



DISCRETIONARY APPLICATION

For Public Display

Applicant:

Bison Construction

Location:

Lots 7 & 8 Dawson Road, Ouse

Proposal:

Outbuilding (Packing Shed)

DA Number:

DA 2024 / 21

Date Advertised:

15 April 2024

Date Representation Period Closes:

30 April 2024

Responsible Officer:

Louisa Brown (Planning Officer)

Viewing Documents:

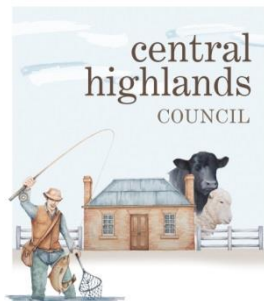
The relevant documents may be viewed at Council's website www.centralhighlands.tas.gov.au or at Council's Offices 19 Alexander Street, Bothwell & 6 Tarleton Street, Hamilton during normal office hours.

Representations to:

General Manager
19 Alexander Street
BOTHWELL TAS 7030

Email:

development@centralhighlands.tas.gov.au



Development & Environmental Services
19 Alexander Street
BOTHWELL TAS 7030

Phone: (03) 6259 5503
Fax: (03) 6259 5722

www.centralhighlands.tas.gov.au

OFFICE USE ONLY

Application No.: _____

Property ID No.: _____

Date Received: _____

Application for Planning Approval Use and Development

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

Applicant / Owner Details:

Applicant Name	Alice Hall - Bison Constructions		
Postal Address	PO Box 447	Phone No:	03 6352 4449
	Scottsdale	7260	Fax No:
Email address	alice@bisonent.com.au		
Owner/s Name (if not Applicant)	Ray Daniels - Sunray Strawberries Pty Ltd		
Postal Address	75 Harrison Road	Phone No:	0418 732 066
	Wamuran QLD	4512	Fax No:
Email address:	ray.daniels@sunraystrawberries.com.au		

Description of proposed use and/or development:

Address of new use and development:	Lot 7 Dawson Road, Ouse, 7140 & Lot 8 Dawson Road, Ouse, 7140			
Certificate of Title No:	Volume No	Lot No:		
	179591	7/8		
Description of proposed use or development:	New rural packing shed on Lot 7 with access through Lot 8.			
Current use of land and buildings:	Machinery Shed & Agricultural Land			
Proposed Material	What are the proposed external wall colours	Paperbark	What is the proposed roof colour	Paperbark
	What is the proposed new floor area m ² .	2205	What is the estimated value of all the new work proposed:	\$ 1,550,000

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

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

<i>Is proposed development to be staged:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Tick ✓
<i>Is the proposed development located on land previously used as a tip site?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Is the place on the Tasmanian Heritage Register?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Have you sought advice from Heritage Tasmania?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
<i>Has a Certificate of Exemption been sought for these works?</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	

Signed Declaration

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

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

Applicant Signature

A Hall

(if not the Owner)

Applicant Name (Please print)

Alice Hall - Bison Constructions

Date

21/03/2024

Land Owner(s) Signature

Land Owners Name (please print)

Date

Land Owner(s) Signature

Land Owners Name (please print)

Date

✓

[illegible]

<p>Information</p> <p>If you provide an email address in this form then the Central Highlands Council (“the Council”) will treat the provision of the email address as consent to the Council, pursuant to Section 6 of the Electronic Transactions Act 2000, to using that email address for the purposes of assessing the Application under the Land Use Planning and Approvals Act 1993 (“the Act”).</p> <p>If you provide an email address, the Council will not provide hard copy documentation unless specifically requested.</p> <p>It is your responsibility to provide the Council with the correct email address and to check your email for communications from the Council.</p> <p>If you do not wish for the Council to use your email address as the method of contact and for the giving of information, please tick ✓ the box</p>	<input type="checkbox"/>
<p>Heritage Tasmania</p> <p>If the Property is listed on the Tasmanian Heritage Register then the Application will be referred to Heritage Tasmania unless an Exemption Certificate has been provided with this Application. (Phone 1300 850 332 or email enquires@heritage.tas.gov.au)</p>	
<p>TasWater</p> <p>Depending on the works proposed Council may be required to refer the Application to TasWater for assessment (Phone 136992)</p>	
<p>Submission of Application</p> <p>Applications can be submitted in a number of ways as follows:</p> <ul style="list-style-type: none"> • Electronically: Email to development@centralhighlands.tas.gov.au • Post: 19 Alexander Street, BOTHWELL 7030 • In Person: Development & Environmental Services Office, 19 Alexander Street, Bothwell 7030 	



34835 Tasman Hwy,
PO Box 447
Scottsdale, Tas 7260
P: 03 6352 4449
E: build@bisonent.com.au

Friday, 22 March 2024

Louisa Brown
Central Highlands Council
19 Alexander St
Bothwell, TAS 7030

Re: Planning Application for Lot 7 & Lot 8 Dawson Rd, Ouse.

Dear Louisa,

Please find the enclosed planning application for the proposed packing shed at Ouse for Sunray Strawberries.

As discussed in our preliminary consultation meeting, after the boundary alignment application is processed, there will be a canopy cover added to this proposed building.

As per your advice – we have included lot 8 in our application due to the access being through this lot.

Included in this package, you will find:

1. Planning application
2. Report to Support a Planning Application
3. Site Plan
4. Concept Drawings
5. Folio Plan
6. Folio Text

However, if you require any further information please don't hesitate to reach out.

Thank you in anticipation!

Regards,

Cameron Bissett
Bison Constructions





Report to Support a Planning
Application

Lot 7 Dawson Road, Ouse

For

Sunray Strawberries

March 2024

Purpose of this Report

The purpose of this report is to support an application for a planning permit for the erection of an agricultural building.

Subject Site

The site is made up of two title and is graphically shown below:



Source – TheList

Property Address	Lot 7 DAWSON RD OUSE TAS 7140
Property ID	9493405
Title Reference	179591/7
Property Address	Lot 8 DAWSON RD OUSE TAS 7140
Property ID	9493406
Title Reference	179591/8

The titles had been the subject of plantation forestry until approx. three years ago when the trees were cleared and the paddocks prepared for agriculture.

Proposal (inc Operational matters)

It is proposed to erect a 30x66x6.3m plus a Skillion (totaling 2240 sqm) packing shed on this large agricultural holding.

The proposal is to grow strawberry runners in the paddocks and then harvest the runners and bring them in to the packing shed. There they go on to a production line where people separate the runners and then box them and store them in a cool room until they get sent to various strawberry farms.

The building really is only used for the harvest season which lasts no more than 4 weeks long.

At the height of the packing there will be about 50 staff there working for the 4 weeks and then the rest of the year the shed will rest dormant.

Amenities will be brought to the site for the packing period and will be enough to meet the needs of the employees on site. This has been agreed with both the Council planners and the appointed Building Surveyor.

The new building is being positioned on Lot 7 however the existing access road is on Lot 8 and so in effect both titles are covered by this application.

This will be a two stage development. Firstly, the shed will be erected. Then when a boundary adjustment has been made between the two titles a canopy will be formed (shown dotted on the submitted plan). To maintain a suitable distance from the title boundary the canopy can be erected before the adjustment takes place. When completed the canopy will form the cover over the loading dock. All this work is scheduled to be completed prior to the next packing season.

The shed will be finished externally in Colourbond steel sheets (Paperbark in colour).

The packing shed will operate during the four weeks from 5am until 7pm. This is not a noise generating operation and the nearest neighbour would be some 900m NW of the shed.

In terms of truck movements, it is expected that there will be 5 semis a day taking product from the site over the four-week period. Other than that, the only traffic to be generated will be normal agricultural machinery – tractors and the like.

At around 52 hectares this is a large site. Stormwater will be directed from the gutters into soak-away pits – keeping the water within the subject site.

Planning Scheme

As the site is located in the Central Highlands municipal area the relevant planning scheme is the State Planning Provisions alongside the Central Highlands Local Provisions.

Definitions

Within the Planning Scheme are a series of definitions into which use and development must fit (or at least be the best fit). In this instance the relevant definition is Resource Development.

Resource Development use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing and marine farming shore facility.

Zoning

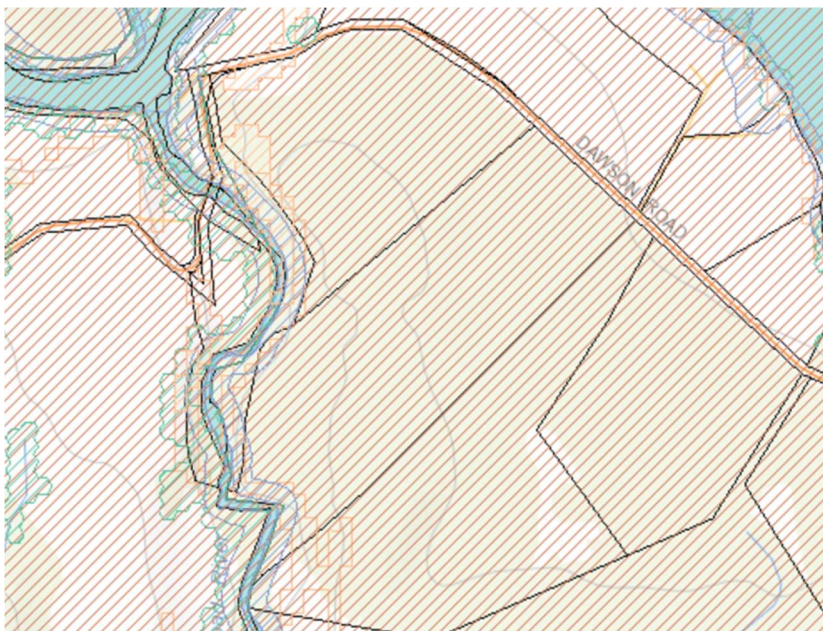
Under the Planning Scheme the site is zoned for Agricultural Use (brown in plan below).



Source : TheList

Overlays

Within the Planning Scheme are a series of Overlays. There is one overlay covering the whole of the site – Bushfire Prone area (shown hatched below).



Source: TheList

Use within the Zone

Within the zone Resource Development is a No Permit required use (see below):

Resource Development If:

- (a) on land other than prime agricultural land; or*
- (b) an agricultural use, excluding plantation forestry, on prime agricultural land if it is dependent on the soil as the growth medium or conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium.*

Use Standards

In this instance the Use Standards do not apply – the use is a No Permit Required.

Development Standards

The actual shed does require planning approval and thus Development Standards listed in the zone need to be considered.

Matters to be considered fall into Section 21.4 of the Planning Scheme:

21.4.1 Building height – compliance will be claimed against A1 – the building is under 12m in height.

21.4.2 Setbacks – compliance will be claimed against A1 – stage 1 will be more than 5m from a title boundary. Stage 2 when initiated will be more than 5m from the boundary of the title adjusted lot. A2 is not applicable as no sensitive use is proposed.

21.4.3 Access for new dwellings – not relevant in this instance.

Codes

Within the Planning Scheme are a series of Codes which need to be considered. Only those deemed relevant will be addressed.

Parking and Sustainable Transport Code

The purpose of this code is to ensure there is an adequate supply of parking for a given use or development. The table attached to the Code (Table C2.1) specifies the number of spaces for a given use. In this instance there is no requirement within the Code to provide parking associated with this type of Resource Development use.

That said it is the intention to provide up to ten formed parking spaces on site for employee use.

Road and Railway Assets Code

As a new access point is proposed this Code applies.

In this case compliance relies on Performance Criteria. It will be claimed:

Performance Criteria	Comment
<p>P1</p> <p>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:</p> <p>(a) any increase in traffic caused by the use;</p> <p>(b) the nature of the traffic generated by the use;</p> <p>(c) the nature of the road;</p> <p>(d) the speed limit and traffic flow of the road;</p> <p>(e) any alternative access to a road;</p> <p>(f) the need for the use;</p> <p>(g) any traffic impact assessment; and</p> <p>(h) any advice received from the rail or road authority.</p>	<p>There will be an increase in traffic using the road for a very short period of four weeks. The farm equipment and small number of trucks over a short period will be not out of place on a rural road.</p> <p>Dawson road is a 7.5m wide unsealed road set within a 19.5m wide reserve. The road in the vicinity of the proposed access is straight with good forward visibility.</p> <p>There is no alternative road on which to access. The new access is needed in terms of operational efficiency of the use.</p>

Bushfire Prone Area Code

This Code applies to:

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

As there is no subdivision proposed the question then is the use vulnerable or hazardous?

A vulnerable use is defined in the Code as:

a use that is within one or more of the following use classes:

*(a) Custodial Facility;
(b) Education and Occasional Care;
(c) Hospital Services;
(d) Residential if the use is for assisted housing, residential care facility, respite centre or retirement village.*

A hazardous use is defined in the Code as:

a use where:

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

Clearly, the proposed use is neither a vulnerable or hazardous use. Thus, the Code need not be considered further.

Conclusions

This is a very simple matter of building a shed on a large rural property in order to carry out a use that can be legally considered as not requiring a permit under the Planning Scheme. The development meets all acceptable standards under the zone.

There are no good planning reasons not to support this proposal.

