



ATTACHMENTS

**Under Separate Cover
Council Meeting**

6.00pm Tuesday 28 September 2021

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P20341 1115 SHELFORD-MT MERCER ROAD, SHELFORD (BROILER FARM)**RECOMMENDED CONDITIONS****Endorsed plans**

1. The layout of the site and the size of the buildings and works as shown on the endorsed plans must not be altered or modified without the consent in writing of the Responsible Authority.

Farm capacity

2. The capacity of the broiler farm must not exceed 400,000 birds.

Landscaping

3. Before the development starts, landscape plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the landscape plans will be endorsed and will then form part of the permit. The landscape plans must be drawn to scale with dimensions. The landscape plans must include:
 - a) Vegetated Buffer Zone: This shall comprise of additional planting of trees, shrubs and grasses within a continuous 30m vegetative buffer zone between the unnamed watercourse that runs through the property and the broiler farm development area.
 - b) Screen Planting Zone: To consist of existing tree plantations along the northern boundary and on the western and southern sides of the broiler farm development area and to include an extension of the tree plantation on the northern boundary for a distance of 150m to the east and the same width as the existing plantation.
 - c) Existing and new plantings to be fenced off to exclude stock.
 - d) A schedule of plantings indicating each species, which must be indigenous to the locality for the Vegetated Buffer Zone, anticipated tree and shrub heights and widths at maturity, timetables for all plantings and arrangements for maintenance of all landscaped areas including the replacement of dead vegetation in the Screen Planting Zone to maintain a survival rate of 80%.
4. All landscaping included in the endorsed Landscape Plan must be planted within 12 months of the commencement of the development and thereafter be maintained to the satisfaction of the Responsible Authority.

Environmental Management Plan

5. Before the use commences, an Environment Management Plan (the EMP) for the operation of the broiler farm must be submitted to and approved by the Responsible Authority. The EMP must be prepared in accordance the Victorian Code for Broiler Farms 2009 and routinely audited in accordance with the requirements of the Broiler Code to the satisfaction of the Responsible Authority. When prepared to the satisfaction of the Responsible Authority the EMP (and subsequent revisions as provided for in accordance this permit) will be approved and endorsed and will then form part of this permit.
6. Reviews of the EMP must be undertaken in accordance with the endorsed EMP. Any revision to the EMP must be to the satisfaction of the Responsible Authority and must be submitted to and approved by the Responsible Authority. When approved, the revised EMP will be endorsed and will then form part of the permit.

7. The use must at all times be undertaken in accordance with the most current version of the endorsed EMP.

Traffic

8. Other than for the pickup and delivery of live birds, any deliveries and collections to or from the subject land must occur between the hours of 7.00am & 8.00pm only. This does not include emergency deliveries associated with the immediate wellbeing of the birds.
9. The loading and unloading of vehicles and the delivery of goods to and from the subject land must be carried out entirely within the subject land at all times.

Litter, dead birds and vermin control

10. The use authorised by this permit must be operated as a dry litter poultry operation only and the provision for the collection and disposal of solid wastes and for the collection, treatment and disposal of any liquid wastes to arise from the development and use hereby permitted must comply with all applicable laws and regulations.
11. All used litter must be removed from the subject land at the end of each batch to the satisfaction of the Responsible Authority.
12. Wet or spilt litter collected from the sheds shall be stored in weatherproof bins prior to removal off site.
13. The removal of spent bird litter from the sheds by use of machinery must occur between the hours of 7.00am & 8.00pm only.
14. Dead birds must not be composted on the site.
15. Dead birds must not be incinerated or buried on the site unless in an emergency and only with the express written permission of the Responsible Authority.
16. Dead birds must be collected at least daily and promptly chilled or frozen and subsequently removed from the subject land to the satisfaction of the Responsible Authority.
17. The poultry sheds and all feed stores must be vermin and bird proof to the satisfaction of the Responsible Authority.

Drainage

18. The manner of discharge of all water from the subject land must be to the satisfaction of the Responsible Authority.
19. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into drains or watercourses.
20. All stormwater from areas not associated with the broiler farm area shall be diverted away from the broiler farm area and discharged to the satisfaction of the Responsible Authority.
21. Before the development commences, engineering plans and details for the design of the stormwater detention and diversion systems shall be prepared and submitted to the Responsible Authority for approval. The stormwater detention and diversion system must be designed to collect, treat and store all runoff from the broiler shed, sealed, traffic areas

and associated buildings for the critical 1:10 ARI event. Discharge from the stormwater detention system must not exceed the flow from the critical one- in-ten-year storm event on an equivalent area of open pasture basis. The stormwater detention dam design must provide for a clay lined or equivalent non-permeable base and walls.

22. A suitably qualified and experienced contractor must construct the stormwater detention dam in accordance with Southern Rural Water's guidelines for dam construction and the approved detailed design and engineering plans.
23. The stormwater detention and diversion system, including all channels and the detention dam must be maintained to the satisfaction of the responsible authority.
24. Construction and post-construction activities associated with the development of the subject land must be carried out in accordance with Construction Techniques for Sediment Pollution Control (EPA Publication 275).

