Environmental Effects Report
Hobart Milk Factory Pty Ltd
Milk Processing Facility
Moonah

April 2022

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Part A – Proponent Information

Proponent entity name	Hobart Milk Factory Pty Ltd
Proponent trading name	Hobart Milk Factory
Registered address of proponent	56 Gormanston Road MOONAH TAS 7009
Postal address of proponent	56 Gormanston Road MOONAH TAS 7009
ABN/ACN of proponent	76 633 628 789
Contact person's details	Name: Timothy Green Telephone number: 0414 714 592 Email address: admin@hobartmilkfactory.com.au

Part B – Proposal Description

1 Description of proposed activity

Proposed Activity

Activity	Activity is a Milk Processing Works under 4(d), Schedule 2 of the EMPC Act and is classed accordingly as 2A.
New or existing?	<u>Existing activity</u> Hobart Milk Factory Pty Ltd currently operates a TDIA approved dairy processing factory at 56 Gormanston Road, Moonah. The proposal presented is the continuation of this existing activity. There is no intention to increase production volumes, however a new 8,000 litre raw milk vat is installed and intended to be utilized.
Product or purpose	The purpose of the activity is the processing of raw milk for human consumption.
Maximum quantity/limit	The proposed capacity is that of 8,000 litres per 8 hour day. The Hobart Milk Factory Pty Ltd factory operates 4 days a week. Current volumes range between 26,000 and 28,000 litres per week.

Method/s	• Raw milk is **delivered** to the site.  • Raw milk is held in **storage**.  • Raw milk is passed through a cream **separator**  • Raw milk is passed through an **homogeniser**  • Raw milk is passed through a **pastueriser**  • Processed milk is stored in **cooling vat**  • Processed milk is pumped to **filling machine**  • Processed milk is **bottled**  • Finished product is stored in **cool room**  • Final product out for **distribution**
Industry standards	Hobart Milk Factory Pty Ltd is a Tasmanian Dairy Industry Authority (TDIA) approved site. It is licensed as a **Dairy Processor** or **Dairy Manufacturer** License # HOBP009 License Expiry Date 31/12/2022 Operation guidelines abide by approved HACCP based food safety plan. Most recent TDIA Audit: 16th March 2022

Transport	**<u>Raw Milk Delivery</u>** ***Time and duration of commercial vehicle movements.*** Delivery of raw milk for storage in external vat would occur between 9pm and 12am. Truck will enter and exit site from Sunderland Street Entrance. Pumping process will take approximately 15 minutes to complete. Total time on site approximately 20 minutes in total. ***Frequency of commercial vehicle movements.*** There will be 4 deliveries per week. Sunday evenings, Monday Evenings, Wednesday Evenings and Thursday evenings. **Size of commercial vehicles involved.** B'Double – 59t rated – 'not HML' (Higher Mass Limits) *Please note 'external raw milk vat' is not currently in use and is included as part of the GCC planning application. *Presently, milk is delivered to site at 8:00am. Milk is collected on the days on production from the Bream Creek Dairy located in Marion Bay. Use of vat is to ensure reliably volumes of raw milk. **<u>Product Distribution</u>** ***Time and duration of commercial vehicle movements.*** Delivery trucks collect product from dock between 5:00am and 5:30am. Trucks are turned off during the loading process. Trucks are parked on site and exit via Gormanston Road ***Frequency of commercial vehicle movements.*** Delivery trucks collect product Monday through Saturday. ***Size of commercial vehicles involved.*** 2 light rigid trucks.
Stockpiling	***Processed Product*** Processed and bottled milked to be stored in cool room.

	Chemicals Factory equipment cleaning chemicals stored in clearly marked chemical room, as per HACCP based food safety plan.
Major equipment	• *External raw milk vat (Capacity 8,000 litres) **Installed but not currently in use.* • Internal raw milk vat (Capacity 1,000 litres) • Cream separator • Homogeniser • Pastueriser • Cooling vat 1 (Capacity 2,000 litres) • Cooling vat 2 (Capacity 2,000 litres) • Bottle filling machine • Cool room