SEARCH OF TORRENS TITLE

VOLUME 179591	FOLIO 7
EDITION 3	DATE OF ISSUE 24-Aug-2022

SEARCH DATE : 07-Nov-2023

SEARCH TIME : 10.23 AM

DESCRIPTION OF LAND

Parish of SUTHERLAND Land District of BUCKINGHAM

Lot 7 on Sealed Plan 179591

Derivation : Part of 2060A-0R-0P Gtd. to Edward Paine Butler &
Robert Pitcairn & Part of Lot 4445, 30 Acres, W A Bethune Pur.
Prior CT 177251/1

SCHEDULE 1

M859763 TRANSFER to SUNRAY STRAWBERRIES PTY LTD Registered
19-Jun-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP179591 FENCING PROVISION in Schedule of Easements

SP179591 WATER SUPPLY RESTRICTION

SP179591 SEWERAGE AND/OR DRAINAGE RESTRICTION

C287139 INSTRUMENT Creating Restrictive Covenants Registered
23-Mar-2001 at noon

D114231 AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
12-Feb-2014 at noon

E312565 MORTGAGE to National Australia Bank Limited
Registered 24-Aug-2022 at 12.01 PM

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

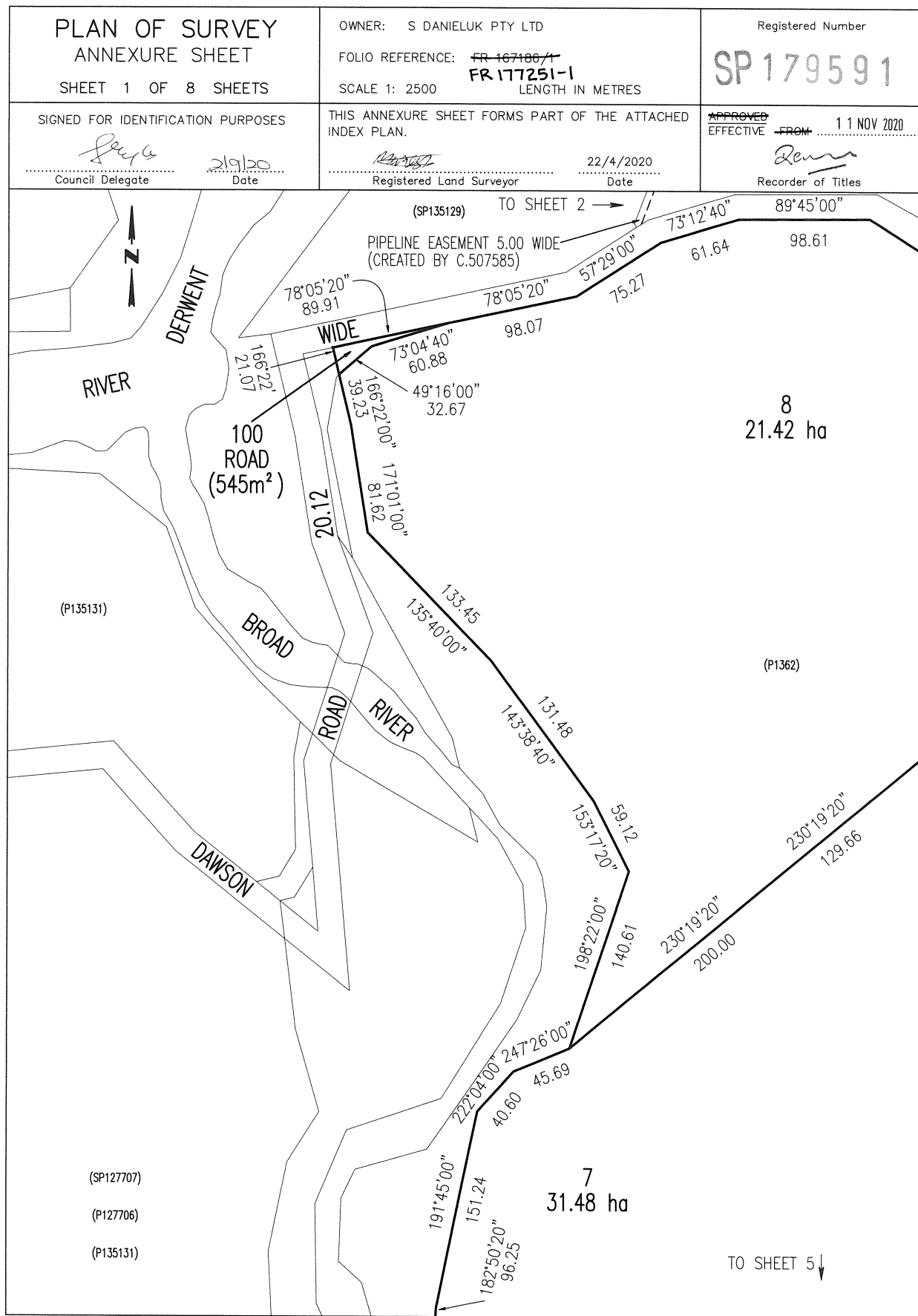
4/9/20

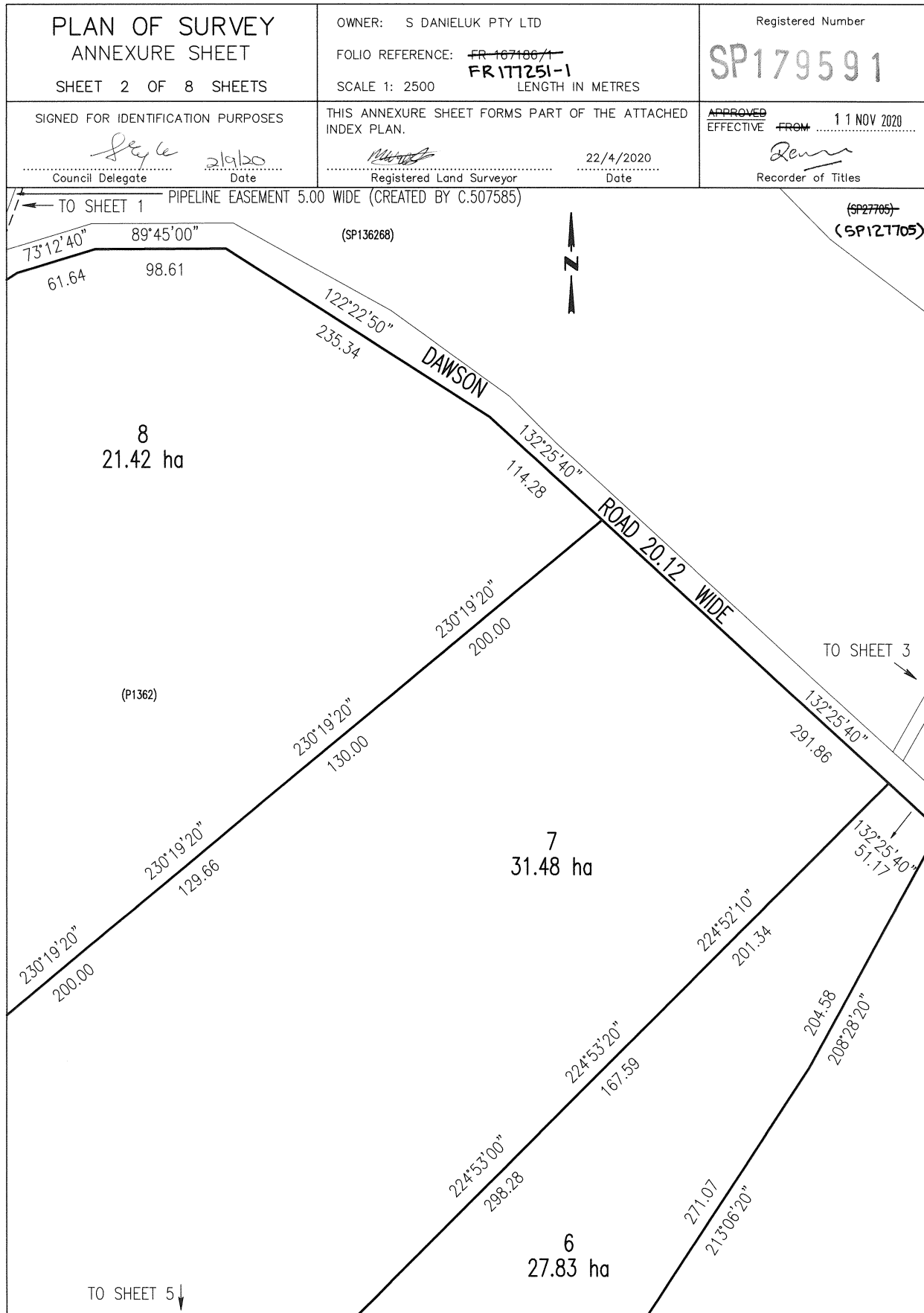
<p>OWNER: S DANIELUK PTY LTD</p> <p>FOLIO REFERENCE: FR 167186/1 FR 177251-1</p> <p>GRANTEE: PART OF 2060A-OR-OP GTD. TO EDWARD PAINE BUTLER & ROBERT PITCAIRN, PART OF LOT 376 (720A) & LOT 349 (640A) ALEXANDER MACPHERSON PUR. & PART OF 500 ACRES, PART OF LOT 2116, (1002A) & WHOLE OF LOT 4445 (30A), WALTER ANGUS BETHUNE PUR.</p>	<p>PLAN OF SURVEY</p> <p>BY SURVEYOR: MICHAEL ROBERT WALSH</p> <p>LOCATION: LAND DISTRICT OF BUCKINGHAM PARISH OF SUTHERLAND</p> <p>SCALE 1:10000 LENGTHS IN METRES</p>	<p>REGISTERED NUMBER SP179591</p> <p>APPROVED EFFECTIVE FROM 11 NOV 2020</p> <p><i>[Signature]</i> Recorder of Titles</p>
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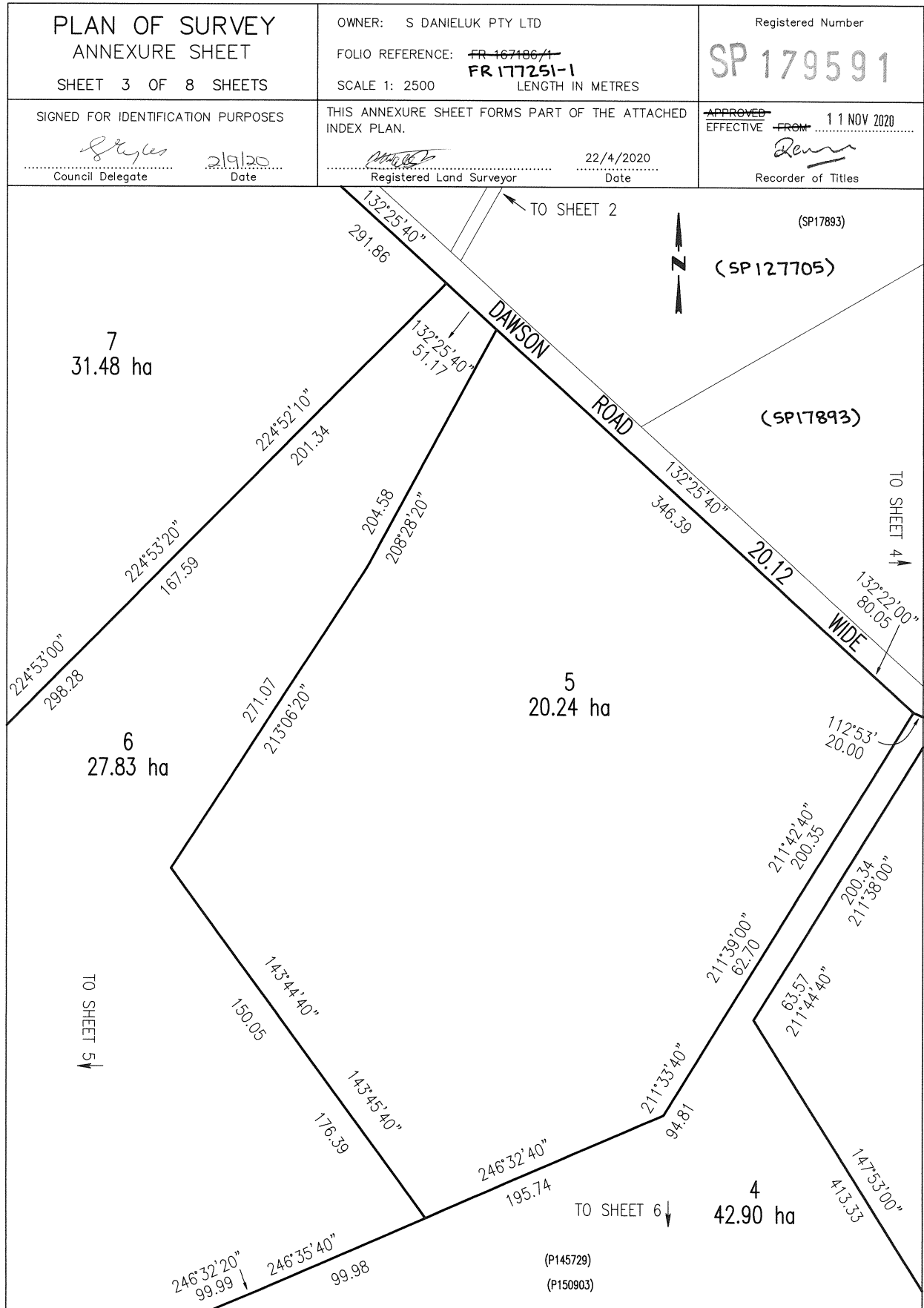
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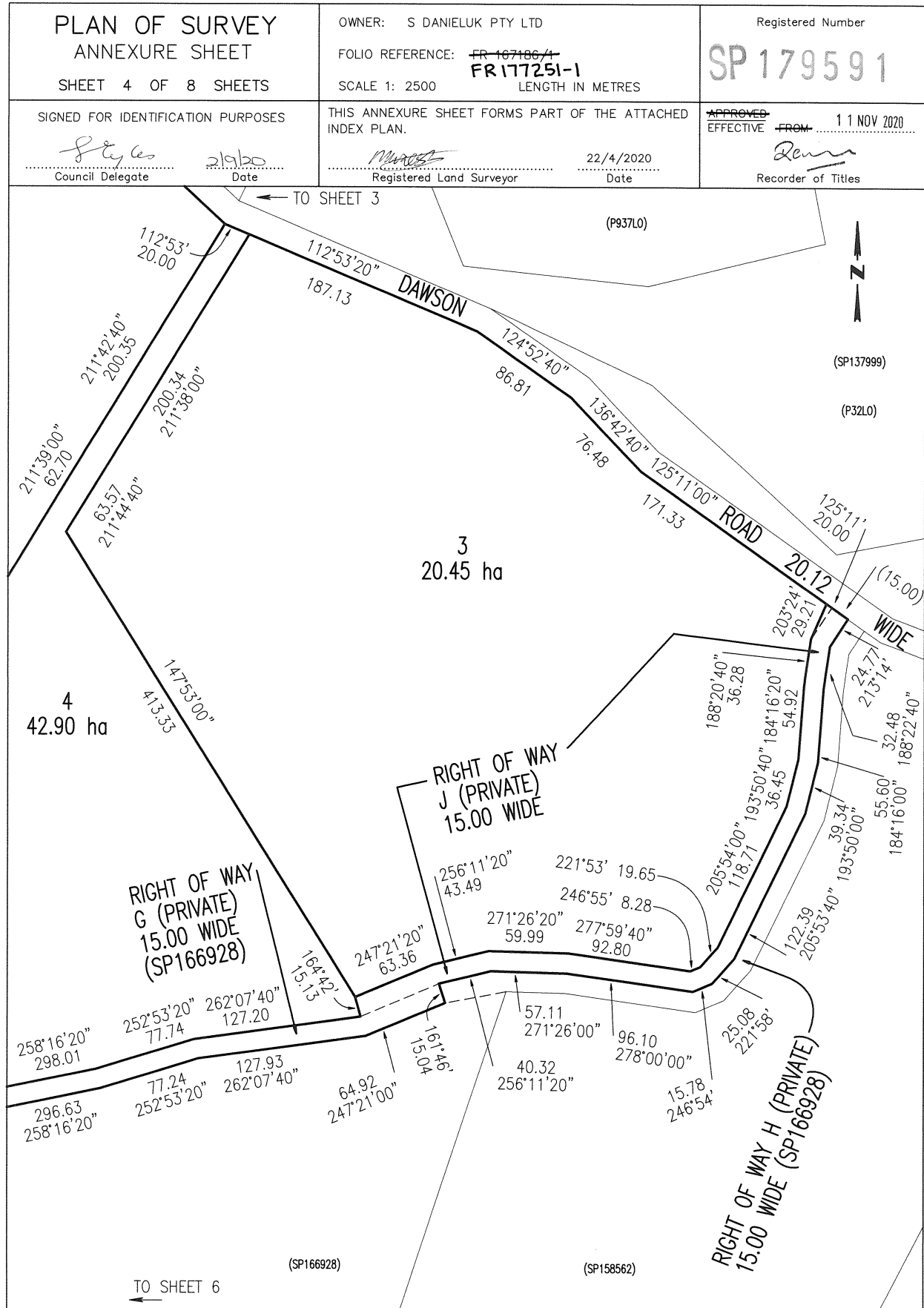
INDEX PLAN

