BE LABELLED WITH THEIR DESTINATION POINTS IN THE SYSTEM.
THE LABEL SHALL BE PERMANENT TYPE AND INSTALLED ON THE RELEVANT CABLE,
SWITCH, FUSE, CIRCUIT BREAKER, ETC.
LABELS MAY BE CABLE TIED TO THE LV CABLES INSIDE STREET FURNITURE
(TURRETS, CABINETS, ETC)

CABLE SCHEDULE

DO NOT EXCEED CABLE MAXIMUM PULLING TENSION OR MINIMUM BENDING RADIUS
REFER TO CABLE SPECIFICATION SHEETS TO OBTAIN THESE VALUES

CABLE	95mm²	185mm²	240mm²	300mm²	400mm²	CABLE TYPE
H1			440m			a 3/c xshc pvc hdpe 22kV
H2			440m			a 3/c xshc pvc hdpe 22kV
H3			10m			a 3/c xshc pvc hdpe 22kV
H4			75m			a 3/c xshc pvc hdpe 22kV
TOTAL (m)	0	0	965	0	0	





ATTENTION

ALL CABLES MUST BE INSTALLED IN ACCORDANCE
WITH TASNETWORKS UNDERGROUND DESIGN &
CONSTRUCTION STANDARDS
NOTIFY TASNETWORKS JOB MANAGER DAILY WHEN
CABLE WORK IS IN PROGRESS

PRELIMINARY
NOT FOR CONSTRUCTION

AS BUILT RECORDS

CONSTRUCTED TO DESIGN	NAME	SIGNED	DATE
Civil Contractor Representative			
TasNetworks Works Team Leader Advised			
TasNetworks Construction Crew			
TasNetworks Works Team Leader			
As-Builts attached in SAP Project Files			
Project Number			

No.	Revision Description	Drawn	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

0 10m 5m 7.5m 10m
ORIGINAL SCALE 1:250
ALL DIMENSIONS IN METRES UNLESS OTHERWISE INDICATED

Coordinate System :GDA94 Height Datum : A.H.D.

Reference Drawings

COPYRIGHT © - TASNETWORKS
NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF TASNETWORKS

TasNetworks
Powering a Bright Future
ABN. 24 167 357 299

Designed.	J.G.	Date.	15.12.25
Drawn.	J.G.	Date.	15.12.25
Checked.	R.B.	Date.	21.05.26
Approved.	----	Date.	----
File.	//..../n-011773_td-00406.dwg		

TASMANIAN NETWORKS PTY LTD

BASS HWY - SMITHTON SUSBD HV CONNECTION MAINS PLAN

Drawing No. TD-00406
Sheet No. 1 OF 1 | Size. A1 | Scale. 1:500
Project. N-011773 | Revision. ----

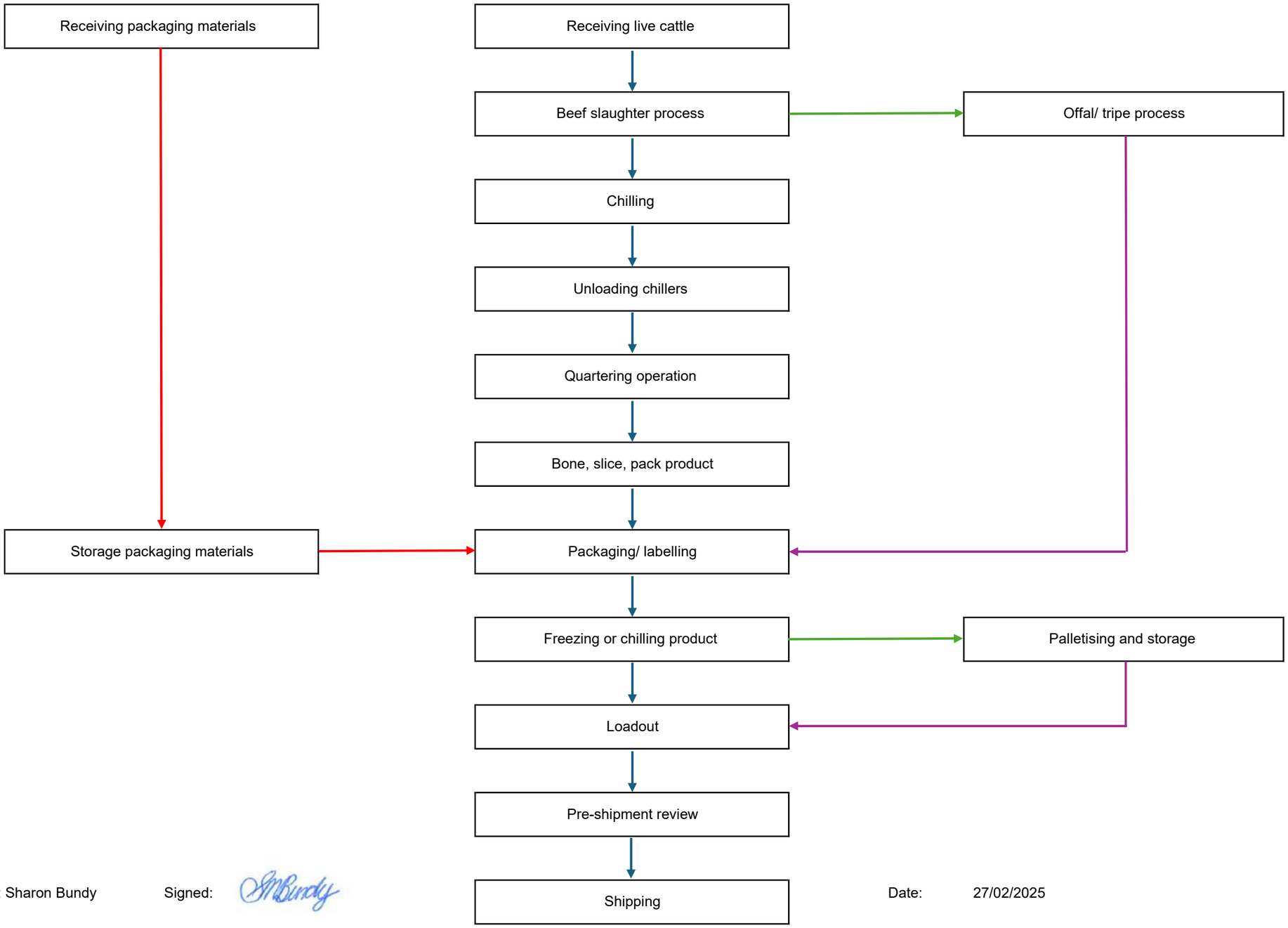
NB: ALL DRAWINGS TO BE PRINTED IN COLOUR

Appendix C Site Operations Flowcharts

GREENHAM TASMANIA PTY LTD

Revalidated 27th February 2025

Overview Flow Chart for Edible Product

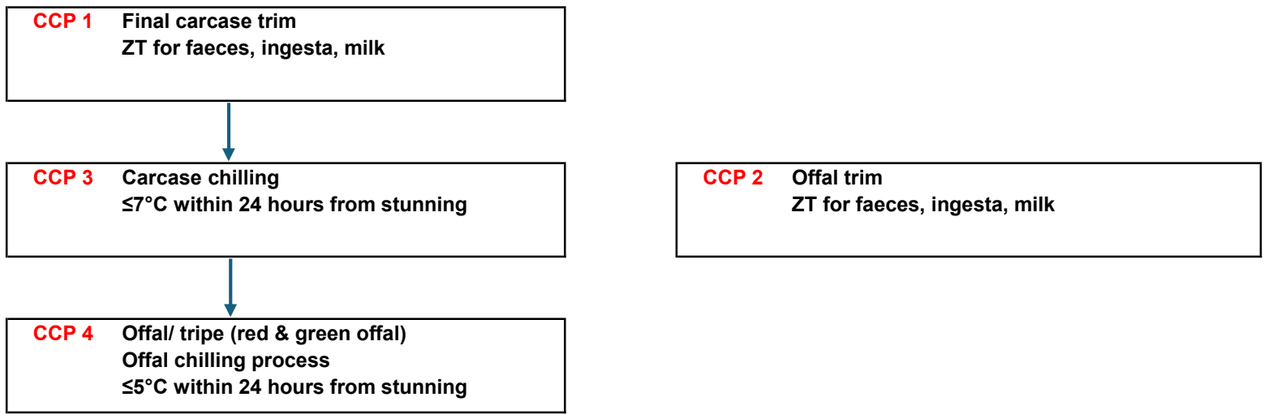


Verified by: Sharon Bundy Signed: Date: 27/02/2025

GREENHAM TASMANIA PTY LTD

Revalidated 27th February 2025

CCP Summary Flow Chart

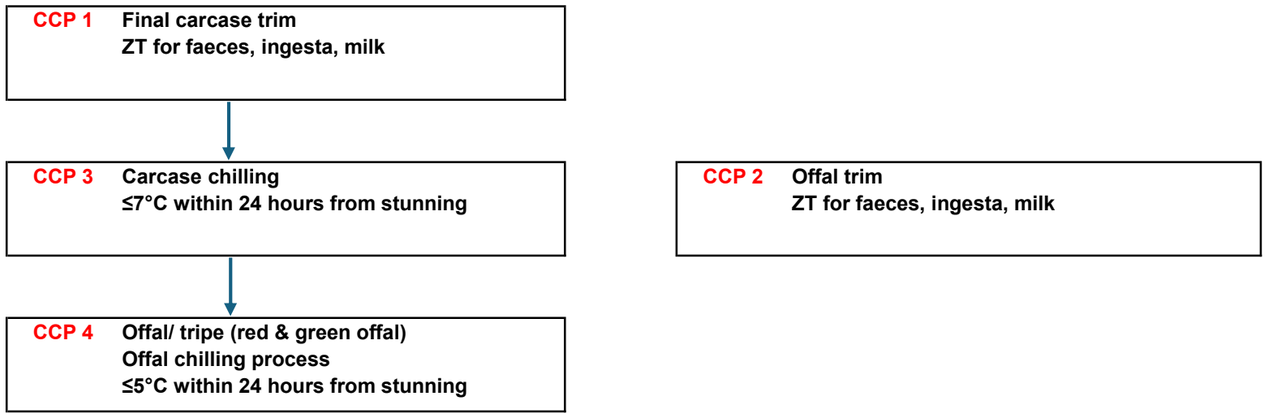


Verified by: Sharon Bundy Signed: Date: 27/02/2025

GREENHAM TASMANIA PTY LTD

Revalidated 27th February 2025

CCP Summary Flow Chart

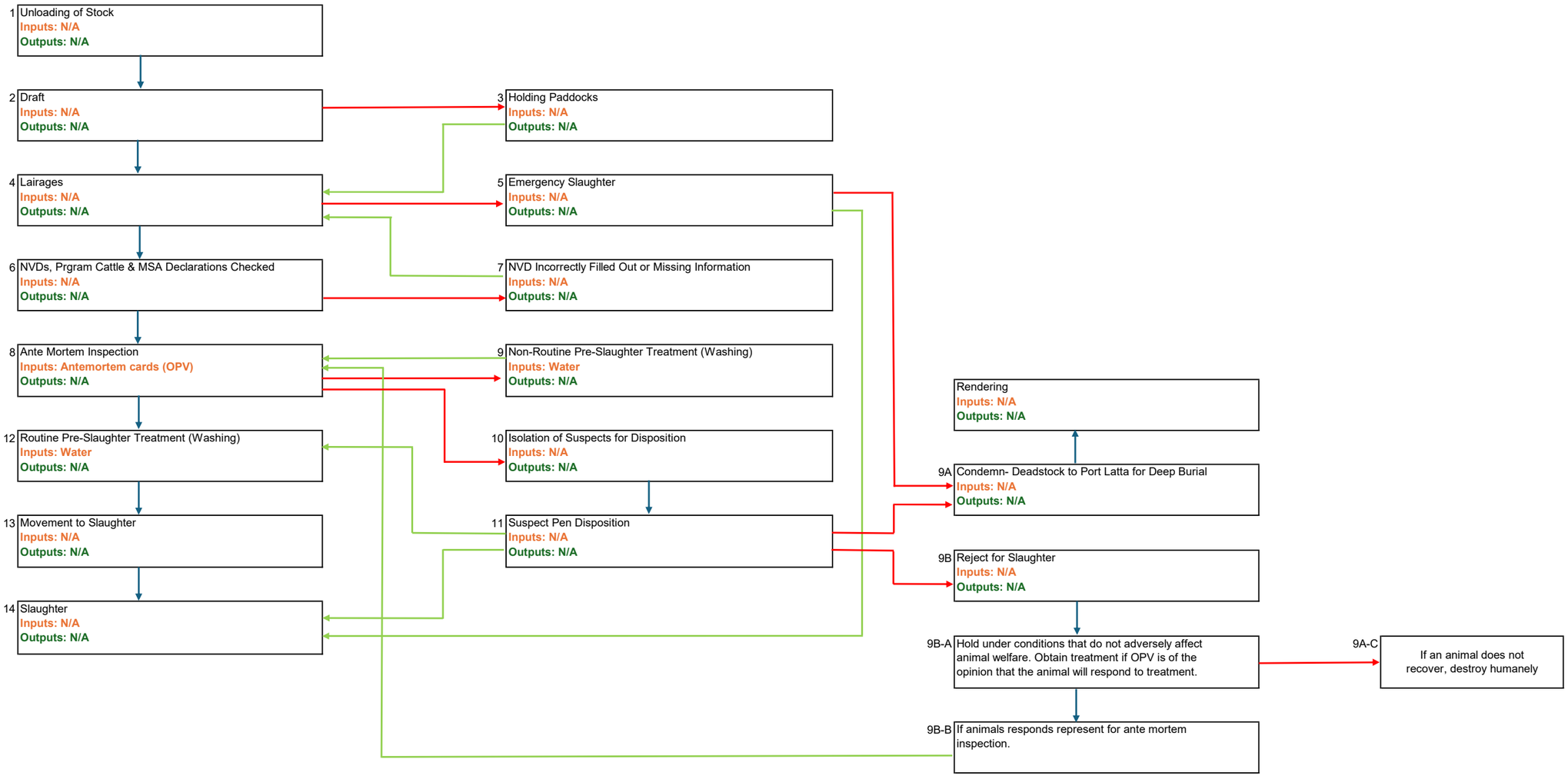


Verified by: Sharon Bundy	Signed:		Date:	27/02/2025
Verified by: Wayne Bradfield	Signed:		Date:	27/02/2025
Verified by: Clare Chatwin	Signed:		Date:	27/02/2025
Verified by: Emma-Rae Shaw	Signed:		Date:	27/02/2025
Verified by: Kyle Fraser	Signed:		Date:	27/02/2025
Verified by: Robert Coates	Signed:		Date:	27/02/2025
Verified by: Phillip Burr	Signed:		Date:	27/02/2025
Verified by: Matthew Kay	Signed:		Date:	27/02/2025

GREENHAM TASMANIA PTY LTD

Preliminary Steps 4 and 5
Revalidated 27th February 2025

Livestock Handling & Ante Mortem Inspection Flow Chart



Verified by: Sharon Bundy Signed: Date: 27/02/2025

GREENHAM TASMANIA PTY LTD

Preliminary Steps 4 and 5
Revalidated 27th February 2025

Beef Slaughter Flow Chart

1 Cattle receiving & holding
Inputs: LPA NVDs, Program Declarations
Outputs: N/A

2 Antemortem inspection
Inputs: Antemoretem cards
Outputs: N/A

3 Cattle wash
Inputs: Potable water
Outputs: N/A

4 Record/ scan NLIS tags
Inputs: NLIS data e.g. residue status
Outputs: N/A

5 Stunning/ Halal Sticking
Inputs: Air, captive bolt gun caps
Outputs: N/A

6 Shackling- Includes bung washing, apply twin oxide dilution to carcase opening lines, electric immobliser (cradle)
Inputs:Electric current, twin oxide, potable water, Non-Halal ID tags, EK tags if applicable
Outputs: N/A

7 Rodding and weasand clip
Inputs: Weasand clip
Outputs: N/A

8 Thoracic sticking, blood collection
Inputs: Identified blood collection buckets
Outputs: N/A

9 Electrical Stimulation
Inputs: Electrical current
Outputs: N/A

10 Hock/ Horn Removal
Inputs: Bags for head long bodies
Outputs: N/A

11 First leg/ first leg changeover
Inputs: Legging paper
Outputs: N/A

12 Second leg
Inputs: N/A
Outputs: N/A

Transfer waste to screw

By-products rendering

13 Pizzle removal, udder removal
Inputs: N/A
Outputs: N/A

14 Bunging
Inputs: Bung bag, rubber band
Outputs: N/A

15 Flanking
Inputs: N/A
Outputs: N/A

Hide collection- salting
Inputs: Edible salt
Outputs: N/A

16 Hide removal at hide puller
Inputs: N/A
Outputs: N/A

17 Brisket splitting, hock removal, muzzle removal
Inputs: Correlation tag, green tags
Outputs: N/A

18 Head removal
Inputs: Corelation tag
Outputs: N/A

19 Head work up and washing, record dentition
Inputs: Potable water
Outputs: N/A

22 Evisceration on table
Inputs: Green tags
Outputs: N/A

23 Tail removal & splitting saw
Inputs: Potable water
Outputs: N/A

24 Department carcase inspection (FSMA)
Inputs: Retain tag if applicable
Outputs: N/A

25 Final Trim **CCP 1 Carcase Hygiene** (FQ/ HQ)
Inputs: N/A
Outputs: Green tags

26 Company trim/ neck trim
Inputs: Hooks (long bodies), s/s tubs, potable water
Outputs: N/A

27 SRM removal
Inputs: Orange tags
Outputs: N/A

28 Feather bone saw
Inputs: N/A
Outputs: N/A

29 Weighing, grading, ticketing, remove correlation tag
Inputs: Carcase ticket
Outputs: Correlation tag

30 Ribbing saw
Inputs: N/A
Outputs: N/A

31 Separate and collect feather bone, defat, collect body fate, remove inside skirt
Inputs: Carton, liner, s/s tubs
Outputs: N/A

32 MHA inspection
Inputs: N/A
Outputs: N/A

33 Neck bone removal/ ligamentum nuchae
Inputs: Edible s/s tubs
Outputs: Orange tags

34 Carcase wash
Inputs: Potable water
Outputs: N/A

35 Transfer to high rail chiller
Inputs: N/A
Outputs: N/A

36 Loading high rail chillers, insert data logger
Inputs: N/A
Outputs: N/A

Chilling Process **CCP 3 Carcase Chilling**
Inputs: Potable water (spray chilling)
Outputs: N/A

Tripe Processing & Packing

20 Head/ viscera inspection & disposition
Inputs: N/A
Outputs: N/A

21 Head boning
Inputs: Potable water
Outputs: N/A

Offal Trommel
Inputs: N/A
Outputs: N/A

23A Bile & gall stone collection
Inputs: Bile drum
Outputs: N/A

23B Foetal Blood Collection
Inputs: Blood bags & needle
Outputs: N/A

Pre-breaker shredder to by-products/ rendering
Inputs: N/A
Outputs: N/A

Transfer waste to screw
Inputs: N/A
Outputs: N/A

26A Retain/ condemn carcases
Inputs: N/A
Outputs: N/A

Transfer body fat/ feather bones/ inside skirts to offal room
Inputs: N/A
Outputs: N/A

Reclaimed water for use in tripe/ bible wash
Inputs: Carcase wash water (potable)
Outputs: N/A

Offal Trim **CCP 2 Offal Hygiene Trim**
Inputs: Potable water
Outputs: N/A

Transfer to offal room
Inputs: N/A
Outputs: N/A

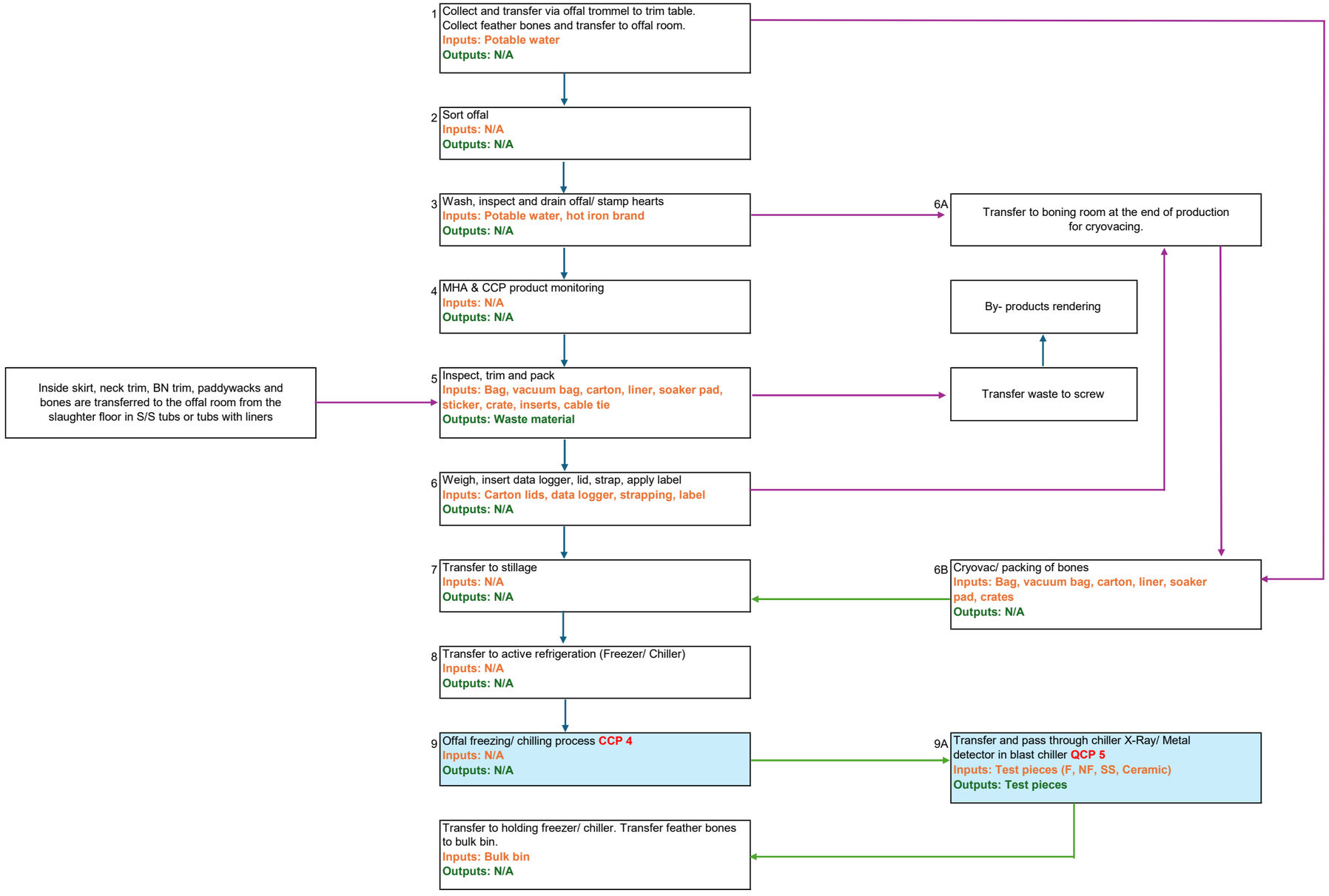
Verified by: Sharon Bundy Signed:

Date: 27/02/2025

GREENHAM TASMANIA PTY LTD

Preliminary Steps 4 and 5
Revalidated 27th February 2025

Beef Offal Processing Flow Chart

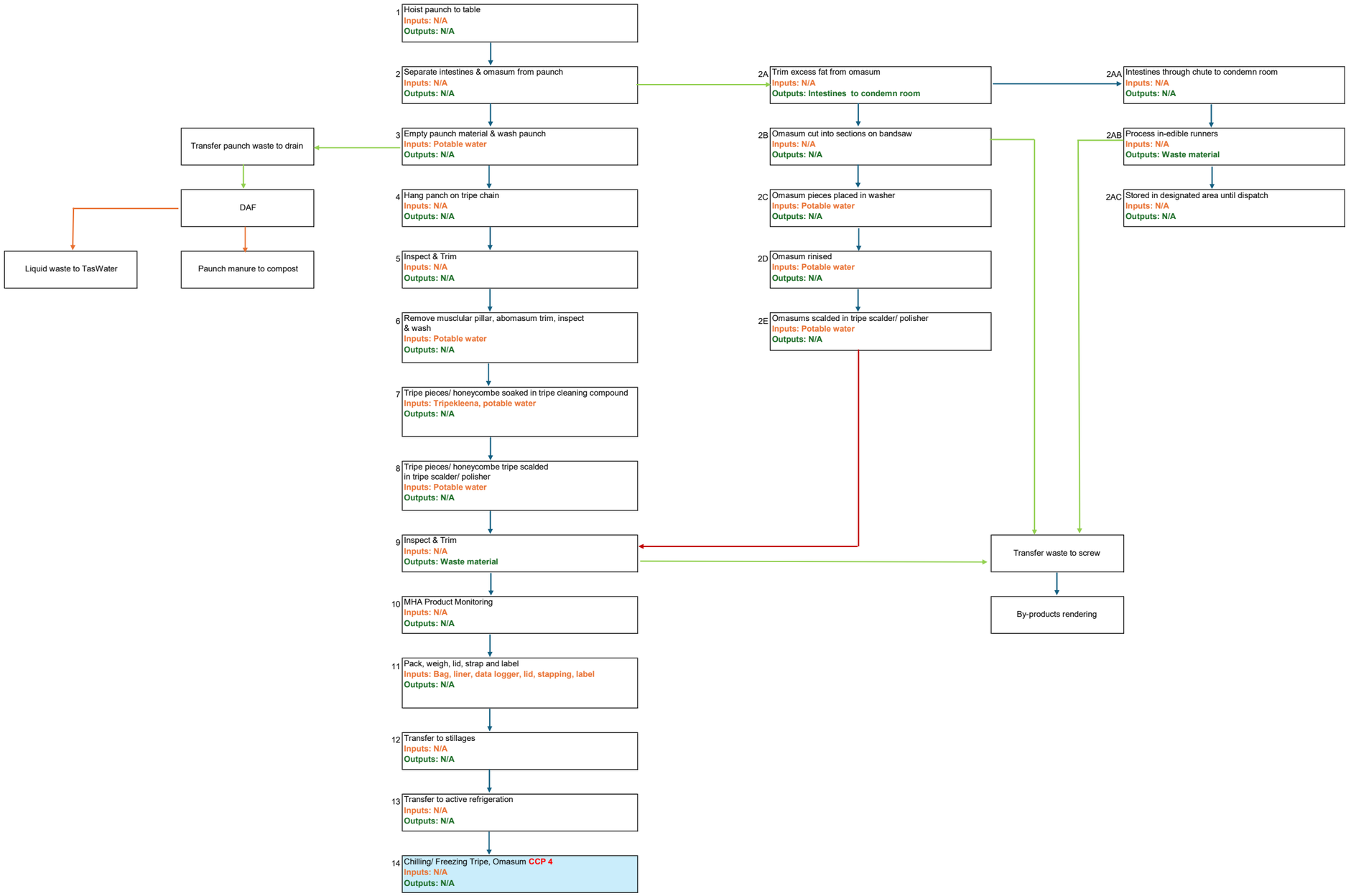


Verified by: Sharon Bundy Signed: Date: 27/02/2025

GREENHAM TASMANIA PTY LTD

Preliminary Steps 4 and 5
Revalidated 27th February 2025

Beef Tripe Processing Flow Chart

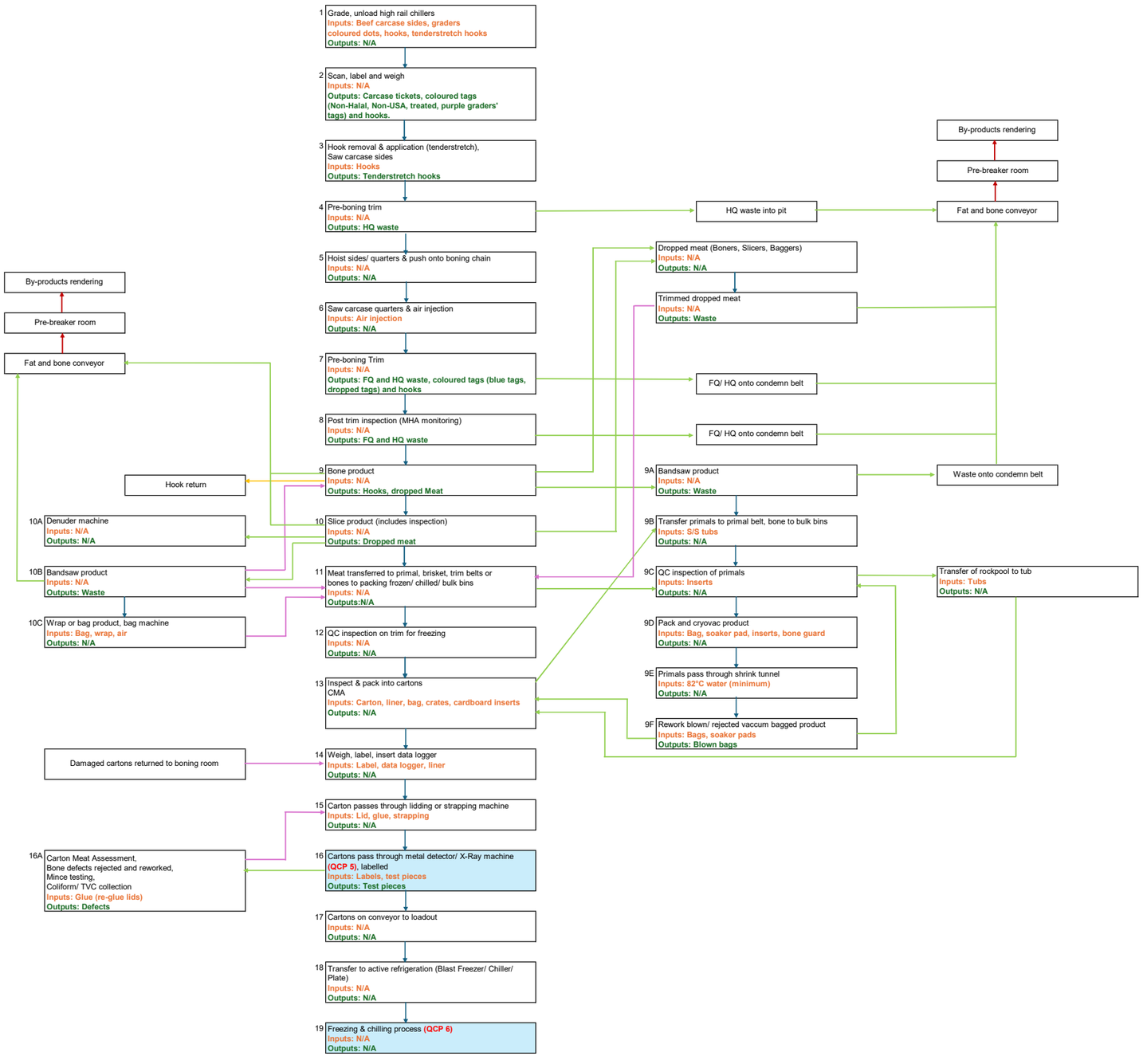


Verified by: Sharon Bundy Signed: Date: 27/02/2025

GREENHAM TASMANIA PTY LTD

Preliminary Steps 4 and 5
Revalidated 27th February 2025

Beef Boning and Packing Flow Chart

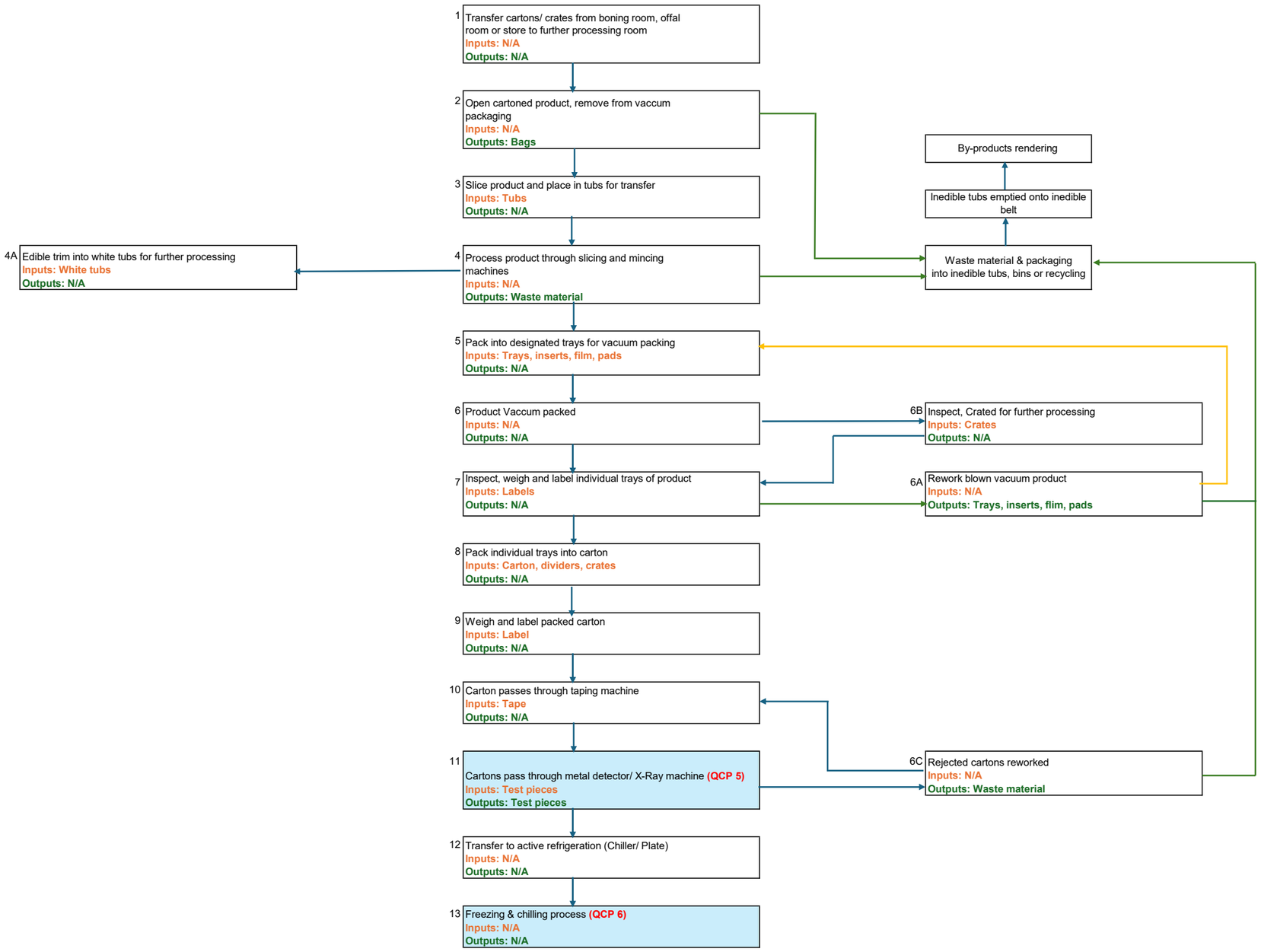


Verified by: Sharon Bundy Signed: Date: 27/02/2025

GREENHAM TASMANIA PTY LTD

Preliminary Steps 4 and 5
Revalidated 27th February 2025

Beef Further Processing Room Flow Chart

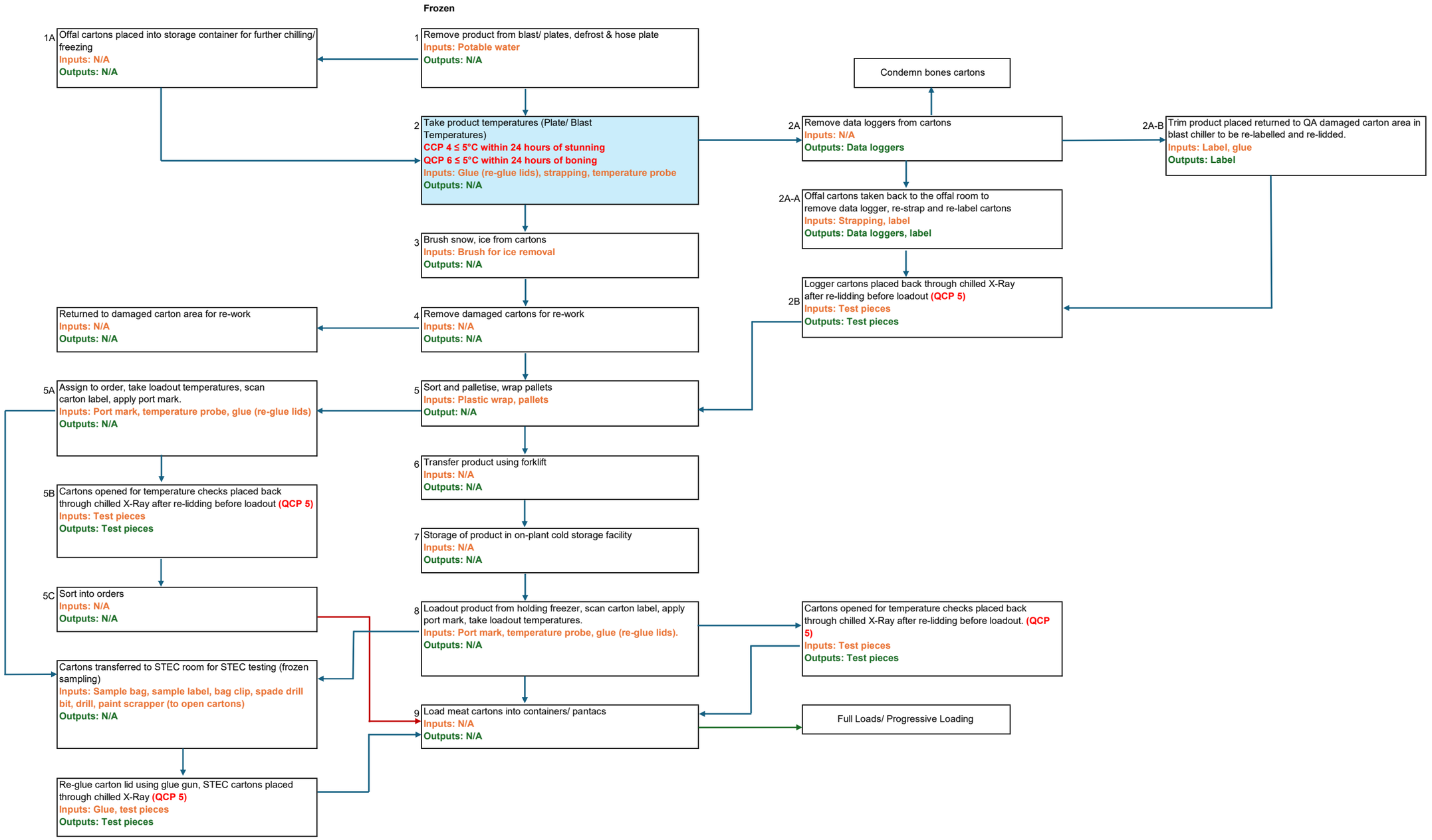


Verified by: Sharon Bundy Signed: Date: 27/02/2025

GREENHAM TASMANIA PTY LTD

Preliminary Steps 4 and 5
Revalidated 27th February 2025

Handling, Storage & Loadout Flow Chart

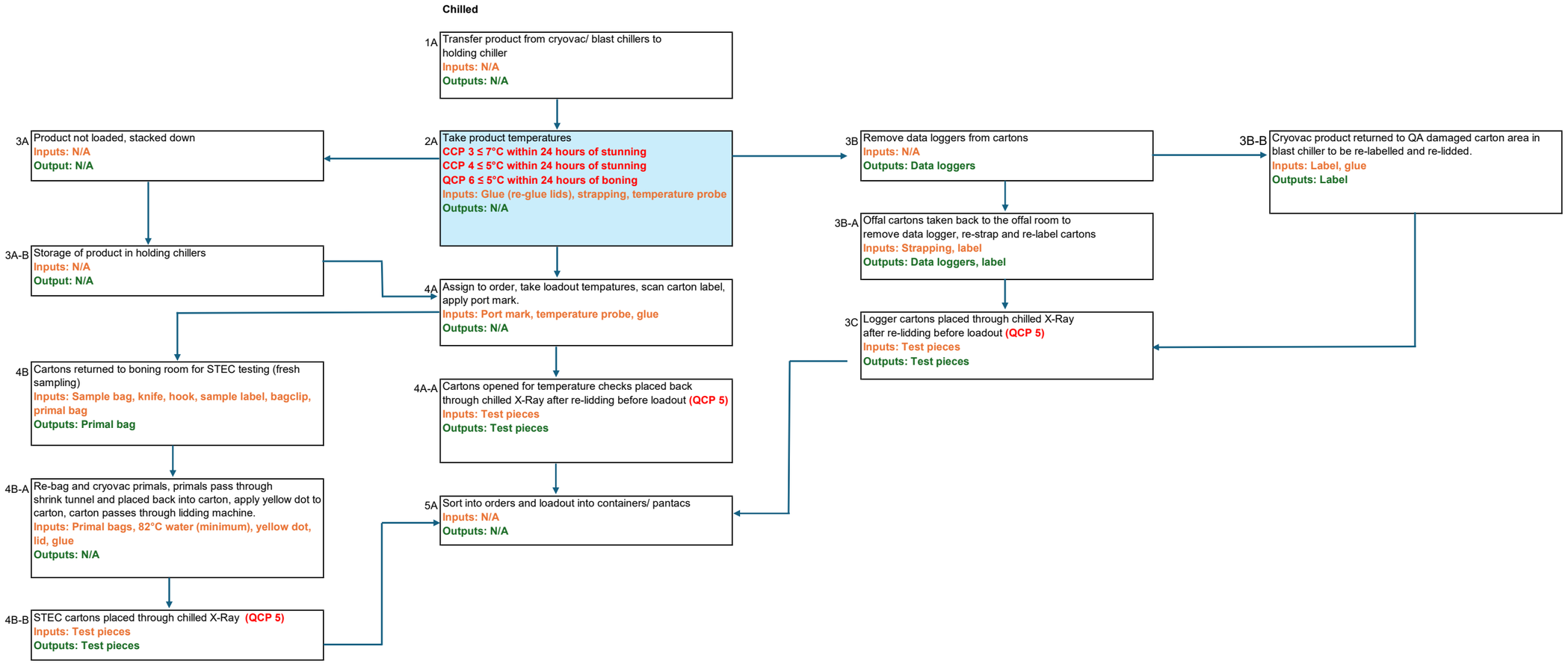


Verified by: Sharon Bundy Signed: Date: 27/02/2025

GREENHAM TASMANIA PTY LTD

Preliminary Steps 4 and 5
Revalidated 27th February 2025

Handling, Storage & Loadout Flow Chart

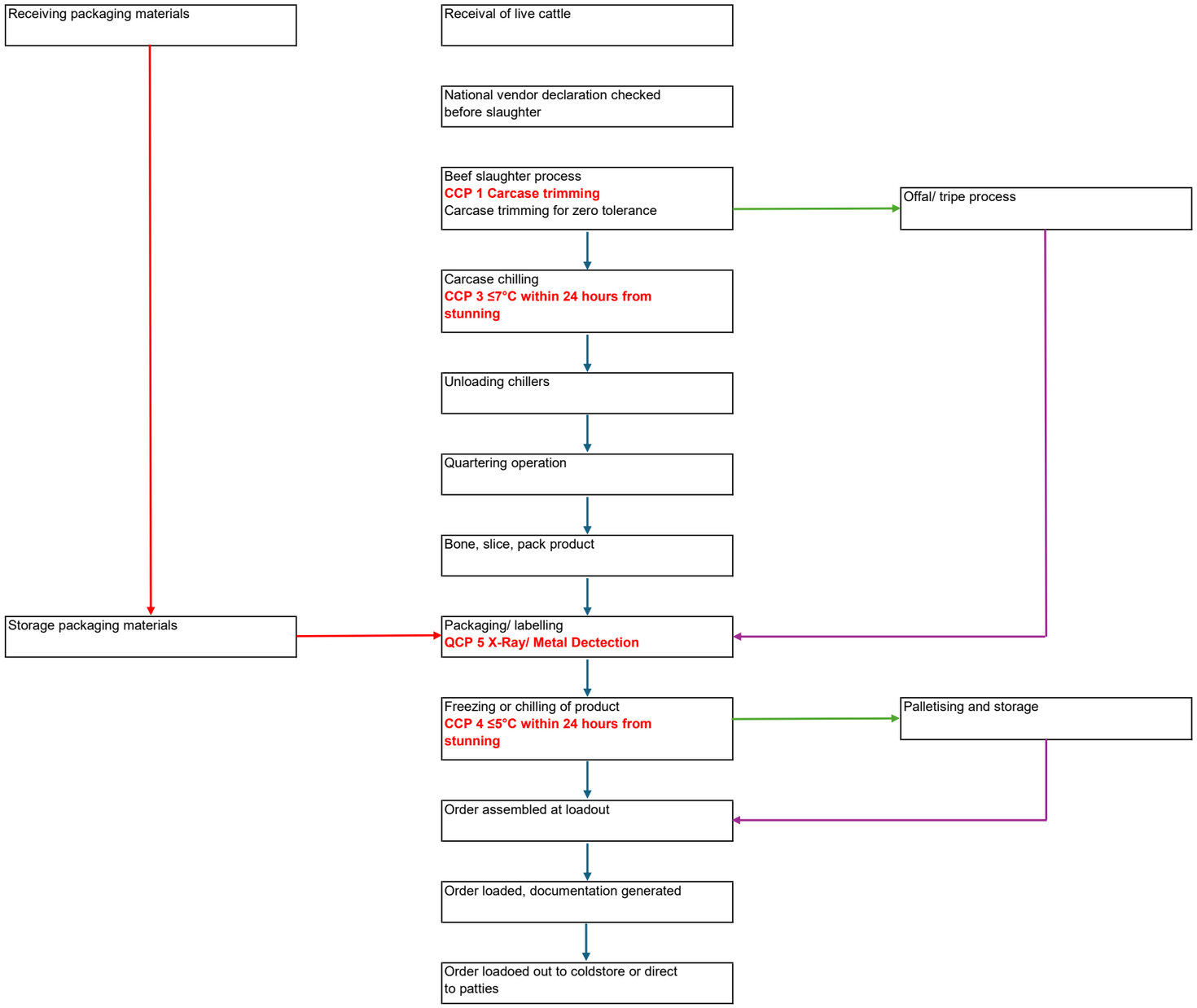


Verified by: Sharon Bundy Signed: Date: 27/02/2025

GREENHAM TASMANIA PTY LTD

Revalidated 27th February 2025

Overview Flow Chart From Paddock to Patties



Verified by: Sharon Bundy Signed: Date: 27/02/2025

Appendix D Natural Values Atlas Report

Natural Values Atlas Report

Authoritative, comprehensive information on Tasmania's natural values.

Reference:	
Requested For:	Greenham Final
Report Type:	Summary Report
Timestamp:	03:20:08 PM Friday 09 May 2025
Threatened Flora:	buffers Min: 500m Max: 5000m
Threatened Fauna:	buffers Min: 500m Max: 5000m
Raptors:	buffers Min: 500m Max: 5000m
Conservation Significance Flora:	buffers Min: 500m Max: 5000m
Conservation Significance Fauna:	buffers Min: 500m Max: 5000m
Conservation Significance filtered by:	Species Sensitivity
Tasmanian Weed Management Act Weeds:	buffers Min: 500m Max: 5000m
Priority Weeds:	buffers Min: 500m Max: 5000m
Geoconservation:	buffer 1000m
Acid Sulfate Soils:	buffer 1000m
TASVEG:	buffer 1000m
Threatened Communities:	buffer 1000m
Fire History:	buffer 1000m
Freshwater Ecosystem Values:	buffer 1000m
Freshwater Ecosystem Values displayed:	Rivers
Tasmanian Reserve Estate:	buffer 1000m
Biosecurity Risks:	buffer 1000m

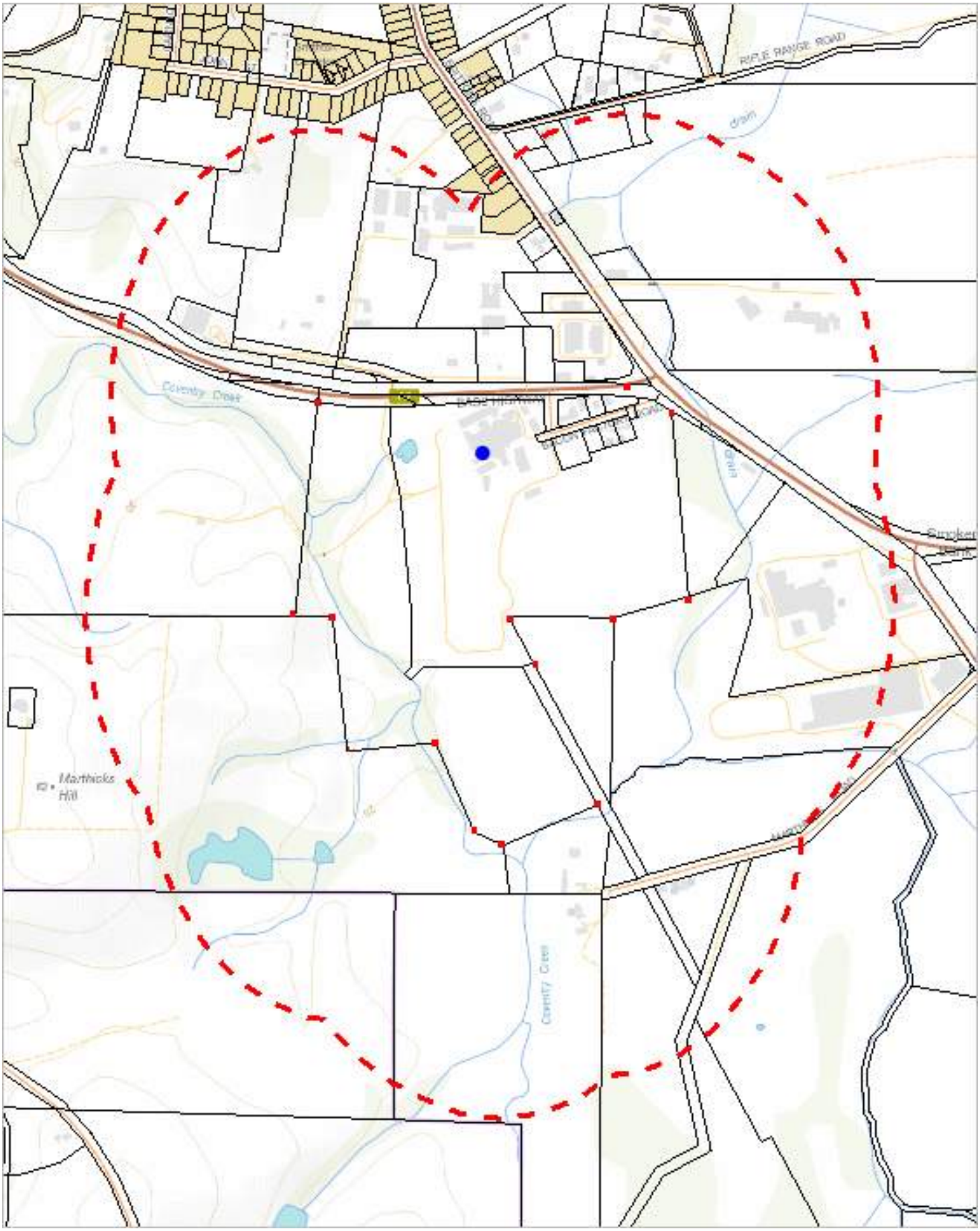


The centroid for this query GDA94: 342647.0, 5474846.0 falls within:

Property: 9769134

Threatened flora within 500 metres

343548, 5476023



341716, 5473751

Please note that some layers may not display at all requested map scales

Threatened flora within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Pneumatopteris pennigera	lime fern	e		n	1	01-Feb-1907

Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened flora within 5000 metres

347057, 5480593



338202, 5469178

Please note that some layers may not display at all requested map scales

Threatened flora within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels



Threatened flora within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Amphibromus neesii	southern swampgrass	r		n	3	28-Jan-1993
Caladenia patersonii	patersons spider-orchid	v		n	4	15-Oct-1977
Chiloglottis valida	large bird-orchid	e		n	2	20-Nov-2021
Cyathea cunninghamii	slender treefern	e		n	1	30-Sep-1946
Hypolepis muelleri	harsh groundfern	r		n	2	07-Jul-2017
Paraprasophyllum robustum	robust leek-orchid	e	CR	e	1	01-Nov-1940
Persicaria decipiens	slender waterpepper	v		n	1	01-Jan-2010
Pneumatopteris pennigera	lime fern	e		n	2	01-Apr-1948
Pterostylis lustra	small sickle greenhood	e		n	3	01-Dec-1926
Thelymitra holmesii	bluestar sun-orchid	r		n	1	27-Nov-2019
Vallisneria australis	river ribbons	r		n	2	27-Nov-2019

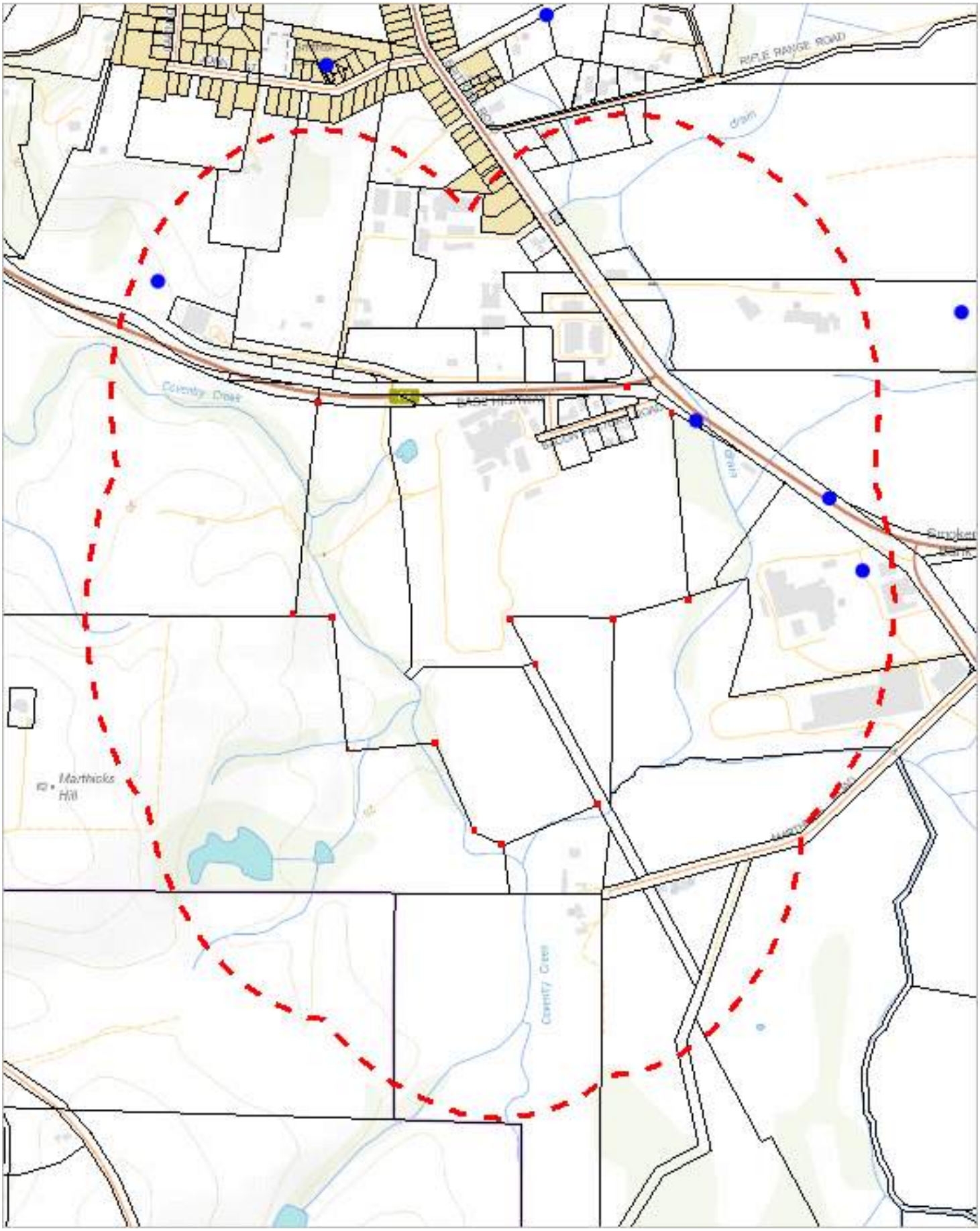
Unverified Records

No unverified records were found!

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 500 metres

343548, 5476023



341716, 5473751

Please note that some layers may not display at all requested map scales

Threatened fauna within 500 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 500 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	01-Sep-1977
Lathamus discolor	swift parrot	e	CR	mbe	1	13-Jan-1995
Sarcophilus harrisii	tasmanian devil	e	EN	e	2	01-Dec-2017

Unverified Records

No unverified records were found!

Threatened fauna within 500 metres

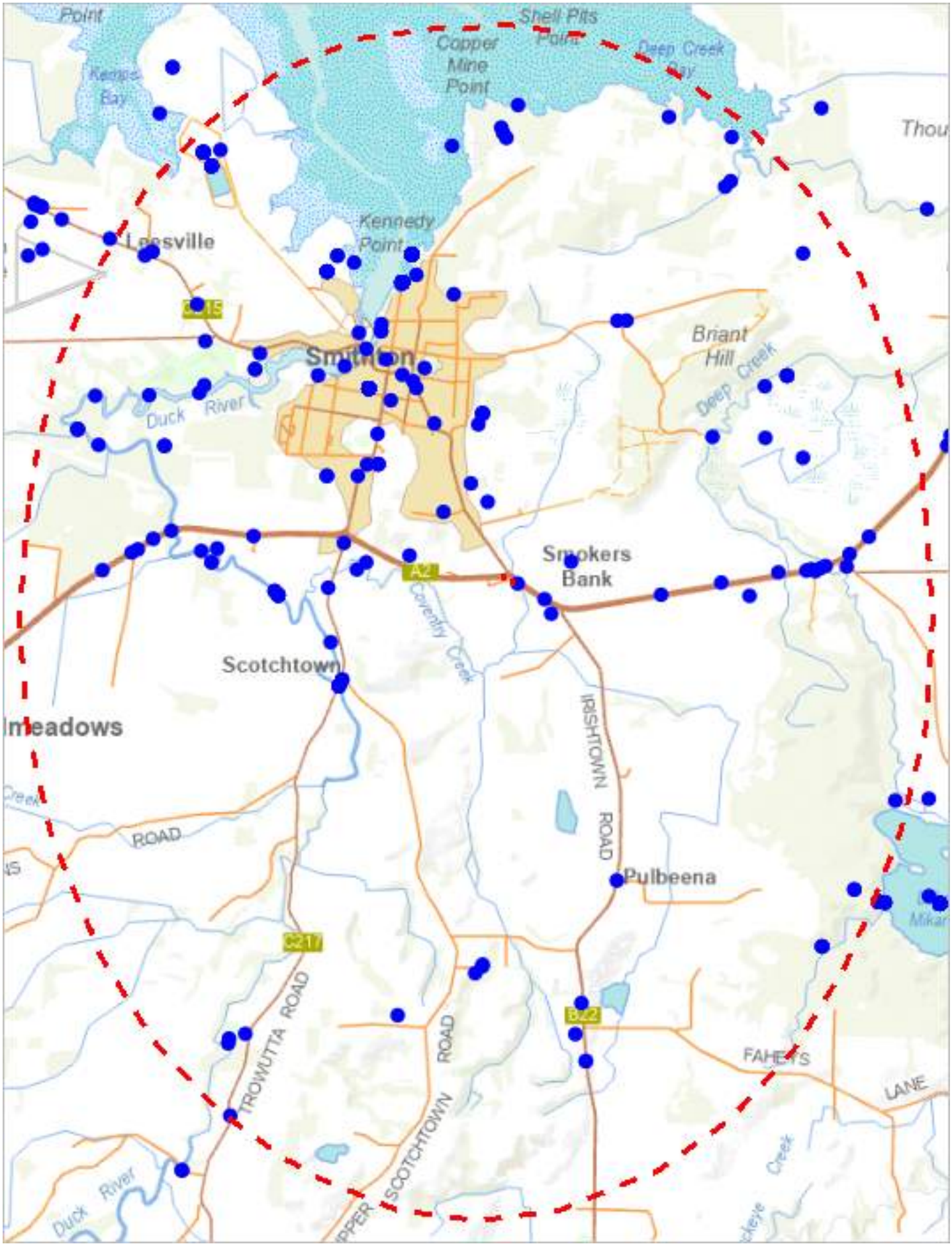
(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	v	VU	e	1	0	0
Litoria raniformis	green and gold frog	v	VU	n	1	0	0
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	e	EN	e	0	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Oreisplanus munionga subsp. larana	marrawah skipper	e	VU	e	1	0	0
Limnodynastes peroni	striped marsh frog	e		n	1	0	1
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	1
Galaxiella pusilla	eastern dwarf galaxias	v	VU	n	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	1
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Tasmaphena lamproides	Keeled Carnivorous Snail	r		ae	1	1	0

For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 5000 metres

347057, 5480593



338202, 5469178

Please note that some layers may not display at all requested map scales

Threatened fauna within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Threatened fauna within 5000 metres

Verified Records

Species	Common Name	SS	NS	Bio	Observation Count	Last Recorded
Accipiter novaehollandiae	grey goshawk	e		n	7	02-Sep-2021
Alcedo azurea subsp. diemenensis	azure kingfisher or azure kingfisher (tasmanian)	e	EN	e	11	01-Jan-2009
Aquila audax	wedge-tailed eagle	pe	PEN	n	14	13-Jan-2023
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	31	22-Oct-2024
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	v	VU	e	4	01-Nov-2015
Calidris acuminata	sharp-tailed sandpiper		VU	n	35	04-Dec-2022
Calidris ferruginea	curlew sandpiper		CR	n	3	23-Sep-2016
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	e	EN	e	10	20-Mar-2025
Dasyurus maculatus	spotted-tailed quoll	r	VU	n	3	12-May-2021
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	7	01-May-1995
Eagle sp.	Eagle	e	EN	n	3	10-Apr-2024
Gallinago hardwickii	lathams snipe		VU	n	108	07-Nov-2024
Gazameda gunnii	Gunn's screw shell	v		ae	2	04-Feb-1992
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	62	30-Jan-2022
Hirundapus caudacutus	white-throated needletail		VU	n	1	01-Feb-1979
Lathamus discolor	swift parrot	e	CR	mbe	18	09-Nov-2024
Limnodynastes peroni	striped marsh frog	e		n	6	28-Aug-2012
Litoria raniformis	green and gold frog	v	VU	n	2	01-Feb-1961
Neophema chrysogaster	orange-bellied parrot	e	CR	mbe	2	05-Apr-2017
Neophema chrysostoma	blue-winged parrot		VU	n	13	18-Feb-2023
Numenius madagascariensis	eastern curlew	e	CR	n	5	15-Jun-2020
Oreisplanus munionga subsp. larana	marrawah skipper	e	VU	e	1	17-Feb-2016
Perameles gunnii	eastern barred bandicoot		VU	n	17	14-Apr-1993
Prototroctes maraena	australian grayling	v	VU	ae	9	29-Jan-2025
Sarcophilus harrisii	tasmanian devil	e	EN	e	31	03-Jan-2024
Sternula albifrons subsp. sinensis	little tern	e		n	2	15-Nov-2022
Sternula nereis subsp. nereis	fairy tern	v	VU	n	4	07-Nov-2021
Tasmaphena lamproides	Keeled Carnivorous Snail	r		ae	3	07-May-2020
Tringa nebularia	common greenshank		EN	n	11	14-Mar-2022
Tyto novaehollandiae	masked owl	pe	PVU	n	3	19-Sep-2021
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	2	25-Nov-2018

Unverified Records

No unverified records were found!

Threatened fauna within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	BO	Potential	Known	Core
Astacopsis gouldi	lutaralipina or giant freshwater crayfish	v	VU	e	1	0	0
Litoria raniformis	green and gold frog	v	VU	n	1	0	0
Lathamus discolor	swift parrot	e	CR	mbe	1	0	0
Prototroctes maraena	australian grayling	v	VU	ae	1	0	0
Pseudemoia pagenstecheri	tussock skink	v		n	1	0	0
Ceyx azureus subsp. diemenensis	Tasmanian azure kingfisher	e	EN	e	0	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		n	2	0	0
Oreisplanus munionga subsp. larana	marrawah skipper	e	VU	e	1	0	0
Limnodynastes peroni	striped marsh frog	e		n	1	0	1
Tyto novaehollandiae subsp. castanops	masked owl (Tasmanian)	e	VU	e	1	0	1
Dasyurus maculatus subsp. maculatus	spotted-tailed quoll	r	VU	n	1	0	4
Galaxiella pusilla	eastern dwarf galaxias	v	VU	n	1	0	0
Accipiter novaehollandiae	grey goshawk	e		n	1	0	1
Sarcophilus harrisii	tasmanian devil	e	EN	e	1	0	0
Perameles gunnii	eastern barred bandicoot		VU	n	1	0	0
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	e	1	0	0
Tasmaphena lamproides	Keeled Carnivorous Snail	r		ae	1	1	0

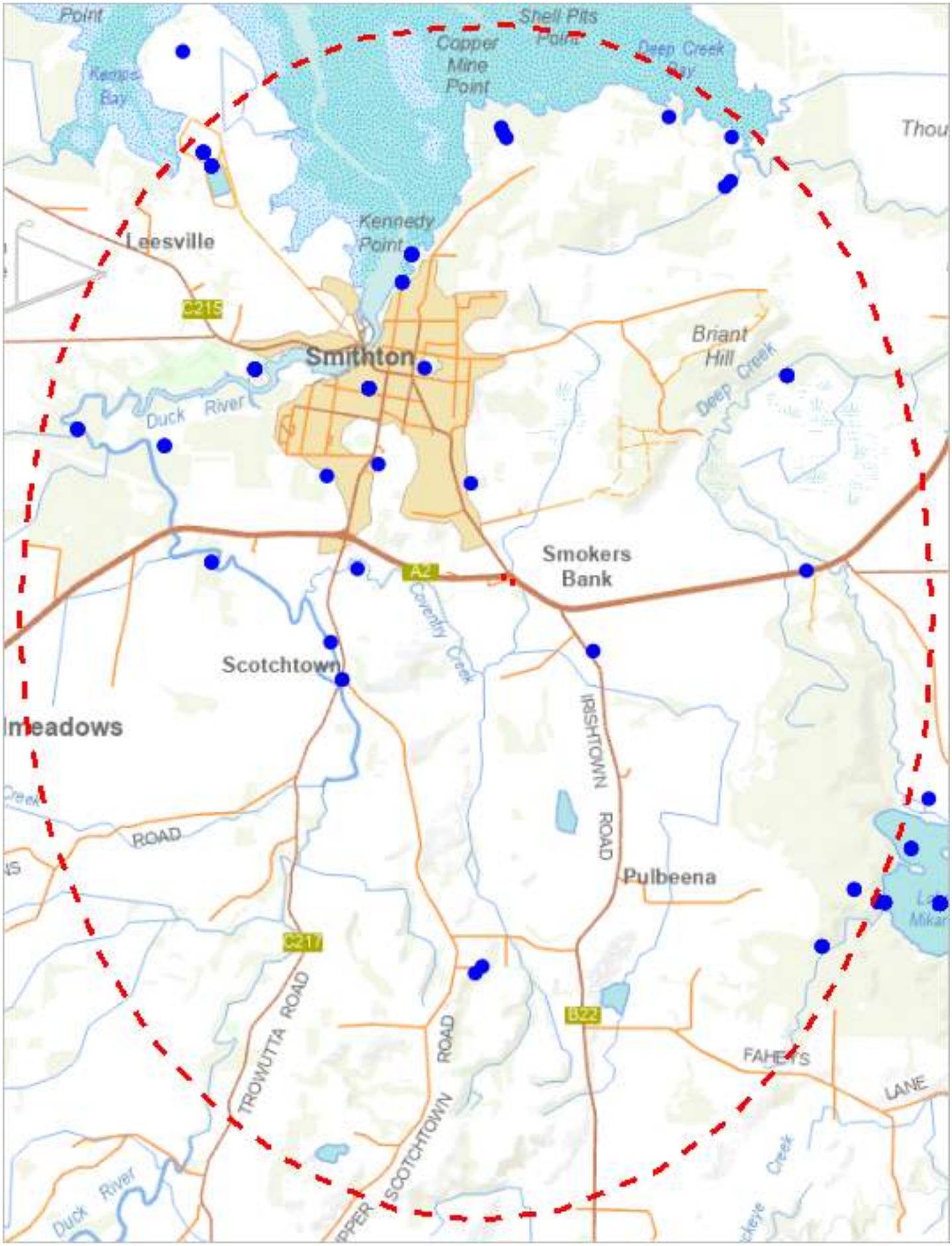
For more information about threatened species, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened fauna within 5000 metres

*** No Raptor nests or sightings found within 500 metres. ***

Raptor nests and sightings within 5000 metres

347057, 5480593



338202, 5469178

Please note that some layers may not display at all requested map scales

Raptor nests and sightings within 5000 metres

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels



Raptor nests and sightings within 5000 metres

Verified Records

Nest Id/Location Foreign Id	Species	Common Name	Obs Type	Observation Count	Last Recorded
1122	Accipiter novaehollandiae	grey goshawk	Nest	1	01-Jan-1985
1222	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	22-Sep-2010
1222	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	3	16-Jan-2007
1272	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	5	22-Oct-2024
1272	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	3	16-Jan-2007
1353	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	10	23-Nov-2023
1353	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	8	10-Nov-2016
1921	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	2	18-Oct-2023
2168	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	3	23-Nov-2023
3284	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	22-Oct-2024
3284	Eagle sp.	Eagle	Nest	2	27-Feb-2024
3355	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	1	22-Oct-2024
3355	Eagle sp.	Eagle	Nest	1	10-Apr-2024
546	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	01-Jan-1985
682	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Nest	4	21-May-2018
76	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	01-Jan-1985
77	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	01-Jan-1985
824	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	01-Jan-1985
825	Haliaeetus leucogaster	white-bellied sea-eagle	Nest	1	01-Jan-1985
	Accipiter novaehollandiae	grey goshawk	Not Recorded	1	10-Sep-1991
	Accipiter novaehollandiae	grey goshawk	Sighting	5	02-Sep-2021
	Aquila audax	wedge-tailed eagle	Not Recorded	1	05-Sep-2016
	Aquila audax	wedge-tailed eagle	Sighting	34	13-Jan-2023
	Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	Sighting	3	19-Jan-2023
	Falco longipennis	australian hobby	Sighting	40	02-Oct-2022
	Falco peregrinus	peregrine falcon	Not Recorded	3	30-Jan-2016
	Falco peregrinus	peregrine falcon	Sighting	4	05-Sep-2022
	Haliaeetus leucogaster	white-bellied sea-eagle	Not Recorded	1	18-Feb-2015
	Haliaeetus leucogaster	white-bellied sea-eagle	Sighting	101	02-Oct-2022
	Tyto novaehollandiae	masked owl	Sighting	3	19-Sep-2021

Unverified Records

No unverified records were found!

Raptor nests and sightings within 5000 metres

(based on Range Boundaries)

Species	Common Name	SS	NS	Potential	Known	Core
Aquila audax subsp. fleayi	tasmanian wedge-tailed eagle	e	EN	1	0	0
Accipiter novaehollandiae	grey goshawk	e		1	0	1
Haliaeetus leucogaster	white-bellied sea-eagle	v		2	0	0

For more information about raptor nests, please contact Threatened Species Enquiries.
Telephone: 1300 368 550
Email: ThreatenedSpecies.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

*** No non-threatened flora of conservation significance found within 500 metres ***

*** No non-threatened flora of conservation significance found within 5000 metres ***

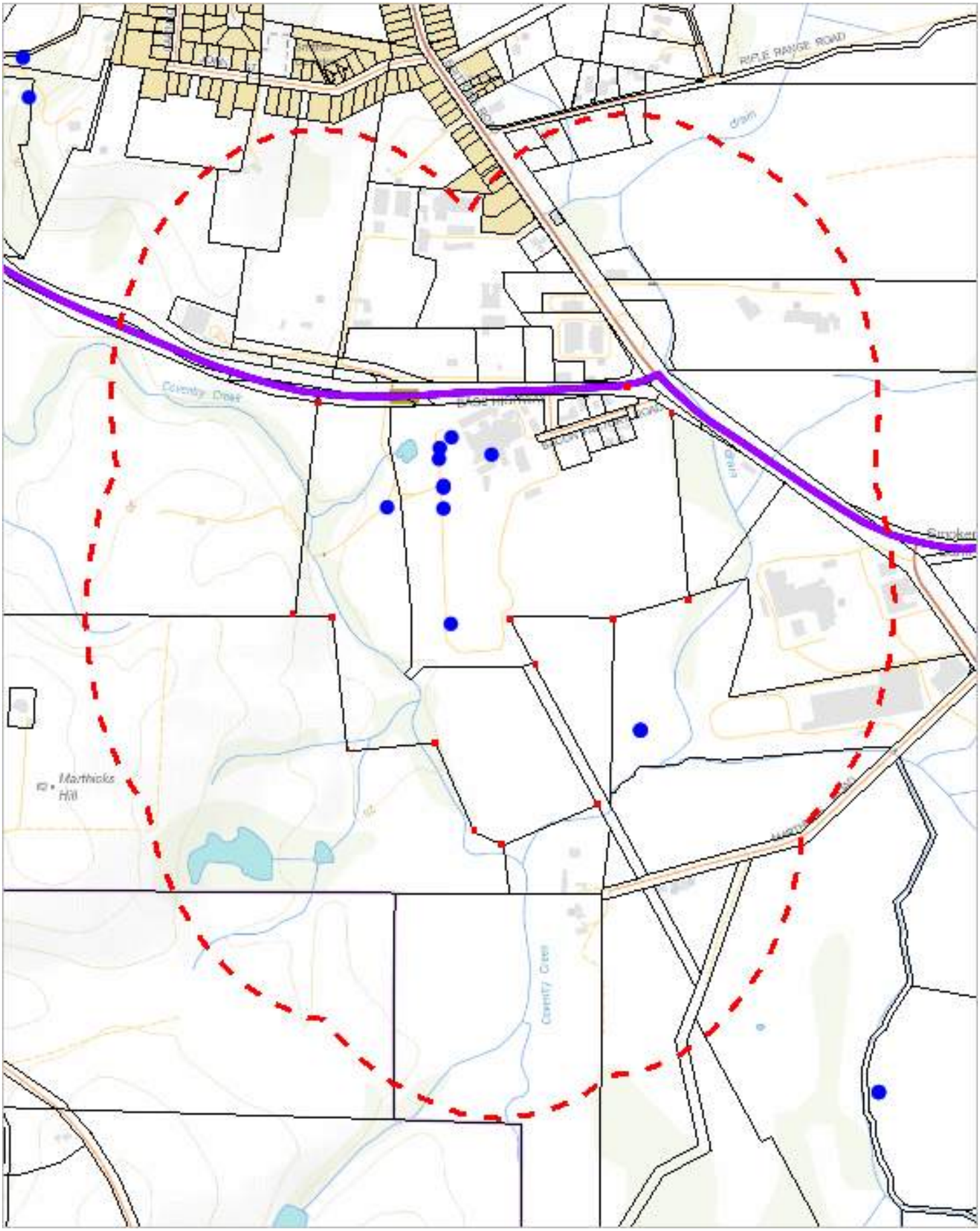
*** No non-threatened fauna of conservation significance found within 500 metres ***

Non-threatened fauna of conservation significance within 500 metres

*** No non-threatened fauna of conservation significance found within 5000 metres ***

Tas Management Act Weeds within 500 m

343548, 5476023



341716, 5473751

Please note that some layers may not display at all requested map scales

Tas Management Act Weeds within 500 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Tas Management Act Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Cirsium arvense var. arvense	creeping thistle	1	09-Feb-1995
Erica lusitanica	spanish heath	1	08-Jan-1995
Rubus fruticosus	blackberry	2	09-Feb-1995
Ulex europaeus	gorse	2	09-Feb-1995
Xanthium sp.	burrs	1	28-May-2015
Xanthium spinosum	bathurst burr	8	10-Apr-2019

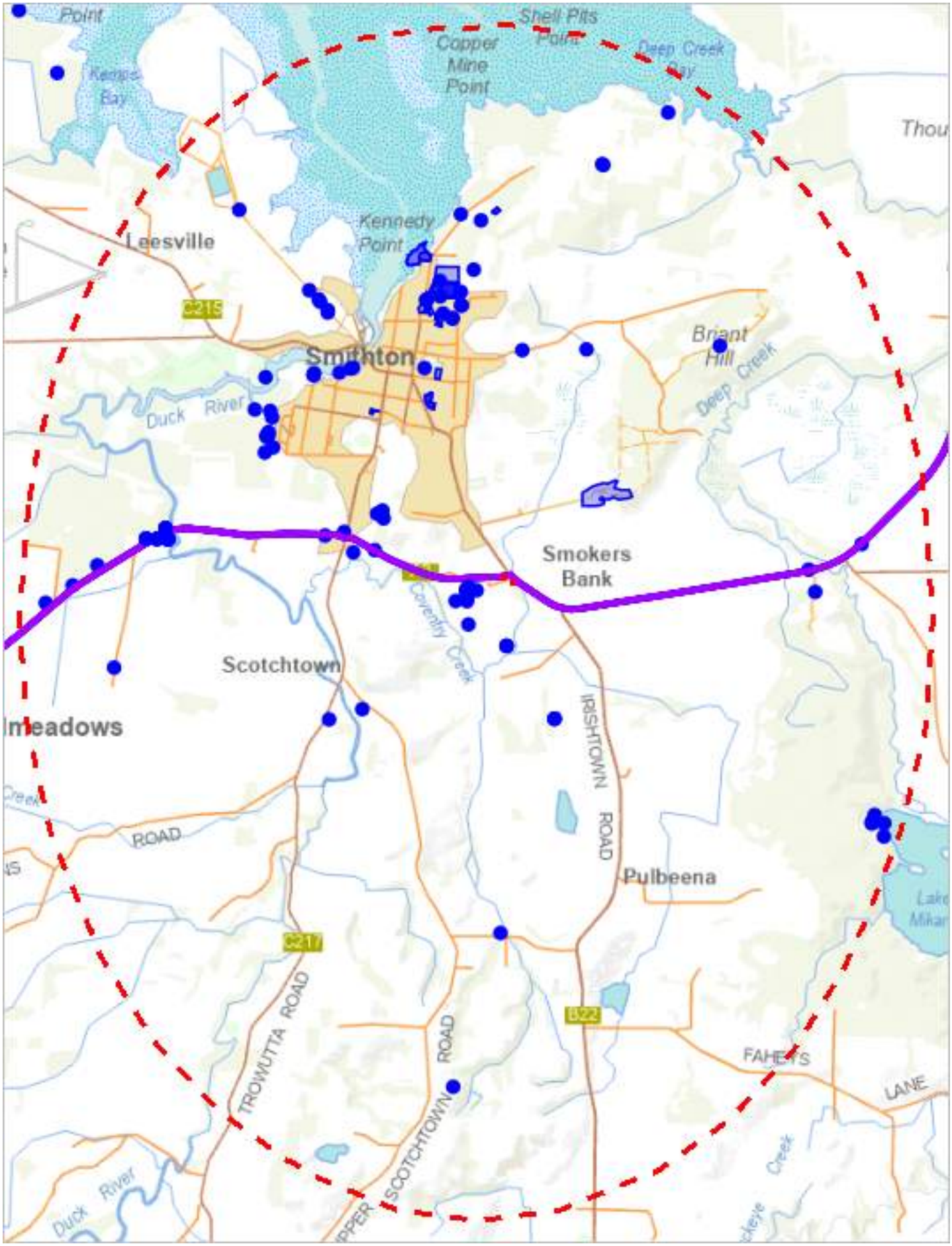
Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

Tas Management Act Weeds within 5000 m

347057, 5480593



338202, 5469178

Please note that some layers may not display at all requested map scales

Tas Management Act Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Tas Management Act Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Asparagus scandens	asparagus fern	1	28-Sep-2010
Chrysanthemoides monilifera subsp. monilifera	boneseed	28	24-May-2013
Cirsium arvense var. arvense	creeping thistle	2	09-Feb-1995
Cortaderia sp.	pampas grass	23	22-Nov-2006
Cytisus scoparius	english broom	1	11-Dec-2018
Digitalis purpurea	foxglove	1	11-Nov-2019
Elodea canadensis	canadian pondweed	2	27-Nov-2019
Erica lusitanica	spanish heath	10	27-Nov-2019
Genista monspessulana	montpellier broom or canary broom	7	10-Nov-2024
Pilosella aurantiaca subsp. aurantiaca	orange hawkweed	2	17-Nov-2007
Rubus anglocandicans	blackberry	6	11-Dec-2018
Rubus fruticosus	blackberry	14	01-Feb-2001
Salix x fragilis nothovar. fragilis	crack willow	6	11-Dec-2018
Senecio jacobaea	ragwort	1	01-Feb-1943
Ulex europaeus	gorse	20	10-Nov-2024
Xanthium sp.	burrs	1	28-May-2015
Xanthium spinosum	bathurst burr	8	10-Apr-2019

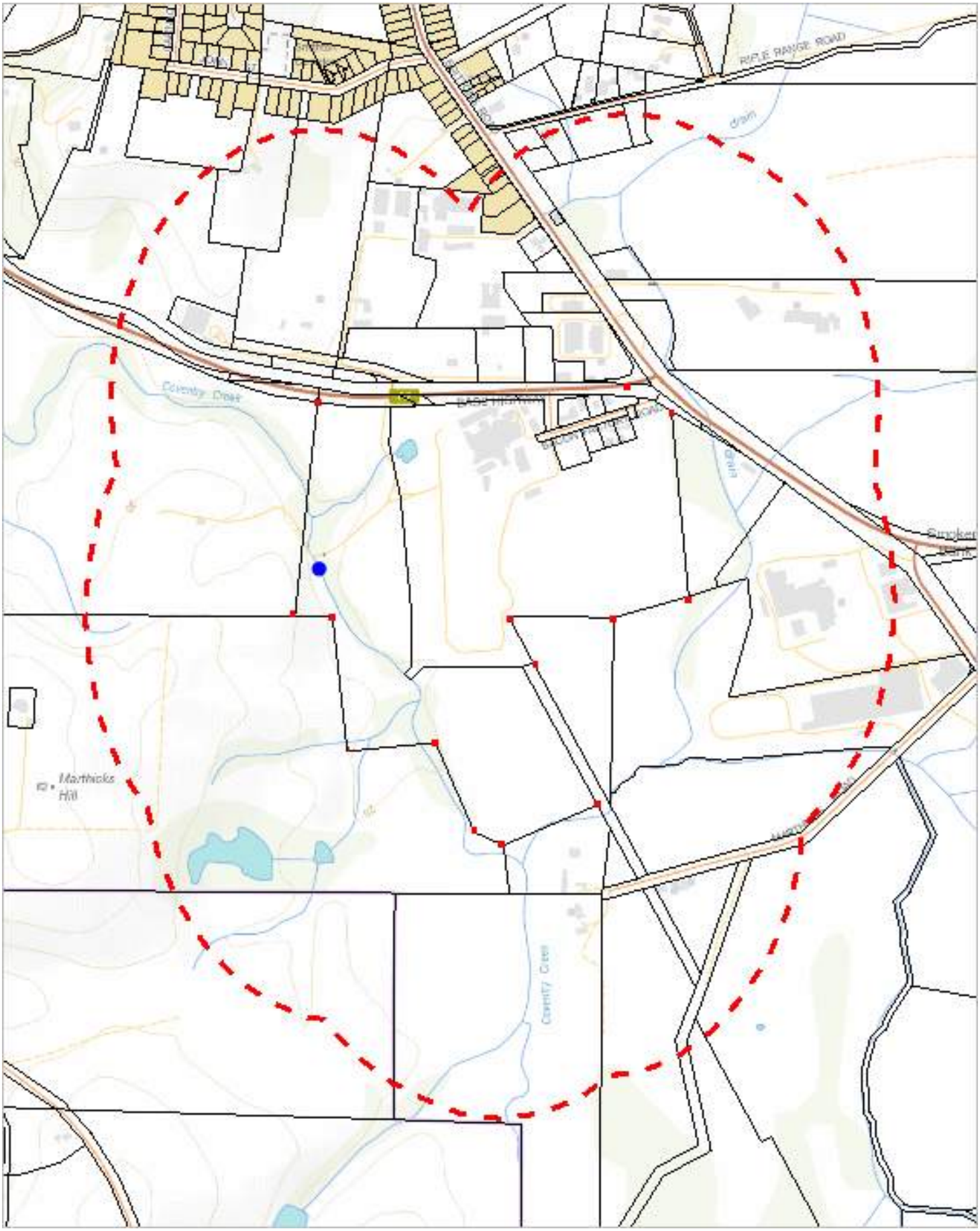
Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

Priority Weeds within 500 m

343548, 5476023



341716, 5473751

Please note that some layers may not display at all requested map scales

Priority Weeds within 500 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels



Priority Weeds within 500 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Dipsacus fullonum	wild teasel	1	21-Jan-2010

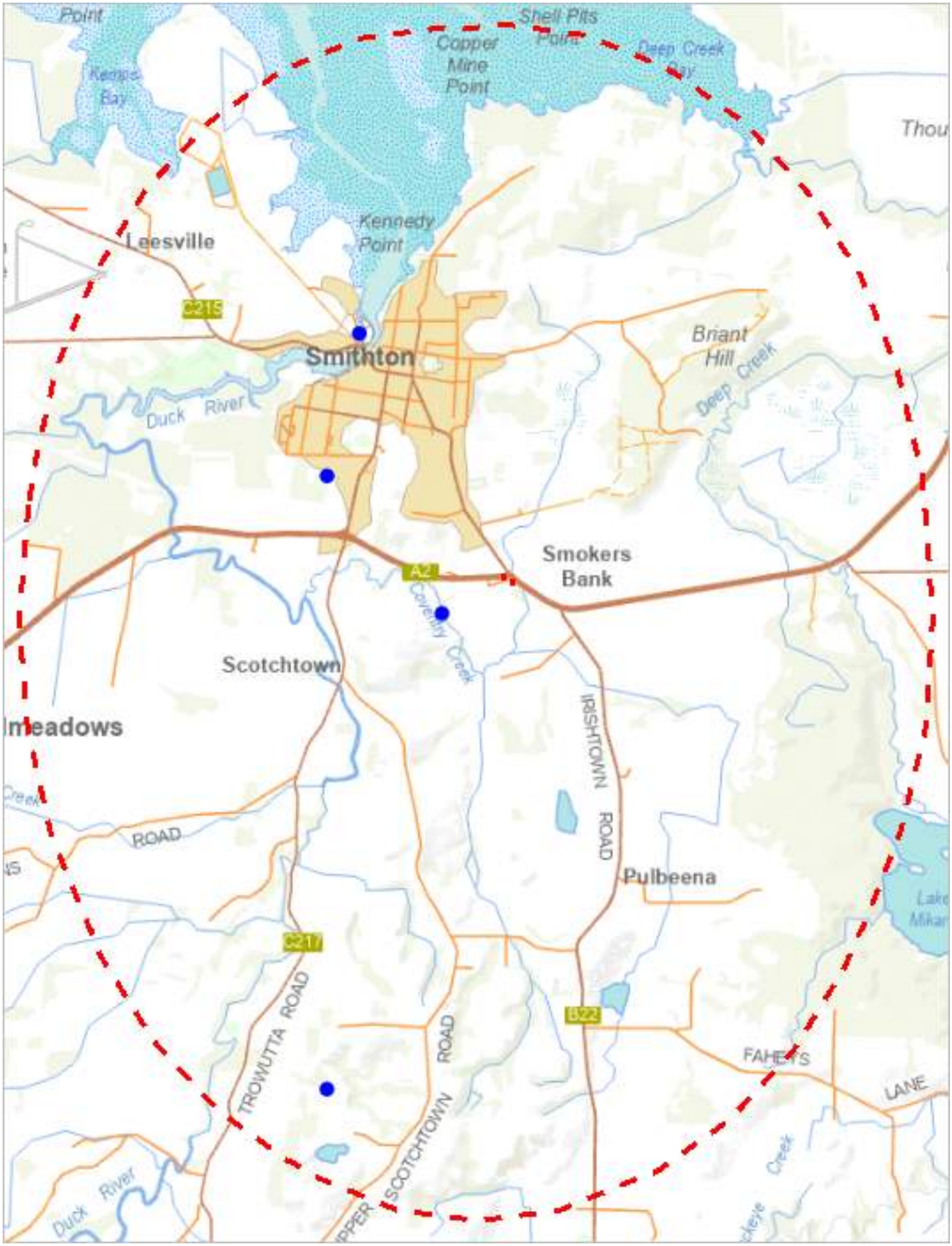
Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

Priority Weeds within 5000 m

347057, 5480593



338202, 5469178

Please note that some layers may not display at all requested map scales

Priority Weeds within 5000 m

Legend: Verified and Unverified observations

- Point Verified
- Point Unverified
- Line Verified
- Line Unverified
- Polygon Verified
- Polygon Unverified

Legend: Cadastral Parcels

Priority Weeds within 5000 m

Verified Records

Species	Common Name	Observation Count	Last Recorded
Achillea millefolium	yarrow	1	02-Nov-2004
Dipsacus fullonum	wild teasel	2	21-Jan-2010
Sporobolus anglicus	common cordgrass	1	21-Jan-1999

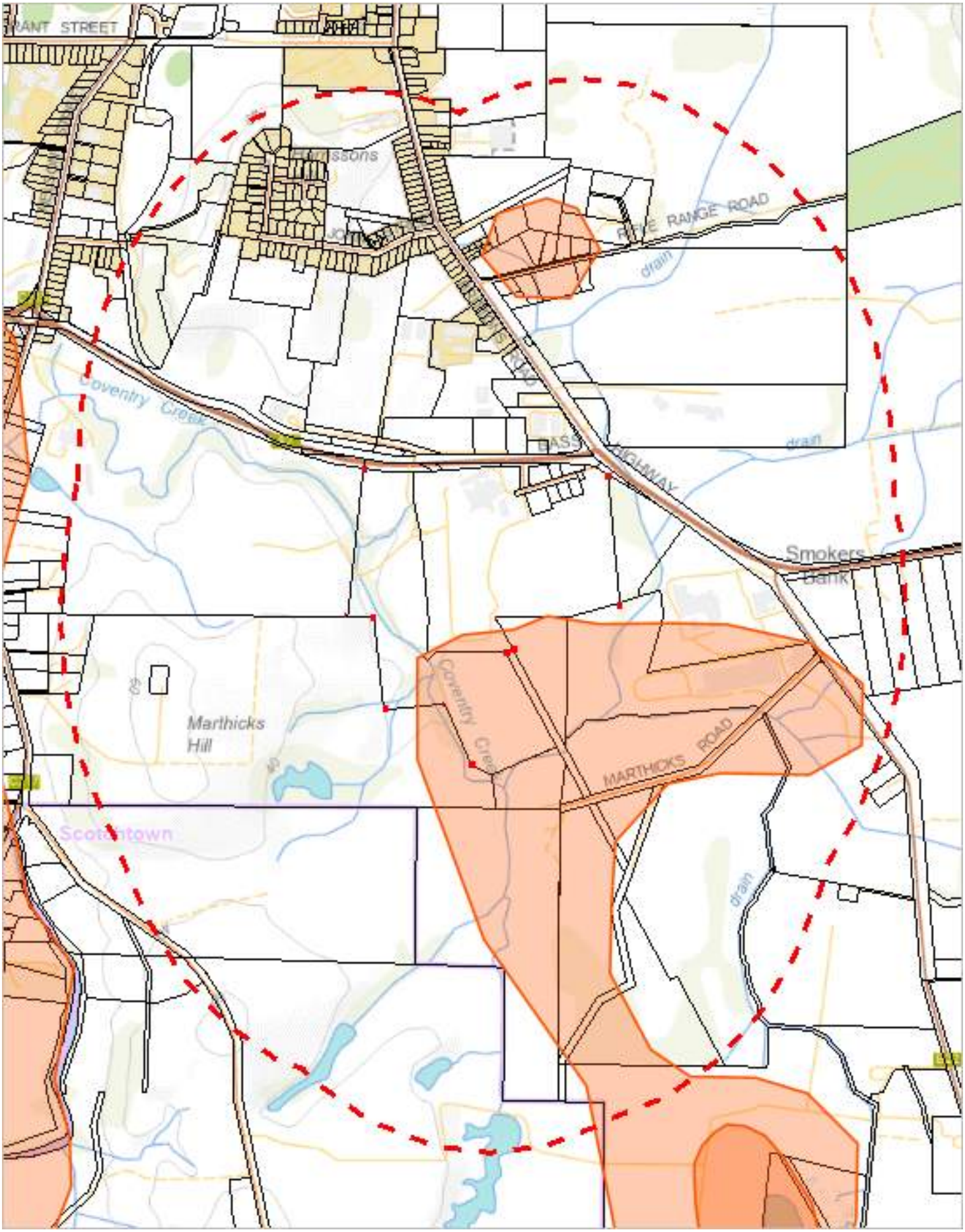
Unverified Records

For more information about introduced weed species, please visit the following URL for contact details in your area:

https://www.nre.tas.gov.au/invasive-species/weeds

Geoconservation sites within 1000 metres

343938, 5476530



341326, 5473243

Please note that some layers may not display at all requested map scales

Geoconservation sites within 1000 metres

Legend: Geoconservation (NVA)

Legend: Cadastral Parcels

Geoconservation sites within 1000 metres

Id	Name	Statement of Significance	Significance Level	Status
3113	Mowbray Swamp Megafauna Site	Mowbray Swamp has yielded numerous megafauna bones in an excellent state of preservation, including several near complete skeletons of Zygomatrus trilobus (Diprotodontidae). Diprotontid bones have been confirmed from a few other Tasmanian sites, but these are less well preserved and complete compared to those from Mowbray Swamp.	State	Listed
2161	Smithton District Mound Springs and Spring Deposits	The Smithton area contains the densest concentration and largest individual examples of mound springs in Tasmania. Large mound springs developed under artesian conditions are known from arid areas on mainland Australia, but those at Smithton differ in their hydrological, geological, and physiographic context. They have yielded important palaeoenvironmental information, and are unusual nationally.	National	Listed

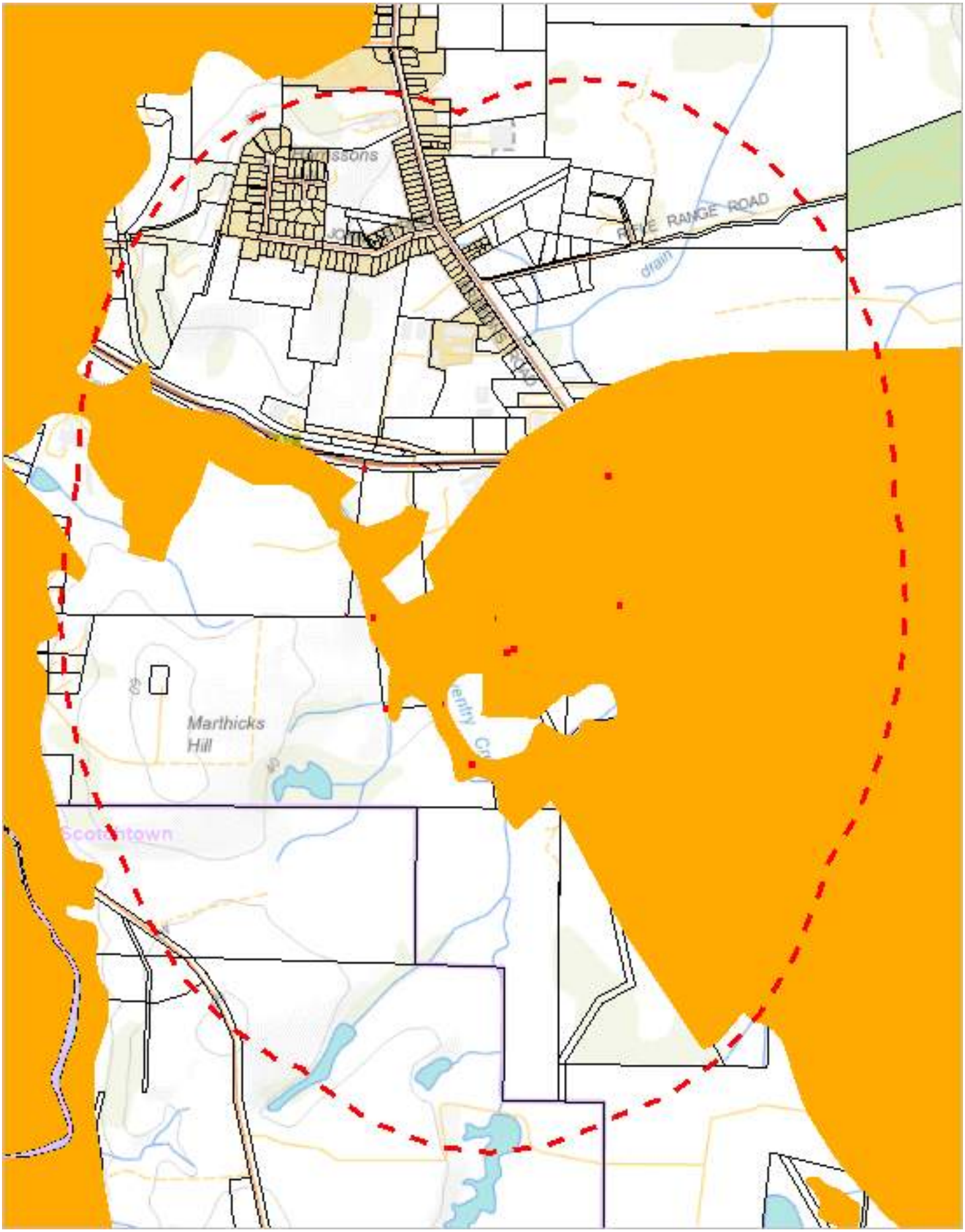
*** There are restricted sites within 1000 metres, which are not shown on the map or included in the table. Please contact the section listed below for details. ***

For more information about the Geoconservation Database, please visit the website: https://www.nre.tas.gov.au/conservation/geoconservation
or contact the Geoconservation Officer:

Telephone: (03) 6165 4401
Email: Geoconservation.Enquiries@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Acid Sulfate Soils within 1000 metres

343938, 5476530



341326, 5473243

Please note that some layers may not display at all requested map scales

Acid Sulfate Soils within 1000 metres

Legend: Coastal Acid Sulfate Soils (0 - 20m AHD)

High | Low | Extremely Low

Legend: Inland Acid Sulfate Soils (>20m AHD)

High | Low | Extremely Low

Legend: Marine Subaqueous/Intertidal Acid Sulfate Soil

High (Intertidal) | High (Subtidal)

Legend: Cadastral Parcels

Acid Sulfate Soils within 1000 metres

Dataset Name	Acid Sulfate Soil Probability	Acid Sulfate Soil Atlas	Description
Coastal Acid Sulfate Soils	Low	Bi(p2)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence.
Coastal Acid Sulfate Soils	Low	Bi(p3)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Sandplains and dunes 2-10m AHD, ASS generally below 1m from the surface. Heath, forests. Holocene or Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Coastal Acid Sulfate Soils	Low	Bj(p2)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Sandplains and dunes >10m AHD, ASS generally below 1m from the surface. Heath, forests. Mainly Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence.
Coastal Acid Sulfate Soils	Low	Bj(p3)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Sandplains and dunes >10m AHD, ASS generally below 1m from the surface. Heath, forests. Mainly Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available but confidence is fair, based on a knowledge of similar soils in similar environments.
Inland Acid Sulfate Soils	Low	Bj(p4)	Low probability of occurance (6-70% chance of occurrence in mapping unit). Sandplains and dunes >10m AHD, ASS generally below 1m from the surface. Heath, forests. Mainly Pleistocene. Potential acid sulfate soil (PASS) = sulfidic material (Isbell 1996 p.122). No necessary analytical data are available and classifier has little knowledge or experience with ASS, hence classification is provisional.

