CENTRAL GOLDFIELDS SHIRE COUNCIL

se Only

on Number: Date Lodged: / /

t: ☐ Yes ☐ No

t Class:

ication 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?

(X) No ○ Yes If 'Yes', with whom?:

Date: day / month / year

The Land

Civic address of the land★

Unit No.:	St. No.: 705	St. Name: Baringhup Road	
Suburb/Locality: Carisbrook, Victoria		Postcode: 3464	

Formal land description★

ⓘ 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.: 1	○ Lodged Plan	○ XX Title Plan	○ Plan of Subdivision	No.: 18831
OR					
B	Crown Allotment No.:		Section No.:		
	Parish/Township Name:				

The Proposal

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

ⓘ 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.

The proposal is for use of land to construct:

1. A six shed Broiler Farm
2. A ammenities and generator room;
3. A hot water heating facility room;
4. A Caretakers residence
5. A water retention dam.

☑ 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.

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 for information.

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 restrictrive 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.)

◉ XX 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.

Applicant and Owner Details

Applicant★

ⓘ The applicant is the person who wants the permit.

ⓘ Please provide at least one contact phone number and a full postal address.

ⓘ Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Name:

Title: | First Name: Ian & Robert | Surname: Hurse

Organisation (if applicable):

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: [redacted]

Suburb/Locality: [redacted]

Contact information for applicant OR contact person below

Business phone: 0419 533 127 | Email: michael@pavilionfarms.com

Mobile phone: | Fax:

Contact person's details* | Same as applicant

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★

ⓘ The person or organisation who owns the land.

ⓘ Where the owner is different from the applicant, provide the details of that person or organisation.

Same as applicant XX

Name:

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

Is the required information provided? ★

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

- ○ Yes
- ○ No

Declaration

This form must be signed by the applicant? ★

ⓘ 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: [redacted]

Date: 5th March 2024

day / month / year

Checklist

Have you?

- ☐ Filled in the form completely?
- ☐ 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?
  - ☐ A full, current copy of title information for each individual parcel of land forming the subject site.
  - ☐ A plan of existing conditions.
  - ☐ Plans showing the layout and details of the proposal.
  - ☐ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
  - ☐ If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).
  - ☐ 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.
- ☐ Completed the relevant council planning permit checklist?
- ☐ Signed the declaration above?

Need help with this application?

ⓘ If you need help to complete this form, read More Information at the end of this form.

ⓘ For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at www.planning.vic.gov.au

ⓘ General information about the planning process is available at www.planning.vic.gov.au

ⓘ 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

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.

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.

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

Attachment 2: Broiler Code Application Checklist

Checklist for permit applicants and planners	Provided (Yes/No)	Comments
Planning permit application form	YES	
Planning application fee	YES	
Copy of certificate of title, including any restrictive covenants	YES	
Proposal summary (template found in Appendix 5 of this Code)	YES	Included herein
Response to the zone objectives and planning overlays	YES	Refer Section 6 of this Planning Report
Show how the proposed development supports the state and local planning policy, relevant Catchment Management Authority strategies or local policies.	YES	Refer Section 6 of this Planning Report
Show that the development proposed addresses the requirements and any relevant decision guidelines of the zone objectives and planning overlays applying to the land.	YES	Refer to Section 6 of this Planning Report
Site analysls and design overview, including: Rationale for the siting and design of the proposed development	YES	Refer to Section 8.1 of this Planning Report
Overview of measures taken to avoid or minimise the risk of adverse impacts on surrounding: 1. sensitive uses 2. native vegetation and fauna or other biodiversity 3. waterways, ground or surface water 4. rural landscape 5. future use and development of surrounding land	YES	Refer to Section 6 & 8.1 of this Planning Report
Documentation that cross-references the Code and specifically addresses compliance with the elements of the Code (found in the 'Farm design and operation elements' section of this Code)		Refer to Section 8 of this Planning Report

Associated Plans	Code Reference	Provided (Yes/No)	Comments
Aerial photograph (if required by the responsible authority)			
Locality plan showing: 1. the location and all land within at least 100 m of site boundaries 2. setback dimensions from residential zones, a Rural Living Zone and / or Green Wedge A Zone 3. setback dimensions from waterways 4. the location of, and distance to, surrounding sensitive uses 5. the location of all external and internal roadways 6. the location of all drainage and areas subject to flooding	Element 1	YES	Refer to the following pages of the Site Engineering Plans: 1. Page 1 of 7 2. N/A - land is not in vicinity of residential, rural living or green wedge zones 3. N/A - development is not within 50 metres of a waterway 4. Page 1 of 7 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 6. Page 3 of 7 – the Broiler Farm Property does not contain any land that is subject to flooding 7. Page 2 of 7 – the Broiler Farm Property has been used as cropping land for over 100

7. vegetation (natural and introduced), local waterways, local topography 8. weather patterns (including wind rose data from the nearest meteorological recording station) 9. the location and distance between proposed sheds and the nearest poultry farm shed on a different property.			years and contains minimal vegetation – the development plan does not involve the removal of any trees or other native vegetation 8. N/A for a class A farm 9. Page 1 of 7
Site plan showing: 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 2. drainage points, farm bores, dams and other water supply sources, on-farm waterways, springs and groundwater recharge areas 3. easements, vegetation (natural and introduced) and topography details 4. for the site of proposed buildings and works, the contours of the land at two-metre intervals 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 6. areas on which spent litter is to be re-applied (if applicable) 7. all relevant setback distances 8. any relevant future development.	Elements 2 and 5		Refer to the following: 1. Pages 3 to 7of the Site Engineering Plans 2. Page 1 of 7 of the Site Engineering Plans 3. N/A – there are no easements on the Broiler Farm Property 4. Page 3 of 7 of the Site Engineering Plans – shown at 10m contours 5. Refer to Section 3.2 and 8.5 of this Planning Report 6. Refer to Section 3.2 of this Planning Report 7. Refer to Page 1 of 7 of the Site Engineering Plans 8. N/A

Associated Plans	Code Reference	Provided (Yes/No)	Comments
Development plan showing: 1. all buildings and ancillary works, including: the materials of construction (including external colours), the elevation of each side	Element 2	YES	Refer to: 1. "Pavilion Farm 11 Architechtural Drawings" 2. "Pavilion Farm 11 Architechtural Drawings" 3. Refer to Section 8.3 of this Planning Report 4. Refer to Section 8.2 of this Planning Report

of the structure, and maximum building heights 2. building construction details, including any management issues to be considered during the construction phase 3. road construction details and intersection treatment at external roads 4. details of the power supply system 5. details of water supply 6. fan locations and the design of the ventilation system 7. the feed system, including feed distribution and rodent control 8. assessments of the soil's ability to support the building(s), road access and effluent storage and disposal 9. the location and depth of all excavation and filling 10. drainage plans showing retaining dam(s) for all sheds, the methods of stormwater retention, and existing and proposed stormwater discharge points.			5. Refer to page 1 of 7 of Site Engineering Report 6. Refer to page 5 of 7 of Site Engineering Report & P4 of Pavilion Farm 11 Architechtural Drawings 7. Refer to Section 3.2 of this Planning Report 8. An LCA is conducted as per building regulations 9. Refer to page 3 of 7 of Site Engineering Plans 10. Refer to page 3 of 7 of Site Engineering Plans
Traffic plan showing: 1. road layout, farm access points, parking areas 2. proposed transport routes to and from the property 3. expected vehicle movements (including vehicle type and time of day).	Element 3	YES	Refer to: 1. Pavilion Farm 11 Traffic Management Plan 2. Pavilion Farm 11 Traffic Management Plan 3. Pavilion Farm 11 Traffic Management Plan
Landscaping plan (drawn to scale) showing: 1. details of plant species, height and growth characteristics 2. existing vegetation and any native vegetation to be removed 3. the location and species of all proposed vegetation, and proposed landscape treatments 4. the relative location to proposed landscaping of broiler sheds, other buildings and any sensitive uses to	Element 4	YES	For items 1 to 5 refer to the Pavilion Farm 9 Landscape Report and the accompanying Pavilion Farm 9 Landscape Architectural Plans

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

Attachment 1: Broiler Farm Proposal Summary

Permit applicant's name:	Ian & Robert Hurse
Company name (if any) and ASC number:	N/A
Permit applicant's postal address:	605 Baringhup Road, Carisbrook VIC
Permit applicants telephone number, facsimile number, and email address.	[redacted]
Name of property owner (if not the applicant)	Robert Hurse
Company name (if any) and ASC number:	N/A
Property owner's postal address (if not the applicant)	683 Baringhup Road, Carisbrook VIC
Property owner's telephone number, facsimile number, and email address. (if not the applicant)	[redacted]
Processor's name (if known)	Hazeldene Chicken Farm Pty Ltd
Processor's telephone number, facsimile number, and email address.	03 5431 1300
Name of broiler farm:	Pavilion Farm 11
Farm address:	605 Baringhup Road, Carisbrook VIC
Type of proposal New Farm Expansion of existing farm	New Farm
Class of proposed farm: Class A Class B Special Class Farm Cluster	Class B
Proposed number of employees	5
Proposed number of new/additional broiler sheds:	6
Existing number of sheds on farm (where applicable):	None
Existing farm capacity (where applicable):	None
Farm capacity (number of birds) once development is complete:	400,000
Bird stocking density: birds/m^2	17
Type of shed operation (for example, tunnel, natural or combination):	Tunnel Ventilation

Please describe	

PROVINCIAL GEOTECHNICAL PTY. LTD.

CONSULTING GEOLOGISTS

A.B.N. 88 090 400 114

LAND CAPABILITY ASSESSMENT REPORT

Site Address:	Farm 11, 705 Baringhup Road CARISBROOK, VICTORIA
Client:	PAVILION FARMS 450 STACEYS ROAD ANAKIE VIC 3213
Date:	v1. 15th January 2023 v2. 20th March 2024
File No:	22189L
Author:	Andrew P Redman
Contact:	Provincial Geotechnical Pty Ltd E: admin@pgvic.com.au T: 03 5223 1566

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LIST OF APPENDICES

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 705 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: 705 Bald Hill Road, Carisbrook, Victoria.

A Planning 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 sewered 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 12th December 2023.

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
Buffer Distances	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.
Climate	Average annual rainfall 481.3mm Tullaroop Reservoir (Climate Station No.088052) (Appendix iii).	Minor	NN
Drainage	No visible signs of surface dampness, spring activity or hydrophilic vegetation in the proposed effluent management area or surrounds.	Nil	NN
Erosion & Landslip	No evidence of sheet or rill erosion; the erosion hazard is low. No evidence of landslip and landslip potential is low.	Minor	NN
Exposure & Aspect	Recommended Land Application Area cleared with excellent all round aspect and has a very good sun and wind exposure.	Nil	NN
Flooding	The proposed effluent management area is not within an inundation overlay.	Nil	NN
Groundwater	No signs of shallow groundwater tables to 1.5m depth.	Nil	NN
Imported Fill	No imported fill material was observed anywhere on the site.	Nil	NN
Land Available for LAA	Considering all the constraints and buffers, the site has ample suitable land for land application of treated effluent.	Nil	NN
Landform	Broad undulating plains.	Nil	NN
Rock Outcrops	No evidence of surface rocks or outcrops.	Nil	NN
Run-on & Runoff	Minor stormwater run-on and minor run-off hazard.	Nil	NN
Slope	The proposed effluent management area has slight fall.	Nil	NN
Surface Waters	Not applicable. Nearest surface water >60m downslope from recommended Land Application Area.	Nil	NN
Vegetation	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
Cation Exchange Capacity (CEC)	8.6 MEQ%. No evidence of restricted plant growth on site.	Minor	NN
Electrical Conductivity (ECe)	0.017 dS/m. No evidence of restricted plant growth on site.	Minor	NN
Emerson Aggregate Class	Topsoil: Not tested	Nil	NN
	Subsoil: Class 2	Major	Apply gypsum to trench base 0.5kg/2m²
pH	6.2 No evidence of restricted plant growth on site.	Nil	NN
Rock Fragments	<1% coarse fragments in the B1 horizon. No coarse fragments throughout the remainder of the profile.	Minor	NN
Sodicity (ESP)	1.6%. No evidence of restricted plant growth on site.	Major	Apply gypsum to trench base 0.5kg/2m²
Sodium Absorption Ratio (SAR)	0.05 No evidence of restricted plant growth on site.	Minor	NN
Soil Depth	Topsoil: 400mm – 500mm	Minor	NN
	Subsoil: Total soil depth 1500mm. No hardpans occur.	Minor	NN
Soil Permeability & Design Loading Rates	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
Soil Texture & Structure	Topsoil: (<500mm): Clay Loam (Category 4b)	Minor	NN
	Subsoil (>1000mm): Light Clay (Category 5b) in accordance with AS/NZS/NZS 1547:2012	Minor	NN
Watertable Depth	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 x 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 x 1)
= 150m

ABSORPTION TRENCHES: Primary Treated Effluent - continued

Calculate trench basal area required:

A = L x W
= 150 x 1
= 150m^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	60m²
2	3	450	90m²
3	4	600	120m²
4	5	750	150m²
5	6	900	180m²

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	4m²	1 x 10m
2	40	8m²	1 x 10m
5	100	20m²	1 x 20m
10	200	40m²	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 waste water disposal envelope can be placed in the area 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 onsite wastewater management system can be built to meet the needs of the proposed manager’s dwelling 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. 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/2m².
- Installation of water saving devices in the new residence 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.

[redacted]

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. Planning 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

APPENDIX i

PLANNING PROPERTY REPORT

PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

From www.planning.vic.gov.au at 01 December 2023 03:34 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 1 TP18831**
Address:	**705 BARINGHUP ROAD CARISBROOK 3464**
Standard Parcel Identifier (SPI):	**1\TP18831**
Local Government Area (Council):	**CENTRAL GOLDFIELDS** www.centralgoldfields.vic.gov.au
Council Property Number:	**20390.0705**
Planning Scheme:	**Central Goldfields** Planning Scheme - Central Goldfields
Directory Reference:	**Vicroads 58 G2**

UTILITIES

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

STATE ELECTORATES

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

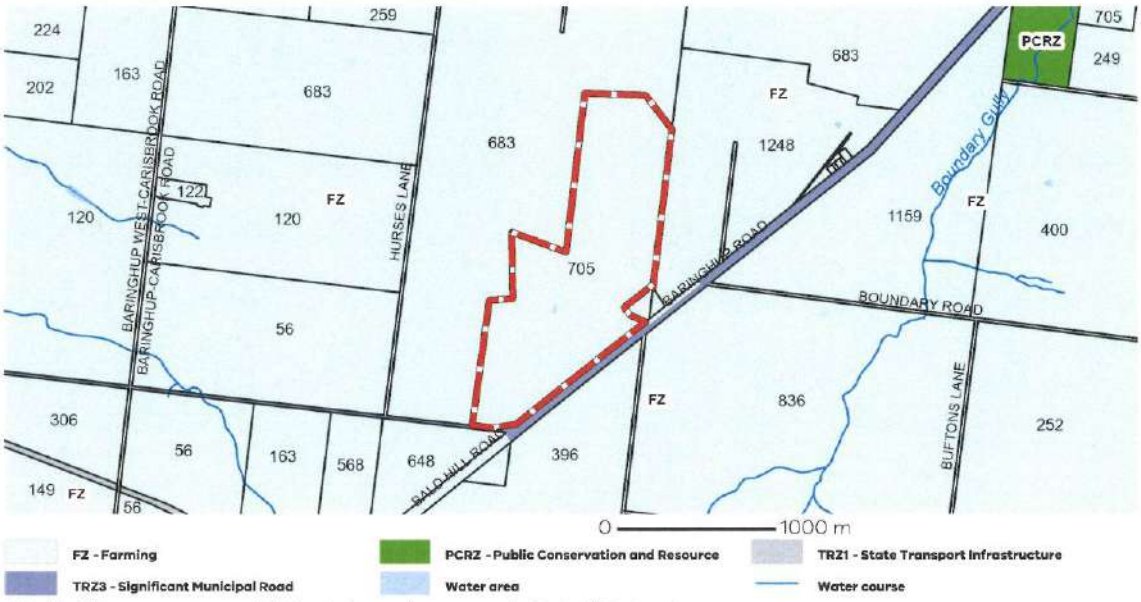
OTHER

Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

FARMING ZONE (FZ) (CENTRAL GOLDFIELDS)
SCHEDULE TO THE FARMING ZONE (FZ) (CENTRAL GOLDFIELDS)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

Planning Overlays

HERITAGE OVERLAY (HO) (CENTRAL GOLDFIELDS)
HERITAGE OVERLAY - SCHEDULE (HO113) (CENTRAL GOLDFIELDS)

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

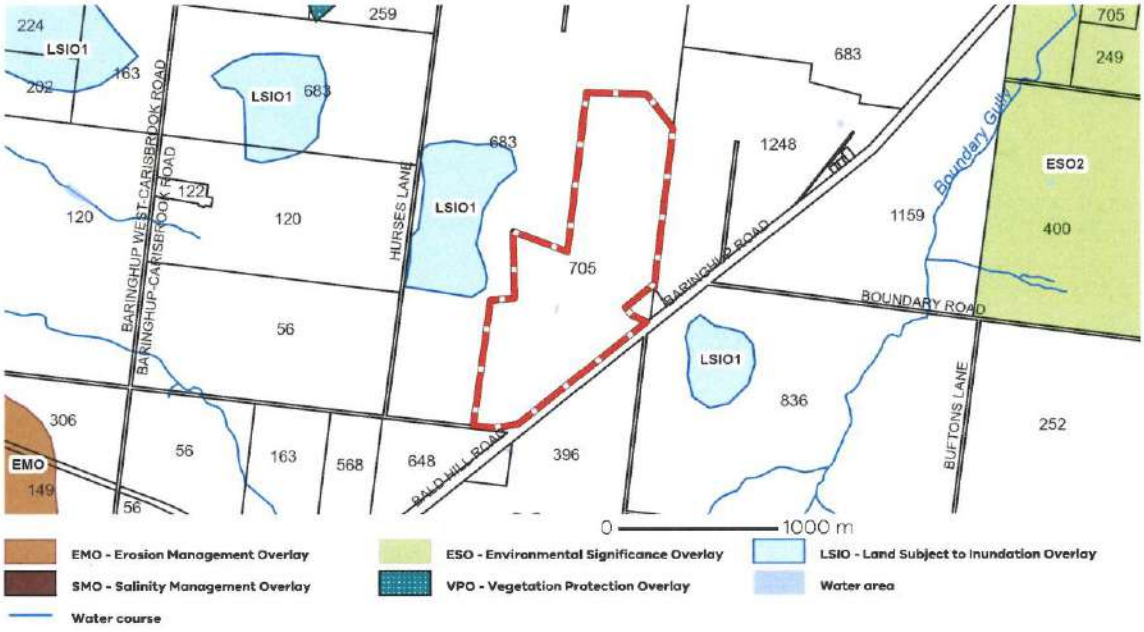
PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

EROSION MANAGEMENT OVERLAY (EMO) (CENTRAL GOLDFIELDS)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) (MOUNT ALEXANDER)
LAND SUBJECT TO INUNDATION OVERLAY (LSIO) (CENTRAL GOLDFIELDS)
SALINITY MANAGEMENT OVERLAY (SMO) (CENTRAL GOLDFIELDS)
VEGETATION PROTECTION OVERLAY (VPO) (CENTRAL GOLDFIELDS)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 27 November 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.*** It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit https://www.planning.vic.gov.au

PLANNING PROPERTY REPORT

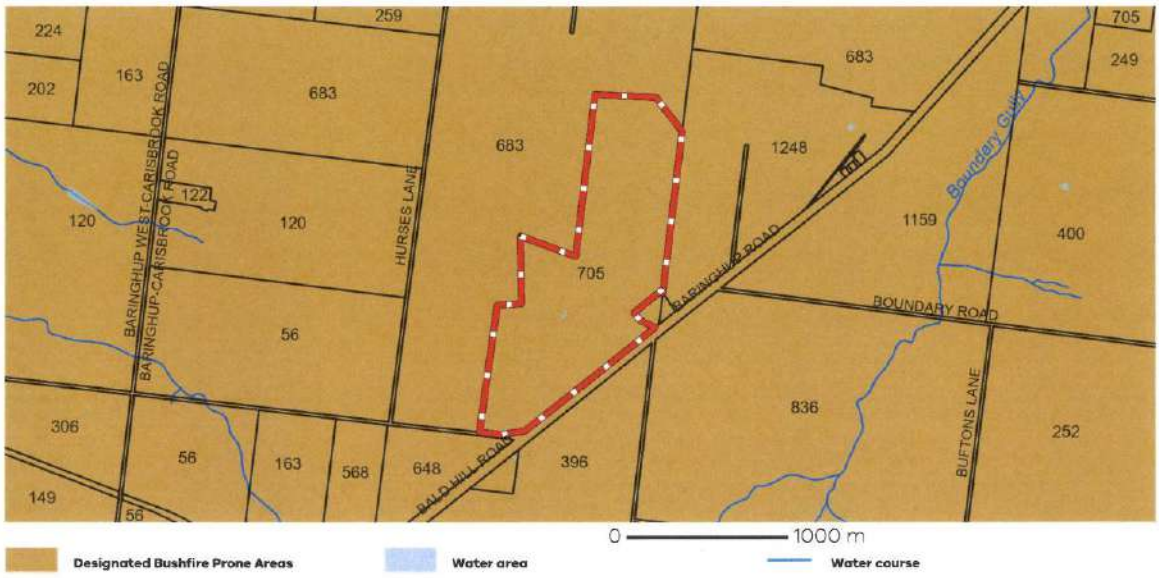
VICTORIA State Government | Environment, Land, Water and Planning

Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule.

