

# Application for a Planning Permit

## Section 1: LAND DETAILS

Unit Number:	Street Number: 1106	Street Name: moe-willow Grove Rd
Town: Willow Grove	Postcode: 3825	

## FORMAL LAND DESCRIPTION (Please complete either A or B - this information can be found on the Certificate of Title)

### Option A:

Lot No:	
Type of Plan: Please tick <input checked="" type="checkbox"/>	Lodge Plan <input type="checkbox"/> Title Plan <input type="checkbox"/> Plan of Subdivision <input type="checkbox"/>
Plan Number:	

### Option B:

Crown Allotment Number:	8747 Property No
Section Number:	
Parish/Township Name:	

## Section 2: PERMIT APPLICANT

Name:	James Hill & Julie mills		
Business:	Crippsland Free Range Eggs		
Postal Address:	1106 Moe-willow Grove Rd Willow Grove		Postcode: 3825
	Telephone No. (H)	(W)	(M) 0427 043 577
Email Address:	Jamesaaron1977@gmail.com		

## Section 3: OWNER DETAILS (If different to the Applicant)

Name(s):	Don Henderson		
Postal Address:	1106 Moe-willow Grove Rd		Postcode: 3825
	Willow Grove		
Telephone No. (H)	86352325	(W)	(M)
Email Address:			

## Section 4: DEVELOPMENT COST - Estimated Cost of development for which the permit is required

NA
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**Section 5: PROPOSAL** You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application.

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

**Development:**

<input type="checkbox"/> Advertising Signage	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input type="text"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input type="checkbox"/> Buildings and Works and Reduction in Carparking	<input type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

**Use:**

<input type="checkbox"/> Buildings and Works and Change of Use	<input checked="" type="checkbox"/> Home Based Business
<input checked="" type="checkbox"/> Change of Use (retrospective)	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

**Subdivision:**

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivision Qty: <input type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input type="text"/>

**Subdivision / Vegetation Removal:**

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESQ)
<input type="checkbox"/> Subdivision Qty: <input type="text"/>	<input type="checkbox"/> Alteration of access

**Other:**

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Page 2 of 52

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

- Yes     No     Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

**FURTHER DETAILS OF PROPOSAL** (optional)

~~we also have a small bus shelter type road side stall approx 1.5 m<sup>2</sup> on the entrance of our driveway with a honesty bar for people to purchase our free Range Eggs we would like to include this in the application~~

**Section 6: EXISTING CONDITIONS** Describe how the land is used and developed now.

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

land is zoned Farming and is primarily used
for Agriculture

**Section 7: PRE-APPLICATION MEETING** Has there been a Pre-Application meeting with a Council Planning Officer?

No <input type="checkbox"/>	
Yes <input checked="" type="checkbox"/>	If yes, with whom? <span style="margin-left: 50px;">Matt</span> <span style="margin-left: 50px;">Calum</span>
Date of this meeting	12-march 2020

**Section 8: DECLARATION** This form must be signed. Complete box A or B

<b>A.</b> I declare that I am the Applicant and all information given is true and correct.	Applicant signature: <span style="font-family: cursive;">[Signature]</span>	Date: 12-3-20
<b>B.</b> I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.	Applicant Signature: <span style="font-family: cursive;">[Signature]</span>	Date: 12-3-20

**CHECK LIST** Please ensure you have included the following items with your application form. *Failure to provide all the information above may result in a delay in the processing of the application.*

- A fully completed and signed copy of this form.
- The application fee (if not already paid). Most applications require a fee to be paid.
- Contact Council to determine the appropriate fee.
- Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).
- Provided plans showing the layout and details of the proposal
- Provided any information required by the planning scheme, requested by Council
- Provided a description of the likely effect of the proposal (if required)
- Completed the declaration in Section 8
- Provided a contact phone number and e-mail address

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Page 3 of 52

PLEASE FORWARD THIS APPLICATION TO

<b>E-mail:</b>	planning@bawbawshire.vic.gov.au	<b>Mail:</b>	Planning Department, Baw Baw Shire Council PO Box 304 Warragul VIC 3820
<b>Phone:</b>	5624 2411		
<b>In Person:</b>	Customer Service Centres	1 Civic Place Warragul	OR 33 Young Street Drouin

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:  
Transport Infrastructure Agencies such as VicRoads and VLine  
Energy/Utilities Providers  
Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies. Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application. If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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Page 4 of 52



Unit 6, 1F Moore Street, Moe  
P.O. Box 585, Moe  
Email: admin@lvdrafting.com.au  
Ph: 03 51262431  
Fax: 03 86777636  
DP-AD 20258

02<sup>nd</sup> September 2020

Attn: Sally Moser  
Principal Statutory Planner  
Baw Baw Shire Council

RE: PLA0079/20 - 1106 Moe Willowgrove Road Willowgrove

Dear Sally

We at Latrobe Valley Drafting are acting on behalf of the owners of the above property for the application related to and requested for:

Use and development of a Poultry farm (free range egg production) with Primary Produce Sales and Business Identification Signage. Alter access to a road in a Road Zone Category 1

Refer to all attached documents, plans and reports for full details

If you require any further detail please don't hesitate to ask

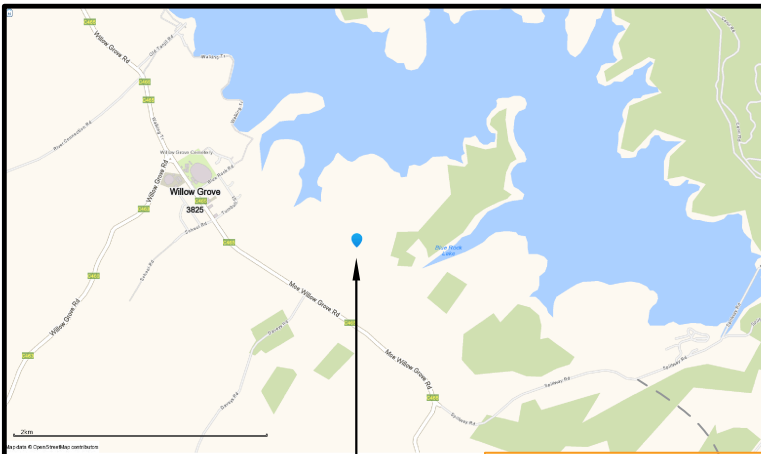
Kind regards

*S. Abbott*

Sue Abbott

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LOCATION OF SITE

**LEGEND**

- AREAS WHERE POULTRY RANGING IS NOT PERMITTED (Red shaded area)
- WATERWAY (Blue line)
- WOODLAND AREAS (Green cross-hatched area)
- 50mx50m TEMPORARY POULTRY FENCING (Green square)
- 2 Ha PERMANENT PADDOCKS (Purple outline)

- NOTE:**
- ALL TEMPORARY PADDOCKS ARE TO BE AT LEAST 30m FROM A WATERWAY AT ALL TIMES
  - ALL CHICKEN RANGING IS TO TAKE PLACE OUTSIDE OF THE 100m BUFFER SURROUNDING A NEIGHBOURING DWELLING AND 400m FROM A RESIDENTIAL ZONE
  - ANY PART OF THE PERMANENT RANGING AREA WITHIN 100m OF A NEIGHBOURING DWELLING IS TO BE SEALED OFF TO POULTRY IN THOSE AREAS AFFECTED

**PERMIT REQUIREMENTS**

**35.07 - FARMING ZONE**  
SECTION 1 - PERMIT NOT REQUIRED

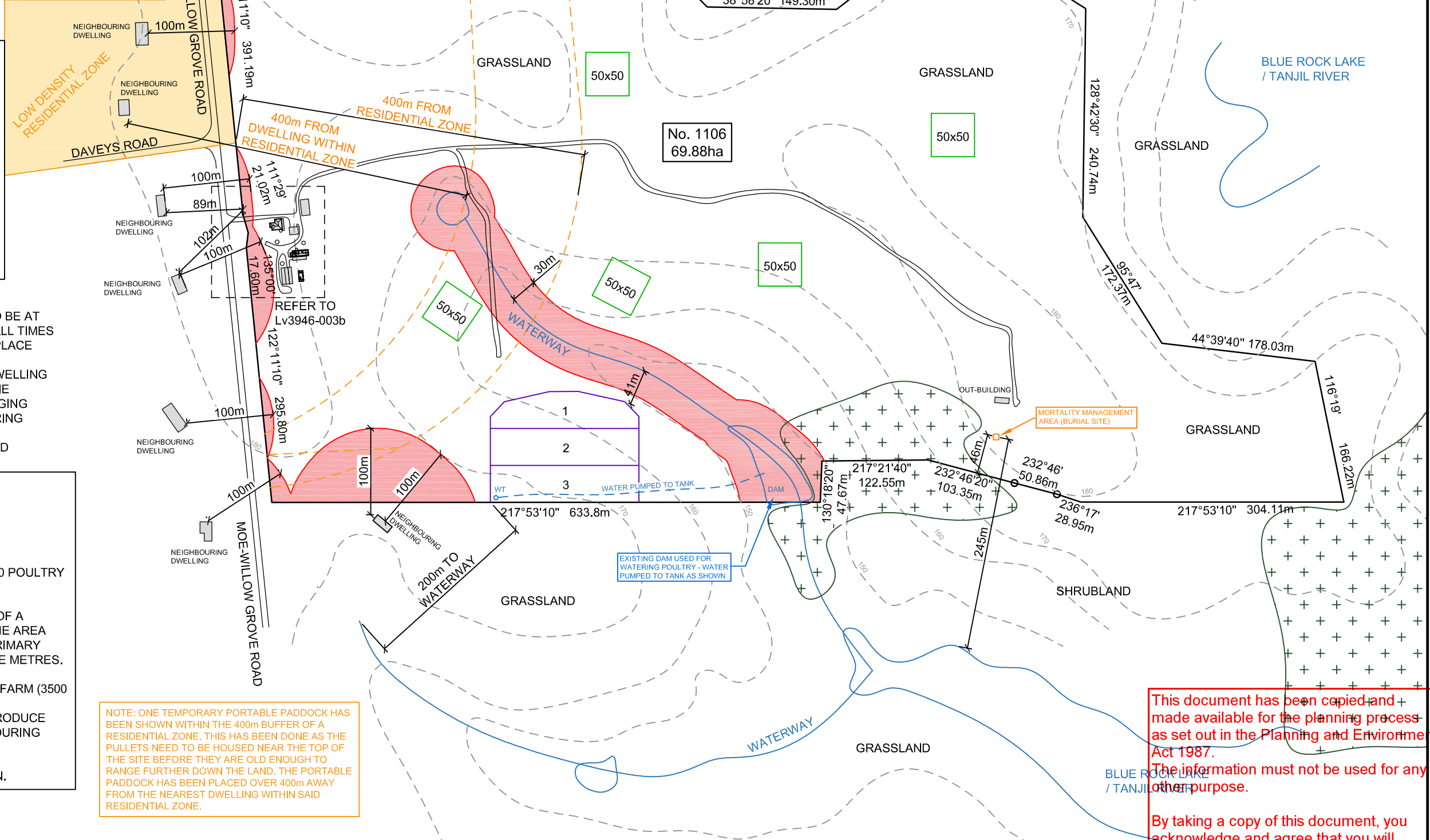
USE: POULTRY FARM  
CONDITION: MUST BE NO MORE THAN 100 POULTRY

USE: PRIMARY PRODUCE SALES  
CONDITION: MUST NOT BE WITHIN 100m OF A DWELLING IN SEPARATE OWNERSHIP. THE AREA USED FOR THE DISPLAY AND SALE OF PRIMARY PRODUCE MUST NOT EXCEED 50 SQUARE METRES.

A PERMIT IS REQUIRED FOR A POULTRY FARM (3500 PROPOSED CHICKENS)  
A PERMIT IS REQUIRED FOR PRIMARY PRODUCE SALES AS IT IS WITHIN 100m OF NEIGHBOURING DWELLINGS.

A PERMIT IS ALSO REQUIRED FOR A SIGN.

NOTE: ONE TEMPORARY PORTABLE PADDOCK HAS BEEN SHOWN WITHIN THE 400m BUFFER OF A RESIDENTIAL ZONE. THIS HAS BEEN DONE AS THE PULLETS NEED TO BE HOUSED NEAR THE TOP OF THE SITE BEFORE THEY ARE OLD ENOUGH TO RANGE FURTHER DOWN THE LAND. THE PORTABLE PADDOCK HAS BEEN PLACED OVER 400m AWAY FROM THE NEAREST DWELLING WITHIN SAID RESIDENTIAL ZONE.



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Latrobe Valley DRAFTING

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P.O BOX 585, MOE VIC 3825  
PH: (03) 5126 2431  
EMAIL: adm@lvdrafting.com.au  
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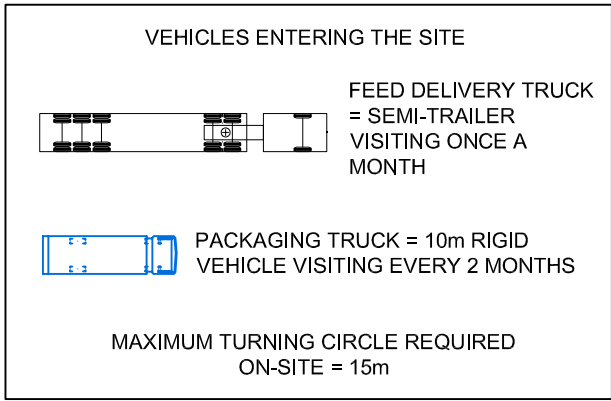
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100 0 100 200 300 400 500		
SCALE 1:5000 (METRES)		
P2	RE-ISSUED FOR PLANNING	16/09/2020
P1	ISSUED FOR PLANNING	25/08/2020
REV #	DESCRIPTION	DRG.

**ISSUED FOR PLANNING**

DO NOT SCALE  
A3 SIZE SHEET

<b>SITE &amp; LOCALITY PLAN</b>		
PROJECT: PROPOSED POULTRY FARM 1106 MOE-WILLOW GROVE RD, WILLOW GROVE		
CLIENT: DONALD HENDERSON		
DATE: 28/07/2020	DRG.NO. Lv3946-003a	REV. P2
CHECKED: S. ABBOTT		
SHEET No: 1 OF 6		
DRAWN: JA / S.P		



**PERMIT REQUIREMENTS**

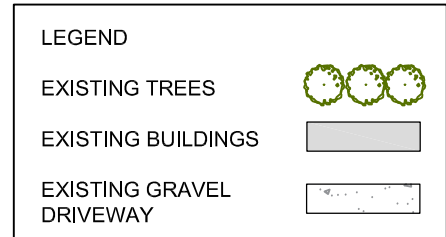
**35.07 - FARMING ZONE**  
SECTION 1 - PERMIT NOT REQUIRED

USE: POULTRY FARM  
CONDITION: MUST BE NO MORE THAN 100 POULTRY

USE: PRIMARY PRODUCE SALES  
CONDITION: MUST NOT BE WITHIN 100m OF A DWELLING IN SEPARATE OWNERSHIP. THE AREA USED FOR THE DISPLAY AND SALE OF PRIMARY PRODUCE MUST NOT EXCEED 50 SQUARE METRES.

A PERMIT IS REQUIRED FOR A POULTRY FARM (3500 PROPOSED CHICKENS)  
A PERMIT IS REQUIRED FOR PRIMARY PRODUCE SALES AS IT IS WITHIN 100m OF NEIGHBOURING DWELLINGS.

