



**Use Only**

Application Number: \_\_\_\_\_ Date Lodged:     /     /

Is this a VicSmart application?    Yes                    No

Application Class: \_\_\_\_\_

## Application for a Planning Permit

Your application and the personal information on this form is collected by Central Goldfields Shire Council (the Shire) for the purposes of the planning process as set out in the Planning and Environment Act 1987 (PE Act).

If you do not provide your name and address, the Shire will not be able to consider your application.

Your application will be available at the Shire offices for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

You can request access to your personal information by contacting the Shire Town Planning Department.

**ⓘ Questions marked with a star (★) must be completed.**

**ⓘ If the space provided on the form is insufficient, attach a separate sheet.**

### Application Type

Is this a VicSmart application? ★

No     Yes

If yes, please specify which VicSmart class or classes: \_\_\_\_\_

**Not a VicSmart Application**

**⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.**

### Pre-Application Meeting

Has there been a pre-application meeting with a Council planning officer?

No     Yes

If 'Yes', with whom?: \_\_\_\_\_

Date: \_\_\_\_\_ day / month / year

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## The Land

Civic address of the land ★

Unit No.:	St. No. 3280	St. Name: Pyrenees Hwy
Suburb/Locality: Moolort, Victoria	Postcode: 3465	

Formal land description ★

① Complete either A or B. This information can be found on the certificate of title. If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A	Lot No. 6	<input type="radio"/> Lodged Plan	<input checked="" type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 98420
OR					
B	Crown Allotment No.:	Section No.:			
Parish/Township Name:					

## The Proposal


For what use, development or other matter do you require a permit? ★

① You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

<p>The proposal is for use of land to construct:</p> <ol style="list-style-type: none"><li>1. A six shed Broiler Farm</li><li>2. A amenities and generator room;</li><li>3. A hot water heating facility room;</li><li>4. A Caretakers residence</li><li>5. A water retention dam</li><li>6. An extension of an existing water pipeline for water supply to the farm.</li></ol>
<p><input checked="" type="checkbox"/> Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.</p>

Estimated cost of development for which the permit is required ★

Cost \$ 13 million


 You may be required to verify this estimate.  
Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for information.


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## Existing Conditions

Describe how the land is used and developed now ★

 For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Land is currently used for cropping

 Provide a plan of the existing conditions. Photos are also helpful.

---

## Title Information


Encumbrances on title ★

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

No

Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site.  
The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

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## Applicant and Owner Details

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## Applicant ★

- ① The applicant is the person who wants the permit.
- ① Please provide at least one contact phone number and a full postal address.
- ① Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Name:			
Title:	First Name: Ian	Surname: Hurse	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	[REDACTED]		
Suburb/Locality:			
<b>Contact information for applicant OR contact person below</b>			
Business phone: 0419 533 127	Email: michael@pavilionfarms.com		
Mobile phone:	Fax:		
<b>Contact person's details*</b>		Same as applicant <input type="checkbox"/>	
Name:			
Title:	First Name: Michael	Surname: Vukadinovic	
Organisation (if applicable): Pavilion Farms			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name: As Above	
Suburb/Locality:		State:	Postcode:

## Owner ★

- ① The person or organisation who owns the land.
- ① Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		Same as applicant <input checked="" type="checkbox"/>	
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:
Owner's Signature (Optional):		Date:	
		day / month / year	

---

## Information Requirements

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Is the required information provided? ★

① Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.


<input type="radio"/> Yes
<input type="radio"/> No

---

## Declaration



This form must be signed by the applicant? ★

① Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.	
Signature: 	Date: 5th March 2024 <small>day / month / year</small>

## Checklist

Have you?

<input type="checkbox"/>	Filled in the form completely?	
<input type="checkbox"/>	Paid or included the application fee?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
	Provided all necessary supporting information and documents?	
<input type="checkbox"/>	A full, current copy of title information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).	
<input type="checkbox"/>	If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.	
<input type="checkbox"/>	Completed the relevant council planning permit checklist?	
<input type="checkbox"/>	Signed the declaration above?	

## Need help with this application?

---

① If you need help to complete this form, read [More Information](#) at the end of this form.

- 
- ① For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)
  - ① General information about the planning process is available at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)
  - ① Assistance can also be obtained from Council's planning department.
- 

## Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Central Goldfields Shire Council  
PO Box 194, Maryborough VIC 3465  
22 Nolan Street, Maryborough VIC 3465  
**Contact Information**  
Telephone: (03) 5461 0610  
Fax: (03) 5461 0666  
Email: [mail@cgoldshire.vic.gov.au](mailto:mail@cgoldshire.vic.gov.au)

**Deliver application in person, by fax, by email or by post:**

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address.

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## Payment

Payment can be made in person at the Shire offices by cheque, cash, or card.

If posting your application, payment can also be made by including a cheque with your application documentation.

For applications submitted by email or for those wishing to pay by card and unable to visit the Shire offices in person, card payment can be made over the telephone after your application has been lodged.

- ① If you are unsure of the correct application fee, please contact the Shire Town Planning Department.
-

# FARM 10 LANDSCAPE ARCHITECTURAL

LOT 6 3280 PYRENEES MOOLORT, VIC, 3465



# LANDSCAPE NOTES

## SITE OVERVIEW

A Broiler farm is proposed for the subject site and will be located 1800 meters from the existing Farm 7 and approx 686m set back from Bald Hill Road, Occupying approximately 21 Acres of the subject block. The Broiler farm will be accessed of a proposed access road off an existing entrance at 3280 Pyrenees Hwy Moolort.

## THE PROPOSAL

The proposed Broiler Farm is set to occupy 21 acres of lot 6 and will have mounded landscape buffer with 8 meters wide surrounds proposed for the site . The Primary purpose of this is to screen the Broiler Farm.

## LANDSCAPE RESPONSE

A predominantly agricultural area, The 8 meter wide mounding will be planted with an assortment of eucalyptus species. These Eucalyptus will grow at an range of heights to create a screen, for wind and visual impact.

## REMOVAL

**There will be no removal of existing vegetation.**

*please note that these drawings provided are visualisations of what can be achieve based on growth ranges of the species to be planted and that not all heights and canopy ranges may be the same seen in plan or elevation.*

## Approval measures

Each approval measure will be denoted by code as follows in the below. This will be used to show in the drawings how each measure of the Victorian Broiler Code is me.

- approved measure e4 m1.1 - (m1.1)
- approved measure e4 m1.1 - (m1.2)
- approved measure e4 m1.1 - (m1.3)
- approved measure e4 m1.1 - (m1.4)
- approved measure e4 m1.1 - (m1.5)
- approved measure e4 m1.1 - (m1.6)
- approved measure e4 m1.1 - (m1.6)
- approved measure e4 m1.1 - (m1.7)
- approved measure e4 m1.1 - (m1.8)

Client Rep		This Drawing and the information shown hereon is the property of PAVILION FARMS and may not be used for any other purpose than that for which this drawing is supplied. Any other use, copying or reproduction of all or part of this drawing is prohibited without the written consent of PAVILION FARMS Do not scale off drawings	445 Carrs Road Anakie 3213 Michael@pavilionfarms.com	PAVILION FARMS MICHAEL VUKADINOVIC	DRAWN:	Tile Page	DATE	F10LA
Design Manager						P1	013/10/2023	
Issue	Description					Date	Initials	
REVISION	SIGN OFF	COPYRIGHT	COMPANY	ORIENTATION	PROJECT	DRAWING	DETAILS	DRAFTING INFO:

# FARM 10 SITE OVERVIEW

LOT 6 3280 PYRENEES MOOLORT, VIC, 3465

APPROVED MEASURE E4 M1.3  
HI-LIGHTED IN THE PINK HATCHING ARE SENSITIVE RECEPTORS

THIS DRAWING DEMONSTRATES HOW THE USE OF  
MOUNDING AND VEGETATION WILL SCREEN THE FARM FROM THESE AREAS

PAVILION'S USE OF 360° MOUNDING AND VEGATION SCREENING ALL SIDES OF THE FARM FROM  
SENSITIVE AREAS.



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Design Manager								
Issue	Description	Date	Initials	Draftsperson	SCALE 1:4000	SHEET SIZE A3 L	JOB NO.	DRAFTING INFO:
REVISION	SIGN OFF	COPYRIGHT	COMPANY	ORIENTATION	PROJECT	DRAWING	DETAILS	



# PLAN & SCHEDULE

## APPROVED MEASURE E4 MI.1

- THIS SITE LANDSCAPE PLAN SHOWS A COMPLETE LAYOUT OF VEGETATION.
- THIS IS AN OVERALL PLAN OF HOW PAVILION FARMS AIMS TO MEET THE NEEDS OF E4 MI.1.
- THERE IS TO BE 90 PLANTS PER 75 METERS.
- REFER TO PLANTING DETAIL FOR EXACT PLANTING LOCATIONS
- PAVILION FARMS AIMS TO HAVE 360° PLANTING COVERAGE TO CREATE MORE THAN APPROPRIATE SCREENING.

## APPROVED MEASURE E4 MI.7

- THE VEGETATION PLANTED AROUND THE BOUNDARY OF THE FARM ALSO ACTS A EROSION PREVENTION.

## APPROVED MEASURE E4 MI.5

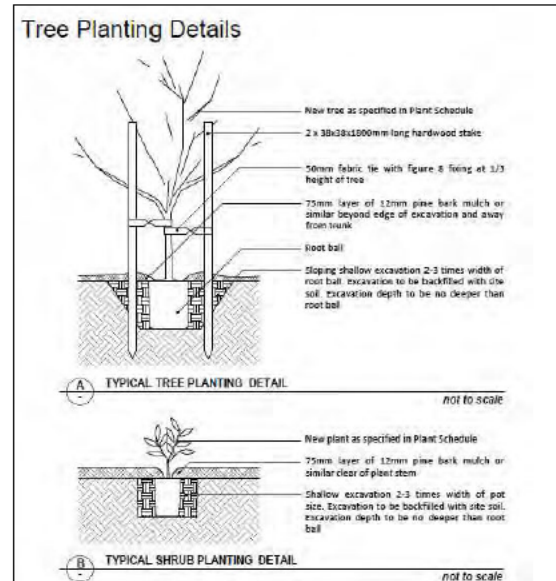
- THE BELOW DRAWING DEMONSTRATES THAT ALL PLANTING WILL BE MORE THAN 20M WAY FROM BROILER SHEDS TO ALLOW ADEQUATE VENTILATION AND WILL MINIMISE VERMIN HABITANTS.
- PAVILION FARMS HAS ALLOWED MORE THAN THE MINIMUM 20M FROM SHED TO ALLOW GREATER FIRE PROTECTION.

## APPROVED MEASURE E4 MI.4

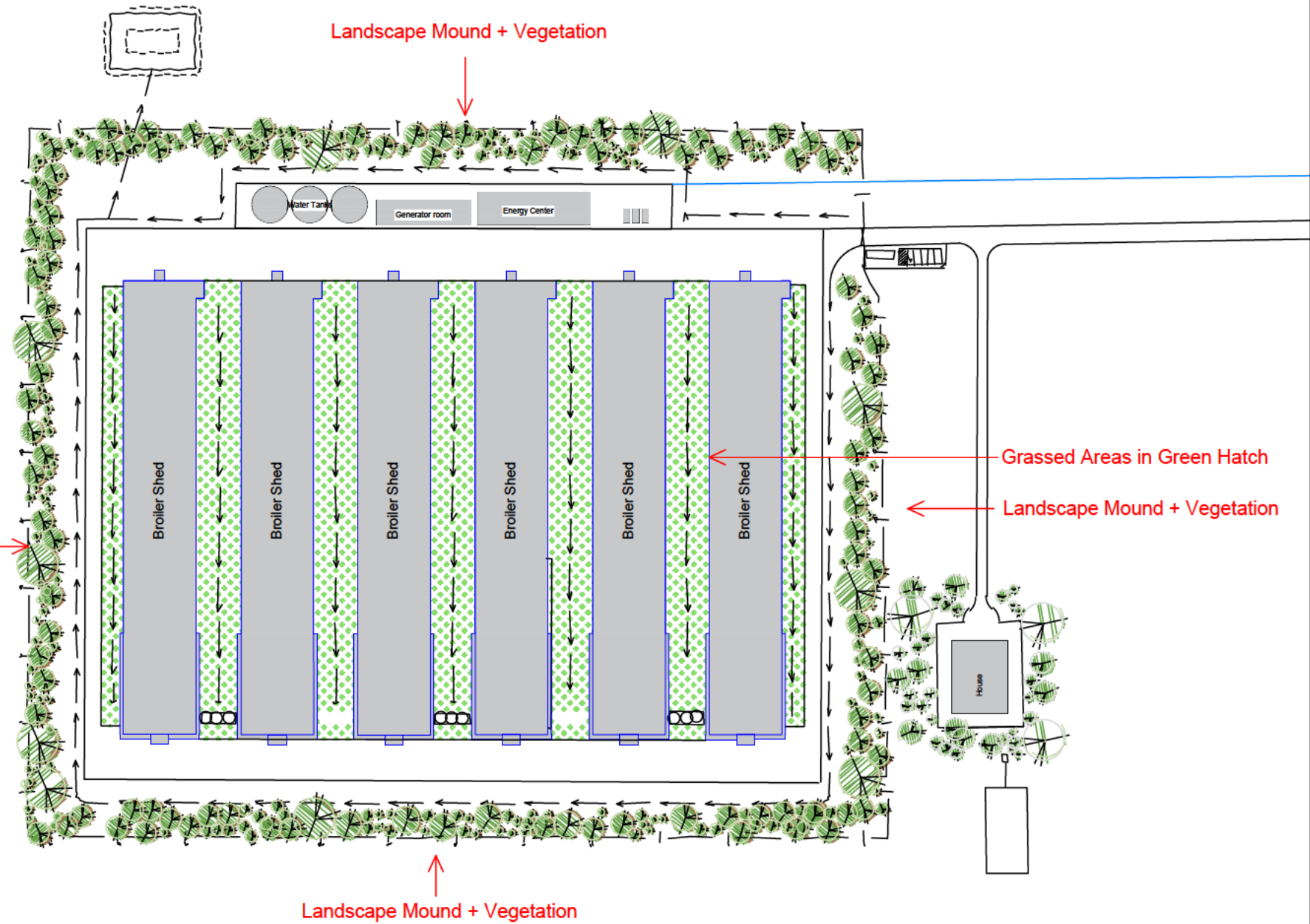
- THIS DRAWING IS DESIGNED TO SHOW THE 4-6M WIDE MOUNDING OF LOCAL SOIL TO WHICH WORKS WITHIN THE NATURAL LANDSCAPE TO PROVIDE A SCREENING FOR THE FARM. THE USE OF THESE MOUNDS ARE USED IN CONJUNCTION WITH VEGETATION SCREENING.

## APPROVED MEASURE E4 MI.6

- THE DRAWING BELOW DENOTES IN GREEN THE GRASSING AREAS. THESE AREAS ARE TOO CLOSE TO SHEDS FOR VEGETATION BUT WILL BE GRASSED TO REDUCE SOIL EROSION AND HEAT LOAD ON THE GROUND.



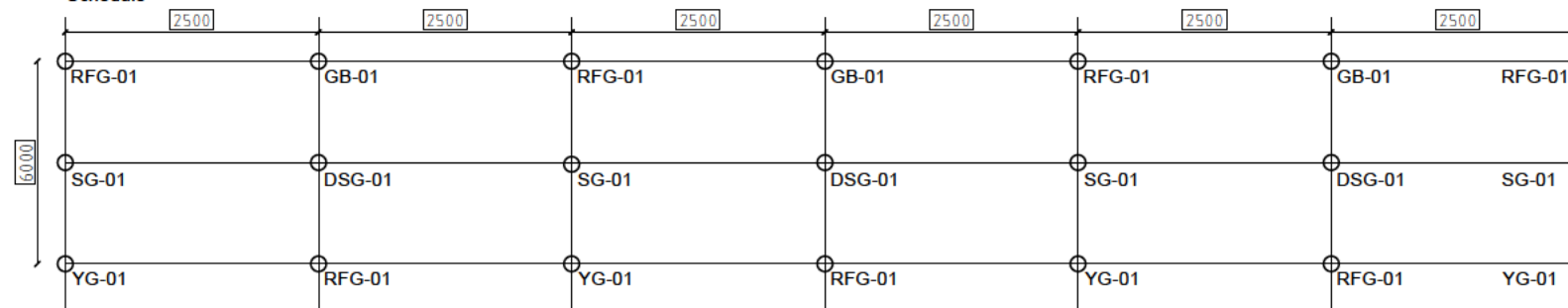
Landscape Mound + Vegetation



## Plant Names

BOTANICAL NAME	COMMON NAME	CODE	SIZE (MATURE)
Corymbia ficifolia	Red Flowering Gum	RFG-01	15 x 10m
Eucalyptus cladocalyx nana	Dwarf Sugar Gum	DSG-01	8 x 4m
E.Macrocpa	Grey Box	GB-01	25 x 15m
Eucalyptus cladocalyx	Sugar Gum	SG-01	25 x 15m
Eucalyptus leucoxylon	Yellow Gum	YG-01	12 x 5m

## Example Planting Schedule



## APPROVE MEASURE E4 MI.2

THIS DETAIL IS OF A TYPICAL 15 METERS OF VEGETATION TO BE PLANTED BY PAVILION FARMS. THIS DRAWING DEMONSTRATES THE UPPER AND LOWER SCREENING POTENTIAL BASED OFF GROWTH RANGES OF EACH PLANT.

THIS DRAWING DEMONSTRATES TO THE CONTRACTOR EXACTLY HOW TO PLANT THE VEGETATION TO ACHIEVE OPTIMAL SCREENING AND EFFICIENT USE OF THE PLANTS

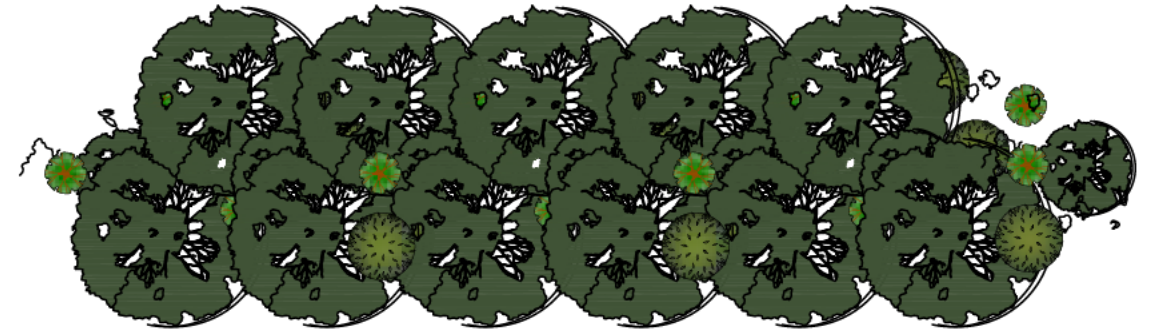
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Design Manager							
Issue Description Date Initials	Draftsperson				SCALE 1:2000	SHEET SIZE A3 L	JOB NO.
REVISION	SIGN OFF	COPYRIGHT	COMPANY	ORIENTATION	PROJECT	DRAWING	DETAILS
						DRAFTING INFO:	

# LAND ELEVATIONS & PLANTING DETAIL

ELEVATION VIEW PLANTING DETAIL



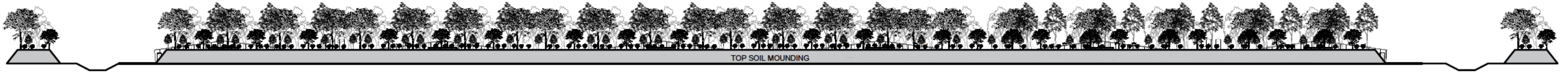
PLAN VIEW PLANTING DETAIL



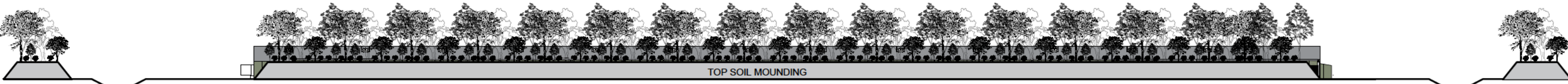
NORTH ELEVATION



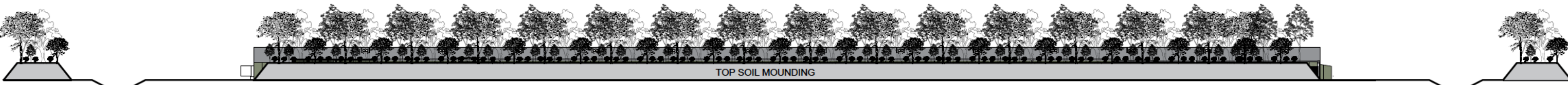
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



		Client Rep	This Drawing and the information shown hereon is the property of PAVILION FARMS and may not be used for any other purpose than that for which this drawing is supplied. Any other use, copying or reproduction of all or part of this drawing is prohibited without the written consent of PAVILION FARMS Do not scale off drawings	445 Carrs Road Anakie 3213 Michael@pavilionfarms.com	<b>PAVILION FARMS</b> MICHAEL VUKADINOVIC	DRAWN:	Elevations & Detail P4	DATE 05/02/2023	F10LA
		Design Manager						SCALE NTS	SHEET SIZE A3 L
Issue	Description	Date	Initials	Draftsperson					
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**ENVIRONMENTAL MANAGEMENT  
PLAN**

**PAVILION FARMS  
FARM 10**

**FOR MANAGEMENT  
OF A 6 SHED BROILER FARM  
Lot 6/TP98420, 3280 Pyrenees Highway Moolort**

**IN ACCORDANCE WITH THE  
*VICTORIAN CODE FOR BROILER FARMS***

**March 2024**

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## APPENDICES

## INTRODUCTION

### 1.1 Background

The meat chicken or broiler industry provides a highly efficient method of protein production and its products are increasingly popular with consumers. It has however, been the subject of complaints from areas of the community regarding odour, amenity loss or other environmental problems.

Following extensive discussion between government authorities, members of the community and the industry the Victorian Code for Broiler Farms (the Code) was approved and introduced into all Victorian Planning Schemes in September 2001.

Following a review of the original code the current code was adopted by Government in 2009 and the new *Victorian Code for Broiler Farms 2009* (the Code) is an incorporated document in the Central Goldfields Planning Scheme.

Applications for Planning Permits for new or expanding chicken farms are now required to be assessed against the Code.

### 1.2 Purpose

A key element of the Code is an emphasis on ongoing environmental management and an Environmental Management Plan (EMP) is required to be submitted with every application for a new farm or farm expansion.

This EMP has been prepared for the proposed 6 shed broiler farm on the subject land.

The objective of the EMP is to ensure best practice management and a commitment to continuous improvement in environmental performance. It is intended to minimise the risk of any adverse event with potential to impact on the environment or the surrounding community during the ongoing operation and management of the broiler farm and the surrounding land the farm is built on being 3280 Pyrenees Highway, Moolort, VIC 3465.

## **2 ENVIRONMENTAL ISSUES**

Within this EMP the environmental issues pertinent to the broiler farm have been grouped into 12 categories as follows:

1. Landscaping
2. Facilities Standards
3. Roads and Traffic
4. Feed, Water and Electricity Supply
5. Odour
6. Noise
7. Litter and Dust
8. Chemicals
9. Bird Management and Biosecurity
10. Other Environmental Controls
11. Contingency Plans
12. Community Participation

Overall strategies and control measures to minimise impacts and continuously improve environmental performance on each issue are provided in the following sections.

Careful monitoring and application of the appropriate measures can manage potential impacts in relation to each issue.

## 2.1 LANDSCAPING

EMP Objective: To complete the landscape plantings specified in the approved landscape plan within six months of commencement of the use with the intent to provide effective visual screening of the broiler farm sheds and to maintain these over the life of the farm.

Management Measures / Strategies	Prime Resp.	Monitoring	Indicator / Trigger Level	Contingency Actions/Timing
2.1.1 The implementation of the landscape plan approved by the responsible authority as part of the planning permit will effectively screen broiler farm sheds and assist with odour dispersion.	Grower	Inspection will confirm that planting has been undertaken within 6 months of the use of the sheds commencing.	Dead or diseased plants or inconsistencies with approved plan will initiate corrective action.	Dead, diseased or incorrect plants to be replaced with new plants within 2 months where seasonal conditions allow.
2.1.2 Landscaping is well maintained with dead/diseased plants regularly replaced.  Watering, weed control and mulching activities are consistent with advice from a qualified horticulturist and/or local nurseries.	Grower	Inspections to be monthly for 12 months after planting and every 6 months thereafter to ensure plant health and weed control.  Replaced plants to be inspected monthly in the period November to April for the first year after planting.	Dead and diseased plants trigger replacement of plants.  Supplementary watering triggered by dry soil conditions consistent with advice from a qualified horticulturist and/or local nurseries.	Replacement within 2 months if consistent with seasonal and weather conditions. Species to be consistent with original plantings unless deemed unsuitable by death or disease.  Manual watering will be undertaken as soil moisture conditions require.

<p>2.1.3 Changes that will improve farm performance against EMP 2.1 objectives above will be identified and included in the future development plan for the farm at the time of the annual EMP review.</p>	<p>Both<sup>(1)</sup></p>			
--	---------------------------	--	--	--

Note (1): "Both" means responsibility shared by both Grower and Processor



## 2.2 FACILITY STANDARDS

EMP Objective: To maintain and enhance buildings, site drainage and equipment in order to minimise off-site impacts and maximise operational efficiency and safety.

Management Measures	Prime Resp.	Monitoring	Indicator / Trigger Level	Contingency Actions/Timing
2.2.1 Sheds and associated areas are maintained to the Processor and Grower agreed best practice specifications and to planning permit requirements.	Both	Annual inspection and comparison will demonstrate compliance with both Processor and Permit requirements.	Non-compliance with Processor or Permit requirements will trigger remedial action.	Minor remedial actions will be completed prior to placement of next batch. Major remedial action will be undertaken within one year.
2.2.2 Equipment and structures are in place and maintained to enable odour, dust and noise control as required by the planning permit.	Grower	Manufacturer documentation for major equipment is available to demonstrate design performance standards are being achieved.	Failures in performance will trigger remedial action.	Repairs will occur prior to next batch unless there is potential for immediate offsite noise or other effects. In these cases, timings in Sections 2.5, 2.6 and 2.11 apply.
2.2.3 External finishes of sheds exhibit low visual intrusion. Walls are a pale green colourbond. Coolpad surfaces to be non-reflective. Roofs are to be constructed of custom orb. Energy consumption, fan usage and animal welfare have been considered in selecting the roof surface.	Grower	Annual inspection will confirm compliance with planning permit requirements and maintenance of external cladding in a sound condition.	Surfaces found not to be in sound condition are to be repaired.	Minor remedial actions will be completed prior to placement of subsequent batch. Major remedial action will be undertaken within one year.

