



Department of Environment and Primary Industries

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Your Ref: PA13/2014
Our Ref: SP449195 aj
L6-10281.112

1 April 2014

Mr Chris Kelly
Town Planner
Mount Alexander Shire
PO Box 185
CASTLEMAINE VIC 3450

Dear Mr Kelly

**PLANNING PERMIT APPLICATION PA13/2014
VUKADINOVIC: 400000-BIRD BROILER FARM
CROWN ALLOTMENTS 5A2 & 5A3, SECTION 3, PARISH OF EDDINGTON**

Thank you for your letter dated and received on 5 February 2014 regarding the above planning permit application. I apologise for the delay in the department's response that was due to ongoing staff commitments in bushfire emergency response.

Notice of this application was sent to the department for consideration and advice pursuant to Section 52 of the *Planning and Environment Act 1987*.

The subject land is zoned Farming Zone under the Mount Alexander Planning Scheme. The proposal is for one farm of a four-farm Class B broiler operation at 290 Baringhup Havelock Rd, Baringhup West (between the Baringhup West and Baringhup Havelock Rds, Baringhup West). Each 'farm' will have a capacity for 400,000 birds housed in eight sheds.

The Department of Environment and Primary Industries does not object to the permit being granted, but notes that there are some issues that must be taken into account when considering the application. The department advises Council to consider the following issues in determining any permit issued:

- The applicant has considered elements of the Victorian Code for Broiler Farms (2009) and notes each farm with separation distances of 686m 'envelopes' with no overlap of separation indicated between farms. Separation distance 'shadows' onto neighbouring properties are estimated to be less than 50% of the area of the neighbouring properties.
- The township of Baringhup lies approximately 2.8km ESE of Farm 3 on the proposed development site. Rose of wind direction and wind speed averages

from Bureau of Meteorology Maryborough and Castlemaine Prison site data shows prevailing afternoon wind from the W and NW direction approximately 30% of the time with wind speeds tending to be <30 km/h.

- One hundred percent (100%) of the former Baringhup West School reserve (Crown Allotment 3BE, Section 3 Parish of Eddington; 464 Baringhup West Road) is enveloped by the separation shadow of Farm 1. Whilst the site is currently reserved for Public Purposes as a public hall and is managed by Council as the Committee of Management it is not used often and may possibly be considered for sale in the future. The application of the buffer zone over the reserve will restrict the future use of the site and will significantly decrease the value of the site. The responsible authority may need to consider the likely future use and development of the site, particularly 'as of right' use(s), given it is completely in the (separation) shadow.

If you have any questions regarding this matter please contact Julie Jones on telephone (03) 5430 4609.

Yours sincerely

Amanda Johnson
Program Manager
Regional Planning



GMW Ref: PP20402B
File Ref: 2013/30/1
DM Ref:3732784

Chris Kelly
Planning Department
Mount Alexander Shire Council
planning@mountalexander.vic.gov.au
c.kelly@mountalexander.vic.gov.au

4 March 2014

Dear Chris

Development of a Broiler Farm 1 - with maximum capacity of 400,000 birds and associated buildings - Application for Planning Permit

Application No: PA013/2014
Applicant: Michale Vukadinovic
Location: CA5A2, & 5A3 Sec 3 Parish Eddington - -Baringhup West Road
Baringhup West

Thank you for your letter and information received 5 February 2014 in accordance with Section 55 of *the Planning and Environment Act 1987* giving Goulburn-Murray Water (GMW) the opportunity to consider this application.

GMW's areas of interest are surface water and groundwater quality, use and disposal. GMW requires that development proposals do not impact detrimentally on the flow and quality of surface water and groundwater, and that any required water supplies are available from an approved source.