Infrastructure

Figure 1 – Floor Plan of Existing Building
56 Gormanston Rd Moonah

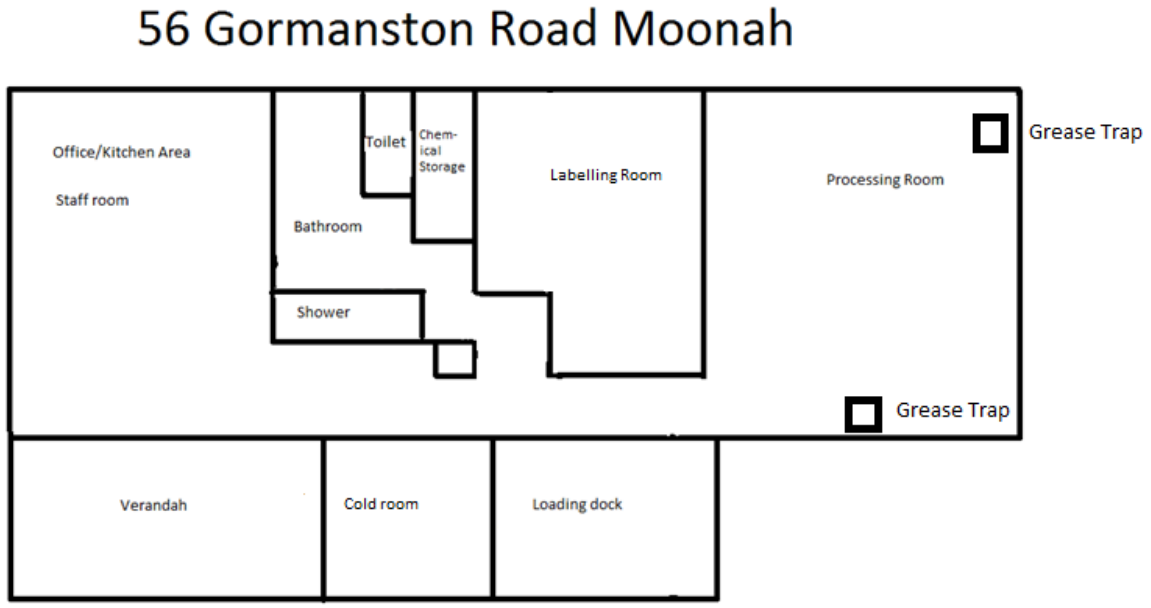
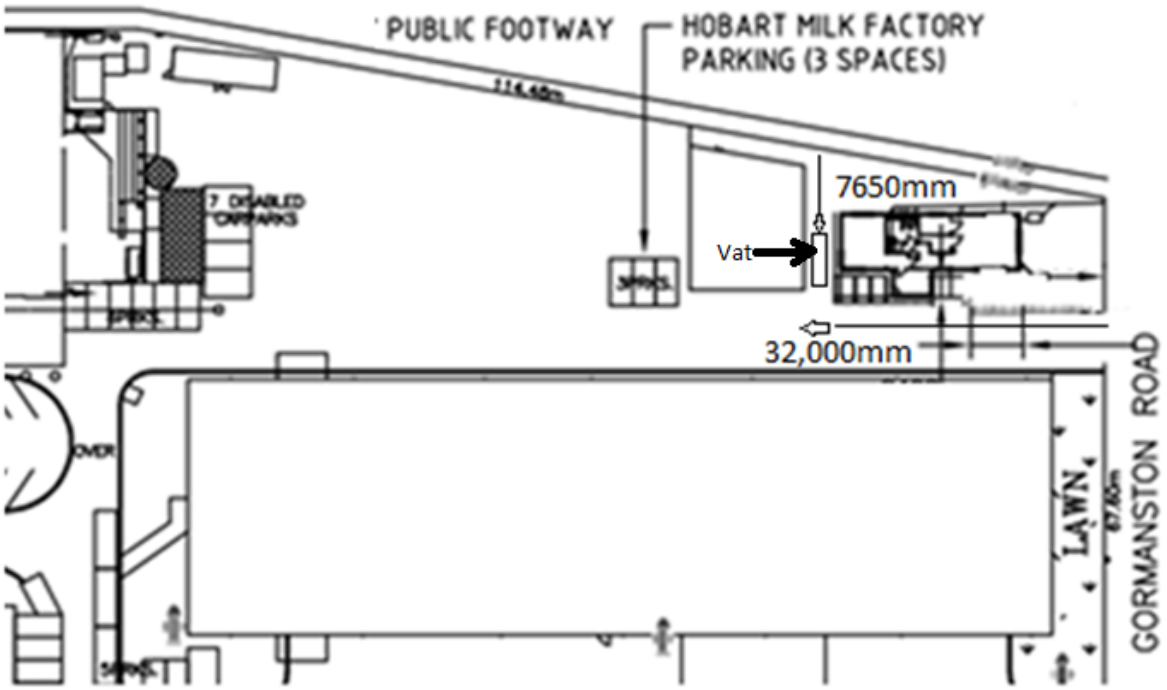