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

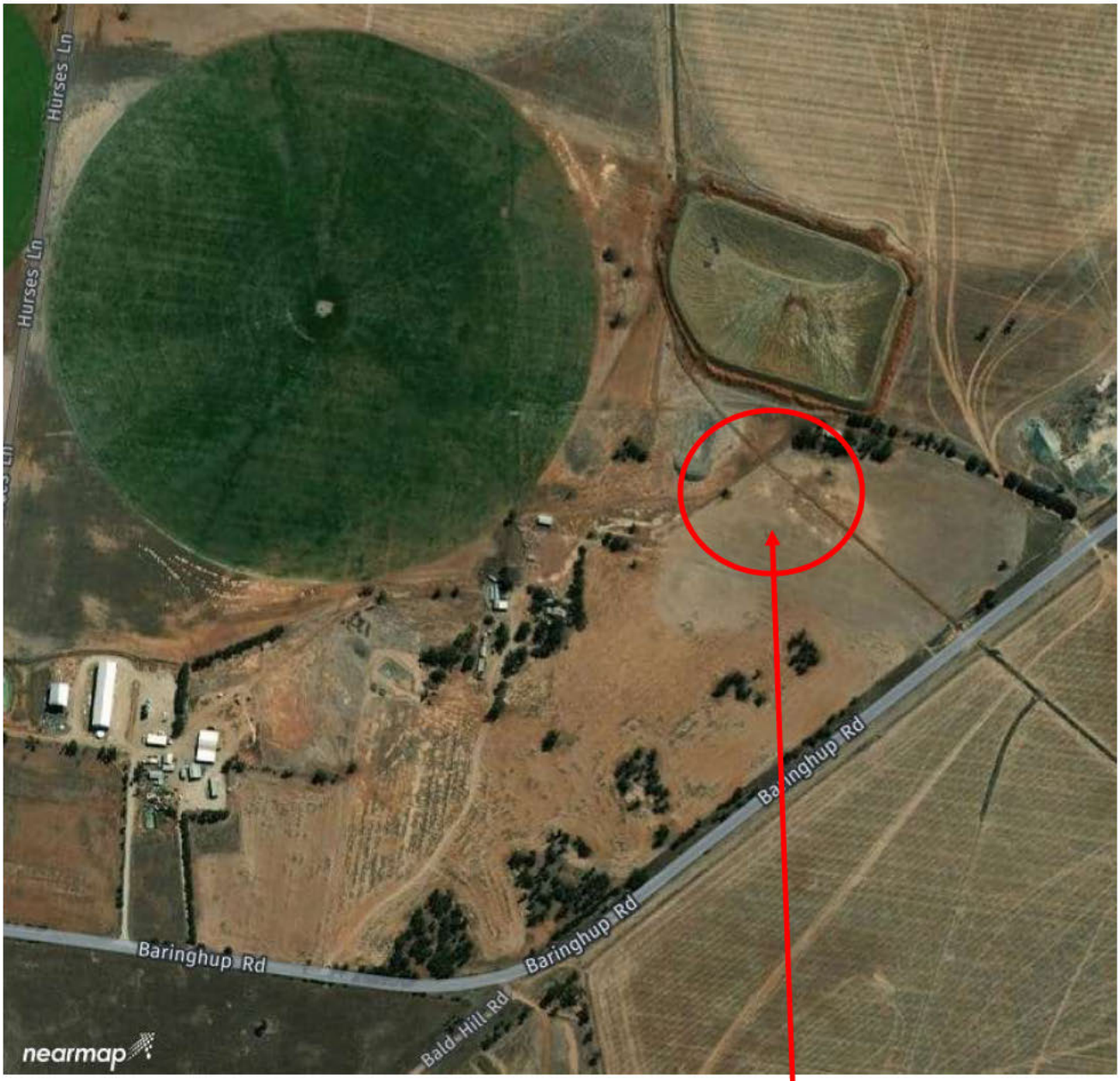
You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

APPENDIX ii

AERIAL & SITE PHOTOGRAPHS

AERIAL PHOTOGRAPH

Client: PAVILION FARMS
Ref. Number: 22189L
Date: 12/12/2023
Site: 705 Bald Hill Road, CARISBROOK



SUBJECT SITE

SITE PHOTOGRAPHS

SITE PHOTOGRAPHS

APPENDIX iii

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
Mean	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
Lowest	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
5th percentile	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
10th percentile	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
Median	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
90th percentile	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
95th percentile	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
Highest	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.

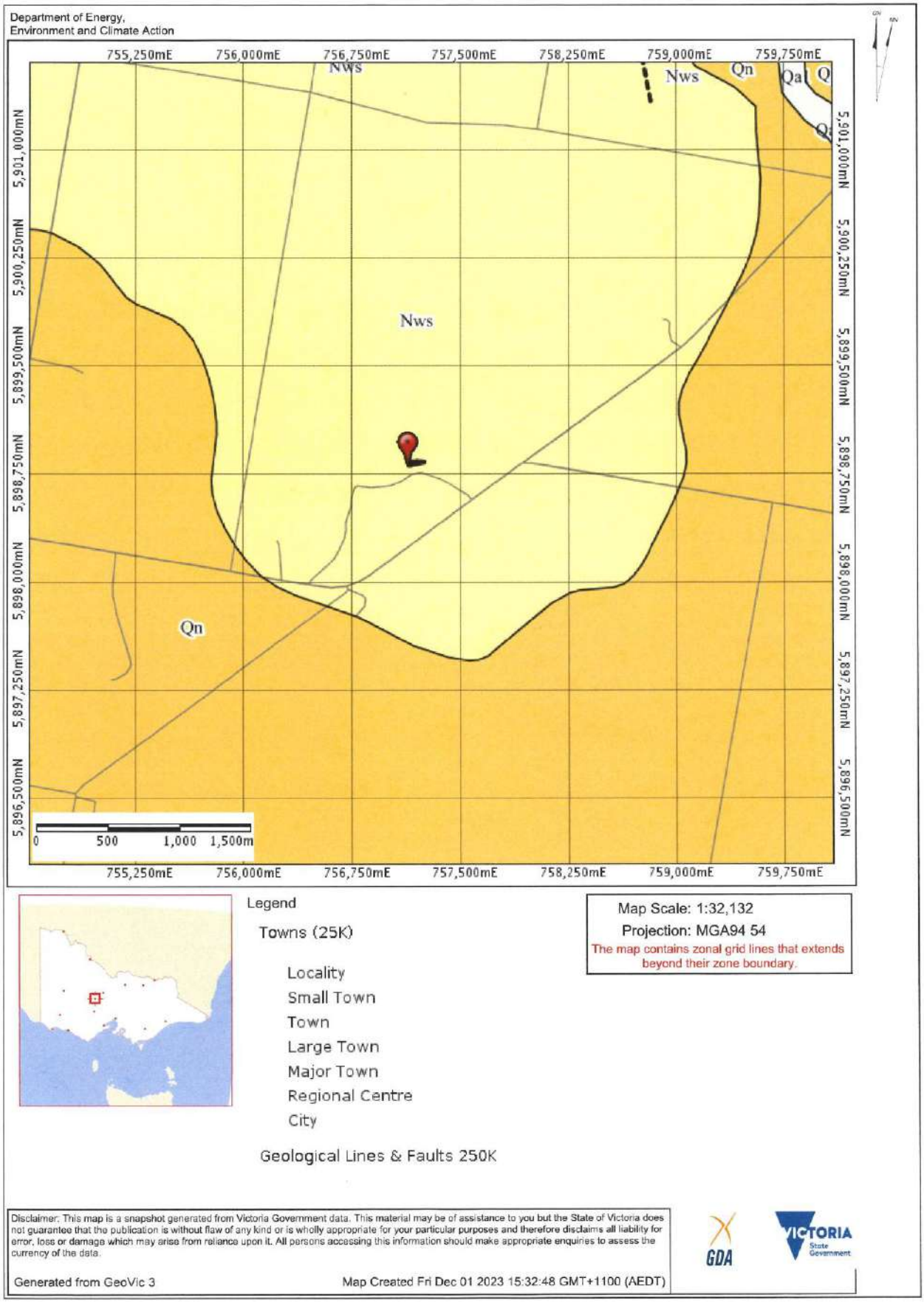
3) Further information

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

Product code: IDCJAC0001 reference: 102924283 Created on Mon 15 Jan 2024 16:10:21 PM AEDT

APPENDIX iv

GEOLOGY MAP


Department of Energy,
Environment and Climate Action
755,250mE
756,000mE
756,750mE
757,500mE
758,250mE
759,000mE
759,750mE
5,901,000mN
5,900,250mN
5,899,500mN
5,898,750mN
5,898,000mN
5,897,250mN
5,896,500mN
Nws
Qn
Qal
Q
0
500
1,000
1,500m
Legend
Towns (25K)
Locality
Small Town
Town
Large Town
Major Town
Regional Centre
City
Geological Lines & Faults 250K
Map Scale: 1:32,132
Projection: MGA94 54
The map contains zonal grid lines that extends beyond their zone boundary.
Disclaimer: This map is a snapshot generated from Victoria Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.
Generated from GeoVic 3
Map Created Fri Dec 01 2023 15:32:48 GMT+1100 (AEDT)
GDA
VICTORIA
State Government

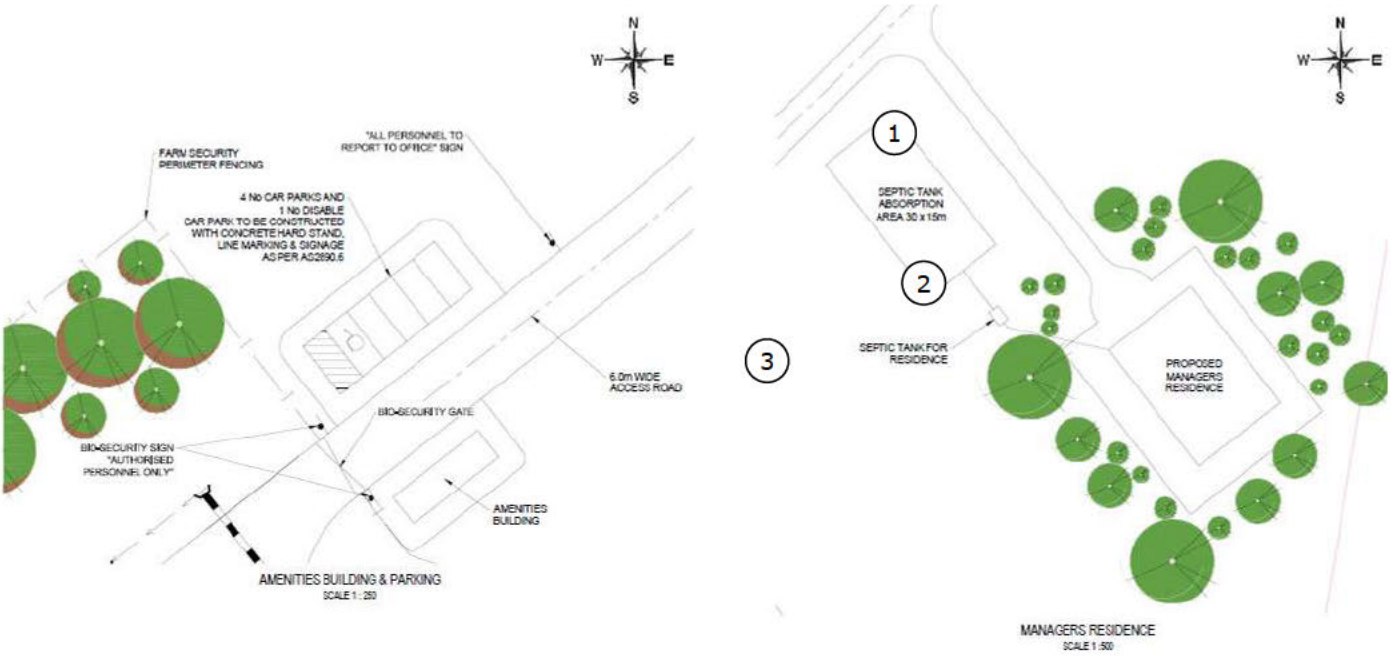
APPENDIX v

TEST SITE LOCATION PLAN

TEST SITE LOCATION PLAN – SITE PLAN

◯ - Test Site

Client: PAVILION FARMS
Ref. Number: 22189L
Date: 12/12/2023
Site: 705 Bald Hill Road, CARISBROOK



APPENDIX vi

BORELOG DESCRIPTIONS

PROVINCIAL GEOTECHNICAL PTY. LTD.

CLIENT:	PAVILION FARMS	***REFERENCE NUMBER:*** 22189L	***DATE:*** 12/12/2023
PROJECT ADDRESS:	705 Bald Hill Road, CARISBROOK	***GEOLOGIST:***	Andrew Redman
		DRILLING METHOD:	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	**SILTY CLAY (Clay Loam)**		**4b**	100	**SILTY CLAY (Clay Loam)**		**4b**	100	**SILTY CLAY (Clay Loam)**		**4b**
200	**weakly structured**			200	**weakly structured**			200	**weakly structured**		
300	**dark brown**			300	**dark brown**			300	**dark brown**		
400	**moist; firm**			400	**moist; firm**			400	**moist; firm**		
500	**SLIGHTLY SILTY CLAY**		**5b**	500				500	**SLIGHTLY SILTY CLAY**		**5b**
600	**(Light Clay)**			600	**SLIGHTLY SILTY CLAY**		**5b**	600	**(Light Clay)**		
700	**moderately structured**			700	**(Light Clay)**			700	**moderately structured**		
800	**brown**			800	**moderately structured**			800	**brown**		
900	**moist; stiff**			900	**brown**			900	**moist; stiff**		
1000				1000	**moist; stiff**			1000			
1100				1100				1100			
1200				1200				1200			
1300				1300				1300			
1400				1400				1400			
1500				1500				1500			
1600				1600	**END BORE HOLE**			1600	**END BORE HOLE**		
1700				1700				1700			
1800				1800				1800			
1900				1900				1900			
2000				2000				2000			
2100	**END BORE HOLE**			2100				2100			
2200				2200				2200			
2300				2300				2300			
2400				2400				2400			
2500				2500				2500			

APPENDIX vii

LABORATORY RESULTS

Groundswell Laboratories

"A New Force in Analytical Testing"

CERTIFICATE OF ANALYSIS

Client Name :	Provincial Geotechnical	**Groundswell Batch # :**	GS23970
Client Address :	91 Nicholas Street, Newtown, Victoria, 3220	**Project Name :**	705 Baringhup Road, Carisbrook VIC
Client Phone # :	03 5223 1566	**Project # :**	22189K
Client Fax # :	03 5224 4560	**Date Samples Received :**	14/12/2023
Project Manager :	Andrew Redman	**Sample Matrix :**	Soil
E-mail :	admin@pgvic.com.au	**Sample # Submitted :**	1
Project Sample Manager :	Andrew Redman	**Groundswell Quote # :**	Not Applicable
E-mail :	admin@pgvic.com.au	**Date CofA Issued :**	23/12/2023

[redacted]

Paul Woodward

Managing Director

paul@groundswelllabs.com.au

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

Soil Analysis Results

Client Sample ID			Sample 1				
Laboratory Sample Number			GS23970-1				
Date Sampled			12/12/2023				
Analytes	**Units**	**LOR**					
pH	pH Units	0.1	6.2				
Electrical Conductivity @ 25°C	dS/m	0.005	0.017				
Exchangeable Calcium	mg/Kg	1	1370				
Exchangeable Magnesium	mg/Kg	1	169				
Exchangeable Potassium	mg/Kg	1	71				
Exchangeable Sodium	mg/Kg	1	31				
CEC	MEQ%	0.1	8.6				
ESP	%	0.1	1.6				
Sodicity Rating	---	---	Non-Sodic				
SAR		0.01	0.05				

Reference AF56.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 amonium 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

Soil Analysis Results

Client Sample ID			Sample 1	Sample 1			
Laboratory Sample Number			GS23970-1	GS23970-1			
Date Sampled			12/12/2023	12/12/2023			
Analytes	**Units**	**LOR**					
Sample Type	---	---	Air Dried Aggregates	Re-moulded Ped			
Emerson Aggregate Class - 2 Hours	---	---	Slking / Some Dispersion	Slking / Some Dispersion			
Emerson Class Number	---	---	Class 2	Class 2			
Emerson Aggregate Class - 20 Hours	---	---	Slking / Some Dispersion	Slking / Some Dispersion			
Emerson Class Number	---	---	Class 2	Class 2			
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 Emmerson 'A clasification of soil aggregates based on their coherence in water', 1967 & AS1289.C8.1-1980

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

Groundswell Batch # : GS23970

Inorganics Quality Control Report

Client Sample ID							
Laboratory Sample Number							
QC Parameter			Method Blank		Laboratory Control Standard (LCS)		
			Method Blank	Within GSL Acceptance Criteria (<LOR) (Pass/Fail)	LCS (%R)	LCS (%R) Acceptance Criteria	Within GSL Acceptance Criteria (Pass/Fail)
Analyte	**Units**	**LOR**					
pH	pH units	0.1	NA	NA	9.92	10.00 ± 0.1 pH Unit	Pass
Conductivity	dS/m	0.005	<0.005	Pass	102%	80-120%	Pass
Exchangeable Calcium	mg/Kg	1	<1	Pass	108%	70-130%	Pass
Exchangeable Magnesium	mg/Kg	1	<1	Pass	105%	70-130%	Pass
Exchangeable Potassium	mg/Kg	1	<1	Pass	110%	70-130%	Pass
Exchangeable Sodium	mg/Kg	1	<1	Pass	85%	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 AF56.Rev4 Date Issued : 3/11/2010

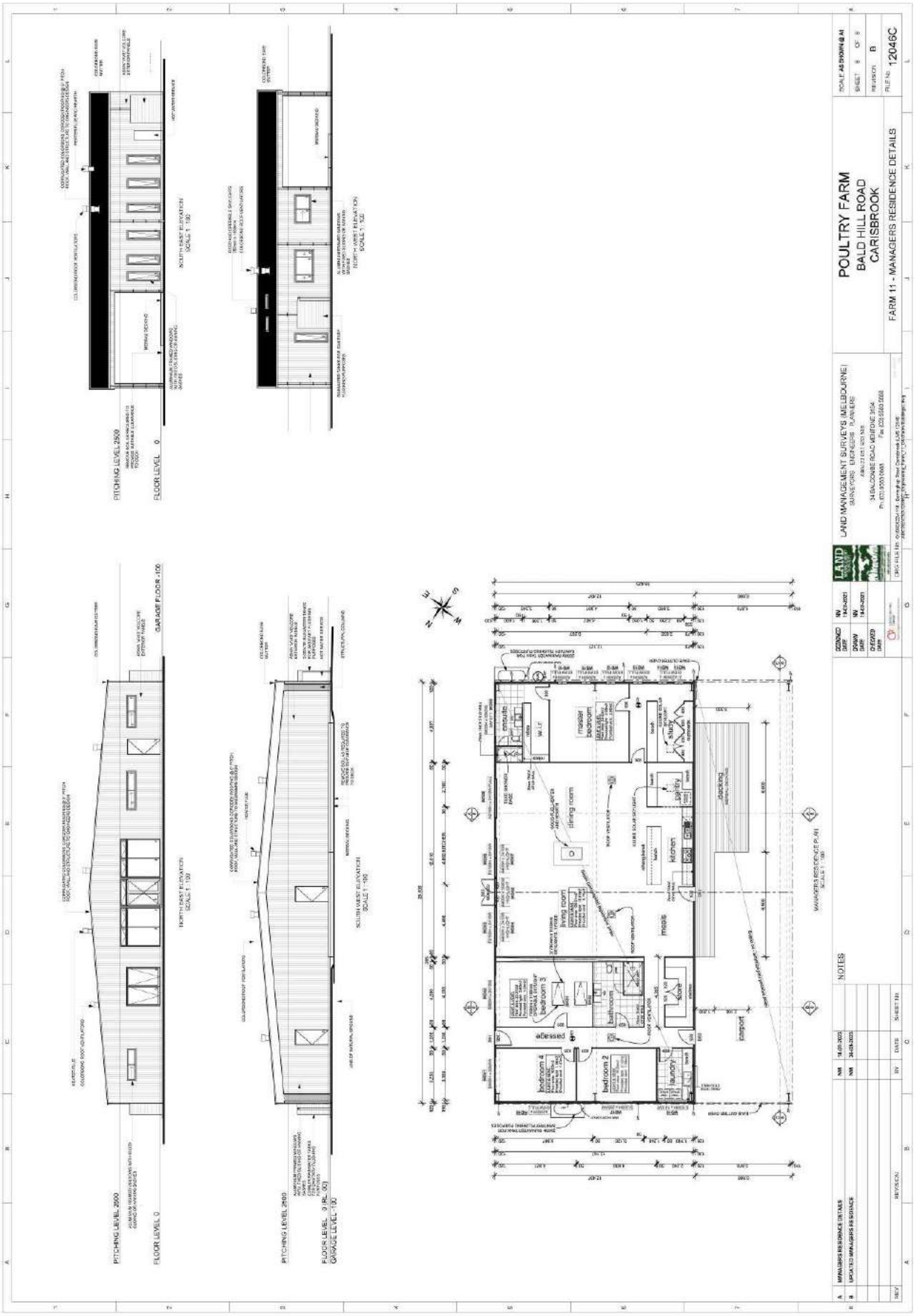
Comments :

1- Exchangeable cations LCS values based on independent water standards

2- NA = Not Applicable

APPENDIX viii

FLOOR PLAN



POULTRY FARM
BALD HILL ROAD
CARISBROOK
FARM 11 - MANAGERS RESIDENCE DETAILS
12046C
SOUTH EAST ELEVATION SCALE 1:100
NORTH WEST ELEVATION SCALE 1:100
NORTH EAST ELEVATION SCALE 1:100
SOUTH WEST ELEVATION SCALE 1:100
MANAGERS RESIDENCE PLAN SCALE 1:100
PITCHING LEVEL 2500
FLOOR LEVEL 0
NOTES

Poultry Farm 11
705 Baringhup Road Carisbrook
Flora and Fauna Assessment

Final

A report to

Pavilion Farms

Prepared by

***Mark Trengove* Ecological Services**

October 2023

Contents

Document version

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

***Mark Trengove* Ecological Services**
PO Box 1502 Geelong 3220
mark@mtes.net.au
0428 298087 mtes.net.au

1 INTRODUCTION

1.1 Project Background

An area of land situated at 705 Baringhup Road Carisbrook is proposed to be disturbed for the construction of Poultry Farm 11. 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 705 Baringhup Road Carisbrook.