<p>2.2.4 Best practice equipment for monitoring and control of temperature, ventilation, cooling and water consumption is used and maintained to manufacturer's specifications.</p>	<p>Grower</p>	<p>Continuous monitoring of shed via programmable controllers (to adjust heaters, fans and cooling systems) and remote alarms (to alert on temperature, water and electricity excursions).</p>	<p>Deviation of conditions outside processor's performance tolerances initiates remedial action. Power or water failures initiate corrective action.</p>	<p>Remedial / corrective action to be undertaken immediately to protect environmental performance and bird welfare.</p>
<p>2.2.5 Drainage to soil or waterways is not impaired or contaminated by shed or farm operations. Spilt feed or litter will be cleaned up to prevent contamination of surface waters. Nofree flowing water from shed cleaning / sanitisation will be allowed to leave the shed.</p>	<p>Grower</p>	<p>Inspections at the time of feed deliveries, litter clean out, shed cleaning and rainfall events will confirm compliance.</p>	<p>Any incidences of spilt feed or litter will initiate remedial action.  Any failures of the drainage system to efficiently deliver surface water flows into the retention dam will initiate remedial action.</p>	<p>Cleanup of spilt feed or litter will occur within 8 hours of detection.  Rectification of drainage problems will be undertaken within one month.</p>
<p>2.2.6 Stormwater runoff from roofs, roads and hardstand aprons is controlled and collected via drains and directed into the retention dam capable of detaining a 1:10 year rainfall event.</p>	<p>Grower</p>	<p>Confirmation via inspections at the time of rainfall events.</p>	<p>Drains are to have sufficient capacity to adequately drain required areas and deliver flows to retention dam. Failure to achieve this will initiate remedial action.</p>	<p>Remedial actions will be undertaken within one month</p>
<p>2.2.7 Stormwater systems including drains, silt traps and dams are maintained in accordance with planning permit requirements to ensure no pollution of surface or groundwater</p>	<p>Grower</p>	<p>Confirmation via inspections at the time of rainfall events.</p>	<p>Drains are maintained in shape and slope (typically greater than 1:300) and are free of weeds and blockages. Failure to achieve this will initiate remedial action.</p>	<p>Remedial actions will be undertaken within one month</p>
<p>2.2.8 Water from the retention dam is to be recycled for drinking, cooling and landscape purposes.</p>	<p>Grower</p>	<p>Confirmation by quarterly inspection of infrastructure.</p>	<p>Observation of non-compliance will initiate remedial action.</p>	<p>Remedial actions undertaken immediately if there is a threat to bird welfare or within one month</p>

2.2.9 Changes that will improve farm performance against EMP 2.2 objectives above will be identified and included in the future development plan for the farm at the time of the annual EMP review.	Both			
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## 2.3 ROADS AND TRAFFIC

**EMP Objective:** To maintain roads, gates and turning areas in good condition and in accordance with the planning permit in order to prevent interference with other traffic or the generation of unreasonable off-site noise or dust.

Management Measures	Prime Resp.	Monitoring	Indicator / Trigger Level	Contingency Actions/Timing
2.3.1 Access to the farm is from Pyrenees Highway Moolort via an all weather access road .	Grower	Compliance confirmed by inspection.	Non-compliance with Permit requirements will trigger remedial action.	Minor remedial actions will be completed prior to placement of next batch. Major remedial action will be undertaken within one year.
2.3.2 The access point is constructed to the standards specified by the responsible authority in the Planning Permit. It is provided with a minimum 30 metre truck storage area off Pyrenees Highway.	Grower	Compliance confirmed by inspection.	Non-compliance with Permit requirements will trigger remedial action.	Minor remedial actions will be completed prior to placement of next batch. Major remedial action will be undertaken within one year.
2.3.3 The surface of access roads, loading areas and car parking spaces are surfaced with crushed rock and maintained to allow safe entry, all weather access and minimise generation of dust.	Grower	Inspection of road infrastructure will be undertaken at the completion of each batch.	If all weather access is compromised or fine surface particles are likely to lead to dust generation, remedial action will be triggered.	Repairs or upgrades where needed will be completed prior to the next major period of truck movements.
2.3.4 Road drains, stormwater runoff areas and culverts etc., are maintained to ensure efficient functioning.	Grower	Confirmation via inspections at the time of rainfall events.	Failure to achieve efficient functioning will initiate remedial action.	Remedial actions will be undertaken within one month

<p>2.3.5 All vehicles and machinery, including that used by contractors servicing the farm, are maintained to ensure that noise or emissions do not exceed the manufacturer's specification.</p> <p>Registered vehicles will conform to Environmental Protection (Vehicle Emission) Regulations 1992 which incorporate Australian Design Rule 28 relating to noise performance. Unregistered farm vehicles (with spark ignition engines) should generate no more than 90 dB(A) as determined by Schedule 6 of the Regulations.</p>	Both	Monitoring will be via the recording of noise complaints from neighbours.	Regular substantiated noise complaints from neighbours will initiate remedial action.	Where offsite vehicle noise has been identified as a concern, testing of vehicles by an appropriate acoustics engineer will occur to ensure compliance with the noise standards listed in this Section.
<p>2.3.6 All transport contractors will be instructed to undertake all operations with the objective of minimising noise generation, both on-site and in the farm vicinity.</p>	Both	Monitoring will be via the recording of noise complaints from neighbours.	Regular substantiated noise complaints from neighbours will initiate remedial action.	Where regular verified off-site noise complaints occur, appropriate measures to address the causes will be implemented. These may include modifications to operational practices and/ or equipment, provision of physical barriers, reductions in vehicle speeds, etc.
<p>2.3.7 Farm layout and standing instructions to transport contractors ensure that all vehicles leave the property in a forward direction.</p>	Both	Monitoring will be via regular observations by farm manager	Observation of non-compliance will initiate remedial action.	Transport contractors will be instructed to ensure that all vehicles leave the property in a forward direction.

<p>2.3.8 Bird pick-up contractors are instructed and supervised to ensure bird pick-up and associated activities completed during the night are undertaken with care to reduce the generation of noise.</p>	<p>Both</p>	<p>Monitoring will be via regular observations by farm manager</p>	<p>Observation of non-compliance will initiate remedial action.</p>	<p>Bird pick up contractors will be instructed to ensure that all activities are undertaken with care to reduce the generation of noise.</p>
<p>2.3.9 During pick up and loading activities (generally 8.30 pm to 11.00 am) the time that shed doors remain open will be minimised as far as practicable. If delays occur, shed doors will remain closed.</p>	<p>Both</p>	<p>Monitoring will be via regular observations by farm manager</p>	<p>Observation of non-compliance will initiate remedial action.</p>	<p>Bird pick up contractors will be instructed to ensure shed doors are closed during delays in pick up activities.</p>
<p>2.3.10 Vehicle speed limit of 40 kph applies on the farm and is implemented by training, signs and instructions to drivers in order to limit noise and dust levels.</p>	<p>Grower</p>	<p>Monitoring will be via visual monitoring of vehicle movements, monthly inspection of signs and annual inspection of documented instructions.</p>	<p>Observation of non-compliance will initiate remedial action.</p>	<p>Vehicle operators will be instructed to maintain speeds below 40 kph.  Documentation of instructions to operators will be updated where required and advised to drivers.</p>
<p>2.3.11 Contract transport drivers are aware of their responsibilities and are familiar with their transport accident emergency plan.</p>	<p>Processor</p>	<p>Compliance confirmed by inspection of plan.</p>	<p>Observation of non-compliance will initiate remedial action.</p>	<p>Emergency plans updated to comply with industry emergency procedures and with VicRoads Transport Regulations</p>
<p>2.3.12 Changes that will improve farm performance against EMP 2.3 objectives above will be identified and included in the future development plan for the farm at the time of the annual EMP review.</p>	<p>Both</p>			

## 2.4 FEED, WATER AND ELECTRICITY SUPPLY

**EMP Objective:** To ensure the quality and continuity of feed, water and shed ambient conditions in order to protect animal welfare and prevent environmental impacts.

Management Measures	Prime Resp.	Monitoring	Indicator / Trigger Level	Contingency Actions/Timing
2.4.1 Well designed, constructed and totally enclosed silos and feed systems are installed in order to provide fresh and wholesome feed without any contamination or generation of dust.	Both	Inspections of the feed delivery system will be undertaken daily and problems will be recorded in the flock record sheet.	Observation of any breach will initiate remedial action.	Where feed delivery to birds is compromised by the problem, repairs will be undertaken immediately. All other repairs will be undertaken with one week.
2.4.2 Wild-bird proofing on shed and silos is installed and maintained, and vermin and rodents are controlled by targeted and environmentally safe baiting, using substances and protocols that meet Government and Processor requirements.	Grower	Inspections of the bird proofing will be undertaken prior to each batch of chickens being placed.  Vermin and rodent control actions and baiting program will be recorded in the flock record sheet and checked against protocols.	Observation of any breach will initiate remedial action.  Non-compliance with protocols will initiate corrective action.	Where biosecurity of birds is compromised, repairs will be undertaken immediately.  Farm staff will be instructed to comply with relevant protocols for next cycle of control and/ or baiting.
2.4.3 Equipment and procedures for clean-up of feed spills are available and any such spills are removed daily.	Grower	Inspections will be undertaken daily for spillages or breaches of the feed system – these will be recorded in the flock record sheet.	Observation of any breach will initiate remedial action.	Spillages will be cleaned up within 8 hours.  Where feed delivery to birds is compromised by the problem, repairs will be undertaken immediately. All other repairs will be undertaken with one week.

<p>2.4.4 Potable drinking water for birds is provided private water pipeline from Tullaroop Creek. to Pavilion Farms' broiler farms</p> <p>On-site water storage tanks provide in excess of 3 days back up supply of water (at peak summer usage). These are connected to automatic backup water pumps.</p>	<p>Grower</p>	<p>Water supply failure sensors will be connected to the Farm Alarm System which will immediately alert the farm manager by mobile phone.</p> <p>The system has automatic leak failsafe and shut off facility. The sheds' computer controller system constantly monitors water flow.</p>	<p>The Farm Alarm System will alert farm manager if consumption is outside set parameters – normally + or – 50% of previous day's consumption.</p> <p>The system will automatically cut off water supply to the shed(s) if it detects abnormal flows.</p>	<p>The farm manager or staff will immediately identify the problem and take corrective action.</p>
<p>2.4.5 Electrical power and phase supply alarms are installed to alert the Grower of supply failure and a standby generator is provided to maintain normal operating conditions.</p>	<p>Grower</p>	<p>Monitoring is via daily inspection and monthly testing.</p>	<p>Generator starts automatically upon supply / phase failure.</p> <p>Mains electricity supply failure sensors will be connected to the Farm Alarm System which will immediately alert the farm manager by mobile phone.</p>	<p>The farm manager or staff will immediately identify the problem and take corrective action.</p>
<p>2.4.6 Changes that will improve farm performance against the EMP 2.4 objectives above will be identified and included in the future development plan for the farm at the time of the annual EMP review.</p>	<p>Both</p>			



## 2.5 NOISE

EMP Objective: To ensure that farm operations control transmission of unreasonable noise by using appropriate design, maintenance and operating procedures.

Management Measures	Prime Resp.	Monitoring	Indicator / Trigger Level	Contingency Actions/Timing
2.5.1 Correct operation of all mechanical equipment, including shed fans, feed systems and other equipment minimises the offsite transmission of mechanical noise or vibration.	Grower	Inspection prior to placement of each batch will confirm compliance.	Observation of an equipment failure will initiate remedial action.	Equipment failures causing increased off-site noise are repaired within one week. Other equipment problems are repaired in a timely manner to prevent deterioration and occurrence of excessive offsite noise.
2.5.2 Equipment and electrical generators have effective noise suppressers / screens.	Grower	Inspection prior to placement of each batch will confirm compliance.	Observation of ineffective noise suppressers / screens will initiate remedial action.	Problems causing increased off-site noise are repaired within one week. Other equipment problems are repaired in a timely manner to prevent deterioration / occurrence of excessive offsite noise.
2.5.3 Equipment is installed, operated and maintained according to manufacturer's requirements or to the instructions from an appropriately qualified technical source.	Grower	Annual comparison of equipment operations with register of manufacturer instructions available on the farm for all equipment with potential for off-site noise.	Observation of failure to comply with manufacturer's or technician's instructions will initiate remedial action.	Farm staff will be instructed to comply with relevant instructions
2.5.4 Vehicle reversing is minimised and visual alarms are used (subject to safety considerations also being met).	Grower	Monitoring will be via regular observations by farm manager	Observation of non-compliance will initiate remedial action.	Drivers will be instructed to minimise vehicle reversing.

<p>2.5.5 Only low noise alarms, house alarms, visual alarms and pagers are used to minimise the occurrence and duration of noise affecting neighbours.</p>	<p>Grower</p>	<p>Inspection confirms installation of low noise alarms, house alarms, visual alarms and paging systems.</p> <p>Alarms are to be checked on a daily basis.</p>	<p>Failure of any alarm will trigger corrective action.</p>	<p>Failed alarms will be repaired as soon as possible upon detection.</p>
<p>2.5.6 Ventilation fans, tractors, farm vehicles, transport vehicles and other equipment are maintained, repaired and operate to the manufacturer's requirements.</p>	<p>Both</p>	<p>All equipment is to be inspected annually via an equipment checklist</p>	<p>Observation of failure to comply with manufacturer's or requirements will initiate remedial action.</p>	<p>Equipment failures causing increased off-site noise are repaired within one week. Other equipment problems are repaired in a timely manner to prevent deterioration and occurrence of excessive offsite noise</p>
<p>2.5.7 Bird pick-up contractors have the equipment and training specified by Processors and comply with procedures that minimise noise.</p> <p>Noise control practices require the arrival, operation and departure of pick up trucks and crews to be conducted as quietly as possible.</p>	<p>Both</p>	<p>Procedures will be reviewed annually with the Processor</p> <p>Monitoring will be via regular observations by farm manager</p>	<p>Observation of non-compliance will initiate remedial action.</p>	<p>Bird pick up contractors will be instructed to ensure that arrival, operation and departure of pick up trucks and crews will be conducted as quietly as possible.</p>
<p>2.5.8 Bird pick-up contractors are supervised and suggested practical improvements or details of noisy contractor performance are reported to the Processor for action.</p>	<p>Both</p>	<p>Monitoring will be via regular observations by farm manager.</p> <p>Breaches of noise control practice will be recorded in the flock record sheet and reported to the processor.</p>	<p>Breaches will initiate remedial action.</p>	<p>Breaches to be reported to the processor within 24 hours for follow up with the pickup contractor.</p>

<p>2.5.9 Farm noise levels comply with the noise criteria specified in the planning permit.</p>	<p>Both</p>	<p>Monitoring will be via the recording of noise complaints from neighbours.</p>	<p>Regular substantiated noise complaints from neighbours will initiate remedial action.</p>	<p>Where regular substantiated noise complaints occur, the principles and measures outlined in the National Environmental Management System for the Meat Chicken Industry – Rural Industries Research &amp; Development Corporation Publication No. 03/038 will be adopted and implemented.</p>
<p>2.5.10 All physical noise barriers specified in the planning permit and/or endorsed plans are maintained in effective condition.</p>	<p>Grower</p>	<p>Monitoring will be via regular observations by farm manager</p>	<p>Observation of non-compliance will initiate remedial action.</p>	<p>Failures likely to cause increased off-site noise are repaired within one week. Other problems are repaired in a timely manner to prevent deterioration and occurrence of excessive offsite noise.</p>
<p>2.5.11 Changes that will improve farm performance against EMP 2.5 objectives above will be identified and included in the future development plan for the farm at the time of the annual EMP review.</p>	<p>Both</p>			

## 2.6 ODOUR

EMP Objective: To ensure that farm operations do not produce odours that unreasonably impact on neighbours.

Management Measures	Prime Resp.	Monitoring	Indicator / Trigger Level	Contingency Actions/Timing
2.6.1 A flock record sheet of key conditions and activities with potential to affect odour generation is in place, maintained and periodically reviewed as the basis for minimisation and control of odours. It addresses relevant factors including feed, drinker, litter and climate conditions and flock age.	Both	Confirmation will be via inspection of flock record sheet at the end of each batch.  Regular observations of odour generation by farm manager.	Observation of non compliance, either due to incomplete recording or verified odour complaints will trigger corrective actions.  Observation of higher than normal odour generation from a shed will trigger remedial action.	In cases of incomplete recording, staff will be instructed to carry out proper recording.  In instances of high odour emissions or verified complaints, investigation of the cause will be undertaken and appropriate contingency action plans will be enacted. These may include those detailed in Section 2.11 and in various industry information. These cover odour caused by: <ul style="list-style-type: none"> <li>- Drinker malfunction</li> <li>- Poor ventilation</li> <li>- Wet droppings</li> <li>- Dead birds</li> <li>- Chemicals</li> </ul>
2.6.2 Drinker technology equivalent in performance to industry best practice is installed and maintained to minimise formation of wet litter.	Both	Annual comparison with other Growers in the Processor group and reviews of research and commercial literature.  Daily inspection of drinkers and litter.	Where comparisons and inspections confirm that best practice operating performance is not being achieved, mitigation measures are to be investigated.  Instances of wet litter will initiate remedial action.	Consistent poor performance dictates that drinker technology be repaired / upgraded in a timely manner to prevent further deterioration and occurrence of wet litter.  Wet litter is to be removed from sheds within 8 hours of detection.

<p>2.6.3 Feed is sourced only from mills capable of producing an output of assured quality. Feed formulation objectives for meat chicken diets demonstrably minimise the risk of feed-sourced odour on farms.</p> <p>Feed delivery flexibility will be typically provided by availability of at least 3 silos (45 tonne capacity) for every 2 sheds</p>	Processor	<p>Monitoring will be via regular observations of litter conditions and odour by farm manager.</p>	<p>Any individual feed batches strongly linked to excessive odour will be reported to the Processor.</p>	<p>Suspect batches will be reviewed, changed or removed immediately when the sources of the problem are known.</p> <p>Feed formulations suspected to be causing excessive odour or wet litter will be adjusted no later than for the next bird growing cycle.</p>
<p>2.6.4 The prevailing weather conditions and forecasts are taken into account when scheduling and planning farm operations in order to minimise offsite impacts. These are to be recorded in the flock record sheet of key conditions, which for example will include recording of wind direction and strength at the time of shed clean-out.</p>	Grower	<p>Weekly and daily monitoring of weather forecasts will be undertaken by the farm manager.</p> <p>Confirmation will be via inspection of the flock record sheet at the end of each batch.</p>	<p>Weather conditions are forecast that are likely to lead to off-site impacts,</p>	<p>Timing and / or nature of operations will be adjusted to take account of potentially adverse conditions.</p>
<p>2.6.5 Changes that will improve farm performance against the EMP 2.6 objectives above will be identified and included in the future development plan for the farm at the time of the annual EMP review.</p>	Both			

## 2.7 LITTER AND DUST

**EMP Objective:** To minimise odour or dust generation with potential for off-site impact and to ensure that no land or water contamination occurs.

Management Measures	Prime Resp.	Monitoring	Indicator / Trigger Level	Contingency Actions/Timing
2.7.1 Prior to the introduction of the birds to the sheds, a 7 centimetre layer of chopped straw is distributed over the entire shed floor.	Grower	Confirmation will be via inspection of litter by farm manager prior to placement of birds at beginning of each batch.	Insufficient depth of litter will trigger remedial action.	Litter will be topped up to sufficient depth prior to placement of birds.
2.7.2 A concrete hardstand of area sufficient for clean-out operations is provided and maintained at the shed entrance.	Grower	Confirmation will be via inspection by farm manager during cleanout operations.	Concrete area to be large enough to accommodate litter removal machinery. Insufficient size will trigger remedial action.	Concrete hardstand area to be increased to sufficient size prior to clean out of next batch.
2.7.3 Litter moisture is monitored and kept in a dry condition below the level for the farm known to cause odour (typically below 25% by weight throughout the batch).  This is achieved by the shed floors built up above adjacent surface levels with compacted clay, concrete floors, by best practice drinkers and by regular checking of the litter and drinkers.  The results of monitoring are to be recorded in the flock record sheet.	Grower	Litter and drinker monitoring will be undertaken via regular visual inspections (typically 3 to 4 times daily).  Measurement of litter moisture percentage by weight is to be undertaken where persistent odour problems are occurring.	Dry litter is material that does not form a single stable ball when squeezed by hand. Litter which is not dry will trigger remedial action.  Areas of wet litter observed will trigger remedial action.  Observations of dusty litter will trigger remedial action.	Contingency actions including gas heating, ventilation adjustment and others detailed in industry information will be implemented to dry litter and counteract high moisture levels prior to onset of excessive odour generation.  Adjustments to ventilation will be undertaken to improve litter moisture content to appropriate levels if litter becomes dusty.

<p>2.7.4 Any major wet litter areas are removed and replaced with dry litter where practicable.</p>	Grower	<p>Monitoring will be undertaken via regular visual inspections (typically 3 to 4 times daily).</p>	<p>Areas of wet litter exceeding 10 square metres will trigger remedial action</p>	<p>Where the wet litter is likely to generate high levels of odour, it will be replaced with dry litter within 24 hours.</p> <p>Otherwise contingency actions including gas heating, ventilation adjustment and others detailed in industry information will be implemented to dry litter.</p>
<p>2.7.5 Litter transported off-site is free of dead birds.</p>	Grower	<p>Inspection of empty sheds before litter removal is undertaken will ensure that dead birds are not contained within the litter.</p> <p>Where wet litter is removed from any shed during the growing cycle, it will be inspected for dead birds prior to disposal.</p>	<p>Occurrence of dead birds will trigger remedial action.</p>	<p>Dead birds are collected and removed in the manner described in Section 2.9.</p>
<p>2.7.6 Litter is removed from each shed after each batch as part of the cleaning process and loaded directly onto trucks for transport off-site.</p> <p>Sheds are closed as much as practical before and after clean-out to reduce the potential for off-site odour impacts.</p> <p>Litter will not be stockpiled or spread on the property.</p>	Grower	<p>Confirmation will be via inspection by farm manager during cleanout operations.</p>	<p>A verified off-site complaint regarding odour or litter removal will trigger remedial action.</p>	<p>The principles and measures outlined in the National Environmental Management System for the Meat Chicken Industry – Rural Industries Research &amp; Development Corporation Publication No, 03/038 will be adopted and implemented.</p>

<p>2.7.7 Contractors responsible for delivery and pick-up of litter ensure that all trucks delivering and collecting litter at the beginning/end of each batch have secured covers, which are used to prevent any dust or spillage of the litter on arrival at and departure from site.</p>	Grower	Litter delivery / collection vehicle movements will be monitored by the farm manager.	Where uncovered loads have been identified, remedial action will be triggered.	The contractor will be instructed to cover all loads.
<p>2.7.8 Any litter spillage will be cleaned up promptly in order to minimise generation of contaminated stormwater or dust.</p> <p>Such events and actions are documented in the flock record sheet.</p>	Grower	Litter delivery / collection activities will be monitored by the farm manager.	Occurrences of spilt litter will trigger remedial action.	Spills will be cleaned up within 8 hours of occurrence.
<p>2.7.10 If dust is visible with potential for off-site impact, shed operations and / or loading activities will be modified to control the level of dust emissions.</p>	Both	<p>Monitoring will be undertaken via regular visual inspections of shed operations (typically 3 to 4 times daily).</p> <p>Inspections by farm manager during cleanout operations will be conducted.</p>	Visible dust with the potential for off-site impacts will initiate remedial action.	<p>Contingency actions include adjustment of litter moisture levels or fan cowls. Actions to be commenced immediately.</p> <p>Loading of used litter onto trucks may have to be stopped or modified.</p>



<b>2.7.11 Changes that will improve farm performance against EMP 2.7 objectives above will be identified and included in the future development plan for the farm at the time of the annual EMP review.</b>	Both			
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## 2.8 CHEMICALS

**EMP Objective:** To identify all environmental and safety hazards associated with chemicals and fuels used on the farm, to ensure systems are in place to handle accidents and to prevent on-site and off-site impacts.

Management Measures	Prime Resp.	Monitoring	Indicator / Trigger Level	Contingency Actions/Timing
2.8.1 The Material Safety Data Sheets (MSDS) for all chemicals used are available on the farm. They are reviewed and the implications for use of the substances are assessed and understood. Risk controls are in place before a new substance is received on the farm.	Both	Annual inspection will provide confirmation.	Any missing MSDS's will trigger remedial action.	Actions are to be undertaken prior to the subsequent batch to ensure compliance.
2.8.2 A list of the maximum quantities of chemicals and fuels typically stored on the farm is available, containers are labelled and HAZCHEM placards posted as required under Dangerous Goods and Workplace Hazardous Substances Regulations.	Both	Confirmation by annual inspection and reference to MSDS's.	Any incidences of non-compliance will initiate remedial action.	Actions are to be undertaken prior to the subsequent batch to ensure compliance.
2.8.3 All agricultural chemicals used in poultry facilities are registered and approved for the intended use.	Both	Confirmation by reference to MSDS's.	Any occurrence of unregistered or unapproved chemicals will trigger remedial action.	Non-complying chemicals will be removed from the property.

<p>2.8.4 All persons applying chemicals have successfully completed training in the safe use of chemicals or are supervised by a person who has. Evidence of training will be available on the farm.</p>	Both	Confirmation by annual inspection that persons have successfully completed training such as the Farm Chemical Users Course or equivalent.	Occurrences of non-compliance will trigger remedial action.	Untrained or inappropriately supervised persons will be prohibited from applying chemicals on the farm.
<p>2.8.5 Sanitising and cleaning products to be used on the farm, and their application, will be consistent with the Technical Appraisals and MSDS's.</p>	Both	Confirmation by annual inspection and reference to MSDS's.	Occurrences of non-compliance will trigger remedial action.	Persons applying chemicals will be instructed on correct use and application of chemicals prior to the subsequent batch.
<p>2.8.6 Records are maintained covering the purchase and procurement of chemicals and the details of each chemical application. These records are available to responsible authorities to substantiate that the chemical use meets the requirements of the Code of Practice for Farm Chemical Spray Application.</p>	Both	Confirmation by annual inspection	Occurrences of non-compliance will trigger remedial action.	Actions are to be undertaken prior to the subsequent batch to ensure compliance.
<p>2.8.7 Storage of farm chemicals prevents contamination of soil or stormwater and prevents uncontrolled reactions in routine operations or through spills. This includes provision of a low risk storage location, sealed flooring, segregation and provision of spill absorbents</p>	Both	Confirmation by annual inspection	Occurrences of non-compliance will trigger remedial action.	Actions are to be undertaken prior to the subsequent batch to ensure compliance.