For more information about Acid Sulfate Soils, please contact Land Management Enquiries.

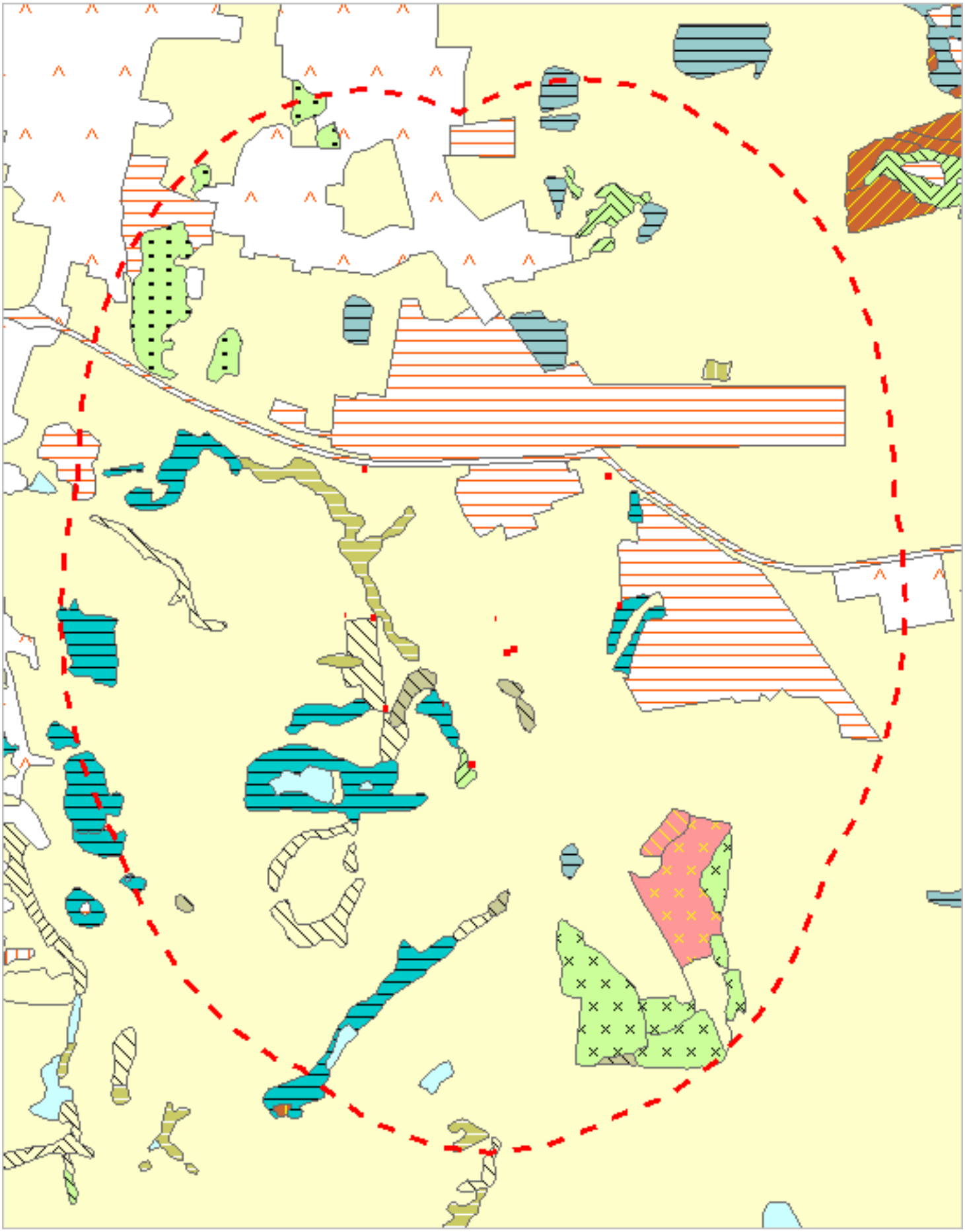
Telephone: (03) 6777 2227

Email: LandManagement.Enquiries@nre.tas.gov.au

Address: 171 Westbury Road, Prospect, Tasmania, Australia, 7250

TASVEG 4.0 Communities within 1000 metres

343938, 5476530



341326, 5473243

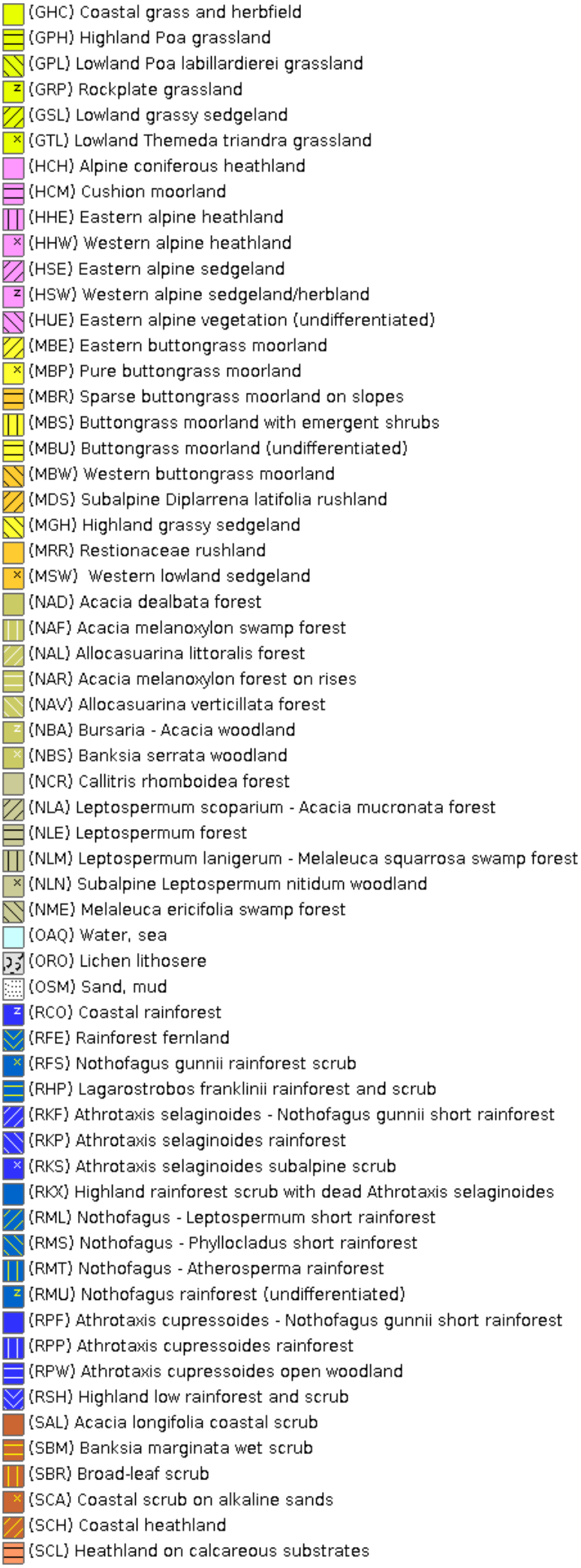
Please note that some layers may not display at all requested map scales

TASVEG 4.0 Communities within 1000 metres

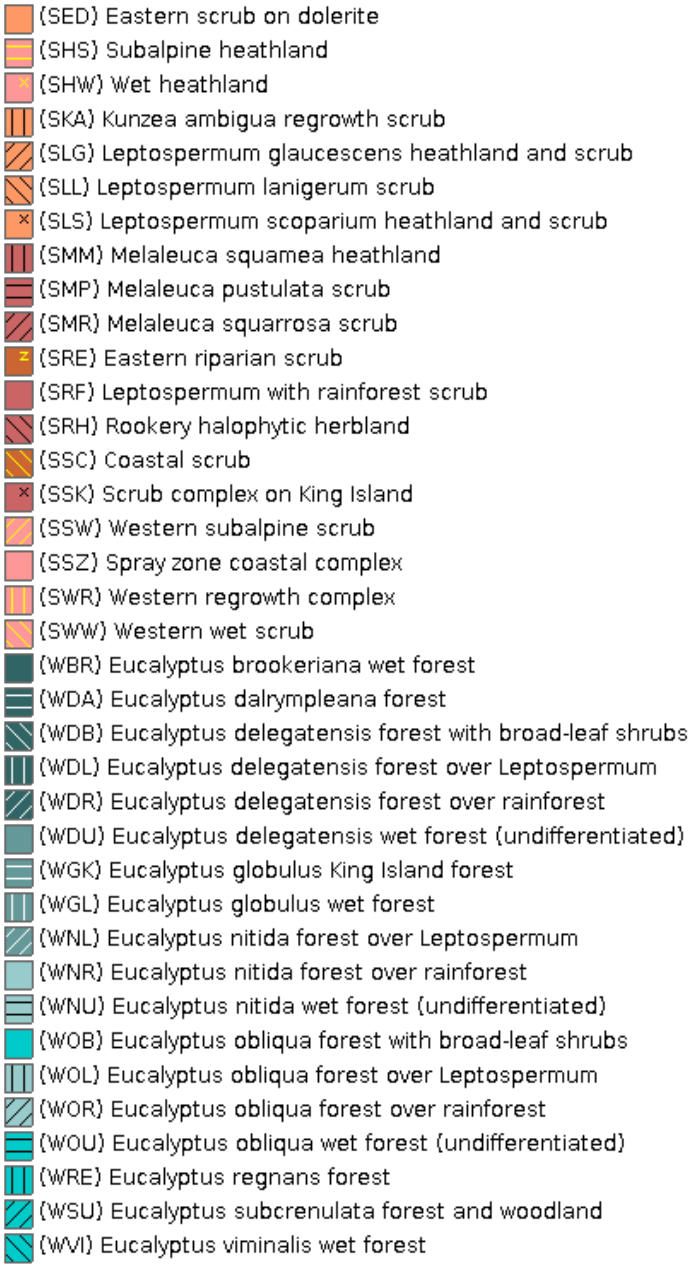
Legend: TASVEG 4.0

- (AAP) Alkaline pans
- (AHF) Freshwater aquatic herbland
- (AHL) Lacustrine herbland
- (AHS) Saline aquatic herbland
- (ARS) Saline sedgeland / rushland
- (ASF) Fresh water aquatic sedgeland and rushland
- (ASP) Sphagnum peatland
- (ASS) Succulent saline herbland
- (AUS) Saltmarsh (undifferentiated)
- (AWU) Wetland (undifferentiated)
- (DAC) Eucalyptus amygdalina coastal forest and woodland
- (DAD) Eucalyptus amygdalina forest and woodland on dolerite
- (DAM) Eucalyptus amygdalina forest on mudstone
- (DAS) Eucalyptus amygdalina forest and woodland on sandstone
- (DAZ) Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits
- (DBA) Eucalyptus barberi forest and woodland
- (DCO) Eucalyptus coccifera forest and woodland
- (DCR) Eucalyptus cordata forest
- (DDE) Eucalyptus delegatensis dry forest and woodland
- (DDP) Eucalyptus dalrympleana - Eucalyptus pauciflora forest and woodland
- (DGL) Eucalyptus globulus dry forest and woodland
- (DGW) Eucalyptus gunnii woodland
- (DKW) King Island Eucalypt woodland
- (DMO) Eucalyptus morrisbyi forest and woodland
- (DMW) Midlands woodland complex
- (DNF) Eucalyptus nitida Furneaux forest
- (DNI) Eucalyptus nitida dry forest and woodland
- (DOB) Eucalyptus obliqua dry forest
- (DOV) Eucalyptus ovata forest and woodland
- (DOW) Eucalyptus ovata heathy woodland
- (DPD) Eucalyptus pauciflora forest and woodland on dolerite
- (DPE) Eucalyptus perriniana forest and woodland
- (DPO) Eucalyptus pauciflora forest and woodland not on dolerite
- (DPU) Eucalyptus pulchella forest and woodland
- (DRI) Eucalyptus risdonii forest and woodland
- (DRO) Eucalyptus rodwayi forest and woodland
- (DSC) Eucalyptus amygdalina - Eucalyptus obliqua damp sclerophyll forest
- (DSG) Eucalyptus sieberi forest and woodland on granite
- (DSO) Eucalyptus sieberi forest and woodland not on granite
- (DTD) Eucalyptus tenuiramis forest and woodland on dolerite
- (DTG) Eucalyptus tenuiramis forest and woodland on granite
- (DTO) Eucalyptus tenuiramis forest and woodland on sediments
- (DVC) Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- (DVF) Eucalyptus viminalis Furneaux forest and woodland
- (DVG) Eucalyptus viminalis grassy forest and woodland
- (FAC) Improved pasture with native tree canopy
- (FAG) Agricultural land
- (FMG) Marram grassland
- (FPE) Permanent easements
- (FPF) Pteridium esculentum fernland
- (FPH) Plantations for silviculture - hardwood
- (FPS) Plantations for silviculture - softwood
- (FPU) Unverified plantations for silviculture
- (FRG) Regenerating cleared land
- (FSM) Spartina marshland
- (FUM) Extra-urban miscellaneous
- (FUR) Urban areas
- (FWU) Weed infestation
- (GCL) Lowland grassland complex

TASVEG 4.0 Communities within 1000 metres



TASVEG 4.0 Communities within 1000 metres



Legend: Cadastral Parcels



TASVEG 4.0 Communities within 1000 metres

Code	Community	Canopy Tree
ASF	(ASF) Fresh water aquatic sedgeland and rushland	
DNI	(DNI) Eucalyptus nitida dry forest and woodland	EN
DNI	(DNI) Eucalyptus nitida dry forest and woodland	
DOB	(DOB) Eucalyptus obliqua dry forest	
DOV	(DOV) Eucalyptus ovata forest and woodland	
FAG	(FAG) Agricultural land	EL
FAG	(FAG) Agricultural land	EN
FAG	(FAG) Agricultural land	
FRG	(FRG) Regenerating cleared land	
FUM	(FUM) Extra-urban miscellaneous	
FUR	(FUR) Urban areas	
NAF	(NAF) Acacia melanoxylon swamp forest	
NAR	(NAR) Acacia melanoxylon forest on rises	
NME	(NME) Melaleuca ericifolia swamp forest	
OAQ	(OAQ) Water, sea	
SHW	(SHW) Wet heathland	
SWW	(SWW) Western wet scrub	
WNU	(WNU) Eucalyptus nitida wet forest (undifferentiated)	
WOU	(WOU) Eucalyptus obliqua wet forest (undifferentiated)	

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Threatened Communities (TNVC 2020) within 1000 metres

343938, 5476530



341326, 5473243

Please note that some layers may not display at all requested map scales

Threatened Communities (TNVC 2020) within 1000 metres

Legend: Threatened Communities

- 1 - Alkaline pans
- 2 - Allocasuarina littoralis forest
- 3 - Athrotaxis cupressoides/Nothofagus gunnii short rainforest
- 4 - Athrotaxis cupressoides open woodland
- 5 - Athrotaxis cupressoides rainforest
- 6 - Athrotaxis selaginoides/Nothofagus gunnii short rainforest
- 7 - Athrotaxis selaginoides rainforest
- 8 - Athrotaxis selaginoides subalpine scrub
- 9 - Banksia marginata wet scrub
- 10 - Banksia serrata woodland
- 11 - Callitris rhomboidea forest
- 13 - Cushion moorland
- 14 -Eucalyptus amygdalina forest and woodland on sandstone
- 15 - Eucalyptus amygdalina inland forest and woodland on cainozoic deposits
- 16 - Eucalyptus brookeriana wet forest
- 17 - Eucalyptus globulus dry forest and woodland
- 18 - Eucalyptus globulus King Island forest
- 19 - Eucalyptus morrisbyi forest and woodland
- 20 - Eucalyptus ovata forest and woodland
- 21 - Eucalyptus risdonii forest and woodland
- 22 - Eucalyptus tenuiramis forest and woodland on sediments
- 23 - Eucalyptus viminalis - Eucalyptus globulus coastal forest and woodland
- 24 - Eucalyptus viminalis Furneaux forest and woodland
- 25 - Eucalyptus viminalis wet forest
- 26 - Heathland on calcareous substrates
- 27 - Heathland scrub complex at Wingaroo
- 28 - Highland grassy sedgeland
- 29 - Highland Poa grassland
- 30 - Melaleuca ericifolia swamp forest
- 31 - Melaleuca pustulata scrub
- 32 - Notelaea - Pomaderris - Beyeria forest
- 33 - Rainforest fernland
- 34 - Riparian scrub
- 35 - Seabird rookery complex
- 36 - Sphagnum peatland
- 36A - Spray zone coastal complex
- 37 - Subalpine Diplarrena latifolia rushland
- 38 - Subalpine Leptospermum nitidum woodland
- 39 - Wetlands

Legend: Cadastral Parcels

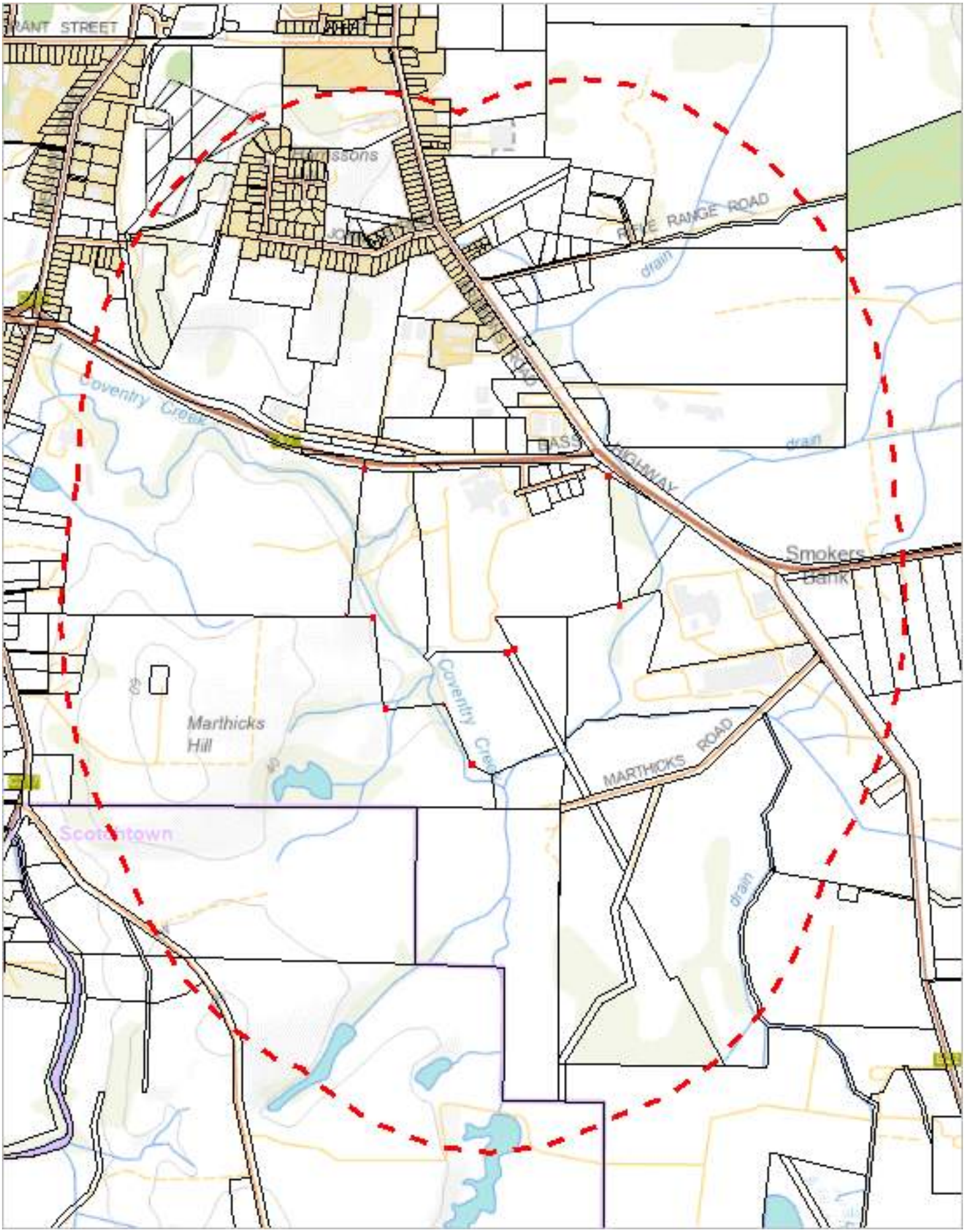
Threatened Communities (TNVC 2020) within 1000 metres

Scheduled Community Id	Scheduled Community Name
20	Eucalyptus ovata forest and woodland
30	Melaleuca ericifolia swamp forest
34	Riparian scrub
39	Wetlands

For more information contact: Coordinator, Tasmanian Vegetation Monitoring and Mapping Program.
Telephone: (03) 6165 4320
Email: TVMMPSupport@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000

Fire History (All) within 1000 metres

343938, 5476530



341326, 5473243

Please note that some layers may not display at all requested map scales

Fire History (All) within 1000 metres

Legend: Fire History All

Bushfire-Unknown Category

Bushfire

Completed Planned Burn

Legend: Cadastral Parcels

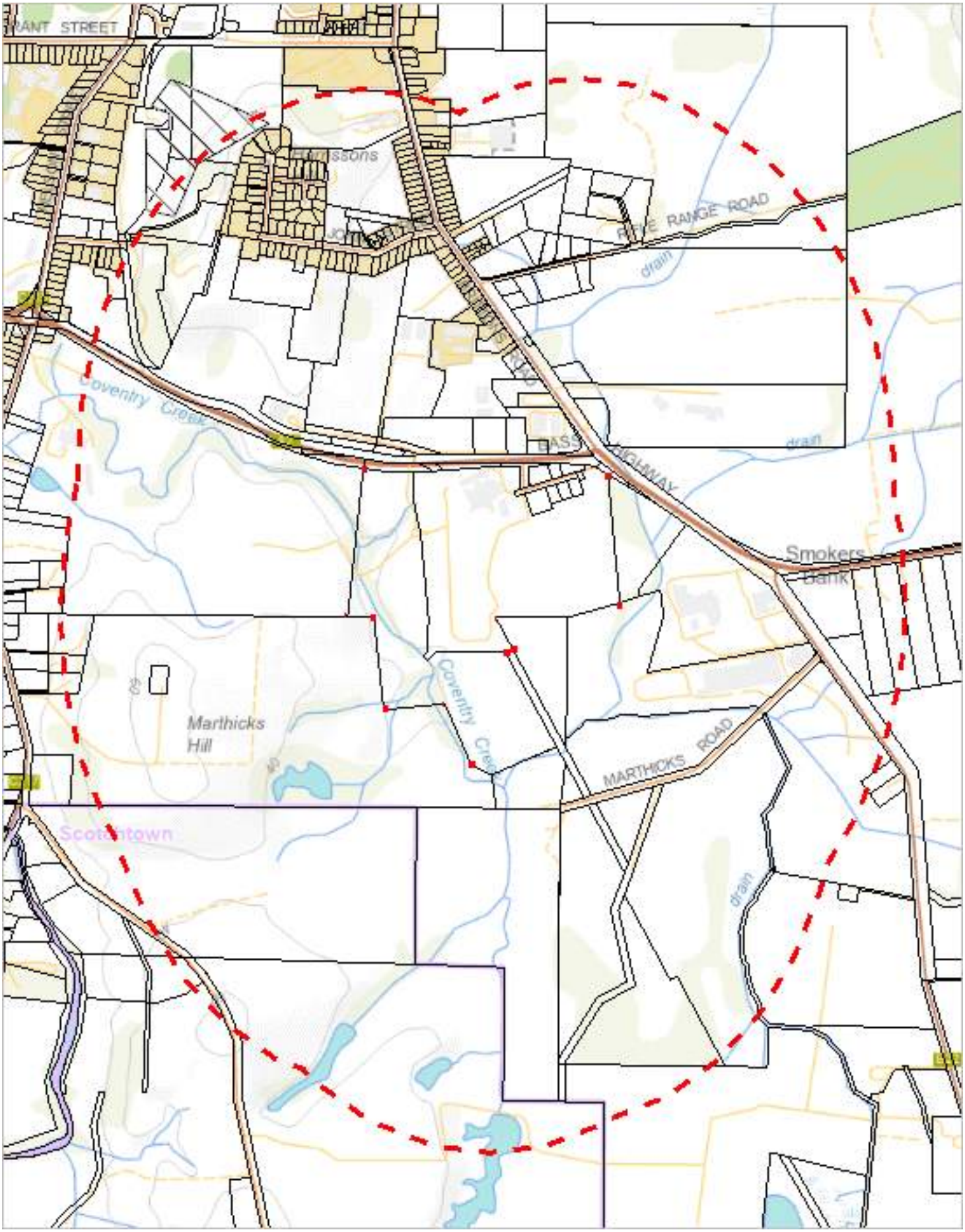
Fire History (All) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
		18-Feb-2008	Bushfire	Accidental	5.56369478

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.
Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Fire History (Last Burnt) within 1000 metres

343938, 5476530



341326, 5473243

Please note that some layers may not display at all requested map scales

Fire History (Last Burnt) within 1000 metres

Legend: Fire History Last

Bushfire-Unknown category

Bushfire

Completed Planned Burn

Legend: Cadastral Parcels

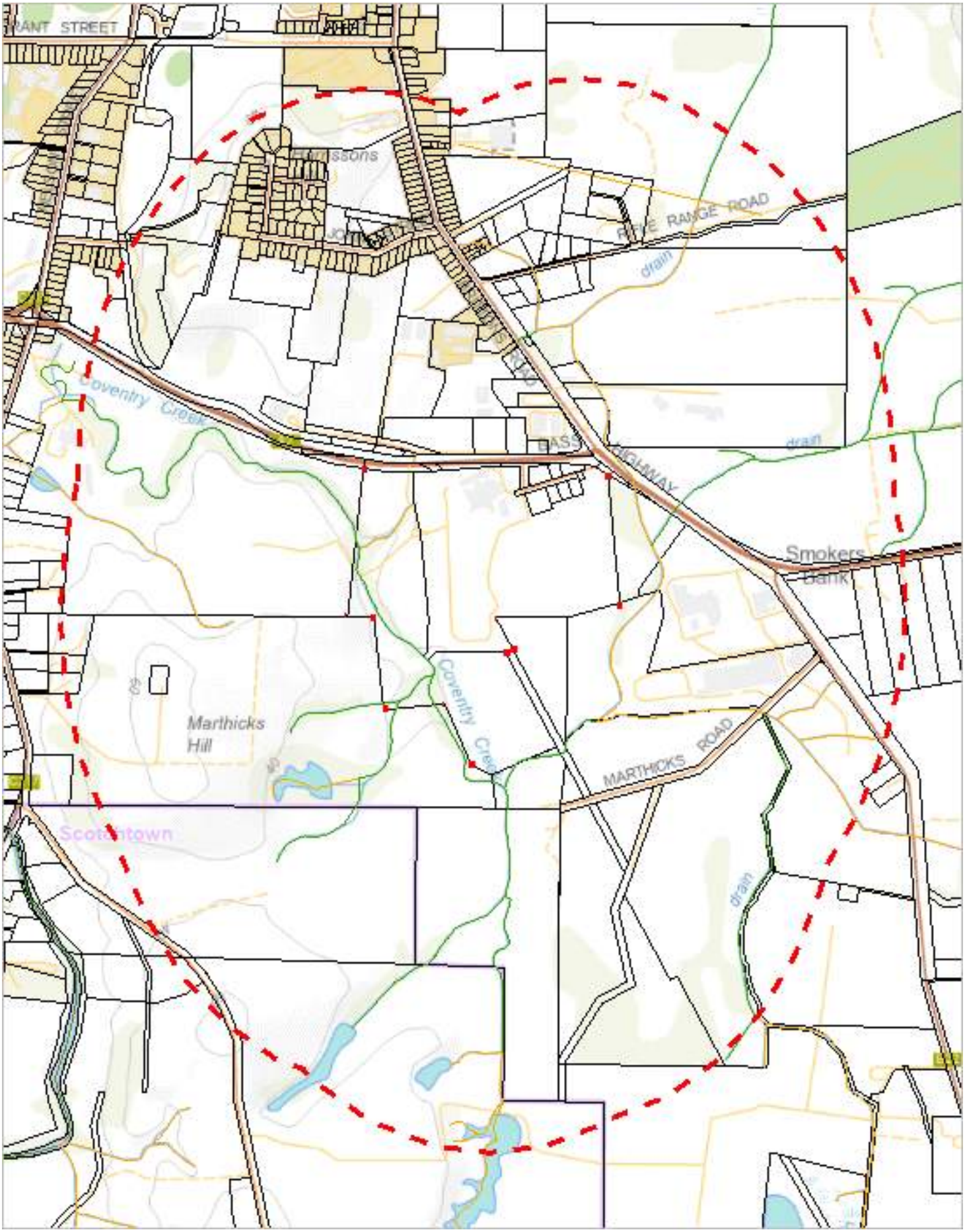
Fire History (Last Burnt) within 1000 metres

Incident Number	Fire Name	Ignition Date	Fire Type	Ignition Cause	Fire Area (HA)
		18-Feb-2008	Bushfire	Accidental	5.56369478

For more information about Fire History, please contact the Manager Community Protection Planning, Tasmania Fire Service.
Telephone: 1800 000 699
Email: planning@fire.tas.gov.au
Address: cnr Argyle and Melville Streets, Hobart, Tasmania, Australia, 7000

Freshwater Ecosystem Values within 1000 metres

343938, 5476530



341326, 5473243

Please note that some layers may not display at all requested map scales

Freshwater Ecosystem Values within 1000 metres

Legend: CFEV Rivers - Integrated Conservation Value

- Very High
- High
- Medium
- Low
- Artificial drainage

Legend: Cadastral Parcels

Freshwater Ecosystem Values within 1000 metres

Rivers

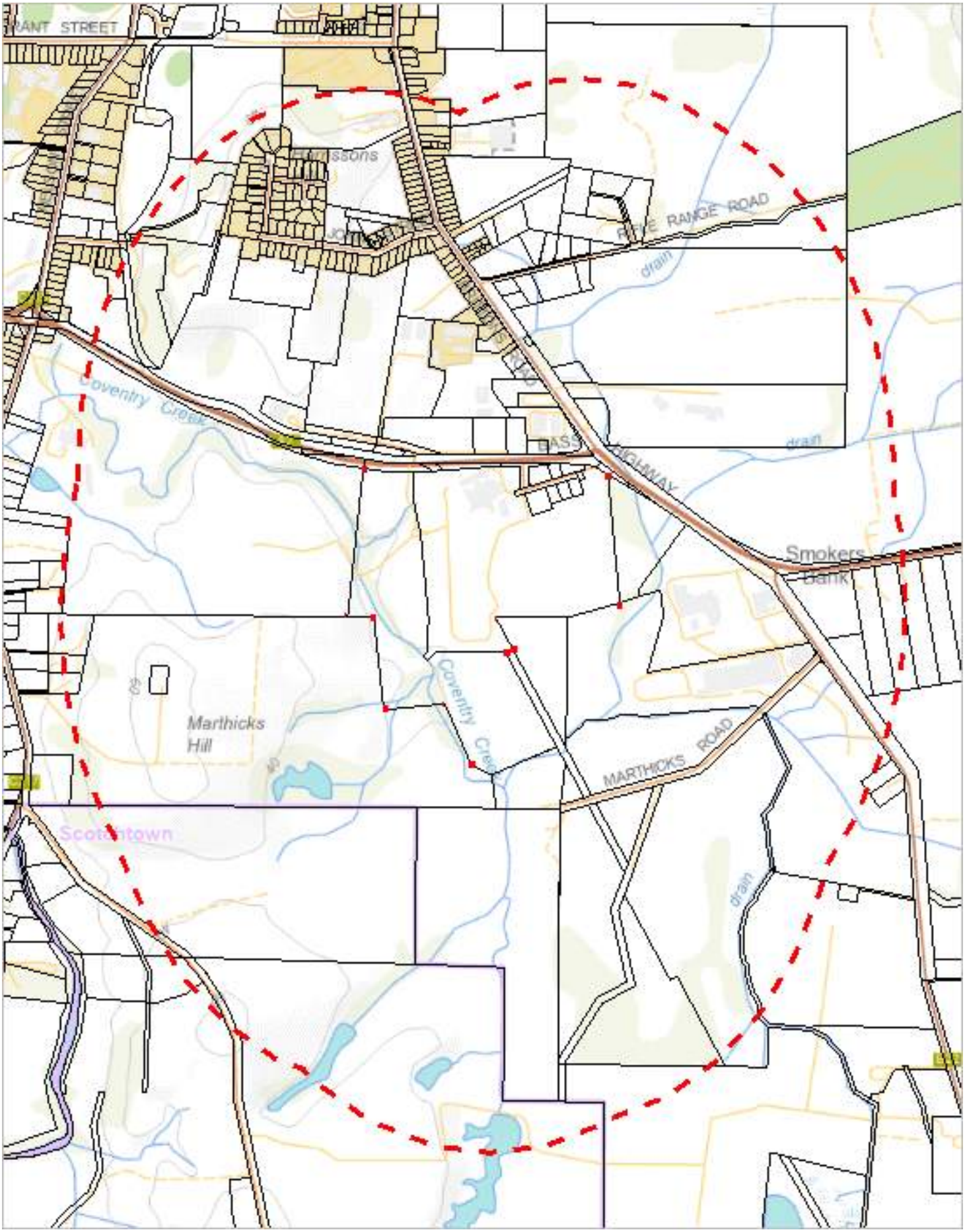
Id	Name	Naturalness	Integrated Conservation Value	Conservation Management Priority	Number of Special Values
132446.0		Low	M	M	1.0
132462.0	Coventry Creek	Medium	H	VH	2.0
134326.0		Low	M	M	1.0
134327.0		Medium	M	M	1.0
134329.0		Low	M	M	1.0
134330.0	Coventry Creek	Medium	M	M	1.0
134336.0		Medium	M	M	1.0
134337.0	Coventry Creek	Medium	M	M	1.0
134342.0		Low	M	M	1.0
134343.0		Medium	H	VH	2.0
134344.0		Low	H	VH	3.0
134345.0	Coventry Creek	Medium	H	VH	2.0
134346.0	Coventry Creek	Medium	H	VH	2.0
134347.0		Medium	H	VH	2.0
134348.0		High	H	VH	2.0
134349.0		Medium	H	VH	2.0
134350.0	Coventry Creek	Medium	H	VH	2.0
134351.0		Medium	H	VH	2.0
134352.0		Low	M	M	1.0
134353.0		Low	H	VH	2.0
134354.0		Low	H	VH	2.0
134357.0		Medium	M	M	1.0
134358.0		Medium	M	M	1.0
134359.0		Medium	M	M	1.0
134360.0		Medium	M	M	1.0
134361.0		Low	M	M	1.0
134362.0		Low	M	M	1.0
134408.0		Medium	M	M	1.0
134409.0	Coventry Creek	Medium	H	VH	2.0
134410.0		Low	H	VH	1.0
134411.0		Low	H	VH	1.0
134412.0		Low	H	VH	1.0
134413.0		Low	M	M	1.0
134414.0		Medium	H	VH	2.0
134415.0		Medium	M	M	1.0
134416.0		Low	M	M	1.0
134417.0		Low	H	VH	1.0
134418.0		Low	H	VH	1.0
134419.0		Low	H	VH	1.0
134430.0		Low	M	M	1.0
134431.0		Low	M	M	1.0
134432.0		Low	M	M	1.0
134433.0		Low	H	VH	2.0

For more information about Freshwater Ecosystem Values, please contact the Conservation of Freshwater Ecosystem Values Program.
Telephone: (03) 6165 53271
Email: cfev@nre.tas.gov.au
Address: GPO Box 44, Hobart, Tasmania, Australia, 7000
Website: https://www.nre.tas.gov.au/cfev
For more detailed information on freshwater ecosystems, see the Conservation of Freshwater Ecosystem Values (CFEV) database: https://wrt.tas.gov.au/cfev

*** No reserves found within 1000 metres ***

Known biosecurity risks within 1000 meters

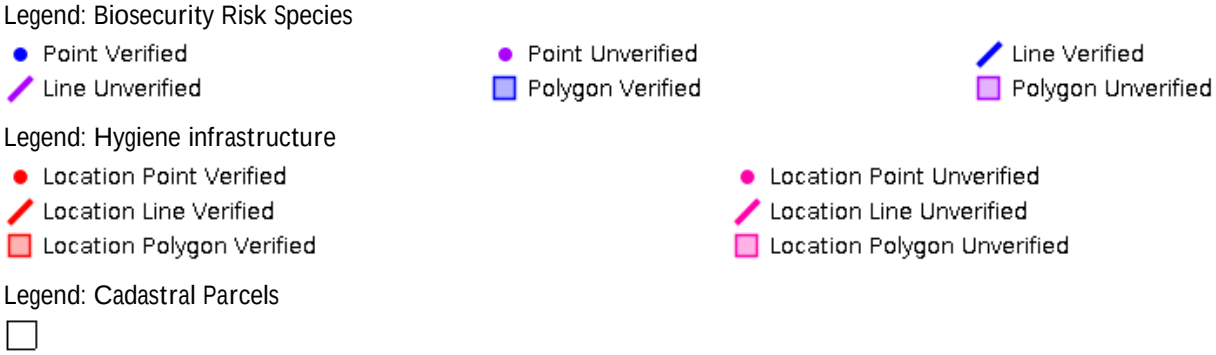
343938, 5476530



341326, 5473243

Please note that some layers may not display at all requested map scales

Known biosecurity risks within 1000 meters



Known biosecurity risks within 1000 meters

Verified Species of biosecurity risk

No verified species of biosecurity risk found within 1000 metres

Unverified Species of biosecurity risk

No unverified species of biosecurity risk found within 1000 metres

Generic Biosecurity Guidelines

The level and type of hygiene protocols required will vary depending on the tenure, activity and land use of the area. In all cases adhere to the land manager's biosecurity (hygiene) protocols. As a minimum always Check / Clean / Dry (Disinfect) clothing and equipment before trips and between sites within a trip as needed https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual

On Reserved land, the more remote, infrequently visited and undisturbed areas require tighter biosecurity measures.

In addition, where susceptible species and communities are known to occur, tighter biosecurity measures are required.

Apply controls relevant to the area / activity:

- Don't access sites infested with pathogen or weed species unless absolutely necessary. If it is necessary to visit, adopt high level hygiene protocols.
- Consider not accessing non-infested sites containing known susceptible species / communities. If it is necessary to visit, adopt high level hygiene protocols.
- Don't undertake activities that might spread pest / pathogen / weed species such as deliberately moving soil or water between areas.
- Modify / restrict activities to reduce the chance of spreading pest / pathogen / weed species e.g. avoid periods when weeds are seeding, avoid clothing/equipment that excessively collects soil and plant material e.g. Velcro, excessive tread on boots.
- Plan routes to visit clean (uninfested) sites prior to dirty (infested) sites. Do not travel through infested areas when moving between sites.
- Minimise the movement of soil, water, plant material and hitchhiking wildlife between areas by using the Check / Clean / Dry (Disinfect when drying is not possible) procedure for all clothing, footwear, equipment, hand tools and vehicles https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene
- Neoprene and netting can take 48 hours to dry, use non-porous gear wherever possible.
- Use walking track boot wash stations where available.
- Keep a hygiene kit in the vehicle that includes a scrubbing brush, boot pick, and disinfectant https://www.nre.tas.gov.au/invasive-species/weeds/weed-hygiene/keeping-it-clean-a-tasmanian-field-hygiene-manual
- Dispose of all freshwater away from natural water bodies e.g. do not empty water into streams or ponds.
- Dispose of used disinfectant ideally in town though a treatment or septic system. Always keep disinfectant well away from natural water systems.
- Securely contain any high risk pest / pathogen / weed species that must be collected and moved e.g. biological samples.

Hygiene Infrastructure

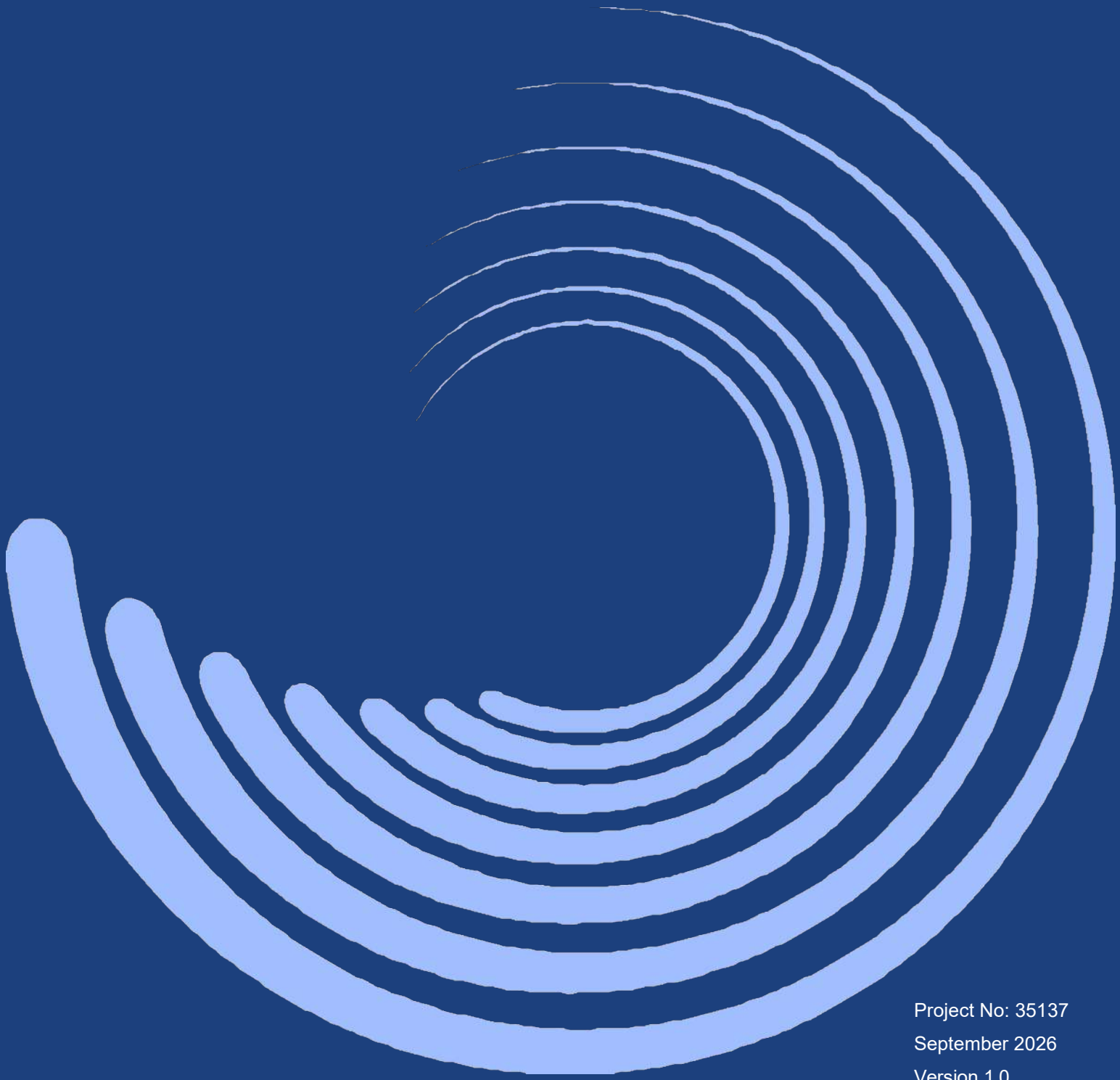
No known hygiene infrastructure found within 1000 metres

Appendix E Community Consultation Plan

DARTMOUTH
CONSULTING

Greenham Smithton Site Upgrade – Community Consultation Plan

Prepared for Greenham Tasmania Pty Ltd



Project No: 35137

September 2026

Version 1.0

Customer: Greenham Tasmania Pty Ltd

Confidentiality, copyright and reproduction:
This report is the Copyright of Dartmouth Consulting Pty Ltd and has been prepared by Dartmouth Consulting Pty Ltd under contract to Greenham Tasmania Pty Ltd. The contents of this report may not be reproduced in whole or in part, nor passed to any organisation or person without the specific prior written permission of the Commercial Manager at Dartmouth Consulting. Dartmouth Consulting accepts no liability whatsoever to any third party for any loss or damage arising from any interpretation or use of the information contained in this report, or reliance on any views expressed therein, other than the liability that is agreed in the said contract.

Reference:
35137

Contact:
Jo Regel
Level 7, 420 St Kilda Rd
Melbourne Vic 3004

Registered office:
Dartmouth Consulting Pty Ltd
Level 7, 420 St Kilda Road
Melbourne Vic 3004

T: + 61 (0) 409 477 745
E: jo.regel@dartmouthconsulting.com.au

Author:
Dartmouth Consulting

Dartmouth Consulting Pty Ltd assumes no responsibility and shall not be liable to any person for any loss, damage or expense caused by reliance on the information or advice in this document or howsoever provided, unless that person has signed a contract with Dartmouth Consulting entity for the provision of this information or advice and in that case any responsibility or liability is exclusively on the terms and conditions set out in that contract.

Issue History			
Issue No	Date Issued	Document Status	Approved By
0.1	4/06/2025	Draft for client review	Jo Regel
0.2	17/09/2025	Draft for client review	Jo Regel
0.3	19/09/2025	Draft for client review	Jo Regel
0.4	20/01/2026	Draft for regulator review	Jo Regel
0.5	19/05/2026	Draft for regulator review	Jo Regel
1.0	9/09/2026	Final	Jo Regel

CONTENTS

1. INTRODUCTION 3
1.1 OBJECTIVES 3
2. STAKEHOLDER MAPPING 3
2.1 STAKEHOLDER PARTICIPATION SPECTRUM 3
2.2 STAKEHOLDER IDENTIFICATION 4
2.2.1 Local Community 5
2.2.2 EPA Tasmania 5
2.2.3 TasWater 5
2.2.4 Circular Head Council 5
2.2.5 Local businesses 5
2.2.6 Department of State Growth 5
2.2.7 Suppliers 5
2.2.8 Greenham employees 5
3. ENGAGEMENT METHODS 6
3.1 ENGAGEMENT TECHNIQUES 6
4. KEY MESSAGES 7
5. CONTACT 7
6. RESPONDING AND REPORTING 8

Figures

Figure 2-1 IAP2 Spectrum of Public Participation 4

Tables

Table 2-1 Identified Stakeholders and Engagement Commitment 4
Table 3-1 Stakeholder Engagement Technique 6
Table 5-1 Record of stakeholder engagement 8

1. INTRODUCTION

Greenham Tasmania Pty Ltd (Greenham) propose to construct a new processing room and associated infrastructure for the Smithton site. The existing main building, which includes the processing floor, was structurally surveyed in 2023 and it was determined that the integrity of the building was failing and would require facilities to relocate in 2026.

The proposed new buildings and infrastructure replace the older buildings, whilst not increasing processing capacity. Significant improvements include energy efficiency, utilities and services connection, environmental systems and better access to roads and parking.

The proposed works will ensure Greenham can continue to operate safely, efficiency, and sustainably well into the future. Construction is planned to begin in 2026 and expected to be completed by 2029.

1.1 OBJECTIVES

Greenham is committed to engaging with the local community and key stakeholders to achieve the following objectives for the proposal:

- Build capacity of stakeholders and local community to understand the necessity of the site upgrades.
- Establish ongoing genuine relationships with the community, industry, regulator and government stakeholders through early engagement and transparent communication.
- Recognise community and stakeholders' concerns, support any ideas and appropriately respond to them throughout the approval process.
- Provide opportunities for the community to provide any feedback/concerns.
- Provide support to participants to reduce barriers to participation (language barriers, disabilities etc.).
- Inform the community on how their feedback had been considered in the approval process.
- Comply with engagement requirements under state and local government regulations and policies.

2. STAKEHOLDER MAPPING

2.1 STAKEHOLDER PARTICIPATION SPECTRUM

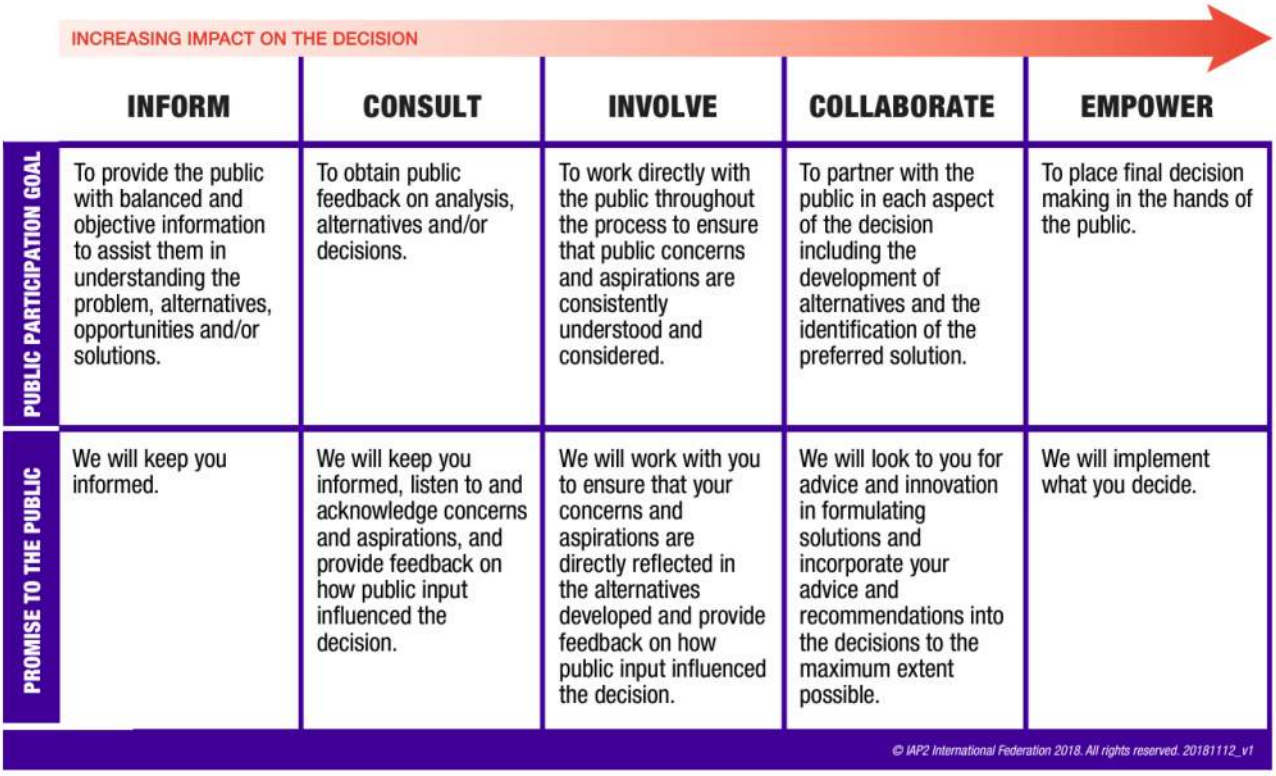
The International Association of Public Participation (IAP2) is the organisation that leads the professionalisation of public engagement and participation globally.

IAP2 developed the Public Participation Spectrum, **Figure 2-1**, to assist with the selection of the level of participation that defines the public's role in any community engagement program. The Spectrum shows that differing levels of participation are legitimate depending on the goals, timeframes, resources and levels of concern in the decision to be made.

It is important to note that the Spectrum is not a standard or a policy – it is a tool to guide engagement design and most notably to help set out the commitment being made to the public during engagement.

The level of engagement for the proposals will vary across stakeholders.

Figure 2-1 IAP2 Spectrum of Public Participation



2.2 STAKEHOLDER IDENTIFICATION

Community and stakeholders are individuals or organisations, which affect, or can be affected by project decisions. Their interest and ability to influence the proposals will vary and therefore engagement techniques should be tailored to each. This list of stakeholders, **Table 2-1,** will be refined over time and will result in a succinct list with only the stakeholders that are interested after initial communication, new stakeholders who are identified after engagement commences, and those who have indicated they wish to be engaged in a meaningful and ongoing way. Redistribution of communication materials will occur as needed to keep all stakeholders up to date and informed.

Table 2-1 Identified Stakeholders and Engagement Commitment

Stakeholder	Commitment to Engage (IAP2)
Local community	Inform/consult
Local businesses	Inform/consult
Circular Head Council	Involve
Department of State Growth	Involve
EPA Tasmania	Empower
TasWater	Collaborate
Suppliers	Inform
Greenham employees	Inform/consult

2.2.1 Local Community

The local community will need to be informed of site changes and potential impacts to traffic with the construction of the new facilities.

2.2.1.1 Determination of residences to engage

The applicable attenuation under the Tasmanian Planning Scheme – State Planning Provisions Attenuation Code lists abattoirs, composting works for a Level 2 Activity (those that require EPA permission) at 1,000 m and rendering at 1,500 m; the 1,500 m attenuation is therefore considered in identifying sensitive receptors. This amounts to approximately one third of the total residences in the town of Smithton.

2.2.1.2 Community identification findings

In the 1,500 m attenuation distance approximately one third of the total residences in the town of Smithton, as well as local schools, churches and hospital.

2.2.2 EPA Tasmania

Liaison with EPA personnel to identify requirements for approval for the proposed site upgrades via notice of intent (NOI) and subsequent required documents. EPA Tasmania reviews the Draft Environmental Effects Report (EER) submitted by Greenham, prior to publication on EPA website for the public consultation period.

2.2.3 TasWater

EPA will refer the draft EER to TasWater for comment. Greenham will also engage directly with TasWater to inform and reassure them that no significant changes to the trade waste are expected.

2.2.4 Circular Head Council

Council requires a development application for any demolition/construction works, which was submitted to Council in April 2025.

2.2.5 Local businesses

Local businesses must be informed of site changes and potential impacts to traffic with the construction of the new facilities. There are several businesses located nearby and within the 1,500 m distance of the abattoir including Mitre 10, Ta Ann, Tall Timbers etc.

2.2.6 Department of State Growth

The proposed access via Bass Highway must be approved by the Department. Proposed access submission was lodged April 2025.

2.2.7 Suppliers

Suppliers of cattle to Greenham should not be impacted by these upgrades but will be informed of the upgrades as well as the new access route to site.

2.2.8 Greenham employees

Employees will be regularly informed of any changes to site including access routes, parking and procedures.

3. ENGAGEMENT METHODS

Greenham aims to engage in meaningful dialogue with stakeholders and the community to build their understanding of the proposed development, the need for it, and to be adequately informed of the proposal to EPA Tasmania and Council.

Greenham is committed to engaging with all stakeholders, including community members, local businesses, regulatory authorities, and government entities.

3.1 ENGAGEMENT TECHNIQUES

The following techniques in **Table 3-1** will be followed for each stakeholder. Accommodations will be made as necessary for any stakeholders requiring removal of barriers to engagement with, such as providing documentation in required languages or alternative forms of media for those with disabilities.

Table 3-1 Stakeholder Engagement Technique

Stakeholder	Technique
Local community	• Community forum • Respond to any requests for information and concerns • Redistribution of communication materials to ensure reach of all people who wish to be engaged (e.g., due to word of mouth, individual stakeholders not being identified in initial stages) • Provide fact sheets that outline key points in concise language, as requested per individual stakeholder • Provide links to other relevant information i.e. Guidelines or reports.
EPA Tasmania	• Provide documents for NOI and Environmental Effects Report (EER) to obtain approval for proposed works • Provide response to any requests for information.
TasWater	• Inform of upgrades and nay potential impacts to trade waste
Circular Head Council	• Lodgement of Development Application with the Circular Head Council and further liaison to obtain necessary approval to proceed • Provide response to any requests for information.
Department of State Growth	• Lodgement of Traffic Impact Assessment with the Department for access road approval • Provide response to any requests for information • Ongoing communication and collaboration with the Department to obtain necessary modifications to existing Limited Access Licences, and Access Works Permit for physical works.
Local businesses	• Respond to any requests for information and concerns • Provide fact sheets that outline key points in concise language as requested per individual stakeholder • Email updates on progress and at milestones if requested • Provide links to published outcomes.
Suppliers	• Update suppliers through regular communication channels
Greenham employees	• Inform of site changes and any changes to procedures/access on site via meetings and other regular communication channels.

4. KEY MESSAGES

Key messages need to be identified in order for the community to understand the objectives of the proposals and achieve the objectives of this community engagement plan. Specific communication will enable the communities to provide informed and meaningful input during the engagement phase. It is important to keep communication materials short, concise, accurate and transparent. If communities wish to understand more about the project, technical information can be produced and provided.

Key messages to relay to the local community include:

- Building awareness about the issues being faced in the condemnation of the existing buildings
- The new facilities will not increase production and will have minimal impact on traffic
- The new facilities will ensure Greenham is able to continue to provide stable jobs for the foreseeable future
- Timeline of proposed construction/demolition and expected finish date.

The necessary documentation will include the following:

- A high-level summary of the proposed activity to provide to residents either via their email or in person at a community forum, with relevant Greenham contact information, including:
  - Summary of Greenham Smithton and the company's activities
  - Current situation with building condemnation and proposed site upgrades
  - How to get in touch with relevant personnel at Greenham
  - Link to find application on Council website
  - Timeline of community consultation
- Fact sheets with key information with minimal technical terms and details, focusing upon infographics, maps and fact sheets
- Contact details if community members have any questions or concerns.

5. CONTACT

Greenham have committed to keeping the community updated thought the process of proposed upgrade works. Careful planning and staging works will ensure minimal disruption.

Greenham has a dedicated contact for any questions or concerns from the community:

communications@greenham.com.au

Tel: (03) 9644 6500

6. RESPONDING AND REPORTING

Greenham have allocated resources to respond to enquires after information was released to relevant stakeholders. The record of all stakeholder engagement (**Table 6-1**) is kept as an active document to help inform future communications with stakeholders.

Table 6-1 Record of stakeholder engagement

Date	Method	Stakeholder	Activity Summary
28 February 2025	Microsoft Teams meeting	EPA Tasmania	An initial meeting with EPA Tasmania took place to discuss the environmental approvals requirement for the proposed site upgrades. It was relayed that a Notice of Intent should be lodged.
13 March 2025	Email	EPA Tasmania	The NOI was lodged with EPA Tasmania. EPA Tasmania published NOI on website 14 March 2025
28 March 2025	Email	EPA Tasmania	The class of assessment was determined to be Level 2A, requiring an EER.
16 April 2025	Email	EPA Tasmania	The proposal specific EER guidelines were provided by EPA.
April 2025	Email	Circular Head Council	The development application for the proposed activity was submitted to Council.
April 2025	Email	Department of State Growth	The proposal for the new access via Bass Highway was submitted to the Department, including the traffic impact assessment.
8 May 2025	In person	EPA Tasmania	EPA attended the Greenham abattoir site to further understand the facility's operations and the required upgrades. Key items discussed included stormwater management, trade waste management, odour management and noise monitoring. The preferred location for background noise monitoring in John St in Smithton was identified and confirmed by EPA.
June 2025	Email	TasWater	TasWater were informed about the proposed upgrades and any impacts on tradewaste.
June 2025 – December 2025	Email	Circular Head Council	Requests for Additional Information to support the DA submission. Ongoing correspondence on various RAI items.
15 August 2025 – 29 August 2025	Email	Department of State Growth	Correspondence regarding Crown Landowner Consent (issued) and conditions regarding highway access included upon the consent.
3 September 2025	Microsoft Teams meeting	Department of State Growth	Detail discussion of consent conditions, existing limited access licences, and road safety improvement and implications arising from proposed development.
September 2025 – December 2025	Email	Department of State Growth	Ongoing correspondence to achieve agreed approach to highway access. Proposed solution agreed by all parties. A separate DA limited to just the highway access and title consolidation are to be obtained independently of the site upgrades. Access Works Permit issued by DSG.

Date	Method	Stakeholder	Activity Summary
14 January 2026	Email, website, newspaper, signage.	Circular Head Council	DA limited to highway access and title consolidation submitted to Council. Public advertising on Council website and newspaper began 14 January 2026. A sign was erected on the road outside the site.
16 January 2026	In person	Suppliers	Greenham Producers Day Presentation to inform producers of the site upgrades.
29 March 2026	In person	Circular Head Council and Community	Greenham provided initial information on upgrade project proposal to the wider community during the Circular Head Saints season launch and open day
13 April 2026	Community Fact Sheet	Community	Greenham published a Community Fact Sheet on their website[1].
16 April 2026	In person	EPA Tasmania	EPA site visit was conducted on 9 April for the new EPA assessors to have a better scope of the proposed upgrades and layouts.
25 August 2026	Permit	Circular Head Council	Greenham received approved planning permit for early works from Circular Head Council.
4 September	Email	EPA Tasmania	EPA Tasmania provided their final feedback prior to formal lodgement of EER.
September – October 2026	Website	EPA Tasmania	Public consultation of EER.

[1] https://www.greenham.com.au/greenham-smithton-processing-plant-upgrade/

Dartmouth Consulting Pty Ltd
admin@dartmouthconsulting.com.au
www.dartmouthconsulting.com.au

Appendix F Odour Management Plan

DARTMOUTH CONSULTING

ODOUR MANAGEMENT PLAN

Prepared for Greenham Tasmania Pty Ltd

Dartmouth Project Number: 35053
June 30, 2026
Version 1.1

DRAFT

Customer: Greenham Tasmania Pty Ltd

Confidentiality, copyright and reproduction:
This report is the Copyright of Dartmouth Consulting Pty Ltd and has been prepared by Dartmouth Consulting Pty Ltd under contract to Greenham Pty Ltd. The contents of this report may not be reproduced in whole or in part, nor passed to any organisation or person without the specific prior written permission of the Commercial Manager at Dartmouth Consulting. Dartmouth Consulting accepts no liability whatsoever to any third party for any loss or damage arising from any interpretation or use of the information contained in this report, or reliance on any views expressed therein, other than the liability that is agreed in the said contract.

Reference:
Draft report

Contact:
Jo Regel
Level 1, 420 St Kilda Road
Melbourne Vic 3004

Registered office:
Dartmouth Consulting Pty Ltd
Level 1, 420 St Kilda Road
Melbourne Vic 3004

T: + 61 (0) 401 215 415
E: jo.regel@dartmouthconsulting.com.au

Author:
Kartia Cosentino

Dartmouth Consulting Pty Ltd assumes no responsibility and shall not be liable to any person for any loss, damage or expense caused by reliance on the information or advice in this document or howsoever provided, unless that person has signed a contract with Dartmouth Consulting entity for the provision of this information or advice and in that case any responsibility or liability is exclusively on the terms and conditions set out in that contract.

Issue History				
Version No	Date Issued	Document Status	Author	Approved By
1.0	20/02/2026	Draft for Client review	Kartia Cosentino	Jo Regel
1.1	30/06/2026	Draft for Regulatory review	Kartia Cosentino	Jo Regel

CONTENTS

1. INTRODUCTION 4
2. BACKGROUND 5
2.1.1 Requirement for Odour Control 5
2.1.2 Previous reports 5
2.1.3 Complaints History 6
3. SITE OPERATIONS 6
3.1 ABATTOIR 6
3.2 RENDERING 6
3.3 BATCH COOKING 8
3.4 WASTEWATER TREATMENT 8
3.5 COMPOSTING 8
3.5.1 Waste material 8
4. ODOUR ASSESSMENT 9
4.1 ODOUR SOURCES 9
4.2 PREVIOUS STUDIES 9
5. ODOUR IMPROVEMENT PLAN 10
5.1 APPROACH 10
5.2 OPERATIONAL IMPROVEMENTS 10
5.2.1 Blood Cooking 10
5.2.2 Wastewater treatment 10
5.2.3 Housekeeping 10
5.2.4 Contingency Planning 10
5.3 ODOUR CAPTURE & TREATMENT INFRASTRUCTURE 11
5.3.1 Cooking Vapour Capture 11
5.3.2 Non-condensable Vapour Treatment 11
5.3.3 Biofilter 12
6. SUMMARY AND RECOMMENDATIONS 12
7. REFERENCES 12

Appendices

1. INTRODUCTION

Greenham Tasmania operates an abattoir and rendering facility located on Bacon Factory Road, Smithton. It is bounded by the Bass Highway to the north, woodland to the east and farmland to the west and south. It is within the Circular Head Council and is situated in a General Industrial Zone.

The rendering process converts by-products (secondary meat and animal products) into value added products. Solid wastes from abattoir operations (including rendering and wastewater treatment) are composted on-site.

Greenham operates the Smithton abattoir and rendering plant under Environment Protection Notice (EPN) No. 683/2, issued by Environment Protection Authority (EPA) under the Environment and Pollution Control Act 1994. The EPN requires Greenham to implement an odour management plan approved by EPA. This document is the Odour Management Plan, and it addresses the requirements of Clause A5 of the EPN, as reproduced below.

A5 Odour Management Plan

1. Unless otherwise specified in writing by the Director an Odour Management Plan must be submitted to the Director for approval by 30 November 2011. 1.1 The Odour Management Plan must include unabridged details of the Odour Assessment and Odour Modelling undertaken by a qualified person. The Odour Assessment and Odour Modelling must provide sufficient information to support and form the basis of the actions and measures required in the Odour Management Plan.

1.2 Without limitation, the Odour Assessment is to:

• identify all those sources of odour from the activity causing odour emissions from the site that could result in *environmental harm or environmental nuisance at any location beyond the boundary of The Land; and*

• contain a statement as to the effectiveness of all existing odour management infrastructure, including buildings, to *prevent odorous emissions from the site causing environmental harm or environmental nuisance at any location beyond the boundary of The Land.*

1.3 Without limitation, the Odour Management Plan must include the following details:

• a process diagram for all meat waste receival, handling and processing activities, including details of their respective *odour management infrastructure;*

• a summary of all existing and proposed odour prevention, capture and treatment processes for the activity;

• nomination of timeframes for the installation and commissioning of any new odour management infrastructure *required to prevent odorous emissions from the site causing environmental harm or environmental nuisance at any location beyond the boundary of The Land;*

• contingency actions in the event of plant upset for each stage of the site's odour prevention, capture and treatment *infrastructure;*

• a table containing all the major commitments made in the plan, including a schedule for their completion;

• a program, including a timetable, to regularly advise the Director of the results of the plan; and

• a review program for regularly updating the plan.

2. BACKGROUND

2.1.1 Requirement for Odour Control

The EPN requires Greenham to take all practical measures to control odorous emissions, as presented in Condition A4. This odour management plan is designed to demonstrate compliance with this requirement.

A4 Odorous Gases

The person responsible for this activity must ensure that all practicable measures are taken to control odorous emissions and to prevent odorous emissions from causing environmental harm or environmental nuisance at any location beyond the boundary of the land.

The Odour Management Plan is reviewed annually and documented in the Annual Environmental Report submitted to EPA for approval.

2.1.2 Previous reports

The last Odour Management Plan developed in 2012 by Triple Point Consultants (**Appendix A**), proposed a number of operational improvements to reduce odours from the Greenham site, including:

1. Eliminate cooking of stale material
2. Change paunch handing procedure to reduce odours from screen
3. Improve housekeeping to reduce odours
4. Implement odour control technology to capture and treat vapours from the batch cookers in the rendering plant
5. Investigate improved methods of wastewater treatment as per tradewaste agreement.

Actions 1 and 3 were implemented immediately. Actions 2, 4, 5 and 6 were considered – see **Table 2-1**.

Table 2-1 Prior commitments

Item	Commitment (2012)	Comment
2. Paunch recovery	Consider paunch material for energy recovery	This option was found to be cost prohibitive due to the high moisture content of the paunch material.
4. Vapour capture	Consider capturing cooking vapours from all cookers and recover waste heat	Current configurations does not allow vapour capture.
5. Non-condensable treatment	Consider vapour treatment of non-condensable gases from heat exchange	This option was cost prohibitive due to lack of land and access available.
6. Covered anaerobic lagoons	Consider pre-treatment of wastewater, including anaerobic lagoons	Wastewater treatment upgrades were implemented in 2025 which eliminated the need for anaerobic lagoons.

Other odour control measures were also considered, including the capture of all air from the rendering plant. This would require replacement of the roof on the rendering building, extracting air to a new odour filter bed adjacent to the wastewater treatment plant. The cost was deemed prohibitive due to the size of the rendering building, and the distance to land available for the odour bed.

Greenham Tasmania submitted an Environmental Effects Report (EER) for the proposed construction of a new kill floor and associated infrastructure.

The configuration of the cookers does also not support the additional pressurisation of the vessel that would occur if vapours were to be collected. As part of the proposed major upgrades to the facility, new water header tanks will increase the water pressure considerably to be able to collect the cooking vapours.

2.1.3 Complaints History

The abattoir is located adjacent to a major road, and within close proximity to houses and other business premises. Compared to other abattoirs in Tasmania, complaints have been relatively infrequent.

A complaint was received by EPA in July 2025, which promoted an inspection by EPA. There were no other complaints following this case.

Prior to this, the only relevant complaints recorded by Greenham or EPA occurred in 2011:

31/10/11: complaint of extremely bad odour different to usually observed

2/11/11: complaint of noticeably bad odours for past 2 weeks

A formal investigation was conducted following these complaints, and the problem was identified as the blood cooker. Blood had been cooked that had been stored unrefrigerated and this problem was rectified.

3. SITE OPERATIONS

3.1 ABATTOIR

The Smithton abattoir processes up to 600 head of cattle per day. Operations include stock yards, kill floor, carcass chillers, boning room, product freezers, and offal processing. All meat processing areas are enclosed and are not considered as potential sources of odour.

3.2 RENDERING

Greenham operate a rendering facility that converts by-products (secondary meat and animal products) into value added products such as tallow, meat meal and bloodmeal. The rendering facility is operated in accordance with EPN Condition WM3 to minimise odour risk from rendering operations.

WM3 Processing or rendering time

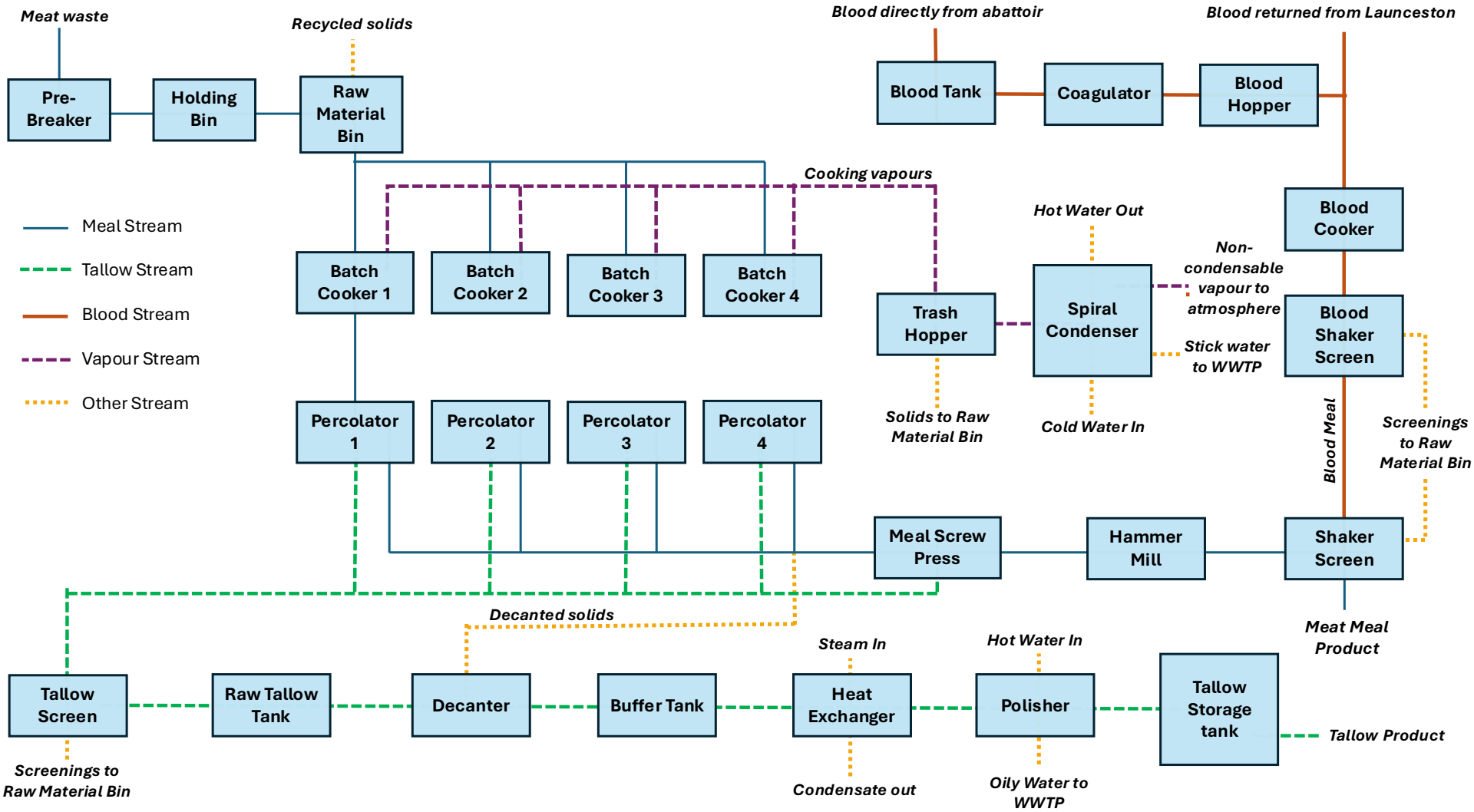
- *All mixed abattoir material must be processed or rendered within 12 hours of slaughtering, unless it has been refrigerated or acid stabilised, in which case it must be processed within 16 hours of slaughtering.*
- *All mixed abattoir material that has been refrigerated or acid stabilised within 12 hours of slaughtering must be processed within four hours of being removed from refrigeration or acid stabilisation.*
- *In the case where mixed abattoir material can not be processed or rendered within the time specified in WM3(1) and WM3(2) it must be removed from the land forthwith to a disposal site that has been approved in writing by the Director.*

Figure 3-1 shows an overview of the existing rendering process flows.

The rendering operations are undertaken in a separate building from the abattoir operations. The building is not mechanically ventilated, and there are vents and large openings in the upper part of the building to allow hot air to escape.

Ducts have been installed to allow capture of cooking vapours from the meal batch cookers. Solids are removed from the vapour stream in a trash hopper. A spiral heat exchanger is used to condense the cooking vapours. The condensed stick water drains to the wastewater treatment plant. The non-condensable cooking vapours are vented to atmosphere. Ducts were installed to transfer the non-condensable vapours to the oil-fired boilers, now not normally used. Energy is recovered on the water side, used to pre-heat water for use in the abattoir. Ducts were previously installed to collect cooking vapours from the blood cookers. However, these were disconnected from the blood cooker due to blockages, and inadequate capacity of the spiral condenser.

Figure 3-1 Rendering Process Flow Diagram



3.3 BATCH COOKING

Batch cookers are used for offal, bone and blood cooking. A new cooker was installed in 2025. The ventilation is via shell and tube condenser. Steam is condensed and the condensate goes to the plant wastewater treatment plant.

The key feature of the new cooker is its higher performance to set up for shorter batch times, minimising cooking times and the reducing the period of potential odour and noise impacts. The average capacity is 700 kg/hour with a maximum of 1000 kg/hour.

3.4 WASTEWATER TREATMENT

Wastewater from the plant is pre-treated on site prior to discharge to CMW sewer. Pre-treatment consists of rotary drum screening and dissolved air flotation (DAF).

Prior to entry to the DAF, the wastewater is pumped through a rotating drum screen which is designed to separate out course solids such as grass and other manure originating fibrous material. Any other course solids that may have found their way through the drain will also be separated out by this screen. This material is diverted into a hopper and when it is full, a trailer is reversed under it and the chute is opened. This material is then transported to the composting area.

The DAF removes suspended solids and oils from the wastewater prior to it being sent to the sewer discharge. Tiny bubbles are introduced to the DAF tank and these attach to suspended solids and oils in the wastewater and cause them to float to the surface. A chemical flocculant was introduced to the system in 2025 to meet new discharge limits set by TasWater, and aid in solids removal. This surface solids sludge layer is scraped off by a plastic scraper and diverted down a chute and into a parked trailer. When the trailer is full, the contents are taken to the composting area. Wastewater that is discharged from the DAF flows to TasWater's wastewater treatment plant where it is further treated.

On occasion, intense storm events result in increased stormwater in short periods of time that are currently sent to the sewer. When directed by TasWater, Greenham may require temporary diversion of effluent to the contingency ponds which are able to hold a sufficient amount of water (~ 1.3 ML) should the wastewater treatment system be overburdened for up to two days of operation.

3.5 COMPOSTING

3.5.1 Waste material

Waste material that is unfit for rendering includes, floating solids from the DAF, grass material from the drum screen and tails. These materials are transported to the composting area by tractor and trailer where a tractor arranges them in windrows according to the types and ages of the materials. The current mix of green material (i.e. paunch and manure) and brown material (DAF sludge) provide a good composition for effective composting.

The windrows are periodically turned over by tractor to ensure the composting process operates effectively. Windrows are arranged to allow access to the material, fitting within the existing defined operations.

Compost windrows are observed to determine when they are mature, and suitable for use as an agricultural fertiliser.

Composting has the potential to cause odour. In general, new material has a higher odour generation potential than older material. Odour monitoring has shown that the odour emission rates on older material are an order of magnitude lower than on fresh material.

The key measures to be followed to reduce the risk of odour are:

- Design leachate and surface water systems to avoid ponding of contaminated water
- Undertake regular inspection of site to observe unusual odours or other conditions
- If unacceptable odours are observed, turn the windrows daily until odour improves
- Only turn the windrows in favourable conditions to avoid offsite odour impacts.

4. ODOUR ASSESSMENT

4.1 ODOUR SOURCES

Item	Source	Description
Stock holding pens	Stock holding pens	Holding pens prior to slaughter.
Rendering plant	Screw Feed Conveyor	Screw transfers material from holding bin at the abattoir to the raw material bin (main cooker hopper).
	Raw Material Bin	Stores material prior to rendering.
	Batch Cookers (meal)	Cookers vent to common duct with vent gases passing through a vessel for solids removal followed by a heat exchanger. Non condensable gases are vented to atmosphere.
	Blood cookers	Batch cooker for blood meal. Hatch is left open.
	Other Fugitive	Other fugitive sources within the rendering building include cooker feed chutes, meal screw press, blood tank, blood cooker hatchway, open tallow drain from cookers, tallow tank.
Wastewater treatment plant	Inlet Well	Wastewater receival pit.
	Contra-shear	Rotary screen to remove paunch manure
	DAF Tank	DAF to remove suspended solids from oil & grease from wastewater.
	DAF effluent well	Supernatant from DAF.
	Contingency ponds	Two uncovered contingency ponds for temporary storage of stormwater.
Composting	Windrows	Static windrows to compost paunch and DAF sludge.

shows a summary of the relevant odour sources.

Table 4-1 Major Odour Sources

Item	Source	Description
Stock holding pens	Stock holding pens	Holding pens prior to slaughter.
Rendering plant	Screw Feed Conveyor	Screw transfers material from holding bin at the abattoir to the raw material bin (main cooker hopper).
	Raw Material Bin	Stores material prior to rendering.
	Batch Cookers (meal)	Cookers vent to common duct with vent gases passing through a vessel for solids removal followed by a heat exchanger. Non condensable gases are vented to atmosphere.
	Blood cookers	Batch cooker for blood meal. Hatch is left open.
	Other Fugitive	Other fugitive sources within the rendering building include cooker feed chutes, meal screw press, blood tank, blood cooker hatchway, open tallow drain from cookers, tallow tank.
Wastewater treatment plant	Inlet Well	Wastewater receival pit.
	Contra-shear	Rotary screen to remove paunch manure
	DAF Tank	DAF to remove suspended solids from oil & grease from wastewater.
	DAF effluent well	Supernatant from DAF.
	Contingency ponds	Two uncovered contingency ponds for temporary storage of stormwater.
Composting	Windrows	Static windrows to compost paunch and DAF sludge.

4.2 PREVIOUS STUDIES

Based on previous detailed odour survey work and modelling, the most significant emissions sources were associated with the rendering plant and the wastewater contra-sheer. The findings suggested it may be impossible to comply with the odour design criteria at the property boundaries due to the close proximately of the rendering plant.

5. ODOUR IMPROVEMENT PLAN

5.1 APPROACH

Greenham Tasmania has made considerable progress to improve off-site odour impacts over the past decade through the implemented of odour control technology, new equipment (new batch cooker, DAF chemical coagulant, paunch screw press), and through operational improvements and monitoring.

5.2 OPERATIONAL IMPROVEMENTS

5.2.1 Blood Cooking

A large proportion of the blood collected on the slaughter floor is sent to Longford for processing to remove white blood cells for pharmaceutical use. The blood is transported daily in intermediate bulk containers (IBCs) in a refrigerated truck.