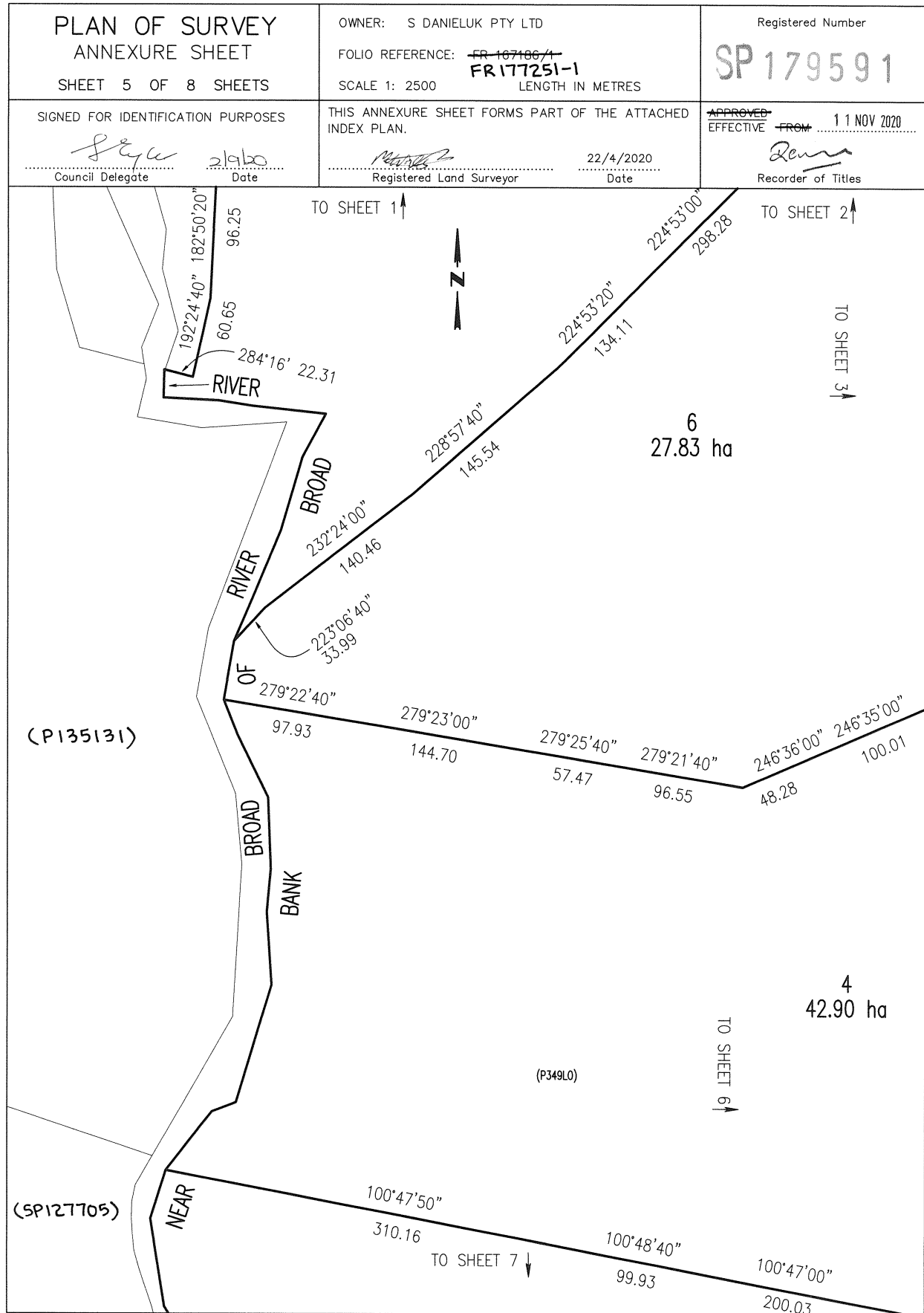
<p><i>[Signature]</i> Registered Land Surveyor</p> <p>22/4/2020 Date</p>	<p><i>[Signature]</i> Council Delegate</p> <p><i>[Signature]</i> Date</p>
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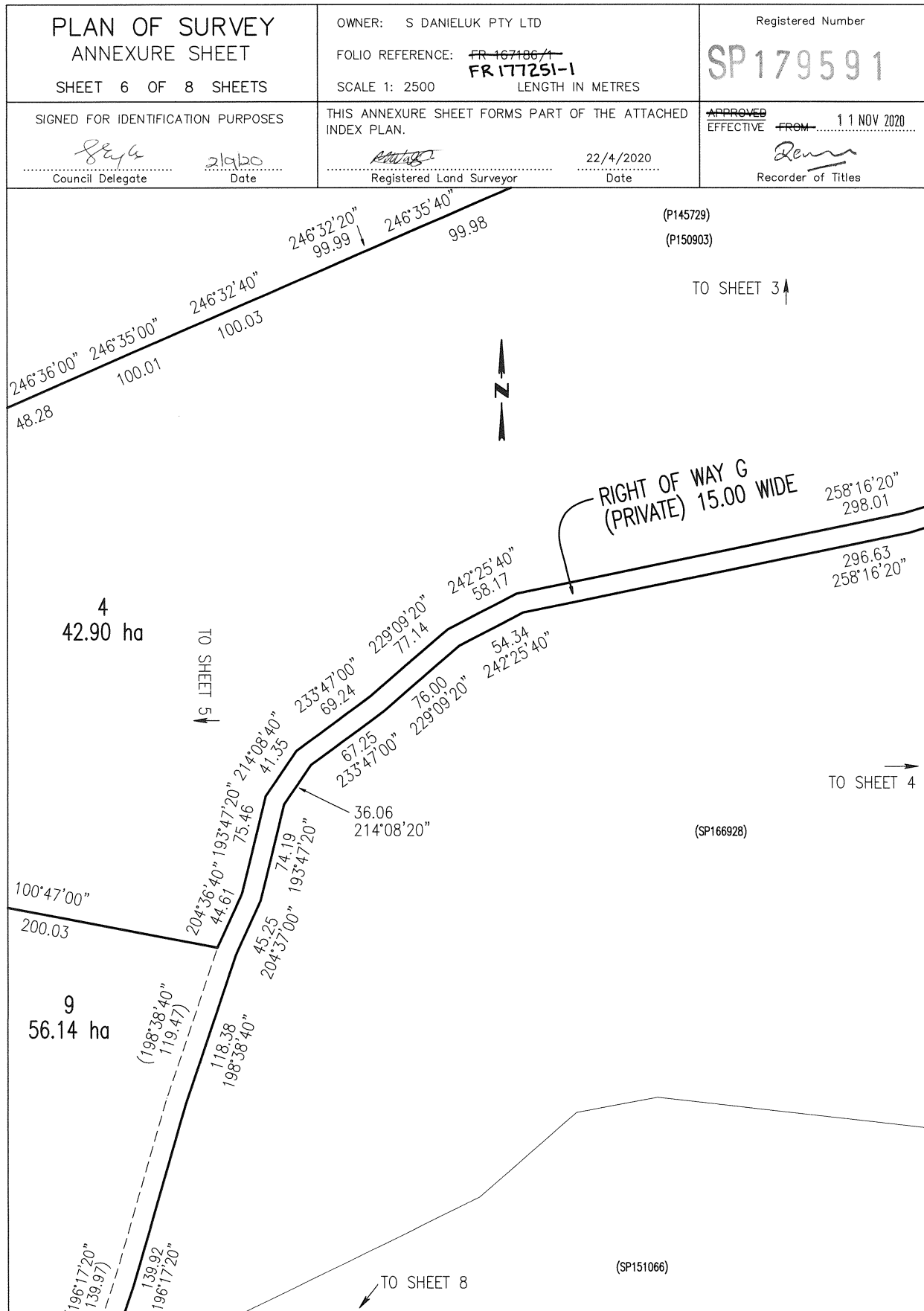










