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## Planning Report

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### Use & Development of Poultry Farms (Farm Cluster) & Removal of Native Vegetation

178 Farrell Lane, Rosedale

Our reference – 21356

July 2026



FS 520900



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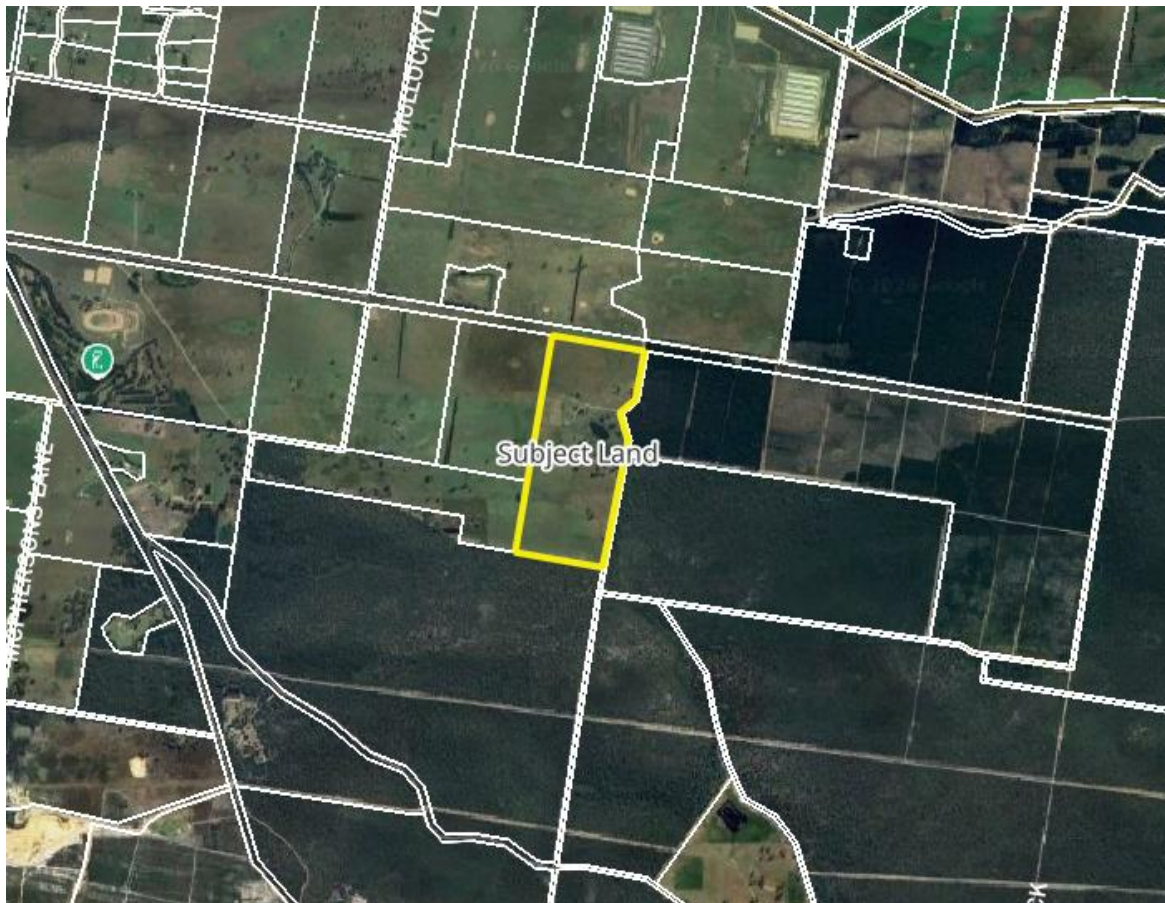
Note: Applicable Planning Application fee is **\$30,688.80**

*Council have previously advised that they will issue an invoice for payment of the planning application fee in this instance*

|                              |                                                                                            |                  |                          |
|------------------------------|--------------------------------------------------------------------------------------------|------------------|--------------------------|
| Class 15                     | Development<br>Est cost dev >\$15,000,000 but <\$50,000,000<br><b>Est Cost \$30million</b> | 1732.5 fee units | 29,920.30                |
| Class 1                      | Use                                                                                        | 89 fee units     | 1,537.03 / 2 =<br>768.50 |
| <b>Application Fee Total</b> |                                                                                            |                  | <b>\$30,688.80</b>       |

## 1. Introduction

This Planning Report has been prepared in support of the proposed Use & Development of two poultry farms (Farm Cluster) and removal of native vegetation at 178 Farrell Lane, Rosedale. The Report addresses the relevant provisions of the Farming Zone, Clause 52.17 Native Vegetation and Clause 53.09 Poultry Farm as contained within the *Wellington Planning Scheme*.



*Subject land and surrounding precinct – Source: Google Earth*

## 2. Subject Land & Surrounding Context

The subject land is commonly known as 178 Farrell Lane, Rosedale and formally described as Lot 1 on PS649530 being approximately 59.5ha in area.

An existing dwelling and outbuildings are situated within the central portion of the land and there are also dams and scattered trees located within the site. Most of the property is cleared grazing land.



*Looking west towards existing dwelling from driveway*

The property has historically been utilised for low-scale grazing activities, reflecting the limited agricultural capability of the land, with soil conditions not conducive to crop production and only supporting a relatively small number of cattle.

Whilst the land is dominated by pastoral grasses there are also a number of native grass species present such as Weeping Grass, Wallaby Grass, Kangaroo Grass and Austral Bracken. There are also a number of Narrow-leaf Peppermint scattered throughout the property.



*Looking south along the south western portion of the property*



*Existing trees on the eastern portion of the subject land*

Access to the site is obtained from Farrell Lane to the east, which is a well-formed all-weather gravel road that regularly accommodates logging trucks and other heavy vehicles associated with nearby pine plantations. It is understood that Farrell Lane is for the most part currently listed as an unmaintained Council Road under Council's Road Management Plan. The site also has frontage to an unmade Government Road to the north.



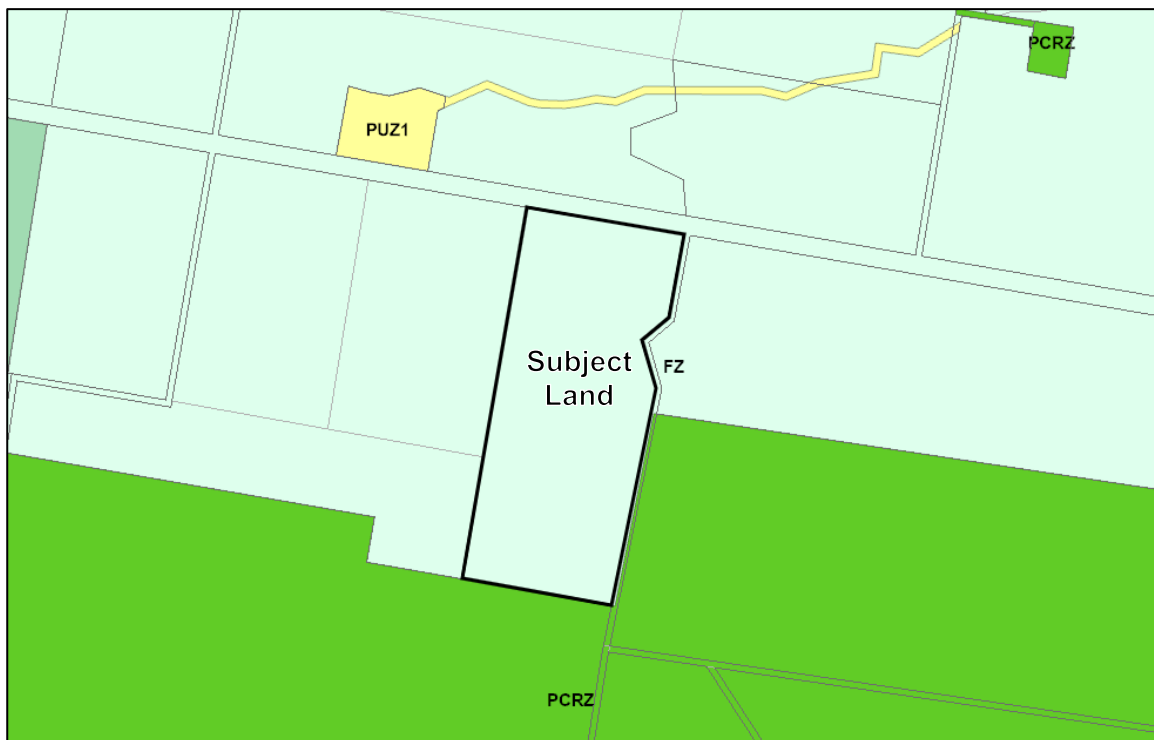
*Looking east along existing driveway towards Farrell Lane*



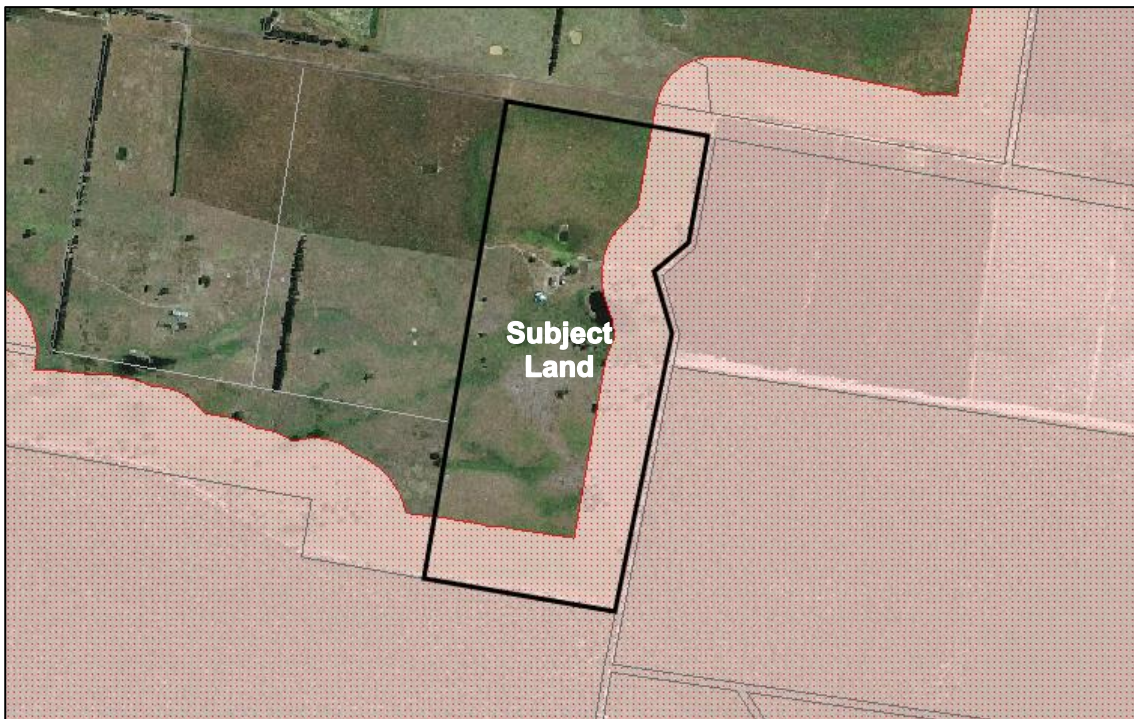
*Looking west from Farrell Lane over unmade Government Road to the north*

Landform across the property is gently undulating, with the northern portion of the site representing the lowest point, and land in proximity to the existing driveway forming the most elevated area.

The whole of the subject land is contained within the Farming Zone and the southern and eastern portions of the property are contained within the Bushfire Management Overlay under the *Wellington Planning Scheme*.



*Zone Mapping – Source: VicPlan*

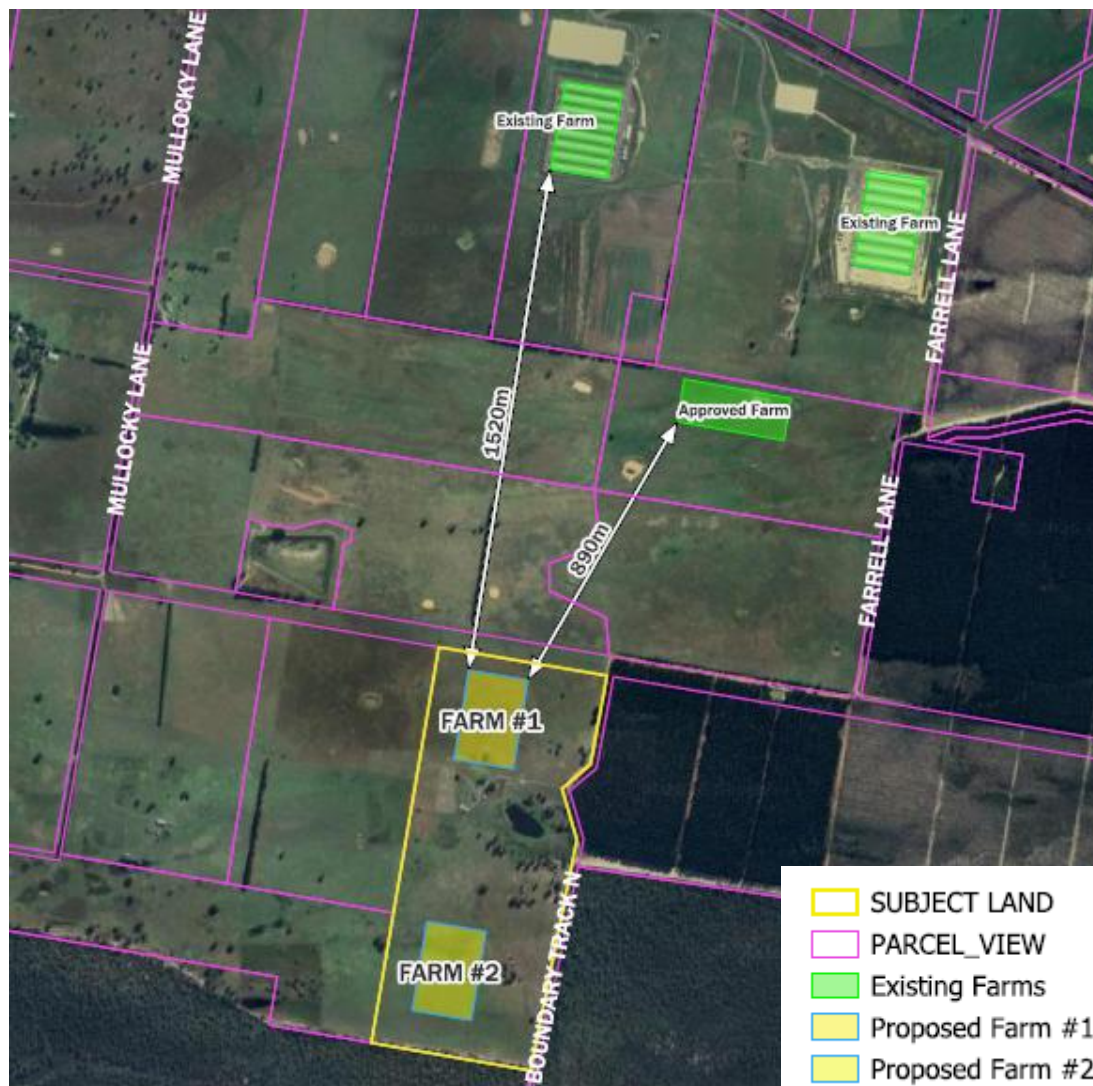


*Bushfire Management Overlay Mapping – Source: VicPlan*

Adjoining properties to the north and west are also contained within Farming Zone and are used for agricultural purposes. There are two existing broiler farms established approximately 1.5km to the north of the subject land, which obtain access from Rosedale-Longford Road. There is also an approved broiler farm approximately 890 metres to the northeast, which has not yet been constructed.