The study area has a history of grazing and cropping and appears to have mostly been subjected to ploughing, rock removal and nutrient enrichment. Areas of native vegetation, dominated by Buloke, occur in the vicinity of the proposed works. This vegetation is proposed to be retained without impacts.

Both the proposed vehicular access from Baringhup Road 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 or utilise existing farm vehicular access driveways.

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.

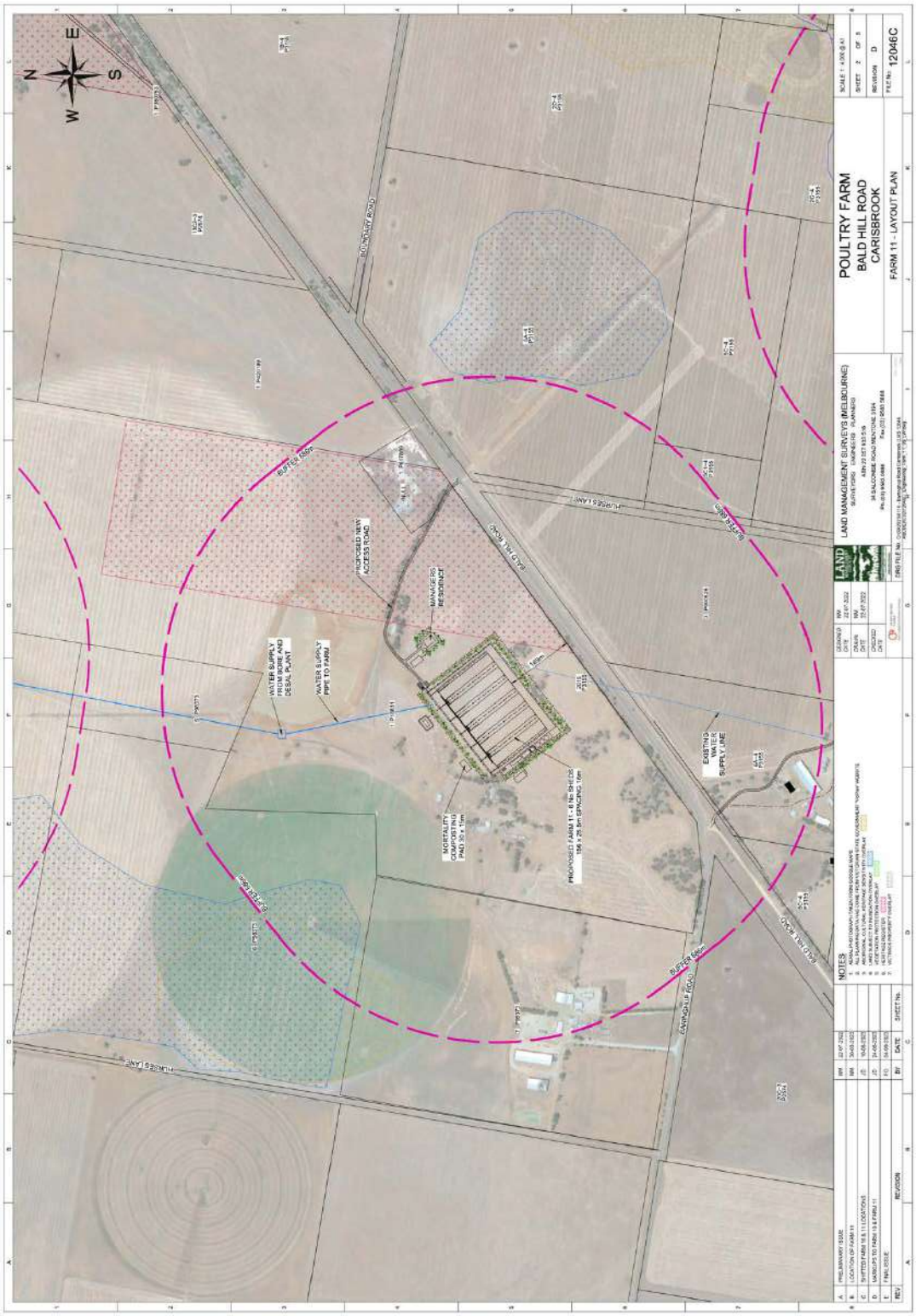


Figure 1. Location of proposed Poultry Farm 11, vehicular access, and water supply pipeline.

1.4 Proposed Development

The proposed use is to construct a new poultry farm with water supply pipeline and vehicular access. Refer to Figure 1 for the location of the study area, access and proposed pipeline.

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 20th 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 foot on the 20th 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 native vegetation that accords with EVC 803 Plains Woodland within the vicinity of 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

A total of three 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
Acetosella vulgaris	Sheep Sorrel	Exotic
Allocasuarina luehmanii	**Buloke**	**State (CR)**
Amyema linophylla* ssp. *orientalis	**Buloke Mistletoe**	**State (CR)**
Arctotheca calendula	Capeweed	Exotic
Dactylis glomeratus	Cocksfoot	Exotic
Ehrharta erecta	Panic Veldt-grass	Exotic
Hypochaeris radicata	Flatweed	Exotic
Lythrum hyssopifolium	**Small-flower Loosestrife**	**Local**
Oxalis pes-caprae	Sour Sob	Exotic
Phalaris aquatica	Canary Grass	Exotic
Romulea spp.	Onion grass	Exotic
Triticum spp.	Wheat	Exotic
Vicia spp.	Vetch	Exotic

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

Status
Local – Native, Local conservation significance.
State (CR) – Native, State conservation significance. Critically Endangered in Victoria (FFG Act).
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 vetch, that carry no native vegetation (Plate 1).
- Areas of remnant native vegetation dominated by Buloke (patch and scattered tree) (Plates 2 and 6).
- Areas of bare earth and Native annual Small-flowered Loosestrife located within a seasonally damp depression that has been sown to crop (Plate 3).
- Planted non-local native trees located adjacent to former farm dwelling and access driveway (Plates 4 and 5).

3.4 Vertebrate Fauna

A general inspection of the study area recorded 10 vertebrate faunal species. This is comprised of Locally significant native bird species.

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			
Corvus coronoides	Australian Raven	Sighted	Local
Cracticus tibicen	Australian Magpie	Sighted	Local
Grallina cyanoleuca	Magpie-lark	Sighted	Local
Vanellus miles	Masked Lapwing	Sighted	Local
Playcercus elegans	Crimson Rosella	Sighted	Local
Phylidonyris novaehollandiae	New Holland Honeyeater	Sighted	Local
Hirundo neoxena	Welcome Swallow	Sighted	Local
Eolophus roseicapillus	Galah	Sighted	Local
Cacatua sanguinea	Little Corella	Sighted	Local
Egretta novaehollandiae	White-faced Heron	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 that is proposed to be impacted on is either exotic or the locally common adventitious native annual species Small-flowered Loosestrife which occurs within the seasonally damp depression (*refer to* Table 1 and Appendix 1).

Both Buloke and Buloke Mistletoe (hosted on Buloke, Plate 7) are listed as Critically Endangered in Victoria on the State Flora and Fauna Guarantee Act Threatened List. All occurrences of these species are to be retained without impacts.

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.

Ten Locally significant native bird species were recorded for the study area. They were recorded across the study are utilising Buloke, the seasonally damp depression area and the open cropped areas.

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 **e**stablished 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 re move, 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).

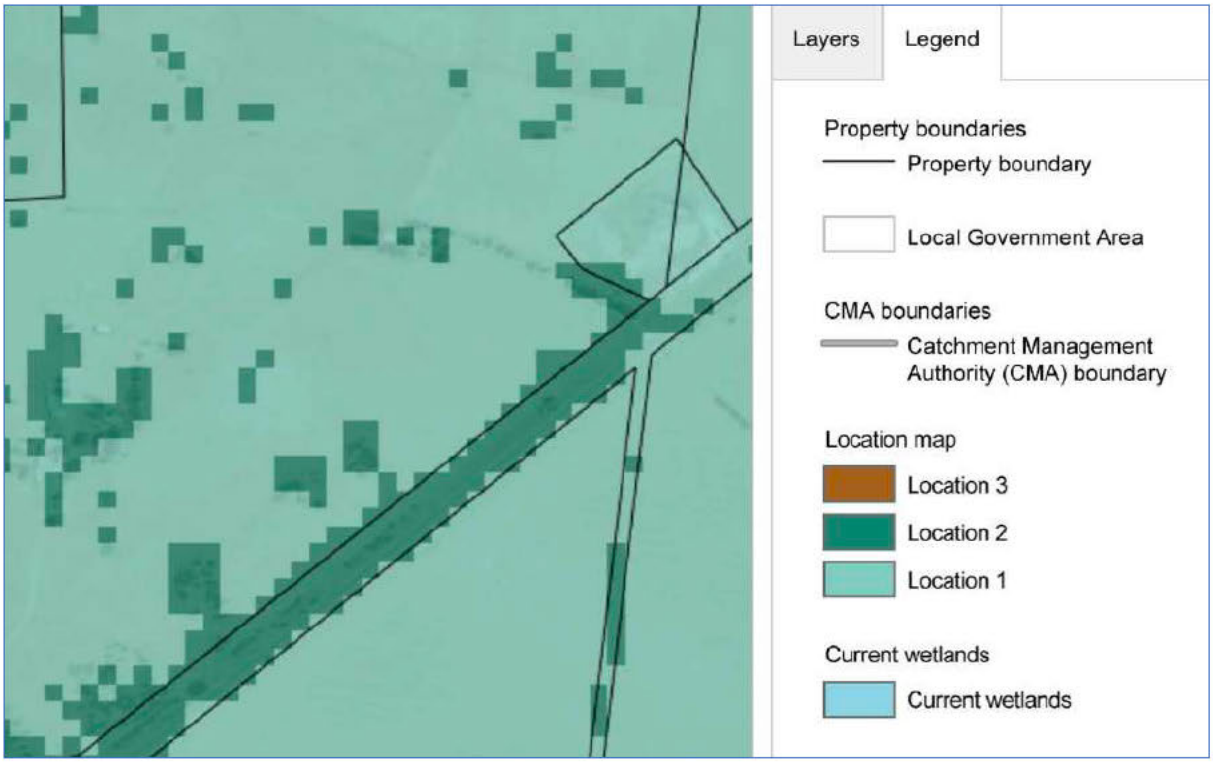


Figure 3. Distribution of vegetation according to 'Location'. Green equates to 'Location 1' (i.e., lowest risk), dark green equates to Location 2 (i.e., medium risk). (DEECA Website i). The study area is located within Locations 1 and 2. The proposal requires the removal of no native vegetation.

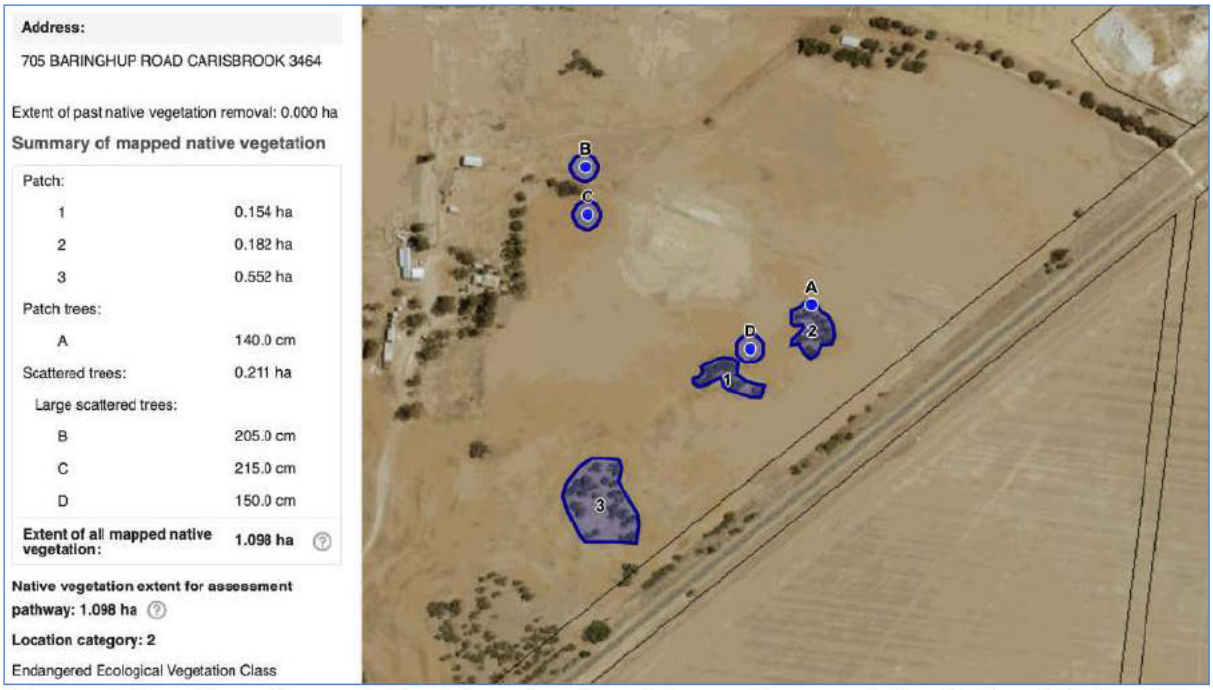


Figure 4. Location of recorded patch and scattered tree native vegetation in the vicinity of the proposed works.

The recorded native vegetation is comprised of the following:

- Three patches dominated by Buloke. Patch 2 has one large tree (Tree A).
- Three large scattered trees (Trees B, C and D), all Buloke.

Tree Protection Zones (TPZs) are provided for all native trees in Table 3. TPZs are calculated in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites*.

Asset	Common Name	DBH (cm)	TPZ (m)	Impact
Patch 1	Buloke	35 (largest tree)	4.2	No
Patch 2 (Tree A)	Buloke	43 (largest tree)	5.2	No
Patch 3	Buloke	39 (largest tree)	4.7	No
Scattered tree B	Buloke	64	7.7	No
Scattered tree C	Buloke	66	7.9	No
Scattered tree D	Buloke	46	5.5	No

Table 3. Tree Protection Zones for all recorded trees, type of native vegetation, common name, Diameter at 1.3m high in cm, Tree Protection Zone in metres and impact. TPZs are calculated in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites*.

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.

A total of three areas of patch native vegetation were recorded for the study area in the vicinity of the proposed works. All occurrences of patch native vegetation are to be retained without impacts. Refer to Figure 4 for the location of native vegetation recorded in the vicinity of the proposed works.

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.

A total of three large scattered trees (native vegetation) were recorded for the study area (Figure 4 and Table 3). All occurrences of scattered tree native vegetation are to be retained without impacts. Refer to Figure 4 for the location of native vegetation recorded in the vicinity of the proposed works.

5.2.3 Implications

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

Areas of recorded patch and scattered tree native vegetation that occur in the vicinity of the proposed development are to be retained without impacts.

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

Refer to Plates 1-7 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 1st 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. Buloke and Buloke Mistletoe are listed as Critically Endangered species under the Act.

5.3.1 Implications

There are no implications for the current proposal under the State Flora and Fauna Guarantee Act as all occurrences of Buloke vegetation are to be retained without impacts.

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6 CONCLUSIONS

Description

The land at 705 Baringhup Road Carisbrook, proposed Poultry Farm 11, that is the subject of this report has been subjected to past disturbance and mostly contains vegetation that is degraded and is comprised of exotic vegetation.

Areas of native patch and scattered tree vegetation, dominated by Buloke, occur in the vicinity of the proposed works.

Implications

Areas of patch and scattered tree native vegetation that occur in the vicinity of the proposed development are to be retained without impacts.

Ten Locally significant native bird species were 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 no Buloke, Buloke Mistletoe or areas of Grey Box - Buloke Grassy Woodland Community are proposed to be impacted on.

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 (eg. 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

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 1-7 Site Photographs

Plate 1. Cropped area, Vetch, typical conditions for most of study area, no native vegetation.

Plate 2. Patch 2 Buloke dominated native vegetation, with large tree A att he left..

Plate 3. Degraded vegetation, seasonally dam depression, failed crop.

Plate 4. Planted non-local native trees at existing access driveway.

Plate 5. Planted non-local native trees at former farm dwelling.

Plate 6. Buloke scattered tree.

Plate 7. Buloke Mistletoe.

Traffic Management Plan

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

Pavilion Farm 11
705 Baringhup Road, Carisbrook, Victoria, 3464

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 which is subject to a subdivision and currently forms parts of CA 6C making up part of a property at 705 Baringhup Road, Carisbrook, 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.

Background

The Broiler development is to be sited on part of an existing agricultural plot at 605 Baringhup Road, Carisbrook,Victoria, to which the proposed access point would be an internal road developed from Baringhup Road, Carisbrook as shown in the map below.