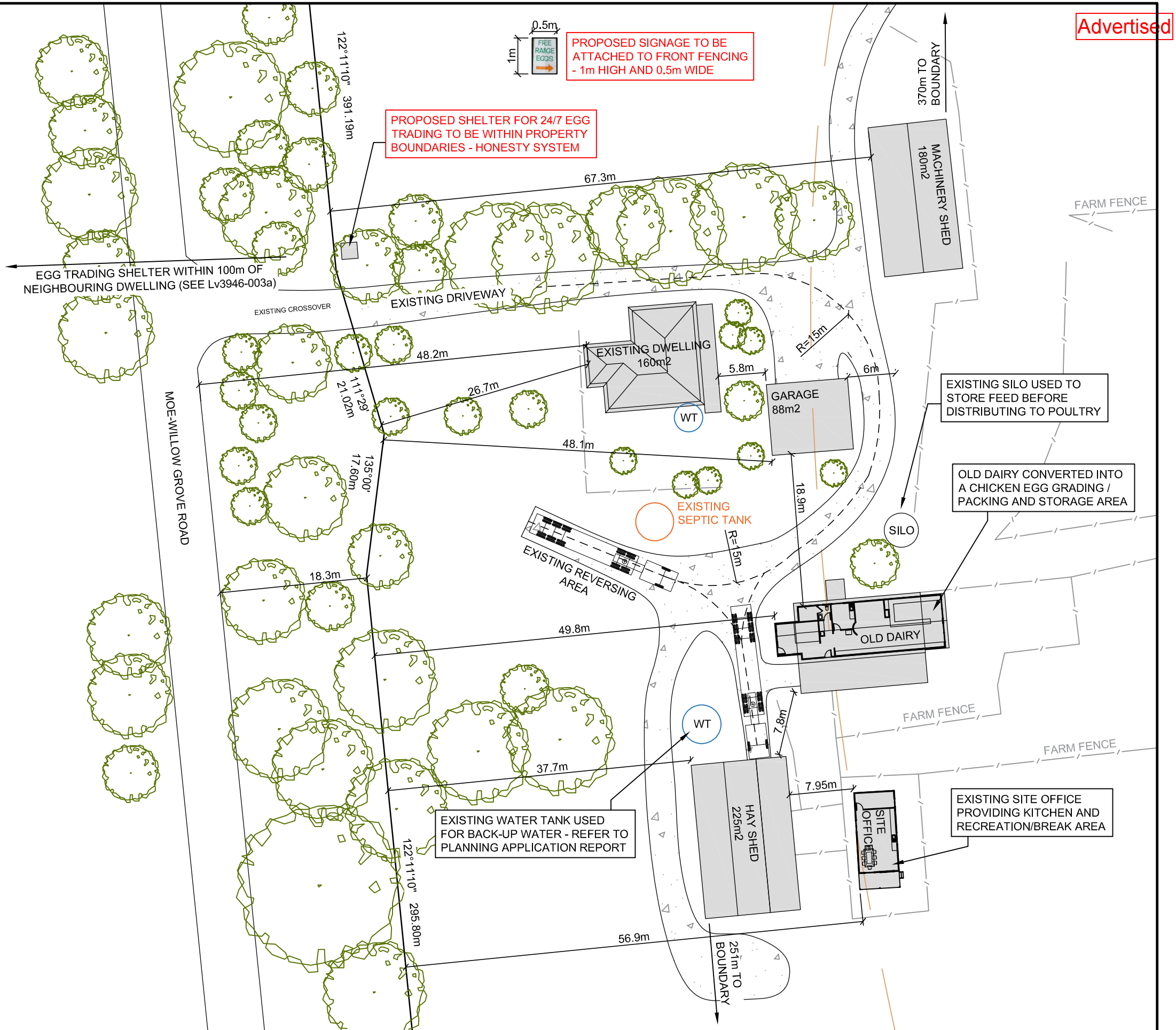
A PERMIT IS ALSO REQUIRED FOR A SIGN.



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Page 7 of 52



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P2	RE-ISSUED FOR PLANNING	16/09/2020
P1	ISSUED FOR PLANNING	25/08/2020
REV #	DESCRIPTION	DRG.

**ISSUED FOR PLANNING**

DRAWN: S. PHILLIPS  
DATE: 28/07/2020  
CHECKED: S. ABBOTT  
SHEET No: 2 OF 6

DO NOT SCALE  
A3 SIZE SHEET

**ENLARGED SITE PLAN**

PROJECT: PROPOSED POULTRY FARM  
1106 MOE-WILLOW GROVE RD, WILLOW GROVE  
CLIENT: DONALD HENDERSON

SCALE 1:500  
DRG.NO. Lv3946-003b  
REV. P2

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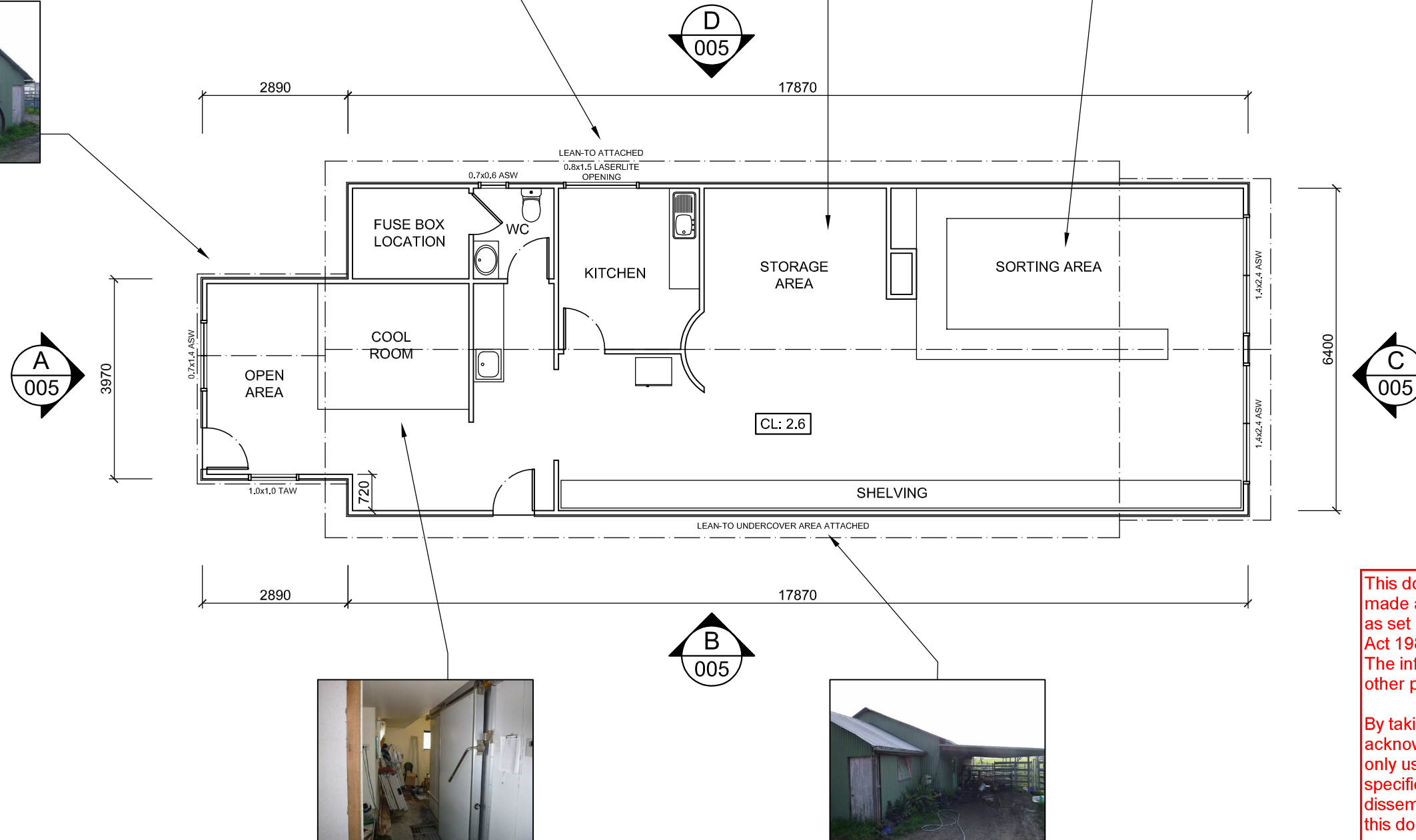
AREA ANALYSIS

MAIN BUILDING	129.06m <sup>2</sup>
TOTAL SQ	13.89sq

Advertised



CEILING SLOPES DOWN



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 P.O BOX 585, MOE VIC 3825  
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2000 0 2000 4000 6000 8000 10000	
SCALE 1:100	
P1	ISSUED FOR PLANNING
25/08/2020	DRG.
REV #	DESCRIPTION

**ISSUED FOR PLANNING**

**DO NOT SCALE**  
 A3 SIZE SHEET

SCALE 1:100

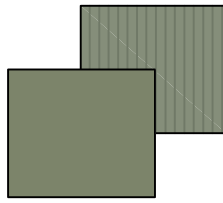
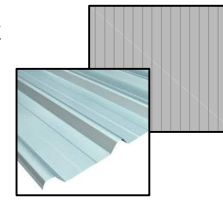
**PRODUCE AREA FLOOR PLAN**

PROJECT: PROPOSED POULTRY FARM  
 1106 MOE-WILLOW GROVE RD, WILLOW GROVE  
 CLIENT: DONALD HENDERSON

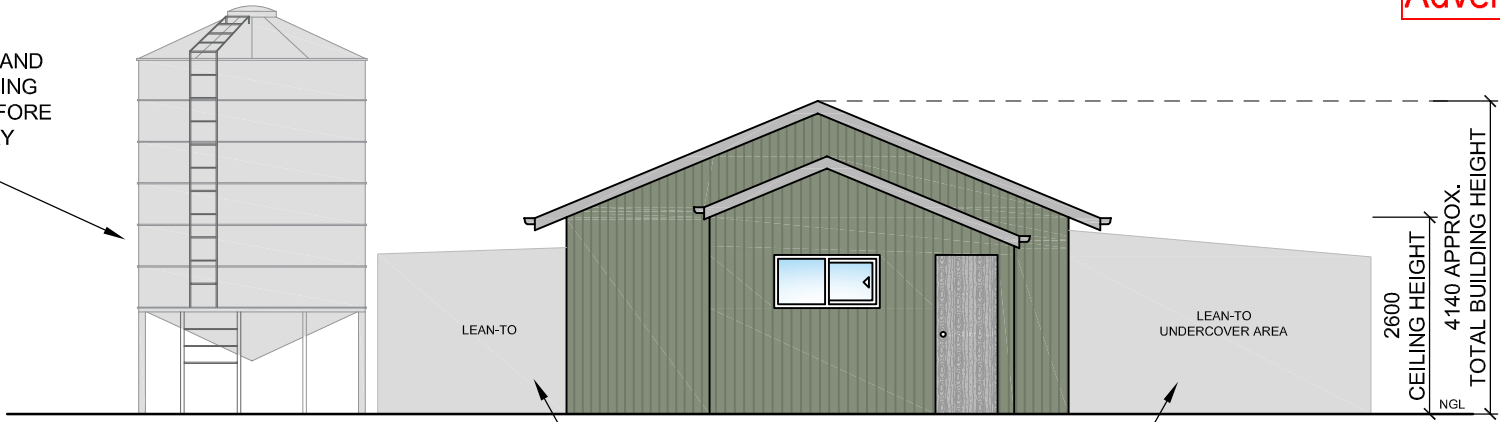
DRG.NO. Lv3946-004  
 REV. P1



### MATERIALS SCHEDULE

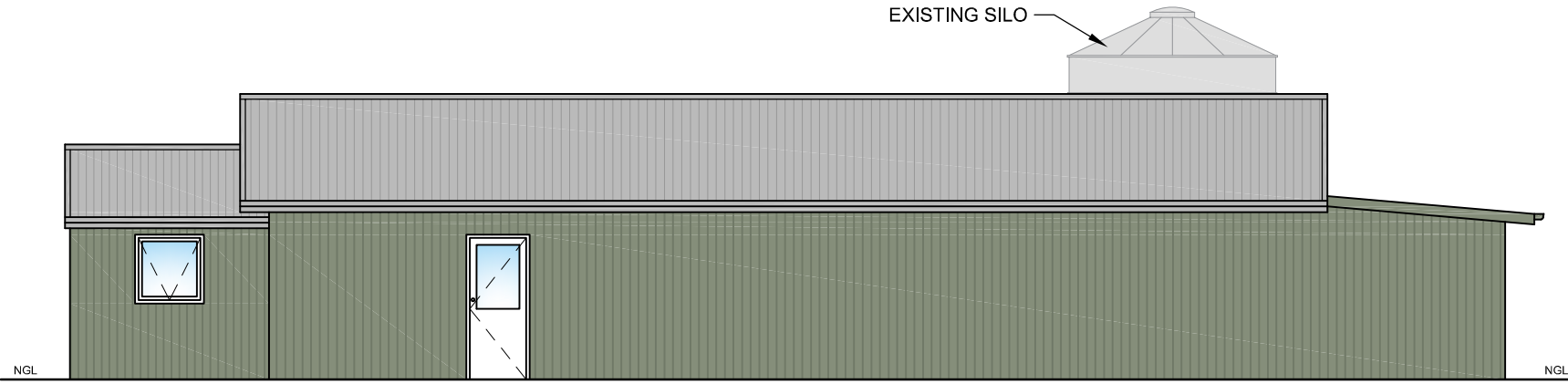
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APPROXIMATE LOCATION AND SIZE OF EXISTING SILO BEING USED TO STORE FEED BEFORE DISTRIBUTING TO POULTRY



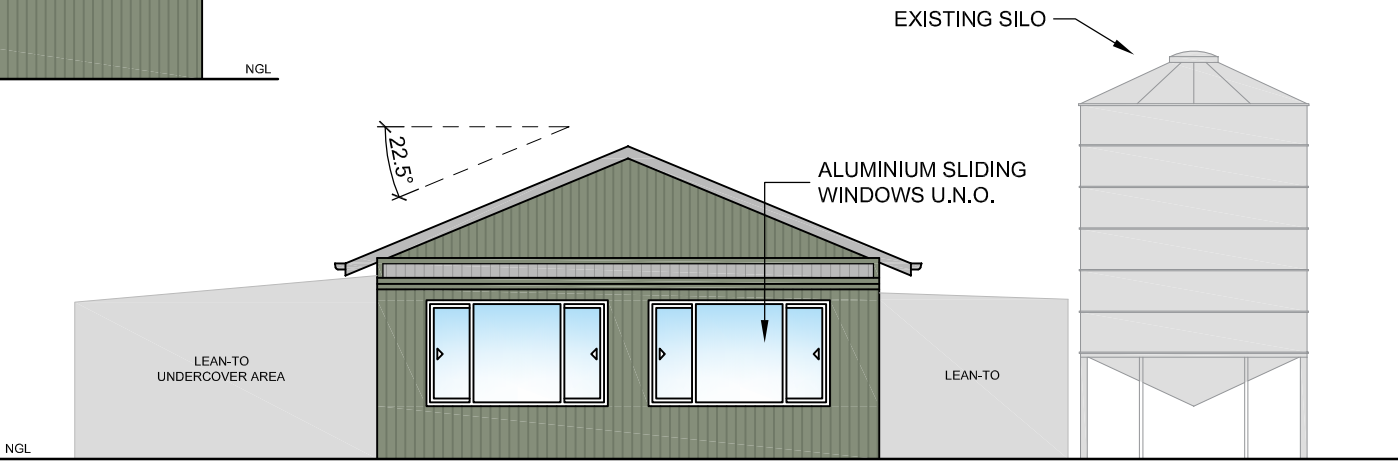
SOUTH WEST ELEVATION

A  
004



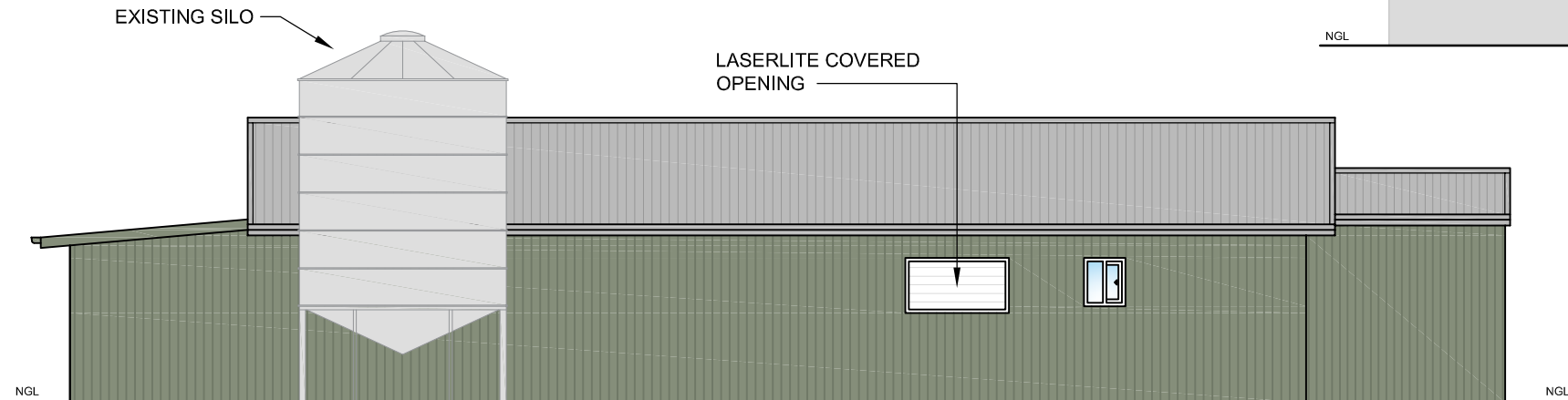
SOUTH EAST ELEVATION

B  
004



NORTH EAST ELEVATION

C  
004



NORTH WEST ELEVATION

D  
004

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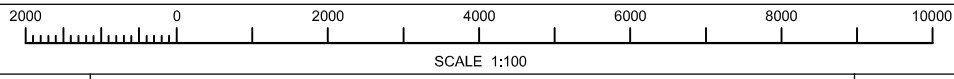