*Looking in a north westerly direction from Farrell Lane towards existing broiler farm*



*Extract from Nearby Broiler Farms Plan (Version 1)*

Land to the north-east of the subject land contains pine plantation, some of which has recently been harvested. To the south-east is the Holey Plains State Park (Crow Land) which is Public Conservation & Resource Zone.



*Looking southeast along Farrell Lane at area recently harvested*

The site forms part of a rural precinct located approximately 5km from the township of Rosedale, with surrounding properties predominately accommodating agricultural and rural land uses. There are six dwellings (sensitive receptors) within a 2km radius of the site, with the closest being approximately 1.42km to the northwest of the proposed development.



*Aerial view of subject land and surrounds – Source: Google Earth*

### 3. The Application & Proposal

The Application seeks approval for the use and development of two broiler farms (Farm 1 & Farm 2) and associated infrastructure forming part of a Farm Cluster. A limited extent of native vegetation removal is also proposed to facilitate safe and efficient heavy vehicle access to the site.



*Extract from Site Plan (Version 3)*

The proposed development comprises two broiler farms with Farm 1 located on the northern portion of the subject land and Farm 2 located on the southern portion of the land. The development incorporates the following Buildings & Works:

- Each farm will contain eight broiler sheds, resulting in a total of 16 sheds across the site. Each shed will have a length of 180 metres, a width of 18 metres and an overall height of 4.86 metres, as shown on the accompanying Plan Set.
- Ancillary infrastructure including maintenance and administration buildings, generator sheds, gas tanks and water storage tanks will be established to service each farm.
- A wheel wash facility will be located at the entrance to the property to service both proposed farms.
- Earthworks to establish level pads for the construction of the proposed buildings and associated vehicle circulation.
- Drainage infrastructure, including swales and retarding basins, will be incorporated to manage stormwater runoff generated by the development.
- Internal driveway access will encircle both proposed farms thereby providing vehicle access to all buildings. Whilst access will be a minimum of 8.0 metres in width, they will generally be constructed to a width of 25 metres to enable heavy vehicles to safely manoeuvre throughout the site.
- Landscape planting is proposed adjacent to boundaries to assist in integrating the development into the landscape and to enhance visual amenity. The planting will comprise native species and a range of life forms, ensuring effectiveness from both a visual and environmental perspective.
- The intersection of Farrell Lane and Rosedale-Longford Road will be upgraded to include a Type BAR passing lane treatment to accommodate movements by heavy vehicles.
- The width of Farrell Lane will also be increased from 4.0m to 6.0m to enhance safety and facilitate the passing of large vehicles, particularly during peak operational periods.
- To accommodate the road upgrade a large unidentified Eucalypt suffering from canopy die-back from a Mistletoe infestation will be assumed lost.
- The application also includes the removal of native vegetation from within the property boundaries to accommodate the siting of the development. This area of vegetation is dominated by Weeping Grass that has started to recolonise, in the absence of more substantial grazing.

Farm 1 and associated infrastructure will be setback approximately 65m from the unmade Government Road to the north and 105 metres from the western property boundary. Having regard to the width of the unmade Government Road (60.35 metres), this equates to an effective setback of approximately 125.35 metres from the southern boundary of Lot 3 on PS304693U (Mullocky Lane).



*View south over area to comprise Farm 1*



*View west over area to comprise Farm 1*



*View east over area to comprise Farm 1*



*View north east over area to comprise Farm 1*

Farm 2 and associated infrastructure will be setback 100.11 metres from the southern boundary and 104.99 metres from the western property boundary.



*View south over area to comprise Farm 2*



*View east over area to comprise Farm 2*



*View north over area to comprise Farm 2*



*View west over area to comprise Farm 2*

It is anticipated that the two broiler farms will operate as a single integrated enterprise, with staff working across both farms as required. In total six full-time staff will be employed, supported by an additional 3-4 part-time staff (approximately 20 hours per week each), typically engaged during key operational periods such as bird pick-up and clean-out between batches.

### Vegetation Removal

The application includes the removal of native vegetation to facilitate the siting of the development within the subject land and for the assumed loss of one tree to accommodate the proposed road upgrade of Farrell Lane.

Pruning of existing vegetation within Rosedale-Longford Road can accommodate the upgrade of Farrell Lane and Rosedale-Longford Road intersection without the removal of native vegetation. The proposed road widening of Farrell Lane can also be accommodated with some limited pruning together with the assumed loss of the one Eucalyptus sp.

Photos Along Farrell Lane



Photo 126

Photo 127

Photo 128

Photo 129

Whilst careful consideration was given to avoid impacting the Narrow-leaf Peppermint, the proposal does result in the removal of three patches of native vegetation (Zones 1-a, 2-a & 3-a) and one scattered tree (Zone 4-a) resulting in a 'Detailed Assessment Pathway'.

| Vegetation Type                                      | Extent of Removal |
|------------------------------------------------------|-------------------|
| Native Vegetation Patches<br>Zones 1-a, 2-a & 3-a    | 10.238ha          |
| Large Native Patch Trees                             | 0                 |
| Native Scattered Trees<br>Zones 4-a                  | 1 tree            |
| Total Extent of Removal<br>Zones 1-a, 2-a, 3-a & 4-a | 10.308ha          |

To support the application, a Native Vegetation Assessment prepared by *Ecocentric Environmental Consulting* (dated 1 July 2026) has been provided in accordance with Clause 52.17 of the Wellington Planning Scheme and the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (DELWP, 2017) (the Guidelines').

The total extent of native vegetation earmarked for removal includes 10.238ha which triggers an offset of 2.228 General Habitat Units with one large tree as depicted on Native Vegetation Removal Report ID: 370\_20260701\_5JF forming part of the Native Vegetation Assessment.

The extent of vegetation removal requires consideration under a detailed assessment pathway, however the quality of the vegetation earmarked for removal is relatively low and would have previously been assessed as degraded treeless vegetation under former planning controls.

The standard Permit Conditions prescribed within the Assessor's Handbook – Applications to remove, destroy or lop native vegetation (June 2025) are expected to be included on Permit triggering vegetation offset arrangements to be entered into prior to the removal of any native vegetation.

Vegetation offsets will need to be achieved through third party arrangements to ensure no net loss to biodiversity. Preliminary investigations confirm sufficient offsets available to purchase on the current market as demonstrated by the Report of Available Native Vegetation Credits ID: 36721

Planning approval is required pursuant to the following Clauses of the *Wellington Planning Scheme*:

| Planning Scheme Clause No.   | Description of what is Proposed                       |
|------------------------------|-------------------------------------------------------|
| Clause 35.07-1 <sub>FZ</sub> | Use (Poultry Farm)                                    |
| Clause 35.07-4 <sub>FZ</sub> | Buildings & Works                                     |
| Clause 52.17-1               | Removal, destruction and lopping of Native Vegetation |

As the proposed broiler farms form part of a Farm Cluster notice of the application must be given under Section 52(1)(c) of the *Planning & Environment Act 1987* to the Environment Protection Authority.

Pursuant to Clause 66.02-2 the application will need to be referred to the *Department of Energy, Environment & Climate Action* (DEECA) as a recommending Authority as it follows a detailed assessment.

The upgrade of the Rosedale-Longford Road and Farrell Lane intersection and the widening of Farrell Lane constitute works (roadworks) are exempt from the need for a permit pursuant to Clause 62.02-2. However, it's anticipated that the *Head, Transport for Victoria* will still be notified of the application under Section 52 of the Act.

Given the proposal will result in an intersection upgrade we would expect that *Head, Transport for Victoria* will likely impose conditions pertaining to the upgrade standards as part of the planning process. However further approval under the *Road Management Act 2004* will otherwise be required to facilitate the road works.

The Traffic Impact Assessment has identified the need to establish clear sight lines of at least 285 metres to the west of the Rosedale-Longford Road and Farrell Lane intersection. *Ecocentric Environmental Consulting* have assessed the roadside vegetation and determined that required sightlines can be achieved by pruning and lopping up to 1/3 of tree canopies, without the need for full removal.

#### 4. Response to Victorian Code for Broiler Farms

##### Victorian Code for Broiler Farms 2009 (amended 2018)

The proposal has been developed with due consideration to the *Victorian Code for Broiler Farms 2009 (amended 2018)* ('the Code'). The following sections provide a response to the relevant requirements of the Code.

#### 5. Classification of Broiler Farms

The Code establishes a framework for classifying broiler farms and determining the applicable assessment and approval requirements.

Each of the proposed broiler farms comprises a capacity of **400,000 birds**. In isolation, a broiler farm is classified as a **Class B** broiler farm where:

- *The farm capacity is between 10,000 and 400,000 birds; and*
- *The minimum separation distance requirement (as defined by Formula 1) can be met but is not wholly contained within the subject land.*

The Code further defines a broiler farm as forming part of a **Farm Cluster** where:

- *The minimum separation distance requirement (as defined by Formula 1) overlaps with the minimum separation distance requirement of any existing broiler farm, a broiler farm approved by a planning permit or a proposed broiler farm that is the subject of a permit application that has been lodged with the responsible authority.*
- *The combined farm capacity of the broiler farms with overlapping minimum separation distances (as defined by Formula 1) is greater than 400,000 birds.*

The Formula for calculation of separation distances (Formula 1) is:

$$D = 27 \times N^{0.54}$$

*D = Separation Distance (m)*

*N = Farm Capacity / 1000*

*0.54 is an exponential factor that is applied to N*

The Code defines **separation distance** as:

*The distance from the nearest external edge of the new or existing broiler shed to the nearest external edge of the sensitive use (that is the nearest edge of the house) on land beyond the broiler farm property. It excludes sensitive uses directly associated with the broiler farm operations – eg. Dwellings on the broiler farm property.*

Given each proposed broiler farm has a capacity of 400,000 birds, the minimum separation distance consistent with Formula 1 is calculated as follows:

$$D = 27 \times (400)^{0.54}$$

$$D = 686\text{m}$$

The minimum separation distance for each farm is therefore 686m. For both farms, this separation distance extends beyond the boundaries of the subject land and overlap with one another.

While each farm is individually classified as a Class B broiler farm, the proposal collectively forms part of a Farm Cluster under the Code. On this basis, an Odour Environmental Risk Assessment (Odour ERA) has been prepared in support of the application in accordance with Section 6 of the Code.

## 6. Odour Environmental Risk Assessment

An Odour ERA must be completed for all Special Class and Farm Cluster broiler farm planning applications. As the proposal forms a Farm Cluster an Odour ERA prepared by GHD has been provided in support of the application.

The Odour ERA has been prepared in accordance with the Environment Reference Standard (ERS), which supersedes the State Environment Protection Policy (Air Quality Management) (SEPP (AQM)).

The assessment concludes that, for the proposed development of Farm 1 and Farm 2, odour risk is low at all nearby sensitive receptors. When cumulative impacts are considered, the risk levels are low at all receptors, with the exception of R3 where a moderate risk is identified. Importantly, this represents no material change from the existing odour environment associated with established broiler farms within the locality.

To assess the overall odour risk from the Farm Cluster, the Odour ERA incorporates a detailed Level 3 assessment framework consistent with EPA Publication 1883, including odour surveys and odour dispersion modelling. The dispersion modelling has been undertaken using the CALPUFF model, which is recommended for all poultry farm assessments, and considers emissions from both the proposed farms and existing surrounding broiler farm operations.

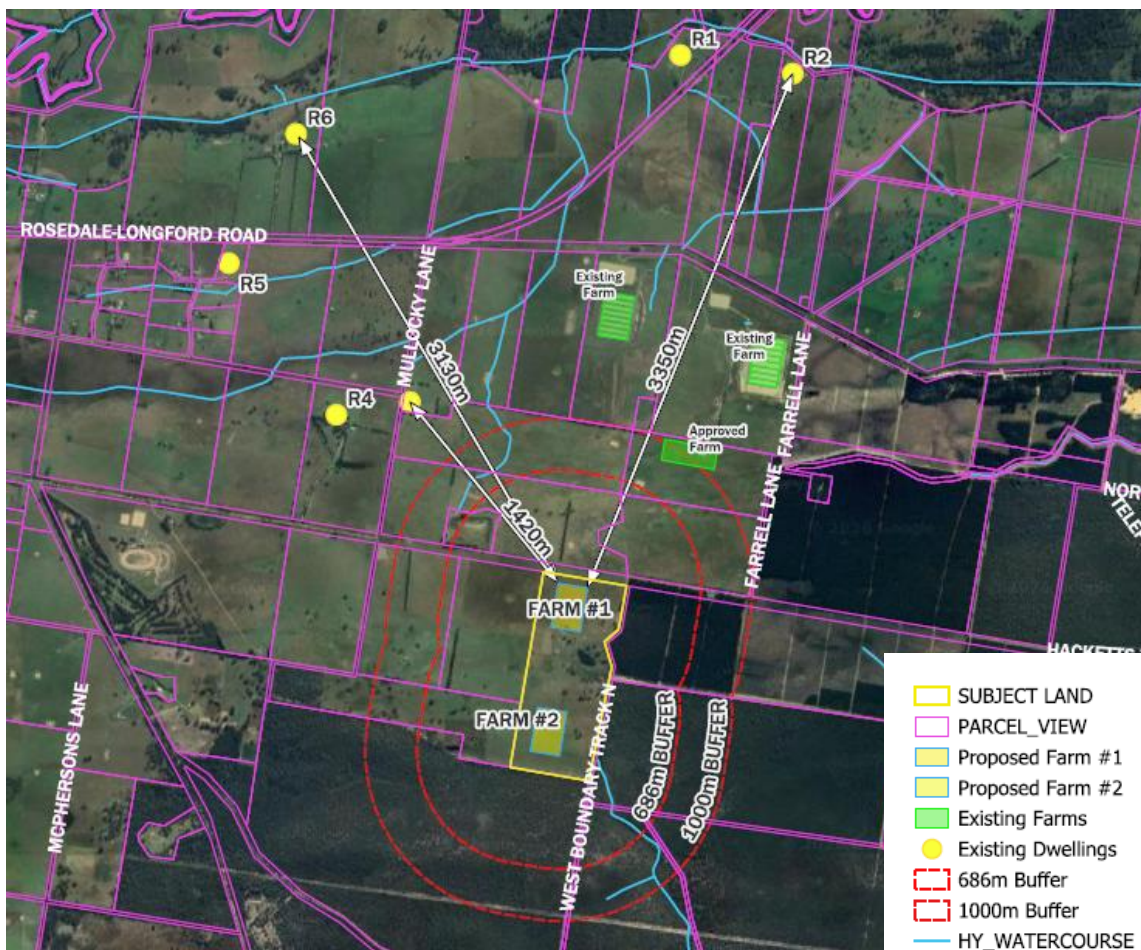
Sensitive receptors were identified within a 2km radius of the site, being the distance within which odour impacts may reasonably occur, and have been factored into the assessment. The modelling indicates that odour contributions from the proposed farms, in isolation, are below the recognised 5 odour unit (OU) threshold at all receptors.

The definition of a **sensitive receptor** or sensitive land use is defined by EPA as:

*‘Any land use that requires a focus on protecting human health and wellbeing, local amenity and aesthetic enjoyment’. Examples of such sensitive land uses include but not limited to, dwellings, hospitals, aged care facilities, education centres, childcare centres, places of worship, corrective institutions’.*

**Odour:** An air environment that is free from offensive odours from commercial, industrial, trade and domestic activities.

**Five Odour Unit:** is generally taken as the level that if the odour is obvious and has an offensive character, it may lead to nuisance and result in complaint.



Extract from Locality Plan (Version 1)

When considered cumulatively with existing farms, predicted odour concentrations exceed 5 OU at all six sensitive receptors; however, the increase attributable to the proposed farms is modest, with the greatest increase occurring at R3. Importantly, the Odour ERA identifies that odour levels must increase significantly before any change in perceived intensity is registered, and as such, the modelled increases are unlikely to be perceptible at surrounding receptors.

The odour dispersion modelling has been calibrated against odour survey data and assessed in accordance with EPA Publication 1883 risk categories, confirming that odour risk remains low at all receptors, with a moderate risk identified at R3, consistent with the existing environment.