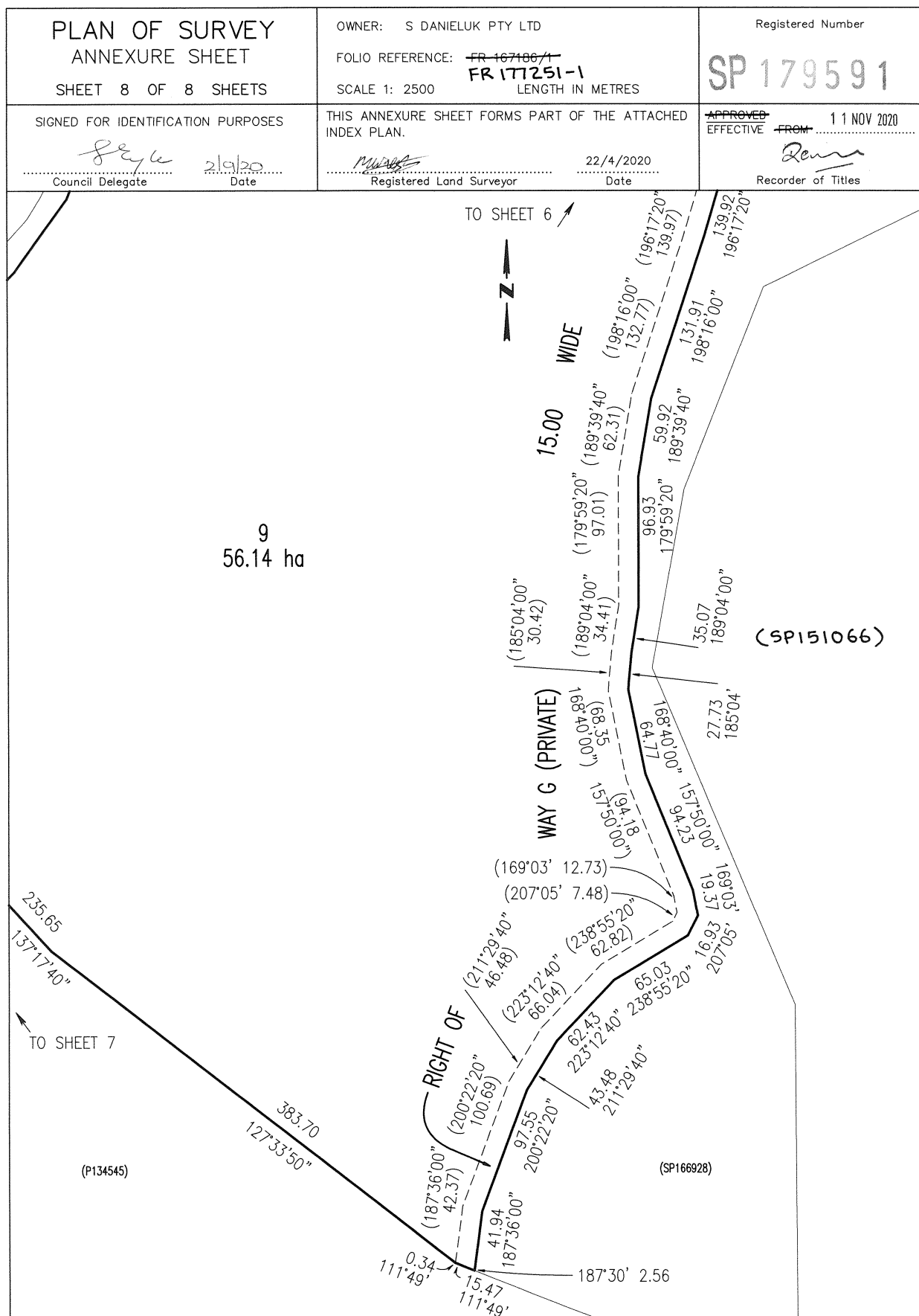


<p>PLAN OF SURVEY ANNEXURE SHEET</p> <p>SHEET 7 OF 8 SHEETS</p>	<p>OWNER: S DANIELUK PTY LTD</p> <p>FOLIO REFERENCE: FR 167186/1 FR 177251-1</p> <p>SCALE 1: 2500 LENGTH IN METRES</p>	<p>Registered Number</p> <p>SP179591</p>
<p>SIGNED FOR IDENTIFICATION PURPOSES</p> <p><i>[Signature]</i> <u>21/9/20</u> Council Delegate Date</p>	<p>THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN.</p> <p><i>[Signature]</i> <u>22/4/2020</u> Registered Land Surveyor Date</p>	<p>APPROVED EFFECTIVE FROM <u>11 NOV 2020</u></p> <p><i>[Signature]</i> Recorder of Titles</p>

The map shows a section of a river bank. A north arrow is in the top left. The river is labeled 'RIVER' and 'BROAD RIVER'. The bank is labeled 'BROAD BANK'. A survey line runs along the bank with the following details:

- Line 1: Bearing 126°, distance 2.20 (TO NEAR BANK)
- Line 2: Bearing 27°, distance 179.36
- Line 3: Bearing 40°, distance 40"
- Line 4: Bearing 137°17'40", distance 235.65

Adjacent folios are labeled: (P145729), (P158564), (SP177250), (P137406), and (P134545). A note indicates 'TO SHEET 5' with an arrow pointing up and 'TO SHEET 8' with an arrow pointing down. The area is labeled '9 56.14 ha'.



SEARCH OF TORRENS TITLE

VOLUME 179591	FOLIO 8
EDITION 3	DATE OF ISSUE 24-Aug-2022

SEARCH DATE : 11-Jan-2024

SEARCH TIME : 03.03 PM

DESCRIPTION OF LAND

Parish of SUTHERLAND Land District of BUCKINGHAM

Lot 8 on Sealed Plan 179591

Derivation : Part of 2060A-0R-0P Gtd. to Edward Paine Butler &
Robert Pitcairn.

Prior CT 177251/1

SCHEDULE 1M864722 TRANSFER to SUNRAY STRAWBERRIES PTY LTD Registered
22-Jun-2021 at 12.01 PMSCHEDULE 2

Reservations and conditions in the Crown Grant if any

SP179591 EASEMENTS in Schedule of Easements

SP179591 FENCING PROVISION in Schedule of Easements

SP179591 WATER SUPPLY RESTRICTION

SP179591 SEWERAGE AND/OR DRAINAGE RESTRICTION

C287139 INSTRUMENT Creating Restrictive Covenants Registered
23-Mar-2001 at noonD114231 AGREEMENT pursuant to Section 71 of the Land Use
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No unregistered dealings or other notations

4/9/20

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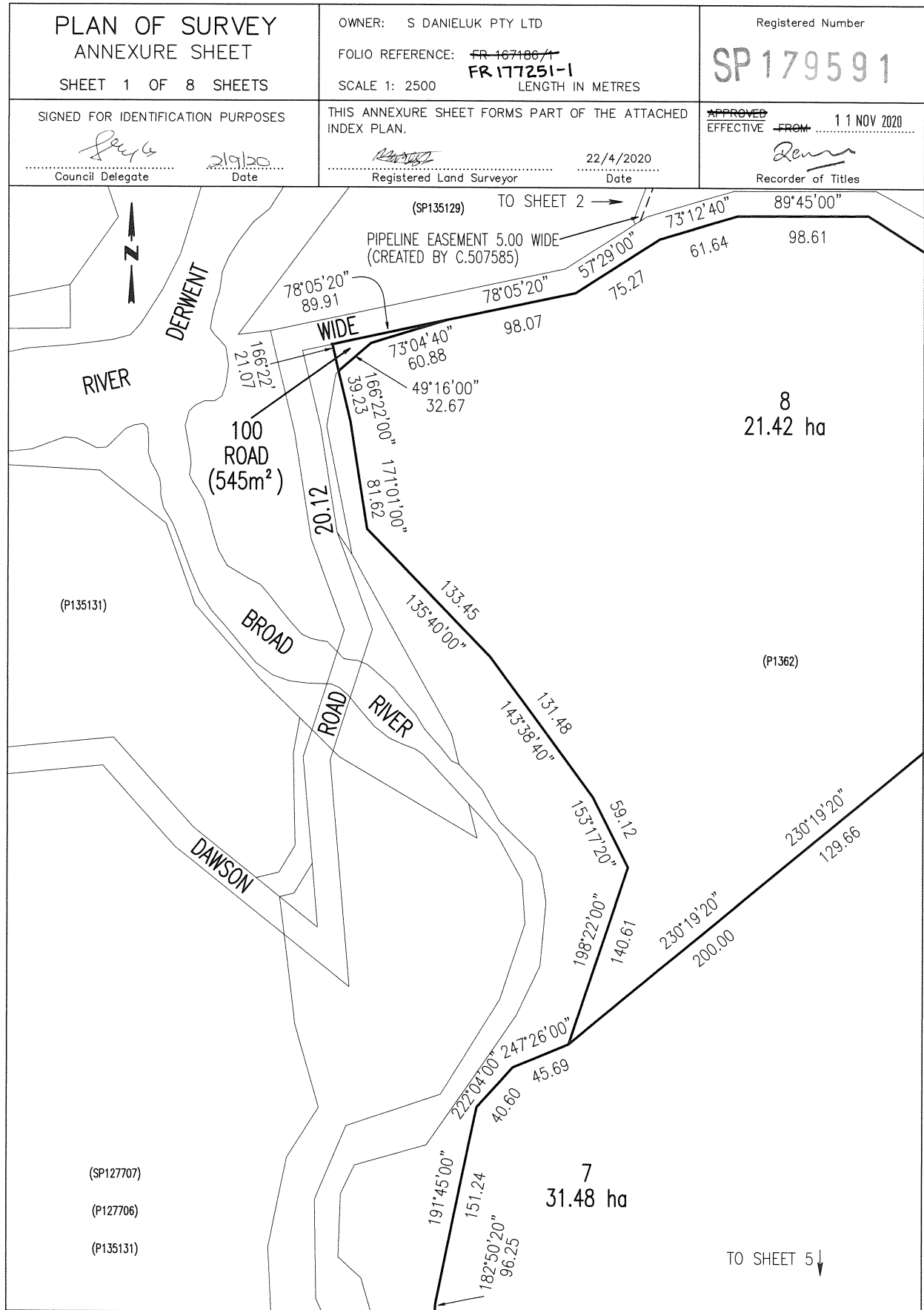
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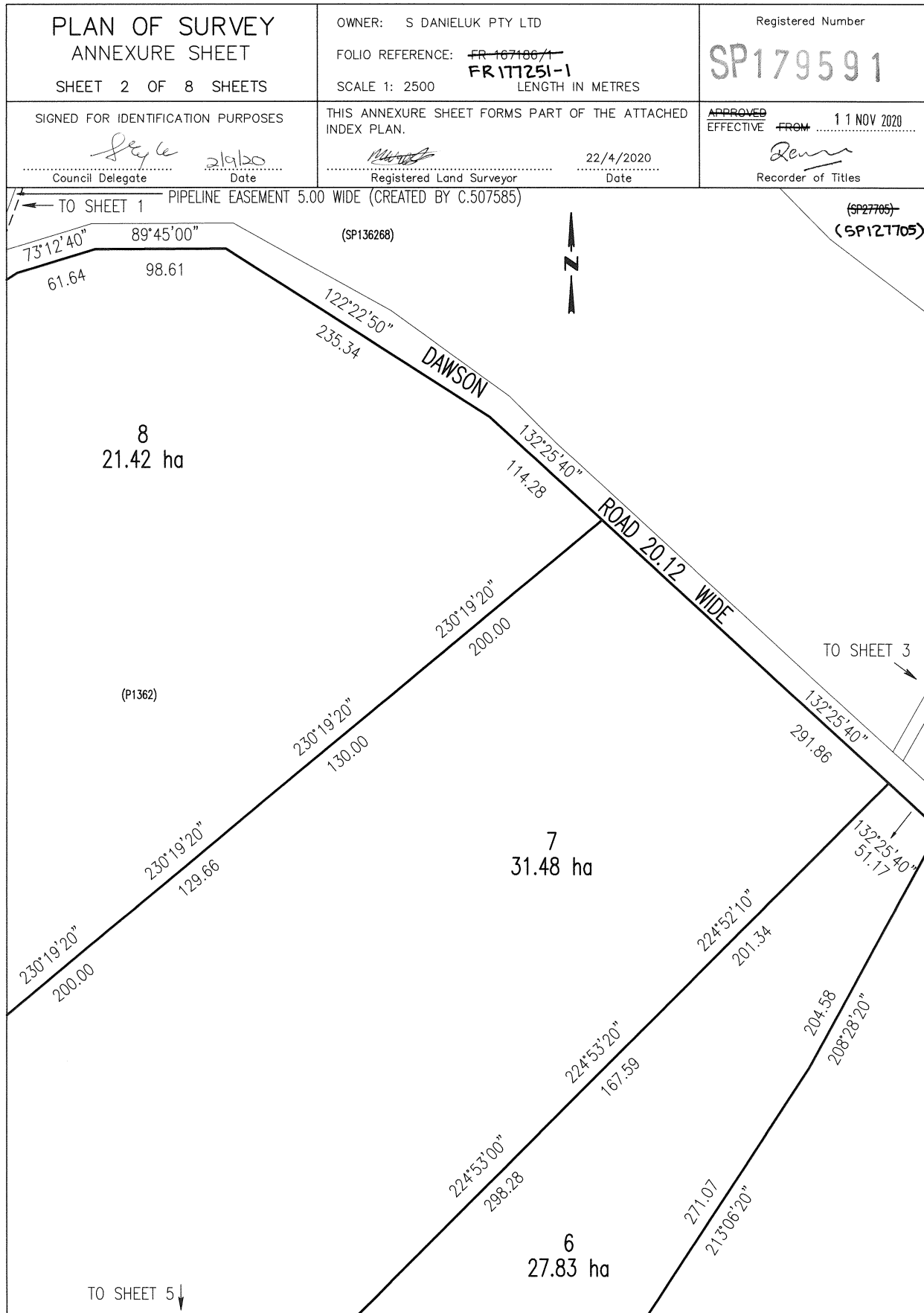
[Signature]
Registered Land Surveyor