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REV #	DESCRIPTION	DRG.
P1	ISSUED FOR PLANNING	25/08/2020

**ISSUED FOR PLANNING**

DRAWN:	S.PHILLIPS
DATE:	28/07/2020
CHECKED:	S. ABBOTT
SHEET No:	4 OF 6
DO NOT SCALE	
A3 SIZE SHEET	

**PRODUCE AREA ELEVATIONS**

PROJECT: PROPOSED POULTRY FARM  
1106 MOE WILLOW GROVE RD WILLOW GROVE  
CLIENT: DONALD HENDERSON

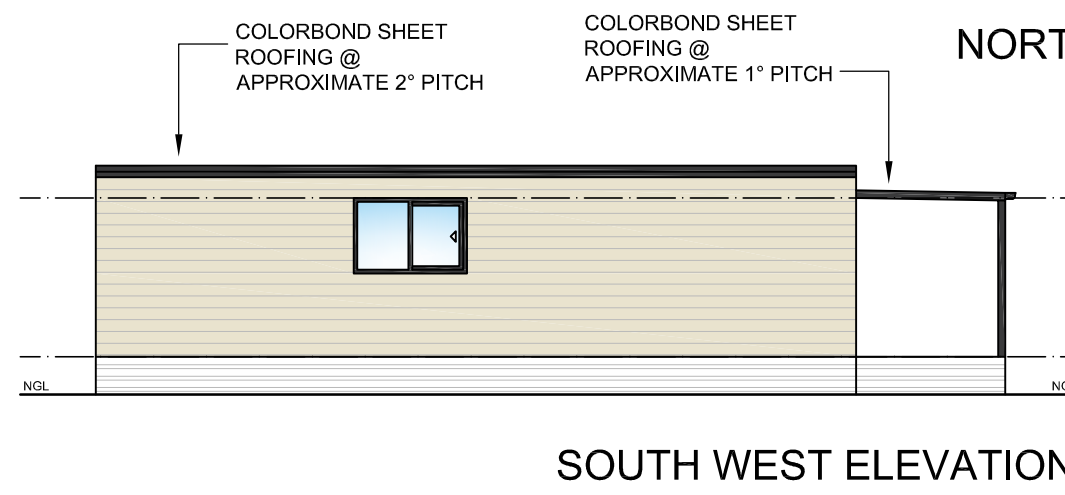
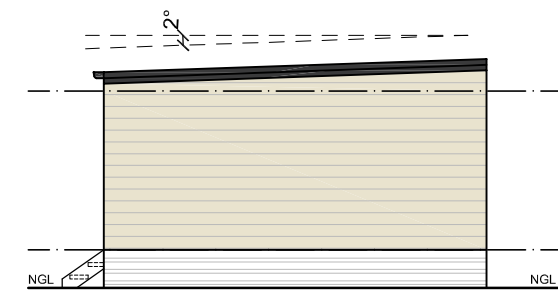
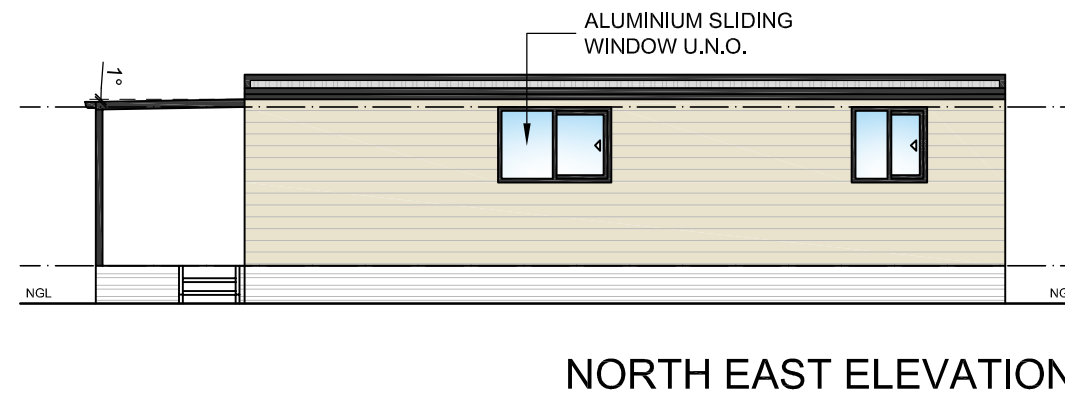
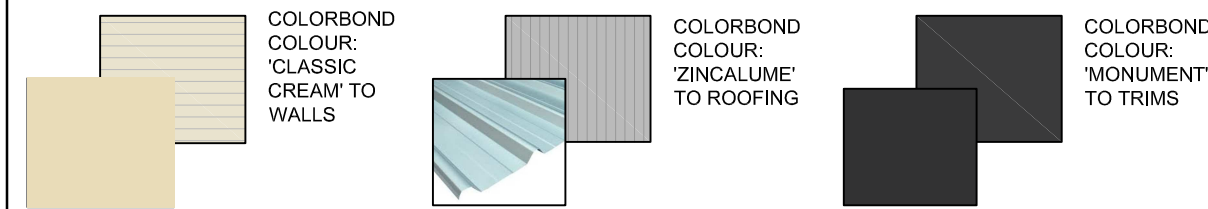
SCALE	1:100	DRG. NO.	Lv3946-005	REV.	P1
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**AREA ANALYSIS**

SITE OFFICE	50.0m <sup>2</sup>
DECKING AREA	10.0m <sup>2</sup>
TOTAL BUILDING AREA	60.0m <sup>2</sup>
TOTAL SQ	6.46sq

Advertised

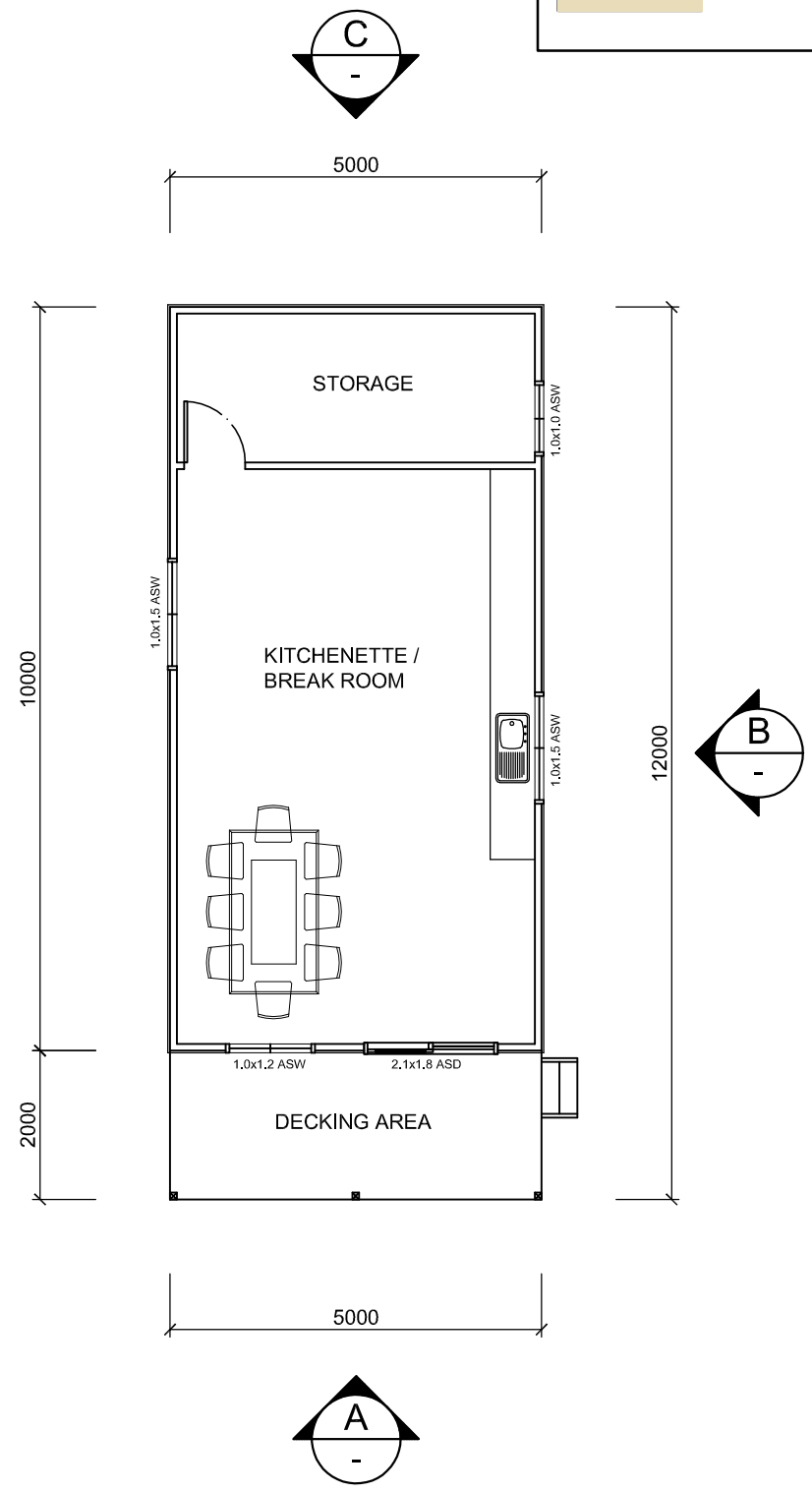
**MATERIALS SCHEDULE**



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2000 0 2000 4000 6000 8000 10000		
SCALE 1:100		
P1	ISSUED FOR PLANNING	25/08/2020
REV #	DESCRIPTION	DRG.

**ISSUED FOR PLANNING**

**NORTH**

DRAWN: S.PHILLIPS  
DATE: 28/07/2020  
CHECKED: S. ABBOTT  
SHEET No: 5 OF 6

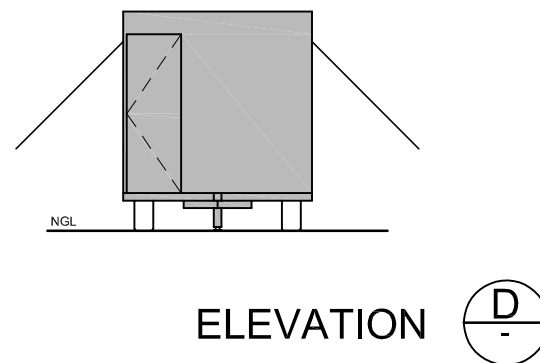
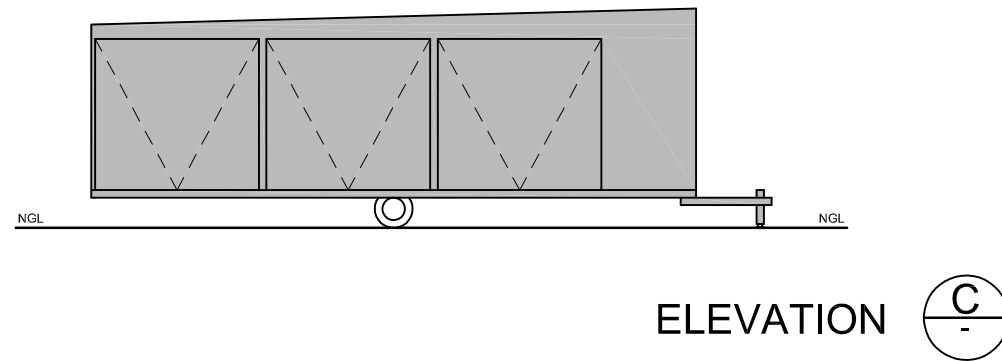
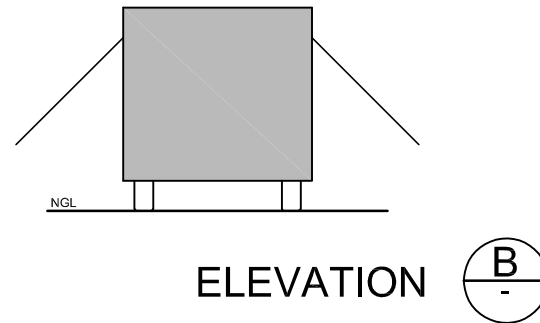
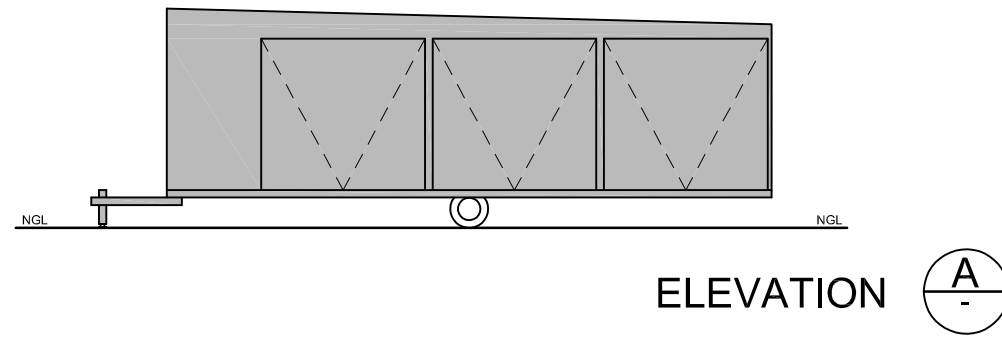
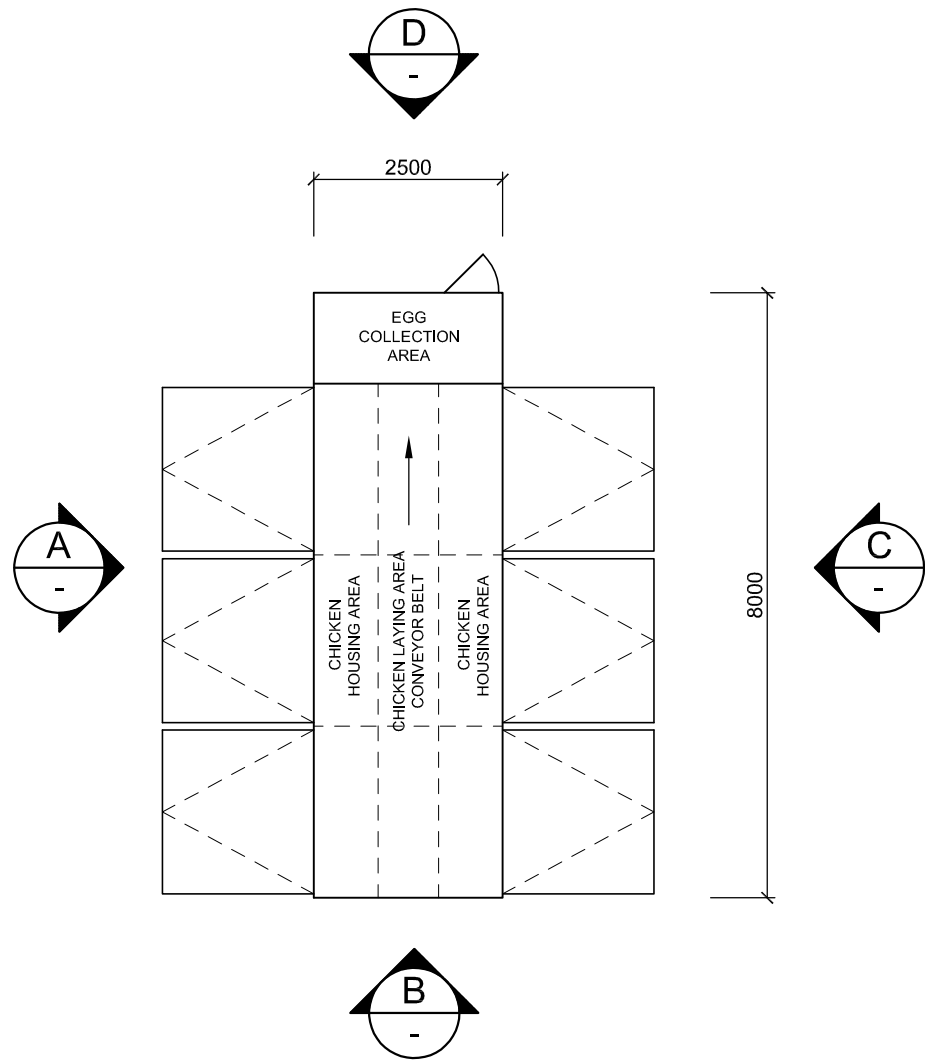
DO NOT SCALE  
A3 SIZE SHEET

