

PLANNING APPLICATION REPORT

**DEVELOPMENT AND USE OF LAND FOR A 8 SHED BROILER FARM
320 BARINGHUP WEST ROAD, BARINGHUP WEST
Farm 1**

APPLICANT: MR M VUKADINOVIC

December 2013

**DEVELOPMENT AND USE OF LAND FOR A 8 SHED BROILER FARM
320 BARINGHUP WEST ROAD, BARINGHUP WEST**

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**PLANNING REPORT
PROPOSED 8 SHED BROILER FARM
320 BARINGHUP - HAVELOCK ROAD, BARINGHUP WEST**

1 Introduction

This report supports an application to develop and use land at 320 Baringhup West Road, Baringhup West, Victoria, 3463 for a 8 shed broiler farm for the growing of 400,000 chickens ("Farm 1"). The application is made by Mr M Vukadinovic on behalf of a nominee company controlled by the Applicant.

This application is made in conjunction with 2 other proposed broiler facilities on land totaling 1,109 acres comprising 3 adjoining properties to be purchased by Mr M Vukadinovic.

The proposed farms will be built on land comprising 3 separate parcels of land existing today with details of all parcels of land being as follows:

1. Parcel 1: 678 acres – 290 Baringhup – Havelock Road, Baringhup West, VIC, 3463 - Council Property Number 5764;
2. Parcel 2: 123 acres – 320 Baringhup West Road, Baringhup West, VIC, 3463 - Crown Allotments 5A1, 5A2 & 5A4, Sec. 3 Parish of Eddington; and
3. Parcel 3: 308 acres – 165 Baringhup West Road, Baringhup West, VIC, 3463 - Crown Allotments 1 & 2, Sec. 4 Parish of Baringhup.

Refer to Attachment 2 for diagrams showing siting of each of the 3 proposed farms on the combined properties and title details of the above properties.

The 3 broiler farm developments will occupy approximately 30 acres of the land (less than 3.0% of total property area of 1,109 acres) with the remainder of the property continuing to be used for cropping and farming.

The land, and much of the surrounding land, is currently used for cropping and lamb farming. It is intended that the establishment of the proposed broiler farm will be developed in conjunction with 2 other broiler farms on surrounding land as follows:

1. A broiler farm on the South West part of Parcel 1 of land comprising 8 sheds for the growing of 400,000 chickens ("Farm 3); and
2. A broiler farm on the North East part of Parcel 3 of land comprising 8 sheds for the growing of 400,000 chickens (Farm 2).

Separate application has also been made for the 2 other broiler farms to be built on the property as described above.

The 3 farms are situated on separate land titles and will be separated by at least the prescribed distances of the Victorian Code For Broiler Farms 2009 ("Code") such that the farms do not crossover each others self contained buffer requirements and such that they are to be treated as "Class B" Farms and not to be treated as a "Cluster Farm" under the Victorian Broiler Code 2009 ("Code").

The 3 farms will be managed as separate self contained operations with separate contracts with the chicken processor and able to be either sold or leased as separate operations if so desired by Mr M Vukadinovic in the future.

2 Subject Land and its Context

The subject land is described as certificate of Title Volume 5149, Folio 739 and comprises Crown Allotments 5A1, 5A2 & 5A4, Sec. 3 in the parish of Eddington.

The land has a frontage to the North along Baringhup West Road of 840m and to the West along OKeefes Road of 940m (OKeefe Road is an unmade Government Road).

The land is located approx. 29km north west of Castlemaine. Access to the land is as follows:

1. from the North East via Baringhup West Road which connects to Maryborough – Bendigo Road via Baringhup West – Eastville Road;
2. from the North West via Baringhup West Road which connects to Back Eddington Road;
3. from the South West via Baringhup – Havelock Road which connects to Back Eddington Road; and
4. from the South East via Moolort Road which connects to the Pyrenees Hwy.

The subject land is generally flat.

There are very few trees on the land. The only improvement on the land is a low depth bore driven by a windmill.

3 Proposed Development

It is proposed to develop and use the property as a broiler farm with a capacity of 400,000 birds. It is proposed that the birds will be raised and kept in 8 sheds.