Based on the information provided and in accordance with Section 56 (b) of *the Planning and Environment Act 1987*, GMW has no objection to this planning permit being granted subject to the following conditions:

1. All construction and on-going activities on the site must follow sediment control principles as outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
2. Each cluster of 8 sheds must be bunded with sufficient area to accommodate temporary storage of litter while being transferred. Silos and freezers for the storage of dead birds must be located within the bunded area which must be discharged to the stormwater retention dams.
3. Prior to the commencement of works a Water Management Plan must be prepared and approved by Goulburn Murray Water. The plan must show:
 - The location and designs of the bunds surrounding the shed areas
 - The design of the bunded drainage line from the shed area to the retention dam
 - Calculation of the dimensions and volume of the retention basin and design of the overflow of each dam

- The type and location of the native vegetation to screen the shedding
4. All soil removed during construction of the dams must be reused, stabilized or vegetated on-site to ensure that no sediment can be transported off-site.
 5. Potentially contaminated stormwater and drainage from hard stand areas and the areas around the sheds must be directed to retention dams which must be designed with a capacity and freeboard to enable the run-off from a 1 in 10 year storm to be retained. The overflow from these dams must be designed such that no water is discharged off-site or to any waterways. Overflow must not cause erosion.
 6. All water from the retention dams must be re-used within the boundaries of the lot unless climatic conditions are significantly wetter than average for an extended period of time in which case the overflow to land may operate.
 7. The floors of the sheds must be constructed with an impervious surface.
 8. The shed must be designed to ensure that all litter can be retained within the shed until removal following bird removal.
 9. Contaminated litter removed from the sheds at the end of each growing cycle must be transported off site by an approved contractor to an approved site and in accordance with the approved Environmental Management Plan
 10. There must be no litter from the sheds stockpiled on the site. Any temporary storage areas for wet litter must have an impermeable base and bunding to ensure contaminated run-off does not discharge from the temporary storage area.
 11. No land application of contaminated litter is to occur within 200m of any waterways or on any land that is subject to inundation.
 12. All dead birds must be disposed of off-site in accordance with the approved Environmental Management Plan or managed on-site to the satisfaction of the Environment Protection Authority.
 13. All wastewater from the proposed amenities building must be treated and disposed of using an EPA approved system, installed, operated and maintained in compliance with the relevant EPA Code of Practice and Certificate of Approval.
 14. The wastewater disposal area for this system must be located at least 100 metres from the nearest waterway, 60m from the nearest dam and at least 20m from any bore.
 15. The wastewater disposal area must be kept free of all infrastructure including buildings, driveways tanks and service trenching and must be planted with appropriate vegetation to maximise its performance. Stormwater must be diverted away. A reserve wastewater disposal field of equivalent size to the primary disposal field must be provided for use in the event that the primary field requires resting or has failed.

Planning Note:

Application must be made to Goulburn-Murray Water prior to construction of any dams on the subject land. A licence must be obtained where surface or groundwater supplies are taken and used for commercial irrigation purposes or if a dam is to be constructed on a waterway as defined under the *Water Act 1989*. For further information, the applicant should contact Goulburn-Murray Water Diversion Operations on 1800 013 357.

If you require further information contact Neil Repacholi or e-mail
neil.repacholi@gmwater.com.au.

Yours sincerely

ORIGINAL SIGNED BY NEIL REPACHOLI

Neil Repacholi
SECTION LEADER STATUTORY PLANNING



NORTH CENTRAL

Catchment Management Authority

Connecting Rivers, Landscapes, People



NCCMA Ref: F-2014-0118
Document No: 7
Your Ref: PA013/2014
Other Ref:
Date: 18 March 2014

Chris Kelly
Mount Alexander Shire Council
Po Box 185
Castlemaine Vic 3450

Dear Chris

Planning Permit Application No: PA013/2014
Development Description: Use and Development of Broiler Farm with a capacity of 400,000 birds
Street Address: Baringhup West Road, Baringhup West
Cadastral Location: CA 5A2 & CA 5A3, Section 3, Parish of EDDINGTON
Applicant: Michael Vukadinovic

Thank you for your referral under Section 52 of the *Planning and Environment Act, 1987* dated 5 February 2014 and received by North Central Catchment Management Authority (CMA) on 5 February 2014, regarding the above matter.

North Central CMA, pursuant to *Section 56 of the Planning and Environment Act 1987*, **does not object** to the granting of a permit **subject to the following conditions:**

1. *No runoff from the site may be permitted to enter any designated waterway. Prior to the commencement of works, detailed engineering plans and computations must be supplied to the North Central CMA that demonstrate the following:*
 - i. *The internal drains and dam(s) must be designed to hold runoff from the site from storm events up to and including the 1% AEP storm event.*

Advice to Applicant / Council

North Central CMA advises that in the event of a 1% AEP flood event it is possible that the property may be subject to inundation from Boundary Gully Creek, however the location of the proposed sheds and dams is unlikely to be subject to flooding.

