



**Melton Shire Council**  
 Civic Centre  
 232 High Street  
 (PO Box 21)  
 Melton Vic 3337  
 Phone 9747 7324  
 Fax 9747 7970

## PLANNING PERMIT

Permit No:  
 Planning Scheme:  
 Responsible Authority:  
 File No.:

PA2003/371  
 Melton Planning Scheme  
 Melton Shire Council  
 2750/430

### ADDRESS OF THE LAND:

CA 5 SEC 6, numbers 671-737 Troups Road South, Mount Cottrell.

### THE PERMIT ALLOWS:

Use and development of the land for the purpose of a broiler farm including the construction of five broiler sheds and associated works, and a caretaker's dwelling, in accordance with the endorsed plans.

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- 1 The development of the poultry sheds hereby permitted must not be commenced until three (3) copies of amended plans have been submitted to and endorsed by the Responsible Authority. The plans must be drawn to scale with dimensions. When approved, the plans will form part of the permit. The plans must be generally in accordance with the submitted plans but modified to show and include:
  - A designated work zone for the proposed development;
  - The layout and configuration of the five sheds, cooling pads area, position and number of exhaust fans, location of silos, associated outbuildings, dam, access tracks, area for any stockpiling of chicken litter, and the location of the owner/manager's dwelling;
  - The number, orientation and height of silos in accordance with the plans marked as Revision B (dated 9/2/06);
  - Vehicle access to the subject land modified to:
    - i. provide turning area for all vehicles within the Troups Road reserve in a surface to the satisfaction of the Responsible Authority;
    - ii. provide for a width at the property boundary to enable unimpeded semi-trailer access and egress (to accommodate a single vehicle) plus waiting area within the site boundary for departing trucks;

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- The location and floor plan for the caretaker's dwelling. The dwelling and any effluent disposal field must not be sited in the area to which the Environmental Significance Overlay (Schedule 2) applies;
  - Location of all plant and equipment including that necessary to provide for waste water/bore water treatment;
  - Nomination of the loading area for bird pick-up/deliveries;
  - Location of all wetlands/ponds, structure and related elements for waste disposal and treatment;
  - A staging plan if staging is proposed.
- 2 The layout of the site and the size of the buildings and works, as shown on the endorsed plans, shall not be altered or modified without the consent in writing of the Responsible Authority.
- 3 The use of the poultry sheds hereby permitted must not be commenced until an Environmental Management Plan (EMP) describing the ongoing operation of the sheds hereby permitted has been submitted to, is to the satisfaction of, and has been approved by the Responsible Authority. Once approved, the Environmental Management Plan will be endorsed and form part of this permit. The plan must address (but is not limited to) management practices relating to the conduct of the use, including regular litter moisture content inspections, vermin control, wash-down processes avoiding end doors being open simultaneously during the wash-down of a shed/s, and compliance with relevant statutes. The use must be undertaken in accordance with the endorsed EMP. The EMP may be varied with the prior written consent of the Responsible Authority.
- 4 A landscape plan prepared by a landscape architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority prior to the commencement of any works. The plan must be generally in accordance with the recommendations of the planting zones and species recommended by Practical Ecology Pty Ltd (March 2006) and must show the proposed landscape treatment of the site including:

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- the location of all existing trees and other vegetation to be retained on site and adjacent to the site abutting Troups Road South;
- a schedule of all proposed trees, shrubs and ground cover, which will include the size of all plants (at planting and at maturity), their location, botanical names and the location of all areas to be covered by grass, lawn, mulch or other surface material;
- the location and details of all fencing;
- the extent of any cut, fill, embankments or retaining walls associated with the landscape treatment of the site; and
- details of all proposed hard surface materials including accessways.

When approved the plan will be endorsed and will then form part of the permit.

- 5 All works and vegetation shown on the endorsed landscape plan must be planted prior to the commencement of the use hereby permitted unless otherwise varied with the written approval of the Responsible Authority, and shall thereafter be maintained to the satisfaction of the Responsible Authority.
- 6 The work zone as shown on the endorsed plan must be fenced with highly visible temporary fencing that is to remain in place until construction works are completed.
- 7 The works zone is not to extend beyond the cleared areas identified in the land management plan. All machinery, spoil, rocks, materials and vehicles are not to be located outside of the works zone.
- 8 Prior to the commencement of any buildings and works a Land Management Plan generally in accordance with the plan prepared by Practical Ecology Pty Ltd dated March 2006 must be submitted for approval by the Responsible Authority. When approved, the plan will be endorsed and form part of the permit. All activities forming part of the use must comply with the endorsed plan.
- 9 All dead birds must be stored and disposed of to the satisfaction of the Responsible Authority. The burying of dead birds on the site is prohibited.