The development will also include:

- machinery shed of approximately 250sqm;
- amenities building of approximately 30sqm;
- feed silos of approximately 8m high and 4.6m in diameter;
- a bore, water tanks and a water settlement pond;
- a generator housing.

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

The development will meet the criteria established by the CFA relating to fire systems required on chicken farms comprising of 3 fire reels per shed and a dedicated watertank and water supply.

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

The property is currently owned by James and Gwendoline Ellen Dudley of Baringhup ("Vendor"). A nominee company controlled by the Applicant has an option to acquire the property subject to, amongst other things, the granting of Development Approval relating to the development and the other 2 associated developments.

3.1 Shed detail

The development will include 8 sheds. Each shed will measure 164m by 17.6m. The sheds will be constructed in parallel and will be 18m apart. The height of each shed will be 2.7m at the eaves and will have a maximum height of 4.3m at the ridgeline. Each shed will have a floor area of 2,804sq m. The total floor area of the 8 sheds will be 22,432sq m. Refer to Attachment 3 for summary plans of the proposed sheds to be built.

The floor of each shed will be constructed of concrete on a fill pad constructed of compacted clay. In order to satisfy drainage requirements the floor level of each building will be constructed above the surrounding ground surface level. The elevation of the floor levels will ensure that the sheds remain dry and that there will be no moisture take up. Detailed survey and engineering plans will be submitted to confirm the floor levels.

Shed construction will include concrete dwarf walls with an above ground height of 0.5m. These walls are sunk 0.15m below ground level to prevent vermin infestation. Building walls above the concrete dwarf walls will be of 50mm Cool Panel of natural color tones to the satisfaction of Council. The roofs will be clad with zincalume. Other than for air vents the sides of the buildings will be completely enclosed. The operation of these vents will be controlled by an automated cooling/heating system.

Ventilation and temperature control within the buildings will be controlled by a state-of-the-art minimum ventilation/tunnel vent system. The ventilation process involves the use of a bank of extractor fans which are located at one end of each shed and which draw fresh air into the sheds. This air is drawn through the length of the sheds and expelled by the fans. The number of fans in operation at anyone time depends on the rate of air exchange required. Alternatively when a minimum amount of ventilation is required to ensure an adequate air exchange rate and to maintain acceptable temperature fresh air is usually drawn in via a series of adjustable "minimum vents" which are located along the top of the sidewalls of the sheds.

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

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

3.2 Operation Detail

It is proposed that the production cycle for the broiler operation will involve a growing period of approximately 7.0 weeks for each batch of birds. Between batches there will be a period of approximately 10 days in which the sheds are cleaned, sanitised and preparations are made for the next batch. It is anticipated that there will be approximately 6.0 batches raised each year. It is proposed that each shed will accommodate up to 50,000 birds.

Feed for the birds will be kept in silos which are to be erected as shown in the plans accompanying the application. Feed will be delivered as required by enclosed bulk delivery trucks and will be discharged by an enclosed system from the trucks into the silos. Feed will be distributed to the sheds by auger through enclosed ducting to automated feeding systems within each shed.

Drinking water to the sheds is to be provided from the proposed storage tank with a capacity for 750,000 litres. Water will be filtered and chlorinated and then fed into an automatic drinking system within the sheds. This system will be fitted with dripless drinking nozzles and fitted with cups to provide added protection against moisture affecting the litter. The drinkers are fitted with automatic cut-off devices to ensure the birds only receive one droplet of water every time they peck at the button. This ensures that wetting of the litter is minimised. Meters are used to gauge consumption and will alert farm management if consumption is outside of the predetermined levels.

Floors within the sheds are to be constructed of concrete. Prior to the introduction of a new batch of birds the whole of the floor area of the sheds is to be covered in a layer of litter (Wood shavings, saw dust or rice hulls). At the end of each batch the litter is removed and replaced with a new layer.

The operation of the broiler farm will require compliance with an Environmental Management Plan approved by Council. This plan will address matters including odour management, noise, traffic management, landscaping, waste management, chemical handling and fire prevention.