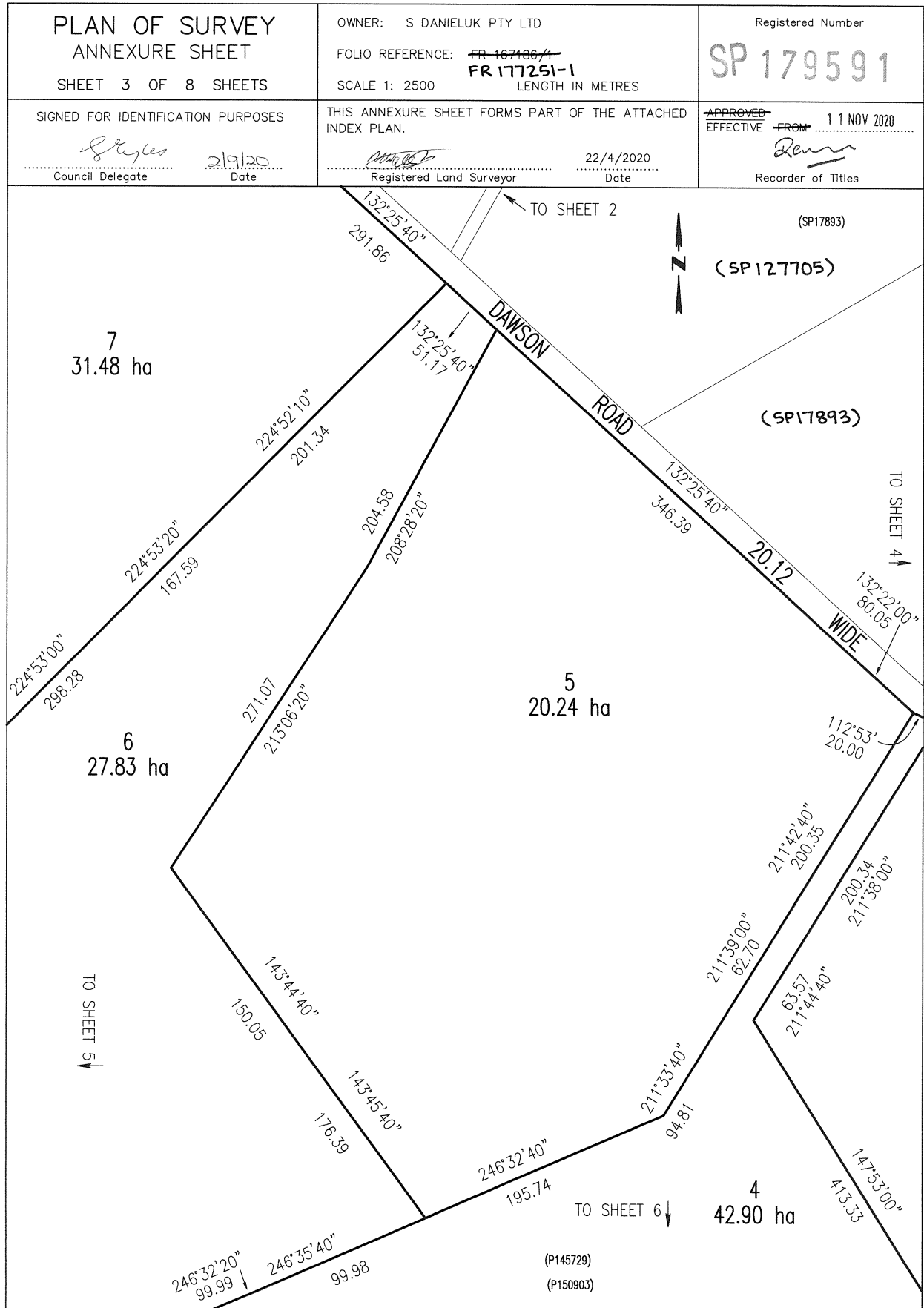
22/4/2020
Date

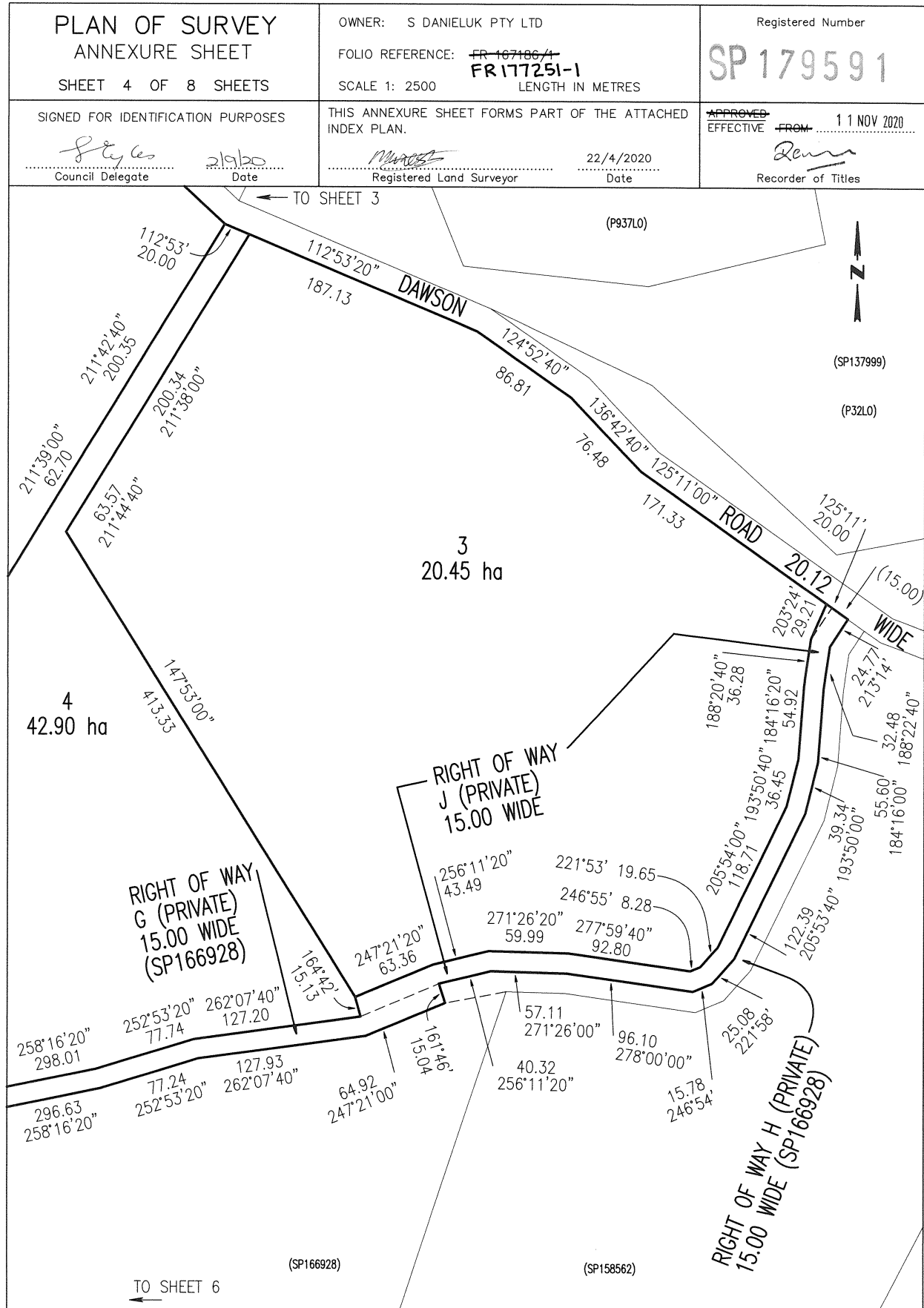
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Council Delegate

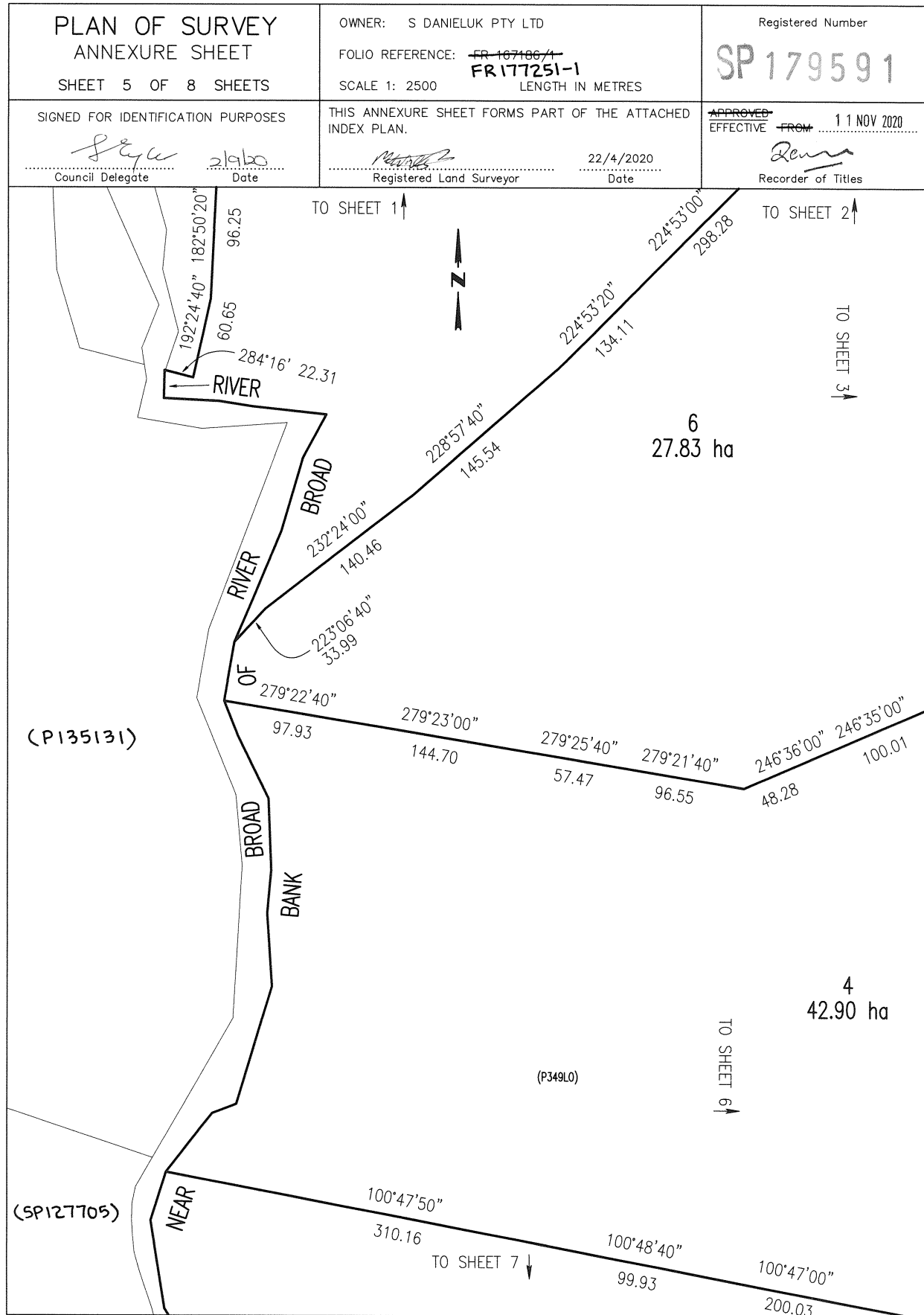
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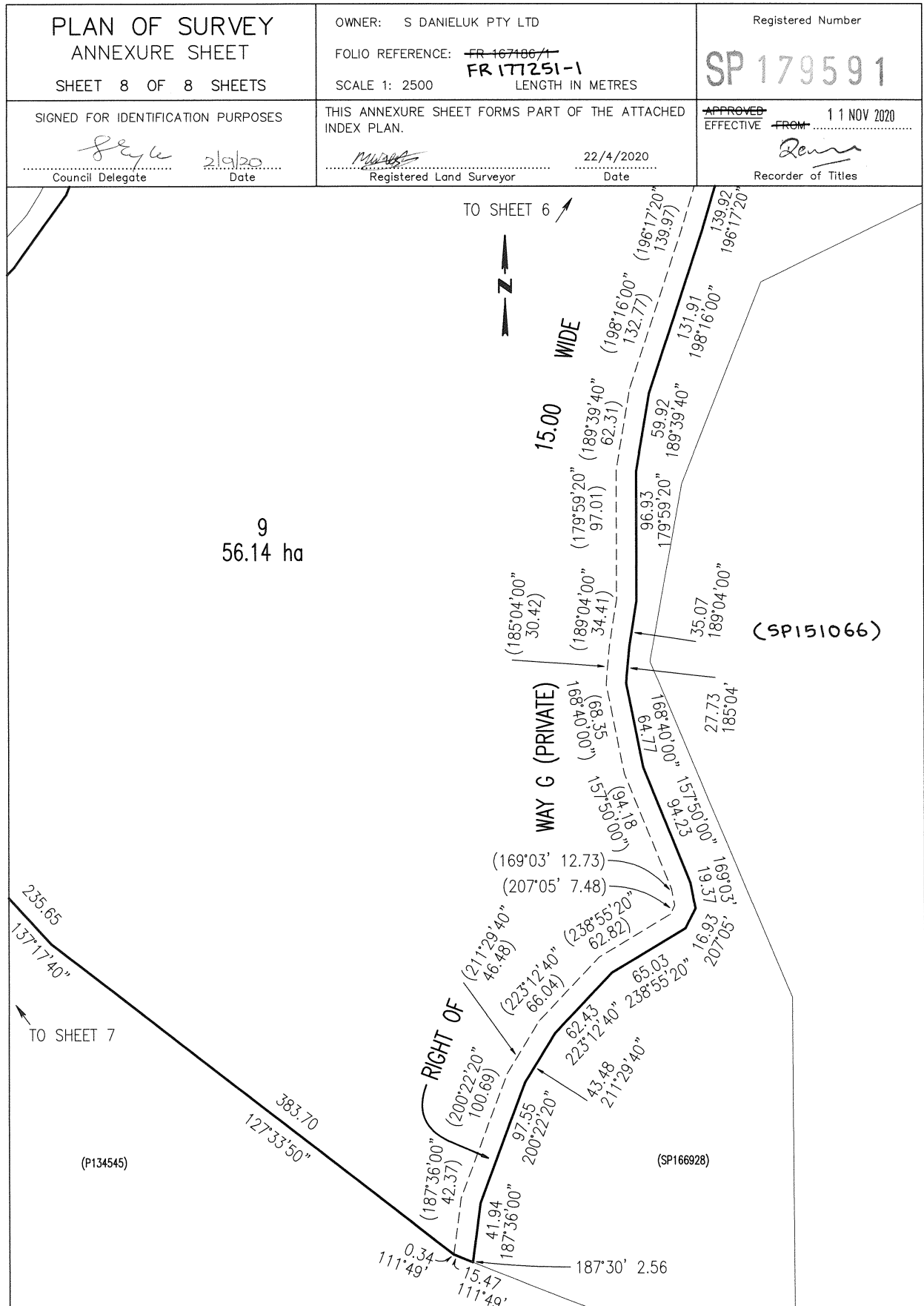