Whilst North Central CMA has not objected to the proposed development it provides the following information regarding the environmental significance of the area for Council's consideration. North Central CMA wishes to urge the importance of ensuring that no polluted runoff is allowed to leave the site, both during construction and during the life of the operation.

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PO Box 18
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The above development site is located within the Moolort Plains region which is an area of very high conservation value and is home to the regionally significant Moolort Wetlands complex. This complex comprises of approximately 60 wetlands, which are situated on the Victorian Volcanic Plain in central Victoria.

The Victorian Volcanic Plain is the only national biodiversity hotspot found entirely in Victoria and is classified as such due to a high number of native species that are unique to the region. A wide range of wetland types are represented in the complex, such as red gum wetlands, lignum wetlands, cane grass wetlands, shallow freshwater marshes and freshwater meadows. These habitats provide important feeding grounds and breeding sites for a large number of species. Some of these are threatened such as Brolga, Australian Painted Snipe, Black Falcon and Growling Grass Frog. The wetlands provide a sanctuary for wildlife in a landscape dominated by cropping and grazing enterprises.

The wetlands are highly valued by local landholders, which was evident by the significant level of environmental agreements formed through the recently delivered Moolort Wetlands Project. In all, 14 farmers participated in protection and enhancement activities, including landholders close to the proposed development. The project has protected almost 400 ha of wetland area. Included in this total were nine Trust for Nature covenants covering 116 ha. The project protected 40% of private wetlands in the complex. Activities included revegetation, fencing, threatened species actions, development of management plans and monitoring.

The plains also support several key waterways such as Joyce's Creek, Middle Creek and Boundary Gully. The Loddon River forms the eastern boundary of the Moolort Plains, which is one of the most important river systems in north central Victoria

In accordance with Section 66 of the *Planning and Environment Act 1987*, please provide a copy of the outcome of this proposal to the Authority for our records.

Should you have any queries, please do not hesitate to contact me on **(03) 5440 1896**. To assist the CMA in handling any enquiries please quote **F-2014-0118** in your correspondence.

Yours sincerely



Camille White
Floodplain Manager

Information contained in this correspondence is subject to the definitions and disclaimers attached.

Attached: Definitions and Disclaimers

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.
4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.



PLANNING REFERRAL REPORT FROM ENVIRONMENTAL HEALTH TO PLANNING

Date: 14 February 2014

File No: PA013/2014

Property Address: CA 5A2 & 5A3, Sec 3, Baringhup West Road, Baringhup West

Applicant: Michael Vukadinovic

Applicant Address: PO Box 2052
Malvern East VIC 3145

Zone: Farming Zone

Overlay: CHS- possible Cultural Heritage Sensitivity

Property No. 5763

Proposal: Use and Development of Broiler farm with a capacity of 400,000 birds-
FARM 1

Action Officer: Julie James

ASSESSMENT NOTES:

According to the Victorian Code for Broiler Farms 2008 a development plan is required to be submitted. The development plan amongst other things needs to include all building and ancillary works, road construction details and intersection treatment at external roads, details of power supply system, details of water supply, fan locations and the design of the ventilation system. It also needs to include details of the feed system detailing feed distribution and rodent control. An assessment of the soils ability to support the buildings, road access and effluent storage and disposal also needs to include.

A locality plan is required to be submitted showing amongst other items the location of all drainage and areas subject to flooding, the location of all external and internal roadways, weather patterns (including wind rose data from the nearest recording station)

A site plan is required to be submitted showing the locations and dimensions of existing and proposed buildings, noise mitigation mounds, internal access driveways and external lighting. Also all existing and proposed water 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 collection. Areas on which spent litter is to be reapplied (if applicable). All relevant setback distances and any relevant future development.

A landscape plan is also required to be submitted. Section 2.1 of the Environmental Management Plan states the landscape plan must be approved by the responsible authority in the planning permit, yet it has not been submitted. The Landscape plan needs to detail how plantings will assist with noise, dust and odour dispersion.

EMP 2.2 Facility Standards

2.2.2 Need a condition on the planning permit that equipment and structures must be maintained to enable odour, dust and noise control. ?