3.3 Vehicle Generation

It is recognized that the use will generate a number of truck vehicle trips to the farm. It is estimated that based on 6.5 batches of birds in a year that the use will generate in the order of 638 vehicle visits per year. These are summarized as follows:

- Chicken delivery at commencement of batch.	6 trucks
- Gas delivery – per batch	4 trucks
- Litter delivery – per batch	3 trucks
- Litter removal – per batch	17 trucks
- Feed delivery – per batch	50 trucks
- Bird removal – per batch	60 trucks
 Total – per batch	 140 trucks

The total traffic generated by Farm 1 will be approximately 840 truck movements per year, or an average of approximately 2.3 per day. The farm has access to highways in each direction via heavy vehicle rated roads.

3.4 Landscape Treatment

There are a very limited number of trees on the site. A more intensive planting screen is proposed surrounding the shed area and property boundaries. The proposed planting will entirely screen the development from adjoining properties. Further

the distance of the sheds from property boundaries significantly reduces the visual impact of the development on the locality and nearby residences.

The screen planting is proposed to consist of selected eucalypt trees and native shrubs to create an upper and lower storey screen. The selected species will be chosen from a list of vegetation indigenous to the local area as satisfactory to council. The extent of screen planting proposed is shown on the plans accompanying the application.

3.5 Machinery Shed and Amenities Building

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

4 Victorian Code for Broiler Farms (2009)

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

This Planning Report and accompanying Draft Environmental Management Plan (“EMP”) demonstrate that the proposed development meets all the aspects of the Code which are relevant and apply to the proposed development.

The proposed development of the 3 broiler farms on the site are classified as Class B farms pursuant to the Code based on the following criteria:

- The capacity of each farm is 400,000 or less birds; and
- The development can meet the minimum separation distance requirement (as defined by the formula) for each Farm but these distances are not fully contained within the site boundaries.

The formula for calculating separation distances adopted by the Code results in the following separation distances for each of the Farms as follows:

- Farm 1 = 400,000 birds = separation distance of 686m;
- Farm 2 = 400,000 birds = separation distance of 686m; and
- Farm 3 = 400,000 birds = separation distance of 686m.

As demonstrated in plans submitted with this planning proposal (see Attachment 2), each of the separation distance “rings” for each of the Farms is self contained (ie do not overlap) and as such each Farm is to be treated by the Code as a separate Class B Farm and the group of Farms is not to be treated under the Code as a Cluster Farm.

As the development is classed as a “Class B Farm”, an Odour Environmental Risk Assessment is not required to be carried out in accordance with the Code.

Importantly, Standard E1 S5 of the Code – Future use and development of neighbouring land recommends that the minimum separation distance of a “Class B Farm” does not

cover more than 50% of any neighbouring property (“Buffer Shadow”). The intention of this recommendation is such that neighbouring property owners may in the future develop a dwelling on such properties which are deemed by the Code to be “sensitive use”. The development plans meet this criteria associated with any neighbouring property which has a size of greater than 40ha required by the Mount Alexander Planning Scheme for the development of a private dwelling on land. Attachment 4 shows the percentage of Buffer Shadow regarding each surrounding property – Attachment 4 shows that the Buffer Shadow on each surrounding property is less than the 50% specified by Standard E1 S5 of the Code.

Among the primary considerations in meeting the requirements of the Code are the setback distances of the sheds from sensitive uses and other prescribed amenity features. The setback requirements and the compliance with such by the proposed development of Farm 3 are outlined in the table below (as relevant):

Feature	Distance from Shed	Distance from Compost	Comment
Boundary Setback	100m	100m	Satisfied
Sensitive Use	686m	300m	Satisfied
Non Potable Water Supply	50m	100m	Satisfied

5 Restrictive Covenants

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

6 State Planning Policy Framework

The following State Planning provisions are of relevance to this application.

6.1 Clause 10.- Operation of State Planning Policy Framework

It is the goal of State Planning (Clause 10.02) that:

The State Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

It provides (Clause 10.04) that:

Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.

Comment:

The proposed development is a bona fide rural farming activity which is governed by both State and Local policy and more particularly an incorporated Code of Practice all of which the proposed development conforms with.

6.2 Clause 13.04-1 – Noise Abatement

The objective of Clause 13.04-1 is:

To assist the control of noise effects on sensitive uses.

The Strategy to achieve this objective is:

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

Comment

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

5.3 Clause 13.04-2 – Air Quality

The objective of Clause 13.04-2 is:

To assist the protection and improvement of air quality

The strategy to achieve this objective includes:

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

Comment:

The proposed development is consistent with the above objectives.