**SITE OFFICE PLANS**

PROJECT: PROPOSED POULTRY FARM  
1106 MOE-WILLOW GROVE RD, WILLOW GROVE  
CLIENT: DONALD HENDERSON

SCALE 1:100  
DRG.NO. Lv3946-006  
REV. P1

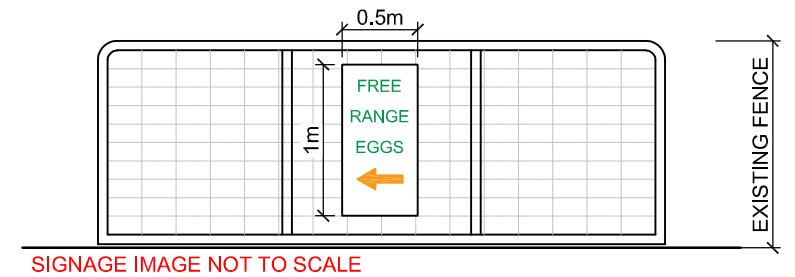
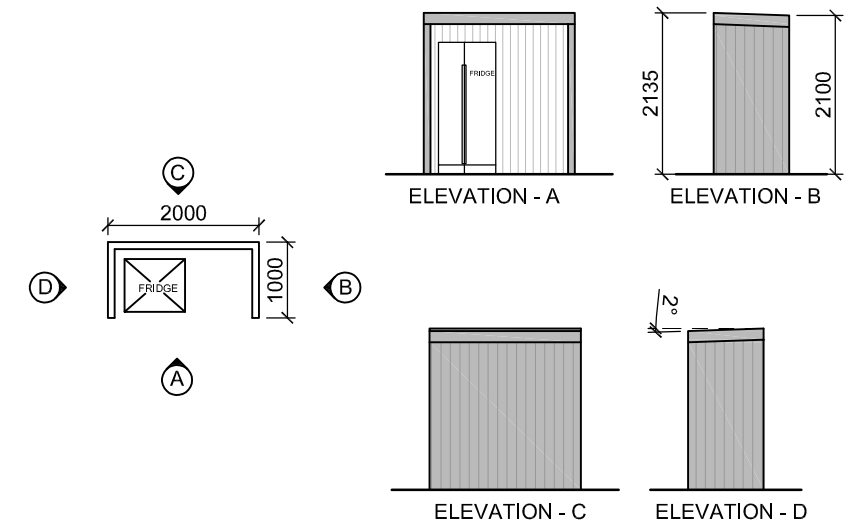
AREA ANALYSIS	
TOTAL AREA	20.0m <sup>2</sup>



- THIS CARAVAN IS CALLED 'CHICKEN CARAVAN 450'
- HOLDS UP TO 450 LAYING HENS
  - INCLUDES ROLL AWAY NESTING BOXES
  - CONVEYOR BELT FOR EGG COLLECTION
  - SIX PULL OUT SHADE/SHELTER DOORS ON LOCKABLE GAS STRUTS
  - CONSTRUCTED WITH GALVANISED STEEL
  - 2.5m WIDE & 8m LONG
  - AUTO OPEN/CLOSE NESTING BOXES POWERED BY SOLAR
  - ADJUSTABLE LEVELING ON NESTING BOXES FOR SLOPES AND UNEVEN GROUND
  - INCLUDES A SECTION IN THE FRONT THAT CAN BE USED TO COLLECT THE EGGS FROM THE CONVEYOR BELT
- THERE WILL BE 8 CHICKEN CARAVAN 450'S ON SITE



## PRIMARY PRODUCE SALES AND SIGNAGE DETAILS



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**LVD**  
 Latrobe Valley Drafting

SHOP 6, 1F MOORE STREET  
 MOE VIC 3825  
 P.O BOX 585, MOE VIC 3825  
 PH: (03) 5126 2431  
 EMAIL: admin@lvdrafting.com.au  
 WEB: www.lvdrafting.com.au  
 D.P.A.D 20258

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2000 0 2000 4000 6000 8000 10000		
SCALE 1:100		
P3	RE-ISSUED FOR PLANNING	24/09/2020
P1	ISSUED FOR PLANNING	25/08/2020
REV #	DESCRIPTION	DRG.

ISSUED FOR PLANNING		CHICKEN CARAVAN PLANS	
DRAWN:	S.PHILLIPS	PROJECT: PROPOSED POULTRY FARM	
DATE:	28/07/2020	1106 MOE-WILLOW GROVE RD, WILLOW GROVE	
CHECKED:	S. ABBOTT	CLIENT: DONALD HENDERSON	
SHEET No:	6 OF 6	DO NOT SCALE	SCALE 1:100
	A3 SIZE SHEET	DRG.NO.	REV. P3
		Lv3946-007	

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# 1106 Moe-Willow Grove Road, Willow Grove VIC 3825

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Use and Development of a  
poultry Farm (free-range egg  
production) and primary  
produce sales

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August 2020 (Rev Sept 2020)

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Produced by:



Unit 6, 1F Moore Street, Moe  
P.O. Box 585, Moe  
Email: [admin@lvdrafting.com.au](mailto:admin@lvdrafting.com.au)

Ph: 03 51262431  
Fax: 03 86777636  
DP-AD 20258

## Contents

1	Background	3
2	Introduction	3
3	Site and Context Description	4
4	Farming Zone	7
5	Signs	11
6	Bushfire Management overlay	15
7	Development Contributions Plan Overlay	17
8	Environmental Significance Overlay	17
9	Poultry Farm Operations and Information	19
10	Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines	22
11	Conclusion	26
12	Site Photos	26

## Attachment Schedule

PAGE NO.	TITLE	REFERENCE
1	Title & Title Plan	-
2	Site & Locality Plan	Lv3946-003a
3	Enlarged Site Plan	Lv3946-003b
4	Produce Area Floor Plan	Lv3946-004
5	Produce Area Elevations	Lv3946-005
6	Site Office Plans	Lv3946-006
7	Chicken Caravan Plans	Lv3946-007
8	Response from WGCMA	-
9	Pasture Management Plan	-

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# 1 Background

<b>Address:</b>	1106 Moe-Willow Grove Road, Willow Grove VIC 3825
<b>Lot Number:</b>	Plan CP154495
<b>Council Property Number:</b>	8747
<b>Lot Size:</b>	69.88 hectares
<b>Planning Zone</b>	Farming Zone (Schedule)
<b>Planning Overlays:</b>	Bushfire Management Overlay (BMO) Development Contributions Plan Overlay (Schedule 1) Environmental Significance Overlay (Schedule 2)
<b>Proposal:</b>	Use and Development of a poultry Farm (free-range egg production) and primary produce sales

The proposed site is located within the **Baw Baw Shire**. Please refer to the **Baw Baw** Planning Scheme when reading this report.

# 2 Introduction

Latrobe Valley Drafting Pty Ltd acts on behalf of Donald Henderson with regard to this new application in retrospect for an additional usage of land. The client wishes to apply for a permit for the additional usage of a *Poultry Egg Farm and Primary Produce Sales* to the existing approved usage of a *Cattle Feedlot* at 1106 Moe-Willow Grove Road, Willow Grove.

Mr. Henderson is the current owner of the property; in the past, the site has been used as an intensive dairy farm and has since been converted into a cattle feedlot for the breeding of cattle and the production of meat. As the client was already using the site for agricultural/farming purposes, they wished to expand their agricultural usage to include housing of poultry (chickens) for egg production; however, they were not aware that an additional permit was required. Due to this, the client has been using the land for both a cattle feedlot and a poultry farm since March 2019 and now, after being informed of the requirements, wishes to apply for a permit.

Mr. Henderson's Nephew, James Hill, will be taking over the family farming business. The site is currently occupied with various buildings, including: A dwelling, garage, hay shed for the cattle machinery shed, a grain silo being used to store the feed for the poultry and purpose 5 dairy now converted and being used for egg grading, packing and storage area and a site office, as well as a few small out-buildings and water tanks scattered around the site.

The proposal includes the addition of 8 paddocks, 5 of which are made of temporary fencing which are re-located once a week around the site to accommodate for free range egg production; and the use of land for primary produce sales including signage and a trading shelter. The trading shelter was originally located outside the property on the road; however, it will be demolished and relocated

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within the property boundaries. The operations of the poultry farm will be expanded on later in the report.

There will be no vegetation removal required for the operation of a poultry farm or primary produce sales.

The site also falls within a Bushfire Management Overlay (figure 5), a Development Contributions Plan Overlay (figure 6) and an Environment Significance Overlay (figure 7).

We now wish to submit for a new planning application for the additional uses of a poultry egg farm and primary produce sales at 1106 Moe-Willow Grove Road, Willow Grove.

### 3 Site & Context Description

The site is located within a Farming Zone as shown on figure 4 and is accessible from Moe-Willow Grove Road with the driveway entrance along the south-west boundary. There are various other zones nearby (refer to figure 4).

There is an existing driveway leading from Moe-Willow Grove Road to the main buildings mentioned above on-site. The site has mild-moderate sloping, with the greatest slope being approximately 15 degrees and is mostly clear of vegetation with the exception of a small woodland area to the south-east boundary. The subject site is 69.88 hectares in size (see attached architectural plans) and is surrounded by existing developed, occupied and un-occupied sites of various zonings. Most sites are developed with single dwellings and out-buildings that fall within the surrounding rural/farming zones such as: Farming Zone, Rural Living Zone and Low-Density Residential Zone.

The temporary fencing that is to be moved around the site only requires small stakes and thus will not negatively impact the soil.

The subject site is located approximately 1.2km south-east of the centre of Willow Grove (approximately 3-minute drive).

The cattle feedlot consists of the breeding and feeding of cattle for meat production. Currently there are 60-70 head of cattle (130 including calves) that are used for this purpose.

The client has been trading their egg production from a road-side under cover area with a road sign advertising the fact. This will be demolished and re-located within the property boundaries and the signage will be attached to the fence of the property. This trading will be based on an honesty system and will be available to access 24/7.

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Figure 1: Aerial image showing the site.

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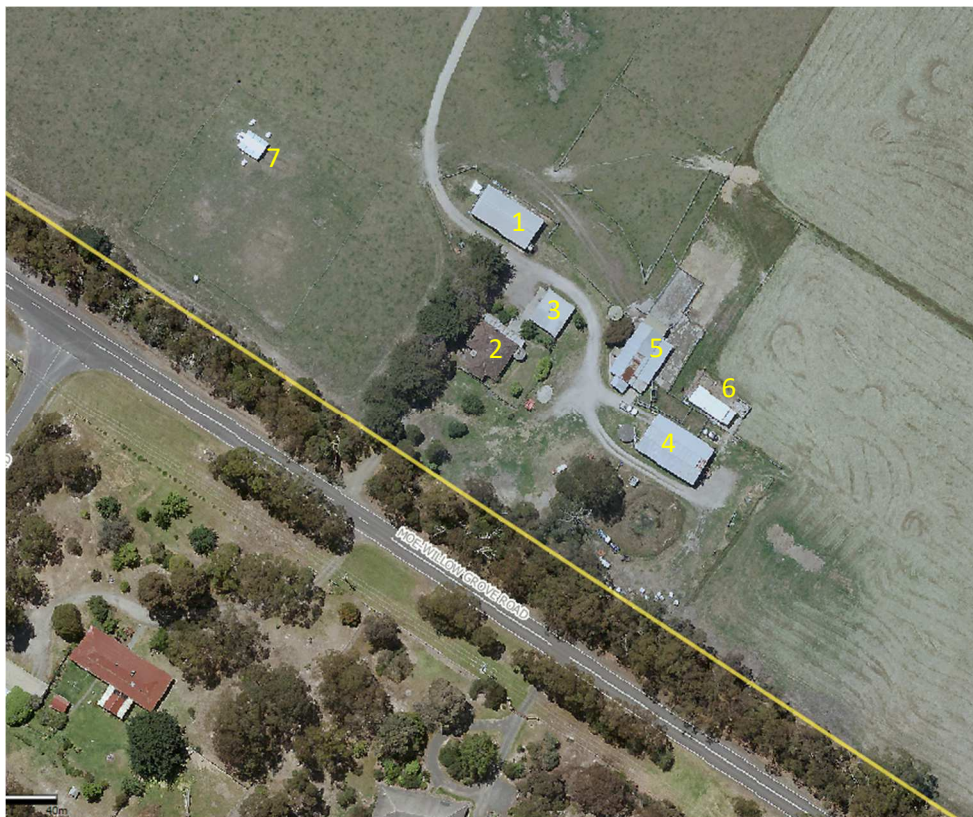


Figure 2: Zoomed in aerial showing the main buildings on-site.

1: Machinery Shed – 2: Dwelling – 3: Garage – 4: Hay Shed for the cattle on site – 5: converted old dairy for poultry production needs – 6: Site office. (For building 7 refer to image below)



Figure 3: Building 7: 50m x 50m temporary fencing for poultry on site with a portable chicken caravan within.

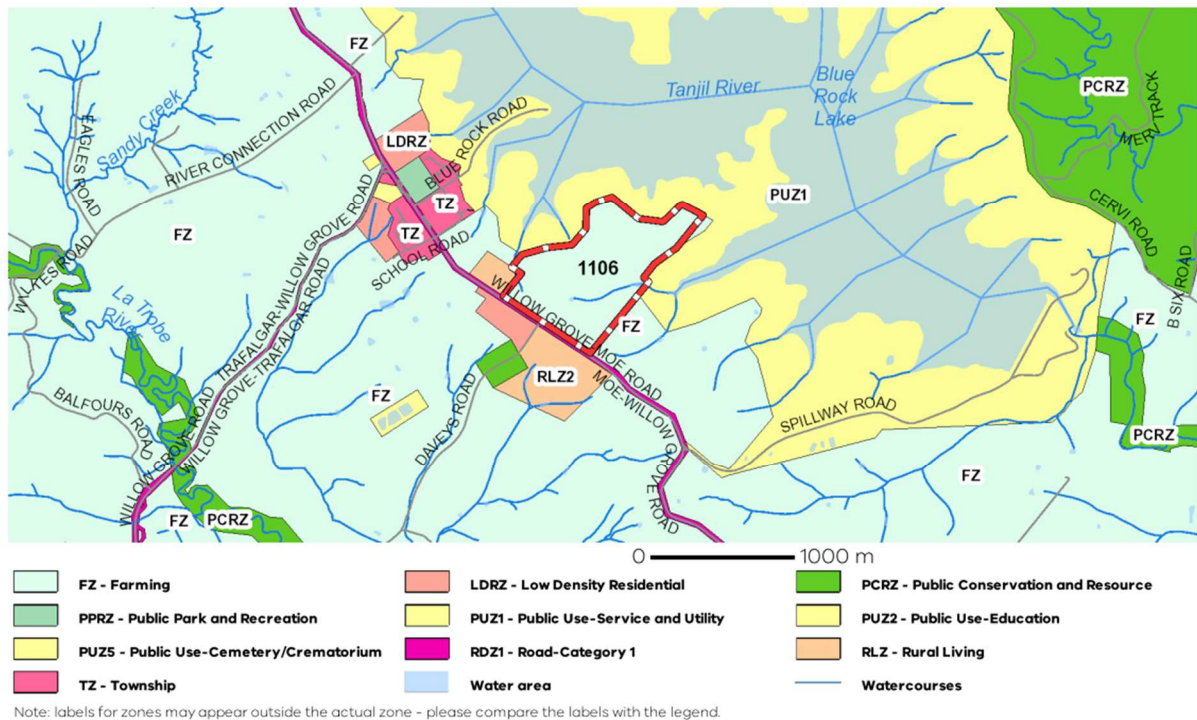
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## 4 Farming Zone

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



**Figure 4: Location area & zoning map – Farming Zone (Schedule)**

**Purpose**

- 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 land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage the 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 the specific purposes identified in a schedule to this zone.