Accordingly, the Odour ERA demonstrates that the proposal will not result in any unacceptable amenity impacts and is consistent with the requirements of the Victorian Code for Broiler Farms.

## 7. Farm Design & Operation Elements

The following responses have been provided to Part 7 of the Code relating to Farm Design & Operation Elements.

### Element 1: Location, Siting & Size

The Objective to Element 1 (E1) is:

- *To ensure the location and size of the broiler farm, and the siting of the broiler sheds, temporary litter stockpiles, compost piles, outdoor range areas, and litter spreading areas:*
  - *Minimise the risk of adverse amenity impacts on nearby existing, planned and potential future sensitive uses as a result of odour, dust and noise.*
  - *Do not adversely affect the use and development of nearby land.*
  - *Avoid pollution of ground and surface waters.*
  - *Avoid adverse impacts on the visual quality of the landscape.*
  - *Minimise biosecurity risks.*

The two Class B Farms form a Farm Cluster with buildings having been sited suitably having regard to amenity and environmental matters.

#### Farm 1 (North Farm):

The proposed farm shed buildings will be setback:

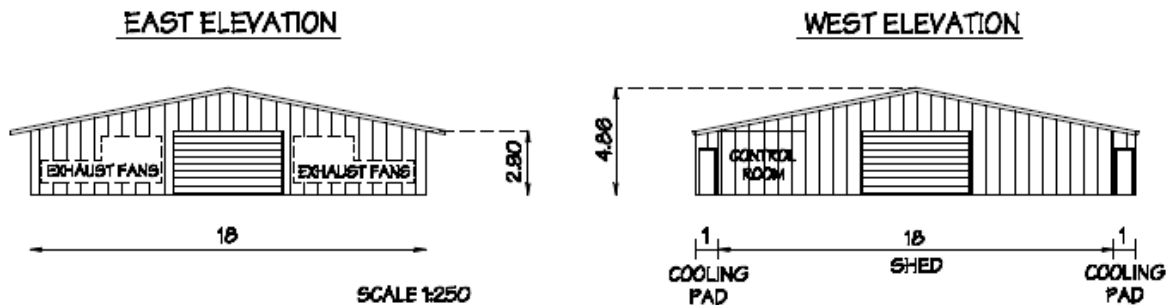
- 65m from the northern boundary; &
- 105m from the western boundary.

#### Farm 2 (South Farm):

The proposed farm shed building will be setback:

- 100.11m from the southern boundary; &
- 104.93m from the western boundary.

The farm shed buildings for both farms will have a maximum height of 4.86m ensuring that they won't be visually intrusive when viewed from the adjoining road network.



*Eastern Elevation & Western Elevation of Proposed Broiler Sheds (Version 1)*

Views of the development will be further softened through the implementation of landscaping, incorporating new planting along boundaries which enhance existing site vegetation.

The application is supported by a Land Capability Assessment, which confirms the site's ability to appropriately treat and retain wastewater on site in the absence of reticulated sewer infrastructure.

An Environmental Management Plan has also been provided in support of the application, which outlines the proposed farm operations and demonstrates how potential environmental and biodiversity risks will be appropriately managed and minimised.

The proposal is considered to satisfy the Approved Measures prescribed under E1: Location, Siting & Size.

| Approved Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Comment                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Amenity Protection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                     |
| <b>E1 M1.1</b><br><br>The nearest external edge of a new or existing broiler shed(s) or temporary litter stockpile / compost pile is / are set back by at least 1000m from the boundary of a: <ul style="list-style-type: none"> <li>• Residential zone, urban growth zone or other urban zone where housing is a primary purpose of the zone or</li> <li>• Future residential area, shown on a plan or strategy incorporated in the planning scheme.</li> </ul> | The subject land is contained within an existing rural area with the site and surrounding properties contained within Farming Zone of the <i>Wellington Planning Scheme</i> . The nearest residentially zoned land is to the west on the outskirts of the Rosedale township (>4km) which is well in excess of 1,000m from the site. |

|                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>E1 M1.2</b></p> <p>The nearest external edge of a new or existing broiler shed(s) or litter stockpile / compost pile is / are set back by at least 750 m from the boundary of a:</p> <ul style="list-style-type: none"> <li>• Zone that provides for rural living (ie. a Rural Living Zone or Green Wedge A Zone), or</li> <li>• Future rural living area shown on a plan or strategy incorporated in the planning scheme.</li> </ul> | <p>The subject land is generously setback from land contained within the Rural Living Zone or that is otherwise identified for future rural living purposes. Land within the Rural Living Zone nearest the site is situated to the east of the Rosedale township (apx 2.2km from the site) exceeding the setback requirement of 750m.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>E1 M1.3</b></p> <p>Prevailing meteorological conditions and topographical features are taken into account in determining the adequacy of separation distances to nearby sensitive uses.</p>                                                                                                                                                                                                                                           | <p>Topographical features and meteorological conditions were considered in the siting of the proposed development. For example, details of wind patterns, atmospheric stability etc were all included in the calculations for odour modelling.</p> <p>In addition, the presence of established forested areas to the south and to the east of the site has been considered, which provide a degree of natural buffering and assist in influencing dispersion.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>E1 M1.4</b></p> <p>The nearest external edge of any new shed or temporary litter stockpile / compost pile is / are set back at least 100 m from the broiler farm property boundary.</p>                                                                                                                                                                                                                                               | <p><b>Objective Met – Alternative measure satisfies the intent of the Approved Measure</b></p> <p>Whilst Farm 2 has been sited to ensure the minimum setback of 100m from all properties boundaries is achieved, shedding on Farm 1 has been setback 65m from the northern boundary and does not strictly meet the Approved Measure.</p> <p>Notwithstanding this, the proposal satisfies the Objective of Element 1. When considering the width of the unmade Government Road (60.35 metres) together with the 65 metre setback, this results in an effective separation distance of 125.35 metres between the proposed sheds and the nearest privately owned land to the north.</p> <p>The purpose for siting Farm 1 65m from the northern boundary is to avoid any adverse impact on the large Narrowleaf Peppermint contained within the mid portion of the site.</p> <p>This outcome exceeds the intent of the Approved Measure, which seeks to provide an appropriate buffer between broiler farm infrastructure and adjoining land.</p> |

The parcels of land to the north of the unmade Government Road known as Lots 2 & 3 on PS304693 are not developed for residential purposes and, given they are in the Farming Zone, it's highly unlikely they will be developed for sensitive purposes (dwellings) in the foreseeable future.

Furthermore, the broader locality is characterised by existing and approved broiler farm development. The separation distance associated with the approved broiler farm to the north already extends substantially across adjoining land parcels, with 90.6% of Lot 2 on PS304693 already being contained within the setback distance of the existing and proposed farms.

The proposed reduced setback does not result in any material increase in amenity risk or land use conflict. Rather, when considered in the context of the intervening road reserve, surrounding land use pattern, and existing separation buffers, the proposal achieves an outcome that is consistent with, and in practical terms exceeds the requirements of the Approved Measure.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>E1 M1.5</b></p> <p>The nearest external edge of a temporary litter stockpile / compost pile is / are set back at least 300 m from an existing sensitive use beyond the broiler farm property boundary.</p>                                                                                                                                                                                                                                                                  | <p>The closest sensitive receptor (dwelling) to the proposed development is located 1.42km to the northwest, which exceeds the minimum 300m setback distance.</p>                                                                                                                                                                                                                      |
| <p><b>E1 M1.6</b></p> <p>The nearest external edge of a litter spreading area is set back at least 20 m from the broiler farm boundary.</p>                                                                                                                                                                                                                                                                                                                                       | <p>Litter will be removed from the sheds by contractors for offsite disposal. Notwithstanding this, the site has sufficient capacity to accommodate on-site litter spreading, if required, while maintaining a minimum 20m setback from farm boundaries.</p>                                                                                                                           |
| <p><b>E1 M1.7</b></p> <p>The nearest edge of a litter spreading area is set back at least 100 m from any existing sensitive use beyond the broiler farm property boundary.</p>                                                                                                                                                                                                                                                                                                    | <p>The nearest sensitive use (dwelling) is located in excess of 100m from the farm boundaries. If any litter spreading were ever to occur on site, it could comfortably meet the requirements of E1 M1.7.</p>                                                                                                                                                                          |
| <p style="text-align: center;"><b>Waterway Protection</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>E1 M2.1</b></p> <p>A natural vegetative buffer zone of at least 30 m (or any greater distance specified in the planning schemes, or by the Catchment Management Authority) is maintained along waterways. No buildings, roads, outdoor range area or litter storage or litter re-spreading areas are located in the vegetative buffer zone. The measuring point for a waterway is the point water may reach before flowing over a bank (the bank-full discharge level).</p> | <p>There are no waterways dissecting the subject land. No buildings, roads, outdoor range areas or litter storage or spreading are proposed within 30m of any waterways.</p>                                                                                                                                                                                                           |
| <p><b>E1 M2.2</b></p> <p>A clearance of a further 20 m from the edge of the natural vegetative buffer zone to the nearest external edge of any broiler shed or outdoor range area is provided to ensure adequate shed ventilation, minimise vermin habitat and provide adequate access to the sheds and fire-fighting protection.</p>                                                                                                                                             | <p>The required 20 metre setback between the edge of the natural vegetative buffer zone and nearest external edge of all proposed broiler sheds is easily achieved.</p> <p>The proposed siting of the sheds has ensured good separation from site vegetation and will facilitate good ventilation, limit the potential for vermin habitat and maintain clear and practical access.</p> |
| <p><b>E1 M2.3</b></p> <p>No solid or liquid waste (including temporary litter stockpiles, compost piles and litter spreading areas) is stored or disposed of within:</p>                                                                                                                                                                                                                                                                                                          | <p>Waste will be disposed of offsite. Notwithstanding this, the generous site area provides sufficient capacity to accommodate the storage of solid or liquid waste on site, if required, at locations more than 100m away from any waterways.</p>                                                                                                                                     |

| <ul style="list-style-type: none"> <li>• 800 m of any potable water supply take-off controlled by a statutory authority</li> <li>• 200 m of any waterway supplying potable water</li> <li>• 100 m of any other type of waterway.</li> </ul> |  <p>Aerial photo and waterway mapping</p>                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Protecting Visual Quality of the Landscape                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                   |
| <p><b>E1 M3.1</b></p> <p>Buildings and works are not sited on steep slopes (greater than 20 per cent slope).</p>                                                                                                                            | <p>The landform across the property is gently undulating and does not contain any steep slopes greater than 20%.</p>                                                                                                                                                                                                              |
| <p><b>E1 M3.2</b></p> <p>Buildings and works are oriented to follow the contours of the land.</p>                                                                                                                                           | <p>Some earthworks will be required to establish level building pads for the proposed development. However, the landform overall is relatively gentle slope, and the buildings and works have been orientated to generally follow the natural grade, ensuring the development is appropriately integrated into the landscape.</p> |
| <p><b>E1 M3.3</b></p> <p>Existing ridgeline vegetation is maintained to avoid breaking the ridgeline silhouette.</p>                                                                                                                        | <p>No ridgeline planting will be impacted by the proposal. The development has been designed and sited to ensure all existing site trees will be retained and will otherwise be enhanced through further landscaping.</p>                                                                                                         |



*Looking east towards existing trees to be retained on site from eastern side of Farm 2*

### Biosecurity

#### E1 M4.1

The nearest external edge of new or existing broiler sheds is / are set back from sheds on other poultry farms by the distance specified in Table 1 of Biosecurity Guidelines for Poultry Producers Agnote AG11555.

The Biosecurity Guidelines for Poultry Producers (Agnote AG11555) identify recommended separation distances between poultry farms to minimise the risk of disease transmission. These guidelines generally seek to achieve separation distances in the order of 500 metres to 1km between commercial poultry farms, depending on specific circumstances.

The proposed development responds appropriately to these guidelines. Farm 1 is located approximately 890 metres from the approved broiler farm to the north-east, thereby achieving a substantial separation distance that is consistent with the guideline.

The proposed development comprises modern, enclosed broiler sheds where birds are fully contained within controlled environments. This significantly reduces the potential for disease transmission when compared to more open or free-range systems, as there is minimal opportunity for direct contact between flocks or exposure to external sources of contamination.

In addition, a wheel wash facility is proposed at the site entrance. This represents a key biosecurity control, reducing the risk of disease transfer via vehicle movements between poultry farms.

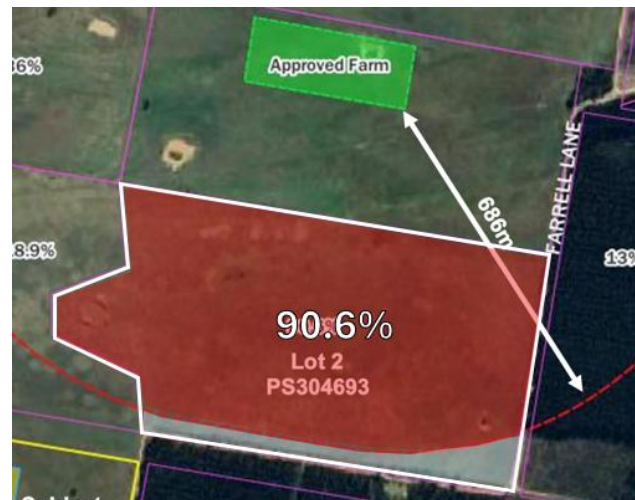
This level of separation is considered sufficient to maximise biosecurity risks, particularly having regard to the enclosed nature of the operation, together with the modern farm management practices, including controlled access, hygiene protocols (wheel wash facility), and standard farm management practices.

|                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|                                                                                                                                                                                                                                                                                                                                                                                          | The Agnote provides guidance only and does not prescribe mandatory separation distances. In this context, the proposed setback of 890 metres represents a reasonable and appropriate response, particularly within an established broiler farm locality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>E1 M4.2</b><br><br>Temporary litter stockpiles or compost piles are separated by at least 100 m from a new or existing broiler shed on the subject land, or are sited and managed as otherwise stipulated by the processor to meet biosecurity requirements.                                                                                                                          | <p>All compost and spent litter will be removed from the site promptly, with material loaded into enclosed trucks for transportation off site. This approach is readily achievable given the established demand for this by-product, which is expected to provide an additional income stream.</p> <p>On this basis, there is no expectation that temporary litter or compost stockpiling will be required on site.</p> <p>Notwithstanding this, should temporary stockpiling be required in exceptional circumstances, the subject land is of sufficient size to accommodate such activity while maintaining minimum separation distance of 100 metres from all broiler sheds and waterways and ensuring compliance with relevant biosecurity requirements.</p> |
| <b>E1 M4.3</b><br><br>The litter spreading area is separated by at least 20 m from a new or existing broiler shed on the subject land, or is sited and managed as otherwise stipulated by the processor to meet biosecurity requirements.                                                                                                                                                | Whilst there is sufficient area available to cater for litter spreading with a setback exceeding 20m from broiler farms, it is anticipated that all litter will be transported off site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Future Use &amp; Development of Neighbouring Land</b>                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>E1 M5.1</b><br><br>Class B Farms – The required minimum separation distance covers no more than 50 per cent of the area of a property located beyond the broiler farm property boundary.                                                                                                                                                                                              | E1 M5.1 applies to Class B Farms however the proposal is for a Cluster Farm. A response to E1 M5.2 is therefore required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>E1 M5.2</b><br><br><b>Special Class and Farm Clusters</b> – There are no approved measures for Special Class and Farm Clusters under Standard E1 S5. These broiler farm applications must be assessed against this standard on a case-by-case basis using the information produced by the Odour ERA (see the 'Odour Environmental Risk Assessment (Odour ERA)' section of this Code). | <p>There is no approved measure prescribed for Farm Clusters under E1 M5.2. The application needs to be assessed on merit and using information from the Odour ERA.</p> <p>As the proposal is being assessed as a farm cluster, there is no expectation that the 50% coverage limit ordinarily applied to properties located beyond the broiler farm property boundary be strictly adhered to. This is because the assessment is informed by the detailed odour modelling contained within the Odour ERA rather than reliance solely on separation distances.</p>                                                                                                                                                                                                |

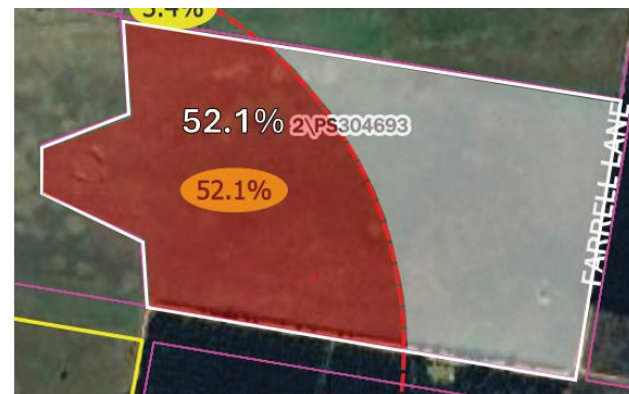
Notwithstanding this, we provide the following commentary in relation to adjoining properties where the separation distance affects more than 50% of the land area.