The development will comply with the requirements of the Code.

5.4 Clause 14.01-2 – Sustainable Agriculture Land Use

The objective of Clause 14.01-2 is:

To encourage sustainable agricultural land use.

Strategies to achieve this objective include:

- *Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.*
- *Encourage sustainable agricultural and associated rural land use and support and assist the development of innovative approaches to sustainable practices.*
- *Support effective agricultural production and processing infrastructure, rural industry and farm-related retailing and assist genuine farming enterprises to adjust flexibly to market changes.*
- *Facilitate the establishment and expansion of cattle feedlots, piggeries, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.*

Comment:

The proposed use and development is a bonafide agricultural use supported by policy and regulated by a Code of Practice. The proposal is entirely consistent with the Code. When established the use will contribute positively to the sustainability and viability of agriculture in this area with upto 3% of the land used for the broiler sheds and the remaining land continuing to be used for cropping

Comment

The proposed development is on land located within an Extractive Industry Interest Area. It is not however land which is the subject of an extractive works approval nor is it an area which has been identified for extraction.

5.5 Clause 15.03-2 – Aboriginal Cultural Heritage

The objective of Clause 15.03-2 is:

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

Comment

The site does have a watercourse which runs along the outside of the west boundary of the property and traverses the south west corner of the property. The proposed development has a setback distance of well over 200m from such watercourse which is in compliance of the regulated required setback distance of 200m. There are no other places of Aboriginal cultural heritage significance identified on the site. See Attachment 2/1 for diagram of farm distances from the watercourse on the properties.

7 Local Planning Policy Framework

The Local Planning Policy Framework provides support for the proposed development.

6.1 Clause 21.03 – Municipal Vision and Framework Plan

The Municipal Framework Plan identifies the need to support the economic development potential of agricultural and horticultural industries in the area. The proposed development meets this strategy by increasing the agricultural efficiency of the site; providing employment opportunities and providing a natural source of organic fertilizer (manure) to support the extensive cropping activities in the area and thus the reduction of usage of environmentally damaging synthetic fertilisers. The site is remote from urban areas.

6.2 Clause 21.02 – Key Issues Influencing the Shire’s Future Land Use Planning and Development

Among other matters Clause 21.02 recognises that:

Potential environmental and amenity impacts between horticulture and dwellings in rural areas needs to be minimized. Land use planning decisions should not reduce the potential for agricultural production

Comment:

The proposed development and use will create a sustainable agricultural enterprise which will contribute on a continuing basis to the local economy of the municipality. The proposal is entirely consistent with the above objective and the strategies which follow.

6.3 Clause 22.27 – Road Construction

Objective of clause 22.27 include:

- *To ensure that the improvement and upgrading of roads and infrastructure is commensurate with the expected impacts of the proposed uses and developments;*
- *To ensure that proposed uses and developments do not restrict existing road access;*
- *To ensure that proposed uses and developments are provided with two way access and that access is safe and efficient.*

It is policy that:

The assessment of the appropriateness of new use and development and the proposed impacts in terms of road construction and access takes into account:

- *The need for all- weather road access and egress to the site;*
- *Road alignment and safety of road users;*
- *The condition of infrastructure, including road surfaces and the likely impacts the the use and development of land will have on such infrastructure;*
- *The impacts that may occur due to the proposed use and development of the land;*
- *The design and alignment of the road, its surface and the likely affects that the new uses and developments of land may have on the future surface and condition of the road.*

All new roads should be constructed to the following minimum standards unless otherwise agreed by the responsible authority:

- *Formation width – 6 metres or passing bays every 200m*
- *Depth of 150mm of compacted road making gravel;*
- *Maximum grade – no greater than 1 in 8 unless sealed.*

Comment

The proposed internal roads and associated drainage infrastructure as shown on the attached development plans will be designed and constructed by appropriately qualified engineers. The design of the roads and drainage infrastructure will comply with the width and other guidelines of the responsible authority. The development of the roads will not have any impact, or restrictions, on existing road access.