2.2.3 Condition on planning permit regarding shed walls and roof surfaces must be maintained to achieve low reflection and off-farm visual screening?

EMP 2.3 Roads & traffic

2.3.6 Bird pick-up to occur at night. Noise control methods to be detailed, what time will the pickups occur? How many pickups each night? No deliveries of feed to occur between 10:00pm and 7:00 am.

Dust from internal access roads- how will this be managed. Gravel roads.

EMP 2.5 Noise

2.5.3 & 2.5.4 Risk assessments to be conducted. Who will conduct these? How often? Further details regarding the risk assessments must be submitted.

2.5.10 Physical noise barriers to be specified in the planning permit. Who determines what type of noise barriers are to be installed? (Baffles, sound barriers, landscaping, mounds etc).

2.6 Odour

2.6.1 Odour log- who will review? Internal or external parties involved?

2.7 Litter and dust

2.7.4 Wet litter is to be removed and replaced however; further information is required on where the wet litter will be disposed off. Item 2.7.10 and 2.7.11 states that there is to be no stockpiling on site. Further information regarding waste disposal methods and storage are to be provided.

2.7.5 Further explanation is required regarding disposal of litter. It is stated that limited pastoral application will occur yet section 2.7.8 states that offsite disposal of litter will occur. Where will the litter be disposed off?

More information is required on the disposal of dead birds. Where will they be disposed off, how frequently will they be transported from the broiler farm.

EMP 2.11 Contingency Plan

2.11.12 further information regarding the collection/disposal of birds in an emergency situation must be submitted.

Wastewater information

Further information is required regarding the amenities buildings and the facilities that it contains toilets, showers etc. Do any buildings at the broiler farm provide a staff kitchen? Are eye wash facilities required for OH &S?

It is a requirement of the *National Biosecurity Manual for Contract Meat Chicken Farming* that all broiler farms have showers for staff and visitors. Footbaths are also required to sanitise footwear prior to entry.

The wash down process of the sheds requires further explanation to determine if wastewater will be generated and if so how will it be disposed of.

No dams should be built with 60 metres of any buildings or waste water disposal fields.

The direction of the fans for each shed are required to be identified.

RECOMMENDATIONS:

Prior to Environmental Health providing any recommendations on this proposal the following information must be submitted.

1. A detailed development plan of the proposed site must be submitted. It must include all the items identified in the Victorian Code for Broiler Farm 2009 Broiler farm planning application checklist.
2. A detailed locality plan of the proposed site must be submitted. It must include all the items identified in the Victorian Code for Broiler Farm 2009 Broiler farm planning application checklist.
3. A detailed site plan of the proposed broiler farm must be submitted. It must include all the items identified in the Victorian Code for Broiler Farm 2009 Broiler farm planning application checklist.
4. A landscape plan is also required to be submitted. Section 2.1 of the Environmental Management Plan states the landscape plan must be approved by the responsible authority in the planning permit, yet it has not been submitted. The Landscape plan needs to detail how landscaping will assist with noise, dust and odour dispersion.
5. A detailed description of the amenities building indicating if it will contain any facilities that generate waste or wastewater. The location and size of any infrastructure associated with the wastewater treatment process must be indicated.
6. A detailed description of the waste management and cleaning processes in the sheds following removal of a batch of birds. The description must indicate whether wastewater is generated in the cleaning process. The location and size of any infrastructure associated with the wastewater treatment process must be identified.
7. Further information is required regarding the collection of birds at night. How frequently will this occur? How many trucks per batch? What noise mitigation procedures will be in place?

8. The direction of the fans for each shed are required to be identified.
9. Section 2.5 of the Environmental Management Plan indicates that a risk assessment will be conducted in relation to noise. Further information regarding the risk assessment process is required.
10. Further information is required to be submitted regarding the odour log to be kept as indicated in section 2.6.1 of the Environmental Management Plan. Who will review this log? Will external parties be involved?
11. Further information regarding the collection/disposal of birds in an emergency situation must be submitted.
12. It is a requirement of the *National Biosecurity Manual for Contract Meat Chicken Farming* that all broiler farms have showers for staff and visitors. Footbaths are also required to sanitise footwear prior to entry. Further information regarding biosecurity measures are to be provided. Waste water generated for these processes needs to be included in the calculations for on-site waste water disposal and proposed treatment systems sized appropriately.