**35.07-1 Table of uses**

**Section 1 – Permit not required**

**Use:** Poultry Farm

**Condition:** Must be no more than 100 poultry (not including emus or ostriches).

Must be no more than 10 emus and ostriches.

**Use:** Primary produce sales

**Condition:** Must not be within 100 metres of a dwelling in separate ownership.

The area used for the display and sale of primary produce must not exceed 50 square metres.

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Page 18 of 52

**Response:**

The usage is for a poultry egg farm housing 3500 poultry/hens – **Permit Required.**

The clients trading shelter has an area of approximately 2m<sup>2</sup>; however, the shelter is within 100m of a neighbouring dwelling – **Permit Required.**

### 35.07-6 Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

**General Issues**

Planning Issue:	Response:
<ul style="list-style-type: none"> <li>The Municipal Planning Strategy and the Planning Policy Framework.</li> </ul>	<p>The proposed uses of a poultry farm and primary produce sales does not affect any State and Local planning policies.</p> <ul style="list-style-type: none"> <li>The additional usage of a poultry farm will ensure the agricultural use of the site is protected and on-going.</li> <li>The poultry farm, along with the existing cattle feedlot, is sustainable as the client has been successful in their cattle farm production in the past. Poultry farms are major employers and are Victoria’s largest agricultural industry, thus, the uses on this site are sustainable.</li> <li>The additional use of a poultry farm supports agriculture in the Baw Baw Shire and will contribute to the economy. Adding the use of a poultry farm to the existing cattle feedlot increases diversity within the area.</li> <li>The use of land for primary produce sales encourages diversification and value-adding of agriculture through farm-related retailing.</li> <li>Willow grove is a small town that the shire wishes to remain as such. Having sales close to the road within the property boundaries will allow its residents, other locals and visitors to access locally produced eggs without the need for any extra infrastructure.</li> <li>Having land used for sales supports agriculture in the shire’s economy.</li> </ul>
<ul style="list-style-type: none"> <li>Any Regional Catchment Strategy and Associated plan applying to the land.</li> </ul>	<p>Refer to West Gippsland Catchment Management Authority (WGCMA) attachment.</p>
<ul style="list-style-type: none"> <li>The capability of the land to accommodate the proposed use or development, including the disposal of effluent.</li> </ul>	<p>The land is capable to accommodate the proposed additional uses. It has been used as a cattle feedlot in the past and will continue to be used as such. The land is already treated and maintained in a way that is sufficient for agricultural use. No alterations to the existing septic will be required for the proposed uses.</p>
<ul style="list-style-type: none"> <li>How the use or development relates to sustainable land management.</li> </ul>	<p>The poultry farm will promote sustainable land uses, as the land is currently being used for agriculture. It will ensure the land remains as such. All measures will be taken to ensure erosion is avoided and land remains undisturbed.</p>

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8 | Page

Page 19 of 52

<ul style="list-style-type: none"> <li>Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.</li> </ul>	<p>The site is already being used for the agricultural use of a cattle feedlot. There are various zones surrounding the proposed site; however, the majority of which are Farming Zones. The lots in the surrounding area within the Farming Zone are all rather large and would be used for similar uses, such as: small-scale farming, hobby farming, hay production and the like. The proposed use of a poultry farm is compatible with nearby land uses.</p> <p>The primary produce sales will be located within the property boundaries of the site and will be approximately 89m from the nearest dwelling across the road. The sales area is approximately 1x2m and is also base on an honesty system, due to this it will not negatively affect any neighbouring properties. Refer to attached images at the end of this report.</p>
<ul style="list-style-type: none"> <li>How the use and development makes use of existing infrastructure and services.</li> </ul>	<p>The proposal for a poultry free-range egg farm is able to utilise the old milking shed which has been converted to a storage, packing and sorting eggs building. The other sheds and buildings on site can also be utilised to house grain and feed. Thus, both uses of the cattle farm and poultry farm can share the structures, saving the need to build any new structure for the usage.</p>

**Agricultural Issues:**

Planning Issue:	Response:
<ul style="list-style-type: none"> <li>Whether the use or development will support and enhance agricultural production.</li> </ul>	<p>The site will be used for agricultural production.</p>
<ul style="list-style-type: none"> <li>Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.</li> </ul>	<p>The proposed usage will not adversely affect soil quality as the client will re-locate the chicken caravans once a week on a rotational basis and will not remove land from agricultural production. The poultry will fertilise the land as they graze, improving the soil quality overall.</p>
<ul style="list-style-type: none"> <li>The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.</li> </ul>	<p>The site is being used for agricultural production, there will be no limitations to operations or expansion in the future if desired.</p>
<ul style="list-style-type: none"> <li>The capacity of the site to sustain agricultural use.</li> </ul>	<p>The site is currently being used for agricultural uses.</p>
<ul style="list-style-type: none"> <li>The agricultural properties of the land, such as soil quality, access to water and access to rural infrastructure.</li> </ul>	<p>The site has access to town water; however, for the uses of the poultry farm the client utilises a dam on-site to provide water to the hens. During the summer months when the dam is running low, water is sourced externally, stored and used on-site until the dam is at an acceptable quality again. The site has access to electricity and also has an existing septic for the use of the dwelling. The soil quality is sufficient for its intended use for any other purpose.</p>
<ul style="list-style-type: none"> <li>Any integrated land management plan prepared for the site.</li> </ul>	<p>Refer to attached pasture management plan provided by the client.</p>

**Dwelling Issues:**

Not applicable – proposal is not a dwelling.

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**Environmental Issues:**

Planning Issue:	Response:
<ul style="list-style-type: none"> <li>The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</li> </ul>	<p>The soil on site will benefit from the proposed poultry farm. The hens are relocated every week around the farm and thus will help to fertilise the land. This is especially important to the client as they also have a cattle feedlot on the farm, and their pastures need to be of a high quality.</p> <p>The poultry paddocks will remain over 30m away from any waterways. Refer to WGCMA attachment.</p>
<ul style="list-style-type: none"> <li>The impact of the use or development on the flora and fauna on the site and its surrounds.</li> </ul>	<p>There will be no negative affects to any flora or fauna on the site.</p>
<ul style="list-style-type: none"> <li>The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.</li> </ul>	<p>No native vegetation will require removal for the proposed additional use of a poultry farm.</p>
<ul style="list-style-type: none"> <li>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</li> </ul>	<p>Refer to attached site plan.</p>

**Design and Siting Issues:**

Planning Issue:	Response:
<ul style="list-style-type: none"> <li>The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.</li> </ul>	<p>There are no buildings proposed for the site – the birds will be housed in portable ‘chicken caravans’ and will be re-located once a week to ensure the soil quality remains and that there is no loss of the land usage or production.</p>
<ul style="list-style-type: none"> <li>The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.</li> </ul>	<p>Refer to attached architectural plans.</p>
<ul style="list-style-type: none"> <li>The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.</li> </ul>	<p>The area including and surrounding the site is being used for rural/agricultural purposes, the additional usage of a poultry farm will ensure that the area retains its rural/farming look and feel.</p>
<ul style="list-style-type: none"> <li>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</li> </ul>	<p>Refer to attached site plan.</p>
<ul style="list-style-type: none"> <li>Whether the use and development will require traffic management measures.</li> </ul>	<p>No traffic management measures will be required.</p>

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 Page 21 of 52

## 35.07-7 Signs

Sign requirements are at Clause 52.05. This zone is in **Category 4**.

# 5 Signs

## Purpose

- To regulate the development of land for signs and associated structures.
- To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
- To ensure signs do not contribute to excessive visual clutter or visual disorder.
- To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

## 52.05-2 Requirements

### Sign categories

Clauses 52.05-11 to 52.05-14 specify categories of sign control. The zone provisions specify which category of sign control applies to the zone.

Each category is divided into three sections.

If a sign can be interpreted in more than one way, the most restrictive requirement must be met.

### Section 1

A sign in section 1 of the category may be constructed or put up for display without a permit, but all the conditions opposite the sign must be met. If the conditions are not met, the sign is in Section 2.

Some overlays require a permit for Section 1 signs.

### Section 2

A permit is required to construct or put up for display a sign in Section 2.

This does not apply to a sign specified in Clause 52.05-10.

All the conditions opposite the sign must be met. If the conditions are not met, the sign is prohibited.

### Section 3

A sign in Section 3 is prohibited and must not be constructed or put up for display.

## 52.05-14 Category 4 - Sensitive areas

Maximum limitation

### Purpose

To provide for unobtrusive signs in areas requiring strong amenity control.

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**Section 1 - Permit not required**

Sign	Condition
Bed and breakfast sign	Only one to each premises.
Home based business sign	The display area must not exceed 0.2 sqm.
Direction sign	None specified

**Section 2 - Permit required**

Sign	Condition
Business identification sign	The total display area to each premises must not exceed 3 sqm.
Floodlit sign	None specified

**Section 3 - Prohibited**

Sign	Condition
Any sign not in Sections 1 or 2	None specified

**Response:** The proposed sign is to indicate the fact that there are free range eggs for sale on the property. It will be attached to the front fence and will be approximately 1m high x 0.5m wide = 0.5m<sup>2</sup> total area. This does not comply with the home-based business sign requirements and is therefore a section 2.

The sign display area is under 3m<sup>2</sup> and therefore complies with a business identification sign. **Permit Required.**

**52.05-8 Decision Guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

**All signs**

Planning Issue:	Response:
The character of the area including: <ul style="list-style-type: none"> <li>– The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character.</li> <li>– The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located.</li> <li>– The cumulative impacts of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs.</li> </ul>	<ul style="list-style-type: none"> <li>– The area where the proposed sign is located is within a farming zone. The zones surrounding include: Rural Living Zone and Low-Density Residential Zone. These areas are all associated with agricultural activities, small townships, and rural living. Tanjil River/Blue Rock Dam is close by with many waterways in the area branching from it. The landscape is relatively flat with some small slopes around waterways. Gum trees seem to be the predominant vegetation in the area.</li> <li>– The sign will be located on the front fence of the property and is for notifying people (drivers or pedestrians) that there are eggs for sale within the property. The selling of</li> </ul>

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12 | Page

Page 23 of 52

<ul style="list-style-type: none"> <li>- The consistency with any identifiable outdoor advertising theme in the area.</li> </ul>	<ul style="list-style-type: none"> <li>locally sourced eggs is compatible with the existing character of farming/rural living.</li> <li>- There are very few signs located on fences along Moe-Willow Grove Road and so there will be no issues with the disorder or clutter of signs.</li> <li>- There is no identifiable outdoor advertising theme in the area.</li> </ul>
<p>Impacts on views and vistas:</p> <ul style="list-style-type: none"> <li>- The potential to obscure or compromise important views from the public realm.</li> <li>- The potential to dominate the skyline.</li> <li>- The potential to impact on the quality of significant public views.</li> <li>- The potential to impede views to existing signs.</li> </ul>	<ul style="list-style-type: none"> <li>- The sign is approximately 1m high and 0.5m wide. There is no issue or risk of the sign obscuring any views as it will be attached to the front fence of the property.</li> <li>- Not applicable.</li> <li>- As stated above, the sign will not affect the quality of any views due to its size and location.</li> <li>- The sign will be attached to the existing front fence and so will not impede views to any other existing signs.</li> </ul>
<p>The relationship to the streetscape, setting or landscape:</p> <ul style="list-style-type: none"> <li>- The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape.</li> <li>- The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements.</li> <li>- The ability to screen unsightly built or other elements.</li> <li>- The ability to reduce the number of signs by rationalising or simplifying signs.</li> <li>- The ability to include landscaping to reduce the visual impact of parts of the sign structure.</li> </ul>	<ul style="list-style-type: none"> <li>- The sign approximately 1m high and 0.5m wide. It reads 'Free Range Eggs' with an arrow pointing towards the location of sales within the property. It will be attached to the front fence of the property. This sign does not negatively affect the streetscape or the landscape surrounding as it is a white sign with green lettering and a yellow arrow. There are no extreme colours or pictures.</li> <li>- The sign is located on the property front fence and does not protrude above any existing buildings.</li> <li>- Not applicable.</li> <li>- There is no way to reduce the number of signs proposed, there will be only one sign.</li> <li>- Not required, the sign is only small and has no negative visual impact.</li> </ul>
<p>The relationship to the site and building.</p> <ul style="list-style-type: none"> <li>- The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building.</li> <li>- The extent to which the sign displays innovation relative to the host site and host building.</li> <li>- The extent to which the sign requires the removal of vegetation or includes new landscaping.</li> </ul>	<ul style="list-style-type: none"> <li>- The sign is coloured with a white background with green text reading 'Free Range Eggs' a yellow arrow pointing towards the location of sales within the property.</li> <li>- Not applicable.</li> <li>- No vegetation will be removed to display the sign.</li> </ul>

The host site contains a dwelling and other various outbuildings for the usage of a poultry farm and a cattle feedlot.  
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 Page 24 of 52



<p>The impact of structures associated with the sign:</p> <ul style="list-style-type: none"> <li>- The extent to which associated structures integrate with the sign.</li> <li>- The potential of associated structures to impact any important or significant features of the building, site, street scape, setting or landscape, views and vistas or area.</li> </ul>	<ul style="list-style-type: none"> <li>- There is a small shelter with a fridge inside it for the storage of eggs to be sold that will be located within the property.</li> <li>- No potential impacts.</li> </ul>
<p>The impact of any illumination:</p> <ul style="list-style-type: none"> <li>- The impact of glare and illumination on the safety of pedestrians and vehicles.</li> <li>- The impact of illumination on the amenity of nearby residents and the amenity of the area.</li> <li>- The potential to control illumination temporally or in terms of intensity.</li> </ul>	<ul style="list-style-type: none"> <li>- The sign is not reflective and has no glare.</li> <li>- No sign illumination proposed.</li> </ul>
<p>The impact of any logo box associated with the sign:</p> <ul style="list-style-type: none"> <li>- The extent to which to logo box forms an integral part of the sign through its position, lighting and any structures used to attach to logo box to the sign.</li> <li>- The suitability of the size of the logo box in relation to its identification purpose and the size of the sign.</li> </ul>	<ul style="list-style-type: none"> <li>- No logo box proposed.</li> </ul>
<p>The need for identification and the opportunities for adequate identification on the site or locality.</p>	<p>The clients are operating a poultry farm and are selling their produce within the property boundaries close to the road. Due to the existing crossover and vegetation, the shelter is only visible directly opposite it on the road. Because of this, a sign is required to direct and inform customers.</p>
<p>The impact on road safety. A sign is a safety hazard if the sign:</p> <ul style="list-style-type: none"> <li>- Obstructs a driver’s line of sight at an intersection, curve or point of egress from an adjacent property.</li> <li>- Obstruct a driver’s view of a traffic control device, or is likely to create a confusing or dominating background that may reduce the clarity of effectiveness of a traffic control device.</li> <li>- Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing.</li> </ul>	<ul style="list-style-type: none"> <li>- The sign will be attached to the front fence of the property and thus will not obstruct any drivers’ views.</li> <li>- The sign will not obstruct views of any traffic control devices in the area. It is of a white background with green text and a yellow arrow. This will not create any obstructions of confuse drivers.</li> <li>- There is no risk of the proposed sign distracting or dazzling drivers. It is of basic colouring, and is non-reflective. There is no illumination required.</li> <li>- Moe-Willow Grove Road has a speed limit of 100km/h that has intersections and dwelling accessways only.</li> </ul>