6.4 Clause 22.31 - Dams

Objective of Clause 22.31 include:

- *To ensure that dams are constructed in such a manner that the likelihood of dam failure is minimized;*
- *To ensure that dams are constructed by people familiar with the appropriate dam construction and soil conservation techniques;*

- *To ensure that the dam sizes related to the suitability of the site and to the use intended;*
- *To minimize tree removal and to maximize retention of top soil;*
- *To ensure appropriate revegetation; and*
- *To prevent construction of dams in environmental sensitive areas, such as bush gullies.*

It is policy that the construction of dams meet a number of prescribed guidelines to ensure that the construction of dams meets the above outlined objectives.

Comment

The proposed dams will be designed and constructed by appropriately qualified engineers familiar with the requirements of policy and in the construction of lasting dam infrastructure. There will be no need for the removal of any trees and any top soil removed will be spread on the site. Clay removed from the construction of the dam will be used in the construction of the base of the shed floors.

The plans attached to this application provide clear diagrams of the size and position of the dam.

6.5 Clause 35.07-1 – Farming Zone - Dwellings

Objective of Clause 35.07 include:

- *To provide for the use of the land for agriculture;*
- *To encourage the retention of productive agricultural land;*
- *To ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture.*

It is policy that:

The responsible authority will consider the following in granting permits for the development of more than 1 dwelling on the site on a lot zoned Farming:

- *Whether the dwelling will result in the loss or fragmentation of productive agricultural land;*
- *Whether the dwelling is reasonably required for the operation of the agricultural activity conducted on the land;*
- *Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, use of chemicals and farm machinery, traffic and hours of operation;*
- *Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses; and*
- *The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.*

Comment

The proposed development does not incorporate the building of dwellings

7 Zoning

7.1 Broiler Farm Construction in a Farming Zone

The subject land is in the Farming Zone (FZ) (Clause 35.07 of the Mount Alexander Planning Scheme). The purpose of the Farming Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To protect and enhance natural resources and the biodiversity of the area.*

The table of uses set out in Clause 35.07 identifies *Broiler Farm* as a use for which a planning permit is required. It provides that the use must meet the requirements of Clause 52.31 (Broiler Farm).

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

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

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

Comment

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

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

- For the reasons previously presented that proposal satisfies relevant State and Local policy.
- It is not in conflict with any Regional Catchment Strategy.
- The land is capable of accommodating the proposal including provision for waste disposal.
- The proposed use is entirely sustainable on the land.
- Because of its size and relativity to surrounding properties the land is well suited to the proposed use. This is clearly demonstrated through the application of the *Victorian Code for Broiler Farms 2009* provisions to the proposal.

- The use proposed is defined as agriculture, the purpose for which the land is zoned. There will be no loss or fragmentation of agricultural land as a result of the proposal.
- The proposed use is to be established in compliance with the *Victorian Code for Broiler Farms 2009*. It will not limit the agricultural capacity of adjoining properties.
- The proposed use, as demonstrated in the plans accompanying the application will not impact adversely on soil conditions or on water quality. Further it will not impact adversely on flora and fauna on the site and its surrounds.
- Design and siting of the development have been prepared in accordance with the requirements of the *Victorian Code for Broiler Farms 2009*.
- The proposed development is to be established on land which has long been used for cropping and lamb/beef farming. It occupies a relatively small footprint within the site. It will not impact adversely on any natural physical features or resources in the area.
- The proposed use will have no impact on flora and fauna nor will it have any affect on local biodiversity.
- The proposed use and development it will not impact adversely on surrounding agricultural use nor will it diminish the productive capability of that land.
- The proposed use and development will not diminish or impact adversely on existing infrastructure.

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

8 Overlay Control

There are no overlays to which the subject site is governed by.

9 Conclusion

The development now proposed for the subject land is the establishment of a broiler farm comprising 8 sheds and having capacity for the raising of up to 400,000 birds.

The development of the land is consistent with both State and local planning policy and satisfies the objectives and standards set out in the *Victorian Code for Broiler Farms 2009*.

The land is or can be provided with all necessary services.

Accordingly it is considered that the proposal to develop the land is well founded and that a permit should be issued.