The remainder of the blood is collected in a blood storage tank in the rendering building prior to being coagulated and fed into a dedicated blood batch cooker. . The blood meal is used to improve the protein content of the meat meal byproduct.

Blood cooking is a significant potential source of odour, especially if stale material is processed. The odour complaints in 2011 were traced back to processing of stale blood, hence blood was no longer returned from Longford.

5.2.2 Wastewater treatment

Introducing the new coagulant to the DAF unit has significantly reduced the solids in the wastewater, and the potential odour from the wastewater transferred to sewer. There is potential for odour to be present when the contingency ponds are in use. However, due to the rare use of these ponds, and the fact the wastewater quality has significantly improved, there is minimal odour impact. If in use, as soon as reasonably practicable the wastewater treatment system is reactivated, and wastewater is pumped up to the DAF for treatment.

Installation of a screw press to dewater the paunch material has significantly reduced the potential odour impact. DAF sludge/compostable material is transported to the composting area via truck for deposition before spreading in windrows. Compost is managed in accordance with the Compost Management Plan as required under Condition WM7 of the EPN to mitigate off-site odour impacts.

When mature, the compost is transported and spread at Westmore, a farm owned and operated by Greenham.

5.2.3 Housekeeping

Maintaining appropriate work practices (“housekeeping”) is critical to reducing the risk of odours. Greenham has an ongoing focus on operational improvements through its quality assurance system.

Improvements identified in previous assessments have all been implemented.

5.2.4 Contingency Planning

Breakdown of key rendering infrastructure might increase the risk of odour, especially from the raw material bin. In the event of equipment failure, there are three options:

- continue to operate at full flow rates, with longer operating hours or using standby equipment
- reduce (or cease) abattoir production to decrease (or cease) flow of raw materials
- transport rendering material off-site for disposal or alternative processing.

Table 5-1 shows how these options would be applied in the event of unavailability of certain equipment.

Table 5-1 Contingency Assessment

Item	Potential Event	Preferred Action	Alternative Action
Meal Cooker	Failure of 1 batch cooker reduces capacity by 1/3rd	Operate the other 2 cookers for longer operating hours. Would be able to maintain production without compromising EPA licence requirements for storage of rendering material	Reduce abattoir production
Blood Cooker	Failure of blood cooker	Do not allow blood to go stale.	Store all blood in IBCs in freezer until blood cooker is operational.
Boiler	Failure of boilers	Utilise diesel fired boilers. Boilers are operated fortnightly to maintain standby condition.	Cease abattoir production.
Tallow Processing	Failure of any tallow processing infrastructure (decanter or polisher)	Store raw tallow in IBC's until processing infrastructure is available.	Sell unprocessed tallow to alternative rendering plant.
Meal Processing	Failure of any meal processing infrastructure (screw press, hammer mill)	Package unprocessed cracklings as lower grade meat meal product.	Cease abattoir production.

In addition, under TasWater's tradewaste agreement, Greenham developed a Trade Waste Management Plan which includes contingency planning for scenarios of impacted tradewaste quality.

5.3 ODOUR CAPTURE & TREATMENT INFRASTRUCTURE

5.3.1 Cooking Vapour Capture

The batch cookers use a high temperature batch (dry) rendering process. The vessels are steam jacketed to raise the cooking material to a temperature to a cooking temperature typically of 100-110°C. The cooking vapours are highly odorous.

Cooking vapours from the meal cookers are collected and condensed through a spiral heat exchanger to recover waste heat. Under current configuration, the spiral heat exchanger can recover 4.5 kW of energy by generating 16 L/s of hot water at a typical temperature of 80°C. This water is generally recovered to reduce the pre-heating necessary to produce steam through the boiler.

However, the spiral heat exchanger is inadequately sized to recover waste heat from the blood cooker, and so these cooking vapours escape to the atmosphere. The configuration of the blood cooker does also not support the additional pressurisation of the vessel that would occur if vapours were to be collected.

As part of the proposed major upgrades to the facility, new water header tanks will increase the water pressure considerably to be able to collect the cooking vapours.

5.3.2 Non-condensable Vapour Treatment

Previous studies identified the preferred option to address the non-condensable vapours was to install a biofilter bed. At that time, the cost was deemed prohibitive due to the size of the rendering building, and the distance to land available for the installation of a biofilter bed.

As part of the proposed upgrades to the facility, a new biofilter has been designed to capture all the air from the rendering plant.

5.3.3 Biofilter

Greenham has planned for the installation of a biofilter system adjacent to the by-products building following the completion of the Smithton proposed upgrades. The biofilter will be custom designed to ensure the concentration of odorous compounds are treated and eliminated to significantly reduce the odour emissions. Odour modelling will be undertaken to help design the optimal system, when the manufacturer of the biofilter system has been procured. The biofilter design and modelling will be subject to further review and approval by EPA during the biofilter design phase.

A biofilter is an odour control system that uses a bed of woodchips to treat air extracted from odorous processes in a rendering plant. It works by passing the odorous air through this biologically active media, where naturally occurring microorganisms break down the odour causing compounds.

The biofilter has a large odour adsorption capacity, due to the large and damp mass of biofilter medium over an area that is sufficiently active to remove enough odour so as not to cause offsite odour impacts. Rendering plant biofilters are amongst the easiest to commission by virtue of the readily biodegradable nature of the odorant compounds forming the odour (mostly aldehydes and ketones). The air from the rendering process will be ducted to the biofilter rather than being released untreated. Over time, an equilibrium is set that optimises the rate of absorption and the rate of oxidation, determining the maximum quantities of odorants that is possible to be eliminated.

6. SUMMARY AND RECOMMENDATIONS

This Odour Management Plan has confirmed the key sources of odour, identified the improvements made since the last plan, and identified new commitments that will form part of the major upgrades proposed by Greenham Smithton, outlined in the Environmental Effects Report.

7. REFERENCES

Environmental Management and Pollution Control Act 1994

Environment Protection Notice (EPN) No. 683/2

Greenham Tasmania (2025) Compost Management Plan

Greenham Tasmania (2025) Annual Environmental Review

Greenham Smithton (2012) Odour Management Plan

TasWater (2025) Greenham Smithton Tradewaste Agreement

Appendix A Odour Management Plan (2012)

Dartmouth Consulting Pty Ltd
admin@dartmouthconsulting.com.au
www.dartmouthconsulting.com.au

Appendix G Noise Report

Dartmouth Consulting

Greenham Tasmania Smithton abattoir upgrades environmental noise assessment



Report No. 7049b_AC_R

TARKARRI ENGINEERING PTY LTD
PO Box 506
Kings Meadows TAS 7249

September 2025

Tarkarri Engineering

Air Quality • Acoustics • Environment • Vibration

DOCUMENT CONTROL

DARTMOUTH CONSULTING
GREENHAM TASMANIA
SMITHTON ABATTOIR UPGRADES
ENVIRONMENTAL NOISE ASSESSMENT

Report No.
7049b_AC_R

Library Code
AC

Prepared for
Dartmouth Consulting Pty Ltd
Level 7, 420 St Kilda Road
Melbourne
Victoria 3004

Contact Mr Peter Thomas
☎ +61 3
Mobile +61(0)401 215 415
Email
peter.thomas@dartmouthconsulting.com.au

Prepared by
Tarkarri Engineering Pty Ltd
PO Box 506
Kings Meadows
Tasmania 7249

Contact Dr Alex McLeod
☎ +61 3 6343 2077
Mobile +61(0)439 357 297
Email alex.mcleod@tarkarri.com

Author Alex McLeod, Director / Principal Consultant — Date: 17 September 2025

Revision History

Revision No.	Date Issued	Reason/Comments
0	17/09/2025	Initial release

Distribution

Copy No._____	Revision No.	Location
1	0	Project/Client File
2	0	Client
3	0	Tarkarri Engineering Library

Keywords

Airborne noise (dB re 20 μPa).
Sound pressure level – *the difference between the instantaneous pressure at a point from a sound wave and the static pressure of the air, measured in pascals and converted to a logarithmic value relative to a reference pressure.*
A-weighting – *Weighting of the audible frequencies reflective of the response of the human ear to noise.*
dBA – *Decibels A-weighted.*
Sound power level – *Total acoustic energy emitted by a source in decibels.*

$L_{Aeq,T}$ – *Equivalent continuous A-weighted sound pressure level over a given time (T).*

$L_{A90,T}$ – *A-weighted sound pressure level exceeded for 90 % of a given time period (T), typically known as the background.*

$L_{A10,T}$ – *A-weighted sound pressure level exceeded for 10 % of a given time period (T).*

Table of Contents

Executive summary 4
1 Introduction 5
2 Site description 6
3 Legislative context 12
3.1 Environment Protection Policy (Noise) 2009 12
3.2 Environmental Protection Notice 12
4 Existing environmental noise levels 12
5 Environmental noise sources 15
6 Discussion and conclusions 20

List of figures

Figure 2-1: Aerial view of the Greenham Tasmania Smithton abattoir and surrounds. 8
Figure 2-2: Aerial view of the Greenham Tasmania Smithton abattoir and surrounds with TPS zones overlay. 9
Figure 2-3: Aerial view of the Greenham Tasmania Smithton abattoir. 10
Figure 2-4: Aerial view showing proposed upgrades to the Greenham Tasmania Smithton abattoir (from Greenham Tasmania). 11
Figure 4-1: Aerial view of the Greenham Tasmania Smithton abattoir with SLM location marked. 13
Figure 4-2: Photograph of the monitoring location (taken by Tarkarri Engineering). 13
Figure 4-3: Time trace of $L_{Aeq,10min}$, $L_{A10,10min}$ and $L_{A90,10min}$ levels. 14
Figure 5-1: Aerial view of the Greenham Tasmania Smithton abattoir with source locations marked 19

List of tables

Table 4-2: Measured noise statistics percentiles. 14
Table 5-1: Noise source information. 18

Executive summary

Tarkarri Engineering was commissioned by Dartmouth Consulting to conduct an environmental noise assessment of proposed upgrades to the Greenham Tasmanian Smithton abattoir.

The upgrades proposed for the Greenham Tasmania Smithton abattoir is unlikely to significantly increase noise emission levels from the site. Operations will remain within the existing hours of operation.

Likely noise emission levels from the abattoir site at residential locations are well within existing noise levels and noise nuisance as a result of the operational activities at the abattoir is unlikely.

With the upgrades at the Greenham Tasmania Smithton abattoir the environmental values of surrounding noise sensitive residential locations are protected.

1 Introduction

Dartmouth Consulting, on behalf of Greenham Tasmania, commissioned Tarkarri Engineering to conduct an environmental noise assessment, as part of an Environmental Effects Report (EER), of proposed upgrades to the Greenham Tasmanian Smithton abattoir at 4 Bacon Factory Road, Smithton. The upgrades include a new kill floor and the replacement of the existing hide salt curing process with cold curing. The proposed project will include 3 stages:

Stage 1:

- Construction of the new kill floor and links to existing facilities
- Construction of new hides treatment building
- Construction of new covered holding yard
- Construction of new access road and 2 livestock delivery loading ramps
- Demolish existing offices/lab
- Modifying existing race for cattle transport

Stage 2:

- Demolish existing covered kill floor, stock yard, hides building, engine room and Australian Quarantine and Inspection Service (AQIS) building

Stage 3:

- Construction of new plate freezers & active carton chilling
- Construction of new load out building & roof
- Construction of boning room extension
- Construction of new roof over woodchip bins
- Construction of new engine room

EER Project Specific Guidelines for the project have been issued by the Tasmanian Environmental Protection Authority (EPA) with the section relevant to noise provided below:

3 Noise emissions

- Describe all fixed and mobile noise sources for both construction and operation phases, including the size and sound power level, noise attenuation and hours of operation for each main piece of equipment, and volumes of traffic.
- Provide a map of the location of all major sources of noise and any noise sensitive premises (NSPs) with potential to be affected by site noise.
- Describe the potential impacts of noise generated by the activity.
- Conduct minimum of 7-days of noise monitoring (including weekends) to measure the existing background noise at location/s representative of NSPs.
- Evaluate the potential for the activity to create a noise nuisance, taking into consideration the:
    - distance to nearest residences and other noise sensitive premises;
    - hours of operation;
    - topography; and
    - site layout showing locations of activities (refer to the Site Plan).
- Describe the noise attenuation measures that will be implemented.
- Describe how noise emissions from the proposed development will be minimized and managed.

2 Site description

The Greenham Tasmanian Smithton abattoir is located at 4 Bacon Factory Road, Smithton, approx. 2 km south south-east of the centre of Smithton. The site is located on land zoned General Industrial under the *Tasmanian Planning Scheme* (TPS). The site is bound by other General Induistrial land to the south and east, Rural land to the west and Light industrial and Commercial land to the north. The loosest residential locations are to the north approx. 380 to the north 800 m to the west and 515 m to the east south-east.

The proposed project includes a new kill floor construction and replacement of existing hide salt curing with cold curing, including a new building to accommodate cold curing. The proposed new buildings and infrastructure replaces the older buildings, with no changes in the industrial process. Significant improvements in energy efficiency, removal of the use of salt for the hide curing, better coverage to manage stormwater run-off, and better transport access will occur.

A processes flow chart is provided below (from Greenham Tasmania) showing the flow of raw materials through to product at the abattoir site.

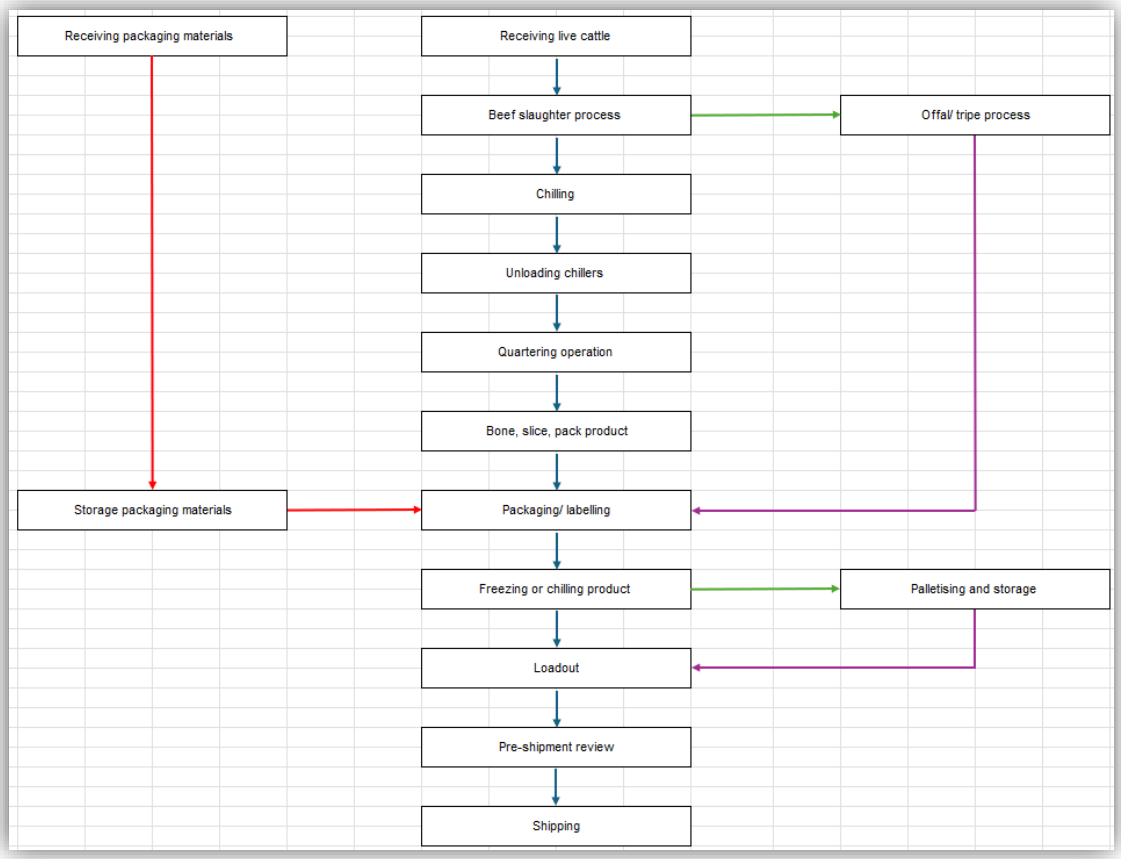


Figure 2-1: Process flow chart (from Greenham Tasmania).

The site operates on the following working hours:

Kill Floor: 06:10 - 14:36 (7.6 Hours).
Boning Room: 05:30 - 13:56 (7.6 Hours).
Load out: Morning 05:00 - 13:26; Afternoon shift 14:00 - 10:26; Night Shift 21:00 - 05:00 (All 7.6 Hours).

Figure 2-1 presents an aerial view of the Greenham Tasmania abattoir site (boundary marked in green), and surrounds. Figure 2-2 presents an aerial view of the with the Tasmanian Planning Scheme (TPS) zones overlay. Figure 2-3 presents an aerial view of the abattoir site and Figure 2-4 presents an aerial view with the proposed upgrades marked.

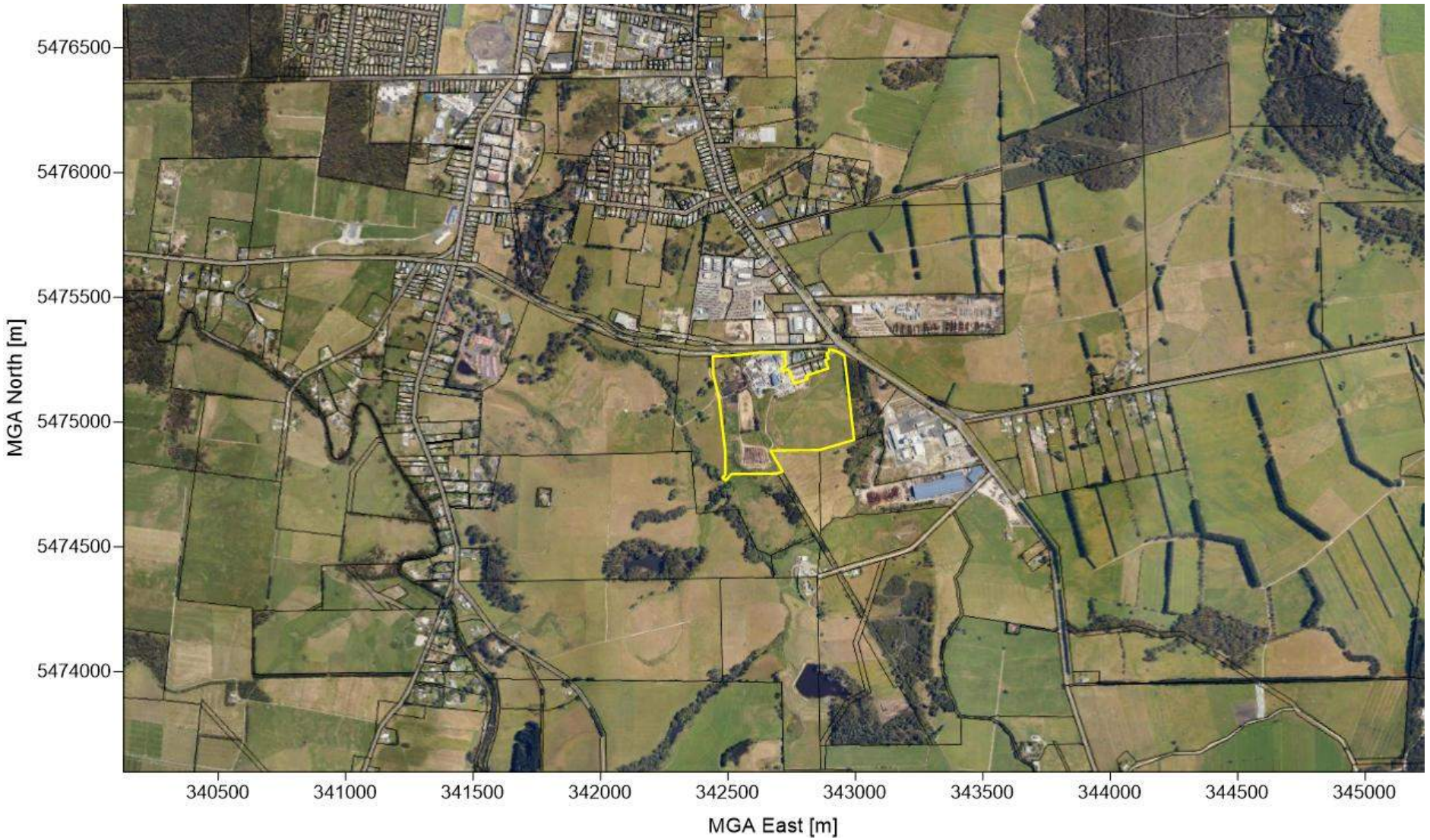


Figure 2-1: Aerial view of the Greenham Tasmania Smithton abattoir and surrounds.

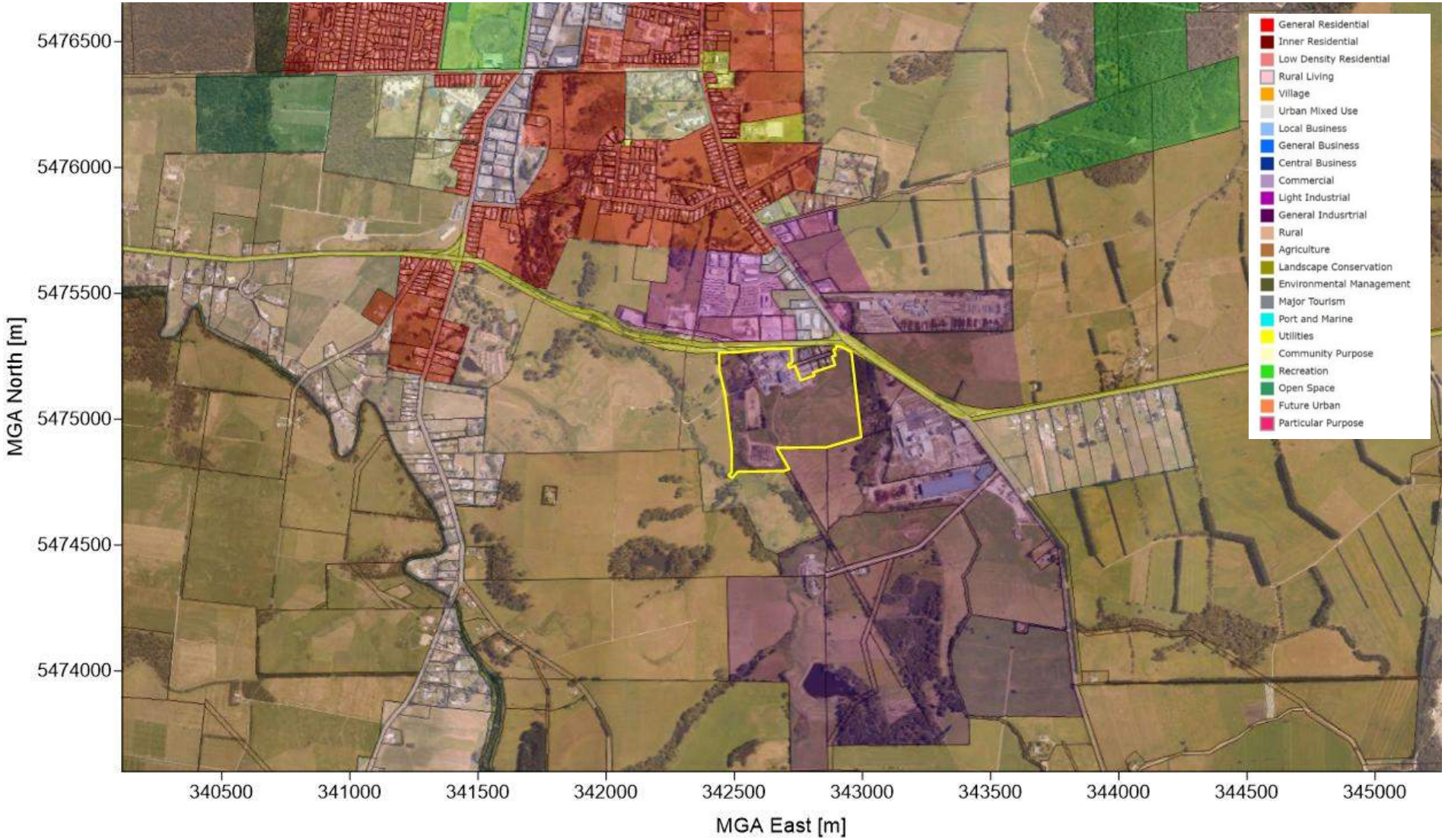


Figure 2-2: Aerial view of the Greenham Tasmania Smithton abattoir and surrounds with TPS zones overlay.



Figure 2-3: Aerial view of the Greenham Tasmania Smithton abattoir.

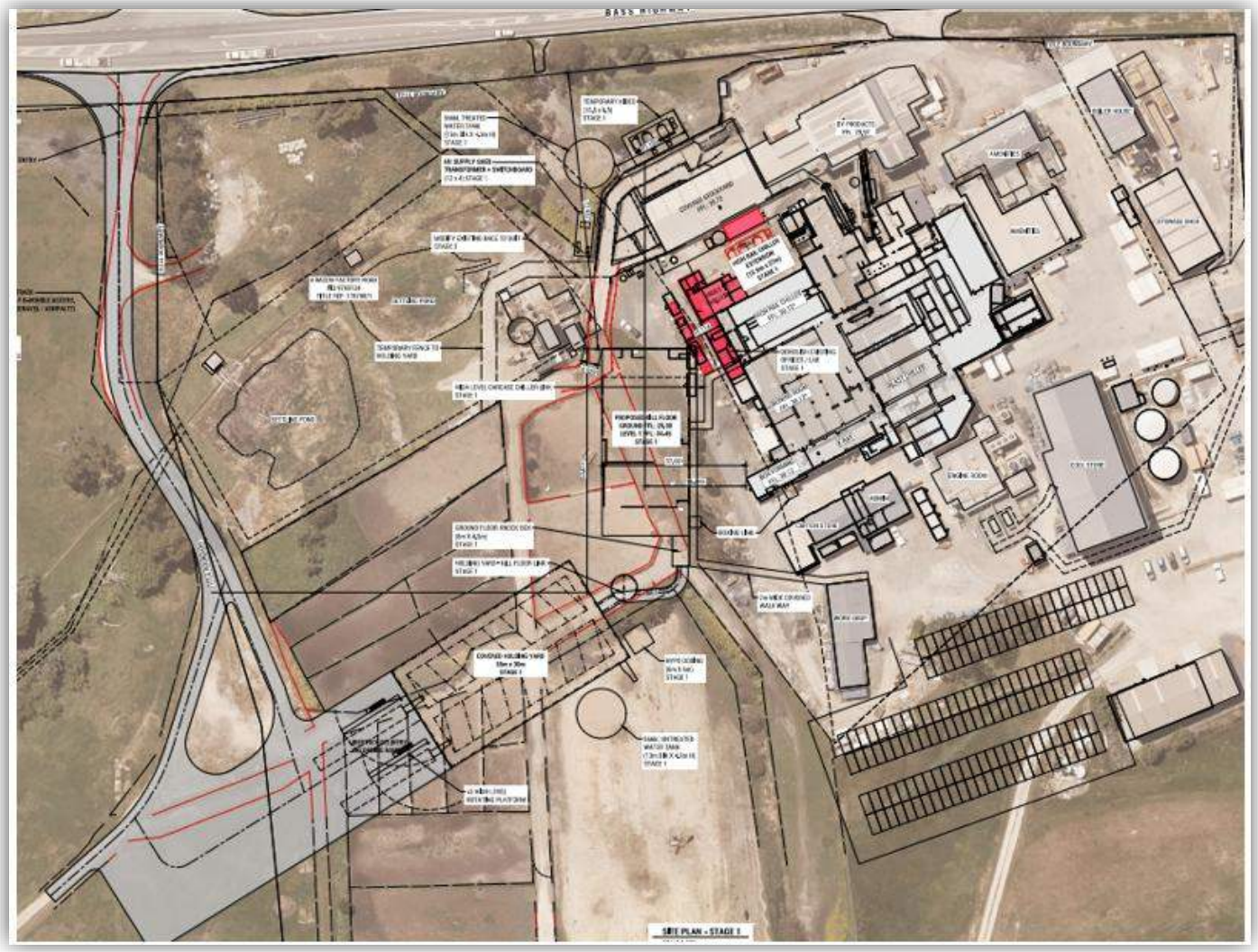


Figure 2-4: Aerial view showing proposed upgrades to the Greenham Tasmania Smithton abattoir (from Greenham Tasmania).

3 Legislative context

3.1 Environment Protection Policy (Noise) 2009

The *Environment Protection Policy (Noise) 2009* (Noise EPP) (made under section 96K of the *Environmental Management and Pollution Control Act 1994, [EMPCA]*) is a framework for noise management in Tasmania through the setting out of objectives and principles for noise control with human health as a value to be protected. It does not include implementation measures, which are dealt with through other instruments such as regulations and planning schemes.

The environmental values identified in the Noise EPP are the qualities of the acoustic environment that are conducive to:

- the wellbeing of the community or a part of the community, including its social and economic amenity; or
- the wellbeing of an individual, including the individual's –
  - health; and
  - opportunity to work and study and to have sleep, relaxation and conversation without unreasonable interference from noise.

3.2 Environmental Protection Notice

The sites existing Environmental Protection Notice (EPN), No. 683/2 (r1), provides the following condition for noise:

Noise Control

N1 Control of noise emissions

Where human sleep disturbance may be caused by the noise from the activity or transport movements resulting from the activity, such noise emissions must be controlled to the extent necessary to prevent environmental nuisance, this may include restricting operating hours.

Under EMPCA ***'environmental nuisance**' means –*

(a) the emission, discharge, depositing or disturbance of a pollutant that unreasonably interferes with, or is likely to unreasonably interfere with, a person's enjoyment of the environment; and

(b) any emission, discharge, depositing or disturbance specified in an environment protection policy to be an environmental nuisance.'

4 Existing environmental noise levels

A logging sound level meter (Larson Davis LxT) was located at 31-33 John St Smithton (MGA coord. 342023, 5475829), approx. 700 m north-west of the abattoir site, for a period of 19 days from 30 June to 18 July 2025. The meter was set to measure 10-minute noise statistics.

Figure 4-1 presents an aerial view of the abattoir site and surrounds with the location of the sound level meter marked. Figure 4-2 presents a photograph of the monitor and the monitoring location (view form the north-west).

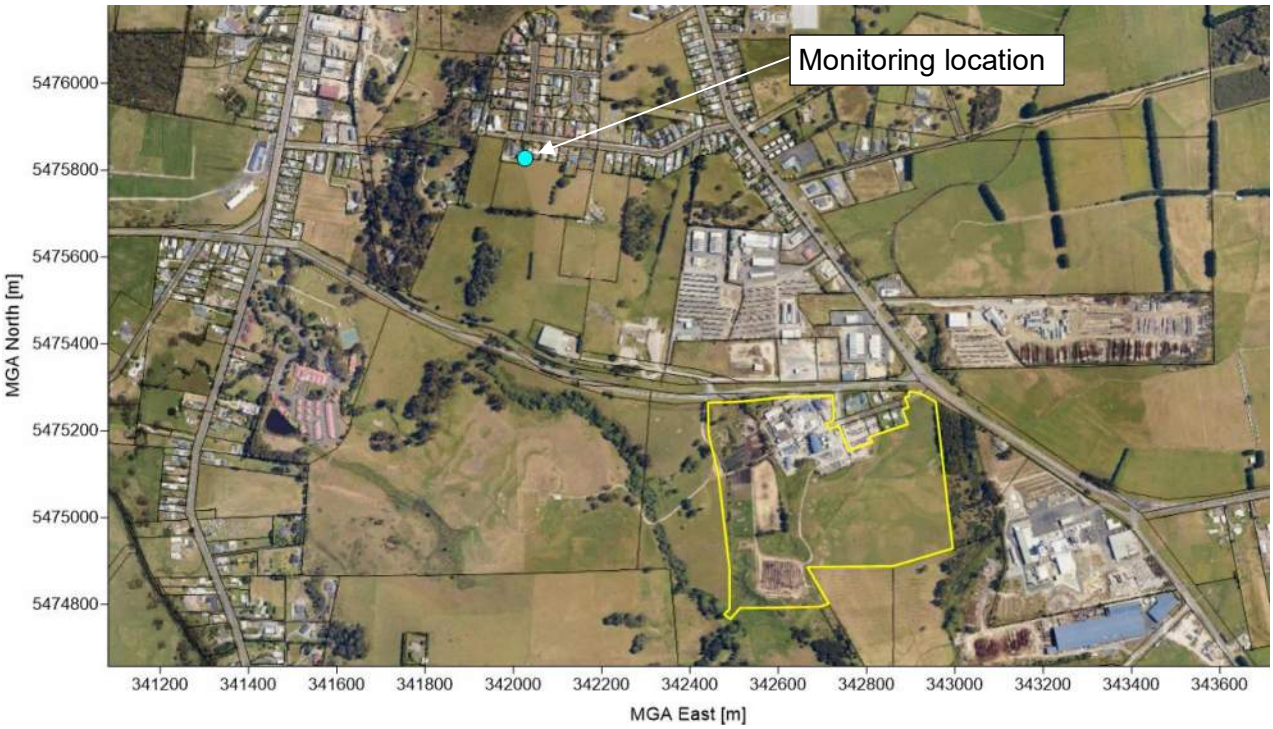


Figure 4-1: Aerial view of the Greenham Tasmania Smithton abattoir with monitoring location marked.



Figure 4-2: Photograph of the monitoring location (taken by Tarkarri Engineering).

Figure 4-3 presents a time trace of the following logged noise statistics:

- $L_{Aeq,10min}$
- $L_{A90,10min}$
- $L_{A10,10min}$

For the sake of clarity, the other noise statistics recorded are not presented.

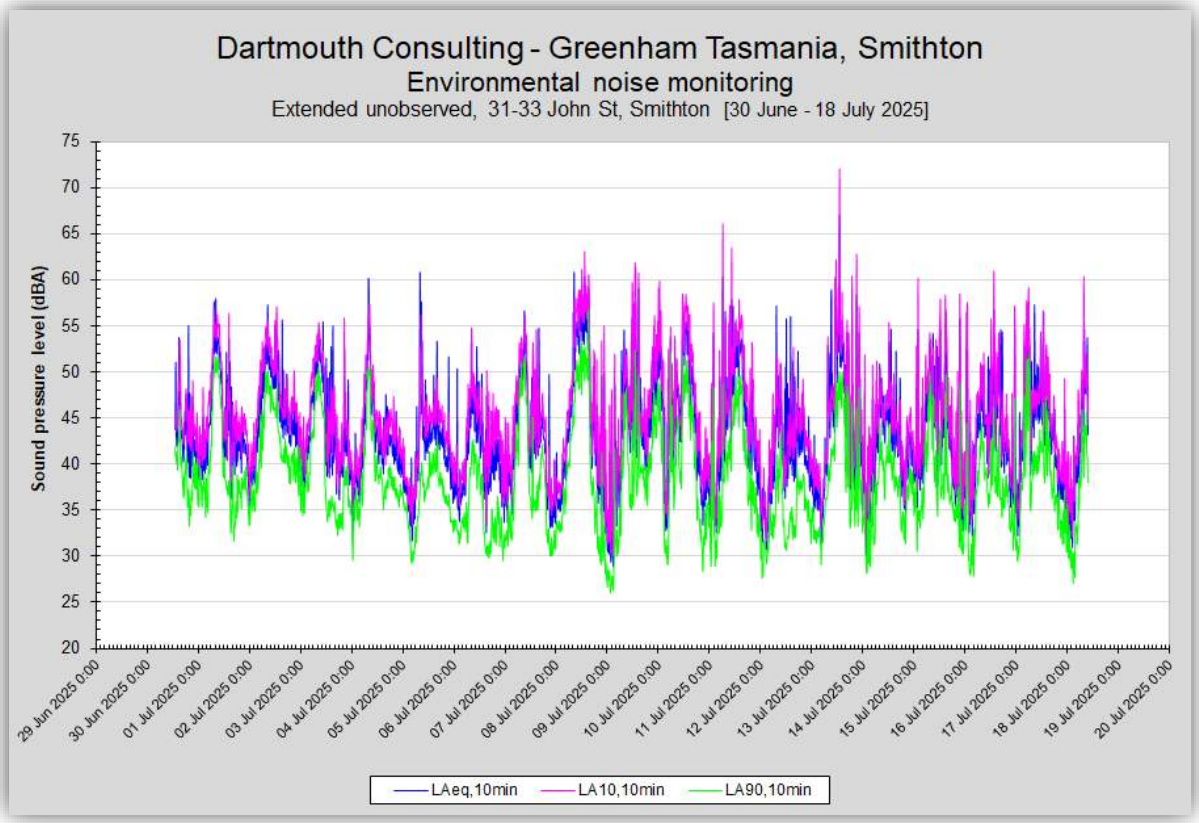


Figure 4-3: Time trace of $L_{Aeq,10min}$, $L_{A10,10min}$ and $L_{A90,10min}$ levels.

Table 4-2 presents median percentile values for the three noise statistics presented above. The data sets are broken into day, evening and night periods which are defined as follows:

- day - 0700 to 1800 hrs;
- evening - 1800 to 2200 hrs; and
- night - 2200 to 0700 hrs the following day.

Noise statistic percentiles (dBA)				
Period	Percentile	L_{Aeq}	L_{A10}	L_{A90}
Day	90th	49.7	48.9	41.1
	50th	44.9	46.3	39.0
	10th	41.7	43.4	36.3
Evening	90th	41.6	44.3	36.5
	50th	39.6	42.0	35.1
	10th	38.4	40.4	33.3
Night	90th	40.4	42.6	35.6
	50th	37.5	39.7	33.1
	10th	34.6	36.3	30.8

Table 4-1: Measured noise statistics percentiles.

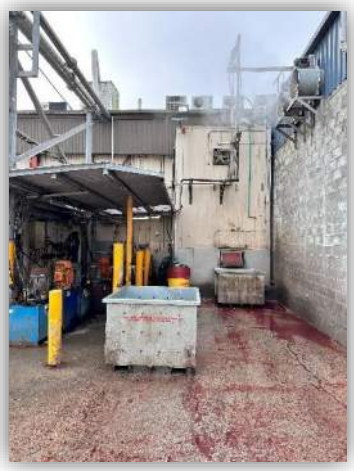
5 Environmental noise sources

Table 5-1 presents a list of the existing noise sources identified at the Greenham Tasmania Smithton abattoir during a site visit in July 2025. The table provides field-based A-weighted sound power levels, determined from measurements conducted during the visit and calculation of radiative surface areas; the nature of the noise emissions from each noise sources; and a photograph of each noise source. Figure 5-1 present an aerial view with the noise source locations marked (each number corresponds to the number assigned in Table 5-1).

NB: It is expected that the upgrades proposed in the EER will not significantly change the noise emission profile of the site with the major noise emission sources remaining largely unchanged and/or replaced with like for like.

Greenham noise sources				
No.	Noise source	SWL (dBA)	Notes	Photo (taken by Tarkarri Engineering)
1	Ammonia compressor building	109	Building radiated noise and breakout through openings	
2	Air compressor building	84	Building radiated noise	

3	Cooling Towers (x7)	109	Fan and water flow noise	
4	Boiler FD fan case	96	Fan casing radiated noise	
5	Boiler building	88	Building radiated noise	

6	Macerator	103	Radiated noise	
7	Cooker building	105	Building radiated noise and breakout through openings	
8	Hydraulic power pack area	103	Power pack radiate nosie and fan noise	

9	Hide salting agitator drives (X3)	95	Radiated noise	
10	Mezzanine blower area	103	Casing radiated noise	
11	Highlift forklift	110	Engine radiated and exhaust noise	
12	Shipping container refrigeration unit (x10)	93	Comprerssor radiated noise	

Table 5-1: Noise source information.

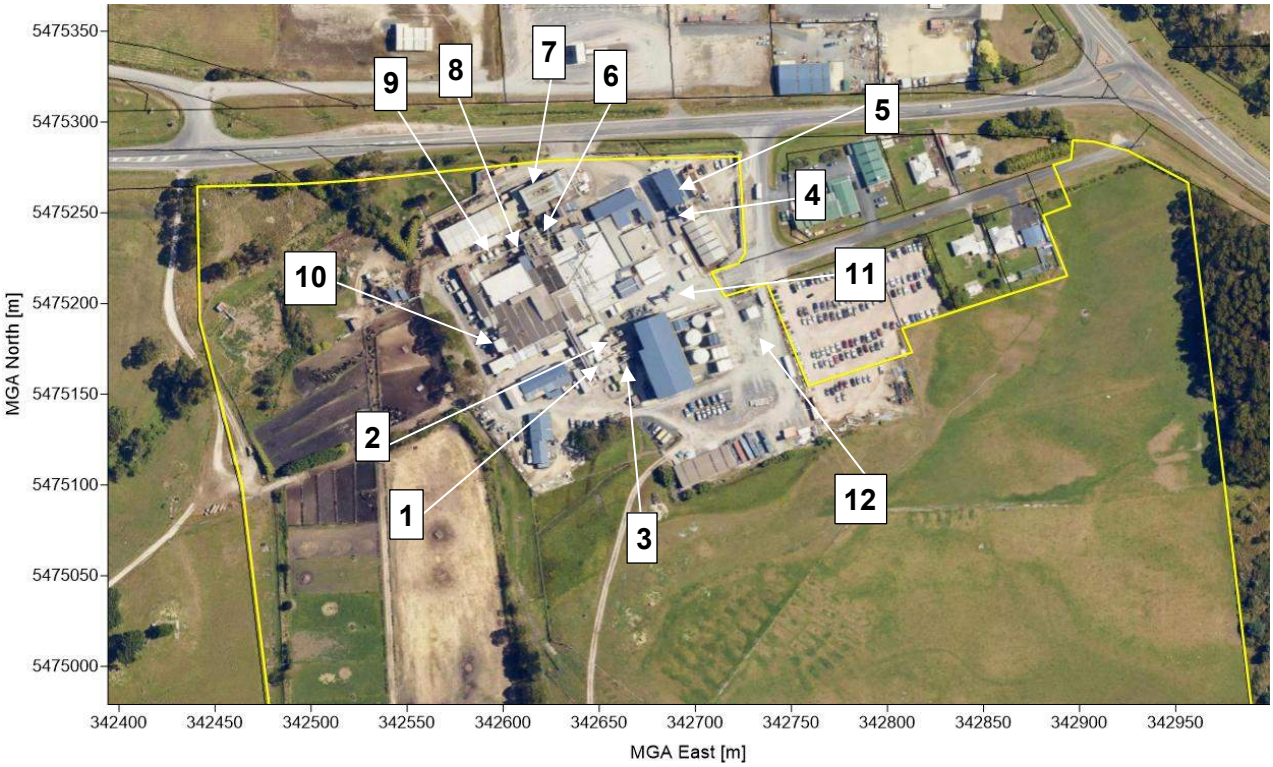


Figure 5-1: Aerial view of the Greenham Tasmania Smithton abattoir with source locations marked.

In addition to the above the following mobile sources also operate intermittently within the site:

- Diesel forklift (X2)
- Electric forklift (X5)
- Gas forklift (X2)
- Electric pull trolly (X5)
- Diesel Tractor.
- Transport trucks

Consideration of distance spreading of noise and localised shielding by structures at the Greenham Tasmania Smithton abattoir site indicate that noise emission levels from the abattoir would be likely be across the following ranges at the closest residential locations to the north, west and east of the abattoir:

Day: 39 to 32 dBA.
Evening / Night (refrigeration and load out noise sources only): 34 to 27 dBA.

6 Discussion and conclusions

The upgrades proposed for the Greenham Tasmania Smithton abattoir is unlikely to significantly increase noise emission levels from the site. Operations will remain within the existing hours of operation.

Likely noise emission levels from the abattoir site at residential locations, as presented in section 5 above, are well within existing noise levels, as presented in section 4 above, and noise nuisance as a result of the operational activities at the abattoir is unlikely.

With the upgrades at the Greenham Tasmania Smithton abattoir the environmental values of surrounding noise sensitive residential locations are protected.

Appendix H Trade Waste Results

	Analyte Name	pH		Daily Flow (kL)	BOD5	Suspended Solids at 104 ± 2°C	Sulphate (SO4)	Thiosulphate (S2O3)	Sulphite (SO3)	Total Oxidised Sulphur	Oil and Grease	Total Kjeldahl Nitrogen	Total Phosphorus	Sodium (Na)	Ammonia (NH3)
	Units				mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg N/L	mg P/L	mg/L	mg N/L
	Reporting Limit				1000	400					70	150	50	500	
Date															
8/07/2025		7.4			1300	160	<200	<3	<1	<20	51	260	29	220	
16/07/2025		7.6			330	160	<100	<3	<1	<35	49	97	25	280	
22/07/2025		7.8			190	49	<59	<3	<1	<15	14	130	29	200	
30/07/2025		7.8			180	100	<50	<3	<1	<20	14	110	27	270	
6/08/2025		7.8			5	230	<100	<3	<1	<35	64	140	34	290	22
13/08/2025		7.6			550	140	<50	<3	<1	<25	53	100	24	290	
21/08/2025		7.3			220	100	<50	<1	<1	<20	16	89	22	420	
27/08/2025		7.3			560	140	<100	<3	<1	<30	69	160	31	360	
10/09/2025		7.6			600	100	>100	<3	<1	<40	20	100	28	390	
17/09/2025		7.5			670	240	<500	<3	<1	<10	77	200	34	430	
24/09/2025		7.6			350	120	<50	<3	<1	<15	35	130	42	350	
1/10/2025		7.1			1200	590	<250	<3	<1	<85	260	170	25	740	57
9/10/2025		6.9			410	210	<1	<3	<1	<10	86	160	39	500	
15/10/2025		7.5			350	180	<50	<3	<1	<20	110	110	34	460	
21/10/2025		7.5			660	270	<50	<3	<1	<20	120	120	33	390	
12/11/2025		7.7			610	250	<50	<3	<1	<20	180	150	34	290	
26/11/2025		7.8			320	170	<50	<3	<1	<20	40	120	40	520	
3/12/2025		7.4			920	420	<20	<3	<1	<10	210	150	33	580	71
10/12/2025		7.8			290	74		<3	<1	<20	14	67	29	370	
17/12/2025		7.6			500	81	50	<3	<1	<15	25	140	34	930	
7/01/2026		7.5			360	140	<50	<3	<1	<20	25	130	36	690	39
14/01/2026		7.5			630	300				<20	45	190	38	340	
20/01/2026		7.2			560	150	<100	5	<1	<25	42	150	36	760	
29/01/2026		7.9			250	65	<50	<3	<1	<15	16	85	22	880	
10/02/2026		7.7			160	56	<50	<3	<1	<15	15	54	24	350	
19/02/2026		7.6			520	220	<50	<3	<1	<20	70	110	35	520	
26/02/2026		6.9			370	170	<50	<3	<1	<20	59	92	31	330	
5/03/2026		7.7			240	120	<20	<3	<0.8	<40	25	100	28	430	38
11/03/2026		7.5			190	82	<50	<3	<1	<20	14	86	30	720	
19/03/2026		7.5			270	98	<50	<3	<1	<20	22	120	31	680	
25/03/2026		7.3			360	100	<100	<3	<1	<35	38	150	31	520	
31/03/2026		7.5			350	110	<50	4	<1	<20	26	97	35	470	
9/04/2026		7.4			300	200	<50	<3	<1	<20	56	100	34	1000	
21/04/2026		7.6			350	110	<50	<3	<1	<20	47	220	67	810	
30/04/2026		6.7			620	220	<50	6	<1	<20	39	190	44	680	
7/05/2026		7.6			500	250	<10	<3	<1	<10	110	220	63	520	
13/05/2026		7.3			520	360	<10	<3	<1	<10	140	200	48	880	
20/05/2026		7.6			420	51	<200	<3	<1	<70	9	18	3.4	350	
2/06/2026		7.9			200	110	<100	<3	<1	<35	31	120	28	580	
9/06/2026		7.8			380	64	<100	<3	<1	<35	7	160	31	640	
16/06/2026		7.6			320	54	<100	<3	<1	<100	20	160	37	480	
23/06/2026		7.4			450	56	<100	<3	<1	<40	22	190	38	580	

Appendix I Emergency Animal Disease Plan

1. PURPOSE

The purpose of this procedure is to provide a system of emergency control actions to be taken in the event of a notifiable or exotic disease being found, or on reasonable grounds suspected, at the abattoir. The procedure includes immediate notification to the competent State Authority, rapid compliance with directions given by The Department OPV and provision of support that may be required to ensure containment of disease.

2. BACKGROUND

The Tasmanian Department of Natural Resources and Environment has an extensive veterinary field staff fully trained in emergency procedures to be carried out where exotic disease is found or suspected. The list of exotic and notifiable diseases is found in OIE Listed diseases, infections and infestations in force in 2020 (https://www.oie.int/en/what-we-do/animal-health-and-welfare/animal-diseases/) and DNRET and Biosecurity Tasmania – Notifiable Animal Diseases (https://dpipwe.tas.gov.au/biosecurity-tasmania/animal-biosecurity/animal-health/notifiable-animal-diseases). The containment and control of an exotic disease requires well trained veterinary officer specialist resources. These resources are available to governments across Australia, and their rapid mobilisation locally is essential if exotic disease is suspected at the abattoir or environs.

3. SCOPE

This procedure lists contact persons both within the Company and external Government Agencies who should be contacted in the event of an exotic disease outbreak or suspected exotic disease discovery being made. The responsibility for Company assistance extends throughout each area of management and supervision, and particularly operational supervisors and livestock staff. This procedure covers cessation of work, control of effluent discharge, control of staff, traceback record investigation and other forms of assistance that may be required by the Controlling Authority.

Areas covered in this PIC include:

- 5.4 Traceback
- 5.7 Chemicals
- 5.8 Drainage
- 5.9 Control of Access
- 5.10 Security of Yards
- 5.11 Security of Chillers and freezers
- 5.13 Action List For Plant Operations Manager
- 5.14 Action List For Head Drover
- 5.15 Action List For Maintenance Manager
- 5.16 Action List For Boning Room Manager/Supervisor
- 5.17 Action List For Slaughter Floor Supervisor
- 5.18 Action List For Loadout Supervisor
- 5.19 Action List For Gate Keepers
- 5.20 Action List For Shipping Manager
- 5.21 Action List For By-Products Supervisor
- 5.22 Action List For Livestock Manager

4. DEFINITIONS

As defined in Section 3.6 of the Quality Assurance Manual and "Animal Health in Australia Volume 9 - Exotic Diseases".

The Department	Department of Forestry and Fisheries
EK	Emergency Kill
HGP	Hormone Growth Promotant
NLIS	National Livestock Identification Scheme
QAF	Quality Assurance Form
OPV	On Plant Veterinarian.
QA	Quality Assurance
SYS	System Support
PRC	Process Control
PIC	Product Integrity & Certification Requirements

DNRET	Department of Natural Resources and Environment Tasmania
OIE	World Organisation for Animal Health

5. RESPONSIBILITIES AND ACTIONS

NOTE: Names and contact phone numbers can be found at Appendix 1

5.1. Where any notifiable disease is found or suspected, the Veterinary Officer at the plant shall be immediately notified. The Veterinary Officer shall implement without delay the procedures required by Export Control (Meat and Meat Products) Rules 2021 and Australian Standard for the Hygienic Production and Transportation of Meat and Meat Products for Human Consumption.

(a) Access to the establishment shall be controlled;

(b) all animals suspected of being affected, or known to have been exposed to affected animals, shall be held in isolation;

(c) the movement of animals, prescribed goods, other goods, vehicles and persons off the establishment shall be prohibited;

(d) the movement of animals, prescribed goods, other goods and vehicles within the establishment shall cease and access to affected animals shall be restricted;

(e) action shall be put in train to determine –

(i) the identity and origin of the affected animals;
(ii) the identity and location of any animals, prescribed goods, other goods, vehicles or persons that have left the establishment at any time since the affected animals entered the establishment; and
(iii) the identity and location of all prescribed goods and other goods on the establishment;

(f) all remaining animals at the establishment shall be inspected;
(g) all slaughtering and dressing operations shall immediately cease;

(h) all carcase and parts of all slaughtered animals that have not been subjected to post-mortem inspection shall be inspected;

(i) all affected carcases and their parts shall be identified and held so that any interference is prevented;

(j) access to prescribed goods and other goods held on the establishment shall be secured;

(k) all personnel who might have been exposed to the affected animals, carcases or their parts shall be identified and confined to their work station until such time as
(i) provision can be made for the seizure and disinfection of equipment and apparel that may have been contaminated; and
(ii) provision can be made for the controlled decontamination of the person of such personnel;

(l) the drainage of waste water from all sections of the establishment shall be contained;

(m) all water use on the establishment shall be kept to a minimum;

(n) any other procedures required by the competent authority in the State or Territory in which the establishment is located.

(O) All fans are turned off in case disease is airborne.

5.2. The Plant Operations Manager shall ensure all procedures are carried out as applicable and assistance provided to the DA OPV as necessary.

(a) Ensure that all the procedures can be put into effect without delay;

(b) ensure that all directions given by an authorised officer are implemented without delay;

(c) provide ready access to a telephone;

(d) provide the names and the means of contact of persons designated by the occupier as having the necessary responsibility to effect the procedures under paragraph (a) and implement directions under paragraph (b);

(e) maintain a system of inventory giving detailed information as to the –

(i) origin of animals slaughtered;
(ii) origin of prescribed goods and other goods and their location on the establishment;
(iii) destination of prescribed goods and other goods that have left the establishment;
(iv) destination of animals that have left the establishment;

(f) provide facilities and materials for the –
(i) disinfection of equipment, apparel and the establishment; and
(ii decontamination of personnel; and

(g) provide any other assistance or information that an authorised officer requests.

(h) All fans are turned off in case disease is airborne.

5.3. The Plant Operations Manager/QA Compliance Manager shall ensure the DA OPV notifies the State Authority Chief Veterinary Officer (Field Branch) without undue delay. The Tas DNRET have trained officers available throughout the State to take control of suspected exotic disease outbreaks.

5.4. **Traceback**

5.4.1 When stock arrives at the abattoir from farms or saleyards, the carrier fills out QAF PRC 11-03 Inwards Stock Report Sheet that is held at the Drover's office. This form contains information on:

(a) PIC Number
(b) NVD Number
(c) Carrier
(d) Start Unload Time and Finish Unload Time
(e) Vendor or saleyard;
(f) type and number of head;
(g) location (i.e. yard number) at unloading;

5.4.2 In addition to the carrier's record, all animals that arrive at the premises must be accompanied by a Vendor Declaration for the purpose of HGP and Residue control. The Company does not purchase animals that are not covered by a Vendor Declaration. Animals that are purchased at saleyards have Vendor Declaration forms provided to the auctioneers. This information is transferred to the Company office by facsimile prior to the receival of the animals.

5.5. The system of Vendor Declarations and NLIS tags is fully auditable and information may be readily retrieved for the purpose of exotic disease control.

5.5.1 All animals slaughtered should have NLIS ear tag identification which are scanned at the knocking box computer terminal. Should an animal be presented without a NLIS tag follow procedures as detailed in WI SF 02 Pneumatic Stunning, Sticking and Rodding, Section 1.4.

5.6. After slaughter, sides of beef in chillers have a coded ticket that may readily be identified against the Kill Sheet. Boning of carcases usually takes place the next working day after slaughter, but in extreme cases may extend to 120 hours after slaughter. Each chilled and frozen carton of product is identified with an unique barcode for identification/traceback. All offals are packed and frozen immediately after slaughter. Cartons of offals are identified with a unique barcode for identification/traceback. Traceback of hides, tallow and meatmeal can be made from computer records held at the works office. Trace back is maintained through carton time report.

5.7. **Chemicals**

5.7.1 A list of cleaning and disinfecting chemicals held at the premises may be found in PRC 08 Control of Hazardous Substances (Chemicals).

Soda Ash – Nearest supplies of Soda Ash are:

(1) Hunters Products (TAS) Launceston (03) 63 314 755

AusVet Plan Section 3.5.7. (Folder kept in Main Office)

5.8. **Drainage**

5.8.1 Amenities (Office, Inspectors and workers) – All waste water and sewage goes into a septic tank.

5.8.2 Factory and Stockyards – All waste water from the factory and stockyards together with some storm water goes to a common point, then into a saveall. The waste water then goes to DAF tank. The effluent from the DAF tank goes to 2 anaerobic ponds and is then pumped into a tank for treatment and discharged to the council sewer system.

5.8.3 The storm water which does not enter the sewage system goes to a drain which leads into Coventry Creek.

5.8.4 The solid material from the save-all is dumped in the works controlled offal windrowed compost area or a deep burial at Port Latta depending on the disease as directed by The Department.

5.9. **Control of Access**

5.9.1 Two responsible Company employees appointed by the Plant Manager, will maintain security of the works boundary. Each of the works entrances will be locked with locks and chains. The Eastern gate (which leads to the office block) will become the official entrance. No persons will be permitted to leave or enter the premises until after the State Department has taken charge, thereafter entry and exit will be by Tas DNRET authority.

5.9.2 After each person has showered (and decontaminated as required by Tas DNRET), They will be provided with clean clothes if necessary, and under DNRET authority will be permitted to leave the premises by the Eastern gate. Each employee will be required to sign an information sheet with particulars that may be requested by DNRET; e.g. phone number, animals at home, intended unavoidable visits outside of the area, etc.

5.10. **Security of Stockyards**

5.10.1 A responsible Company employee shall see that no stock trucks shall enter the stockyards and that all suspect animals and in-contact animals are held in isolation by applying locks and chains to the appropriate pens, races and/or yards, including the loading area. Assistance shall be provided if necessary. The stockmen shall remain at their workstation and no access by any other person shall be permitted.

5.11. **Security of Chillers and Freezers**

5.11.1 The Boning Room Supervisor shall be responsible for running off the Boning Room and security of all chillers. The Loadout Supervisor shall be responsible for security of freezers, halting of load outs, security of any part load out containers, and in the case of unrefrigerated trucks returning the product to a freezer store or chiller.

5.12. The Plant Manager & Plant Operations Manager in close co-operation with The Department OPV, shall ensure the following actions are carried out:

(a) Kill is stopped;
(b) Any persons who may have had contact with infection remains at their post; others may return to the amenities.
(c) Supervisors turn off taps around the works;
(d) Engineer stops effluent pumps;
(e) Stock buyers to notify transport operators to cease deliveries of stock.

5.13 ACTION LIST FOR PLANT MANAGER/PLANT OPERATIONS MANAGER

Or QA Compliance Manager if Plant Operations Manager is absent.

If you have reason to believe that any animals are infected with a notifiable disease, do not allow them admission to the plant and inform the OPV or, outside production hours, the State DNRET (Contacts in Appendix 1).

If you have reason to suspect that livestock that are on plant are infected with a notifiable disease, inform the OPV or, outside production hours, the State DNRET (Contacts in Appendix 1)

If a notifiable disease alert is declared by OPV or State DNRET:

Use telephone, 2-way radio, PA system or mobile phone to contact people in other parts of the plant whenever possible, so that you don't spread the disease to unaffected product or animals and you can stay where you are most needed to do your job.

1) You have overall responsibility to ensure that all these procedures (including all the Action Lists for various departments) can be put into effect without delay; and provide to The Department/DNRET officers the names and the means of contact (i.e. telephone, possibly 2-way radio, mobile phone) of senior staff to assist The Department/DNRET officers to carry out each and all of the procedures described in this plan.
2) Ensure that all directions given by The Department/DNRET officers are implemented without delay; and provide to The Department/DNRET officers the names and the means of contact (e.g. telephone, 2-way, mobile) of the senior staff members who are designated to implement all such directions.
3) Facilitate cessation of operations when requested by OPV.
4) After liaison with OPV, ensure that all relevant supervisors have their Action Lists, mobiles where possible. Be familiar with each person's Action List.
5) Liaise with Maintenance Manager to ensure adequate containment etc of wastewater. (Refer Action List for Maintenance Manager)
6) Maintain an up-to-date map of the property showing entrance points in the perimeter fence. All these points must be capable of being locked.
7) Provide a list of species of stock on all neighbouring properties and contact details for all neighbours. (Refer List of Contacts Appendix 1)
8) Ensure that the Plant Manager &/or Plant Operations Manager organises *2* gatekeepers with pen & paper to man the front gate and to advise all persons that leaving or entering the premises is prohibited. The gate keepers will be 2 senior employees. ***It is important that as soon as an alert is declared that people are restricted from moving off plant. This may require assistance from police. Only the police have the powers to control people movements. Initially, the only people allowed to enter are the DNRET pathology team and the police if their presence is requested.*** Refer to Action List for GATEKEEPERS for details.
9) Ensure that Meat Meal shed and livestock entry gates are secured. (Refer Action Lists for Loadout and By-Products Supervisors.)
10) Secure the property using the map that shows the perimeter gates. Mark off each one as it is locked.
11) Maintain a record of all people present on the plant that day, including any people coming and going before the alert was declared. Record their addresses and if they have contact with susceptible animals outside of the abattoir e.g. employees, farmers, truck drivers, delivery drivers, couriers etc. Determine and record what contact all people present have had with the suspect stock. *Each employee may be required to sign* an information sheet *with particulars that may be requested by DNRET; e.g. phone number, animals at home, intended unavoidable visits outside of the area, etc.*

12) Identify and locate all vehicles and people that left the Establishment before the alert was declared e.g. trucks carrying containerised product, Pantecs, stock delivery trucks, vendors who came to collect cheques or view their cattle being slaughtered, cattle trucks with or without cattle on board (including cattle on route to Melbourne), local butchers, hide truck/container transport, pharmaceutical blood truck (including empty red blood cell containers going back to Selbourne's), foetal serum, the truck that delivered the meat meal &/or tallow transports and anyone else.

13) Ensure vehicles are disinfected as directed by DNRET. Provide facilities and materials for that disinfection.

14) Plan means of keeping employees advised of the situation and occupied to lessen their desire to leave the premises. Whenever possible, people will be delegated with responsibilities in pairs e.g. to secure access at gates, doors and so on. Staff will be individually notified of the need to remain at their workstations until further notice. Try to keep things low key, as it may be a false alarm. Staff will receive further briefings as more information comes to hand.

15) Provide facilities and materials for the disinfection of equipment, apparel and the establishment, and for the decontamination of personnel.

16) Maintain a system of inventory giving detailed information as to the –

(i) origin of animals slaughtered.

(ii) origin of all meat and offal (including product from other export Establishments, meat bought in for sale to employees) and any other goods (eg pharmaceutical, foetal blood, meat meal, bloodmeal and tallow) and their location on the establishment;

(iii) destination of all products/by-products and other goods that have left the establishment, including time and date of departure.

(iv) destination of animals that have left the establishment including Livestock transferred to Tongala.

17) Provide any other assistance or information that The Department/DNRET requests, including extra telephones, e-mail, fax etc. if required.

5.14 ACTION LIST FOR LIVESTOCK MANAGER/HEAD DROVER

(Assisted by other members of the Livestock Department as required)

If alert is declared:
Use telephone, 2-way radio or mobile phone to contact people in other parts of the plant whenever possible, so that you don't spread the disease to unaffected product or animals and you can stay where you are most needed to do your job.

1) If directed by OPV, isolate suspect animals; assist OPV with clinical examinations – animals may need to be restrained in crush, etc.
   - Determine origin of suspect animals.
   - Identify suspect animals clearly on kill sheet.
   - Determine the number of animals from the same property, address of owner & transport used.
   - Identify in-contact animals that travelled in same truck as suspects.
   - Notify OPV of any carcases that have been removed from the yards that day for disposal in the paddocks).
   - Determine livestock carrier and arrival time of suspect animals on establishment. Determine if possible where the truck is now. Record all information on back of Kill Sheet or Inward Stock report.
   - Notify The Department as soon as all this information is known, so that they can contact the state DNRET, who are the controlling organisation for any notifiable disease outbreak.

2) Contact the Plant Manager/Plant Operations Manager (or QA Compliance Manager if the Manager is absent) to notify him of the situation. He will arrange for the Maintenance Manager to turn off all pumps and to redirect all wastewater to the large settling pond. No effluent to enter Council sewage lines.

3) Notify all yard staff including the person working up the race and the men in the hide area to remain at their work stations until directed otherwise and to turn off all taps and hoses. No one is to move the paunch manure tractor or fork lift or any other vehicle on the property. No dead animals are to be moved or handled unless directed by The Department/DNRET.

4) Notify the cattle wash operator to watch that no one from any area enters the stockyards or comes to look over the rails at the cattle. No access by any other person is permitted. Record names of any people who come to the area; ask them to stay there if they do come. They may need to be disinfected later.

5) Ring or radio the Slaughter Floor Supervisor to post someone at the personnel exit at the back of the slaughter floor. No one is permitted to use these doors.

6) Animals in the race are to be permitted to quietly return to the washing pen (by opening the gates & letting them go by themselves).

7) Notify any stock truck drivers present that they are required to stay at the works and to remain in or at their trucks until they are instructed by The Department/DNRET that they may leave – could be 3 hours or more –they may be required to disinfect their trucks before leaving – DNRET/The Department will let them know as soon as possible. Try to avoid causing them to panic – it may be a false alarm. If they insist on leaving, you cannot prevent them - record their name, Company, truck registration number and notify the Plant Manager or The Department.

8) If directed, assist The Department to apply locks and chains to loading ramp and to all gates through which stock can be brought into the yards or be removed from the yards.

9) If directed, assist The Department/DNRET to examine all cattle in pens and paddocks. Animals should be examined where they are, rather than moved about, as this may help the disease to spread.

10) **If directed**, identify and locate any animals that have been moved off-plant eg transported to Tongala, or if part of a sale lot was off-loaded at the abattoir and the remainder of the cattle were taken to agistment paddocks elsewhere. Ring the driver and ask him to stop where he is until further notice. Reassure him that he will not be forgotten but will be notified as soon as possible. **It is very likely that DNRET will contact the driver because it is one of the things that they want to know when The Department first notifies them (see paragraph 1 above). Notify Livestock Clerk of animals received.**

11) Make sure the Inward Stock Report is not secured (for trace back purposes).

5.15 ACTION LIST FOR MAINTENANCE MANAGER

If alert is declared:
Use telephone, 2-way radio or mobile phone to contact people in other parts of the plant whenever possible, so that you don't spread the disease to unaffected product or animals and you can stay where you are most needed to do your job.

1) Stop all waste water pumps

   Redirect all wastewater from DAF tank to the large settling pond. Stop the flow from the culvert into the creek.
   No effluent is to enter the Council system or the creek.

2) Turn off/contain all sewerage.

3) Shut down all screws.

5.16 ACTION LIST FOR BONING ROOM SUPERVISOR/LEADING HAND

If an alert is declared:
Use telephone, 2-way radio or mobile phone to contact people in other parts of the plant whenever possible, so that you don't spread the disease to unaffected product or animals and you can stay where you are most needed to do your job.

1) **If directed**, stop all operations, including the inedible belt and the bone disposal room. It is likely that The Department/DNRET will shortly direct that all product on the table can be boned and packed; that all sides can be pushed back into the chillers, the chiller doors locked and the refrigeration in the boning room can be switched off. However, if the notifiable disease is suspected in product in the boning room, this may not be the case. Whatever the circumstances, every effort will be made by The Department/DNRET to liaise with management and to avoid people having to stand around in a refrigerated room for a long period. The worst case would probably be that the refrigeration in the boning room would be turned off while product was left on the chain and the tables. If at all possible, the DNRET/OPV will permit the supervisor to bone out the rail, put away all product into chillers or freezers, then the refrigeration to the boning room can be switched of, while everyone awaits instructions.

2) Ask workers to remain at their workstations or give them one of the jobs listed below.

3) Explain to each employee that they may be required to sign a document with particulars that may be requested by DNRET eg. phone number, animals at home, intended unavoidable visits outside of the area, etc.

4) Ensure retained carcases and parts are not interfered with. This is especially important if the carcases etc are retained because they might be affected with the notifiable disease.

5) Minimise water usage eg turn off all running water including sterilisers immediately the alert is raised. (Even if the product in the room is permitted to be boned and packed.)

6) No one is permitted to go out to the slaughter floor, offal, tripe, condemn room, yards or by-products or any other area.

7) Put 2 people on each door [including the outside door to the box-forming room and the inside door to the bone disposal room]. The doorkeepers are to advise anyone who wishes to use the door that entry/exit are prohibited. Doorkeepers are to record the names of anyone who leaves or enters the boning room, so they need pen and paper or notebook. ***They cannot force people to stay.***

5.17 ACTION LIST FOR SLAUGHTER FLOOR SUPERVISOR

If an alert is declared:
Use telephone, 2-way radio or mobile phone to contact people in other parts of the plant whenever possible, so that you don't spread the disease to unaffected product or animals and you can stay where you are most needed to do your job.

1) Stop operations **if directed** (including offal, tripe and condemn room/foetal blood collection). This means leaving carcases on the rail, offal in the offal room or on the rack, and tripe in the tripe room or on the barrow or the rack.

2) Instruct all workers to remain at their workstations or give them one of the jobs below. No one is to enter any of the chillers or go to any area other than where they were when the alert was raised.

3) Explain to each employee that they may be required to sign their timecard with particulars that may be requested by DNRET eg. phone number, animals at home, intended unavoidable visits outside of the area, etc.

4) Ensure retained carcases and parts are not interfered with. This especially relates to product that is retained because it may be affected by the notifiable disease.

5) Direct the 2 people on the hide puller to maintain security at the small door in the carcase wash area- they are to tell all workers that no one is permitted to use the door. ***If people do try to go, don't try to force them to stay. Let them go and record their names on the white board.***

6) The hock/horn operator and the cradle operator, with pen and paper, will man the EK and bleed rail door. Same job as for the hide puller operators.

8) Post 2 people, with pen and paper, at the doors where the beef is moved to High Rail 3 & 4. Same responsibilities as for hide puller operators. Write down the names of anyone who does, even if it is the vet or the manager. Stop all water usage. No hosing floors or drains. Turn off all hand wash and steriliser water, head meat wash, carcase wash, offal trommel water, sprays on offal tables and any other running water.

9) Blood - Blood is not to be blown across to by-products.

10) Screws and Blood Pump: Are all to be stopped.

11) Condemn Room/Foetal blood - All collected foetal blood is to remain in the condemn room under security maintained by the condemn room operator until the room is locked/sealed by The Department. The condemn room operator is to stay in the condemn room until directed to leave by DNRET. He is not to go sightseeing at the race or in the yards or anywhere else. The slaughter floor QA officer will lock the foetal serum room and will not move any product out of there.

12) Tripe: Make sure everyone stays at their stations and stops work and understands **not** to go to the yards, condemn room or other departments or anywhere else until they are permitted to leave by DNRET. Two senior employees will be put in charge to see that no one leaves or enters without DNRET direction. They will record the names of anyone who leaves or enters.

13) Leave the offal rack and all offal product where they are until instructed by the QA Compliance Manager/QA Manager.

14) Gall Stones & Bile are to stay where they are.

15) Close all chiller doors as soon as possible. Later, the supervisor will assist The Department officer who locks the chillers.

5.18 ACTION LIST FOR LOADOUT SUPERVISOR

If an alert is declared:
Use telephone or mobile phone to contact people in other parts of the plant whenever possible, to avoid spreading the disease to unaffected product or animals and so that you can stay where you are most needed to do your job.

1) Assist the Plant Manager and close the front gate and remain there to tell people that they are not to leave or enter, the Plant Manager will arrange gate keepers.

2) Contact **the Plan Manager on 6452 2701** or **0437 948 575** or **The Department veterinary officer on 6452 9880** if ***anyone*** wants to enter or leave.
- **They cannot force people to do as they are asked**. Only the police have the powers to control people movements.
- **But** they must write down the names of everyone who **does** come or go, whether they are employees, farmers, truck drivers, delivery drivers, couriers, police, DPIPWE or anyone else. Also record their addresses and if they have contact with farm animals outside of the abattoir. Ask them if they have been down to the yards or inside the factory and write that down, too.
- Ring the Plant Manager or The Department office if people are not cooperating with the request to remain on the works (so that the police may be contacted.)
- The only persons allowed entry/exit are Department of Forestry and Fisheries personnel and Police, until further instructions are given.

3) All cartons in the load-out and marshalling area (apart from that already in containers or trucks) are to be returned to the freezers or chillers.

4) Notify staff that they must stay at their work until notified otherwise by DNRET. No one is to go sightseeing in the yards, by-products, on the slaughter floor or anywhere else.

5) Explain to each employee that they may be required to sign an information sheet with particulars that may be requested by DNRET; e.g. phone number, animals at home, intended unavoidable visits outside of the area, etc.

6) As directed, assist the delegated The Department to lock/seal all freezers/ chillers.

7) As directed, assist The Department to lock/seal all partly loaded containers and trucks.

8) Contact any trucks that have left the works with finished product and ask them to stop where they are until further directed

5.19 ACTION LIST FOR GATE KEEPERS

This applies to people maintaining security at any gate or entry/exit point: the car park, the main business entry, and the livestock/inedible gate beside the by-products. The Department Meat Inspector will be available to assist the Gate Keepers, but will not be at every gate all the time.

Use telephone, 2-way radio or mobile phone to contact people in other parts of the plant whenever possible, so that you don't spread the disease to unaffected product or animals and you can stay where you are most needed to do your job.

1) **Make sure you have paper or a notebook, pen or pencil.**

2) Your job is to tell all persons that people, vehicles, products or animals are not allowed to leave the plant until you receive further instructions.

3) Your job is to advise all people who want to come that the plant is temporarily closed to visitors [except the Department of Natural Resources and Environment Tasmania investigation team and the Police] until you receive further instructions are given.

4) If anyone wants to enter or leave, contact The Department Veterinary Officer on 6452 9880 or the Plant Manager.

5) **You cannot force people to do as you ask them.** ***Only the police have the powers to control people movements.*** **But** if anyone *does* come or go, write down their name, whether they are employees, farmers, truck drivers, delivery drivers, couriers or anyone else. Also record their addresses and if they have contact with farm animals outside of the abattoir. Ask them if they have been down to the yards or inside the factory and write that down, too.

6) If anyone does not cooperate with your request to stay on the works until a clearance is given to leave, ring **The Department veterinary officer on 6452 9880** or the **Plant Manager on 6452 2701** or 0437 948 575 or by 2-way radio if people are not cooperating with the request to remain on the works (so that the police may be contacted.)

5.20 ACTION LIST FOR SHIPPING MANAGER

Use telephone, 2-way radio or mobile phone to contact people in other parts of the plant whenever possible, so that you don't spread the disease to unaffected product or animals and you can stay where you are most needed to do your job.

1) Produce an inventory for all edible, pharmaceutical product and all meat meal and blood meal and tallow that has left establishment during the suspect time frame. This will be urgently required if a notifiable disease is confirmed or considered likely.

2) *Determine where this entire product is at the present time and what is its intended destination, including contact numbers in case these are required.*

3) *Be prepared to contact all shipping companies etc (if the* DNRET *directs you) to recall product or to have it held wherever it may be until cleared or otherwise by the* DNRET.

5.21 ACTION LIST FOR BY-PRODUCTS SUPERVISOR

If an alert is declared:
Use telephone, 2-way radio or mobile phone to contact people in other parts of the plant whenever possible, so that you don't spread the disease to unaffected product or animals and you can stay where you are most needed to do your job.

1) Notify all by-products staff to stay at their work area, operators are not to go to the yards or anywhere else on the premises.

2) Explain to everyone present in the crew that they may be required to sign their information sheet with particulars that may be requested by DNRET eg. Phone number, animals at home, intended unavoidable visits outside of the area, etc.

3) Truck Drivers - Notify any drivers of tallow or meat meal/blood meal trucks that they must stay on the plant, at or near their trucks, until otherwise directed by DNRET. All loading of tallow or bagged product to cease. They are not to go to the yards or anywhere on the premises or into the building.

4) Blood is to be left stored in the blood tank and the by-products supervisor is to ensure that it is not moved.

5) Rendering - The rendering screw and process is to be stopped.

6) The condemned screw is to be secured by closing all flaps etc. The dry rendered product is not to be moved in any way (either meat and bonemeal or blood meal). Leave spillages where they are.

7) Minimise water usage except for hot water generation until further notification. Turn off all unnecessary taps. The system has the capacity to quickly generate hot water when and if required for decontamination procedures.

8) Tallow - Tallow processing is to stop and the storage tanks secured eg post an operator to make sure no one interferes with the tallow tanks.
Locate any tallow that has left the plant that day, including Company and truck details, intended destination.

9) Lock all doors to the meat meal shed so that no one can leave through there and all the product is secured.

10) Identify, locate and assist The Department to secure all by-products on establishment

11) Lock the exit doors to the meat meal shed. Post 2 employees to tell people not to enter or leave. They cannot force people to do as they are asked, but they must write down the names of anyone who does come or go.

12) Notify DAF Operator– No paunch manure is to be removed from the DAF area. The paunch manure tractor is not to be moved.

5.22 ACTION LIST FOR LIVESTOCK MANAGER

If an alert is declared:
Use telephone, 2-way radio or mobile phone to contact people in other parts of the plant whenever possible, so that you don't spread the disease to unaffected product or animals and you can stay where you are most needed to do your job.

1) Do not visit any other farms that day until further notice. Instruct all buyers not to visit other farms or sales until further notice. If you are not on the works when the alert is declared, remain where you are and await instructions.

3) Notify all livestock personnel that no livestock are to be moved from the yards or any paddocks. Leave them all where they are.

4) Ensure that any deliveries of cattle that are en route or booked for that day are notified not to come to the plant until further notice:

(i) The office has a list of truck drivers.
(ii) Arrange to have all buyers contacted so that if they are aware of any deliveries to the works today, they notify vendors to cancel them until further notice. (Particularly when farmers are bringing in their own cattle.)
(iii) Arrange for cattle from Live Weight Scales and Saleyards not to be transported to the works until further notice.

5) If directed, determine location of any livestock carrier(s) that may be transporting, or may have transported, suspect stock.

6. MONITORING

6.1 All aspects for this PIC will be monitored by the Department of Agriculture and relevant government departments.

7. CORRECTIVE ACTION

7.1 All corrective action will be actioned that have been deemed necessary by the relevant government departments.

8. REFERENCES

Appendix 1 List of Contact Numbers
Appendix 2 Neighbouring Property Map

"Animal Health in Australia Vol 9 'Exotic Diseases', Bureau of Rural Science, DPIF, AGPS Canberra 1987".
Website https://www.worldcat.org/title/animal-health-in-australia-volume-9-exotic-diseases/

OIE – Listed diseases, infections and infestations in force in 2020,
Websitehttps://www.oie.int/en/what-we-do/animal-health-and-welfare/animal-diseases/

Department of Natural Resources and Environment Tasmania – Notifiable Animal Diseases.
Website: http://dpipwe.tas.gov.au/biosecurity/animal-biosecurity/animal-health/notifiable-animal-diseases

Export Control (Meat and Meat Products) Rules 2021

Australian Standard for the Hygienic Production and Transportation of Meat and Meat Products for Human Consumption AS4696

Tasmanian Animal Health Act (1995)

"Exotic Diseases of Animals - A Manual for Diagnosis" (French & Geering) Page 31. Disinfectants and Disinfection.

AUSVETPLAN

Smithton Abattoir Environment Management Plan. (Drainage plans, regional contours of terrain, neighbouring properties).

A copy of the Environment Management Plan is located in the Plant Manager's office.

9. DOCUMENTATION

Vendor Declarations
Inwards Stock Reports
Company Computer Records

10. VERIFICATION

10.1 Verification that all cattle presented for slaughter are fit for slaughter will conducted by The Department OPV at ante mortem inspection.

10.2 Verification that all carcases are fit for human consumption will be completed by The Department FSMA (Food Safety Meat Assessor).

10.3 Verification that all offal's are fit for human consumption will be completed by The Australian Government Authorized Officer (AAO).

LIST OF CONTACT NUMBERS — APPENDIX 1

SMITHTON WORKS – Main Office	Phone	6452 2701
PLANT MANAGER – Travis Turnbull	Mobile Home	0437 948 575 6458 3574
PLANT OPERATIONS MANAGER – Robert Coates	Mobile	0408 571015
PRODUCTION MANAGER – Graeme Dunstan	Mobile	0427 207 181
QUALITY ASSURANCE COMPLIANCE MANAGER – Shaz Bundy	Mobile	0407 891 524
QUALITY ASSURANCE MANAGER – Wayne Bradfield	Mobile Home	0428 006 630 0487 912 380
QUALITY ASSURANCE SUPERVISOR – Clare Chatwin	Mobile	0427 339 004
QUALITY ASSURANCE ASSISTANT – Emma-Rae Shaw	Mobile	0448 643 458
SLAUGHTER FLOOR SUPERVISOR – Kyle Fraser	Mobile	0417 826 941
BONING ROOM SUPERVISOR – Jacob Watson	Mobile	0473 356 526
LOADOUT SUPERVISOR – Nick Stokes	Mobile	0400 028 674
PURCHASING MANAGER – Gary Emmett	Mobile Home	0407 107 367 6452 2706
MAINTENANCE MANAGER - Dale Billing	Mobile Home	0417 310 072 6452 2879
MAINTENANCE SUPERVISOR – John Beech-Jones	Mobile	0419 341 636
MAINTENANCE SUPERVISOR – Kirk Chatwin	Mobile	0408 133 311
MAINTENANCE - Colin Anderson	Mobile Home	0417 310 472 6458 1134
MAINTENANCE – John Cartwright	Mobile Home	0418 302 819 6458 1487
BY-PRODUCTS - Paul Groves	Home	6452 2289
GROUP LIVESTOCK MANAGER – Graeme Pretty	Mobile	0418 505 347
LIVESTOCK MANAGER – Darryl Pearce	Mobile	0413 286 998
LIVESTOCK BUYER – Daryl Heazlewood	Mobile	0419 131 458
LIVESTOCK BUYER – Ron Crack - (King Island)	Mobile	0400 895 133
DROVER/S – Aaron Wolland	Mobile	0418 130 417
THE DEPARTMENT WORKS OFFICE	Office	6452 9800
ON-PLANT VETRANARIAN – Lea Bell	Mobile Office	0481 918 949 6452 9880
FSMA INSPECTOR – Corey Flood	Mobile	0477 787 798

LIST OF CONTACT NUMBERS **APPENDIX 1 – Continued**

AGENCIES

STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENT TASMANIA EMERGENCY ANIMAL DISEASE HOTLINE (24 HOURS)		1800 675 888
Chief Veterinarian Officer (Animal Diseases)	Office	6165 3263
The Department Area Technical Manager – Tabatha Wilson	Mobile	0481 917 111
SMITHTON POLICE STATION		6452 5099
POLICE HEADQUARTERS BURNIE		64345211
HIDES QGM Pty Ltd 13 Raymond Road, Laverton North Victoria Wayne Downes		(03) 9369 1296 (03) 9360 9459
MEAT CONTAINERS: Transport: Strait Link shipping Port Road, Burnie Damian Close Strait Link Fleet Controller		 6431 4555 0408 535 902 0417 869 524
SALE YARDS SMITHTON Frank Maktovitch		 0499 935 888
SHIPPING COMPANIES FOR LIVE SHIPMENT OF CATTLE Eastern Line Shipping Warren Dick		 0439 672 366

Animal Health Australia (AusVet Plan folder in Main Office)

LIVESTOCK TRANSPORT COMPANIES

LA & CA Collins 208 Grooms Rd, Irishtown 7330	Home Mobile	6456 1378 0418 310 366
Circular Head Livestock PO Box 47, Smithton 7330	Mobile	0428 140 705
CH Edwards & Son C/- Post Office, Boat Harbour Beach 7321	Home Mobile	6445 1062 0407 877 549
Hingston Transport P/L 285 Adelphi Rd, Whitemore, 7303	Mobile Home	0408 973 365 6397 3384
Ian Brazendale 35 Tower Hill St, Deloraine 7304	Home Mobile	6362 2817 0438 559 028
Allan Lord Holdings PO Box 44, Smithton 7330	Mobile	0417 556 280
Chris Williams 9 Spellmans Road, Upper Castra 7315	Mobile	0408 354 826
M Badham 64 Jones Road, Premaydena 7185	Mobile	0407 876 462

LIST OF CONTACT NUMBERS **APPENDIX 1 – Continued**

Bothwell Freighting Service 44 Patrick Street, Bothwell 7030	Mobile	0408 136 740
Pages Transport P/L – (Chris) 315 Oaks Road, Carrick 7291	Mobile Home	0419 367 429 6393 6777
R Whitehouse 281 Mooreville Rd, Shorewell Park 7320	Mobile	0428 513 614
AR Steers PO Box 63, Somerset 7322	Home Mobile	6436 3161 0438 363 160
MW Brown 214 Jansens Road, South Riana 7316	Home Mobile	6437 6235 0428 145 200
Bowman Transport PO Box 55, Flinders Island 7255	Mobile	0428 592 014
Tony Wescombe 3 Lambert Rd, Mersey Lea, 7305	Mobile	0439 961 772
Collinsvale Enterprises PO Box 67, Irishtown 7330	Mobile	0427 564 264
Easternline Shipping P/L 178 George Town Road, Newnham 7248	Mobile	0436 453 605
Evergreen Contracting PO Box 427, Smithton 7330	Mobile	0428 562 718
L Jones Transport P/L PO Box 199, Scottsdale 7260	Mobile	0408 538 969
Neds Livestock 15 Wattle Grove, Winnaleah 7265	Mobile	0408 134 127
P & W & L Jones PO Box 84, Scottsdale 7260	Mobile Mobile	0409 542 128 0427 542 170
Rainbirds Transport 173 Saddle Road, Kettering 7155	Mobile	0400 860 389
R Cooper 2278 Main Road, Lower Wilmot 7310	Mobile	0439 921 496
Southfork Transport 964 Jensens Road, North Scottsdale 7260	Mobile	0488 523 135
Steve Frosi PO Box 239, Currie, King Island	Mobile	0427 621 046
Tates Livestock Transport 4358 Tasman Highway, Runnymede 7190	Mobile	0427 309 620
J & M Temple 520 West Nook Road, Nook 7306	Mobile	0439 923 027
THP Transport C/- Post Office Whitemark, Flinders Island 7255	Mobile	0413 941 023
Viney Livestock Transport PO Box 3056, Ulverstone 7315	Mobile	0408 141 973

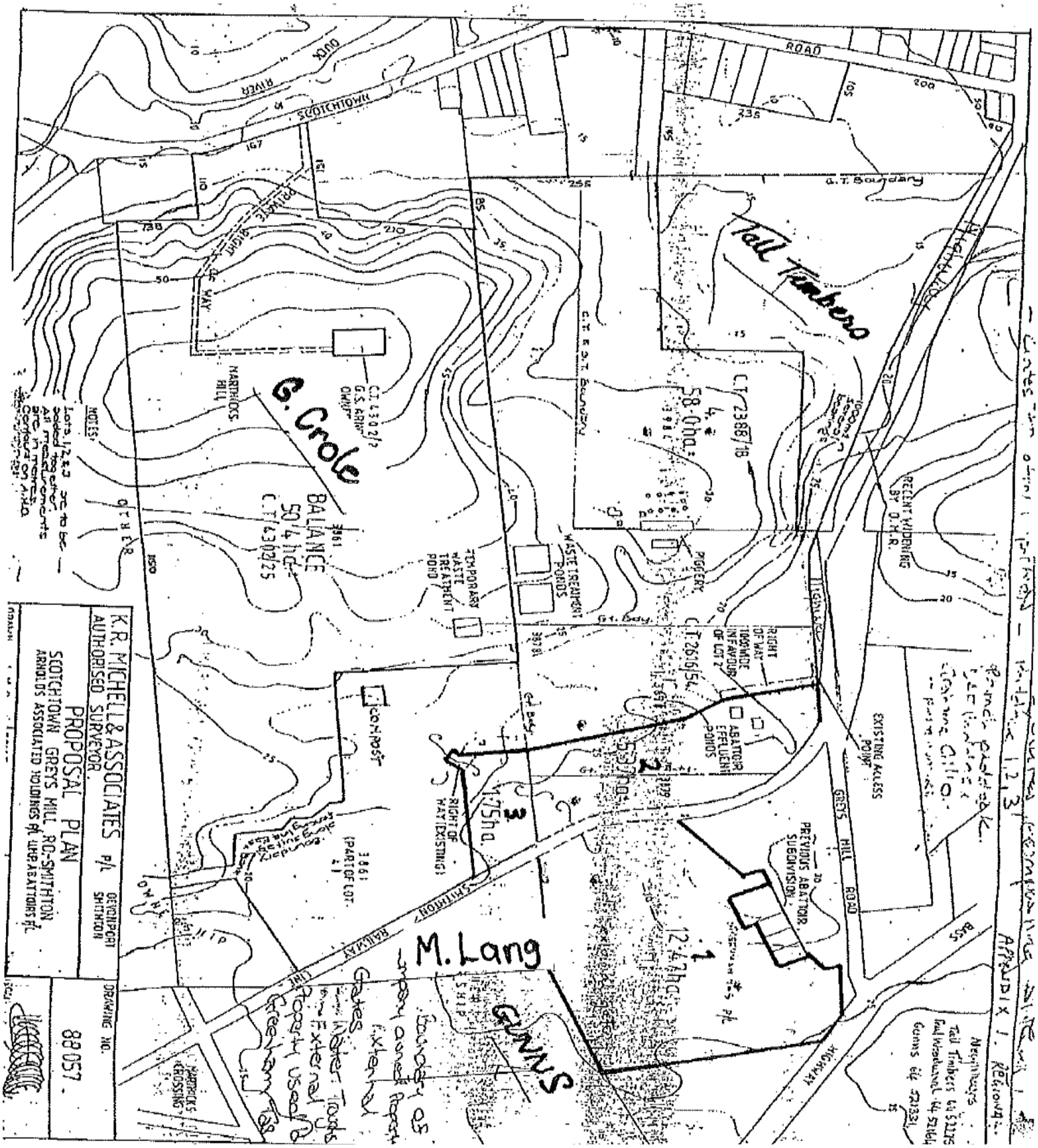
LIST OF CONTACT NUMBERS **APPENDIX 1 – Continued**

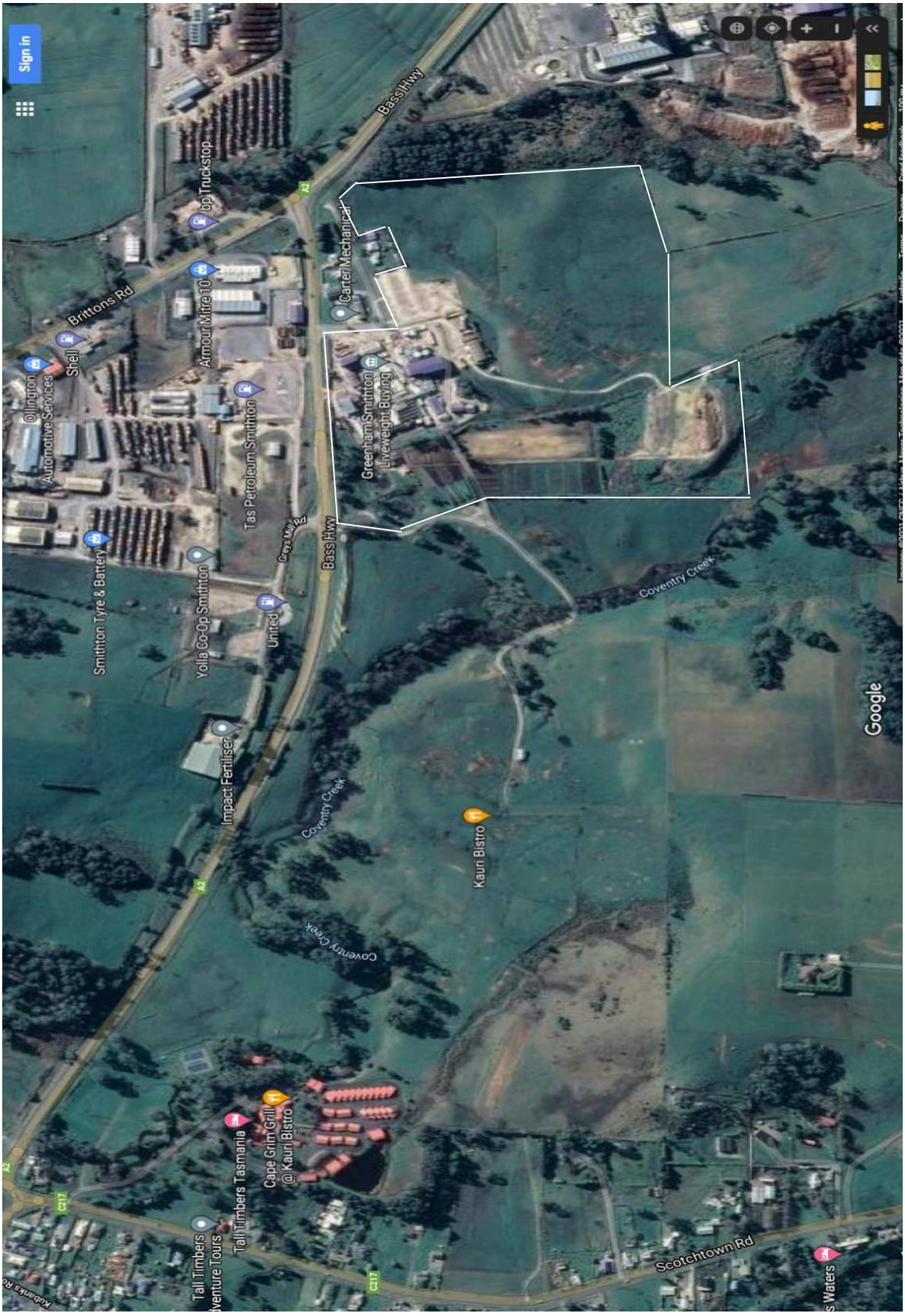
Transport: PR & WH Jones		
General Livestock Cartage & Transport	A/H	6354 2592
	Mobile	0409 542 128
HW GREENHAM LABORATORIES		
Bloodmeal/Meat Meal Testing		(03) 5859 0912

NEIGHBOURING PROPERTIES Refer to Appendix 2 to this PIC

M.Lang	0428522364
Tall Timbers Holdings Pty Ltd (Beef stock)	0408 126 488
	0435 653 039
Gary Crole	64565176
Smithton Saleyard – Frank Maktovitch	0499 935 888
Gerald Kay	0438 390 490

NEIGHBOURING PROPERTY MAP APPENDIX 2




Sign in
Bass Hwy
bp Truckstop
Carter Mechanical
Brittons Rd
Armour Mitre 10
Shell
Ollington Automotive Services
Greenham Smithton Liveweight Buying
Tas Petroleum Smithton
Ceys Mill Rd
Bass Hwy
Smithton Tyre & Battery
Yolla Co-Op Smithton
United
Coventry Creek
Impact Fertiliser
Coventry Creek
Kauri Bistro
A2
Coventry Creek
Cape Grim Grill @ Kauri Bistro
Tall Timbers Tasmania
C217
Tall Timbers
Scotchtown Rd
Google

Appendix J Boiler Stack Filter Specifications

GUTSCHE
Textile Engineering

TECHNICAL DATA | TECHNISCHE DATEN

GUTSCHE *porotex*® AR

Type: AR055AR15S1.350

m-Aramid needlefelt on m-Aramid scrim, singed, with special treatment *antafin* ®
m-Aramid Nadelfilz auf m-Aramid Stützgewebe, gesengt, mit Spezialusrüstung antafin®

Area weight *Flächengewicht*		550	g/m²	DIN EN 29073 - part 1
Thickness *Dicke*		2,6	mm	DIN EN ISO 9073 - part 2
Density *Dichte*		0,21	g/cm³	
Air permeability *Luftdurchlässigkeit*		150	l/dm²min (20 mm W.G./WS)	DIN EN ISO 9237
Tensile strength *Höchstzugkraft*	*machine direction/längs* *cross direction/quer*	> 45 > 70	daN/5cm daN/5cm	DIN EN 29073 - part 3
Continuous temperature (normal/max.) *Dauertemperaturbeständigkeit (normal/max.)*		200/210	°C	
Acid resistance *Säurebeständigkeit*		sufficient *ausreichend*		
Alkali resistance *Alkalibeständigkeit*		good *gut*		
Hydrolysis resistance *Hydrolysebeständigkeit*		sufficient *ausreichend*		

The a.m. technical information is for indication only and subject to alteration, usual tolerances apply. Such data is to the best of our knowledge at the time of print. Admissible operating temperatures may have to be reduced according to actual operating conditions. Please get on to your contact person at GUTSCHE.