Amenity Requirements

25. If the Responsible Authority determines that the amenity of nearby residents is adversely affected by the emission of an unreasonable level of odour from the subject land, the permit holder must take such action as is required to prevent those emissions to the satisfaction of the Responsible Authority. This may include but not be limited to adjusting stocking density in the sheds, removing litter immediately, or any other actions reasonably required to rectify the emission of offensive odour.
26. The surface of the car parking, loading areas and access lanes must be constructed and maintained to the satisfaction of the Responsible Authority to prevent dust and untreated drainage run-off.
27. Security lighting or external floodlighting (if required) must be baffled to ensure that light is not emitted above the horizontal and must be installed in such a manner that it does not create amenity problems outside the subject land.
28. The broiler farm must be designed and operated to ensure that noise emissions from the premises meets the requirements of the EPA Guideline Noise from Industry in Regional Victoria (NIRV).
29. The permit holder must use its best endeavours to avoid sanitizing sheds with odorous chemicals that give rise to offensive odours being detectable off site. Airborne sprays or chemical odours must not be transmitted beyond the subject land to the detriment of any person to the satisfaction of the Responsible Authority.
30. All walls of the poultry sheds and other buildings hereby permitted must be coloured or painted in non-reflective muted tones to the satisfaction of the Responsible Authority.
31. All goods and materials must be stored out of view or so as not to be unsightly when viewed from nearby roads to the satisfaction of the Responsible Authority.
32. No advertising sign shall be located on any part of the subject land unless it conforms with the provisions of the Golden Plains Planning Scheme.
33. The development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a) transport of materials, goods or commodities to or from the subject land
 - b) appearance of any building, works or materials

- c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot,
- d) ash, dust, waste water, waste products, grit or oil
- e) presence of vermin

Golden Plains Shire Council Development Engineering conditions

- 34. Before the construction commences a Construction Management Plan shall be submitted to and approved by the Responsible Authority. The plan must outline how issues such as runoff, mud on roads, dust generation and erosion and sediment control will be managed during the construction and post construction phase. Details of a contact person/site manager must also be provided, so that this person can be easily contacted should any issues arise. Management measures are to be in accordance with EPA guidelines for Environment Management, "Civil construction, building and demolition guide" Publication 1834 November 2020.
- 35. Before the construction commences provide a Stormwater Management Strategy (SMS) in accordance with IDM clause 11 and to the satisfaction of the Responsible Authority. Specifically, details of the treatment of expected additional stormwater runoff volumes from new roof and hardstand areas is to be provided, as well as design details of the dam, re-use and retention volumes and details of overflow provisions. The SMS is to address both 5-year and 100-year storm events.
- 36. Drainage requirements as identified in the SMS shall be designed for construction. Works shall be in accordance with requirements of Golden Plains Shire Council contained in Infrastructure Design Manual (IDM) and to the satisfaction of the Responsible Authority.
- 37. The internal access must be designed to CFA and emergency vehicle access requirements. The vehicle crossing from Shelford-Mt Mercer Road shall be upgraded to meet IDM standard as per standard drawing SD-265. The crossing shall be sealed from the current edge of seal to the property boundary.
- 38. Prior to any construction works associated with the development start, detailed construction plans, drainage computations and specifications to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. Construction plans shall be to Golden Plains Shire standards and specifications as detailed in current Infrastructure Design Manual (IDM).
- 39. Before construction commences a Wastewater Management Plan must be submitted to the satisfaction of the responsible authority which describes how the use of high-pressure spray equipment and how the generation of free flowing water is eliminated during shed cleaning to ensure that no polluted runoff is to be discharged to the land or into drains or watercourses.

Corangamite Catchment Management Authority (CCMA) conditions

- 40. The dam outlet swale is to disperse flows onto land and not within 30 metres of the waterway.
- 41. Flows discharging from the dam shall not reach any designated waterway and meet the relevant industry best practice water quality and quantity guidelines.
- 42. Should any drainage connections to the waterway be proposed, then a Works on Waterways Permit from the Corangamite Catchment Management Authority would be required prior to works commencing.

43. Where the waterway flows along the northern boundary (refer to figure 1), a minimum 30 metre buffer is to be retained and planted out with native vegetation.

EPA conditions

44. There must be no emissions of noise and/or vibrations from the premises which are detrimental to either of the following:
- a) the environment in the area around the premises; and
 - b) the wellbeing of persons and/or their property in the area around the premises.
45. A secondary containment system must be provided for liquids which if spilt are likely to cause pollution or pose environmental hazard, to the satisfaction of the Responsible Authority.
46. The permit holder must ensure that nuisance dust and/or nuisance airborne particles must not be discharged or emitted beyond the boundaries of the premises

Permit Expiry

47. This permit will expire if one of the following circumstances applies:
- a) the development is not started within two years of the date of this permit.
 - b) the use is not started and the development is not completed within four years of the date of this permit.
- The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards (or twelve months after the permit expires for a request to extend the time to complete the development).