Figure 2 – Site Plan A and Location of New Raw Milk Vat
56 Gormanston Road Moonah



Proposal timeline	Proposal presented is an existing activity. No timeline.
Operating hours	Factory operates Monday, Tuesday, Thursday and Friday. Factory operating times are 8:00am to 3:00pm.

Location and planning context

Location	56 Gormanston Road, Moonah 7009 in the state of Tasmania. Owner: RAMAROSI INVESTMENTS PTY LTD Copies of Title and Plans attached. (PDF) **Part B Title 56 Gormanston Rd Moonah Hobart Milk Factory* **Part B Title Plan 56 Gormanston Rd Moonah Hobart Milk Factory*
Planning Permit	Glenorchy City Council PLN 22-034 Lodged 2nd February 2022. Planning permit LUPA was submitted to Glenorchy City Council proposing the operation of a milk processing facility with the addition of an external raw milk vat.
Land zoning and tenure	Site is zoned as 18 light industrial under the Tasmanian Planning Scheme - Glenorchy.
Use Class and Permissibility	Activity is permissible under the Land Use Planning and Approvals Act 1993 (LUPAA)

Description of site and surrounds

Land use	56 Gormanston Road, Moonah is a light industrial site. The site is shared by other businesses, retail/grocery in nature. Gormanston Road is mixed residential and industrial. There are residencies directly opposite the factory. Distance from factory is 20 metres. There are no other sensitive receptors nearby to the site.

Topography	Topography of the site and surrounds is flat and level.
Climate	Annual rainfall: 444.2mm Mean Maximum Temperature: 17.6 Degrees Celsius Mean Minimum Temperature: 8.2 Degrees Celsius Predominant wind direction: Westerly
Soils	Site is industrial and contains limited to no soiled areas.
Hydrology	Closest water body to 56 Gormanston Road, Moonah is Prince of Wales Bay. Approximately 1 km North East in a straight line.
Natural Values	No natural values.

2 Maps and site plan/s

Figure 3 – Site Map B
56 Gormanston Road Moonah (HMF)

