



# **ATTACHMENTS**

**Under Separate Cover  
Ordinary Council Meeting**

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**6.00pm Tuesday 26 May 2020**



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Planning Enquiries  
Phone: (03) 5220 7111  
Email: [enquiries@aplains.vic.gov.au](mailto:enquiries@aplains.vic.gov.au)  
Web: [www.goldenplains.vic.gov.au](http://www.goldenplains.vic.gov.au)

Office Use Only Application No.:

Date Lodged:

## Application to AMEND a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

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 as part of a planning process under the Planning and Environment Act 1987. If you have any questions, please contact Council's planning department.

This form cannot be used to:

- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 97I of the Act).

Questions marked with an asterisk (\*) must be completed.

Click for further information.

Clear Form

### The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address:

Unit No.: St. No.: 3140 St. Name: Midlands Highway  
Suburb/Locality: Lethbridge Postcode: 3332

Formal Land Description  
Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 2 ☒ Lodged Plan ☐ Title Plan ☐ Plan of Subdivision No.: 130617  
OR  
B Crown Allotment No.: Section No.:  
Parish/Township Name:

### Planning Permit Details

What permit is being amended?

Planning Permit No.: P02-102

### The Amended Proposal

You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application.

What is the amendment being applied for?

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

If the space provided is insufficient, attach a separate sheet.

This application seeks to amend:

- ☒ What the permit allows ☐ Plans endorsed under the permit  
☒ Current conditions of the permit ☐ Other documents endorsed under the permit

Details:

Application is made to house 400 boars in a building 115.2 metres x 14.4 metres, construction of an anaerobic lagoon 30 x 30 metres and 3 metres deep.

~~Amended conditions of permit to allow the application of treated pig effluent to the land as a liquid fertiliser.~~

Amended 2/9/19

☒ Provide plans clearly identifying all proposed changes to the endorsed plans, together with any information required by the planning scheme, requested by Council or outlined in a Council checklist, and if required, include a description of the likely effect of the proposal.

Application to AMEND a Planning Permit

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PLANNING

12 JAN 2018



**Applicant and Owner Details**

Provide details of the applicant and the owner of the land.

**Applicant**

The person who wants this permit.

Please provide a contact email address and phone number.

When the preferred contact person for the application is different from the applicant, provide the details of that person.

**Owner**

The person or organisation who owns the land.

When the owner is different from the applicant, provide the details of that person or organisation.

**Declaration**

This form must be signed by the applicant.

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant, that all the information in this application is true and correct, that all changes to the permit and plan have been listed as part of the amended proposal and that the owner (if not myself) has been notified of the permit application.

Signature:

Date: 4 December 2017

day / month / year

Consent given to APPLICANT &amp; OWNER

**Need help with the Application?**If you need help to complete this form, read More information at the end of this form or contact Council's planning department. General information about the planning process is available at [www.watkins.govt.nz](http://www.watkins.govt.nz)

Contact Council's planning department to discuss the specific requirements for this application and obtain a checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

☐ No☒ Yes

If Yes, with whom? Peter O'Brien

Date:

day / month / year

Application No. WMBD/16/Planning/Permit

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12 JAN 2018

**Checklist****Have you:**

- ☒ Filled in the form completely?
- ☒ Paid or included the application fee?
- ☒ Attached all necessary supporting information and documents?
- ☒ Completed the relevant council planning permit checklist?
- ☒ Signed the declaration above?

Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

**Lodgement****Lodge the completed and signed form and all documents with:**

Golden Plains Shire Council  
PO Box 111  
Bannockburn VIC 3331  
2 Pope Street  
Bannockburn VIC 3331

**Contact Information:**

Email: [enquiries@gplains.vic.gov.au](mailto:enquiries@gplains.vic.gov.au)

**Deliver application in person, by post or by electronic lodgement.**

Application to AMEND a Planning Permit

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**Development Cost****Estimate cost of development**

If the permit allows development, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:

\$240,000

Cost of the permitted development:

\$

Cost difference (+ or -):

\$

Insert 'NA' if no development is proposed by the permit.

**⚠** You may be required to verify this estimate.

**Existing Conditions****Describe how the land is used and developed now**

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Have the conditions of the land changed since the time of the original permit application? ☐ Yes ☐ No

If yes, please provide details of the existing conditions.

Land is used for an intensive piggery, cropping and grazing.

☒ Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

**Title Information****Encumbrances on title**

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 (If 'yes' contact council for advice on how to proceed before continuing with this application.)

☒ No

☐ Not applicable (no such encumbrance applies).

☒ Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes the covering register search statement, the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

## Register Search Statement - Volume 9439 Folio 299

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## REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09439 FOLIO 299

Security no : 124064794847W  
Produced 01/03/2017 02:18 pm

## LAND DESCRIPTION

Lot 2 on Plan of Subdivision 130617.  
PARENT TITLE Volume 09332 Folio 656  
Created by instrument H967086 05/05/1980

## REGISTERED PROPRIETOR

State Fee Simple  
Sole Proprietor

CHRISTOPHER IRWIN RICHARDS of 3140 MIDLAND HIGHWAY LETHBRIDGE VIC 3332  
AB438201S 24/07/2002

## 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 LP130617 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: "GLENMOR" 3140 MIDLAND HIGHWAY LETHBRIDGE VIC 3332

DOCUMENT END

Delivered from the Landata ® System by SAI Global Property Division Pty Ltd  
Delivered at 01/03/2017, for Order Number 42544532. Your reference: porkstorks.

PLANNING PLANNING  
1-2 JAN 2013 - 1 SEP 2017



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# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: **NATIONAL AUSTRALIA BANK LIMITED 9E**  
Name: **ROBERTSON BYETTS**

Phone: (03) 5443 1766

Address: 51 Bull Street

Bendigo

Ref: TJR LK 20209

Customer Code: 1004 K



**AB438201S**



MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

Certificate of title volume 9439 folio 299

Estate and Interest: (e.g. "all my estate in fee simple")

**ALL OUR ESTATE AND INTEREST IN FEE SIMPLE**

Consideration:

Three hundred and ninety six thousand two hundred and seventy nine dollars (\$396,279.00)

Transferor: (full name)

**JOHN MCDONALD MOHR AND JANINE MOHR**

*IN THEIR OWN RIGHT & AS EXECUTORS OF THE ESTATE OF JEAN ALLISON MOHR (DECEASED)*

Transferee: (full name and address including postcode)

**CHRISTOPHER IRWIN RICHARDS of 3140 Midland Highway, Lethbridge.3332**

Directing Party: (full name)

Not applicable

Dated:

**14/6/2002**

Execution and attestation:

Signed by **JOHN MCDONALD MOHR** in the presence of:

*John Mohr*

Signed by **JANINE MOHR** in the presence of:

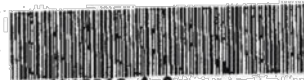
*Jan Mohr*

Signed by **CHRISTOPHER IRWIN RICHARDS** in the presence of:

*Christopher Richards*

*Clare Capicchiano*

**ASSIGNED**  
**19 FEB 2003**  
With consent of  
Current Practitioner for  
*parties*



**DB438201S-1-8**

Approval No: 1765018A

**ORDER TO REGISTER**

Please register and issue title to

**T1**



Signed

Cust. Code:

\* Law Perfect Pty Ltd

**EAC 14/11/02**

**STAMP DUTY USE ONLY**

<b>VICTORIAN STAMP DUTY</b>	
\$ <b>19,437</b>	
TRANSACTION NUMBER <b>815587579/6</b>	
DATE <b>28/6/02</b>	
ASSESSED: <b>A</b>	
DUTIES ACT 2000	
AP NO. 161	
NATIONAL AUSTRALIA BANK	

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**12 JAN 2013**

**1 SEP 2007**

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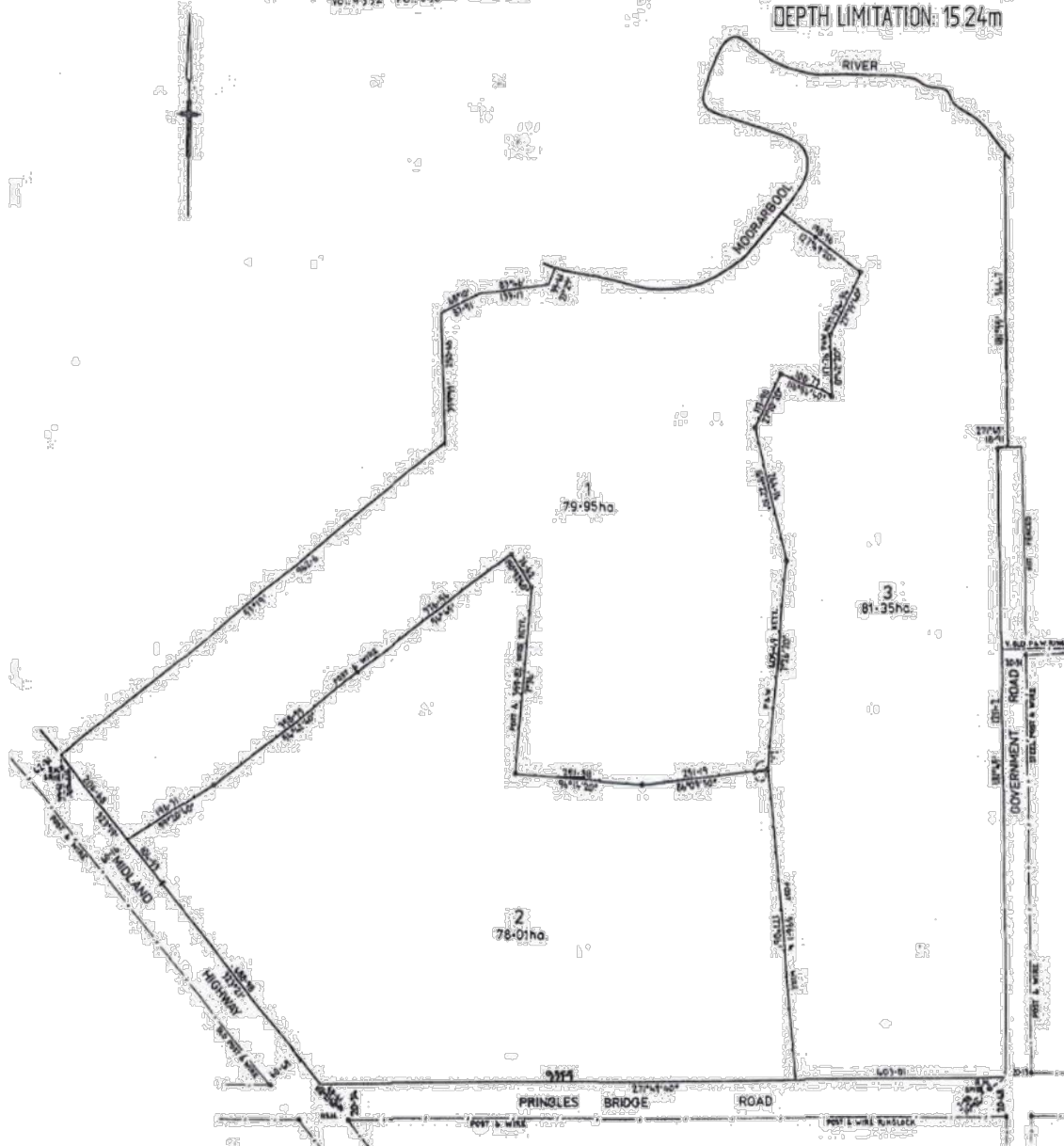
**WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.**

**LP130617**  
EDITION 1  
APPROVED 5/9/79

CS 848

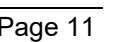
**PLAN OF SUBDIVISION OF**  
**CROWN ALLOTMENT 6<sup>F</sup>**  
**PARISH OF COOLEBARGHURK**  
**COUNTY OF GRANT**  
LENGTHS ARE IN METRES  
No. 9332 Fol. 65b

