



Office Use Only

Application Number: _____ Date Lodged: / /

VicSmart: Yes NoVicSmart Class: _____

Application for a Planning Permit

① Privacy Statement

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.

① Questions marked with a star (★) must be completed.

① If the space provided on the form is insufficient, attach a separate sheet.

Application Type

Is this a VicSmart application? ★

<input checked="" type="radio"/> No <input type="radio"/> Yes
If yes, please specify which VicSmart class or classes:
⚠ 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?

<input type="radio"/> No <input checked="" type="radio"/> Yes	If 'Yes', with whom?: Peter Field
Date: 8 February 2024	day / month / year

The Land

Civic address of the land ★

Unit No.:	St. No. 39 & 141	St. Name. Clarkes Road
Suburb/Locality. Strathlea	Postcode: 3364	

Formal land description ★

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

A	Lot No.:	Lodged Plan	Title Plan	Plan of Subdivision	No.:
OR					
B	Crown Allotment No.:	2, 2A & 3		Section No.:	
Parish/Township Name Rodborough					

The Proposal

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


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

Use and development of the subject land for a 445,000 bird, free-range compatible broiler farm with associated infrastructure, dam and two dwellings

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 \$ 13,000,000

 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.

Grazing of livestock

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

Title Information


Encumbrances on title ★

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

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

No

Not applicable (no such encumbrance applies).

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

Applicant and Owner Details

Applicant ★

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

Name:		
Title:	First Name:	Surname:
Organisation (if applicable): ProTen Victoria Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 201	St. Name: Miller Street
Suburb/Locality: North Sydney	State: NSW	Postcode: 2060
Contact information for applicant OR contact person below		
Business phone:	[REDACTED]	
Mobile phone:	[REDACTED]	
Contact person's details*		
Same as applicant <input type="checkbox"/>		
Name:		
Title:	First Name: Jack	Surname: Kraan
Organisation (if applicable): FocusCDS Consultants		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	[REDACTED]	
Suburb/Locality:	[REDACTED]	

Owner ★

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

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

Information Requirements

Is the required information provided? ★


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

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

Declaration



This form must be signed by the applicant? ★

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

I declare that I am the applicant, and that all the information in this application is true and correct, and that I am providing the information for the permit application.	
Signature: 	Date: <u>12/04/2024</u> day / month / year


Checklist

Have you?

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

PROPOSAL SUMMARY AND APPLICATION CHECKLIST

Broiler farm proposal summary – 39 & 141 Clarkes Road, Moolort

Proposal summary	
Permit applicant's name:	ProTen Victoria Pty Ltd
Company name (if any) and ASC number:	ProTen Victoria Pty Ltd
Permit applicant's postal address:	c/- FocusCDS Consultants 9-10 Garden Court, Narre Warren Vic 3805
Permit applicant's telephone number, facsimile number and email address:	Phone: 8794 9911 Facsimile: 8794 9922 Email: jkraan@focuscds.com.au
Name of property owner (if not the applicant):	As above
Company name (if any) and ASC number:	n/a
Property owner's postal address (if not the applicant):	As above
Property owner's telephone number, facsimile number and email address (if not the applicant):	As above
Processor's name (if known):	Hazeldenes
Processor's telephone number, facsimile number and email address:	
Farm address:	39 & 141 Clarkes Road, Strathlea
Type of proposal:	New farm
Class of proposed farm:	Farm Cluster
Proposed number of employees:	4 full time, 1 part time
Proposed number of new broiler sheds:	8
Existing number of sheds on farm:	n/a
Existing farm capacity:	n/a
Farm capacity (number of birds) once development is complete:	445,000 birds
Bird stocking density:	Maximum of 34 kg/m ² Equates to approx. 16.9 birds/m ²
Type of shed operation (for example, tunnel, natural or combination):	Tunnel with minimum ventilation

Broiler farm planning permit 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	Yes	
Response to the zone objectives and planning overlays	Yes	See Section 8 of Planning Report
Show how the proposed development supports the state and local planning policy, relevant Catchment Management Authority strategies or local policies.	Yes	See Section 8 of 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	See Section 8 of Planning Report
Site analysis and design overview, including:	Yes	
Rationale for the siting and design of the proposed development	Yes	See Section 3 & 4 of Planning Report
Overview of measures taken to avoid or minimise the risk of adverse impacts on surrounding: <ul style="list-style-type: none"> • sensitive uses • native vegetation and fauna or other biodiversity • waterways, ground or surface waters • rural landscape • future use and development of surrounding land 	Yes	<p>See Section 7 of Planning Report</p> <p>No existing native vegetation on-site</p> <p>See Sections 5.6, 7.2 & 7.3 of Planning Report</p> <p>See Section 7.5 of Planning Report</p> <p>See Section 7.2 of Planning Report</p>
Documentation that cross-references the Code and specifically addresses compliance with the elements of the Code.	Yes	See Appendix 7 of Planning Report which provides an assessment the proposal's compliance with Code.