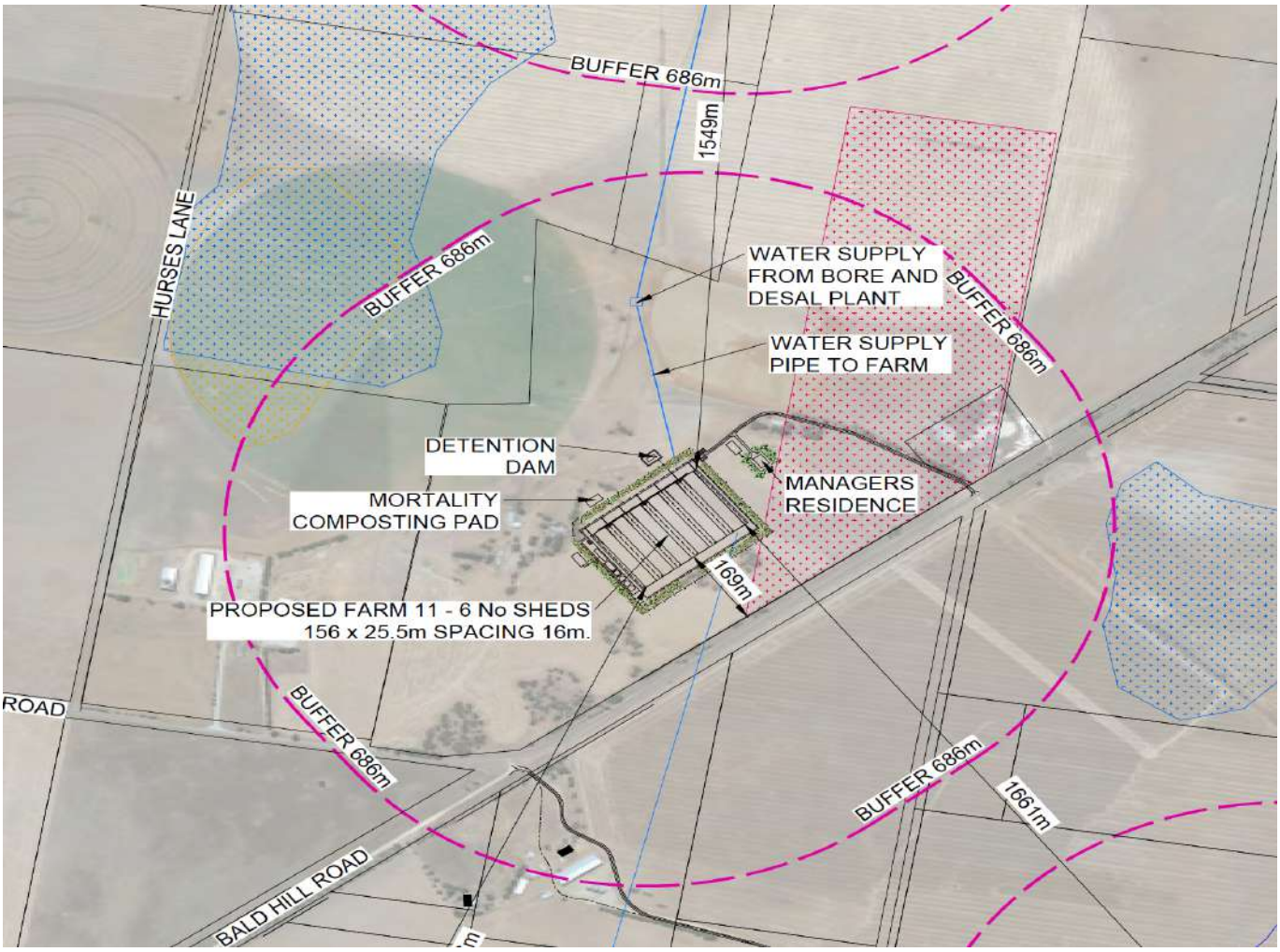


Figure 1: Location Plan

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 an existing road that will be upgraded to a 6 metre wide all weather internal road approx. The entrance is approximately 1,060 metres North from the intersection of Baringhup Road and Bald Hill Road, Carisbrook.

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
Contrete	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), Carisbrook along Baringhup Road and turning left into the farm. All other trucks will be coming from greater Melbourne using the Calder Hwy and traveling via Baringhup Road down Bald Hill Road and turning left into the farm.

In addition to material delivery traffic, up to 45 tradespersons will be on site engaged in performing construction works. It is proposed that all trades persons will access the site from Baringhup Road.

Proposed Traffic Conditions – Operations Post Development Build

The proposed access point is to be utilised by staff and service vehicles and envisaged to consistof 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.

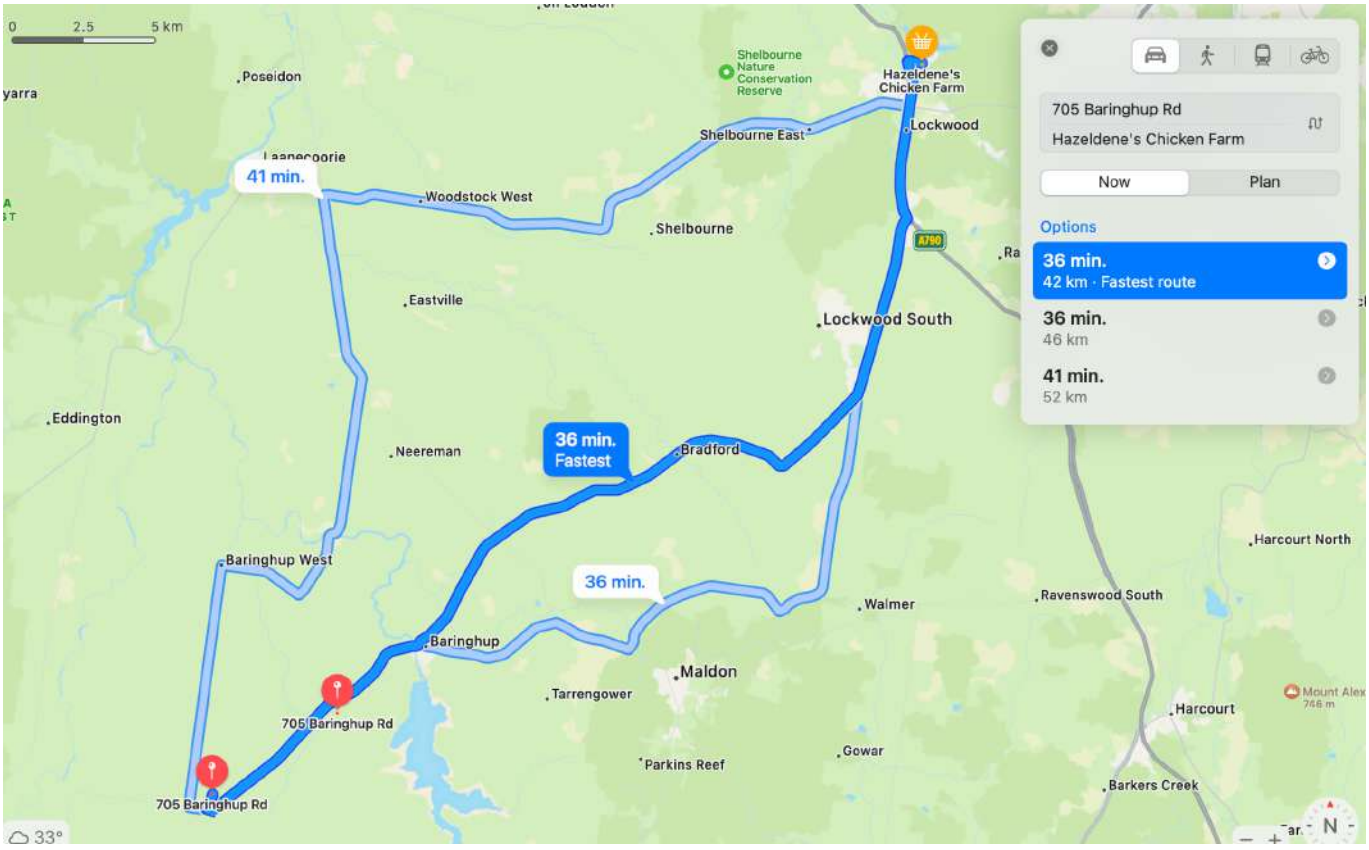
	Period	Day	Week	Period Trip Generation	Two-way Trips
Chicken deliveries	9am-3pm	Mon-Fri	1	3	6
Gas deliveries	7am – 7pm	Mon-Fri	1,2,3	4	8
Feed deliveries	7am – 9pm	Mon-Sun	1 to 7	41	82
Bird Pick Ups	8pm - 10am	Sun - Thurs	4 to 7	79	158
Litter delivery	7am – 7pm	Mon-Fri	9	12	24
Operation Staff	7am –10pm	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 47km North East of the broiler farm. Gas deliveries and feed deliveries will be coming from Bendigo which is about 60km North East of the broiler farm.

All traffic will be traveling to the broiler farm via Baringhup Road. 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 Baringhup Road is a major road which is a lightly trafficked, as such traffic generated by the broiler farm will have minimal impact on the local road network.

Michael Vukadinovic

0419 533 127

11th March 2024

ENVIRONMENTAL MANAGEMENT PLAN

PAVILION FARMS
FARM 11

FOR MANAGEMENT
OF A 6 SHED BROILER FARM
705 Baringhup Road, CARISBROOK

IN ACCORDANCE WITH THE

VICTORIAN CODE FOR BROILER FARMS

March 2024

CONTENTS

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 705 Baringhup Road, Carisbrook, VIC 3464.

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.

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.	Both(1)			

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.

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.	Grower	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).	Deviation of conditions outside processor's performance tolerances initiates remedial action. Power or water failures initiate corrective action.	Remedial / corrective action to be undertaken immediately to protect environmental performance and bird welfare.

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.	Grower	Inspections at the time of feed deliveries, litter clean out, shed cleaning and rainfall events will confirm compliance.	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.	Cleanup of spilt feed or litter will occur within 8 hours of detection. Rectification of drainage problems will be undertaken within one month.
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.	Grower	Confirmation via inspections at the time of rainfall events.	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.	Remedial actions will be undertaken within one month
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	Grower	Confirmation via inspections at the time of rainfall events.	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.	Remedial actions will be undertaken within one month
2.2.8	Water from the retention dam is to be recycled for drinking, cooling and landscape purposes.	Grower	Confirmation by quarterly inspection of infrastructure.	Observation of non-compliance will initiate remedial action.	Remedial actions undertaken immediately if there is a threat to bird welfare or within one month

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			

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 Hurses Lane, Carisbrook 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 Hurses Lane, Carisbrook.	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

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. 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.	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.
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.	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.
2.3.7 Farm layout and standing instructions to transport contractors ensure that all vehicles leave the property in a forward direction.	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.

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.	Both	Monitoring will be via regular observations by farm manager	Observation of non-compliance will initiate remedial action.	Bird pick up contractors will be instructed to ensure that all activities are undertaken with care to reduce the generation of noise.
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.	Both	Monitoring will be via regular observations by farm manager	Observation of non-compliance will initiate remedial action.	Bird pick up contractors will be instructed to ensure shed doors are closed during delays in pick up activities.
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.	Grower	Monitoring will be via visual monitoring of vehicle movements, monthly inspection of signs and annual inspection of documented instructions.	Observation of non-compliance will initiate remedial action.	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.
2.3.11 Contract transport drivers are aware of their responsibilities and are familiar with their transport accident emergency plan.	Processor	Compliance confirmed by inspection of plan.	Observation of non-compliance will initiate remedial action.	Emergency plans updated to comply with industry emergency procedures and with VicRoads Transport Regulations
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.	Both			

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.

2.4.4	Potable drinking water for birds is provided by a private mains water connection reserve via the private main into the storage dam. This is supplemented by runoff from the sheds and hardstand areas. This water is suitably treated before being used in the sheds. 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.	Grower	Water supply failure sensors will be connected to the Farm Alarm System which will immediately alert the farm manager by mobile phone. The system has automatic leak failsafe and shut off facility. The sheds' computer controller system constantly monitors water flow.	The Farm Alarm System will alert farm manager if consumption is outside set parameters – normally + or – 50% of previous day's consumption. The system will automatically cut off water supply to the shed(s) if it detects abnormal flows.	The farm manager or staff will immediately identify the problem and take corrective action.
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.	Grower	Monitoring is via daily inspection and monthly testing.	Generator starts automatically upon supply / phase failure. Mains electricity supply failure sensors will be connected to the Farm Alarm System which will immediately alert the farm manager by mobile phone.	The farm manager or staff will immediately identify the problem and take corrective action.
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.	Both			

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.

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.	Grower	Inspection confirms installation of low noise alarms, house alarms, visual alarms and paging systems. Alarms are to be checked on a daily basis.	Failure of any alarm will trigger corrective action.	Failed alarms will be repaired as soon as possible upon detection.
2.5.6 Ventilation fans, tractors, farm vehicles, transport vehicles and other equipment are maintained, repaired and operate to the manufacturer's requirements.	Both	All equipment is to be inspected annually via an equipment checklist	Observation of failure to comply with manufacturer's or requirements 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
2.5.7 Bird pick-up contractors have the equipment and training specified by Processors and comply with procedures that minimise noise. Noise control practices require the arrival, operation and departure of pick up trucks and crews to be conducted as quietly as possible.	Both	Procedures will be reviewed annually with the Processor Monitoring will be via regular observations by farm manager	Observation of non-compliance will initiate remedial action.	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.
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.	Both	Monitoring will be via regular observations by farm manager. Breaches of noise control practice will be recorded in the flock record sheet and reported to the processor.	Breaches will initiate remedial action.	Breaches to be reported to the processor within 24 hours for follow up with the pickup contractor.

2.5.9 Farm noise levels comply with the noise criteria specified in the planning permit.	Both	Monitoring will be via the recording of noise complaints from neighbours.	Regular substantiated noise complaints from neighbours will initiate remedial action.	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 & Development Corporation Publication No. 03/038 will be adopted and implemented.
2.5.10 All physical noise barriers specified in the planning permit and/or endorsed plans are maintained in effective condition.	Grower	Monitoring will be via regular observations by farm manager	Observation of non-compliance will initiate remedial action.	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.
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.	Both			

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: - Drinker malfunction - Poor ventilation - Wet droppings - Dead birds - Chemicals
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.

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. Feed delivery flexibility will be typically provided by availability of at least 3 silos (45 tonne capacity) for every 2 sheds	Processor	Monitoring will be via regular observations of litter conditions and odour by farm manager.	Any individual feed batches strongly linked to excessive odour will be reported to the Processor.	Suspect batches will be reviewed, changed or removed immediately when the sources of the problem are known. Feed formulations suspected to be causing excessive odour or wet litter will be adjusted no later than for the next bird growing cycle.
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.	Grower	Weekly and daily monitoring of weather forecasts will be undertaken by the farm manager. Confirmation will be via inspection of the flock record sheet at the end of each batch.	Weather conditions are forecast that are likely to lead to off-site impacts,	Timing and / or nature of operations will be adjusted to take account of potentially adverse conditions.
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.	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 5 to 8 centimetre layer of dry sawdust, wood shavings, rice hulls or similar material (deep litter) 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 30 to 40% 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.

2.7.4	Any major wet litter areas are removed and replaced with dry litter where practicable.	Grower	Monitoring will be undertaken via regular visual inspections (typically 3 to 4 times daily).	Areas of wet litter exceeding 10 square metres will trigger remedial action	Where the wet litter is likely to generate high levels of odour, it will be replaced with dry litter within 24 hours. Otherwise contingency actions including gas heating, ventilation adjustment and others detailed in industry information will be implemented to dry litter.
2.7.5	Litter transported off-site is free of dead birds.	Grower	Inspection of empty sheds before litter removal is undertaken will ensure that dead birds are not contained within the litter. Where wet litter is removed from any shed during the growing cycle, it will be inspected for dead birds prior to disposal.	Occurrence of dead birds will trigger remedial action.	Dead birds are collected and removed in the manner described in Section 2.9.
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. Sheds are closed as much as practical before and after clean-out to reduce the potential for off-site odour impacts. Litter will not be stockpiled or spread on the property.	Grower	Confirmation will be via inspection by farm manager during cleanout operations.	A verified off-site complaint regarding odour or litter removal will trigger remedial action.	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 will be adopted and implemented.

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.	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.
2.7.8 Any litter spillage will be cleaned up promptly in order to minimise generation of contaminated stormwater or dust. Such events and actions are documented in the flock record sheet.	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.
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.	Both	Monitoring will be undertaken via regular visual inspections of shed operations (typically 3 to 4 times daily). Inspections by farm manager during cleanout operations will be conducted.	Visible dust with the potential for off-site impacts will initiate remedial action.	Contingency actions include adjustment of litter moisture levels or fan cowls. Actions to be commenced immediately. Loading of used litter onto trucks may have to be stopped or modified.

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.	Both			

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.

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.	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.
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.	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.
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.	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.
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	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.

2.8.8 LPG and other fuels storage and handling comply with legal (HAZCHEM) requirements and supplier guidelines. Spill cleanup techniques will meet HAZCHEM requirements.	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.
2.8.9 No chemical or related odours are to be detected off-site during or after shed cleaning / sanitisation. Sanitisation/cleaning of shed uses high pressure low volume sprays to avoid generation of free flowing water or excessive odour or mists 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.	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.
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.	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			

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
2.9.1 Sheds, equipment, management systems and farm practices comply with the *Code of Accepted Farming Practice for Welfare of Poultry (Rev 1)*. 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.	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.

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. Wild-bird proofing on shed and silos is installed and maintained. Exclusion zones exist around shed complex to control entry to authorised persons, vehicles & equipment.	Both	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.	Occurrences of non- compliance or breaches will trigger remedial action.	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.

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.	Grower	Monitoring will be undertaken via regular inspections of shed operations (typically 3 to 4 times daily).	Where conditions deviate from guidelines issued by the processor or the Welfare Code, corrective actions will be undertaken.	Immediate actions will be undertaken to correct the specific problem.
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.	Grower	Cooling system is continuously monitored as part of the automated control system.	Deviation of shed temperatures and humidity from the processor's tolerances will initiate corrective action.	The automated shed controllers will adjust operating parameters. These can be overridden manually if necessary. Any irregularities will be logged, investigated and rectified as soon as practical.

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 *Accepted Farming Practice for Welfare of Poultry (Rev #1)*.	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^2 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.

2.9.9 Disposal of dead birds is in accordance with the planning permit. Dead birds whilst on the farm are stored on closed containers and are generally removed from the farm daily or at a maximum of 36 hours.	Both	Monitoring will be undertaken via daily recording of mortalities in the flock record sheet and inspection of freezers.	Occurrences of non-compliance will trigger remedial action.	Actions are to be undertaken prior to the subsequent batch to ensure compliance.
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.	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.

2.10.4 A Waste Minimisation Plan for all significant farm wastes is to be implemented. Refer to Waste Minimisation Plan in Appendix 1. Commercial waste operators are engaged to remove all farm wastes from the farm.	Both	Annual inspection of contingency plans will provide confirmation. The farm manager will regularly seek to identify opportunities and methods to reduce waste materials	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.
2.10.5 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. Restrictions may be applied to smoking, welding, comfort heating, vegetation burn off or other activities involving potential sources of ignition.	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.

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.	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.
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.	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.
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.	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.	Corrective action is to be undertaken within the following 3 months and will address the deficiencies identified in the monitoring process. 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. Operational changes for persistent problems should be made within one week.

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.	Both	Confirmation by annual inspection of documents recording details of potential contractors and any instances of removal of large numbers of dead birds.	Occurrences of non-compliance will trigger remedial action.	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.
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.	Both	Off-site dead bird removal will be undertaken by a licensed contractor under the direction of the State Chief Veterinary Officer. Compliance with such directives will be recorded in the flock record sheet.	Occurrences of non-compliance will trigger remedial action.	Any instances of non-compliance will be reviewed in association with the State Chief Veterinary Officer.
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. Clean up equipment and materials are kept within the machinery shed. Relevant documentation is maintained on-site in the amenity service shed.	Both	Confirmation by annual inspection of documents and equipment.	Occurrences of non-compliance will trigger remedial action.	Deficiencies in the fuel spill contingency plans or clean up equipment will be rectified prior to the commencement of the subsequent batch.

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. Emergency drills will be undertaken every six months and plans updated where necessary.	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.
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.	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.
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.	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.

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. 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. An initial response to the complaint will be provided within 24 hours of receipt of complaint details.	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.
2.12.5 All complaints received including their type, complainant details and actions taken are 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.

2.12.6 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			

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 reque

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 MINIMISATION PLAN
BROILER FARM – 705 Baringhup Road, Carisbrook, Victoria 3464

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

Waste Type	Method of Minimisation / Disposal
Used Litter	Spent litter will be taken off-site by contractors.
Dead Birds	Dead birds will be collected on a daily basis and removed offsite
Chemical Containers	Empty chemical containers are returned to the supplier for reuse.
Packaging & General Waste	Where possible, the need to minimise packaging will be taken into account when purchasing items for use on the farm.

FARM 11 LANDSCAPE ARCHITECTURAL

705 BARINGHUP ROAD CARISBROOK 3464

LANDSCAPE NOTES

SITE OVERVIEW

A Broiler farm is proposed for the subject site and and will be located 705 Baringhup Road, CarisbrookOccupying approximately 21 Acres of the subject block. The Broiler farm will be accessed of a proposed access road off an existing entrance at 705 Baringhup Road.