DEPTH LIMITATION: 15.24m

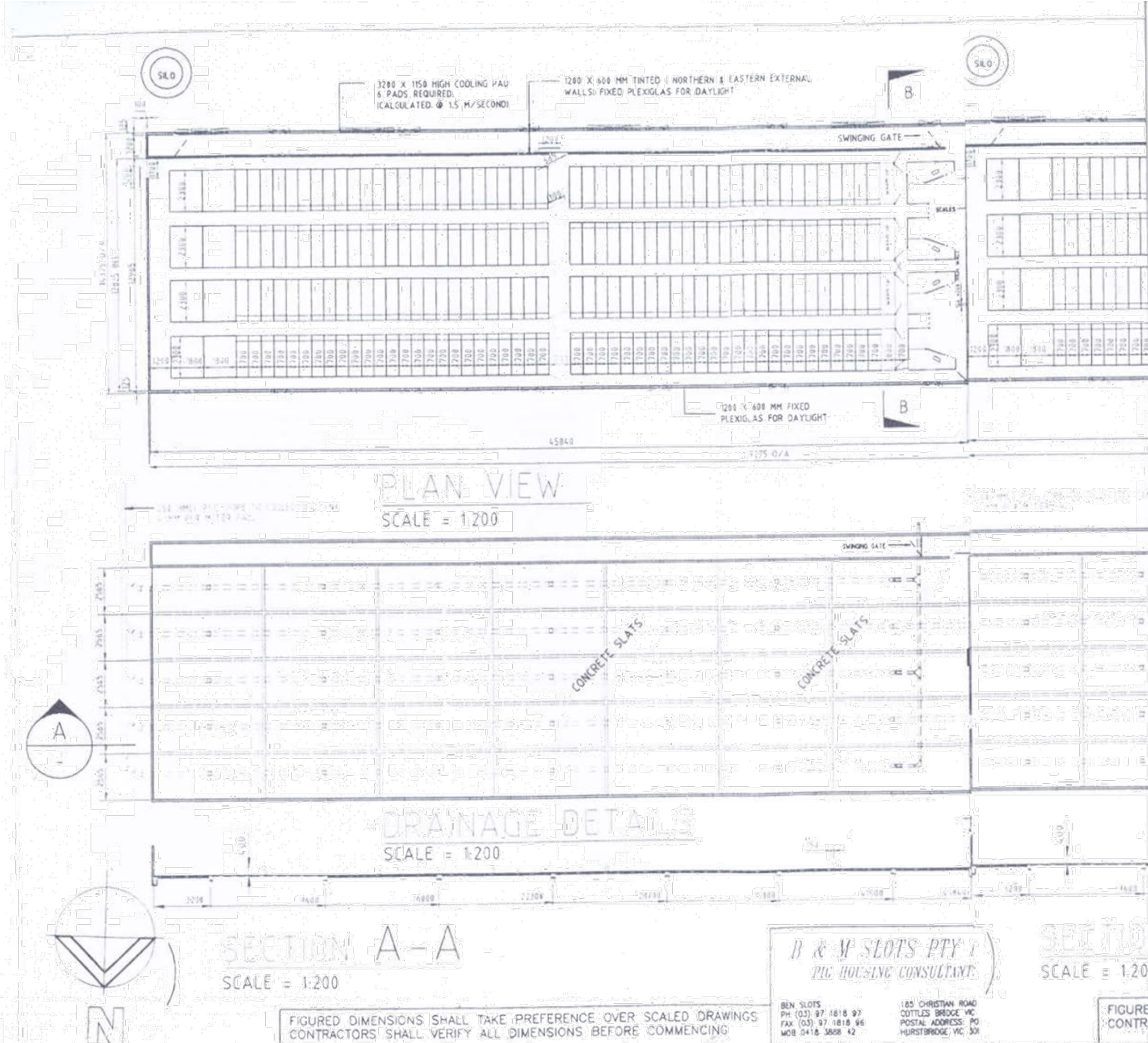


**PLANNING PLANNING**  
**1-2 JAN 2013 - 1 SEP 2017**

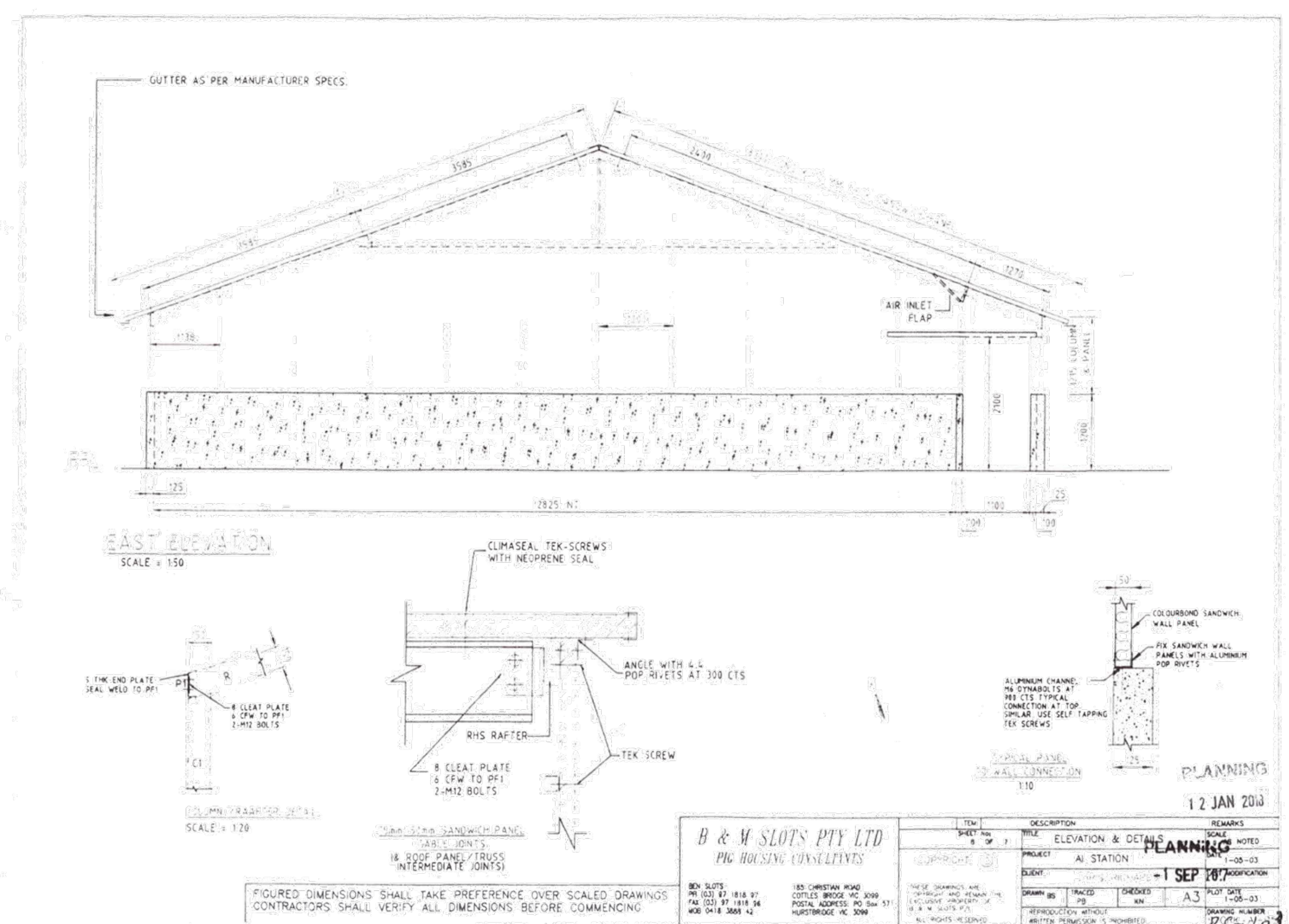














Planning Permit Application

Pork Storks Australia Business Pty Ltd

**PLANNING PERMIT AMENDMENT APPLICATION  
FOR THE EXPANSION OF  
BOAR STATION PIGGERY (200 to 400 BOARS)  
AND  
ARTIFICIAL INSEMINATION LABORATORY**