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SITE FEATURES LEGEND		
MARK	COMPONENT	DESCRIPTION
	PROPERTY BOUNDARY	
	PLANNING SETBACK (ENVELOPE)	
	SITE DATUM	
	BUSHFIRE - PRONE AREA CODE	
CP1-CP21 ACP1	STANDARD CAR PARK DISABLED (ACCESS) CAR PARK	

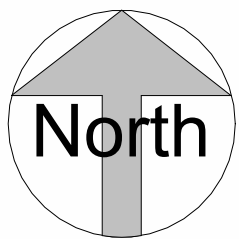
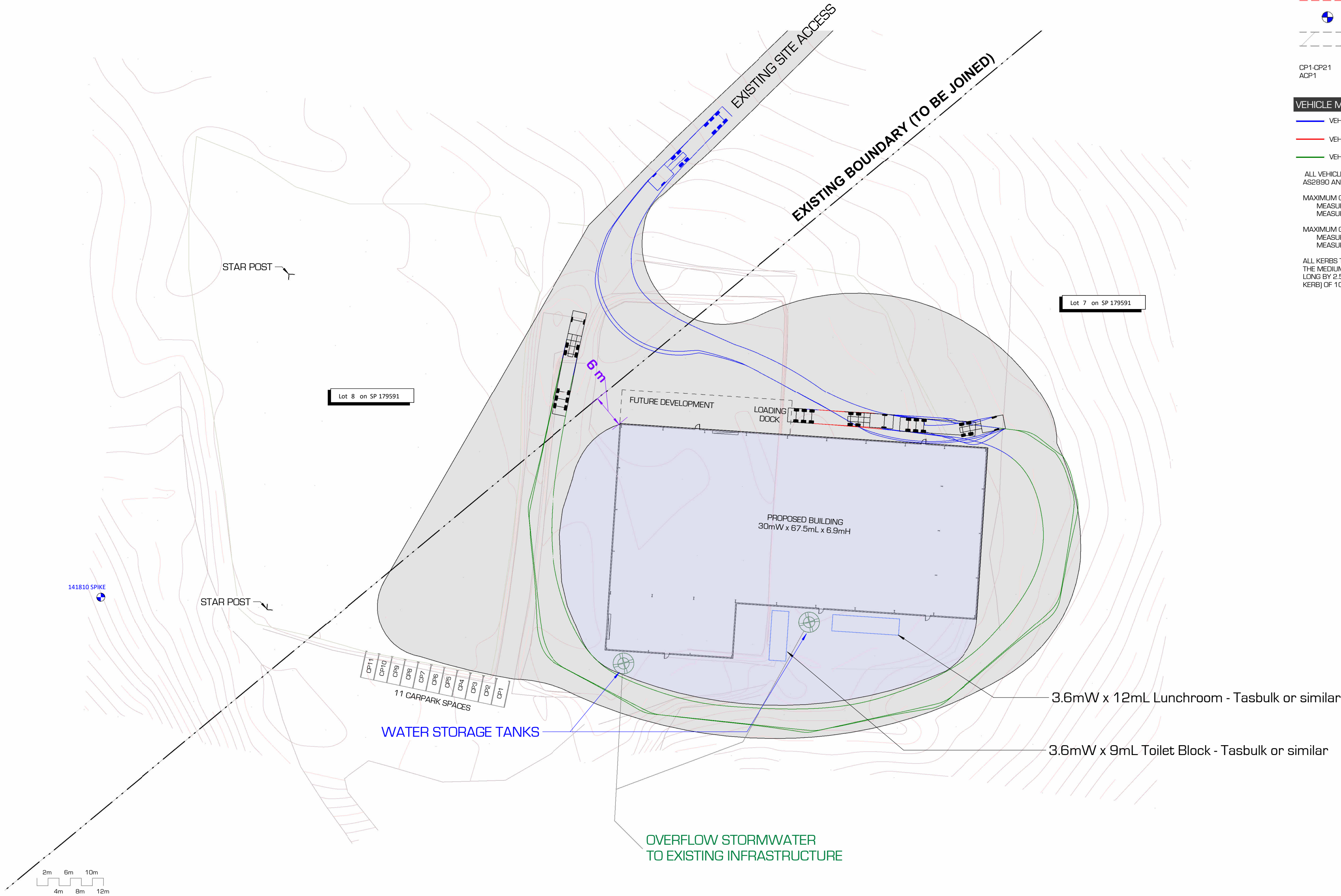
VEHICLE MANOEUVRE LEGEND	
	VEHICLE ENTERING IN FORWARD DIRECTION
	VEHICLE REVERSING ONSITE
	VEHICLE EXITING IN FORWARD DIRECTION

ALL VEHICLE PARKING AND MANOEUVRE AREAS TO BE IN ACCORDANCE WITH AS2890 AND AS1428 AND C2.0 PARKING & SUSTAINABLE TRANSPORT CODE.

MAXIMUM GRADE OF CAR PARKS
MEASURED PARALLEL TO ANGLE OF PARKING 1:20
MEASURED PARALLEL TO ANGLE OF PARKING 1:16

MAXIMUM GRADE OF EQUAL ACCESS CAR PARKS
MEASURED PARALLEL TO ANGLE OF PARKING 1:40
MEASURED PARALLEL TO ANGLE OF PARKING 1:40

ALL KERBS TYPE BK AS PER TSD-G04.v1
THE MEDIUM RIGID VEHICLE MANOEUVRE TEMPLATE DISPLAYED IS FOR A 8.8m LONG BY 2.5m WIDE TRUCK WITH MINIMUM TURNING DIAMETER (KERB TO KERB) OF 10m.



revision:	description:	drawn:	date:
designer:		A101/	
BMH		revision No: sheet size:	
CBOS licence #:		A2	



client/owner:
Ray Daniels - Sunray Strawberries
project address:
Lot 7 Dawson Road, Ouse, Tas, 7140

project name:
Rural Packhouse
project No:
5556

initial issue date:
07/03/2023

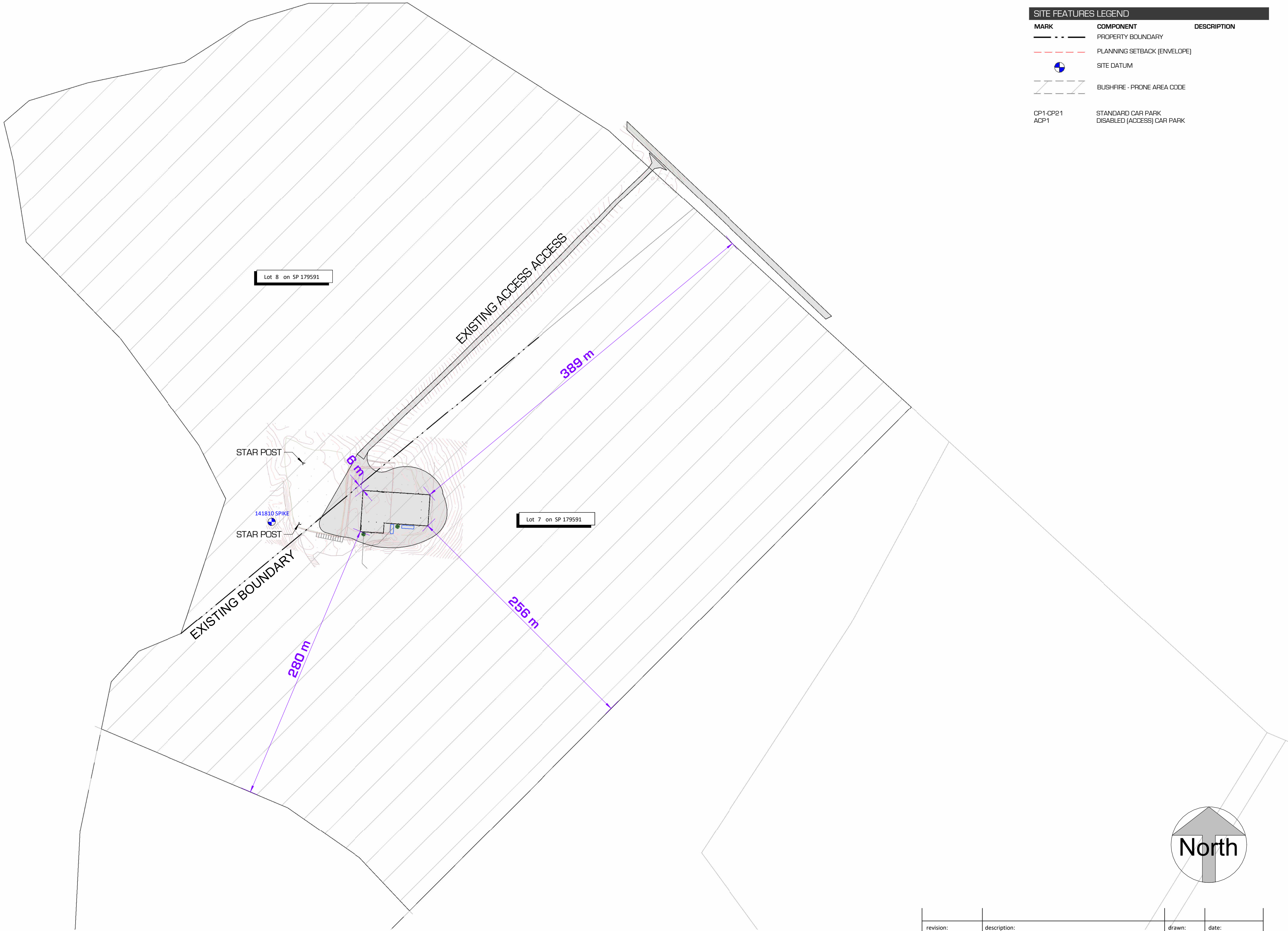
sheet name:
Site Map
issued for:
PRELIMINARY PLANNING

approved: drafter:

Head Office: 34835 Tasman Highway Scottsdale Tas 7260

P 03 6352 4449 | E build@bisonent.com.au | W bisonconstructions.com.au | ABN: 39 618 278 265

SITE FEATURES LEGEND		
MARK	COMPONENT	DESCRIPTION
	PROPERTY BOUNDARY	
	PLANNING SETBACK (ENVELOPE)	
	SITE DATUM	
	BUSHFIRE - PRONE AREA CODE	
CP1-CP21 ACP1	STANDARD CAR PARK DISABLED (ACCESS) CAR PARK	

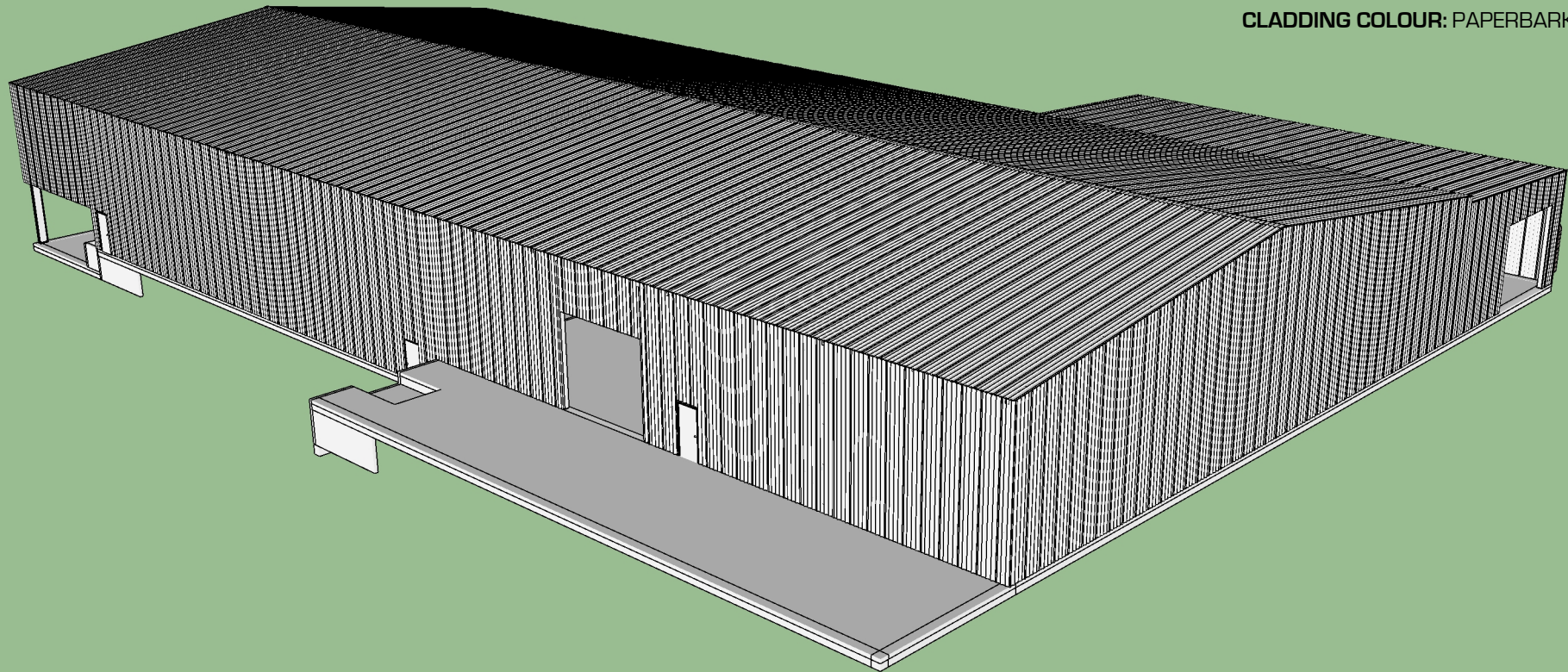


Head Office: 34835 Tasman Highway Scottsdale Tas 7260

client/owner: Ray Daniels - Sunray Strawberries	project name: Rural Packhouse	sheet name: Site Layout	designer: BMH	A102/ revision No: sheet size: A2
project address: Lot 7 Dawson Road, Ouse, Tas, 7140	project No: 5556	initial issue date: 07/03/2023	issued for: PRELIMINARY PLANNING	
		approved: BMH	drafter: BMH	
			CBOS licence #:	