<p>2.8.8 LPG and other fuels storage and handling comply with legal (HAZCHEM) requirements and supplier guidelines.</p> <p>Spill cleanup techniques will meet HAZCHEM requirements.</p>	Grower	Confirmation by annual inspection	Occurrences of non-compliance will trigger remedial action.	Actions are to be undertaken prior to the subsequent batch to ensure compliance.
<p>2.8.9 No chemical or related odours are to be detected off-site during or after shed cleaning / sanitisation.</p> <p>Sanitisation/cleaning of shed uses high pressure low volume sprays to avoid generation of free flowing water or excessive odour or mists</p> <p>To minimise the risk of off-site chemical spray drift, shed is closed immediately after chemical applications and for 12 to 48 hours after spraying with hazardous or highly odorous substances such as cresylic acid, formaldehyde or organophosphate pesticides.</p>	Both	Confirmation will be via inspection by farm manager during and after shed cleaning / sanitisation operations.	The identification of free flowing water or odours / mists that have the potential to create off-site impacts will initiate remedial action.	Immediate modifications to the method of cleaning / sanitisation or application of chemicals will be undertaken, including the closure of sheds, if necessary.
<p>2.8.10 Controls are to be implemented to ensure there is no chemical spray drift into sensitive areas, such as watercourses and residences. Includes spraying only on days with suitable wind conditions and selection of appropriate spraying methods and spray nozzles.</p>	Grower	Confirmation will be via inspection by farm manager during spraying operations.	The identification of spray drifts that have the potential to create off-site impacts will initiate remedial action.	Immediate appropriate corrective action will be implemented. Guidance is available in pamphlets including Reducing Spray Drift (Agriculture Victoria) and Protecting Waterways from Contamination by Pesticides (DNRE Victoria)

2.8.11 Changes that will improve farm performance against EMP 2.8 objectives above will be identified and included in the future development plan for the farm at the time of the annual EMP review.	Both			
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## 2.9 BIRD MANAGEMENT AND BIOSECURITY

EMP Objective: To provide a safe and healthy environment for birds that is appropriate for their physical and behavioural needs and for control of odour.

Management Measures	Prime Resp.	Monitoring	Indicator / Trigger Level	Contingency Actions/Timing
<p>2.9.1 Sheds, equipment, management systems and farm practices comply with the <i>Code of Accepted Farming Practice for Welfare of Poultry (Rev 1)</i>.</p> <p>The automated shed environmental control system incorporating heating and cooling and the use of roof insulation will control sheds to the temperatures appropriate to bird age and as outlined in the welfare code above.</p>	Both	Regular inspections by the farm manager will be undertaken to ensure compliance.	Occurrences of non-compliance will trigger remedial action.	Where non-compliance may impact on bird welfare, immediate corrective action will be undertaken. In other instances, actions are to be undertaken prior to the subsequent batch to ensure compliance.

<p>2.9.2 Effective biosecurity and general shed management complies with the requirements of the Processor, the National Biosecurity Manual and industry guidelines to minimise the risk of disease introduction to the farm.</p> <p>Wild-bird proofing on shed and silos is installed and maintained.</p> <p>Exclusion zones exist around shed complex to control entry to authorised persons, vehicles &amp; equipment.</p>	Both	<p>Inspections by the farm manager will be undertaken to ensure compliance prior to each batch of chickens being placed. Ongoing observation will be undertaken by farm manager to ensure compliance.</p>	<p>Occurrences of non-compliance or breaches will trigger remedial action.</p>	<p>Where non-compliance may impact on bird biosecurity, immediate corrective action will be undertaken. In other instances, actions are to be undertaken prior to the subsequent batch to ensure compliance.</p>
<p>2.9.3 Adjustments as needed will be made to feeder availability and height, water availability and drinker height, ventilation rates, air speed, temperature and light levels.</p>	Grower	<p>Monitoring will be undertaken via regular inspections of shed operations (typically 3 to 4 times daily).</p>	<p>Where conditions deviate from guidelines issued by the processor or the Welfare Code, corrective actions will be undertaken.</p>	<p>Immediate actions will be undertaken to correct the specific problem.</p>
<p>2.9.4 Cooling system performance is observed, adjusted and maintained to provide the operating patterns specified by Processors or equipment suppliers and to minimise litter wetting.</p>	Grower	<p>Cooling system is continuously monitored as part of the automated control system.</p>	<p>Deviation of shed temperatures and humidity from the processor's tolerances will initiate corrective action.</p>	<p>The automated shed controllers will adjust operating parameters. These can be overridden manually if necessary.</p> <p>Any irregularities will be logged, investigated and rectified as soon as practical.</p>

2.9.5 Any maldigestion of feed or observable increase in shed odour or moisture content of droppings is reported to the Processor for review (by a qualified husbandry officer).	Both	Monitoring will be undertaken via regular inspections of shed operations (typically 3 to 4 times daily).	An observable and recorded increase in droppings moisture for a three day period would typically confirm the need for a review and action.	Depending on the source of the problem, corrective actions could include bird removal, adjustment of feed formulation or treatment for poor health.
2.9.6 Bird density does not exceed those specified in the Code of <i>Accepted Farming Practice for Welfare of Poultry (Rev #1)</i> .	Processor	Total bird numbers will be checked at time of placement. Density / bird mass will be checked prior to first thin out.	The standard currently required by the Code is 40kg/m <sup>2</sup> maximum and is reviewed and updated from time to time.	Any likely exceedance will be controlled by removal of the necessary number of birds from the sheds to ensure compliance.
2.9.7 Growers record daily bird mortality and report any abnormal losses or trends to their Processor for review and action.	Both	Monitoring will be undertaken via daily recording of mortalities on the flock record sheet.	Bird mortalities at double the norm for the specific week of the batch or unusual flock appearance would be reported to the processor and trigger a review and action.	Investigation of the cause of abnormal mortalities would be immediately undertaken. Corrective action would be dependent on the identified cause of the problem.
2.9.8 The collection of dead birds from within the sheds occurs on a daily basis, or more frequently should conditions so require.	Grower	Monitoring will be undertaken via daily recording of mortalities in the flock record sheet.	Occurrences of non-compliance will trigger remedial action.	Actions are to be undertaken prior to the subsequent batch to ensure compliance.



<p>2.9.9 Disposal of dead birds is in accordance with the planning permit.</p> <p>Dead birds are composted on site and any compost generated is retained on the Broiler farm property as required by EPA standards.</p>	Both	Monitoring will be undertaken via daily recording of mortalities in the flock record sheet.	Occurrences of non-compliance will trigger remedial action.	Actions are to be undertaken prior to the subsequent batch to ensure compliance.
<p>2.9.11 Changes that will improve farm performance against EMP 2.9 objectives above will be identified and included in the future development plan for the farm at the time of the annual EMP review.</p>	Both			

## 2.10 OTHER ENVIRONMENTAL CONTROLS

**EMP Objective:** To ensure that those involved in broiler farming are environmentally aware, are trained and implement environmental and fire risk prevention and control practices.

Management Measures	Prime Resp.	Monitoring	Indicator / Trigger Level	Contingency Actions/Timing
2.10.1 Broiler farm personnel participate in briefings and other activities arranged by the industry and other bodies to increase and share knowledge of best practice production and environmental management methods. Records of training completed are kept on-site.	Both	Annual inspection of on-site records will provide confirmation.	Occurrences of non-compliance will trigger remedial action.	Corrective action is to be undertaken within the following 12 months and may include attendance or talks at Processor, Grower Branch, Chicken Care, EPA/NRE/TAFE meetings or workshops
2.10.2 The skills needed to carry out all farm activities safely, efficiently and environmentally soundly are defined. Suitable training is identified, planned, attended, recorded and reviewed. Records of training completed are kept on-site.  The Farm Service Manager will help identify training needs.	Both	Annual inspection of on-site records will provide confirmation.	Occurrences of non-compliance will trigger remedial action.	Corrective action is to be undertaken within the following 12 months and will address the deficiencies identified in the monitoring process.
2.10.3 Contingency Plans demonstrate that farm procedures and practices are proactive and cautious in their approach to foreseeable environmental risk events. Refer to Section 11.	Both	Annual inspection of contingency plans will provide confirmation.	Occurrences of non-compliance will trigger remedial action.	Corrective action is to be undertaken within the following 12 months and will address the deficiencies identified in the monitoring process.

<p>2.10.4 A Waste Minimisation Plan for all significant farm wastes is to be implemented. Refer to Waste Minimisation Plan in Appendix 1.</p> <p>Commercial waste operators are engaged to remove all farm wastes from the farm.</p>	Both	<p>Annual inspection of contingency plans will provide confirmation.</p> <p>The farm manager will regularly seek to identify opportunities and methods to reduce waste materials</p>	Occurrences of non-compliance will trigger remedial action.	Corrective action is to be undertaken within the following 12 months and will address the deficiencies identified in the monitoring process.
<p>2.10.5 Clear requirements for fire prevention are documented and communicated to all people on the farm. Fire extinguishers are provided in the control room of each broiler shed. Fire fighting hoses are provided at the centre and the ends of each shed.</p> <p>Restrictions may be applied to smoking, welding, comfort heating, vegetation burn off or other activities involving potential sources of ignition.</p>	Grower	Confirmation by annual inspection of documents and facilities.	Occurrences of non-compliance will trigger remedial action.	Corrective action is to be undertaken within the following 12 months and will address the deficiencies identified in the monitoring process.

<p>2.10.6 Appropriate facilities to prevent, detect and control fires are provided and maintained. Sheds are constructed from non-flammable materials including steel, concrete and fibreglass wool insulation. Water for fire fighting purposes is provided from the tanks which are fitted with CFA fire truck filling connections. Water can also be drawn from the dam.</p>	Both	Confirmation by annual inspection of documents and facilities.	Occurrences of non-compliance will trigger remedial action.	Corrective action is to be undertaken within the following 12 months and will address the deficiencies identified in the monitoring process.
<p>2.10.7 A fire management plan is prepared and held in the amenities service shed. All broiler farm personnel participate in briefings and training in implementing the plan.</p>	Grower	Confirmation by annual inspection of documents and facilities.	Occurrences of non-compliance will trigger remedial action.	Corrective action is to be undertaken within the following 12 months and will address the deficiencies identified in the monitoring process.
<p>2.10.8 Changes that will improve farm performance against EMP 2.10 objectives above will be identified and included in future development plans for the farm at the time of the annual EMP review.</p>	Both			

## 2.11 CONTINGENCY PLANS

EMP Objective: To provide well thought out contingency plans and triggers for all foreseeable events to complement the planning and prevention of environmental impacts in earlier sections of the EMP.

Management Measures	Prime Resp.	Monitoring	Indicator / Trigger Level	Contingency Actions/Timing
2.11.1 Documented contingency plans for all foreseeable odour and other environmental events and the trigger conditions for their implementation are defined and available on the farm.	Both	Confirmation by annual inspection of documents and facilities.	Occurrences of non-compliance will trigger remedial action.	<p>Corrective action is to be undertaken within the following 3 months and will address the deficiencies identified in the monitoring process.</p> <p>In cases where persistent or serious odour or dust problems are occurring, possible actions for consideration include increased litter depth, reduction in bird density, increased ventilation to dry litter, changed feed, earlier or emergency bird removal, dietary or odour control additives, air/dust system redesign, dispersion stacks and others. The choice of action(s) to be undertaken will be determined by the grower and processor together and will be dependant on the identified cause of the problem.</p> <p>Operational changes for persistent problems should be made within one week.</p>

<p>2.11.2 In the event of an emergency where large numbers of dead birds must be removed, a bird disposal contractor having the capacity to remove large numbers of dead birds within 24 hours will be employed to remove the dead birds.</p>	Both	<p>Confirmation by annual inspection of documents recording details of potential contractors and any instances of removal of large numbers of dead birds.</p>	<p>Occurrences of non-compliance will trigger remedial action.</p>	<p>Corrective action is to be undertaken within the following 3 months and will involve the identification of potential contractors and recording of their contact details.</p>
<p>2.11.3 Adequate means of disposal of dead birds in the event of an emergency disease outbreak or catastrophic mortalities are available, are used under direction of the State Chief Veterinary Officer and achieve the optimum overall health, environmental and economic outcome. This would normally involve off-site removal to a licensed landfill.</p>	Both	<p>Off-site dead bird removal will be undertaken by a licensed contractor under the direction of the State Chief Veterinary Officer.</p> <p>Compliance with such directives will be recorded in the flock record sheet.</p>	<p>Occurrences of non-compliance will trigger remedial action.</p>	<p>Any instances of non-compliance will be reviewed in association with the State Chief Veterinary Officer.</p>
<p>2.11.4 Chemical or fuel spill contingency plans and clean-up equipment and materials are available and meet the Material Safety Data Sheet (MSDS) and other supplier recommendations.</p> <p>Clean up equipment and materials are kept within the machinery shed. Relevant documentation is maintained on-site in the amenity service shed.</p>	Both	<p>Confirmation by annual inspection of documents and equipment.</p>	<p>Occurrences of non-compliance will trigger remedial action.</p>	<p>Deficiencies in the fuel spill contingency plans or clean up equipment will be rectified prior to the commencement of the subsequent batch.</p>

<p>2.11.5 Documented fire emergency control and response plan (Fire Management Plan) is located in the amenity service shed. This is practiced and updated for lessons learned from drills or actual events.</p> <p>Emergency drills will be undertaken every six months and plans updated where necessary.</p>	Both	Confirmation by annual inspection of the plan and documents recording details of drills or actual events.	Occurrences of non-compliance will trigger remedial action.	Corrective action is to be undertaken within the following 3 months and will involve updating the plan / conducting drills as necessary.
<p>2.11.6 Contract transport drivers are trained and familiar with their transport emergency response plan. A documented transport emergency plan is kept on-site.</p>	Both	Confirmation by annual inspection of the plan.	Occurrences of non-compliance will trigger remedial action.	Corrective action is to be undertaken within the following 3 months and will involve the provision of the transport emergency plan.
<p>2.11.7 Changes that will improve farm performance against EMP 2.11 objectives above will be identified and included in the future development plan for the farm at the time of the annual EMP review.</p>	Both			

## 2.12 COMMUNITY PARTICIPATION

**EMP Objective:** To provide processes for consultation with farm neighbours and the local Council so that their concerns and expectations are understood.

Management Measures	Prime Resp.	Monitoring	Indicator / Trigger Level	Contingency Actions/Timing
2.12.1 All company and farm staff members demonstrate commitment to openness and two-way dialogue with all interested parties. Neighbour contacts and complaints will be logged in the community liaison and complaints records.	Both	Confirmation by annual inspection of the community liaison and complaints records.  This will be compared with published industry average performance.	Significant variation from published industry average performance will trigger a review.	A review will be conducted to determine reasons for significant variance from published industry average performance.
2.12.2 Ways are sought to brief the community on the risks, controls and benefits of the meat chicken industry. Activities will be recorded in the community liaison and complaints records.	Both	Confirmation by annual inspection of the community liaison and complaints records.	Persistent complaints by neighbours will trigger a review of actions undertaken.	The review will be conducted to determine reasons for persistent complaints and the types of briefings given to neighbours / community.
2.12.3 Staff, neighbours and local Council will be briefed on the selected goals and targets, their rationale and historical performance.  Annual contact with Council Planning Officers will be undertaken. Implementation is recorded in the community liaison and complaints records.	Grower	Confirmation by annual inspection of the community liaison and complaints records.	Persistent complaints by neighbours will trigger a review of actions undertaken.	The review will be conducted to determine reasons for persistent complaints and the types of briefings given to neighbours / community.



<p>2.12.4 All complaints received are viewed as opportunities for improvement and addressed in a positive and co-operative manner. Neighbour complaints will be recorded in the community liaison and complaints records.</p> <p>A written copy of complaint details using forms in the Victorian Code for Broiler Farms or similar will be provided by Council or other responsible authority to Growers promptly (typically within one day) to allow remedial action to be undertaken within one week where possible.</p> <p>An initial response to the complaint will be provided within 24 hours of receipt of complaint details.</p>	Both	Confirmation by quarterly inspection of the community liaison and complaints records.	Occurrences of non-compliance will trigger remedial action.	The review will be conducted to determine reasons for non compliance.
<p>2.12.5 All complaints received including their type, complainant details and actions taken are recorded in the community liaison and complaints records.</p>	Grower	Confirmation by annual inspection of the community liaison and complaints records.	Occurrences of non-compliance will trigger remedial action.	The review will be conducted to determine reasons for non compliance.

2.12.6 Regular liaison with the local Council will take place over complaints received and on upset conditions that occur with potential to impact nearby residents. This liaison is to be recorded in the community liaison and complaints records.	Grower	Confirmation by annual inspection of the community liaison and complaints records.	Occurrences of non-compliance will trigger remedial action.	The review will be conducted to determine reasons for non compliance.
2.12.7 Complaints resolution using the local Council and industry processes and the Special Audits as outlined in the Code will be followed where required. The resolution activities will be recorded in the community liaison and complaints records.	Both	Confirmation by annual inspection of the community liaison and complaints records.	Occurrences of non-compliance will trigger remedial action.	The review will be conducted to determine reasons for non compliance.  Potential resolution mechanisms may be found in various industry guidance documents.
2.12.8 The results of complaints, corrective actions, complaint resolution activities and audits are available to local Council and to neighbours. The availability of this information will be advised at the annual Council briefing outlined in Section 2.12.3.	Grower	Confirmation by annual inspection of the community liaison and complaints records.	Occurrences of non-compliance will trigger remedial action.	The review will be conducted to determine reasons for non compliance.
2.12.9 Records of the properties, procurement and use of chemicals are maintained and available to the local Council.	Grower	Confirmation by annual inspection of the community liaison and complaints records.	Occurrences of non-compliance will trigger remedial action.	The review will be conducted to determine reasons for non compliance.

2.12.10 Changes that will improve farm performance against EMP 2.12 objectives above will be identified and included in the future development plan for the farm at the time of the annual EMP review.	Both			
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### **3.0 IMPLEMENTING THE EMP**

#### **3.1 OPERATIONS AND INCIDENT RECORDS**

The operator will maintain a flock record sheet of their regular monitoring of the parameters or indicators identified in Section 2. This flock record sheet will be maintained on the farm to record the monitoring and corrective / contingency actions undertaken in situations and incidents considered to be outside normal operating parameters.

This record sheet will be used in formulating operating targets for the next year and may be of assistance in the resolution of complaints.

#### **3.2 INCIDENT INVESTIGATION**

The operator and their processor will carry out a post-incident review of the causes of any significant incident and of the effectiveness of actions taken under the contingency plan for that incident. Both the grower and processor will undertake corrections to the root causes of the problem when identified. Results of individual incidents will be provided to the local Council and discussed with neighbours when requested.

### **4.0 AUDITING AND REPORTING**

#### **4.1 BIENNIAL FARM ASSESSMENT AGAINST EMP AND PLANNING PERMIT**

A biennial assessment of the compliance with the site EMP and the Planning Permit and of the adequacy of the actions taken to meet farm improvement objectives and targets will be made and signed by the Grower, the Processor and a JASANZ accredited auditor. The latter will be a Processor employee.

This assessment will use an audit document containing all the elements of the EMP and be conducted in detail sufficient to evaluate or confirm to the responsible authority that planning permit requirements are met.

The Grower and the Processor will retain audit documents for five years.

The audit will form the basis of the annual review of the EMP by the grower and processor.

The frequency of assessments and reviews may be adjusted based on the performance of the farm and with the agreement of the local Council.

Proof of the completion of the audit must be provided to Council at the conclusion of the audit. The grower will provide a copy of the full audit report to Council upon request.

#### **4.2 COMPLAINTS HANDLING**

As outlined under measures for Community Participation, complaints will be addressed as legitimate community concerns and opportunities for improvement. Where a verified off-site complaint occurs, the principles and measures outlined in the National Environmental Management System for the Meat Chicken Industry – Rural Industries Research & Development Corporation Publication No, 03/038 may be adopted and implemented.

All complaints wherever received must be passed on to the grower within one working day and the grower must be advised in writing of a validated complaint within one day of its confirmation, so that causes and corrective actions can be identified and implemented.

When received, the grower, a suitably qualified processor employee and where possible a local Council or EPA officer and the complainant will investigate the problem. Complaints lodged with the responsible authority may trigger a Special Audit as outlined in the Code. Results will be provided to the local Council or EPA.

### **4.3 PUBLIC AND LOCAL COUNCIL REPORTING**

A summary of the results of the audit will be provided on request to the local Council. Other interested parties may request summaries from the council or the grower

## APPENDIX 1 - WASTE REMOVAL PLAN

### BROILER FARM – Lot 6/TP98420 3280 Pyrenees Highway, Moolort, Victoria 3465

The following table outlines the potential wastes generated on the farm and their minimisation and disposal methods.

<b>Waste Type</b>	<b>Disposal Method</b>
Spent Litter	Removed from sheds and taken off site
Dead Birds	Collected daily from sheds and composted on site
Chemical Containers	Returned to suppliers for re-use
General Waste	Collected in Cleanaway bins and removed offsite

**PLANNING APPLICATION REPORT**  
**DEVELOPMENT AND USE OF LAND FOR A 6 SHED BROILER FARM**  
**Lot 6, TP98420 – 3280 Pyrenees Highway Moolort, VIC 3465**

**APPLICANT: Ian Hurse**

**March 2024**

**DEVELOPMENT AND USE OF LAND FOR A 6 SHED BROILER FARM  
Lot 6/TP98420 – 3280 Pyrenees Highway Moolort, VIC 3465**

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**Attachments**

- Attachment 1: Broiler Farm Proposal Summary
- Attachment 2: Broiler Code Application Checklist
- Attachment 3: Broiler Code Standards Compliance
- Attachment 4: Site Engineering Plans
- Attachment 5: Titles
- Attachment 6: Landscaping Plans
- Attachment 7: Environment Management Plan
- Attachment 8: Traffic Management Plan



## **PLANNING REPORT PROPOSED 6 SHED BROILER FARM**

### **1 Subject Land and Proposal Summary**

This report supports an application to develop and use land at Lot 6/TP98420 – 3280 Pyrenees Highway Moolort, VIC 3465 (“Broiler Farm Property”) for a 6 shed Class B broiler farm for the growing of up to 400,000 chickens (“Pavilion Farm 10”). The application is made by Mr Ian Hurse who is the owner of the Broiler Farm Property (the “Applicant”).

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 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 Property. The separation distance required for a 400,000 bird broiler farm calculated under Formula 1 of the Code is 686 metres (“Minimum Separation Distance”).

Each of the above is satisfied by the proposed development.

The Minimum Separation Distance includes the following land not owned by the Applicant:

1. Lot 13A-4/PP3155;
2. Lot 7 – TP98420;
3. Lot 1 – TP605023;
4. Lot 1 - TP758224 and
5. A portion of Bald Hill Road and associated road reserve

*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 but where the separation distance does not cover more than 50% of the land includes the following:

- Lot 13 – 4/PP3155; and
- Lot 7 – TP98420.

Two small parcels of land known as Lot 1 TP605023 (approx. 2ha) and Lot 1 TP758224 (approx. 0.6ha) are 100% enclosed within the Minimum Separation Distance. It is proposed by the Applicant that this land can never be used for the development of a dwelling or other sensitive use

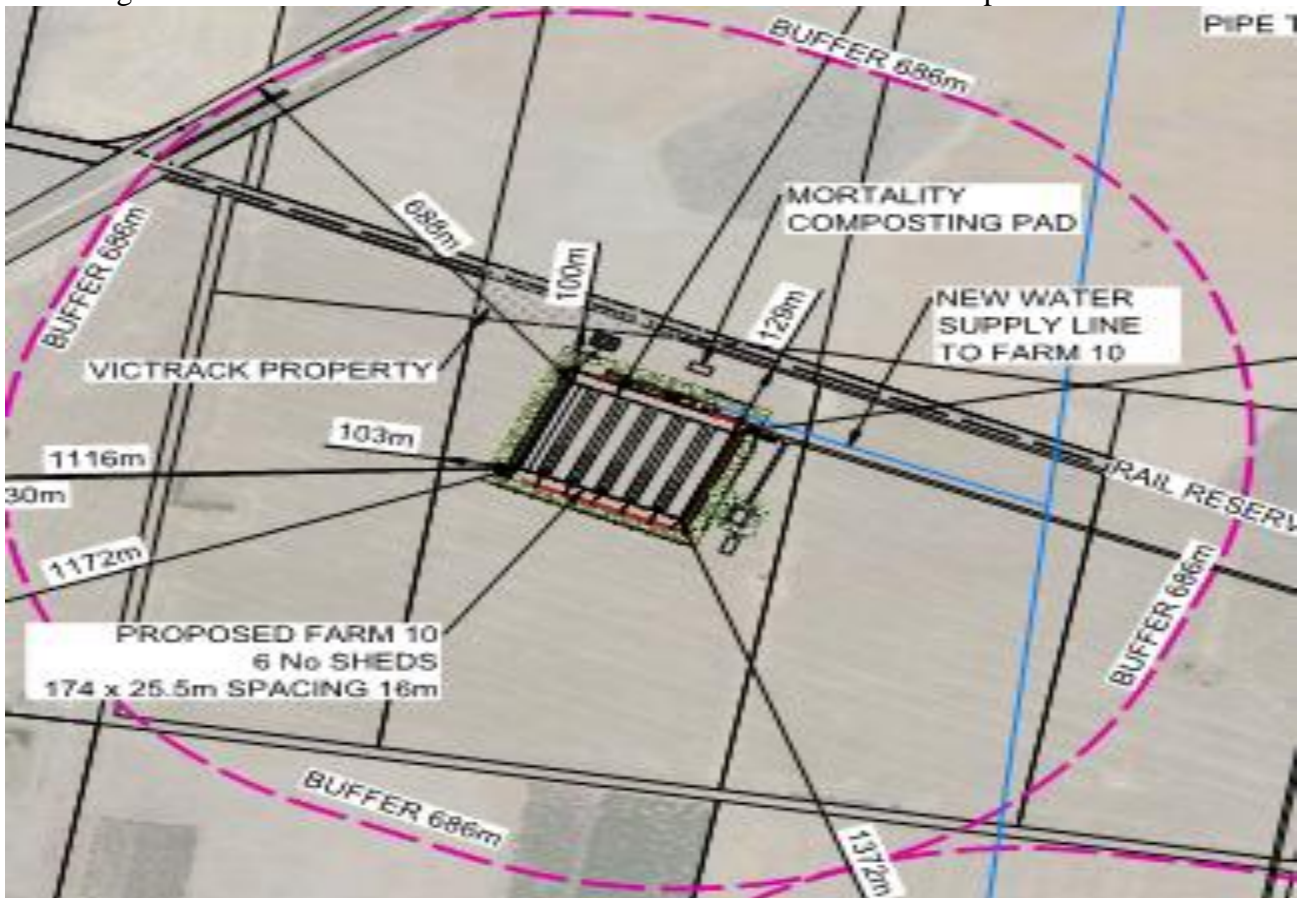
in a farming zone and as such Approved Measure E1 M5.1 is not to be considered by the relevant authority in deciding on this permit application.