August 2017

(APPLICATION CHANGED TO PLANNING PERMIT AMENDMENT  
APPLICATION DECEMBER 2017, APPLICATION MODIFIED APRIL 2019)

**Land:** Lot 2, of subdivision LP 130617  
3140 Midland Highway, Lethbridge 3332

**Applicant:** Pork Storks Australia Business Pty.Ltd.  
ABN 94475672904

**Consultant:** Ian Farran  
Agribiz Engineering  
Unit 4, 10 Carramar Court  
Highton 3216  
Telephone: 03 52432999  
Mobile 0427 345 883  
farran@vic.chariot.net.au

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## 1. SUMMARY

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In 2002 a planning permit application was submitted for the existing development which consists of one building containing 200 boar stalls, semen collection area and laboratory for semen packaging and quality control, and courier pick up area.

This planning permit amendment application is for the expansion of the boar area to accommodate up to 416 boars at any one time. This application satisfies the Code of Practice - Piggeries and has been based on an "R" value of 500.

The land is zoned RAZ2 Rural Activity Zone Schedule 2 Moorabool Valley and a piggery is an activity that requires a planning permit, the set backs required in the schedule are satisfied by this proposal.

The development provides employment for two full-time employees and 6 casuals and is part of a national program for the distribution of pig semen to piggeries around Australia.

The liquid wastes from the piggery are currently collected in a sump and transported by a contractor (about 7 loads per month) to his property near Meredith and applied to land. The effluent being applied to the contractors land as a liquid fertiliser contains nitrogen, phosphorus and potassium, which are ideal for supporting plant growth on the soil types present. This amendment proposal is for the contractor to continue to collect the piggery wastes from the sump each week and with about 13-14 tanker loads per month continue to apply it to his property.

All mortalities are removed by Murray Sargeant Knackery, South Geelong, there is no burial or composting on site.

This facility is a high technology laboratory for modern semen collection and processing for the Australian Pig Industry and includes technology for gene-markers and the latest technology in artificial breeding techniques.

## 2. INTRODUCTION

---

A Planning Permit amendment is sought for the expansion of a 200 boar only piggery with a laboratory attached see Drawing POR-002 to a 400 boar only facility with the existing laboratory.

The planning permit amendment is sought by Pork Storks Australia Business Pty. Ltd. A Company established by Dr Chris Richards of Chris Richards and Associates specialist pig veterinarians based in Bendigo. The property 'Glenmor' is owned by Dr Chris Richards as trustee for Richards Family Trust.

Pork Storks Australia has professional alliances with a similar group in America, on whose technology and know-how the operation was originally designed and developed on. The expanded facility will consist of a total of 400 boar pens (100 boar pens Stage 3 and another 100 boar pens stage 4) a semen collection area, a pig induction area where pigs are isolated on introduction to the facility, a laboratory where the semen is tested, packaged and stored in a cool room and dispatched by courier to local piggeries, central courier clearing houses and Melbourne Airport. Associated with the laboratory is showering, toilet facilities and office area. The whole operation is covered by strict Biosecurity requirements to protect the pig health status of the boars and the semen being distributed to other piggeries around Australia.

Chris Richards is an experienced piggery veterinarian with clients around Australia and has commercial arrangements with a major pig breeding company in Australia. Chris is the Managing Director of Pork Storks Australia Business Pty. Ltd. and responsible for its development and operation.

The boars (male pigs) will be introduced to the facility at a liveweight of 100 – 110kg and will be used for semen collection for up to 12 months.

The total development will provide employment for two full-time employees and 6 casuals and is part of a national development to provide high quality pig semen with advanced genetics to the Australian Pig Industry.

The planning amendment application has been drawn up in accordance with the intent of the Code of Practice - Piggeries, prepared by the Health Commission of Victoria, the Department of Planning and the Department of Agriculture in 1992, the current industry planning instrument under the Victorian Planning Provisions. The proposal also meets the requirements of the National Guidelines Environmental Management Piggeries.

This application is for the expansion of the existing piggery, which involves extending the existing building 45 metres to the east.



### **3. GENERAL REQUIREMENTS FOR ESTABLISHING A PIGGERY**

#### **3.1 Topography**

The property location is shown on the attached map POR-100. The land is flat to undulating cropping and grazing country on the Midland Highway and Predrisat Road sides of the property, it then descends down to the Moorabool River on the north east corner of the property, some 80 metres.

#### **3.2 Soils**

The soils are typical of the grey basaltic soil type of the area which respond well to application of pig effluent. This soil is basically a grey clay with poor physical structure, often waterlogged in winter, can only benefit from appropriate applications of the nutrients nitrogen, phosphorus and potassium and the organic matter present in the treated piggery effluent.

#### **3.3 Land Liable to Flooding**

The area is not generally subject to frequent flooding. It is outside the designated flood zone for the planning scheme. The location of the buildings is above any wet areas. Only a 1 in 50 year flood frequency protection is required to meet the Code of Practice - Piggeries requirements for buildings and 1 in 5 years for effluent disposal land, this application meets these criteria.

#### **3.4 Future Extension to Piggery**

This application is for a single building facility which will be extended about 45 metres to the east. The facility with 400 boars is a good commercial size and unlikely to be extended in the future.

#### **3.5 Fencing**

This application is for an intensive piggery with all pigs housed within the building and contained within pig-proof penning. The property otherwise has adequate fencing.

#### **3.6 Stock Records**

Accurate stock records will be kept of the pigs, their age, and stocks of feed. This is a requirement of modern pig production, and obviously important for this proposal to keep track of the genetic lines in the boar shed and semen sales.

### 3.7 Water Supply

The proposal, when fully developed, will require up to about 2.56 megalitres of water per year. The property already has town water connection, two tapplings as well as dams.

Estimated water use:	Drinking Water	1460 kl
	Cleaning	200 kl
	Cooling	100 kl
	Flushing	800 kl

A 22,600 litre tank to provide a 5 day storage of drinking water has been installed with gravity flow connection to the water distribution system for the piggery.

### 3.8 Reuse of Waste Waters

The effluent collection channels in the buildings are emptied into the sump using a pull-plug flushing system, the waste waters are reused by the contractor who collects the liquid wastes and uses them as a fertilizer replacement on his property.