Die vorstehenden technischen Daten sind Anhaltspunkte, Änderungen und übliche Toleranzen behalten wir uns vor. Alle Angaben entsprechen bestem Wissen. Temperaturbeständigkeiten sind je nach Einsatzbedingung auch niedriger anzusetzen. Ihr GUTSCHE-Ansprechpartner informiert Sie gerne.

Revision 6, November 2009

GUTSCHE *porotex* ® and *antafin* ® are GUTSCHE registered trademarks

GUTSCHE porotex® und antafin® sind eingetragene Warenzeichen von GUTSCHE.

MGF Gutsche GmbH & Co.KG
Hermann-Muth-Str. 8, D - 36039 Fulda, Germany,
Phone +49 661 83 84-0, Fax +49 661 83 84-38

GUTSCHE *porotex*®

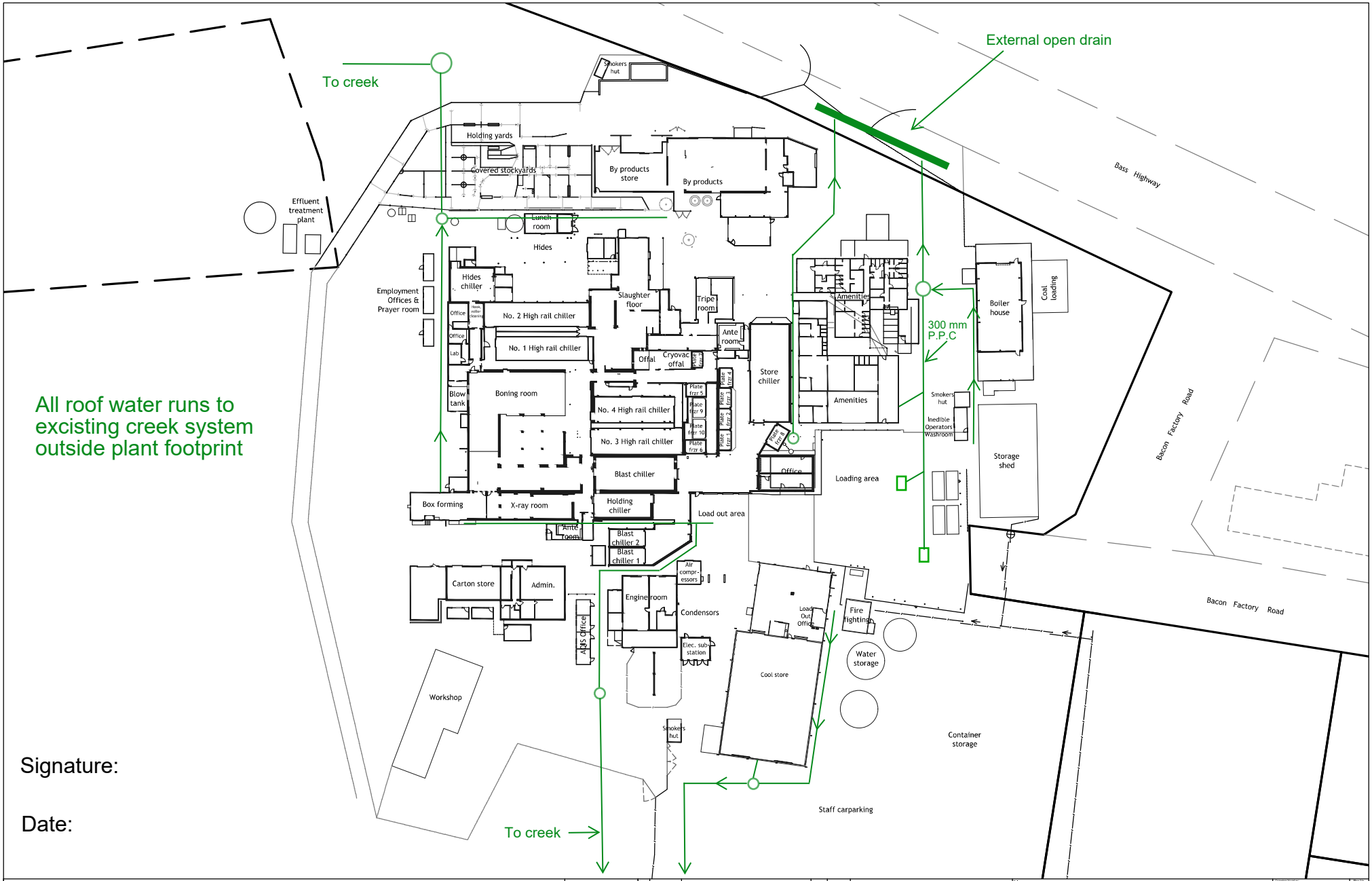
Technical Specification

Flue Gas Filter: Q313-4450-D-P

Dimensions.	Casing: Total hight:	3.400x3.400 mm (with insulation cladding) App. 8.750mm,
Filter Bags	Quality:	Nomex No/No 401 Max. drifttemperatur 200° C Peak **210°C**
	Number of bags: Length: Diameter: Total Filtration Area:	313 pc. 4.450 mm. Ø120 mm. 525 m²
Filter Cage	Type:	10 wire, with split - no treatment
Flue Gas Temperature	Operation:	166°C
Flue Gas Flow	Operation:	24.141 m³/h at 170°C
Filter Load		0,77 m³/m²/min.
Differential Pressure	Operation:	< 120 mm/VS (filter)
Purge air	Consumption:	App. 700 Nl/min. (At 3,5 bar)
Compressed Air Tank	Number:	1 pc.
Purge Valves	Number and size:	20 pc. – 2”

Appendix K Site Drainage Map

Water Map 2025 - Storm Water



All roof water runs to excisting creek system outside plant footprint

Signature:

Date:

Site Plan - Buildings
Scale @ A3 1:750

GREENHAM

PURE BEEF CAPE GRIM TASMANIA

Letter	Date	Amendment	DRN CHKED
B	13/1/24	General revision	RNF
A	2/1/19	General revision	RNF

PRELIMINARY

DO NOT SCALE
WHEN IN DOUBT "ASK"
ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS OTHERWISE STATED

PRIVATE & CONFIDENTIAL
THIS DRAWING IS THE PROPERTY OF GREENHAM TASMANIA PTY. LTD. AND SHOULD NOT BE COPIED IN WHOLE OR IN PART OR USED FOR MANUFACTURE OR OTHERWISE DISCLOSED WITHOUT THE PRIOR WRITTEN CONSENT OF GREENHAM TASMANIA PTY. LTD. © DATED 2014

SITE PLAN – BUILDINGS

GREENHAM TASMANIA PTY LTD
BACON FACTORY ROAD
SMITHTON TAS

SITE PLANS

Project Number: 13197
Page 3 of 15 Pages

Drawing Number: 13197-03 Rev No: B
Scale: 1:750 @ A3
Drawn By: R FRANKS
Date: 13/1/24
Approved By:
Date:
Department:
Remarks:
Factory: SMITHTON

Appendix L Greenham Tongala Acoustic Report



PROJECT# 24379

ACOUSTIC REPORT INFORMATION SHEET

PROJECT
2121 Finlay Rd, Tongala, 1826.4 Acoustic Assessment

PREPARED FOR
Adrian Jansen

Tel: 0419 330 670
E: AJansen@greenham.com.au

PREPARED BY
Rohan Barnes of Waveform Acoustics

Albert St, Blackburn
Tel: 0402 477 774
E: info@waveformacoustics.com.au

REVISIONS REGISTER	ISSUE DATE
Draft Acoustic Report	18.7.24

DOCUMENT REGISTER	ISSUE DATE
Letter of engagement	24/6/24

DRAFT

TABLE OF CONTENTS

ACOUSTIC REPORT INFORMATION SHEET 2

1.0 – EXECUTIVE SUMMARY 4
2.0 – LEGISLATION AND GUIDELINES 5
3.0 – ACOUSTIC ASSESSMENT 6
4.0 – NOISE MODELLING 11
5.0 – REQUIREMENTS FOR 1826.4 COMPLIANCE 12
6.0 – GENERAL ENVIRONMENTAL DUTY (GED) 13
7.0 – SUMMARY 14

APPENDIX – SITE MAP 15
APPENDIX – SITE PHOTOS 16
APPENDIX – ZONING MAP 24
APPENDIX – BOM WEATHER DATA 25
APPENDIX – GENERAL ENVIRONMENTAL DUTY 26
APPENDIX – RISK ASSESSMENT MATRIX 29
APPENDIX – OPERATING TIME PERIODS 34

GLOSSARY OF ACOUSTIC TERMS 35

DRAFT

1.0 – EXECUTIVE SUMMARY

Waveform Acoustics has been engaged by Adrian Jansen to provide an Acoustic Report in relation to the use of the facility at 2121 Finlay Rd, Tongala. In particular, demonstrating that the proposed use and level of noise generated can be appropriately contained within the facility without unreasonable impact on the residences and accommodation in close proximity.

This report will determine the limits for plant and machinery noise in accordance with the EPA's 1826.4 noise protocols, as well as identify the propagation of low frequency noise as per the EPA 1996 protocols, and any potential risks related.

The plant has equipment that operates continuously, therefore, based on these operating hours, compliance will need to be maintained in the Day, Evening and Night Periods (see Appendix – Operating Time Periods).

The site is under the Campaspe planning scheme, situated in an Industrial 2 Zone with Farm Zone and Public Use Zoning surrounding the site.

The nearest Noise Sensitive Receivers (NSR) are located to the west at 491 Murphy Rd (approx. 250m from the boundary of the facility) and northwest 573 Murphy Rd (approx. 750m from the boundary of the facility).

A noise logger was set up near the boundary of 491 Murphy Rd, and it is our opinion that compliance being achieved at this location will be indicative of compliance at all NSR locations.

An additional noise logger was set up at the site at 2121 Finlay Rd, 5m from the position of the loudest identified noise source (the exhaust fans on the west facing façade).

Testing was conducted as attended measurements on 25/6/24 and unattended measurements from 25/6/24 to 26/6/24.

The data taken from site has been analysed and reviewed, indicating the following:

- The noise on site was consistent and unchanging during the logging period
- The noise at the NSR was generally compliant as average levels
- Any exceedances to the limit have been confirmed to be as a result of extraneous noise, by review of recorded audio files from the noise logger
- Noise modelling confirms the propagation of noise from the site to the NSR

It is our opinion that the facility currently complies with their EPA 1826.4 Noise Protocol obligations based on the review of the collected data taken from site, and at the boundary of the Noise Sensitive Receivers.

Best Regards,



Rohan Barnes MAAS
Principal Consultant

DRAFT

2.0 – LEGISLATION AND GUIDELINES

In the preparation of the report the following legislation and guidelines were used:

EPA publication 1826.4: 'Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues' (Noise Protocol).
This publication provides a protocol for the purpose of determining noise limits for new and existing commercial, industrial and trade premises and entertainment venues as defined by the Regulations. It sets the methodology for assessing the effective noise level to determine unreasonable noise under Regulations 118, 125 and 130. The measurement procedures of this Noise Protocol are also used to determine aggravated noise under Regulations 121, 127 and 131.

EPA publication 1996: 'Noise Guidelines: Assessing Low Frequency Noise' (Noise Protocol).
This guideline is for acoustic consultants and other qualified professionals who assess low frequency noise (10 to 160 Hertz (Hz)). This guideline is also for:

- *Duty holders at commercial, industrial and trade premises to understand and manage low frequency noise emissions.*
- *EPA authorised officers to determine whether the emission of low frequency noise from commercial, industrial and trade premises is unreasonable under section 166 of the Environment Protection Act 2017 (the Act).*

Environment Protection Regulations 2021
The objectives of these Regulations are to further the purposes of, and give effect to, the Environment Protection Act 2017 by imposing obligations in relation to environmental protection in Victoria.

State Environmental Protection General Environmental Duty 2021
Environment protection laws will mean that anyone engaging in an activity posing a risk of harm to human health and the environment, from pollution or waste, must manage that risk to prevent harm as far as reasonably practicable. This general environmental duty applies to all Victorians. It means you will need to proactively assess and manage the risks of harm from your activities. Eliminating or reducing risk is important because industry activities could impact - Noise – affecting people's sleep; communication, cognition and learning; domestic or recreational activities; tranquillity and enjoyment inside and outside.

DRAFT

3.0 – ACOUSTIC ASSESSMENT

DETAILS OF TESTING

Two ARL Ngara noise loggers and a SVANTEK 979 Sound Level Meter (SLM) recorded the environmental noise data calibrated prior to and after measurement.

EQUIPMENT REGISTER	S/N	CALIBRATION DATE
ARL Ngara Noise Logger	878270	due 25/1/26
ARL Ngara Noise Logger	87820D	due 18/7/25
SVANTEK 979	69424	due 22/11/24
SV 33A Calibrator	73304	due 4/12/24

DATE & TIME	LOCATION
25/6/24, 15:30 – 26/6/24, 06:00	ARL Ngara positioned 5m from the exhaust units & at the NSR adjacent Murphy Rd (see Appendix – Site Map) Additional spot measurements taken with SLM.

ATMOSPHERIC

DATE	TEMPERATURE (C^O) MIN/MAX	RAIN (mm)	WINDSPEEDS (KM/H), 9AM/3PM
25/6/24	2.2/16.1	0.0	13/13
26/6/24	7.1/15.0	0.0	9/13

Atmospheric conditions have been taken into consideration when processing data. Please see Appendix – BOM Weather Data for more information.

DRAFT

3.1 – ACOUSTIC ASSESSMENT

1826.4 RURAL METHOD

This site is outside the Urban Growth Boundary, and the population of the area is below 7000 as per the 2021 census data[1], therefore we are setting the limits based on the Rural Method.

The Rural Method sets limits based on the zoning of the Noise Generator (2121 Finlay Rd) and NSR, with distance adjustments based on the proximity.

The distance adjustment removes 1dB per 100m the receiver is away from the generator, if they are in non-contiguous zones. If the receiver is in the same contiguous zone as the generator, no adjustment is made. Maximum adjustment is 9dB, and limits cannot be set lower than the Base Noise Limit, as defined in the EPA Regulations 2021.

…in the case of noise emitted in a rural area—

- *during the day period, 45dB(A);or*
- *during the evening period, 37dB(A); or*
- *during the night period, 32dB(A)*

EPA 1826.4 DETERMINED LIMITS FOR MECHANICAL SERVICES
491 MURPHY RD

PERIOD*	1826.4 ANNEX B ZONING LEVEL	DISTANCE ADJUSTMENT	DETERMINED NOISE LIMIT, dB L_{Aeq}
DAY	53	2	51
EVENING	48	2	46
NIGHT	43	2	41

573 MURPHY RD

PERIOD*	1826.4 ANNEX B ZONING LEVEL	DISTANCE ADJUSTMENT	DETERMINED NOISE LIMIT, dB L_{Aeq}
DAY	53	7	46
EVENING	48	7	39
NIGHT	43	7	34

**Please refer to Appendix – Operating Hours for details of operating periods.*

DETERMINED LIMITS:
491 MURPHY RD
Day: 51 dB L_{Aeq}
Evening: 46 dB L_{Aeq}
Night: 41 dB L_{Aeq}

573 MURPHY RD
Day: 46 dB L_{Aeq}
Evening: 41 dB L_{Aeq}
Night: 36 dB L_{Aeq}

Any items of plant and machinery such as but not limited to air conditioning systems, exhaust and extraction systems must be within the limits as set out above.

Any new plant and equipment for the facility is yet to be specified. Chosen equipment must have noise output, location and barrier requirements verified by an acoustic consultant.

[1] https://www.abs.gov.au/census/find-census-data/quickstats/2021/UCL214002

DRAFT

3.2 – ACOUSTIC ASSESSMENT, cont.

MEASURED DATA, 1826.4 COMPLIANCE

We measured the noise impacts of the exhaust systems within the site, and at the NSR.

Data collected at the NSR, 491 Murphy Rd:

	RELEVANT TO MEASUREMENT	PERCEPTIBILITY		ADJUSTMENT (dB)
		JUST DETECTABLE	PROMINENT	
TONALITY	NO	-	-	-
IMPULSIVE	NO	-	-	-
INTERMITTENT	NO			-
DURATION	NO			-
			TOTAL AJUSTMENT:	0

PERIOD	MEASURED LEVEL	
	AVERAGE dB L_{Aeq} OVER PERIOD	HIGHEST dB $L_{Aeq,15min}$*
DAY	51	56
EVENING	47	61
NIGHT	41	52

The above table indicates *that there may be exceedances to the EPA 1826.4 limits, when considering the short-term 15-minute measurements of dB L_{Aeq}*, however the averaged noise levels across the Periods indicate general compliance.

In order to best determine the impact from the site, we have taken the measured noise data at 5m from the exhaust units, and will use this to model the impacts, to determine the likelihood of these exceedances being related to the site, or extraneous noise at the logger position. ***Please refer to section 4 of this report.***

It should be noted that the noise at 5m was a continuous noise source, and there was no increase or decrease in level during the measurement period. This indicates to us that the variation to the logged noise data is likely extraneous noise sources, and not related to the exhaust systems at 2121 Finlay Rd.

After cross-referencing the measured data with the recorded audio files, we have determined that these exceedances are unrelated to the operations at the site, and were a result of extraneous noises from frogs, insects, and vehicle movements.

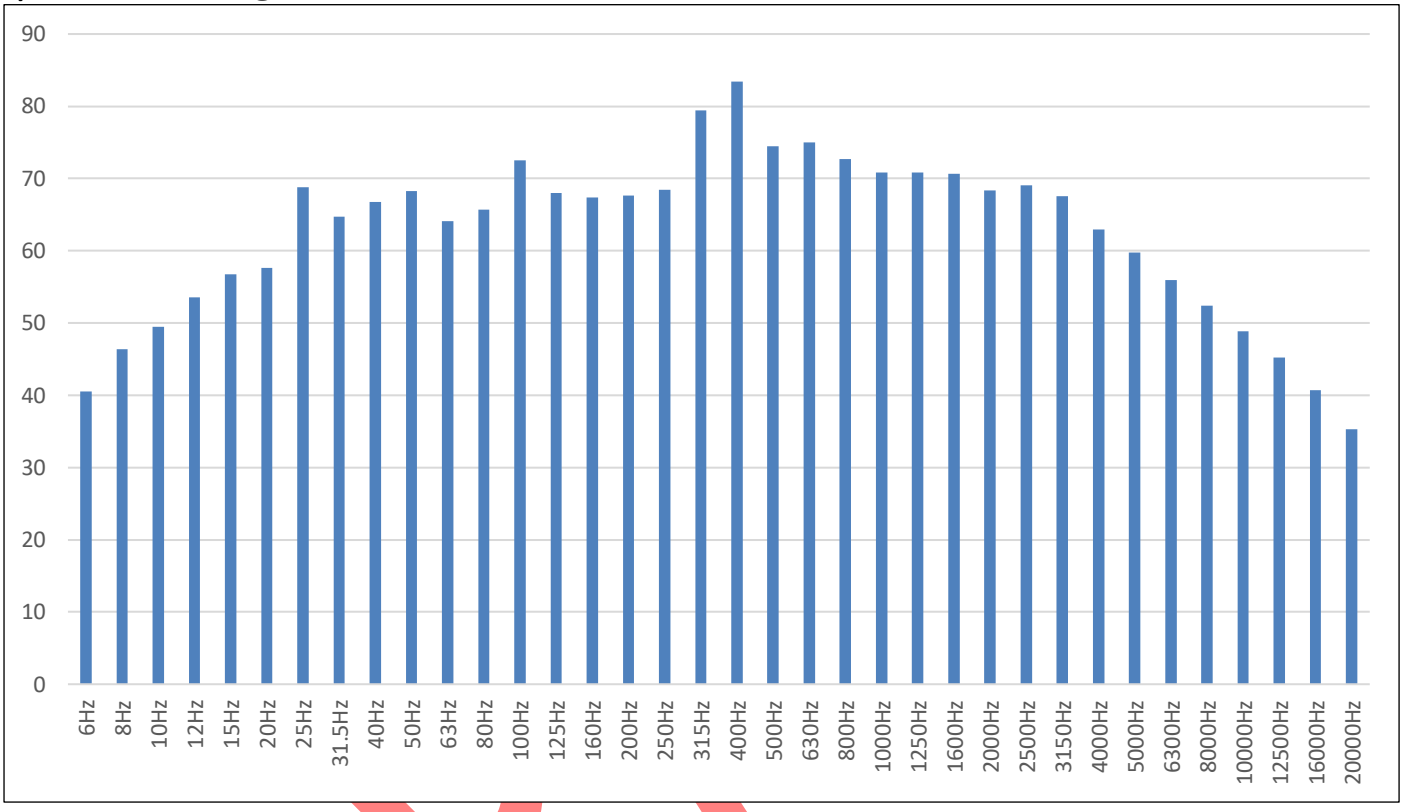
DRAFT

3.3 – ACOUSTIC ASSESSMENT, cont.

MEASURED DATA, AT 5m FROM EXHAUST UNITS

In addition to the noise logger at the NSR at 491 Murphy Rd, we also positioned a logger within the site, 5m from the loudest identified noise source on site, the exhaust fan system. This was done to cross-reference noise data, determine any changing noise levels at the site, and to gather noise data for potential noise modelling.

1/3rd OCTAVE DATA @ 5m FROM THE EXHAUST UNITS:



This data was unchanging and consistent for the entire measurement period, measured at 83dB L_{Aeq}. There are some slight tonalities identified at the source, however these are not present at the NSR.

Given the unchanging noise level at the source, and the varied level at the NSR, it is our opinion that the noise at the NSR is likely unrelated, extraneous noise.

DRAFT

3.4 – ACOUSTIC ASSESSMENT, cont.

LOW FREQUENCY NOISE ASSESSMENT

MEASURED DATA, EPA 1996 LOW FREQUENCY ASSESSMENT

In addition to measurements made to address compliance with the EPA 1826.4 noise limits, we have also considered the impact of low frequency noise.

The EPA 1996 legislation describes indoor and outdoor noise thresholds for low frequency noise. These thresholds are not strict limits, but help identify potentially problematic low frequency noise.

Listed here is the threshold for levels that may indicate potential risk of problematic low frequency noise, and the levels measured at the NSR:

OUTDOOR 1/3rd OCTAVE LOW FREQUENCY NOISE THRESHOLD LEVELS

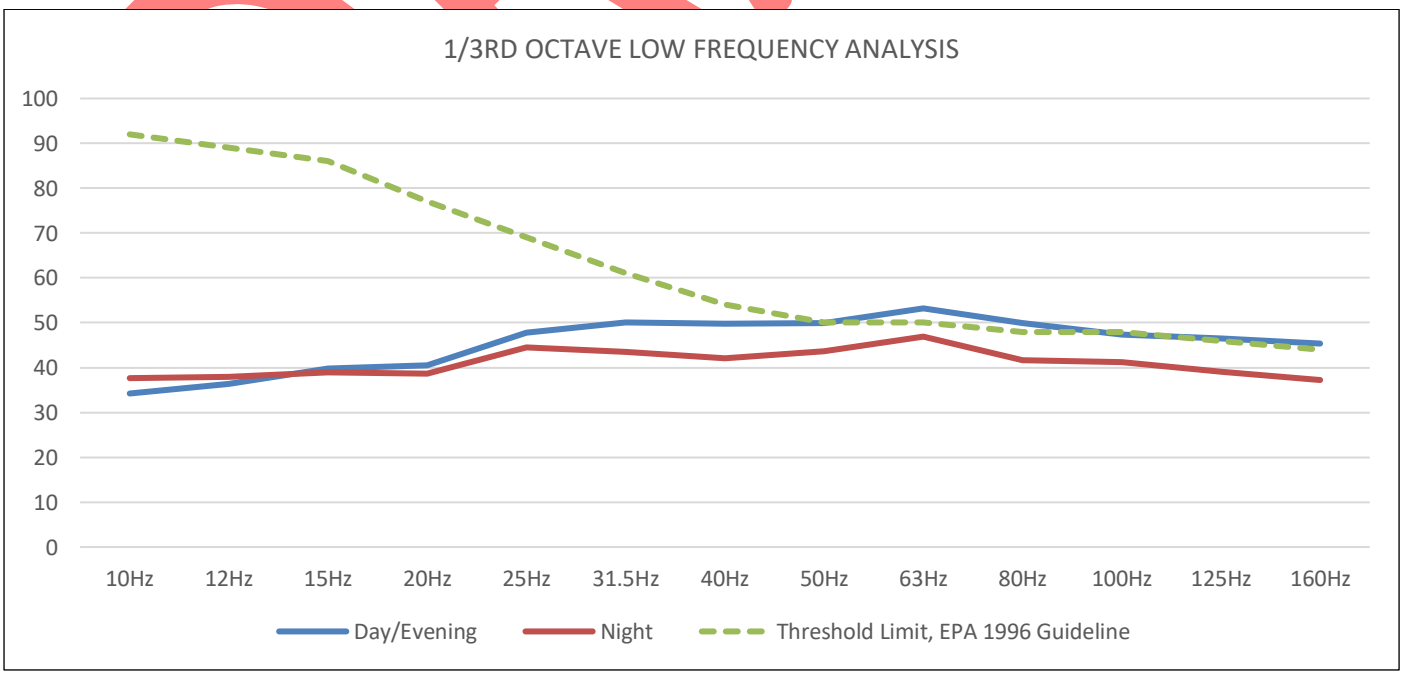
1/3rd OCTAVE (Hz)	10	12.5	16	20	25	31.5	40	50	63	80	100	125	160
dB L_{eq} OUTDOOR THRESHOLD	92	89	86	77	69	61	54	50	50	48	48	46	44
MEASURED dB, DAY/EVENING	34	36	40	41	48	50	50	50	53	50	47	47	45
MEASURED dB, NIGHT	38	38	39	39	44	44	42	44	47	42	41	39	37

Red denotes levels above threshold.

Based on these figures, we can see that there are small exceedances of the outdoor low frequency noise threshold, however:

- These exceedances only occur during the Day/Evening Periods
    - Cross referencing with data captured at the exhaust units, there is no reduction in noise from the units, therefore extraneous noise or atmospheric conditions may be influencing the noise levels in the Day/Evening Periods.
- There are no exceedances in the Night Period
- There are no identifiable tonalities within the threshold's determined range of frequencies

With these things considered, it is our opinion that there are minimal risks associated with low frequency noise at the NSR at 491 Murphy Rd based on the data collected during the measurement period, and we would expect the measured levels to be further reduced at NSRs at a greater distance.



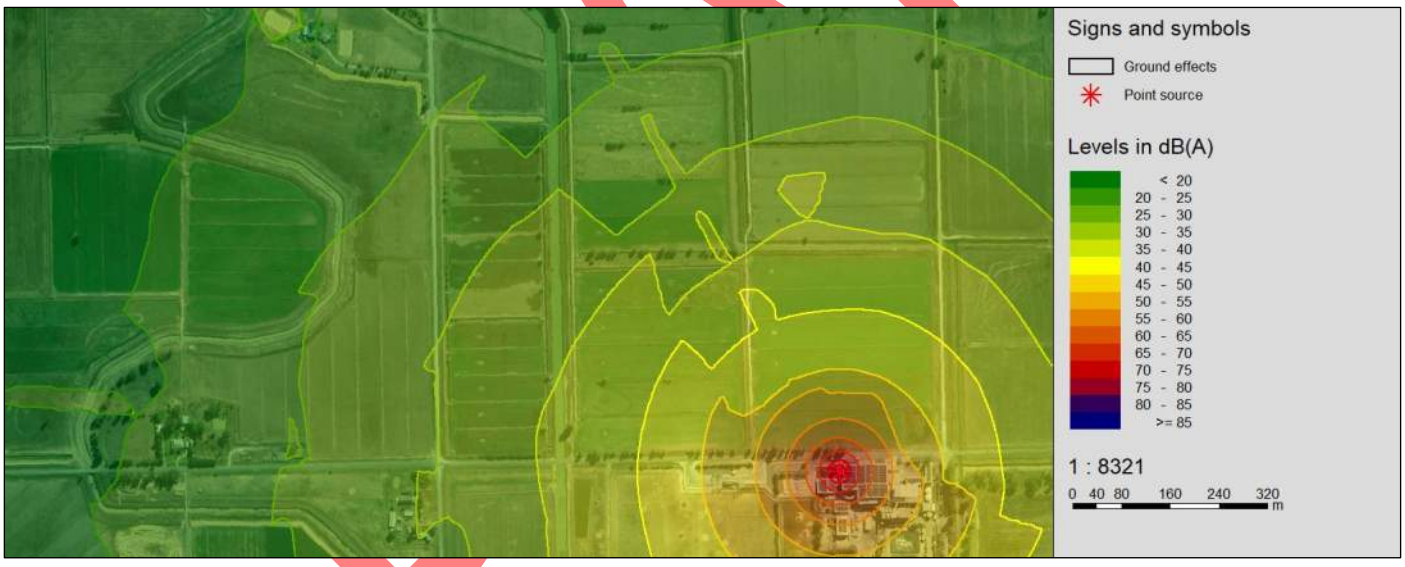
DRAFT

4.0 – NOISE MODELLING

MODELLING ASSUMPTIONS

- *Ground factor of 0.5*
  - *This represents, in our opinion, a conservative estimation of the ground effect on noise propagation.*
- *Point source to represent exhaust units:*
  - *Sound Power of 105dB, converted from the 83dB L_{Aeq} @ 5m measured on site.*





RESULTS TABLE

RECEIVER	LIMIT			MODELLED LEVEL	TARGET EXCEEDANCE		
	DAY	EVENING	NIGHT		DAY	EVENING	NIGHT
491 MURPHY RD	51	46	41	30.6	-	-	-
573 MURPHY RD	46	41	36	22.0	-	-	-

Based on the measured noise on site, and the modelled propagation of noise, in our opinion, exceedances of the EPA limits are unlikely related to the exhaust fans at 2121 Finlay Rd.

5.0 – REQUIREMENTS FOR 1826.4 COMPLIANCE

Based on the assessment of the noise levels measured, acoustic noise modelling, and review of recorded audio data, it is our opinion that the site at 2121 Finlay Rd is currently compliant with the EPA 1826.4 noise obligations based on the data collected during the measurement period.

Additionally, we have assessed the low frequency content of the noise generated on site as per the EPA 1996 protocols, and it is our opinion that this noise does not present itself as a risk to the Noise Sensitive Receivers (NSR).

At the time of writing this report, there are no additional requirements to achieve compliance with the EPA 1826.4 noise obligations.

DRAFT

6.0 – GENERAL ENVIRONMENTAL DUTY (GED)

Environmental laws introduced in 2021 requires that anyone engaging in an activity posing a risk of harm to human health and the environment, from pollution or waste, must manage that risk to prevent harm as far as reasonably practicable. *Refer Appendix – General Environmental Duty for further details regarding the GED.*

The following table provides an assessment of risks from noise hazards associated with the proposed operations in accordance with requirements under the GED.

Risk assessments conducted in conjunction with the table in Appendix – Risk Management Matrix.

IDENTIFIED HAZARD	POTENTIAL CAUSES	INITIAL RISK RATING, WITHOUT CONTROLS	RECOMMENDED CONTROLS	WITH CONTROLS IMPLEMENTED
Noise in the Night Period	Operations within the Night Period	**Low Risk (A2)** • Minor (A) • Unlikely (2)	*See below*	**Low Risk (A2)** • Minor (A) • Unlikely (2)

NOISE IN THE NIGHT PERIOD

As the facility has 24/7 operation, there are always risks involved in Night Period operation. Noises on site such as:

- Vehicle movement
- Reverse beepers
- The use of additional noise generating equipment

Based on the collected data in the measured period, we did not identify any noise from the site that would present itself as a risk at this time, and no controls are currently recommended.

DRAFT

7.0 – SUMMARY

This report outlines the acoustic processes used to determine the site's compliance with their EPA 1826.4 noise obligations.

Where clarification is required or the recommended acoustic treatments may be found to impact on other services or statutory requirements, independent advice, as appropriate, is to be sought in respect to any such impact that these acoustic works may have on the building design and construction.

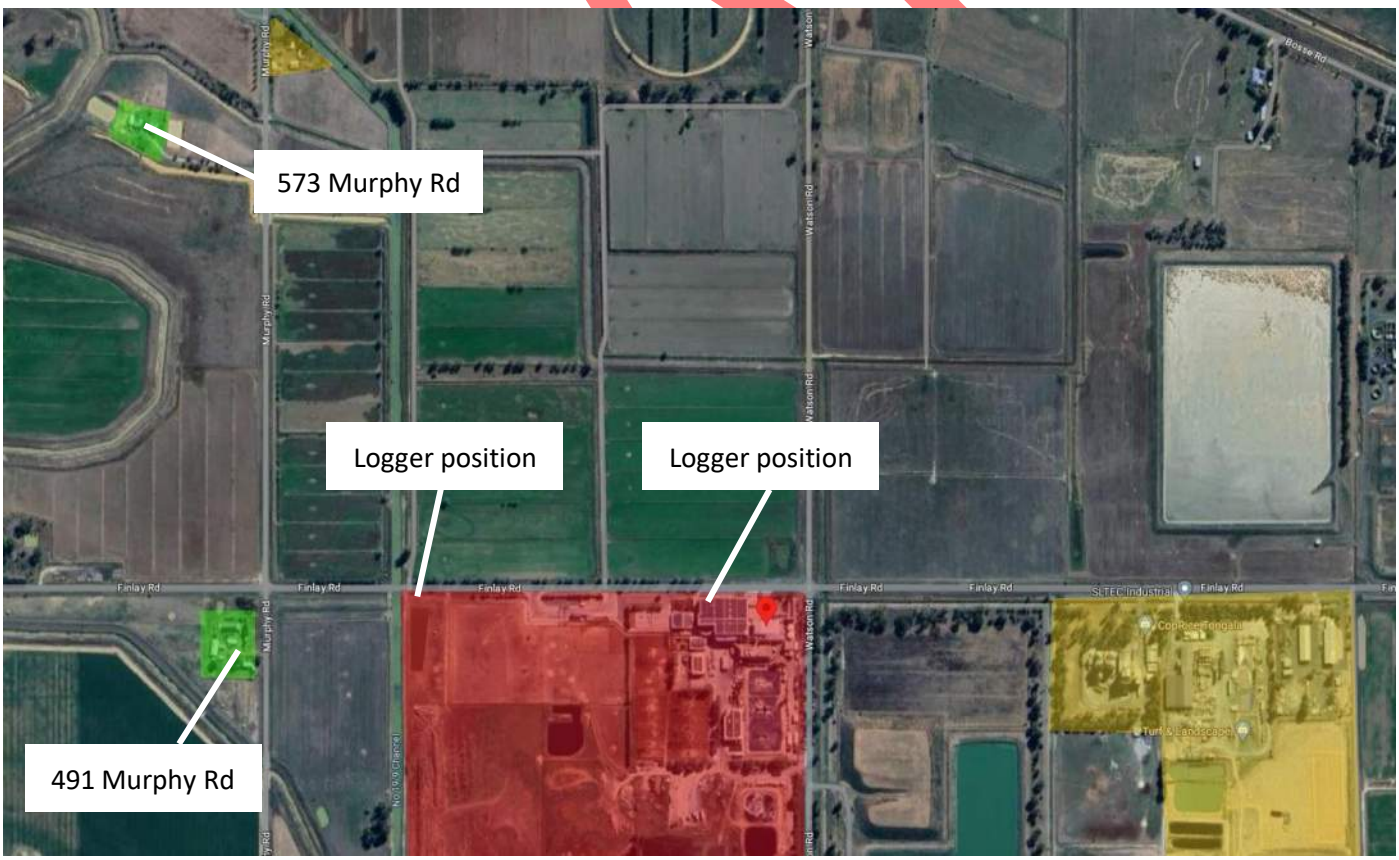
Rohan Barnes
Waveform Acoustics

DRAFT

APPENDIX – SITE MAP



- Red, site area
- Green, nearest NSR



- Red, site area
- Green, nearest NSR
- Yellow, other commercial noise generators

APPENDIX – SITE PHOTOS



These exhaust fans were identified as the major noise generator on site.



These exhaust fans were identified as the major noise generator on site.

DRA



Other equipment that may be responsible for noise on site.

DRAFT



Logger position on site, approx. 5m from each of the exhaust units.

We have been informed that the vents above are passive in operation and there is no ventilation equipment associated with them.



Distance from logger position to the noise generating site.

DRAFT



Logger placed in front of 491 Murphy Rd.



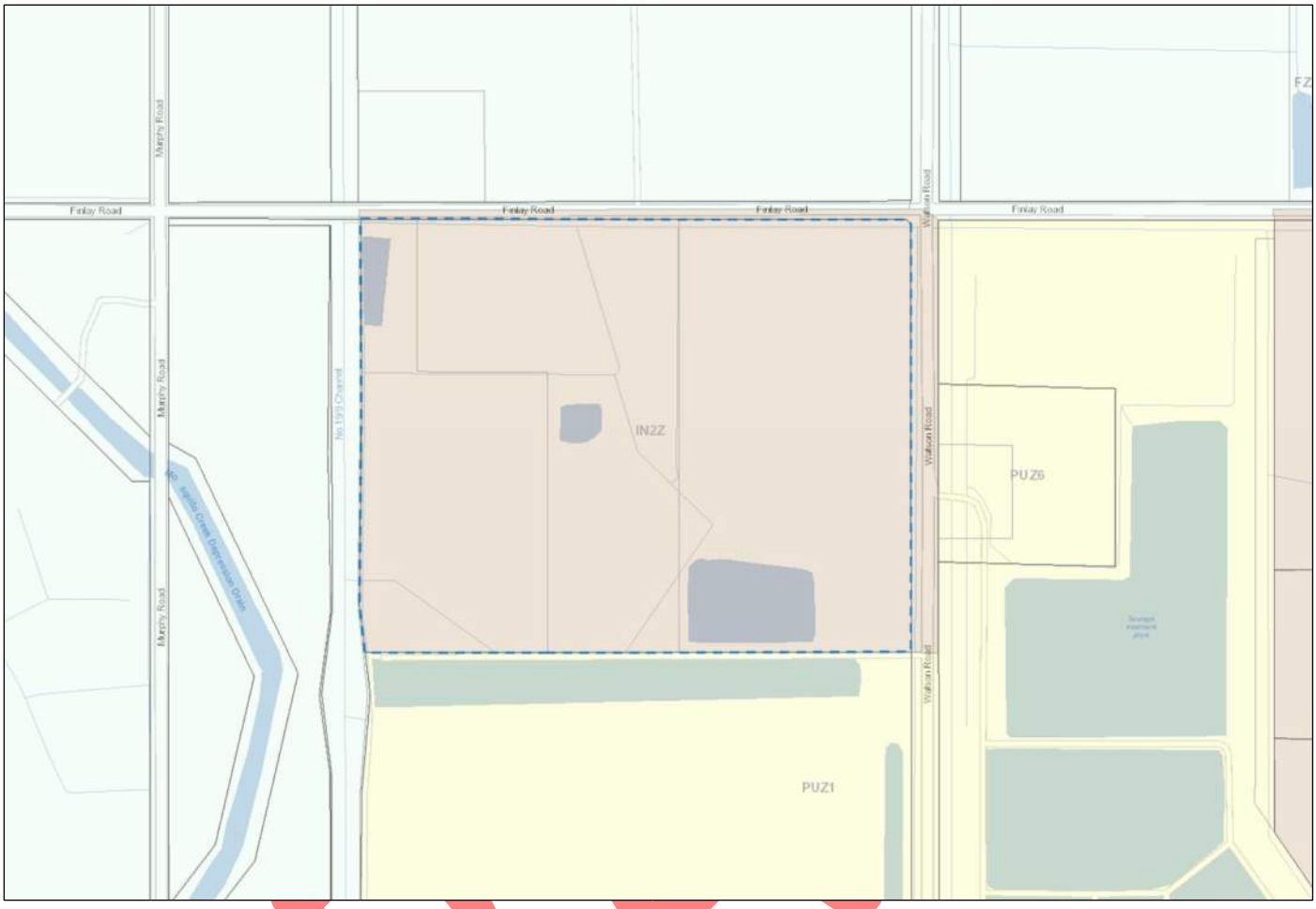
Attended measurements were taken at the nearest NSR location, at 491 Murphy Rd.

DRAFT



NSR identified, approx. 750m to the northwest of the site.

APPENDIX – ZONING MAP



Context of the zoning on site.

Noise limits are set based on the zoning, and Annex B within the EPA 1826.4 publication.

DRAFT

APPENDIX – BOM WEATHER DATA

Kyabram, Victoria
June 2024 Daily Weather Observations

Most observations from Kyabram, but evaporation from Tatura.

Australian Government
Bureau of Meteorology

Date	Day	Temps		Rain	Evap	Sun	Max wind gust			9am						3pm					
		Min	Max				Dirn	Spd	Time	Temp	RH	Cld	Dirn	Spd	MSLP	Temp	RH	Cld	Dirn	Spd	MSLP
		°C	°C	mm	mm	hours		km/h	local	°C	%	eighths		km/h	hPa	°C	%	eighths		km/h	hPa
1	Sa	5.4	14.3	5.6			S	33	13:38	9.3	91		S	13	1025.1	13.8	61		S	15	
2	Su	4.6	14.6	0			S	43	12:53	7.4	83		SSW	9	1024.5	14.0	54		SSE	20	
3	Mo	3.9	14.4	0			SSW	24	11:50	6.5	90		WSW	7	1017.0	13.4	65		W	11	
4	Tu	4.8		0						5.8	99		NNW	7	1018.7	11.6	77		WNW	4	
5	We	4.7	14.2				S	31	13:53	7.4	99		SW	9	1021.8	14.1	66		S	17	
6	Th	7.3	17.6	0			S	33	12:04	11.7	85		S	17	1023.8	16.6	59		S	15	
7	Fr	6.5	17.4	0						10.6	95		S	11	1022.3	16.7	61		SSW	15	
8	Sa	4.8	16.5	0			WSW	22	13:50	8.2	99		SW	7	1017.3	16.0	60		W	11	
9	Su	5.1	16.0	0.2			WNW	24	15:03	9.1	93		NNW	9	1019.4	13.6	91		NW	11	
10	Mo	2.3	15.0	0.2			NNW	19	14:25	6.8	99			Calm	1024.6	14.3	59		N	9	
11	Tu	6.7	12.8	3.4			N	46	12:05	10.5	99		NNE	13	1015.4	12.2	95		NW	15	
12	We	8.1	14.0	2.2			SW	44	10:52	9.8	96		WSW	11	1016.8	12.7	57		SSW	15	
13	Th	5.5	11.3	0			SSW	15	02:35	7.3	92		SW	6	1023.8	10.9	68			Calm	
14	Fr	3.9	9.8	0			ESE	13	13:43	6.7	93		SSE	7	1020.8	9.4	76		E	9	
15	Sa	3.8	15.0	0			SSW	19	15:01	6.6	99		S	6	1020.8	14.6	57		SSW	11	
16	Su	1.9	13.6	0			S	44	16:21	5.8	99		WSW	6	1022.1	13.5	53		S	19	
17	Mo	2.2	14.5	0			SSW	31	12:08	7.1	93		SW	9	1021.8	13.9	55		S	13	
18	Tu	-1.6	12.9	0			SSW	15	13:07	3.0	99		SSW	7	1020.6	11.8	53		S	7	
19	We	-2.7	11.8	0.2			ESE	15	10:54	-1.2	99		SE	9	1019.1	11.1	64			Calm	
20	Th	-1.2	11.6	0			ENE	24	10:37	4.4	92		E	9	1016.9	9.3	91		SSE	6	
21	Fr	4.4	13.9	3.8			S	31	14:07	7.0	97		SSW	13	1021.7	13.4	65		S	15	
22	Sa	2.8	13.7	0			SSW	26	14:07	5.9	99		SW	7	1030.4	13.4	60		S	11	
23	Su	-1.2	13.4	0			E	15	10:09	3.9	99		E	7	1027.5	13.0	63		N	7	
24	Mo	-0.1	12.4	0.2			NNE	20	14:35	2.2	99		E	7	1019.6	12.3	66		NE	11	
25	Tu	2.2	16.1	0			NNE	35	13:18	8.1	90		NNE	13	1016.6	15.1	61		N	13	
26	We	7.1	15.0	0			NNW	31	11:01	9.5	78		N	9	1017.5	14.3	58		NW	13	
27	Th	5.3	13.5	1.2			WNW	17	09:36	9.2	99		NW	7	1021.6	11.8	76		NNW	9	
28	Fr	5.8	16.9	0			N	30	15:13	9.7	95		NE	9	1024.2	16.5	45		N	17	
29	Sa	9.6	12.3	0.2			NNW	30	10:39	10.5	68		NNE	15	1015.4	10.3	99		NNW	9	
30	Su	3.4	11.7	9.4			SSW	37	13:04	5.3	97		WSW	9	1021.0	10.4	74		SSW	17	
Statistics for June 2024																					
	Mean	3.8	14.0							7.1	93			8	1020.9	13.1	66			11	
	Lowest	-2.7	9.8							-1.2	68			Calm	1015.4	9.3	45			Calm	
	Highest	9.6	17.6	9.4			N	46		11.7	99		S	17	1030.4	16.7	99		SSE	20	
	Total			26.6																	

Temperature, humidity, wind and rainfall observations are from Kyabram (station 080091). Pressure observations are from Echuca Aerodrome (station 080015). Evaporation observations are from Tatura Inst Sustainable Ag (station 081049)

Tatura is about 21 km from Kyabram, and evaporation is included as a guide only.

IDCJDW3039.202406 Prepared at 13:01 UTC on 14 Jul 2024

Copyright © 2024 Bureau of Meteorology

Users of this product are deemed to have read the information and accepted the conditions described in the notes at http://www.bom.gov.au/climate/dwo/IDCJDW0000.pdf

DRAFT

APPENDIX – GENERAL ENVIRONMENTAL DUTY

EPA General Environmental Duty 2021 sets out the following guidelines to follows:

- Understand your duties under the EP Act
- Identify Hazards
- Assess Risks
- Manage the Risks
- Implement Controls

UNDERSTAND YOUR DUTIES UNDER THE EP ACT

Anyone engaging in an activity that poses risk of harm to human health and the environment, from pollution or waste, or noise must eliminate or reduce that risk. You also need to eliminate or reduce risk as far as reasonably practicable. You can do this by putting appropriate controls in place that are proportionate to the risk.

Your approach to managing risk will depend on the complexity and scale of your activities or project, as well as the nature of the risks you need to manage.

EPA Victoria specifies a four (4) step risk management process, involving: identifying the hazards, assessing risk, implementing controls and ongoing checking. The process is outlined by the Victorian EPA[2] and is summarised as follows:



[2] Environmental Protection Authority Victoria, Assessing and controlling risk: A guide for business. Publication 1695.1, August 2018

STEP ONE: IDENTIFY HAZARDS



Hazards associated with commercial and industrial activities include anything that can cause harm to people or the environment. Common hazards include:

- Noise
- Odour
- Dust
- Chemical hazards
- Fire hazards

STEP TWO: ASSESS THE RISKS



The hazards identified during step 1 must be assessed to determine how they could lead to harm, how severe that harm could be and how likely it is to happen.
Risk assessment is a process for building knowledge and understanding of hazards and their associated risks so decisions can be made on how best to control them.

The following steps should be taken:

- Assess the likelihood of a hazard causing an impact
- Assess the consequences, or severity, of each impact
- Calculate a risk rating for each hazard

DRAFT

STEP THREE: IMPLEMENT CONTROLS



The options for controlling risk are prioritised from the highest level of effectiveness to the lowest.

When selecting controls the following hierarchy should be followed:



STEP FOUR: CHECK CONTROLS



Controls that are put in place to prevent or mitigate risks must be monitored to ensure they work as planned.

Checking controls involves the same methods as in the initial hazard identification step (step 1), and 'closes the loop' in which risk control measures can be maintained.

Common methods used to check the effectiveness of controls are:

- Regular site inspections and audits
- Consulting with employees, contractors, occupants and landlords
- Inspecting, testing and maintenance of risk control systems
- Using available information, such as manufacturer/supplier instructions
- Analysing records and data, such as incident and near miss reports

If these checks are made on a regular basis, then failures in controls can be identified as well as opportunities for improvement.

DRAFT

APPENDIX – RISK ASSESSMENT MATRIX

	CONSEQUENCE					
	A – Minor	**B – Moderate**	**C – Major**	**D – Severe**	**E – Extreme**	
	First aid treatment. Fully recoverable.	Medical / professional treatment required. Fully recoverable	Extensive / professional medical treatment. Fully recoverable over an extended period.	Severe injury, permanent incapacitation. Impact requires change to work function.	Catastrophic, single or multiple deaths.	**HUMAN HEALTH, HEALTH & SAFETY**
LIKELIHOOD	Negligible or no environmental damage. No residual pollution impacts.	Impacts within the immediate vicinity of the impact; and short-term residual impact <1 year	Impacts are within the local area; and /or medium-term residual impact (2-5yrs)	Impact extends across the region (within a state); and/or longer-term residual impact (5-20yrs	Impacts extends beyond the region (e.g. between states or nationally); and/or long term residual impacts >20yrs	**ENVIRONMENT**
(5) Almost Certain Expected to occur. High probability of occurring, e.g. >90%.	Medium	High	High	**Extreme**	**Extreme**	
(4) Likely Likely (e.g. >75% chance) of occurring under normal circumstances.	Medium	Medium	High	High	**Extreme**	
(3) Possible Could reasonably be expected under normal circumstances.	Low	Medium	Medium	High	High	
(2) Unlikely Unusual, not likely to occur under normal circumstances	Low	Low	Medium	Medium	High	
(1) Very unlikely. Rare circumstance, highly unusual.	Low	Low	Low	Medium	High	

APPENDIX – ASSESSING NOISE FROM COMMERCIAL, INDUSTRIAL AND TRADE PREMISES

1. Assessment location, alternative assessment location and alternative assessment criteria.

1.1 Assessment location

(56) Noise from commercial, industrial and trade premises must be assessed at a location in a noise sensitive area where the maximum effective noise level occurs or, for proposed premises, is predicted to occur.

1.2 Alternative assessment location

(57) Notwithstanding clause 56, an alternative assessment location may be specified where:

a. two or more premises contribute to the effective noise level and a measurement point is required that is not influenced by any noise source from any other commercial, industrial or trade premises;

b. atmospheric conditions affect the effective noise level at the noise sensitive area and a measurement point is required closer to the commercial, industrial or trade premises under investigation that is not affected by atmospheric conditions;

c. a measurement point in a noise sensitive area is not readily accessible and a more suitable measurement point is required; or

d. extraneous noise affects the effective noise level at the noise sensitive area and a measurement point is required at a location that is not affected by extraneous noise.

(58) The alternative assessment location must be chosen so that the noise at the alternative assessment location is representative of the noise exposure within noise sensitive areas.

(59) An alternative assessment location may be specified either within or outside a commercial, industrial or trade premises.

1.3 Alternative assessment criterion

(60) Where an alternative assessment location is used, an alternative assessment criterion must be determined for that location, for each relevant operating time period.

(61) The alternative assessment criterion must be set so that compliance with this noise level will result in the noise limit at the noise sensitive area not being exceeded, for the relevant operating time period.

(62) The alternative assessment criterion must be calculated having regard to:

a. the sound paths to the noise sensitive area and other factors which may affect the propagation of sound.

b. the character of the noise from commercial, industrial and trade premises that will be experienced in noise sensitive areas, and the value of the relevant duration or noise character adjustments as described in clauses 79 to 81 and clauses 82 to 88.

c. the cumulative contribution from other industrial, commercial or trade premises affecting noise sensitive areas, as required in Regulation 119.

d. the uncertainty of the calculation method used.

Note: The value of a specific alternative assessment criterion is determined from the relevant noise limit, the difference between the sound paths from the industry being assessed to the noise sensitive area, and the sound paths to the alternative assessment location. It may also be influenced by the character of the noise. However, to ensure that meeting an alternative assessment criterion is consistent with complying to the relevant noise limit that applies within the considered noise sensitive area, an alternative assessment criterion is not subject to the base noise limits set out in Regulation 118(2) or to the maximum value of 55 dB(A) for the night period set out in Regulation 118(3).

2. Effective noise levels

(63) The effective noise level is determined, for noise from commercial, industrial and trade premises, as a 30-minute equivalent sound pressure level LAeq,30min adjusted, where relevant for:

a. duration (A_{dur})

b. noise character i. tonality (A_{tone})

ii. impulse (A_{imp})

iii. intermittency (A_{int})

c. measurement position

i. reflection (A_{refl})

ii. indoor (A_{ind})

DRAFT

(64) The effective noise level is calculated using Equation 1:

ENL = L_{Aeq} + A_{dur} + A_{tone} + A_{imp} + A_{int} + A_{refl} + A_{ind} (Equation 1)

(65) For the purpose of determining the effective noise level the noise is measured using the Fast time weighting and the A-frequency weighting network.
(66) The L_{Aeq} and relevant adjustments must be applied to one decimal place.
(67) The effective noise level is rounded to the nearest decibel.

Existing premises
(68) For existing premises, the effective noise level is determined based on measurements within the noise sensitive area or at an alternative assessment location, in accordance with clauses 71 to 90.
(69) Notwithstanding clause 68 the effective noise level for existing premises can be calculated in accordance with clause 70 to facilitate the assessment of noise.

Proposed premises or proposed extensions of existing premises
(70) For proposed premises or proposed extensions of existing premises, the effective noise level must be calculated having regard to:
a. all existing noise sensitive areas or future noise sensitive areas relevant to approved developments;
b. the sound paths to the noise sensitive area and other factors which may affect the propagation of sound;

c. the character of the noise that will be experienced in noise sensitive areas, and the value of the relevant duration and noise character adjustments to apply (clauses 79 to 81 and clauses 82 to 88);
d. the cumulative contribution from existing and approved premises affecting noise sensitive areas;
e. the uncertainty of the calculation method used.

3. Measurement of noise from commercial, industrial and trade premises

3.1 Measurement point

Outdoor measurement
(71) The measurement point must be located within a noise sensitive area or at an alternative assessment location.
(72) If the measurement point is in a noise sensitive area, it must be located outdoors unless the conditions for an indoor measurement apply in accordance with clause 74.
(73) The measurement point within a noise sensitive area must be located at a point where the maximum effective noise level occurs.

Indoor measurement
(74) The measurement point must be located indoors, in a sensitive room within a noise sensitive area, when:
a. the noise (including vibration induced noise) is transmitted into the affected room through a solid wall, floor or ceiling from another part of the same building or an adjoining building; or
b. an outdoor measurement that represents noise exposure within the noise sensitive area cannot be made (neither within the noise sensitive area, nor at an alternative assessment location), even when a microphone is placed through a window opening on a boom. (75) If an indoor measurement is made in a sensitive room, all its windows and doors must be closed.

3.2 Atmospheric conditions
(76) Where the effective noise level at the noise sensitive area is likely to be affected by atmospheric conditions, an alternative assessment location located near to the commercial, industrial or trade premises must be used unless there is no appropriate alternative assessment location (refer clause 77).
(77) If an alternative assessment location is not appropriate, the effective noise level is calculated as the arithmetic average of three measurements taken on different days within a 30-day period at the noise sensitive area.
(78) The measurements in clause 77 must represent the worst-case scenario of exposure, giving regard to the operation conditions of the noise source and atmospheric conditions favourable to the propagation of sound.

3.3 Duration adjustment

DRAFT

(79) If noise emissions from the commercial, industrial or trade premises investigated do not occur over the whole continuous 30-minute period, the duration adjustment applies.
(80) The duration adjustment is determined from the ratio of the total time for which the source is operating over the measurement period (per cent on time) using Equation 2:

A_{dur} = 10 log10 (total time source operating / measurement period) dB (Equation 2)
(81) When determining the duration adjustment for noise that is impulsive in nature, any impulse noise emission is deemed to be audible for 10 seconds after the occurrence of the emission.

3.4 Adjustments for noise character

Tonality adjustment

(82) When the noise is tonal in character then an adjustment is made based on observations of the noise.
(83) The following adjustments apply –
a. when the tonal character of the noise is just detectable then A_{tone} = +2 dB;
b. when the tonal character of the noise is prominent then A_{tone} = +5 dB. (84) When a tone is present, but observations do not provide certainty with regards to the value to apply for the tonal adjustment, the adjustment may be determined using the objective tonal method in accordance with Annex C.

Impulse adjustment
(85) When the noise is impulsive in character the following adjustments apply:
a. when the impulsive character of the noise is just detectable then A_{imp} = +2 dB.
b. when the impulsive character of the noise is prominent then A_{imp} = +5 dB. (86) When determining the duration adjustment for noise that is impulsive in character, any impulse noise emission is deemed to be audible for 10 seconds after the occurrence of the emission.

Intermittency adjustment
(87) An intermittency adjustment applies when the noise:
a. increases in level rapidly, and by at least 5 dB, on at least two occasions during a 30-minute period; and
b. maintains the higher level for at least a one-minute duration. (88) The intermittency adjustment is determined using Table 5.

Table 5: Intermittency adjustment for noise from commercial, industrial and trade premises

Time Period	Increase in level	Adjustment
Day period	> 10 dB	+ 3 dB
Evening period or Night period	5-10 dB	+ 3 dB
	> 10 dB	+ 5 dB

3.5 Adjustments for measurement position
Reflection adjustment
(89) If the microphone position is located between 1, and 2 metres from an acoustically reflective surface, the reflection adjustment is applied by subtracting 2.5 dB from the measured noise level, so that A_{refl} = -2.5 dB.

Indoor adjustment
(90) If the measurement is conducted indoors, an indoor adjustment applies and is determined using Table 6.

DRAFT

Note: The intent of the indoor adjustment is to allow for the assessment of noise emissions from commercial, industry and trade premises, against the noise limits that are defined as outdoor noise levels, when an outdoor measurement would not allow for this assessment. The indoor adjustment is not meant to be used to determine or assess the effectiveness of the design response and construction of buildings affected by noise from commercial, industry and trade premises.

Table 6: Indoor adjustment for noise from commercial, industrial and trade premises

Circumstances		Adjustment
• The noise reduction performance of the building envelope is known, in octave or one third octave bands, from design specifications, calculations or measurements, and; • The frequency spectrum of the indoor noise has been measured.		Site specific adjustment based on the noise reduction performance of the building envelope (taking into account the volume and acoustic properties of the room).
• Where the noise reduction performance is unknown, the adjustment is based on the following assessment of the building envelope:	- Meets or exceeds energy efficiency requirements set out in the Building Code of Australia 2006 (BCA 2006) including sealing requirements.	+20 dB
	- Does not meet energy efficiency requirements or sealing requirements set out in the BCA 2006.	+15 dB

DRAFT

APPENDIX – OPERATING TIME PERIODS

From the Environmental Protection Regulations 2021:

116 Definitions—operating time periods
In this division (3), in relation to noise emitted from *commercial, industrial and trade premises*—
day period means –

- Monday to Saturday (except public holidays), from 07:00 to 18:00

evening period means –

- Monday to Saturday, from 18:00 to 22:00; and
- Sunday and public holidays, from 07:00 to 22:00

night period means –

- 22:00 to 07:00 the following day.

DRAFT

GLOSSARY OF ACOUSTIC TERMS

Decibel (dB)	A logarithmic unit used to express the ratio between two sound pressures or powers. It is a relative measurement with reference to a specific threshold (usually 0 dB for sound pressure).
dB(A)	A-weighted decibels, which apply a frequency weighting to sound measurements to better represent the human ear's sensitivity to different frequencies.
dB(C)	C-weighted decibels, the C-weighting curve is relatively flat and does not emphasize any specific frequency range. It covers the entire audible frequency range with equal weighting. C-weighting is less commonly used in general sound level measurements, but it may be used in specific applications, such as measuring peak sound levels or when the sound being measured contains substantial low-frequency content.
Octave Band	A frequency band in which the upper frequency is twice the lower frequency (e.g., 63 Hz - 125 Hz).
Third-Octave Band	A frequency band with higher resolution, splitting each octave into 3 centre frequency measurement points.
LAeq	Equivalent Continuous Sound Level, an average sound level over a specific time period, often used to represent overall noise exposure.
LAmax	Maximum A-weighted sound level, the highest instantaneous sound level during a particular time period.
LAmin	Minimum A-weighted sound level, the lowest instantaneous sound level during a particular time period.
LA90	The A-weighted sound pressure level which is exceeded for 90% of the time interval considered.
LOCT10	The 'C' weighted or linear sound pressure level for a specified octave band that is exceeded for 10% of the time.
Sound Pressure (SPL)	The amplitude of sound waves in a specific medium, typically measured in decibels (dB).
Sound Power (SWL)	The total amount of acoustic energy radiated by a sound source, measured in watts (W) or decibels (dB).
Frequency	The number of complete cycles of a sound wave occurring per second, measured in Hertz (Hz).
Sound Level Meter (SLM)	An instrument used to measure sound pressure levels in decibels.
Reverberation Time (Rt)	The time it takes for a sound to decay by 60 dB after the sound source has stopped, indicating the acoustic characteristics of a room.
Tonality	Refers to the presence of a distinct pitch or frequency in the noise. It suggests that the noise contains specific frequencies that are more pronounced or dominant than others. For example, a steady hum or whine might exhibit tonality because it has a clear and consistent pitch.
Impulsiveness	Describes sudden, brief bursts of noise or sound energy within a continuous noise environment. These bursts are often characterized by their rapid onset and short duration. Examples of impulsive noise include the bang of a door slamming or the roar of an engine starting.
Intermittency	Refers to the irregular or sporadic nature of noise, where there are periods of sound interspersed with periods of relative quiet or lower sound levels. It's the quality of being occasional or not continuous. This could include noise sources that turn on and off intermittently, such as machinery operating in cycles or intermittent traffic noise.

DRAFT

Appendix M Greenham Tasmania Asbestos Management Plan

ASBESTOS MANAGEMENT PLAN

GREENHAM TASMANIA
OLD BACON FACTORY ROAD
SMITHTON

STUBBS CONSTRUCTIONS PTY.LTD.

REPORT COMPILED BY – WAYNE LICHT
ASBESTOS ASSESSOR – LICENCE NO. AA272014

Assessed May 2026

STUBBS CONSTRUCTIONS PTY.LTD.

Contents:

A. Asbestos Management Plan
B. Asbestos Register
C. Site Plan
D. Photo's
E. Test Certificates

Reference:

National Code of Practice Oct. 2018

How to manage and control
asbestos in the workplace

Asbestos Management Plan

Greenham Tasmania Pty LTD

Bacon Factory Road Smithton

What this Plan Describes;
The practices and responsibilities for managing asbestos and Asbestos Containing Material (ACM). It also describes Greenham Tasmania's approach to maintaining a safe and developing workplace.

Why is it Required;
To assist the owners, employees, contractors, subcontractors and visitors to manage andeliminate as far as practical, the risks associated with asbestos.
It incorporates the legal requirements provided in the Work Health & Safety Act 2012, WorkHealth & Safety Regulations 2022 and SafeWork Australia's Code of Practice "How to Manage and Control Asbestos in the Workplace 2020.

Who it Applies to;
This procedure applies to the owners, employees, subcontractors, visitors, contractors, and any other person attending the site.

History of the Site;
In 2002, Greenham Tasmania Pty Ltd was established as an associated company of HW Greenham & Sons Pty Ltd when the parent company bought the failed Blue Ribbon Meat Works in Smithton, north western Tasmania and refurbished the plant to international export standards. Today the company is one of the biggest employers in the area with more than 200 staff and supplies high quality beef products to export and domestic markets for butchers, food service and retail.
Throughout its history the factory has been added to, refurbished and redeveloped, this process has seen an increase in size and through planning and management the factory has gradually been ridding itself of the building failures of the past. Asbestos was a cheap cladding and roofing material that endured the wet climate and the need for constant washing and hosing within the various areas of the factory When Greenham took over the factory asbestos was on its last legs as a building product and was banned by all states within a year or two. Since then, this material has been removed wherever it has been contacted during expansion and upgrade works by professional removalist s. A monitoring program has been established with an Asbestos Register and this management plan. Development is planned for the future and the removal program will continue until this hazardous product

is completely removed or isolated and unable to impact on the wellbeing of the workers, owners and visitors.

Responsibility;
A person with management or control of a workplace must ensure a written asbestos management plan is prepared for the workplace if asbestos or ACM has been identified or assumed present, or is likely to be present from time to time at the workplace.

The person with management or control of a workplace must ensure the asbestos management plan is maintained to ensure the information is up to date.

Review;
The person with management or control of the workplace must ensure the asbestos management plan is reviewed and, if necessary, revised at least once every five years or when:

- there is a review of the asbestos register or a control measure
- asbestos is removed from or disturbed, sealed or enclosed at the workplace
- the plan is no longer adequate for managing asbestos or ACM at the workplace, or
- a health and safety representative requests a review on the basis that they reasonably believe that any of the matters listed in the above points affects or may affect the health and safety of a member of their work group and the asbestos management plan was not adequately reviewed in response to the matter.

Access;
The person with management or control of the workplace must ensure the asbestos management plan is readily accessible to:

- a worker who has carried out, carries out or intends to carry out work at the workplace
- health and safety representatives who represent workers who carry out or intend to carry out work at the workplace
- a person conducting a business or undertaking (PCBU) who has carried out, carries out or intends to carry out work at the workplace, and
- a PCBU who has required, requires or intends to require work to be carried out at the workplace.

- The asbestos management plan should be kept at the workplace to ensure it is accessible to all those accessing the site.

Responsibility for the management and control of Greenham Australia Smithton abattoir and processing facility is the Plant Manager and the company directors. This responsibility is of high importance given the amount of asbestos containing material (ACM) within the site and throughout the history of the plant. It is important to understand that this responsibility is a shared responsibility through the actions and attitudes of the entire workforce. Managers, staff and factory workers should all be engaged in the management and control of asbestos on site with the common goal of eliminating any risk to the health and wellbeing of workers or visitors.
This can be done by:

- Reporting any damage to the buildings or equipment that may contain asbestos
- Understanding the locations and possible locations of overt and hidden ACM
- Monitoring the application of ACM stickers and replacing them if dislodged.
- Working safely and with consideration to the age of the plant and its history
- Where possible and when appropriate having ACM removed from site by licensed removalists.
- Referencing the asbestos register when ever maintenance or capital works requires demolition or changes to the structural elements of the facility
- Maintaining training to employees regarding the identification and monitoring of ACM on site.

Identification;
It is a legal requirement that all ACM is clearly identified with an appropriate sticker advising of the location by either placing it on the material or adjacent to the material. The saw tooth roof that remains is considered extremely dangerous and it is therefore a no- go zone. This is not only because of the hazardous nature of the fibres or dust but it is very brittle and may not sustain the weight of an average male worker. Signs to this effect are positioned at all access points and must remain as such until the roof is completely replaced. ACM stickers are placed in hallways and rooms where it has been identified and must remain so and replaced if they become dislodged or removed. If an area of the factory or adjoining buildings is suspected of containing asbestos it should be reported to the Maintenance Manager as soon as possible so that professional advise can be gained and the appropriate stickers or signs attached. This will then be added to the Asbestos Register for future consideration.

Asbestos Types and Possible Location;
As a group, asbestos minerals are not combustible, do not conduct heat or electricity and are resistant to many chemicals. Although there are several mineral forms that have been used commercially, the most common asbestos mineral types likely to be encountered on the site are

- Chrysotile (white asbestos), this is found in eaves, soffits, walls, ceilings and electrical meter panels
- Amosite (brown asbestos), and Crocidolite (blue asbestos) are found as heat shielding, electrical insulation and pipe lagging
- These forms of asbestos can be found in the building materials used before 31 December 2003.
- Asbestos can also be found in:
- the internal heat shielded wiring of old (pre1965) electrical installations
- as lagging on steam pipes and as insulation
- in gaskets and other mechanical sealing, friction and heat preventative use.
- It can also be naturally occurring in some areas of Tasmania

Examples of the forms asbestos is prevalent in are pictured below

Roof sheeting



Formed cladding products





Vinyl floor tiles



Asbestos lagging and rope insulation

Assessing;

Risk assessments will be undertaken by a competent person on all identified ACM and will take into consideration the following outlined below:

- Type of ACM.
- Nature (friability or crumbliness) of the ACM.
- ACM condition.
- Frequency of access to area containing ACM.
- ACM disturbance potential

If asbestos or ACM (with the exception of naturally occurring asbestos) is in good condition and left undisturbed, it is unlikely that airborne asbestos will be released into the air and the risk to health is extremely low. It is usually safer to leave it and review it' s condition over time. However, if the asbestos or ACM has deteriorated, has been disturbed, or if asbestos-contaminated dust is present, the likelihood that airborne asbestos will be released is increased. This is a decision that is made by a competent person.

When deciding if there is a risk to health from asbestos, consider whether the asbestos or ACM is:

- in poor condition
- Painted or raw
- Exposed to the elements or inside a building
- likely to be further damaged or to deteriorate
- likely to be disturbed due to work practices carried out in the workplace (for example, routine and maintenance activities and their frequency), and
- in an area where workers are exposed to the material.

Where appropriate, risk assessments may be validated by airborne respirable asbestos fibre monitoring.
Monitoring and site inspection programs aim to reduce the risk of asbestos by identifying ACM and modifying or removing where necessary.
This process will be undertaken by industry professionals and competent people according to the WH&S Act and Regulations 2022 and the National Code of Practise 2018

Asbestos Removal Work;

The services of a licensed asbestos removalist will be engaged where friable asbestos or more than 10 m2 of non-friable asbestos or ACM (and asbestos containing dust) needs to be removed.

Competent and trained workers who do not have an asbestos removal license may remove less than 10 m2 of non-friable asbestos or ACM (and asbestos containing dust) by following a safe work procedure, SWMS or Work Practice. Before performing this work, workers must have completed adequate training (such as an asbestos awareness course or the non-friable removal unit of competency).
Regardless of the size of the removal work, all ACM removal work shall be carried out in accordance with the requirements of the *Work Health and Safety Act 2012,* its Regulations and the code of practice: *How to Safely Remove Asbestos.* This shall include appropriate work methods, tools, equipment, personal protective equipment, barriers, decontamination facilities and disposal.
When licensed asbestos removal work is being carried out at a workplace, an asbestos removal supervisor must oversee the work. This will require either a Class A (must be present at all times) or Class B license (must be readily available) depending on the material being removed.
Any maintenance or removal work must be recorded in the asbestos register.

Greenham will engage appropriately qualified contractors to remove all asbestos material identified on site and will require their services to ensure the asbestos register is suitably reviewed and updated as a result of their work. Any damage or maintenance work that reveals asbestos will immediately cease until it can be assessed and removed professionally.

Training and Inductions;

- New employees must be inducted into the workplace regarding the potential contact with ACM.
- New employees will be trained in how to report damage to buildings and equipment that may expose ACM
- Training must include methods and strategies to isolate and protect damaged areas of the facility from workers until such time as removal or mitigation can be performed.

Incident and Accident Response;

- Accident and incident response to ACM damage or discovery will follow the site procedure for all accident incident events.
- Incident Investigations will be conducted by Manager/Supervisor and relevant employees
- All incidents will be investigated and a report completed
- Incident Investigation reports will be reviewed by Management

- Corrective Actions will be identified and actions monitored by the Site Health & Safety Committee
- Incident Investigations will be filed after corrective actions have been completed
- Government and Corporate Incident Reporting requirements will be completed by relevant Manager

Control Measures;

- Maintain a planned painting regime in those area where ACM has been identified but remains in good condition
- Maintain the program of identification by ensuring stickers and signs are kept relevant and in place
- Whenever planned maintenance or planned capital works is to occur arrange for the professional removal of any involved ACM prior to the planned maintenance or capital works and note it in the Asbestos Register
- Enforce the use of Personal Protective Equipment eg; dust masks, protective overalls when entering identified areas.
- Ensure there is a copy of this management plan and register available for any subcontractor, visitor or employee to read and understand whenever required.
- Trained personnel to isolate any damaged areas and make safe with the use of signs, sprayed PVA solution, barricades and/or fencing until professional removal can be arranged

Review;

We will review the Asbestos Management Plan every 5 years or sooner if works and or removal requires us to do so. The Asbestos Register will be reviewed every 2 years so that ongoing capital and maintenance programs can show the advances in the reduction of ACM in the workplace.
This review will be undertaken by professional consultants with all recommendations being considered. A review will also be triggered if a safety representative believes the workforce is at risk due to failures in the current plan and or register and an investigation by a professional assessor agrees this is the case.

Reference Documents;

- Work Health and Safety Act 2012
- Work Health and safety Regulations 2022
- National Code of Practice "How to Manage and Control Asbestos in the Workplace" 2018
- Greenham Pty Ltd Smithton Factory Asbestos Register

ASBESTOS REGISTER

Greenhams Tas.
Old Bacon Factory Road
Smithton

MAY 2026

Providing Asbestos Register

This register will be made available to the following persons:

- Workers and their representatives
- Any other employers within a shared premise
- Any person doing maintenance works to the property

All reasonable steps were taken to identify and verify material without removing furniture and equipment or damaging the property. Areas with limited access were identified if possible. Where multiple layers of materials may occur, only the visible layer was identified.

The register should be updated at no more than three year intervals or when there have been alterations to the property or when deterioration or damage has occurred.

Any removal or repairs should be noted on the relevant register page.

SC STUBBS CONSTRUCTIONS PTY.LTD.