### 132 Farrell Lane (Lot 2 on PS304693)

Land known as 132 Farrell Lane (Lot 2 on PS304693) is more than 40 hectares and is presently undeveloped. The separation distance associated with the approved farm to the north encumbers approximately 90.6% of the land, while the current proposal affects approximately 52.1%.



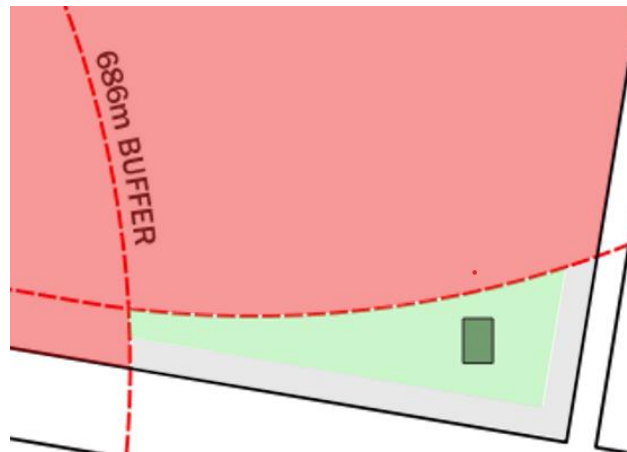
*Buffer from approved farm from the north*



*Buffer from proposed Cluster Farm*

Notwithstanding the overlap of these separation distances, a sizeable area in the south-eastern corner of the property remains outside both buffers and is capable of accommodating a dwelling.

The below diagram shows the available area in 'green', the buffer areas in 'red' and a 20m setback from the road in 'grey'. The 'dark green' box represents a conceptual 20m X 30m Building Envelope.



Conceptual building area for 132 Farrell Lane  
(Lot 2 on PS304693)

#### **1 Mullocky Lane (Lot 3 on PS304693)**

Land known as 1 Mullocky Lane (Lot 3 on PS304693) is also more than 40 hectares in area and is presently undeveloped. The separation distance associated with the approved farm to the north encumbers approximately 18.9% of the land, while the current proposal affects approximately 59.6%.



Buffer areas shows 'red' and land excluded from buffers shown 'green'

Notwithstanding the overlap of these separation distances, the western portion of the property remains outside both buffers. The area outside of the buffers is sizable and can easily accommodate a Building Envelope.

#### **1 Evergreen Road (Lot 2 LP62610)**

Land known as Property 1 Evergreen Road (Lot 2 on LP62610) is less than 40ha in area and is Public Use Zone – Service & Utility. There is no expectation that it will be developed for the purposes of a dwelling.

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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|  | <p><b>Evergreen Road (CA 70. CA 71 &amp; Lot 2 on PS649530)</b></p> <p>The property to the west of the subject land comprises multiple parcels in the same ownership, with each lot approximately 40ha in area.</p> <p>Notwithstanding their size, those parcels do not currently have access from an all-weather road suitable for emergency vehicles and therefore the use of a dwelling on those properties would be prohibited at this time.</p> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Element 2: Farm design, Layout & Construction

Objective to Element 2 (E2) is:

- To ensure the design and construction of the broiler farm minimise the risk of adverse amenity and environmental impacts and support the cost-effective operational efficiency of the farm.*

The proposal is most consistent with the objective to E2, incorporating a well-considered design that provides appropriate setbacks, layout and construction standards.

The development comprises two farms, each accommodating eight broiler sheds. Each shed will have a width of 18.0 metres and length of 180.0 metres, providing a combined capacity of 400,000 broiler birds per farm.

The overall layout is practical and efficient, with each farm incorporating a maintenance and administration building together with associated infrastructure such as water tanks, a generator shed and gas tanks, all located in proximity to the broiler sheds. Adequate separation has been provided between sheds to support effective operation and management.

The proposal has been designed as a commercial growing operation, as detailed within the Environmental Management Plan.

Accordingly, the proposal is considered to achieve the Approved Measures prescribed under E2: Farm Design, Layout & Construction.

| Approved Measure                                                                                             | Comment                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Protecting Visual Quality of the Landscape</b>                                                            |                                                                                                                                                                                                                                                        |
| <p><b>E2 M1.1</b></p> <p>Buildings are constructed in response to the topography of the land as follows:</p> | <p>The proposed buildings have been sited having regard to the topography of the land. The site is generally characterised by a relatively gentle landform, and as such, the development can be readily accommodated without excessive earthworks.</p> |

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| <ul style="list-style-type: none"> <li>On flat land, buildings directly in the view line of adjacent roads and dwellings on neighbouring properties are screened by vegetation (see Element 4: Landscaping).</li> <li>On hilly terrain, the construction of terraces or earth platforms avoids unnecessary or excessive earthworks, and suitable erosion control measures are in place (see also Standard E1 S3 and Approved measures E1 M3.1-3.3).</li> </ul> | <p>Some earthworks will be required to establish level building pads, however the design minimises disturbance and avoids unnecessary modification of the existing landform.</p> <p>In terms of visual impact, the layout of the development has been considered in conjunction with the proposed landscaping, which will assist in screening views of the buildings from adjacent roads and neighbouring properties.</p>                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>E2 M1.2</b></p> <p>Broiler shed walls are clad externally in materials that are non-reflective and finished in natural colours and tones of surrounding vegetation, soil, rocks or other natural features, to improve the visual integration of buildings with the natural landscape.</p>                                                                                                                                                                | <p>The broiler sheds will be externally clad in non-reflective materials, finished in natural colours and tones. The external wall cladding and roofing will both comprise 'Pale Eucalypt' Colourbond.</p>  <p><i>Example of Pale Eucalypt (Colourbond)</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>Efficient Farm Operation</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Shed Design &amp; Orientation</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>E2 M2.1</b></p> <p>New broiler sheds are orientated to minimise the risk of odour, dust and noise impacts on the surrounding community with tunnel ventilation fans being located at the furthestmost point away from the nearest sensitive use and taking into account the locality and concentration of other sensitive uses.</p>                                                                                                                      | <p>The proposed broiler sheds have been orientated to minimise the risk of odour, dust and noise impacts, with tunnel ventilation fans located on the eastern elevation of each shed.</p> <p>This orientation directs exhaust air away from the nearest sensitive receptor, which is located approximately 1.42km to the northwest of the site.</p> <p>The proposed configuration also responds to prevailing wind conditions, which are predominately from the west to south-west, thereby assisting in dispersing emissions away from sensitive uses.</p> <p>Having regard to both the location of nearby receptors and prevailing conditions, the siting of ventilation fans on the eastern elevation represents an appropriate design response that minimises potential amenity impacts.</p> |

|                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <p><b>E2 M2.2</b></p> <p>The design and construction of broiler sheds, associated works and roads facilitates the efficient delivery of feed and birds, collection of birds, and the cleaning and maintenance of sheds and collection areas.</p> | <p>The layout of the development footprint provides efficient vehicle circulation and access around each shed to facilitate the supply of feed to silos, as well as the placement and catching of chickens.</p> <p>The separation distance between each shed allows for light vehicle access and ongoing weed management, whilst a larger hardstand area will be established around the perimeter of the sheds to accommodate heavy vehicles and has been designed to enable heavy vehicles to pass and manoeuvre within the site.</p> |
| <p><b>E2 M2.3</b></p> <p>Broiler sheds and feed silos are constructed to prevent access by wild birds, vermin and rodents.</p>                                                                                                                   | <p>The silos will be fully enclosed, with feed transferred by compressed air system, which will prevent access of wild birds, vermin and rodents.</p> <p>The design of the broiler sheds will also incorporate either a concrete perimeter or rat wall, which will assist in deterring and preventing access by rodents and other vermin into buildings.</p>                                                                                                                                                                           |
| <p style="text-align: center;"><b>Feeding &amp; Watering Systems</b></p>                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>E2 M2.4</b></p> <p>A continuous water supply is available to the proposed development site (from reticulated town water supply, dams or a bore) for drinking, shed cooling and shed wash down (disinfection).</p>                          | <p>Water will be sourced from an on-site bore, supplemented by a reverse osmosis desalination system, ensuring that water quality is suitable for drinking, shed cooling and wash down purposes.</p> <p>Sufficient allocation is already held from the Rosedale Aquifer to service both proposed Farm 1 and Farm 2 and to meet the operational requirements of the development.</p>                                                                                                                                                    |
| <p><b>E2 M2.5</b></p> <p>A back-up supply or storage of water is available to hold at least one day's total requirement, in case of a breakdown or loss of normal water supply.</p>                                                              | <p>A backup storage supply of water will be available to hold a minimum of one day's supply at any one time. The use of an existing bore will enable sufficient water supply to be held within three (3) 3,500L tanks on each farm at all times.</p>                                                                                                                                                                                                                                                                                   |
| <p><b>E2 M2.6</b></p> <p>When dam or river water is used to supply water, chlorination, ultraviolet light systems or other appropriate disinfection procedures are used to disinfect the water.</p>                                              | <p>The proposed development will not rely on dam or river water as a primary source. Instead, water will be supplied via an on-site bore, supplemented by a reverse osmosis desalination system, ensuring that water quality is suitable for all operational requirements.</p>                                                                                                                                                                                                                                                         |
| <p><b>E2 M2.7</b></p> <p>Feed and watering systems can be adjusted to meet the requirements of the birds as they grow.</p>                                                                                                                       | <p>To ensure the feed and watering systems are appropriate for the needs of the broiler birds as they grow, automatic feed and watering systems will be installed. Both systems will be monitored and adjusted daily to ensure they continue to meet the requirements of the birds.</p>                                                                                                                                                                                                                                                |

|                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                          |
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| <p><b>E2 M2.8</b></p> <p>Nipple drinkers with trays are used to provide drinking water.</p>                                                                                                                                                                                       | <p>Nibble drinkers with trays will be used to provide a reliable and controlled supply of drinking water.</p>                                                                                                                                                                                                                                                                            |
| <p><b>E2 M2.9</b></p> <p>Silos and feed systems are designed, sited and constructed to minimise spills of feed.</p>                                                                                                                                                               | <p>To prevent the spillage of any feed, an interconnected silo and feed system will be established which will enable feed to be automatically distributed to the broiler birds within the sheds. The silos are to be sited at the eastern end of the sheds to provide convenient access for delivery and operation.</p>                                                                  |
| <p><b>Avoiding Environmental Impacts from Broiler Sheds</b></p>                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>E2 M3.1</b></p> <p>A concrete hard stand area is located at the entrance to each broiler shed.</p>                                                                                                                                                                          | <p>At each end of the sheds, a concrete hard stand area will be provided, consistent with E2 M3.1. The hardstand areas will be appropriately engineered to ensure stormwater is directed away from the shed doors, in accordance with the Engineering Plans.</p>                                                                                                                         |
| <p><b>Broiler Shed Floors</b></p>                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>E2 M3.2</b></p> <p>The base of the broiler sheds is constructed from low permeability materials such as concrete, compacted clay or another sealed surface.</p>                                                                                                             | <p>Each of the proposed broiler sheds will comprise a concrete floor, incorporating a central crown to facilitate drainage.</p>                                                                                                                                                                                                                                                          |
| <p><b>E2 M3.3</b></p> <p>The finished floor level of the broiler sheds is above the natural surface level to prevent the entry of stormwater run-off. Alternatively, the shed is bunded or a surface drainage system is installed to prevent the entry of stormwater run-off.</p> | <p>The sheds within Farm 1 will have a finished floor level of 50mm and the sheds within Farm 2 will have a finished flood level of 59mm. This will ensure the broiler sheds are elevated above the ground surface level.</p>                                                                                                                                                            |
| <p><b>Noise Management</b></p>                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>E2 M4.1</b></p> <p>The design, siting and selection of all mechanical equipment, including fans, pneumatic feed systems and other equipment, minimises the generation of mechanical noise and the likelihood of off-site vibration.</p>                                     | <p>External sheds will house generators, while all other mechanical equipment will be located within the broiler sheds, which will assist in limiting external noise emissions associated with electric motors. The exhaust fans will be belt-driven, which are quieter than direct fan systems. Collectively, these design elements will ensure that mechanical noise is minimised.</p> |

| Stormwater Drainage                                                                                                                                                                       |                                                                                                                                                                                                                                                                             |
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| <b>E2 5.1</b><br><br>Clean stormwater collection areas are separated from areas that broiler farm waste may affect.                                                                       | Stormwater from the roof and hardstand areas of the farms will be collected and directed via open earth drains to stormwater detention basins. The open drains will be constructed around the perimeter of the sheds to intercept and convey runoff in a controlled manner. |
| <b>E2 5.2</b><br><br>Stormwater from sheds and hard standing apron areas is collected and managed on site in a dam(s) or tanks within the broiler farm boundary.                          | All stormwater from the sheds and hard stand areas will be discharged to the stormwater retention basins which have adequate capacity.                                                                                                                                      |
| <b>E2 5.3</b><br><br>Stormwater table drains with an appropriate gradient are established along all building lines to collect stormwater run-off from sheds and hard standing apron areas | The accompanying Engineering Plans include detail on gradient for stormwater run-off. The open table drains will have a gradient of 1 in 250.                                                                                                                               |
| <b>E2 5.4</b><br><br>In areas subject to soil erosion, the system design incorporates mitigation methods such as crushed rock traps and drops.                                            | No areas of erosion concern have been identified, however mitigation measures such as rock beaching at all pipe outlets will be used.                                                                                                                                       |
| <b>E2 5.5</b><br><br>Stormwater management is consistent with any stormwater management plan of the responsible authority                                                                 | Stormwater management has been designed to an appropriate standard and will be implemented and maintained to the satisfaction of the Wellington Shire Council.                                                                                                              |
| <b>E2 5.6</b><br><br>Retaining dams are constructed with the capacity to retain run-off from a one-in-ten-year storm.                                                                     | The stormwater retarding basins will have the capacity to retain runoff from a one in ten year storm as demonstrated by the accompanying engineering plans.                                                                                                                 |

### Element 3: Traffic, Site Access, On Farm Roads & Parking

Objective to Element 3 (E3) is:

- *To ensure the location, design and construction of the farm access points, internal roads and parking areas, and the movement of vehicles for broiler farm operations support the safe and efficient operation of the farm, and minimise adverse amenity impacts on nearby sensitive uses.*

The proposed access and egress arrangements are considered practical, with the new access point to be established on the northern portion of the frontage with Farrell Lane. This is logical, given that vehicle movements will be provided from Rosedale-Longford Road further to the north.