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

The remaining parcels of land within the Minimum Separation Distance owned by the Applicant include the following:

Title Details	Owner
Lot 1, TP98420	Ian Hurse
Lot 3, TP98420	Ian Hurse
Lot 4, TP98420	Ian Hurse
Lot 4, TP900526	Hurse Land Pty Ltd
Lot 5, TP900526	Hurse Land Pty Ltd
Lot 6, TP900526	Hurse Land Pty Ltd
Lot 7, TP900526	Hurse Land Pty Ltd
Lot 8, TP900526	Hurse Land Pty Ltd
Lot 9, TP900526	Hurse Land Pty Ltd
CA 6C, Sec 4 Moolort	Hurse Land Pty Ltd
Lot 14A1 ~ 4/PP3155	Hurse Land Pty Ltd

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



The broiler farm footprint will occupy approximately 13 acres of land (53,000 square metres) with the remainder of Broiler Farm Property continuing to be used for cropping.

It is proposed that transport vehicle access to Pavilion Farm 10 will be via a driveway from Pavilion's existing Farm 8 which currently has access from the Pyrenees Highway. This access is proposed rather than accessing the property from the closer Bald Hill Road to limit disturbance to 4 third party houses along the traffic route on Bald Hill Road. It is proposed that all the traffic to the Broiler Farm Property will access Bald Hill Road, on which this part of Bald Hill Road comprises only one dwelling owned by the applicant.

The subject land is generally flat with no trees and no existing improvements. The development and use of the land does not involve any native vegetation removal.

## **2 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;
- Amenities buildings;
- Energy Centre building;
- 3 water storage tanks and a water settling pond
- An extension of a 150mm PVC water line to the farm from an existing waterline;
- A all weather access road from the Pyrenees Hwy; 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 broiler 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>. Refer to Attachment 4 for a copy of the Site Engineering Plan.

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 4 show the shed floor levels and existing ground levels.

Shed construction will include concrete dwarf walls with an above ground height of 150mm.

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 southern 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.

The heating of the sheds is controlled via hot water heaters. The hot water heating is maintained by a wood chip boiler which is the most sustainable way of heating sheds, The wood chip boiler redundancy is provided by standby LPG water boilers.

Ventilation and subsequent temperature and environment control will be automated via the use of a computerized 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 Water Pipeline**

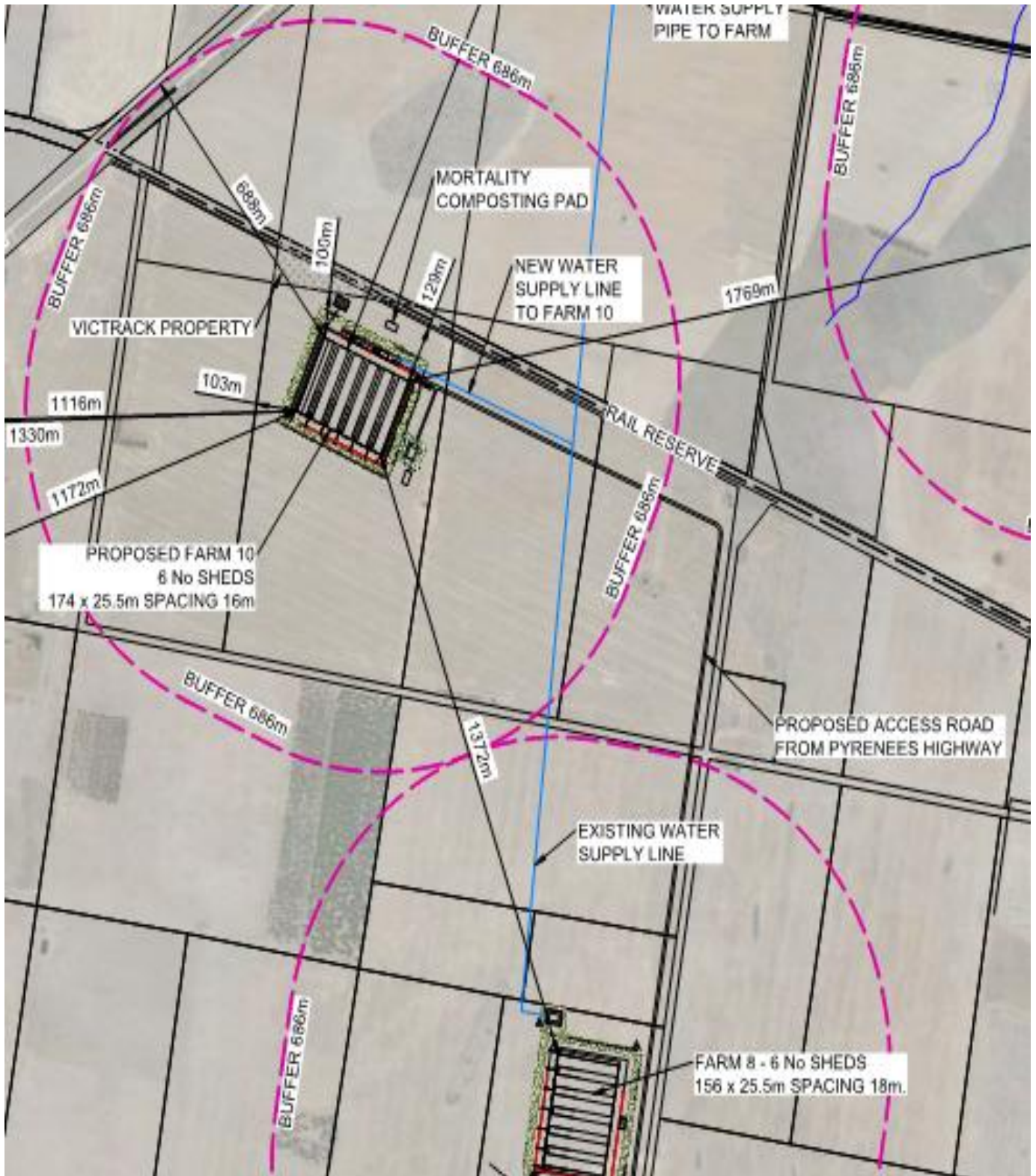
The development will require an extension of a waterline from an existing water line as shown in the diagram below. The blue line in the diagram below shows an existing water pipeline (vertical blue line) and an extension of this line to the proposed Farm 10 (horizontal blue line). The waterline extension will be 150mm PN 12 PVC pipe.

The land on which the water pipeline extension is to be built on, other than the land comprising the proposed development is at 3280 Pyrenees Hwy, Moolort (Lot 3, TP98420). This land is currently entirely used for cropping and contains no native vegetation.



### 3.3 Access Road

It is proposed that a 6 metre wide all weather access road will be built to the farm from an existing Pavilion Farms Broiler farm located at CA 145C – PP3155, 3280 Pyrenees Highway, Moolort (“Farm 8”). The access road would pass on the east side of farm 8 and head north and turn west to farm 10 as shown in the diagram below.



Farm 8 has an existing DoT approved entrance from the Pyrenees Highway that provides a passing lane for

traffic to pass any vehicles turning right into the property.

The access road will travel approx. 1.1 kilometres north of Farm 8 and turn West for approximately 650 metres on entry into Farm 10. The land between the Farm 8 and Farm 10 land is all owned by Ian Hurse and comprises the following:

1. CA14A2 PP3155;
2. CA14A1 PP3155;
3. Lot 4, TP98420; and
4. Lot 3 TP98420.

### **3.4 Operation Detail**

The farm will operate 24 hours a day 365 days a year in the growing of broilers. Most 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 (0419 533 127 [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 via a private pipeline with fresh water from Tullaroop Creek to a central water filtration system at 705 Baringhup Road, and distributed to Pavilion Farms' operating farms on surrounding land. The fresh water is filtrated and chlorinated and piped to 3 storage tanks at the farm 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 creek. A bore and desalination system also exists at the water processing site as redundancy to the fresh water system. Water will be fed from the on farm storage tanks into an automatic drinking system within the sheds. This system will be fitted with driplless 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 3 phase connection to the Powercor grid in the vicinity of the site with 2 standby diesel generators used as back up to the grid power network.

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 standards.

### **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 proposed that the transport access to Pavilion Farm 10 will be via a driveway from Pavilion's



existing Farm 8 which currently has access from the Pyrenees Highway.

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 Pyrenees Highway (which is a major arterial road). At its existing entrance from Pyrenees Highway, Pavilion Farms has built a passing lane to assist the flow of traffic in the event of vehicles turning right into Pavilion Farms' property.

### **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.

### **3.7 Machinery Shed and Amenities Building**

In addition to the broiler sheds it is proposed to construct a energy centre, 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 4. They form part of the development complex and will share the same entrance as the broiler farm.

### **3.8 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 instanced are to be directed to the Farm Manager. 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.

The Central Goldfields Planning Scheme requires that applications for a permit to develop a Broiler Farm demonstrate the considerations and requirements of the Code.

Refer to Attachment 2 – Broiler Code Application checklist and Attachment 3 - Broiler Code Standards Compliance for details of how this applications complies with all the requirements of the Code.

Under Chapter 5 of the Code, the proposed broiler farm is classified as a Class B Broiler Farm as the following applies:

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 Property. The separation distance required for a 400,000-bird broiler farm calculated under Formula 1 of the Code is 686 meters.

Diagram 1 on page 4 of this report shows that there are no sensitive uses with in 686m of any wall of any of the 6 sheds comprising the proposed development.

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

1. A house at 1069 Bald Hill Road approx. 1,338 metres South-West of the proposed development;
2. A house at 160 Bald Hill Road approx. 1,124 metres South-West of the proposed development; and
3. A house at 128 Bald Hill Road approx. 1,128 metres South-West 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	678m	300m	Satisfied
Non-Potable Water Supply	30m	100m	Satisfied

#### **4 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 5.

## 5 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 2,500 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 are no places of heritage significance identified on the site.

## **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. 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.

**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.

## **6 Overlay Control**

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

## **7 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.

### **7.1. 7.1 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 Code – refer to Attachment 4 – Site Engineering Plans for details of the farm location and site design. 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 1,500 metres to the north east 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 Applicant. 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.

## **7.2. 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 10 Landscape Report 091221

### **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 approx. 500 metres from the proposed broiler farm.

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

### ***Site access***

The access point and farm access road will be via Bald Hill Road which is constructed to enable all- weather access and rated for B Doubles.

### ***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.

## **7.4. 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.

## **7.5. 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 composted on the Broiler Farm Property. All compost will be retained on the Broiler Farm Property as required by EPA standards.

### ***Chemical waste***

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

## **7.6. 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.

## **8 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 391,500 birds.

The development of the land is consistent with both State and local planning policy and satisfies the objectives and standards set out 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 Applicant  
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Wattletree Road PO  
Malvern East VIC 3145  
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## Attachment 2: Broiler Code Application Checklist

Checklist for permit Applicant 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 5 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 5 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 5 of this Planning Report
Site analysis and design overview, including: Rationale for the siting and design of the proposed development	YES	Refer to Section 7.1 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 5 & 7.1 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 7 and Attachment 3 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 50</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 no vegetation – the development plan does not involve the removal of any trees or other native vegetation</p> <p>8. N/A for a class B farm</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 2.2 and 7.5 of this Planning Report</li> <li>6. Refer to Section 2.2 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 10 Architechtural Drawings”</li> <li>2. “Pavilion Farm 10 Architechtural Drawings”</li> <li>3. Refer to Section 7.3 of this Planning Report</li> <li>4. Refer to Section 7.2 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 10 Architectural Drawings</li> <li>7. Refer to Section 2.2 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 10 Traffic Management Plan</li> <li>2. Pavilion Farm 10 Traffic Management Plan</li> <li>3. Pavilion Farm 10 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 10 Landscape Report and the accompanying Pavilion Farm 10 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 10 EMP Report
<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 – Broiler Code Standards Compliance

<b>E1: LOCATION, SITING AND SIZE</b>	
<p><u>OBJECTIVE, ELEMENT 1</u></p> <p>To ensure the location and size of the broiler farm, and the siting of the broiler sheds, temporary litter stockpiles, compost piles and litter spreading areas:</p> <ul style="list-style-type: none"> <li>• minimise the risk of adverse amenity impacts on nearby existing, planned and potential future sensitive uses as a result of odour, dust and noise</li> <li>• do not adversely affect the use and development of nearby land</li> <li>• avoid pollution of ground and surface waters</li> <li>• avoid adverse impacts on the visual quality of the landscape</li> <li>• minimise biosecurity risks.</li> </ul>	
<p><b>STANDARD E1 S1: AMENITY PROTECTION</b></p> <p>Adverse impacts on the amenity of the surrounding area are minimised by ensuring broiler sheds, temporary litter stockpiles, compost piles and litter spreading areas are adequately separated from existing and planned residential and rural living areas, sensitive uses and broiler farm property boundaries.</p>	
Approved measures	Comment
<p><b>E1 M1.1</b></p> <p>The nearest external edge of a new or existing broiler shed(s) or temporary litter stockpile / compost pile is / are set back by at least 1000 m from the boundary of a:</p> <ul style="list-style-type: none"> <li>• residential zone, urban growth zone or other urban zone where housing is a primary purpose of the zone, or</li> <li>• future residential area, shown on a plan or strategy incorporated in the planning scheme.</li> </ul>	<p>The nearest external edge of the sheds is located more than 1000 m.</p>

**Attachment 4 - Site Engineering Plans 280823**

**Attachment 5 – Land Titles**

**Attachment 6 – Pavilion Farm 10 Landscape Report**

**Attachment 7 – Pavilion Farm 10 EMP**

**Attachment 8: Traffic Management Plan**

Poultry Farm 10  
3280 Pyrenees Highway  
Carisbrook Flora and Fauna  

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Assessment

Final

A report to  
Pavilion Farms

Prepared by  

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**Mark Trengove Ecological Services**

October 2023  

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## Document version

Version	Date	Prepared by
Draft for client	28 September 2023	Mark Trengove
Final	03 October 2023	Mark Trengove

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# 1 INTRODUCTION

## 1.1 *Project Background*

An area of land situated at 3280 Pyrenees Highway Carisbrook is proposed to be disturbed for the construction of Poultry Farm 10. This report was commissioned by Pavilion Farms to assess the quantity and significance of any native vegetation that might be present in the subject site.

Under Clause 52.17 of the Planning Scheme, the State has gazetted the Native Vegetation Removal Regulations. The Native Vegetation Removal Regulations ‘introduce a risk based approach to assessing applications to remove native vegetation’. (Department of Environment, Land, Water and Planning [DEECA] website i).

Refer to Section 4.2 for further discussion.

## 1.2 *Objectives*

The objectives of this investigation are to:

- Describe the flora and fauna values of the land.
- Evaluate the conservation significance of the land.
- Assess any potential impacts of the proposed development.
- Assess the implications of relevant government policy and legislation (State Clause 52.17, state FFG Act and Commonwealth EPBC Act).

## 1.3 *Study Area*

The study area is an area of private land at Lot 7 TP98420, 3280 Pyrenees Highway Carisbrook.

The study area has a history of grazing and cropping and appears to have been subjected to ploughing, rock removal and nutrient enrichment.

Both the proposed vehicular access from Pyrenees Highway and water supply pipeline also traverse land that has a history of grazing and cropping and appears to have been subjected to ploughing, rock removal and nutrient enrichment.

The study area is located within the Central Goldfields Shire and is zoned Farming Zone. The study area is within the Victorian Volcanic Plains bioregion and is located within the North Central Catchment Management Authority area (DEECA Website ii).

The location of the study area is shown on Figure 1.



## **2 METHODS**

### **2.1 *Taxonomy***

Scientific names for plants follow the Vicflora (RBG website i). Common names for plants follow the Flora of Victoria Vols 2-4 (Walsh and Entwisle 1994-1999).

### **2.2 *Literature and Database Review***

Relevant literature and databases, including data from the NVIM tool (DEECA website ii), the Victorian Naturekit (DEECA website iii) and the Victorian Biodiversity Atlas (DEECA website vii), and Commonwealth EPBC Act were reviewed.

### **2.3 *Field Survey***

#### **Flora**

The site was inspected on foot on the 20<sup>th</sup> of September 2023. The entire study area was traversed. Records were taken of all indigenous vascular plant and dominant exotic plant species. Observations were made of the existing habitat values. A casual survey of vertebrate fauna was undertaken. Native vegetation was mapped.

#### **Fauna**

The study site was assessed on the 20<sup>th</sup> of September 2023 to determine the value of the site for terrestrial vertebrate fauna. All species of vertebrate fauna observed during the assessment were noted and active searching for fauna was undertaken. This included direct observation, searching under rocks and vegetations, examination of tracks and scats and identifying calls. Particular attention was given to searching for significant species and their habitats. Fauna species were recorded with a view to characterising the values of the site and were not intended to provide a comprehensive survey of all fauna that has potential to utilise the site over time.

Mark Trengove is a suitably qualified and experienced ecologist and a Vegetation Quality Assessment DEECA accredited practitioner.

### **2.4 *Limitations***

The assessment was conducted during spring, a time of year that are suitable for the detection of most flora species likely to occur on site. The site was slashed and ungrazed at the time of survey.

Due to the overwhelmingly degraded condition of the study area vegetation, the site inspection is considered sufficient to assess the ecological values of the site. The flora survey includes only vascular flora. The fauna survey includes only vertebrate fauna.

There are not considered to be any significant limitations to the finding of this study.

## **2.5 Defining Significance**

A number of criteria are applied in order to assess the significance of flora species and vegetation communities. The definition of the criteria is detailed in Appendix 1.

## **2.6 Defining and Assessing Vegetation**

Native vegetation in Victoria has been defined by DEECA as belonging to two categories. These are:

### **Patch native vegetation**

Patch native vegetation is either:

- any area of vegetation where at least 25 per cent of the total perennial understorey plant cover is native.
- any area with three or more native canopy trees where the canopy foliage cover is overlapping.
- Areas of current wetlands as mapped by DEECA.

### **Scattered Tree native vegetation**

Scattered tree native vegetation is:

- a native canopy tree that does not form part of a patch.

### **Habitat Hectares**

Habitat hectares (Vegetation Quality Assessment v1.3) is a site-based measure that combines extent and condition of native vegetation. The current condition of native vegetation is assessed against a benchmark for its Ecological Vegetation Class (EVC). EVCs are classifications of native vegetation types. The benchmark for an EVC describes the attributes of the vegetation type in its mature natural state, which reflects the pre-settlement circumstances. The condition score of native vegetation at a site can be determined through undertaking a habitat hectare assessment.

The habitat hectares of native vegetation is calculated by multiplying the current condition of the vegetation (condition score) by the extent of native vegetation.

(DEECA website ii).

### 3 RESULTS

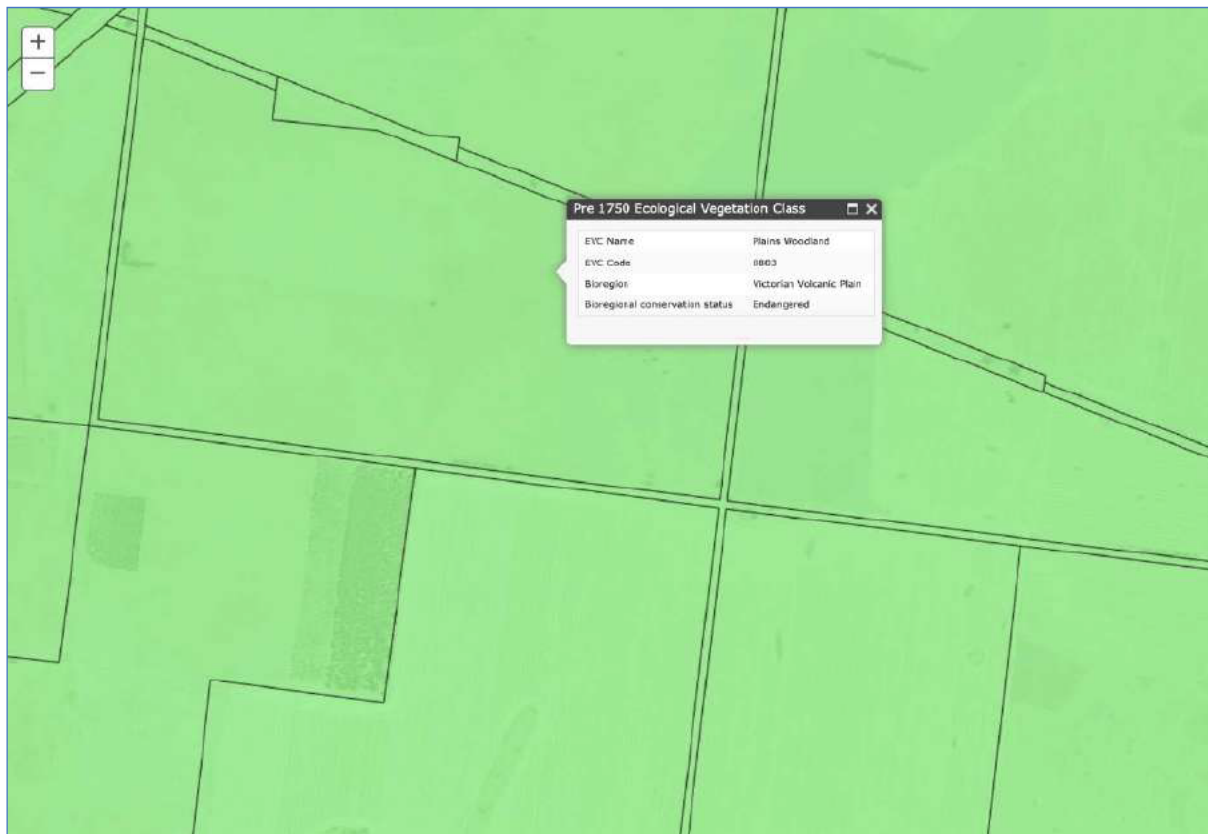
#### 3.1 Ecological Vegetation Class

Ecological Vegetation Classes (EVCs) are the primary level of classification of vegetation communities within Victoria. An EVC contains one or more plant (floristic) community and represents a grouping of vegetation communities with broadly similar ecological attributes. Classification of EVCs in this report follows Oates and Taranto (2001).

The pre-1750 EVC mapping of the study area undertaken by DEECA (DEECA Website i) indicates that the study area was comprised of EVC 803 Plains Woodland. EVC 803 Plains Woodland is described as a grassy or sedgy woodland to 15 m tall with large inter-tussock spaces potentially supporting a range of annual or geophytic herbs adapted to low summer rainfall, with low overall biomass. Mostly occurs on terrain of low relief in areas receiving <600 mm rainfall per annum. Fertile, sometimes seasonally waterlogged, mostly silty, loamy or clay topsoils, with heavy subsoils, derived largely from former Quaternary swamp deposits. EVC 803 Plains Woodland is currently listed as ‘Endangered’ in the VVP bioregion (DEECA website ii).

The current study records no native vegetation that accords with EVC 803 Plains Woodland within the study area (Table 1 and Plates 1-5).

Refer to Figure 2 for DEECA EVC mapping.



**Figure 2.** Distribution of EVCs pre-1750 (DEECA Website ii).

### 3.2 Flora

No native vascular plant species were recorded from the study area. Refer to Table 1 for a list of naturalised vascular plant species recorded for the study are this survey.

Botanical Name	Common Name	Status
<i>Acetosella vulgaris</i>	Sheep Sorrel	Exotic
<i>Arctotheca calendula</i>	Capeweed	Exotic
<i>Dactylis glomeratus</i>	Cocksfoot	Exotic
<i>Ehrharta erecta</i>	Panic Veldt-grass	Exotic
<i>Hypochaeris radicata</i>	Flatweed	Exotic
<i>Phalaris aquatica</i>	Canary Grass	Exotic
<i>Romulea</i> spp.	Onion grass	Exotic
<i>Triticum</i> spp.	Wheat	Exotic

**Table 1.** Naturalised vascular plant species recorded this survey, botanical name, common name and status.

#### Status

Exotic – Exotic taxon.

### 3.3 Vegetation Condition

The vegetation of the study area is described as follows:

- The entirety of the site, which consists of relatively consistent cropping paddocks, sown to wheat, that carry no native vegetation (Plates 1-5).

### 3.4 Vertebrate Fauna

A general fauna inspection of the study area recorded one vertebrate faunal species. This is comprised of one Locally significant native bird species, Australian Raven.

Refer to Table 2 for a list of vertebrate faunal species recorded this survey, including status and method of observation.

Scientific Name	Common Name	Record	Status
Birds			
<i>Corvus coronoides</i>	Australian Raven	Sighted	Local

**Table 2.** Vertebrate fauna species identified, scientific name, common name, method of record and conservation status.

## **4 ECOLOGICAL SIGNIFICANCE**

### **4.1 Significant Flora**

All recorded vascular native vegetation is exotic (*refer to* Table 1 and Appendix 1).

### **4.2 Significant Plant Communities**

EVC 803 Plains Woodland is an *Endangered* EVC within the Victorian Volcanic Plains Bioregion (*refer to* 3.1).

### **4.3 Significant Fauna**

No National, State or Regional conservation significant vertebrate fauna species were recorded.

One Locally significant native bird species, Australian Raven, was recorded.

Refer to Table 2 for a list of vertebrate fauna species identified during the survey.



## **5 LEGISLATION AND GOVERNMENT POLICY**

### **5.1 Commonwealth**

#### **5.1.1 Environment Protection and Biodiversity Conservation Act (1999)**

The Environment Protection and Biodiversity Conservation (EPBC) Act (1999) was established to ‘promote the conservation of biodiversity by providing strong protection for listed species and communities in the Commonwealth and for protected areas, Ramsar sites, Commonwealth Reserves, conservation zones and World Heritage sites, etc’.