REPORT COMPILED BY – WAYNE LICHT
ASBESTOS ASSESOR – LICENCE NO AA272014

ASBESTOS REGISTER - SITE: Greenhams Tas. Old Bacon Factory Road, Smithton

Legend																		
Floors	**Concrete (CN)**	**Carpet (CP)**		**Vinyl Sheet (VS)**		**Vinyl Tiles (VT)**	**Timber (T)**	**Particleboard (PB)**	**Ceramic Tiles**									
Walls / Ceilings	**Timber Lining (TL)**	**Plaster (P)**		**Hardboard (HB)**		**Brick/Block (B)**	**Brick/Block Rendered (BR)**	**Brick/Block Painted (BP)**	**AC Sheet**	**Cement Sheet (CS)**	**Metal Cladding (M)**	**Aluminium Cladding (ALC)**	**Aluminium Shopfront (AL)**	**Ply Lining (PL)**	**Vinyl Sheet (VS)**	**Ceramic Tiles (CT)**	**Ceiling Tiles (C)**	**Rendered (R)**
Condition of AC Sheet	**Sound Condition (SC)**	**Poor Condition (PC)**		**Minor Deterioration (MD)**		**Paint Lifting (PL)**	**Advise Urgent repairs (UR)**	**Broken Sheet (BS)**				**Test Abreviations:**						
Accessibility of area	**Easily Accessible (EA)**			**Easy Public Access (PA)**			**Inaccessible (I)**	**Behind other materials (BM)**		**Only accessed by Maintenance Staff (MS)**		**NAD-No Asbestos Detected**			**Production Area (PA)**			
Room No/Type	**Floor**	**Walls**				**Ceiling/Roof**	**Additional Information**	**Photo No.**	**Sample No.**	**Sample Description**	**Date of Identification**	**Sample Test Result**	**Type of Asbestos-Friable or Bonded**	**Condition of Asbestos**	**Risk Assessment & Recommendation**	**Is the Area Accessible**	**Comments / Action Taken**	**Date for Review**
		N	**S**	**E**	**W**													
BUILDING DESCRIPTION:																		
Workshop																		
Store 1	CN						Clear		A1627			NAD						
Store 2	CN						Clear		A1628			NAD						
External/Patch							ACM		A1626	Chips	17/07/2015	Chysotile	Degraded Bonded	UR	Medium. Manage according to the NCoP	MS	Remove ASAP	11/06/2031
Admin Building																		
External							Clear											
Reception Front Office							ACM					Visual	Bonded	SC	Low/Manage according to the NCoP		Possible ACM present assume so and maintain finish paint	11/06/2031
Managers Office/Board Room							Clear					Visual					Extention to office area 2005	
Server Room							Clear					Visual					Extention to office area 2005	
Male Toilet		X	X	X	X	X	ACM			Visual	16/07/2015		Bonded	SC	Low/Manage according to the NCoP	PA	Maintain paint finish and label	11/06/2031
Female Toilet		X	X	X	X	X	ACM			Visual	16/07/2015		Bonded	SC	Low/Manage according to the NCoP	PA	Maintain paint finish and label	11/06/2031
Toilet Store		X	X	X	X	X	ACM			Visual	16/07/2015		Bonded	SC	Low/Manage according to the NCoP		Maintain paint finish and label	11/06/2031
Toilet Corridor		X	X	X	X	X	ACM	2		Visual	16/07/2015		Bonded	SC	Low/Manage according to the NCoP		Maintain paint finish and label	11/06/2031
Store Corridor						X	ACM	1		Visual	16/07/2015		Bonded	SC	Low/Manage according to the NCoP		Maintain paint finish and label	11/06/2031
Store			X			X	ACM			Visual	16/07/2015		Bonded	SC	Low/Manage according to the NCoP		Maintain paint finish and label	11/06/2031
Porch Entry						X	ACM			Visual	16/07/2015		Bonded	SC	Low/Manage according to the NCoP		Maintain paint finish and label	11/06/2031
Carton Store																		
External							Clear											
East Store				X			ACM						Bonded	SC	Medium/Manage according to the NCoP	PA	Maintain paint finish and label	11/06/2031
West Store							Clear											
Engine Room																		
Building							Clear											
Compressor Shed							Clear											
Engine Room Store							Clear		A1629	Piece Flat Sheet	16/07/2015	NAD						
Rubber Footwear Store			X				ACM	3	A1647	Piece Flat Sheet	16/07/2015	Chrysotile	Bonded	BS	Medium/Manage according to the NCoP	EA	Broken sheets recommend removal	11/06/2031
Engine Room Sub Station Boards							Clear											
Refrigeration																		
External							Clear											
Plant Room							Clear				16/07/2015						New facility	
Electrical Sub Station							Clear				16/07/2015						New facility	
Chlorine Room							Clear				16/07/2015						New facility	
Dept. Agriculture Building (AQIS)						Building Removed . Replaced with Blast freezers									Clearanace certificate ES&D1953		Building Removed 2020	
New Pallet Freezer							Clear					Bondor panel					New Building 2014	
New Elect switch room	Back of Tripe Rm						Clear										New Building 2015	

By Products							Clear								Possible asbestos material in machinery / steam gaskets		Renovation to main building 2018	
External							Clear											
Office							Clear											
Workshop							Clear											
Bulk Oil Storage							Clear											
Cooker Room							Clear		A1632	Piece Flat Sheet	16/07/2015	NAD		SC				
By Products							Clear											
By Products Store							Clear		A1632	Piece Flat Sheet	16/07/2015	NAD		SC				
Non Food Amenities																		
Chemical Store							Clear										New facility	
Lunch Room							Clear										New facility	
Cleaners chemical store backing Slaughter floor						x	ACM	ES&D ID26272				Crocidolite Chysotile					Maintain paint finish and label	11/06/2031
Cleaners chemical store **external Gable end** backing Slaughter floor					x		Clear	ES&D ID26272				NAD						
Cleaners room backing Slaughter floor							Clear	ES&D ID26272				NAD						
Boiler House																		
Boiler House							Clear										New Building 2017	
Smokers Shed 1&2							Clear											
New Amenities Building including New AQIS							Clear								New Build		New Building 2023	
Old existing Amenities Building																		
External		X	X	X	X	X	ACM				16/07/2015		Bonded	SC	Low/Manage according to the NCoP	EA	Non ACM skirting has been used to repair lower wall sections but ACM is present beneath. Maintain paint finish and label	11/06/2031
Clothes Room						X	ACM							SC	Low/Manage according to the NCoP	EA	Maintain paint finish and label	11/06/2031
Clock Room 50A							Clear		A1633	Piece Flat Sheet	16/07/2015	NAD					Possible ACM present assume so and maintain paint finish	11/06/2031
Dirty Clothes Room							Clear											
Mens Toilet						X	ACM				16/07/2015		Bonded	SC	Low/Manage according to the NCoP	EA	Maintain paint finish and label	11/06/2031
Mens Shower						X	ACM				16/07/2015		Bonded	SC	Low/Manage according to the NCoP	EA	Maintain paint finish and label	11/06/2031
Mens Locker Room 1			X			X	ACM	4			16/07/2015		Bonded	SC	Low/Manage according to the NCoP	EA	Maintain paint finish and label	11/06/2031
Mens Locker Room 1		X	X	X	X	X	ACM				16/07/2015		Bonded	SC	Low/Manage according to the NCoP	EA	Maintain paint finish and label	11/06/2031
First Aid Room 55			X	X	X	X	ACM				16/07/2015		Bonded		Low/Manage according to the NCoP. Assume other walls are ACM		Maintain paint finish and label	11/06/2031
Office						X	ACM				16/07/2015		Bonded		Low/Manage according to the NCoP. Assume other walls are ACM		Maintain paint finish and label	11/06/2031
Office						X	ACM				16/07/2015		Bonded		Low/Manage according to the NCoP. Assume other walls are ACM		Maintain paint finish and label	11/06/2031
Canteen					X		Lining under the west window	5			16/07/2015		Bonded		Low/Manage according to the NCoP		Maintain paint finish and label	11/06/2031
Covered Eating Area							Clear											
Female Change Room							Clear											
Production Building																		
Wash (Ante Room)							Clear											
X-Ray Room							Clear											
Box Forming							Clear											
Passage Way							Clear											

Slaughter Floor							Clear											
Boning Room							Clear											
High Rail Chillers							Clear											
Blast Freezers							Clear											
Cryovac Chillers							Clear											
Boning Room Store							Clear											
Lab							Clear											
Freezer Store							Clear											
Chiller Store							Clear											
Foreman's Office							Clear											
Kitchenette							Clear											
QA Office						X	ACM				16/07/2015		Bonded	SC	Low/Manage according to the NCoP. Assume other walls are ACM	EA	Maintain paint finish and label	11/06/2031
Hook Wash Passage						X	ACM				16/07/2015		Bonded	MD	Low/Manage according to the NCoP. Assume other walls are ACM	EA	Maintain paint finish and label	11/06/2031
Crusher Room Access						X	ACM				16/07/2015		Bonded	MD	Low/Manage according to the NCoP. Assume other walls are ACM	EA	Maintain paint finish and label	11/06/2031
Hook Wash						X	ACM				16/07/2015		Bonded	MD	Low/Manage according to the NCoP. Assume other walls are ACM	EA	Maintain paint finish and label	11/06/2031
Crusher Room						X	ACM				16/07/2015		Bonded	MD	Low/Manage according to the NCoP. Assume other walls are ACM	EA	Maintain paint finish and label	11/06/2031
Cleaners chemical Store west						x			ES&D ID26272		15/05/2026	Chrysotile, Crocidolite	Bonded		Low/Manage according to the NCoP. Assume other walls are ACM	EA	Maintain paint finish and label internal . External gable end sheet is clear	11/06/2031
Cleaners store east							Clear		ES&D ID26272		15/05/2026		Clear					
Hides Store External							Clear	10			16/07/2015							
Hides Store North						X	ACM	9	A1644	Piece of cover strip	16/07/2015	Chrysotile	Bonded	PC	Medium/Manage according to the NCoP. Assume other areas in this room are ACM	EA	Concrete walls .Unpainted ceiling sheet. some broken edges to sheet	11/06/2031
Hides Entrance South						X	ACM	11	Visual	Visual sample brocken sheet	16/07/2015	Chrysotile	Bonded	MD/BS	Medium Manage according to the NCoP,	EA	painted and Unpainted ceiling sheet,	11/06/2031
Hides Chiller						X	ACM		Visual	Visual sample brocken sheet	15/05/2026	Chrysotile	Bonded		Medium Manage according to the NCoP, Assume other areas in roof space are ACM	EA	Painted Asbestos flat sheet ceiling above lower bondor ceiling . Some broken edges to sheet . Recommend P2 Dust mask worn in ceiling space	11/06/2031
Knife Room							Clear											
Access Way							Clear											
Passageway							Clear											
Side Chiller Corridor							Clear											
Offal Room							Clear											
Value Added							Clear											
Tripe Room							Clear											
Tripe Cook							Clear											
Tripe Packing Room							Clear											
Condemned Room							Clear	6, 7 & 8										
Race							Clear											
Ante Room							Clear											
Gear Hanging Room							Clear											
Plate Freezer 1/118							Clear											
Plate Freezer 2/119							Clear											
Plate Freezer 3/120							Clear											
Plate Freezer 4/121							Clear											
Plate Freezer 5/122							Clear											
Plate Freezer 7/123							Clear											
Plate Freezer 8/124							Clear											
Plate Freezer 9/125							Clear											
Plate Freezer 10/126							Clear											
Blast Freezer 124							Clear											
Blast Freezer 125							Clear											
Blast Freezer 126							Clear											
Waste Water Treatment 127							Clear											

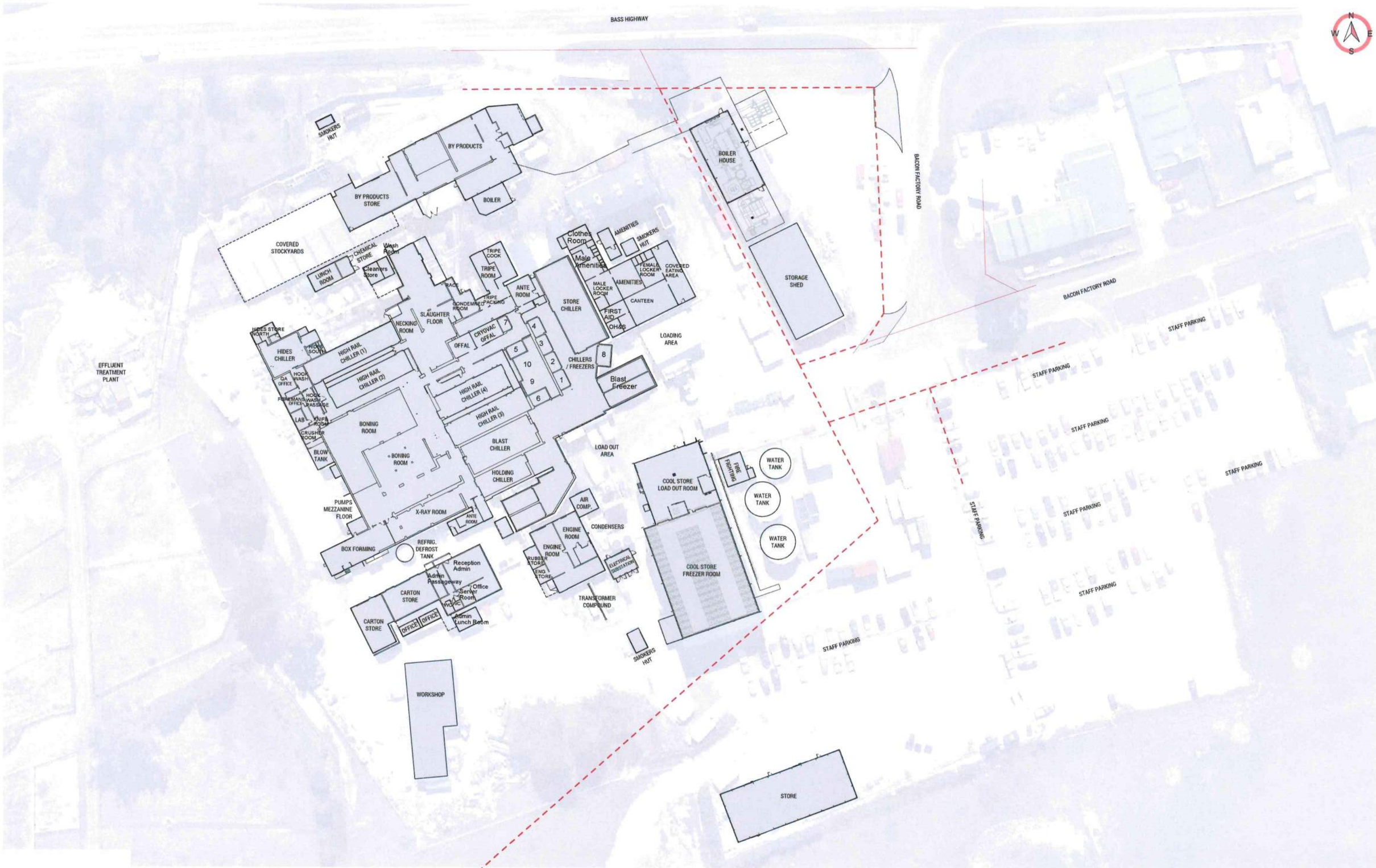
redundant Waste Water Pump House 128							ACM Sub Board		Visual		16/07/2015		Bonded	SC	Manage according to the NCoP		Appears redundant should be removed. Labled	11/06/2031
In use Waste Water Pump House 129							ACM Sub Board		Visual		16/07/2015		Bonded	SC	Manage according to the NCoP		Labelled	11/06/2031
External Walls and Roof Sections																		
Soffit west outside crusher rm							ACM		Visual			Suspect Asbestos			Manage according to the NCoP		Visual inspection only suspected Asbestos	11/06/2031
Area above																		
Cryovac Pump Station 68	External						Clear		A1634	Piece Flat Sheet	16/07/2015	NAD						
Cryovac Chiller South Wall Cladding 70							Clear											
Crusher Room Awning Soffit 83							Clear		A1635	Piece Flat Sheet	16/07/2015	NAD						
Slaughter Room Ceiling Space							ACM		Visual	Flat sheet	16/07/2015		Bonded	SC	Manage according to the NCoP,Recommend P2 Dust mask worn in ceiling space		Area cleaned of broken ACM pieces but ACM still present and in sound condition	11/06/2031
Electrical Sub Space Boning Room Passage 66							ACM		A2501	Piece Flat Sheet					Manage according to the NCoP,Recommend P2 Dust mask worn in ceiling space		Assume electrical backing panels are ACM. BSH found and tested piece on floor. All broken sheet removed	11/06/2031
Roof Sections From West to East							**External Roof Sheets Only**											
8th Saw Tooth Roof External above slaughter floor area							ACM		Visual	Can not accesss	16/07/2015		Friable in hot dry conditions	UR	High Risk Do not ACCESS THE ROOF	MS	Super six sheets plus formed ridge capping and flashing is present on the North end only	11/06/2031
9th Saw Tooth Roof External above slaughter floor are							ACM		Visual	Can Not Access	16/07/2015		Friable in hot dry conditions	UR	High Risk Do not ACCESS THE ROOF	MS	Super six sheets plus formed ridge capping and flashing is present on the North end only	11/06/2031
							The ceiling space beneath these roof sections is not affected by the external condition											
Ceiling Space Above Gut Wash						X	ACM		A1646	Piece Flat Sheet	16/07/2015	Chrysotile	Bonded	SC	Manage according to the NCoP	MS	Area cleaned of broken ACM pieces but ACM still present and in sound condition	11/06/2031
Gut Wash Hoist Room						X	ACM		A1648	Piece Flat Sheet	17/07/2015	Chrysotile	Bonded	SC	Manage according to the NCoP	MS	Area cleaned of broken ACM pieces but ACM still present and in sound condition	11/06/2031
Ceiling Space Above Box Forming Room						X	ACM		A1649	Piece Flat Sheet	18/07/2015	Chrysotile	Bonded	UR	Manage according to the NCoP	MS	Recommend dust masks worn when accessing this area of the building	11/06/2031
Hides Store Above Ceiling						X	ACM		A1642	Piece Flat Sheet	19/07/2015	Chrysotile	Bonded	UR	Manage according to the NCoP	MS	Recommend dust masks worn when accessing this area of the building	11/06/2031

Notes

BSH found a piece just outside the Electrical Sub Space 22/08/2016 Tested positive A2489 Paul Davies to clear 26/08/2016

BSH found a piece inside the Electrical Sub Space 24/08/2016 Tested positive A2489

We recommend to anyone that they wear dust masks as a minimum while in the ceiling space 25/08/2016



20330 - ASBESTOS REGISTER PLAN - REV.A

GREENHAM TASMANIA, BACON FACTORY ROAD, SMITHTON

PLAN SCALE @ A1 - 1:400, @ A3 - 1:800

rare.
22-24 Paterson Street
Launceston TAS 7250
rarein.com.au
P. 03 6388 9200

1. Admin Store Corridor



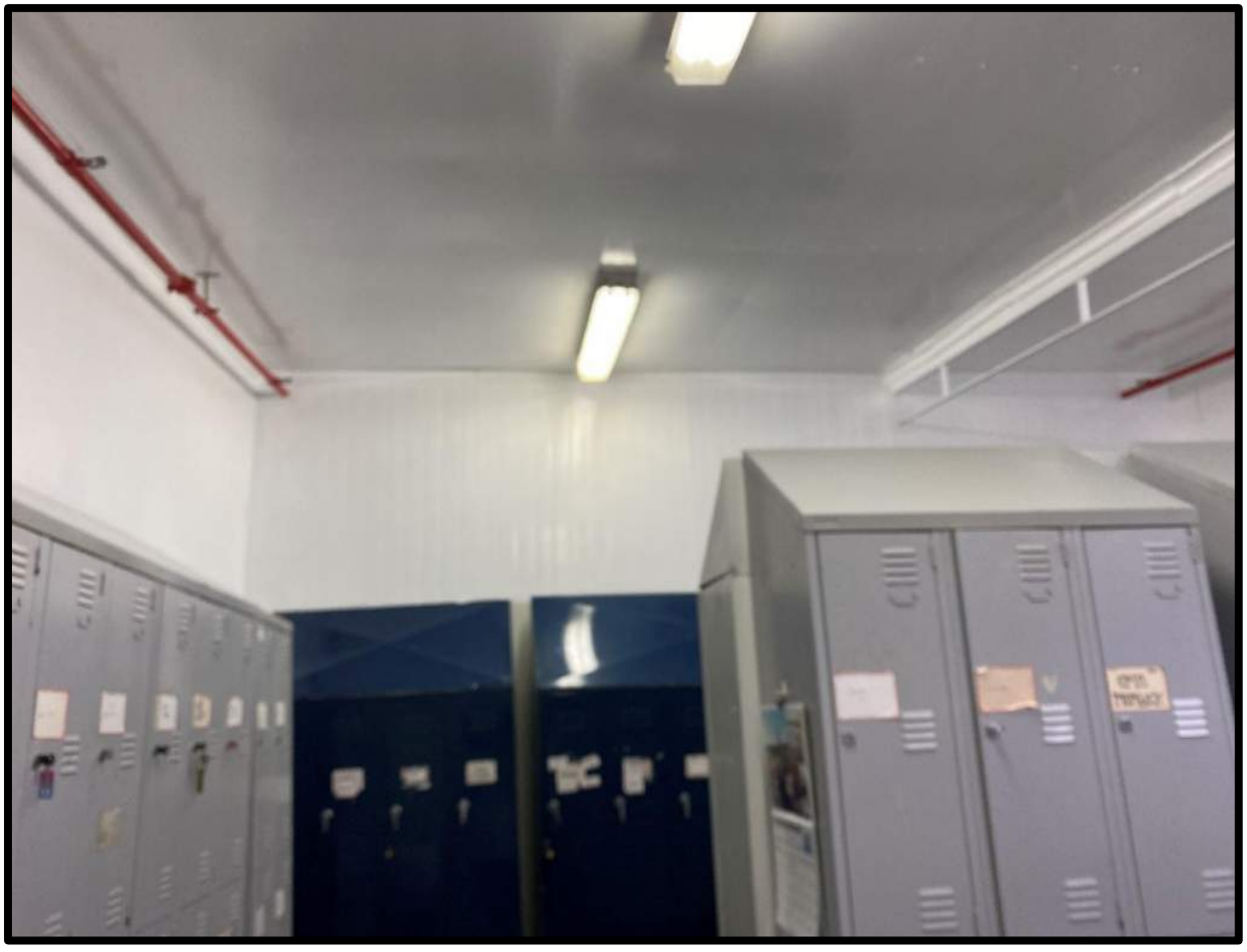
2. Admin Toilet Corridor



3. Rubber Footwear Store



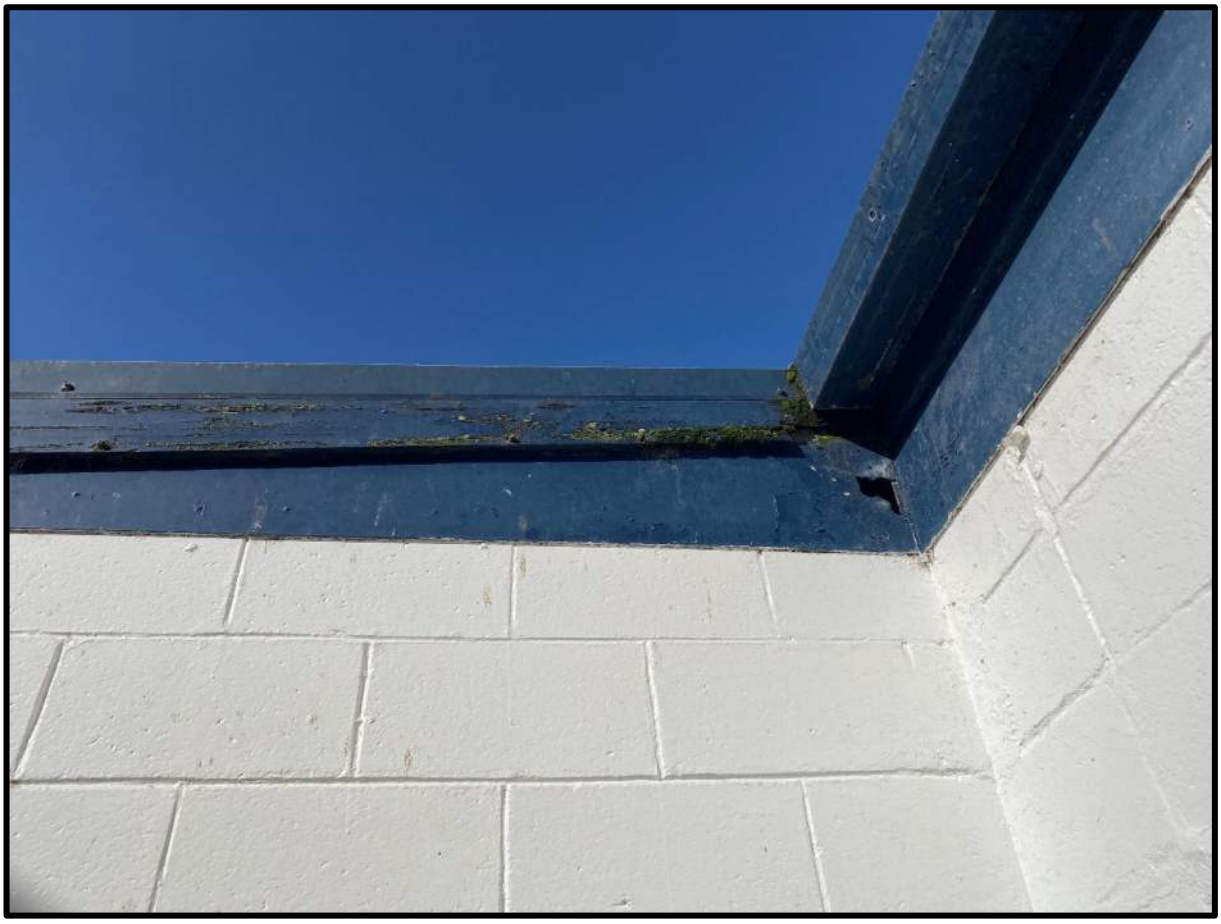
4. Men’s Locker Room



5. West Wall Canteen



6. Facia Outside Condemned Room



7. Facia Outside Condemned Room



8. Condemned Room



9. Hides Store North



10. Ceiling Area Above Hides Store



11. Hides Store South



ALS Environmental

CERTIFICATE OF ANALYSIS

Work Order	: **EM2114979**	Page	: 1 of 3
Client	: **ENVIRONMENTAL SERVICE AND DESIGN PTY LTD**	Laboratory	: Environmental Division Melbourne
Contact	: MR ROD COOPER	Contact	: Shirley LeCornu
Address	: 80 MINNA ROAD PO BOX 651 HEYBRIDGE TASMANIA, AUSTRALIA 7316	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: +61 03 6442 4037	Telephone	: +6138549 9630
Project	: 4199 Greenhams Smithton	Date Samples Received	: 02-Aug-2021 14:00
Order number	: ----	Date Analysis Commenced	: 02-Aug-2021
C-O-C number	: ----	Issue Date	: 03-Aug-2021 15:49
Sampler	: Stubbs Constructions		
Site	: ----		
Quote number	: ME-294-17		
No. of samples received	: 5		
No. of samples analysed	: 5		

ilac-MRA NATA

Accreditation No. 825
Accredited for compliance with
ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Descriptive Results

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Vanessa Phung	Team Leader - Asbestos	Melbourne Asbestos, Springvale, VIC

General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
^ = This result is computed from individual analyte detections at or above the level of reporting
ø = ALS is not NATA accredited for these tests.
~ = Indicates an estimated value.

- EA200: Asbestos Identification Samples were analysed by Polarised Light Microscopy including dispersion staining.
- **EA200 Legend**
- EA200 'Am' Amosite (brown asbestos)
- EA200 'Cr' Crocidolite (blue asbestos)
- EA200 'Ch' Chrysotile (white asbestos)
- EA200: 'UMF' Unknown Mineral Fibres. "-" indicates fibres detected may or may not be asbestos fibres. Confirmation by alternative techniques is recommended.
- EA200: N/A - Not Applicable

Analytical Results

Sub-Matrix: SOLID (Matrix: SOLID)			Sample ID	Celling & Works Above Knocking Area	Above Slaughter Room Passage Way	Celling Space Above Slaughter Room	Above Condemned Room Entry Door	Below High Windows in Canteen
			Sampling date / time	30-Jul-2021 00:00	30-Jul-2021 00:00	30-Jul-2021 00:00	30-Jul-2021 00:00	30-Jul-2021 00:00
Compound	CAS Number	LOR	Unit	EM2114979-001	EM2114979-002	EM2114979-003	EM2114979-004	EM2114979-005
				Result	Result	Result	Result	Result
EA200: AS 4964 - 2004 Identification of Asbestos in bulk samples								
Asbestos Detected	1332-21-4	0.1	g/kg	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**
Asbestos Type	1332-21-4	-	--	**Ch+Am+Cr**	**Ch**	**Ch**	**Ch**	**Ch**
Asbestos (Trace)	1332-21-4	5	Fibres	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Sample weight (dry)	----	0.01	g	**87.3**	**1.90**	**17.4**	**9.40**	**0.10**
Synthetic Mineral Fibre	----	0.1	g/kg	**No**	**No**	**No**	**No**	**No**
Organic Fibre	----	0.1	g/kg	**No**	**Yes**	**Yes**	**No**	**Yes**
APPROVED IDENTIFIER:	----	-	--	**V.PHUNG**	**V.PHUNG**	**V.PHUNG**	**V.PHUNG**	**V.PHUNG**

Analytical Results

Descriptive Results

Sub-Matrix: **SOLID**

Method: Compound	Sample ID - Sampling date / time	Analytical Results
EA200: AS 4964 - 2004 Identification of Asbestos in bulk samples		
EA200: Description	Celling & Works Above Knocking Area - 30-Jul-2021 00:00	Asbestos sheeting fragment approx 185 x 60 x 5mm.
EA200: Description	Above Slaughter Room Passage Way - 30-Jul-2021 00:00	Organic sheeting fragments with asbestos fibres approx 32 x 17 x 4mm.
EA200: Description	Celling Space Above Slaughter Room - 30-Jul-2021 00:00	Organic sheeting fragments with asbestos fibres plus attached paint approx 63 x 45 x 5mm.
EA200: Description	Above Condemned Room Entry Door - 30-Jul-2021 00:00	Asbestos sheeting fragment approx 70 x 28 x 5mm
EA200: Description	Below High Windows in Canteen - 30-Jul-2021 00:00	Organic sheeting fragments with asbestos fibres approx 13 x 7 x 3mm.

ALS Environmental

CERTIFICATE OF ANALYSIS

Work Order	: **EM2114204**	Page	: 1 of 3
Client	: **ENVIRONMENTAL SERVICE AND DESIGN PTY LTD**	Laboratory	: Environmental Division Melbourne
Contact	: MR ROD COOPER	Contact	: Shirley LeCornu
Address	: 80 MINNA ROAD PO BOX 651 HEYBRIDGE TASMANIA, AUSTRALIA 7316	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: +61 03 6442 4037	Telephone	: +6138549 9630
Project	: 4199 Greenhams Smithton	Date Samples Received	: 22-Jul-2021 11:25
Order number	: ----	Date Analysis Commenced	: 22-Jul-2021
C-O-C number	: ----	Issue Date	: 23-Jul-2021 15:59
Sampler	: Stubbs Construction		
Site	: ----		
Quote number	: ME-294-17		
No. of samples received	: 1		
No. of samples analysed	: 1		

Accreditation No. 825
Accredited for compliance with
ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Descriptive Results

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Vanessa Phung	Team Leader - Asbestos	Melbourne Asbestos, Springvale, VIC

Asbestos Identification Report

Report: ID26272

Accredited for compliance with ISO/IEC 17025 - Testing Accreditation No. 19794

Asbestos identification performed in accordance with AS 4964-2004 *Method for the qualitative identification of asbestos in bulk samples* and in-house method M036 Asbestos Fibre Identification by Polarised Light Microscopy including Dispersion Staining. This document shall not be reproduced except in full.

Client	Purchase Order
ES&D Environmental Service and Design	4199
Client Address	Received in Lab
74 Minna Rd, Heybridge TAS 7316	25/05/2026
Sample Address	Date of Analysis
Greenhams Smithton	25/05/2026
Sample Collected By	Date of Report
Client	25/05/2026

Sample Number	Location - Sample Description	Sample Mass (g)	Asbestos Observed	Result by PLM
260536	Hide Store North Office Ceiling – Grey cement sheet panted white	0.7	Yes	Chrysotile, OF
260537	Chemical Store General Ceiling – Grey cement sheet painted white	0.6	Yes	Chrysotile, Crocidolite
260538	Cleaner's Store Ceiling – Grey cement sheet painted white	4.1	No	OF
260539	Chemical Store Gable-end – Grey cement sheet painted white	7.3	No	OF

Comments:

1. The results contained in this report relate only to the sample(s) submitted for testing, as received.
2. The sample address and location information are reported as provided by the person(s) indicated above in the "Sample Collected by" field.
3. The most common types of asbestos encountered in building materials are **Chrysotile**, **Amosite** and **Crocidolite**. **SMF** (Synthetic Mineral Fibre) is commonly known as glass fibre. **OF** (Organic Fibres) includes natural fibres and synthetic organic fibres.
4. **Regulatory Compliance Statement**
   The analysis detailed in this report has been conducted in accordance with AS 4964-2004 – Method for the qualitative identification of asbestos in bulk samples and in-house method M036 (Polarised Light Microscopy with Dispersion Staining). The procedures and reporting conform to the Tasmanian Work Health and Safety Regulations 2022, Regulation 423 – Analysis of Sample.

Approved Identifier:



Rosalie Free

Approved Signatory:



Rosalie Free

End of Report

HSR Consulting Pty Ltd
20 Ascot Drive
Huntingfield, Tasmania, 7055
Office (03) 62272210
ABN 83 609 931 839

Occupational Hygiene Services – Dust, Gas, Mist, Vapour, Fume, Noise Monitoring, PPE Fit Testing
Asbestos Services – Asbestos Registers, Asbestos Management Plans, Air Monitoring, Visual Clearances, Asbestos Identification
Workplace Health and Safety Consulting
Workplace Training

HSR Consulting shall not be liable for any loss, cost, damages, or expenses incurred by the client, or any other person or organisation, resulting from the use of the information or interpretations provided in this report. In no case shall HSR Consulting be liable for consequential damages, including, but not limited to, lost profits, delays, or reduced production arising from reliance on this report.

This document shall not be reproduced except in full and relates only to the items tested.

Occupational Hygiene Services – Dust, Gas, Mist, Vapour, Fume, Noise Monitoring, PPE Fit Testing
Asbestos Services – Asbestos Registers, Asbestos Management Plans, Air Monitoring, Visual Clearances, Asbestos Identification
Workplace Health and Safety Consulting
Workplace Training

HSR Consulting Pty Ltd
20 Ascot Drive
Huntingfield, Tasmania, 7055
Office (03) 62272210
ABN 83 609 931 839

Appendix N Email CHC Confirm DA Exempt for Cooker Replacement

Simon Angilley

From: Development <development@circularhead.tas.gov.au>
Sent: Wednesday, 17 December 2025 10:09 AM
To: Simon Angilley
Subject: Response: Please Advise - Is Planning Approval Required - Replacement of Cooker Units at [250037] Greenham Smithton Abattoir (By-Products Rendering Plant)

Good morning Simon

Thank you for your patience while we awaited response from internal departments.

In relation to the replacement cooker Circular Head Council can advise and confirm that this did not trigger the need for a planning permit.

The reasons given are as follows:-

- The site is an existing level 2 activity;
- The replacement cooker does not change the existing approved use;
- The replacement cooker does not increase the approved limits or change the existing use in anyway; and
- The replacement cooker is an internal fit out and is exempt development works under the Tasmanian Planning Scheme.

I hope this information is helpful.
Please do not hesitate to contact us for further query or concern.

Kind regards,

SONALI SINHA
TOWN PLANNER
P (03) 6452 4826
E development@circularhead.tas.gov.au



This e-mail including all attachments is intended solely for the named addressee. It is confidential and may be subject to legal or other professional privilege. If you receive it in error, please destroy any copies. If you have received this in error please contact us on the above numbers. The unauthorised use, disclosure, copying or alteration of this message is strictly prohibited by law without the express permission of the original sender. Any views expressed in this communication are those of the individual sender, except where the sender specifically states them to be the view of the Circular Head Council. The Circular Head Council reserves the right to monitor and record e-mail messages to and from this address for the purposes of investigating or detecting any unauthorised usage of our system and ensuring its effective operation.

From: Simon Angilley <Simon.Angilley@rarein.com.au>
Sent: Thursday, 11 December 2025 5:18 PM
To: Julia House <jhouse@circularhead.tas.gov.au>; Sonali Sinha <ssinha@circularhead.tas.gov.au>
Cc: Development <development@circularhead.tas.gov.au>
Subject: Please Advise - Is Planning Approval Required - Replacement of Cooker Units at [250037] Greenham Smithton Abattoir (By-Products Rendering Plant)

CAUTION: This email comes from an external organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Sonalia and Julia,

Thankyou for time in meeting this morning, to review the status/progress on DA application information for Greenham Smithton abattoir redevelopment.

This email is to seek Council advice on the need (or not) for DA process through Council, for some recent equipment upgrades within the site, as discussed.

As part of their site continuous improvement works, Greenham have recently replaced the cooker units in the by-products rendering plant with newer models.

The cooker unit replacement was noted in the annual environmental reporting which Greenham provide to EPA Tasmania, as required under their Environmental Protection Notice for the site.

EPA have now requested additional information about the replacement cooker, including:

a. any relevant approvals obtained for the cooker
b. advice from the Circular Head Council as to whether planning approval is required or not; and
c. an assessment of the impact that the replacement cooker will have on the regulatory limit of 1,050 kg/hr for rendering/fat extraction.

Greenham have advised the following details about the cooker replacement:

1. The cookers are an integral part of the rendering process;
2. The cookers are located inside, within the existing By-Products building on the north edge of site; This is same location for both the new cookers, and the old cookers which they replaced;
3. The new cookers details are:
   a. Make: Keith Engineering
   b. Model 16 x 5 Batch Cooker
   c. Capacity: 700 kg/hour Average Evaporation Rate
      1,000 kg/hour Maximum Evaporation Rate
   d. Ventilation: via Shell and Tube Condenser
   e. Wastewater: water evaporation occurs in the shell and tub condenser.
   Steam is condensed and the condensate goes to the plant wastewater (DAF) treatment plant.
4. The new cooker's key feature is higher performance to set-up for shorter batch (cooking) times. Quicker cooking duration helps reduce the time period of any potential odour or noise impacts.
5. The new cooker maximum capacity of 1,000 kg/hour is less than the current regulatory limit of 1,050 kg/hour.
6. The new cooker wastewater discharge (to on-site DAF treatment plant) is unchanged from previous.
7. The new cookers have not altered the (permitted) site use, nor have they required any additional buildings or external footprint.

On the basis of this information, can you please advise whether planning approval from Council is required for the new cookers.
Reply email should be sufficient.

Thankyou,
Simon

Simon Angilley
Senior Project Manager

M: 0400 494 437
E: Simon.Angilley@rarein.com.au
P: 03 6388 9200
A: 2/33-35 Steele St, Devonport TAS 7310

rarein.com.au



This message and attachments (if any) may contain legally privileged and confidential information. If you are not the intended recipient, or the employee or agent responsible for its delivery to the intended recipient please delete it from any transient or permanent storage device or medium and notify us this has occurred by return email or by telephone. Rare Innovation Pty Ltd does not represent or warrant that any attached files are free from computer viruses or other defects. The user assumes all responsibility for any loss or damage resulting directly or indirectly from the use of any attached files.
Please consider the environment before printing this email.

Appendix O Greenham Smithton Traffic Impact Assessment

TRAFFIC & CIVIL SERVICES



GREENHAM PLANT ACCESS DEVELOPMENT

TRAFFIC IMPACT ASSESSMENT
MAY 2026

Greenham Plant Access Development Smithton

TRAFFIC IMPACT ASSESSMENT

- Final #2
- May 2026

Traffic & Civil Services
ABN 72617648601
22 Coniston Place
TREVALLYN
Launceston TAS 7250 Australia
P: +61 3 634 8168
M: 0456 535 746
E: Richard.burk@trafficandcivil.com.au
W: www.trafficandcivil.com.au

Contents

1. Introduction 5

1.1 Background 5
1.2 Objectives 5
1.3 Scope of Traffic Impact Assessment (TIA) 5
1.4 References 5
1.5 Statement of Qualifications and Experience 6
1.6 Glossary of Terms 7
1.7 Project Specific Glossary of Terms 8

2. Site Description 9

3. Proposal & Planning Scheme 12

3.1 Description of Proposed Development 12
3.2 Council Planning Scheme 15
3.3 State Road Network Objectives 15
3.4 Local Road Network Objectives 15

4. Existing Conditions 17

4.1 Transport Network 17
4.1.1 Bass Highway 17
4.1.2 Bass Highway / Brittons Road junction 17
4.1.3 Bass Highway / Bacon Factory Road junction 18
4.1.4 Bass Highway / Greys Mill Road junction 18
4.1.5 Greenham Plant existing Bass Highway access 19
4.1.6 Proposed Greenham Plant access to the Bass Hwy for cattle trucks 20
4.2 Crash History 21
4.3 Services 22
4.4 Road Safety Review 22
4.5 Austroads Safe System Assessment 23
4.5.1 Bass Highway/proposed access site 24

5. Traffic Generation and Assignment 26

5.1 Traffic Growth 26
5.2 Trip Generation 26
5.3 Trip Assignment 26

6. Traffic Impact Analysis 28

6.1 Proposed access standard and capacity 28
6.1.1 Sight Distance 28
6.1.2 Junction warrants 28
6.1.3 Impact on Traffic Capacity 29
6.2 Impact on Traffic Safety 29

6.2.1 Road Safety Review 29
6.2.2 5 Year Reported Crash History Review 29
6.2.3 Austroads Safe System Assessment 29
6.2.4 Impact of proposal on Traffic Safety 29
6.3 Tasmanian Subdivision Guideline Considerations 30
6.4 Transport Planning Considerations 30
6.5 Proposed internal traffic management. 30
6.6 Impact on road users 30
6.6.1 Public Transport 30
6.6.2 Delivery Vehicles 30
6.6.3 Pedestrians and Cyclists 30
6.6.4 Motorcyclists 31
6.6.5 Environmental 31
6.6.6 Street Lighting and Furniture 31
6.7 Department of State Growth requirements 32
7. Tas. Planning Scheme – Circular Head 33
7.1 Parking and Sustainable Transport Code C2 33
7.2 Road and Railway Assets Code C3 40
8. Recommendations and Conclusions 43
Appendices 45
Appendix A – Proposed junction Concept 46
Appendix B – State Road Network 47
Appendix C – Traffic survey6th April 2018 49
Appendix D – Traffic Growth Trend 50
Appendix E – Bass Highway Speed Profiles 55
Appendix F – Safe System Assessment 57
Appendix G – Austroads Level of Service descriptions 58
Appendix H – DSG Rural Junction Standards 59
Appendix I – DSG Driveable Culvert Endwall 64
Appendix J – DSG advice on TIA acceptability 65
Appendix K – Bass Highway Action Plan 66
Appendix L – Design Plans 68
Appendix M – Title References 74
Appendix N – Crown Landowner Consent 75
Appendix O – Tender Drawings 78

Document history and status

Revision	Date issued	Reviewed by	Approved by	Date approved	Revision type
1	5th Feb 2025	R Burk	R Burk	5th Feb 2025	Draft #1
2	8th Dec 2025	R Burk	R Burk	8th Dec 2025	Draft #2
3	11th Dec 2025	R Burk	R Burk	11th Dec 2025	Draft #3
4	12th Dec 2025	R Burk	R Burk	12th Dec 2025	Final
5	22nd May 2026	R Burk	R Burk	22nd May 2026	Final #2

Distribution of copies

Revision	Copy no	Quantity	Issued to
Revised Draft	1	1	Simon Angilley, Rare Innovation
Draft #2	1	1	Simon Angilley, Rare Innovation
Draft #3	1	1	Simon Angilley, Rare Innovation
Final	1	1	Simon Angilley, Rare Innovation
Final #2	1	1	Simon Angilley, Rare Innovation

Printed:	22 May 2026
Last saved:	22 May 2026 11:52 AM
File name:	Greenham Plant access upgrade
Author:	Richard Burk
Project manager:	Richard Burk
Name of organisation:	TBA
Name of project:	Greenham Plant access upgrade
Name of document:	Greenham Plant access upgrade
Document version:	Final #2
Project number:	

1. Introduction

1.1 Background

The Greenham Plant at Smithton accesses the Bass Highway 250m west of the junction with Brittons Road. The current Greenham Plant direct access to the Bass Hwy is primarily for cattle delivery vehicles. The access is very constrained for B Double cattle truck access due to the access and plant layout. A new access is proposed to improve traffic safety and transport efficiency but does not involve expansion of the plant capacity or traffic generation.

A Traffic Impact Assessment (TIA) has been undertaken to assess the proposal and considers the existing road and traffic characteristics along the Bass Highway and adjacent junctions. The TIA has been prepared based on Department of State Growth guidelines.

1.2 Objectives

A Traffic Impact Assessment is a means for assisting in the planning and design of sustainable development proposals that consider:

- Safety & Capacity
- Equity and social justice
- Economic efficiency & the environment
- Future development.

TIAs consider 10-year traffic projections but it is noted in this case that the objective of the works is to improve access and will not change production or traffic generation.

1.3 Scope of Traffic Impact Assessment (TIA)

This TIA considers in detail the impact of the proposal on the road network in the vicinity of the Greenham Plant and includes consideration of the impact on:

- Grey Mills Road junction
- Bacon Factory Road junction
- Operation of the Bass Highway at the current and proposed accesses.

1.4 References

- Tasmanian Planning Scheme – Circular Head
- Austroads Guidelines to:
    - Road Design Part 4A: Unsignalised and Signalised Intersections – 2023
    - Traffic Management Part 6: Intersections, Interchanges & Crossings – 2020

1.5 Statement of Qualifications and Experience

This TIA has been prepared by Richard Burk, an experienced and qualified traffic engineer in accordance with the requirements of the Department of State Growth's guidelines and Council's requirements. Richard's experience and qualifications include:

- 38 years professional experience in road and traffic engineering industry
    - Manager Traffic Engineering at the Department of State Growth until May 2017.
    - Previous national committee membership with Austroads Traffic Management Working Group and State Road Authorities Pavement Marking Working Group
- Master of Traffic, Monash University, 2004
- Post Graduate Diploma in Management, Deakin University, 1995
- Bachelor of Civil Engineering, University of Tasmania, 1987



Richard Burk

BE (Civil) M Traffic Dip Man. MIE Aust CPEng

Director Traffic and Civil Services Pty Ltd

1.6 Glossary of Terms

AADT	Annual Average Daily Traffic - The total number of vehicles travelling in both directions passing a point in a year divided by the number of days in a year.
Acceleration Lane	An auxiliary lane used to allow vehicles to increase speed without interfering with the main traffic stream. It is often used on the departure side of intersections.
Access	The driveway by which vehicles and/or pedestrians enter and/or leave the property adjacent to a road.
ADT	Average Daily Traffic – The average 24-hour volume being the total number of vehicles travelling in both directions passing a point in a stated period divided by the stared number of days in that period.
Austroads	The Association of Australian and New Zealand road transport and traffic authorities and includes the Australian Local Government Association.
Delay	The additional travel time experiences by a vehicle or pedestrian with reference to a vase travel time (e.g. the free flow travel time).
DSG	Department of State Growth – The Tasmanian Government Department which manages the State Road Network.
GFA	Gross Floor Area
Intersection Kerb	The place at which two or more roads meet or cross. A raised border of rigid material formed at the edge of a carriageway, pavement or bridge.
km/h	Kilometres per hour
Level of Service	An index of the operational performance of traffic on a given traffic lane, carriageway or road when accommodating various traffic volumes under different combinations of operating conditions. It is usually defined in terms of the convenience of travel and safety performance.
m	Metres
Median	A strip of road, not normally intended for use by traffic, which separates carriageways for traffic in opposite directions. Usually formed by painted lines, kerbed and paved areas grassed areas, etc.
Movement	A stream of vehicles that enters from the same approach and departs from the same exit (i.e. with the same origin and destination).
Phase	The part of a signal cycle during which one or more movements receive right-of -way subject to resolution of any vehicle or pedestrian conflicts by priority rules. A phase is identified by at least one movement gaining right-of-way at the start of it and at least one movement losing right-of-way at the end of it.

Sight Distance	The distance, measured along the road over which visibility occurs between a driver and an object or between two drivers at specific heights above the carriageway in their lane of travel.
Signal Phasing	Sequential arrangement of separately controlled groups of vehicle and pedestrian movements within a signal cycle to allow all vehicle and pedestrian movements to proceed.
SISD	Safe Intersection Sight Distance – The sight distance provides sufficient distance for a driver of a vehicle on the major road to observe a vehicle on a minor road approach moving into a collision situation and to decelerate to a stop before reaching the collision point.
Speed	Distance travelled per unit time.
85th Percentile	The speed at which 85% of car drivers will travel slower and 15% will travel faster. A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian traffic demands.
Traffic-actuated Control	A control method that allows a variable sequence and variable duration of signal displays depending on vehicle and pedestrian tragic demands.
Traffic Growth Factor	A factor used to estimate the percentage annual increase in traffic volume.
Trip	A one-way vehicular movement from one point to another excluding the return journey. Therefore, a vehicle entering and leaving a land use is counted as two trips. (RTA Guide to Traffic generating Developments).
Turning Movement	The number of vehicles observed to make a particular turning movement (left or right turn, or through movement) at an intersection over a specified period.
Turning Movement Count	A traffic count at an intersection during which all turning movements are recorded.
Vehicle Actuated Traffic Signals	Traffic signals in which the phasing varies in accordance with the detected presence of vehicles on the signal approaches.
vpd	vehicles per day – The number of vehicles travelling in both directions passing a point during a day from midnight to midnight.
vph	vehicles per hour – The number of vehicles travelling in both directions passing a point during an hour.

1.7 Project Specific Glossary of Terms

CHC Circular Head Council

SSA Safe System Assessment

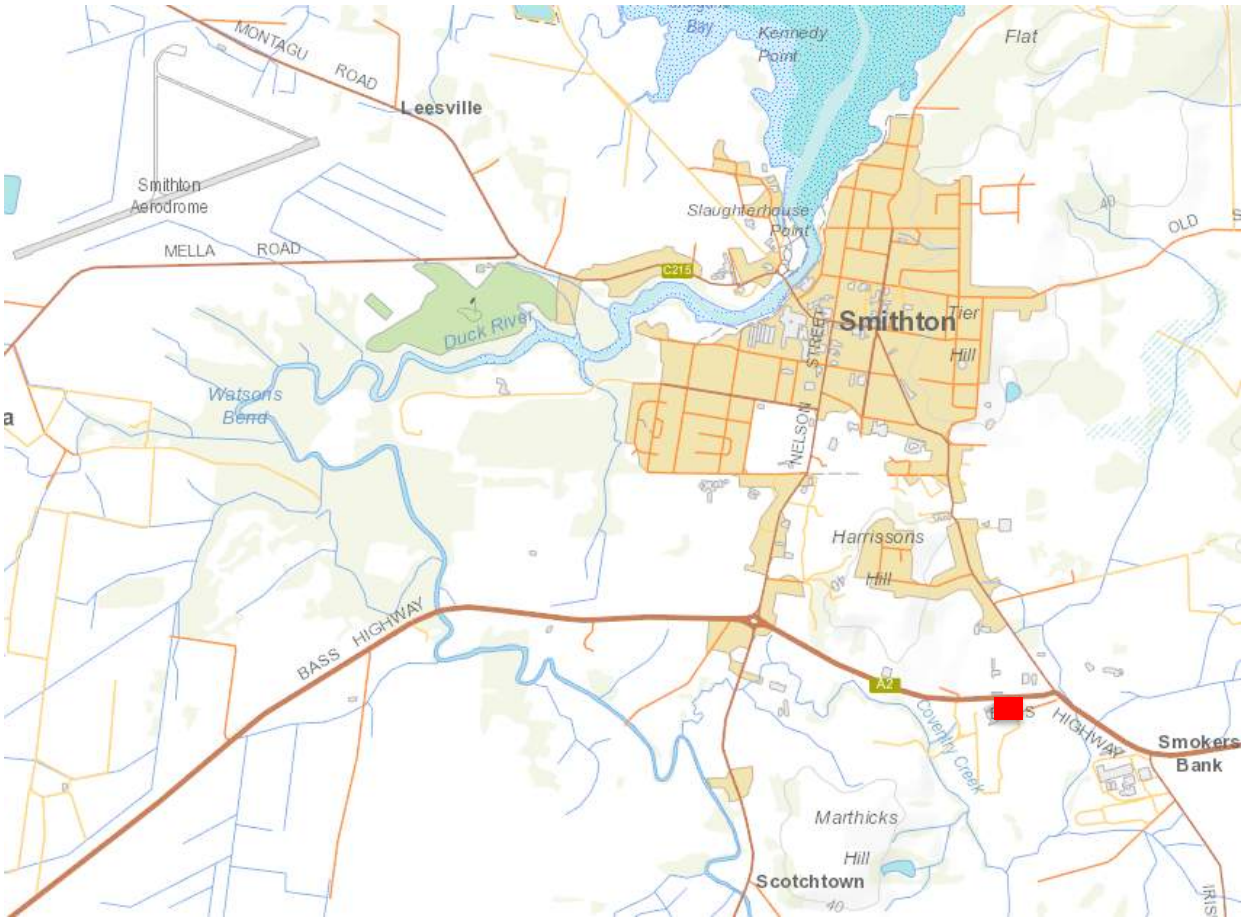
2. Site Description

The Greenham Plant operates at 4 Bacon Factory Road, Smithton and has access points with the Bass Highway where the road alignment is relatively straight, level and built to a good standard. Safe Intersection Sight Distance is available on both approaches to the property access and Bacon Factory Road junction with Bass Hwy.

The setting is rural and the posted speed limit on the Bass Highway is 80km/hr. Speed survey data from 2018 is attached in Appendix E.

The natural surface either side of the Bass Highway is level, and flat and a relatively wide & deep roadside drain exists on the South side of the highway to manage road drainage and storm water runoff from the natural surface and factory area. Storm water was observed flowing in the drain during the site inspection of the 6th April 2018. Ground conditions appear relatively soft at the proposed access site. Figures 1, 2.1, 2.2, 3.1 and 3.2 show the site location, existing and proposed and plant layout.

Figure 1 – Greenham Plant location, Smithton



Source: *The List, DPIPWE*

Figure 2.1 – Existing Greenham Plant and access points from Bass Hwy



Source: *The List, DPIPWE*

Figure 2.2 – Existing Greenham Plant access utilisation from Bass Hwy

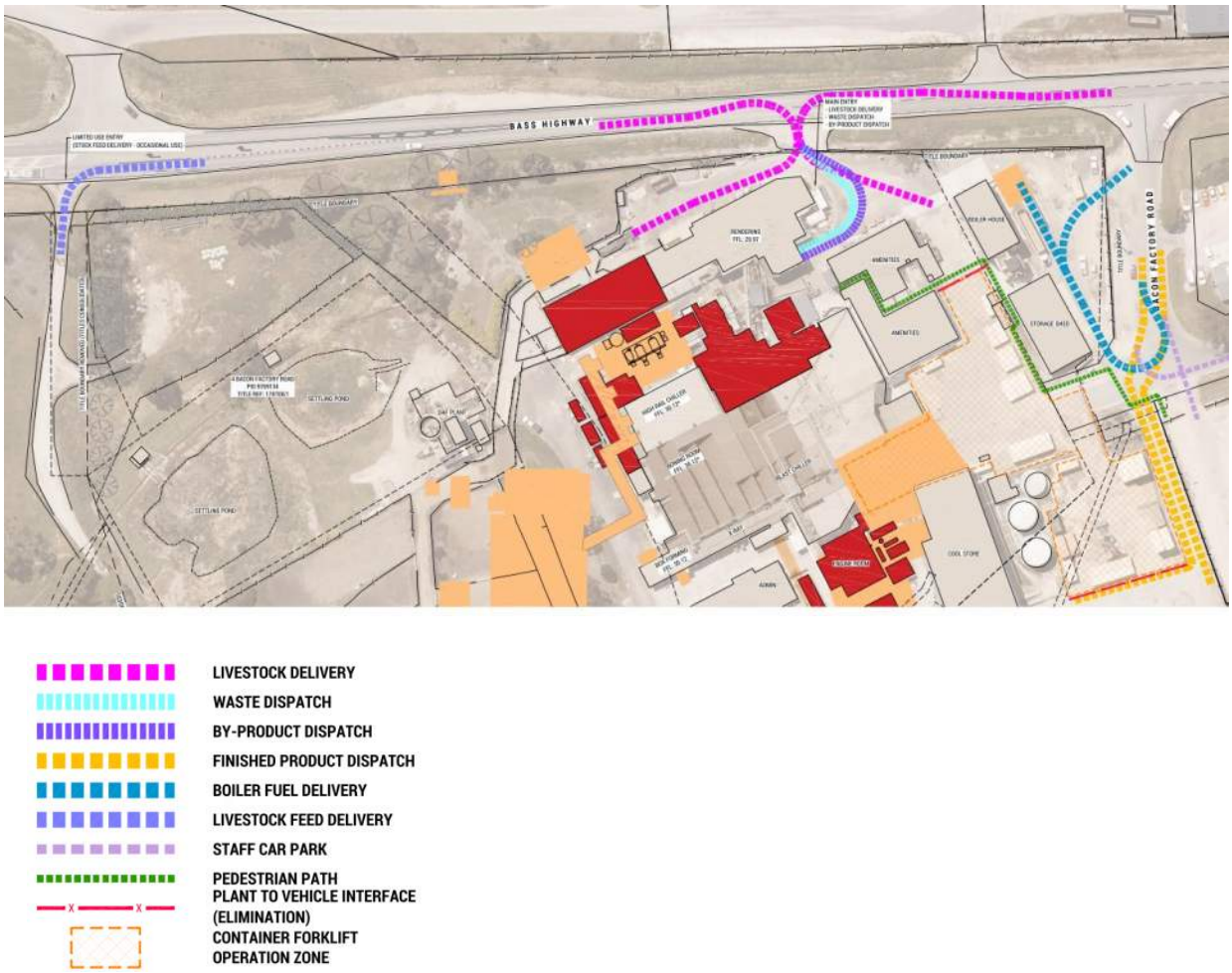
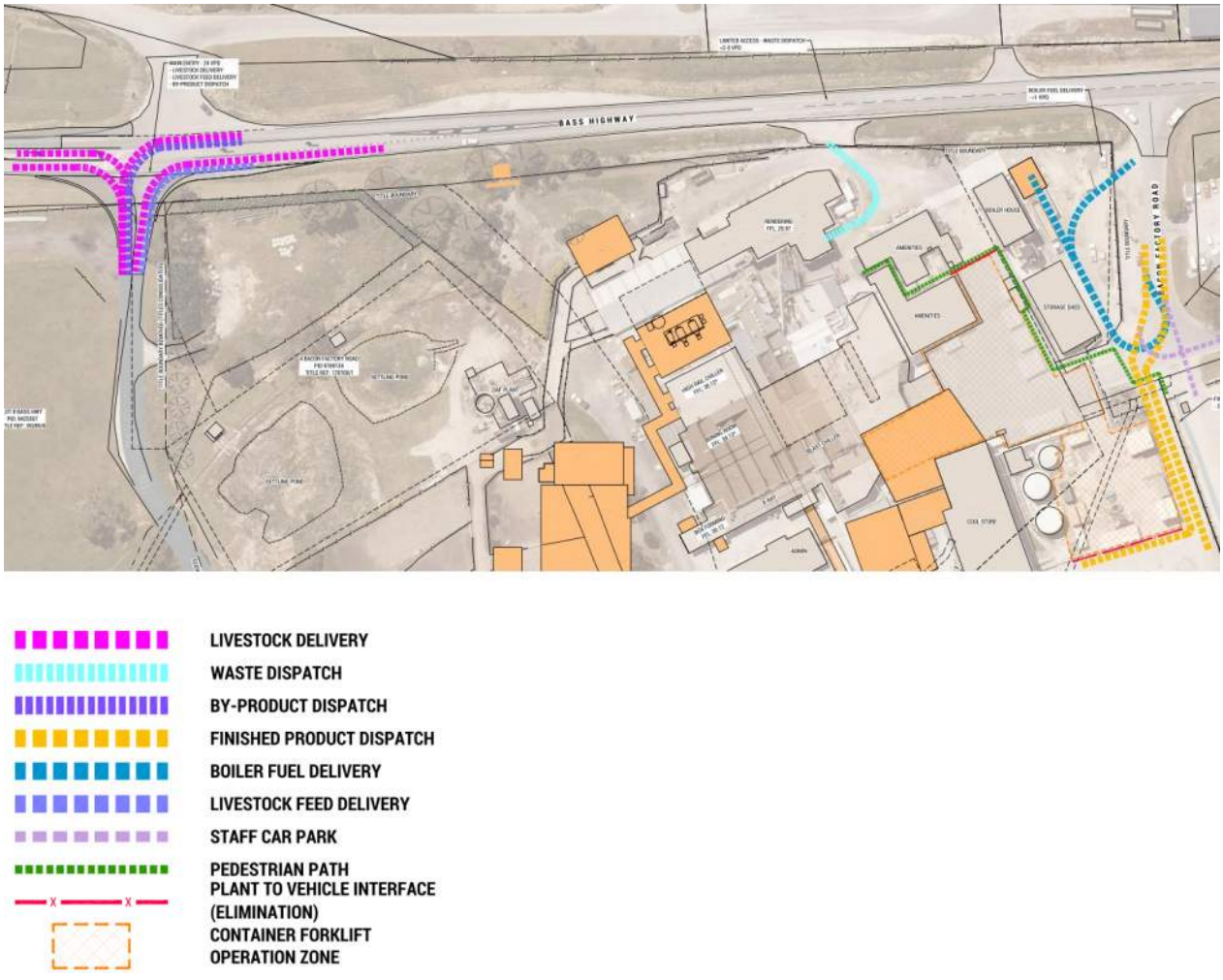


Figure 3.1 – Proposed Bass Highway access changes



Source: The List, DPIPWE

Figure 3.2 – Proposed Greenham Plant access utilisation from Bass Hwy



3. Proposal & Planning Scheme

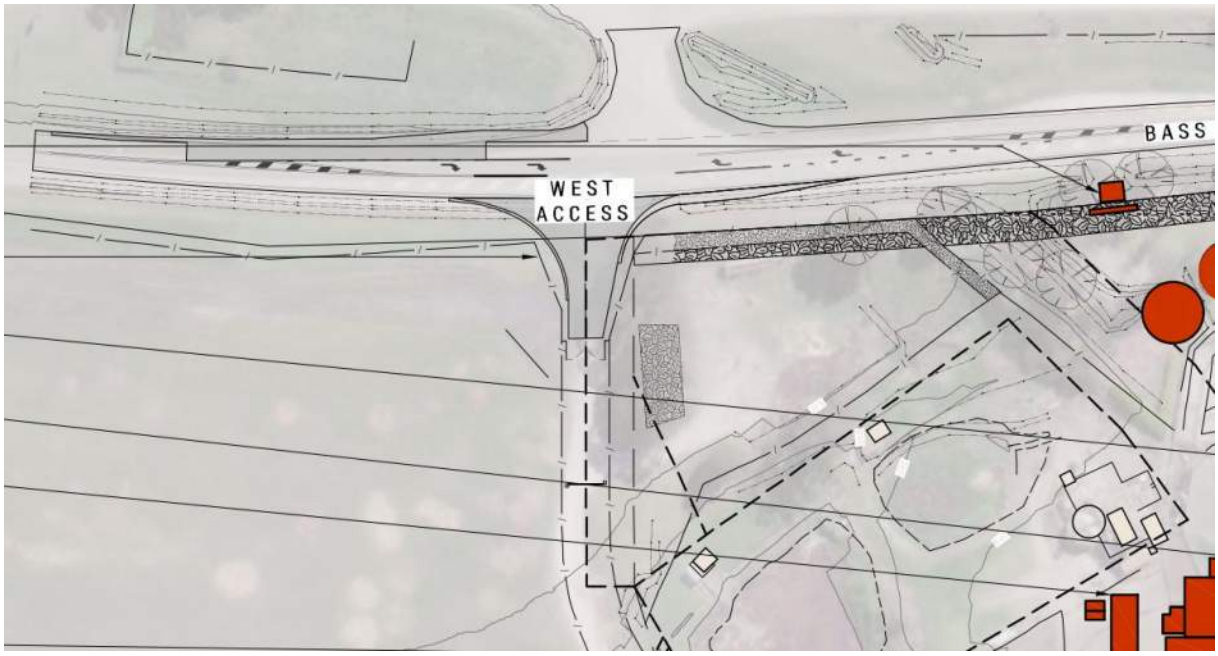
3.1 Description of Proposed Development

The proposal is to provide a better access efficiency and safety for cattle deliveries to the Greenham Plant by construction of:

- Channelised intersection opposite the Greys Mill Road on the Bass Highway for cattle deliveries, see Figure 4.1. Also see junction concept plans attached in Appendix A. Also see general arrangements plans in Appendix L and Tender Drawings in Appendix O detailing proposed junction works.

- Upgraded West access driveway including turning facilities for 6m B Doubles or 19m semitrailers, see Figure 4.2. The access is intended to cater for cattle deliveries and hide removals.
- Some new plant buildings are included to suit the changed plant access arrangements, and a new 156 space staff carpark, see Figure 4.3 plus a 30-space bicycle parking facility, see Figure 4.4. No increase in production is expected to result from the access changes. All construction traffic will use the proposed access.
- By comparison the existing access will have a very much reduced role catering for some by-product removal and plant access.

Figure 4.1 – Proposed Bass Highway access opposite Greys Mill Road



Proposed junction dimensions comply with 80 km/h design speed, see Appendix H:

- Channelised Right short turn lane - CHR(s)

- Auxiliary Left short turn lane -AUL(s)

Figure 4.2 – Proposed driveway to the covered stockyard

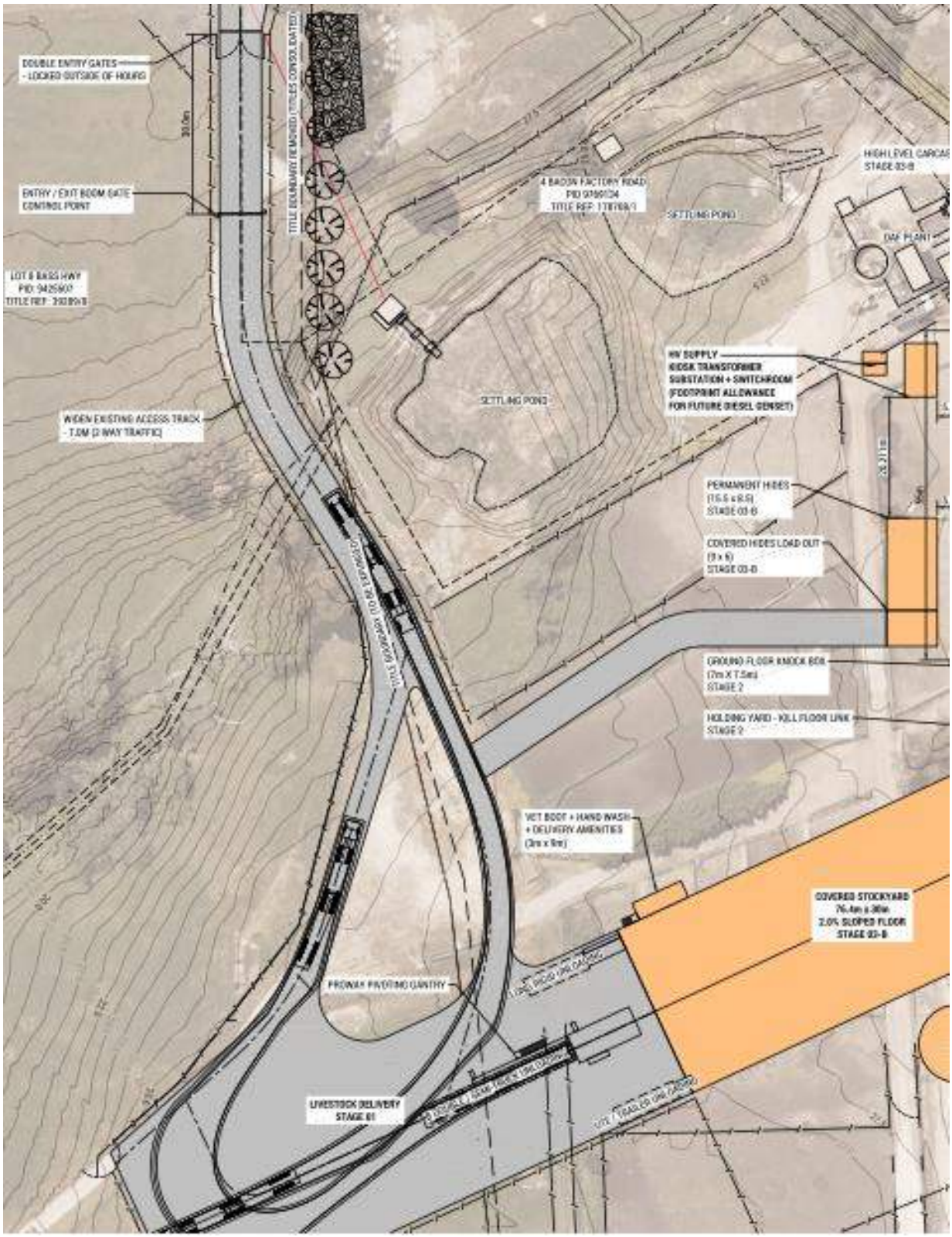


Figure 4.3 – Proposed 156 space carpark

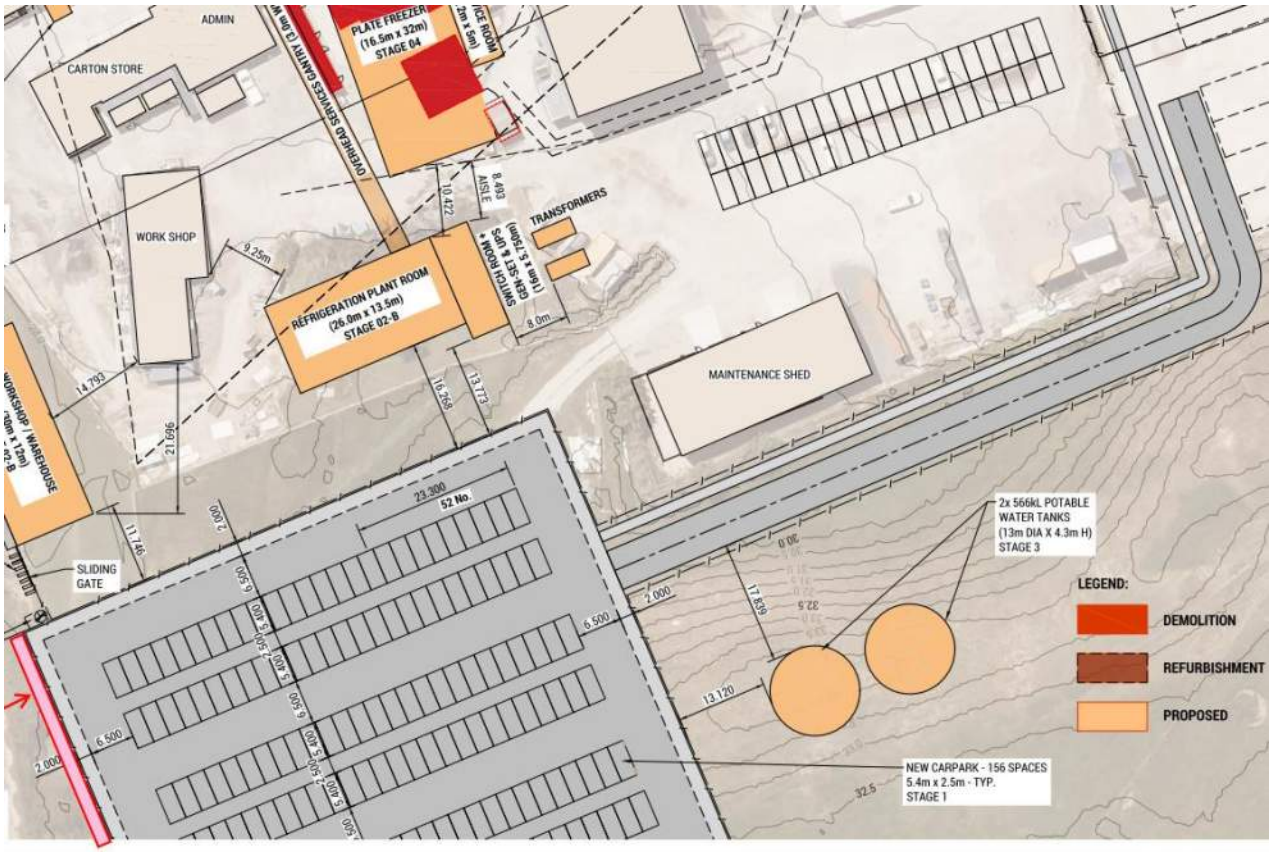
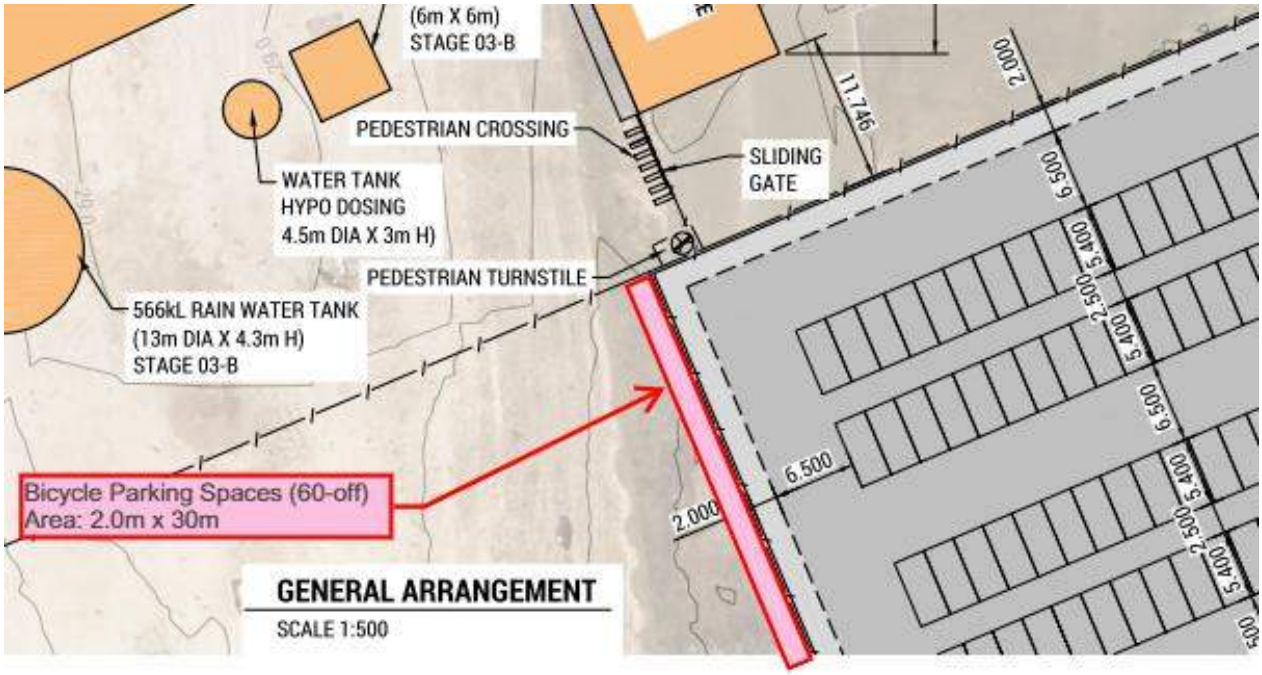


Figure 4.4 – Proposed 30 space bicycle parking & car parking space dimensions



3.2 Council Planning Scheme

The proposed development involves land currently zoned General Industrial in accordance with the Tasmanian Planning Scheme - Circular Head shown in Figure 5.

Figure 5 – Development site zoned General Industrial



Source: The List, DPIPWE

3.3 State Road Network Objectives

To ensure safe and efficient State Road operation is maintained.

The Bass Highway at Smithton is a Category 2 & Limited Access Road under the jurisdiction of the Department of State Growth (DSG).

3.4 Local Road Network Objectives

Circular Head Council's Corporate Strategic Plan 2017-2027 – Goal 6 describes Councils transport and access objectives as follows:

GOAL 6: TRANSPORT AND ACCESS

Circular Head will be a place where a safe, fit-for-purpose and sustainable transport and access network is provided and maintained for present and future community needs.

Desired Outcomes

Our transport network is multi-use, fit for purpose, and well maintained through equitable funding arrangements.

Our transport network is the product of innovative materials and methods, works undertaken at affordable best practice, partnership funding, and planning for the future.

People in our community enjoy a safe and accessible pathways network.

We investigate and respond to changing public needs through informed, evidence-based research and consultation.

4. Existing Conditions

4.1 Transport Network

The road transport system in the vicinity of the Greenham site consists of the Bass Highway which is a State Road and various Council Roads. Brittons Road connects Smithton with the Bass Highway. Commercial access roads including Greys Mill Road & Bacon Factory Road.

4.1.1 Bass Highway

Bass Highway is a Limited Access Category 2 Regional Freight Route in the State Road Hierarchy with estimated AADT of 2,400 vpd (2025). A Link map for this road is attached in Appendix B. The Speed Limit is 80km/h in the vicinity of the proposal. The Bass Highway is part of the Tasmanian 26m B Double Network, see Appendix B

The Limited Access status of the Bass Highway terminates at the Scotchtown Road roundabout 1.2km west of the existing access for cattle delivery. Limited Access licences are issued under Part IVA of the Roads and Jetties Act 1935 and subject to DSG requirements and other legislation. The proposed new access and existing access are subject to Limited Access obligations,

The Bass Hwy is constructed to a high standard and is a 2 lane 2-way road. The traffic lanes are 3.3m wide with 0.6m sealed shoulders. Delineation includes centre and edge lines, both fitted with rrpms.

4.1.2 Bass Highway / Brittons Road junction

This junction is 300m East of the existing cattle delivery access, see Figure 6.

On the Eastern approach to the junction estimated Bass Highway AADT is 4,500 vpd (2025).

Figure 6 – Bass Highway / Brittons Road junction



Source: The List, DPIPWE

4.1.3 Bass Highway / Bacon Factory Road junction

This junction is 100m east of the existing cattle delivery access. Bacon Factory Road is sealed and provides for staff access to the Greenham Plant, see Figure 7.

Figure 7 – Bass Highway / Bacon Factory Road junction



Source: Google Maps

4.1.4 Bass Highway / Greys Mill Road junction

This junction is 190m west of the existing cattle delivery access and on the opposite side of the highway. Greys Mill Road is sealed and provides access to a transport depot, cattle yards and a fuel station.

The junction provides access for B Doubles and is provided with a channelized short right lane for Highway traffic entering Greys Mill Road as can be seen in Figure 8.

Figure 8 – Bass Highway / Greys Mill Road junction



Source: The List, DPIPWE

4.1.5 Greenham Plant existing Bass Highway access

Delivery vehicles need to use the whole highway width to enter and exit the highway with 90 % of activity to and from the East and the balance to and from the West.

Delivery trucks from the East turn left into the access and continue turning left until they can reverse into the cattle unloading dock, see Figures 9 & 10 also see the blue line in Figure 11.

Figure 9 – Cattle truck arriving #1



Figure 10 – Cattle truck arriving #2



Delivery vehicles departing to the west make a left turn onto the highway that occupies the full width of the highway as indicated by the yellow line in Figure 11.

Figure 11 – Existing cattle delivery access with Bass Highway



Source: The List, DPIPWE

A midday traffic count conducted 6th April 2018 revealed an hourly traffic volume of 228 vph on the Bass Hwy with 28% of this composed of heavy commercial vehicles. A summary of

data is attached in Appendix C. One large cattle truck entered and exited the access during the count. There are 26 arrivals and departures at the existing access during a typical day.

The provision for left turn movements off and onto the highway is deficient considering the number of turn movements. Left turn delivery vehicles are currently forced to cross the highway centreline before they can turn left off or onto the highway.

The existing access is sealed and has driveable culvert endwalls.

Figure 12 – Sealed existing access.



Source: Google Maps

4.1.6 Proposed Greenham Plant access to the Bass Hwy for cattle trucks

Currently delivery vehicles need to use the whole highway at the existing access to enter the cattle unloading area.

The proposed access point is shown in Figure 13. This entrance can be designed so B Double cattle trucks do not need to cross the highway centreline when turning left on or off.

Figure 13 – Proposed cattle delivery access with Bass Highway



Source: The List, DPIPWE

4.2 Crash History

The Department of State Growth is supplied with reported crashes by Tasmania Police. The Department maintains a crash database from the crash reports which is used to monitor road safety, identify problem areas and develop improvement schemes.

The 5-year reported crash history is summarised in Figures 14 and 15.

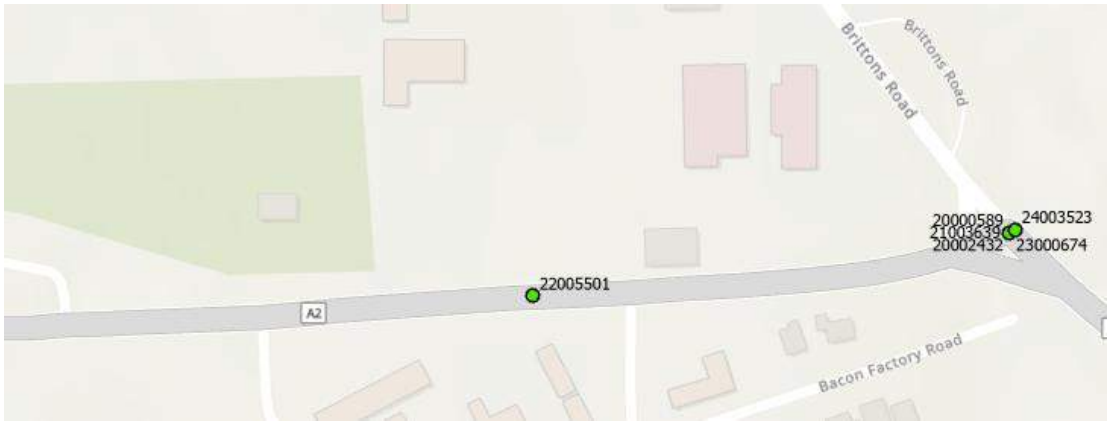
5 crashes have been recorded at the Bass Highway / Brittons Road junction however the crash history provides no evidence of a crash propensity in the vicinity of the Greenham Plant or accesses.

Figure 14 – 5 Year Crash History for Bass Highway (Greys Mill Road to Brittons Road)

Crash ID	Units	Description	Date	Time	Severity	Light	Speed Limit (km/h)	Location
50528641	LV; LV	113 - Right near	31-JAN-2020	07:45	Minor	Day	80	Bass Hwy / Brittons Rd Jcn.
50655904	LV; LV	110 - Cross traffic	17-MAY-2020	16:55	First Aid	Day	80	Bass Hwy / Brittons Rd Jcn.
51211885	LV; LV	113 - Right near	08-JUN-2021	15:50	PDO	Day	80	Bass Hwy / Brittons Rd Jcn.
51772085	LV	179 - Other straight	24-SEP-2022	19:25	Minor	Night	80	Bass Hwy
51886918	LV; LV	131 - Veh. in same lane/ left rear	02-FEB-2023	15:00	PDO	Day	80	Bass Hwy / Brittons Rd Jcn.
52415270	LV; LV	110 - Cross traffic	01-JUN-2024	17:15	Serious	Dusk	80	Bass Hwy / Brittons Rd Jcn.

LV Light Vehicle
PDO Property Damage Only

Figure 15 – Plotted crash locations from Figure 14



4.3 Services

No street lighting is provided on the Bass Hwy in the vicinity of the Greenham Plant.

Overhead power lines are close to the Bass Hwy Northern fence line, see Figure 16.

Underground services are located along the Bass Hwy Southern fence line, see Figure 17.

Figure 16 – Power poles on North side of Bass Highway



Figure 17 – Service on South side of Bass Highway



4.4 Road Safety Review

From basic road safety review of the proposed Bass Hwy access site, no issues were detected.

The existing Greenham Plant access with the Bass Highway is constrained for cattle trucks.

4.5 Austroads Safe System Assessment

Bass Highway approaches to the proposed access have been assessed in accordance with the Austroads Safe System assessment framework. This framework involves consideration of exposure, likelihood and severity to yield a risk framework score. High risk crash types and vulnerable road user crash types are assessed for each site and aggregated to provide an overall crash risk. Crash risk is considered in terms of three components:

- Exposure (is low where low numbers of through and turning traffic) i.e.1 out of 4
- Likelihood (is low where the infrastructure standard is high) i.e. 1 out of 4
- Severity (is low where the speed environment is low) i.e. 1 out of 4

The Austroads Safe System Assessment process enables the relative crash risk of an intersection or road link to be assessed. Vulnerable Road users are considered along with the most common crash types.

The crash risk score indicates how well the infrastructure satisfies the *safe system objective which for a forgiving road system where crashes do not result in death or serious injury.*

From safe system assessment the Bass Highway approaches to the proposed access have been determined to be well aligned with the safe system objective with a low crash risk score of 20 / 448. See Figure 18 and Appendix F for the assessment details.

Figure 18 – Austroads Safe System Assessment alignment between crash score and risk

<40/448	Very low risk score
(40-80)/ 448	Low risk score
(80-180)/448	Moderate to high risk score
>180/448	High risk score

4.5.1 Bass Highway/proposed access site

The proposed access and approaches are shown in Figures 19 – 24.

Figure 19 – Aerial view of the proposed Bass Highway access to the Greenham Plant



Source: The List, DPIPWE

Figure 20 – Bass Highway Eastern approach to the proposed access



Source: Google Maps

Figure 21 – Bass Highway Western approach to the proposed access



Source: Google Maps

Figure 22 – Elevation view of the proposed access site from Greys Mill Road approach.



Source: Google Maps

Figure 23 – Looking left along the Bass Highway from the proposed access



Sight distance left is 220m.

Source: Google Maps

Figure 24 – Looking right along the Bass Highway from the proposed access



Sight distance right is 220m.

Source: Google Maps

5. Traffic Generation and Assignment

This section of the report is to determine how traffic generated by the proposal is distributed within the adjacent road network now and ten years future. In this case the proposal will not change the volume or distribution of traffic on the road network.

5.1 Traffic Growth

Bass Highway compound annual traffic growth of 0.5% is assumed based om trend data, see Appendix D.

5.2 Trip Generation

No trip generation over and above current levels is forecast due to the proposal.

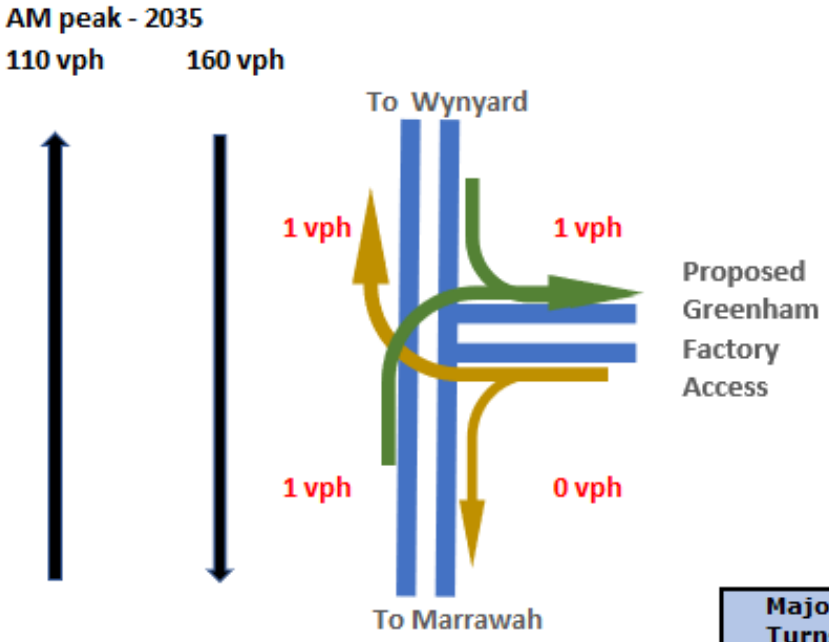
5.3 Trip Assignment

No change in origin and destination of vehicles is expected due to the proposal.

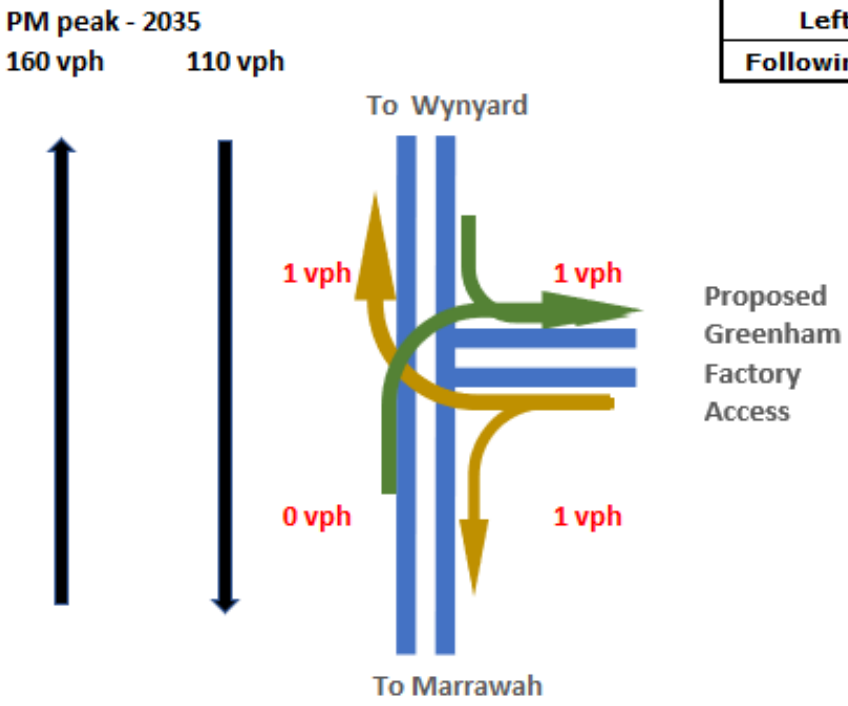
Currently 90% of traffic using the access has origin and destination East of the Greenham Plant with the balance to the West.

The current arrival rate is 26 vehicles per day with 24 per day arriving from the east west and 2 from the west. See Figure 25 for estimated traffic assignment. Most of this traffic is estimated to transfer to the proposed access.

Figure 25 – Estimated traffic assignment at proposed access 2035



Major Road Turns 2035 (vph)	Greenhams	
	AM	PM
Right to	1	0
Combined thru	271	271
Left to	1	1
Following thru	160	110



6. Traffic Impact Analysis

6.1 Proposed access standard and capacity

This section considers the proposed access in term of Austroads Standards and Guidelines.

6.1.1 Sight Distance

Sight distance situation is summarised in Figure 26.

Figure 26 – Sight Distance requirement and availability.

		Left side of access			Right side of access		
Junction	Speed	Speed	Sight Distance		Speed	Sight Distance	
Major Rd - Minor Rd	Limit	Environ.	Austroads	Available	Environ.	Austroads	Available
	(km/h)	(km/h)	SISD (m)	Left(m)	(km/h)	SISD (m)	Right(m)
Proposed Bass Hwy Access	80	90	214	220	90	214	220

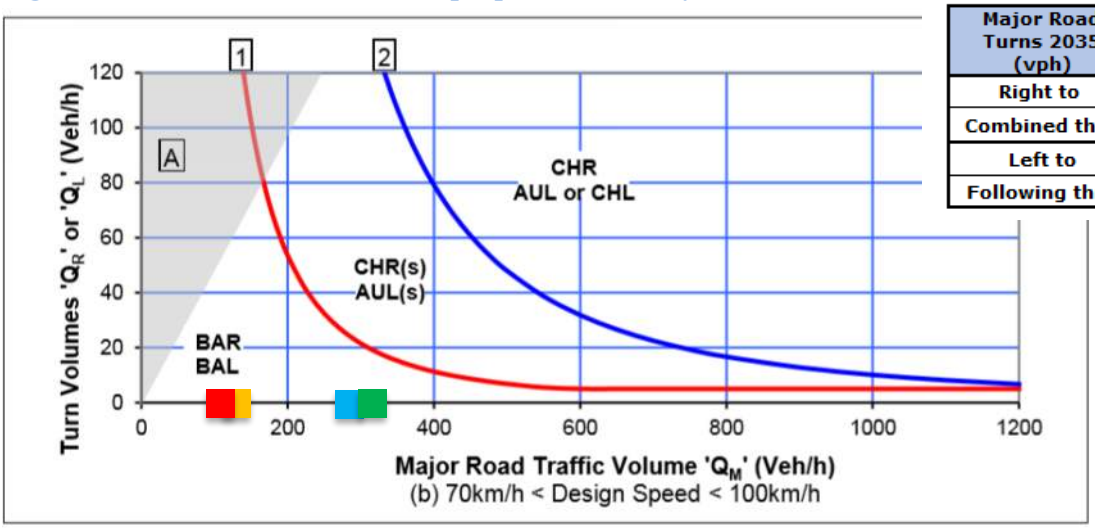
Austroads compliant

6.1.2 Junction warrants

The proposed Bass Highway access is assesssed in terms of Austroads Guidelines which take into account the standard of the road, speed limit, through & side road traffic i.e. Austroads Guide to Traffic Management Part 6: Intersections, Interchanges & Crossings – 2020.

Figure 27 shows the relevant traffic movement summaries and warrant chart.

Figure 27 – Austroads Warrant for proposed Bass Hwy access in 2035



Major Road Turns 2035 (vph)	Greenhams	
	AM	PM
Right to	1	0
Combined thru	271	271
Left to	1	1
Following thru	160	110

Source: Austroads GTM Part 6-2020

Figure 27 shows the Austroads junction layout warrant for the proposed Bass Hwy access by 2035. Technically Basic Right (BAR)and Basic Left (BAL) facilitiues are warranted.

The proposed access makes use of available road width on the Bass Highway at the Greys Mill Road junction for retrofit of CHR(s) right turn facility and AUL(S) left turn facilities.

The proposed facilities are superior in terms of traffic capacity.

6.1.3 Impact on Traffic Capacity

Formal intersection analysis using SIDRA INTERSECTION 11 software is not required as the estimated turning and through traffic volumes are low and, in a range, where LOS is high and negligibly impacted by the proposal.

The proposed junction is estimated to operate at LOS A. Austroads Level of Service descriptions are attached in Appendix G.

6.2 Impact on Traffic Safety

6.2.1 Road Safety Review

From road safety review no significant traffic hazards are apparent with the proposal which is considered a significant improvement. Use of the existing access, which is constrained for heavy vehicles, will reduce allowing safer operation.

The Bass Hwy Action Plan includes treatment of the Wynyard to Marrawah link within 10 years. The proposal would be broadly consistent with DSG objectives, see Appendix K.

6.2.2 5 Year Reported Crash History Review

The crash history provides no evidence of a crash propensity on the approaches to the proposed access.

6.2.3 Austroads Safe System Assessment

From Safe System Assessment the Bass Highway approaches to the proposed access are well aligned with the safe system objective with a crash risk score of 20/448, which is a low crash risk score.

6.2.4 Impact of proposal on Traffic Safety

From road safety review, crash history review and Safe System Assessment it is assessed that the proposed Bass Highway access i.e junction is safe for relevant road users.

6.3 Tasmanian Subdivision Guideline Considerations

Subdivision is not proposed as part of the development.

6.4 Transport Planning Considerations

The Bass Highway in the vicinity of the Greenham Factory is classified as Limited Access and subject to Limited Access obligations.

The Bass Hwy Action Plan includes treatment of the Wynyard to Marrawah link within 10 years. The proposal would be broadly consistent with DSG objectives, see Appendix K.

6.5 Proposed internal traffic management.

The proposed access will be designed to cater for B Double cattle trucks to enter unload and turn internally before re-entering the Bass Highway.

6.6 Impact on road users

6.6.1 Public Transport

The proposal benefits public transport using the Bass Highway as there would no longer be west bound delays due to turning vehicles occupying the carriageway.

6.6.2 Delivery Vehicles

The proposal provides for cattle truck deliveries by semitrailer or B Double trucks.

6.6.3 Pedestrians and Cyclists

The proposed access is within a rural setting and as such there are no footpaths or facilities for cyclists.

It is noted that there was a casualty crash involving minor injuries to a pedestrian 400m west of the proposed access in May 2017. A pedestrian was also observed heading East on the southern side of the highway during the site inspection by TCS.

It is legal for pedestrians to walk along the edge of the road, but it is not an encouraged practice for road safety reasons. It is not Department of State Growth policy to provide at grade pedestrian facilities on high-speed roads in rural areas.

6.6.4 Motorcyclists

Minimal impact.

6.6.5 Environmental

No applicable environmental impacts were identified in relation to:

- Noise, vibration or visual impact
- Community severance, pedestrian amenity
- Hazardous loads, air pollution or ecological impacts
- Heritage and Conservation

6.6.6 Street Lighting and Furniture

Street lighting is not required on the Bass Highway due to the proposal.

6.7 Department of State Growth requirements

DSG review of TIA

These reviews are required to:

- consider proposals and whether the TIA prepared satisfies DSG requirements.
- resolve any issues so the TIA can be finalised.
- enable the TIA endorsement provided by DSG to be communicated to Council as part of the Development application process.

These reviews are usually arranged by the TIA author. The email address for submissions is: Development@stategrowth.tas.gov.au

Crown landowner consent

This is to provide DSG to opportunity to check alignment of proposals with DSG objectives for the road. If the proposal aligns with DSG objectives Crown Land Consent is issued by DSG. Crown Landowner Consent is required where there is a proposed change in use of property adjacent to a state road. The website for Crown Landowner Consent is: https://www.transport.tas.gov.au/road/permits/crown_landownerconsent\

Access works permits

Developers must obtain an access works permit from DSG for proposed work within a state road reservation. Applications need to include:

- suitably design plans detailing the proposal and services affected.
- relevant design calculations for stormwater management and pavement design
- a traffic impact assessment

The website for access works permit applications is: https://www.transport.tas.gov.au/road/permits/road-access

Summary of DGS requirements

Earlier DSG was supplied a copy of this TIA to assess for acceptability. DSG advice of acceptance is attached in Appendix J.

The developer has Crown Landowner consent, see Appendix N.

Relevant land titles are shown in Appendix M.

The developer will need to apply for an Access Works Permit to undertake the required works in the State Road reservation, see Figure 4.1

7. Tas. Planning Scheme – Circular Head

7.1 Parking and Sustainable Transport Code C2

C2.5.1 Car parking numbers

Acceptable Solution A1: *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 onsite 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 onsite car parking is required; or

ii. The number of onsite 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.

Figure 28 – Existing 171 space staff parking



Number of existing on-site car parking spaces is 171 spaces (A=171)

The site, see Figure 28, currently has following car parking:

- West of Workshop: 8 spaces (to be removed by development)
- South of Office: 7 spaces (to be removed by development)
- South of Cool Store: 5 spaces (to be removed by development)
- Staff carpark: 141 spaces (41 to be removed by development)

171 spaces (71 to be removed by development)

Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 is 181 spaces (B=181)

Table C2.1 Car Parking Space Requirement for Resource Processing use is 2 spaces per 3 employees. Normal operation is with 250 staff requiring 167 car parking spaces.

However as of February2026 the maximum employees on-site is 276 accordingly 181 car parking spaces are required.

Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1 is 197 spaces (C=197)

Table C2.1 Car Parking Space Requirement for Resource Processing use is 2 spaces per 3 employees.

With full implementation of the proposal the maximum employees on-site is 295 accordingly 197 car parking spaces are required.

Number of on-site car parking spaces required is 187 (N=187)

N = A+ (C-B) = 171 + (197-181) = 187

Number of on-site car parking spaces proposed is 256:

- 100 spaces, existing staff carpark (remaining after development)
- 156 spaces, new carpark

A1 is satisfied.

C2.5.2 Bicycle parking numbers

Acceptable Solution A1: *Bicycle parking spaces must:*

(a) Be provided on the site or within 50m of the site; and
(b) Be no less than the number specified in Table C2.1.

Table C2.1 Requirement for Resource Processing is 1space per 5 employees accordingly for the proposed 295 maximum employees 59 spaces are required.

The site currently has at the East entry gate 5 spaces which are unused and will be removed.

30 parking spaces are proposed, see Figure 4.4.

A1 is not satisfied.

Performance Criteria P1: *Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to:*

(a) The likely number of users of the site and their opportunities and likely need to travel by bicycle; and
(b) The availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.

Historically existing bicycle facilities have not been used by staff. This is likely due to the following aspects of the site:

- located on the Bass Highway in a high-speed environment where there are no facilities for bicyclists on the highway.
- remoted from residential areas
- ample existing car parking is provided for staff

Accordingly, the proposed 30 spaces are sufficient for the situation.

P1 is satisfied.

C2.5.3 Motorcycle parking numbers

Acceptable Solution A1: *The number of on-site motorcycle parking spaces for all uses must:*

(a) Be no less no less than the number specified in Table C2.4. and
(b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle spaces is maintained.