Accompanying the Application is a Traffic Impact Assessment Report (TIAR) prepared by *TrafficWorks*, which assesses the proposal and the anticipated traffic movements with the development. The TIAR concludes that there are no traffic engineering reasons that would prevent the development of two broiler farms from being established on the site.

| Vehicle Movement Summary                  |                                                                                                                                                                                |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Chick deliveries</b>                   | Deliveries occur at the start of the 9-week cycle of each batch and involves up to 4vpd by trucks during 4 days of the first week.                                             |
| <b>Feed deliveries</b>                    | Commence in week 2 and can involve up to 6vpd by rigid truck. Frequency of deliveries increases from 2 days per week, to daily towards the end of the growing cycle.           |
| <b>Gas deliveries</b>                     | By rigid truck occur 3 times during the first 3 weeks of the cycle and then reduce to single deliveries during weeks 6 and 9.                                                  |
| <b>Mature bird pick up</b>                | Occur from week 5 to 7 of the batch cycle in semi-trailers or B-Doubles, with up to 20vpd per pick-up, all undertaken in the evening after 9.00pm.                             |
| <b>Clean-out restocking movements and</b> | Consideration has been given to the need for additional activity during the clean-out and restocking phases through weeks 8 and 9 which can involve 12-16vpd by semi-trailers. |

Based on the analysis contained within the TIAR, the anticipated traffic generation is summarised as follows:

|                                                                          |                                                                              |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Maximum aggregate daytime traffic generated by the 2 farms               | 32vpd                                                                        |
| Peak hour traffic generation<br>(estimated 10% of daily total)           | 3vph                                                                         |
| Night-time traffic generation<br>(18 times per 9-week cycle for 2 farms) | 22 to 32 semi-trailer movements or<br>14 to 20 B-Double movements per night. |

The anticipated daytime traffic generated by the proposed development is in the order of 30 vpd, with peak hour volumes of 3 vph. Nighttime peaks, associated with bird pick-up operations can involve up to 32 semi-trailer trips or 20 B-Double trips on up to 9 nights during each 9-week cycle for each farm.

All vehicle movements are expected to be orientated to the north, with access arrangements limited to right-turn entry and left-turn exit at the site. Similarly, movements at the intersection of Farrell Lane and Rosedale-Longford Road will be confined to right turns into Farrell Lane and left turns out.

| Approved Measure                                                                                                                                                                                                                                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <b>Site Access (Standard 1)</b>                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>E3 M1.1</b><br><br>Access points are constructed to a standard that minimises deterioration in the road pavement, avoids sharp turns and provides sufficient road width for truck turning movements.                                         | Access to the site will be constructed to an appropriate standard to provide all-weather, safe entry and exit for the anticipated type and frequency of vehicles.<br><br>Access to the property is to be designed in accordance with Standard Drawing SD265 of Council's Infrastructure Design Manual, ensuring it can accommodate the turning movements of heavy vehicles, including B-doubles.<br><br>The proposed layout avoids sharp turning movements and provides sufficient width to enable vehicles to safely manoeuvre into and out of the site, thereby ensuring efficient vehicle circulation. |
| <b>E3 M1.2</b><br><br>For site access from a public road, the gate to the broiler farm is at least 30 m inside the broiler farm boundary, so articulated vehicles requiring access can park off the public road while the gate is being opened. | An entry gate to be established a minimum of 30 metres within the property to provide sufficient space for articulate vehicles to queue clear of Farrell Lane ensuring they do not obstruct the road.                                                                                                                                                                                                                                                                                                                                                                                                     |

| Site Access (Standard 2)                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>E3 M2.1</b><br><br>Vehicle access points are located as far away as possible from a sensitive use not associated with the broiler farm.                                                    | <p>The proposed access point maximises separation from sensitive uses which are not associated with the proposal. The proposed access is located on the northern section of the property frontage, taking advantage of the rural context and ensuring vehicle movements are directed away from any dwellings.</p> <p>The nearest dwelling is 1.42km to the north west of the proposed development.</p>                                                                                |
| <b>E3 M2.2</b><br><br>All lighting is located, directed and baffled to limit light beyond the development site boundaries.                                                                    | <p>Baffled lighting of the accessways will be provided in proximity to the proposed sheds for security purposes. The lighting will be low-level and directed downward and internally to limit any light spill beyond the buildings.</p> <p>Having regard to the generous setbacks to boundaries, the incorporation of landscaping and the controlled direction of lighting it is highly unlikely that any lighting will be visible from adjoining properties or the road network.</p> |
| Internal Road & Car Parking (Standard 1)                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>E3 M3.1</b><br><br>Internal roads and parking areas are constructed of a compacted sub-base with table drains, and a compacted gravel layer with a camber to shed rainwater to the drains. | <p>The internal accessways and parking areas to service the proposed farms will be constructed to a high standard so ensure they can accommodate heavy vehicles.</p> <p>The accompanying plans prepared by Chris O'Brien &amp; Company Pty Ltd depict the internal road design with a compacted sub-base and compacted gravel layer with associated drainage and crown to shed water.</p>                                                                                             |
| <b>E3 M3.2</b><br><br>An area(s) is provided for parking articulated vehicles involved in loading and unloading stock, feed, litter and waste.                                                | <p>Areas are provided within the site for the parking and manoeuvring of articulated vehicles associated with loading and unloading birds, litter and waste. The internal accessway is designed to circulate around the proposed farms and will widen at both ends of the sheds, allowing for articulated vehicles to safely pass and operate during loading and unloading activities.</p>                                                                                            |

| Internal Road & Car Parking (Standard 2)                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                              |
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| <b>E3 M4.1</b><br><br>Internal roads and parking areas are designed to ensure efficient traffic flow and to reduce the need for vehicles to reverse. The layout allows ease of access to the site, avoids the use of sharp turns, and for vehicles to leave the farm travelling in a forward direction. | The proposed internal access arrangement, which circulates around the farms, ensures efficient traffic flow and minimises the need for vehicles to undertake reversing manoeuvres.                                                                           |
| <b>E3 M4.2</b><br><br>Internal roads and parking areas are located as far away as possible from a sensitive use not associated with the broiler farm.                                                                                                                                                   | The proposed broiler farms are offset significantly from sensitive uses. The nearest dwelling is located approximately 1.42km northwest of the proposed farms and internal access and parking areas will have no adverse impacts to existing sensitive uses. |
| <b>E3 M4.3</b><br><br>All lighting is located, directed and baffled to limit light beyond the development site boundaries.                                                                                                                                                                              | External lighting of internal accessways and car parking area will be baffled and directed downward and internally, ensuring that light spill beyond the property boundaries is minimised and does not result in off-site impacts.                           |

#### Element 4: Landscaping

The Objective to Element 4 (E4) is:

- *To ensure landscaping is used to minimise the visual impact of broiler sheds and litter storage areas, further reduce the risk of adverse impacts from light and dust on nearby sensitive uses, and protect, manage and enhance on-farm native vegetation and biodiversity.*

Whilst the subject land predominately comprises pastoral grasses, there are a number of remnant trees established on the eastern portion of the property which will be retained as part of the proposal.

Accompanying the Application are Landscape Plans prepared by *STEM Landscape Architecture & Design*, which are proposed to be endorsed as part of Planning Permit.

The Landscape Plans strategically nominate native planting along site boundaries, incorporating a range of life forms to provide effective visual screen of the farming operations and enhance the overall landscape character of the area.



*Extract from Landscape Plan – STEM Landscape Architecture & Design*

The landscape works include the provision of both native trees and understory species, which will be densely planted to assist in the screening the proposed development when viewed from the adjoining road network and nearby properties. The landscaping will also contribute to the management of odour and noise emissions associated with the development.

Planting Schedules form part of the Landscape Plan including native grass, shrubs and tree species, providing diversity in mature height and canopy spread to reduce visual permeability over time.

The nomination of landscape planting adjacent to boundaries is not only practical, as it will complement and enhance the retention of existing vegetation, improving visual amenity and assisting in the management of noise and odour, but has also been carefully sited to ensure a minimum setback of 20 metres from the broiler sheds is maintained.

## Element 5: Waste Management

The Objective to Element 5 (E5) is:

- *To manage waste from broiler farm operations to:*
  - *Minimise adverse amenity impacts from odour and dust on nearby sensitive uses.*
  - *Prevent the pollution of ground and surface waters and land.*
  - *Avoid biosecurity risks.*

| Approved Measure                                                                                                                                                                                                                                                                                                                                                                  | Comment                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Spent Litter</b>                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>E5 M1.1</b><br>Temporary litter stockpiles or compost piles are not visible or are well screened from neighbouring sensitive uses. If piles are visible from the broiler farm boundary, then they are screened by shedding or other suitable material.                                                                                                                         | When spent litter is removed from the sheds, it will be loaded directly into covered trucks and transported off site. There is therefore no requirement for on-site stockpiling under normal operating conditions.<br><br>The litter is expected to be sold to third parties for reuse, typically as an organic fertiliser, reflecting its composition of bedding material, manure and feathers. |
| <b>E5 M1.2</b><br>Temporary litter stockpiles or compost piles are located to prevent water run-off into sensitive areas, such as stormwater drains, waterways and catchments. Additional bunding may be required to prevent entry to, and contamination of, stormwater run-off. It may also be required to prevent extraneous stormwater run-off from entering the compost pile. | In the unlikely event that temporary stockpiling is required, there is sufficient space within the site to accommodate this in a manner that comfortably exceeds recommended separation distances to sensitive receptors. Any such stockpiles would be appropriately located and managed, having regard to available setbacks, landform and existing or proposed vegetation.                     |
| <b>E5 M1.3</b><br>Nutrient-rich run-off from the temporary litter stockpiles or compost piles is collected in a sump or dam and may be re-used to add moisture to the pile.                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>E5 M1.4</b><br>Temporary litter stockpiles or compost piles are on an impermeable base such as concrete, compacted clay or cement-stabilised soils, to prevent nutrient leaching.                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>E5 M1.5</b><br>The litter application site is not on land subject to flooding, steep slopes (greater than 10 per cent), rocky, slaking or highly erodible land or highly impermeable soils where there is any risk of nutrient run-off to waterways, surrounding land or groundwater.                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                  |

| Dead Birds                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>E5 M2.1</b></p> <p>Where birds are to be frozen before collection, adequate freezers and space for the freezers are provided.</p>                                                                                                                                           | <p>An Ecodrum system will be used to dispose of dead birds. The Ecodrum is an enclosed composting system which uses forced aeration and mechanical agitation to create and control conditions for rapid, low-odour composting.</p> <p>Deceased birds will be collected from the farms each morning and transferred to the Ecodrum. The system operates on a controlled cycle, with compost typically produced within 18 days.</p> <p>This avoids any need to freeze birds for collection for removal off site and eliminates the requirement for on-site burial, thereby reducing potential biosecurity risks and environmental impacts.</p> <p>The Ecodrum system utilises time and temperature to effectively destroy pathogens and produce a stable, sanitised and biosecure compost product. The enclosed nature of the system also minimises odour emissions and limits access by vermin, birds and insects.</p> |
| <p><b>E5 M2.2</b></p> <p>The collection point (for the collection vehicle) is as far as practical away from the farm site so that dead bird bins are not left in public view, and the collection vehicle does not come in close proximity to the broiler sheds.</p>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>E5 M2.3</b></p> <p>The collection point is appropriately constructed so the bins are protected from extreme weather conditions (for example, from winds that will cause lids to open or bins to tip over); and the site can be easily cleaned in the event of a spill.</p>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>E5 M2.4</b></p> <p>Dead bird collection vehicles and all containment systems are leak proof and vermin proof.</p>                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>E5 M2.5</b></p> <p>Incineration of dead birds is conducted only in incinerators built for purpose.</p>                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p><b>E5 M2.6</b></p> <p>On-site burial of dead birds is undertaken only in an emergency situation and with the approval of the relevant authorities (the Chief Veterinary To comply with this standard, applicants should Officer of Agriculture Victoria and EPA Victoria).</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Chemical Waste                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>E5 M3.1</b></p> <p>Secure sheds, with an impermeable concrete base and appropriate bunding to avoid contaminated runoff, are provided to store chemicals, fuels, chemical waste and / or waste containers (before disposal).</p> | <p>A section of the maintenance buildings associated with each farm will include a designated and secure area for the storage of chemicals, fuels and associated waste containers, constructed on a concrete base. All chemicals for shed washdown (eg. Chlorine) will be stored in this area.</p> <p>Application of chemicals during washdown will be undertaken using high-pressure, low-volume methods within the enclosed sheds, ensuring that all washdown activities are contained and that no contaminated runoff escapes beyond the confines of the buildings.</p> <p>Any empty chemical and fuel containers will be promptly removed from the site for disposal or recycling, ensuring no accumulation of waste materials on site.</p> |

### Element 6: Farm Operation & Management (EMP)

The Objective to Element 6 (E6) is:

- *To apply best practice management to the broiler farm to avoid or minimise the risk adverse and environmental impacts on the surrounding environment and nearby sensitive uses.*

The proposed development will be operated by an experienced broiler farm operator with a demonstrated understanding of industry standards and best practice management. The operator is committed to managing the farms in a manner than complies with relevant regulatory requirements to ensure no detriment to surrounding land uses.

The evolution in animal welfare standards has created a greater emphasis on the grower demonstrating sound animal husbandry practices to food processors and its customer base with a strong focus on site auditing and adherence to legal obligations. These requirements have led to a higher uptake in energy efficient equipment and climate control technology within the grower base to ensure a high level of comfort for birds is maintained throughout the growing cycle.

There is a strong emphasis from poultry customers on growers maintaining dry and friable litter inside sheds to align with evolving animal welfare standards. The subsequent outcome from this consumer driven requirement is that poultry litter has less capacity to produce odour due to regular tilling of the shed floors during a batch. Regular third-party auditing of bedding material is conducted to ensure growers align with accredited animal welfare schemes and preserving the integrity of litter is a key feature which growers are assessed.

The attached Environmental Management Plan sets out details surrounding the operation of the farm in addition to the information provided below:

### Hours of Operation

Typical farm operations will be between 7am to 5pm seven days a week, with staff rotating through various shifts. Whilst most staff will commence at 7am, some will work through to around 2pm whilst others will take a longer shift to cover later in the afternoon. Night shifts are also undertaken later in the afternoon until around 9pm to ensure the birds are provided with adequate care.

The nature of the enterprise requires ongoing surveillance and access to the birds on a continual basis. Whilst the main staff typically work during daylight hours and into the evening, the on-site manager will respond to alarms and attend to the farm as required overnight.

Concession is sought for access to the farm outside the hours of 7am to 5pm to allow for early morning and late-night delivery and collection of birds which is defined by processor and customer requirements focusing on animal welfare. In some instances, consumable deliveries may occur outside the 7am to 5pm operating hours however this is not expected to be frequent.

The site is located within a Farming Zone where it is common for trucks to enter properties for stock and milk collection outside of normal business hours and the proposal is consistent with this practice. Furthermore, compliance with the relevant separation distances to surrounding dwellings ensures there is limited potential for vehicle movements to result in adverse amenity impacts to sensitive uses.

### Employees

It is anticipated that the two broiler farms will operate a single integrated enterprise, with staff working across both farms as required.

In total, it is expected that 6 full time staff will be employed, supported by an additional 3 or 4 part-time staff (approximately 20 hours per week each). The part time staff are typically required at key operational periods, including bird pick-up and shed clean-out between batches.

### Farm capacity

The proposed development comprises two broiler farms, each containing 8 sheds, with each farm having a maximum capacity of 400,000 birds.

Bird numbers will be progressively thinned out over the course of each batch, with the processor to retrieve birds of a specific size at intervals as defined by customer demands and growing performance. Birds are typically removed from the sheds from around week 5 of the batch cycle onwards, with removals occurring progressively until the end of the cycle.

### Feed

Delivery of feed to the proposed farms has the potential to occur at any time however the operation of other broiler farms managed by the operator elsewhere in the municipality suggests that deliveries will typically occur in the early morning. Feed will arrive via enclosed delivery trucks and be transferred directly into silos located at the eastern end of the sheds within each farm.