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)

Issue Description Date Initials	Client Rep Design Manager Draftsperson		445 Carrs Road Anakie 3213 Michael@pavilionfarms.com		PAVILION FARMS MICHAEL VUKADINOVIC	DRAWN:	Ttile Page P1 SCALE NA	DATE 013/10/2023 SHEET SIZE A3 L JOB NO.	F11LA
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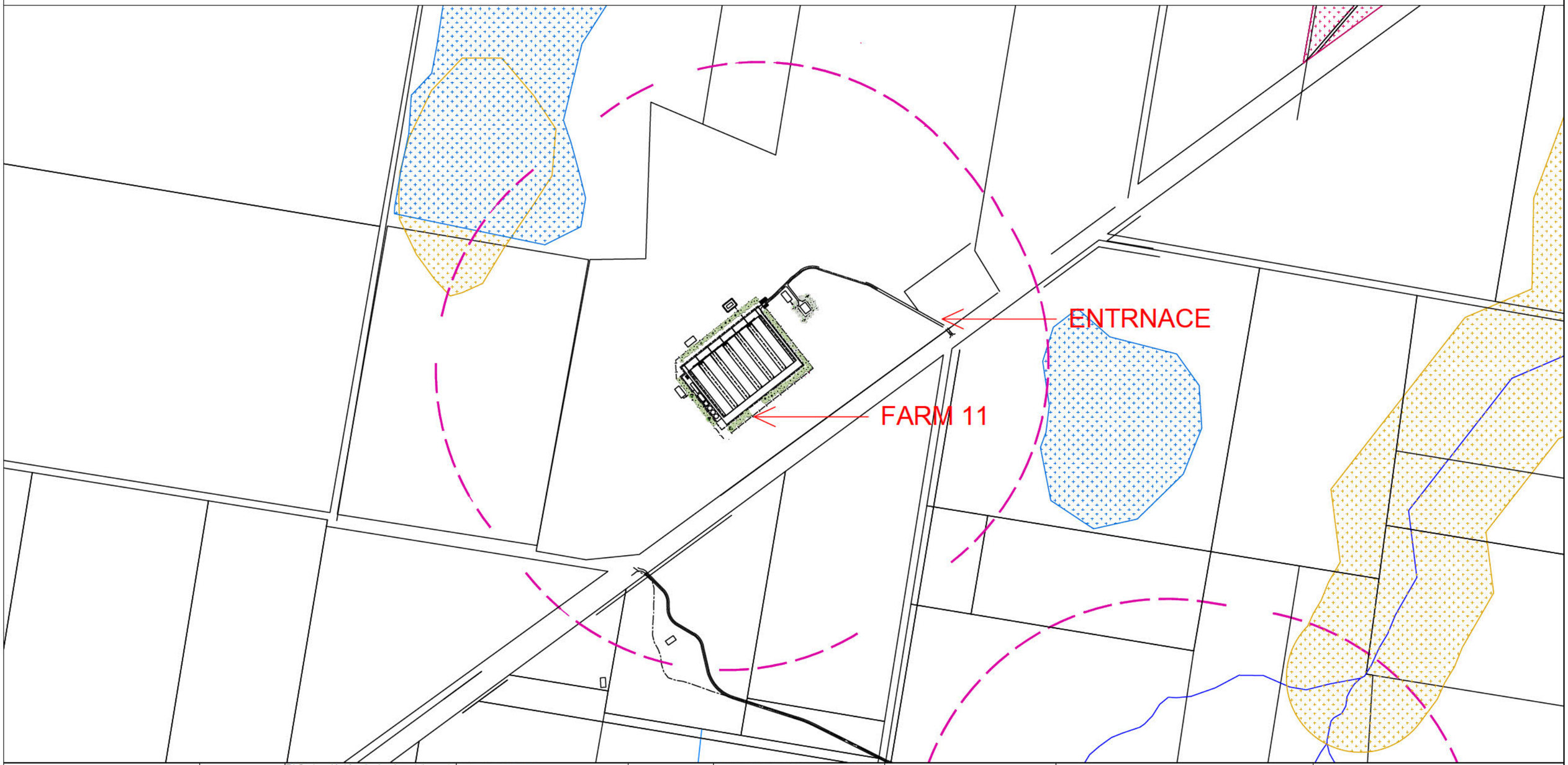
FARM 11 SITE OVERVIEW

705 BARINGHUP ROAD CARISBROOK 3464

APPROVED MEASURE E4 MI.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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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.I.
- 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 M1.7

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

APPROVED MEASURE E4 MI.5

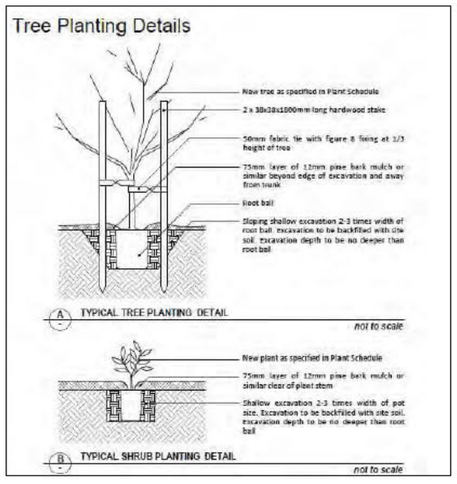
- THE BELOW DRAWING DEMONSTRATES THAT ALL PLANTING WILL BE MORE THAN 20M WAY FROM BROILER SHEDS TO ALLOW ADEQUATE VENTILATION AND WILL MINIMISE VERMIN HABITANTS.
- PAVILION FARMS HAS ALLOWED MORE THAN THE MINIMUM 20M FROM SHED TO ALLOW GREATER FIRE PROTECTION.

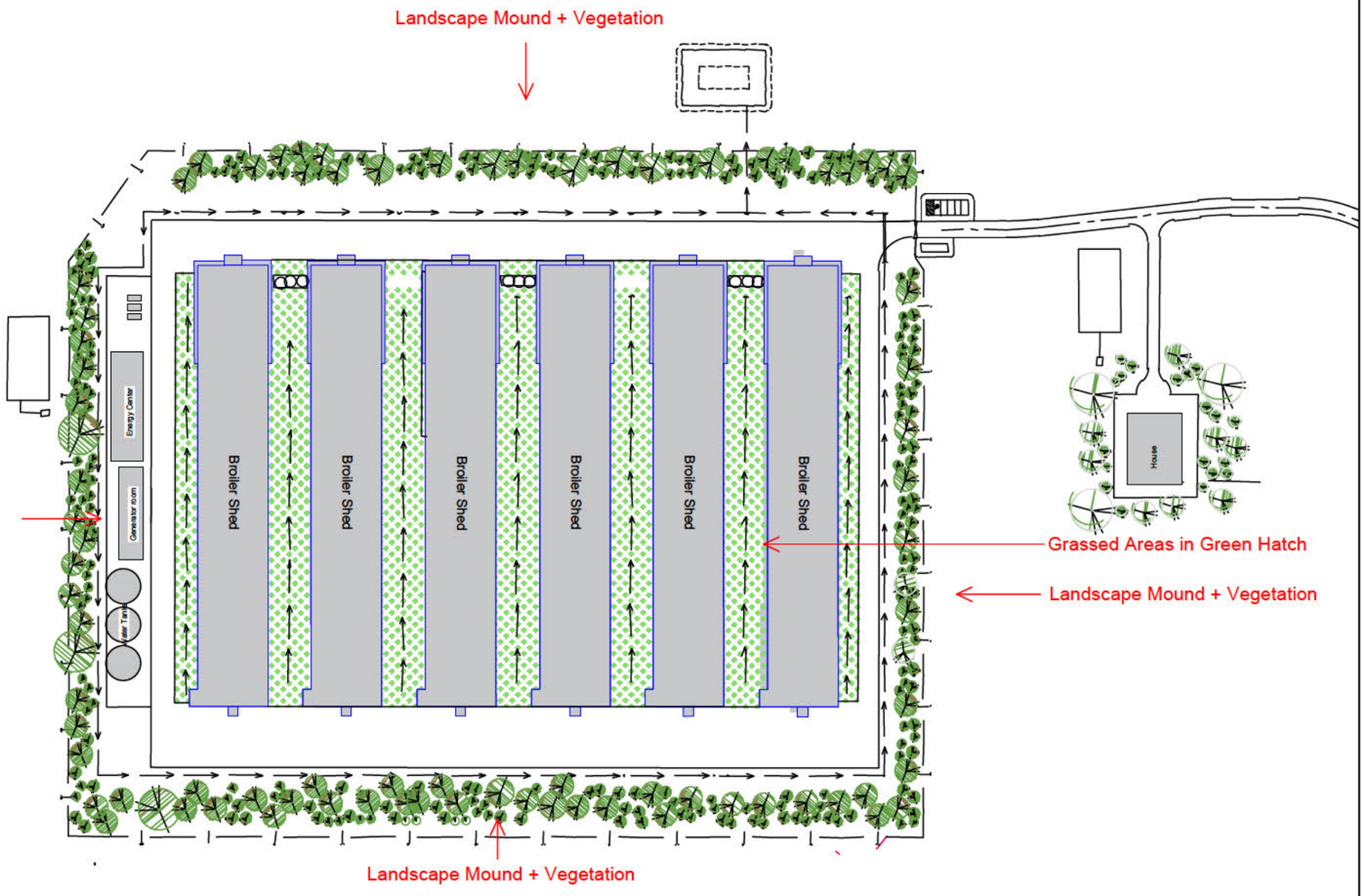
APPROVED MEASURE E4 MI.4

- 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.

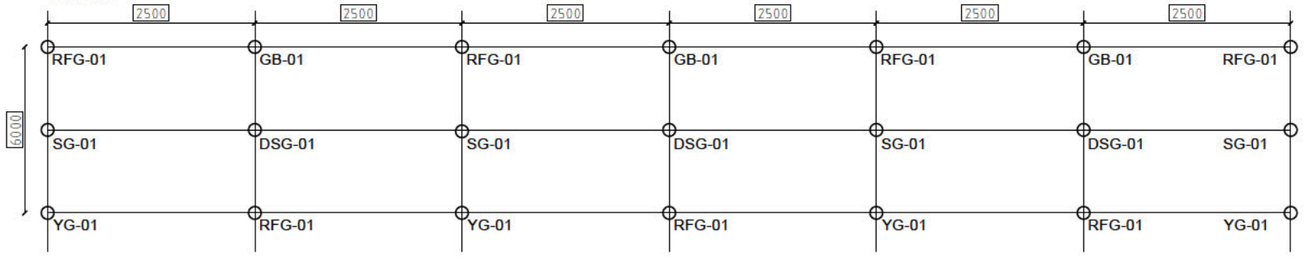




Plant Names

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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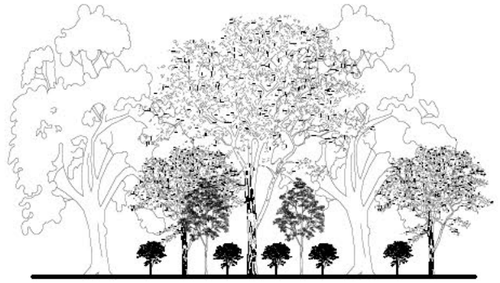
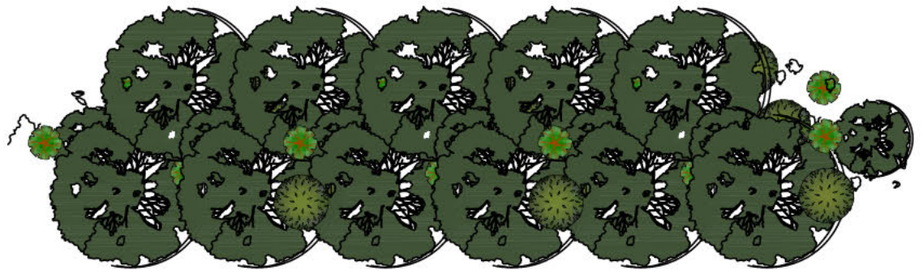
LAND ELEVATIONS & PLANTING DETAIL

ELEVATION VIEW PLANTING DETAIL

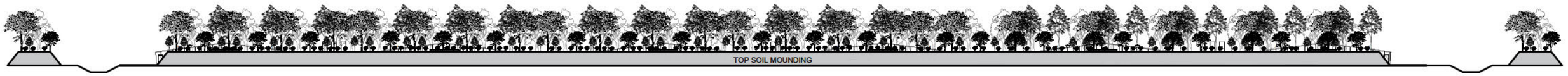


PLAN VIEW PLANTING DETAIL

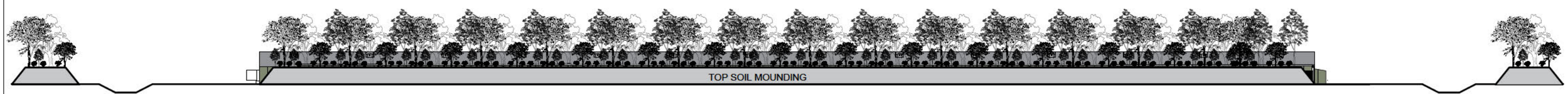


NORTH ELEVATION

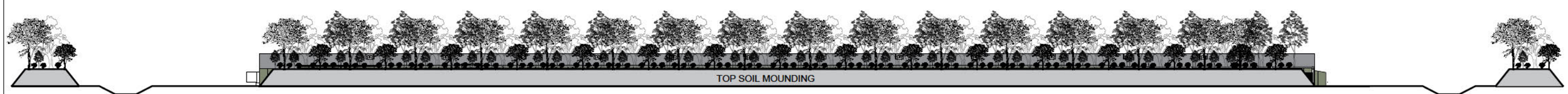
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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BLACK LANE
CARISBROOK-BARINGHUP ROAD
HURSES LANE
ALLANS ROAD
BARINGHUP ROAD
BALD HILL ROAD
BOUNDARY ROAD
BOUNDARY GULLY
N
W
E
S
BUFFER 686m
FARM 9 - 6 No SHEDS
156 x 25.5m SPACING 18m.
WATER SUPPLY
PIPE TO FARM
1536m
WATER SUPPLY
FROM BORE AND
DESAL PLANT
WATER SUPPLY
PIPE TO FARM
DETENTION
DAM
MORTALITY
COMPOSTING PAD
MANAGERS
RESIDENCE
169m
PROPOSED FARM 11 - 6 No SHEDS
174 x 25.5m SPACING 16m.
1861m
1844m
EXISTING
WATER
SUPPLY LINE
FARM 7 - 6 No SHEDS
156 x 25.5m SPACING 18m.
FARM 10 - 6 No SHEDS
174 x 25.5m SPACING 16m.

REV	REVISION	BY	DATE	SHEET No.
B	FARM 11 LOCALITY	NM	28-03-2023	
C	SHIFTED FARM 10 & 11 LOCATIONS	JD	10-08-2023	
D	MARKUPS TO FARM 10 & FARM 11	JD	24-08-2023	
E	FINAL ISSUE	FO	04-09-2023	
F	FARM 10 & 11 AMENDED (SHED SIZE AND BUFFER ZONE)	NR	14-03-2024	

NOTES
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	22-07-2022
DRAWN DATE	NM	22-07-2022
CHECKED DATE		

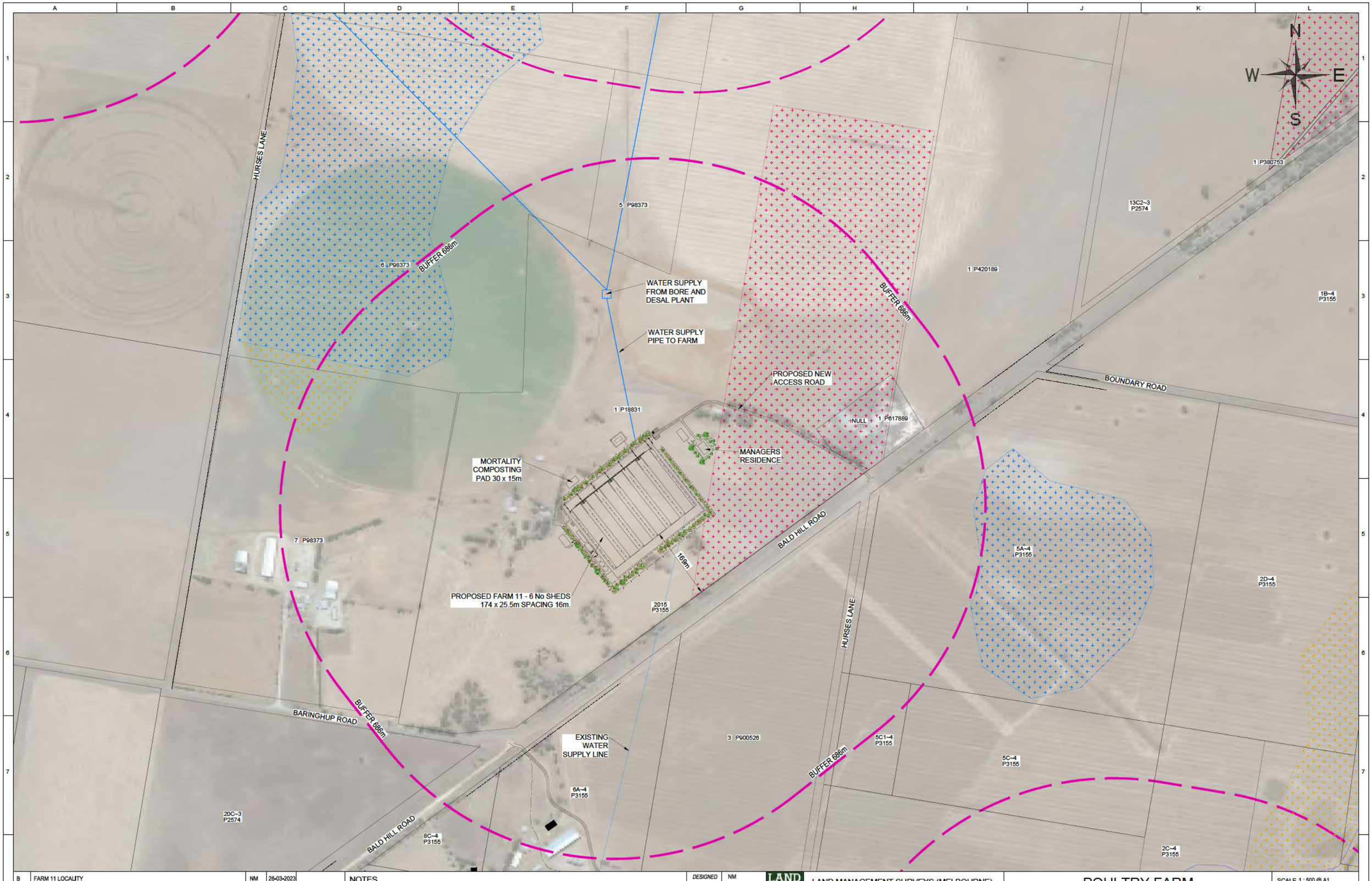
LAND MANAGEMENT SURVEYS (MELBOURNE)
SURVEYORS ENGINEERS PLANNERS
ABN 22 057 933 516
34 BALCOMBE ROAD MENTONE 3194
Ph.(03) 9583 0888 Fax.(03) 9583 5888

DRG FILE No. O:\SH2023\4114 - Barringhup Road Carisbrook (LMS 12046 ABCDE)\C3D\12046C_Engineering_Farm_11_02_LW.dwg

POULTRY FARM
BALD HILL ROAD
CARISBROOK

FARM 11 - LOCALITY PLAN

SCALE 1 : 500 @ A1
SHEET 1 OF 8
REVISION F
FILE No. 12046C



REV	REVISION	BY	DATE	SHEET No.
B	FARM 11 LOCALITY	NM	28-03-2023	
C	SHIFTED FARM 10 & 11 LOCATIONS	JD	10-08-2023	
D	MARKUPS TO FARM 10 & FARM 11	JD	24-08-2023	
E	FINAL ISSUE	FO	04-09-2023	
F	FARM 10 & 11 AMENDED (SHED SIZE AND BUFFER ZONE)	NR	14-03-2024	

NOTES

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 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 - Barringhup Road Carisbrook (LMS 12046 ABCDE)\C3D\12046C_Engineering_Farm_11_05_LW.dwg

POULTRY FARM
BALD HILL ROAD CARISBROOK
FARM 11 - LAYOUT PLAN

SCALE	1 : 500 @ A1
SHEET	2 OF 8
REVISION	F
FILE No.	12046C

10m WIDE LANDSCAPE BUFFER

EXISTING TREES IN THIS AREA

HARDSTAND

20.0m

FAN END (TYP.)

SILO (TYP.)

COOLING PADS (TYP.)

CAR PARK

AMENITIES BUILDING

6.0m WIDE ACCESS ROAD

SECURITY GATE

GAS TANKS

SEPTIC TANK ABSORPTION AREA 30 x 15m

SEPTIC TANK FOR RESIDENCE

PROPOSED MANAGERS RESIDENCE

GENERATOR & AMENITIES SHED

16.0m | 6.0m | 8.0m | 25.5m | 16.0m | 25.5m | 16.0m | 25.5m | 16.0m | 25.5m | 16.0m | 25.5m | 16.0m | 25.5m | 8.0m | 6.0m

OPEN TABLE DRAIN

SHED 6 174 x 25.5m

SHED 5 174 x 25.5m

SHED 4 174 x 25.5m

SHED 3 174 x 25.5m

SHED 2 174 x 25.5m

SHED 1 174 x 25.5m

174.0m

HARDSTAND

2 Sht-4

ENERGY FACILITY

CONTROL ROOM (TYP.)