## 4. PIGGERY CLASSIFICATION

The piggery will be equivalent to a fully intensive operation with boars in stalls. The computed "R" value for the final development, under the Code of Practice - Piggeries, is:

Boars	400
Replacements	<u>16</u>
Total	<u>416</u>

The piggery "R" value used for this application will be 500 as required Clause 4-42 Code of Practice Piggeries, 'For any piggery having an R Value below 500, the 500 R value shall be used.' The piggery perimeter will be 244 metres.

## 5. BUFFER ZONE DISTANCES FOR THE PIGGERY

The Code of Practice has prescribed buffer distances for the establishment of piggeries. These distances are measured from the piggery perimeter to the defined feature for variable buffer distances and the least horizontal distance between the pig buildings and the defined feature for fixed buffer distances. See Drawing PS-100 location drawing.

### 5.1 Fixed Buffer Distances (metres)

	Code Required Distance (meters)	Actual Distance (meters)
Public Road (sealed)	200	220
Public Road (unsealed)	<sup>1</sup> 200	1400
Major water course & domestic water supply channel, lake	200	1200
Other water course	100	450
Residence on property	100	130
Dairy	100	-
Property Boundary	20	220
Neighbouring Piggery	3000	> 3000

### 5.2 Variable Buffer Distances (metres)

As this application is for a piggery with an "R" value less than 500, as set out in the Code, the 500 "R" value will be used. The maximum length of the piggery is 108 metres and the minimum length will be 14.15 metres.

Designator	Description	Reduction Factor
A	Emission to air from buildings (ridges and sides)	1.00
B	Effluent collection system (daily)	0.90
C	Effluent collection system (closed pipes)	0.95
D	Anaerobic Tank	1.00
E	Noise, maintenance of recommendations	0.95
F	Power Supply	1.00
G	Management, stock under surveillance 12-23 hrs/day	0.95

Percentage reduction of Variable Buffer Distances is:

$$100 \times 1 - (1.0 \times 0.90 \times 0.95 \times 1.0 \times 0.95 \times 1.0 \times 0.95) = 33\%$$

(Maximum allowed 40% reduction)

<sup>1</sup> Low use road: a reduction to 50 metres is allowed by the Code.

### 5.3 Variable Buffer Distances

Receptor	Code Required Distance – No reductions (meters)	Actual Distance (meters)	Code Required Distance – 33% reduction (meters)
Piggery Reference Point to a proclaimed township boundary	1600	2300	1072
Piggery Reference Point to a rural residential zone	1000	1870	670
Piggery Reference Point to an isolated rural residence	400	660	268
Piggery Reference Point to a neighbouring farm house	300	560	201

### 5.4 Buffer Distances Surrounding the Waste Treatment

The waste management system will consist of:

**Collection:** The wastes are flushed from the collection channels of the piggery direct to the existing sump when the tanker is coming to collect piggery wastes.

**Treatment:** The liquid wastes will be treated on the contractors land using the local soil matrix of air, water and soil microorganisms and sunlight.

**Storage:** The waste storage is incorporated in the under slatted floor channels of the pig building.

The Code of Practice Piggeries has no buffer distance requirement for a sump assuming it is the maximum buffer distance ie a Category 1 the buffer distance would be. The land disposal practices are considered to be Category 1 of the Code and the waste treatment system is considered to be Category 2. The required buffer distances are:

	Code Required Distance Category 1 (metres)	Actual Distance (metres)
Proclaimed Township	2000	2000
Residential Area	1500	1870
Rural Residential Zone	1000	1460
Isolated Rural Residence	500	500
Neighbouring Farm House	500	500
Property Boundary	20	20
Major water supply storage within its catchment area	800	>800
Domestic Water Supply Channel	200	200
Road Major	200	200
Water Course	100	100

## 5.5 Waste Production

### 5.5.1 Estimated Volume of Wastes

#### Raw Wastes:

Boars	416 No x 5.23 l/day	2175 l/day
Drinker Spillage 30%		652
Hosing (average)		550
Flushing (if required)		2160
		<u>5537 l/day</u>

### 5.5.2 Nutrient Content

Pig wastes as excreted by the boars contain:

#### Waste Production for 416 boars:

	Kg/year/boar	Total tonnes/year
Total Solids	186	77.4
Volatile Solids	151	62.8
Ash	35	14.6
Nitrogen	15	6.24
Phosphorus	5.3	2.20
Potassium	3.8	1.58

Source: Wasteline Issue 6 December 2000, Queensland Department Primary Industries

## 5.6 Waste Management System

The current waste management system consists of a pull-plug collection system where the effluent, wash water and spilt drinker water accumulates in pits below the slatted floor, the plug is pulled periodically and the wastes flow to a sump from where a 21,000 litre tanker is filled and takes the wastes off site twice a week. With this expansion of the piggery it is proposed to increase the frequency of the tanker collecting the wastes from the existing sump. The waste collection system will be the same pull-plug system and sump.

## 6. BUILDINGS

The existing building is:

Boar (pig) Section	46 m x 14.4m
	6.4 m x 14.4m
Laboratory Section	16.8m x 14.4m
Proposed extension Boar (pig)	46 m x 14.4m

The buildings will be clad with new materials to current industry standards of design, with temperature controlled ventilation systems and pull-plug effluent collection channels. Drawing PS-101 shows the site layout, Drawing PS-102 shows the typical layout of pens and PS-103 shows the eastern elevation.

## 7. ROAD MOVEMENTS

The piggery will require about 400 tonne of feed per year.

Road Movements:

Employees	2-6 cars/day
Pelleted feed in	1 truck/fortnight
Pigs in	1 truck/month
Pigs out	1 truck/month
Waste Tanker	3-4 trucks/week
Service vehicles: (contractor supervisor, electricians etc.)	1/week on average
Couriers	1-2 / day
Access to the piggery will be off the Midland Highway, as shown on the map.	

## 8. DISPOSAL OF DEAD ANIMALS

All mortalities are removed by Murray Sargeant Knackery, South Geelong, there is no burial or composting of mortalities on site.

## 9. BUILDING PERMIT

When a planning permit has been approved, detailed building plans, specifications and computations will be forwarded with a building permit application in the normal manner.