The feed will then be delivered to the chickens via an automated ducted feed system which will distribute feed directly into feed pans to which the birds have constant access. The automated nature of the feeding system ensures that the birds can easily obtain the increased nutrients as they grow throughout the batch cycle.

Throughout a batch cycle the need for feed deliveries increases as the birds grow. Whilst initially a batch will require more limited delivery of feed, by the end of a growing cycle each farm may require up to 12 truckloads of feed a week.

It is acknowledged, however, that the growing cycles of the different batches will be staggered across the two farms, which ensures that feed deliveries are distributed more evenly over time rather than occurring as concentrated peaks.

### Water

Water for the proposed development will be sourced from an on-site bore, supplemented by a reverse osmosis desalination treatment system to ensure water quality is suitable.

Sufficient allocation is already held within the Rosedale Aquifer to service both Farm 1 and Farm 2, and to meet the ongoing operational requirements of the development.

Water will be stored within 3 tanks located on the western side of each farm. This storage will ensure that a minimum of 3 days supply of potable water is available onsite at all times.

Based on standard operational requirements, water usage is anticipated to be in the order of approximately 0.5 litres per bird per day, equating to a total daily demand of around 200,000 litres per farm.

### Electricity

Each of the two farms will be connected to three-phase power; however, backup generators will also be provided at each farm, located within a shed on the western side, to ensure the ongoing ability to operate the farms in instances of power failure.

A backup diesel power supply is a mandatory requirement specified by the processor, and all generators will undergo regular testing to ensure they are maintained in full working order and available when required.

#### Lighting

Internal shed lighting will be low wattage and dimmable, ensuring it is not visible beyond the confines of the sheds. External lighting will be of low intensity and provided primarily for security purposes and limited operational requirements, such as evening placement and catch-out activities.

Having regard to the separation distances achieved and the controlled nature and direction of lighting, light spill is not expected to result in any adverse amenity impacts on neighbouring properties.

#### Heating, Cooling and Ventilation

Optimal growing conditions require careful thermal management, and as such the proposed sheds will be heated or cooled as necessary to meet processor and animal welfare requirements. Energy-efficient heating and ventilation systems will be installed within each shed to maintain appropriate internal conditions throughout the batch cycle.

A gas-fired heater will operate during the early stages of the batch cycle (typically the first 12 days), with a variable fan system assisting in regulating internal pressure and distributing warm air evenly throughout the sheds. The heating system is thermostatically controlled, activating when temperatures fall below 33° And deactivating once temperatures exceed above 33.5°, ensuring optimal growing conditions are maintained.

During warmer climatic conditions, the system will run in ventilation mode, whereby air will be drawn through evaporative cooling pads located at the ends of the sheds, allowing cooled air to be distributed throughout the internal environment. This system assists in maintaining stable temperatures and appropriate air quality within the sheds.

#### Litter and bedding

Straw bedding is to be placed on the floor of the proposed sheds and will be sourced from local suppliers where available. Maintaining dry bedding is a key management practice, as it assists in minimising odour, supporting bird health and ensuring appropriate conditions within the shed.

Once birds are collected at the end of the batch, the litter will be removed from the sheds via enclosed trucks and transported off site.

The sheds will then be cleaned with high-pressure, low-volume sanitising sprays, and prepared in accordance with best practice hygiene protocols prior to the placement of the next batch of chickens.

### Removal of dead & diseased chickens

An Ecodrum composing system will be utilised to enable the safe and efficient disposal of deceased birds on a daily basis. This enclosed system supports effective mortality management while maintaining a high level of biosecurity, and avoids any need to freeze or bury deceased birds.

### Vermin control

The proposed sheds are designed to prevent vermin from entering the buildings, including rats, mice and birds through the use of impermeable concrete flooring and sealed wall panels.

External rodent baiting and trapping will be undertaken around the perimeter of the sheds and in proximity to feed storage areas, on a routine and ongoing basis.

Regular inspections and maintenance of vermin control measures will be undertaken by the operator to ensure that systems remain effective and that appropriate biosecurity standards are maintained at all times.

### Chemicals and Fuel

Normal farm operations will require the storage of bulk LPG to provide for heating of the sheds as growing conditions demand. Bulk LPG storage will be provided at each farm, located adjacent to the respective maintenance building in accordance with regulatory requirements.

Bulk diesel will also be stored on site to provide for generator usages. Diesel storage will be provided at each farm and will be within double containment in accordance with Australian Standards.

Chemicals for water treatment and cleaning within the sheds will also be stored on site in a safe manner. Each farm will include a designated storage area within the maintenance building for chemicals, ensuring they are securely stored and managed in accordance with best practice and regulatory requirements.

### Effluent

Accompanying the Application is a Land Capability Assessment Report prepared by *Chris O'Brien & Company Pty Ltd* which confirms the site's ability to treat and retain wastewater onsite in the absence of reticulated sewer.

Appropriately designed onsite wastewater management systems will be provided to service each farm. These systems will be designed and installed by suitably qualified and licensed plumbers to accommodate wastewater generated by the proposed, including effluent from toilet and wash facilities within the respective amenities buildings.

A permit to install the onsite wastewater management systems will be obtained from Council prior to installation, ensuring the systems are designed and constructed to suitable standards.

### Noise

Noise associated with the proposed farms will be predominately contained within the broiler sheds, which will reduce impacts to surrounding properties. The proposed fans and ventilation systems are the primary noise generating components, and as such, the proposal seeks to utilise proven, industry-standard equipment designed to minimise noise emissions.

The operator has experience in the use of these systems at other broiler farm operations, where they have proven to be effective and have not resulted in noise complaints. These systems have therefore been incorporated into the proposal.

The attached Environmental Management Plan includes relevant performance indicators and management actions to ensure compliance with the noise in regional Victoria guidelines and to avoid impacts to surrounding amenity.

It may be considered that increased traffic as a result of the proposal will result in the creation of noise impacts. However, the Environmental Management Plan accompanying the application includes a range of objectives and performance indicators to mitigate risks associated with traffic noise. Having regard to the location of the farms, the separation distances achieved, and the implementation of appropriate operational practices, the proposal is expected to avoid unreasonable or detrimental noise impacts on neighbouring properties.

### Odour

Poor farm management can result in production of offensive odours in chicken farming. This is primarily as a result of damp litter, poor temperature control or ventilation and inadequate cleaning practices. However, the proposed development will be operated by an experienced broiler farm operator, and the regulatory framework imposed by processors requires strict adherence to animal husbandry and environmental management practices. These requirements provide confidence that the farm will be managed in a responsible manner and that offensive odours will be minimised.

The Odour Assessment accompanying the Application concludes that based on the odour surveillance of the nearby farms to the north and odour modelling for the proposed development, the proposal will not result in adverse odour impacts on surrounding land uses and is considered acceptable in terms of amenity.

The Environmental Management Plan includes a detailed discussion on the management of potential odour sources, including measures to maintain dry litter, appropriate ventilation, and regular cleaning and monitoring practices to minimise odour generation.

### Dust and Air Emissions

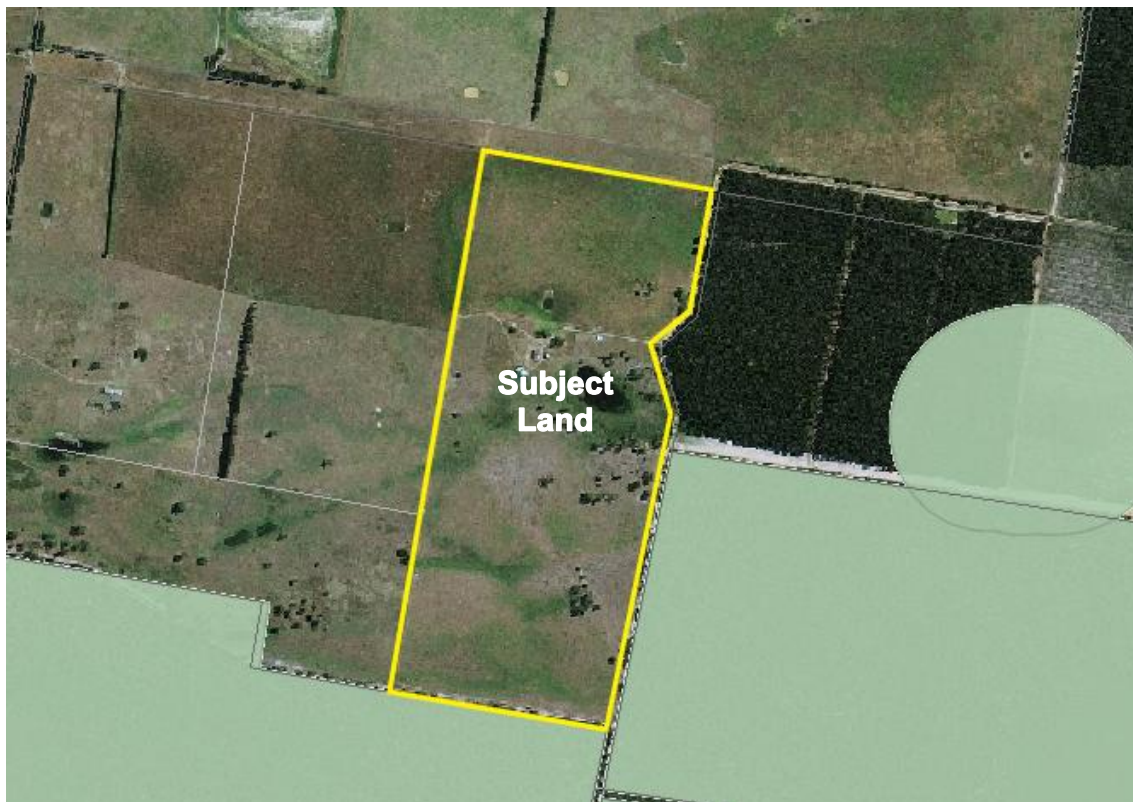
It is acknowledged that the generation of dust and air emissions could potentially cause adverse amenity impacts and, as such, the proposal has been carefully designed and will be managed to avoid the creation of such emissions as far as practical.

The attached Environmental Management Plan includes detailed measures for the management of dust and air emissions, including the establishment of objectives, performance measures and corrective actions to minimise and respond to any potential emissions.

## 5. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a Cultural Heritage Management Plan (CHMP) is required under the *Aboriginal Heritage Act 2006* for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity.*



*Cultural Heritage Sensitivity Mapping – Source: VicPlan*

The subject land is not contained within an area of cultural heritage sensitivity and as a consequence there is no requirement to provide a CHMP in support of the proposal.

## **6. Planning Policy**

The following comments respond to State and Local Planning Policy as relevant to the proposal.

### **6.1 Municipal Planning Strategy**

#### Clause 02.01 Context

The Planning Policy Framework identifies agriculture as a major industry within Wellington, contributing both directly and indirectly to the ongoing prosperity of the area. The proposal will support and enhance agricultural activity and therefore responds positively to Clause 02.01.

#### Clause 02.03-2 Environmental and Landscape Values

This Clause recognises that parts of Wellington's rural areas contain some of the most ecologically important and diverse areas in Victoria. It identifies key environmental and landscape considerations including water quality, inappropriate residential development and the protection of vegetation habitat adjoining wetlands and coastal parks.

While there are a number of established trees within the subject land, the proposed development has been appropriately sited and designed to provide suitable separation from these features.

The application does follow a detailed assessment pathway for the removal of native vegetation given the extent of native grasses which will be impacted however the quality of this loss is limited and will be offset to ensure no net loss to biodiversity.

#### Clause 02.03-3 Environmental Risks & Amenity

This Clause encourages the adoption of best practice environmental and risk management to avoid environmental degradation and amenity conflicts associated with bushfire flooding, salinity, drought and land degradation.

The subject land is not identified as being low lying or known to be affected by salinity. Whilst the Bushfire Management Overlay extends into the property along the eastern and western boundaries, the proposed development has been sited outside of the mapped area.

The land is also located with a Declared Bushfire Prone Area. However, the proposed use is not included within the list of land uses where bushfire risk is required to be considered at the planning permit stage. In addition, the proposal will not result in a large congregation of people of the site.

#### Clause 02.03-4 Natural Resource Management

This Clause seeks to ensure that agricultural land is managed in a sustainable manner and includes strategies aimed at protecting productive agricultural land and discouraging inappropriate residential development.

The proposed use and development of the land for broiler farms is consistent with this Clause, as it represents a legitimate agricultural activity sited within an established rural area. The proposal does not rely on high quality soils and is well suited to the characteristics of the land, ensuring that more productive agricultural land within the municipality is not compromised.

The proposal will support and strengthen the ongoing agricultural use of the land and contribute to the broader economic role of the industry.

#### Clause 02.03-5 Built Environment & Heritage

This Clause recognises the extensive and diverse cultural heritage and European heritage present within the Wellington Shire and promotes the identification, protection and conservation of places of heritage significance.

The subject land is not identified as having any heritage significance. It does not contain any areas of cultural heritage sensitivity or registered cultural places and is not affected by a Heritage Overlay.

#### Clause 02.03-6 Economic Development

The proposal responds well to this Clause as it will facilitate the establishment of a new agricultural enterprise, contributing increased employment and investment within the local economy.

Employment opportunities will be generated not only through the ongoing operation of the farm, but also during the construction phase and through associated off-site activities such as feed supply and other consumables.

### **6.2 Planning Policy Framework**

#### Clause 12.01-1S & Clause 12.01-1L Protection of Biodiversity

These Clauses are appropriately addressed by the proposal, which has been designed having regard to the protection and enhancement of biodiversity, with a clear focus on avoiding and minimising impacts to native vegetation and habitat.

Vegetation removal is limited to regenerating native grasses within the subject land and the assumed loss of a large tree to accommodate the road upgrade. The development has been carefully sited to ensure the large and more significant native trees on site will not be impacted thereby avoiding any significant impacts on biodiversity.

The proposal is not expected to adversely affect any identified areas of high biodiversity value, and is unlikely to result in any significant off-site impacts. Stormwater will be appropriately managed via on-site detention, ensuring no degradation of downstream environments.

#### Clause 12.01-2S & Clause 12.01-2L Native Vegetation Management

The three-step approach relating to the avoidance, minimisation and offsetting of native vegetation has been applied through adoption of a sensitive design which maintains sufficient separation from large and significant native trees on site.

Native vegetation removal follows a detailed assessment pathway due to the extent of impact however is limited to regenerating lower quality native grasses within the subject land and the assumed loss of one tree within the road reserve. The extent of removal has been minimised through careful siting and design and is confined to vegetation of relatively low quality.

Any native vegetation losses associated with the proposal will be offset in accordance with the Guidelines, ensuring that there is no net loss to biodiversity.

#### Clause 13.02 Bushfire

The southern and eastern portions of the subject land are identified as being within the Bushfire Management Overlay however the proposed development has been largely sited outside of the mapped area. The whole of the site however is mapped as being Bushfire Prone.

Some specific uses trigger consideration at the planning phase when contained within a Bushfire Prone Area, however the proposal at hand is not a use listed at Clause 13.02-1S.

The site and surrounding area are characterised by gently undulating land comprising predominantly open farmland dominated by pastoral grasses, which generally present a lower bushfire hazard compared to heavily vegetated landscapes. Whilst plantation areas adjoining the site have the potential to present an elevated bushfire risk, it is noted that the plantation immediately adjacent to the subject land has been recently harvested and is further segmented by an established network of roads, which assist in reducing fuel continuity.

The layout of the development incorporates internal accessways surrounding the proposed broiler sheds, providing separation from any potential grassfire within the site and reducing the likelihood of direct flame contact with buildings. In addition, all proposed buildings and structures will be constructed from non-combustible materials.

#### Clause 13.06-1S Air Quality Management

This Clause seeks to ensure that land use and development minimise air pollution and protect air quality, particularly in relation to amenity impacts such as odour and dust.

An Odour Environmental Risk Assessment has been prepared by GHD in support of the application. The assessment has been undertaken in accordance with EPA Publication 1883 and relevant industry guidelines and includes detailed odour dispersion modelling to assess potential impacts at surrounding sensitive receptors.