10m WIDE LANDSCAPE BUFFER

EXISTING TREES IN THIS AREA

Sht-3

N W E S

REV	REVISION	BY	DATE	SHEET No.
B	LOCATION OF FARM 11	NM	30-03-2023	
C	SHIFTED FARM 11 LOCATION	JD	10-08-2023	
D	MARKUPS TO FARM 11	JD	24-08-2023	
E	FINAL ISSUE	FO	04-09-2023	
F	SHED SIZE AMENDED	NR	14-03-2024	

NOTES

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

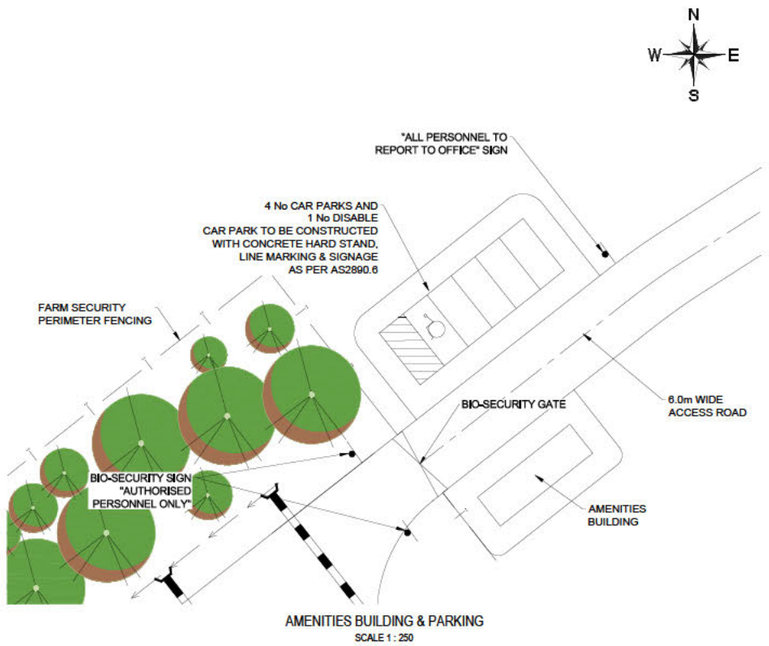
DESIGNED DATE	NM	22-07-2022
DRAWN DATE	NM	22-07-2022
CHECKED DATE		

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

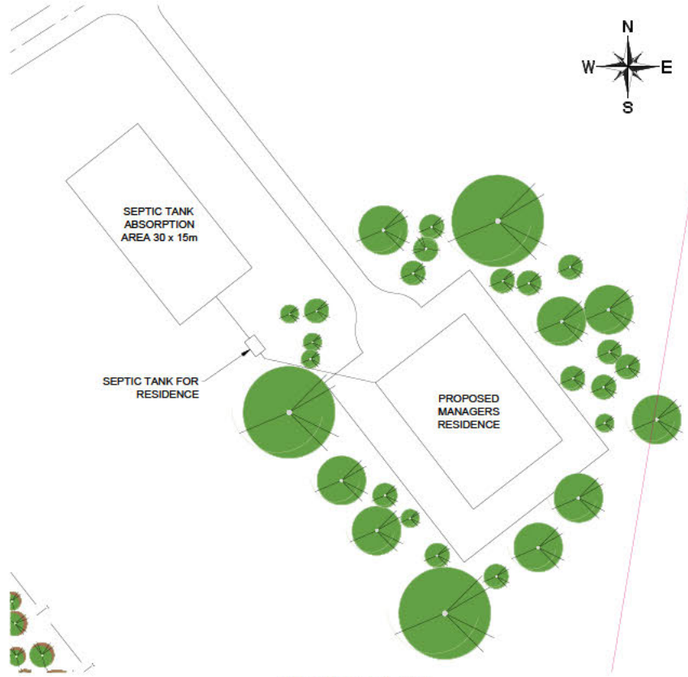
DRG FILE No. O:\SH2023\4114 - Barringhup Road Carrisbrook (LMS 12046 ABCDE)\C3D\12046C_Engineering_Farm_11_05_LW.dwg

POULTRY FARM
BALD HILL ROAD CARISBROOK
FARM 11 - DETAIL PLAN

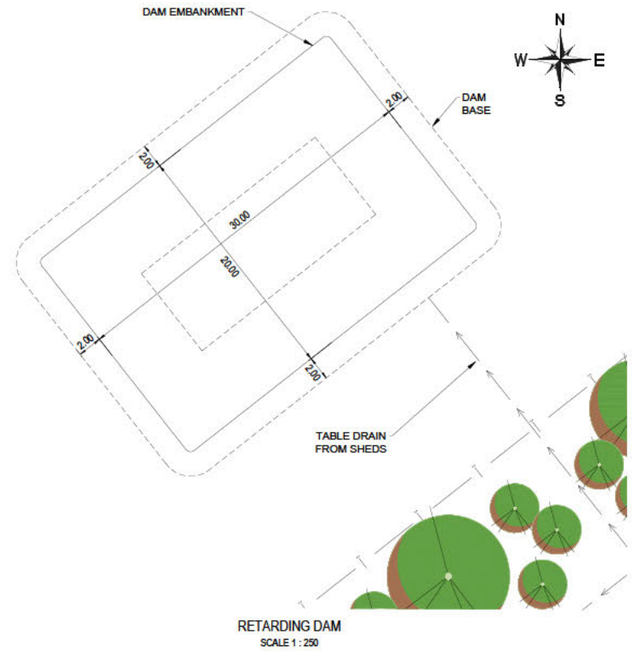
SCALE 1 : 500 @ A1
SHEET 3 OF 8
REVISION F
FILE No. 12046C



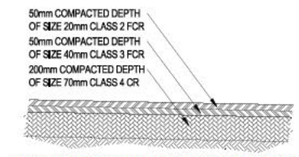
AMENITIES BUILDING & PARKING
SCALE 1 : 250



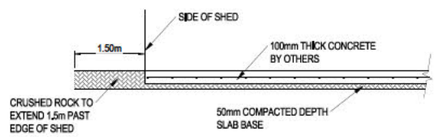
MANAGERS RESIDENCE
SCALE 1 :500



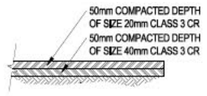
RETARDING DAM
SCALE 1 : 250



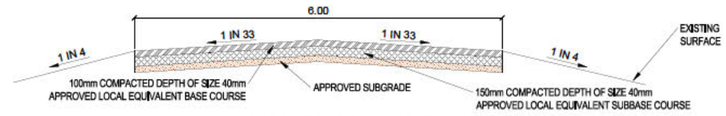
SHED HARDSTAND & ROAD PAVEMENT
NOT TO SCALE



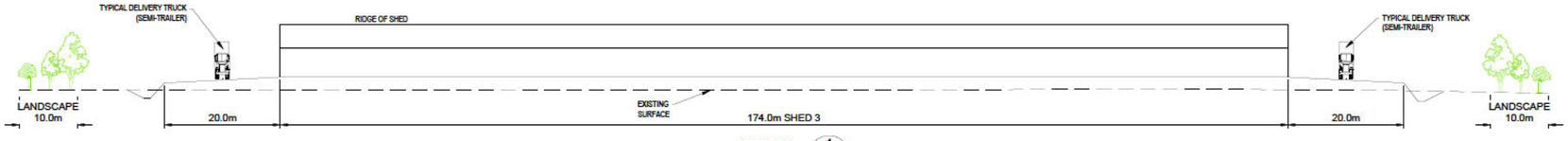
SHED FLOOR CONCRETE SLAB
TYPICAL SECTION
NOT TO SCALE



WORKSHOP/WATER TANKS/CARPARK/OFFICE
PAVEMENT TYPICAL SECTION
NOT TO SCALE



ACCESS ROAD PAVEMENT
NOT TO SCALE



SECTION 1
SCALE H 1 : 500
V 1 : 250
Sht-3

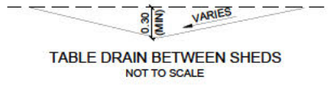


TABLE DRAIN BETWEEN SHEDS
NOT TO SCALE

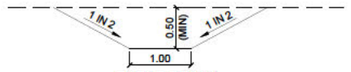
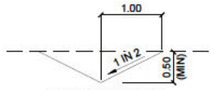


TABLE DRAIN
(SHED TO RETENTION BASIN)
NOT TO SCALE



CUT-OFF DRAIN
NOT TO SCALE

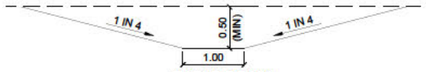
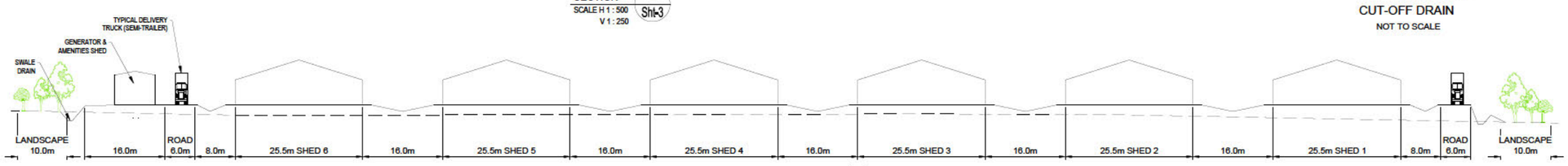


TABLE DRAIN
(AROUND SHED HARDSTAND)
NOT TO SCALE



SECTION 2
SCALE H 1 : 500
V 1 : 250
Sht-3

REV	REVISION	BY	DATE	SHEET No.
B	ADDITIONAL SECTIONS AND DISTANCE BETWEEN SHED	NM	30-03-2023	
C	SHIFTED FARM 11 LOCATION	NM	10-08-2023	
D	MARKUPS TO FARM 11	JD	24-08-2023	
E	FINAL ISSUE	FO	04-09-2023	
F	SHED SIZE AMENDED	NR	14-03-2024	

NOTES
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

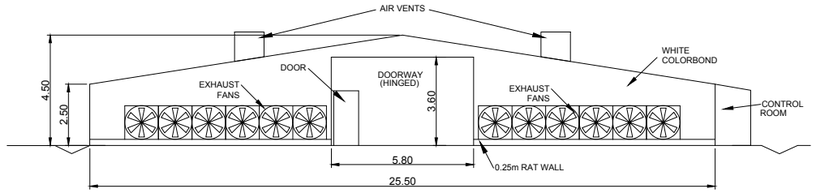
DESIGNED DATE	NM 22-07-2022	
DRAWN DATE	NM 22-07-2022	
CHECKED DATE		

DRG FILE No. O:\SH2023\4114 - Barringhup Road Carisbrook (LMS 12046 ABCDE)\C3D\12046C_Engineering_Farm_11_05_LW.dwg

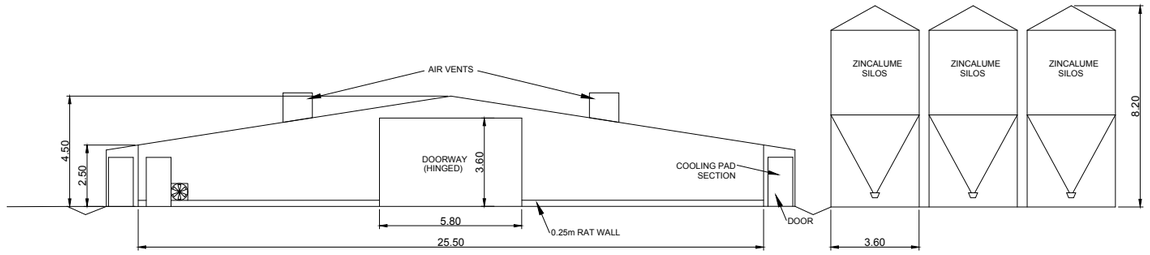
LAND MANAGEMENT SURVEYS (MELBOURNE)
SURVEYORS ENGINEERS PLANNERS
ABN 22 057 933 516
34 BALCOMBE ROAD MENTONE 3194
Ph.(03) 9583 0888 Fax.(03) 9583 5888

POULTRY FARM
BALD HILL ROAD CARISBROOK
FARM 11 - SECTIONS, RESIDENCE, DAM & BUILDINGS

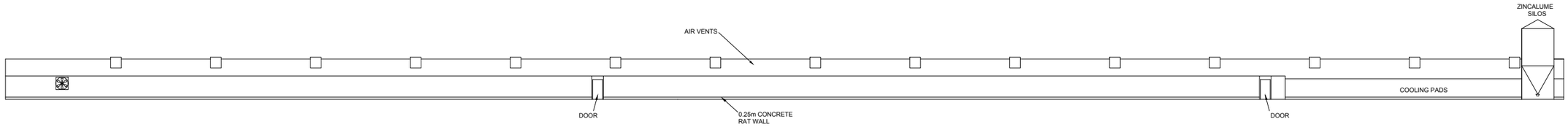
SCALE 1 : 500 @ A1
SHEET 4 OF 8
REVISION F
FILE No. 12046C



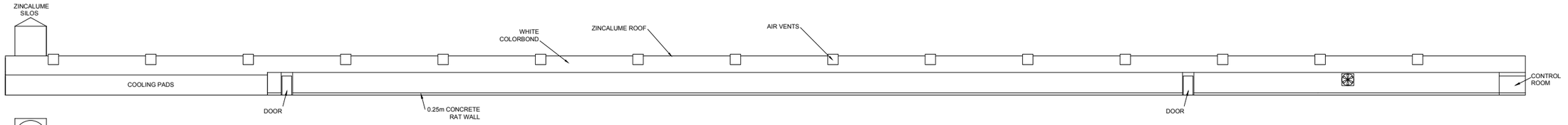
FAN END
SCALE 1:125



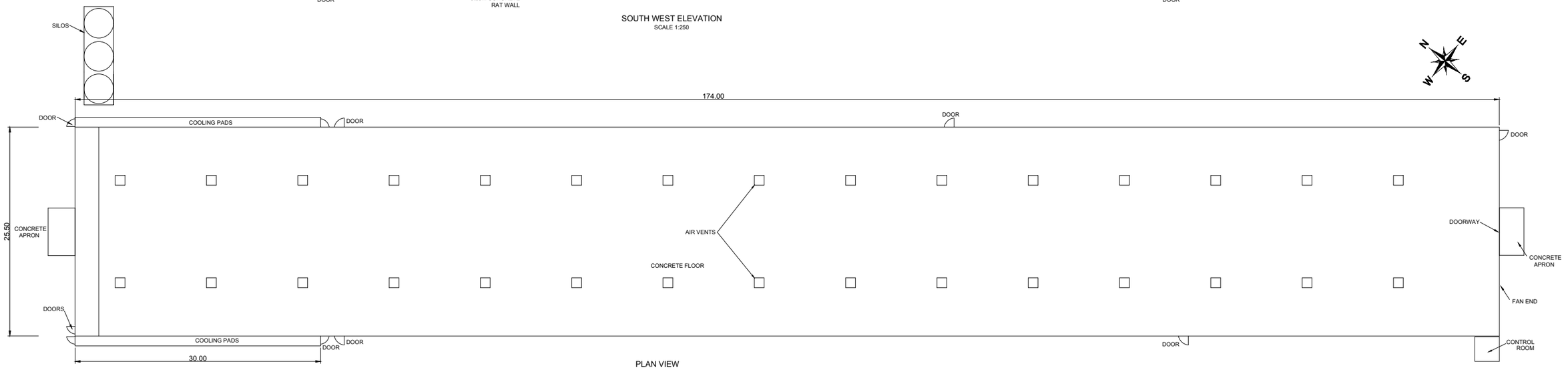
COOLING PAD END
SCALE 1:125



NORTH EAST ELEVATION
SCALE 1:250



SOUTH WEST ELEVATION
SCALE 1:250



PLAN VIEW
SCALE 1:250

REV	REVISION	BY	DATE	SHEET No.
A	PRELIMINARY ISSUE	NM	22-07-2022	
B	COOLING PAD LENGTH	NM	30-03-2023	
C	SHED SIZE AMENDED	NR	14-03-2024	

NOTES

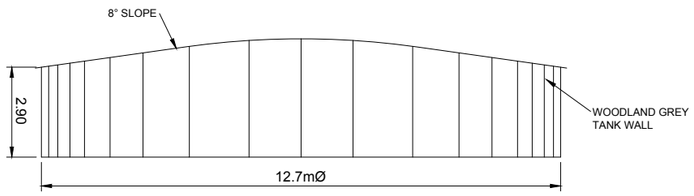
DESIGNED DATE	NM	19-07-2021
DRAWN DATE	NM	19-07-2021
CHECKED DATE		

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

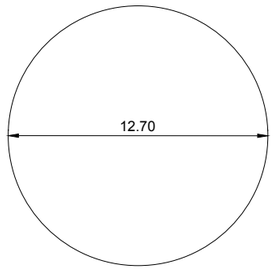
DRG FILE No. O:\SH2023\4114 - Barringhup Road Carrisbrook (LMS 12046 ABCDE)\C3D\12046C_Engineering_Farm_11_04-(Farm-Buildings).dwg

POULTRY FARM
BALD HILL ROAD CARISBROOK
FARM 11 - SHED DETAILS

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

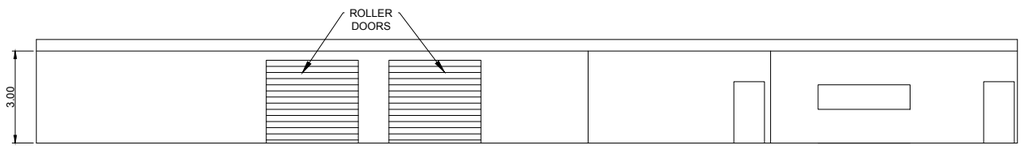


ELEVATION
SCALE 1 : 75

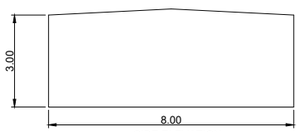


PLAN
SCALE 1 : 150

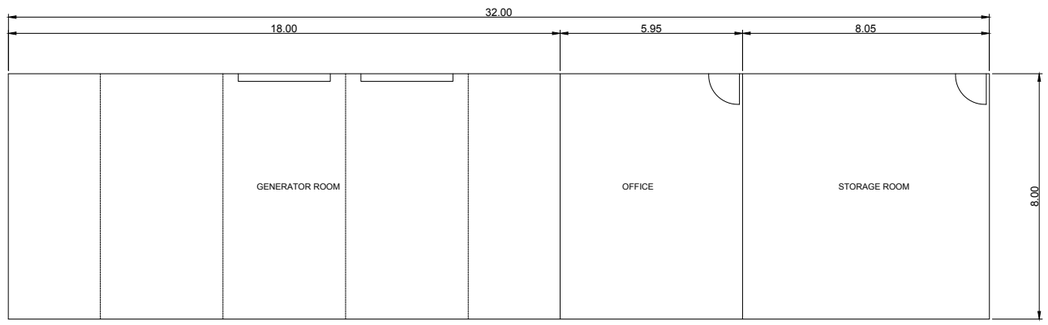
WATER TANK
323,000 LITRES



FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



PLAN
SCALE 1:100

GENERATOR / AMENITIES ROOM

REV	REVISION	BY	DATE	SHEET No.
A	PRELIMINARY ISSUE	NM	22-07-2022	
B	GENERATOR SHED DIMENSIONS	NM	14-01-2023	

NOTES

DESIGNED DATE	NM 19-07-2021	
DRAWN DATE	NM 19-07-2021	
CHECKED DATE		

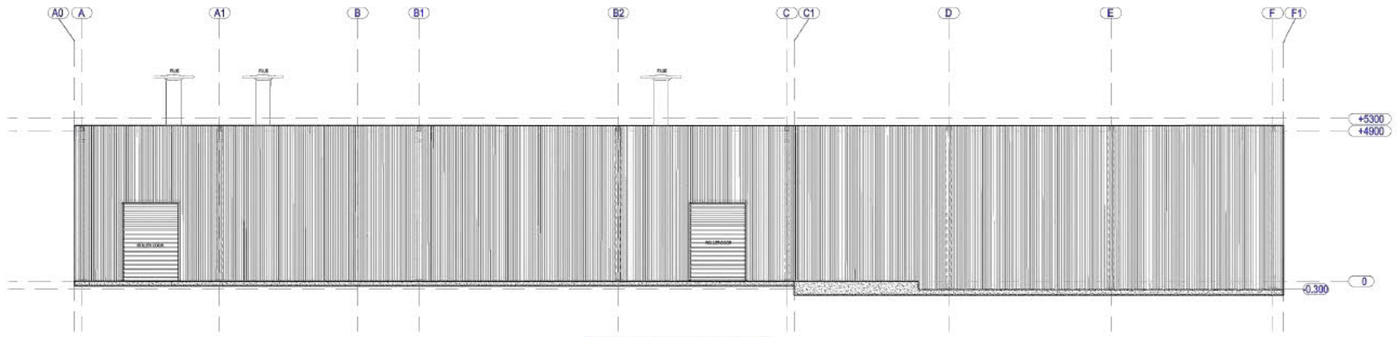
AS/NZS ISO 9001 Certified

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

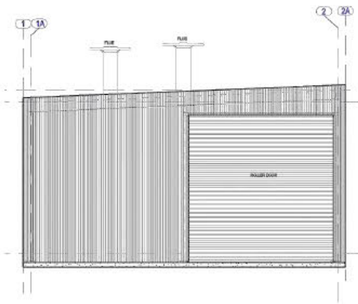
DRG FILE No. O:\SH2023\4114 - Barringhup Road Carrisbrook (LMS 12046 ABCDE)\C3D\12046C_Engineering_Farm_11_04-(Farm-Buildings).dwg