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- 10 In the event that water supply to the broiler farm complex is via bore water using the reverse osmosis principle, an appropriately lined evaporation basin as described in the Fairbairn Report must be constructed to the satisfaction of the Responsible Authority, and must be used to manage and treat bore water on the site to the satisfaction of the Responsible Authority. The evaporation basin must be constructed prior to the commencement of the use hereby permitted.
- 11 Litter is to be used in all places where broiler chickens are to be kept and must be dry and of an approved substance capable of rendering droppings dry and inoffensive at all times to the satisfaction of the Responsible Authority.
- 12 All waste materials must be disposed of in such a manner as to render such materials harmless and inoffensive to the satisfaction of the Responsible Authority.
- 13 The use and development hereby authorised may be undertaken in stages in accordance with a staging plan (if any) to the satisfaction of the Responsible Authority.
- 14 The capacity of the farm (bird numbers) must be in accordance with stocking densities permitted in accordance with any relevant code or regulation. The total farm capacity must not exceed 160,000 birds.
- 15 The use and development hereby permitted shall at all times be carried out in accordance with the endorsed plans, Landscape Plan and Environment Management Plan. The development and use shall not be altered or modified except with the written consent in writing of the Responsible Authority. The permit holder must implement the provisions of the Landscape Plan and Environmental Management Plan to the satisfaction of the Responsible Authority.
- 16 The poultry sheds hereby permitted shall be designed and constructed using the tunnel-vented exhaust system.
- 17 The removal of litter from the sheds by use of machinery must occur between the hours of 7.00am and 10:00pm.

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- 18 Prior to the commencement of construction on the broiler sheds hereby permitted, two additional 1050mm diameter culverts under the existing driveway and as recommended in section 3.2 of the Report on Water Management (March 2006) prepared by David Fairbairn must be constructed in accordance with plans submitted to and approved by the Responsible Authority and to the satisfaction of the Responsible Authority.
- 19 Prior to the commencement of the use hereby permitted, a constructed wetland system must be established on the land in accordance with the recommendations of the David Fairbairn Report (March 2006) outlined above in Condition 1 related to water management to assist in the maintenance of water quality on the site. The constructed wetland system must be constructed in accordance with plans and specifications to be approved by the Responsible Authority, and must adopt the size requirements for various wetland systems as outlined in Table 4.1 of the Fairbairn Report.
- 20 Any dam and ponds must be constructed and maintained to the satisfaction of the Responsible Authority.
- 21 Top soil stripped from the site shall be spread on any exposed batters and exposed soils will be revegetated with perennial grasses and appropriate indigenous vegetation as soon as possible after construction.
- 22 The amenity of the area must not be detrimentally affected by the use or development through the:
- transport of materials, goods or commodities to or from the land;
  - appearance of any building, works or materials;
  - emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products;
  - presence of vermin.
- 23 The poultry sheds and all feed stores must be vermin and bird proof to the satisfaction of the Responsible Authority.
- 24 No polluted or sediment laden run-off water shall be permitted either directly or indirectly to enter the Water Authority's drainage system during or after the development of the site.