The EPBC Act applies to developments and associated activities that have the potential to significantly impact on matters protected under the Act. Under the Act, unless exempt, actions require approval from the Australian Government Minister for Environment and Heritage if they are likely to significantly impact on a ‘matter of national environmental significance’. There are currently seven matters of national environmental significance (NES):

- World Heritage properties;
- National Heritage properties;
- nationally listed threatened species and ecological communities;
- listed migratory species;
- Ramsar wetlands of international significance;
- Commonwealth marine areas; and
- nuclear actions (including uranium mining).

Any person proposing to take an action that may, or will, have a significant impact on a matter of national environmental significance must refer the action to the Australian Government Minister for Environment and Water Resources for determination as to whether the action is a ‘controlled action’ or is not approved.

Grassy Eucalypt Woodland of the Victorian Volcanic Plain is an ecological community that is listed as ‘Critically Endangered’ under the EPBC Act (EPBC Website i). The study area would once have carried vegetation that was part of the Grassy Eucalypt Woodland of the Victorian Volcanic Plain community.

#### **5.1.2 Implications**

Due to the degraded nature of the study area (i.e., 0% cover value of native vegetation) the site is classified as being of ‘low condition’ (EPBC website ii). It is therefore assessed that there are no implications for the current proposal under the EPBC Act.

## **5.2 Native Vegetation Permitted Clearing Regulations**

Under Particular Provision (Native Vegetation Clause 52.17) the State has gazetted the Native Vegetation Permitted Clearing Regulations, updated in December 2017. The Regulations ‘introduce a risk based approach to assessing applications to remove native vegetation’ (DEECA website i).

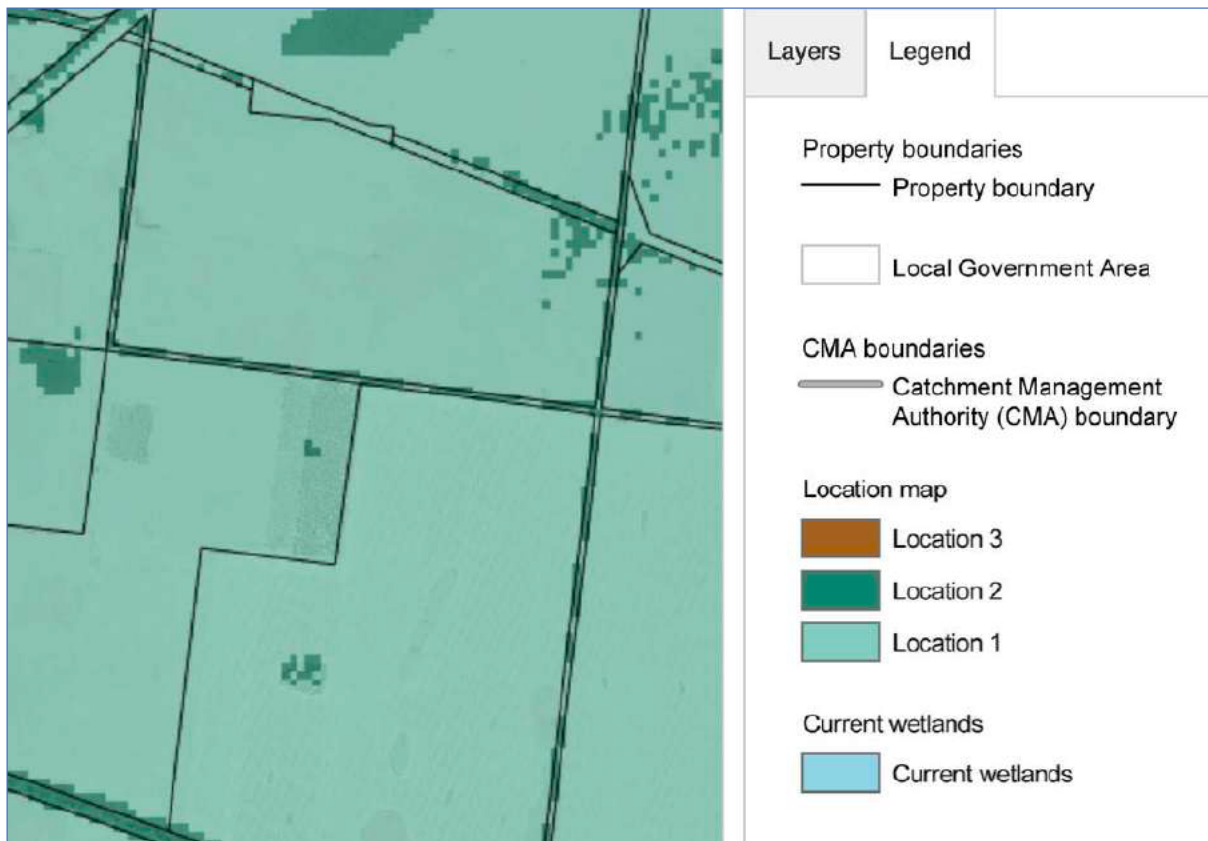
The purpose of Clause 52.17 is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) the *Guidelines*:

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation. (DEECA Website i).

When native vegetation removal is permitted, an offset must be secured which achieves a no net loss outcome for biodiversity. To achieve this the offset makes a contribution to Victoria’s biodiversity that is equivalent to the contribution made by the native vegetation that was removed. The type and amount of offset required depends on the native vegetation being removed and the contribution it makes to Victoria’s biodiversity.

Implications for the current proposal are discussed as follows. Refer to Figure 3 for Location mapping (DEECA data).



**Figure 3.** Distribution of vegetation according to ‘Location’. Green equates to ‘Location 1’ (i.e., lowest risk), dark green equates to Location 2 (i.e., medium risk). (DEECA Website i). The study area is located within Locations 1 and 2. The proposal requires the removal of Location 2 native vegetation.

### 5.2.1 Patch Native Vegetation

Under the Native Vegetation Permitted Clearing Regulations, any areas of patch native vegetation that are proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

No patch native vegetation was recorded for the study area.

### 5.2.2 Scattered Tree Native Vegetation

Under the Native Vegetation Permitted Clearing Regulations, any scattered tree native vegetation that is proposed to be removed are subject to protection/and or recruitment offsets, depending upon the characteristics of the site.

Scattered trees, that is, mature native canopy trees that exist outside of a patch, are also assessed under the Regulations. Within the bioregion, EVC 803 has *Eucalyptus* spp and *Allocasuarina* spp as ‘canopy trees’. For practicality, a standard extent amount has been developed for scattered trees, based on the habitat hectare assessment method.

No scattered tree native vegetation was recorded for the study area.

### **5.2.3 Implications**

The results show that the current native vegetation condition for the study area consists of entirely exotic vegetation that carries no native vegetation.

Consequently, there are no implications for the removal of vegetation under the Native Vegetation Permitted Clearing Regulations.

Refer to Plates 1-5 for photographs of the study area vegetation.

### **5.3 Flora and Fauna Guarantee Act (1988)**

The Flora and Fauna Guarantee Act (1988) is legislative framework for the protection and management of biodiversity. The objective of the Act is to conserve all of Victoria's native plants and animals. Mechanisms within the act include:

- listing threatened species, communities and threats to native species
- requiring an overarching strategy for Victoria's biodiversity
- enabling the declaration of habitat critical to the survival of native plants and animals
- placing a duty on public authorities to have regard to the objectives of the Act in their operations
- requiring permits for activities that could harm threatened plants and fish and communities (DEECA website vii)

Legislation to modernise and enhance the Act has passed the Victorian Parliament. The *Flora and Fauna Guarantee Amendment Bill 2019* amends the Act with stronger framework for the protection of Victoria's biodiversity. This took effect after 1<sup>st</sup> June 2020. Protected flora are native plants or communities of native plants that have legal protection under the Act. The Protected Flora List includes plants from three sources:

- plant taxa (species, subspecies or varieties) listed as threatened under the Flora and Fauna Guarantee Act 1988
- plant taxa belonging to communities listed as threatened under the Flora and Fauna Guarantee Act 1988
- plant taxa which are not threatened but require protection for other reasons. For example, some species which are attractive or highly sought after, such as orchids and grass trees, are protected so that the removal of these species from the wild can be controlled. For all listed species protection includes living (eg flowers, seeds, shoots and roots) and non-living (eg bark, leaves and other litter) plant material.

The handling of protected flora is regulated by DEECA to ensure that any harvesting or loss is ecologically sustainable. A 'Protected Flora Licence' or Permit must be obtained from DEECA to collect protected native plants or if works or other activities are planned that may kill, injure or disturb protected native plants on public land. In the case of works, DEECA may place conditions on a licence or permit which serve to avoid or minimise the loss of protected flora or to make good any disturbance caused.

Buloke is FFG Act listed threatened species.

Grey Box - Buloke Grassy Woodland Community is listed as threatened community and is protected under the Act.

#### **5.3.1 Implications**

There are no implications for the current proposal under the State Flora and Fauna Guarantee Act.

## **6 CONCLUSIONS**

### **Description**

The land at 3280 Pyrenees Highway Carisbrook that is the subject of this report has been subjected to past disturbance and contains vegetation that is degraded and is comprised entirely of exotic species.

### **Implications**

No native vegetation was recorded for the study area,

One Locally significant native bird species, Australian Raven was recorded for the study area.

The proposal is assessed to not have any implications under the Commonwealth EPBC Act.

There are no implications for the current proposal under Clause 52.17. A permit to remove native vegetation is not required under the Native Vegetation Removal Regulations.

Referral to DEECA is not required under the Flora and Fauna Guarantee Act as areas of no Grey Box - Buloke Grassy Woodland Community were recorded.

### **Limitations**

There are not considered to be any significant limitations to the findings of this study.

## **Appendix 1 - ASSESSING CONSERVATION SIGNIFICANCE**

Conservation significance is assessed at a range of scales, including national, state, regional and local. Criteria used for determining the conservation significance of flora at national to local scales are presented below for botanical conservation significance.

### ***Botanical Significance***

**National** botanical significance applies to an area when it supports one or more of the following attributes:

a population of at least one nationally threatened plant species listed by Briggs and Leigh (1996) or plant species listed on the schedules to the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

A nationally threatened ecological community listed on the schedules of the *Environment Protection and Biodiversity Conservation Act 1999*.

**State** botanical significance applies to an area when it supports one or more of the following attributes:

A population of at least one plant species threatened in Victoria, as listed by the Flora Information System (NRE), or on the schedules to the Victorian *Flora and Fauna Guarantee Act 1988*.

An ecological community considered threatened in Victoria through its listing on the schedules of the *Flora and Fauna Guarantee Act 1988*.

**Regional** botanical significance applies to an area that supports one or more of the following attributes:

Supports a population of one or more regionally depleted species defined in a valid regional assessment of biodiversity (e.g., Regional Native Vegetation Plan, Environment Conservation Council Report or Comprehensive Regional Assessment documents).

An ecological vegetation class that is considered endangered or vulnerable in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan).

An ecological vegetation class that is considered depleted in a particular bioregion (based on Conn 1993 and the Regional Native Vegetation Plan).

**Local** botanical significance applies to all remnant native vegetation that does not meet the above criteria. In much of Victoria native vegetation has been so depleted by past clearing and disturbance that all remaining vegetation must be considered to be of at least local conservation significance.

## 7 REFERENCES

Australian Standard AS4970-2009 *Protection of trees on development sites*

DEECA Website i.

[https://www.environment.vic.gov.au/\\_data/assets/pdf\\_file/0019/90523/Key-Changes-Overview.pdf](https://www.environment.vic.gov.au/_data/assets/pdf_file/0019/90523/Key-Changes-Overview.pdf)

DEECA Website ii.

<https://www.environment.vic.gov.au/native-vegetation/native-vegetation>

DEECA Website iii.

<http://www.depi.vic.gov.au/environment-and-wildlife/biodiversity/victorian-biodiversity-atlas>

DEECA Website iv.

<https://nvim.DEECA.vic.gov.au>

DEECA Website vii

<https://engage.vic.gov.au/review-flora-and-fauna-guarantee-act-1988>

DEECA Website viii

<https://vba.biodiversity.vic.gov.au/vba/index.jsp>

*Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)

EPBC Website i.

<http://www.environment.gov.au/>

EPBC Website ii.

<http://www.environment.gov.au/epbc/publications/pubs/ecological-communities-listing-approach-factsheet.pdf>

Oates, A. & Taranto, M. (2001): 'Vegetation mapping of the Port Phillip & Westernport region' Arthur Rylah Institute for Environmental Research, DNRE, Victoria.

Parkes, D., Newell, G. & Cheal, D. (2003): 'Assessing the quality of native vegetation: The habitat hectares approach. Parks, Flora & Fauna Division, DNRE, Victoria.

Royal Botanic Gardens Vicflora Website i. <https://vicflora.rbg.vic.gov.au>

Walsh, N G & Entwisle, T (1994-1999): 'Flora of Victoria Vol 2-4' Inkata Press, Melbourne.



**Plates 1-5 Site Photographs**



**Plate 1.** Existing vehicular access Pyrenes Highway, no native vegetation.



**Plate 2.** Proposed vehicular access Pyrenes Highway, no native vegetation.



**Plate 3.** Degraded vegetation and crops, typical conditions, water supply pipeline.



**Plate 4.** Farm 10 location. Degraded vegetation and crops, typical conditions.



**Plate 5.** Farm 10 location. Degraded vegetation and crops, typical conditions.

# **Traffic Management Plan**

## **Use and Development of a Class B Proposed Broiler Farm and Associated Building and Works**

### **Pavilion Farm 10**

**3280 Pyrenees Highway Moolort, Victoria, 3465**

## Introduction

This traffic management plan is in support of a planning permit application made to Central Goldfields Shire Council ("Council") for a 6 shed Class B Broiler Farm and Associated Building and Works at land known as Lot 6 TP98420 at 3280 Pyrenees Highway, Moolort, Victoria, 3465.

This traffic management plan is submitted to Council to assist in its assessment that the impact traffic generated by the proposed development will have on the local area during construction and during the commencement of use.

The diagram below shows the siting of the Broiler Farm.



Figure 1: Location Plan

The land, and much of the surrounding land, is currently used for cropping. It is intended that the access to the Broiler farm will be via a 6 metre wide all-weather internal road approx. 2,800 metres North via the access road already used for an existing Pavilion Farms Broiler Farm located at 3280 Pyrenees Highway Moolort on land known as Lot 14C~4/PP3155.

## Proposed Development Traffic

During construction of the Broiler farm the total expected material delivery traffic is approximately 507 truck loads over a period of approximately 5 months.

Material	Total Delivery Loads	Max Loads/Day
Concrete Wire Mesh	6	2
Concrete	429	18
Structural Steel	18	6
Wall Panels	12	2
Roofing/Ceiling Iron	24	2
Roofing Insulation	6	1
Broiler Shed Equipment	12	3
	507	

**Table 1: Material Delivery Traffic**

As shown in the table above the vast majority of trucks entering the development site are concrete trucks. Concrete trucks are travelling from the Hanson Quarry Site at 3607 Pyrenees Highway (B180) and turning left at 3280 Pyrenees Highway into the Broiler Farm Property. All other trucks will be coming from greater Melbourne using the Pyrenees Highway and turning right into the existing entrance to Pavilion Farms properties.

In addition to material delivery traffic, up to 45 tradespersons will be on site engaged in performing construction works accessing the Broiler Farm Property via Pyrenees Highway.

### ***Proposed Traffic Conditions – Operations Post Development Build***

The proposed access point is to be utilised by staff and service vehicles and envisaged to consist of light and heavy vehicles. The following outlines the forecasted vehicle movements the development is expected to generate during operations

#### Trip Generation

The Broiler farm will turnover approximately 5.7 batches of chickens per year with each batch operating in 9 week periods.

Day old chicks are delivered to the farm on day 1 of the batch with a growing time of approximately 7 weeks. In weeks 8 & 9 the Broiler farms are cleaned out, washed, sanitised and reset for new chicks.

Table 2 outlines the period and number of vehicles expected be generated by the Broiler farm during the batching period.

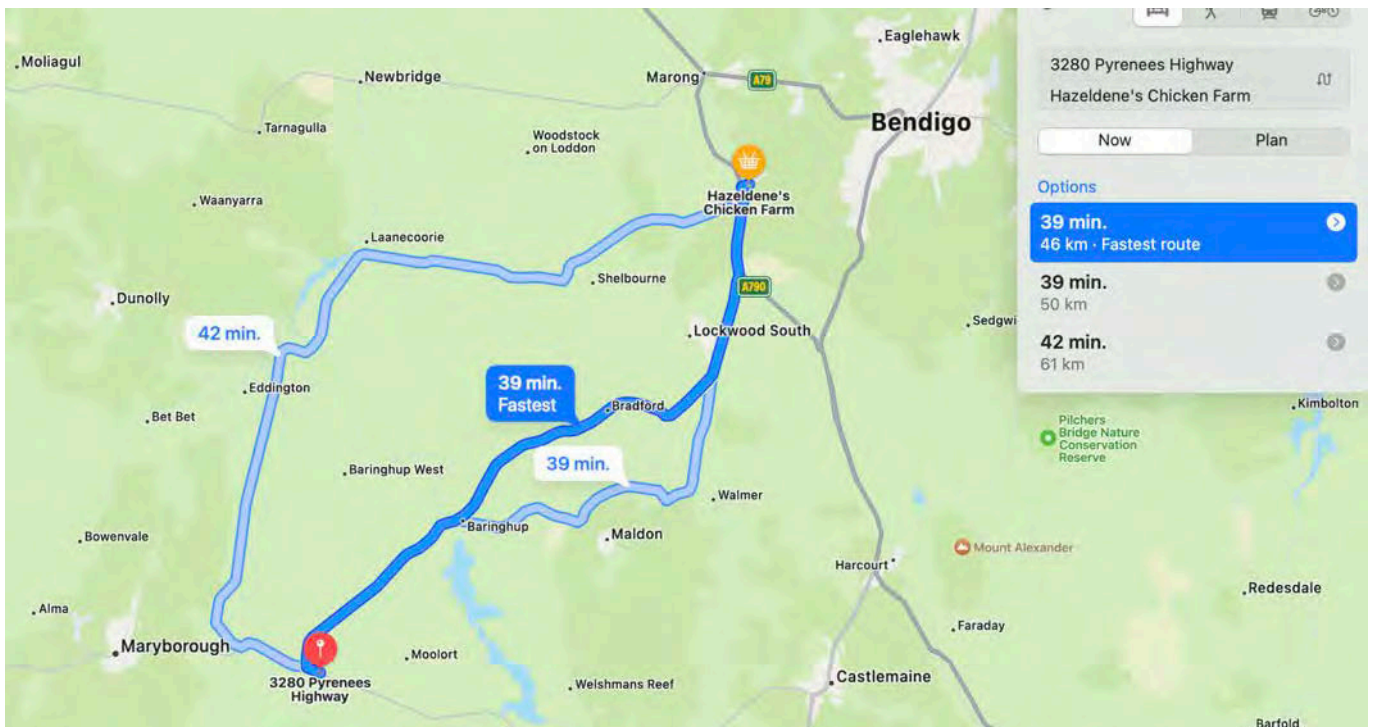
	Period	Day	Week	Period Trip Generation	Two-way Trips
<b>Chicken deliveries</b>	9am-3pm	Mon-Fri	1	3	6
<b>Gas deliveries</b>	7am – 7pm	Mon-Fri	1,2,3	4	8
<b>Feed deliveries</b>	7am – 9pm	Mon-Sun	1 to 7	41	82
<b>Bird Pick Ups</b>	8pm - 10am	Sun - Thurs	4 to 7	79	158
<b>Litter delivery</b>	7am – 7pm	Mon-Fri	9	12	24
<b>Operation Staff</b>	7am –10pm	Mon-Sun	1-9	63	126

**Table 2: Broiler Farm Operating Traffic Per batch**

The above traffic generation is equivalent to approx. 139 trucks every 63 days (excluding staff car movements) or approx. 2.21 truck per day.

Chicken delivery and bird pick up trucks will be coming from the Hazeldene Chicken Farms facility in Lockwood, approximately 49km North West of the broiler farm. Gas deliveries and feed deliveries will be coming from Bendigo which is about 60km North West of the broiler farm.

All traffic will be traveling to the broiler farm via Pyrenees Highway. See the following map showing traffic flow from Hazeldenes plant to the broiler farm.



## **Conclusion**

Based on the foregoing traffic management plan, it is envisaged the proposed development will have an insignificant trip generation (other than concrete trucks) during construction and subsequent use and, given that the Pyrenees which is a medium trafficked VicRoads designated road, such traffic will have minimal impact on the local road network.

Michael Vukadinovic

0419 533 127

10<sup>th</sup> March 2024

# PROVINCIAL GEOTECHNICAL PTY. LTD.

CONSULTING GEOLOGISTS

A.B.N. 88 090 400 114



## LAND CAPABILITY ASSESSMENT REPORT



Site Address: Farm 10, 290 Bald Hill Road  
CARISBROOK, VICTORIA

Client: PAVILION FARMS  
450 STACEYS ROAD  
ANAKIE VIC 3213

Date: 4<sup>th</sup> April 2024

File No: 22521C

Author: Andrew P Redman

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SOUTH MELBOURNE





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## **1. INTRODUCTION**

### **THE CONSULTANTS**

Provincial Geotechnical Pty Ltd has been engaged to undertake a Land Capability Assessment (LCA) for a Farm Manager's Residence and Amenities Building at Farm 10, 290 Bald Hill Road, Carisbrook, Victoria. The field investigation and report have been undertaken and prepared by suitably experienced staff.

Provincial Geotechnical Pty Ltd has appropriate professional indemnity insurance for this type of work. Our professional indemnity insurance certificate is available.

Andrew Redman BSc (Geology) undertook the site investigation and prepared this report.

### **REPORT SUMMARY**

I understand that this report will accompany an application for a Septic Tank Permit to Install submitted to Central Goldfields Shire Council for an onsite wastewater management system for a proposed residential building (caretakers residence and amenities building) at the above address.

This document provides information about the site and soil conditions present in the proposed development area. It also provides a detailed Land Capability Assessment for the site and includes a conceptual design for a suitable onsite wastewater management system, including recommendations for monitoring and management requirements. A number of options are provided for both the treatment system and Land Application Area (LAA).

In my opinion this site can sustain a conventional septic tank system with primary treated waste distribution by absorption trenches.

If preferred, effluent could also be treated to secondary level by an AWTS, single-pass sand filter or suitable EPA approved alternative and land application by sub-surface irrigation or other EPA approved method.

Council and/or Referral Authorities may require secondary treatment prior to disposal as policy regardless of the results of the Land Capability Assessment.

### **SITE OVERVIEW**

The site is undeveloped and is consistent with an agricultural setting.

The site has very slight fall over the proposed Land Application Area.

There is sufficient land available for sustainable onsite effluent management that maintains the required buffers to protect nearby surface waters and floodways.

I did not observe any sensitive environmental receptors within a 60m downslope setback from the recommended Land Application Area envelope investigated.



## 2. DESCRIPTION OF THE DEVELOPMENT

**Site Address:** Farm 10, 290 Bald Hill Road, Carisbrook, Victoria.

A Property Report is appended and indicates the location of the site (Appendix i).

**Client/Agent:** Pavilion Farms.

**Postal Address:** 450 Staceys Road, Anakie, Vic, 3213.

**Contact:** Jack Seketa, Pavilion Farms, 0488 277 999.

**Council Area:** Central Goldfields Shire Council.

**Zoning:** Farming Zone (FZ).

**Allotment Size:** Multiple hectares: Large farm.

**Domestic Water Supply:** Assume not available at site.

**Anticipated Wastewater Load:** Assume:

- i. A residence with 4 No. bedrooms with full water-reduction fixtures at maximum occupancy Wastewater generation @ 150 L/person/day = 750L/Day. (source Table 4 of the EPA Code of Practice 891.4).
- ii. An amenities building servicing employees. Adopt 20L/day/employee.

**Availability of Sewer:** The area is unsewered and highly unlikely to be sewerred within the next 10-20 years, due to low development density in the area and the considerable distance from existing wastewater services.

## 3. SITE AND SOIL ASSESSMENT

I undertook a site investigation on the 21<sup>st</sup> March 2024.

### SITE KEY FEATURES

Table 1 summarises the key features of the site in relation to effluent management proposed for the site.

#### NOTE:

- The site experiences minor stormwater run-on.
- There is no evidence of a shallow watertable or other significant constraints, and
- The risk of effluent transport offsite is low.

Aerial and site photographs are appended to provide recent and current site context (Appendix ii).



**TABLE 1: RISK ASSESSMENT OF SITE CHARACTERISTICS**

Feature	Description	Level of Constraint	Mitigation Measures
<b>Buffer Distances</b>	All relevant buffer distances in Table 5 of the EPA Code of Practice (2016) are achievable from the proposed effluent management area.	Moderate	Locate Land Application Area appropriately.
<b>Climate</b>	Average annual rainfall 481.3mm Tullaroop Reservoir (Climate Station No.088052) (Appendix iii).	Minor	NN
<b>Drainage</b>	No visible signs of surface dampness, spring activity or hydrophilic vegetation in the proposed effluent management area or surrounds.	Nil	NN
<b>Erosion &amp; Landslip</b>	No evidence of sheet or rill erosion; the erosion hazard is low. No evidence of landslip and landslip potential is low.	Minor	NN
<b>Exposure &amp; Aspect</b>	Recommended Land Application Area cleared with excellent all round aspect and has a very good sun and wind exposure.	Nil	NN
<b>Flooding</b>	The proposed effluent management area is not within an inundation overlay.	Nil	NN
<b>Groundwater</b>	No signs of shallow groundwater tables to 1.5m depth.	Nil	NN
<b>Imported Fill</b>	No imported fill material was observed anywhere on the site.	Nil	NN
<b>Land Available for LAA</b>	Considering all the constraints and buffers, the site has ample suitable land for land application of treated effluent.	Nil	NN
<b>Landform</b>	Broad undulating plains.	Nil	NN
<b>Rock Outcrops</b>	No evidence of surface rocks or outcrops.	Nil	NN
<b>Run-on &amp; Runoff</b>	Minor stormwater run-on and minor run-off hazard.	Nil	NN
<b>Slope</b>	The proposed effluent management area has slight fall.	Nil	NN
<b>Surface Waters</b>	Not applicable. Nearest surface water >60m downslope from recommended Land Application Area.	Nil	NN
<b>Vegetation</b>	Mixture of grasses on Land Application Area.	Nil	NN

\*NN: Not needed



## **SITE ASSESSMENT RESULTS**

Based on the most constraining site features the overall land capability of the site to sustainably manage all effluent onsite is satisfactory. The proposed effluent management area is located above the 1:100 flood level and by using primary treatment and absorption trench disposal there will be ample protection of surface waters and groundwater. Nevertheless, authorities may require secondary treatment and this can be achieved by the installation of a sand filter system.