Checklist for permit applicants and planners (continued)

Associated plans	Code reference	Provided (Yes/No)	Comments
Aerial photograph		Yes	See Figure 2
<p>Locality plan showing:</p> <ul style="list-style-type: none"> • the location and all land within at least 1000 m of site boundaries (5000 m for a Special Class farm or Farm Cluster) • setback dimensions from residential zones, a Rural Living Zone and / or Green Wedge A Zone • setback dimensions from waterways • the location of, and distance to, surrounding sensitive uses • the location of all external and internal roadways • the location of all drainage and areas subject to flooding • vegetation (natural and introduced), local waterways, local topography • weather patterns (including wind rose data from the nearest meteorological recording station) • the location and distance between proposed sheds and the nearest poultry farm shed on a different property. 	Element 1	Yes	<p>See Figures 1 & 2 and Appendix 6 of the Planning Report.</p> <p>The wind roses are provided in the GHD Odour Environmental Risk Assessment.</p>
<p>Site plan showing:</p> <ul style="list-style-type: none"> • the location and dimensions of existing and proposed buildings, gates, silos, loading bays, parking areas, noise mitigation mounds, internal access roadways and external lighting • drainage points, farm bores, dams and other water supply sources, on-farm waterways, springs and groundwater recharge areas • easements, vegetation (natural and introduced) and topography details • for the site of proposed buildings and works, the contours of the land at two-metre intervals • 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 	Elements 2 and 5	Yes	<p>See Figures 2 & 3 and Sections 3 & 4 of the Planning Report.</p> <p>(Topography shown on Figures 1 & 4)</p>

Associated plans (continued)	Code reference	Provided (Yes/No)	Comments
<ul style="list-style-type: none"> • areas on which spent litter is to be re-applied • all relevant setback distances • any relevant future development 			
<p>Development plan showing:</p> <ul style="list-style-type: none"> • all buildings and ancillary works, including: the materials of construction (including external colours), the elevation of each side of the structure, and maximum building heights • building construction details, including any management issues to be considered during the construction phase • road construction details and intersection treatment at external roads • details of the power supply system • details of water supply • fan locations and the design of the ventilation system • the feed system, including feed distribution and rodent control • assessments of the soil's ability to support the building(s), road access and effluent storage and disposal • the location and depth of all excavation and filling • drainage plans showing retaining dam(s) for all sheds, the methods of stormwater retention and existing and proposed stormwater discharge points. 	Element 2		See Figures 3, 4 & 5 and Section 5 of the Planning Report
<p>Traffic plan showing:</p> <ul style="list-style-type: none"> • road layout, farm access points, parking areas • proposed transport routes to and from the property • expected vehicle movements (including vehicle type and time of day). 	Element 3		See Figures 2, 3 & 5 and Sections 5.3, 5.4 & 7.4 of the Planning Report

Associated plans (continued)	Code reference	Provided (Yes/No)	Comments
Landscaping plan (drawn to scale) showing: <ul style="list-style-type: none"> • details of plant species, height and growth characteristics • existing vegetation and any native vegetation to be removed • the location and species of all proposed vegetation, and proposed landscape treatments • the relative location to proposed landscaping of broiler sheds, other buildings and any sensitive uses to illustrate how the vegetation will provide effective visual screening of the farm operations • a quote to implement the landscaping plan, identifying the cost breakdown for plants, materials and labour. 	Element 4	Yes	See accompanying Landscape Plan
Environmental management plan showing all elements included in the generic environmental management plan	Element 6	Yes	See accompanying Environmental Management Plan document
Environmental risk assessment (if required) showing all elements covered in the Guidelines for an Odour Environmental Risk Assessment for Victorian Broiler Farms			See GHD Odour Environmental Risk Assessment presented in Volume 3: Specialist Reports.
Other information or documentation			n/a