Table C2.4 requires 1 space for the first 40 car spaces, plus 1 space for every additional 20 car parking spaces.

Accordingly for the required 187 car parking spaces 9 motorcycle parking spaces are required.

The site currently has 10 motorcycle parking spaces for staff that are to be retained.

A1 is satisfied.

C2.5.4 Loading Bays

Acceptable Solution A1: *A loading bay must be provided for uses with a floor area of more than 1,000m2 in a single occupancy.*

Proposed cattle access and unloading area are shown in Figures 32 and 33 respectively.

A1 is satisfied.

C2.6.1 Construction of parking areas

Acceptable Solution A1: *All parking, access ways, manoeuvring and circulation spaces must:*

(a) be constructed with a durable all-weather pavement,

(b) be drained to the public stormwater system, or contain stormwater on the site; and

(c) excluding all uses in the Rural Zone, Agricultural Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Public Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.

A sealed cattle truck access & new staff carpark are proposed. **A1 is satisfied.**

C2.6.2 Design and layout of parking areas

Acceptable Solution A1.1: *Parking, accessways, manoeuvring & 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.

- A 7m wide driveway is proposed for the cattle access
- A 6.5m wide driveway is proposed for the new carpark

Table C2.2 requirement for a minimum width of 5.5m is satisfied.

iv. *Have car parking space dimensions which satisfy Table C2.3.* The proposed 5.4m*2.5m * 90 degrees spaces do not satisfy the 2.6m width requirement, but satisfying AS 2890 Parking facilities, part 1-6.

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. Vertical clearance of not less than 2.1 metres above the parking surface.

vii. *Excluding a single dwelling, be delineated by line marking or clear physical means.*

(b) Comply with Australian Standard AS 2890 Parking facilities, Parts 1-6

Compliant cattle truck loading area to be provided, **A1.1 is satisfied**.

Acceptable Solution A1.2

Parking spaces provided for use by persons with a disability must satisfy the following:

(a) Be located as close as practical to the main entry point to the building. Satisfied.

(b) be incorporated into the overall car park design. Satisfied.

(c) be designed and constructed in accordance with Australian/ New Zealand Standard AS/NZS 2890.6-2009 Parking facilities - Off-street parking for people with disabilities.

No changes to accessible parking are required. **A1.2 is not applicable**.

C2.6.3 Number of accesses for vehicles

Acceptable Solution A1

The number of accesses provided for each frontage must:

(a) be no more that 1; or

(b) no more than the existing number of accesses whichever is greater.

The proposal involves two two-way accesses with the existing access for waste dispatch and the new access for livestock delivery. **A1 is not satisfied.**

Performance Criteria P1

The number of accesses for each frontage must be minimised, having regard to:

(a) any loss of on-street parking

(b) pedestrian safety and amenity

(c) traffic safety

(d) residential amenity on adjoining land

(e) the impact on the streetscape.

The proposal:

- does not cause a loss of on-street parking.
- reinforces the proposed use of the land.
- does not expose road users including pedestrians to traffic safety or amenity issues.
- from Safe System Assessment the Bass Highway in the vicinity of the proposed access is considered safe and a low crash risk. The speed Limit on the Bass Highway is 80km/h in recognition of the property access density.
- has no residential amenity issues arising due to adjoining property.
- Has no detrimental impact on streetscape.

The Bass Highway is a Declared Limited Access Road, and the proposal involves a new two-way access to the Greenham Plant. From intersection analysis perspective there are no traffic capacity or safety issue with the proposal, see Section 6. Bass Highway traffic would not be delayed by the proposal as entering traffic must pick suitable gaps to enter the highway.

The combination of the proposed access with the existing Greys Mill Road junction makes efficient use of available roadway and space to provide a high standard access better that the existing access arrangement.

The existing access would revert to functioning as a very minor access by comparison providing for minor plant access and by products removal.

Accordingly, the proposal is considered safe and efficient, and the proposal should be supported.

P1 is satisfied.

C2.6.5 Pedestrian access

Acceptable Solution A1.1
Applies to uses that require 10 or more car parking space must:

(a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by:

i. *a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or*
ii. *protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and*

(b) be signed & line marked at points where pedestrians cross access ways or parking aisles.
Compliant provisions for pedestrians (employees) will be made in the vicinity of the proposed cattle unloading area and the new staff carpark. **A1.1 is satisfied.**

A1.2*: In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a minimum width of 1.5m and a gradient not exceeding 1 in 14 is required from those spaces to the main entry point to the building.*

A1.2 is not applicable.

Code C2.6.6 Loading Bays

Acceptable solution A1: *The area and dimensions of loading bays and access way areas must be designed in accordance with AS2890.2 – 2002, Parking Facilities, Part2: Parking facilities -Off Street commercial vehicle facilities, for the type of vehicles likely to use the site.*

A compliant facility is proposed, see Figures 32 & 33.
A1 is satisfied.

Acceptable solution A2: *The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with AS2890.2-2002, Parking Facilities, Part2: Parking Facilities -Off Street commercial vehicle facilities.*

A compliant facility is proposed for 26m B Double cattle trucks, see Figures 32 & turning template check in Figure 33.

A2 is satisfied.

7.2 Road and Railway Assets Code C3

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction.

Acceptable Solution A1.1 *– For a category 1 road or a limited access road, vehicular traffic to and from the site will not require:*

(a) A new junction
(b) A new vehicle crossing.
(c) A new level crossing.

A1.1 is not satisfied as a new two-way access is proposed to the Bass Highway in addition to the existing two-way access where the Bass Hwy is a Limited Access Road.

Performance Criteria P1: *Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:*

(a) any increase in traffic caused by the use.
(b) the nature of the traffic generated by the use.
(c) the nature of the road.
(d) the speed limit and traffic flow of the road.
(e) any alternative access to a road.
(f) the need for the use.
(g) any traffic impact assessment; and
(h) any advice received from the rail or road authority.

(a) There is no change in AADT, the proposal involves an additional access only.

(b) The proposed access will serve heavy vehicles (cattle delivery trucks) with the existing access catering for smaller commercial and light vehicles.

(c) Bass Hwy is of suitable standard to cater for the proposal, see Section 6.

(d) The Bass Highway has a speed limit of 80km/h with estimated AADT of 2,500vpd (2035). The road can easily cope with the traffic associated with the proposal.

(e) The proposal is considered a very safe and efficient access option and provides a high access standard for cattle trucks.

(f) The use is consistent with the Land Use zoning for the area.

(g) This TIA finds no reason to disallow the proposal due to traffic impacts. The proposed is considered a safer and more efficient standard of access than existing.

(h) DSG has indicated that the proposal would be considered.

In summary there are no traffic safety or capacity issues due to the proposal. **P1 is satisfied.**

Acceptable Solution A1.2 *– For a road, excluding a Category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority.*

A1.2 is likely to be satisfied though no written consent has been issued by the road authority (DSG) at this stage. This TIA has been prepared to assist DSG in considering the proposal.

Acceptable Solution A1.3 *– For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority.*

Not applicable as no rail network is involved.

Acceptable solution A1.4:
Vehicular traffic to and from the site, using and existing vehicle crossing or private level crossing will not increase by more than:

(a) The amounts in Table C3.1
(b) Allowed by a licence issued under Part IVA of the Roads and Jetties Act 1935 in respect to a limited access road; and

The proposal involves an additional two-way access to a Limited Access Road, so although the proposal results in a new higher access standard, Table C3.1 is not satisfied.

Performance Criteria P1: *Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to:*

(a) any increase in traffic caused by the use.
(b) the nature of the traffic generated by the use.
(c) the nature of the road.
(d) the speed limit and traffic flow of the road.
(e) any alternative access to a road.
(f) the need for the use.
(g) any traffic impact assessment; and
(h) any advice received from the rail or road authority.

(a) The net increase in traffic due to the proposal is 0 vpd. Superior proposed right turn and left turn facilities are proposed that significantly improve traffic safety and transport efficiency.
(b) The nature of the traffic generated by the proposed use will be 100% commercial vehicles.
(c) Bass Highway and the proposed driveway are of suitable standard to cope with projected traffic activity in 2035, see Section 6.
(d) Bass Highway has a speed limit of 80km/h considered suitable for the situation.

(e) Alternative access options are considered less safe and efficient.

(f) The use is consistent with the Land Use zoning for the area.

(g) This TIA finds no reason to disallow the proposal due to traffic impacts.

(h) DSG has advised that a proposal consistent with the concept assessed in this TIA would be considered by DSG.

In summary there are no traffic safety or capacity issues due to the proposal. Crown Landowner consent has been issued for the proposed access arrangements, see Appendix N.

P1 is satisfied

A1.5: Vehicular traffic must be able to enter and leave a major road in a forward direction.
A1.5 is satisfied.

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area - Not applicable.

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area - Not applicable.

8. Recommendations and Conclusions

This traffic impact assessment has been prepared to assess the proposed Bass Highway access relocation at the Greenham Plant, Smithton.

The proposal will not change traffic generation at the Greenham Plant.

The assessment has reviewed traffic activity at the site, existing road conditions, road safety, crash history, Austroads junction warrants and Tasmanian Planning Scheme – Circular Head requirements.

There are no traffic capacity issues with the proposed junction as turning and through traffic volumes estimated for 2035 are low. The junction is estimated to operate at LOS A.

Estimated Bass Highway AADT in the vicinity of the Greenham Plant by 2035 is 2,500vpd within an 80km/h speed limit. Crash history is minimal in the vicinity of the development and its approaches. From traffic safety review no issues were identified and from Austroads Safe System Assessment, crash risk is assessed as low.

The proposed Bass Highway junction layout complies with CHR(s) and AUL(s) dimensions for right and left turn facilities within an 80km/h speed limit. The proposed access provides safer and more efficient access to the Greenham Plant than the existing access for cattle trucks. Accordingly, the proposal is considered to provide a high standard of highway access and optimises the development potential of the site.

It is considered that the proposal would complement works planned on the Bass Highway in the vicinity of the Brittons Road junction as part of the DSG Bass Highway Action Plan, see Appendix K.

Crown Landowner consent for the proposed Bass Highway access arrangements has been issued, see Appendix N. The developer will need to apply for an Access Works Permit to undertake the required works in the State Road reservation, see Figure 4.

Evidence is provided to demonstrate the proposal complies with the Tasmanian Planning Scheme – Circular Head Car Parking & Sustainable Transport Code C2 and Road & Railway Assets Code C3.

Recommendations

Obtain DSG approvals:

- *Access Works Permit for all proposed works in the Bass Hwy Road Reserve.*

Construct the proposed Bass Highway junction with:

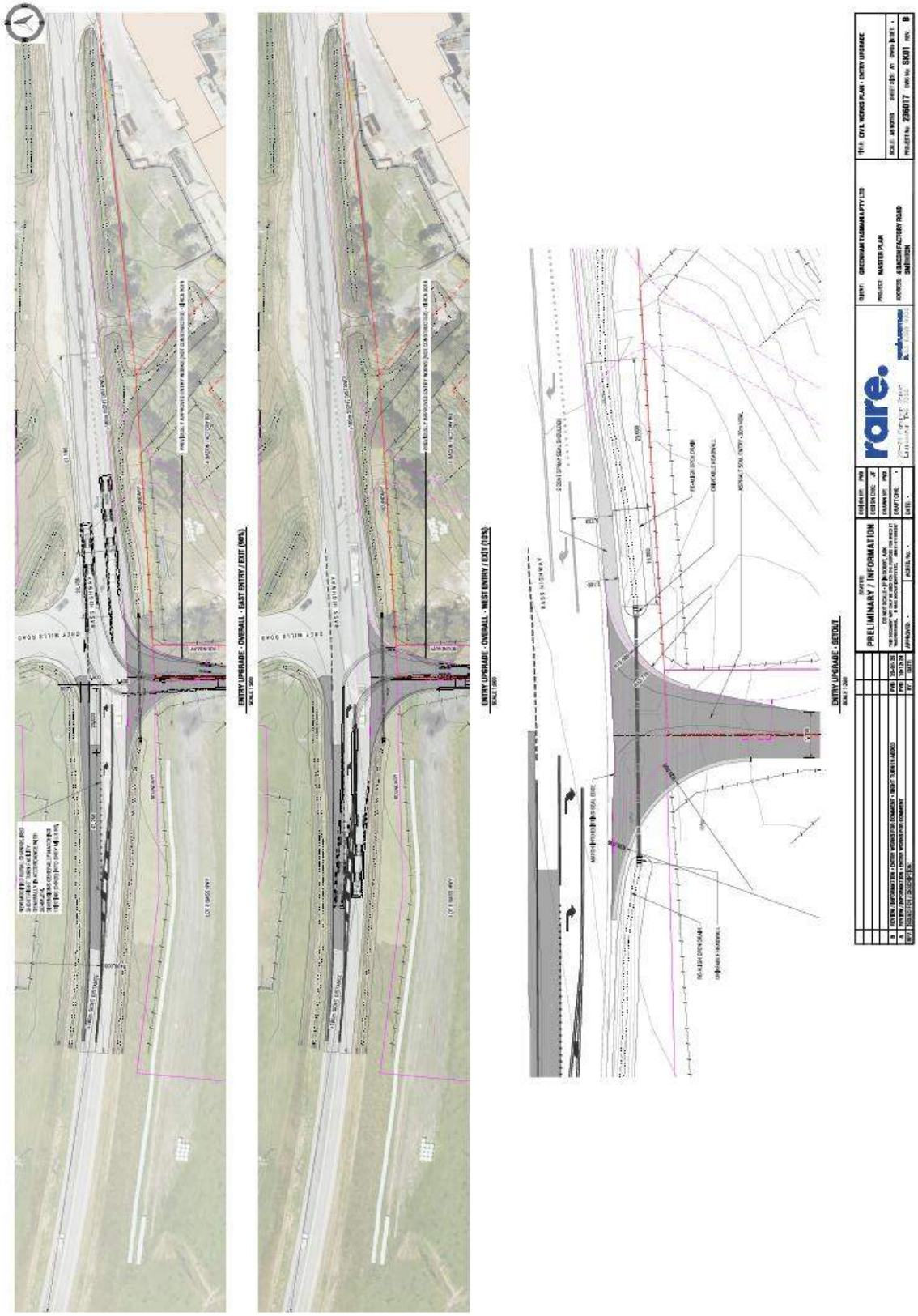
- *Minimum side road width of 8m.*
- *Driveable culvert endwalls Type 1, see Appendix I*
- *Australian Standard junction line marking and signs.*

Earlier DSG confirmation of acceptability of this TIA is attached in Appendix J.

It is concluded that the proposal should operate safely and efficiently provided the above recommendations are implemented. Based on the findings of this report the proposal is supported on traffic grounds.

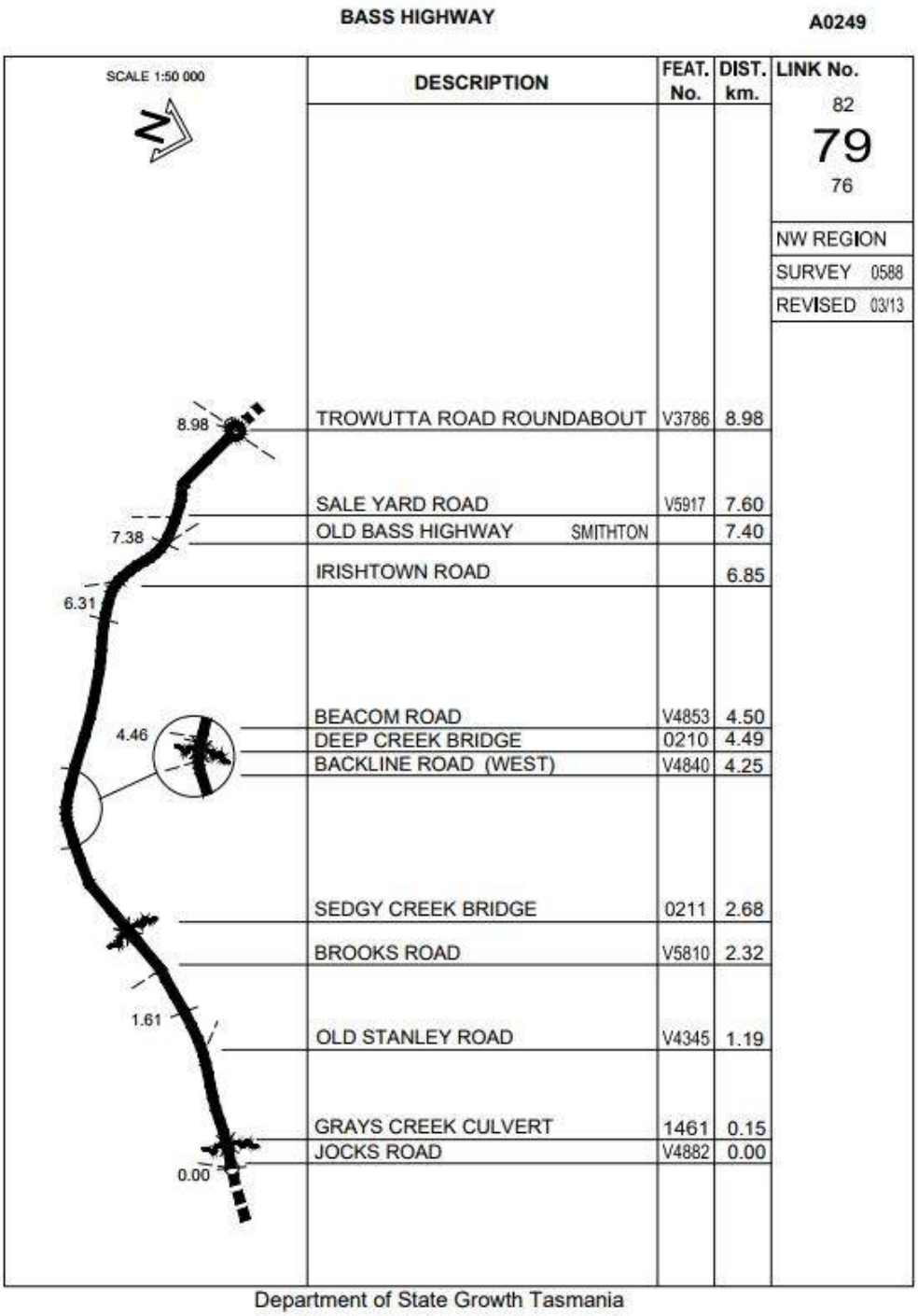
Appendices

Appendix A – Proposed junction Concept



Appendix B – State Road Network

Bass Highway Link Map

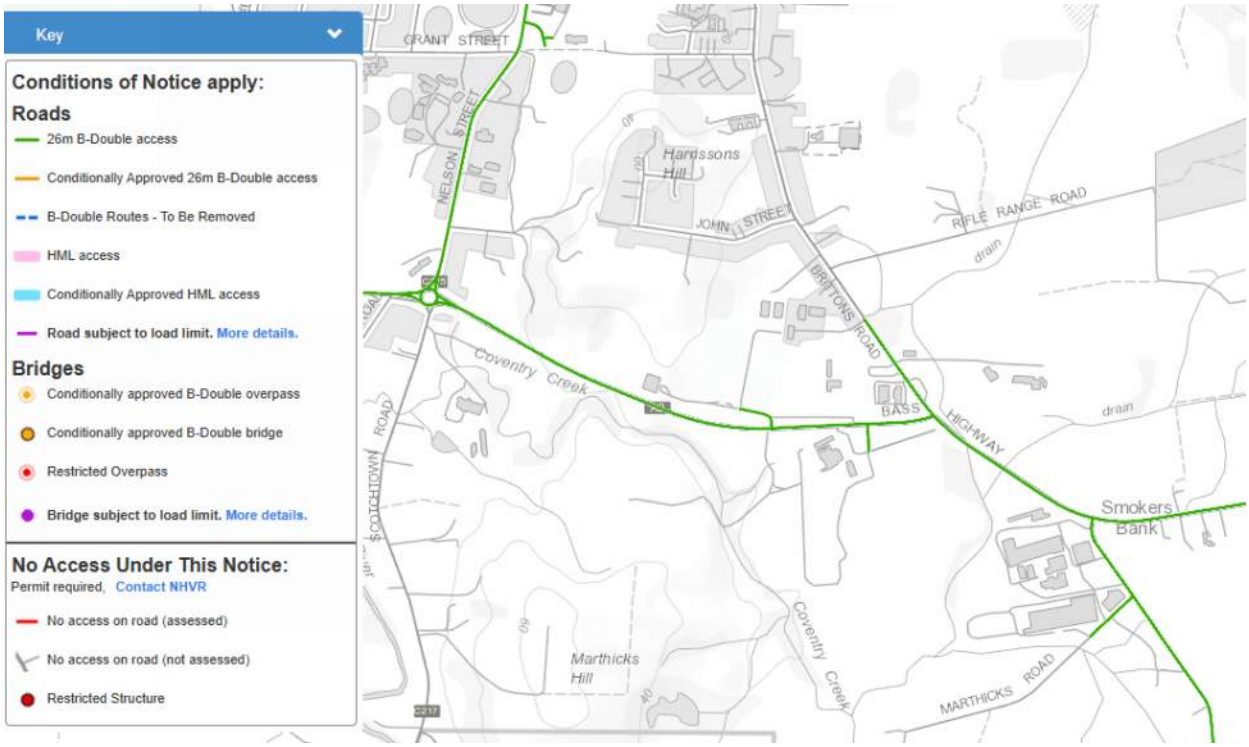


Department of State Growth Tasmania

Bass Highway Limited Access



Tas 26m B Double Network



Appendix C – Traffic survey6th April 2018

Bass Highway / Existing access

12:20 - 13:20

	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Vehicle Total	0	0	0	0	91	0	0	0	1	0	135	1	228
Factor	0.00	0.00	0.00	0.00	0.76	0.00	0.00	0.00	0.08	0.00	0.75	0.08	0.79
Approach Factor	0.00			0.76			0.08			0.76			

Peak Hour Vehicle Summary

Vehicle	SouthBound			Westbound			Northbound			Eastbound			Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Car	0	0	0	0	65	0	0	0	0	0	100	0	165
Truck	0	0	0	0	26	0	0	0	1	0	35	1	63
Bicycle	0	0	0	0	0	0	0	0	0	0	0	0	0

Peak Hour Pedestrians

	NE			NW			SW			SE			Total
	Left	Right	Total	Left	Right	Total	Left	Right	Total	Left	Right	Total	
Pedestrians	0	0	0	0	0	0	0	1	1	0	0	0	1

Appendix D – Traffic Growth Trend

Bass Highway West of Greenham Factory

A0249890

- Bass Highway 437m E Of Trowutta Rd Roundabout
City: Smithton
Route number: A0249

Site Data

80 km/h

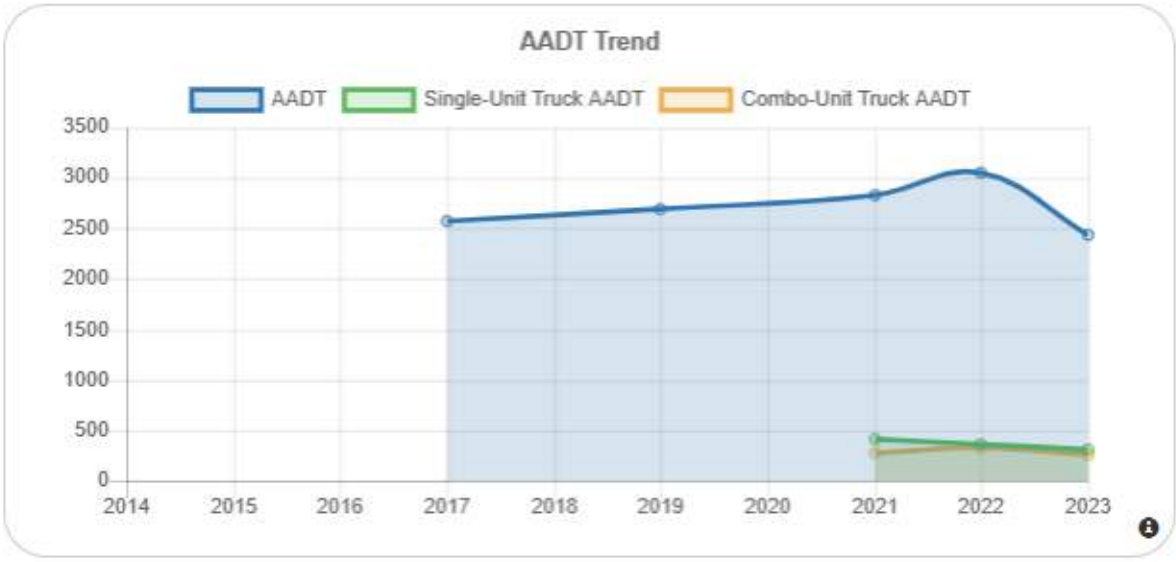


Traffic Statistics by Channel

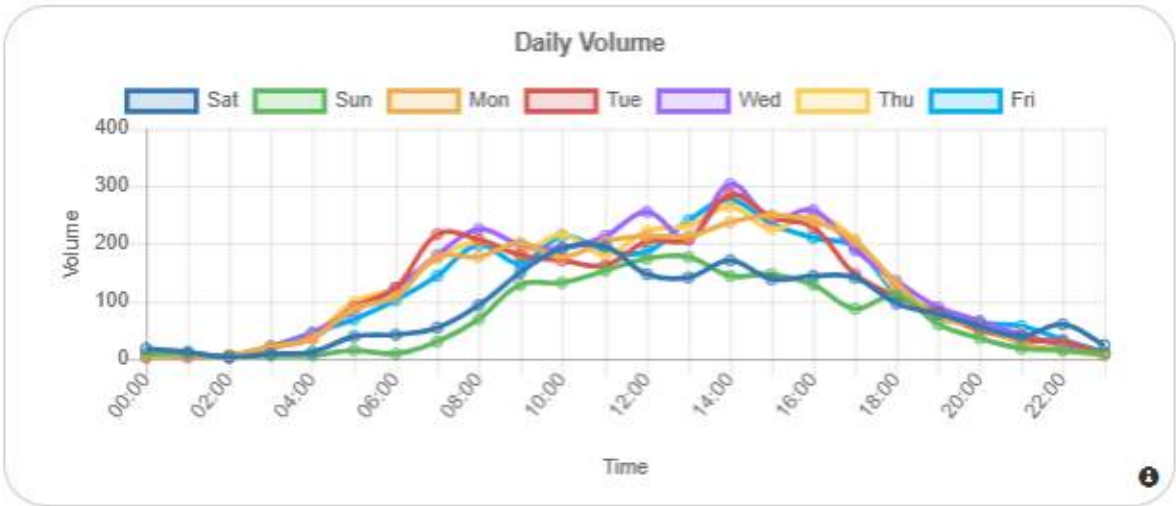
Channel	Weekday average total traffic	7-day average traffic	Weekly traffic total
Total	0	0	0

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
AADT	-	-	-	2,581	-	2,690	-	2,825	3,051	**2,437**
% HV	-	-	-	26.9%	-	20.9%	-	24.3%	22.2%	**23.5%**


AADT Trend
AADT
Single-Unit Truck AADT
Combo-Unit Truck AADT
3500
3000
2500
2000
1500
1000
500
0
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023


Monthly average daily total
2021
2022
2023
2024
Monthly average daily total
3000
2000
1000
0
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec


Daily Volume
Sat
Sun
Mon
Tue
Wed
Thu
Fri
Volume
400
300
200
100
0
00:00
02:00
04:00
06:00
08:00
10:00
12:00
14:00
16:00
18:00
20:00
22:00
Time

Bass Highway West of Greenham Factory

A0249880

- Bass Highway 234m W Of Irishtown Rd
City: Smithton
Route number: A0249

Site Data

80 km/h

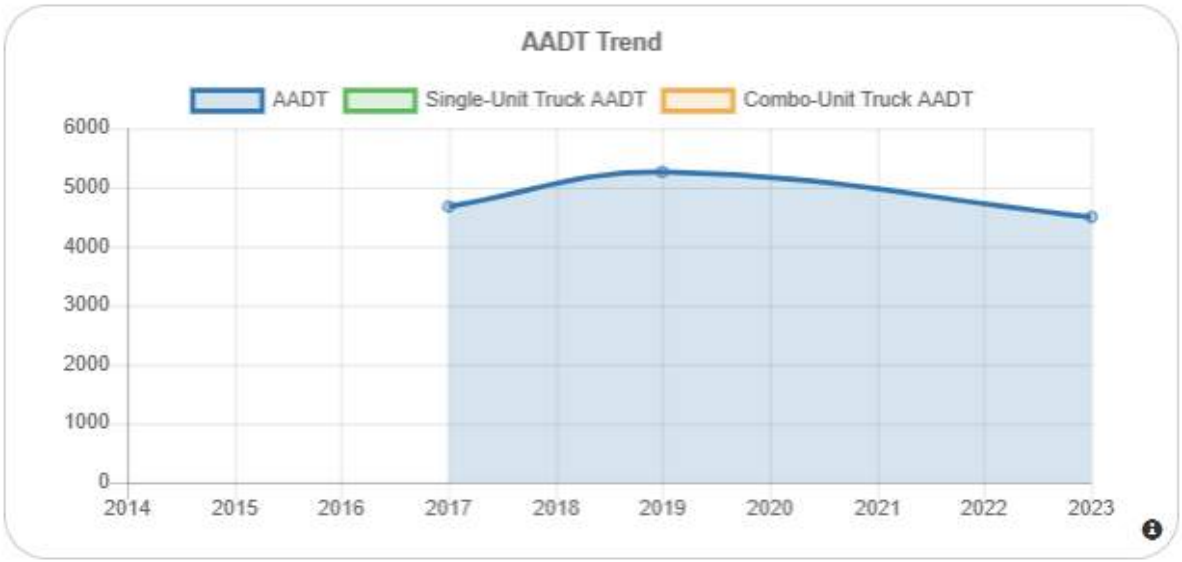


Traffic Statistics by Direction

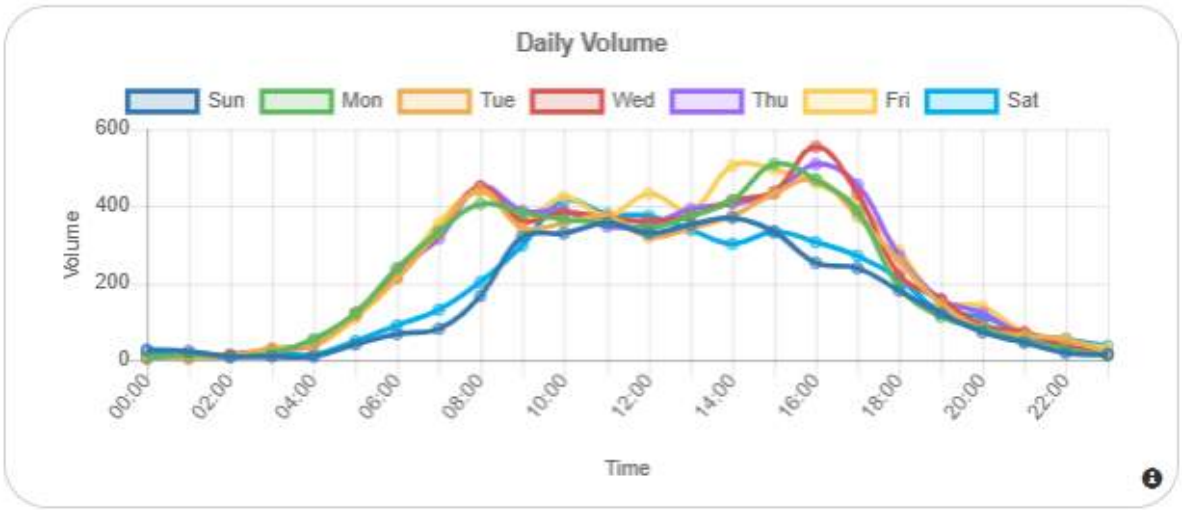
Direction	Weekday average total traffic	7-day average traffic	Weekly traffic total
East	2,719	2,614	15,682
West	2,743	2,632	15,791
Total	5,462	5,246	31,473

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
AADT	-	-	-	4,674	-	5,254	-	-	-	4,500
% HV	-	-	-	16.4%	-	13.9%	-	-	-	-


AADT Trend
AADT
Single-Unit Truck AADT
Combo-Unit Truck AADT
6000
5000
4000
3000
2000
1000
0
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023


Monthly average daily total
2017
2019
2023
Monthly average daily total
6000
4000
2000
0
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec


Daily Volume
Sun
Mon
Tue
Wed
Thu
Fri
Sat
Volume
600
400
200
0
00:00
02:00
04:00
06:00
08:00
10:00
12:00
14:00
16:00
18:00
20:00
22:00
Time

Traffic Volume Report

SITE	a0249890
DESCRIPTION	437m E of Trowutta Rd Smithton L79 Ch 8.54 G06

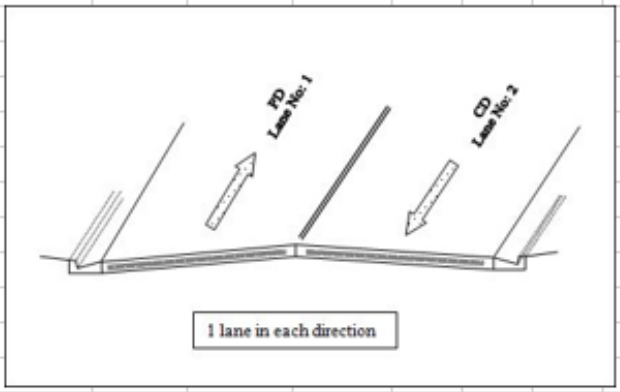
LATEST DATA

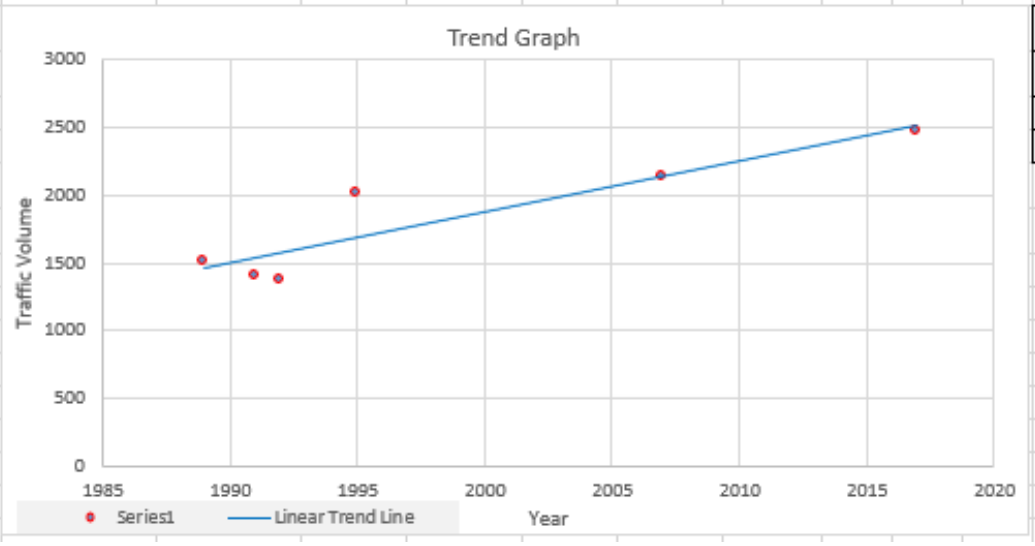
Road Name	UTS Name	Start Link	Start Chng	End Link	End Chng	UTS Lnth	YEAR	AADT	% HV
Bass HWY	To Trowutta Rd	79	79	7.4	8.98	1.58	2017	2478	28.1

SEASONAL FACTORS

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
G06*	0.887	0.891	0.891	0.981	1.103	1.155	1.17	1.14	1.06	1.02	0.94	0.91

Year	AADT
1989	1512
1991	1408
1992	1364
1995	2020
2007	2132
2017	2478





CAGR (using measured): 1.8%

Covariance Coefficient R²: 0.83

Latest Year: 2017

Warning: Linear R² < 0.9

Appendix E – Bass Highway Speed Profiles

East Bound

Class Speed Matrix

ClassMatrix-423

Site:	A0249890.1.2WE
Description:	**Bass Hwy|Smithton|437m E Of Trowutta Rd Roundabout <80>**
Filter time:	**17:00 Tuesday, 28 March 2017 => 17:00 Tuesday, 4 April 2017**
Scheme:	Vehicle classification (AustRoads94)
Filter:	Cls(1-12) Dir(E) Sp(10,160) Headway(>0) Span(0 - 100) Lane(0-16)

km/h	SV 1	SVT 2	TB2 3	TB3 4	T4 5	ART3 6	ART4 7	ART5 8	ART6 9	BD 10	DRT 11	TRT 12	Total	
10- 20	9	.	.	.	.	.	.	.	.	.	.	.	9	0.1%
20- 30	3	.	1	.	.	.	.	.	.	.	.	.	4	0.0%
30- 40	10	4	3	4	.	.	.	.	.	.	.	.	21	0.2%
40- 50	49	4	12	13	2	.	4	2	19	74	.	.	179	1.8%
50- 60	244	33	68	60	2	2	9	9	173	171	4	.	775	7.8%
60- 70	932	77	192	93	7	9	25	37	205	28	1	.	1606	16.1%
70- 80	3035	97	356	112	8	11	32	56	185	25	2	.	3919	39.2%
80- 90	2417	44	258	36	2	8	8	13	33	5	.	.	2824	28.2%
90-100	468	8	68	10	.	1	1	.	.	.	.	.	556	5.6%
100-110	65	1	10	1	.	.	.	.	.	.	.	.	77	0.8%
110-120	15	.	2	.	.	.	.	.	.	.	.	.	17	0.2%
120-130	4	.	.	.	.	.	.	.	.	.	.	.	4	0.0%
130-140	5	.	.	.	.	.	.	.	.	.	.	.	5	0.1%
140-150	2	.	.	.	.	.	.	.	.	.	.	.	2	0.0%
150-160	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
Total	7258	268	970	329	21	31	79	117	615	303	7	0	9998	
	72.6%	2.7%	9.7%	3.3%	0.2%	0.3%	0.8%	1.2%	6.2%	3.0%	0.1%	0.0%		

West Bound

Class Speed Matrix

ClassMatrix-422

Site:	A0249890.1.2WE
Description:	**Bass Hwy|Smithton|437m E Of Trowutta Rd Roundabout <80>**
Filter time:	**17:00 Tuesday, 28 March 2017 => 17:00 Tuesday, 4 April 2017**
Scheme:	Vehicle classification (AustRoads94)
Filter:	Cls(1-12) Dir(W) Sp(10,160) Headway(>0) Span(0 - 100) Lane(0-16)

	Class								
BD km/h	DRT	SV TRT 1	SVT 2	TB2 3	TB3 4	T4 5	ART3 6	ART4 7	ART5 8	ART6 9
10	11	12	Total							
10- 20		1	.	1	.	.	.	.	.	.
.	.	.	2	0.0%						
20- 30		4	.	.	.	.	.	.	.	.
.	.	.	4	0.0%						
30- 40		13	1	3	4	.	.	.	.	.
.	.	.	21	0.2%						
40- 50		12	4	5	2	.	1	.	1	3
1	.	.	29	0.3%						
50- 60		71	7	12	7	2	.	4	4	38
7	.	.	152	1.7%						
60- 70		319	25	72	71	1	2	11	18	176
38	2	.	735	8.3%						
70- 80		1712	55	312	152	6	10	32	41	244
114	6	1	2685	30.3%						
80- 90		2732	85	500	91	4	13	35	47	169
62	1	.	3739	42.2%						
90-100		921	31	182	16	.	6	8	8	27
6	.	.	1205	13.6%						
100-110		187	1	36	1	.	1	2	.	2
.	.	.	230	2.6%						
110-120		31	.	3	.	.	.	.	.	.
.	.	.	34	0.4%						
120-130		11	.	.	.	.	.	.	.	.
.	.	.	11	0.1%						
130-140		1	.	.	.	.	.	.	.	.
.	.	.	1	0.0%						
140-150		2	.	.	.	.	.	.	.	.
.	.	.	2	0.0%						
150-160		.	.	.	.	.	.	.	.	.
.	.	.	0	0.0%						
Total		6017	209	1126	344	13	33	92	119	659
228	9	1	8850							
		68.0%	2.4%	12.7%	3.9%	0.1%	0.4%	1.0%	1.3%	7.4%
2.6%	0.1%	0.0%								

Appendix F – Safe System Assessment

Safe System Assessment **Bass Hwy approaches to proposed Greenhams access**

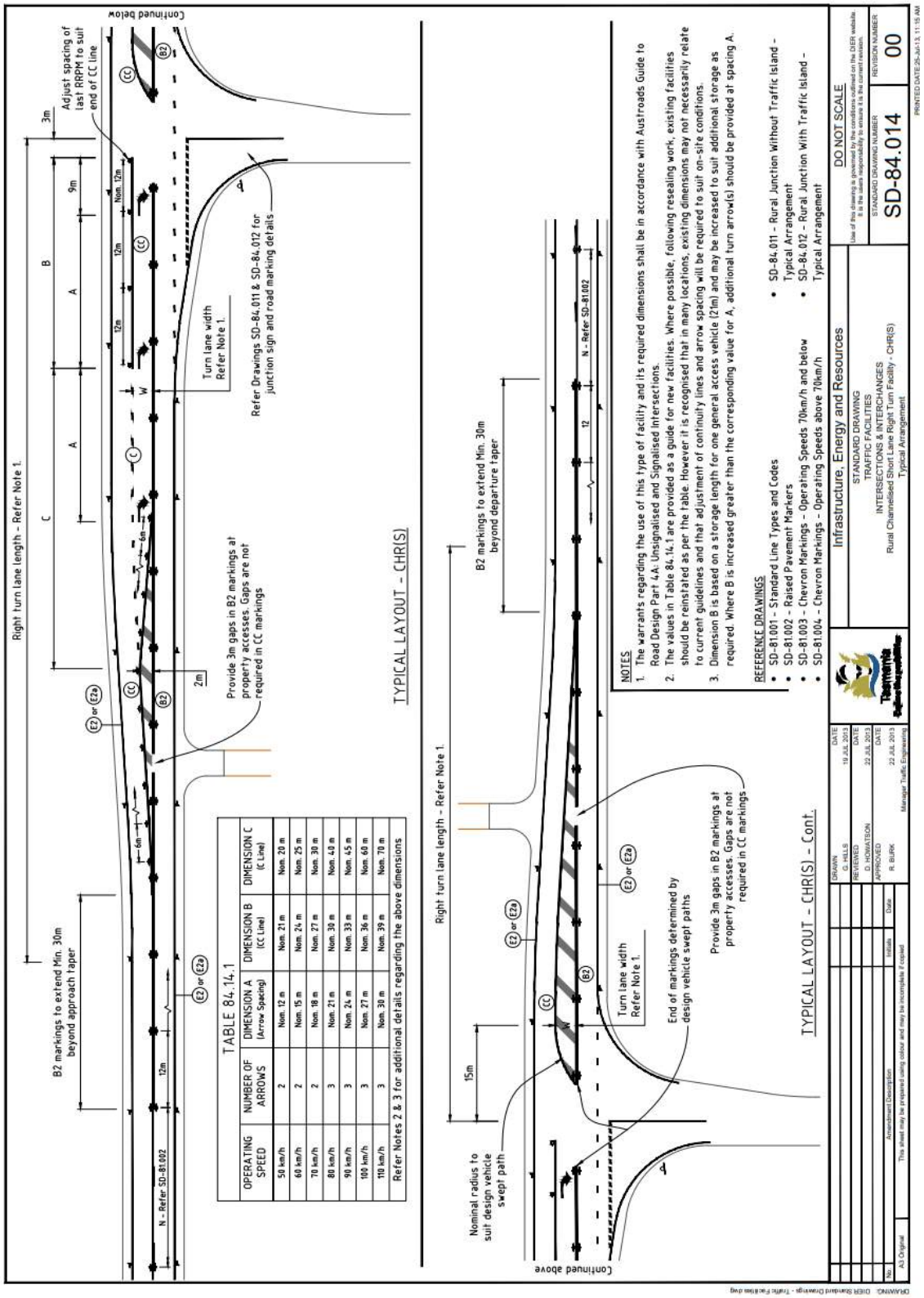
		Run-off-road	Head-on	Intersection	Other	Pedestrian	Cyclist	Motorcyclist	
Exposure	**Justification AADT 2,400 vpd (2025)**	Low traffic volume, no leaving the road crashes over 5 years	Low traffic volume, no head on crashes over 5 years	Low traffic on Greys Mill Road and no reported crahes	26m B Double Route, no reported crashes	Very low pedestrian activity	Low cyclist activity	Low motorcyclist activity	
	Score /4	1	1	1	1	1	1	1	
Likelihood	**Justification**	Category 2 State Road standard with straight alignment, 3.3m trafffic lanes& 0.6m sealed shoulders, good delineation and adequate sight distance. Minimal roadside hazards	Category 2 State Road standard with straight alignment, 3.3m trafffic lanes& 0.6m sealed shoulders, good delineation and adequate sight distance. Minimal roadside hazards	Existing and proposed CHR(S) right turn facility and an AUL(s) deceleration lane for left turners with adequate sight distance.	Bass Highway road width and geomerty compliant with Tasmanian 26m B Double network standard	No specific pedestrian facilities, forgiving roadside environment for pedestrian being at grade and walkable.	No specificcycling facilities, 0.6m sealed shoulder, forgiving roadside environment for cyclists being at grade and walkable.	Category 2 State Road standard with straight alignment, 3.3m trafffic lanes& 0.6m sealed shoulders, good delineation and adequate sight distance. Minimal roadside hazards	
	Score /4	1	1	1	1	1	1	1	
Severity	**Justification (80 km/h speed limit & 90km/h speed environment)**	Moderate Speed environment	Moderate Speed environment	Moderate Speed environment	Moderate Speed environment	High Severity for pedestrians	High Severity for cyclists	High Severity for motorcyclists	
	Score /4	2	2	2	2	4	4	4	**Total /448**
Product	**Total Score /64**	**2**	**2**	**2**	**2**	**4**	**4**	**4**	**20**

Appendix G – Austroads Level of Service descriptions

Level of service A	A condition of free-flow in which individual drivers are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to manoeuvre within the traffic stream is extremely high, and the general level of comfort and convenience provided is excellent.
Level of service B	In the zone of stable flow where drivers still have reasonable freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is a little less than with level of service A.
Level of service C	Also in the zone of stable flow, but most drivers are restricted to some extent in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience declines noticeably at this level.
Level of service D	Close to the limit of stable flow and approaching unstable flow. All drivers are severely restricted in their freedom to select their desired speed and to manoeuvre within the traffic stream. The general level of comfort and convenience is poor, and small increases in traffic flow will generally cause operational problems.
Level of service E	Traffic volumes are at or close to capacity, and there is virtually no freedom to select desired speeds or to manoeuvre within the traffic stream. Flow is unstable and minor disturbances within the traffic stream will cause breakdown.
Level of service F	In the zone of forced flow, where the amount of traffic approaching the point under consideration exceeds that which can pass it. Flow breakdown occurs, and queuing and delays result.

Appendix H – DSG Rural Junction Standards

Channelised Right Short – CHR(s) facility



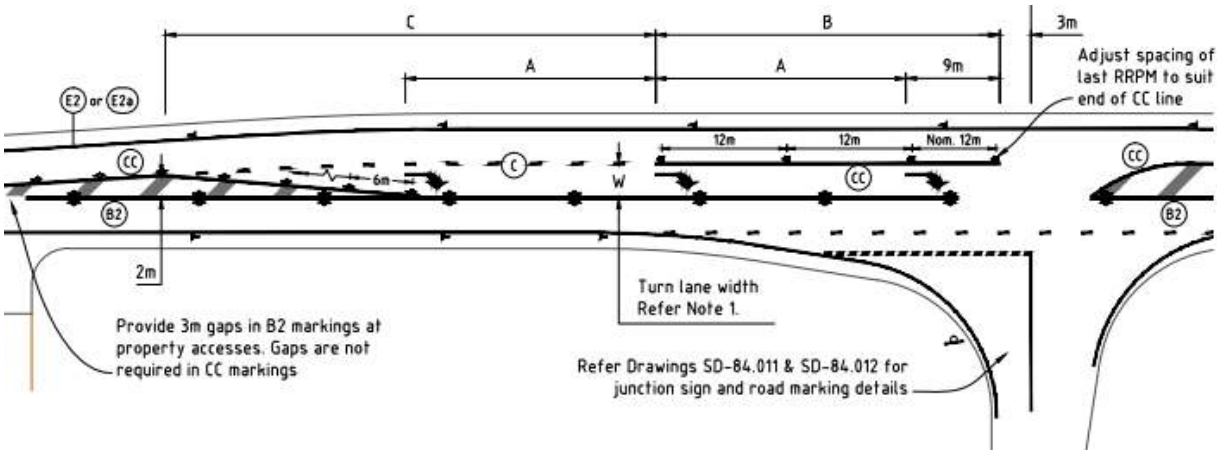
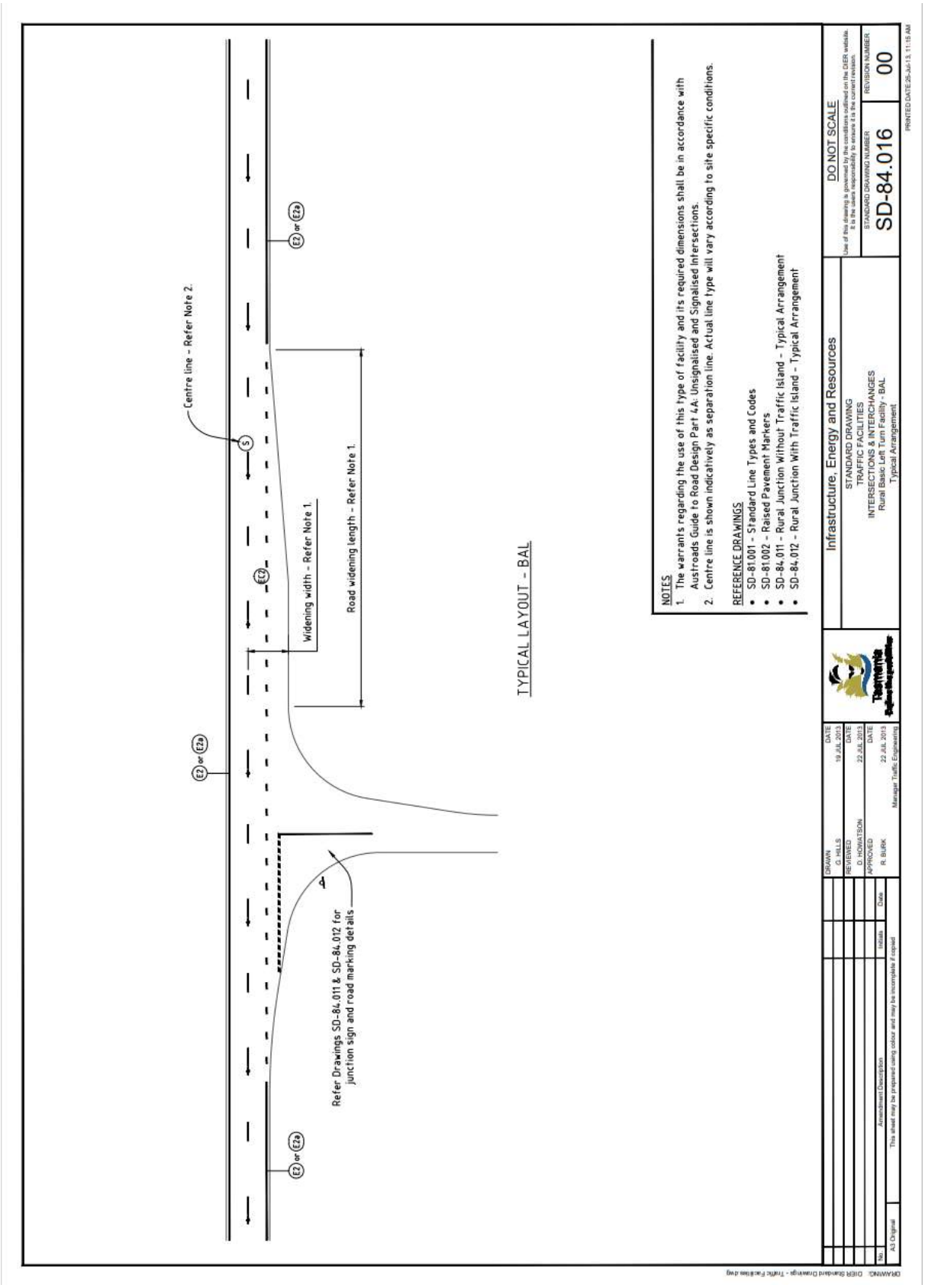
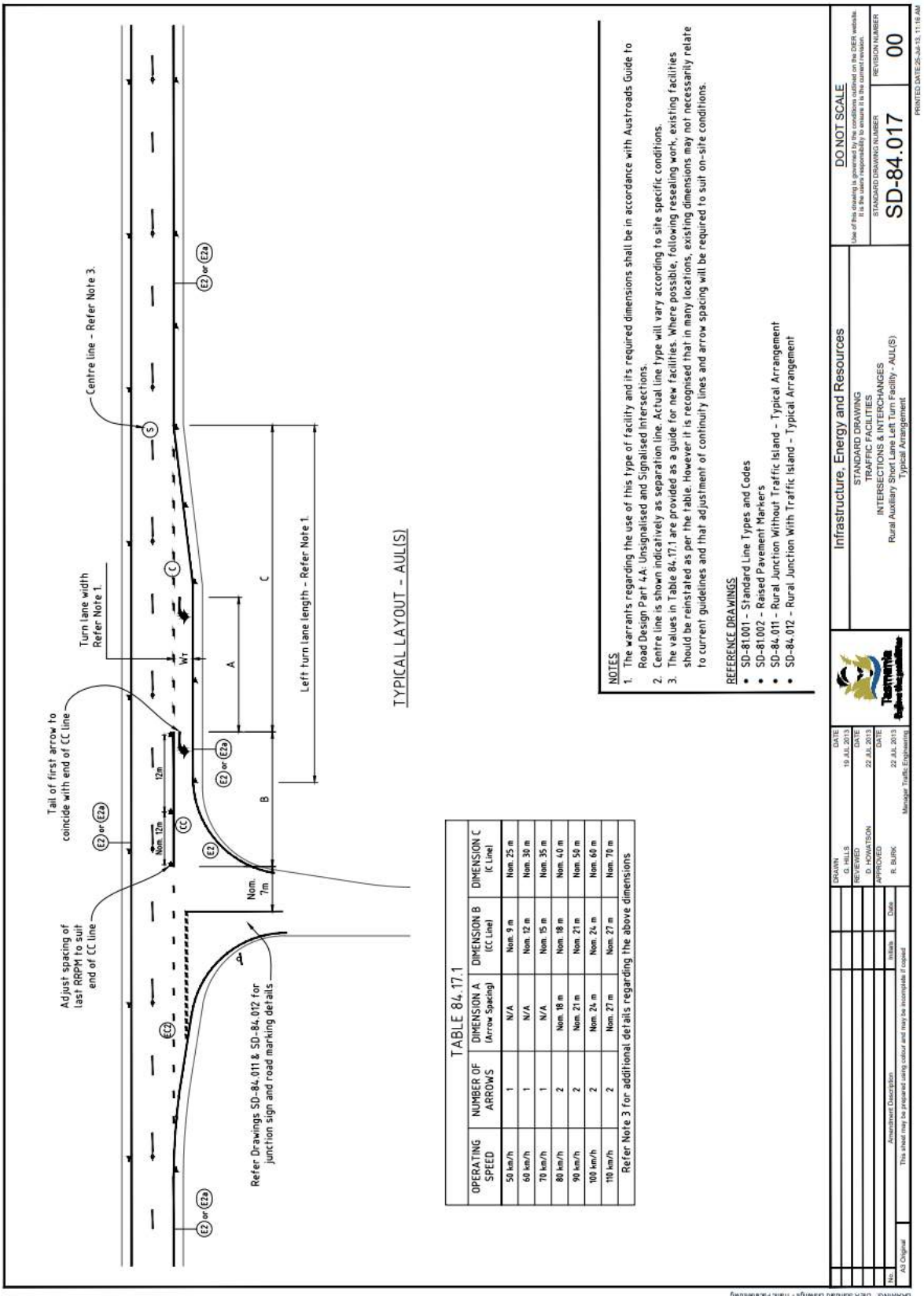


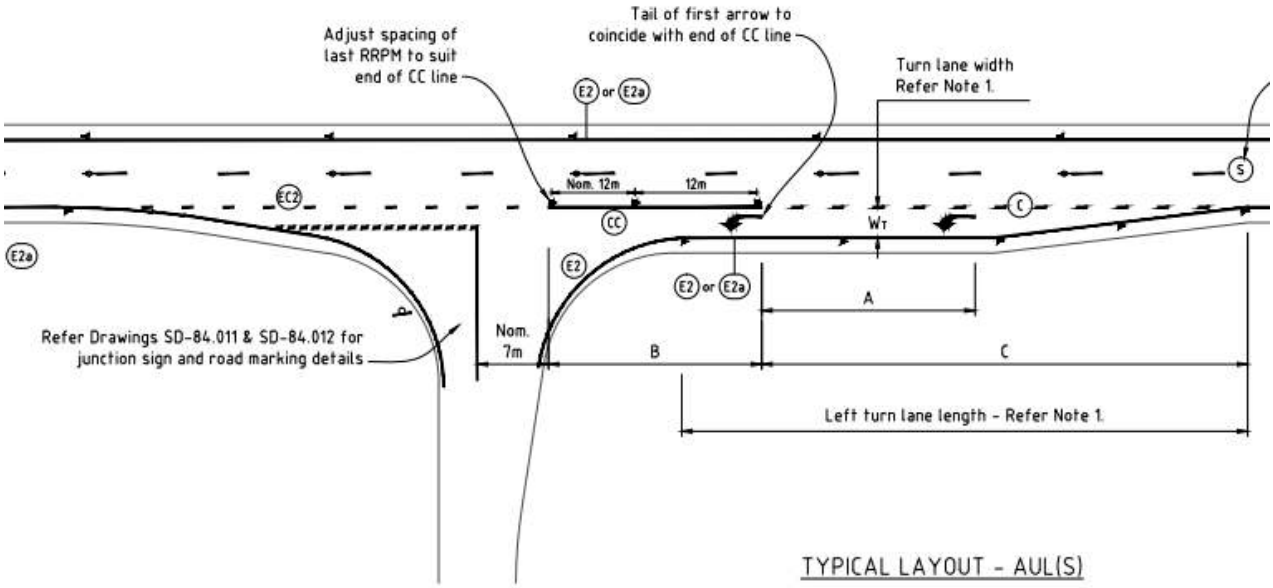
TABLE 84.14.1				
OPERATING SPEED	NUMBER OF ARROWS	DIMENSION A (Arrow Spacing)	DIMENSION B (CC Line)	DIMENSION C (C Line)
50 km/h	2	Nom. 12 m	Nom. 21 m	Nom. 20 m
60 km/h	2	Nom. 15 m	Nom. 24 m	Nom. 25 m
70 km/h	2	Nom. 18 m	Nom. 27 m	Nom. 30 m
80 km/h	3	Nom. 21 m	Nom. 30 m	Nom. 40 m
90 km/h	3	Nom. 24 m	Nom. 33 m	Nom. 45 m
100 km/h	3	Nom. 27 m	Nom. 36 m	Nom. 60 m
110 km/h	3	Nom. 30 m	Nom. 39 m	Nom. 70 m
Refer Notes 2 & 3 for additional details regarding the above dimensions				

Basic Left – BAL facility



Basic Auxiliary Left Short – AUL(s) facility





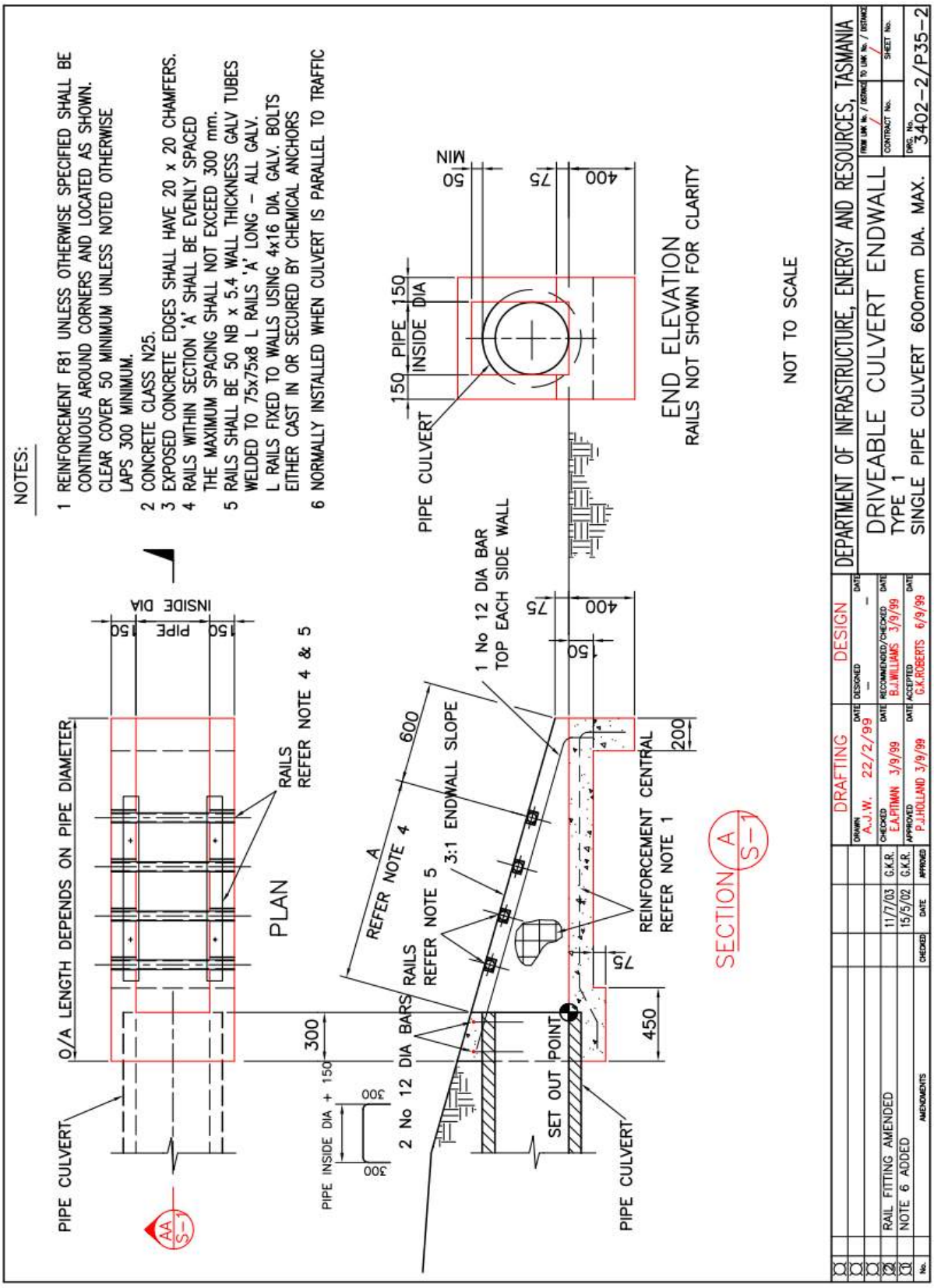
TYPICAL LAYOUT - AUL(S)

TABLE 84.17.1

OPERATING SPEED	NUMBER OF ARROWS	DIMENSION A (Arrow Spacing)	DIMENSION B (CC Line)	DIMENSION C (C Line)
50 km/h	1	N/A	Nom. 9 m	Nom. 25 m
60 km/h	1	N/A	Nom. 12 m	Nom. 30 m
70 km/h	1	N/A	Nom. 15 m	Nom. 35 m
80 km/h	2	Nom. 18 m	Nom. 18 m	Nom. 40 m
90 km/h	2	Nom. 21 m	Nom. 21 m	Nom. 50 m
100 km/h	2	Nom. 24 m	Nom. 24 m	Nom. 60 m
110 km/h	2	Nom. 27 m	Nom. 27 m	Nom. 70 m

Refer Note 3 for additional details regarding the above dimensions

Appendix I – DSG Driveable Culvert Endwall



Appendix J – DSG advice on TIA acceptability

RE: CM: Bass Hwy access relocation for Greenham Plant, Smithton

Reply | Reply All | Forward

SV

Siale, Vili <Vili.Siale@stategrowth
To Richard Burk
Cc Skeggs, Georgina

Thu 11/12/2025 4:43 PM

Our Reference: D25/349132

Dear Richard,
Thank you for your email and TIA.

Following a review, your TIA is accepted from a Traffic Engineering perspective. However, in terms of land access arrangements, these must adhere to the 'Limited Access' requirements as discussed between the Department and your clients, as per the email from Georgina Skeggs to Simon Angilley dated 28 October 2025 and the 3 November 2025 Crown Landowner Consent, which require the consolidation of the lands FR 178708/1 and FR 39289/8.

I have copied in this email Georgina Skeggs just in case she requires to make further comments.

If you have any further queries regarding this matter, please let me know.

Regards,
Vili.

Vili Siale | Traffic Engineering Liaison Officer
Traffic Engineering | Network Management
Transport Policy & Planning Division | Department of State Growth
11A Goodman Court, INVERMAY TAS 7248 | GPO Box 536, Hobart TAS 7001
Ph. (03) 6777 1951 | Mb. 0439 101 614
www.stategrowth.tas.gov.au

Courage to make a difference through
TEAMWORK | INTEGRITY | RESPECT | EXCELLENCE

My current work pattern:

Monday	Tuesday	Wednesday	Thursday	Friday
Office	Office	Office	WFH	WFH

From: Richard Burk <richard.burk@trafficandcivil.com.au>
Sent: Thursday, 11 December 2025 10:48 AM
To: Development <Development@stategrowth.tas.gov.au>
Subject: CM: Bass Hwy access relocation for Greenham Plant, Smithton

Appendix K – Bass Highway Action Plan

Bass Highway Action Plan

We are improving safety on the Bass Highway through the Bass Highway 10 Year Action Plan. The Bass Highway is a key corridor linking major population centres, transport hubs and agricultural areas across the State. The upgrades will improve safety for all road users.

Key Links

- Bass Highway - Cooee to Wynyard
- Bass Highway - Wynyard to Marrawah
- Bass Highway - Launceston to Devonport

About the program

Three major corridor strategies and implementation plans will set out the current and future priorities for upgrading this important highway:

Bass Highway - Cooee to Wynyard

Bass Highway - Wynyard to Marrawah

Contact

Bass Highway - Launceston to Devonport

The Cooee to Wynyard Upgrade Program and Wynyard to Marrawah Strategy and Implementation Plan have been developed, and works have started under these plans.

The Launceston to Devonport Strategy is underway, with consultation on the plan held in mid-2021. The outcomes of this process will be used along with already identified projects from Cooee to Marrawah, to create a program for future upgrades across the whole Bass Highway corridor from Launceston to Marrawah.

Program background

The Bass Highway is an integral part of the State road network. It is the most important link for the community, industry and tourism linking the north west with the rest of Tasmania and the world.

The Highway facilitates movement of people and goods to the key ports at Devonport and Burnie. It provides access from the north and north west to the central and western regions of Tasmania and connects with the Midlands Highway, allowing access for road users including freight services to the east coast and southern region.

Three major Corridor Strategies and related upgrade programs are underway to identify safety and efficiency upgrades to accommodate current and future demand on this key highway.

Bass Highway - Wynyard to Marrawah

We have developed a strategy for improvements to the Bass Highway between Wynyard and Marrawah.

Key Links

- Bass Highway Corridor Strategy (PDF 4.4 MB)

About the projects

The Bass Highway between Wynyard and Marrawah is an important link for freight, tourism, and the community.

We have developed a strategy looking at current and future road demands, and the current condition of the highway. We consulted with the community and other stakeholders and then prioritised delivery of the most important projects.

The proposed projects include road realignments, new overtaking lanes, junction upgrades, and other improvements to make the road safer, improve travel time, and support growth by providing an improved section of highway.

To date, 11 projects have been delivered. Construction is expected to start on another three projects in 2026.

Current projects

- Detention River Heavy Vehicle Driver Rest Area
- Preolenna Road/Ewingtons Road junctions, Flowerdale
- West of Yanns Road Junction, Rocky Cape

Future projects

- Future project designs
- East of Edgcumbe Beach, Hellyer

Completed projects

- Bass Highway Action Plan - Morris Road Realignment
- Bass Highway Action Plan - East of Tollymore Road realignment and junction upgrade
- Gates Road junction improvement
- Dallas Road Junction Upgrade and Overtaking Lane
- Myalla Road Junction Upgrade
- Monateric Road Overtaking Lane
- Mella Road Junction Upgrade
- Boat Harbour Primary School - Improved Turning Facilities
- Brittons Swamp and Togari – Shoulder widening
- Dunn Street junction upgrade
- Port Road and Blackabys Road Junction Improvements

Appendix L – Design Plans

CLIENT:
GREENHAMS TASMANIA PTY LTD

PROJECT:
KILL FLOOR / STOCKYARD

ADDRESS:
4 BACON FACTORY ROAD, SMITHTON

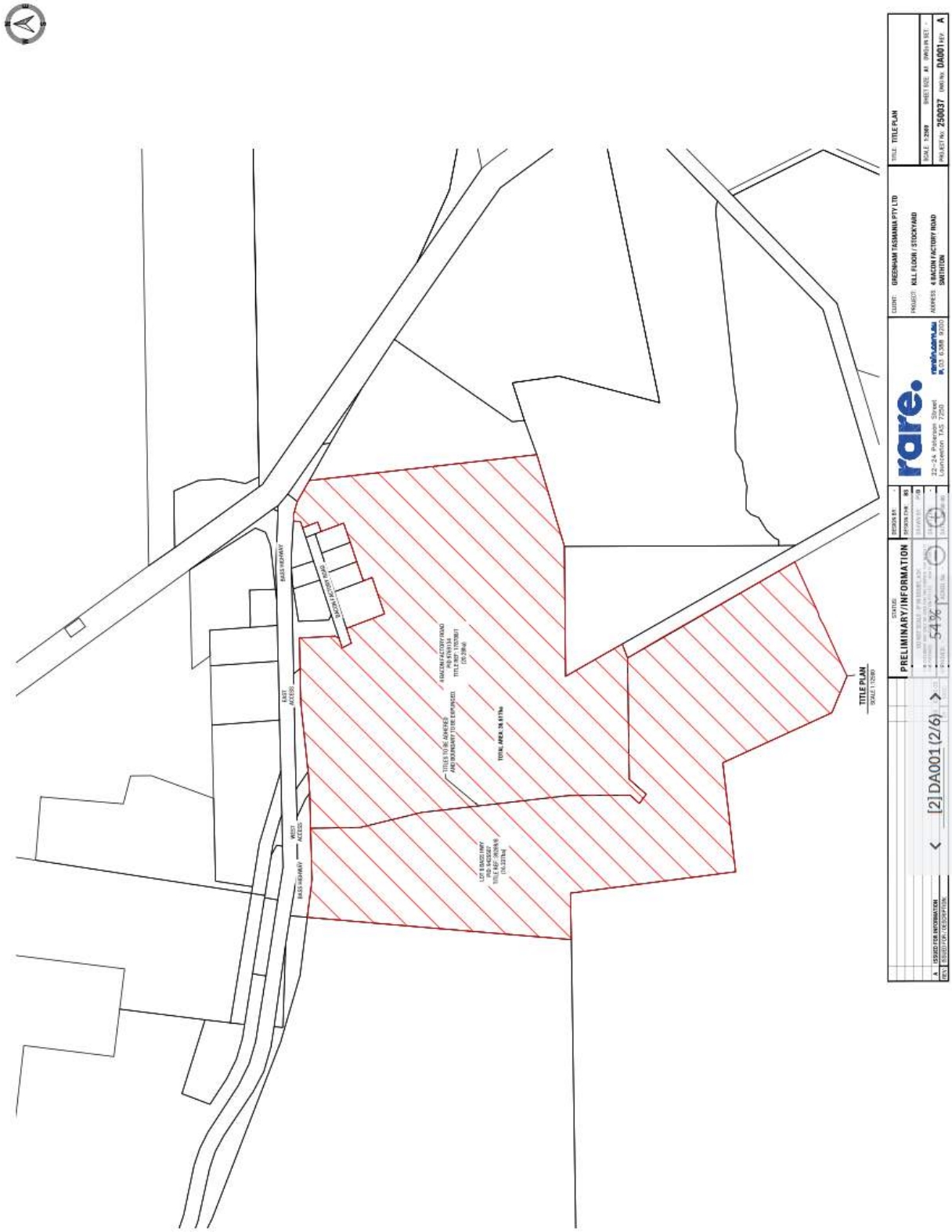
PROJECT No:
250037

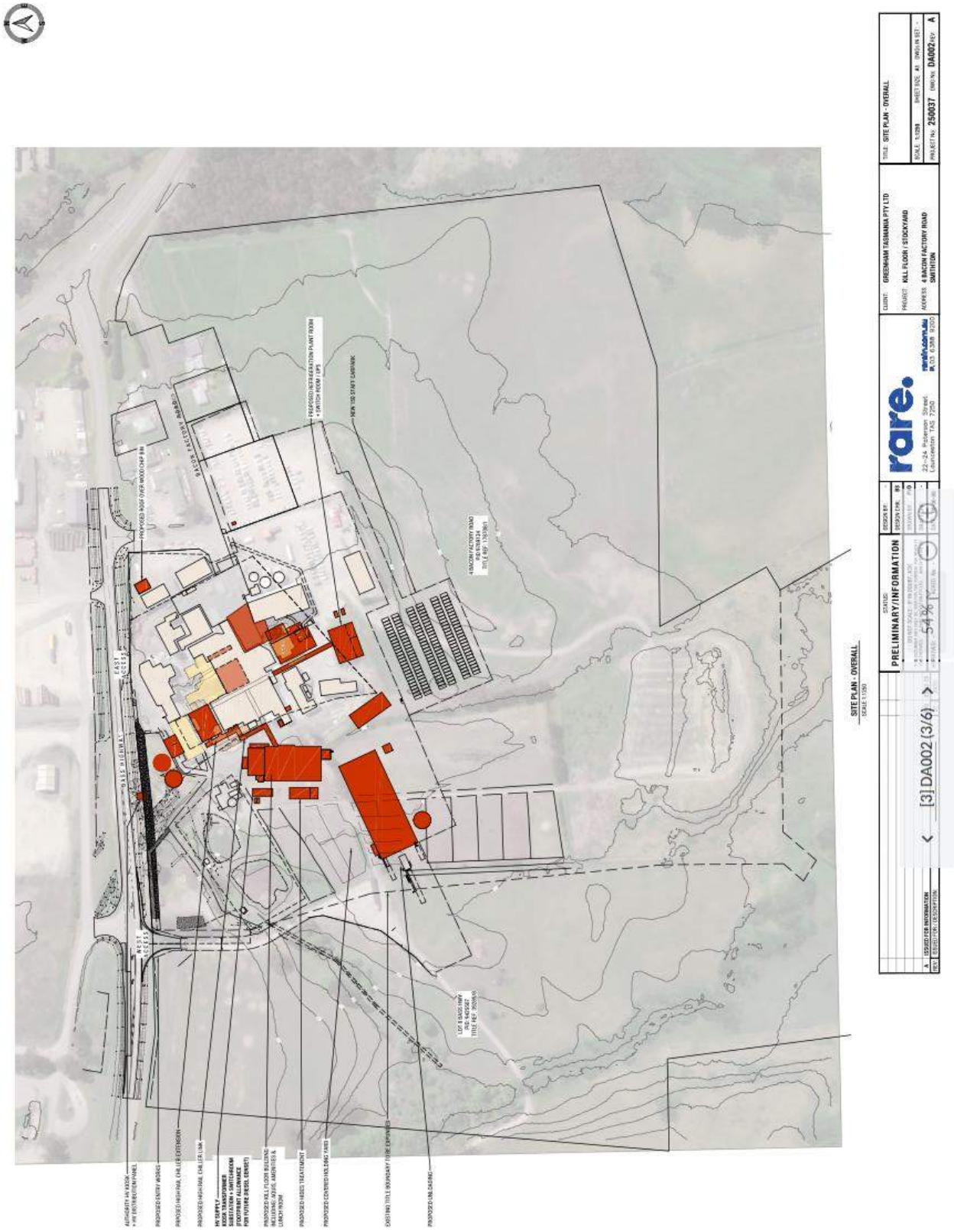
STATUS:
PRELIMINARY / INFORMATION

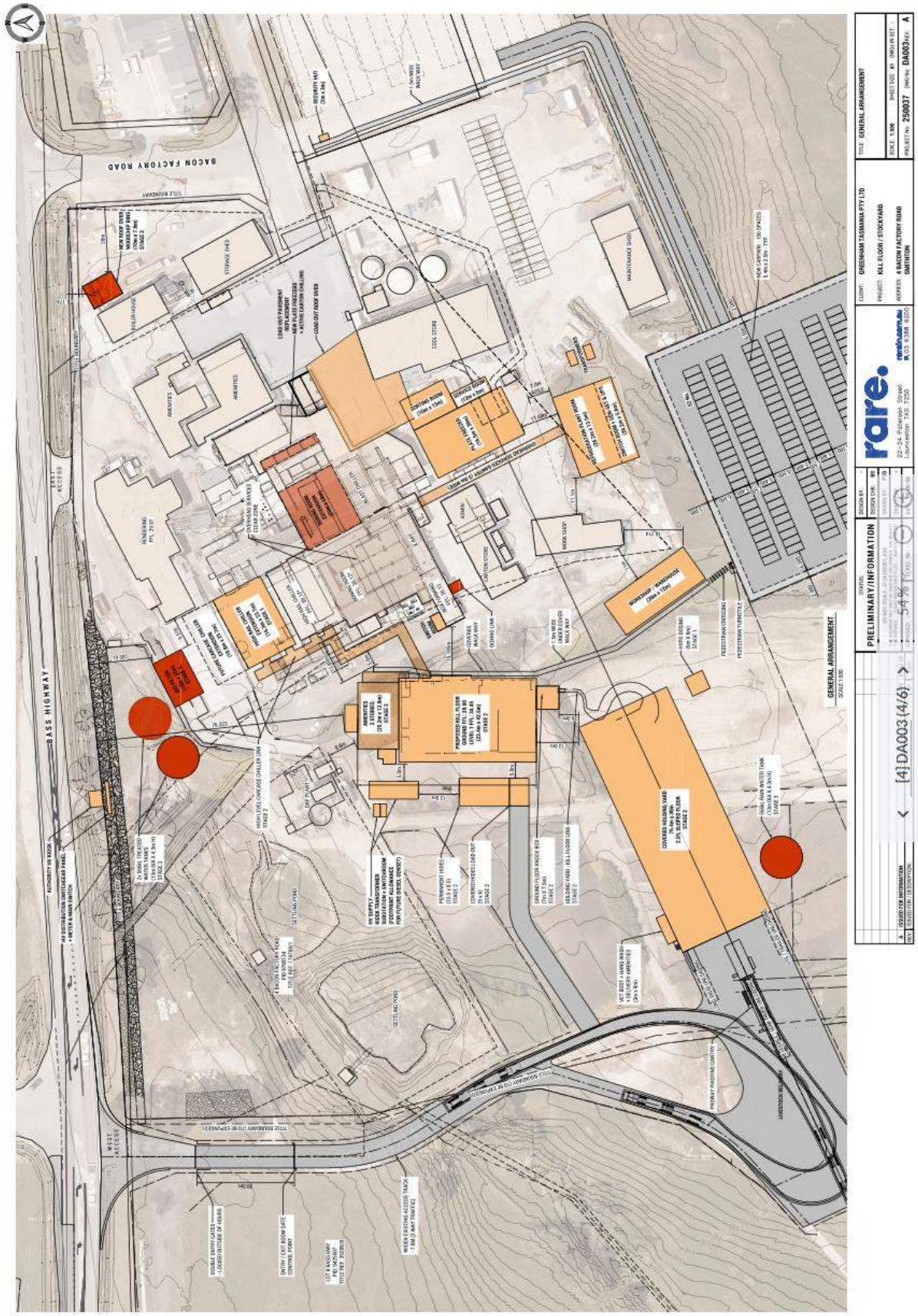
ISSUED FOR / DESCRIPTION:
ISSUED FOR INFORMATION

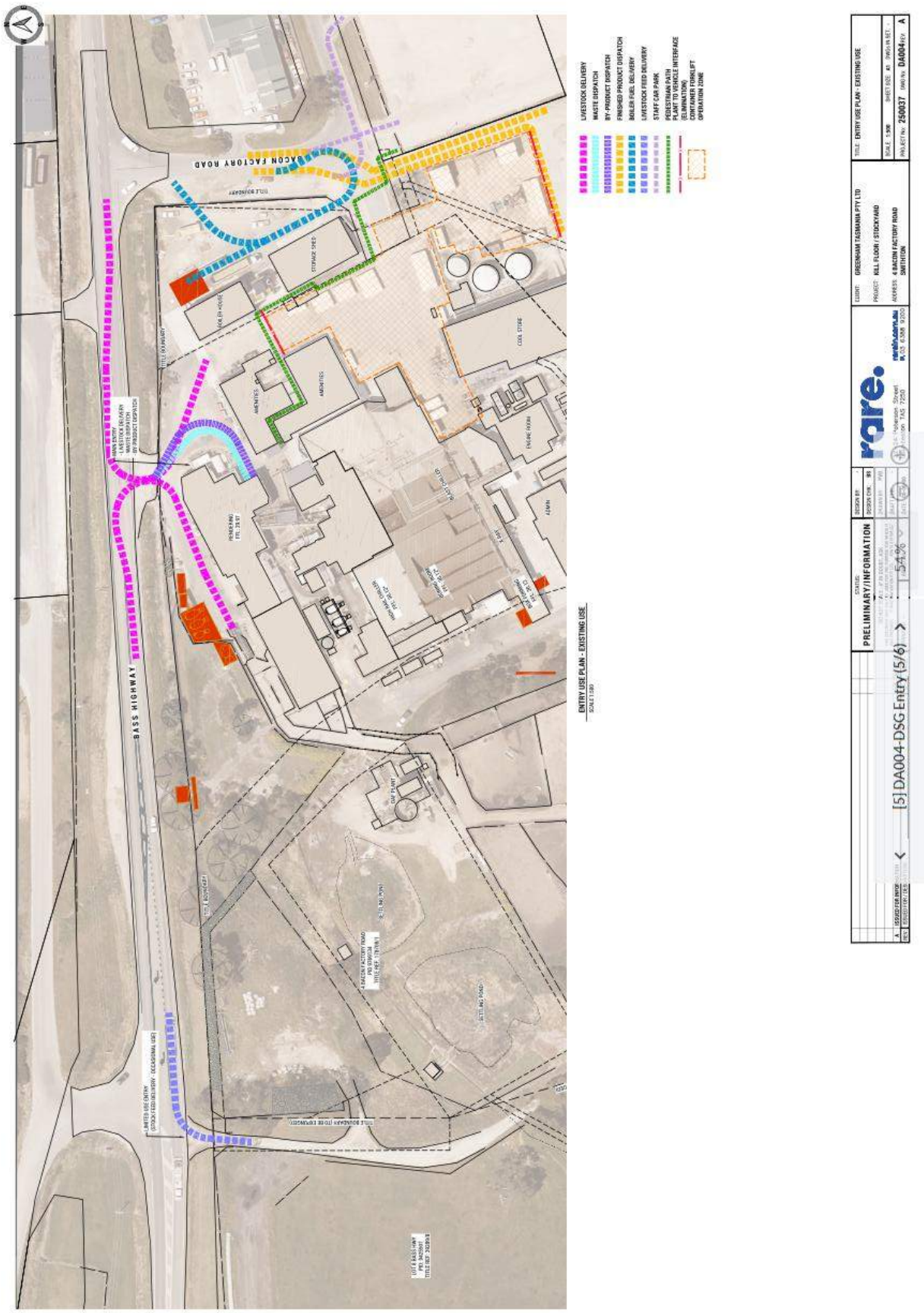
DRAWINGS:

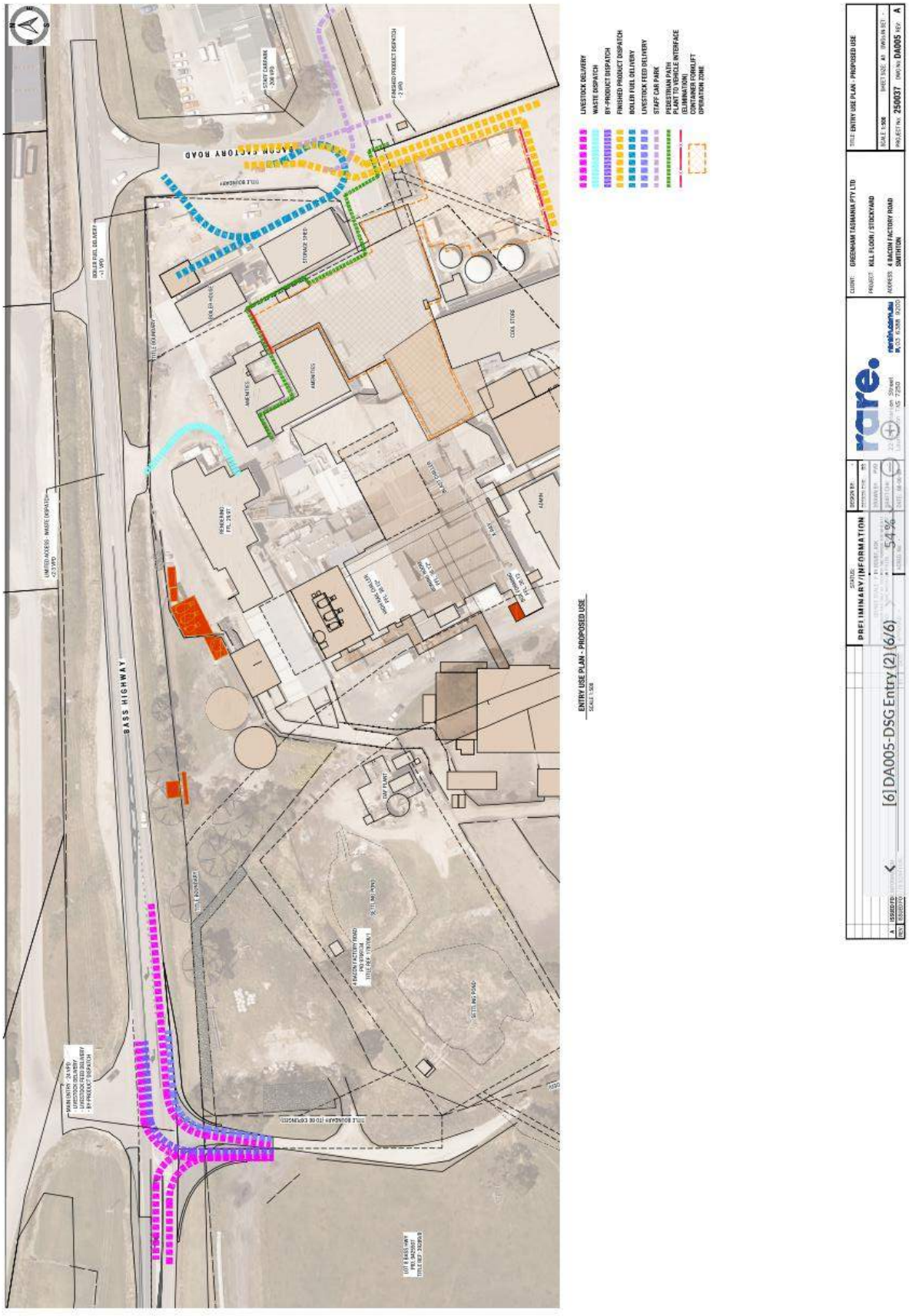
COV - COVER SHEET
DA001 - TITLE PLAN
DA002 - SITE PLAN - OVERALL
DA003 - GENERAL ARRANGEMENT
DA004 - ENTRY USE PLAN - EXISTING
DA005 - ENTRY USE PLAN - PROPOSED


TITLE PLAN
SCALE 1:2500
EAST ACCESS
WEST ACCESS
BASS HIGHWAY
BASCOM FACTORY ROAD
TITLES TO BE ADHERED AND ROADWAY TO BE EXPANDED
TOTAL AREA: 38.9 Ha
PRELIMINARY/INFORMATION
rare.
22-24 Paterson Street
Launceston TAS 7250
CLIENT: GREENHAM TASMANIA PTY LTD
PROJECT: KELL FLOOR / STOCKYARD
ADDRESS: 6 BASCOM FACTORY ROAD SMITHTON
TITLE: TITLE PLAN
SCALE: 1:2500
PROJECT No: 250037
DWG No: DA001
REV: A
[2] DA001 (2/6)


SITE PLAN - OVERALL
SCALE 1:1000
PRELIMINARY/INFORMATION
rare.
CLIENT: GREENHAM TASMANIA PTY LTD
PROJECT: KILL FLOOR / STOCKYARD
ADDRESS: 4 BACON FACTORY ROAD SMITHTON
TITLE: SITE PLAN - OVERALL
SCALE: 1:1000
PROJECT No: 250037
DRG No: DA002
REV: A
[3] DA002 (3/6)
54%

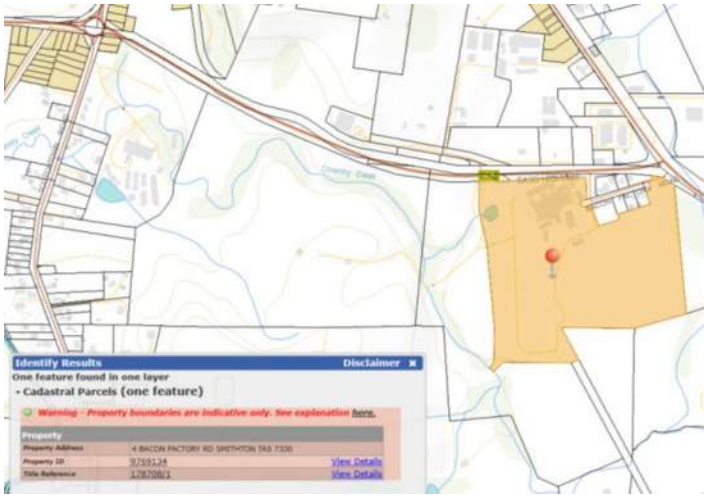

BACON FACTORY ROAD
BASS HIGHWAY
GENERAL ARRANGEMENT
PRELIMINARY/INFORMATION
rare.
GREENHAM TASMANIA PTY LTD
KILL FLOOR / STOCKYARD
4 BACON FACTORY ROAD
SMITHTON
GENERAL ARRANGEMENT
1:500
250037
DA003
A
[4] DA003 (4/6)


BASS HIGHWAY
BACON FACTORY ROAD
LIVESTOCK DELIVERY
WASTE DISPATCH
BY-PRODUCT DISPATCH
FINISHED PRODUCT DISPATCH
BOILER FUEL DELIVERY
LIVESTOCK FEED DELIVERY
STAFF CAR PARK
PEDESTRIAN PATH
PLANT TO VEHICLE INTERFACE (ELIMINATION)
CONTAINER FORKLIFT OPERATION ZONE
ENTRY USE PLAN - EXISTING USE
SCALE 1:500
PRELIMINARY/INFORMATION
[5] DA004-DSG Entry (5/6)
54%
CLIENT: GREENHAM TASMANIA PTY LTD
PROJECT: KILL FLOOR / STOCKYARD
ADDRESS: 6 BACON FACTORY ROAD SMITHTON
TITLE: ENTRY USE PLAN - EXISTING USE
SCALE: 1:500
SHEET SIZE: A3
PROJECT No: 250037
DWG No: DA004
REV: A

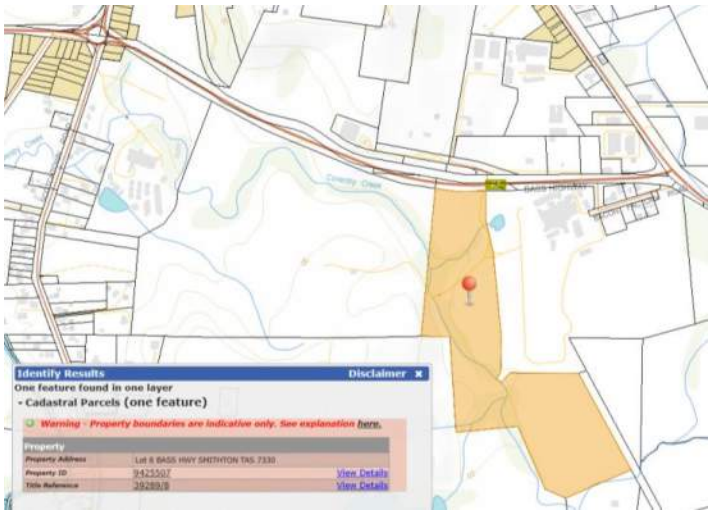

BASS HIGHWAY
BACON FACTORY ROAD
LIVESTOCK DELIVERY
WASTE DISPATCH
BY-PRODUCT DISPATCH
FINISHED PRODUCT DISPATCH
BOILER FUEL DELIVERY
LIVESTOCK FEED DELIVERY
STAFF CAR PARK
PEDESTRIAN PATH
PLANT TO VEHICLE INTERFACE (ELIMINATION CONTROL - FORKLIFT OPERATION ZONE
ENTRY USE PLAN - PROPOSED USE
SCALE 1:500
PRELIMINARY / INFORMATION
[6] DA005-DSG Entry (2) (6/6)
54%
DREINHAM TASMANIA PTY LTD
KILL FLOOR / STOCKYARD
4 BACON FACTORY ROAD SMITHTON
ENTRY USE PLAN - PROPOSED USE
1:500
A1
250037
DA005
A

Appendix M – Title References

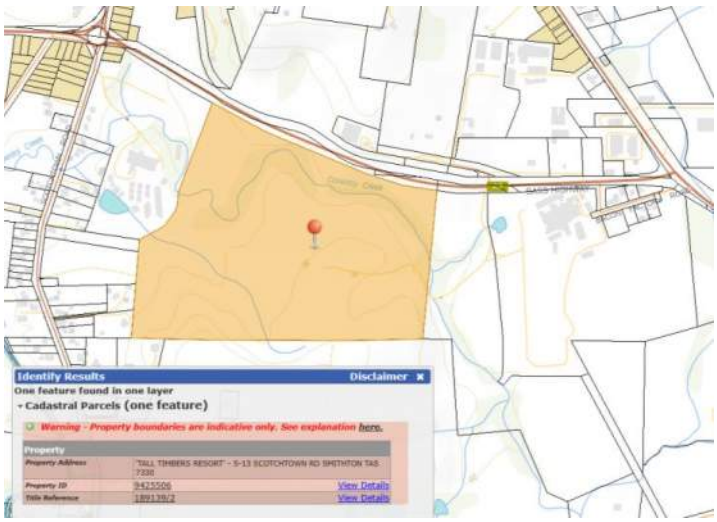
FR 178708/1



FR 39289/8



FR 189139/2



Appendix N – Crown Landowner Consent

Department of State Growth

SALAMANCA BUILDING PARLIAMENT SQUARE
4 SALAMANCA PLACE, HOBART TAS

GPO Box 536, Hobart TAS 7001 Australia
Email permits@stategrowth.tas.gov.au Web www.transport.tas.gov.au

Tasmanian Government

Brendan Stanborough
Rare Innovation Pty Ltd
By email: approvals@rarein.com.au

Dear Brendan

Crown Landowner Consent Granted SRA-25-732

I refer to your recent request for Crown landowner consent relating to the development application at 4 Bacon Factory Road, Smithton for Upgrade and redevelopment of the existing Greenham Abattoir and upgrade access.