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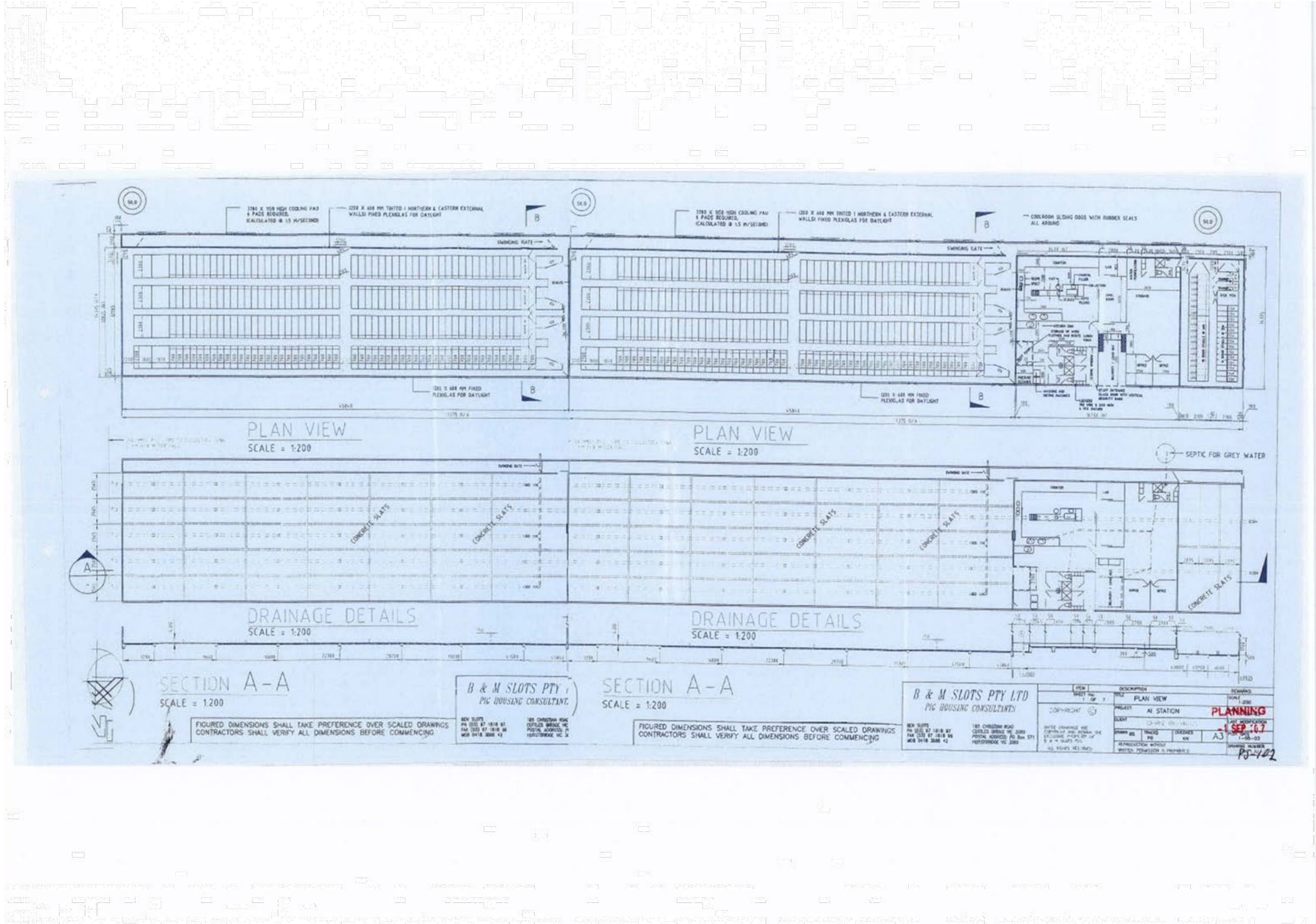
**10. ENVIRONMENT PROTECTION AUTHORITY**

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Under the amended Environment Protection Act, piggeries with an "r value" of less 5000 are an unscheduled premises and therefore a Works Approval is not required for the waste treatment system.