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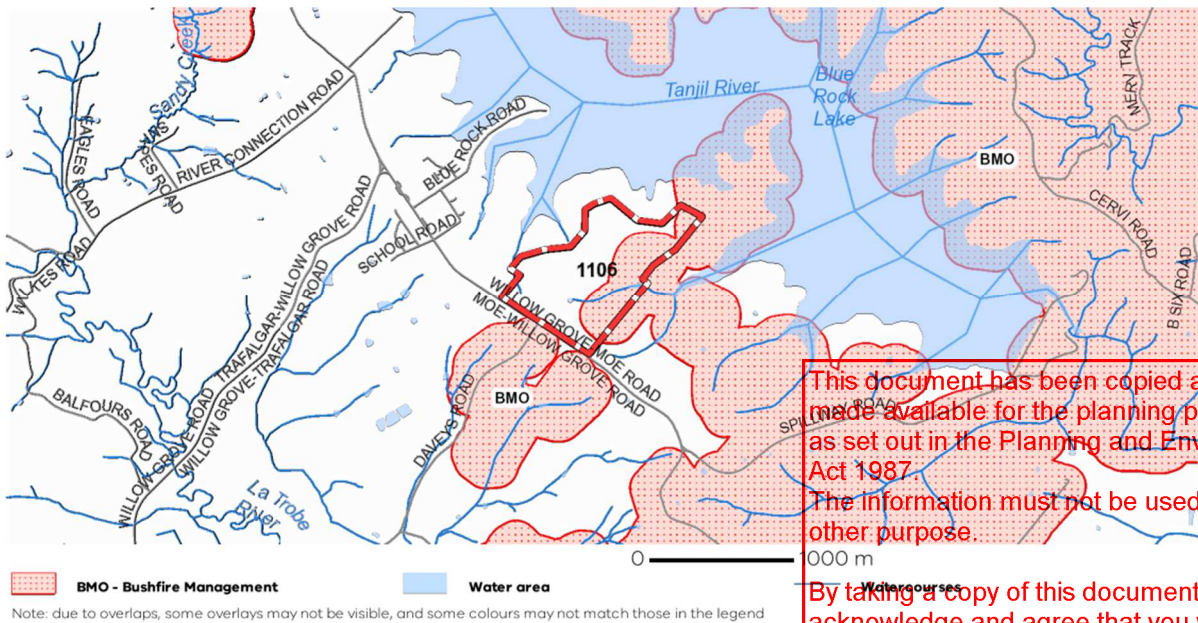
<ul style="list-style-type: none"> <li>– Is at a location where particular concentration is required, such as a high pedestrian volume intersection.</li> <li>– Is likely to be mistaken for a traffic control device, because it contains red, green or yellow lighting, or has red circles, octagons, crosses, triangles or arrows.</li> <li>– Requires close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic.</li> <li>– Invites drivers to turn where there is fast moving traffic or the sign is so close to the turning point that there is no time to signal and turn safely.</li> <li>– Is within 100m of a rural railway crossing.</li> <li>– Has insufficient clearance from vehicles on the carriageway.</li> <li>– Could mislead drivers or be mistaken as an instruction to drivers.</li> </ul>	<ul style="list-style-type: none"> <li>– The sign will not be mistaken as a traffic control device as it will be attached to the property fence.</li> <li>– The sign cannot be mistaken as a traffic control device as it will be attached to the front fence.</li> <li>– The sign is large enough and clear enough to be viewed by passing traffic and/or stationary vehicles without causing detriment to any vehicles on the road.</li> <li>– The proposed sign is not within 100m of a rural railway crossing.</li> <li>– The sign is to be attached to the front fence of the property.</li> <li>– The sign cannot be interpreted as an instruction to drivers.</li> </ul>
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**Major promotion signs**

Proposed sign is not a major promotion sign – not applicable.

## 6 Bushfire Management Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)



**Figure 5: Bushfire Management Overlay (BMO)**

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**Purpose**

- 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 a bushfire can be reduced to an acceptable level.

**44.06-2 Permit Requirement****Buildings and works**

A permit is required to construct a building or construct or carry out works associated with the following uses:

- Accommodation (including a Dependent person's unit)
- Education centre
- Hospital
- Industry
- Leisure and recreation
- Office
- Place of assembly
- Retail premises
- Service station
- Timber production
- Warehouse

This does not apply to any of the following:

- If a schedule to this overlay specifically states that a permit is not required.
- A building or works consistent with an agreement under Section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5.
- An alteration or extension to an existing building used for a dwelling or a dependent person's unit that is less than 50 percent of the gross floor area of the existing building.
- An alteration or extension to an existing building (excluding a dwelling and a dependent person's unit) that is less than 10 percent of the gross floor area of the existing building.
- A building or works with a floor area of less than 100 square metres not used for accommodation and ancillary to a dwelling.
- A building or works associated with Timber production provided the buildings or works are not within 150 metres of Accommodation or land zoned for residential or rural residential purposes.

**Response:**

No buildings are proposed for this application, this overlay does not apply.

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## 7 Development Contributions Plan Overlay

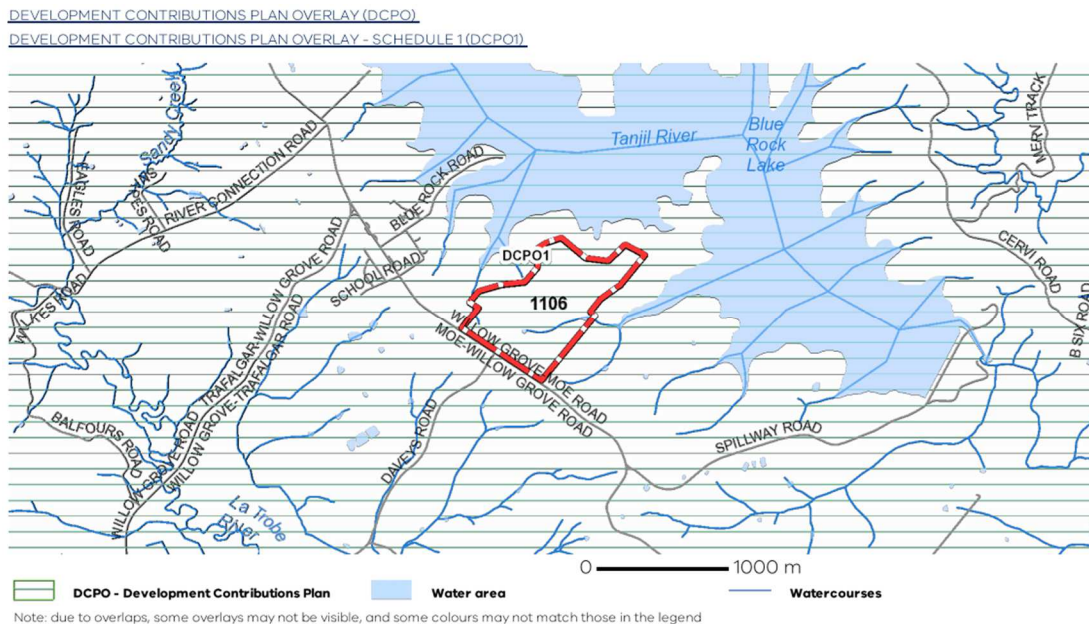


Figure 6: Development Contributions Plan Overlay (DCPO – Schedule 1)

### Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

**Response:** This overlay does not affect this proposal – Permit not required.

## 8 Environmental Significance Overlay

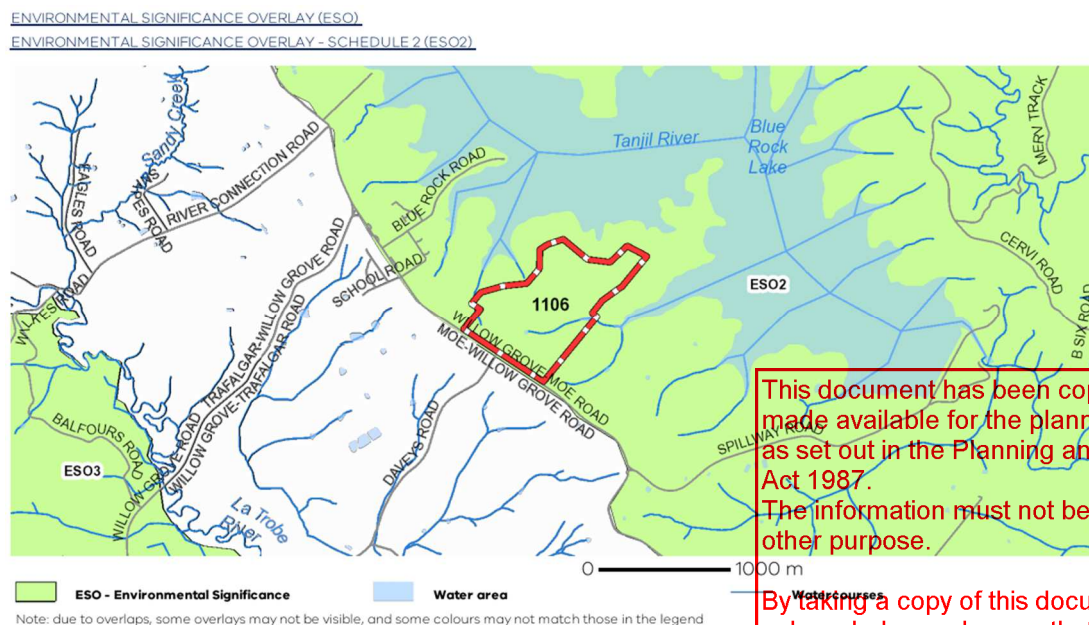


Figure 7: Environmental Significance Overlay (ESO – Schedule 2)

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17 | Page

Page 28 of 52

**Purpose**

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

**42.01-2 Permit Requirement**

A permit is required to:

- Construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Construct a fence if specified in a schedule to this overlay.
- Construct bicycle pathways and trails.
- Subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Remove, destroy or lop any vegetation, including dead vegetation. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - If the table to Clause 42.01-3 specifically states that a permit is not required.
  - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

*Schedule 2 to Clause 42.01 Environmental Significance Overlay (see below).*

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**3.0**07/11/2019  
C133bawb**Permit requirement**

Except within the declared Tarago, Bunyip and Thomson water catchments, a permit is not required for any of the following:

- Buildings, works, subdivision of land or remove, destroy or lop any vegetation where reticulated sewerage is already provided to the lot.
- Buildings and works where they are located more than 100 metres from a waterway and/or more than 300 metres from a water supply reservoir or potable water supply take-off structure, other than:
  - Buildings and works that will generate waste water or effluent requiring a permit under Section 53L of the *Environment Protection Act 1970* (to construct, install or alter a septic tank system),
  - Buildings and works associated with the use of land for intensive animal husbandry or industry.
  - Buildings and works associated with 'informal outdoor recreation' or a 'Telecommunication facility' provided it does not require permanent onsite waste water or effluent treatment.
- Buildings and works (including vegetation removal, destruction or lopping) undertaken by, or on behalf of a municipality or public authority which are necessary to control flooding, fight fires, abate fire risk or preserve public safety.
- The removal, destruction or lopping of vegetation which is non-native to Victoria except where the vegetation is within 30 metres of a waterway, wetland, flood plain<sup>1</sup> or water reservoir<sup>2</sup>.
- Earthworks associated with timber production that meets all the relevant requirements of the *Code of Practice for Timber Production 2007* (as amended).
- A subdivision by a public authority, or a utility provider, provided the subdivision does not create a new lot within 100 metres of a waterway, wetland, flood plain<sup>1</sup> and/or within 300 metres from a water supply reservoir<sup>2</sup> or potable water supply take-off structure.
- An outdoor sign or structure.
- The following agriculture activities:
  - Windmills and solar units.

Permit requirement explanatory note:

Flood plain<sup>1</sup>. For the purpose of this schedule a flood plain is land included in a planning scheme overlay flood control and land affected by the 100 year Average Recurrence Interval flood level (1 in 100 year flood level) recognised and mapped by the relevant floodplain management authority.

Water supply reservoir<sup>2</sup>. The requirement for a planning permit within 300 metres of a water supply reservoir (measured from the full supply level) does not apply to proposals on land outside of the water supply reservoir capture slope (downhill of the reservoir) or any circumstance where the water supply reservoir is an above ground structure.

**Response:**

Proposal is for a poultry farm; no buildings are proposed – no permit required.

## 9 Poultry Farm Operations and Information

All requirements to be addressed about the proposed poultry egg farm usage will be listed below (refer to attached architectural plans and attached pasture management plan provided by the client for any other requirements or information):

The poultry farm production system consists of purchasing 16-week-old point-of-lay pullets from 'Specialised Breeders Australia' and utilising them on the land to range and produce eggs for sale. The pullets are purchased 4 times a year, 450 birds at a time on average. The pullets range in the temporary paddocks at the front of the site for 6-8 weeks until they mature. Once they mature, they are moved to the permanent paddocks and/or the other temporary paddocks located further into the site. The client advertises that their free-range eggs are 'pastured', meaning they are egg production is more ethical for the birds than some other free-range methods.

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The maximum number of poultry kept on the land, including the purchased and maturing pullets, is 3500.

The management, packaging and storage of eggs produced will occur within the converted old dairy building. Due to the site being used as a poultry farm since march 2019 the building is already being used as such.

The client is currently utilising mobile chicken shelters from the company 'chicken caravan' to house the hens grazing the fields. There is a maximum of 450 hens in each caravan and they are surrounded by a 50m x 50m electric fence. The chicken caravan has a main section in the front, separate from the hens that can be used to collect the eggs from a conveyor belt. The caravan is 2.5m wide and 8m long. Refer to the attached architectural plans for more details.

The company 'chicken caravan' also provides the 50m x 50m temporary fencing that surrounds the caravans. This is 1.2m high and incorporates 11 horizontal electrified strands with strengthened top strand and non-electrified verticals and bottom strand. Electrification of all strands is by a combined loom at each end, complete with simple slips for attachment to any electrified fence. Each 50m long fence incorporates 15 plastic posts with steel dual prong step-ins. The posts are evenly spaced along the net, and all have a double spike on the bottom, so they can be easily pushed into the ground.

The client is currently using the brand 'Paton' for the free-range chicken feeders. They have a capacity of 1 tonne and the chickens feed through a dispensing hopper that is fully weather proof with dual side verandahs to protect feeding chickens from the weather. The feed is delivered to the site once a month and is then stored in the silo on-site until it is distributed to the hens.

The client is currently using the dam on-site at the south-east boundary to water the hens. The client pumps the water into a tank located within the permanent poultry fences that is then distributed around the site. This water is constantly treated and tested to ensure it is suitable for the hens. In the summer months when the water levels of the dam are low/not suitable water is purchased externally and transported to the site. There is an existing water tank located by the hay shed that is used to store this water. This water is used until the dam is suitable for use again.

The client purchases 450 pullets 4 times a year. These pullets are placed in temporary fencing towards the front of the site for 6-8 weeks until they mature. Once they are old enough, they are then moved to the other paddocks located on the site. There are no buildings/housing required for the poultry farm other than the portable houses that the chickens are transported and lay in.

There will be 3 trucks entering and exiting the property for the delivery of feed, water (when required) and packaging materials. The feed truck is a semitrailer that delivers the feed for the poultry and only comes once a month. The packaging truck truck is a 10m rigid truck that delivers the packaging materials every 2 months. The water delivery truck would only come once a year during the times that water is sparse.

The feed delivered to the site is stored in a silo on-site and is then distributed to the chickens through free-range chicken feeders.

Dead birds are buried on site (refer to attached architectural plans for approximate location). The client buries 4 hens a month, and they are buried 4 feet deep. Due to the low mortality rate, the hens do not cause detriment to the land, rather they act as a fertiliser.

The client has two methods of rotating the hens around the site.

The first method utilises the portable temporary fencing. This method involves fencing off a 50x50m area and moving the chicken trailer, feeders and water every week within said area. Once the chicken trailer, and associated water and feed infrastructure, have been moved 4 times (4 weeks)

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the fencing is then moved to an adjacent area the cycle begins again.

The second method is when the birds are located within the permanent fencing paddocks. The portable trailers, along with their feed and water, are also moved once a week approximately 30m at a time and the hens follow along. The hens have access to the entire paddock; however, they remain within 80m of the trailer. If required, the client will fence off previously ranged areas with temporary fencing to allow recovery time for the pasture. After 8-10 weeks the hens reach the end of the permanent paddock area and are then moved back to the start and the cycle begins again.

These methods ensure that nutrients are managed to an acceptable level and the pastures remain of a good quality and that a minimum of 50% ground cover remains. The hens may be moved earlier in the summer/dry autumn months depending on the season and the pasture is monitored closely to avoid damage and encouraging weed growth.