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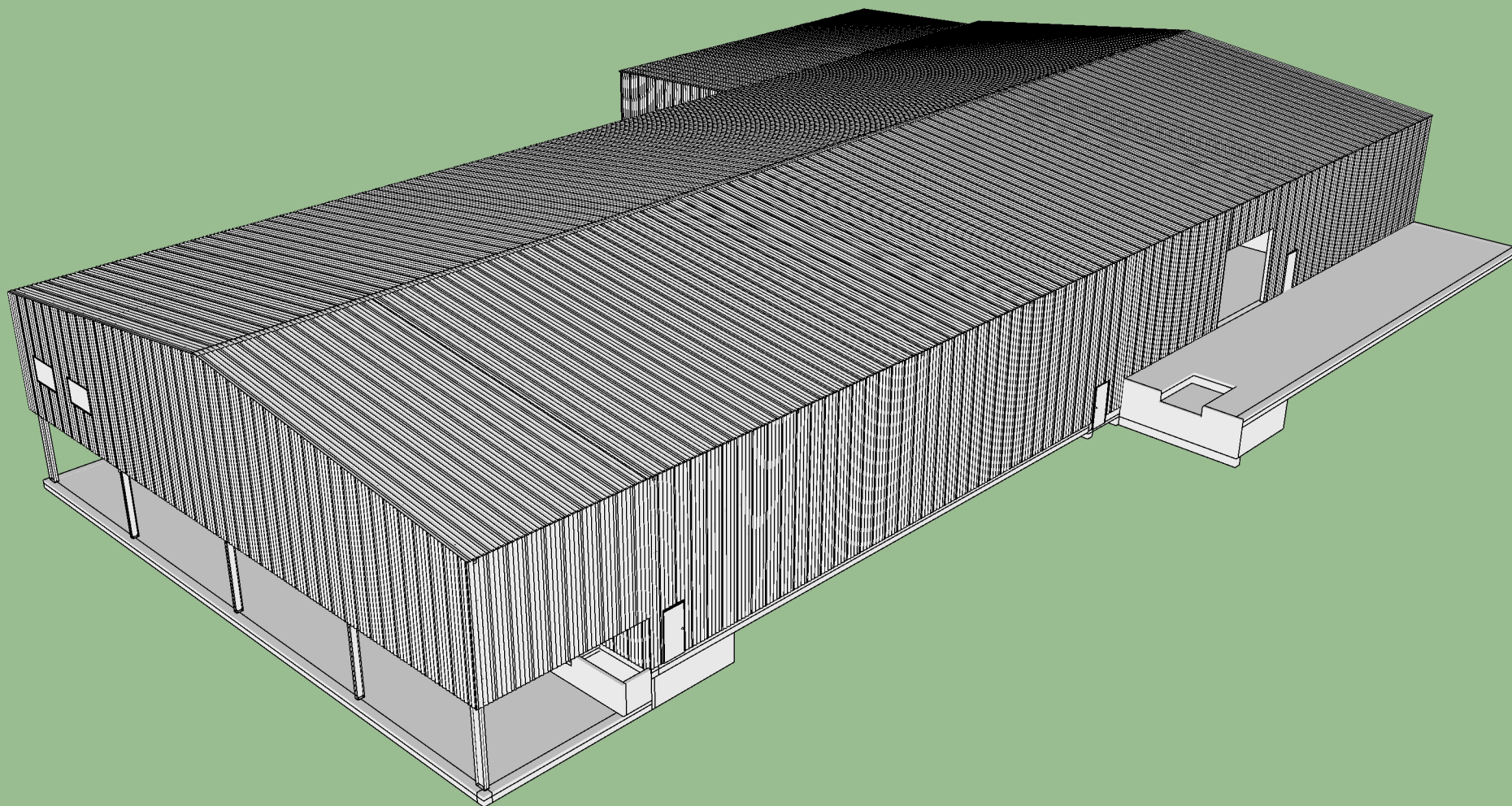
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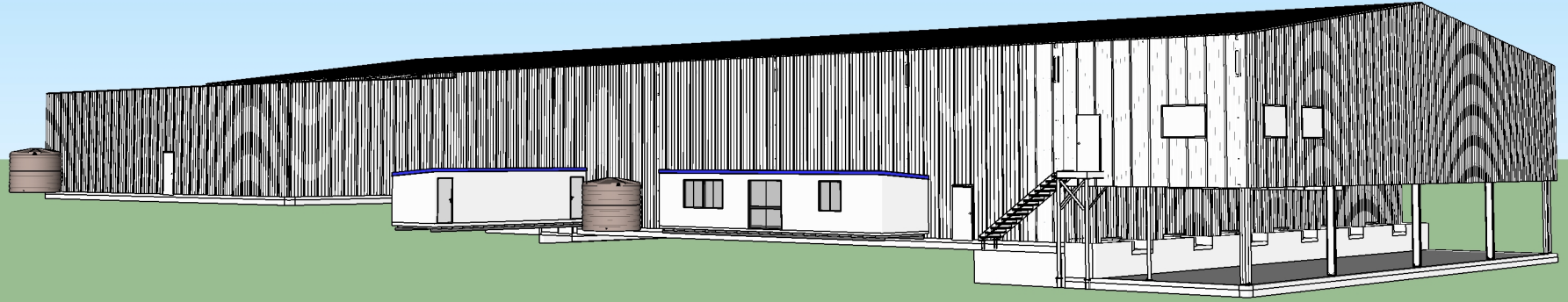
PERMISSION FROM BISON CONSTRUCTIONS PTY LTD.

30m W x 66m L x 6.3m H - Rural Packhouse

CLADDING COLOUR: PAPERBARK

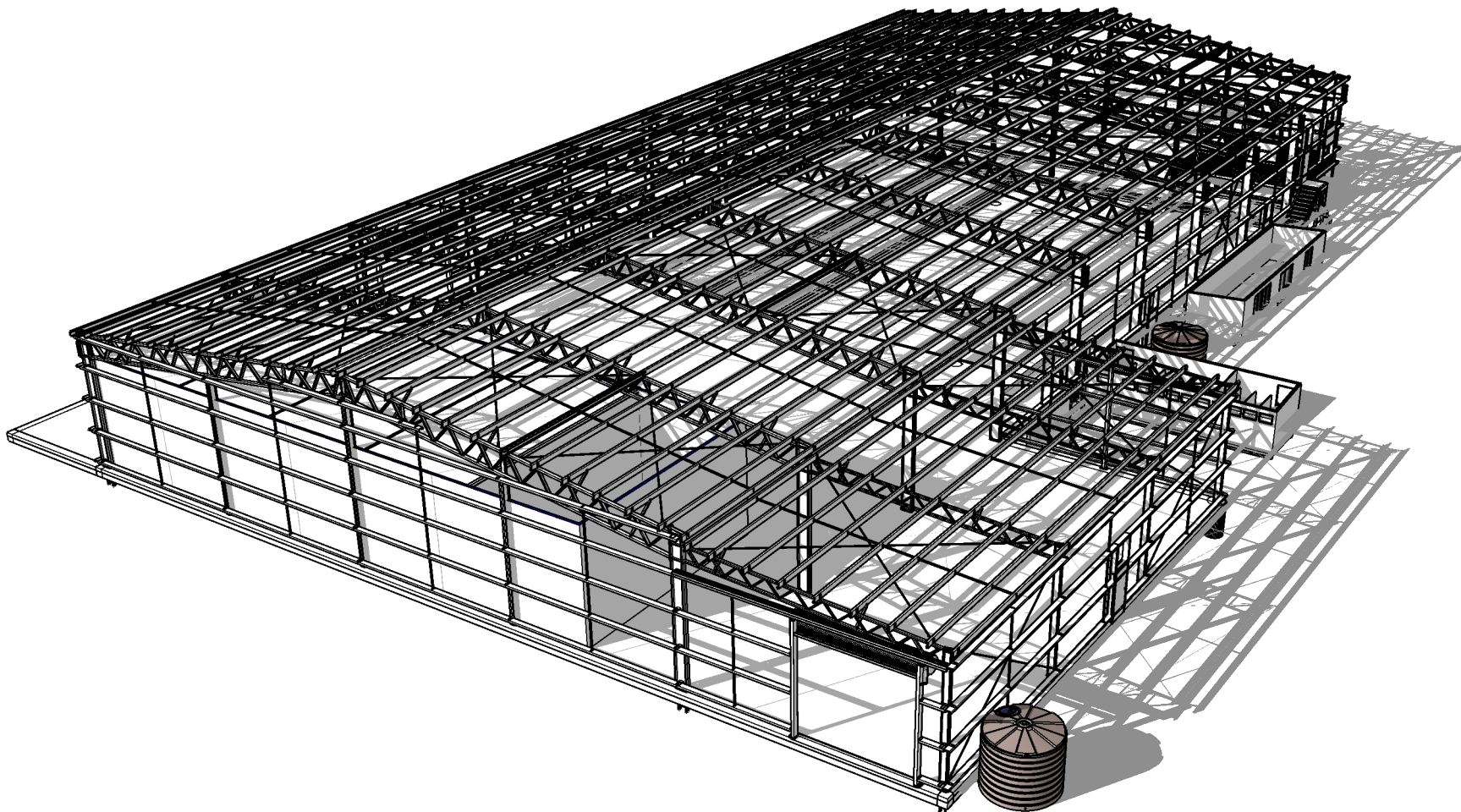


30m W x 66m L x 6.3m H - Rural Packhouse



CLADDING COLOUR: PAPERBARK

30m W x 66m L x 6.3m H - Rural Packhouse



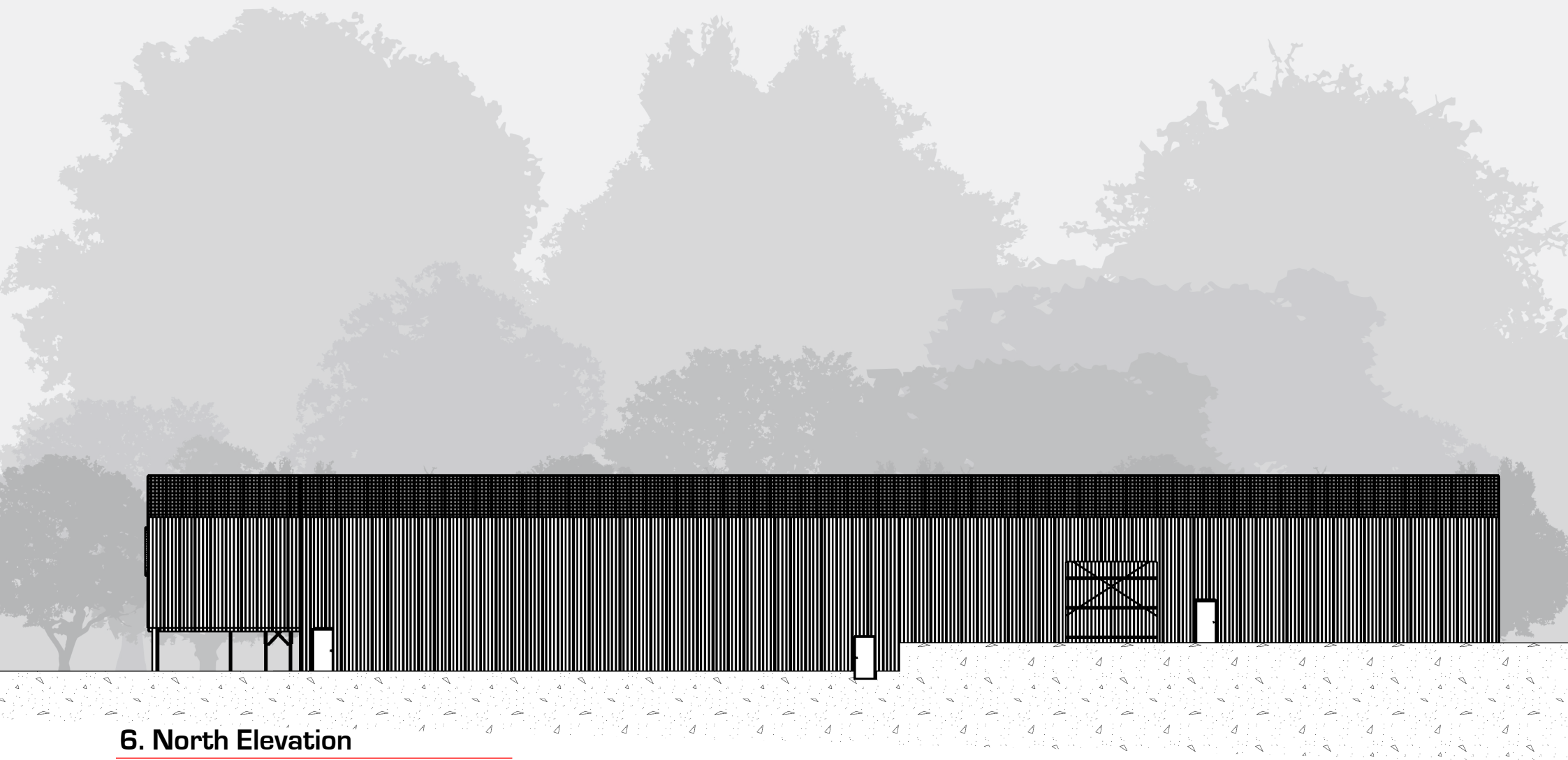
30m W x 66m L x 6.3m H - Rural Packhouse