POULTRY FARM
34B CARISBROOK - BARINGHUP ROAD CARISBROOK
FARM 9 - BUILDING DETAILS

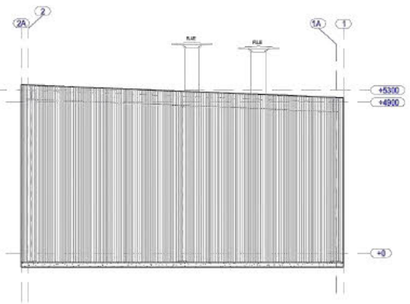
SCALE	AS SHOWN @ A1
SHEET	6 OF 8
REVISION	B
FILE No.	12046C



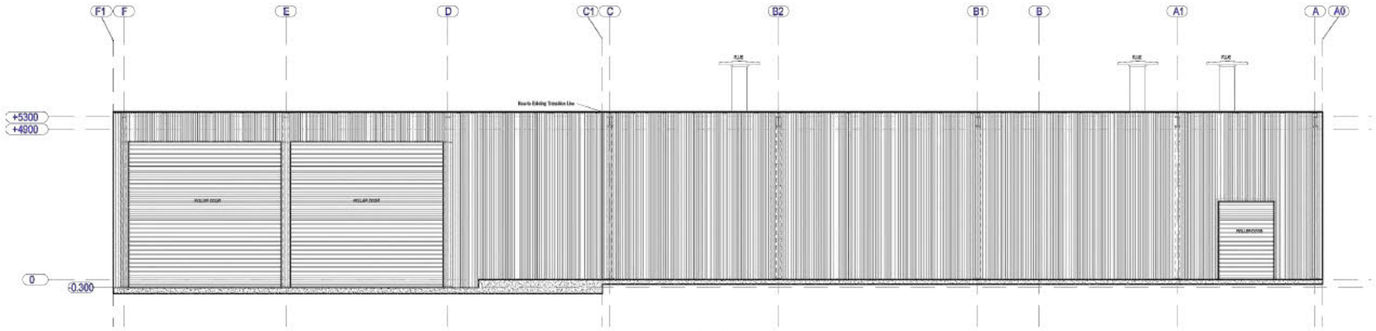
SOUTH WEST ELEVATION
SCALE 1 : 100



SOUTH EAST ELEVATION
SCALE 1 : 100



NORTH WEST ELEVATION
SCALE 1 : 100



NORTH EAST ELEVATION
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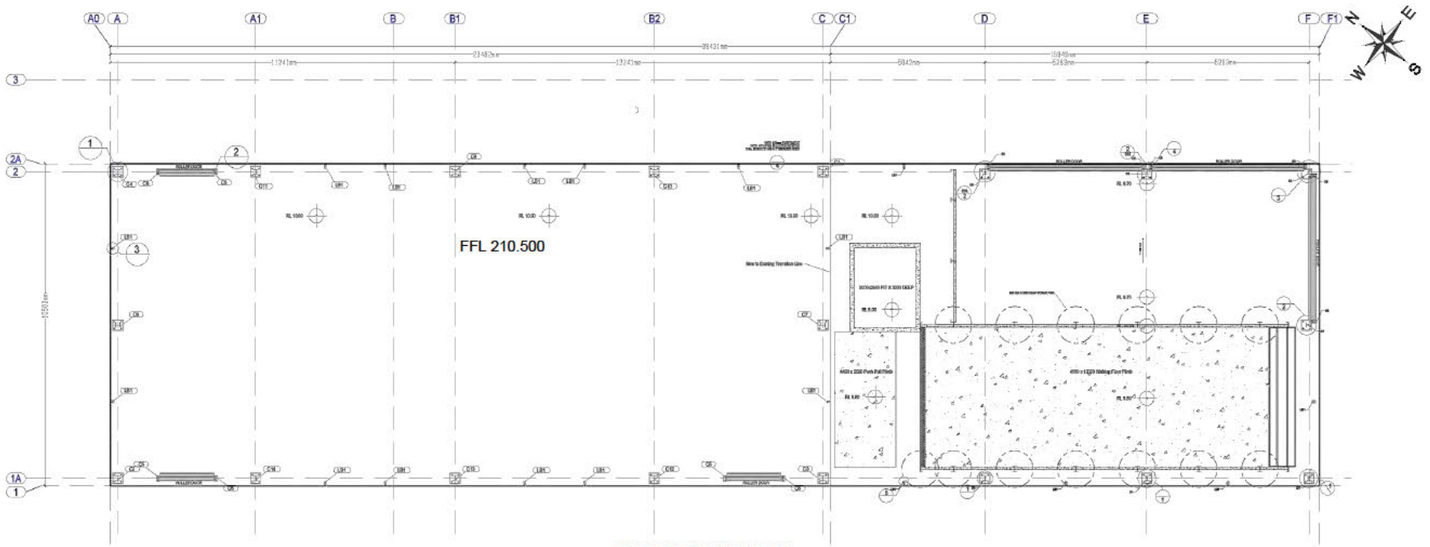

ENERGY FACILITY PLAN
SCALE 1 :100

REV	REVISION	BY	DATE	SHEET No.
A	PRELIMINARY ISSUE	NM	22-07-2022	
B	UPDATED ENERGY LAYOUT	NM	30-03-2023	

NOTES

DESIGNED DATE	NM	19-07-2021
DRAWN DATE	NM	19-07-2021
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

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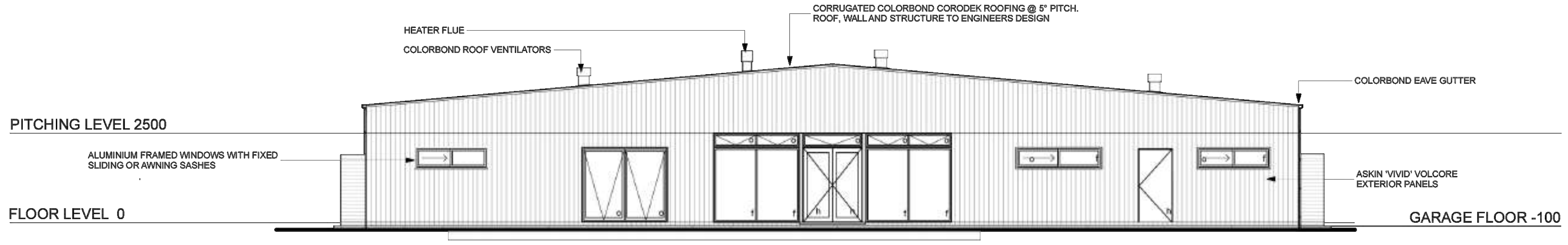
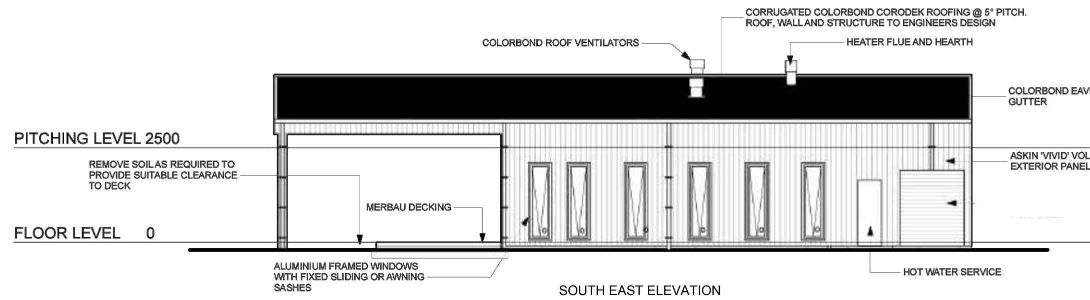
POULTRY FARM
BALD HILL ROAD
CARISBROOK
FARM 11 - ENERGY FACILITY DETAILS

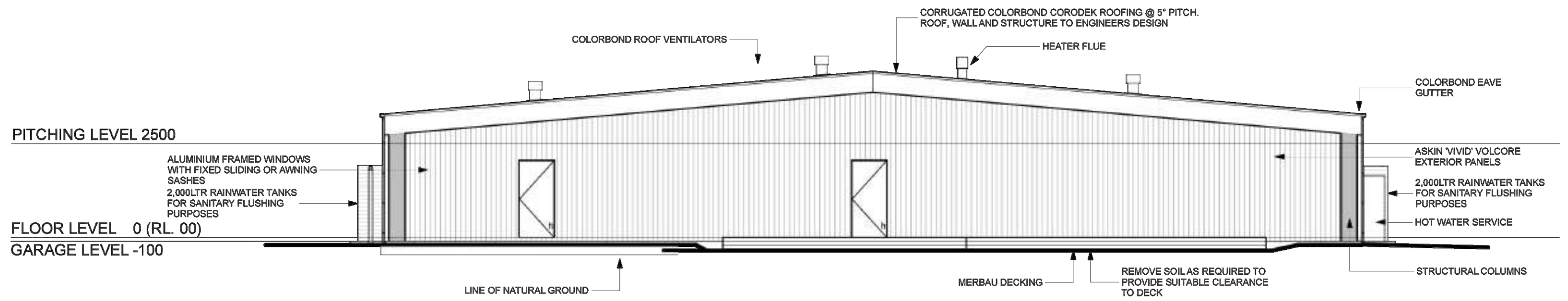
SCALE	AS SHOWN @ A1
SHEET	7 OF 8
REVISION	B
FILE No.	12046C



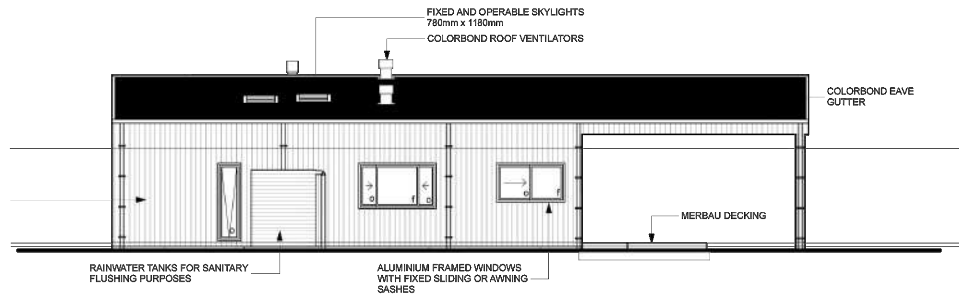
NORTH EAST ELEVATION
SCALE 1 : 100



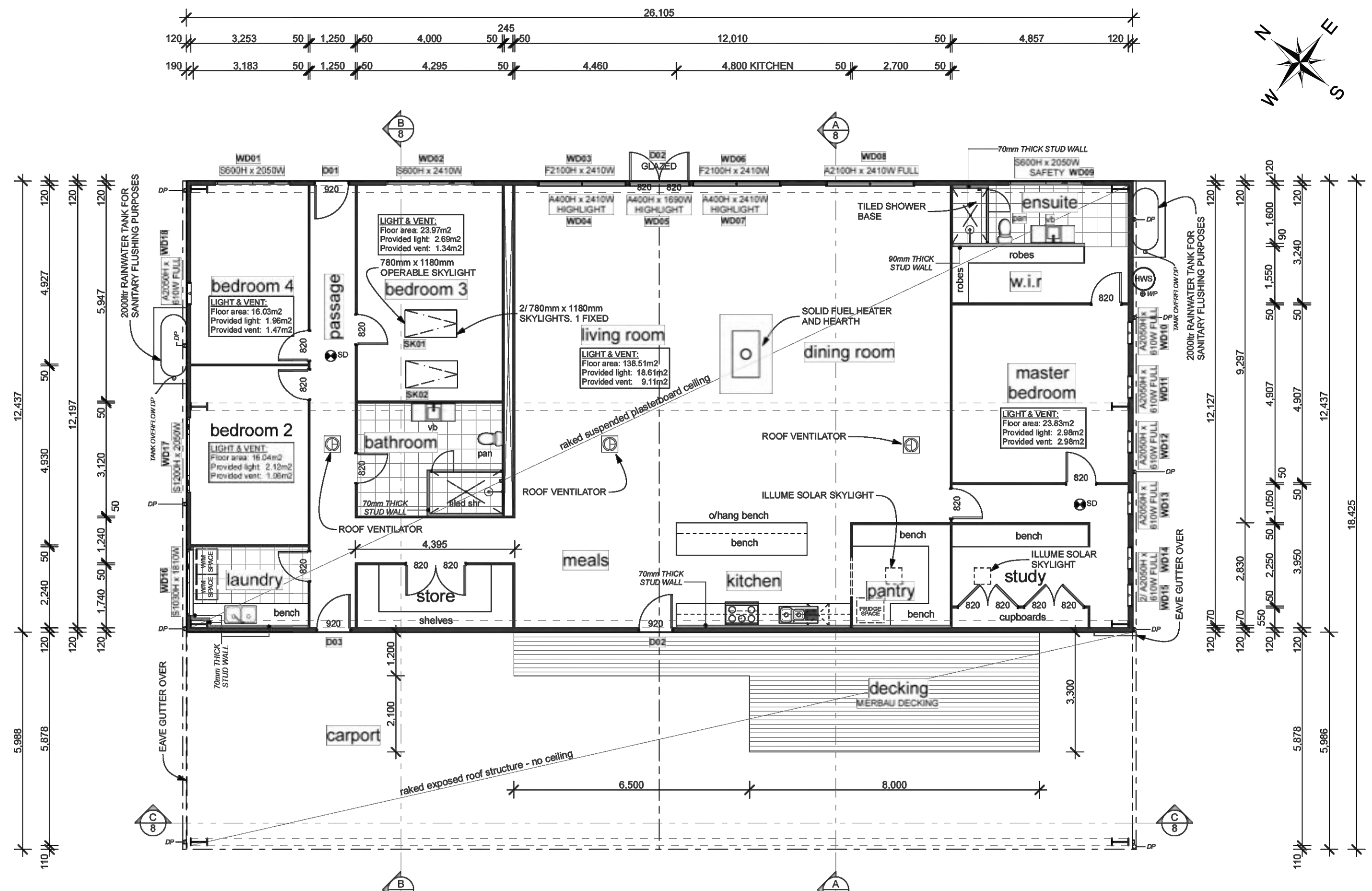
SOUTH EAST ELEVATION
SCALE 1 : 100



SOUTH WEST ELEVATION
SCALE 1 : 100



NORTH WEST ELEVATION
SCALE 1 : 100



MANAGERS RESIDENCE PLAN
SCALE 1 : 100

REV	REVISION	BY	DATE	SHEET No.
A	MANAGERS RESIDENCE DETAILS	NM	18-01-2023	
B	UPDATED MANAGERS RESIDENCE	NM	30-03-2023	

NOTES

DESIGNED DATE	NM 19-07-2021
DRAWN DATE	NM 19-07-2021
CHECKED DATE	

LAND MANAGEMENT SURVEYS (MELBOURNE)
SURVEYORS ENGINEERS PLANNERS
ABN 22 057 933 516
34 BALCOMBE ROAD MENTONE 3194
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POULTRY FARM
BALD HILL ROAD CARISBROOK

FARM 11 - MANAGERS RESIDENCE DETAILS

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

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

VOLUME 10529 FOLIO 776

Security no : 124109022084N
Produced 12/09/2023 12:30 PM

LAND DESCRIPTION

Lot 1 on Title Plan 018831S.
Created by Application No. 091822Q 27/06/2000

REGISTERED PROPRIETOR

[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 TP018831S FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

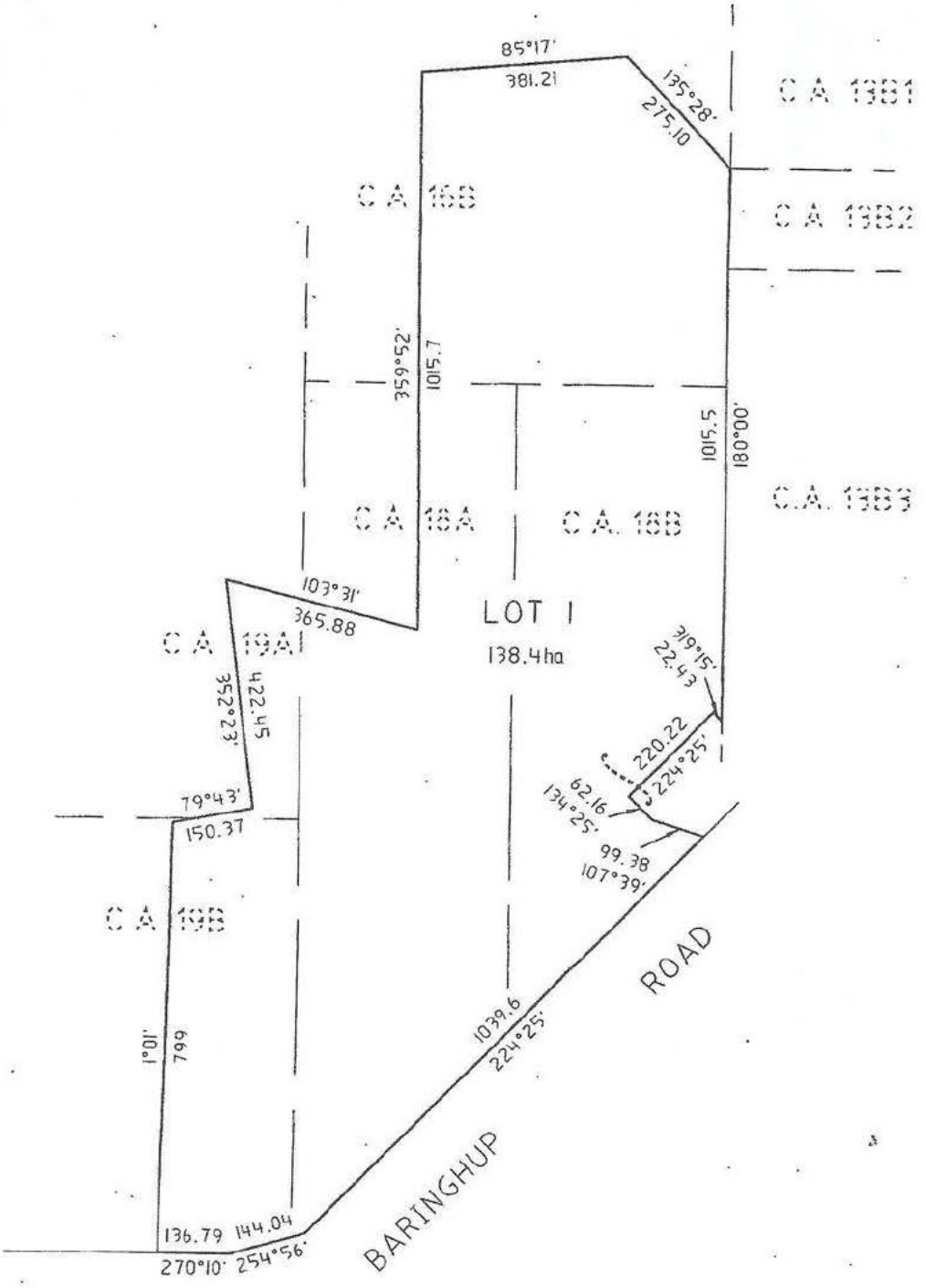
----------END OF REGISTER SEARCH STATEMENT----------

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

Street Address: 705 BARINGHUP ROAD CARISBROOK VIC 3464

DOCUMENT END

EDITION 1	TITLE PLAN	TP18831S



LENGTHS ARE IN METRES	NOT TO SCALE	SHEET SIZE A3	DEALING CODE: 14	DEALING No: AP91822Q

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

VOLUME 10116 FOLIO 007

Security no : 124109022175P
Produced 12/09/2023 12:32 PM

LAND DESCRIPTION

Lots 1,2,3,4,5,6 and 7 on Title Plan 098373U.
Created by Application No. 072140B 03/05/1993

REGISTERED PROPRIETOR

Estate Fee Simple
[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

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 TP098373U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

TITLE PLAN		EDITION 1	TP 98373U

Location of Land

Parish: EDDINGTON
Township:
Section: 3
Crown Allotment: 16A, 17A, 17B, 16B (PT), 18A (PT), 19A (PT), 19B (PT)
Crown Portion:

Last Plan Reference:
Derived From: VOL 10116 FOL 007
Depth Limitation: NIL

Notations

Warning as to Dimensions

Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 12-10-2000
VERIFIED: A.D.