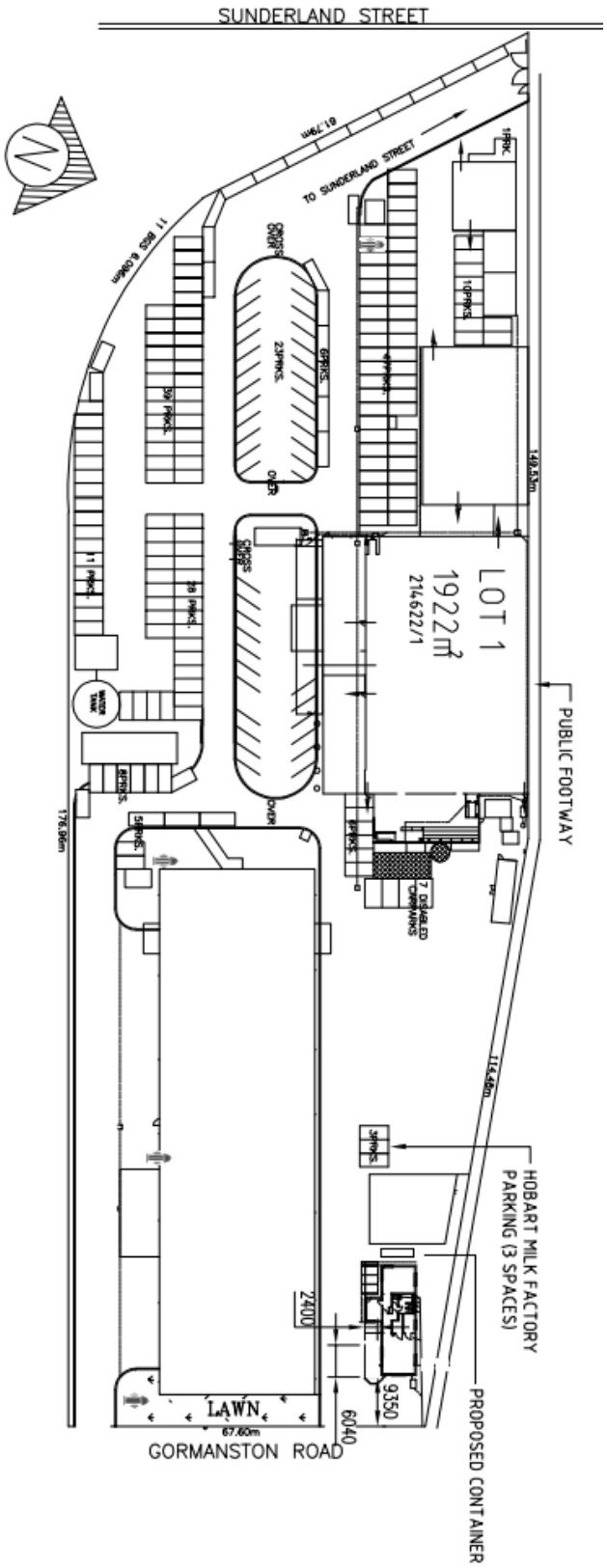
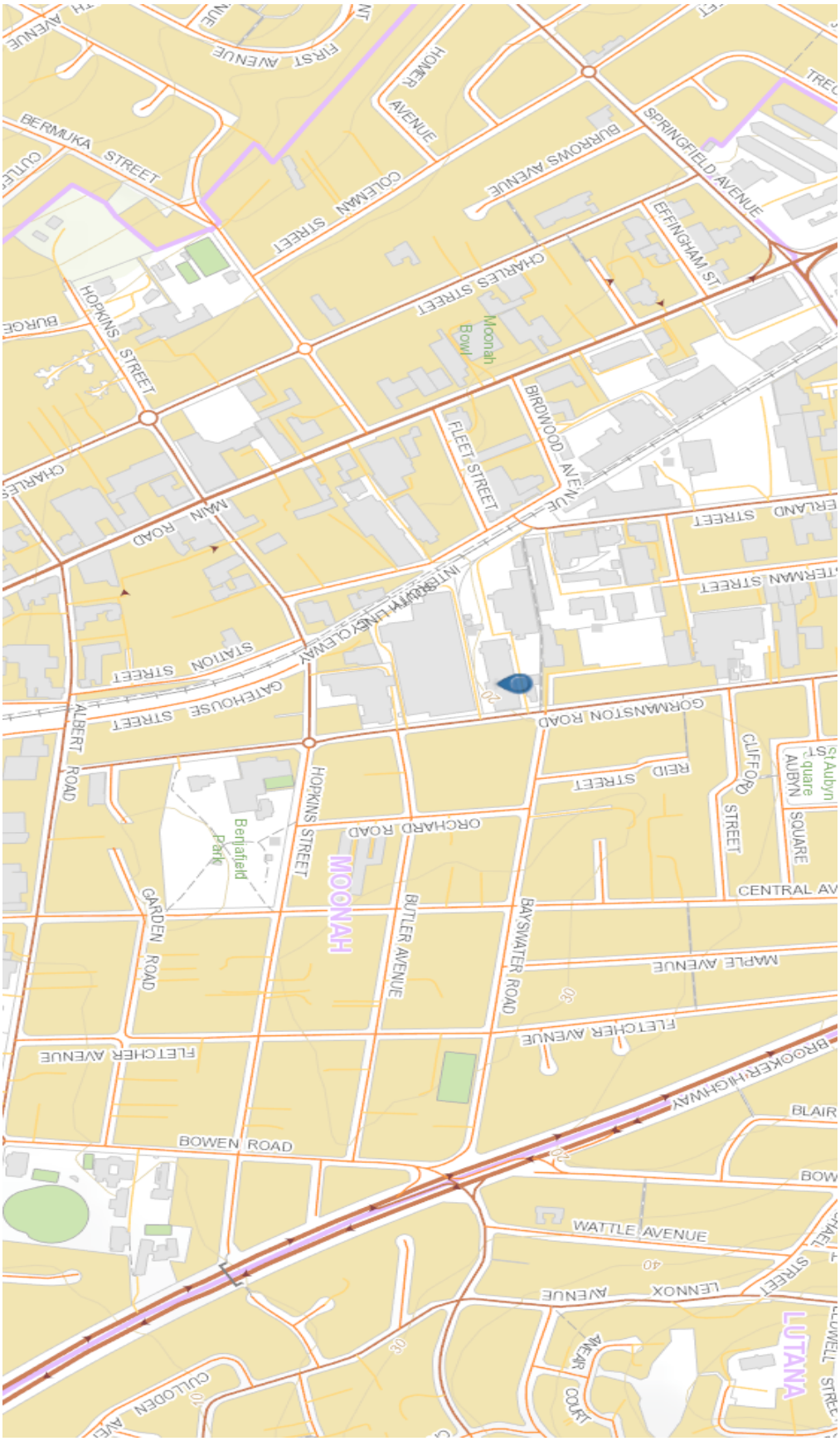


Figure 4 – General Location Map

56 Gormanston Road Moonah (HMF)



3 Project rationale and alternatives

Hobart Milk Factory acknowledges it has grown over the past 2 years and milk production has increased due to the growth of the business.

This proposal will bring the Hobart Milk Factory Pty Ltd in line with the EPA regarding its operation and capacity, that is that of a class 2A operation, as per the Environmental Management and Pollution Control Act 1994 (EMPC Act).

Hobart Milk Factory Pty Ltd intend to continue its current operations, that being the processing (Pasteurising) of 'Raw Milk' and producing the following products;

- Full Cream Pasteurised and Homogenised Milk, packed in 2 litre bottles
- Full Cream Pasteurised Milk, packed in 2 litre bottles (Un-Homogenised)
- Light Pasteurised and Homogenised Milk, packed in 2 litre bottles
- Cream 36%, packed in 2 litre bottles

These products are brand-named 'Hobart Milk Factory' and 'Bream Creek Dairy' and meet all national labelling requirements; Ingredients, allergies etc.

In addition Hobart Milk Factory propose to introduce the use of an external raw milk vat, to assist in the streamlining of the business.

By meeting all the EPA guidelines Hobart Milk Factory Pty Ltd can continue to employee Tasmanians and continue to provide an award winning fresh milk alternative for customers.

Hobart Milk Factory Pty Ltd intends to carry on with is current operations with accountability, understanding completely their responsibilities to their neighbors, council, environment and customers.

There are no obvious alternatives.

Part C – Environmental Impacts and Management

1 Air quality

Hobart Milk Factory Pty Ltd intend to produce **no** air emissions related to the operation of the factory. The principal function of the factory is the treating of raw milk (Pasteurisation) and the bottling of processed milk products.

All major pieces of equipment and processing infrastructure related to this function are electrical in design.

The equipment fall into 3 categories;

- **Pumps**
    1. Raw milk pumps
    2. Cream Separator
    3. Homogeniser
    4. Pasteuriser
    5. Processed milk pump
- **Vats / Cool room**
    1. *External raw milk vat **installed, currently not in use.*
    2. Internal raw milk vat
    3. Cooling vat 1
    4. Cooling vat 2
    5. Cool room
- **Filling Machine**
    1. Bottling machine

None of the listed pieces of equipment create any air emissions.

Only emissions produced relate to commercial vehicle movement proposed on site. This movement is minimal.

2 Water quality (surface, discharge and groundwater)

The raw milk delivered for the daily production run is used completely. No liquid discharge or waste.

Only liquid discharge related to the proposal/activity is generated during the cleaning of the factory floor and its equipment post production.

Dairy standard cleaning chemicals are used during this practice (Supplied by Sopura).

All excess water generated from the cleaning procedure is directed and flushed down the trade waste access points positioned on factory floor. (*See figure 1*)

Approximate volume of water use is 1,500 litres per daily operation.

56 Gormanston Road, Moonah is equipped with trade waste facilities. The factory floor contains 2 drains that feed to the trade waste. (*See figure 1*)

This is emptied/cleared regularly. Taswater remove the waste.

Surface water from proposal/activity will not drain to a river, creek, wetland or estuary.

There is no proposed effluent from the activity or liquid discharge to the environment. The proposal will have no impact on groundwater.

Therefore, there are no water monitoring activities.

3 Noise emissions

The Hobart Milk Factory Pty Ltd proposal includes fixed equipment operating within the factory that emit noise.

The fixed equipment operates between the hours of 8:00am and 3:00pm, Mondays, Tuesdays, Thursdays and Fridays.

Please note; Cold room compressor operates 24 hours a day.

Fixed equipment: (*see Figure 5*)

- Raw milk pumps (Generates very little noise)

  Power rating 1.1 Kilo Watts

  Power rating 1.6 Kilo Watts
- Cream separator*

  Power rating 3.5 Kilo Watts
- Homogeniser*

  Power rating 10 Kilo Watts
- Pasteuriser (Generates no noise)

  N/A
- Processed milk pump (Generates very little noise)

  Power rating 1.6 Kilo Watts
- Filling machine (Generates very little noise)

  N/A
- Cold Room (Operates 24 hours a day)

  Compressor located at rear of building.

*Cream Separator and Homogeniser are the 2 critical pieces of fixed equipment that emit significant noise during factory operation.

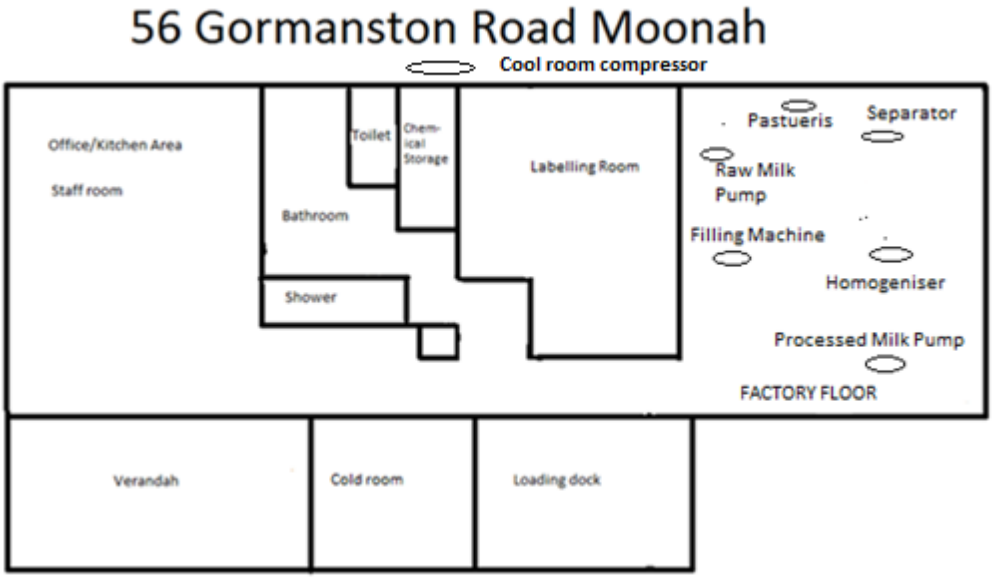
Noise generated within factory while fully operational 80db.

Noise generated by operational factory at property border on Gormanston Road is 53db.

Noise levels taken using phone application. Application used during measurements was **'Sound Meter'**

Application was designed by Splend Apps Contact support@slendapps.com

Figure 5 – Fixed Equipment Locations
56 Gormanston Road Moonah (HMF)



Residents opposite 56 Gormanston Road, Moonah have the potential to be impacted by noise.

The operation of Hobart Milk Factory Pty Ltd as a dairy processing site has not caused an issue with these residences or generated any noise complaints.

Operating hours of 8:00am to 3:00pm ensure minimum disruption to any residences and other noise sensitive premises.

The topography of the area also has no impact of the noise generated.

Hobart Milk Factory maintains a weekly maintenance program for all its noise emitting fixed equipment. This program ensures that the equipment runs optimally generating as little unnecessary noise as possible.