Michael Vukadinovic
C/o Pavilion Partners Pty Ltd
Ground Floor East
101 Collins Street
Melbourne VIC 3000
Tel: 0419 533 127

Attachment 1 - Code Application Checklist

Information	Provided (Yes/No)	Comments
Planning Permit Application Form	Yes	
Planning Application Fee	Yes	
Copy of Title	No	Acquisition of land is subject to Development Approval
Proposal summary	Yes	
Description of proposed development criteria against State and Local Planning Schemes	Yes	
Site design overview	Yes	See attached site plans
Rationale for siting and design of the proposed development	Yes	
Overview of measures taken to avoid or minimize 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	
Documentation that cross- references the code and specifically addresses compliance with elements of the Code (found in 'Farm design and operation elements' section of the Code)	Yes	
Aerial photograph	Yes	See site plans
Locality plan showing; <ul style="list-style-type: none"> • The location and all land within at least 1,000m of site boundaries • Setback distances from residential zones; rural living zones and/ ort 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 	Yes	See Site Plans

<p>rose data from the nearest recording station)</p> <ul style="list-style-type: none"> The location and distance between proposed sheds and the nearest poultry farm shed on a different property 		
<p>Site plans 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 the proposed buildings and works, the contours of the land at two-metre intervals 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 bird collection areas on which spent litter is to be reapplied all relevant setback distances any relevant future development. 	Yes	See attached plans
<p>Development plan showing:</p> <ul style="list-style-type: none"> all buildings and ancillary works, including: the materials of construction, 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 	<p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>Yes</p> <p>Yes</p>	<p>Details to be provided</p> <p>Details to be provided</p> <p>Details to be provided</p> <p>Details to be provided</p> <p>Bores and Dams</p> <p>See attached plans</p>

<ul style="list-style-type: none"> • ventilation system • the feed system, including feed distribution and rodent control • assessment of the soils ability to support the buildings, road access and effluent storage and disposal • the location of all excavation and filling • drainage plans showing retaining dams for all sheds, the method of stormwater retention and existing and proposed stormwater discharge points 	<p>Yes</p> <p>No</p> <p>No</p> <p>No</p>	<p>Details to be provided</p> <p>Details to be provided</p> <p>Details to be provided</p>
<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 	<p>Yes</p>	
<p>Landscaping plan showing</p> <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 use areas to illustrate how the vegetation will provide effective visual screening of the farms operations • a quote to implement the landscaping plan, identifying the cost breakdown for plants, materials and labour 	<p>No</p>	<p>Summary landscaping plans shown on attached plans – details required to be provided</p>
<p>Environmental Management Plan</p>	<p>Yes</p>	