## **SOIL KEY FEATURES**

The site's soils have been assessed for their suitability for onsite wastewater management by a combination of soil survey and desktop review of published soil survey information as outlined below.

The soils on site have been derived from Tertiary Sediments (MapCode Nws) which is the regional geological setting. Appended is a Geovic Map indicating the site location (Appendix iv).

## **SOIL SURVEY AND ANALYSIS**

A soil survey was carried out at the site to determine suitability for application of treated effluent. Soil investigations were conducted at 3 locations in the vicinity of the proposed building envelope in an area that may be a potential Land Application Area, as shown in the Test Site Location Plan (Appendix v), using a hydraulic auger to 1.5m depth. This was sufficient to adequately characterise the soils as only minor variation would be expected throughout the area of interest.

Two soil types were encountered in these investigations. Full profile descriptions are provided in the appended borelogs (Appendix vi). Samples of all discrete soil layers for each soil type were collected for subsequent laboratory analysis of pH, electrical conductivity and Emerson Aggregate Class. Table 2 describes the soil constraints in detail for each of the soils encountered.

Soils in the vicinity of the building envelope are characterised as clay loam topsoils overlying light clay, which becomes heavier with depth. The A1 horizon has a moderate structure.

Considering the physical and chemical characteristics of the subsoil in this area of the site, in my opinion effluent application via an absorption trench is a suitable and viable disposal system for this site.

Table 2 below provides an assessment of the physical and chemical characteristics of the relevant soil type.

Full Laboratory data results are appended (Appendix vii).



**TABLE 2: RISK ASSESSMENT OF SOIL CHARACTERISTICS**

Feature	Assessment	Level of Constraint	Mitigation Measures
<b>Cation Exchange Capacity (CEC)</b>	19.6 MEQ%. No evidence of restricted plant growth on site.	Minor	NN
<b>Electrical Conductivity (ECe)</b>	0.117 dS/m. No evidence of restricted plant growth on site.	Minor	NN
<b>Emerson Aggregate Class</b>	Topsoil: Not tested	Nil	NN
	Subsoil: Class 2	Major	Apply gypsum to trench base 0.5kg/2m <sup>2</sup>
<b>pH</b>	7.6 No evidence of restricted plant growth on site.	Nil	NN
<b>Rock Fragments</b>	<1% coarse fragments in the B1 horizon. No coarse fragments throughout the remainder of the profile.	Minor	NN
<b>Sodicity (ESP)</b>	16.3%. No evidence of restricted plant growth on site.	Major	Apply gypsum to trench base 0.5kg/2m <sup>2</sup>
<b>Sodium Absorption Ratio (SAR)</b>	0.80 No evidence of restricted plant growth on site.	Minor	NN
<b>Soil Depth</b>	Topsoil: 200mm – 400mm	Minor	NN
	Subsoil: Total soil depth 1500mm. No hardpans occur.	Minor	NN
<b>Soil Permeability &amp; Design Loading Rates</b>	Topsoil: Clay Loam; 10mm/day Design Loading Rate (DLR) for absorption trenches (Code, 2016).	Minor	NN
	Subsoil: Light Clay; 5mm/day DLR for absorption trenches (Code of Practice, 2016).	Minor	NN
<b>Soil Texture &amp; Structure</b>	Topsoil: (<400mm): Clay Loam (Category 4b)	Minor	NN
	Subsoil (>1000mm): Light Clay (Category 5b) in accordance with AS/NZS/NZS 1547:2012	Minor	NN
<b>Watertable Depth</b>	Groundwater not encountered. Deepest borehole terminated at 1.5m.	Minor	NN

NN: Not needed



## OVERALL LAND CAPABILITY RATING

For the soil in the proposed land application area (Light Clay), no features present a moderate or major constraint that cannot be mitigated.

Based on the results of the site and soil assessment tabled above and provided in the Appendices, the overall land capability of the proposed effluent management area is not constrained.

## 4. WASTEWATER MANAGEMENT SYSTEM

The following sections provide an overview of a suitable onsite wastewater management system, with sizing and design considerations and justification for its selection. Detailed design for the system should be undertaken at the time of the building application and submitted to Council.

### 4.1 LAND APPLICATION

A range of possible land application systems have been considered, such as absorption trenches, evapotranspiration/absorption (ETA) beds, surface and subsurface irrigation, and sand mounds.

The system of conventional absorption trenches for primary treated waste may be used.

Should the client prefer to secondary treat the effluent, disposal via shallow subsurface irrigation is an alternative recommended method.

### 4.2 SIZING THE DISPOSAL SYSTEM

#### **ABSORPTION TRENCHES: Primary Treated Effluent**

To determine the necessary size of the Land Application Area, preliminary water and nutrient balance modeling has been considered.

The formula for sizing is expressed as follows:

The formula for sizing the length and area of trench and the required using the nominated area method using daily flow rate of for example 750L/day and a Design Loading Rate of 5mm/day can be expressed as:

$$L = Q / (DLR \times W)$$

**L** = Length of require trench (m)

**Q** = daily flow (L/day)

**DLR** = Design Loading Rate (m/day)

**W** = Width of trench

$$L = 750 / (5 \times 1) \\ = 150m$$



**ABSORPTION TRENCHES: Primary Treated Effluent - continued**

Calculate trench basal area required:

$$A = L \times W$$

$$= 150 \times 1$$

$$= 150\text{m}^2$$

**4.2.1 Dwelling:**

The nominated area method is used to calculate the area required to balance all inputs and outputs, without the need for wet weather storage. As a result of these considerations the following table of trench lengths are recommended for the relevant number of bedrooms proposed to achieve zero wet weather storage.

Minimum trench area required for absorption for the proposed dwelling.

Number of Bedrooms	Number of Occupants	Total Daily Wastewater Flow	Trench Basal Area Size
1	2	300	60m <sup>2</sup>
2	3	450	90m <sup>2</sup>
3	4	600	120m <sup>2</sup>
4	5	750	150m <sup>2</sup>
5	6	900	180m <sup>2</sup>

**4.2.2 Amenities Building:**

I recommend careful consideration be given to anticipated occupancy/hydraulic load and use of the site and its amenities so that an accurate loading can be designed for.

The following table provides a guide for trench sizing versus hydraulic load:

NO. OF PERSONNEL	HYDRAULIC LOAD L/day	TRENCH SIZING	RECOMMENDED TRENCH CONFIGURATION (1m WIDE)
1	20	4m <sup>2</sup>	1 x 10m
2	40	8m <sup>2</sup>	1 x 10m
5	100	20m <sup>2</sup>	1 x 20m
10	200	40m <sup>2</sup>	2 x 20m

\*Despite the possible low occupancy and therefore low hydraulic load, I recommend a minimum trench length of 10 metres.





### **4.3 SITING AND CONFIGURATION OF THE LAND APPLICATION AREA**

Considering the allotment's size there is considerable space for location of the effluent disposal envelope on the site.

The wastewater disposal envelope can be placed in the areas tested and identified on the supplied annotated Site Plan (Appendix iv).

Whilst there is ample area for application of effluent, it is important that buffer distances be adhered to. It is important to note that buffers are measured as the overland flow path for run-off water from the effluent disposal area.

### **4.4 DISPOSAL SYSTEM DESCRIPTION**

Disposal design can be adopted from Absorption/Transpiration System designs within AS/NZS 1547:2012.

If irrigation of secondary treated waste is proposed the design should also be sourced from AS/NZ 1547:2012.

### **4.5 BUFFER DISTANCES**

Buffer distances from Land Application Areas are required to help prevent human contact, maintain public amenity and protect sensitive environments. Council generally adopts the following nominal buffers, described in EPA Code of Practice 891.4 July 2016:

- 20 metres upslope from potable or non-potable groundwater bores;
- 100 metres upslope from watercourses in a potable water supply catchment.
- 6 metres if area up-gradient and 3 metres if area down-gradient of property boundaries, swimming pools and buildings.
- 60 metres upslope from surface waters (non potable)

#### **All nominal buffers are achievable.**

Stormwater run-on is not expected to be a concern for the proposed disposal area, due to the landform of the site and its relatively gentle slopes. However, upslope diversion berms or drains may be constructed if this is deemed to be necessary during installation of the system or in the future. Stormwater from roofs and other impervious surfaces must not be disposed of into the wastewater treatment system or onto the effluent management system.



## 5. MONITORING, OPERATION AND MAINTENANCE

Maintenance is to be carried out in accordance with the certificate of approval and Council's permit conditions. The system proposed above will only function adequately if appropriately maintained.

**To ensure the land application system functions adequately, residents must:**

- Regularly harvest (mow) vegetation within the Land Application Area and remove this to maximise uptake of water and nutrients.
- Not erect any structures over the Land Application Area.
- Minimise vehicle access to the Land Application Area to prevent compaction.
- Ensure that the Land Application Area is kept level by filling any depressions with good quality topsoil (not clay).
- Good water conservation is an important aspect in the overall management of onsite systems. It will be important for the ongoing performance of both the treatment and application system that they are not overloaded hydraulically. AAA rated plumbing is recommended for all future water fixtures.

## 6. STORMWATER MANAGEMENT

As mentioned above, stormwater run off is not expected to be a concern in this case. However, the construction and maintenance of diversion drains would provide precaution against the flow of surface water on to the Land Application Area. Roof stormwater must not be disposed in the Land Application Area.

## 7. CONCLUSION

As a result of my investigation I am of the opinion that a sustainable shared onsite wastewater management system can be built to meet the needs of the proposed manager's dwelling and amenities building on the allotment.

Specifically, I recommend the following as a minimum requirement:

- Primary treatment of wastewater.
- Location of the Land Application Area as per the recommendations contained in this report.
- Land application of wastewater into an absorption trench area relevant to the number of bedrooms proposed and hydraulic load anticipated for the amenities building.
- Trenches up to 30 metres long and 1 metre wide with 3 metre spacings are recommended.



**7. CONCLUSION CONTINUED**

- Application of gypsum to trench base at 0.5kg/2m<sup>2</sup>.
- Installation of water saving devices in the new residence and amenities building to reduce the effluent load for onsite disposal.
- Use of low phosphorus and low sodium (liquid) detergents to improve effluent quality and maintain soil properties.
- Operation and management of the treatment and disposal system in accordance with the recommendations made in this report.



ANDREW REDMAN BSc.  
GEOLOGIST.  
AR: hs





## 8. REFERENCES

Municipal Association of Victoria, Department of Environment and Sustainability and EPA Victoria (2013) *Victorian Land Capability Assessment Framework*.

Environment Protection Authority (1991). *Guidelines for Wastewater Irrigation* Publication 168.

Standards Australia / Standards New Zealand (2012). AS/NZS 1547:2012 *On-site domestic-wastewater management*.

Isbell, R.F. (1996). *The Australian Soil Classification*. CSIRO Publishing, Melbourne.

Environment Protection Authority (2003). *Guidelines for Environmental Management: Use of Reclaimed Water* Publication 464.2.

Environment Protection Authority (2016). Publication 891.4 *Code of Practice for Onsite Wastewater Management*.

Geary, P. and Gardner, E. (1996). On-site Disposal of Effluent. In Proceedings from the one day conference *Innovative Approaches to the Management of Waste and Water*, Lismore 1996.



**LIST OF APPENDICES**

- i. Property Report
- ii. Aerial and Site Photographs
- iii. Bureau of Meteorology Climate Report for Tullaroop Reservoir
- iv. Geology Map
- v. Test Site Location Plan
- vi. Borelog Descriptions
- vii. Laboratory Results
- viii. Floor Plan



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## APPENDIX i

## PROPERTY REPORT

### PROPERTY REPORT



Energy,  
Environment  
and Climate Action

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 18 March 2024 02:47 PM

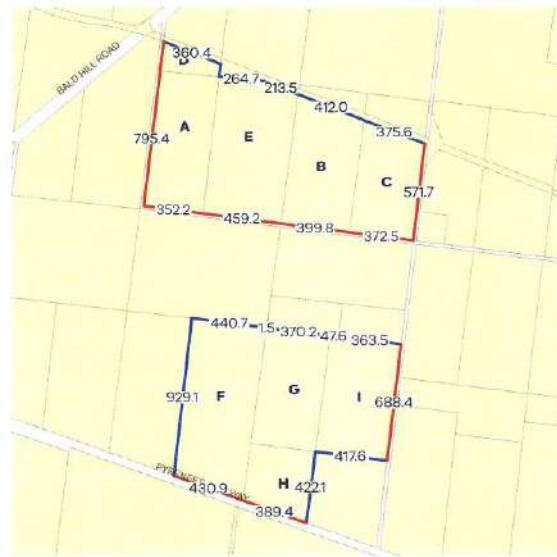
#### PROPERTY DETAILS

Address: **3280 PYRENEES HIGHWAY CARISBROOK 3464**  
 Lot and Plan Number: **This property has 9 parcels. See table below**  
 Standard Parcel Identifier (SPI): **See table below**  
 Local Government Area (Council): **CENTRAL GOLDFIELDS**  
 Council Property Number: **35420.328**  
 Directory Reference: **Vicroads 58 G2**

[www.centralgoldfields.vic.gov.au](http://www.centralgoldfields.vic.gov.au)

#### SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



**Area:** 2313493 sq. m (231.85 ha)

**Perimeter:** 9327 m

For this property:

- Site boundaries
- Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

2 overlapping dimension labels are not being displayed.

Calculating the area from the dimensions shown may give a different value to the area shown above.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

#### PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

Lot/Plan or Crown Description	SPI	Lot/Plan or Crown Description	SPI
A Lot 1 TP98420	1\TP98420	PARISH OF MOOLORT	
B Lot 3 TP98420	3\TP98420	F Allot. 13C Sec. 4	13C-4\PP3155
C Lot 4 TP98420	4\TP98420	G Allot. 14B Sec. 4	14B-4\PP3155
D Lot 5 TP98420	5\TP98420	H Allot. 14B1 Sec. 4	14B1-4\PP3155
E Lot 6 TP98420	6\TP98420	I Allot. 14C Sec. 4	14C-4\PP3155

#### UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**  
 Urban Water Corporation: **Central Highlands Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **POWERCOR**

#### STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **RIPON**

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**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.land.vic.gov.au/disclaimer>

PROPERTY REPORT: 3280 PYRENEES HIGHWAY CARISBROOK 3464

Page 1 of 2

## PROPERTY REPORT



### PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

### Area Map



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**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
Read the full disclaimer at <https://www.gee.vic.gov.au/discclaimer>

PROPERTY REPORT: 3280 PYRENEES HIGHWAY, CARISBROOK, 3464

Page 2 of 2





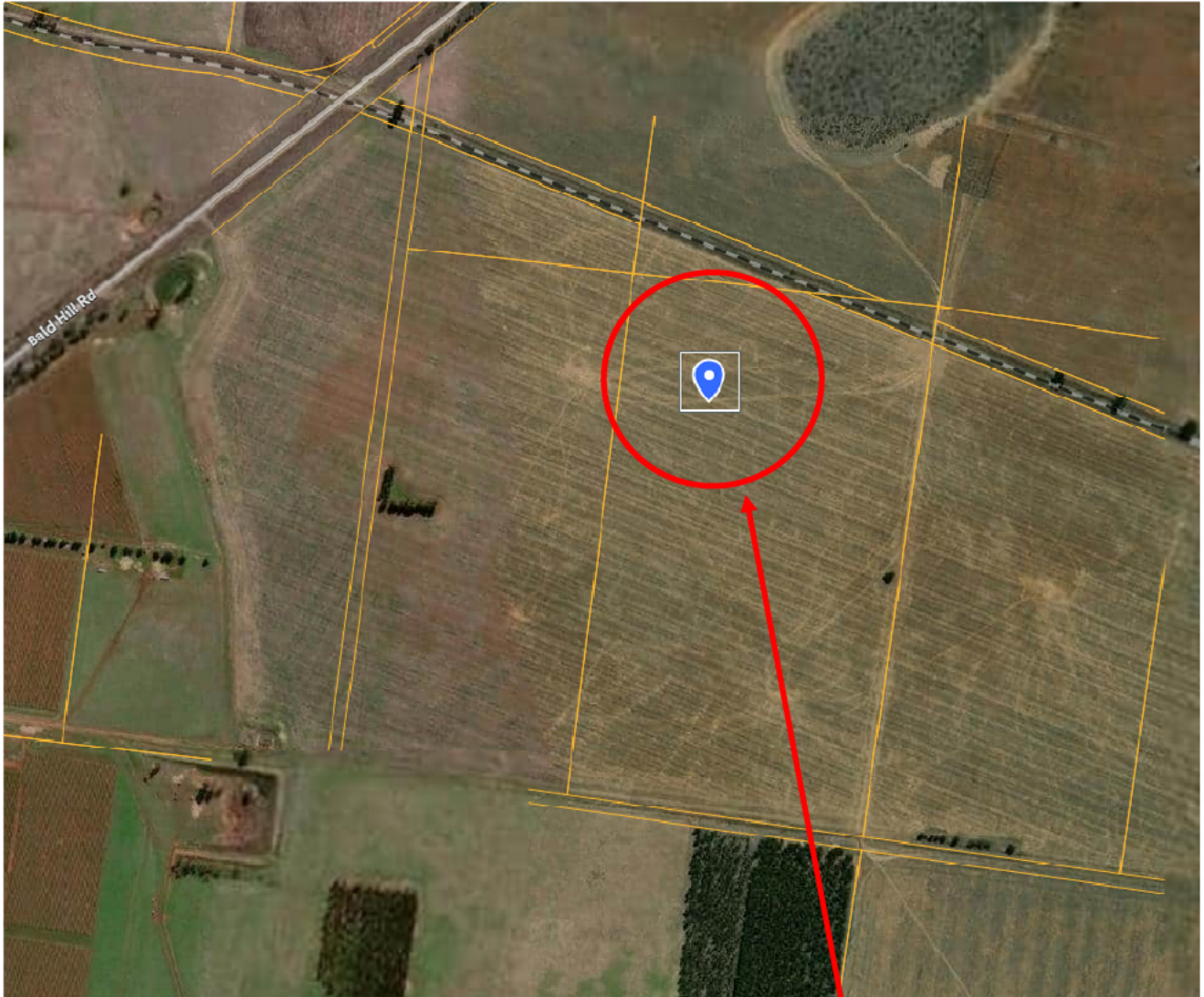
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## **APPENDIX ii**

# **AERIAL & SITE PHOTOGRAPHS**

## AERIAL PHOTOGRAPH

**Client:** PAVILION FARMS  
**Ref. Number:** 22521C  
**Date:** 21/03/2024  
**Site:** Farm 10, 290 Bald Hill Road, CARISBROOK



SUBJECT SITE

## SITE PHOTOGRAPHS



## SITE PHOTOGRAPHS





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**APPENDIX iii**

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**BUREAU OF METEOROLOGY CLIMATE REPORT  
FOR TULLAROOP RESERVOIR**



### Monthly Rainfall (millimetres)

#### TULLAROOP RESERVOIR

Station Number: 088052 · State: VIC · Opened: 1881 · Status: Open · Latitude: 37.09°S · Longitude: 143.86°E · Elevation: 210 m

#### Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
<b>Mean</b>	28.2	31.0	28.9	36.7	46.9	49.1	48.1	50.2	45.7	46.6	38.0	32.7	481.3
<b>Lowest</b>	0.0	0.0	0.0	0.0	0.0	3.8	5.6	5.1	1.8	0.8	0.0	0.0	237.1
<b>5th percentile</b>	0.3	0.5	0.5	3.9	10.7	11.7	16.6	13.5	14.6	5.1	8.1	3.5	295.5
<b>10th percentile</b>	1.8	1.8	1.2	6.0	14.5	16.4	19.9	21.1	19.9	13.6	9.9	5.9	329.3
<b>Median</b>	19.3	24.7	22.6	30.1	43.1	47.2	46.6	47.8	40.6	42.3	32.5	23.9	466.0
<b>90th percentile</b>	66.6	67.2	64.0	76.1	83.5	79.3	75.5	77.6	80.4	82.4	76.3	66.4	630.2
<b>95th percentile</b>	85.0	96.1	84.0	85.4	101.3	90.1	80.8	97.5	91.7	110.3	83.8	85.1	662.2
<b>Highest</b>	137.6	164.1	109.6	141.1	172.5	147.0	109.7	148.9	124.9	171.0	170.0	133.8	842.9

#### 1) Calculation of statistics

Summary statistics, other than the Highest and Lowest values, are only calculated if there are at least 20 years of data available.

#### 2) Gaps and missing data

Gaps may be caused by a damaged instrument, a temporary change to the site operation, or due to the absence or illness of an observer.

#### 3) Further information

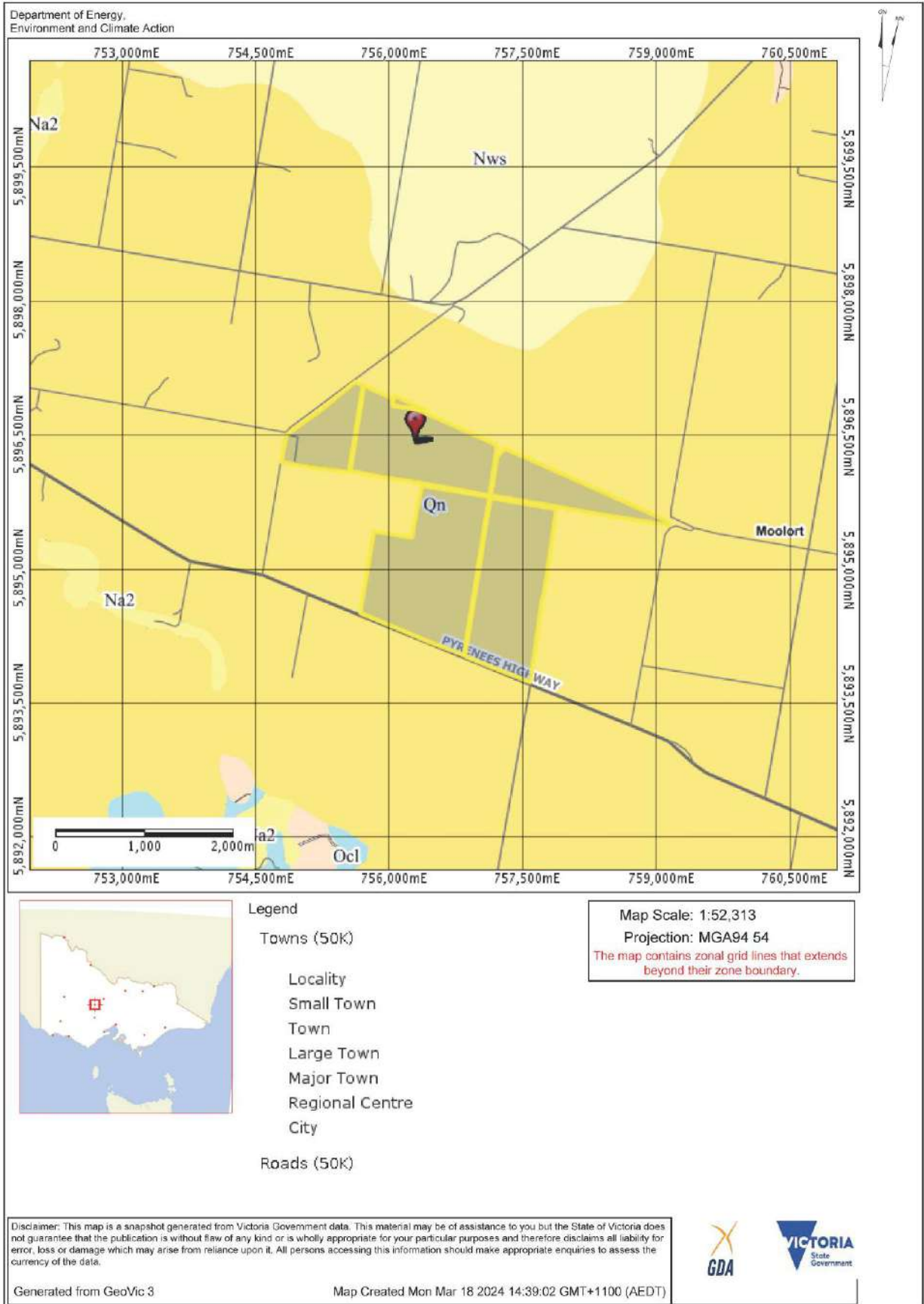
<http://www.bom.gov.au/climate/cdo/about/about-rain-data.shtml>.



**APPENDIX iv**

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**GEOLOGY MAP**







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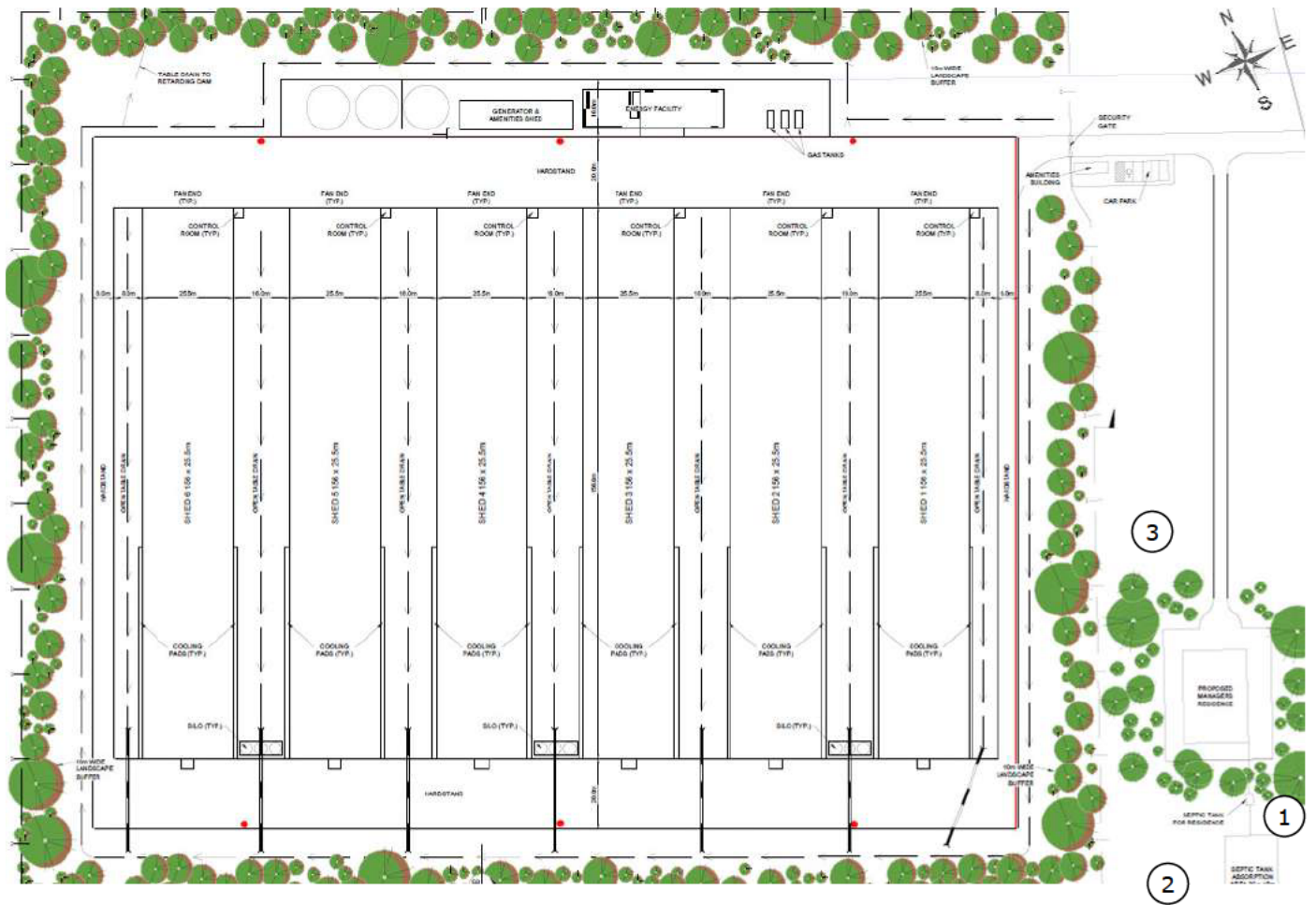
**APPENDIX v**

**TEST SITE LOCATION PLAN**

# TEST SITE LOCATION PLAN – SITE PLAN

○ - Test Site

**Client:** PAVILION FARMS  
**Ref. Number:** 22521C  
**Date:** 21/03/2024  
**Site:** Farm 10, 290 Bald Hill Road, CARISBROOK





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**APPENDIX vi**

**BORELOG DESCRIPTIONS**

# PROVINCIAL GEOTECHNICAL PTY. LTD.

<b>CLIENT:</b> PAVILION FARMS	<b>REFERENCE NUMBER:</b> 22521C	<b>DATE:</b> 21/03/2024
<b>PROJECT ADDRESS:</b> Farm 10, 290 Bald Hill Road, CARISBROOK	<b>GEOLOGIST:</b> Andrew Redman	<b>DRILLING METHOD:</b> 100mm diameter drill rig or hand auger

TEST SITE 1 EXCAVATION METHOD: HYDRAULIC DRILLING RIG				TEST SITE 2 EXCAVATION METHOD: HYDRAULIC DRILLING RIG							
Depth mm	SOIL PROFILE	Fill	CAT	Depth mm	SOIL PROFILE	Fill	CAT	Depth mm	SOIL PROFILE	Fill	CAT
100	<b>SILTY CLAY (Clay Loam) weakly structured</b>		4b	100	<b>SILTY CLAY (Clay Loam) weakly structured</b>		4b	100	<b>SILTY CLAY (Clay Loam) weakly structured</b>		4b
200				200				200			
300	<b>SLIGHTLY SILTY CLAY (Light Clay) moderately structured brown moist; stiff</b>		5b	300	<b>SLIGHTLY SILTY CLAY (Light Clay) moderately structured brown moist; stiff</b>		5b	300	<b>SLIGHTLY SILTY CLAY (Light Clay) moderately structured brown moist; stiff</b>		5b
400				400				400			
500				500				500			
600				600				600			
700				700				700			
800				800				800			
900				900				900			
1000				1000				1000			
1100	<b>END BORE HOLE</b>			1100	<b>END BORE HOLE</b>			1100	<b>END BORE HOLE</b>		
1200				1200				1200			
1300				1300				1300			
1400				1400				1400			
1500				1500				1500			
1600				1600				1600			
1700				1700				1700			
1800				1800				1800			
1900	<b>END BORE HOLE</b>			1900	<b>END BORE HOLE</b>			1900	<b>END BORE HOLE</b>		
2000				2000				2000			
2100				2100				2100			
2200				2200				2200			
2300				2300				2300			
2400				2400				2400			
2500	2500	2500									



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**APPENDIX vii**

**LABORATORY RESULTS**



Groundswell Batch # : GS24163

### Groundswell Laboratories

"A New Force in Analytical Testing"

#### CERTIFICATE OF ANALYSIS

Client Name :	Provincial Geotechnical	Groundswell Batch # :	GS24163
Client Address :	91 Nicholas Street, Newtown, Victoria, 3220	Project Name :	Farm 10, 290 Bald Hill Road, carisbrook, Victoria
Client Phone # :	03 5223 1566	Project # :	22521C
Client Fax # :	03 5224 4560	Date Samples Received :	25/03/2024
Project Manager :	Andrew Redman	Sample Matrix :	Soil
E-mail :	<a href="mailto:admin@pavic.com.au">admin@pavic.com.au</a>	Sample # Submitted :	1
Project Sample Manager :	Andrew Redman	Groundswell Quote # :	Not Applicable
E-mail :	<a href="mailto:admin@pavic.com.au">admin@pavic.com.au</a>	Date CoFA Issued :	3/04/2024

  
Managing Director  
[paul@groundswelllabs.com.au](mailto:paul@groundswelllabs.com.au)

Reference: AFS6.Rev4 Date Issued: 19/5/2015



Groundswell Batch #: GS24163

### Soil Analysis Results

Client Sample ID	Sample 1			
Laboratory Sample Number	GS24163-1			
Date Sampled	21/03/2024			
Analytes	Units	LOR		
pH	pH Units	0.1	7.6	
Electrical Conductivity @ 25°C	dS/m	0.005	0.117	
Exchangeable Calcium	mg/kg	1	1850	
Exchangeable Magnesium	mg/kg	1	821	
Exchangeable Potassium	mg/kg	1	158	
Exchangeable Sodium	mg/kg	1	734	
CEC	MEQ%	0.1	19.6	
ESP	%	0.1	16.3	
Sodicity Rating	---	---	Strongly Sodic	
SAR	---	0.01	0.80	

Reference: AFS6.Rev4 Date issued: 19/5/2014

**Comments :**

- 1- pH & electrical conductivity determined & reported on a 1:5 soil:water extraction
- 2- CEC determined by soil chemical method 15B1 'Exchangeable bases and cation exchange capacity - 1M ammonium chloride at pH 7.0, no pre-treatment for soluble salts'
- 3- ESP, sodicity rating & SAR determined by calculation using the exchangeable cation results
- 4- Measurement Uncertainty available upon request

Groundswell Laboratories Pty Ltd ABN 24 133 248 923  
 116 Moray Street, South Melbourne, Victoria, 3205 Ph (03) 8669 1450 Fax (03) 8669 1451 E-mail : paul@groundswelllabs.com.au  
 Page 2 of 4



Groundswell Batch # : GS24163

Soil Analysis Results			
Client Sample ID	Sample 1	Sample 1	
Laboratory Sample Number	GS24163-1	GS24163-1	
Date Sampled	21/03/2024	21/03/2024	
Analytes	Units	LOR	
Sample Type	---	---	Re-moulded Ped
Emerson Aggregate Class - 2 Hours Emerson Class Number	---	---	Slaking / Some Dispersion Class 2
Emerson Aggregate Class - 20 Hours Emerson Class Number	---	---	Slaking / Complete Dispersion Class 1
Addition of 1M HCl 1:5 Soil:Water 10 minute extraction Emerson Class Number	---	---	---

Reference AF56.Rev4 Date Issued : 19/5/2014

**Comments :**

1- Classification conducted in accordance with Emerson 'A classification of soil aggregates based on their coherence in water', 1967 & AS1289.C8.1-1980





Groundswell Batch # : GS24163

## Inorganics Quality Control Report

Client Sample ID Laboratory Sample Number QC Parameter	Units	LOR	Method Blank		Laboratory Control Standard (LCS)		
			Method Blank Within GSL Acceptance Criteria (<LOR) (Pass/Fail)	Method Blank Within GSL Acceptance Criteria (<LOR) (Pass/Fail)	LCS (%R)	LCS (%R) Acceptance Criteria	Within GSL Acceptance Criteria (Pass/Fail)
pH	pH units	0.1	NA	NA	4.00	4.00 ± 0.1 pH Unit	Pass
Conductivity	ds/m	0.005	<0.005	Pass	99%	80-120%	Pass
Exchangeable Calcium	mg/kg	1	<1	Pass	96%	70-130%	Pass
Exchangeable Magnesium	mg/kg	1	<1	Pass	101%	70-130%	Pass
Exchangeable Potassium	mg/kg	1	<1	Pass	110%	70-130%	Pass
Exchangeable Sodium	mg/kg	1	<1	Pass	100%	70-130%	Pass
CEC	MEQ%	0.1	NA	NA	NA	NA	NA
ESP	%	0.1	NA	NA	NA	NA	NA
SAR	---	0.01	NA	NA	NA	NA	NA

Reference: AF556.Rev4 Date issued: 3/11/2010

**Comments :**

- 1- Exchangeable cations LCS values based on independent water standards
- 2- NA = Not Applicable



PROVINCIAL GEOTECHNICAL PTY. LTD.  
CONSULTING GEOLOGISTS

A.B.N. 88 090 400 114



PRINCIPAL: ANDREW P. REDMAN BSc.

**GEELONG**

91 Nicholas Street, NEWTOWN VIC 3220  
P.O. BOX 1161, GEELONG VIC 3220  
Phone: (03) 5223 1566

**BALLARAT**

P. O. BOX 1124, BAKERY HILL VIC 3354  
Phone: (03) 5338 1770

**E-MAIL: admin@pgvic.com.au**

26<sup>th</sup> March 2024

Our Reference: 22521C

Groundswell Laboratories  
116 Moray Street  
SOUTH MELBOURNE VIC 3205

Dear Sir/Madam,

**Re: Farm 10, 290 Bald Hill Road, Carisbrook, Victoria.**

Please perform the following soil tests:

- i Emerson Aggregate Class
- ii Cation Exchange Capacity
- iii Electrical Conductivity (EC)
- iv pH
- v Sodicity – Exchangeable Sodium Percentage (ESP)
- iv Sodium Absorption Ratio (SAR)

For the following One (1) sample from one (1) location:

DATE	SAMPLE	TEST SITE	DEPTH (mm)	MATERIAL	LAB ID
21/03/2024	1	1	500mm	SOIL	

Yours sincerely,

ANDREW REDMAN BSc.  
GEOLOGIST.  
AR: hs



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**APPENDIX viii**

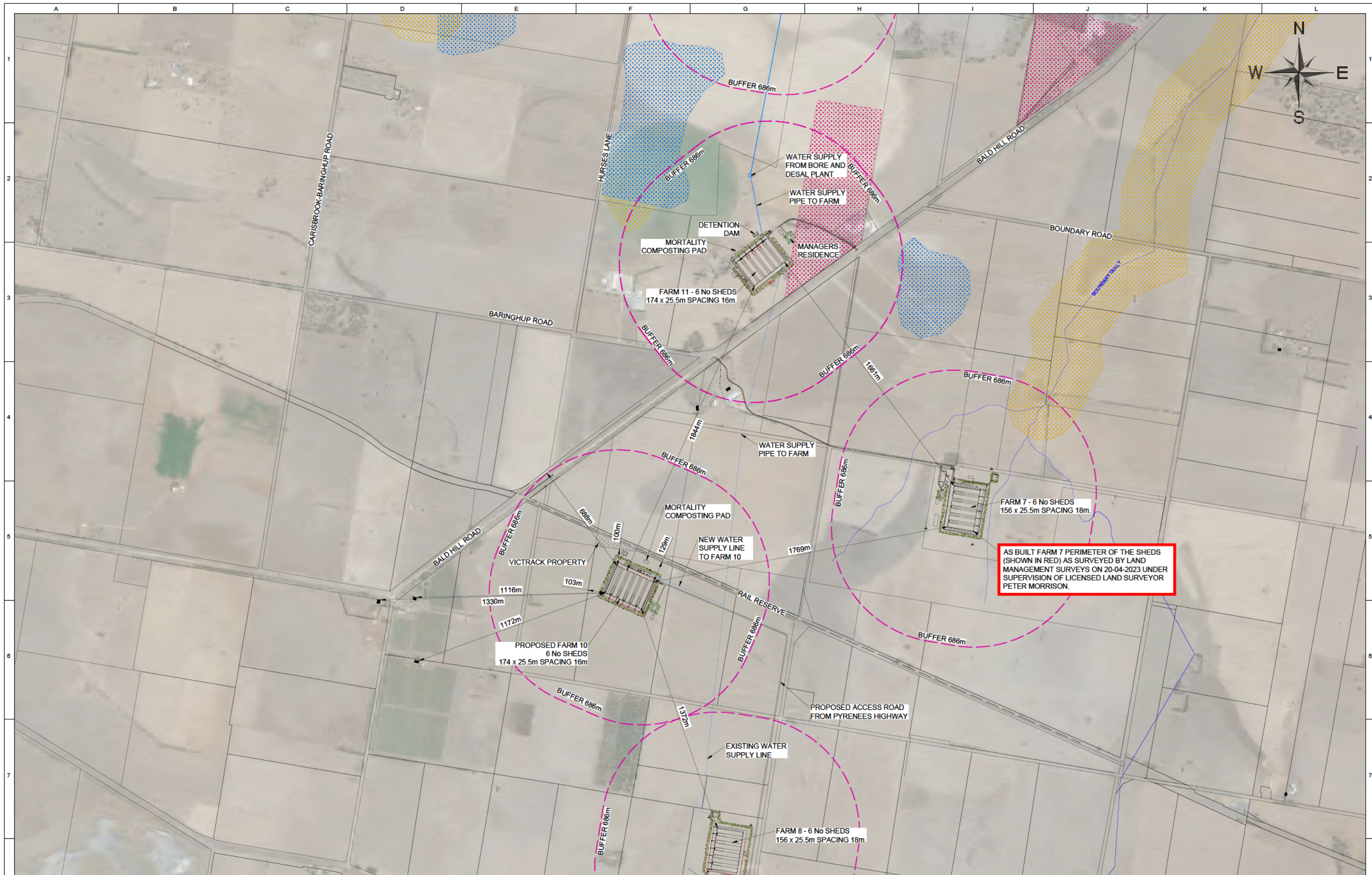
**FLOOR PLAN**





### Attachment 3 – Broiler Code Standards Compliance

<b>E1: LOCATION, SITING AND SIZE</b>	
<p><b><u>OBJECTIVE, ELEMENT 1</u></b></p> <p>To ensure the location and size of the broiler farm, and the siting of the broiler sheds, temporary litter stockpiles, compost piles and litter spreading areas:</p> <ul style="list-style-type: none"> <li>• minimise the risk of adverse amenity impacts on nearby existing, planned and potential future sensitive uses as a result of odour, dust and noise</li> <li>• do not adversely affect the use and development of nearby land</li> <li>• avoid pollution of ground and surface waters</li> <li>• avoid adverse impacts on the visual quality of the landscape</li> <li>• minimise biosecurity risks.</li> </ul>	
<p><b>STANDARD E1 S1: AMENITY PROTECTION</b></p> <p>Adverse impacts on the amenity of the surrounding area are minimised by ensuring broiler sheds, temporary litter stockpiles, compost piles and litter spreading areas are adequately separated from existing and planned residential and rural living areas, sensitive uses and broiler farm property boundaries.</p>	
<b>Approved measures</b>	<b>Comment</b>
<p><b>E1 M1.1</b></p> <p>The nearest external edge of a new or existing broiler shed(s) or temporary litter stockpile / compost pile is / are set back by at least 1000 m from the boundary of a:</p> <ul style="list-style-type: none"> <li>• residential zone, urban growth zone or other urban zone where housing is a primary purpose of the zone, or</li> <li>• future residential area, shown on a plan or strategy incorporated in the planning scheme.</li> </ul>	<p>The nearest external edge of the sheds is located more than 1000 m.</p>



AS BUILT FARM 7 PERIMETER OF THE SHEDS (SHOWN IN RED) AS SURVEYED BY LAND MANAGEMENT SURVEYS ON 20-04-2023 UNDER SUPERVISION OF LICENSED LAND SURVEYOR PETER MORRISON.

D	FARM 11 LOCATIONS	NM	04-05-2023	
E	FARM 10 TITLE BOUNDARIES ADDED	DR	30-05-2023	
F	SHIFTED FARM 10 & 11 LOCATIONS	JD	10-08-2023	
G	MARKUPS TO FARM 10 & 11	JD	24-08-2023	
H	MARKUPS TO FARM 10 & FARM 11 (SHEDS & BUFFER ZONE)	NR	14-03-2024	
REV	REVISION	BY	DATE	SHEET No.

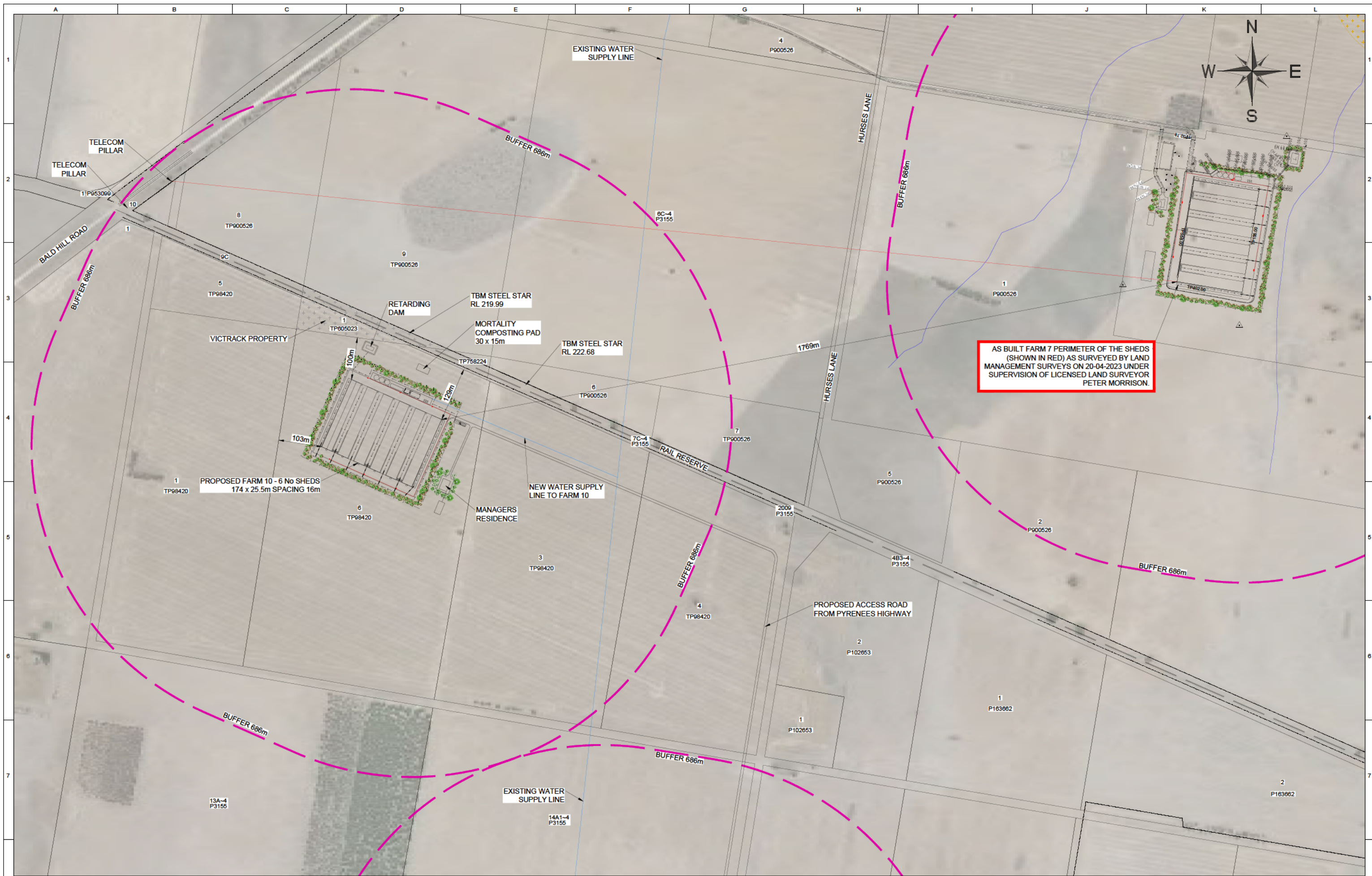
<b>NOTES</b>				
1.	AERIAL PHOTOGRAPH TAKEN FROM GOOGLE MAPS			
2.	ALL PLANNING DATA HAS COME FROM VICTORIAN STATE GOVERNMENT "VicPlan" WEBSITE			
3.	ABORIGINAL CULTURAL HERITAGE SENSITIVITY OVERLAY			
4.	LAND SUBJECT TO INUNDATION OVERLAY			
5.	VEGETATION PROTECTION OVERLAY			
6.	HERITAGE REGISTER			
7.	VICTRACK PROPERTY OVERLAY			

DESIGNED DATE	NM	20-02-2023
DRAWN DATE	NM	20-02-2023
CHECKED DATE		

**LAND MANAGEMENT SURVEYS (MELBOURNE)**  
 SURVEYORS ENGINEERS PLANNERS  
 ABN 22 057 933 516  
 34 BALCOMBE ROAD MENTONE 3194  
 Ph.(03) 9583 0888 Fax.(03) 9583 5888

DRG FILE No. O:\SH2023\4114 - Baringhup Road Carisbrook (LMS) 12046 ABCDE\JC3D\12046E\_Engineering\_Farm\_10\_02\_LW.dwg

<b>POULTRY FARM</b>		SCALE 1: 10,000 @ A1
BALD HILL ROAD CARISBROOK		SHEET 1 OF 8
FARM 10 - LOCALITY PLAN		REVISION G
		FILE No. 12046E



AS BUILT FARM 7 PERIMETER OF THE SHEDS (SHOWN IN RED) AS SURVEYED BY LAND MANAGEMENT SURVEYS ON 20-04-2023 UNDER SUPERVISION OF LICENSED LAND SURVEYOR PETER MORRISON.

B	SURVEY OF FARM 7 LOCATION	NM	26-04-2023	
C	FARM 11 LOCATION	NM	04-05-2023	
D	SHIFTED FARM 10 & 11 LOCATIONS	JD	10-08-2023	
E	MARKUPS TO FARM 10 & FARM 11	JD	24-08-2023	
F	MARKUPS TO FARM 10 SHEDS & BUFFER ZONE	NR	14-03-2023	
REV	REVISION	BY	DATE	SHEET No.

**NOTES**

- AERIAL PHOTOGRAPH TAKEN FROM GOOGLE MAPS
- ALL PLANNING DATA HAS COME FROM VICTORIAN STATE GOVERNMENT "VicPlan" WEBSITE
- ABORIGINAL CULTURAL HERITAGE SENSITIVITY OVERLAY
- LAND SUBJECT TO INUNDATION OVERLAY
- VEGETATION PROTECTION OVERLAY
- HERITAGE REGISTER
- VICTRACK PROPERTY OVERLAY

DESIGNED DATE	NM	20-02-2023
DRAWN DATE	NM	20-02-2023
CHECKED DATE		

**LAND MANAGEMENT SURVEYS (MELBOURNE)**  
 SURVEYORS ENGINEERS PLANNERS  
 ABN 22 057 933 516  
 34 BALCOMBE ROAD MENTONE 3194  
 Ph. (03) 9583 0888 Fax. (03) 9583 5888

DRG FILE No. O:\SH2023\4114 - Barrington Road Carisbrook (LMS) 12046  
 ABCDE\IC3D\12046E\_Engineering Farm\_10\_02\_LW.dwg

<b>POULTRY FARM</b>		SCALE 1 : 4,000 @ A1
<b>BALD HILL ROAD</b>		SHEET 2 OF 8
<b>CARISBROOK</b>		REVISION F
<b>FARM 10 - LAYOUT PLAN</b>		FILE No. 12046E





A	PRELIMINARY ISSUE	NM	23-02-2023
B	AMENDED LAYOUT	DR	16-05-2023
C	SHIFTED FARM 10 LOCATION	JD	10-08-2023
D	MARKUPS TO FARM 10	JD	24-08-2023
E	SHED SIZE AMENDED	NR	14-03-2024
REV	REVISION	BY	DATE
			SHEET No.