There is a general 'no-return policy' of 3 months (12 weeks) where hens do not return to a previously grazed area; however, this is based on moving the housing and infrastructure for the hens at least every 2 weeks. As the client moves the housing and infrastructure every week (and sometimes sooner depending on the season) the return times of 6-8 weeks for the temporary paddocks and 8-10 weeks for the permanent paddocks are acceptable. If they were leaving the trailers in place for 2 weeks, the returning period would be increased to 12-16 weeks for the temporary fencing and 16-20 weeks for the permanent paddocks, which are well within the requirements.

The pastures have weed control from suitable herbicides and bare areas are re-sown with a no till seed drill. The effluent produced from the hens also acts as a suitable fertiliser for the pasture. As stated above, the quality of the pastures is very important to the client as they are not only providing pastured free-range eggs, but also own and manage a cattle feedlot.

Any effluent arising from the poultry is left to fertilise the ground due to each pen having approximately 450 hens. The effluent is small-scale and will not cause any detriment to pasture quality as it is small-scale and the hens are re-located regularly.

The chickens will produce an odour as the effluent remains on the ground to fertilize. The chickens will produce general noise as well as noise whenever they lay. The client has 6 dogs to help protect the chickens which also produce noise. Due to this, the chickens will not range within 100m of any neighbouring dwellings. There is a low density residential zone nearby and most of the portable paddocks will be outside of this buffer zone with the exception of the pullet temporary paddock which has to remain near the top end of the site, as noted on the plans, even though it is within 400m of a residential zone, it will remain over 400m from any dwelling within said residential zone. The dogs generally remain further into the site and away from any residential properties, with the exception of one dog who remains closer to the pullets (and neighbouring dwellings) as they are maturing; however, this dog is older and more docile and will not cause any issues to neighbouring properties.

Reducing risk of predators is achieved via electric fencing and the guard dogs on-site. The dogs are Maremma Sheepdogs (known as flock/livestock guardians) they are large and work in groups to defend the chickens from predators.

As stated above, noise from the dogs is managed as the dogs are generally kept further into the site away from other dwellings, with the exception of an older more docile dog who stays around the maturing pullets.

All sales will take place within the property boundaries close to the road in a shelter. This is an honesty system and will be accessible 24/7.

No landscaping is required for the proposed use.

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The clients' PIC number is VCH6.

## 10 Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines

### Purpose:

The purpose of these guidelines is to:

- Deliver sound environmental performance in the planning and management of low density mobile outdoor poultry farms in Victoria.
- Protect the surrounding environment and local amenity from adverse impacts.
- Protect and permit an economically viable, competitive and sustainable poultry industry.
- Provide a fit-for-purpose planning assessment process for low risk poultry farms.

To achieve these outcomes, these Guidelines:

- Set standards for the size, siting, design and management of low density mobile outdoor poultry farms, and
- Provide guidance on the preparation, assessment and determination of permit applications through the planning permit system.

### These guidelines apply to poultry farms that satisfy the following operational criteria:

- ✓ a maximum of 5,000 chickens for egg production or 10,000 chickens for meat production
- ✓ a production system based on keeping poultry outdoors in paddocks
- ✓ a maximum outdoor stocking density of 1,500 birds /hectare
- ✓ mobile housing and feeding infrastructure that is relocated at least every two weeks
- ✓ adequate separation from waterways, residential areas and sensitive uses
- ✓ a nutrient management plan is in place and at least 50% ground cover is maintained

### These guidelines apply to the following planning permit applications:

- ✓ existing low density mobile outdoor poultry farms that do not have a permit
- ✓ new low density mobile outdoor poultry farms
- ✓ expansions of existing low density mobile outdoor poultry farms

Victoria's animal industries (including poultry farms) are significant contributors to the Victorian economy. They are major employers in rural and regional Victoria and are Victoria's largest agricultural industry.

Poultry production systems can be broadly classified as indoor or outdoor.

**Indoor:** where poultry live predominantly indoors in sheds.

**Outdoor:** where poultry predominantly live outdoors in paddocks or enclosures.

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**This application refers to the usage of an outdoor poultry farm that is for the purpose of pastured free-range egg production.**

**This application is for a ‘Low density mobile outdoor poultry farm’, which is a type of outdoor poultry production system which, if well managed, presents very low environmental and amenity risks.**

Low density mobile outdoor poultry farms are where, once old enough, poultry live outdoors in paddocks with unfettered foraging opportunities. Stocking densities are kept low and range areas are rested to allow ground cover to be maintained and to restrict the rate of manure nutrient additions to the soil.

Mobile housing is provided to the poultry in paddocks from the elements (and to lay eggs). Birds may be housed overnight for the protection from predators. Prepared feed is provided, typically in self-feeders. The housing, feeders and watering points are regularly and frequently moved to distribute manure nutrients more evenly.

There are four threshold requirements for assessing the simplified planning permit process:

1. Production system: the farm must be based on a mobile outdoor production system.
2. Poultry type: The farm must be a poultry farm for the production of chicken meat or chicken eggs.
3. Farm capacity: The farm capacity must be less than 5000 chickens (eggs) or less than 10,000 chickens (meat). The capacity of a poultry farm is described as the total number of poultry that will be held on the farm.
4. Outdoor stocking density: the outdoor stocking density must be less than 1500 birds/hectare.

**Response:**

1. The proposal is for a mobile outdoor production system.
2. The proposal is for the production of chicken eggs, having a maximum number of 3500 laying hens on site at any one time.
3. The total number of chickens on the farm is 3500.
4. The outdoor stocking density is calculated by the number of poultry / range area accessible to the poultry (hectares)  
 3500 chickens / 3.25 hectares  
 = 1077 chickens per hectare.

**Simplified planning permit process applies.**

## Objectives and Standards to achieve

### Objective 1 – Low risk site

The risk of adverse environmental impacts on soils, waterways and surrounds is minimised by appropriate site selection and through a farm layout that avoids areas of risk.

Standards:
<p><b>Standard 1.1 Land</b>                      The land used for poultry ranging areas are suitable for growing pastures and maintaining ground cover.</p>

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By the land is suitable from growing pastures and maintaining ground cover.

23 | Page

	Refer to the Pasture Management Plan provided by the client and the WGCMA attachment.
<p><b>Standard 1.2 Surface Waters</b></p> <p>The poultry paddocks and other farm infrastructure are:</p> <ul style="list-style-type: none"> <li>• Located above the 1 in 100-year flood level</li> <li>• Not located in areas impacted by a flood zone, flooding overlay or land subject to inundation overlay</li> </ul> <p>The poultry farm is not located within a Special Water Supply Catchment Area.</p> <p>The boundaries of the poultry paddocks are at least 30m from a waterway declared under the <i>Water Act 1989</i>.</p> <p><i>Note: where this measure cannot be met, additional consideration in the proposal may be needed to address potential risks to waterways and propose additional risk management strategies. Small farms or applications proposing low stocking densities may post very low risk to the waterways depending on the site-specific farm's layout, the topography and other considerations, and the application can be supported. Referral to the relevant water authority or catchment management authority will assist with this consideration.</i></p>	<p>The site is not located within any flood zones or overlays. The poultry farm is within a special water supply catchment area (Tanjil River).</p> <p>Care will be taken to ensure that all poultry paddocks are located at least 30m away from any waterways declared under the <i>Water Act 1989</i>.</p> <p>Refer to WGCMA attachment. The WGCMA believe the authority would be unlikely to object to the proposal if poultry do not range within 30m of all waterways on-site.</p>

**Objective 2 – Environmental protection management**

Adverse impacts on soils, waterways and surrounds are avoided through good management

Standards:	Response:
<p><b>Standard 2.1 Ground Cover</b></p> <p>A minimum 50% ground cover is maintained over the poultry range areas at all times (with consideration of seasonal conditions) <i>Seasonal and emergency conditions may impact on a farm's ability to maintain good ground cover. These situations should be treated as being short-term occurrences and the producer should actively manage poultry so pasture growth is restored as soon as possible.</i></p>	<p>The client will re-locate the portable chicken caravans, as well as associated infrastructure, once a week to ensure minimum ground cover is maintained.</p>
<p><b>Standard 2.2 Mobile Infrastructure</b></p> <p>Housing, feeding and water infrastructure are relocated at least every two weeks to ensure nutrient load is evenly spread, ground cover is replenished and birds access to fresh range area.</p>	<p>The client will re-locate the temporary chicken caravans, and associated infrastructure, once a week to ensure nutrient load is evenly spread, ground cover is replenished and birds have access to fresh range areas.</p>
<p><b>Standard 2.3 No Return Period</b></p> <p>Poultry do not return to a previously used poultry range area within a 3-month period.</p>	<p>The maximum time frame for moving poultry housing and associated infrastructure around the site is every 2 weeks. The client is moving their housing and infrastructure every week. Due to this, the hens return to a used patch of land within 6-8</p>

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24 | Page

Page 35 of 52

	<p>weeks for the portable fencing, and 8-10 weeks for the permanent paddocks. With this timeframe, if the client was moving their infrastructure every 2 weeks as per the maximum requirement, the time passed before the hens return to a previously used area would be increased to 12-16 weeks for the portable fencing and 16-20 weeks for the permanent fencing areas. As 3 months equals approximately 12 weeks, this return period is well within the specified requirements.</p>
<p><b>Standard 2.4 Nutrient Management Plan</b>                  A NMP that includes strategies and measures to ensure nutrient risks are adequately managed and monitored by:</p> <ul style="list-style-type: none"> <li>• Maintaining 50% ground cover</li> <li>• Moving mobile infrastructure and managing excess manure under housing (if appropriate)</li> <li>• Implementing a no return period and pasture management</li> <li>• Soil testing, monitoring and farm management</li> </ul>	<p>Refer to the pasture management plan provided by the client.</p>

**Objective 3 – Community amenity**

The site location, design and farm management of the low density mobile outdoor poultry farm protects the community from odour, dust and other amenity impacts.

Standards:	Response:									
<p><b>Standard 3.1 Separation Distances</b>                  The nearest poultry paddock boundary and poultry housing meets the separation distances listed in the following table:</p> <table border="1" data-bbox="207 1366 858 1617"> <thead> <tr> <th>Poultry Numbers</th> <th>Distance to Sensitive Use<sup>2</sup> (m)</th> <th>Distance to Residential zone (m)</th> </tr> </thead> <tbody> <tr> <td>≤ 1,000 poultry</td> <td>&gt; 50m</td> <td>&gt; 200</td> </tr> <tr> <td>&gt; 1,000 poultry</td> <td>&gt; 100m</td> <td>&gt; 400</td> </tr> </tbody> </table> <p><i>Housing includes poultry sheds used for the raising of young birds prior to them being old enough to range</i>  <i>A sensitive use is a use that involves the presence of people and include: dwelling, a dependant persons unit, a residential building, a hospital, a school, a day care centre, a caravan park and other uses involving the presence of people for an extended period. (does not include recreations areas such as parks and sporting facilities)</i></p>	Poultry Numbers	Distance to Sensitive Use <sup>2</sup> (m)	Distance to Residential zone (m)	≤ 1,000 poultry	> 50m	> 200	> 1,000 poultry	> 100m	> 400	<p>Refer to attached architectural plans.                  As there are over 1000 poultry on-site, all paddocks used for poultry will be located at least 100m away from a neighbouring dwelling not in the same ownership. There is a low density residential zone nearby and most of the portable paddocks will be outside of this buffer zone with the exception of the pullet temporary paddock as which had to remain near the top end of the site, as noted on the plans, even though is it within 400m of a residential zone, it will remain over 400m from any</p>
Poultry Numbers	Distance to Sensitive Use <sup>2</sup> (m)	Distance to Residential zone (m)								
≤ 1,000 poultry	> 50m	> 200								
> 1,000 poultry	> 100m	> 400								

This document has been copied and made available for the planning process as which had to remain near the top end of the site, as noted on the plans, even though is it within 400m of a residential zone, it will remain over 400m from any  
 with the exception of the pullet temporary paddock as which had to remain near the top end of the site, as noted on the plans, even though is it within 400m of a residential zone, it will remain over 400m from any  
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 Page 36 of 52

	dwelling within said residential zone.
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## 11 Conclusion

This report outlines the regulations and requirements for the proposed additional use of a poultry farm and primary produce sales in retrospect at 1106 Moe-Willow Grove Road, Willow Grove. The site is suitable for the proposed uses and will be sustainable. Poultry farms are Victoria’s largest agricultural industry and thus Baw Baw shire will be positively impacted by the increase into the economy. The trading shelter, along with signage, is small-scale and will not have any negative impacts on the community or environment. All poultry ranging will be located more than 30m away from all waterways on-site. It is of our opinion that the proposed uses will assist in uplifting the neighbourhood character and diversity providing a positive outcome to the site. The uses will be respectful of nearby residential areas in maintaining required distances to ensure any neighbour disturbance is eliminated.

Overall, it is considered that the proposed additional uses represent appropriate responses to the policy framework.

## 12 Site Photos



Facing north-west - Moe-Willow Grove Road with existing sign beside the existing crossover – this sign will be relocated to the front fence of the property.

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Facing north – Existing road-side trading shelter- this will be demolished and re-located within the property boundaries (refer to attached architectural plans for proposed location).



Facing north-east – old dairy now being used as an egg storage, sorting and grading building.

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Facing north-east – existing silo being used for the storage of feed for the poultry before being distributed to the hens on-site.



Existing temporary poultry paddocks with chicken caravans within. Water supplies can be seen outside each paddock.

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Existing 2ha permanent fencing on site.



Temporary fencing for poultry with water and grain feeders visible.

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Chicken caravan with the 'paton' feeder visible.



Inside the old dairy building. Being used for grading, sorting, packaging and storage.

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Existing hay shed being used to feed the cattle on the farm.



Existing dwelling on-site with water tank attached.

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Page 42 of 52



Existing garage on-site being used for the storage of the client’s vehicles and the like.



Facing west – existing site office.

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Facing south-west – looking towards Moe-Willow Grove Road.

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Unit 6, 1F Moore Street, Moe  
 P.O. Box 585, Moe  
 Email: admin@lvdrafting.com.au  
 Ph: 03 51262431  
 Fax: 03 86777636  
 DP-AD 20258

02<sup>nd</sup> September 2020

Attn: Sally Moser  
 Principal Statutory Planner  
 Baw Baw Shire Council

RE: PLA0079/20

We at Latrobe Valley Drafting supply this cover letter in addition to the Planning Application Report previously submitted to council. For any additional information, please refer to the Planning Application Report.

Please see below for responses to the request of further information dated 19 May 2020.

*Note: responses to requested items are in red text.*

### Site Layout Plan

1. A professionally prepared site layout plan to scale showing:
  - a. Property boundaries and site dimensions. Refer to Lv3946-003a
  - b. Existing and proposed buildings (including existing dwelling) on the land showing setbacks from roads and boundaries. Refer to Lv3946-003a & 003b
  - c. Details of where egg sales will occur. The primary produce sales will be in close proximity to the proposed site and is approximately 84m from the nearest dwelling across the road. The sales area is approx. 1x2m in area. Refer to Lv3946-003b & pg. 9 of the Planning application report.
  - d. The existing crossover and internal driveway locations including pick-up and delivery locations. Refer to Lv3946-003b.
  - e. Information on the types of vehicles picking-up and delivering to the site. 3 Trucks will be entering and exiting the property for the delivery of feed, water and packaging materials. The feed truck is a semitrailer, the packaging truck is a 10m rigid truck. And the water delivery truck is a typical water delivery/tanker. Refer to Lv3946-003b & pg. 20 of the report.
  - f. Paddocks (including fence locations) where poultry will be kept and details of any special fencing utilised including distance to sensitive uses and residentially zoned land. The poultry will be kept in fixed and temporary fencing. The temporary fencing will be electric and moved frequently around the site. For paddock locations and offsets to sensitive uses, refer to Lv3946-003a & pg. 20 of the report.
  - g. The distance of poultry grazing areas from waterways and water bodies on-site. Refer to Lv3946-003a.
  - h. Sheds (housing) used for the raising of birds prior to them being old enough to range outdoors. Not applicable.
  - i. Sheds (housing) for the birds including any mobile housing and where it will be on-site. The client is currently utilising mobile chicken shelters from the company 'chicken caravan' to house the hens grazing the fields. Refer to Lv3946-003a & 007 & pg. 20 of the report.
  - j. Packing, storage or other sheds and facilities associated with egg production. The client will utilise an old dairy on-site for this use. Refer to Lv3946-003b & pg. 20 of the report.
  - k. Details of any staff facilities associated with the use of the site being used for this purpose. Refer to Lv3946-003b & 006.