Client:
Ray Daniels - Sunray Strawberries
Lot 7 Dawson Road, Ouse, Tas, 7140

21 March 2024
Drawn by: BMH
Drg No: 5556 / 0321 REV No: 1.0
Drawings are for illustration purposes only

A04

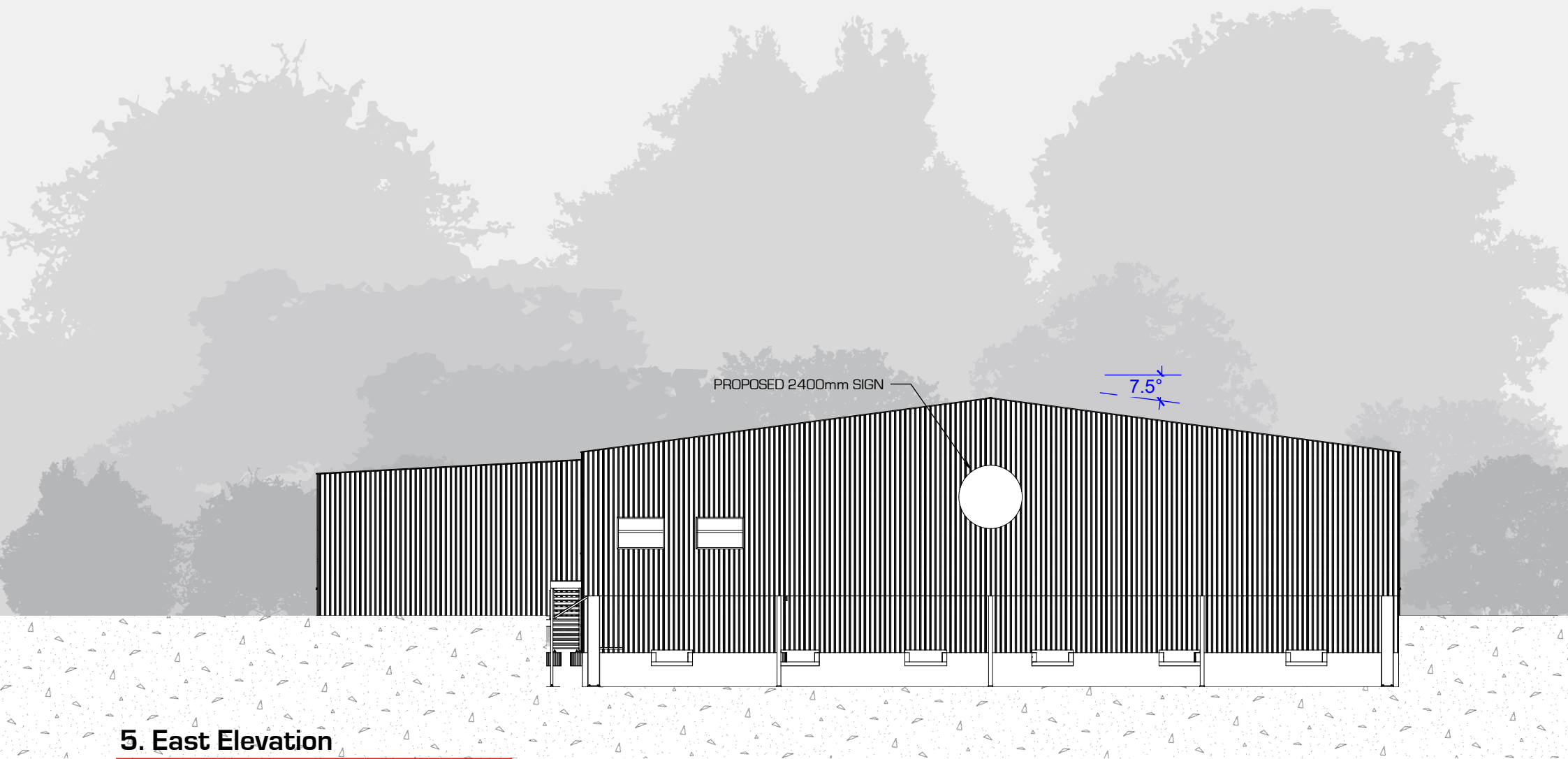
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6. North Elevation

SCALE 1:220

30m W x 66m L x 6.3m H - Rural Packhouse



5. East Elevation

SCALE 1:200

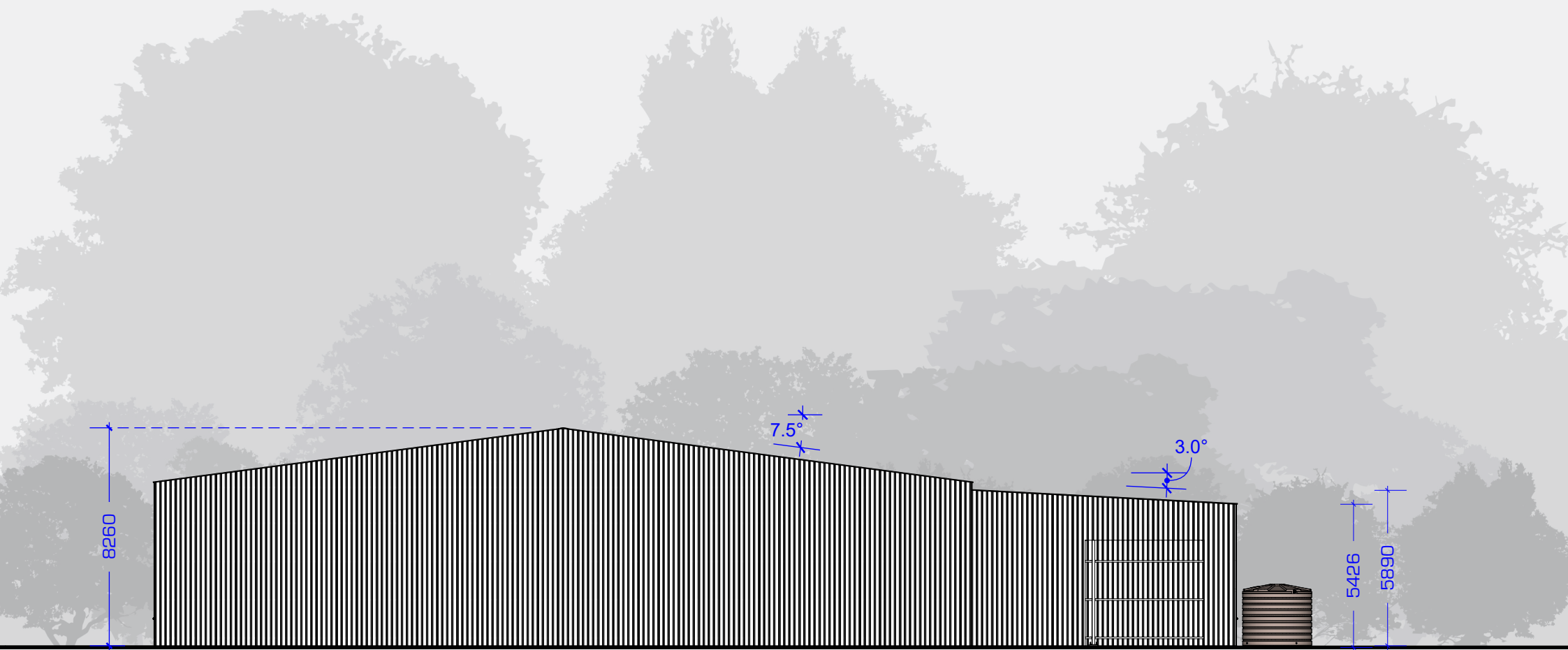
30m W x 66m L x 6.3m H - Rural Packhouse



7. South Elevation

SCALE 1:220

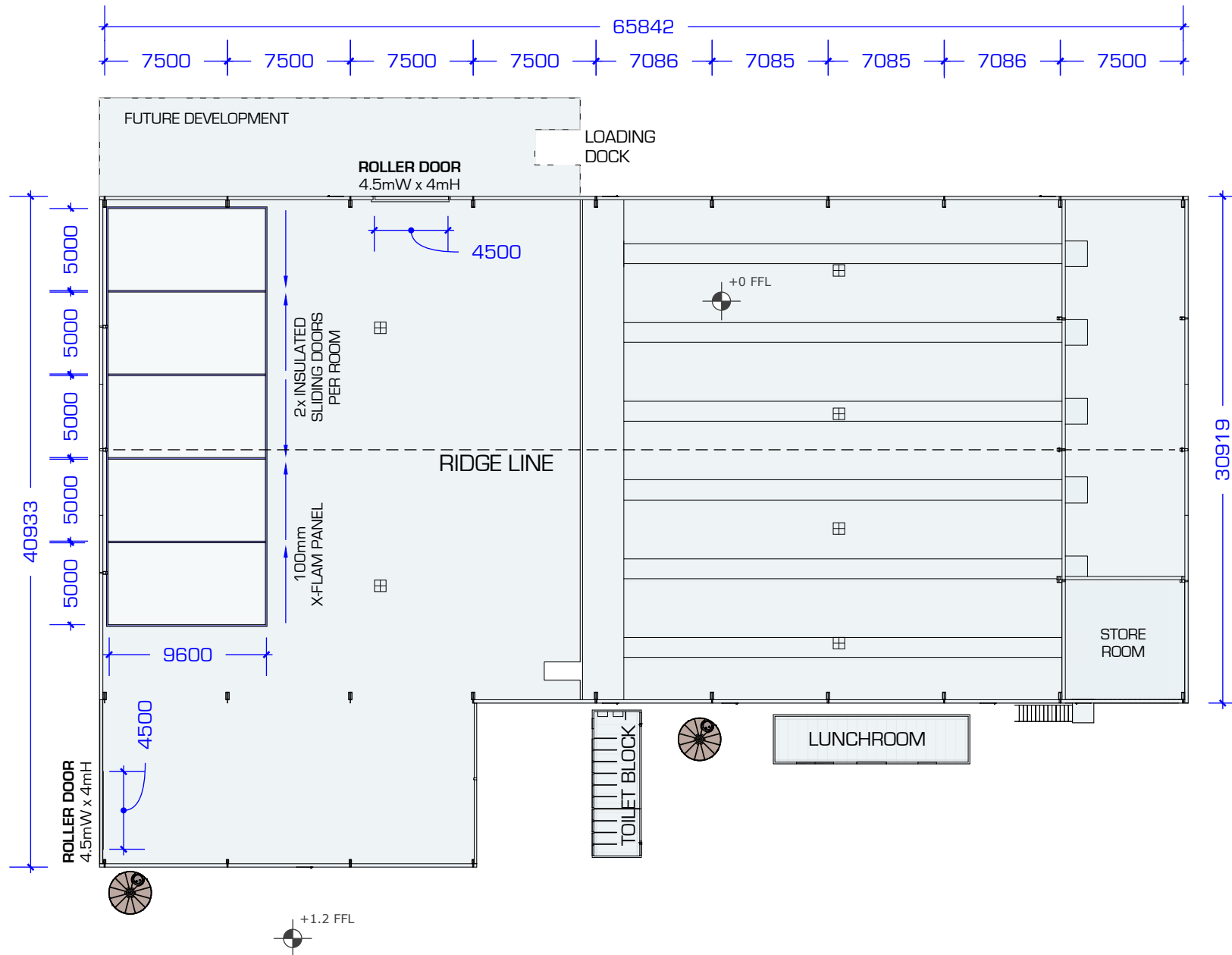
30m W x 66m L x 6.3m H - Rural Packhouse



4. West Elevation

SCALE 1:200

30m W x 66m L x 6.3m H - Rural Packhouse



30m W x 66m L x 6.3m H - Rural Packhouse