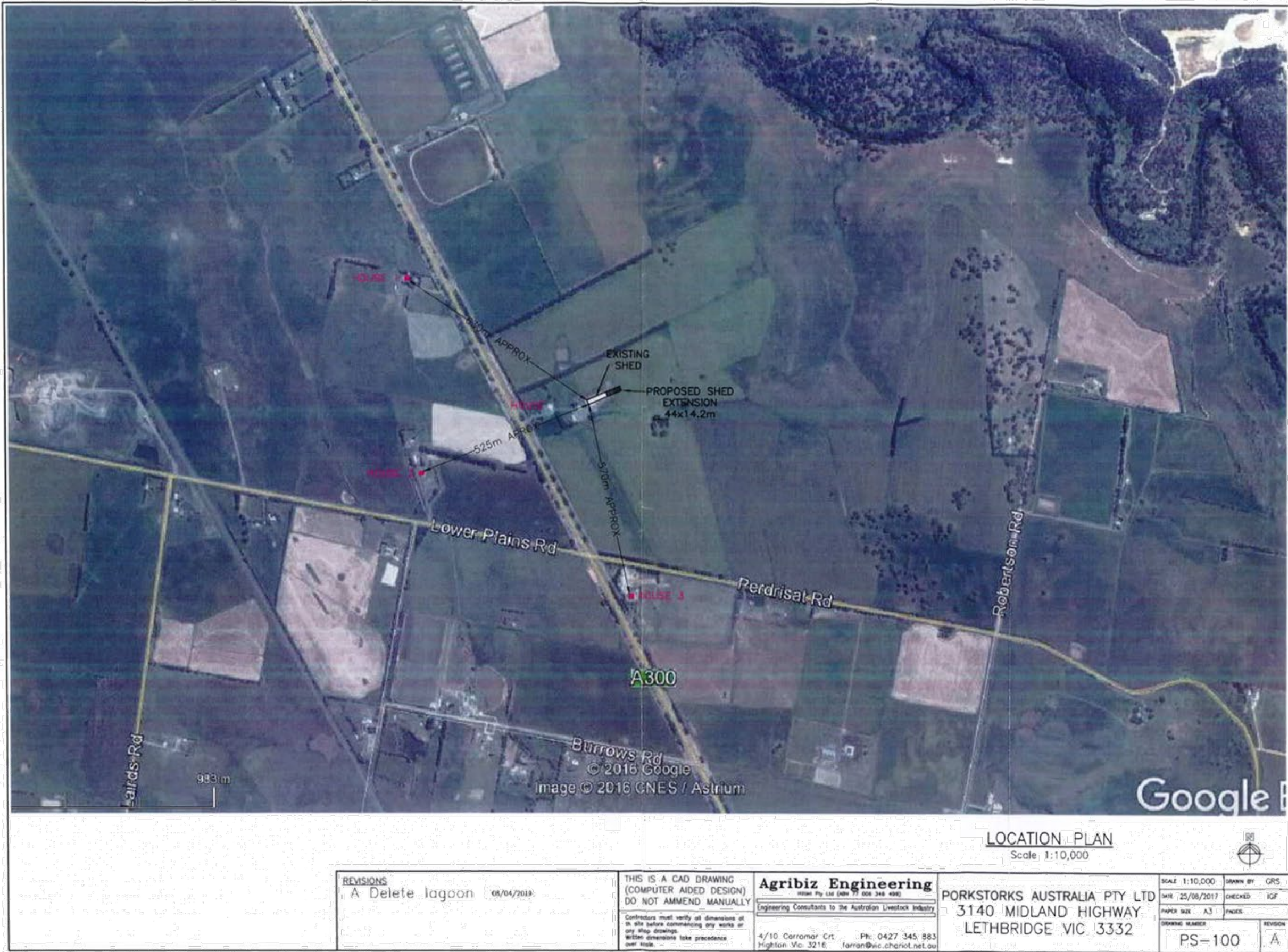




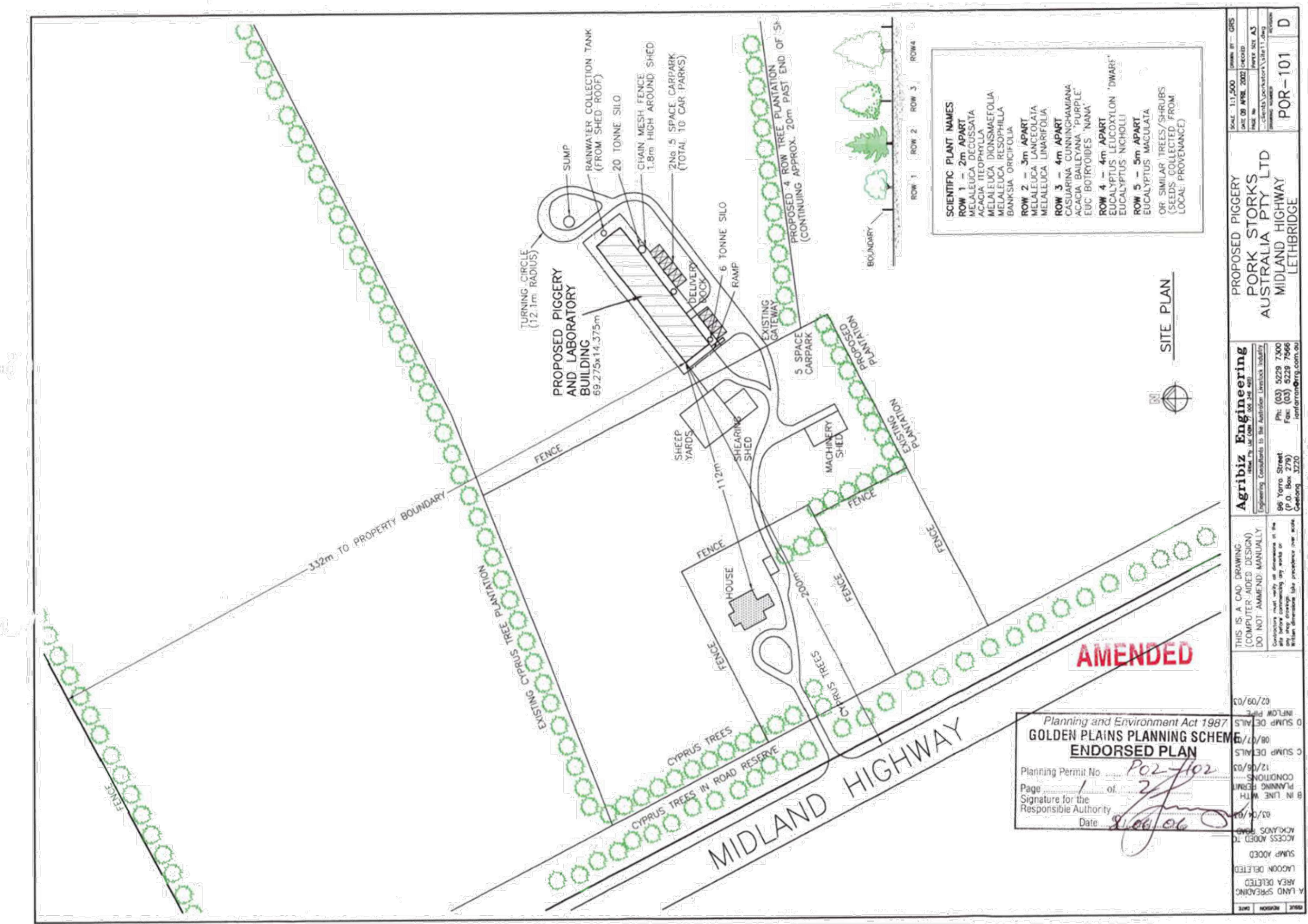




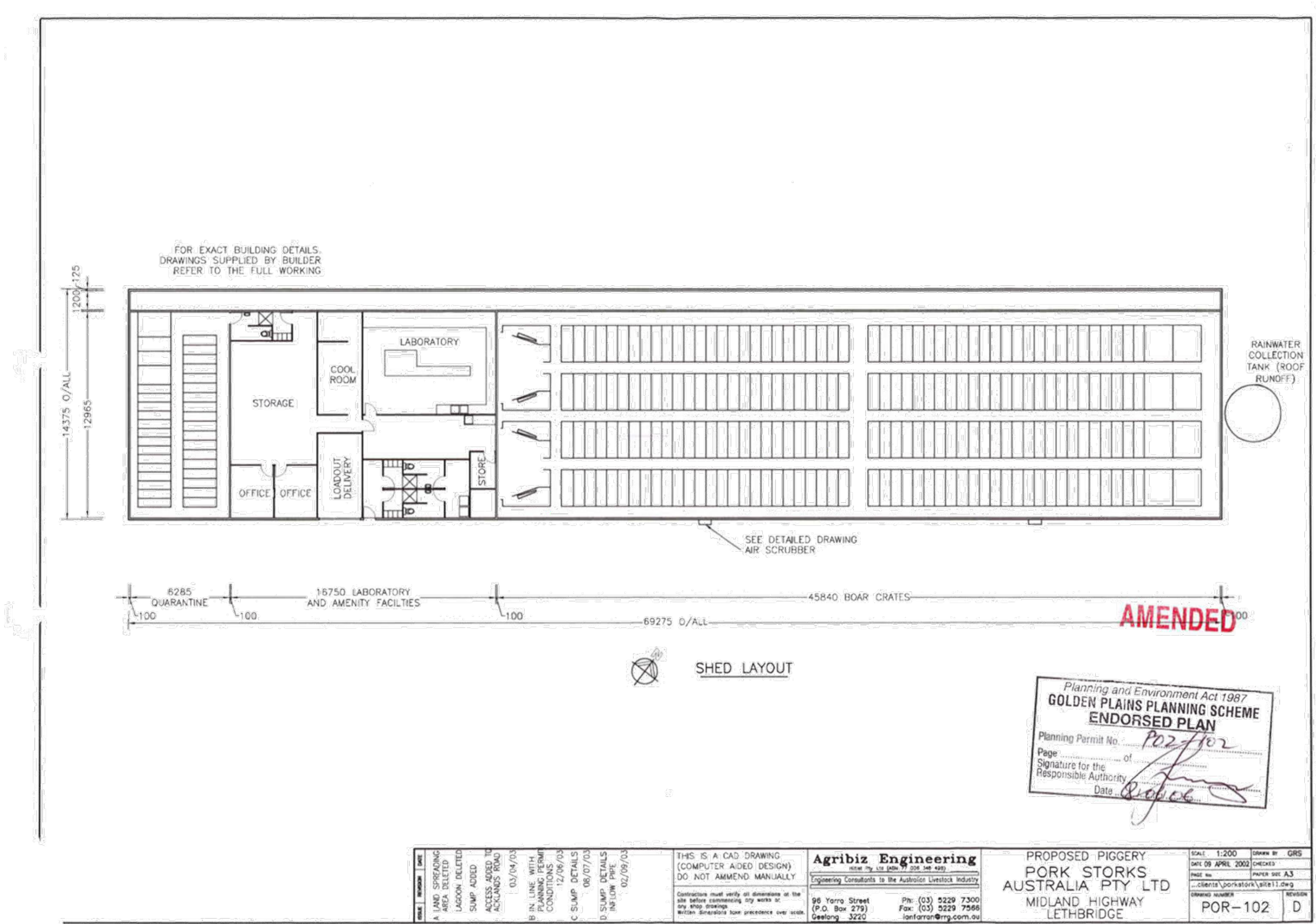














**PLANNING  
PERMIT**Permit No.  
Planning SchemeP02-102  
Golden Plains Planning Scheme

Responsible Authority

Golden Plains Shire

**ADDRESS OF THE LAND**

Lots 1,2 and 3 LP 130617 Midland Highway Lethbridge 3332

**THE PERMIT ALLOWS**

The use &amp; development of the land for the purposes of an Artificial Insemination Laboratory and 200 boar piggery

**THE FOLLOWING CONDITIONS APPLY TO THE PERMIT (46 Conditions)**

1. The permit will expire if the development and use are not commenced within two (2) years of the date of this permit.
2. Before the use and development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must generally be in accordance with the plans submitted with the application, but modified to show:
  - (a) deletion of the lagoon
  - (b) deletion of reference to "land that may receive effluent"
  - (c) deletion of effluent disposal buffers
  - (d) siting and dimension of storage tank or sump and associated piping for storage of liquid and solid wastes from the piggery.
  - (e) Areas to be set aside for the parking of vehicles and access lanes.
  - (f) Access and egress for all commercial vehicles associated with the operations of the piggery (including waste collection vehicles, feed trucks and other deliveries) to be from the Midland Highway.
  - (g) Details and location of air scrubbers
  - (h) Bunding to loading areas
  - (i) The planting of appropriate trees to screen the proposed piggery and laboratory
  - (j) A Landscaping Plan showing the existing vegetation and proposed tree planting around the sheds site area, and including a schedule of all proposed trees and shrubs in a manner consistent with the requirements of condition 37.
3. The use and development as shown on the endorsed plans must not be altered or modified, without the written consent of the responsible authority.
4. Air scrubbers must be provided to the piggery shed to process and treat air discharges to minimise any odour generated from the use, such that there is no odour from the piggery off-site.

Date Issued: 17.6.2003

Amended: 10.1.2005

(Condition 40 corrected)

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Signature for the  
Responsible AuthorityALICIA TE WIERIK  
DEVELOPMENT MANAGER

REV 05/01





5. Air scrubbing must be provided to the sump to process and treat air discharges to minimise any odour generated from the use, such that there is not odour from the piggery off-site.
6. Access to the site for all commercial vehicles associated with the operation of the piggery must only be at the nominated access shown on the endorsed plan.
7. Access lanes for all commercial vehicles associated with the operation of the piggery (including waste collection vehicles, feed trucks and other deliveries) must be constructed to an all-weather standard, to the satisfaction of the responsible authority.