Noise attenuation measures are that all the fixed processing equipment is located within the building itself (*see Figure 5*). In the case of the cool room compressor; at the rear of the building (*see Figure 5*). There is an additional corrugated fence at the building line to assist with noise mitigation. (Please see Cool Room Compressor Additional Details)

The proposal is consistent with the Tasmanian Environment Protection Policy (Noise)

Hobart Milk Factory
Cool Room Compressor Additional Details

Below is an image of 56 Gormanston Road Moonah from the street.
*Please note the corrugated fencing on the right-hand side.
Behind that fencing is the rear of the building. That is where the cool room compressor is located.
Distance from sidewalk to compressor is approximately 25 metres.

Below is an image of the compressor detail plate.

Below is an image of compressor.

Compressor is 4kw.

Noise generated when standing next to unit is 70db. (Taken with phone **Sound Meter** app)

Noise generated at corrugated fence, while still at the rear of the building is 50db. (Taken with phone **Sound Meter** app)

Noise generated, Sunday 10th April at 7pm, an average sound level reading of 40db (Taken with phone **Sound Meter** app) on the sidewalk directly outside 56 Gormanston Road, Moonah, even when compressor was engaged.

Please note compressor is not in continuous operation. The cool room has a set temperature, once it goes over that the compressor turns on and brings the temperature down.

4 Waste

During a daily process, dairy standard chemicals are used during the cleaning of all equipment. The water waste produced from this procedure is directed and flushed down the trade waste system.

Trade waste is regularly removed by Taswater.

Waste generated by factory equipment requiring maintenance in the form of regular oil and hydrolytic fluid replacement is safely stored in containers and placed in secured skip bins.

Waste generated by damaged bottles, which is minimal, is collected daily and placed in secured skip bins.

Waste specialists JJ Richards and Sons are engaged for the regular removal of generated waste.

Regular maintenance and monitoring of site will ensure site is clean and free of all debris.

5 Environmentally hazardous substances

Sopura chemicals for the cleaning of factory and equipment are stored on site.

Chemical details;

ALCAMIX LST 15LT - *UN1824-SODIUM HYDROXIDE SOLUTION-CLASS 8-PG II-2R-EMS F-A S-B-S6*

DETAL 22 15LT - *UN3264-CORROSIVE LIQUID, ACIDIC, INORGANIC, NOS CONTAINS NITRIC AND PHOSPHORIC ACI*

Traditional inventory volumes are;

10	x	ALCAMIX LST 15LT
3	x	DETAL 22 15LT

Chemicals are stored in clearly labelled storage room, which is locked. All containers are secured safely and checked daily, while inventory is taken weekly. Staff are trained regarding the correct handling and storing of chemicals.

Oil and hydraulic fluids for factory machinery are stored on site.

Oil and hydraulic fluid details;

CASTROL GTX DIESEL 15W-40 ENGINE OIL 20LT

GULF WESTERN OIL SUPERDRAULIC 68 20LT

Traditional inventory volumes are;

1	x	CASTROL GTX DIESEL 15W-40 ENGINE OIL 20LT
1	x	GULF WESTERN OIL SUPERDRAULIC 68 20LT

Oil and hydraulic fluids are stored in storage room. All containers are secured safely and checked daily, while inventory is taken weekly. Staff are trained regarding the correct handling and storing of these goods.

Procedures and training are in place to deal with any spill of environmentally hazardous substances. There are no dangerous goods or controlled wastes on site.

6 Site contamination

The site on which the activity is located has no history of soil or groundwater contamination due to previous activities.

7 Environmental impacts of traffic

The proposal will require the transport of goods to and from the site.

Raw Milk Delivery.

Raw milk is to be delivered and pumped into proposed external raw milk vat. Delivery is to be made; Sunday evenings, Monday evenings, Wednesday evenings and Thursday evenings. Delivery time is to be between 9:00pm and 12:00am. Truck type is 'B'Double – 59t rated – 'not HML' (Higher Mass Limits)'

The truck engine is required to idle when unloading/pumping. Sound levels range between 55-60dB during the pumping. Pump operates at 1,000 litres per minute.

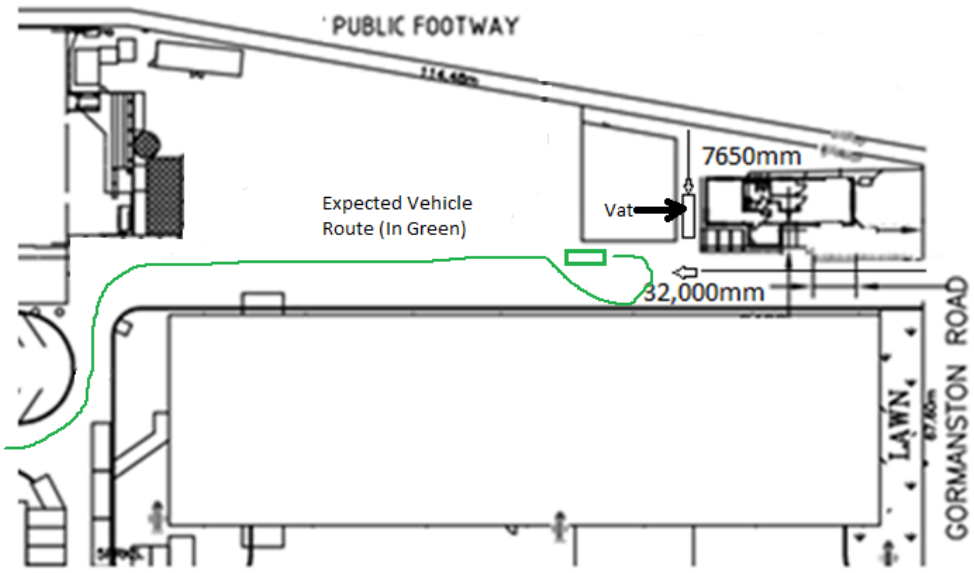
Truck also utilises a 20 metre long hose for pumping so driver will ensure truck to be the maximum distance away from Gormanston Road boundary as possible. It is anticipated that total time onsite will be approximately 20 minutes.

The site provides sufficient clearance and space for the vehicle to maneuver without reversing. However, if required, the vehicle has the capacity to disable the reverse warning signal to ensure no reasonable loss of amenity to the residential zone if reversing.

Also, the vehicle will only enter and exit the site from the Sunderland Street entrance, where there is no residences. (*See Figure 6*)

Delivery of raw milk to be made by Booth Transport. A logistic company with decades of experience Nationwide.

Figure 6 – Proposed vehicle route for raw milk delivery.



*Please note. Raw milk is currently collected by Hobart Milk Factory Pty Ltd each morning of production from the Bream Creek Dairy, Marion Bay. Milk is delivered at 8:00am. External vat proposed is not currently in use and awaiting council approval. External vat will alleviate pressures of reliability and availability of Raw Milk product from Farm.

Processed Product Collection.

Processed milk is collected from the dock. Days for collection are Monday through Saturday. Time for collection is between 5:00am and 5:30am. 2 trucks are used, truck types are light rigid. During loading procedure vehicle engines are turned off. Trucks are kept on site and exit via Gormanston Road. There is no reasonable loss of amenity to the residential zone.

8 Other off-site impacts

Hobart Milk Factory Pty Ltd has been operating for the past 8 years. During this time no off-site impacts have been generated.

9 Monitoring

Daily reports relating to pre-operation and post operation are completed and signed off by the factory manager. These reports are part of Hobart Milk Factory Pty Ltd Food Safety Plan.

These reports include, but are not exclusive to; chemicals being correctly stored, external factory site being clean and free of rubbish and debris, internal factory being clean.

Part D – Summary of Proposed Management Measures

Table 1. Proposed management measures

No.	Proposed Management Measure	Timeframe
1	Trade waste already installed and operational.	Current
2	Weekly maintenance on equipment	Current
3	Daily check of cleaning chemical security	Current
4	Daily check of oils/hydraulic fluid security	Current
5	Spill kit / Procedure on site for oils/hydraulic fluid security	Current
6	Daily pre-operational checklists	Current
7	Daily post-operational checklists *'cleaning procedures'*	Current
8	Continuation of staff training	Current

Part E – Public and Stakeholder Consultation

No public or stakeholder consultation has taken place, or is intended to take place.