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- l. Any other farm infrastructure such as feed storage areas, farm bores, dams and other water supply sources including waterways utilised for the enterprise. Refer to Lv3946-003a & 003b.
- m. Mortality management area. Refer to Lv3946-003a.
- n. Any significant aspects of the site including slope and vegetation. Refer to Lv3946-003a.
- o. Any earthworks associated with the proposal. None proposed.
- p. Any vegetation removal occurring. No.

### Locality Plan

- 2. A locality plan showing:
  - a. Distances to dwellings on abutting properties in separate ownership. Refer to Lv3946-003a & 003b.
  - b. Distances to any waterways of poultry paddock boundaries. Refer to Lv3946-003a.

### Elevation Plans

- 3. Elevation plans for all buildings (including movable buildings) associated with the use of the proposed poultry farm and primary produce to include the following:
  - a. Building height above natural ground level.
  - b. Finished floor level including any cut or fill.
  - c. Building materials and colours. Refer to Lv3946-004 to 007 and images attached to the end of the report.

### Other Information

- 4. A written description including:
  - a. Details on the production system including chick raising, overall range area, number of poultry paddocks and rotation system employed. The poultry farm production system consists of purchasing 16-week-old point-of-layer pullets from 'Specialised Breeders Australia' and utilising them on the land to range and produce eggs for sale. The pullets are purchased 4 times a year, 450 birds at a time on average. The pullets range in the temporary paddocks at the front of the site for 6-8 weeks until they mature. Once they mature, they are moved to the permanent paddocks and/or the other temporary paddocks located further into the site. The client advertises that their free-range eggs are 'pastured', meaning they their egg production is more ethical for the birds than some other free-range methods. Pp. 19-20 of the report.
  - b. The maximum number of poultry kept including offspring at the various production stages. The maximum number of poultry kept on the land, including the purchased pullets, is 3500. Pg. 20 of the report.
  - c. Details on the management, packaging and storage of eggs. The management, packaging and storage of eggs produced will occur within the converted old dairy building. Due to the site being used as a poultry farm since march 2019 the building is already being used as such. Pg. 20 of the report.

- d. Information of the design of poultry housing, fencing, feeding and watering requirements including any specific requirements for young birds prior to ranging if applicable. The client is currently utilising mobile chicken shelters from the company 'chicken caravan' to house the hens grazing the fields. There is a maximum of 450 hens in each caravan. The chicken caravan has a main section in the front, separate from the hens that can be used to collect the eggs from a conveyor belt. The caravan is 2.5m wide and 8m long.

The company 'chicken caravan' also provides the 50m x 30m temporary fencing that surrounds the caravans. This is 1.2m high and electrified. Electrification of all strands is by a combined loom at each end. Each 50m long fence incorporates 15 plastic posts with steel dual prong step-ins. The posts are evenly spaced along the net, and all have a double spike on the bottom, so they can be easily pushed into the ground.

The client is currently using the brand 'Paton' for the free-range chicken feeders. They have a capacity of 1 tonne and the chickens feed through a dispensing hopper that is fully weather proof with dual side verandahs to protect feeding chickens from

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the weather. The feed is delivered to the site once a month and is then stored in the silo on-site until it is distributed to the hens.

The client is currently using the dam on-site at the south-east boundary to water the hens. The client pumps the water into a tank located within the permanent poultry fences that is then distributed around the site. In the summer months when the water levels of the dam are low/not suitable water is purchased externally and transported to the site. There is an existing water tank located by the hay shed that is used to store this water. This water is used until the dam is suitable for use again.

The client purchases 450 pullets 4 times a year. These pullets are placed in temporary fencing towards the front of the site for 6-8 weeks until they mature. Once they are old enough, they are then moved to the other paddocks located on the site. There are no buildings/housing required for the poultry farm other than the portable houses that the chickens are transported and lay in.

Refer to pg. 20 of the report and Lv3946-007.

- e. Delivery times of any trucks attending the property. The 3 trucks entering the property include the feed truck, packaging truck and water truck. The feed truck delivers to the site once a month. The packaging truck delivers every 2 months. The water truck only comes once a year during times where water is sparse. Refer to pg. 20 of the report.
- f. Details of how and where feed will be stored on the property. The feed delivered to the site is stored in a silo on-site and is then distributed to the chickens through free-range chicken feeders. Refer to pg. 20 of the report and Lv3946-003b.
- g. Information on the management of dead birds/spent hens. Dead birds are buried on site. The client buries 4 hens a month, and they are buried 4 feet deep. Refer to pg. 21 of the report and Lv3946-003a.
- h. A nutrient management plan that includes details on:
  - How nutrients will be managed and ground cover maintained.
  - Whether a minimum of 50% ground cover will be achieved.
  - The frequency or relocation of mobile housing and feeding infrastructure.
  - The no return period of poultry to grazing paddocks.
  - Pasture management including fertilising, seeding periods and the like.
  - Soil testing, monitoring and farm management.

The client has two methods of rotating the hens around the site.

The first method utilises the portable temporary fencing. This method involves fencing off a 50x50m area and moving the chicken trailer, feeders and water every week within said area. Once the chicken trailer, and associated water and feed infrastructure, have been moved 4 times (4 weeks) the fencing is then moved to an adjacent area the cycle begins again.

The second method is when the birds are located within the permanent fencing paddocks. The portable trailers, along with their feed and water, are also moved once a week approximately 30m at a time and the hens follow along. The hens have access to the entire paddock; however, they remain within 80m of the trailer. If required, the client will fence off previously ranged areas with temporary fencing to allow recovery time for the pasture. After 8-10 weeks the hens reach the end of the permanent paddock area and are then moved back to the start and the cycle begins again.

These methods ensure that nutrients are managed to an acceptable level and the pastures remain of a good quality and that a minimum of 50% ground cover remains.

There is a general 'no-return policy' of 3 months (12 weeks) where hens do not return to a previously grazed area; however, this is based on moving the housing and infrastructure for the hens at least every 2 weeks. As this document has been copied and infrastructure every week, the return times of 6-8 weeks for the temporary paddocks and 8-10 weeks for the permanent paddocks are acceptable. Planning and Environment as set out in the Planning and Environment Act 1987 would be increased to 12-16 weeks for the temporary fencing and 16-20 weeks for the permanent paddocks, which are well within the requirements.

The pastures have weed control from suitable herbicides and bare areas are re-sown with a no till seed drill. The effluent produced from the hens also acts as a suitable fertiliser for the pasture. Refer to pg. 21 of the report and the pasture management plan provided by the client.

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- i. Information on whether there is any effluent arising from the poultry operation and how it is disposed and / or treated. Any effluent arising from the poultry is left to fertilise the ground due to each pen having approximately 450 hens. The effluent is small-scale and will not cause any detriment to pasture quality as it is small-scale and the hens are re-located regularly. Refer to pg. 21 of the report.
- j. Information on any odours, noise, artificial light (if applicable), dust or waste products associated with the proposal. The chickens will produce an odour as the effluent remains on the ground to fertilize. The chickens will produce general noise as well as noise whenever they lay. The client has 6 dogs to help protect the chickens which also produce noise. Due to this, the chickens will not range within 100m of any neighbouring dwellings. There is a low density residential zone nearby and most of the portable paddocks will be outside of this buffer zone with the exception of the pullet temporary paddock which has to remain near the top end of the site, as noted on the plans, even though it is within 400m of a residential zone, it will remain over 400m from any dwelling within said residential zone. Refer to pp. 21-22 of the report.
- k. Strategies to minimise the risk of predators (aside from the dogs), pests, rodents and wild birds. This is achieved via electric fencing. Refer to pg. 22 of the report.
- l. Strategies on how noise from the dogs will be managed. The dogs generally remain further into the site and away from any residential properties, with the exception of one dog who remains closer to the pullets (and neighbouring dwellings) as they are maturing; however, this dog is older and more docile and will not cause any issues to neighbouring properties. Refer to pp. 21-22 of the report.
- m. Details of any on-site sales will be undertaken and the proposed hours sales will take place. The sales will take place in a shelter out the front of the property. There is a double-sided sign proposed to direct customers to the sales area. There are no hours of operation as the sales are based on an honesty system and available 24/7. Refer pg. 22 and Lv3946-003b.
- n. Details of any proposed landscaping. There is no landscaping proposed for this site.
- o. An assessment under the Farming Zone and any overlays applying to the land. Refer to the planning application report pages 7-19 for all information.
- p. Details of any industry registrations including PIC number. The clients' PIC number is VCH6. Pg. 22 of the planning application report.

#### Primary produce sales

5. Confirmation of:
  - a. Setback distance of the area used for display and sale of primary produce from the nearest dwelling in separate ownership. The primary produce sales are located 84m from the nearest neighbouring dwelling. Refer to Lv3946-003a.
  - b. The area in square metres for the display and sale of primary produce. The proposed area of sales is a shelter of 1x2m, 2sqm in area.

If you require any further detail please don't hesitate to ask

Kind regards

Sue Abbott

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## Application for planning permit 1106 Moe-Willow Grove Rd

Application for planning permit is for our business Gippsland Free Range Eggs which we run on the family farm at 1106 Moe Willow Grove Rd Willow Grove.

My partner Julie Mills and I started pastured free range egg farming on the farm in 2017, the farm has been in my family since the property was developed in the early 1950's and has for the most part been dairy. We are the next generation to take over the farm and we could see we needed to diversify to make the farm sustainable as the property is too small to make a living from dairy.

My uncle, Don Henderson who is the owner of the farm retired from dairy farming about ten years ago and is now running Angus beef cattle on the property which we manage for him. He is in full support of our transition to free range eggs and beef production on the farm.

Our farming practices are very different from large commercial egg producers, we run low stocking density of approx. 60 hens per hectare in mobile sheds. Each mobile shed holds 450 hens and the mobile sheds are moved every week. The hens eat a blend of grains that we supply as well as grass, bugs and insects in the pasture which is why they produce great tasting eggs with a golden yolk. This way of low-density farming is great for the land, Environment and the welfare of the hens

We currently have approx. 2,250 hens but have plans to grow our business to approx. 3,150 hens so we would like this to be taken into consideration when applying for this application.

We have considered our neighbours with the shed locations as the hens can make some noise in the early morning when laying their eggs, and the dogs bark at night to keep away the foxes. We have most of our sheds located in the rear of the front half of the farm to reduce any noise impact on our neighbours, but we need to have one or two sheds closer to the house when selling off the older hens and to keep a closer eye on our new flock for the first few weeks after delivery.

We sell our eggs locally to cafes, Food Works, IGA's, fruit and veg stores, butcher shops and the Traralgon farmers market our eggs are also sold in Melbourne through an online organic Foodstore and three popular farmers markets Collingwood, Abbotsford and Flemington.

We employ two casual staff members and will never be a large-scale egg producer but have plans to grow our business and employ more staff.

We get a delivery once a month of grain which we need to feed the hens. The grain is stored in a silo which was previously used to store grain on the farm when my uncle was milking cows. The truck used to deliver the grain is a semi-trailer and that type of truck has been delivering grain to our farm for over 50 years. Our driveway is approx. 3.5 meters wide and is made from gravel.

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**LAND DESCRIPTION**

Land in Plan of Consolidation 154495.

PARENT TITLES :

Volume 08115 Folio 639      Volume 09488 Folio 457

Created by instrument CP154495 17/01/1983

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

DONALD GEORGE HENDERSON of WILLOWGROVE

CP154495 17/01/1983

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE CP154495 FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 1106 MOE-WILLOW GROVE ROAD WILLOW GROVE VIC 3825

DOCUMENT END

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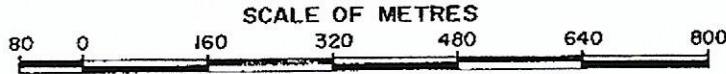
CP15449

# PLAN OF CONSOLIDATION

Part of Crown Allotment 48  
PARISH OF TANJIL  
COUNTY OF BULN BULN

CP154495 Advertised

EDITION 1



VOL. 8115. Fol. 639  
248B. Fol. 457

LITHO SH. ONE

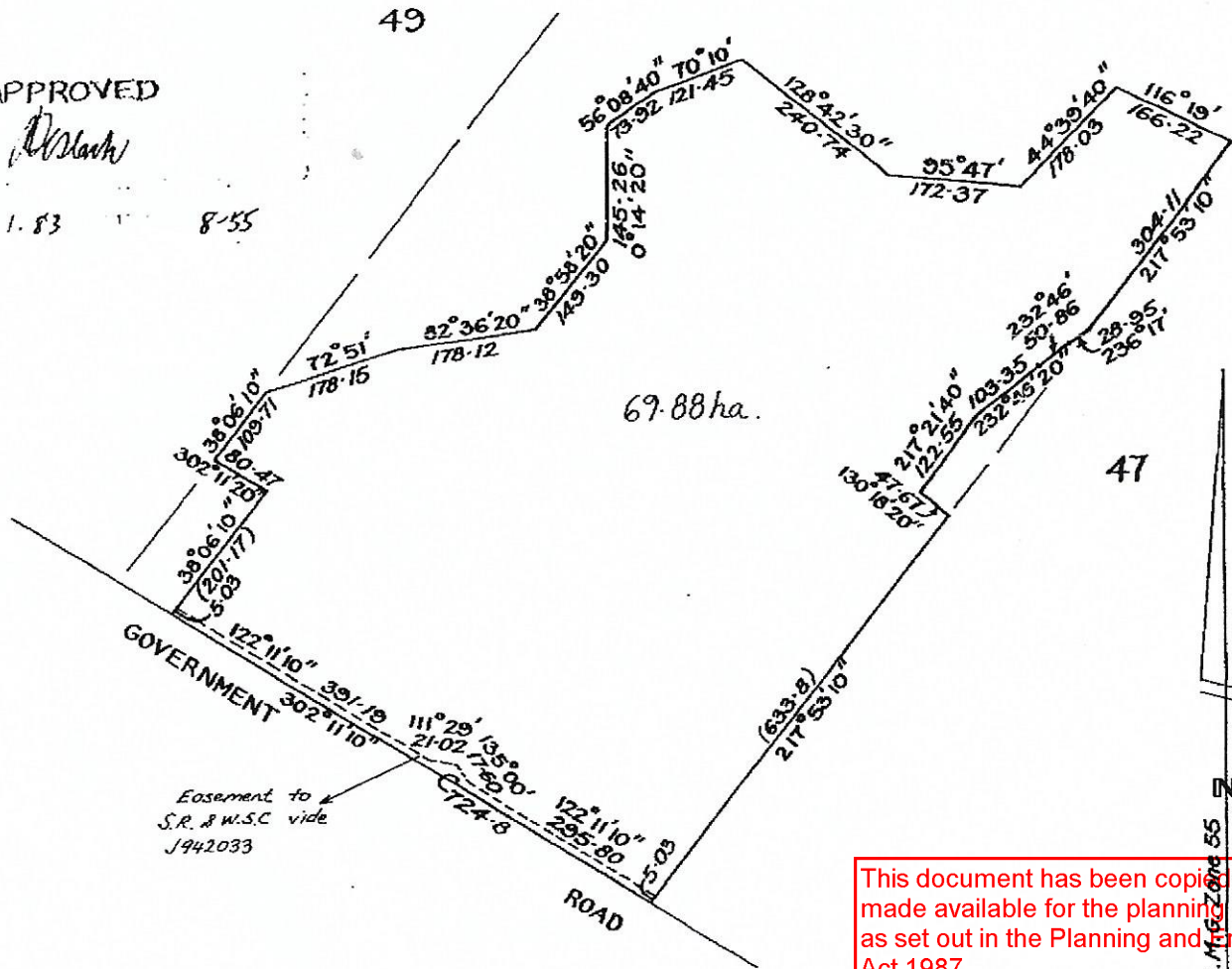
DEPTH LIMITATION: 15.24m

*Accepted  
2/10/83  
CP 5115-139  
in J 942  
CP 8 203-1  
in R1071  
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13*

APPROVED

*[Signature]*

12.1.83 8-55



9499, 350

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CONSENT OF COUNCIL

SURVEYORS CERTIFICATION

SEALED PURSUANT TO SECTION 569AB OF THE

I certify that this plan has been made by me or under my immediate supervision and accords with title.

*[Signature]*  
L.S.  
LICENSED SURVEYOR  
DATE 2/3/82

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