The assessment concludes that the risk of offensive odour associated with the operation of the proposed broiler farms is acceptable, with any impacts consistent with those typically expected within a rural environment.

#### Clause 13.07-1S Land Use Compatibility

The objective to Clause 13.07-1S *Land Use Compatibility* is to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

The proposal is well considered and meets the objective having regard to the following:

- The proposal is compatible with adjoining and nearby land uses, noting the established broiler farm operations located to the north of the subject land.
- The proposed broiler farms are appropriately sited within a rural area and have been designed having regard to key amenity and environmental considerations, consistent with the *Victorian Code for Broiler Farms 2009 (as amended 2018)*.
- The development provides appropriate separation from sensitive uses, with no dwellings adversely affected.
- The accompanying Odour Environmental Risk Assessment demonstrates that the proposal will not result in any unreasonable amenity impacts to surrounding land uses.
- An Environmental Management Plan has been prepared to guide the ongoing operation of the site and ensure best practice environmental management, minimising impacts on the environment and surrounding amenity.

#### Clause 14.01-1S Protection of Agricultural Land

The objective of Clause 14.01-1S *Protection of Agricultural Land* is to protect the State's agricultural base by preserving productive farmland and avoiding its permanent loss to non-agricultural uses.

The proposal responds positively to this Clause as it facilitates the establishment of two broiler farms, representing a legitimate agricultural use within a rural area.

The development will support and strengthen the ongoing use of the land for primary production and contribute to the broader agricultural economy.

Importantly, the proposal does not remove land from the agricultural base, but rather reinforces its use for agricultural purposes. The proposed use is well suited to the characteristics of the land and does not rely on high quality soils, ensuring that more productive agricultural land is not compromised.

The proposal will not adversely impact the continuation of agricultural activities on adjoining land, which is predominantly used for grazing. The siting of the development within an established broiler farm locality, with two existing broiler farm operations located to the north, further reinforces its compatibility with the surrounding agricultural context.

The accompanying Odour Environmental Risk Assessment confirms that cumulative impacts associated with the proposal are acceptable and will not result in any unreasonable amenity impacts to surrounding sensitive uses.

#### Clause 14.01-1L Protection of Agricultural Land – Wellington

The proposal is entirely consistent with, and responds strongly to, the use and development strategies of Clause 14.01-1L *Protection of agricultural land - Wellington*. The proposed broiler farms represent a use directly associated with agricultural production and will support the ongoing and efficient use of the land for farming purposes.

The development does not introduce any non-agricultural or incompatible land uses and will not adversely impact the continued operation of existing farms in the locality, noting its siting within an established broiler farm area

#### Clause 14.01-2S Sustainable Agricultural Land Use

The objective of Clause 14.01-2S *Sustainable Agricultural Land* is to encourage sustainable agricultural land use and Policy consideration is required to be provided to the Victorian Code for Broiler Farms 2009 (with amendments 2018).

This report offers a detailed response to the Victorian Code for Broiler Farms 2009 (with amendments 2018) which includes specific detail of the proposal and demonstrates compliance.

#### Clause 15.01-2S Building Design

The proposal accords with the objective to Clause 15.01-2S *Building Design*, as it has been designed having regard to the site context and surrounding rural environment, ensuring that the siting and layout minimise impacts on adjoining land and the broader landscape.

The scale and appearance of the proposed broiler sheds are consistent with existing broiler farm developments within the locality and are not considered to be visually intrusive or out of character with the established rural setting.

#### Clause 15.01-6S Design for Rural Areas

Clause 15.01-6S Design for rural areas seeks to ensure development respects valued areas of rural character. The buildings have retained a low profile with a maximum height of 4.86m and will be further obscured from the public realm and neighbouring properties through use of screen planting.

#### Clause 17.01 Employment

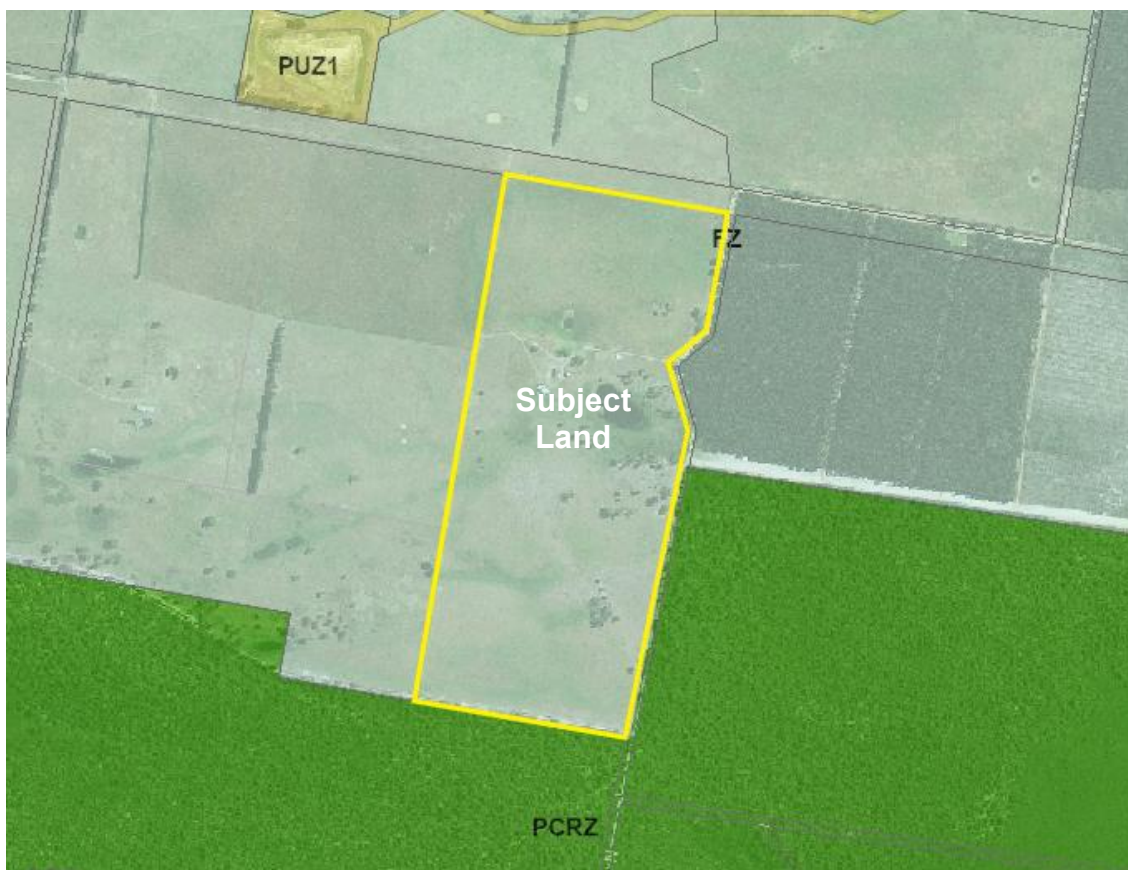
The proposal provides a direct link to the enhancement of employment within the Wellington Shire through the establishment of two broiler farms. It will generate employment opportunities during both the construction and ongoing operation of the development, while also injecting funds into the local economy and supporting associated industries such as feed supply, transport and other consumables.

## 7. Planning Elements

### 7.1 Farming Zone

The subject land is contained within the Farming Zone, the purpose of which is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of the land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for specific purposes identified in a schedule to this zone.*



Zone Mapping – Source: VicPlan

The proposal accords with the purpose of the Farming Zone in that it provides for the use of land for agricultural purposes and will generate local employment. The proposal will enhance the agricultural use of the land in a sustainable and environmentally friendly manner.

A Planning Permit is triggered at Clause 35.07-1 to use land for a Poultry Farm, where there are more than 100 poultry proposed (not including emus or ostriches).

A Planning Permit is also triggered at Clause 35.07-4 for Buildings & Works given Poultry Farm is a Section 2 use prescribed at Clause 35.07-1.

| Response to Clause 35.07-4 Buildings and works                  |                |                                                                                                                                                                           |
|-----------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Trigger                                                         | Requirement    | Response                                                                                                                                                                  |
| <b>B&amp;W Section 2 Use</b>                                    |                | <b>Trigger</b><br>The proposed cluster farm is a Section 2 use.                                                                                                           |
| <b>Earthworks in Schedule</b>                                   | None Specified | N/A                                                                                                                                                                       |
| <b>Setback from TZ2</b>                                         | 100m           | N/A<br>Rosedale-Longford Road is the nearest TZ2 road however it is approximately 1.5km to the north of the site.                                                         |
| <b>Setback from TZ3 or PAO</b>                                  | 40m            | N/A                                                                                                                                                                       |
| <b>Setback from any other road</b>                              | 20m            | The proposed development is generously setback from Farrell Lane to the east and from the unmade Government Road to the north, with setbacks will in excess of 20 metres. |
| <b>Setback from any other boundary</b>                          | 5m             | The siting provides generous setbacks from side and rear boundaries generously exceeding 5m.                                                                              |
| <b>Setback from dwelling not in same ownership</b>              | 100m           | The closest dwelling is more than 100 metres to the northwest of the subject land and proposed development.                                                               |
| <b>Setback from small second dwelling not in same ownership</b> | 100m           | There are no small second dwellings within 100 metres of the proposed development.                                                                                        |
| <b>Setback from Waterways</b>                                   | 100m           | The proposed development is setback generously from any waterways being well in excess of 100 metres.                                                                     |
| <b>Feeding Infrastructure</b>                                   |                | N/A – the application is not for feeding infrastructure.                                                                                                                  |
| <b>Wind Energy Facilities</b>                                   | 1km            | There are no wind energy facilities within 1km of the subject land.                                                                                                       |
| <b>Work Authority</b>                                           | 500m           | The proposed development is not within 500 metres of a Work Authority.                                                                                                    |

### Response to Decision Guidelines

- The proposal represents a positive response to the Farming Zone as it will support and enhance the ongoing agricultural use of the land through the establishment of two new broiler farms.
- Appropriate due diligence has been undertaken to confirm that the land can accommodate the proposed use in a sustainable manner, including consideration of odour, traffic, land capability and native vegetation.
- The subject land is well suited to the proposed use, with appropriate separation to sensitive receptors and convenient access to the surrounding road network.
- The proposal is highly compatible with the surrounding agricultural context, noting it is located within an established broiler farm locality with existing broiler farms established to the north. Surrounding land is predominantly used for grazing or forestry and the proposal will not give rise to land use conflict.
- The development will not adversely impact the operation or expansion of adjoining agricultural uses, with appropriate separation distances having been achieved in accordance with the Victorian Code for Broiler Farms.
- The proposal makes use of existing access arrangements and does not require any significant upgrades to infrastructure.
- The scale, height and bulk of the proposed buildings are consistent with typical broiler farm developments and will not present as a dominant feature within the landscape. The development is setback generously from road frontages and will be further softened through landscape planting.
- The proposal has been designed to avoid and minimise impacts to significant site native vegetation. All large trees contained within the subject land will be retained. Vegetation removal is limited to lower quality regenerating native grasses to accommodate the development and the assumed loss of one tree within the road reserve to facilitate suitable vehicle access.
- The proposal will not result in any unreasonable traffic impacts, with the surrounding road network capable of accommodating the development.

## 7.2 Bushfire Management Overlay

The eastern and southern portions of the subject land are contained within the Bushfire Management Overlay, the purpose of which is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.*



*Bushfire Management Overlay Mapping – Source: VicPlan*

The proposed development has been sited more centrally on the land being predominately outside of the Bushfire Management Overlay. Agriculture is also not a use prescribed pursuant to Clause 44.06-2 negating any need for planning permission under the Bushfire Management Overlay.

## 7.3 Particular Provisions

### 7.3.1 Clause 52.06: Car Parking

The purpose of Clause 52.06 *Car Parking* is:

- *To ensure that car parking is provide in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that provisions of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *The sure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Pursuant to Claus 52.06-2 car parking must be provided before a new use commences.

Pursuant to Clause 52.06-6 where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, car parking spaces must be provided to the satisfaction of the Responsible Authority before a new use commences or the floor area or site area of an existing use is increased.

There is no car parking rate specified in Table 1 for a Broiler farm or Poultry Farm and as such car parking must be provided to the satisfaction of the Responsible Authority.

As outlined in the accompanying Traffic Report prepared by TrafficWorks, there is adequate room available on the site to provide for all anticipated parking requirements.

The proposed development comprises two broiler farms which will operate as a single integrated enterprise, with staff working across both farms as required. It is anticipated that approximately 5–6 full time staff would be employed across the site, with staff numbers fluctuating depending on the stage of the production cycle. On this basis, it is expected that a limited number of staff (generally in the order of 2–6 persons) would be present on the site at any one time.

The site has ample capacity to accommodate car parking within the proposed hardstand areas associated with the farm infrastructure, which will comfortably cater for staff vehicles. Other visitors to the site will primarily comprise service vehicles, including feed deliveries, chick deliveries and bird collection, which are accommodated separately within the internal access and circulation areas.

### 7.3.2 Clause 52.17: Native Vegetation

The purpose of Clause 52.17 *Native Vegetation* 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 Energy, Environment and Climate Action, 2025) (the Guidelines):*

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

*To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

Planning approval is triggered at Clause 52.17-1 for the removal of native vegetation associated with the establishment of the proposed farms and to facilitate the upgrade of Farrell Lane.

The native vegetation being considered under the provisions of Clause 52.17-1 includes that which will need to be physically removed, together with vegetation otherwise assumed to be lost as a result of the proposal.

#### Application Requirements

The Native Vegetation Assessment prepared by Ecocentric Environmental Consulting together with plans and photographs accompanying the application satisfy the Application Requirements specified within the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation, December 2017* ('the Guidelines').

Whilst the proposal has sought to avoid and minimise loss of native vegetation, the total extent of loss is more than 0.5ha in area and therefore triggers a Detailed Assessment Pathway.

The Native Vegetation Removal Report includes detail on the assessment pathway, the vegetation earmarked for removal, mapping and offset requirements, along with other details as required by within Table 4 of the Guidelines.

The native vegetation considered under the provisions of Clause 52.17 comprises three patches of native grassy understory vegetation (Zone 1-a, 2-a & 3-a) and the assumed loss of one scattered tree (Zone 4-a).



*General view over understorey to be impacted to develop Farm 1*



*General view south over understorey to be impacted to develop Farm 2*



*Looking west towards scattered tree assumed lost*

To compensate for the loss of vegetation, a third-party offset will be secured to ensure no net loss of biodiversity, in accordance with the requirements of Clause 52.17-5. Search results from the Native Vegetation Credit Register have been provided with the Application which confirm the availability of the required offsets on the current market with all necessary attributes (Report ID: 36721).