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- 25 All stormwater discharged from the site must be conveyed by means of drains to the satisfactory points or areas of discharge approved by the Responsible Authority so that it will not detrimentally affect the health and welfare of the community or prejudicially affect the amenity of the locality.
- 26 Other than the collection or placement of birds no deliveries to or removals from the site shall take place after 10:00pm or before 7.00 am on any day without the prior written approval of the Responsible Authority.
- 27 The loading and unloading of vehicles and the delivery of goods to and from the premises must at all times be carried on entirely within the site and be so conducted as to cause minimum interference with other traffic.
- 28 Prior to the use commencing, areas set aside for parked vehicles and access lanes as shown on the endorsed plans must be constructed with an all weather seal coat or surfaced with crushed rock or gravel to an appropriate engineering standard to carry vehicles associated with the use and to minimise dust generation to the satisfaction of the Responsible Authority. Thereafter the parking areas and access ways must be maintained to the satisfaction of the Responsible Authority.
- 29 Before the use commences, the road works required to facilitate access to and egress from the site as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority.
- 30 No external floodlighting shall be installed without the written permission of the Responsible Authority. No security lighting or external floodlighting is to be installed that causes nuisance to surrounding properties or any user of roads surrounding the site.
- 31 All vehicles used in the pick-up and transportation of live birds during the night time hours shall be fitted with high performance mufflers to the satisfaction of the Responsible Authority and the permit holder shall use its best endeavours to ensure that such activities do not cause any detriment to the amenity by noise or excessive vehicle movements.
- 32 Noise levels emitted from the site must not exceed the permissible levels specified in State Environment Protection Policy No. N-1.
- 33 No chemical spraying must occur on strong windy days and shed doors must be closed for at least four hours on the completion of all spraying to ensure that airborne sprays or odours from sprays are not transmitted beyond the site to the detriment of any person.

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34. All walls of the poultry sheds hereby permitted which will be exposed to general view shall be coloured or painted in non-reflective muted tones to the satisfaction of the Responsible Authority.
35. All goods and materials must be stored out of view or so as not to be unsightly when viewed from nearby roads, or land in other occupation, to the satisfaction of the Responsible Authority.
36. No poultry shall, for the purposes of trade, be killed, cleaned, dressed or stored on the premises.
37. In the event of a spill, leak, fire or incident that may cause off-site odour, the permit holder must promptly notify the Responsible Authority and provide details of actions or program implementation to rectify the impacts of the incident(s).
38. Without the further written approval of the Responsible Authority the broiler sheds permitted must be used for the accommodation of broiler chickens only.
39. An inventory of all chemicals, disinfectants and other chemical concentrations to be used in the operation of the sheds, including the sanitising thereof, shall be submitted to and be to the satisfaction of the Responsible Authority. The contents of the inventory may be varied by the Responsible Authority from time to time by deletion, addition, substitution of any chemical, disinfectant and/or chemical concentration at the request of the permit holder or by the Responsible Authority after giving the permit holder at least 14 days notice in writing of its intention to do so and after taking into consideration any comments made in writing by the permit holder within 14 days after giving of such advice.
40. No chemicals, disinfectant or other chemical concentrations other than those set forth in the inventory shall be used in the operation of the sheds hereby permitted (including the cleanout thereof).
41. The following requirements for the caretaker's dwelling must be met:
- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles; and
  - The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970; and

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- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes; and
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source;

to the satisfaction of the Responsible Authority.

- 42 Prior to the commencement of any buildings and works on the site, a full and detailed site-specific land capability assessment, including on-site soil permeability tests as recommended by Report No. A060205 (Revision 1) February 2006 prepared by Paul Williams & Associates Pty. Ltd. must be submitted to and approved by the Responsible Authority.
- 43 The recommendations within Report No. A060205 (Revision 1) February 2006 prepared by Paul Williams & Associates Pty. Ltd. submitted as supplementary material to VCAT Review No: P3403/2003 and related to subsurface and surface irrigation, reserve areas, site drainage and set-back distances must be adopted in addition to any recommendations suggested by the full and detailed site-specific land capability assessment outlined above in condition 1 related to effluent disposal.
- 44 The permit holder is required to pay to each of the Responsible Authority and the City of Wyndham a road maintenance levy of \$1,000 per annum. The payment must be made on a calendar year basis payable within 14 days of the end of each financial year (30 June).
- 45 This permit will expire if:
- the development is not commenced within two (2) years of the date of this permit; or
  - the use is not commenced within two (2) years of the date of commencement of works; or
  - the development is not completed within four (4) years of the date of commencement of works.

The Responsible Authority may extend the periods referred to, if a request is made in writing before the permit expires or within three (3) months afterwards.

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NOTE: This permit was issued at the direction of the Victorian Civil and Administrative Tribunal in accordance with its' order dated 26 June 2006 relating to Application for Review number P3403/2003.

A handwritten signature in black ink, appearing to be 'J. O. S.', is written over a horizontal line.