I, Fiona McLeod, Director Asset Management, the Department of State Growth, having been duly delegated by the Minister under section 52(1F) of the *Land Use Planning and Approvals Act 1993* (the Act), and in accordance with the provisions of section 52(1B)(b) of the Act, hereby give my consent to the making of the application, insofar as it affects the State road network and any Crown land under the jurisdiction of this department.

The consent given by this letter is for the making of the application only insofar as that it impacts Department of State Growth administered Crown land and is with reference to your application dated 15 October 2025, and the approved documents, as accessible via the link below:

https://files.stategrowth.tas.gov.au/index.php/s/0oLnrAYX7lAuk2n

A copy of the Instrument of Delegation from the Minister authorising the delegate to sign under section 52 of the Act can also be accessed via the above link.

Please access and download these documents for your records as soon as possible as this link will expire six (6) months from the date of this letter.

In giving consent to lodge the subject development application, the department notes the following applicable advice:

Access – construction or alteration (Access works permit required)

In giving consent to lodge the subject development application, the Department notes that the proposed access to the State road network will require the following additional consent:

The consent of the Minister under Section 16 of the *Roads and Jetties Act 1935* to undertake works within the State road reservation.

For further information please visit https://www.transport.tas.gov.au/road_permits/permits_and_bookings/new_or_altered_access_onto_a_road_driveways or contact permits@stategrowth.tas.gov.au.

On sealed State roads all new accesses must be sealed from the road to the property boundary as a minimum.

Pursuant to Section 16 of the *Roads and Jetties Act 1935*, where a vehicle access has been constructed from land to a State highway or subsidiary road, the owner of that land is responsible for the maintenance and repair of the whole of the vehicular access.

Access licence requirement

Subject to approval by Council of the upgrade and redevelopment of the existing Greenham abattoir, including the consolidation of FR 178708/1 and FR 39289/8 and the upgrading of the access currently serving FR 39289/8, a copy of the planning permit and approved plans are to be provided to the Department of State Growth to enable revised access licences (pursuant to Part IVA of the *Roads and Jetties Act 1935*) to be issued in relation to the consolidated development site. If further information is required, please e-mail Property.Assets@stategrowth.tas.gov.au .

Other:

Whilst it is noted that the Circular Head Council Application for Permit form does not include the consolidation of FR 178708/1 and FR 39289/8 as a component of the proposed development, it is acknowledged that you have confirmed this form and documentation associated with the planning application is currently being amended to include the required and agreed title consolidation component.

The department reserves the right to make a representation to the relevant council in relation to any aspect of the proposed development relating to its road network and/or property.

Yours sincerely

Fiona McLeod
DIRECTOR ASSET MANAGEMENT

Delegate for the Minister administering the *Roads and Jetties Act 1935*

3 November 2025

Cc: General Manager, Circular Head

Simon Angilley

From: Skeggs, Georgina <Georgina.Skeggs@stategrowth.tas.gov.au>
Sent: Tuesday, 28 October 2025 12:56 PM
To: Simon Angilley
Cc: Ince, Michael
Subject: Follow-up regarding updated CLOC SRA-25-293 for [250037] Greenham Abattoir Redevelopment - 4 Bacon Factory Road, Smithton - Now SRA-25-732

Our file refs: 018550 & 018549-002

Hello Simon

I refer to our telephone discussion last Wednesday afternoon wherein the following matters were clarified with you. I apologise for the delay in getting back to you in writing. .

- The Circular Head Council Application for Permit form submitted with your CLOC application does not include the consolidation of FR 178708/1 and FR 39289/8, and one of the submitted plans refers to a title adhesion rather than a title consolidation:
  I understand you have had discussions with Council regarding this matter and Council has specified its requirement for a consolidation rather than an adhesion. The Department also requires the titles to be consolidated. In this regard you confirmed you are in the process of having the planning report and other documentation revised to include the title consolidation and that the Application for Permit form will be updated to include the title consolidation. I expect Drawing No. DA001 Revision A will be amended to replace the word "adhered" with the word "consolidated" as a matter of due process.

- Additional land being purchased by Greenham Tasmania Pty Ltd:
  It is noted that Greenham has contracted to purchase further lands from Tall Timbers Tasmania Pty Ltd, specifically FR 189139/2, being portion of 5-13 Scotchtown Road. This land is immediately to the west of FR 39289/8 (Lot 8). It has been agreed that access serving what is currently FR 39289/8 will also serve what is currently FR 178708/1 (4 Bacon Factory Road) upon the consolidation of these two titles, with a new licence document to reflect the consolidated lands and revised use. FR 189139/2 (Lot 2, 5-13 Scotchtown Road) has no legal right of access via the Bass Highway, with public road frontage to and legal access via Scotchtown Road only. The licensed access to the consolidated titles cannot be used as access to or from Lot 2, 5-13 Scotchtown Road. You confirmed the Bass Highway access will not be utilised to serve any portion of 5-13 Scotchtown Road.

The Department does not require any further documentation from you. Thank you for your e-mail this morning also confirming our discussions re. the title consolidation and planning application. As verbally advised, it is expected the CLOC letter will reference the inclusion of the title consolidation in your planning application and associated documentation – my recommendation is that any reference to this matter is worded as an acknowledgement by this Department that this is happening (rather than as a condition).

Regards
Georgina

Georgina Skeggs | Senior Project Officer, Property Assets
Asset Management Branch | Transport Delivery and Assets | Department of State Growth
Level 2, 4 Salamanca Place, Hobart, 7000 | GPO Box 536, Hobart, 7001
'Phone: 6166 3442
www.stategrowth.tas.gov.au

1

Appendix O – Tender Drawings

CLIENT:
GREENHAMS TASMANIA PTY LTD

PROJECT:
SITE REDEVELOPMENT AND STAGING PLANS
0000 SERIES DRAWINGS

ADDRESS:
4 BACON FACTORY ROAD, SMITHTON
TASMANIA, 7330

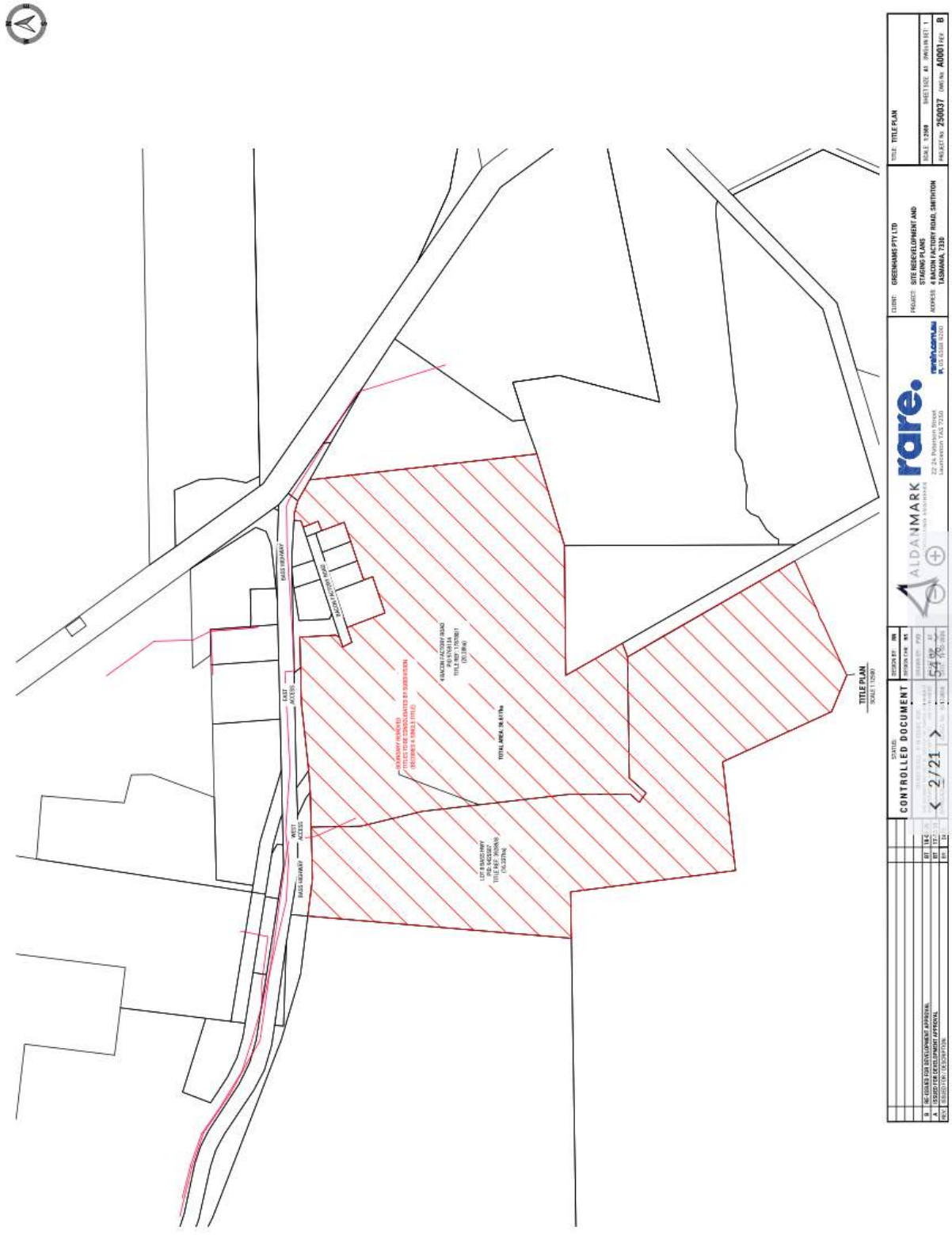
PROJECT No:
250037

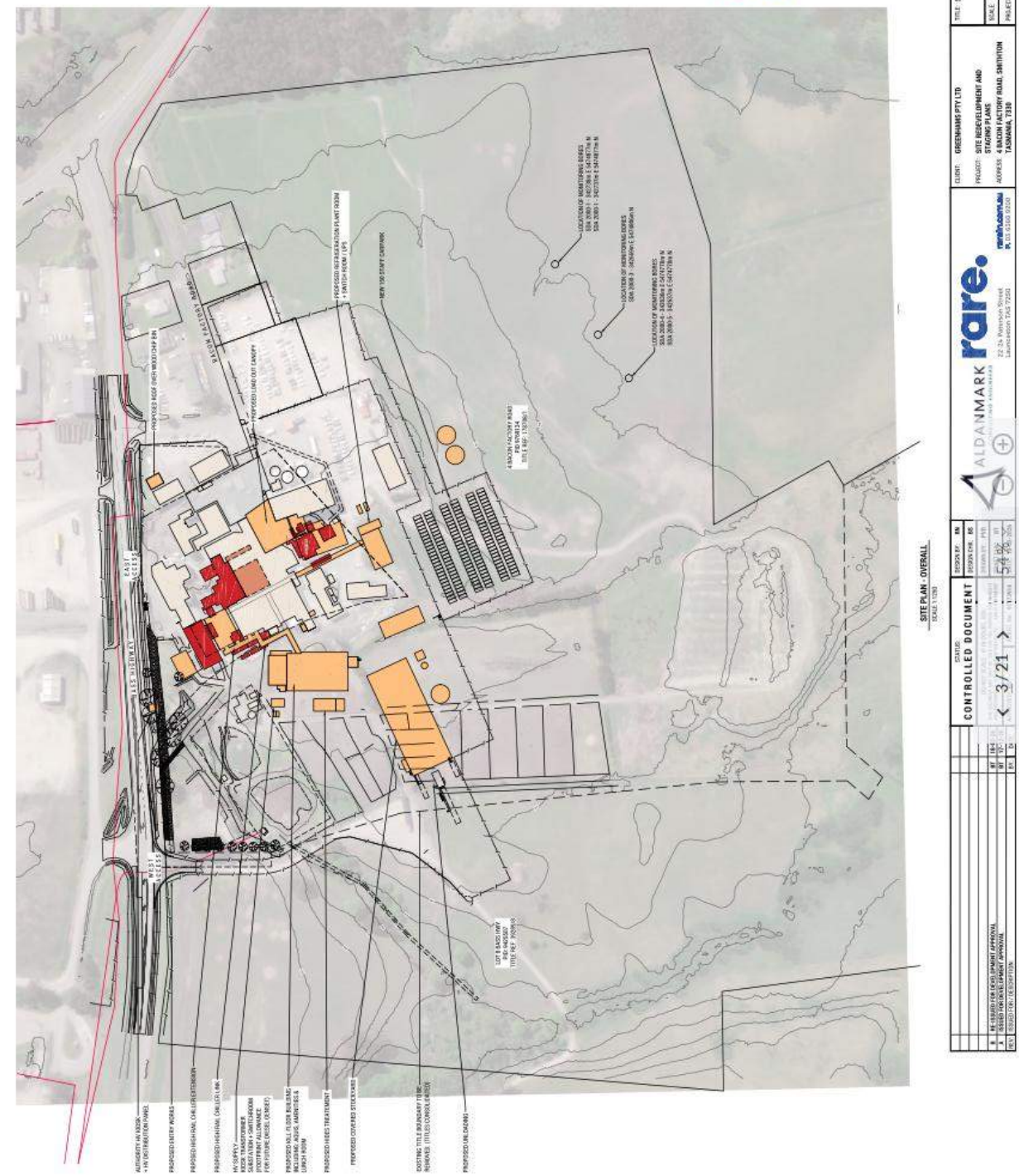
STATUS:
CONTROLLED DOCUMENT

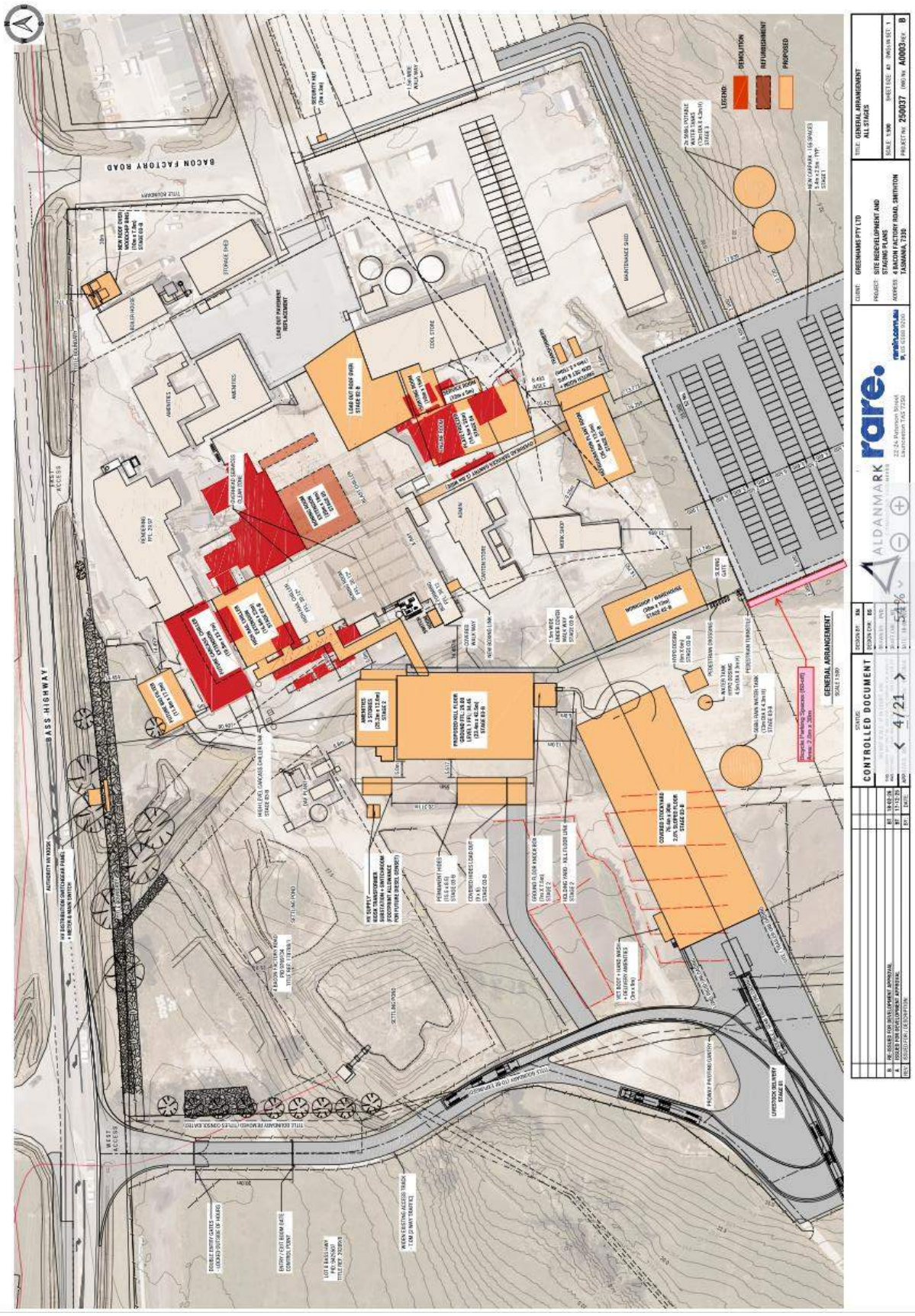
ISSUED FOR / DESCRIPTION:
DEVELOPMENT APPROVAL

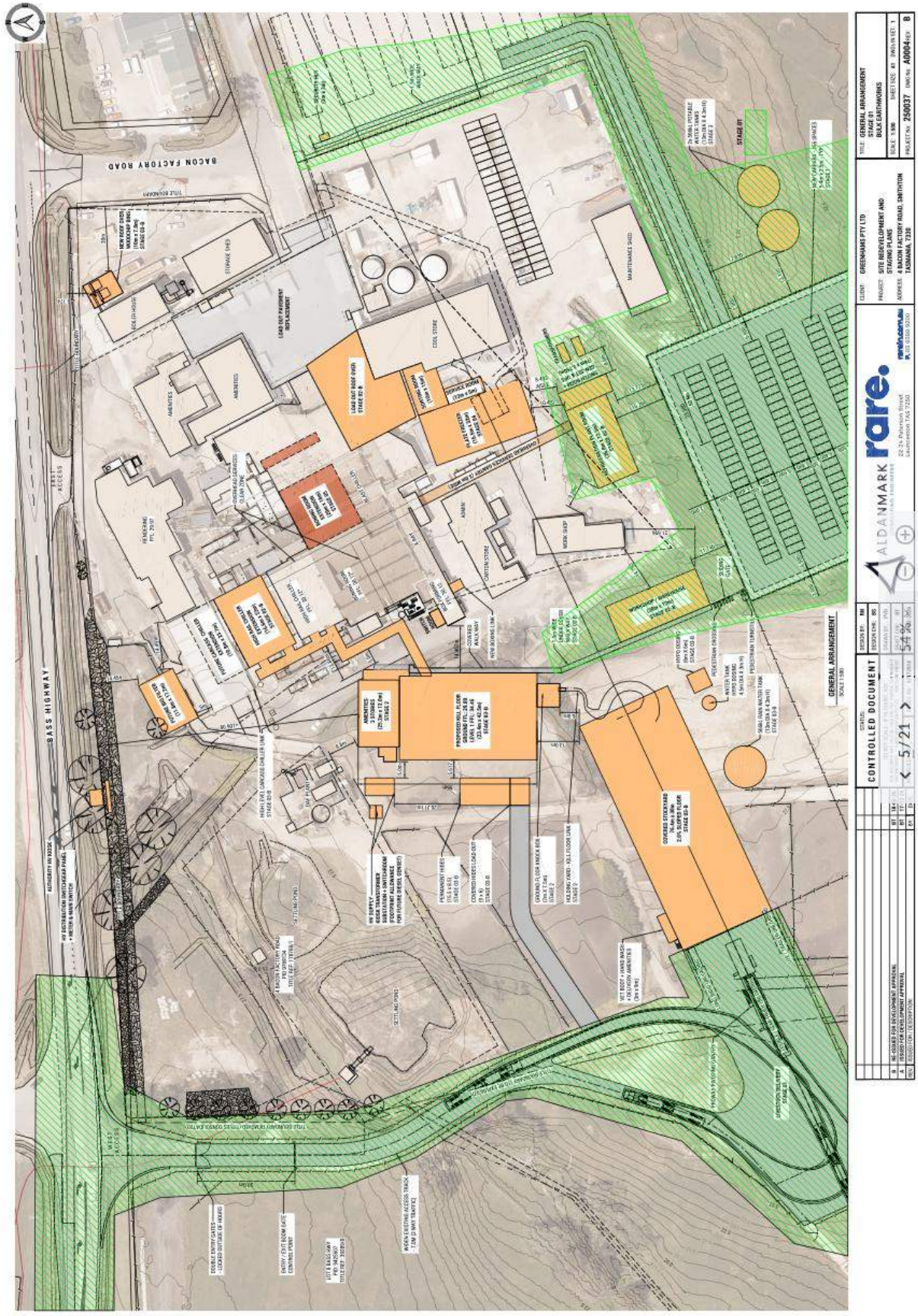
DRAWINGS:
ARCHITECTURAL

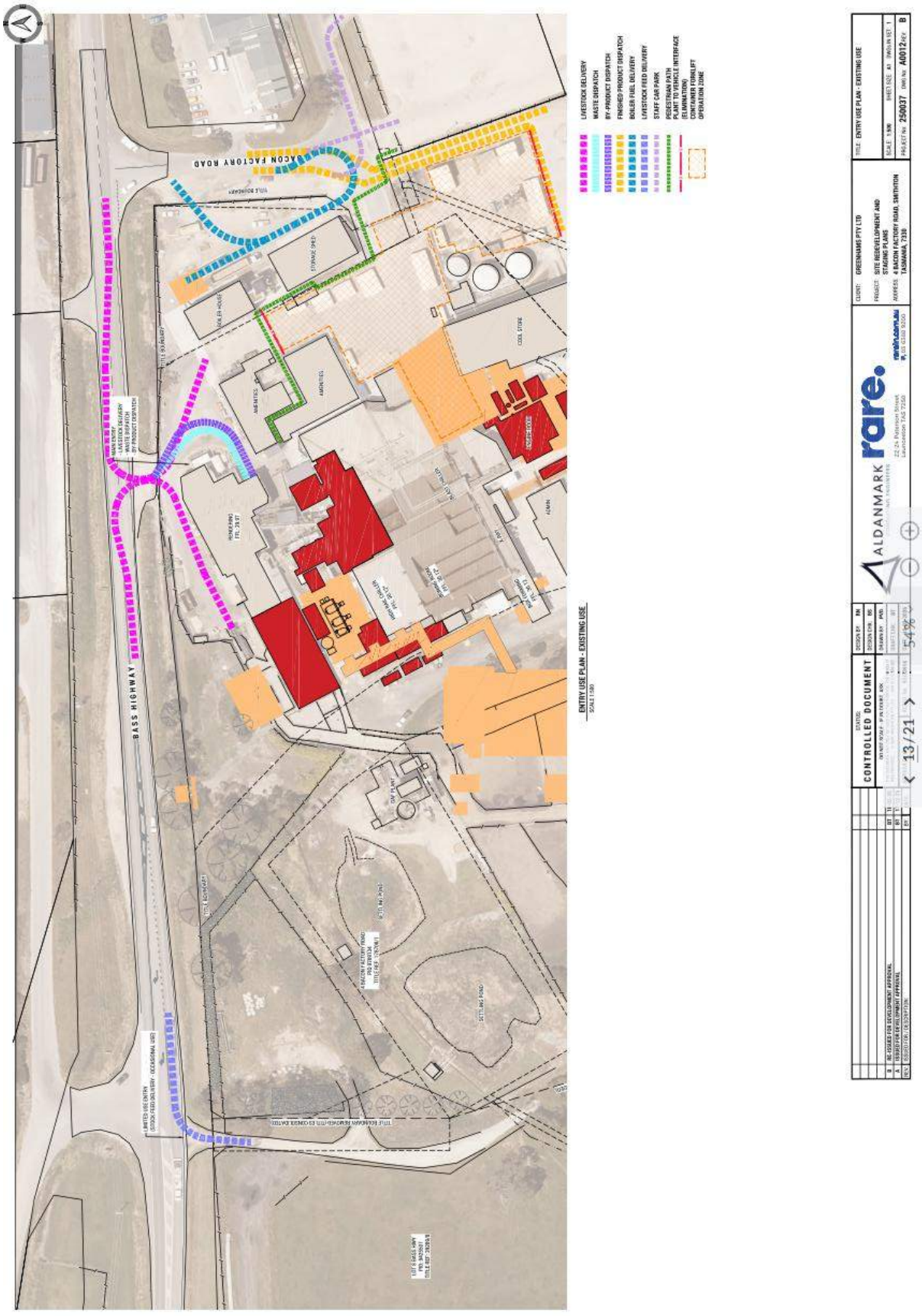
A0000 - COVER SHEET
A0001 - TITLE PLAN
A0002 - SITE PLAN - OVERALL
A0003 - GENERAL ARRANGEMENT
A0004 - GENERAL ARRANGEMENT - STAGE 01
A0005 - GENERAL ARRANGEMENT - STAGE 02-A
A0006 - GENERAL ARRANGEMENT - STAGE 02-B
A0007 - GENERAL ARRANGEMENT - STAGE 03-A
A0008 - GENERAL ARRANGEMENT - STAGE 03-B
A0009 - GENERAL ARRANGEMENT - STAGE 04
A0010 - GENERAL ARRANGEMENT - STAGE 05
A0011 - GENERAL ARRANGEMENT - FUTURE
A0012 - ENTRY USE PLAN - EXISTING
A0013 - ENTRY USE PLAN - PROPOSED
A0014 - SITE LANDSCAPE PLAN
A0015 - SITE STORMWATER/DISCHARGE PLAN
A0021 - SITE PLAN - 3D VIEW
A0022 - 3D VIEW - SHT 1 OF 4
A0023 - 3D VIEW - SHT 2 OF 4
A0024 - 3D VIEW - SHT 3 OF 4
A0025 - 3D VIEW - SHT 4 OF 4

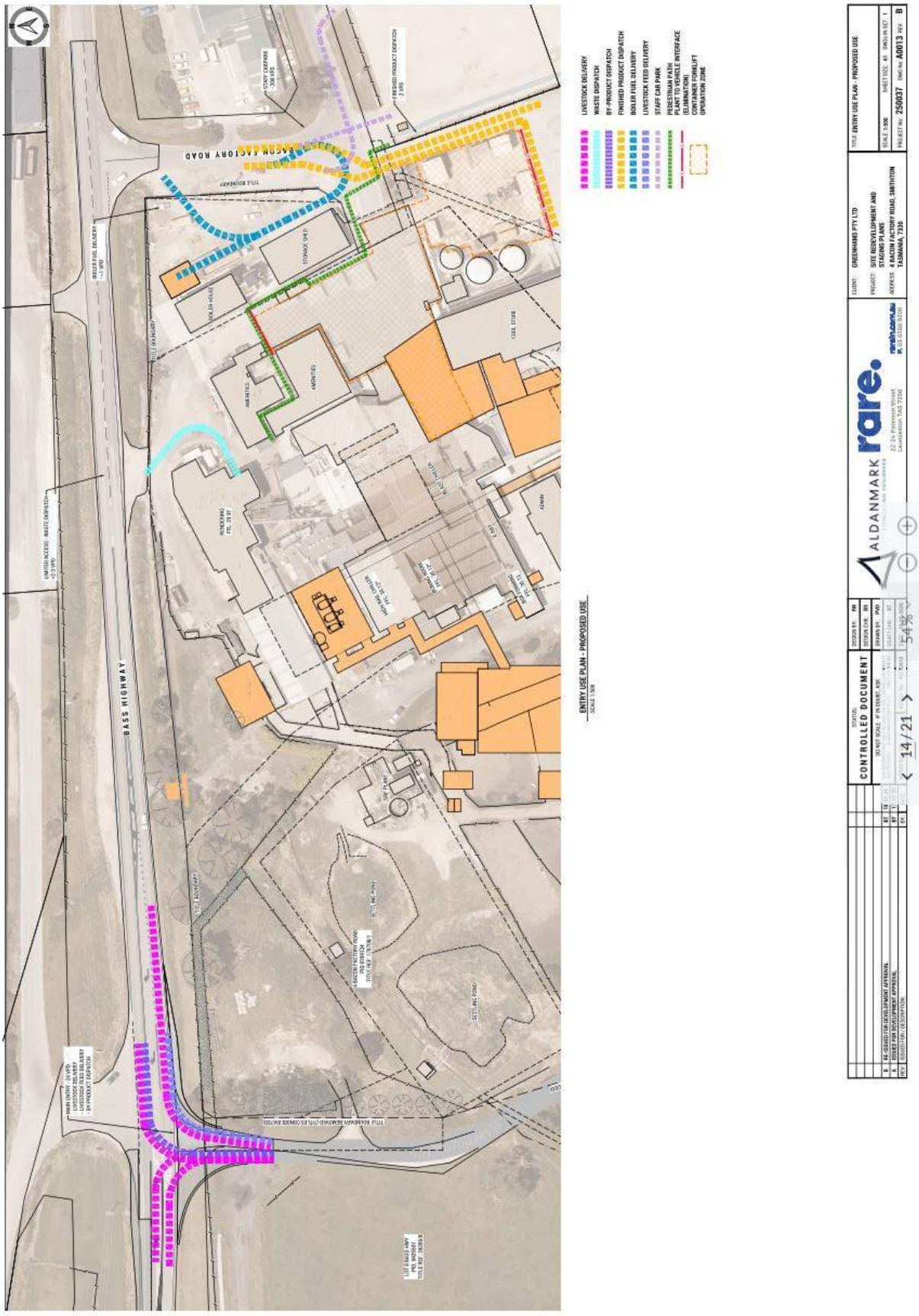

TITLE PLAN
SCALE 1:1500
EAST ACCESS
WEST ACCESS
BASS HIGHWAY
BACON FACTORY ROAD
4 BACON FACTORY ROAD
TITLE REF: 170538/1
(30.18Ha)
TOTAL AREA: 38.617ha
LOT 1 BASS HWY
(SE) 143322/1
TITLE REF: 250669/1
(14.437Ha)
CONTROLLED DOCUMENT
2/21
ALDANMARK
rare.
22-24 Paterson Street
Launceston TAS 7250
rare.com.au
P. 03 6388 9200
CLIENT: GREENHAMS PTY LTD
PROJECT: SITE REDEVELOPMENT AND STAGING PLANS
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330
TITLE: TITLE PLAN
SCALE: 1:500
SHEET SIZE: A3
PROJECT No: 250037
DWG No: A0001
REV: B
B RE-ISSUED FOR DEVELOPMENT APPROVAL
A ISSUED FOR DEVELOPMENT APPROVAL
REV DESCRIPTION


LEGEND:
DEMOLITION
REFURBISHMENT
PROPOSED
SITE PLAN - OVERALL
SCALE 1:1250
CONTROLLED DOCUMENT
ALDANMARK
rare.
CLIENT: GREENHAMS PTY LTD
PROJECT: SITE REDEVELOPMENT AND STAGING PLANS
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330
TITLE: SITE PLAN - OVERALL
SCALE: 1:1250
PROJECT No: 250037
DWG No: A0002
REV: B


BACON FACTORY ROAD
BASS HIGHWAY
WEST ACCESS
EAST ACCESS
LEGEND:
DEMOLITION
REFURBISHMENT
PROPOSED
GENERAL ARRANGEMENT
SCALE 1:500
CONTROLLED DOCUMENT
ALDANMARK
rare.
CLIENT: GREENHAMS PTY LTD
PROJECT: SITE REDEVELOPMENT AND STAGING PLANS
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330
TITLE: GENERAL ARRANGEMENT ALL STAGES
SCALE: 1:500
SHEET SIZE: A3
PROJECT No: 250037
DWG No: A00003
REV: B
4/21


BASS HIGHWAY
BACON FACTORY ROAD
GENERAL ARRANGEMENT
CONTROLLED DOCUMENT
ALDANMARK rare.
CLIENT: GREENHAMS PTY LTD
PROJECT: SITE REDEVELOPMENT AND STAGING PLANS
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330
TITLE: GENERAL ARRANGEMENT STAGE 01 BULK EARTHWORKS
PROJECT No: 250037
DWG No: A0004
REV: B


BACON FACTORY ROAD
BASS HIGHWAY
LIVESTOCK DELIVERY
WASTE DISPATCH
BY-PRODUCT DISPATCH
FINISHED PRODUCT DISPATCH
BOILER FUEL DELIVERY
LIVESTOCK FEED DELIVERY
STAFF CAR PARK
PEDESTRIAN PATH
FORKLIFT/VEHICLE INTERFACE (LIMITED USE)
CONTAINER FORKLIFT OPERATION ZONE
ENTRY USE PLAN - EXISTING USE
1:1000 @ A3
CONTROLLED DOCUMENT
ALDANMARK
rare.
GREENHAMS PTY LTD
SITE REDEVELOPMENT AND STAGING PLANS
4 BACON FACTORY ROAD, SWITCH TASMANIA, 7330
ENTRY USE PLAN - EXISTING USE
250037
A0012
B
13/21
54


BASS HIGHWAY
BACON FACTORY ROAD
ENTRY USE PLAN - PROPOSED USE
SCALE 1:500
LIVESTOCK DELIVERY
WASTE DISPATCH
BY-PRODUCT DISPATCH
FINISHED PRODUCT DISPATCH
BOILER FUEL DELIVERY
LIVESTOCK FEED DELIVERY
STAFF CAR PARK
PEDESTRIAN PATH
PLANT TO VEHICLE INTERFACE
CONTAINER FORKLIFT OPERATION ZONE
CONTROLLED DOCUMENT
DO NOT SCALE IF IN DOUBT ASK
ALDANMARK
rare.
CLIENT: GREENHAMS PTY LTD
PROJECT: SITE REDEVELOPMENT AND STAGING PLANS
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330
TITLE: ENTRY USE PLAN - PROPOSED USE
SCALE: 1:500
SHEET SIZE: A1
PROJECT No: 250037
Dwg No: A0013
REV: B
B RE-ISSUED FOR DEVELOPMENT APPROVAL
A ISSUED FOR DEVELOPMENT APPROVAL
REV DESCRIPTION
14/21

CLIENT:
GREENHAMS

PROJECT:
HIGHWAY ACCESS

ADDRESS:
LOT 8 BASS HIGHWAY, SMITHTON, TAS 7330

PROJECT No:
2500371

STATUS:
CONTROLLED DOCUMENT

ISSUED FOR / DESCRIPTION:
TENDER ISSUE

DRAWINGS:

C0V	- COVER SHEET
C000	- NOTES SHEET
C101	- DEMOLITION PLAN
C401	- CIVIL WORKS PLAN
C411	- STOCK ACCESS - LONG SECTIONS & CHAINAGES PLAN
C421	- STOCK ACCESS - CROSS SECTIONS
C422	- BASS HIGHWAY - CROSS SECTIONS - SHEET 1
C423	- BASS HIGHWAY - CROSS SECTIONS - SHEET 2
C424	- BASS HIGHWAY - CROSS SECTIONS - SHEET 3
C461	- LINEMARKING PLAN

						STATUS: CONTROLLED DOCUMENT	DESIGN BY: JB	rare.	CLIENT: GREENHAMS	TITLE: COVER SHEET	
						DO NOT SCALE - IF IN DOUBT, ASK	DESIGN CHK: JF		PROJECT: PACKAGE L3 - HIGHWAY ACCESS		
						THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATIONS PTY LTD.	DRAWN BY: JB	22–24 Paterson Street Launceston TAS 7250 rare.com.au 03 6388 4200	ADDRESS: LOT 8 BASS HIGHWAY, SMITHTON TAS 7330	SCALE: - SHEET SIZE: A1 DWGs IN SET: -	
A	TENDER ISSUE	JMH	26-11-25				DRAFT CHK: JF			PROJECT No: 2500371 DWG No: C0V REV: A	
REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:			APPROVED: N. JESSON AGREE. No: 035448	DATE: 26-11-2025				



GENERAL

1. NOTICE TO TENDERER

THE CONTRACTOR / TENDERER IS TO MAKE THEMSELVES AWARE OF THE REQUIREMENTS OF STATE AUTHORITY'S (S.A.A.) STANDARDS FOR CIVIL WORKS CONSTRUCTION & TO BE CARRIED OUT TO THESE STANDARDS. TENDERER IS TO ALLOW FOR THESE STANDARDS DURING THEIR PRICING. COPIES OF THE STANDARDS ARE AVAILABLE FOR INSPECTION UPON REQUEST FROM S.A.A.'s WEB SITE.

2. NOTIFICATION

THE CONTRACTOR IS TO NOTIFY ALL RELEVANT STATE/LOCAL AUTHORITIES PRIOR TO COMMENCING ANY WORK FOR THE POSSIBLE LOCATION OF ANY EXISTING SERVICES ANY WORKS ON THESE PLANS, AND IS TO NOTIFY THE SUPERINTENDENT OF THE SAME.
ALL EXISTING SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO EXISTING SERVICES IS TO BE MADE GOOD AT THE CONTRACTOR'S EXPENSE.

3. DRAWINGS AND SPECIFICATIONS

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING DEC APPROVAL AND CALLING OF TENDERS. THEY ARE NOT TO BE USED FOR CONSTRUCTION. A CONSTRUCTION SET OF DRAWINGS (STAMPED "CONSTRUCTION SET") WILL BE ISSUED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

4. COMMON TRENCHING

WHERE ANY COMMON TRENCHING IS REQUIRED, THE FOLLOWING CLEARANCE DISTANCES (MARKS TO MARK) MUST BE MAINTAINED FROM EXISTING OR PROPOSED SERVICES.
HORIZONTALLY:
- 300mm ALONG A LENGTH GREATER THAN 3 METRES.
- 150mm MINIMUM FROM ANY MAIN GREATER THAN 150mm DIA.
- 150mm MINIMUM ALONG A LENGTH LESS THAN 3 METRES.

VERTICALLY:
- 150mm MINIMUM.
- 300mm MINIMUM FROM ANY MAIN GREATER THAN 150mm DIA.

ELECTRICAL CABLES SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE STREET. WHERE THIS IS NOT POSSIBLE A 450mm MINIMUM DISTANCE MUST BE OBSERVED (IF WHICH 300mm SHIELD BE OF MATERIAL AND CHARACTERISTIC MATERIAL).

5. EXISTING SERVICES

LOCATE EXISTING SERVICES PRIOR TO COMMENCING DEMOLITION AND EXCAVATION. THE CONTRACTOR IS TO ARRANGE AND PAY FOR THE ON SITE MARKING AND CONFIRMATION OF DEPTH OF SERVICE LOCATIONS FOR ALL UNDERGROUND SERVICES INCLUDING COMMUNICATIONS, TASMETWORKS, SUBMETER WATER & SEWERS AND COUNCIL SERVICES (ie. STORMWATER). IN THE VICINITY OF NEW WORKS. LOCATION TO BE CONFIRMED USING QUALIFIED LOCATORS AND HAND DIGGING METHODS. PRIOR TO ANY WORKS ON SITE, ANY CLASHES WITH EXISTING SERVICES (NOT ALLOWED ON DRAWINGS LEFT TO BE REPORTED TO ENGINEER PASSED FOR DIRECTION.

6. SOURCE & AUTHORISED APPROVALS

ALL WORKS ARE TO BE IN ACCORDANCE WITH THE FOLLOWING APPROVALS:
- NIL

7. SIGNAGE

ALL SIGN WORKS AND INSTALLATION TO BE IN ACCORDANCE WITH CURRENT VERSION OF AUSTROADS & AUSTROADS FOR DESIGNED DETAILS.

8. SCOPE OF WORKS

THE SCOPE OF WORKS ARE SHOWN IN THESE DOCUMENTS AND ANY ACCOMPANYING SPECIFICATION. IT IS EXPECTED THE CONTRACTOR WILL INSPECT ALL SITE(S) INCLUDING ON SITE THAT ARE NOT DETAILED IN CONJUNCTION WITH THE SUPERINTENDENT.

GENERAL CONT.

9. LINE TYPE LEGEND

	EXISTING AND TYPE OF IRRIGATION MAIN (AS NOTED) @ 1.0m FALL TO EXISTING WATER SYSTEM
W	EXISTING/PROPOSED STORM WATER MAIN (CONFIRM EXACT LOCATION)
SW	EXISTING/PROPOSED STORM WATER MAIN
W	EXISTING/PROPOSED SEWER MAIN (CONFIRM EXACT LOCATION)
S	EXISTING/PROPOSED SEWER MAIN
W	EXISTING/PROPOSED WATER MAIN (CONFIRM EXACT LOCATION)
W	EXISTING/PROPOSED WATER MAIN
GAS	EXISTING/PROPOSED GAS MAIN (CONFIRM EXACT LOCATION)
GAS	EXISTING/PROPOSED GAS MAIN
	EXISTING/PROPOSED UNDERGROUND TELECOM / FIBRE OPTIC LINE (CONFIRM EXACT LOCATION)
	EXISTING/PROPOSED

10. SITE WORKS SYMBOLS LEGEND

FHR	FINISHED FLOOR HEIGHT
TYPE SC	SAFETY KERB
TYPE KC	KERB AND CHANNEL
TYPE KCR	KERB AND CHANNEL - REBELL
TYPE KCM	ADJUSTABLE KERB AND CHANNEL
TYPE KCV	VEHICLE CROSSING
	SOLID LABEL SURFACE DETAIL
MH	PRECAST CIVIL PRECAST CONCRETE MANHOLE, STEP (1000 DIAM x 1700 HIGH)

11. BUILDING SERVICES SYMBOLS LEGEND

	TELECOMMUNICATIONS PIT

12. SURVEY SYMBOLS LEGEND

+	EXISTING
+ RL.xxx	SPOT LEVEL WITH DESCRIPTION
+ RL.xxx	EXISTING SPOT LEVEL

13. DRAINAGE SYMBOLS LEGEND

ø/Dia DN	STORMWATER MANHOLE
ø/Dia S	SEWER MAIN MANHOLE
CI Dia DN	CHAMBER/GULLY PIT - STORM WATER
CI Dia DW	CHAMBER/GULLY PIT - STORM WATER
DW Dia DW	SIDE ENTRY PIT - STORM WATER
uPVC	UNPLASTICIZED POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE (CLASS 2 OR CLASS 4 (2)
DN	NOMINAL DIAMETER
CL	COVER LEVEL
IL	INVERT LEVEL
DP	DOWN PIPE
IO	INSPECTION OPENING
IO/S	INSPECTION OPENING TO SURFACE
	CHUTES PIT

14. WATER RETICULATION SYMBOLS LEGEND

	WATER
	CHECK METER
	FIRE HYDRANT
	ISOLATION VALVE
	CHECK VALVE
	STRAINER
	MONITORED VALVE
	BALANCE VALVE
	STOP VALVE
	DOUBLE REFLUX VALVE
	BACK FLOW PREVENTION DEVICE
	PRESSURE REDUCING VALVE
	HOSE BIB COCK
	FIRE HYDRANT
	DUAL HOSE FIRE HYDRANT
	FIRE HOSE REEL

EARTHWORKS

1. GENERAL

GENERAL EARTHWORKS MATERIAL AND WORKMANSHIP SHALL COMPLY WITH THIS SPECIFICATION AND THE DEPARTMENT OF STATE GROWTH STANDARD SECTIONS. SECTION 204 TOGETHER WITH ANY CODES, STANDARDS OR INSTALLATIONS REFERRED TO THEREIN.

2. INSPECTIONS

THE CONTRACTOR IS TO ENGAGE AN APPROVED GEOTECHNICAL ENGINEER TO CARRY OUT LEVEL 2 TESTING OF ALL EARTH WORKS TO AS3798-2022 (CLAUSE):
- 8.3.2(b) OF
- 7.3.2(b)
- 8.4.2(b) OR
- 8.4.2(b)(iii) OF SERVICE TRENCHES

CERTIFICATION OF THESE IS REQUIRED TO BE PROVIDED PRIOR TO TO PRACTICAL COMPLETION

3. AREAS OF FILL

A. REMOVE TOP SOIL AND ORGANIC MATERIAL
B. PROOF FILL IN LAYERS OF 300 MAXIMUM AS PER AS3798 OR AS DIRECTED BY ENGINEER
- MIN. 95% MDD DRY DENSITY UNDER BUILDINGS
- MIN. 95% MDD DRY DENSITY UNDER ROADS AND CARPARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

C. PLACE FILL AS APPROPRIATE AND COMPACT WITHIN 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE
D. SUBGRADE IMPROVEMENT MATERIAL TO BE PLACED AND TESTED IN ACCORDANCE WITH SPEC SECTION 204 FOR PERMANENT MATERIAL

4. AREAS OF CUT

A. REMOVE TOP SOIL AND ORGANIC MATERIAL
B. PROOF ROLL SUBGRADE IN ACCORDANCE WITH AS3798 TO
- MIN. STANDARD DRY DENSITY UNDER BUILDINGS
- MIN. STANDARD DRY DENSITY UNDER ROADS AND CARPARKS
- REMOVE ANY SOFT SPOTS AND COMPACT WITH 2% OF OPTIMUM MOISTURE CONTENT TO STANDARD DRY DENSITY AS STATED ABOVE

SOIL & WATER MANAGEMENT

1. GENERAL

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH SOIL & WATER MANAGEMENT FOR BUILDING & SUBDIVISION & OTHER GUIDELINES AVAILABLE FROM NORTHERN REGIONAL MANAGEMENT GROUP.

2. SOIL EROSION CONTROL

SOIL EROSION CONTROL IS IN ACCORDANCE WITH NRM GUIDELINES. CONTRACTOR IS TO ALLOW TO:
- LIMIT DISTURBANCE WITH EXACTING BY PRESERVING VEGETATION, AREAS AS MUCH AS POSSIBLE
- DIVERT UP SLOPE WATER WHERE PRACTICAL
- INSTALL SEDIMENT FENCES DOWN SLOPE OF ALL DISTURBED LANDS TO FILTER LARGE PARTICLES FROM ITS STORM WATER SYSTEM
- WASH EQUIPMENT IS SPECIFICALLY AREA THAT DOES NOT DRAIN TO STORM WATER SYSTEM
- ALL SITES TO BE GRADED AWAY FROM ON SITE DRAINAGE & COLLECTION IN SEDIMENT TRAPS
- LIMIT & MAINTAIN VEHICULAR ACCESS POINTS
- STRIP ALL TOPSOIL AND STOCKPILE IN A DESIGNATED AREA THAT WILL PREVENT IT FROM BEING BLOWN AWAY & WASHED INTO THE STORM WATER SYSTEM.
- RESTRICT VEHICLE MOVEMENT TO ESTABLISHED ACCESS

3. NRM GUIDELINES

CONTRACTOR TO COMPLETE ALL WORKS IN ACCORDANCE WITH NRM SOIL & WATER MANAGEMENT ON BUILDING & CONSTRUCTION SITES USING THE FACT SHEETS:
- FACT SHEET 1: SOIL & WATER MANAGEMENT ON LARGE BUILDING & CONSTRUCTION SITES
- FACT SHEET 2: SOIL & WATER MANAGEMENT ON STANDARD BUILDING & CONSTRUCTION SITES
- FACT SHEET 3: SOIL & WATER MANAGEMENT PLANS
- FACT SHEET 4: SEDIMENT BASIS - HOW SIZE OF TRAPS
- FACT SHEET 5: SILT FENCES
- FACT SHEET 6: HARDSTAND SOIL CUTTING AND
- FACT SHEET 7: PREVENT VEGETATION
- FACT SHEET 8: DIVERT UP SLOPE WATER
- FACT SHEET 9: EROSION CONTROL MATS, BLANKETS
- FACT SHEET 10: PROTECT SERVICE TRENCHES & STOCKPILES
- FACT SHEET 11: ROOF STORMWATER CONNECTION
- FACT SHEET 12: DRAIN PROTECTION - STORM WATER PITS (DETAILS & CHECK DAMS)
- FACT SHEET 13: STABILISED SITE ACCESS
- FACT SHEET 14: WHEEL WASH
- FACT SHEET 15: SEDIMENT TRAPS & POND SIZES
- FACT SHEET 16: PROTECTION OF STORM WATER PITS
- FACT SHEET 17: SUMMARY CONCEPTS, AREA & FLOW DETAIL
- FACT SHEET 18: SEDIMENT BASINS
- FACT SHEET 19: DUST CONTROL
- FACT SHEET 20: SITE RE-VEGETATION

ROAD WORKS

1. GENERAL

ALL WORKS ARE TO BE CARRIED OUT TO THE LOCAL COUNCIL AND S.A.A. STANDARDS. ANY DEPARTURES FROM THESE STANDARDS REQUIRES THE PRIOR APPROVAL OF THE SUPERINTENDENT AND THE LOCAL COUNCIL WORKS SUPERVISOR.

2. INSPECTIONS

THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING THE FOLLOWING INSPECTIONS WITH THE SUPERINTENDENT. 48 HOURS NOTICE IS REQUIRED TO BE GIVEN TO THE SUPERINTENDENT PRIOR TO THE INSPECTION:
- SUBGRADE PREPARATION
- SUB-BASE FOR ROADS, CURB AND GRASS VERGE
- BASE COURSE
- FINAL TRIM PRIOR TO PLACING KERBS
- FINAL TRIM PRIOR TO SEALING

3. TESTING

THE CONTRACTOR IS TO BE RESPONSIBLE FOR ENGAGING AND PAYING ALL COSTS ASSOCIATED WITH TESTING IN ACCORDANCE WITH S.A.A. SPEC SECTION 115 EXAMINATION AND TESTING OF MATERIALS AND WORK (ENGINEERING).

4. BASE COURSE LAYERS

SUB-BASE TYPE (SAA TESTING TO BE PLACED AND TESTED IN ACCORDANCE WITH TAS SPEC SECTION SELECTED SUB-BASE CLASS 3 MATERIAL.
BASE CLASS 2 MATERIAL TO BE PLACED AND TESTED IN ACCORDANCE WITH SAA SPEC SECTION 304 FOR BASE CLASS 2 MATERIAL

5. KERBS

ALL KERBS IF TO BE BLACK IN COLOUR AND AS TO MATCH AND BE PLACED IN ACCORDANCE WITH S.A.A. SPEC SECTION SET OUT 600 ASPHALT

7. ROAD RESERVE WORKS

ALL WORKS IN OR ENCROACHING OCCUPATIONS IN THE ROAD RESERVE MUST BE UNDERTAKEN BY CONTRACTOR HOLDERING WITH STATE (REGISTERED CONTRACTOR).

8. LINEMARKING

- ALL LINE MARKING MATERIALS MUST BE IN ACCORDANCE WITH SAA STANDARD SECTION - SECTION 721 PAVEMENT MARKINGS AND TOGETHER WITH ANY CODES, STANDARDS OR REGULATIONS REFERRED TO THEREIN.
- ALL LINEMARKING TO BE IN ACCORDANCE WITH SAA STANDARD. DRAWING. SD-A1-001.

SURVEY

1. SURVEY DETAILS

FOLLOWING ARE SURVEY DETAILS USED AS BASIS FOR DESIGN.
- SURVEYOR: DSM
- SURVEY REF. NO.: LS4133
- SURVEY DATE: 06/12/2024
- SITE LOCATION: 6 BACON FACTORY ROAD, SMITHTON TAS 7330
- COORDINATE SYSTEM: GDA 94 MGA54
- LEVEL DATUM: AHD 63
- BENCH MARK(S): SPM4616

2. DETAIL

1. DETAIL RESPONSIBILITY
   - CONTRACTOR TO ARRANGE AND PAY FOR REGISTERED SURVEYOR TO SET OUT THE PROJECT. MAIN WILL PROVIDE CAD FILES TO ASSIST.

IMPORTANT NOTE:
THESE CAN BE READ ON BLACK AND WHITE, HOWEVER THESE DRAWINGS ARE BEST PRINTED IN FULL COLOUR FOR OPTIMUM CLARITY OF NEAR AND DESIGNED PIPE WORK.
A COLOUR COPY SHOULD BE RETAINED ON SITE AT ALL TIMES FOR CONTRACTORS COMPLETING WORKS.

REV	ISSUED FOR / DESCRIPTION	BY	DATE
A	TENDER ISSUE	JWG	26-11-25

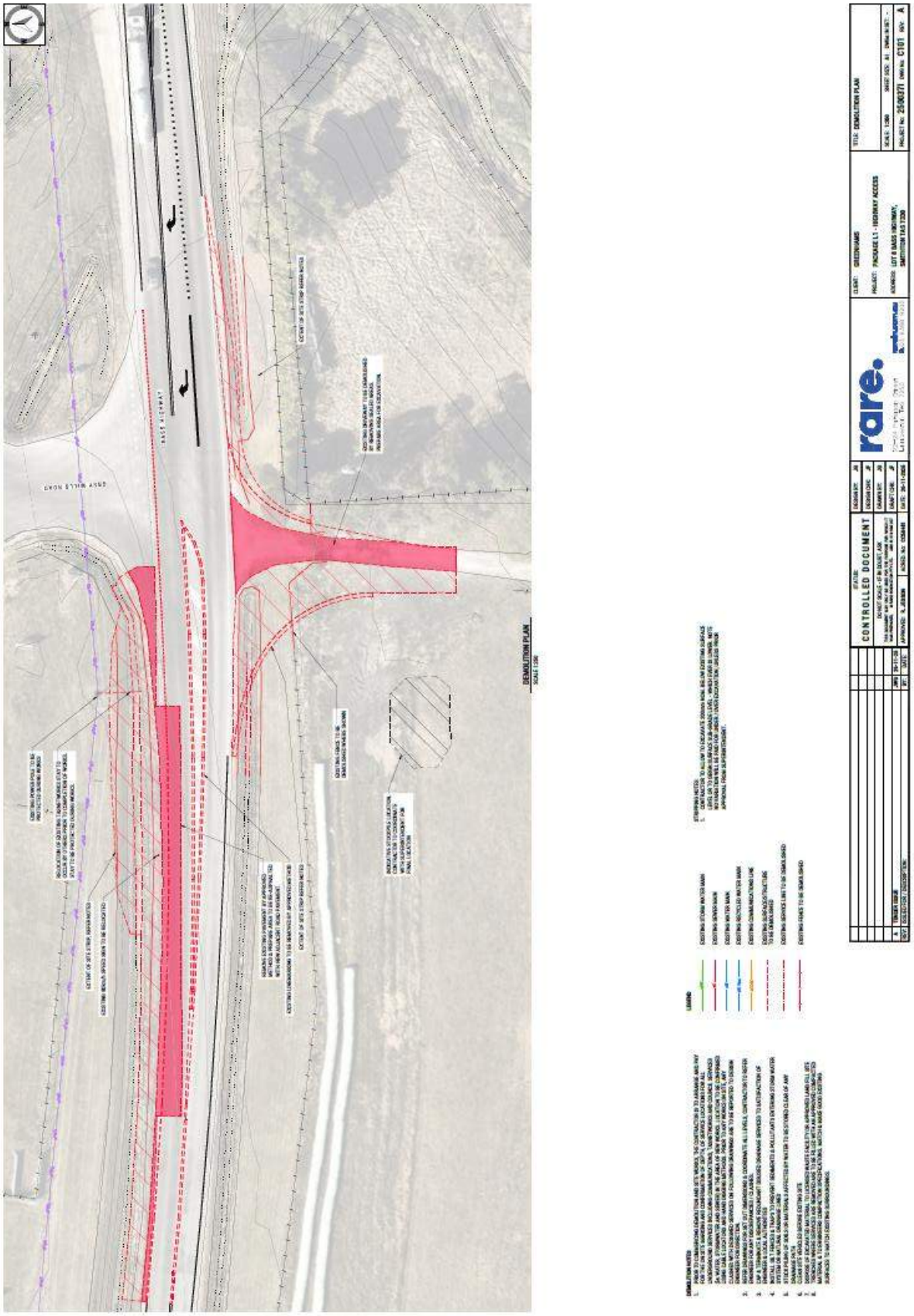
STATUS: **CONTROLLED DOCUMENT**
DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT AND ANY IDEAS FOR THE PURPOSE THEY WERE PREPARED ARE NOT TO BE USED FOR THE PURPOSE OF ANY OTHER PROJECT OR SITE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF RARE IS STRICTLY PROHIBITED.

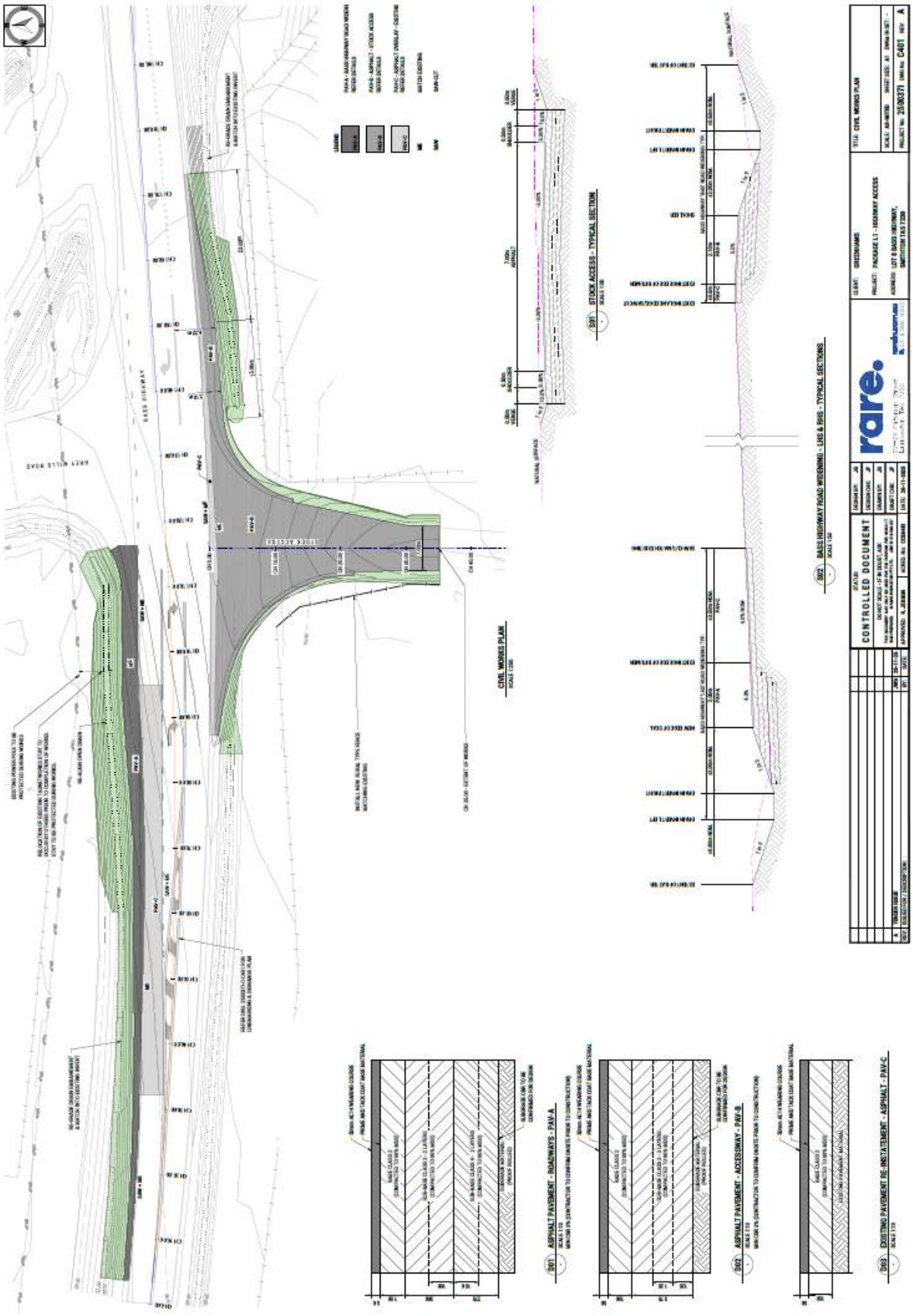
DESIGN BY: JS
DESIGN CHK: JF
DRAWN BY: JS
DRAFT CHK: JF
APPROVED: N. JESSON | ACRED. No: 0328448 | DATE: 26-11-2025

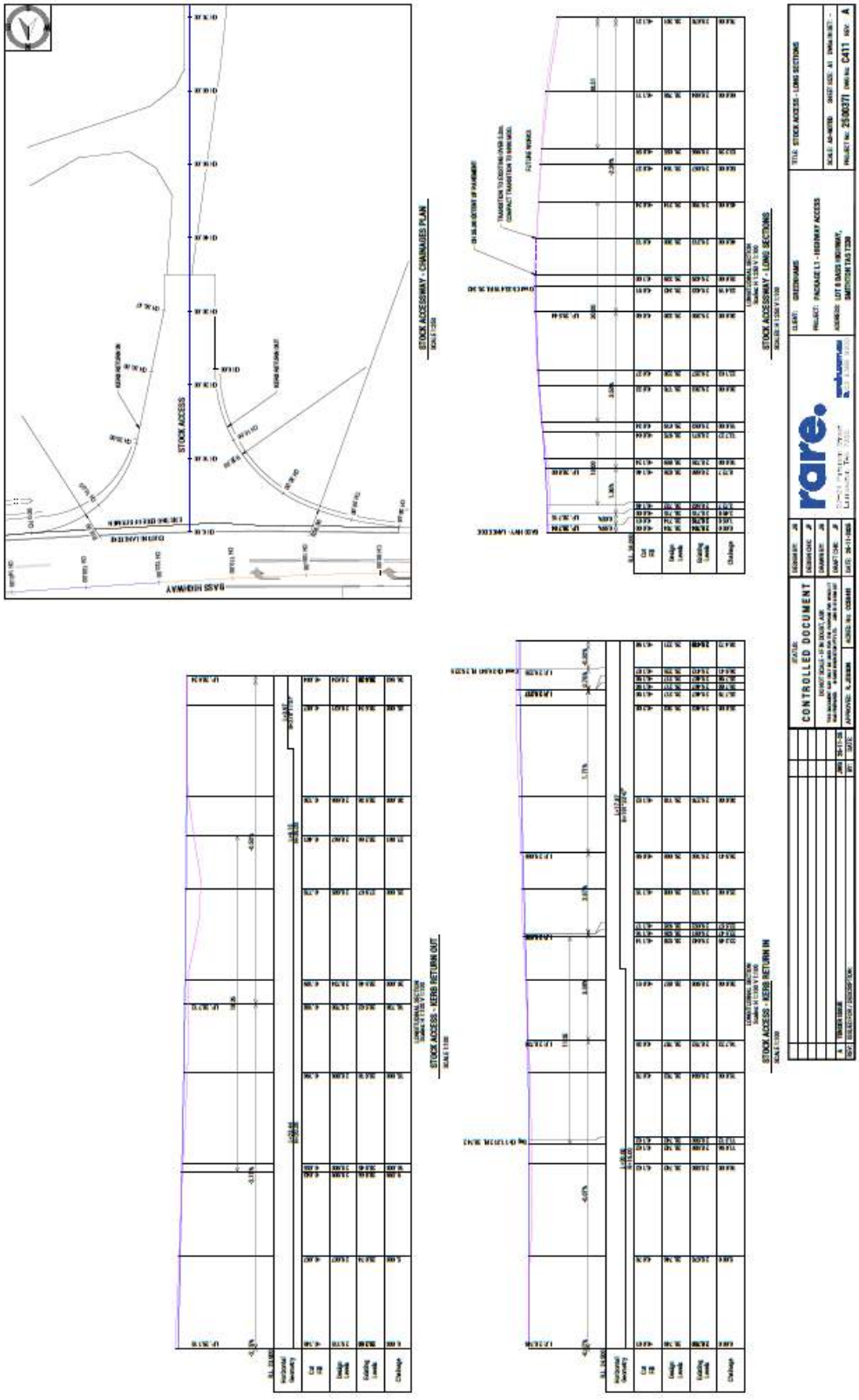
rare. rarelocum.au
Tower 1 Collins Square, Level 5, 727 Collins Street, Docklands VIC 3008 | ABN 53 636 932 021

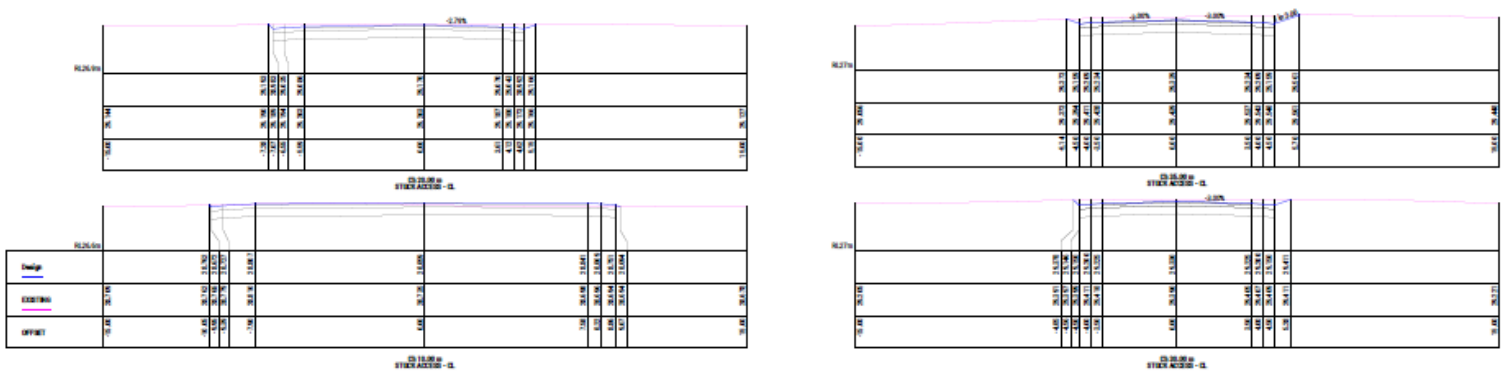
CLIENT: GREENHAMS
PROJECT: PACKAGE L1 - HIGHWAY ACCESS
ADDRESS: LOT 8 BASS HIGHWAY, SMITHTON TAS 7330

TITLE: CIVIL NOTES
SCALE: - | SHEET SIZE: A1 | DWG SHEET: -
PROJECT No: 2500371 | DWG No: C000 | REV: A


DEMOLITION PLAN
CONTROLLED DOCUMENT
rare.
TITLE: DEMOLITION PLAN
PROJECT: PACKAGE L1 - HIGHWAY ACCESS
ADDRESS: LOT 8 BASS HIGHWAY, SMITHTON TAS 7330
CLIENT: GREENHAMS
DRAWING No: C101
REV: A

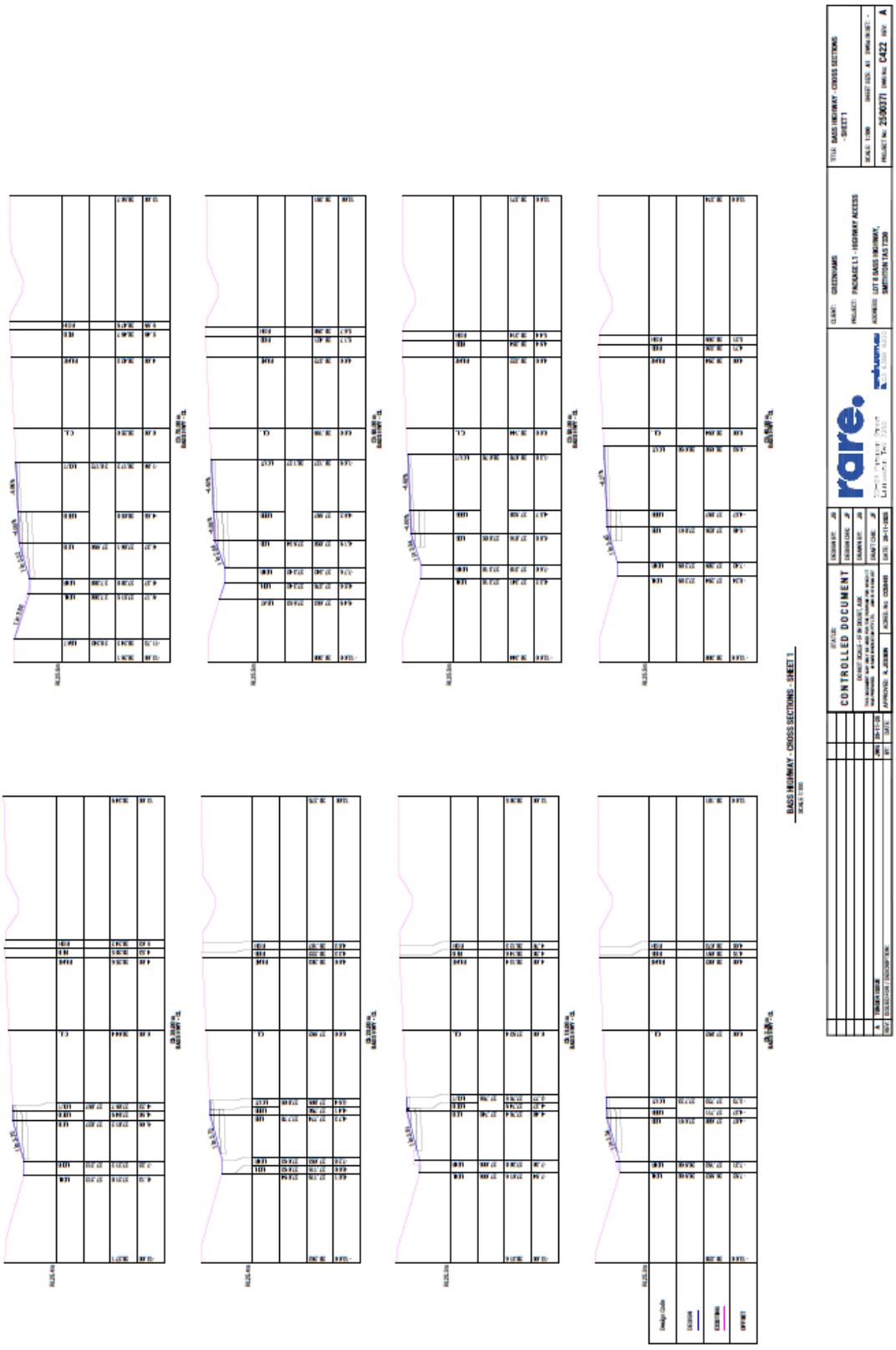

CIVIL WORKS PLAN
STOCK ACCESS - TYPICAL SECTION
BASS HIGHWAY ROAD WIDENING - LHS & RHS - TYPICAL SECTIONS
ASPHALT PAVEMENT - ROADWAYS - PAV-A
ASPHALT PAVEMENT - ACCESSWAY - PAV-B
EXISTING PAVEMENT RE-INSTATEMENT - ASPHALT - PAV-C
CONTROLLED DOCUMENT
rare.
TITLE: CIVIL WORKS PLAN
PROJECT No: 2500371
DRG No: C401
REV: A

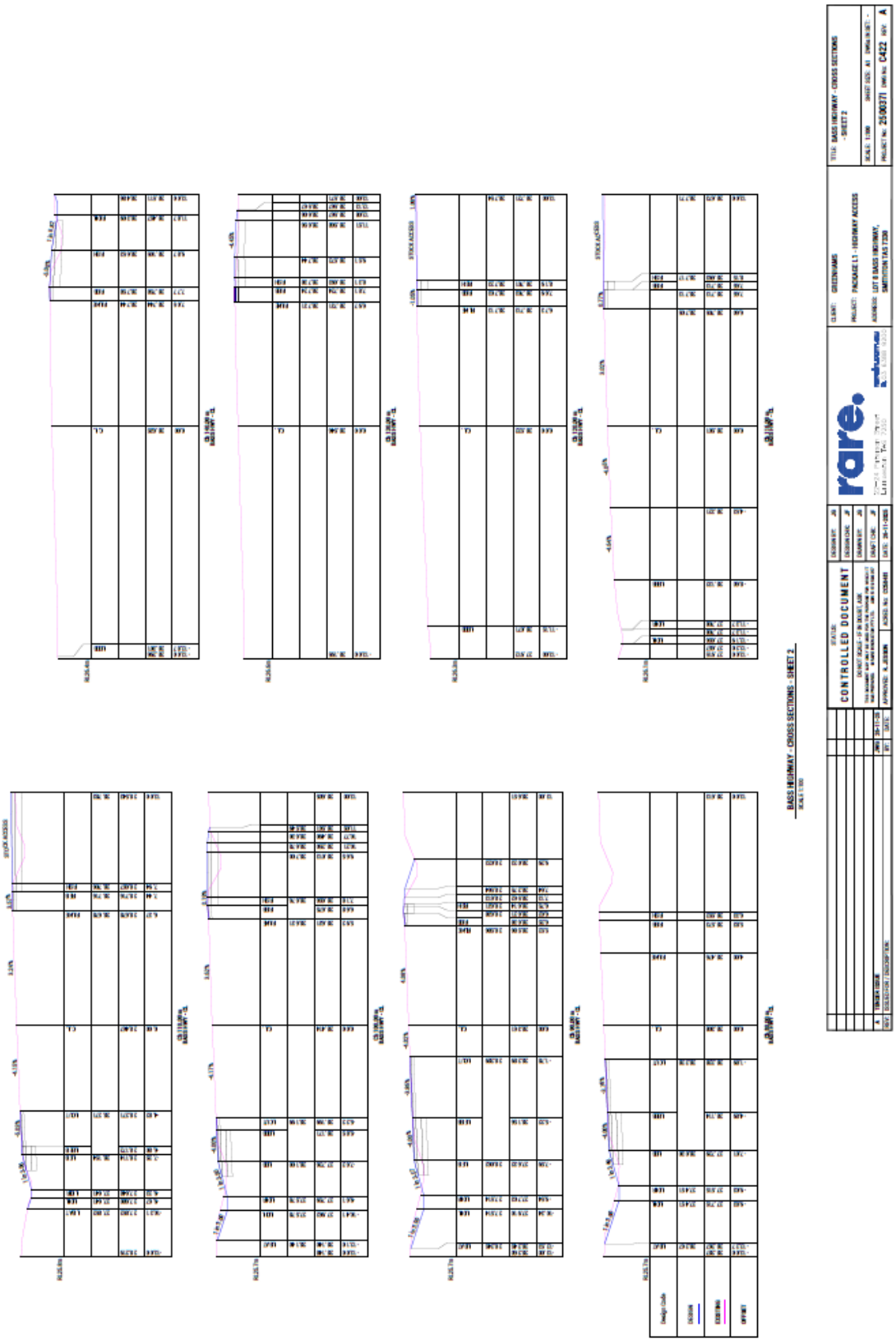

STOCK ACCESS
BASS HIGHWAY
STOCK ACCESSWAY - CHAINAGES PLAN
STOCK ACCESSWAY - LONG SECTIONS
STOCK ACCESS - KERB RETURN OUT
STOCK ACCESS - KERB RETURN IN
CONTROLLED DOCUMENT
rare.
STOCK ACCESS - LONG SECTIONS
C411

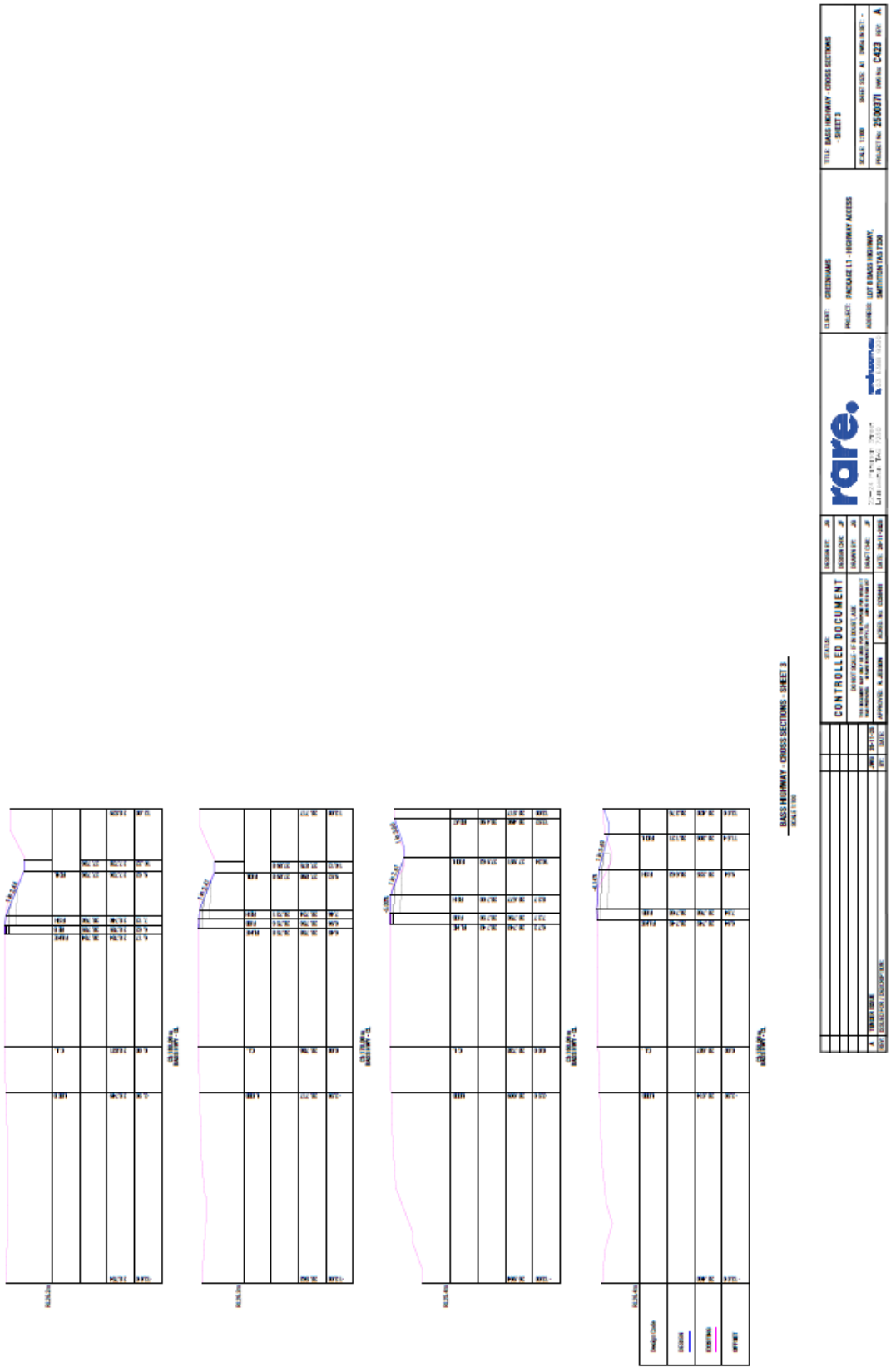


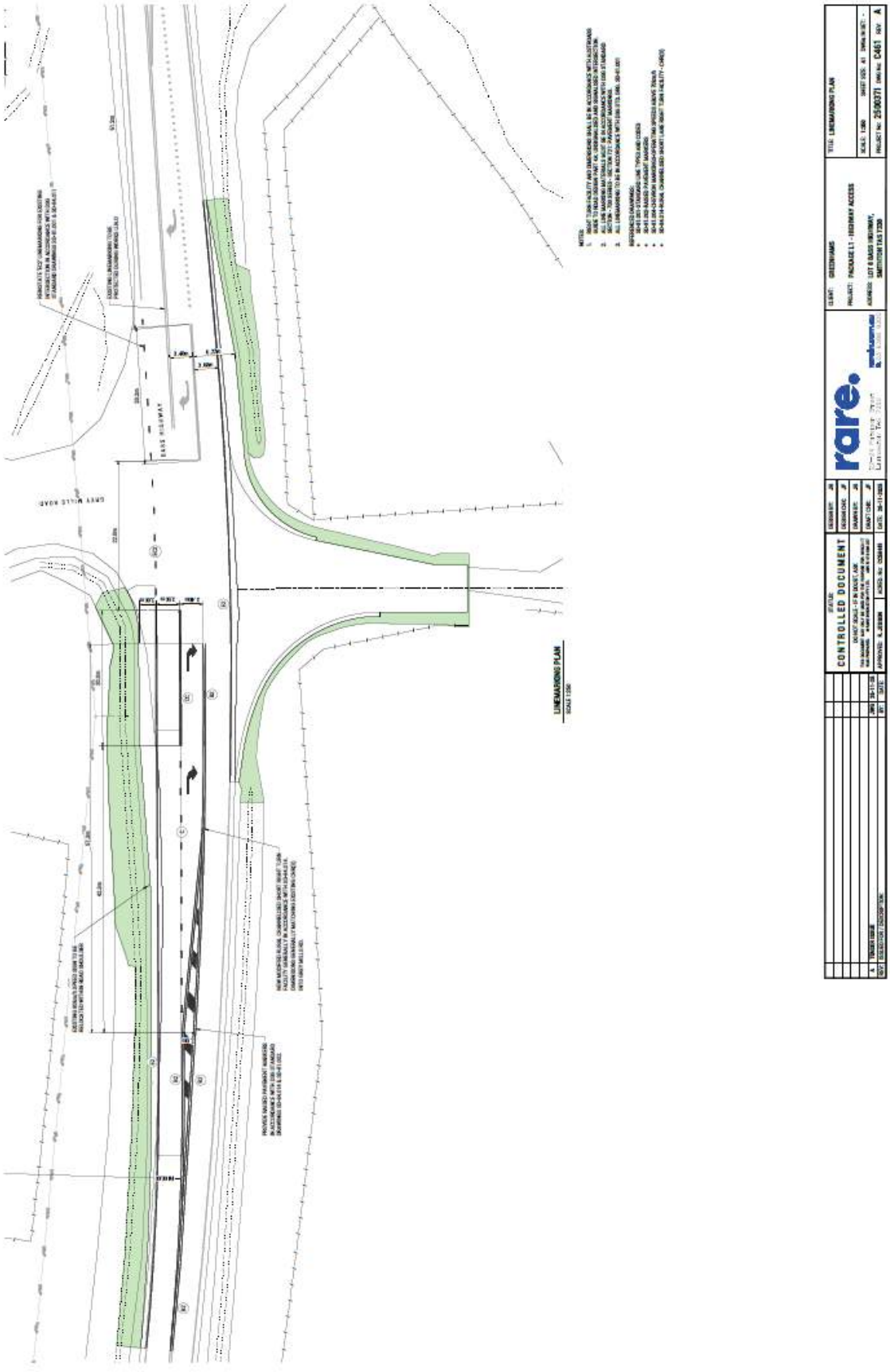
STOCK ACCESSWAY - CROSS SECTIONS

				STATUS: CONTROLLED DOCUMENT	DESIGN BY: JB	rare.	CLIENT: GREENHAMS	TITLE: STOCK ACCESS - CROSS SECTIONS
				DO NOT SCALE - IF IN DOUBT, ASK	DESIGN CHK: JF			
				THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. NO PART OF IT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE PRIOR WRITTEN PERMISSION OF RARE.	DRAWN BY: JB	20-24 Paterson Street Launceston TAS 7250	PROJECT: PACKAGE L1 - HIGHWAY ACCESS	SCALE: 1:100 SHEET SIZE: A1 DWG IN SET: -
A	TENDER ISSUE	JMG	26-11-25		DRAFT CHK: JF	rare.com.au 03 6388 4200	ADDRESS: LOT 8 BASS HIGHWAY, SMITHTON TAS 7330	PROJECT No: 250037I DWG No: C421 REV: A
REV:	DESCRIPTION / ISSUE	BY:	DATE:	APPROVED: R. JESSEN	ACN/ABN No: 053848	DATE: 26-11-2025		


BASS HIGHWAY - CROSS SECTIONS - SHEET 1
CONTROLLED DOCUMENT
rare.
BASS HIGHWAY - CROSS SECTIONS - SHEET 1
C422


BASS HIGHWAY - CROSS SECTIONS - SHEET 2
CONTROLLED DOCUMENT
rare.
TITLE: BASS HIGHWAY - CROSS SECTIONS - SHEET 2
PROJECT: PACKAGE E1 - HIGHWAY ACCESS
ADDRESS: LOT 8 BASS HIGHWAY, SMITHTON TAS 7330
PROJECT No: 2598371
DWG No: C422
REV: A


BASS HIGHWAY - CROSS SECTIONS - SHEET 3
CONTROLLED DOCUMENT
rare.
TITLE: BASS HIGHWAY - CROSS SECTIONS - SHEET 3
PROJECT: PACKAGE L1 - HIGHWAY ACCESS
ADDRESS: LOT 8 BASS HIGHWAY, SMITHTON TAS 7330
CLIENT: GREENHAMS
PROJECT No: 2506371
DWG No: C423
REV: A


LINEMARKING PLAN
CONTROLLED DOCUMENT
rare.
TITLE: LINEMARKING PLAN
PROJECT: PACKAGE 11 - HIGHWAY ACCESS
LOT 8 BASS HIGHWAY, SMITHTON TAS 7330
PROJECT No: 2300371 DRG No: C401 ISS: A

Appendix P LISTmap Transmission Lines



© COPYRIGHT AND DISCLAIMER . Map data is compiled from a variety of sources and hence its accuracy is variable. If you wish to make decisions based on this data you should consult with the relevant authorities. Apart from any use permitted under the *Copyright Act 1968*, no part of the report may be copied without the permission of the General Manager, ***Land*** Tasmania, Department of Primary Industries, Parks, Water and Environment, GPO Box 44 Hobart 7001.