In response to the application requirements specified at Table 4 of the Guidelines we offer the following comments in addition to those provided within the accompanying Vegetation Assessment Report.

|    | Application Requirement          | Response/Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Vegetation to be removed         | <p>Accompanying the Application is a Vegetation Assessment Report prepared by <i>Ecocentric Environmental Consultants</i> which includes a Native Vegetation Removal Report.</p> <p>The Native Vegetation Removal Report confirms the assessment follows a Detailed Assessment Pathway and provides detail on the native vegetation losses and includes associated mapping.</p> <p>The need to follow a Detailed Assessment Pathway has arisen given more than 0.5ha of native vegetation is either proposed for removal or otherwise assumed lost as a result of the proposal.</p>                                                                                                                                                               |
| 2. | Topographic and land information | <p>The landform within proximity to the proposed vegetation removal is flat.</p> <p>There are no drainage lines or water courses located within proximity to the proposed vegetation removal.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3. | Photographs                      | Photographs of the existing vegetation included within this report are recent having been taken on 11 March 2026. Some additional photographs are also included within the Vegetation Assessment Report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 4. | Past Removal                     | There are no known records of any removal of native vegetation from the subject land within the past 5 years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5. | Avoid and minimise statement     | An avoid and minimise statement has been included later within this report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 6. | Property Vegetation Plan         | There are no Property Vegetation Plans applying to the subject land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 7. | Defendable space statement       | Whilst part of the site is affected by the provisions of the Bushfire Management Overlay the vegetation removal element of the project is not being undertaken for defendable space purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 8. | Native Vegetation Precinct Plan  | The Application is not being made under the provisions of Clause 52.16.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 9. | Offset statement                 | <p>As a Permit is required to remove native vegetation, the biodiversity impacts from the removal must be offset in accordance with the Guidelines. It is anticipated that the standard Conditions will be imposed on Permit which specify the offset requirement and the timing to secure the offset.</p> <p>There is no ability to provide a first party offset in this instance given the presence of an existing dwelling. It is therefore necessary that vegetation offsets be achieved through third party arrangements.</p> <p>A Report of Available Native Vegetation Credits ID: 36721 has been provided in support of the proposal which confirms suitable offsets are available to compensate for the proposed vegetation removal.</p> |

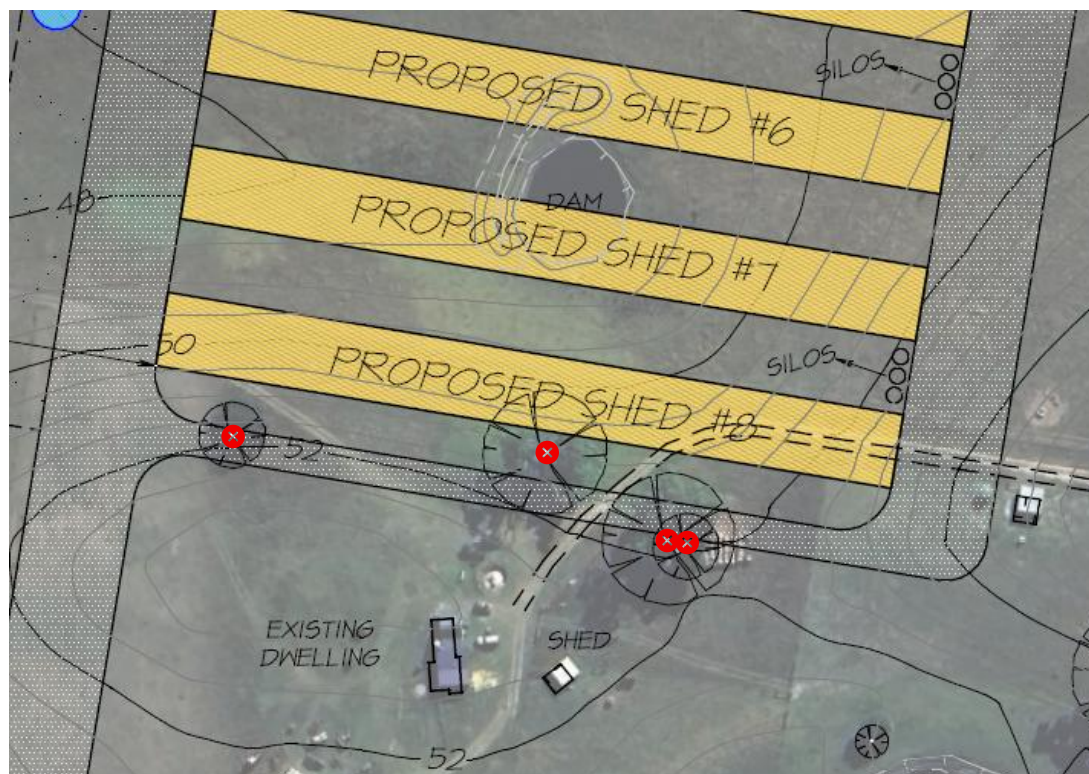
|    | Decision Guidelines                                                                                         | Response/Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Efforts to avoid and minimise vegetation removal to be commensurate with the biodiversity and other values. | <p>Efforts to avoid and minimise impacts to native vegetation are considered commensurate to the biodiversity values of the area as detailed in the below avoid and minimise statement.</p> <p>Whilst the extent of vegetation removal results in a detailed assessment pathway the quality of the vegetation removal is somewhat limited. The patches of vegetation (Zone 1-a, 2-a &amp; 3-a) are classified as patches by the presence of &gt;25% coverage of Weeping Grass that has recolonised as a result of the limited grazing activities in more recent times.</p> <p>If the land had of been more intensively grazed consistent with the provisions of the Farming Zone, it would be unlikely that there would be sufficient coverage of native species to classify the vegetation as a native vegetation patch.</p> <p>Former native vegetation controls would have recognised the vegetation as degraded treeless vegetation and wouldn't have resulted in any requirement for native vegetation offsets. However, the controls of today differ and as a consequence this application addresses the vegetation loss in full despite its more limited quality.</p> <p>The Vegetation Assessment Report assesses the impacted areas as having Low habitat significance and concludes that the proposal is unlikely to result in any material impacts on significant flora or fauna species.</p> |
| 2. | Water courses, land degradation and groundwater.                                                            | The vegetation is considered to play a minimal role in protecting water quality and preventing land degradation given the landform and generous offset from existing watercourses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 3. | Identified landscape values.                                                                                | <p>There are no Environmental Significance, Vegetation Protection or Character Overlays applying to the site or immediate surrounds.</p> <p>The proposal has been designed to ensure the retention of the large mature canopy trees contained on site which represent the most significant landscape and ecological features of the land.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4. | Aboriginal Heritage Act 2006.                                                                               | The vegetation assumed lost is not identified as being protected under the <i>Aboriginal Heritage Act 2006</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 5. | Defendable space.                                                                                           | Vegetation removal is not being undertaken for the purpose of establishing defendable space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 6. | Property Management Plan.                                                                                   | There is no Property Management Plan applying to the subject land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 7. | Offsets                                                                                                     | There is the ability to obtain and secure vegetation offsets which meet the offset requirements in accordance with the Guidelines. This has been demonstrated through the inclusion of a Report of Available Native Vegetation Credits ID: 36721.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 8. | Clause 52.16                                                                                                | <p>N/A</p> <p>The Application is not being made under the provisions of Clause 52.16.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 9. | Impacts on biodiversity                                                                                     | The proposal will result in limited biodiversity impacts, with vegetation removal confined to highly degraded pasture vegetation. Importantly, the numerous large scattered native trees and other significant habitat features across the site are retained, and the assessment concludes that impacts on significant flora and fauna species are negligible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

### **Avoid & Minimise Statement**

The purpose of the application is to facilitate a cluster farm on land that is ideally suited to such a use, and which responds directly to the objectives of the Farming Zone. Having regard to the surrounding agricultural land uses, the separation available from sensitive receptors and the limited viability of the land for meaningful grazing activities, the proposed use and development represents an appropriate and efficient use of the land.

Notwithstanding this, the proposal has been designed having regard to the avoid and minimise principles. Avoidance of native vegetation removal has been prioritised throughout the design process. The poultry sheds, associated buildings and supporting infrastructure have been sited to avoid impacts on the numerous mature native canopy trees located throughout the property. Whilst there are a number of established trees across the site, the final layout maintains adequate separation to ensure their ongoing retention.

The internal access network was also subject to design refinement during preparation of the application. Earlier design iterations identified potential impacts to several mature trees, including direct removal and encroachment into notional Root Zones. In response, the access alignment was reviewed and subsequently realigned to avoid these trees, ensuring they can be retained without adverse impact. Similarly, the location of the new access connection between Farrell Lane and the development area was carefully selected to avoid impacts on native vegetation.

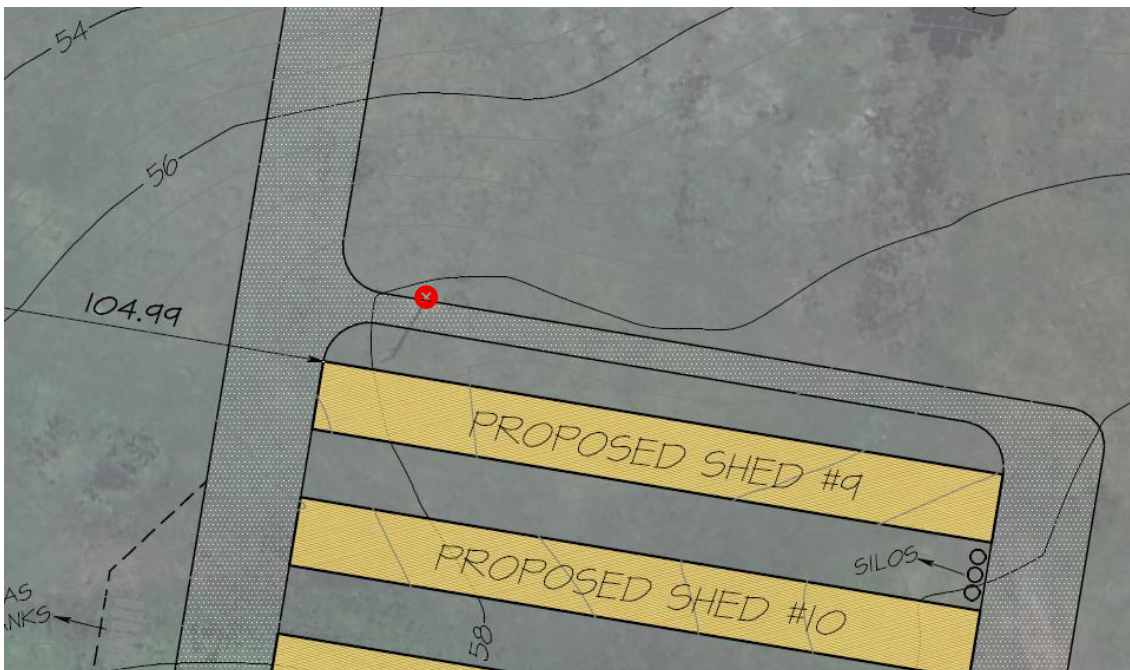


*Extract from Site Plan (V1) – superseded*

 *Trees which would have been impacted*



*Looking west towards the 4 trees that would have been impacted under Site Plan V1*



*Extract from Site Plan (V1) – superseded*

✗ *Dead tree which would have been impacted*



*Dead tree which would have been impacted under Site Plan V1*

The Traffic Impact Assessment identifies the need to achieve safe sight lines at the Farrell Lane and Rosedale-Longford Road intersection. Importantly, the accompanying Native Vegetation Assessment confirms that this can be achieved through selective pruning of vegetation rather than its removal. As a result, the traffic upgrades associated with the proposal have been designed to maintain road safety whilst avoiding unnecessary impacts on native vegetation.

Whilst some native vegetation removal is unavoidable to facilitate the development, it is limited to lower quality vegetation as identified within the Native Vegetation Assessment. Importantly, the more significant vegetation assets of the site, being the mature scattered canopy trees, have all been retained. The vegetation proposed to be removed is largely confined to Weeping Grass and associated understorey species occurring within previously cleared agricultural land. The assessment identifies this vegetation as highly degraded, noting that it has recolonised portions of the site following a reduction in grazing pressure in recent years.

It is noteworthy that vegetation of this nature would historically have been assessed as degraded treeless vegetation and would not have triggered the level of assessment now required. However, changes to the planning controls over time, coupled with the extent of vegetation proposed to be removed, result in the proposal being assessed under the Detailed Assessment Pathway. Whilst there is an argument that some of the vegetation may constitute regrowth and therefore be exempt from assessment, there is no reliable means of accurately mapping this vegetation over time. A precautionary approach has therefore been adopted, with all native vegetation assessed and offset accordingly.

The proposal also assumes the loss of a single scattered tree located within the existing Farrell Lane road reserve. The tree is already heavily compromised by its location within the road pavement corridor and existing site conditions. Given its condition and the road upgrade requirements associated with the proposal, it has been assumed that the tree will ultimately be lost and appropriate offsets will therefore need to be provided. Having regard to the tree's already compromised nature, alternative mitigation measures were not considered likely to achieve a meaningful long-term outcome.

Whilst the application follows a 'Detailed Assessment Pathway', substantial effort has been made to avoid and minimise impacts wherever practicable. The proposal retains the site's most significant vegetation assets and will provide offsets in accordance with Clause 52.17, ensuring that the development results in no net loss of biodiversity.

## 7.4 General Requirements

### 7.4.1 Clause 53.09 Poultry Farm

Clause 53.09 *Poultry Farm* applies to Permit Applications to use or construct a building or carry out works for a poultry farm.

The purpose of Clause 53.09 Poultry Farm is:

- *To facilitate the establishment and expansion of poultry farms, including broiler farms, in a manner that is consistent with orderly and proper planning and the protection of the environment.*

The proposal is considered to respond well to the purpose as the proposed broiler farms have been sited on appropriate land which is offset from native vegetation and waterways. It has also been designed to facilitate a high-quality operation which meets the *Victorian Code for Broiler Farms 2009 (Plus 2018 Amendments)*.

#### Decision Guidelines

The proposed Cluster Farm responds appropriately to the *Victorian Code for Broiler Farms 2009 (Plus 2018 Amendments)* as outlined in detail in an earlier section of this report.

The proposed broiler farms will form a Farm Cluster as they will have overlapping separation distances and have a combined farm capacity of greater than 400,000 birds.

An Odour Environmental Risk Assessment has therefore been prepared in support of the Application in accordance with Section 6 of the Code which is favourable to the proposal.

The layout and operation of the proposed broiler farms is logical enabling operational efficiency without adverse amenity impacts and so the development can exist in harmony with surrounding uses.

Consideration has been given to the careful placement of the proposed broiler farms on suitable land offset sufficiently from waterways and native vegetation. The bulk and appearance of the development will be reduced due to the use of enhancement landscaping and generous setbacks from boundaries.

Ultimately the proposal will enhance agricultural production of the land whilst aiding employment and the local economy. The operation will be highly efficient and provide for optimal growing and care of broiler birds consistent with the Code.

## 8. Conclusion

The proposed use and development of two poultry farms (Farm Cluster) and removal of native vegetation at 178 Farrell Lane, Rosedale is considered to accord with all relevant provisions of the Farming Zone of the *Wellington Planning Scheme*. The proposal is consistent with Planning Policy Framework and Local Policy and has been designed to complement the adjoining properties.

For these reasons we respectfully request that Council consider the merits of the Application favourably and resolve to issue a Planning Permit.

Crowther & Sadler Pty Ltd  
July 2026

**Appendix A: List of Attachments**

|   |                                                                                                                                         |
|---|-----------------------------------------------------------------------------------------------------------------------------------------|
| A | Application for Planning Permit Form                                                                                                    |
| B | Planning Permit Application Checklist                                                                                                   |
| C | Site Plan (Version 3, dated 23/04/2026)                                                                                                 |
| D | Locality Plan (Version 1, dated 21/04/2026)                                                                                             |
| E | Nearby Farms Plan (Version 1, dated 21/04/2026)                                                                                         |
| F | Surrounding Proximity Plan (Version 1, dated 21/04/2026)                                                                                |
| G | Floor Plans & Elevations: <ul style="list-style-type: none"> <li>- Maintenance &amp; Admin Building</li> <li>- Broiler Sheds</li> </ul> |
| H | Odour Environmental Risk Assessment – GHD (17/04/2026)                                                                                  |
| I | Landscape Plans – STEM Landscape Architecture & Design                                                                                  |
| J | Traffic Impact Assessment Report – TrafficWorks (22/06/2026)                                                                            |
| K | Native Vegetation Assessment – Ecocentric Environmental Consulting                                                                      |
| L | Land Capability Assessment Report – Chris O’Brien & Company Pty Ltd                                                                     |
| M | Access Road & Drainage Design - Chris O’Brien & Company Pty Ltd                                                                         |
| N | Stormwater Calculations                                                                                                                 |
| O | Report of Available Native Vegetation Credits ID: 36721                                                                                 |
| P | Copy of Title (Lot 1 on PS649530)                                                                                                       |
| Q | Environmental Management Plan (June 2026)                                                                                               |