ATTACHMENT 2



NO.	DATE	BY	DESCRIPTION

NO.	DATE	BY	DESCRIPTION

NO.	DATE	BY	DESCRIPTION

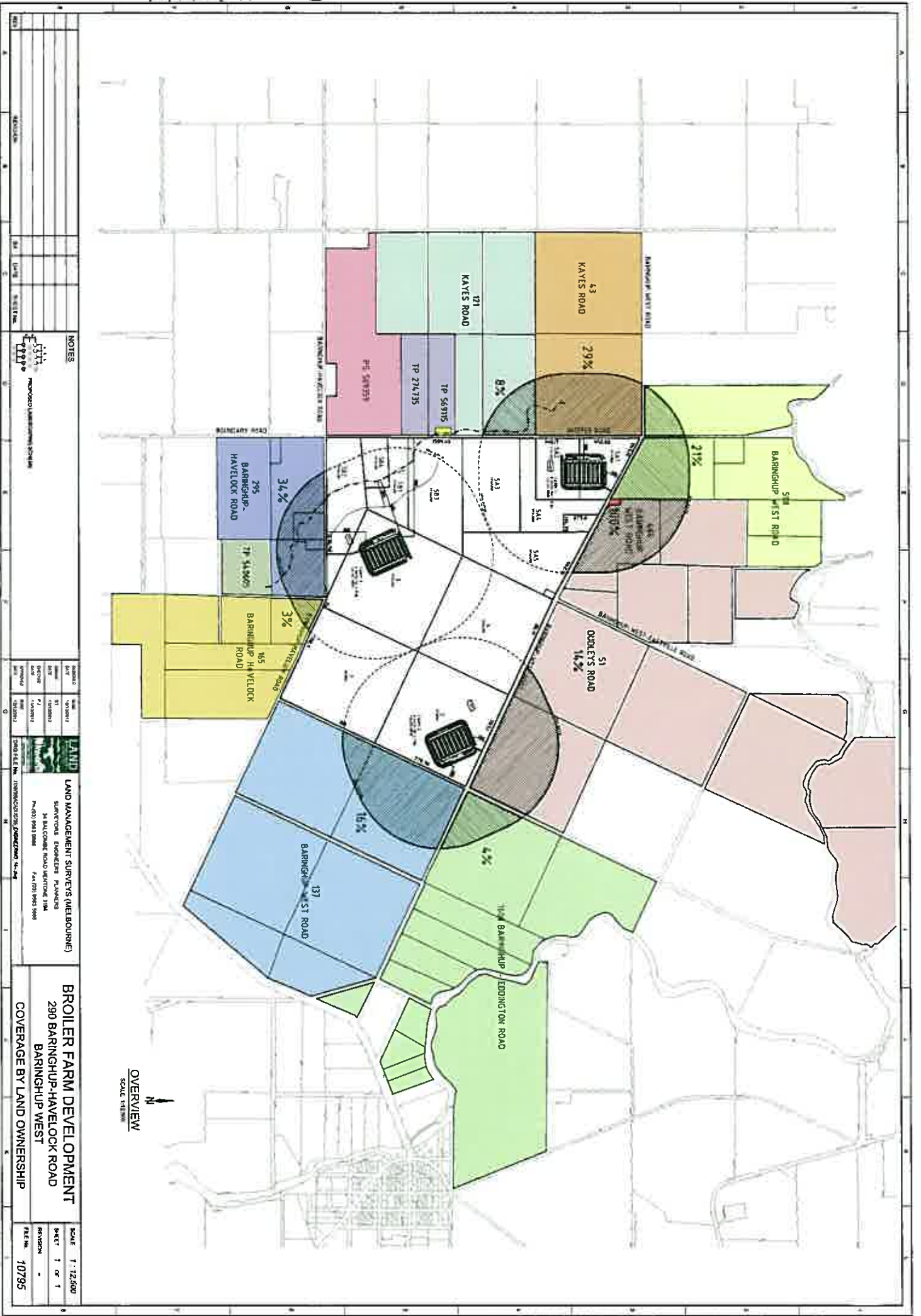
LAND MANAGEMENT SURVEYS (AELBOURNE)
 ADELPHI CONSULTANTS
 24 BALCOMBE ROAD SECTORS 31&4
 PERTH WEST 6009 WA (08) 9433 2888

SCALE 1:15,000
 SHEET 1 OF 1
 REVISION -
 FILE NO. 10795

OVERLAY OF ABORIGINAL HERITAGE SENSITIVE AREA

Attachment ²~~1~~ – Neighboring Property Buffer Shadows

ATTACHMENT 3



N
OVERVIEW
SCALE 1:12,500

NOTES

PROPOSED LANDSITING SCHEM

DATE	BY	REVISION
01/01/2010	ST	1
01/01/2010	ST	2
01/01/2010	ST	3
01/01/2010	ST	4
01/01/2010	ST	5
01/01/2010	ST	6
01/01/2010	ST	7
01/01/2010	ST	8
01/01/2010	ST	9
01/01/2010	ST	10

LAND
LAND MANAGEMENT SURVEYS (MELBOURNE)
SUBSCRIPTIONS: ENGINEERS PLANNERS
34 BALCOMBE ROAD WILTON VIC 3116
PH: (03) 9883 8888 FAX: (03) 9883 8888

BROILER FARM DEVELOPMENT
290 BARINGHUP-HAVELOCK ROAD
BARINGHUP WEST
COVERAGE BY LAND OWNERSHIP

SCALE	1:12,500
SHEET	1 OF 1
REVISION	-
FILE NO.	10795

ATTACHMENT 4
~~ATTACHMENT 4~~ 2/3 FARM FOOTPRINTS

STORAGE THINGS
DIMENSIONS 124 x 40
CAPACITY 2500 KL

ADJUNCTS ROOM
WIDTH 3x4m
LENGTH 9m

GENERATOR ROOM
WIDTH 8x4m
LENGTH 10m

CATS THINGS
LENGTH 6x4m
DIMENSIONS 1.5x4m

PRELIMINARY