**NOTES**

DESIGNED DATE	NM	20-02-2023
DRAWN DATE	NM	20-02-2023
CHECKED DATE		

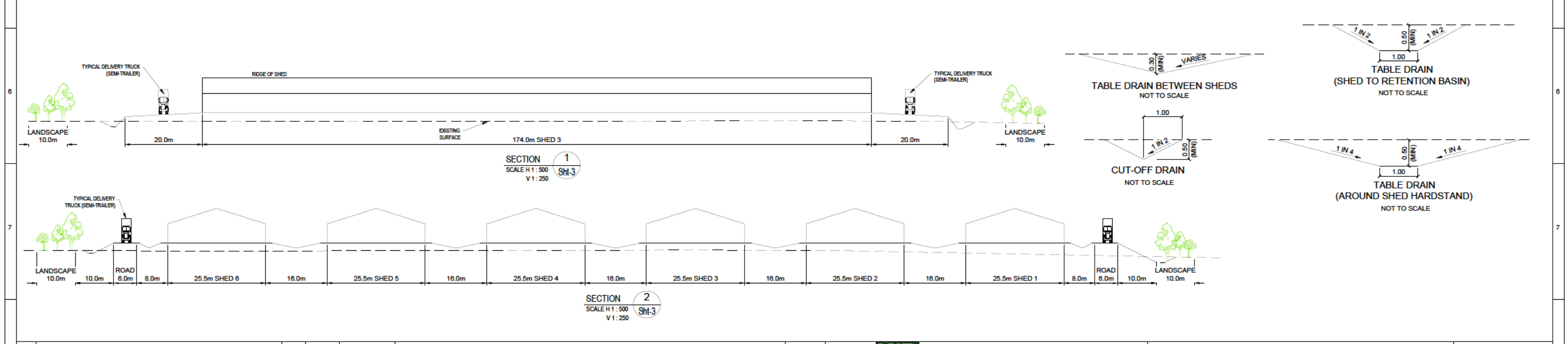
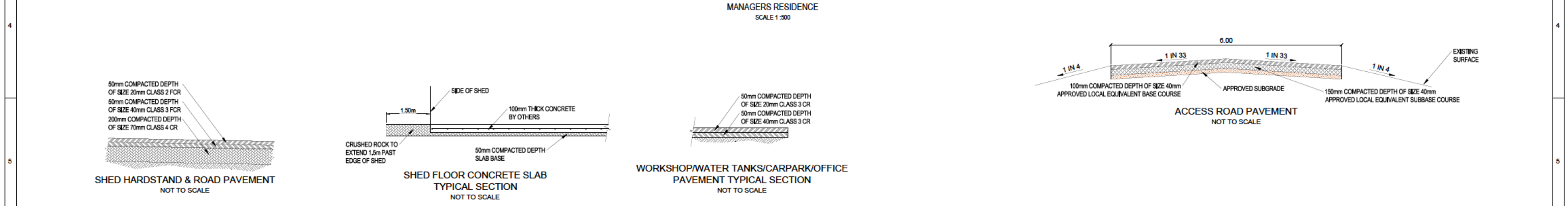
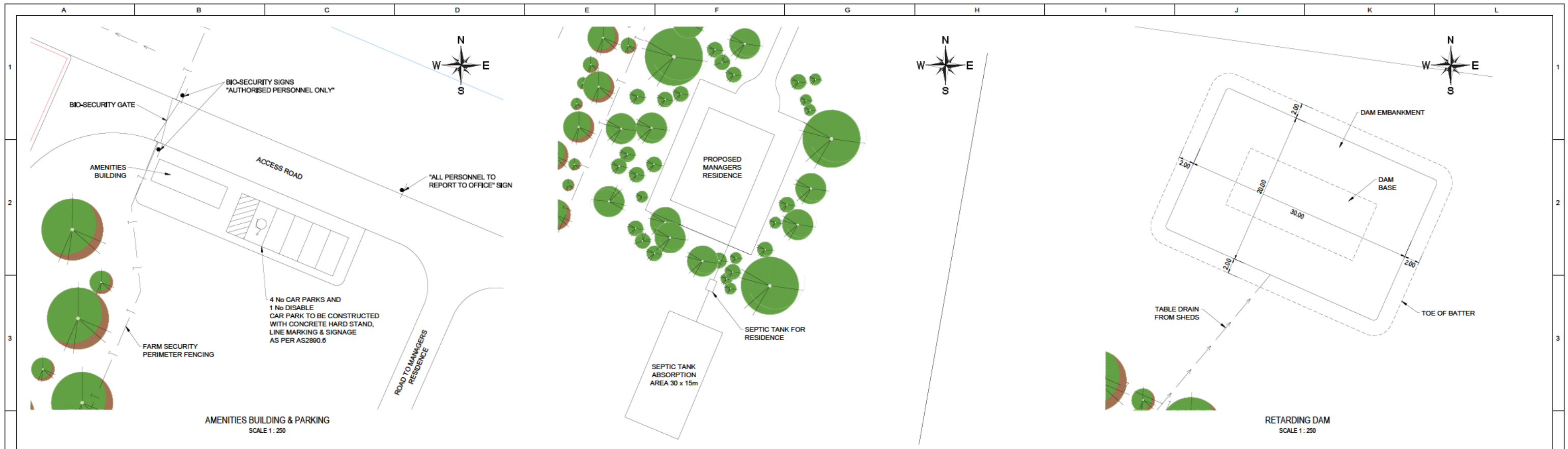
**LAND MANAGEMENT SURVEYS (MELBOURNE)**  
 SURVEYORS ENGINEERS PLANNERS  
 ABN 22 057 933 516  
 34 BALCOMBE ROAD MENTONE 3194  
 Ph. (03) 9583 0888 Fax. (03) 9583 5888

DRG FILE No. O:\SH2023\4114 - Barrington Road Carisbrook (LMS 12546 ABCDE\JC3D\12046E\_Engineering\_Farm\_10\_02\_LW.dwg)

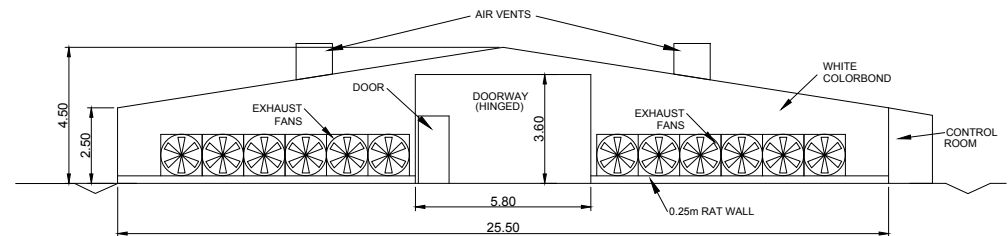
**POULTRY FARM**  
**BALD HILL ROAD**  
**CARISBROOK**

**FARM 10 - DETAIL PLAN**

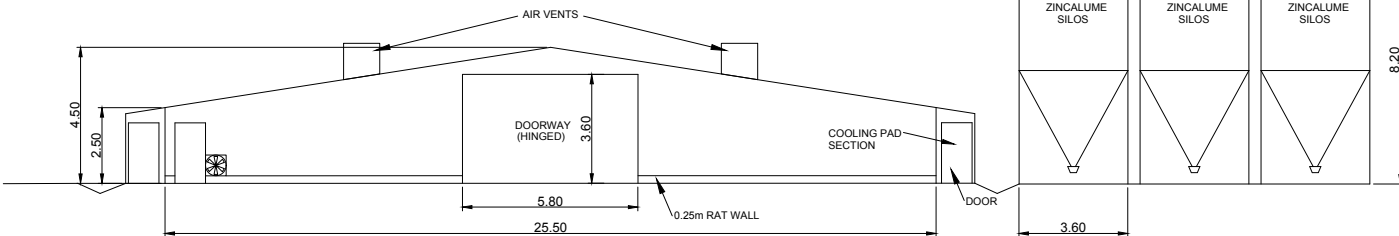
SCALE 1:500 @ A1  
 SHEET 3 OF 8  
 REVISION E  
 FILE No. 12046E



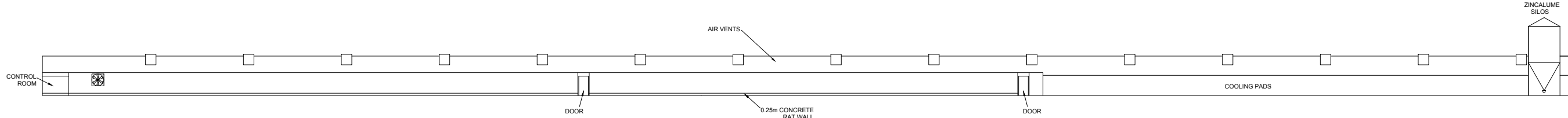
A	PRELIMINARY ISSUE	NM	23-02-2023	<b>NOTES</b>	DESIGNED DATE	NM	20-02-2023	 <b>LAND MANAGEMENT SURVEYS (MELBOURNE)</b> SURVEYORS ENGINEERS PLANNERS ABN 22 057 933 516 34 BALCOMBE ROAD MENTONE 3194 Ph.(03) 9583 0888 Fax.(03) 9583 5888	<b>POULTRY FARM</b> <b>BALD HILL ROAD</b> <b>CARISBROOK</b> <b>FARM 10 - SECTIONS, RESIDENCE, DAM &amp; BUILDINGS</b>	SCALE AS SHOWN @ A1
B	SHIFTED FARM 10 LOCATION	JD	10-08-2023		DRAWN DATE	NM	20-02-2023			SHEET 4 OF 8
C	MARKUPS TO FARM 10	JD	24-08-2023		CHECKED DATE					REVISION D
D	SHED SIZE AMENDED	NR	14-03-2024							FILE No. 12046E
REV	REVISION	BY	DATE	SHEET No.						



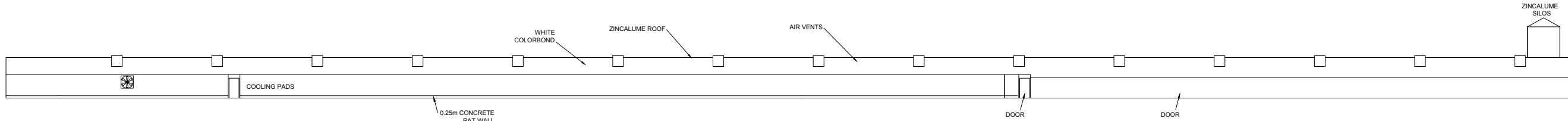
FAN END  
SCALE 1:125



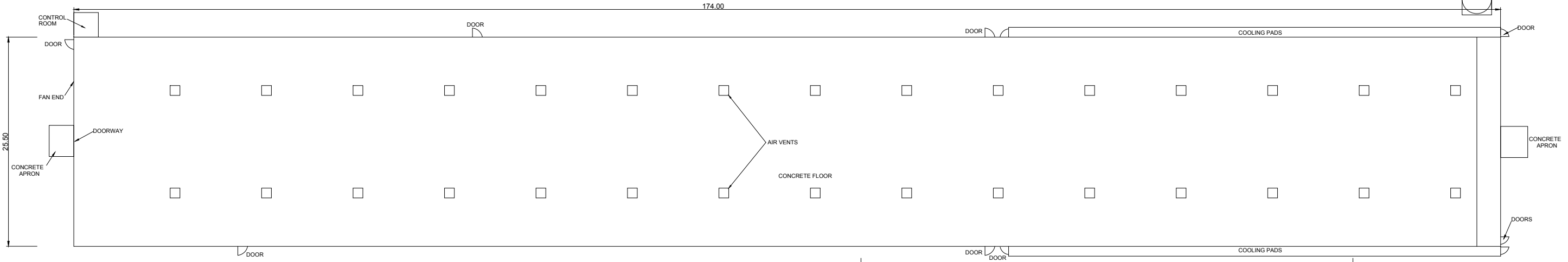
COOLING PAD END  
SCALE 1:125



EAST ELEVATION  
SCALE 1:250



WEST ELEVATION  
SCALE 1:250



PLAN VIEW  
SCALE 1:250

A	PRELIMINARY ISSUE	NM	22-07-2022	
B	SHED SIZE AMENDED	NR	14-03-2024	
REV	REVISION	BY	DATE	SHEET No.

NOTES

DESIGNED DATE: NM 22-07-2022  
 DRAWN DATE: NM 22-07-2022  
 CHECKED DATE:

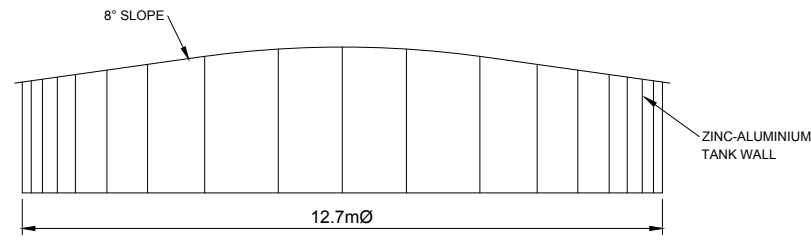
**LAND MANAGEMENT SURVEYS (MELBOURNE)**  
 SURVEYORS ENGINEERS PLANNERS  
 ABN 22 057 933 516  
 34 BALCOMBE ROAD MENTONE 3194  
 Ph. (03) 9583 0888 Fax. (03) 9583 5888

DRG FILE No. O:\SH2023\4114 - Barrington Road Carrisbrook (LMS 12046)  
 ABCDE\IC3D\12046\_Engineering\_Farm-10\_02(Farm Builds)\_DR.dwg

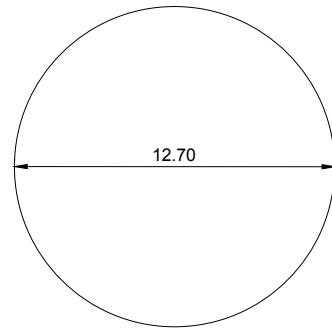
**POULTRY FARM**  
 BALD HILL ROAD  
 CARISBROOK

FARM 10 - SHED DETAILS

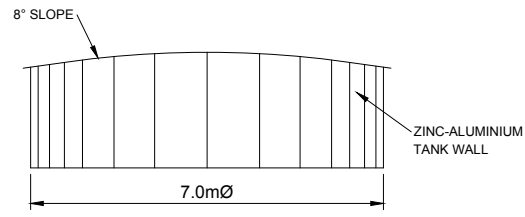
SCALE AS SHOWN @ A1  
 SHEET 5 OF 8  
 REVISION B  
 FILE No. 12046E



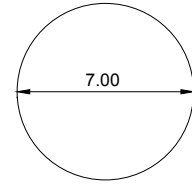
ELEVATION (2x SCALE)  
SCALE 1 : 75



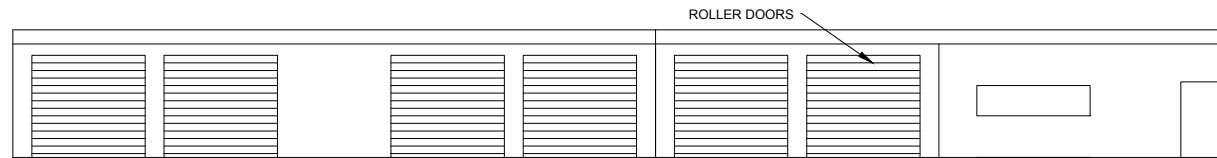
PLAN  
SCALE 1 : 150  
**WATER TANK**  
250,000 LITRES



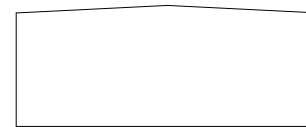
ELEVATION (2x SCALE)  
SCALE 1 : 75



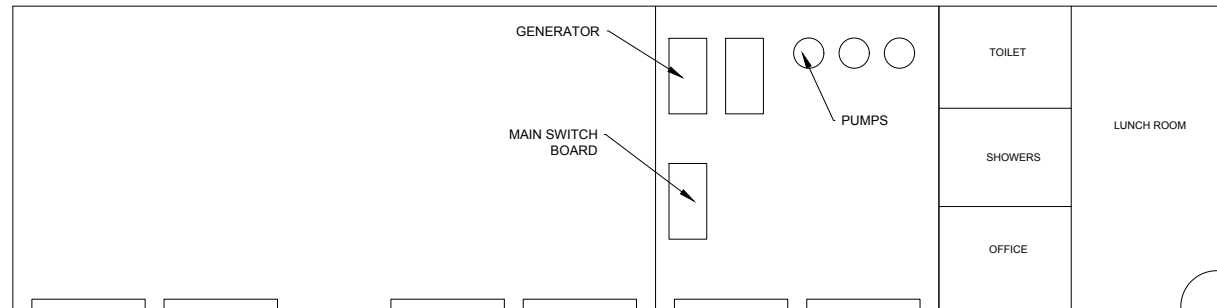
PLAN  
SCALE 1 : 150  
**FIRE TANK**  
72,000 LITRES



FRONT ELEVATION  
SCALE 1:100



SIDE ELEVATION  
SCALE 1:100



PLAN  
SCALE 1:100  
**GENERATOR / AMENITIES ROOM**

A	PRELIMINARY ISSUE	NM	23-02-2023	
REV	REVISION	BY	DATE	SHEET No.

NOTES

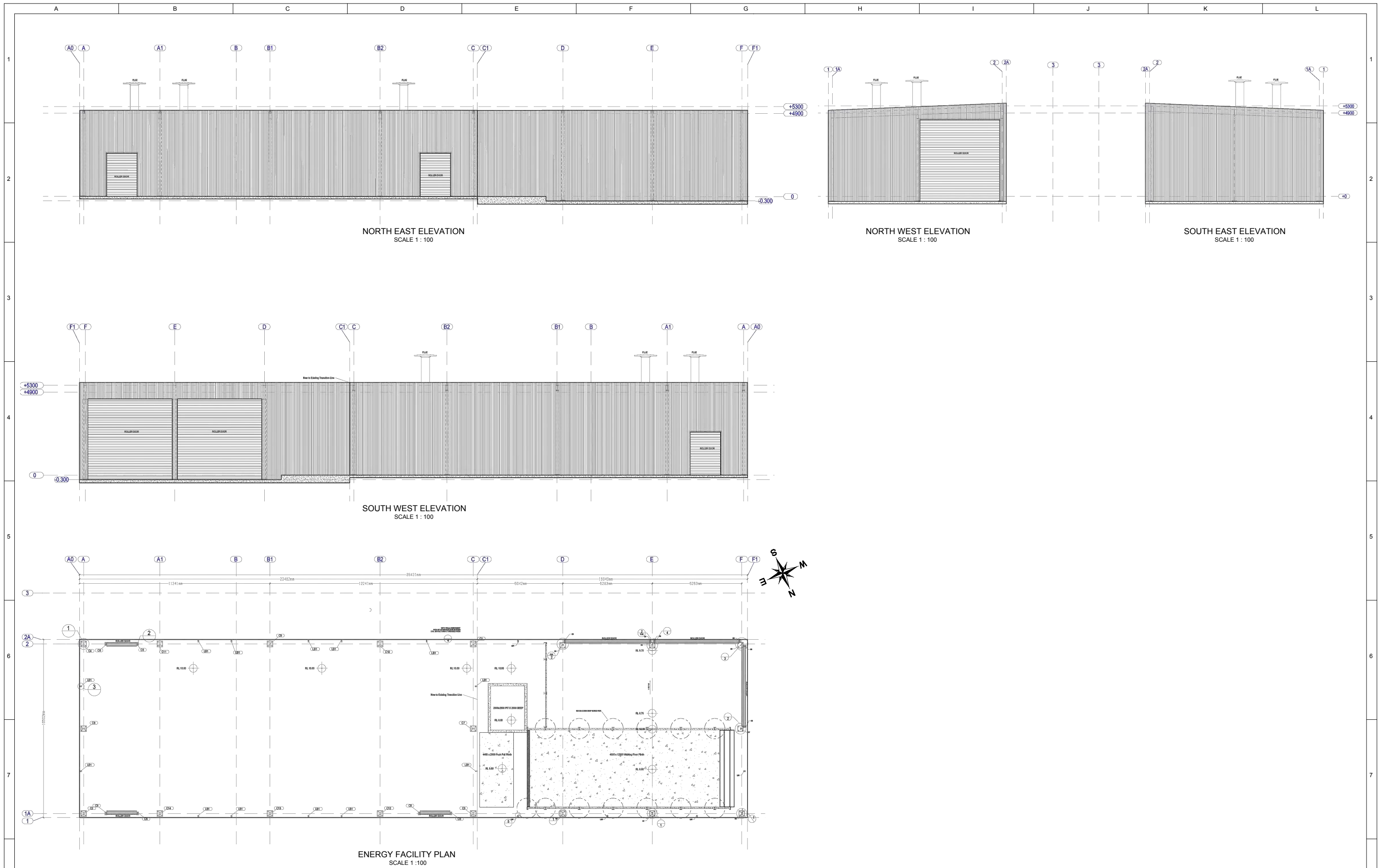
DESIGNED DATE	NM	20-02-2023
DRAWN DATE	NM	20-02-2023
CHECKED DATE		

**LAND MANAGEMENT SURVEYS (MELBOURNE)**  
SURVEYORS ENGINEERS PLANNERS  
ABN 22 057 933 516  
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Ph.(03) 9583 0888 Fax.(03) 9583 5888

DRG FILE No. O:\SH2023\4114 - Barrinhup Road Carrisbrook (LMS 12046  
ABCDE\IC3D\12046\_Engineering\_Farm-10\_02(Farm Builds)\_DR.dwg

**POULTRY FARM**  
BALD HILL ROAD  
CARISBROOK  
FARM 10 - BUILDING DETAILS

SCALE AS SHOWN @ A1
SHEET 6 OF 8
REVISION A
FILE No. 12046E



A	PRELIMINARY ISSUE	NM	23-02-2023
8			
REV	REVISION	BY	DATE
			SHEET No.

**NOTES**

DESIGNED DATE	NM 20-02-2023
DRAWN DATE	NM 23-02-2023
CHECKED DATE	

**LAND MANAGEMENT SURVEYS (MELBOURNE)**  
SURVEYORS ENGINEERS PLANNERS  
ABN 22 057 933 516  
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DRG FILE No. O:\SH2023\4114 - Barrinhup Road Carrisbrook (LMS 12046  
ABCDE\IC3D\12046\_Engineering\_Farm-10\_02(Farm Builds)\_DR.dwg

**POULTRY FARM**  
BALD HILL ROAD  
CARISBROOK

**FARM 10 - ENERGY FACILITY DETAILS**

SCALE AS SHOWN @ A1  
SHEET 7 OF 8  
REVISION A  
FILE No. 12046E



**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958**

VOLUME 11812 FOLIO 000

Security no : 124108837412T  
Produced 04/09/2023 07:03 PM

**LAND DESCRIPTION**

Lots 1,3,4,5 and 6 on Title Plan 098420N.  
PARENT TITLE Volume 10241 Folio 424  
Created by instrument AM997488A 05/08/2016

**REGISTERED PROPRIETOR**

Estate Fee Simple

[Redacted Proprietor Name]

**ENCUMBRANCES, CAVEATS AND NOTICES**

[Redacted Encumbrances, Caveats and Notices]

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP098420N FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER		STATUS	DATE
AX020216S (E)	REMOVAL OF NOMINATION	Completed	06/07/2023
AX020946C (E)	TRANSFER	Registered	11/07/2023

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

**ADMINISTRATIVE NOTICES**

**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

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NIL



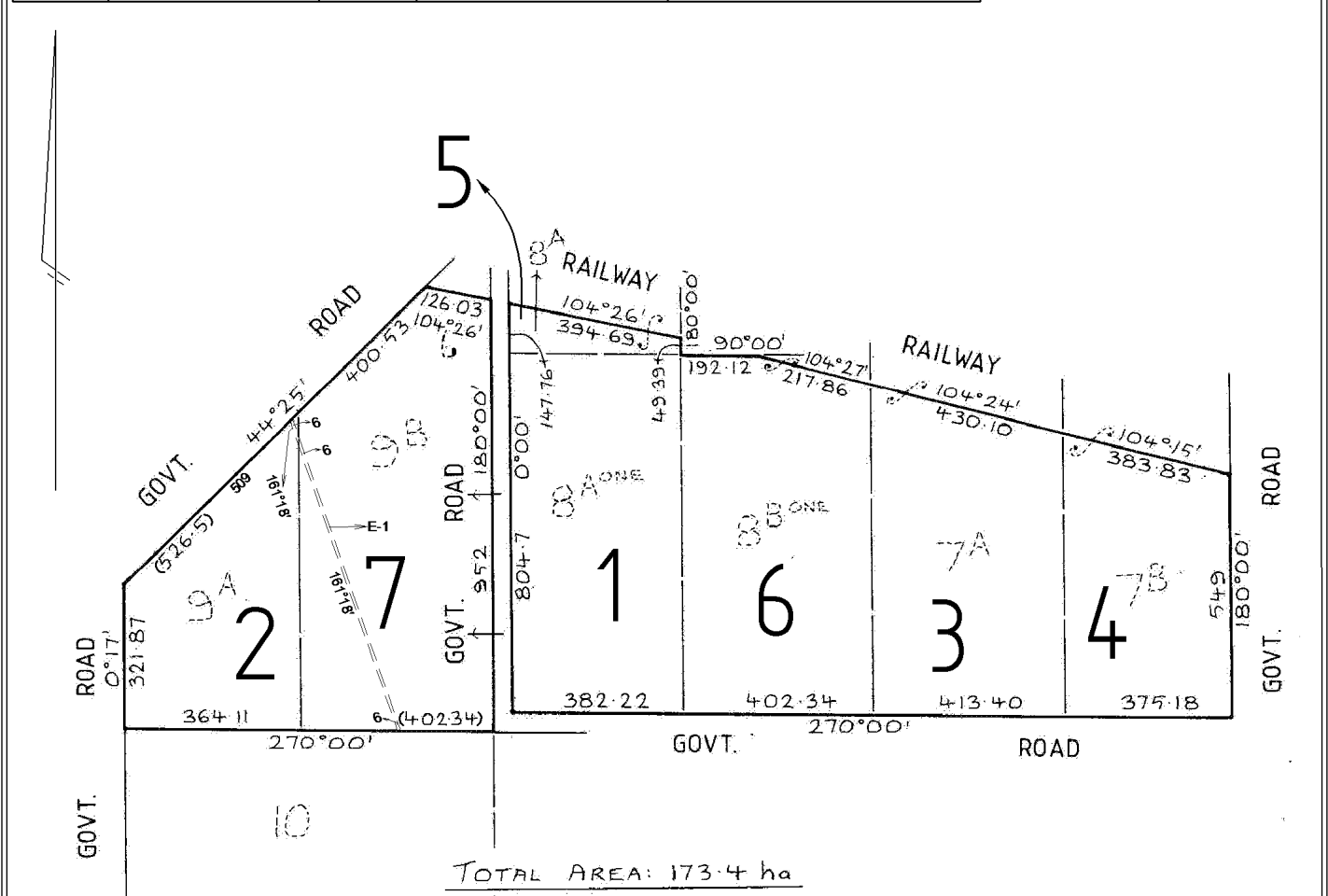
DOCUMENT END



<b>TITLE PLAN</b>		<b>EDITION 3</b>	<b>TP 98420N</b>
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<p><b>Location of Land</b></p> <p>Parish: MOOLORT                  Township:                  Section: 4                  Crown Allotment: 8A1, 9A, 7A (PT), 7B (PT), 8A (PT), 8B1 (PT) &amp; 9B (PT)                  Crown Portion:</p> <p>Last Plan Reference:                  Derived From: VOL 10241 FOL 424                  Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p><b>AN APPURTENANT WATER SUPPLY EASEMENT IN FAVOUR OF THIS LAND HAS BEEN CREATED BY AG283461F &amp; AG283460H</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<b>EASEMENT INFORMATION</b>					THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 05/08/1999 VERIFIED: BC
<b>Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</b>					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted / In Favour Of	
E-1	WATER SUPPLY	6	AG283456X	C/T's V.9457 F.794 & V.10241 F.423	



TOTAL AREA: 173.4 ha

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 8A1
PARCEL 2 = CA 9A
PARCEL 3 = CA 7A (PT)
PARCEL 4 = CA 7B (PT)
PARCEL 5 = CA 8A (PT)
PARCEL 6 = CA 8B1 (PT)
PARCEL 7 = CA 9B (PT)