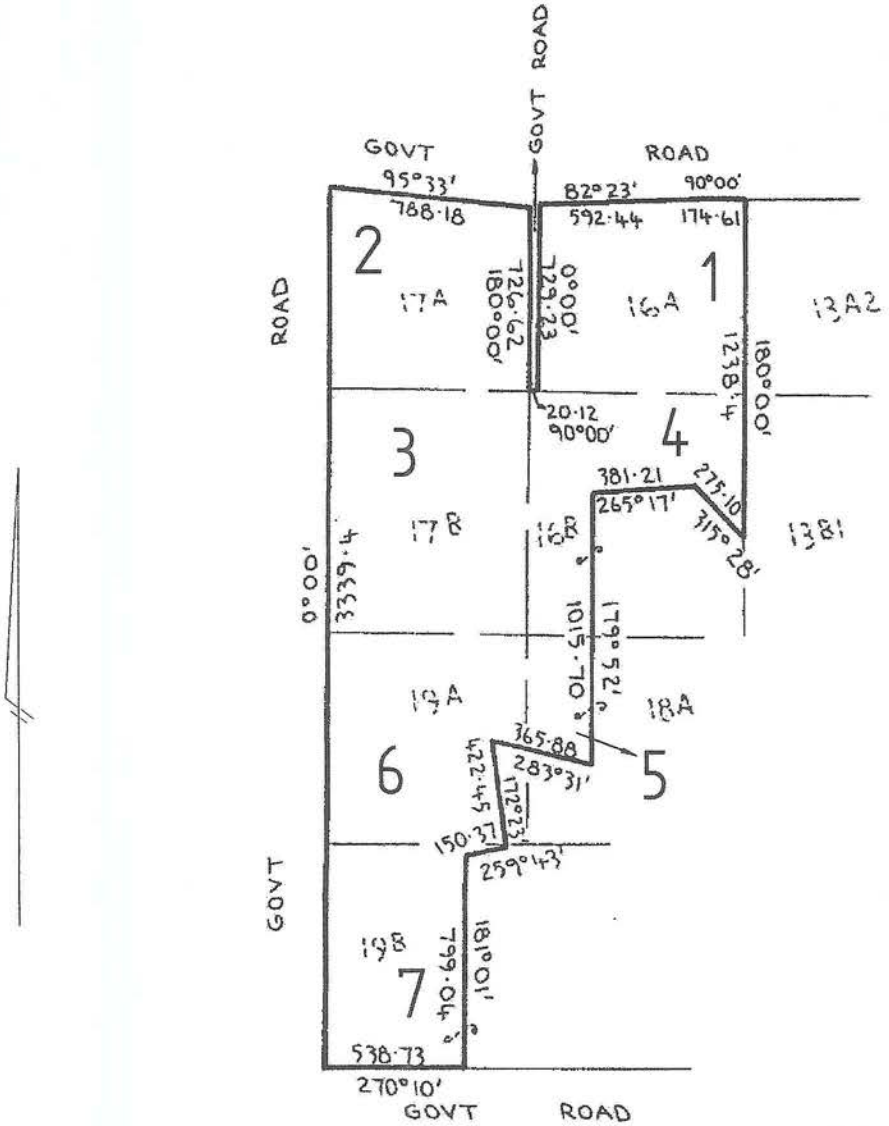


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 16A
PARCEL 2 = CA 17A
PARCEL 3 = CA 17B
PARCEL 4 = CA 16B (PT)
PARCEL 5 = CA 18A (PT)
PARCEL 6 = CA 19A (PT)
PARCEL 7 = CA 19B (PT)

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

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

VOLUME 03808 FOLIO 562

Security no : 124109055248Q
Produced 13/09/2023 12:40 PM

LAND DESCRIPTION

Lot 1 on Title Plan 420189V.
PARENT TITLE Volume 00648 Folio 475
Created by instrument 0752365 03/07/1914

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

DIAGRAM LOCATION

SEE TP420189V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX008823P (E)	CAVEAT	Registered	03/07/2023

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

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

Street Address: 1248 BARINGHUP ROAD CARISBROOK VIC 3464

TITLE PLAN		EDITION 1	TP 420189V

Location of Land

Parish: EDDINGTON
Township:
Section: 3
Crown Allotment: 13B3 (PT)
Crown Portion:

Last Plan Reference:
Derived From: VOL 3808 FOL 562
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 28/04/2000
VERIFIED: C.L.

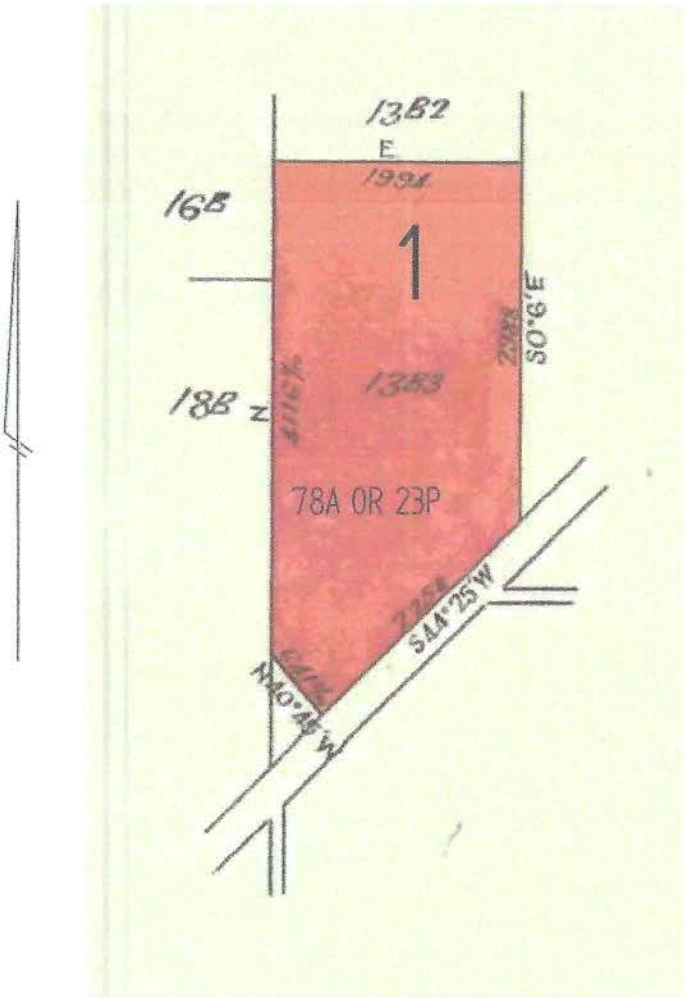


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CA 13B3 (PT)

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

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

VOLUME 08059 FOLIO 901

Security no : 124109053817V
Produced 13/09/2023 12:10 PM

LAND DESCRIPTION

Crown Allotment 5A Section 4 Parish of Moolort.
PARENT TITLE Volume 00954 Folio 755
Created by instrument 2628704 17/03/1954

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

DIAGRAM LOCATION

SEE TP262476V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 836 BARINGHUP ROAD MOOLORT VIC 3465

ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

TITLE PLAN		EDITION 1	TP 262476V

Location of Land

Parish: MOOLORT
Township:
Section: 4
Crown Allotment: 5A
Crown Portion:

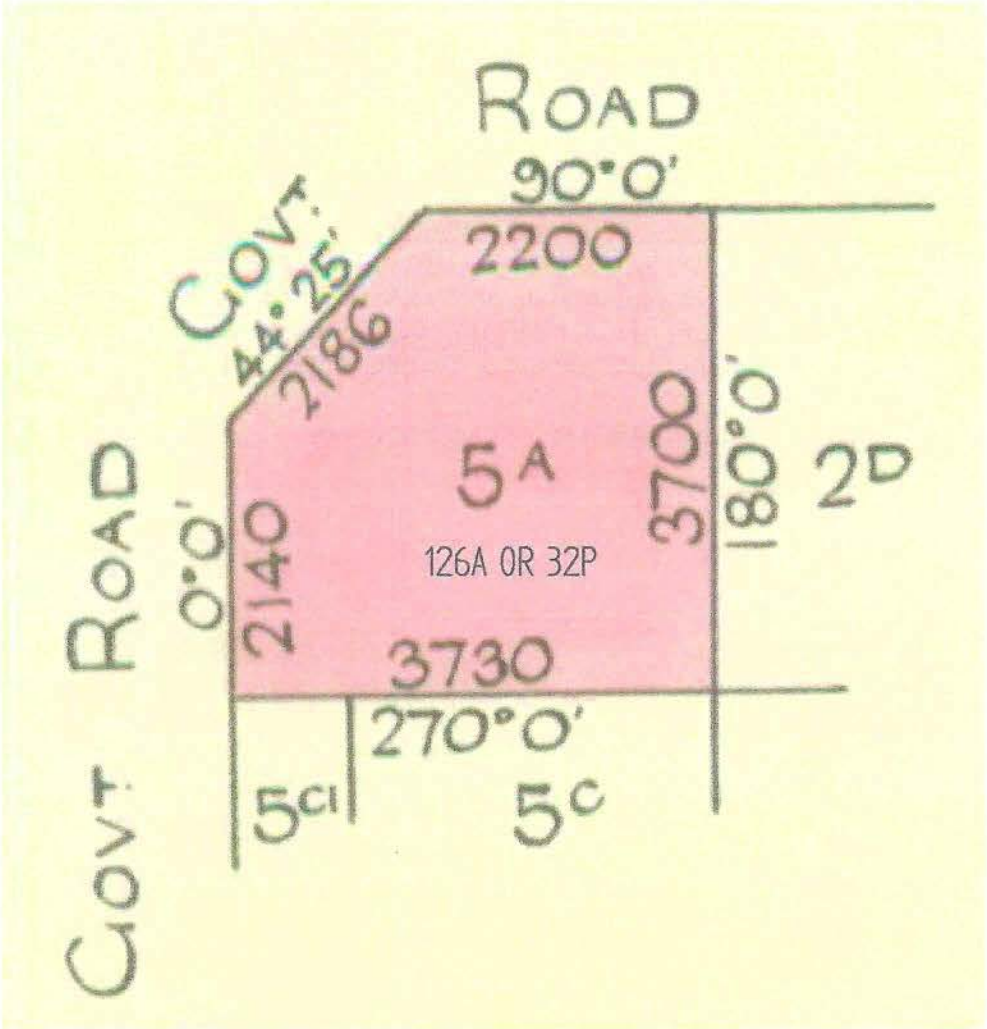
Last Plan Reference:
Derived From: VOL 8059 FOL 901
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED 06/01/2000
VERIFIED AA



LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

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

VOLUME 07987 FOLIO 126

Security no : 124109053818U
Produced 13/09/2023 12:10 PM

LAND DESCRIPTION

Crown Allotment 2C Section 4, Crown Allotment 2D Section 4, Crown Allotment 2E Section 4, Crown Allotment 5C Section 4, Crown Allotment 2AB1 Section 4, Crown Allotment 2B1 Section 4, Crown Allotment 2A2 Section 4, Crown Allotment 2A3 Section 4, Crown Allotment 5B1 Section 4 and Crown Allotment 5C1 Section 4 Parish of Moolort.
PARENT TITLES :
Volume 00704 Folio 791 Volume 01022 Folio 331
Created by instrument 2571035 07/07/1953

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP433280N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

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

VOLUME 11278 FOLIO 835

Security no : 124109055894N
Produced 13/09/2023 12:54 PM

LAND DESCRIPTION

Lots 2,3,4,5,6,7,8,9 and 10 on Title Plan 900526E.
PARENT TITLE Volume 08165 Folio 971
Created by instrument AH998652C 08/06/2011

REGISTERED PROPRIETOR

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

[redacted]

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 TP900526E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

ADMINISTRATIVE NOTICES

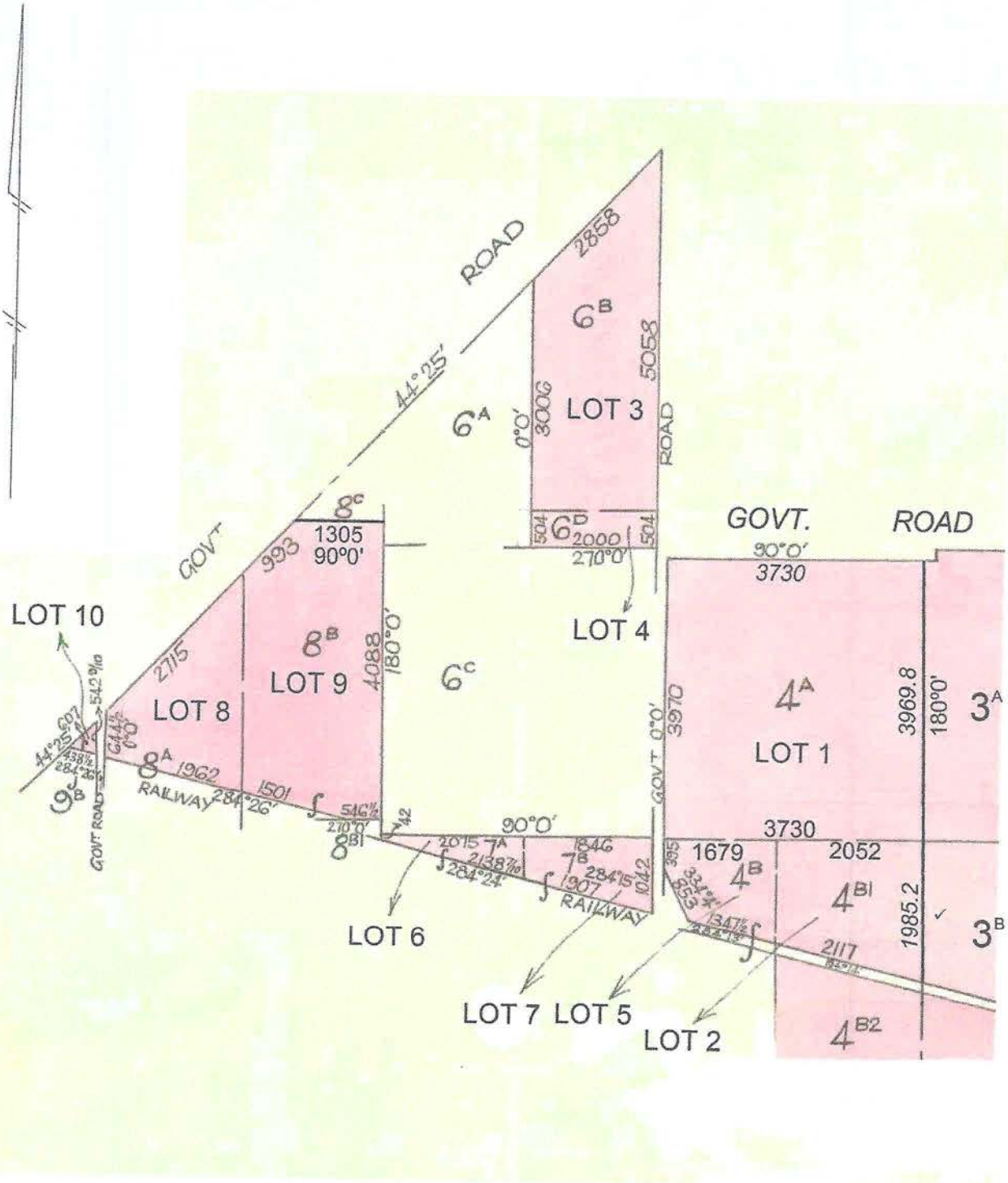
NIL

[redacted]

DOCUMENT END

TITLE PLAN

TP900526E



TOTAL AREA = 172.0 ha

LENGTHS ARE IN LINKS	Metres = 0.3048 Feet Metres = 0.201168 x Links		Sheet 2 of 2 Sheets

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

VOLUME 09358 FOLIO 561

Security no : 124109054618A
Produced 13/09/2023 12:27 PM

LAND DESCRIPTION

Crown Allotment 8C Section 4 Parish of Moolort.
PARENT TITLE Volume 08165 Folio 971
Created by instrument H735848 24/10/1979

REGISTERED PROPRIETOR

Estate Fee Simple

[redacted]

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP786224C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 370 BALD HILL ROAD CARISBROOK VIC 3464

ADMINISTRATIVE NOTICES

NIL

[redacted]

DOCUMENT END

TITLE PLAN		EDITION 1	TP 786224C

Location of Land

Parish: MOOLORT
Township:
Section: 4
Crown Allotment: 8C
Crown Portion:

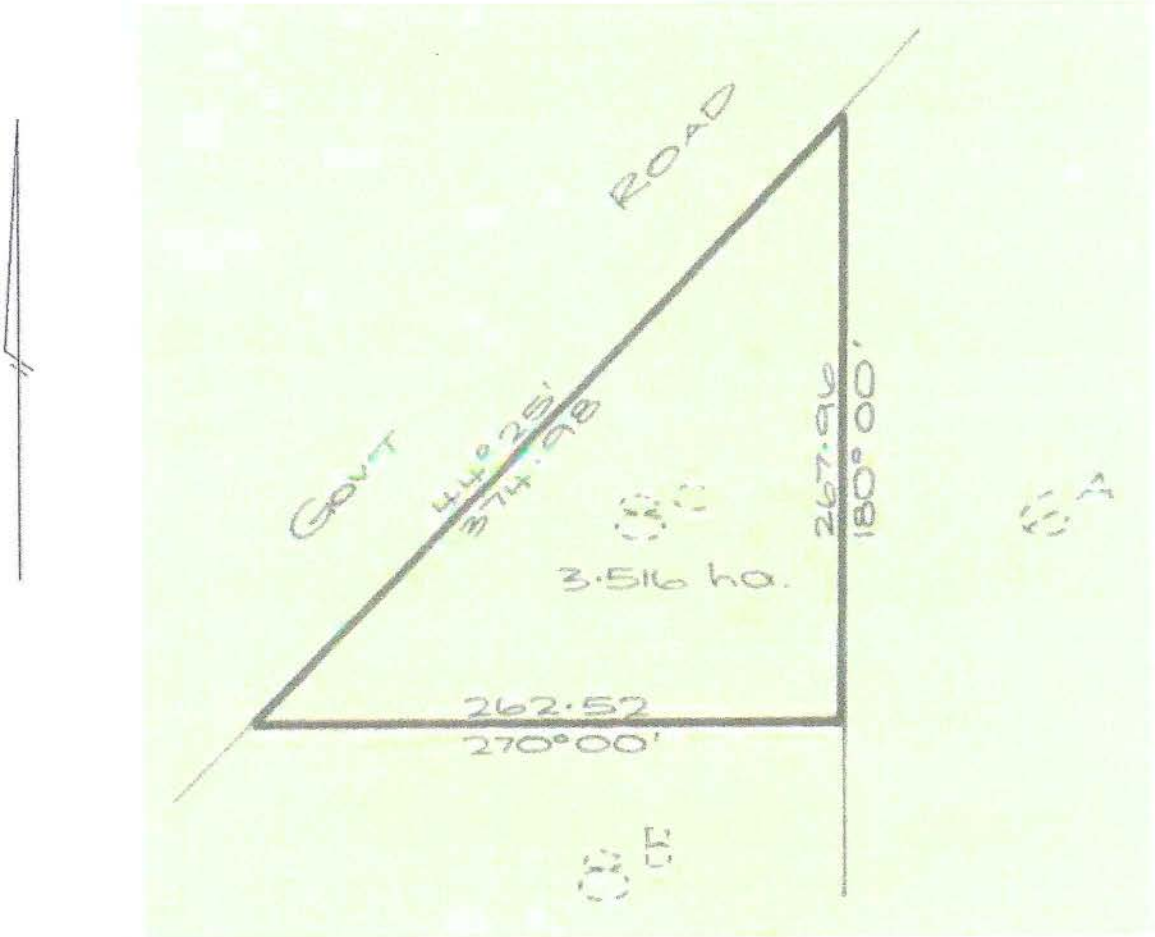
Last Plan Reference:
Derived From VOL 9358 FOL 561
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED 21/05/2003
VERIFIED L.S.



LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets