

**PLANNING APPLICATION REPORT**

**DEVELOPMENT AND USE OF LAND FOR A 6 SHED BROILER FARM  
705 Baringhup Road , Carisbrook, VIC 3464**

**APPLICANTS:** [REDACTED]

**September 2023**

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Attachment 1: Broiler Farm Proposal Summary  
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## PLANNING REPORT PROPOSED 6 SHED BROILER FARM

### 1 Introduction

This report supports an application to develop and use land at TP 18831, 705 Baringhup Road, Carisbrook, Victoria, 3464 for a 6 shed broiler farm for the growing of up to 400,000 chickens (“Pavilion Farm 11”). The application is made jointly by Ian Hurse and Mr Robert Hurse (the “Applicants”). Robert Hurse is the owner of the land on which the broiler farm is being built.

The proposed broiler farm is classified as a Class B Broiler Farm in accordance with the Victorian Code for Broiler Farms 2009 (“Code”). Under the code a broiler farm is classified as Class if all of the following apply:

1. the farm capacity is less than or equal to 400,000 birds; and
2. the development can meet the minimum separation distance requirement (as defined by Formula 1) but this distance is not fully contained within the broiler farm boundary. The separation distance required for a 400,000 bird broiler farm calculated under Formula 1 of the Code is 686 metres (“Minimum Separation Distance”).

The land within the Minimum Separation Distance is majority owned by the Applicants and makes up the Broiler Farm Property – these titles include the following:

- Lot 1 TP18831 – Land owned by Robert Hurse;
- Lot 7 TP98373 – Land owned by Hurse Land Pty Ltd (Ian Hurse);
- Lot 6 TP98373 – Land owned by Hurse Land Pty Ltd (Ian Hurse);
- Lot 5 TP98373 – Land owned by Hurse Land Pty Ltd (Ian Hurse);
- Lot 1 TP420189 – Land owned by Philip Hurse;
- CA5A – Land owned by Hurse Land Pty Ltd (Ian Hurse);
- CA5C - Land owned by Hurse Land Pty Ltd (Ian Hurse);
- CA5C1 – Land owned by Land owned by Hurse Land Pty Ltd (Ian Hurse);
- Lot 3 TP900526 – Land owned by Hurse Land Pty Ltd (Ian Hurse);
- CA8C – Land owned by Land owned by Hurse Land Pty Ltd (Ian Hurse).

**Approved Measure E1 M5.1** requires that the required Minimum Separation Distance covers no more than 50 per cent of the area of a property located beyond the broiler farm property boundary but is covered within the Minimum Separation Distance. Approved Measure E1 M5.1 has been established by precedents in planning law to be applied to properties that may in the future wish to build dwellings or other sensitive uses. Land within the separation distance not owned by the Applicants (CA20C Section 3 Eddington) – the 10 Minimum Separation Distance does not cover more than 50% of this land.

Land known as TP 617889 is 100% enclosed within the Minimum Separation Distance. The land known as TP 617889 is an old gold mine site which is approximately 2 hectares and is covered with a Heritage Register Overlay. It is proposed by the Applicant that this land can never be used for the development of a dwelling or other sensitive use in a

farming zone and as such Approved Measure E1 M5.1 is not to be considered by the relevant authority in deciding on this permit application.

There is no other land within the Minimum Separation Distance to which Approved Measure E1 M5.1 applies.

The diagram below shows the titles included in the 686 metre Minimum Separation Distance.

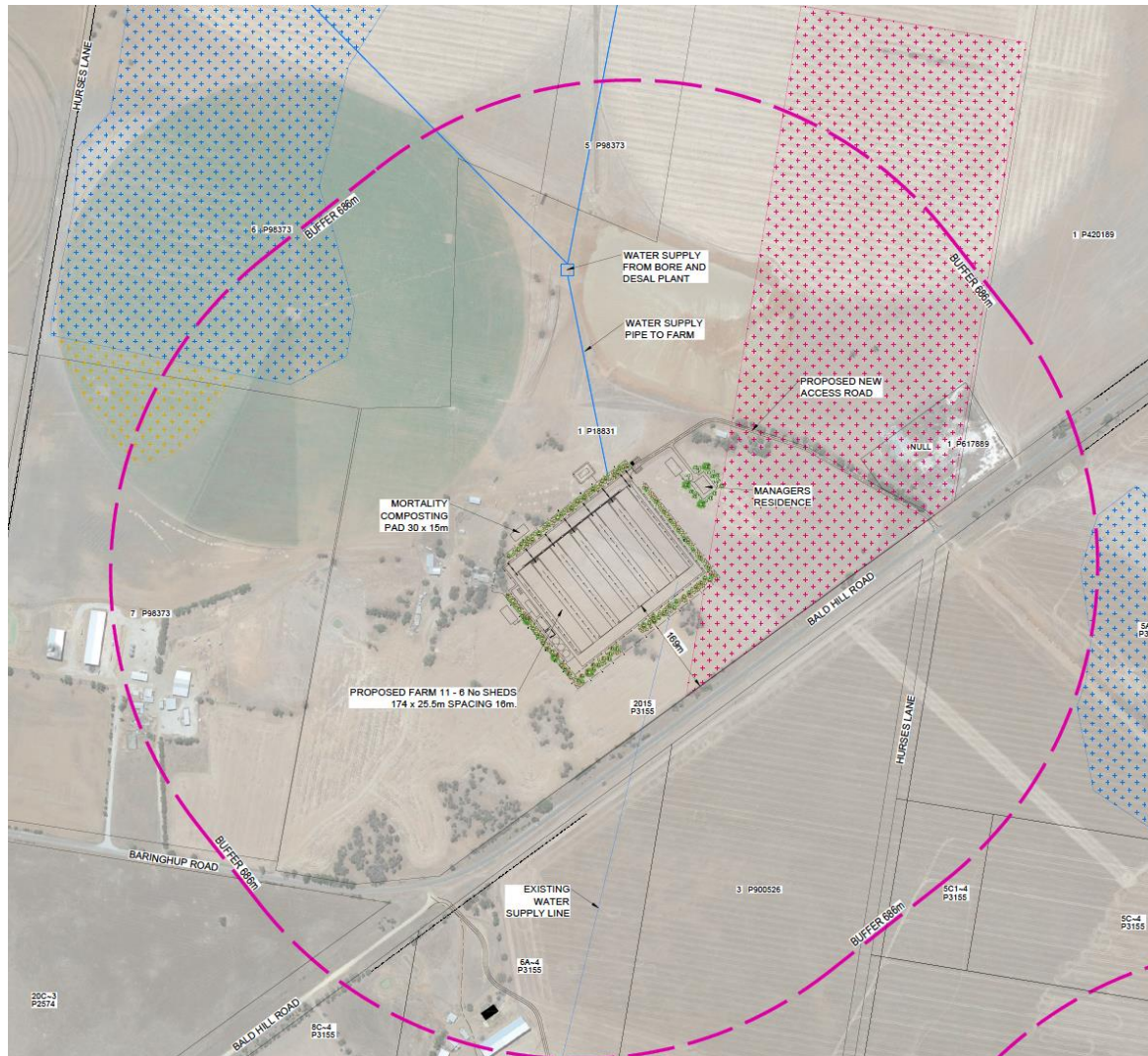


Diagram 1

The broiler shed footprint will occupy approximately 13 acres of land (53,000 square metres) with the remainder of the 100 acres property continuing to be used for cropping.

## 2 Subject Land and its Context

The proposed development is to be built on the Broiler Farm Property. All of the land on which the farm and associated buildings are to be built on, is owned by Robert Hurse.

It is proposed that the entrance to Pavilion Farm 11 will be via a driveway from Baringhup Road on the South-eastern Boundary of the property.

The subject land is generally flat with scattered trees. It is not intended that any native vegetation removal will occur during construction or operation of the farm.

### **3 Proposed Development**

It is proposed to develop and use the property as a broiler farm with a capacity of 400,000 birds. It is proposed that the birds will be raised and kept in 6 sheds.

The development will also include:

- 9 feed silos of approximately 9m high and 3.4m in diameter;
- An Amenities building;
- An Energy Centre building
- The upgrade of an existing access road from Baringhup road to a 6 metre all weather road;
- 3 water storage tanks and a water settling pond; and
- A caretakers house.

Location and detail of the development proposed is shown in the plans which accompany the application.

The development will meet the criteria established by the FRV relating to fire systems required on chicken farms comprising of a hydrant fire system.

The development will be used in the business of contract growing of chickens.

#### **3.1 Shed Detail**

The development will include 6 sheds. Each shed will measure 174.00m in length by 25.50m in width. The sheds will be constructed in parallel and will be 16m apart. The height of each shed will be 2.5m at the eaves and will have a maximum height of 4.5m at the ridgeline. Each shed will have a floor area of 4,437m<sup>2</sup>. The total floor area of the 6 sheds will be 26,622m<sup>2</sup>.

The floor of each shed will be constructed of 100mm thick reinforced concrete laid on a raised compacted clay pads. In order to satisfy drainage requirements, the floor level of each building will be constructed above the surrounding ground surface level. The elevation of the floor levels will ensure that the sheds remain dry. Engineering plans included at Attachment 3 show the shed floor levels and existing ground levels.

Shed construction will include concrete dwarf walls with an above ground height of 200mm. Building walls above the concrete dwarf walls will be constructed of white 50mm fire retardant XFLAM panel. The roofs will be clad with zincalume. Apart from air exhaust fans on the northern end of the sheds and air inlets on the roof of the sheds, the buildings will be completely enclosed.

Ventilation and temperature control within the sheds will be controlled by a state-of-the-ventilation and tunnel cooling system. The ventilation process involves the use of a bank of extractor fans which are located at one end of each shed and which draw fresh air into the sheds. This air is drawn through the length of the sheds via roof mounted air inlets and

expelled by the end wall exhaust fans. The number of fans in operation at anyone time depends on the rate of air exchange required for the age of the birds at the time (ie the older and bigger the birds at any time, the more fresh air they require). Alternatively, when a minimum amount of ventilation is required to ensure an adequate air exchange rate and to maintain acceptable temperature fresh air is usually drawn in via a series of 28 adjustable vents which are located along the roof of the sheds in 2 lines with equal separation between each of the roof inlets.

Ventilation and subsequent temperature and environment control will be automated via the use of a computerised control facility monitored housed in control rooms built adjoining each shed as per the attached diagrams.

The sheds are in effect sealed to ensure optimum performance of the ventilation system.

### **3.2 Farm Access**

Access to the farm will be via an existing access road into the property approximately 1,060 metres North of the intersection of Barinhgup Road and Bald Hill Road.

### **3.3 Water Access**

Water will be provided to the farm from an existing 150mm PN12 PVC line that runs from Pavilion Farms existing water infrastructure at 705 Baringhup Road, Carisbrook.

### **3.4 Operation Detail**

The farm will operate 24 hours a day 365 days a year in the growing of broilers. Most work, and traffic generation will occur between the hours of 7am and 7pm weekdays and 7am and 1pm on Saturday. The collection of birds for slaughter is required to be done at night as birds are collected in the dark when they are asleep and largely inactive.

The farm will be operated by 3 full time equivalent staff for the majority of the time, with a further 2 full time equivalent staff used between batches to cleanout manure, wash sheds and prepare bedding and shed equipment for new birds.

Michael Vukadinovic ( [REDACTED] [michael@pavilionfarms.com](mailto:michael@pavilionfarms.com)) is the farm manager and is responsible for the operations of the farm and is the primary contact with regards to management issues or third party complaints relating to the operations of the farm.

The responsibilities of the staff on the farm are to mainly to:

- Care for the birds;
- Daily remove any dead birds from the sheds;
- Maintain all equipment in working order;
- Adjust any environment control settings required based on the age requirements of the birds and the external weather environment;
- Maintain the grounds of the farm in a neat and clean manner;
- Manage the process of delivering birds into the sheds at day old and the removal of birds from the farm by the Processor for slaughter;
- Ensure that the EMP is fully complied with at all times.

It is proposed that the production cycle for the broiler operation will involve a growing period of approximately 7.0 weeks for each batch of birds. Between batches there will be a period of approximately 14 days in which the sheds are cleaned, sanitised and preparations are made for the next batch of day old birds. It is anticipated that there will be approximately 5.7 batches raised each year. It is proposed that each shed will accommodate up to 66,666 birds.

Feed for the birds will be kept in silos which are to be erected as shown in the plans accompanying the application at Attachment 2. Feed will be delivered as required by enclosed bulk delivery trucks and will be discharged by an enclosed system from the trucks into the silos. Feed will be distributed to the sheds by auger through enclosed ducting to automated feeding systems within each shed. Although the feeding system is a closed system, from time to time small feed spills can occur – in this event spilt feed is immediately retrieved and put into the feeding system. The closed feeding system does not allow access to feed by rodents. Rodent control is maintained by the placement of rodent control boxes and baits as outlined in the EMP.

Drinking water to the sheds is to be provided from a dam fed by water from Tullaroop Creek and piped to 3 storage tanks with a capacity for approx. 1,000,000 litres – these water tanks provide at least 7 days backup if there is a failure of water supply from the dam. Water will be filtered and chlorinated and then fed into an automatic drinking system within the sheds. This system will be fitted with dripless drinking nipples and fitted with cups to provide added protection against moisture affecting the litter. The drinkers are fitted with automatic cut-off devices to ensure the birds only receive one droplet of water every time they peck at the nipples. This ensures that wetting of the litter is minimised. Meters are used to gauge consumption and will alert farm management if consumption is outside of the predetermined levels.

Chemicals required to be used on the farm comprises detergents and sanitizers required for washing and sanitising sheds and equipment and are not considered hazardous. Chemicals are delivered to site as needed and stored in the generator/store room.

Power to the farm is to be provided by a 3phase connection to the Powercor network in the vicinity of the site.

Floors within the sheds are to be constructed of concrete. Prior to the introduction of a new batch of birds the whole of the floor area of the sheds is to be covered in a layer of chopped straw. At the end of each batch the litter is removed and replaced with a new layer.

Litter will not be stockpiled on the site. The land is currently used for farming purposes and the land not used for the farm operations will continue to be farmed by the current farmer. The current farming operation involves the spreading of broiler manure and other fertilisers on the land. The farming of the land will continue to use these fertilisers on the land surrounding the farm.

Dead birds will be composted on the Broiler Farm Property and all compost generated will be retained on the Broiler Farm Property in accordance with EPA Regulations.

### 3.5 Vehicle Generation

The farm will operate 24 hours a day 365 days a year in the growing of broilers. Most work, and traffic generation will occur between the hours of 7am and 7pm weekdays and 7am and 1pm on Saturday. The collection of birds for slaughter is required to be done at night as birds are collected in the dark when they are asleep and largely inactive.

It is recognized that the use will generate a number of truck vehicle trips to the farm. It is estimated that based on 5.7 batches of birds in a year that the use will generate in the order of 820 vehicle visits per year (an average of 2.25 per day). Trucks entering the farm each batch are summarized as follows:

- Chicken delivery at commencement of batch.	8 trucks
- Gas delivery – per batch	4 trucks
- Litter delivery – per batch	12 trucks
- Feed delivery – per batch	41 trucks
- Bird removal – per batch	79 trucks
 Total – per batch	 144 trucks

It is considered that overall the level of vehicle traffic generated by the proposed use is not excessive and equates to an average of approximately 2.25 vehicles per day. Traffic can easily be accommodated by the Baringhup Road (which is a major arterial road) feeding into Hurses Lane.

### 3.6 Landscape Treatment

There are no trees on the site. An intensive planting screen is proposed surrounding the shed area and property boundaries. The proposed planting will screen the development from adjoining properties. Further, the significant distance of the sheds from third party properties significantly reduces the visual impact of the development on the locality.

The screen planting is proposed to consist of selected eucalypt trees and other selected species will be chosen from a list of vegetation indigenous to the local area as satisfactory to council. The extent of screen planting proposed is shown on the plans accompanying the application at Attachment 6 for the Landscape Report submitted as part of this application.

### 3.6 Machinery Shed and Amenities Building

In addition to the broiler sheds it is proposed to construct a machinery shed and an amenities building on the property. These buildings will be located as shown on the Site Engineering Plans accompanying the application Attachment 3. They form part of the development complex and will share the same entrance as the broiler farm.

### 3.7 Complaints Handling

The operation of the broiler farm will require compliance with an Environmental Management Plan (“EMP”) to be approved by Council. This EMP is provided with



this application and addresses matters including odour management, noise, traffic management, landscaping, waste management, chemical handling, rodent management and fire prevention. The EMP main aim to recognise environmental risks and operational problems that may arise in the day to day operations of the farm. The submitted EMP has been developed based on the generic EMP which has been developed and approved by industry participants under the Broiler Code and has been tailored to specifically address the operating and environmental circumstances of this farm. The EMP provides that any complaints with regards to the operations of the farm will be addressed as outlined under measures for Community Participation contained in the EMP. Complaints will be addressed as legitimate community concerns and opportunities for improvement.

Complaints in the first instance are to be directed to the Farm Manager, Matt Hobson. Where required the complaint will be escalated to the owners of the farm who will contact the relevant council and EPA officer (if appropriate) so that causes of any impacts and corrective actions can be identified and implemented.

#### **4 Victorian Code for Broiler Farms (2009)**

The Central Goldfields Planning Scheme requires that applications for a permit to develop a Broiler Farm demonstrate the considerations and requirements of the Victorian Code for Broiler Farms (2009) (“Code”).

This Planning Report and accompanying Site Engineering Drawings and Draft EMP demonstrate that the proposed development meets all the aspects of the Code which are relevant and apply to the proposed development.

Chapter 5 of the Victorian Code for Broiler Farms 2009 (“Code”) prescribes that the minimum separation distance of a 400,000-bird farm is 686m. There are no sensitive uses within 686m of any wall of any of the 6 sheds comprising the proposed development.

Chapter 5 of the Code also deals with the classification of broiler farms. The Code classifies a broiler farm, where its separation distance is contained totally within land under the common ownership and control of the applicants, as a Class B farm.

The proposed broiler farm is classified as a Class B Broiler Farm in accordance with the Code. Under the code a broiler farm is classified as Class B if all of the following apply:

1. the farm capacity is less than or equal to 400,000 birds; and
2. the development can meet the minimum separation distance requirement (as defined by Formula 1) but this distance is not fully contained within the broiler farm boundary. The separation distance required for a 400,000 bird broiler farm calculated under Formula 1 of the Code is 686 metres (“Minimum Separation Distance”).

Apart from dwellings owned by the Applicants, the closest other nearby third party dwellings are as follows:

1. A dwelling approx. 2,100 metres West of the proposed development;
  2. Three dwellings approx. 2,800 metres South-West of the proposed development;
- and

3. Two dwellings approx. 2,600 metres North of the proposed development.

As all the dwellings are more than 686 away from the nearest wall of any shed, the dwellings are not considered to be impacted by the development in accordance with the Code.

Among the primary considerations in meeting the requirements of the Code are the setback distances of the sheds from sensitive uses and other prescribed amenity features. The setback requirements and the compliance with such by the proposed development of Farm are outlined in the table below (as relevant):

<b>Feature</b>	<b>Distance from Shed</b>	<b>Distance from Compost</b>	<b>Comment</b>
Boundary Setback	100m	100m	Satisfied
Sensitive Use	686m	300m	Satisfied
Non-Potable Water Supply	30m	100m	Satisfied

## **5 Restrictive Covenants**

With respect to the Planning and Environment (Restrictive Covenants) Act 2000, there are no restrictive covenants which affect the affect the establishment of the proposed development and use of the land. A copy of titles to this land are submitted with the application at Attachment 3.

## **6 Central Goldfields Planning Scheme**

The following Central Goldfields Planning Scheme provisions are of relevance to this application.

### **Clause 01 – Purposes of the Planning Scheme**

The purpose of the Central Goldfields Planning Scheme (“Planning Scheme”) is to:

- To provide a clear and consistent framework within which decisions about the use and development of land can be made.
- To express state, regional, local and community expectations for areas and land uses.
- To provide for the implementation of State, regional and local policies affecting land use and development.

#### **Comment:**

The proposed development is a bona fide rural farming activity which meets the requirements of the Planning Scheme. The key sections of the Planning Scheme which are relevant and ought to be addressed in the approval of the development are outlined below

## **Clause 12.01 – 2S Native Vegetation Management**

The objective is:

*To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.*

Strategies to achieve the objective include:

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

### **Comment:**

The development does not require the removal, destruction or lopping of any native vegetation.

The application will be accompanied by both a flora and fauna assessment.

## **Clause 12.03 – 1S River corridors, waterways, lakes and wetlands**

The objective is:

*To protect and enhance river corridors, waterways, lakes and wetlands.*

Strategies to achieve the objective include:

*Protect the environmental, cultural and landscape values of all water bodies and wetlands.*

*Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands.*

*Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands.*

*Ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland's natural capacity to manage flood flow.*

*Facilitate growth in established settlements where water and wastewater can be managed.*

**Comment:**

The development is approximately 400 metres from the nearest natural waterway. There are no rivers, lakes or wetlands situated within the vicinity of the proposed development.

In any event, there are no wastes from the development which can affect waterways. Storm water is managed by a drainage plan which diverts run off from the roofs of the sheds into a dam to be used in the broiler production for drinking and cleaning.

**Clause 13 Environmental Risks and Amenity**

The objectives are:

*Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.*

*Planning should aim to avoid or minimise natural and human-made environmental hazards, environmental degradation and amenity conflicts.*

*Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.*

*Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.*

*Planning should prepare for and respond to the impacts of climate change.*

**Comment:**

An Environmental Management Plan (EMP) is an integral part of the proposed development. Provisions in the EMP will contain performance measures to be taken to ensure that environmental and amenity risks are regulated and mitigated to acceptable levels.

**Clause 13.02 – 1S Bushfire Planning**

The objective is:

*To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. Assist the control of noise effects on sensitive land uses.*

Strategies to achieve the objective include:

- Protection of human life;
- Bushfire hazard identification and assessment;
- Settlement planning;

- *Use and development control in a Bushfire prone Area*

**Comment:**

The proposed development does not involve significant settlement of people – the proposed development requires that there is a single caretaker’s dwelling on the property. At any time no more than 4 employees will be working in the proposed development at any time and all buildings have the required. Number of exits which are properly marked.

The buildings are constructed of steel and fire-retardant building panels.

There are is significant bush in close proximity of. The proposed development. The proposed development includes the planting of approximately 4,000 new native trees which will provide screening of the proposed development.

The proposed development will require a detailed fire-fighting system comprising of high-pressure pumps electric pumps (with duplicated diesel back-up generators) feeding water from 3 tanks (comprising approx. 1,000,000 litres of water) to 4 fire hydrants situated around the farm. The tanks will be fed by large dams which are constantly fed by underground bores. The fire-fighting system will be designed by a qualified fire engineer who will prepare a detailed fire Engineering Report and will be approved by the local Chief CFA Fire Engineering Officer.

**Clause 13.05 – 1S Noise Abatement**

The objective is:

*To assist the control of noise effects on sensitive land uses.*

Strategies to achieve the objective include:

*Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of ..... techniques as appropriate to the land use functions and character of the area.*

**Comment:**

An EMP is an integral part of the proposed development. Provisions in the EMP will contain performance measures to be taken to ensure that noise levels are regulated to acceptable levels.

**Clause 13.06 – 1S Air Quality**

The objective is:

*To assist the protection and improvement of air quality*

Strategies to achieve the objective include:

*Ensure wherever possible that there is suitable separation between land uses reduce air amenity and sensitive land uses.*

**Comment:**

The proposed development is consistent with the above objectives. The development will comply with the requirements of the Code.

**Clause 13.07 – 1S Land Use Compatibility**

The objective is:

*To safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.*

Strategies to achieve the objective include:

*Ensure the compatibility of a use or development as appropriate to the land use functions and character of the area by:*

- *Directing land uses to appropriate locations.*
- *Using a range of building design, urban design, operational and land use separation measures.*

**Comment:**

The proposed use and development is a bonafide agricultural use supported by policy and regulated by a Code of Practice. The proposal is entirely consistent with the Code. When established the use will contribute positively to the sustainability and viability of agriculture in this area with approx. 13% of the land used for the broiler sheds and the remaining land continuing to be used for cropping.

**Clause 14.01 – 2S Sustainable Agriculture Land Use**

The objective is:

*To encourage sustainable agricultural land use.*

Strategies to achieve this objective include:

*Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.*

*Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.*

*Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.*

*Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.*

*Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.*

*Support agricultural investment through the protection and enhancement of appropriate infrastructure.*

*Facilitate ongoing productivity and investment in high value agriculture.*

*Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.*

*Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.*

**Comment:**

The proposed use and development is a bonafide agricultural use supported by policy and regulated by a Code of Practice. The proposal is entirely consistent with the Code. When established the use will contribute positively to the sustainability and viability of agriculture in this area with approx. 13% of the land used for the broiler sheds and the remaining land continuing to be used for cropping and/or sheep grazing.

**Clause 14.02 – 2S Water Quality**

The objective is:

*Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.*

Strategies to achieve this objective include:

*Protect reservoirs, water mains and local storage facilities from potential contamination.*

*Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.*

*Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.*

*Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments.*

*Encourage the siting, design, operation and rehabilitation of landfills to reduce impact on groundwater and surface water.*

*Use the mapped information available from the Department of Environment, Land, Water and Planning to identify the beneficial uses of groundwater resources and have regard to potential impacts on these resources from proposed land use or development.*

**Comment:**

The development is not situated near any rivers, lakes or wetlands.

There are no wastes from the development which can affect waterways. Storm water is managed by a drainage plan which diverts run off from the roofs of the sheds into a dam to be used in the broiler production for drinking and cleaning

An EMP is an integral part of the proposed development. Provisions in the EMP will contain performance measures to be taken to ensure that water contamination is regulated and does not occur.

**Clause 15.01 – 6S Design for Rural Areas**

The objective is:

*To ensure development respects valued areas of rural character.*

Strategies to achieve this objective include:

*Ensure that the siting, scale and appearance of development protects and enhances rural character.*

*Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.*

*Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.*

**Comment:**

The development is not situated in an area of any valued or heritage rural value, approaches to rural towns or sensitive tourist areas.

The development will be subject to a landscaping plan which will result in the planting of approximately 4,000 native trees to minimise any visual impacts.



### **Clause 15.02 – 1S Energy and Resource Efficiency**

The objective is:

*To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*

Strategies to achieve this objective include:

*Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.*

*Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.*

*Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.*

#### **Comment:**

The development will utilise world's best practise in energy efficient infrastructure involved in the ventilation and heating of the sheds. The ventilation fans used are variable speed fans which use approximately 40% less power than traditional fans used in more than 95% of Australian broiler farms. The heating and ventilation inlets are a new technology which is currently not used in any Australian broiler farm and will result in approximately 40% less energy used in heating the sheds during the first 3 weeks of the birds' lives.

### **Clause 15.03 – 1S Heritage Conservation**

The objective is:

*To ensure the conservation of places of heritage significance.*

#### **Comment:**

There is land to the North – East of the farm that is that has a Heritage Overlay (HO113). The farm development has been purposely sited so that there is no development on the this land.

### **Clause 15.03 – 2S Aboriginal Cultural Heritage**

The objective of Clause 15.03-2S is:

*To ensure the protection and conservation of places of Aboriginal cultural heritage significance.*

#### **Comment:**

There are no places of Aboriginal cultural heritage significance identified on the site.

## **Clause 17 Economic Development**

*Planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity.*

*Planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.*

### **Comment:**

The development supports the economic development objectives by:

- Protecting and strengthening employment;
- Improving access to jobs closer to where people live and supporting rural economies to grow and diversify.
- Build on the region's competitive strengths in developing agricultural land uses
- Support new businesses that provide employment and innovation opportunities in identified employment in the region.
- Support industries that utilise skills within the region.

## **Clause 19.03 – 3S Integrated Water Management**

The objective of Clause 15.03-2S is

*To sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.*

Strategies to achieve this objective include:

*Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:*

- *Protect downstream environments, waterways and bays.*
- *Manage and use potable water efficiently.*
- *Reduce pressure on Victoria's drinking water supplies.*
- *Minimise drainage, water or wastewater infrastructure and operational costs.*  
*Minimise flood risks.*

*Facilitate use of alternative water sources such as rainwater, stormwater, recycled water and run-off from irrigated farmland.*

*Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:*

*Minimising stormwater quality and quantity related impacts.*

*Filtering sediment and waste from stormwater prior to discharge from a site.*

*Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.*

*Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.*

**Comment:**

The development is not situated near any rivers, lakes wetlands.

There are no wastes from the development which can affect waterways. Storm water is managed by a drainage plan which diverts run off from the roofs of the sheds into a dam to be used in the broiler production for drinking and cleaning

An EMP is an integral part of the proposed development. Provisions in the EMP will contain performance measures to be taken to ensure that water contamination is regulated and does not occur.

Domestic sewerage will be treated by septic tanks subject to the results of a Land Capability Assessment.

**Clause 19.03 – 5S Waste and Resource Management**

The objective is:

*To reduce waste and maximise resource recovery so as to reduce reliance on landfills and minimise environmental, community amenity and public health impacts.*

Strategies to achieve this objective include:

*Ensure future waste and resource recovery infrastructure needs are identified and planned for to safely and sustainably manage all waste and maximise opportunities for resource recovery.*

*Protect waste and resource recovery infrastructure against encroachment from incompatible land uses by ensuring buffer areas are defined, protected and maintained.*

*Ensure waste and resource recovery facilities are sited, designed, built and operated so as to minimise impacts on surrounding communities and the environment.*

*Enable waste and resource recovery facilities to locate close together in order to share separation distances, reduce the impacts of waste transportation and improve the economic viability of resource recovery.*

*Integrate waste and resource recovery infrastructure planning with land use and transport planning. Encourage development that facilitates sustainable waste and resource recovery.*

**Comment:**

The only waste created by the broiler farming activities is chicken manure and dead birds. After each batch cycle, manure is extracted from the sheds using telehandlers and bobcats and loaded into large trucks. The shed floors are also swept clean using bobcat mounted bucket brooms and every last bit of manure is transported to customers who use the manure for crop fertilisation. Dead birds are composted on-site and the compost produced is all spread on the site land in accordance with EPA Regulations.

#### **Clause 21.09            Protection of Land and water Resources**

The objective is:

*To maintain and protect water quality and quantity in the Loddon and Avoca Catchments*

*Ensure land capability supports land use and development proposals, particularly in environmental risk areas.*

*Enhance, protect and augment remnant vegetation and wildlife corridors on freehold land, roads, streams, railways and other public land.*

#### **Comment:**

The development is not situated near any rivers, lakes or wetlands. The development is not in any or near any environmental risk areas or areas of vegetation or wildlife significance.

There are no wastes from the development which can affect waterways. Storm water is managed by a drainage plan which diverts run off from the roofs of the sheds into a dam to be used in the broiler production for drinking and cleaning

An EMP is an integral part of the proposed development. Provisions in the EMP will contain performance measures to be taken to ensure that water contamination is regulated and does not occur.

#### **Clause 35.07 Farming Zone**

##### **Purpose**

*To implement the Municipal Planning Strategy and the Planning Policy Framework.*

*To provide for the use of land for agriculture.*

*To encourage the retention of productive agricultural land.*

*To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*

*To encourage the retention of employment and population to support rural communities.*

*To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

*To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

*The table of uses set out in Clause 35.07 – 1 identifies Broiler Farm as a use for which a planning permit is required. It provides that the use must meet the requirements of Clause 53.09 (Broiler Farm).*

*Clause 35.07 – 3 Subdivision requires a permit to subdivide the land with each lot to be the area specified in the schedule of 40ha.*

*Clause 35.07-4 provides that a permit is also required for buildings or works associated with this use.*

*Clause 35.07-5 provides that an application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone.*

*Clause 35.07-6 provides decision guidelines which the responsible authority is required to consider in determining whether to issue a permit for the proposed use and development*

**Comment:**

The proposed use and development is permitted in the Farming Zone. It is submitted that the Farming Zone is indeed the zone which is intended to and which well provides for the accommodation of agricultural uses such as that proposed.

Insofar as the current proposal is concerned it accords with the purpose of the zone and satisfies the matters set out in the prescribed decision guidelines. In particular:

- For the reasons previously presented that proposal satisfies relevant Central Goldfields Planning Scheme and other relevant State and Local policy.
- It is not in conflict with any Regional Catchment Strategy.
- The land is capable of accommodating the proposal including provision for waste disposal.
- The proposed use is entirely sustainable on the land.
- Because of its size and relativity to surrounding properties the land is well suited to the proposed use. This is clearly demonstrated through the application of the *Victorian Code for Broiler Farms 2009* provisions to the proposal.
- The use proposed is defined as agriculture, the purpose for which the land is zoned. There will be no loss or fragmentation of agricultural land as a result of the proposal.
- The proposed use is to be established in compliance with the *Victorian Code for Broiler Farms 2009*. It will not limit the agricultural capacity of adjoining properties.
- The proposed use, as demonstrated in the plans accompanying the application will not impact adversely on soil conditions or on water quality. Further it will not impact adversely on flora and fauna on the site and its surrounds.

- Design and siting of the development have been prepared in accordance with the requirements of the *Victorian Code for Broiler Farms 2009*.
- The proposed development is to be established on land which has long been used for cropping and/or sheep grazing. It occupies a relatively small footprint within the site. It will not impact adversely on any natural physical features or resources in the area.
- The proposed use will have no impact on flora and fauna nor will it have any effect on local biodiversity.
- The proposed use and development it will not impact adversely on surrounding agricultural use nor will it diminish the productive capability of that land.
- The proposed use and development will not diminish or impact adversely on existing infrastructure.

More particularly in relation to the proposed caretaker's dwelling it is submitted that:

- The proposed dwelling will not result in any material loss or fragmentation of productive agricultural land.
- The caretaker's dwelling is an integral component of the use of the land for broiler farming. Broiler farms require 24/7 supervision as if anything goes wrong on the farm and requires immediate attention. Broiler farms operate on a controlled environment with many moving parts. The failure of power supply, ventilation & heating system failure, or water or feed system failures can quickly result in harm or death of the chickens. A manager is required to be on the site 24/7 to address any such failures and Processors will not grant a contract to growers if a permanent managers residence is not available on site.
- The caretaker's dwelling will be part of the infrastructure necessary for the efficient functioning of the proposed broiler farm. Its establishment and occupation will not be adversely affected by agricultural activity on adjacent or nearby land.

It is considered that the proposed development and use is consistent with the zoning provisions affecting the land and, having regard to the relevant assessment criteria, that the subject land is ideally suited to accommodate that use.

### **Clause 52.17 Native Vegetation**

#### **Purpose**

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

#### **Comment:**

The proposed development and use to the broiler farm does not involve the removal or destruction of any native vegetation.

## **7 Overlay Control**

There is a are no planning overlays affecting any parcel of land used in the proposed development.

## **8 Development Impacts on Surrounding Environment**

The Code requires the consideration of an application against the elements of the Code, with one of the primary aims of the Code being the minimization of potential negative impacts on the surrounding environment. The Code's main elements designed to protect the surrounding environments are as follows:

1. Element 1 (E1): Location, siting and size
2. Element 2 (E2): Farm Design, Layout and Construction
3. Element 3 (E3): Traffic, access, on farm roads and parking
4. Element 4 (E4): Landscaping
5. Element 5 (E5): Waste Management
6. Element 6 (E6) Farm operation and management

Consideration of the various elements of the broiler code is discussed below.

### **8.1. LOCATION, SITING AND SIZE**

#### ***Amenity protection***

The Code uses three interrelated requirements to avoid unacceptable negative impacts from odour, dust, noise, light spill and visual amenity. These are:

- The provision of the boundary setback (the distance between the broiler sheds and the farm property boundary)
- The provision of the separation distance (the distance between the broiler sheds and existing or potential sensitive uses)
- The utilization of best practice in the design, siting, operation and management of the broiler farm. This includes the implementation of an approved environmental management plan (EMP).

The proposed broiler farm has been sited in accordance with the requirements of the Victorian Code for Broiler Farms 2009.

The siting of the sheds and associated infrastructure on the allotment ensures that they are adequately separated from existing and planned residential and rural living areas, sensitive uses and the broiler farm property boundaries. The operation of the farm will be conducted in accordance with the approved EMP.

As a consequence, any adverse impacts on the surrounding area will be in accordance with the outcomes expected under the Code, as the three interrelated requirements of the Code are satisfied.

### ***Waterway protection***

The proposed broiler sheds are located approximately 2,400 metres from the closest waterway which is located to the east. The requirement that the development site is at least 50m from the nearest waterway is achieved.

### ***Protecting the visual quality of the landscape***

The location of the proposed sheds is on flat farming land that has no significantly valued visual qualities such as ridgelines or being situated on hills where the farm would be visually dominate.

The broiler sheds and associated infrastructure will be surrounded by a landscape buffer of appropriately selected trees and shrubs as defined in the Landscape Plan. Over time this will provide substantial upper and lower screening of the buildings and works.

The visibility of the sheds and infrastructure from locations frequented by the public will be diminished by a combination of intervening topography, existing vegetation and distance. This will be aided over time by the proposed landscape plantings. The overall visibility of the farm will not be intrusive when viewed from roads in the locality.

### ***Biosecurity***

The nearest poultry farm is approximately 1,549 metres to the north west of the proposed farm. As a consequence, there is minimal of disease transmission arising from the proposed farm. All farms in the area are contracted to the same processor, Hazeldenes and operated by the same operator which further strengthens biosecurity control in the area.

### ***Future use and development of neighbouring land***

There are no neighbouring properties affected by the proposed farm's separation distance as the separation distance is contained within the land owned by the Applicants. The code requires that no more than 50% of neighbouring properties are covered by the separation distance of the farm. This requirement is satisfied.

There will be no adverse impact on the orderly and sustainable use of adjoining land.

## **8.2. FARM DESIGN, LAYOUT AND CONSTRUCTION**

### ***Protecting the visual quality of the landscape***

The location of the proposed sheds is on flat farming land that has no significantly valued visual qualities such as ridgelines or being situated on hills where the farm would be visually dominate.



The broiler sheds and associated infrastructure will be surrounded by a landscape buffer of appropriately selected trees and shrubs as defined in the Landscape Plan. Over time this will provide substantial upper and lower screening of the buildings and works.

The visibility of the sheds and infrastructure from locations frequented by the public will be diminished by a combination of intervening topography, existing vegetation and distance. This will be aided over time by the proposed landscape plantings. The overall visibility of the farm will not be intrusive when viewed from roads in the locality. Refer to the Pavilion Farm 11 Landscape Report.

### **Efficient farm operation**

The farm has been designed to maximise the efficiency of farm operations and provide environmental and amenity protection. The operation of the broiler sheds will be in accordance with the requirements of the Victorian Code for Broiler Farms 2009. The use of dripless drinking nipples to minimise water spillage, the regular removal and replacement of the litter, stringent vermin control and the removal of dead birds will ensure that the sheds are operated in a safe and efficient manner. This will minimise the potential for any odour or vermin issues that may be associated with the broiler farm. The farm is also using worlds best practise heating and ventilation equipment which is sourced from Denmark and is not in operation in any farms in Australia not operated by Pavilion Farms.

### ***Avoiding environmental impacts from broiler sheds***

The broiler shed floors are concrete making them impermeable. Their finished levels will be at least 0.5 m above the adjacent open earth drains. All litter is retained within the confines of the sheds. The sanitization of the sheds will not result in any release of water from the sheds. This will ensure that nutrients will not leach into the soil.

### ***Noise management***

The operation of the farm are no different to many broiler farms in the country, and are known to easily meet the requirements of the EPA's policy Noise from Industry in Regional Victoria. The access point from Allans Road and the access road on the farm are located away from sensitive uses. This will ensure that noise impacts from vehicles on neighbouring properties will be negligible.

### ***Stormwater drainage***

Stormwater is prevented from entering the sheds because the sheds will be built with the finished floor levels to be at least 0.5m above the adjacent open earth drains. Further protection will be obtained from the concrete floor and dwarf

concrete walls. Stormwater will not come into contact with waste materials. Any spills of waste materials will be promptly cleaned up. All surface water flows will be directed via table drains to the proposed dam. The topography in the immediate vicinity of the proposed sheds is relatively flat thus the risk of soil erosion is low. All areas disturbed by earthworks will be revegetated as soon as practical upon completion.

### ***Power Supply***

Power will be supplied to the site by a 3 Phase connection provided by Powercor to their distribution network from a current termination point near the intersection of Hurses Lane and Baringhup Road.

## **8.3. TRAFFIC, SITE ACCESS, ONFARM ROADS AND PARKING**

### ***Site access***

The access point to the farm from Hurses will be designed and constructed to ensure the easy movement of semi-trailer and B-Double vehicles on to the farm property and no vehicles will be required to stop on any parts of Hurses Lane to create traffic hazards. The access point and farm access road will be constructed to enable all- weather access. Access from Baringhup Road to the farm access point will be via Hurses Lane which the applicant proposes to upgrade to an all-weather road by the placement and compression of 300mm of crushed rock.

### ***Internal roads and car parking***

All access roads and hard standing areas will be designed and constructed to operate in all weather conditions. Ample areas for vehicle parking are provided at the ends of the sheds and adjacent to the site office. The ring road around the 6 sheds ensures efficient traffic flow and provides easy access to all areas for articulated vehicles.

Given the large setbacks from the site boundaries, lighting not will create detrimental impacts beyond the site boundaries.

## **8.4. LANDSCAPING**

### **Landscaping**

A landscape buffer is to be established around the entire farm complex to provide substantial screening of the proposed sheds and associated infrastructure. The application plans demonstrate that there will be adequate access and clearance around the sheds. The landscape buffer will consist of a mix of trees and large shrubs from the relevant EVC to ensure substantial upper and lower screening of the sheds complex

## **8.5. WASTE MANAGEMENT**

### ***Spent litter***

Spent litter will be removed from the property ensuring minimal odour and dust generation and minimal likelihood of disease transmission. It also ensures no nutrient loaded run-off to surrounding land, waterways or ground water.

### ***Dead birds***

All dead birds will be collected from the sheds daily and removed from the property. This approach minimises the likelihood of disease transmission and minimises odour generation.

### **Chemical waste**

The storage of chemicals (detergents and sanitizer only - there are no hazardous chemicals or chemical waste) will generator/store room which is bunded shed in accordance with the requirements outlined in the relevant safety data sheets for the chemicals.

## **8.6. FARM OPERATION AND MANAGEMENT (EMP)**

An environmental management plan (EMP) for the proposed farm has been prepared. It is based on best practise Broiler Farm operations and tailored to meet the proposed farm's characteristics.

### **Conclusion**

The development now proposed for the subject land is the establishment of a broiler farm comprising 6 sheds and having capacity for the raising of up to 400,000 birds.

The development of the land is consistent with both State and local planning policy and satisfies the objectives and standards setout in the *Victorian Code for Broiler Farms 2009*. Assessment of the proposal has been undertaken against all of the approved measures in the Code, including all Standards and Objectives of the Code are complied with. Given this compliance, it is clear that the proposal complies with the Broiler Code

The land will be provided with all necessary services. Accordingly, it is considered that the proposal to develop the land is well founded and that a permit should be issued.

Michael Vukadinovic  
On behalf of the Applicants  
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## Attachment 2: Broiler Code Application Checklist

Checklist for permit applicants and planners	Provided (Yes/No)	Comments
Planning permit application form	YES	
Planning application fee	YES	
Copy of certificate of title, including any restrictive covenants	YES	
Proposal summary (template found in Appendix 5 of this Code)	YES	Included herein
Response to the zone objectives and planning overlays	YES	Refer Section 6 of this Planning Report
Show how the proposed development supports the state and local planning policy, relevant Catchment Management Authority strategies or local policies.	YES	Refer Section 6 of this Planning Report
Show that the development proposed addresses the requirements and any relevant decision guidelines of the zone objectives and planning overlays applying to the land.	YES	Refer to Section 6 of this Planning Report
Site analysis and design overview, including: Rationale for the siting and design of the proposed development	YES	Refer to Section 8.1 of this Planning Report
Overview of measures taken to avoid or minimise the risk of adverse impacts on surrounding: <ol style="list-style-type: none"> <li>1. sensitive uses</li> <li>2. native vegetation and fauna or other biodiversity</li> <li>3. waterways, ground or surface water</li> <li>4. rural landscape</li> <li>5. future use and development of surrounding land</li> </ol>	YES	Refer to Section 6 & 8.1 of this Planning Report
Documentation that cross-references the Code and specifically addresses compliance with the elements of the Code (found in the 'Farm design and operation elements' section of this Code)		Refer to Section 8 of this Planning Report

Associated Plans	Code Reference	Provided (Yes/No)	Comments
Aerial photograph (if required by the responsible authority)			
Locality plan showing: <ol style="list-style-type: none"> <li>1. the location and all land within at least 100 m of site boundaries</li> <li>2. setback dimensions from residential zones, a Rural Living Zone and / or Green Wedge A Zone</li> <li>3. setback dimensions from waterways</li> <li>4. the location of, and distance to, surrounding sensitive uses</li> <li>5. the location of all external and internal roadways</li> <li>6. the location of all drainage and areas subject to flooding</li> </ol>	Element 1	YES	Refer to the following pages of the Site Engineering Plans: <ol style="list-style-type: none"> <li>1. Page 1 of 7</li> <li>2. N/A - land is not in vicinity of residential, rural living or green wedge zones</li> <li>3. N/A - development is not within 50 metres of a waterway</li> <li>4. Page 1 of 7</li> <li>5. Page 1 of 7 – refer to page 3 of 7 for enlarge detail showing that no part of the development is on an unmade government road on the Broiler Farm Property</li> <li>6. Page 3 of 7 – the Broiler Farm Property does not contain any land that is subject to flooding</li> <li>7. Page 2 of 7 – the Broiler Farm Property has been used as cropping land for over 100</li> </ol>

<p>7. vegetation (natural and introduced), local waterways, local topography</p> <p>8. weather patterns (including wind rose data from the nearest meteorological recording station)</p> <p>9. the location and distance between proposed sheds and the nearest poultry farm shed on a different property.</p>			<p>years and contains minimal vegetation – the development plan does not involve the removal of any trees or other native vegetation</p> <p>8. N/A – nearest receptor is greater than 686m</p> <p>9. Page 1 of 7</p>
<p>Site plan showing:</p> <ol style="list-style-type: none"> <li>1. the location and dimensions of existing and proposed buildings, gates, silos, loading bays, parking areas, noise mitigation mounds, internal access roadways and external lighting</li> <li>2. drainage points, farm bores, dams and other water supply sources, on-farm waterways, springs and groundwater recharge areas</li> <li>3. easements, vegetation (natural and introduced) and topography details</li> <li>4. for the site of proposed buildings and works, the contours of the land at two-metre intervals</li> <li>5. all existing and proposed waste storage areas (including litter stockpiles, long-term litter composting sites, dead bird composting sites and waste chemical storage areas), and the location of removal points for spent litter and dead bird collection</li> <li>6. areas on which spent litter is to be re-applied (if applicable)</li> <li>7. all relevant setback distances</li> <li>8. any relevant future development.</li> </ol>	<p>Elements 2 and 5</p>		<p>Refer to the following:</p> <ol style="list-style-type: none"> <li>1. Pages 3 to 7 of the Site Engineering Plans</li> <li>2. Page 1 of 7 of the Site Engineering Plans</li> <li>3. N/A – there are no easements on the Broiler Farm Property</li> <li>4. Page 3 of 7 of the Site Engineering Plans – shown at 10m contours</li> <li>5. Refer to Section 3.2 and 8.5 of this Planning Report</li> <li>6. Refer to Section 3.2 of this Planning Report</li> <li>7. Refer to Page 1 of 7 of the Site Engineering Plans</li> <li>8. N/A</li> </ol>
<p>Associated Plans</p>	<p>Code Reference</p>	<p>Provided (Yes/No)</p>	<p>Comments</p>
<p>Development plan showing:</p> <ol style="list-style-type: none"> <li>1. all buildings and ancillary works, including: the materials of construction (including external colours), the elevation of each side</li> </ol>	<p>Element 2</p>	<p>YES</p>	<p>Refer to:</p> <ol style="list-style-type: none"> <li>1. "Pavilion Farm 11 Architechtural Drawings"</li> <li>2. "Pavilion Farm 11 Architechtural Drawings"</li> <li>3. Refer to Section 8.3 of this Planning Report</li> <li>4. Refer to Section 8.2 of this Planning Report</li> </ol>

<p>of the structure, and maximum building heights</p> <ol style="list-style-type: none"> <li>2. building construction details, including any management issues to be considered during the construction phase</li> <li>3. road construction details and intersection treatment at external roads</li> <li>4. details of the power supply system</li> <li>5. details of water supply</li> <li>6. fan locations and the design of the ventilation system</li> <li>7. the feed system, including feed distribution and rodent control</li> <li>8. assessments of the soil's ability to support the building(s), road access and effluent storage and disposal</li> <li>9. the location and depth of all excavation and filling</li> <li>10. drainage plans showing retaining dam(s) for all sheds, the methods of stormwater retention, and existing and proposed stormwater discharge points.</li> </ol>			<ol style="list-style-type: none"> <li>5. Refer to page 1 of 7 of Site Engineering Report</li> <li>6. Refer to page 5 of 7 of Site Engineering Report &amp; P4 of Pavilion Farm 11 Architechtural Drawings</li> <li>7. Refer to Section 3.2 of this Planning Report</li> <li>8. An LCA is conducted as per building regulations</li> <li>9. Refer to page 3 of 7 of Site Engineering Plans</li> <li>10. Refer to page 3 of 7 of Site Engineering Plans</li> </ol>
<p>Traffic plan showing:</p> <ol style="list-style-type: none"> <li>1. road layout, farm access points, parking areas</li> <li>2. proposed transport routes to and from the property</li> <li>3. expected vehicle movements (including vehicle type and time of day).</li> </ol>	Element 3	YES	<p>Refer to:</p> <ol style="list-style-type: none"> <li>1. Pavilion Farm 11 Traffic Management Plan</li> <li>2. Pavilion Farm 11 Traffic Management Plan</li> <li>3. Pavilion Farm 11 Traffic Management Plan</li> </ol>
<p>Landscaping plan (drawn to scale) showing:</p> <ol style="list-style-type: none"> <li>1. details of plant species, height and growth characteristics</li> <li>2. existing vegetation and any native vegetation to be removed</li> <li>3. the location and species of all proposed vegetation, and proposed landscape treatments</li> <li>4. the relative location to proposed landscaping of broiler sheds, other buildings and any sensitive uses to</li> </ol>	Element 4	YES	<p>For items 1 to 5 refer to the Pavilion Farm 11Landscape Report and the accompanying Pavilion Farm 11 Landscape Architectural Plans</p>

<p>illustrate how the vegetation will provide effective visual screening of the farm operations</p> <p>5. a quote to implement the landscaping plan, identifying the cost breakdown for plants, materials and labour.</p>			
<p>Environmental management plan showing: All elements included in the generic environmental management plan (at <a href="http://www.dpi.vic.gov.au/broilercode">www.dpi.vic.gov.au/broilercode</a>)</p>	Element 6	YES	Refer to Pavilion Farm 11 EMP Report 050223
<p>Environmental risk assessment (if required) showing: All elements covered in the Guidelines for an Odour Environmental Risk Assessment for Victorian Broiler Farms (at <a href="http://www.dpi.vic.gov.au/broilercode">www.dpi.vic.gov.au/broilercode</a>)</p>			N/A for Class B Farms
Other information or documentation			



**Attachment 3 – Site Engineering Plans 080424**

**Attachment 4 – Land Titles**

**Attachment 5 – Pavilion Farm 11 EMP Plan 080424**

**Attachment 6 – Pavilion Farm 11 Traffic Management Plan 080424**

**Attachment 7 - Landscape Plans 080424**