

108 Yanmah Road Ringbark

Avocado Farm – Westanne Acres

Lot 2064, 108 Yanmah Rd, Ringbark 6258,

Shire of Manjimup

Management Plan

Avolish Avocado Farm intends to expand their packing shed at 108 Yanmah Road, Ringbark, in the shire of Manjimup.

This management plan supplements information outlined in the current development application.

Operating days/hours

Operating hours are nominally between 7am to 5pm. Monday to Friday.

Passive activities may occur outside of these hours, and on weekends.

Outline of business operation

The primary produce is growing fruit for wholesale

The farm contains several orchid spaces where work is undertaken throughout the year.

The picking and packing season is from September to February.

During this time the picked fruit will be taken to the packing shed and prepared to be collected by a large truck. The new packing shed will be designed so the packing and loading can all occur inside the shed.

Activities conducted on site are low impact with regards to noise, light, and environmental impact.

Inputs into the business are water, labour, fertiliser, machinery operation and sundry farm supplies. The outputs are wholesale avocados.

Supporting these activities is a machinery shed / workshop, and staff facilities.

Number of staff

The number of staff onsite will vary due to the seasonal nature of the work.

- The year-round average 4 FTE
- Peak Season will increase to 7 FTE

Parking and Traffic impacts

Two of the staff live onsite. Vehicle Movements are estimated below

- Passenger Vehicles 5-10 per day
- Light Trucks (Rubbish Truck) 1 per fortnight
- Tractors 1 per day
- 25m B Double Trucks 1 per Fortnight/Week (Seasonal)

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General visitors to site would be estimated at 1 per week on average over a year, in addition to the staff and traffic movements noted above. Therefore, we are providing 8-9 car bays, there is ample overflow parking space available on-site.

- 7 bays for staff
- 1 visitor bay
- 1 universal access bay if required – (exemption may apply)

There are currently 2 crossovers for the adjoining house and 2 for the Farm. The proposed plan would retain the existing crossovers however one would become the “Main” Entrance and used for trucks. The other secondary crossover would be used only for light vehicles and as the driveway to the second dwelling located on the property.

The new driveways will be designed to ensure all heavy vehicles can turn around in a loop, so no reversing is required, and exit the property in a forward-facing position.

Proposed clearing and/or revegetation

The structure will be located in an existing grass clearing, with existing gravel driveways. The flat pad area will be extended to the East and driveways reworked to suit a maximum size 25m B Double Vehicle. To achieve these turning circles some minor removal of vegetation may be required. In all other locations existing trees and vegetation is to be retained.

Items stored

Items stored on site include:

Fertiliser. Machinery. Farm Equipment

Proposed signage

Avolish will install signage to facilitate identification and safe access to the site. Signage will be minimal as new visitors are rare; most are regular staff or logistics contractors and will know where they are going.

Waste Management

Waste item	Disposal Plan
General rubbish (staff office)	2m ³ lidded bin, collected fortnightly
Workshop	General rubbish as above.
Food Organics / Garden Organics	Managed onsite?

Staff Facilities and Ablutions

Dedicated staff facilities will be provided as part of the new work to include:

- Staff Toilet (UAT if required)
- Staff Kitchen & lunch area
- A small office desk is located within the existing part of the shed
- Hand washing facilities are also located within the existing shed. New troughs if required are to be confirmed.