Legend

Electricity Transmission Infrastructure Protection Code Overlay

Communications station buffer area



Substation facility buffer area



Inner protection area



Substation facility



Electricity transmission corridor



Topographic



© COPYRIGHT AND DISCLAIMER . Map data is compiled from a variety of sources and hence its accuracy is variable. If you wish to make decisions based on this data you should consult with the relevant authorities. Apart from any use permitted under the *Copyright Act 1968*, no part of the report may be copied without the permission of the General Manager, ***Land*** Tasmania, Department of Primary Industries, Parks, Water and Environment, GPO Box 44 Hobart 7001.

Tasmanian Government

Dartmouth Consulting Pty Ltd
admin@dartmouthconsulting.com.au
www.dartmouthconsulting.com.au

CLIENT:
GREENHAMS TASMANIA PTY LTD

PROJECT:
SITE REDEVELOPMENT AND STAGING PLANS
0000 SERIES DRAWINGS

ADDRESS:
4 BACON FACTORY ROAD, SMITHTON
TASMANIA, 7330

PROJECT No:
250037

STATUS:
CONTROLLED DOCUMENT

ISSUED FOR / DESCRIPTION:
DEVELOPMENT APPROVAL

DRAWINGS:
ARCHITECTURAL

A0000 - COVER SHEET
A0001 - TITLE CONSOLIDATION PLAN
A0002 - SITE PLAN - OVERALL
A0003 - SITE GENERAL ARRANGEMENT - EXISTING
A0004 - SITE GENERAL ARRANGEMENT - FINAL
A0005 - SITE GENERAL ARRANGEMENT - STAGE 01 - CIVIL WORKS
A0006 - SITE GENERAL ARRANGEMENT - STAGE 02-A - DEMOLITION AND ENABLING WORKS
A0007 - SITE GENERAL ARRANGEMENT - STAGE 02-B - BUILDING WORKS
A0008 - SITE GENERAL ARRANGEMENT - STAGE 03-A - DEMOLITION AND ENABLING WORKS
A0009 - SITE GENERAL ARRANGEMENT - STAGE 03-B - BUILDING WORKS
A0010 - SITE GENERAL ARRANGEMENT - STAGE 04-A - DEMOLITION AND ENABLING WORKS
A0011 - SITE GENERAL ARRANGEMENT - STAGE 04-B - BUILDING WORKS
A0012 - SITE GENERAL ARRANGEMENT - STAGE 05-A - DEMOLITION AND ENABLING WORKS
A0013 - SITE GENERAL ARRANGEMENT - STAGE 05-B - HIGH RAIL CHILLER
A0014 - SITE STORMWATER DRAINAGE/DISCHARGE PLAN
A0015 - SITE VEHICLE ACCESS PLAN - EXISTING
A0016 - SITE VEHICLE ACCESS PLAN - PROPOSED
A0017 - SITE LANDSCAPING PLAN - PROPOSED
A0021 - SITE PLAN - 3D VIEW
A0022 - 3D VIEW - SHT 1 OF 4
A0023 - 3D VIEW - SHT 2 OF 4
A0024 - 3D VIEW - SHT 3 OF 4
A0025 - 3D VIEW - SHT 4 OF 4
A0030 - BENCHMARK PLAN

REFERENCE DRAWINGS:

TASNETWORKS N-011773 TD-00406 REV.N/A PRELIMINARY
GREENHAM 13197-03 REV.B SITE PLAN - BUILDING

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
E	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	15-09-26
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

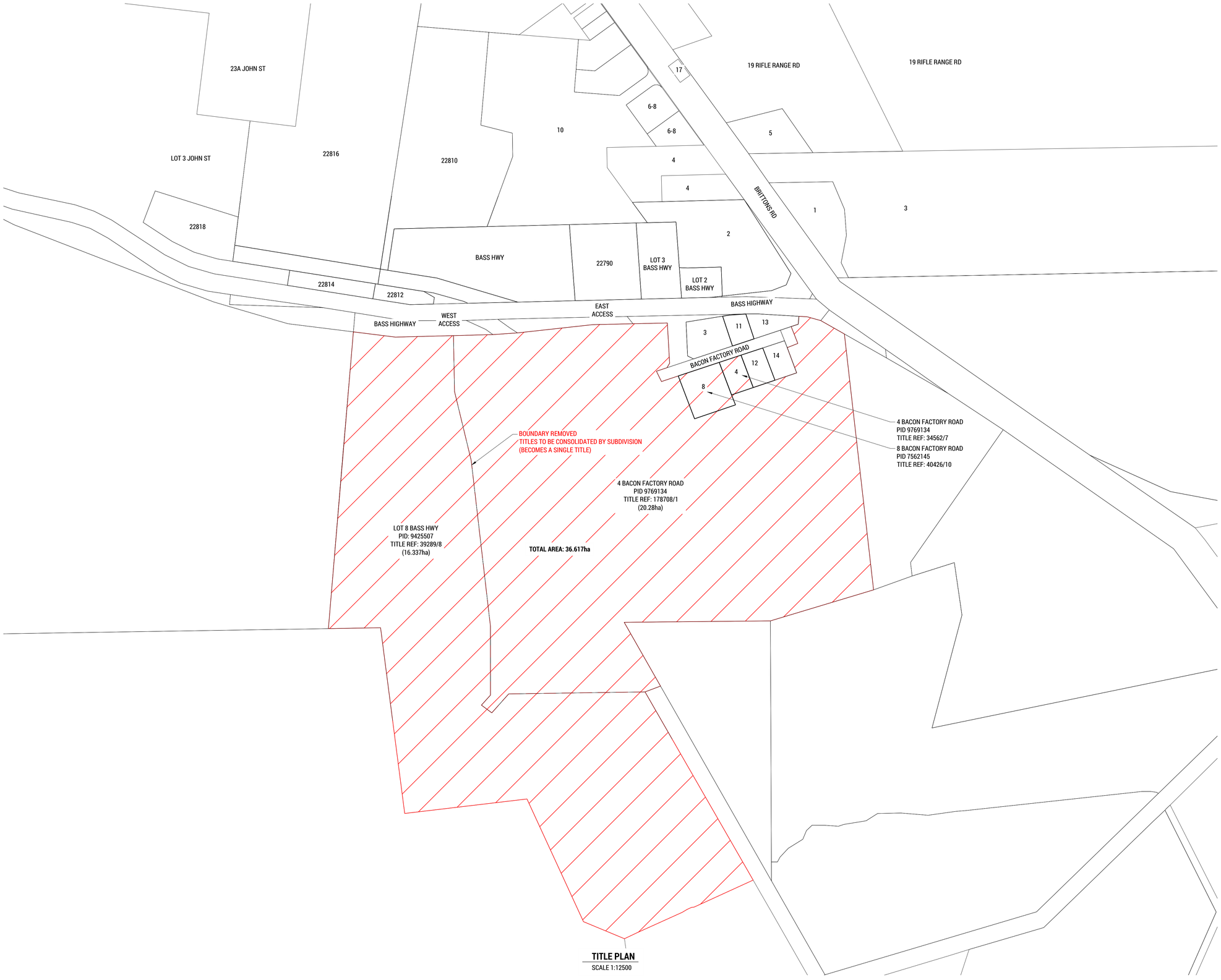
APPROVED: **B. STANBOROUGH** | ACRED. No: **95173914**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **PVD**
DRAFT CHK: **BT**
DATE: **17-06-26**

verto Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**
PROJECT: **PROPOSED NEW LAYOUT**
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **COVER SHEET**
SCALE: - SHEET SIZE: **A1** DWGs IN SET: **1**
PROJECT No: **250037** DWG No: **A0000** REV: **E**



TITLE PLAN
SCALE 1:12500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS:
CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

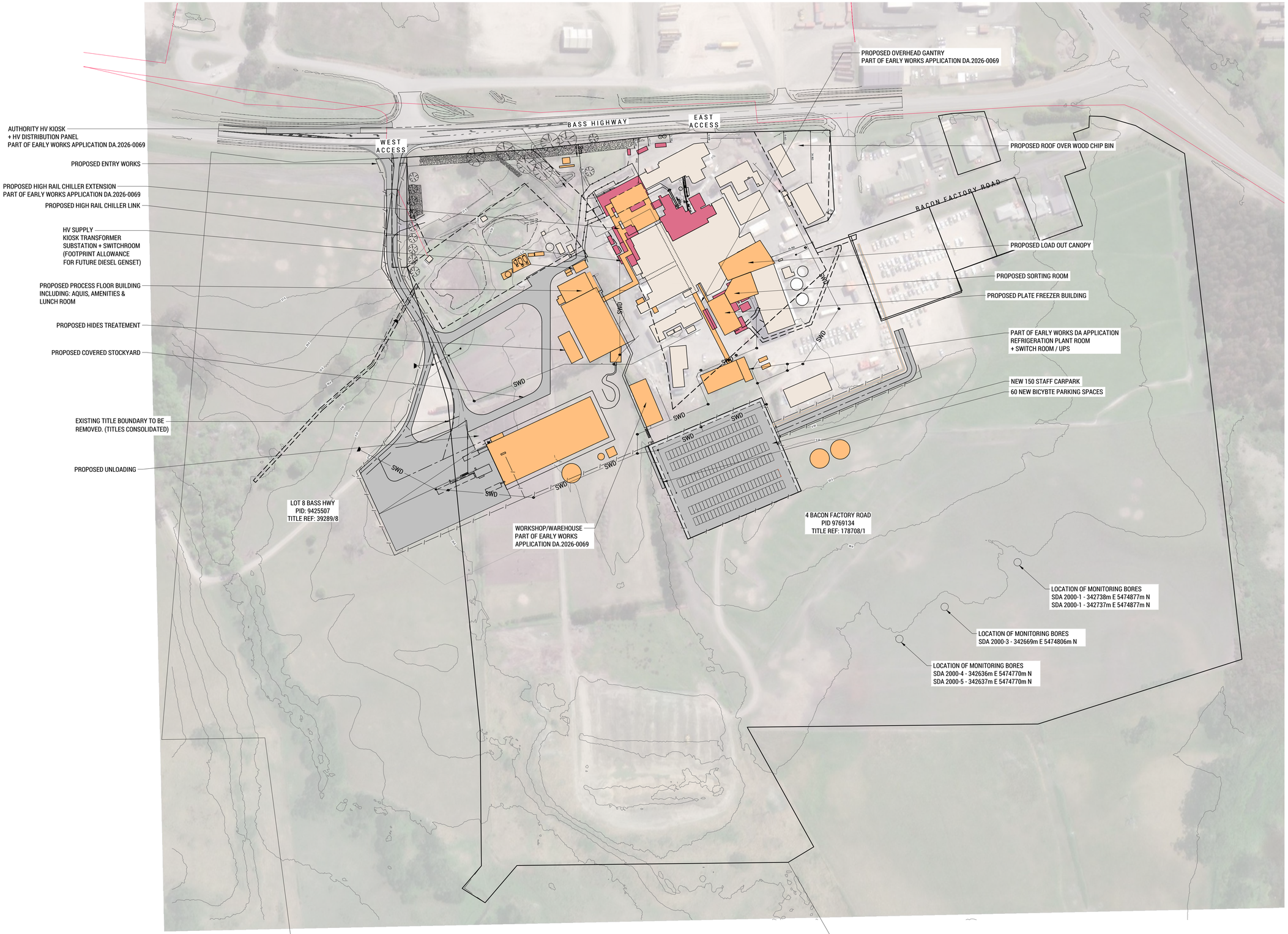
APPROVED: **B. STANBOROUGH** | ACRED. No: **95173914**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **PVD**
DRAFT CHK: **BT**
DATE: **17-06-26**

verto
Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**
PROJECT: **PROPOSED NEW LAYOUT**
ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **TITLE CONSOLIDATION PLAN**
SCALE: **1:2500** SHEET SIZE: **A1** DWGs IN SET: **1**
PROJECT No: **250037** DWG No: **A0001** REV: **D**



SITE PLAN - OVERALL

SCALE 1:1250

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
E	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	31-08-26
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B. STANBOROUGH** | ACRED. No: **95173914**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **PVD**
DRAFT CHK: **BT**
DATE: **17-06-26**

verto Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **PROPOSED NEW LAYOUT**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **SITE PLAN - OVERALL**

SCALE: **1:1250** SHEET SIZE: **A1** DWGs IN SET: **1**

PROJECT No: **250037** DWG No: **A0002** REV: **E**



GENERAL ARRANGEMENT
SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B. STANBOROUGH** ACRED. No: **95173914**

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	PVD
DRAFT CHK:	BT
DATE:	17-06-26

verto Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**

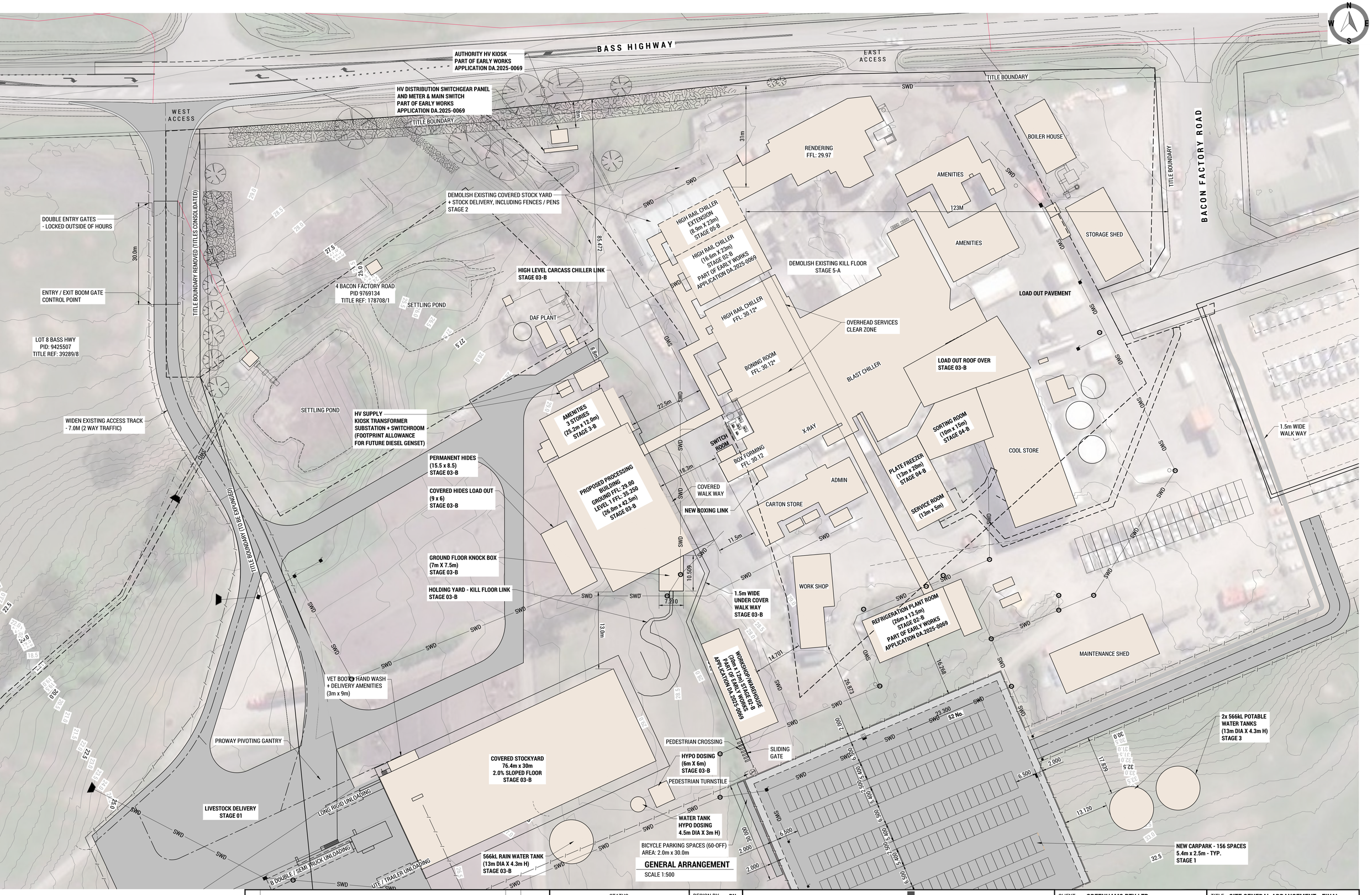
PROJECT: **PROPOSED NEW LAYOUT**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **SITE GENERAL ARRANGEMENT - EXISTING**

SCALE: **1:500** SHEET SIZE: **A1** DWGs IN SET: **1**

PROJECT No: **250037** DWG No: **A0003** REV: **D**



GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

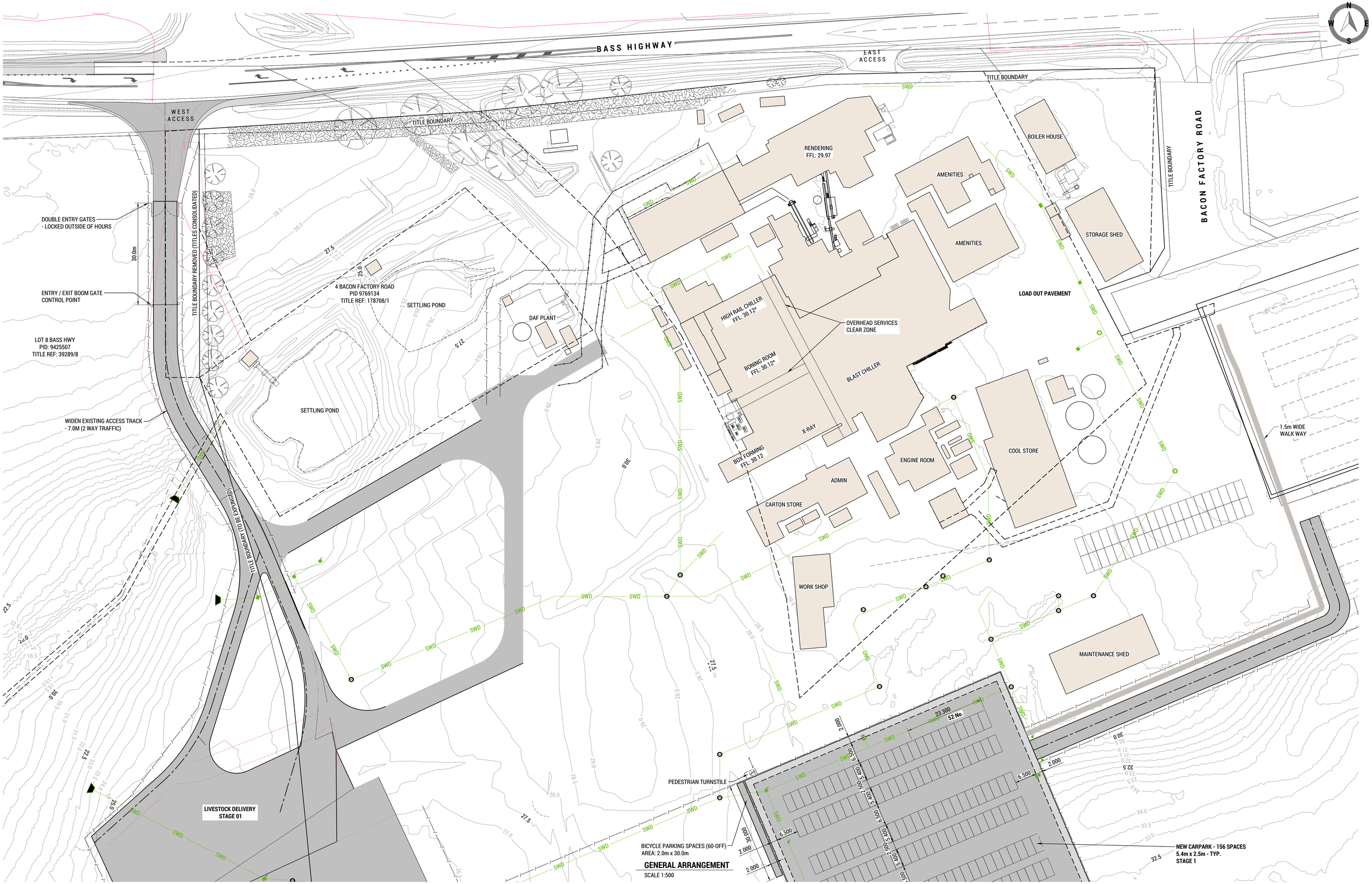
APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: PVD
DRAFT CHK: BT
DATE: 17-06-26

verto Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD
PROJECT: PROPOSED NEW LAYOUT
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330

TITLE: SITE GENERAL ARRANGEMENT - FINAL
SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1
PROJECT No: 250037 DWG No: A0004 REV: D



GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B. STANBOROUGH** ACRED. No: **95173914**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **PVD**
DRAFT CHK: **BT**
DATE: **17-06-26**

verto
Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**

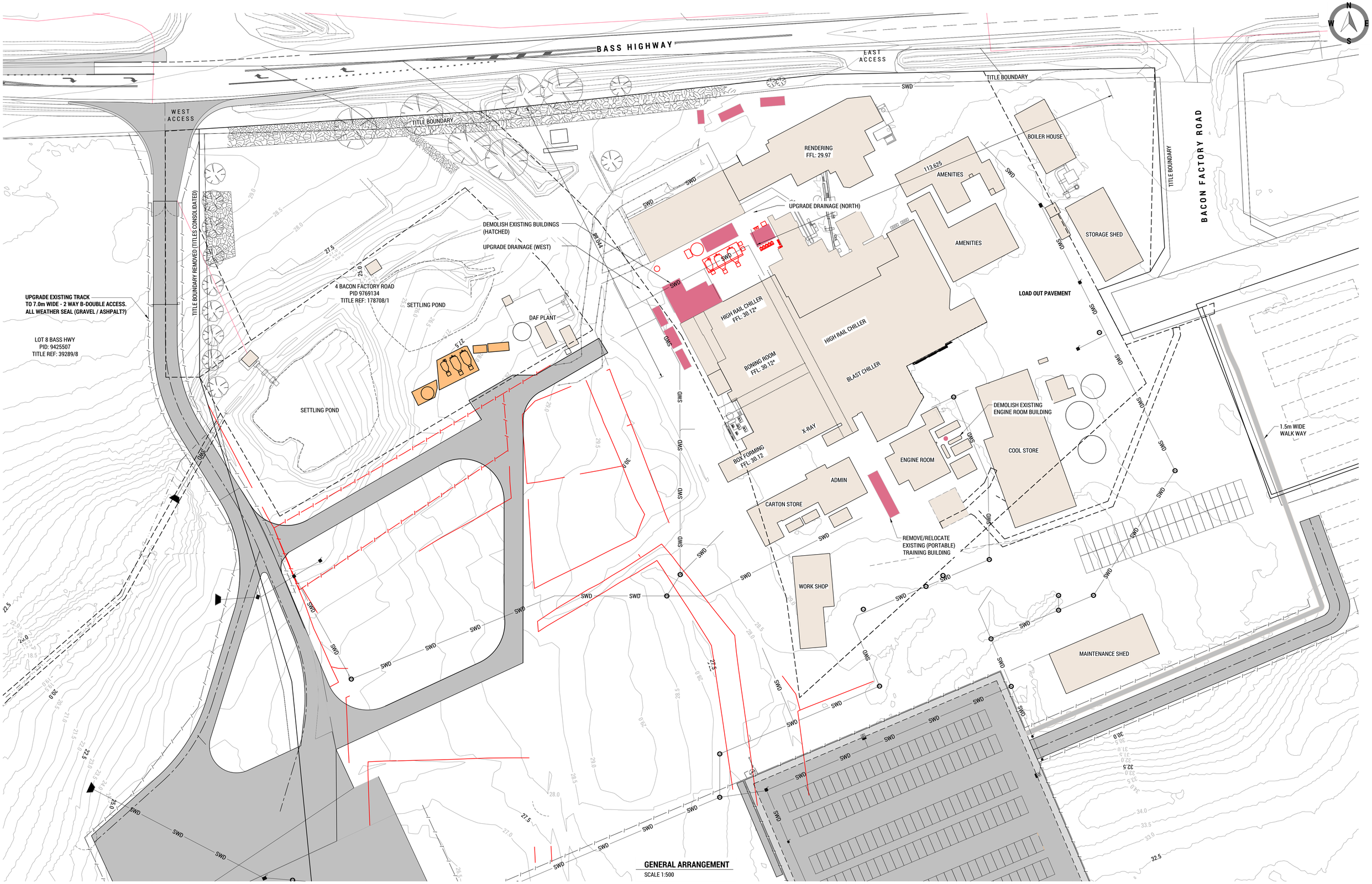
PROJECT: **PROPOSED NEW LAYOUT**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **SITE GENERAL ARRANGEMENT STAGE 01 - CIVIL WORKS**

SCALE: **1:500** SHEET SIZE: **A1** DWGs IN SET: **1**

PROJECT No: **250037** DWG No: **A0005** REV: **D**



GENERAL ARRANGEMENT
SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS:
CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

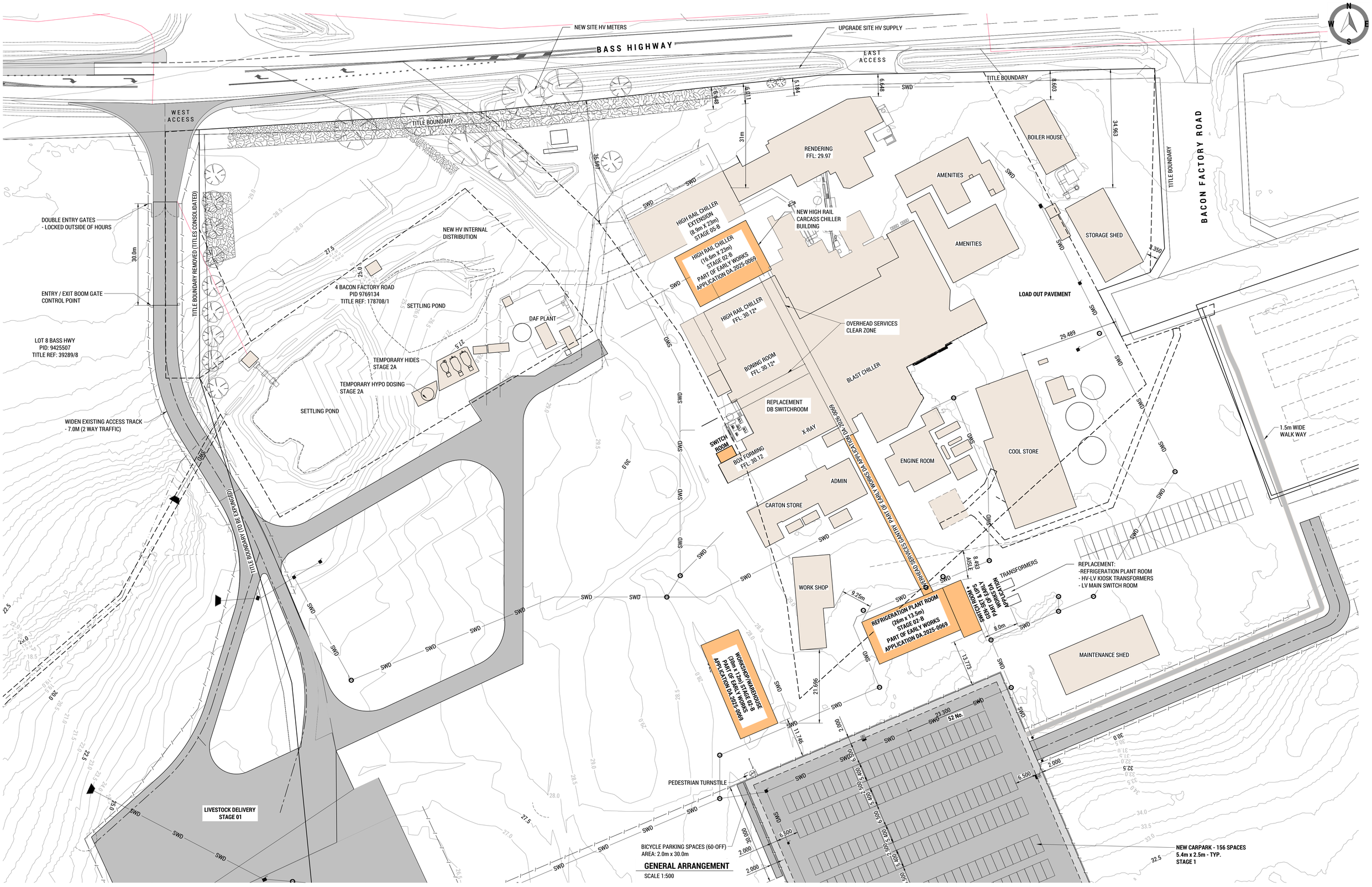
APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	PVD
DRAFT CHK:	BT
DATE:	17-06-26

verto
Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD
PROJECT: PROPOSED NEW LAYOUT
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330

TITLE: SITE GENERAL ARRANGEMENT
STAGE 02-A
DEMOLITION AND ENABLING WORKS
SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1
PROJECT No: 250037 DWG No: A0006 REV: D



GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B. STANBOROUGH** ACRED. No: **95173914**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **PVD**
DRAFT CHK: **BT**
DATE: **17-06-26**

verto
Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**

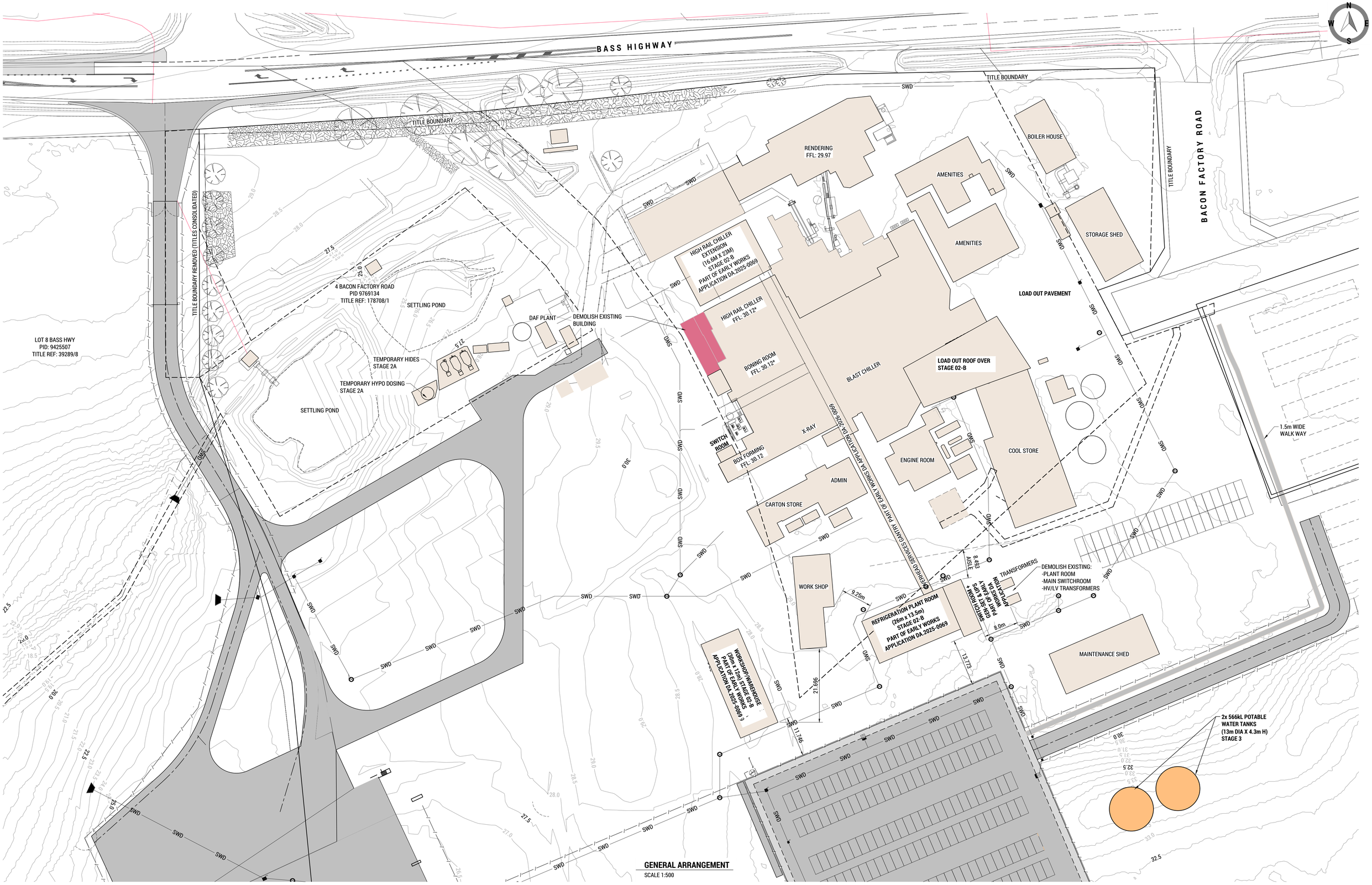
PROJECT: **PROPOSED NEW LAYOUT**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **SITE GENERAL ARRANGEMENT STAGE 02-B - BUILDING WORKS**

SCALE: **1:500** SHEET SIZE: **A1** DWGs IN SET: **1**

PROJECT No: **250037** DWG No: **A0007** REV: **D**



GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B. STANBOROUGH** | ACRED. No: **95173914**

DESIGN BY: **RN**
DESIGN CHK: **BS**
DRAWN BY: **PVD**
DRAFT CHK: **BT**
DATE: **17-06-26**

verto Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **PROPOSED NEW LAYOUT**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **SITE GENERAL ARRANGEMENT STAGE 03-A DEMOLITION AND ENABLING WORKS**

SCALE: **1:500** SHEET SIZE: **A1** DWGs IN SET: **1**

PROJECT No: **250037** DWG No: **A0008** REV: **D**

BASS HIGHWAY

AUTHORITY HV KIOSK
PART OF EARLY WORKS
APPLICATION DA.2025-0069

HV DISTRIBUTION SWITCHGEAR PANEL
AND METER & MAIN SWITCH
PART OF EARLY WORKS
APPLICATION DA.2025-0069

TITLE BOUNDARY

DOUBLE ENTRY GATES
- LOCKED OUTSIDE OF HOURS

30.0m

ENTRY / EXIT BOOM GATE
CONTROL POINT

TITLE BOUNDARY REMOVED (TITLES CONSOLIDATED)

LOT 8 BASS HWY
PID: 9425507
TITLE REF: 39289/8

4 BACON FACTORY ROAD
PID 9769134
TITLE REF: 178708/1

SETTLING POND

DAF PLANT

HIGH LEVEL CARCASS CHILLER LINK
STAGE 03-B

WIDEN EXISTING ACCESS TRACK
- 7.0M (2 WAY TRAFFIC)

HV SUPPLY
KIOSK TRANSFORMER
SUBSTATION + SWITCHROOM
(FOOTPRINT ALLOWANCE
FOR FUTURE DIESEL GENSET)

PERMANENT HIDES
(15.5 x 8.5)
STAGE 03-B

COVERED HIDES LOAD OUT
(9 x 6)
STAGE 03-B

GROUND FLOOR KNOCK BOX
(7m X 7.5m)
STAGE 03-B

HOLDING YARD - KILL FLOOR LINK
STAGE 03-B

TITLE BOUNDARY (TO BE EXPUNGED)

VET BOOT & HAND WASH
+ DELIVERY AMENITIES
(3m x 9m)

PROWAY PIVOTING GANTRY

LIVESTOCK DELIVERY
STAGE 01

LONG RIGID UNLOADING

DOUBLE / SEMI TRUCK UNLOADING

TRAILER UNLOADING

AMENITIES
3 STORIES
(25.2m x 12.0m)
STAGE 3-B

PROPOSED PROCESSING
BUILDING
GROUND FFL: 29.00
LEVEL 1 FFL: 35.250
(25.0m x 42.5m)
STAGE 03-B

COVERED STOCKYARD
76.4m x 30m
2.0% SLOPED FLOOR
STAGE 03-B

566kL RAIN WATER TANK
(13m DIA X 4.3m H)
STAGE 03-B

RENDERING
FFL: 29.97

HIGH RAIL CHILLER
FFL: 30.12*

BONING ROOM
FFL: 30.12*

BLAST CHILLER

OVERHEAD SERVICES
CLEAR ZONE

LOAD OUT ROOF OVER
STAGE 03-B

X-RAY

BOX FORMING
FFL: 30.12

COVERED
WALK WAY

NEW BOXING LINK

1.5m WIDE
UNDER COVER
WALK WAY
STAGE 03-B

WORK SHOP

ADMIN

CARTON STORE

ENGINE ROOM

COOL STORE

BOILER HOUSE

AMENITIES

123M

AMENITIES

STORAGE SHED

LOAD OUT PAVEMENT

BACON FACTORY ROAD

MAINTENANCE SHED

PEDESTRIAN CROSSING

SLIDING
GATE

HYPO DOSING
(6m X 6m)
STAGE 03-B

PEDESTRIAN TURNSTILE

WATER TANK
HYPO DOSING
4.5m DIA X 3m H)

BICYCLE PARKING SPACES (60-OFF)
AREA: 2.0m x 30.0m

52 No.

1.5m WIDE
WALK WAY

NEW CARPARK - 156 SPACES
5.4m x 2.5m - TYP.
STAGE 1

SWD

GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: PVD
DRAFT CHK: BT
DATE: 17-06-26

verto Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD

PROJECT: PROPOSED NEW LAYOUT

ADDRESS: 4 BACON FACTORY ROAD, SMITHTON
TASMANIA, 7330

TITLE: SITE GENERAL ARRANGEMENT
STAGE 03-B
BUILDING WORKS

SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1

PROJECT No: 250037 DWG No: A0009 REV: D

BASS HIGHWAY

AUTHORITY HV KIOSK
PART OF EARLY WORKS
APPLICATION DA.2025-0069

HV DISTRIBUTION SWITCHGEAR PANEL
AND METER & MAIN SWITCH
PART OF EARLY WORKS
APPLICATION DA.2025-0069

TITLE BOUNDARY

TITLE BOUNDARY REMOVED (TITLES CONSOLIDATED)

LOT 8 BASS HWY
PID: 9425507
TITLE REF: 39289/8

4 BACON FACTORY ROAD
PID 9769134
TITLE REF: 178708/1

SETTLING POND

DAF PLANT

HIGH LEVEL CARCASS CHILLER LINK
STAGE 03-B

TEMPORARY HIDES
STAGE 2A

TEMPORARY HYPO DOSING
STAGE 2A

HV SUPPLY
KIOSK TRANSFORMER
SUBSTATION + SWITCHROOM
(FOOTPRINT ALLOWANCE
FOR FUTURE DIESEL GENSET)

PERMANENT HIDES
(15.5 x 8.5)
STAGE 03-B

COVERED HIDES LOAD OUT
(9 x 6)
STAGE 03-B

GROUND FLOOR KNOCK BOX
(7m X 7.5m)
STAGE 2

HOLDING YARD - KILL FLOOR LINK
STAGE 2

VET BOOT & HAND WASH
+ DELIVERY AMENITIES
(3m x 9m)

PROWAY PIVOTING GANTRY

LONG RIGID UNLOADING

DOUBLE / SEMI TRUCK UNLOADING

TRAILER UNLOADING

COVERED STOCKYARD
76.4m x 30m
2.0% SLOPED FLOOR
STAGE 03-B

566kL RAIN WATER TANK
(13m DIA X 4.3m H)
STAGE 03-B

PEDESTRIAN CROSSING

HYPO DOSING
(6m X 6m)
STAGE 03-B

WATER TANK
HYPO DOSING
4.5m DIA X 3m H)

SLIDING
GATE

AMENITIES
3 STORIES
(25.2m x 12.0m)
STAGE 3-B

PROPOSED PROCESSING
BUILDING
GROUND FFL: 29.00
LEVEL 1 FFL: 35.250
(25.0m x 42.5m)
STAGE 03-B

NEW BOXING LINK

COVERED
WALK WAY

1.5m WIDE
UNDER COVER
WALK WAY
STAGE 03-B

WORKSHOP/WAREHOUSE
(30m x 12m) STAGE 02-B
PART OF EARLY WORKS
APPLICATION DA.2025-0069

HIGH RAIL CHILLER
EXTENSION
(16.6M X 23M)
STAGE 02-B
PART OF EARLY WORKS
APPLICATION DA.2025-0069

RENDERING
FFL: 29.97

DEMOLISH EXISTING
BUILDING - KILL FLOOR

HIGH RAIL CHILLER
FFL: 30.12*

BONING ROOM
FFL: 30.12*

BLAST CHILLER

X-RAY

BOX FORMING
FFL: 30.12

SWITCH
ROOM

ADMIN

CARTON STORE

WORK SHOP

LOAD OUT ROOF OVER
STAGE 02-B

ENGINE ROOM

COOL STORE

LOAD OUT PAVEMENT

AMENITIES

123M

AMENITIES

BOILER HOUSE

STORAGE SHED

TITLE BOUNDARY

BACON FACTORY ROAD

1.5m WIDE
WALK WAY

EXISTING SERVICES GANTRY (PART OF EARLY WORKS DA.2025-0069)

REFRIGERATION PLANT ROOM
(26m x 13.5m)
STAGE 02-B
PART OF EARLY WORKS
APPLICATION DA.2025-0069

SWITCH ROOM + GEN-SET & UPS ROOMS (PART OF EARLY WORKS APPLICATION DA.2025-0069)

TRANSFORMERS

MAINTENANCE SHED

2x 566kL POTABLE
WATER TANKS
(13m DIA X 4.3m H)
STAGE 3

SWD

GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: PVD
DRAFT CHK: BT
DATE: 17-06-26

verto Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD

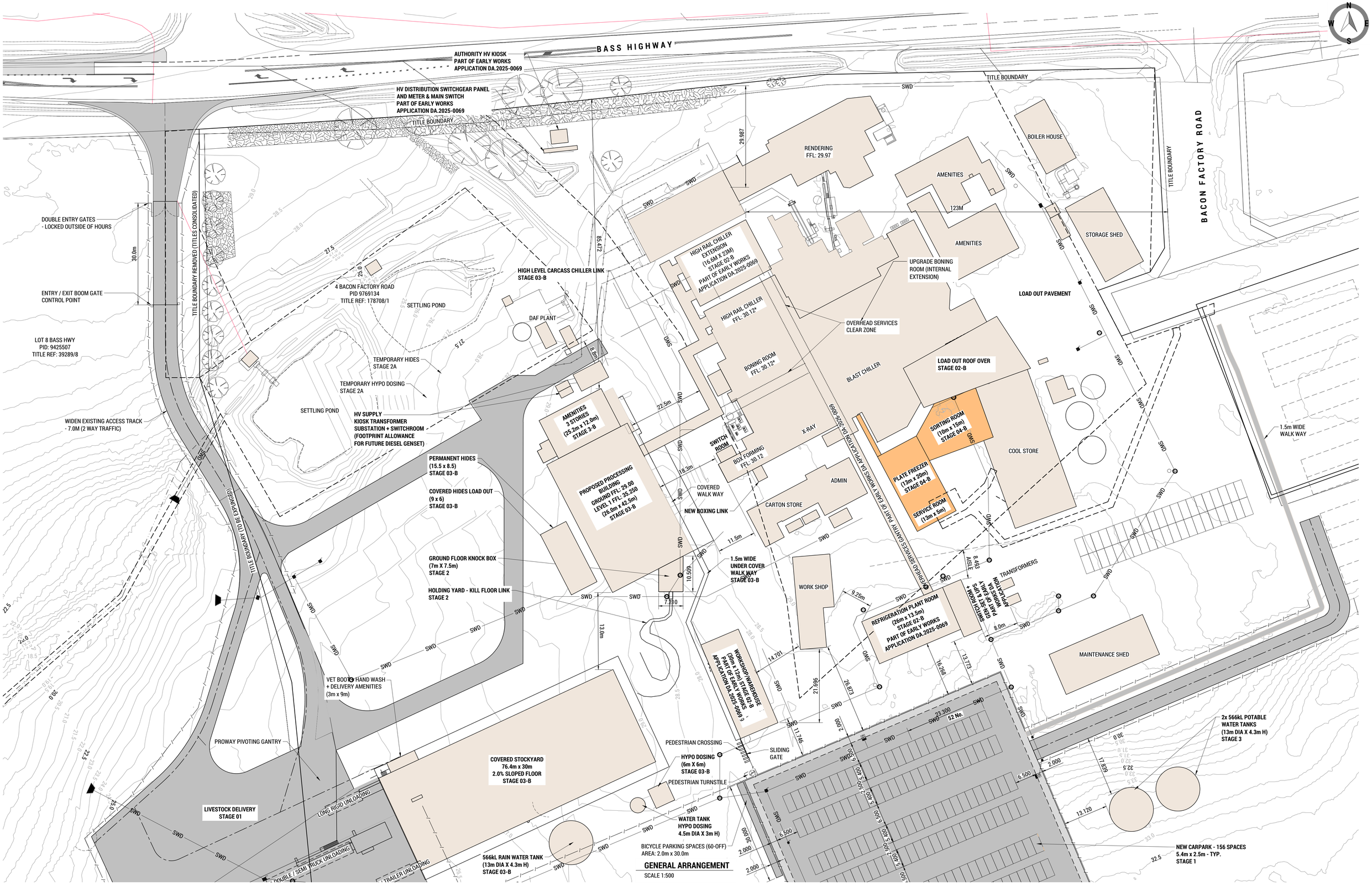
PROJECT: PROPOSED NEW LAYOUT

ADDRESS: 4 BACON FACTORY ROAD, SMITHTON
TASMANIA, 7330

TITLE: SITE GENERAL ARRANGEMENT
STAGE 04 - A
DEMOLITION AND ENABLING WORKS

SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1

PROJECT No: 250037 DWG No: A0010 REV: D



GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY:	RN
DESIGN CHK:	BS
DRAWN BY:	PVD
DRAFT CHK:	BT
DATE:	17-06-26

verto Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD

PROJECT: PROPOSED NEW LAYOUT

ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330

TITLE: SITE GENERAL ARRANGEMENT STAGE 04-B BUILDING WORKS

SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1

PROJECT No: 250037 DWG No: A0011 REV: D

BASS HIGHWAY

AUTHORITY HV KIOSK
PART OF EARLY WORKS
APPLICATION DA.2025-0069

HV DISTRIBUTION SWITCHGEAR PANEL
AND METER & MAIN SWITCH
PART OF EARLY WORKS
APPLICATION DA.2025-0069

TITLE BOUNDARY

DOUBLE ENTRY GATES
- LOCKED OUTSIDE OF HOURS

30.0m

ENTRY / EXIT BOOM GATE
CONTROL POINT

TITLE BOUNDARY REMOVED (TITLES CONSOLIDATED)

LOT 8 BASS HWY
PID: 9425507
TITLE REF: 39289/8

WIDEN EXISTING ACCESS TRACK
- 7.0M (2 WAY TRAFFIC)

TITLE BOUNDARY (TO BE EXPUNGED)

DEMOLISH EXISTING COVERED STOCK YARD
+ STOCK DELIVERY, INCLUDING FENCES / PENS
STAGE 2

4 BACON FACTORY ROAD
PID 9769134
TITLE REF: 178708/1

SETTLING POND

DAF PLANT

HIGH LEVEL CARCASS CHILLER LINK
STAGE 03-B

TEMPORARY HIDES
STAGE 2A

TEMPORARY HYPO DOSING
STAGE 2A

SETTLING POND

HV SUPPLY
KIOSK TRANSFORMER
SUBSTATION + SWITCHROOM
(FOOTPRINT ALLOWANCE
FOR FUTURE DIESEL GENSET)

PERMANENT HIDES
(15.5 x 8.5)
STAGE 03-B

COVERED HIDES LOAD OUT
(9 x 6)
STAGE 03-B

GROUND FLOOR KNOCK BOX
(7m X 7.5m)
STAGE 2

HOLDING YARD - KILL FLOOR LINK
STAGE 2

VET BOOT & HAND WASH
+ DELIVERY AMENITIES
(3m x 9m)

PROWAY PIVOTING GANTRY

LIVESTOCK DELIVERY
STAGE 01

LONG RIGID UNLOADING

DOUBLE / SEMI TRUCK UNLOADING

TRAILER UNLOADING

COVERED STOCKYARD
76.4m x 30m
2.0% SLOPED FLOOR
STAGE 03-B

566kL RAIN WATER TANK
(13m DIA X 4.3m H)
STAGE 03-B

PEDESTRIAN CROSSING

HYPO DOSING
(6m X 6m)
STAGE 03-B

PEDESTRIAN TURNSTILE

WATER TANK
HYPO DOSING
4.5m DIA X 3m H)

BICYCLE PARKING SPACES (60-OFF)
AREA: 2.0m x 30.0m

SLIDING
GATE

AMENITIES
3 STORIES
(25.2m x 12.0m)
STAGE 3-B

PROPOSED PROCESSING
BUILDING
GROUND FFL: 29.00
LEVEL 1 FFL: 35.250
(25.0m x 42.5m)
STAGE 03-B

SWITCH
ROOM

COVERED
WALK WAY

NEW BOXING LINK

1.5m WIDE
UNDER COVER
WALK WAY
STAGE 03-B

RENDERING
FFL: 29.97

HIGH RAIL CHILLER
EXTENSION
(16.6M X 23M)
STAGE 02-B
PART OF EARLY WORKS
APPLICATION DA.2025-0069

HIGH RAIL CHILLER
FFL: 30.12*

DEMOLISH EXISTING KILL FLOOR
STAGE 5-A

BONING ROOM
FFL: 30.12*

BLAST CHILLER

OVERHEAD SERVICES
CLEAR ZONE

UPGRADE BONING
ROOM (INTERNAL
EXTENSION)

LOAD OUT ROOF OVER
STAGE 02-B

X-RAY

BOX FORMING
FFL: 30.12

ADMIN

CARTON STORE

WORK SHOP

WORKSHOP/WAREHOUSE
(30m x 12m) STAGE 02-B
PART OF EARLY WORKS
APPLICATION DA.2025-0069

REFRIGERATION PLANT ROOM
(26m x 13.5m)
STAGE 02-B
PART OF EARLY WORKS
APPLICATION DA.2025-0069

SWITCHROOM +
GENSET & UPS
PART OF EARLY
WORKS
APPLICATION

TRANSFORMERS

SORTING ROOM
(10m x 15m)
STAGE 04-B

PLATE FREEZER
(13m x 20m)
STAGE 04-B

SERVICE ROOM
(13m x 5m)

COOL STORE

MAINTENANCE SHED

LOAD OUT PAVEMENT

AMENITIES

BOILER HOUSE

STORAGE SHED

123M

BACON FACTORY ROAD

TITLE BOUNDARY

1.5m WIDE
WALK WAY

2x 566kL POTABLE
WATER TANKS
(13m DIA X 4.3m H)
STAGE 3

NEW CARPARK - 156 SPACES
5.4m x 2.5m - TYP.
STAGE 1

52 No.

SWD

GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS:
CONTROLLED DOCUMENT

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: PVD
DRAFT CHK: BT
DATE: 17-06-26

verto
Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD

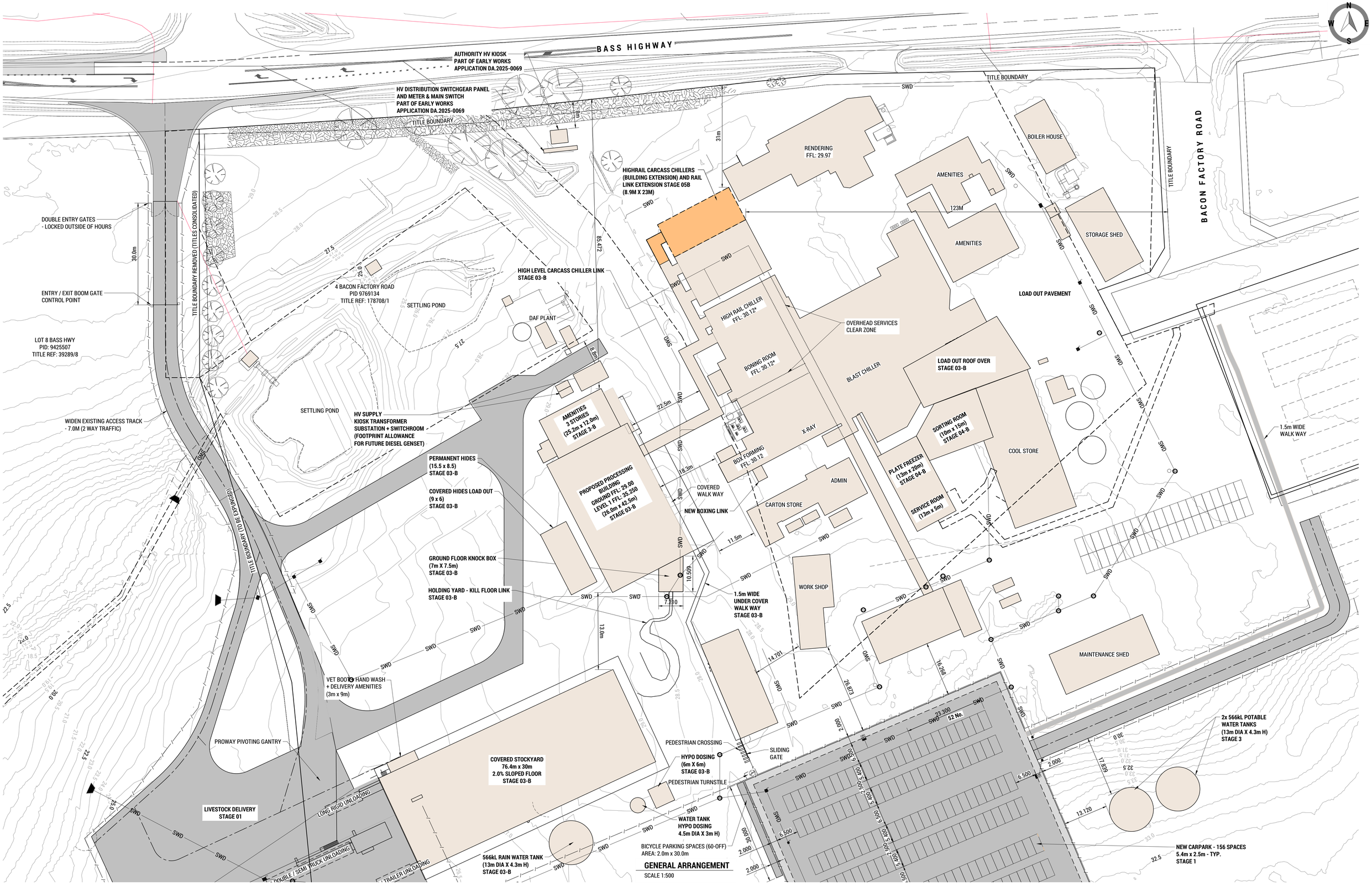
PROJECT: PROPOSED NEW LAYOUT

ADDRESS: 4 BACON FACTORY ROAD, SMITHTON
TASMANIA, 7330

TITLE: SITE GENERAL ARRANGEMENT
STAGE 05-A
DEMOLITION AND ENABLING

SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1

PROJECT No: 250037 DWG No: A0012 REV: D



GENERAL ARRANGEMENT

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: PVD
DRAFT CHK: BT
DATE: 17-06-26

verto Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD
PROJECT: PROPOSED NEW LAYOUT
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330

TITLE: SITE GENERAL ARRANGEMENT STAGE 05-B HIGH RAIL CHILLER
SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1
PROJECT No: 250037 DWG No: A0013 REV: D



LEGEND

- eSW — EXISTING STORM WATER MAIN
- SW — PROPOSED STORMWATER MAIN
- eS-RM — EXISTING RISING SEWER MAIN
- eS — EXISTING SEWER MAIN
- S-TW — PROPOSED SEWER TRADE WASTE MAIN
- eW — EXISTING WATER MAIN

CONCEPT SITE SERVICE PLAN

SCALE 1:750

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	15-09-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	DEVELOPMENT APPROVAL	PVD	19-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **BS** ACRED. No: **95173914**

DESIGN BY: **PVD**
DESIGN CHK: **JTF**
DRAWN BY: **PVD**
DRAFT CHK: **JTF**
DATE: **17-05-2026**

verto Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**

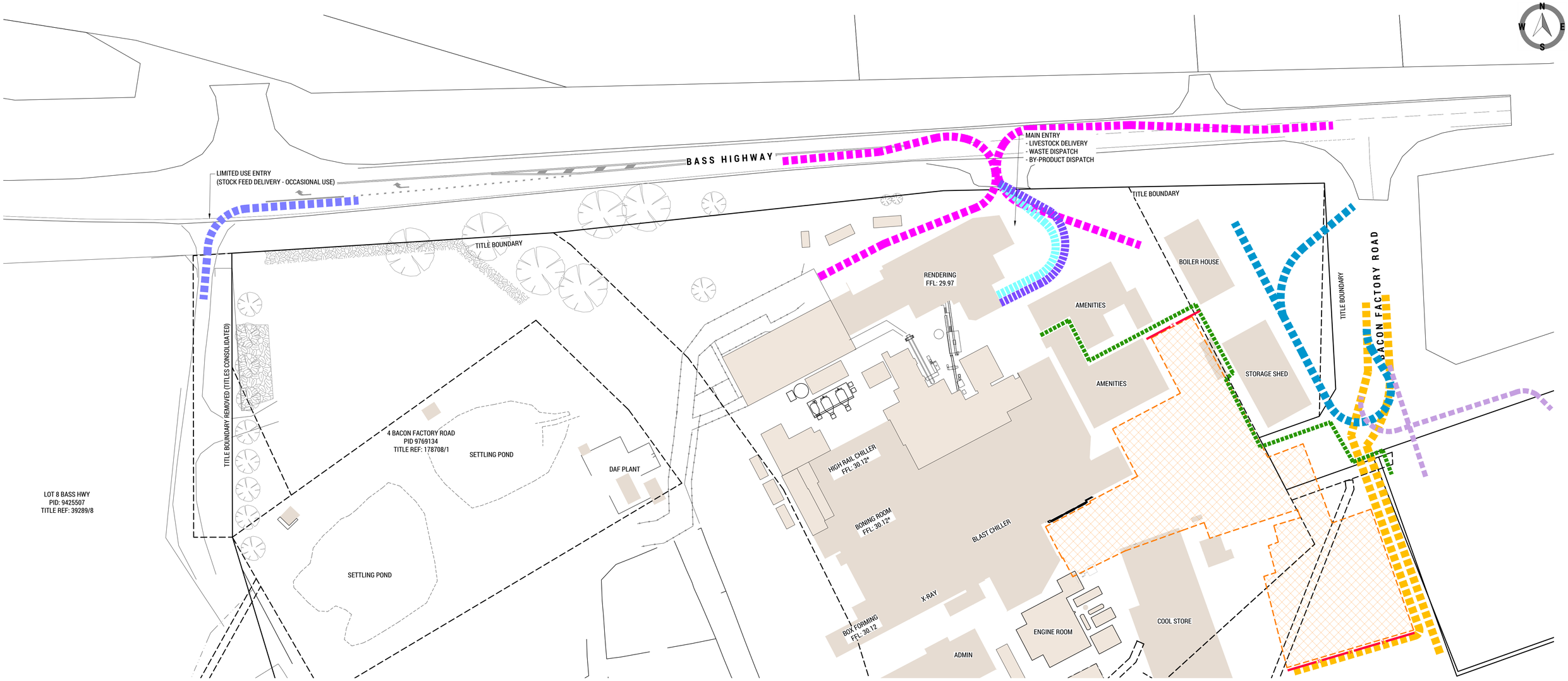
PROJECT: **PROPOSED NEW LAYOUT**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **SITE STORMWATER DRAINAGE / DISCHARGE PLAN**

SCALE: **1:750** SHEET SIZE: **A1** DWGs IN SET: **1**

PROJECT No: **250037** DWG No: **A0014** REV: **C**



ENTRY USE PLAN - EXISTING USE

SCALE 1:500

REV:	DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: PVD
DRAFT CHK: BT
DATE: 17-06-26

verto Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD

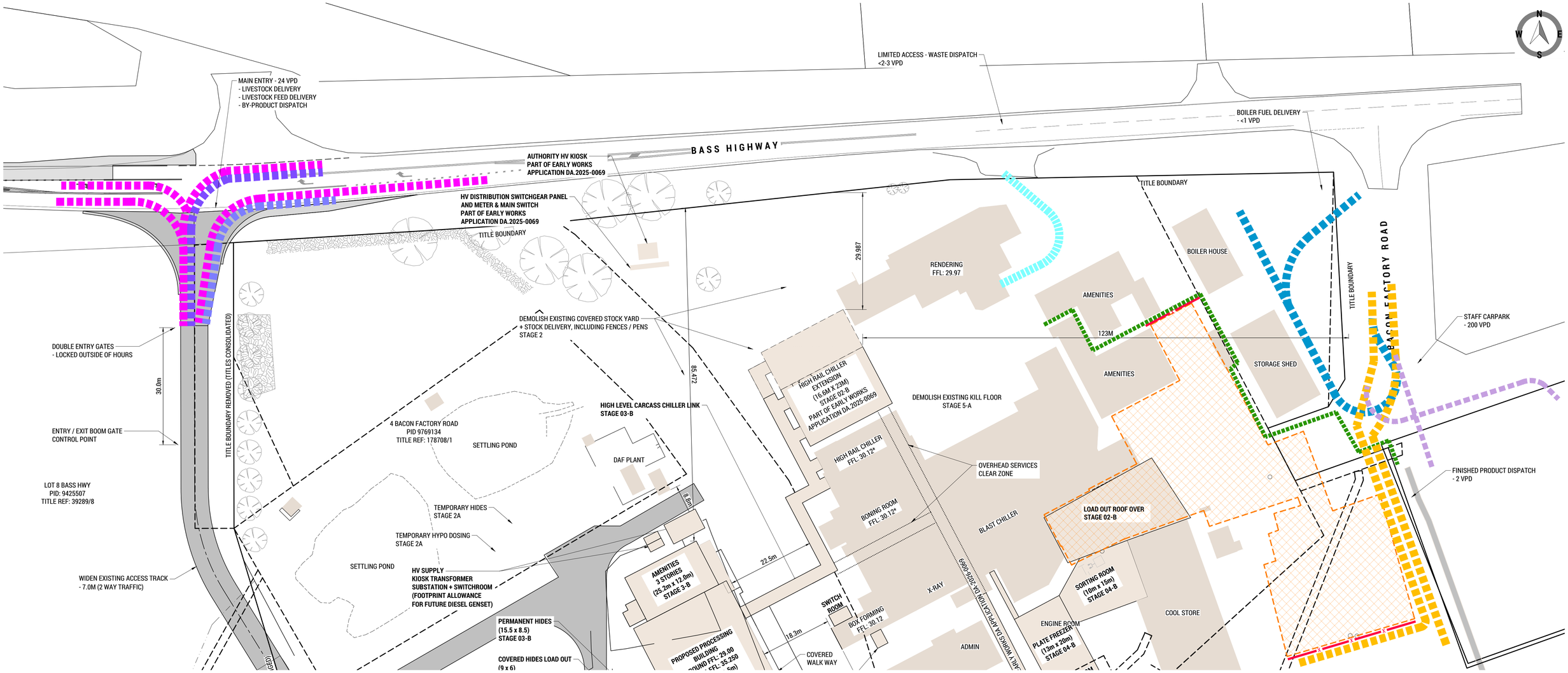
PROJECT: PROPOSED NEW LAYOUT

ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330

TITLE: SITE VEHICLE ACCESS PLAN EXISTING

SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1

PROJECT No: 250037 DWG No: A0015 REV: D



ENTRY USE PLAN - PROPOSED USE

SCALE 1:500

- LIVESTOCK DELIVERY
- WASTE DISPATCH
- BY-PRODUCT DISPATCH
- FINISHED PRODUCT DISPATCH
- BOILER FUEL DELIVERY
- LIVESTOCK FEED DELIVERY
- STAFF CAR PARK
- PEDESTRIAN PATH
- PLANT TO VEHICLE INTERFACE (ELIMINATION)
- CONTAINER FORKLIFT OPERATION ZONE

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: B. STANBOROUGH | ACRED. No: 95173914

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: PVD
DRAFT CHK: BT
DATE: 17-06-26

verto Engineers+Project Managers

CLIENT: GREENHAMS PTY LTD
PROJECT: PROPOSED NEW LAYOUT
ADDRESS: 4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330

TITLE: SITE VEHICLE ACCESS PROPOSED
SCALE: 1:500 SHEET SIZE: A1 DWGs IN SET: 1
PROJECT No: 250037 DWG No: A0016 REV: D

EXISTING 1.8m NOM. HIGH COLORBOND FENCE ALONG FRONT BOUNDARY

3.0 NOM. WIDE EXISTING LANDSCAPING BUFFER (TREES - NOM. 3.0m HIGH)

3.0 NOM.

6.0 MIN.

eTREE

TREES TO BE REMOVED AT ENTRY TO ALLOW FOR IMPROVED SITE DISTANCE

REPLICATE EXISTING LANDSCAPING ALONG FRONT BOUNDARY TO EXTENT SHOWN TO FORM 6.0m MIN. WIDE VISUAL BUFFER

NEW TREES

NEW TREES TO BE PLANTED ON WESTERN EDGE AS WIND BREAK

POSSIBLE TREE REMOVAL - SUBJECT TO LOCATION. TO ALLOW NEW LANE WAY TO BE CONSTRUCTED

SWD

TREE'S TO BE REMOVED IN THIS AREA TO ALLOW FOR BUILDING WORKS

TREE 'HEDGE' TO BE REMOVED TO ALLOW BUILDING WORKS

ENGINE ROOM

TREE'S TO BE REMOVED IN THIS AREA TO ALLOW FOR BUILDING WORKS

N

W E

S

LANDSCAPE PLAN

SCALE 1:500

REV:	ISSUED FOR / DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: **B. STANBOROUGH** ACRED. No: **95173914**

DESIGN BY:	**RN**
DESIGN CHK:	**BS**
DRAWN BY:	**PVD**
DRAFT CHK:	**BT**
DATE:	**17-06-26**

verto Engineers+Project Managers

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **PROPOSED NEW LAYOUT**

ADDRESS: **4 BACON FACTORY ROAD, SMITHTON TASMANIA, 7330**

TITLE: **SITE LANDSCAPE PLAN PROPOSED**

SCALE: **1:500** SHEET SIZE: **A1** DWGs IN SET: **1**

PROJECT No: **250037** DWG No: **A0017** REV: **D**



SITE PLAN

3D VIEW INDICITIVE ONLY

REV:	DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 998 257

APPROVED: - ACRED. No: - DATE: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: BT
DRAFT CHK: BS

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **SITE DEVELOPMENT 3D VISUALISATIONS 0000 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD SMITHTON TASMANIA, 7330**

TITLE: **SITE PLAN - 3D VIEW**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0021** REV: **D**

DATE PRINTED: 6/02/2026 11:11:56 AM



KILL FLOOR BUILDING

3D VIEW INDICITIVE ONLY

REV:	DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: - ACRED. No: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: BT
DRAFT CHK: BS
DATE: -

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **SITE DEVELOPMENT 3D VISUALISATIONS 0000 SERIES DRAWINGS**

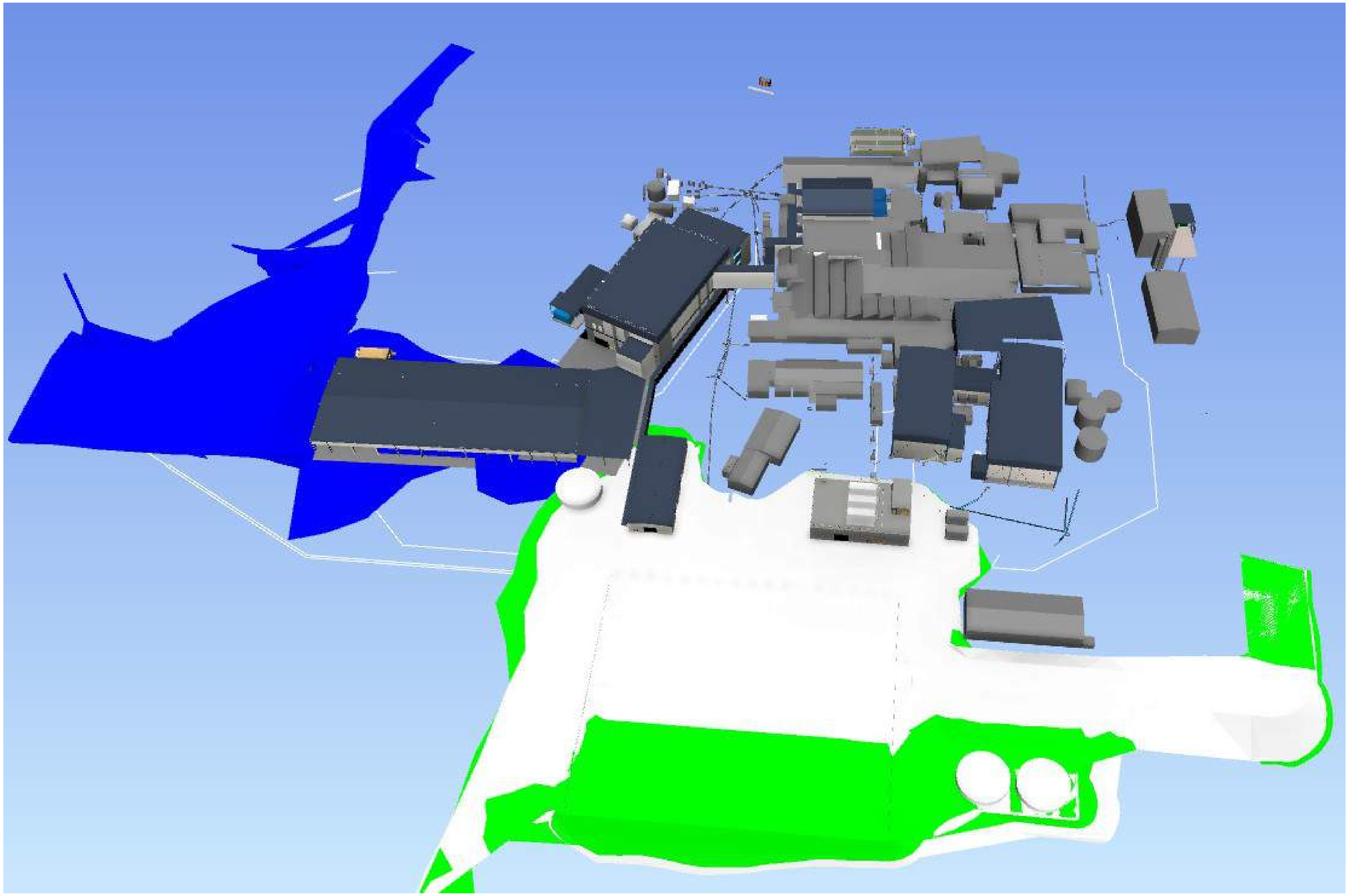
ADDRESS: **4 BACON FACTORY ROAD SMITHTON TASMANIA, 7330**

TITLE: **3D VIEW - SHT 1 OF 4**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0022** REV: **D**

DATE PRINTED: **6/08/2026 11:11:57 AM**



3D VIEW FROM SOUTH

3D VIEW INDICITIVE ONLY

REV:	DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: - ACRED. No: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: BT
DRAFT CHK: BS
DATE: -

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **SITE DEVELOPMENT 3D VISUALISATIONS 0000 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD SMITHTON TASMANIA, 7330**

TITLE: **3D VIEW - SHT 2 OF 4**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0023** REV: **D**

DATE PRINTED: **6/02/2026 11:11:58 AM**



3D VIEW FROM BASS HWY

3D VIEW INDICITIVE ONLY



3D VIEW FROM BASS HWY

3D VIEW INDICITIVE ONLY

REV:	DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK
THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 998 257

APPROVED: - ACRED. No: -

DESIGN BY: RN
DESIGN CHK: BS
DRAWN BY: BT
DRAFT CHK: BS
DATE: -

HOBART
LAUNCESTON
DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **SITE DEVELOPMENT 3D VISUALISATIONS 0000 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD SMITHTON TASMANIA, 7330**

TITLE: **3D VIEW - SHT 3 OF 4**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0024** REV: **D**

DATE PRINTED: **6/02/2026 11:11:59 AM**



SITE - 3D VIEW

3D VIEW INDICITIVE ONLY

REV:	DESCRIPTION:	BY:	DATE:
D	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	05-08-26
C	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	27-04-26
B	RE-ISSUED FOR DEVELOPMENT APPROVAL	BT	18-02-26
A	ISSUED FOR DEVELOPMENT APPROVAL	BT	17-12-25

STATUS: **CONTROLLED DOCUMENT**

DO NOT SCALE - IF IN DOUBT, ASK

THIS DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS PREPARED. © RARE INNOVATION PTY LTD. ABN 51 619 598 257

APPROVED: -

ACRED. No: -

DESIGN BY: RN

DESIGN CHK: BS

DRAWN BY: BT

DRAFT CHK: BS

DATE: -

HOBART

LAUNCESTON

DEVONPORT

verto Engineers+Project Managers

Launceston Office
22-24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

CLIENT: **GREENHAMS PTY LTD**

PROJECT: **SITE DEVELOPMENT 3D VISUALISATIONS 0000 SERIES DRAWINGS**

ADDRESS: **4 BACON FACTORY ROAD SMITHTON TASMANIA, 7330**

TITLE: **3D VIEW - SHT 4 OF 4**

SCALE: SHEET SIZE: A1 DWGs IN SET:

PROJECT No: **250037** DWG No: **A0025** REV: **D**

DATE PRINTED: 6/08/2026 11:12:00 AM



SURVEY CONTROL:

SPIKE

UC1-TS E:342565.116, N:5475224.134, H:28.868
UC3-TS E:342593.860, N:5475169.454, H:28.780
UC4-TS E:342589.928, N:5475189.968, H:28.823
UC5 E:342666.373, N:5475159.847, H:29.796
UC8 E:342677.271, N:5475268.432, H:30.849
UC9 E:342719.749, N:5475203.134, H:31.255
UC10 E:342711.812, N:5475186.460, H:31.160
UC11 E:342643.286, N:5475008.850, H:31.706
UC12 E:342665.045, N:5475114.899, H:28.658
UC13 E:342811.311, N:5475138.091, H:32.775
UC14 E:342589.523, N:5475137.653, H:28.387
UC15 E:342666.487, N:5475283.616, H:30.146
UC16 E:342591.383, N:5475274.796, H:29.160
UC17 E:342721.163, N:5475258.432, H:30.423
UC18 E:342702.149, N:5475283.960, H:30.148
UC19 E:342720.189, N:5475148.754, H:30.460
UC20 E:342676.913, N:5475128.623, H:28.698
UC21 E:342708.635, N:5475193.448, H:31.141
UC24 E:342451.043, N:5475198.735, H:23.982
UC25 E:342454.421, N:5475018.293, H:24.594
UC26 E:342602.626, N:5475149.423, H:28.812
UC27 E:342558.962, N:5475216.331, H:28.984

SPRINGHEAD NAIL

UC2-TS E:342589.412, N:5475192.960, H:28.883

STAR PICKET

UC22 E:342422.958, N:5475266.638, H:28.722
UC23 E:342449.750, N:5475323.487, H:28.547

ALL COORDINATES / LEVELS ARE TO MGA2020 ZONE 55 AHD83 AND ARE BASED ON SPM9458

CONSTRUCTION ISSUE

HOBART
DEVONPORT
LAUNCESTON

verto

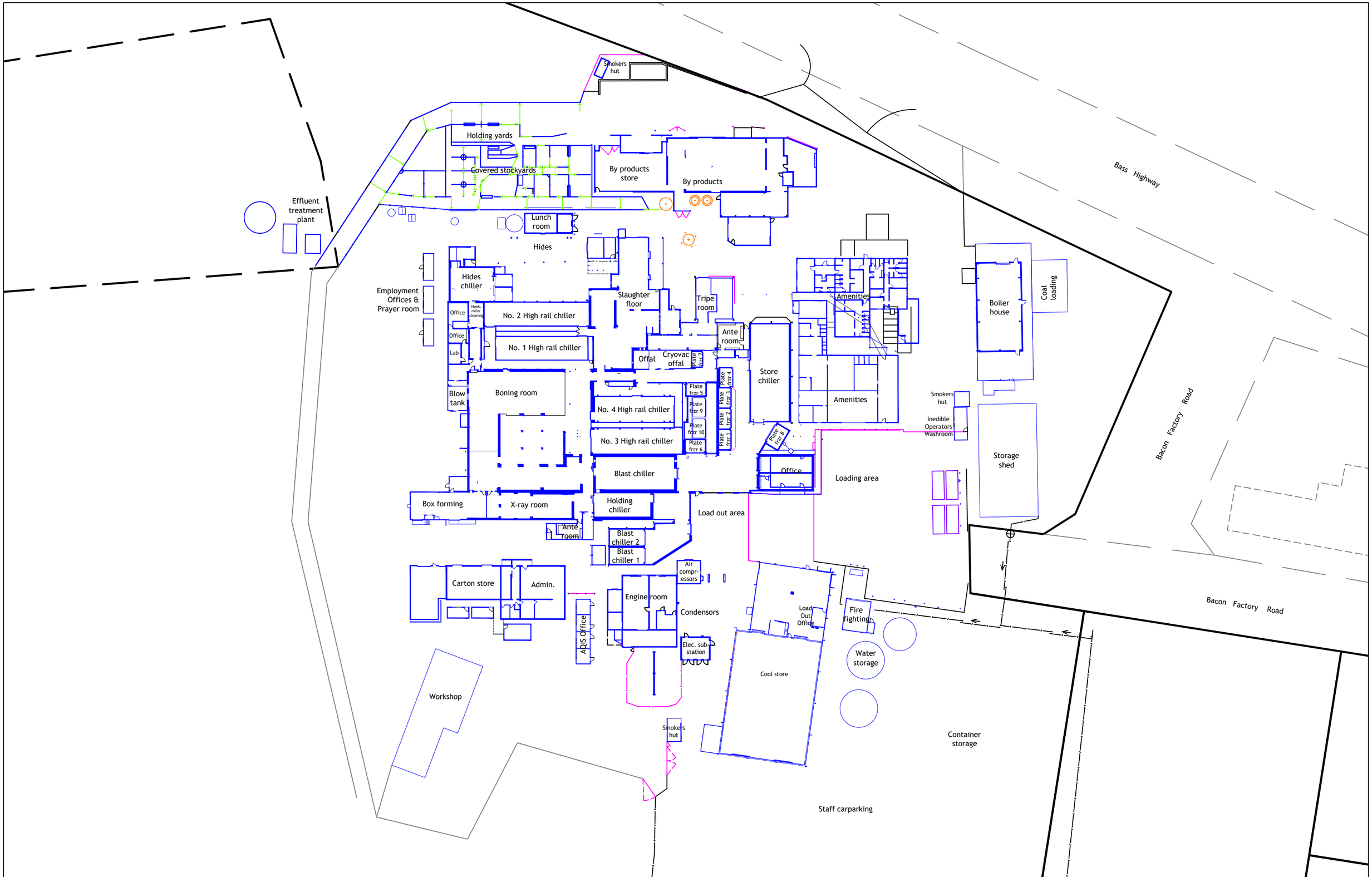
Launceston Office
22 - 24 Paterson Street
Launceston TAS 7250
03 6388 9200
www.vertotas.com.au

APPROVAL		REV	DESCRIPTION	DATE
DRAWN:	PVD			
CHECKED:	JF			
DESIGN:	PVD			
CHECKED:	JF			
VERIFIED:	-	A	CONSTRUCTION ISSUE	27-04-26

PROJECT:
GREENHAMS REDEVELOPMENT
4 BACON FACTORY ROAD
SMITHTON

SHEET:
BENCHMARK PLAN

SCALE:	PROJECT No.	SHEET No.	REV.
1:1000 (A1)	250037	A0030	0



Site Plan - Buildings
Scale @ A3 1:750

GREENHAM
PURE BEEF CAPE GRIM TASMANIA

B	13/1/24	General revision	RNF	
A	2/1/19	General revision	RNF	
Letter	Date	Amendment	DRN	CH'KED

PRELIMINARY

DO NOT SCALE
WHEN IN DOUBT "ASK"
ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS OTHERWISE STATED

PRIVATE & CONFIDENTIAL
THIS DRAWING IS THE PROPERTY OF GREENHAM TASMANIA PTY. LTD. AND SHOULD NOT BE COPIED IN WHOLE OR IN PART OR USED FOR MANUFACTURE OR OTHERWISE DISCLOSED WITHOUT THE PRIOR WRITTEN CONSENT OF GREENHAM TASMANIA PTY. LTD. © DATED 2014

Title: SITE PLAN – BUILDINGS

GREENHAM TASMANIA PTY LTD
BACON FACTORY ROAD
SMITHTON TAS

Project Title: SITE PLANS

Project Number: 13197

Page 3 of 15 Pages

Drawing Number: 13197–03 Rev No: B
Scale: 1:750 @ A3
Drawn By: R FRANKS
Date: 13/1/24
Approved By:
Date:
Department:
Remarks
Factory: SMITHTON

P4 (PID 920346)
(E) WOOD POLE
(E) I/22/3
C60/0733
(N) LBSWM/22/3
(N) CPA/22/3/185
(N) HV CABLE GUARD
(N) 70 mm2 HV Earth

REUSE LBS FROM POLE 1:3
BACON FACTORY ROAD

H4

A

57 m

3
211755
T681385

78 m

24
570584

73 m

2
590702

H1
H2

BASS HIGHWAY

102 m

BASS HIGHWAY

B

C

BOUNDARY FENCE

(T68/1751)
(N) Switching Station/RM6/4way
(N) 310 PADMOUNT
(N) Earth/Kiosk Substations

CUSTOMER HV SWITCHING
STATION WITH CIRCUIT BREAKER
AND METERING UNIT
CUSTOMER TO INSTALL AND
TERMINATE HV CABLE

4 BACON FACTORY RD, SMITHTON
Title Reference: 178708/1

UNNAMED

P1 OFF P3 (PID 590700)
(E) WOOD POLE
(N) S/22/3/FRP
(E) I/LVABC_95/3
(E) SERV/25/1
C680679
(R) Existing LBS
(R) Existing Cable Term/22KV/3ph
(R) HV CABLE GUARD

55 m

50 m

BACON FACTORY ROAD

DISCONNECT CAP AND ABANDON
HV CABLE IN GROUND
REMOVE LBS TO BE USED
ON POLE 4 BASS HWY

P3 (PID 211749)
(E) WOOD POLE
(E) DE5/22/3
(N) DE/22/3/FRP
(E) DE/LVABC_95/3
(E) DE/LV/3/FRP
C680497
(R) ABSV/22/3
(R) Existing Cable Term/22KV/3ph
(R) HV CABLE GUARD

DISCONNECT CAP AND ABANDON
HV CABLE IN GROUND

35 m

33 m

2A
327190
T681322

66 m

2
211748

1
211746

87 m

1
211747

21
211745

39 m

17A
211744
C680688

118 m

138 m

2
923462

C

LOCATE EXISTING HV CABLE
FEEDER ID: 93006
EXCAVATE 2x HV JOINT PITS
CUT EXISTING CABLE AND JOIN
TO THE 2X NEW HV CABLE H1 & H2

1
920873

17
211500
C680687

20
923460
C680177

UNNAMED

UNNAMED

POLE LOCATIONS

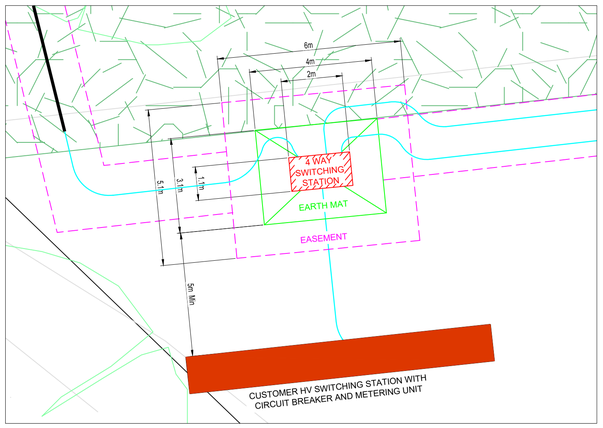
ALL "PROPOSED" POLES ON THIS DRAWING ARE IN
REAL WORLD CO-ORDINATES (SUB 1m ACCURACY)

ANY "EXISTING" POLES ARE APPROXIMATELY
LOCATED (ABOVE 1m ACCURACY)

CONDUCTOR STRINGING TABLE

CONDUCTOR	VOLTAGE	FROM POLE	TO POLE	No. OF SPANS	M.E.S.	TENSION (% CBL)	REFERENCE SPAN	SAG IN REF. SPAN (@10°C)	STRINGING TENSION (@10°C)	SAG IN REF. SPAN (@20°C)	STRINGING TENSION (@20°C)
AAC 19/3.25 NEPTUNE	22kV	P1:3 590700	P3 211749	1	50	18	P3-P1-3	0.35m	3.77 kN	0.48m	2.75 kN

NOTE: *Sags and tensions shown are for final installation conditions. An allowance has been made for inelastic stretch (creep) of new conductors.*
Creep allowance for AAC, AAAC, ACSR & LVABC is 0°C for Stack (2%) and Urban (6%), 5°C for Ltd (10%) & 10°C for Med (18%) and Full (22%) Tensions.
There has been no creep allowance made for SC/CZ, Hard Drawn Copper (HDC), Poll and ADSS Conductors and Cables



SWITCHING STATION DETAIL
SCALE 1:100

NEW (N)
- 22kV OH LINE
- HV U/G CABLE - 22kV
- DUCT
- EASEMENT
- SWITCHING STATION ENCLOSURE
- SWITCHING STATION EARTH MAT

REMOVE (R)
- HV U/G CABLE - 22kV
- LOAD BREAK SWITCH

EXISTING (E)
- 22kV OH LINE
- LV OH LINE
- GI POLE
- LV POLE
- HV POLE
- HV LV POLE
- TRANSFORMER
- STAY
- HV U/G CABLE - 22kV

TRANSFERED (T)
- LOAD BREAK SWITCH

UNDERGROUND NOTES

RIGID UPVC HEAVY DUTY ELECTRICAL CONDUIT TO AS/NZS 2053
BEDDED IN SAND AND PROTECTED BY POLYMERIC CABLE
COVERING.

UNDERGROUND CABLES

CABLE ROUTES SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY AND MAY VARY
SUBJECT TO SITE CONDITIONS ENCOUNTERED DURING INSTALLATION WORKS.

ADVICE SHOULD BE SOUGHT FROM TASNETWORKS FOR ACCURACY OF CABLE ROUTES.

EXCAVATION NEAR TASNETWORKS CABLES AND EQUIPMENT

1. ALL UNDERGROUND SERVICES TO BE LOCATED PRIOR TO ANY EXCAVATIONS DIAL 1100 "DIAL BEFORE YOU DIG" TO ARRANGE LOCATIONS
2. ALL EXCAVATIONS WITHIN 1.0m OF TASNETWORKS CABLES AND EQUIPMENT MUST BE UNDERTAKEN BY TASNETWORKS PERSONNEL OR THEIR AUTHORISED CONTRACTORS.
3. ADVICE MUST BE SOUGHT FROM TASNETWORKS FOR ANY EXCAVATIONS WITHIN 3.0m OF POLES OR STAYS.

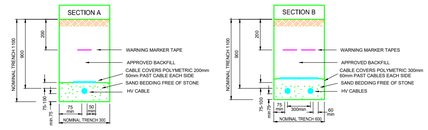
IDENTIFICATION OF CABLES

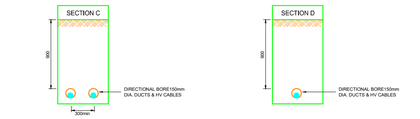
ALL CABLES SHALL BE LABELLED WITH THEIR DESTINATION POINTS IN THE SYSTEM.
THE LABEL SHALL BE PERMANENT TYPE AND INSTALLED ON THE RELEVANT CABLE,
SWITCH, FUSE, CIRCUIT BREAKER, ETC.
LABELS MAY BE CABLE TIED TO THE LV CABLES INSIDE STREET FURNITURE
(TURRETS, CABINETS, ETC)

CABLE SCHEDULE

DO NOT EXCEED CABLE MAXIMUM PULLING TENSION OR MINIMUM BENDING RADIUS
REFER TO CABLE SPECIFICATION SHEETS TO OBTAIN THESE VALUES

CABLE	95mm²	185mm²	240mm²	300mm²	400mm²	CABLE TYPE
H1			440m			a 3/c xshc pvc hdpe 22kV
H2			440m			a 3/c xshc pvc hdpe 22kV
H3			10m			a 3/c xshc pvc hdpe 22kV
H4			75m			a 3/c xshc pvc hdpe 22kV
TOTAL (m)	0	0	965	0	0	





ATTENTION

ALL CABLES MUST BE INSTALLED IN ACCORDANCE
WITH TASNETWORKS UNDERGROUND DESIGN &
CONSTRUCTION STANDARDS
NOTIFY TASNETWORKS JOB MANAGER DAILY WHEN
CABLE WORK IS IN PROGRESS

PRELIMINARY
NOT FOR CONSTRUCTION

AS BUILT RECORDS

CONSTRUCTED TO DESIGN	NAME	SIGNED	DATE
Civil Contractor Representative			
TasNetworks Works Team Leader Advised			
TasNetworks Construction Crew			
TasNetworks Works Team Leader			
As-Builts attached in SAP Project Files			
Project Number			

No.	Revision Description	Drawn	Date
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

0 10m 5m 7.5m 10m
ORIGINAL SCALE 1:250
ALL DIMENSIONS IN METRES UNLESS OTHERWISE INDICATED

Coordinate System :GDA94 Height Datum : A.H.D.

Reference Drawings

COPYRIGHT © - TASNETWORKS
NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM IN ANY FORM OR TRANSMITTED BY ANY MEANS WITHOUT THE PRIOR PERMISSION OF TASNETWORKS

TasNetworks
Powering a Bright Future
ABN. 24 167 357 299

Designed.	J.G.	Date.	15.12.25
Drawn.	J.G.	Date.	15.12.25
Checked.	R.B.	Date.	21.05.26
Approved.	----	Date.	----
File.	//..../n-011773_td-00406.dwg		

TASMANIAN NETWORKS PTY LTD

BASS HWY - SMITHTON SUSBD HV CONNECTION MAINS PLAN

Drawing No. TD-00406
Sheet No. 1 OF 1 | Size. A1 | Scale. 1:500
Project. N-011773 | Revision. ----

NB: ALL DRAWINGS TO BE PRINTED IN COLOUR