8. Effluent from all pigs must be removed from the site by vacuum extraction tanker on a fortnightly basis, with a maximum of 21 days between collections. All vehicles removing piggery effluent must have fully secured and contained loads so that no wastes are spilled or dust or odour is created.
9. All piggery waste must be stored within the piggery building or in the sump and associated piping.
10. Piggery effluent generated from any activities on the land must not be placed on the land or any other land within 10km of the intersection of Russell Street and the Midland Highway, Lethbridge.
11. Before the development and use starts the permit holder must submit an environmental management plan (EMP) setting out the measures to be implemented by the permit holder to assist in the orderly management of the piggery to limit any impacts of the use on the environment and on the amenity of the locality. The EMP must be prepared in consultation with the Environment Protection Authority (EPA) and after consultation with the Lethbridge Environmental Group Inc, and be to the satisfaction of the responsible authority. When approved the plan will be endorsed and will then form part of the permit. The EMP must provide for an Audit Group comprising one representative from each of: the responsible authority, the Environment Protection Authority, the piggery owner, the piggery management and Lethbridge Environmental Group Inc. The Audit Group must meet at least once every six months in the first two years from the commencement of the use and at least annually thereafter. In the event that an environmental management related complaint is made to either the responsible authority or the EPA, the Audit Group must meet as soon as practicable or no later than 21 days after the complaint is made. The EMP must include:
  - (a) overall environmental objectives for the operation of the use and techniques for their achievement;
  - (b) the role and responsibilities of the Audit Group;
  - (c) identified risk events (for example for odour and dust generation);
  - (d) procedures to ensure that no significant adverse environmental impacts occur as a result of the use;
  - (e) proposed monitoring systems;
  - (f) identification of the possible risks of operational failure and response measures to be implemented;
  - (g) day to day management requirements for the use;
  - (h) operation of air scrubber(s) to filter and reduce odour from the piggery;
  - (i) maintenance requirements for filters, equipment and odour control equipment;

Date Issued: 17.6.2003

Amended: 10.1.2005

(Condition 40 corrected)

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Signature for the  
Responsible Authority:

  
ALICIA TE WIERIK  
DEVELOPMENT MANAGER

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