

Golden Plains Shire
2 Pope Street
BANNOCKBURN 3331

Golden Plains Shire Council	
BluePoint	
File No(s)	34600135
26 MAR 2018	
Owner	Reynolds
Manager	
Reader(s)	
Doc Ref	

PROCESSED

To whom it may concern,

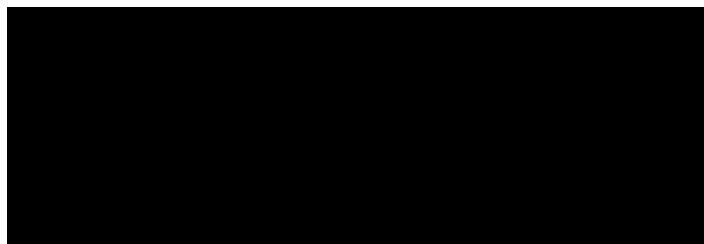
RE: AMENDMENT TO THE PIGGERY PLANNING PERMIT P02-102

I wish to object to the application by Porkstorks Australia Pty Ltd 3140 Midland Highway Lethbridge for an extension to the existing shed and to the application of treated pig effluent to the land.

Our main concern is the lagoon treatment system for the piggery wastes and the application of the treated effluent to the property.

Having lived and farmed all my life I know only too well the smell from liquid fertilizers and depending on the weather and direction of the wind there will be strong smells which will make living in Lethbridge unpleasant.

Yours sincerely



OBJ (48)

PLANNING
28 MAR 2017

Golden Plains Shire
2 Pope Street
BANNOCKBURN 3331

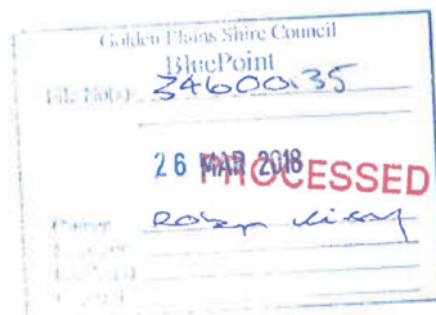
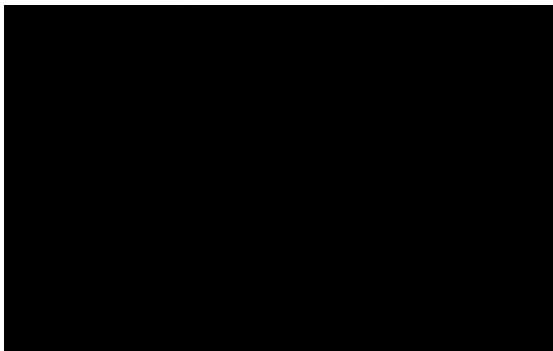
To whom it may concern,

RE: AMENDMENT TO THE PIGGERY PLANNING PERMIT P02-102

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Having lived and farmed all my life I know only too well the smell from liquid fertilizers and depending on the weather and direction of the wind there will be strong smells which will make living in Lethbridge unpleasant.



OBJ (49)

PLANNING
28 MAR 2017

SUBMISSION / OBJECTION TO GRANTING A PLANNING PERMIT

Planning and Environment Act 1987



GOLDEN PLAINS SHIRE
 Golden Plains Shire Council
 Bannockburn -
 2 Pope Street, Bannockburn
 Linton -
 68 Sussex Street, Linton
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 Bannockburn, Victoria 3331
 P: (03) 5220 7111
 F: (03) 5220 7100
 E: enquiries@gplains.vic.gov.au
 W: www.goldenplains.vic.gov.au

Before completing this form, it is recommended you inspect the planning permit application online or at a Customer Service Centre.

YOUR DETAILS:

DETAILS OF THE PERMIT APPLICATION YOU ARE RESPONDING TO:	
Application Number: P02-102A	File No(s) 26 MAR 2018 317606135
Address of Subject Land: 3140 Midland Highway, Lethbridge	Owner Resident
Description of Proposal: Amend permit to allow a piggery shed extension, increase in number of pigs and the application of treated pig effluent on the land and construction of an anaerobic lagoon.	
Name of Applicant: Chris Richards	

DETAILS OF SUBMISSION / OBJECTION:
(State reasons for objection and how you would be affected by the granting of a planning permit)

We are concerned that if there are open lagoons and pig effluent applied to the land this would create awful smells and we would not be able to enjoy the wonderful outdoor lifestyle we currently have. There would be no opening windows and doors to let fresh air in !!!

We are also very concerned with the environmental impact that the open lagoons and the application of the pig effluent onto the land will have, not only to neighbouring properties but to our beautiful

Continued - see over

OBJ (50)

PLANNING
28 MAR 2018

DETAILS OF SUBMISSION / OBJECTION: Continued

Moorabool River

This property is very close to the growing township of Lethbridge and the smell from open Lagoons and the spreading of the pig effluent would affect so many people

we strongly object to the granting of this planning permit Attach additional pages if required

Are there any changes that could be made to the proposal to address your concerns? Yes No

If yes, what changes would you suggest that would meet your concerns:

Signed: [REDACTED] Date: 20/3/18

IMPORTANT NOTES ABOUT SUBMISSIONS / OBJECTIONS TO PERMIT APPLICATIONS

1. This form is to help you make an objection to an application in a way which complies with the *Planning and Environment Act 1987*, and which can be readily understood by the responsible authority. There is no requirement under the Act that you use any particular form.
2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the responsible authority's office.
3. To make an objection you should clearly complete the details on this form and lodge it with the responsible authority as shown on the Public Notice - Application for Planning Permit.
4. An objection must state the reasons for your objection; and state how you would be affected if a permit is granted.
5. The responsible authority may reject an application which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector. In this case, the Act applies as if the objection had not been made.
6. Please be aware that copies of objections/submissions received may be made available to any person for the purpose of consideration as part of the planning process in accordance with the *Planning & Environment Act 1987*.
7. To ensure the responsible authority considers your objection, make sure that the authority receives it by the date shown in the notice you were sent or which you saw in a newspaper or on the website.
8. If you object before the responsible authority makes a decision, the authority will tell you its decision.
9. If despite your objection the responsible authority decides to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the Victorian Civil and Administrative Tribunal) and accompanied by the prescribed fee. A copy must be given to the responsible authority. The closing date for appeals is 21 days of the responsible authority giving notice of its decision.
10. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

Golden Plains Shire Privacy Statement

The Golden Plains Shire considers that the responsible handling of personal information is a key aspect of democratic governance, and is strongly committed to protecting an individual's right to privacy. Council will comply with the Information Privacy Principles as set out in the Privacy and Data Protection Act 2014. Council has in place a standard operating procedure that sets out the requirements for the management and handling of personal information. If you have any queries regarding this Privacy Statement, please contact the Privacy Officer on 03 5220 7111.

PLANNING
28 MAR 2018



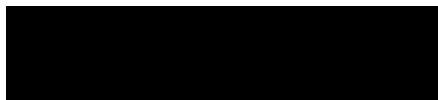
Mr Eric Braslis
 Chief Executive Officer
 Golden Plains Shire
 2 Pope Street
 BANNOCKBURN, VIC 3331

27 March 2018

Dear Mr Braslis,

RE: Planning Permit Amendment Application for 3140 Midland Highway, Lethbridge.
Reference No. PO2-102A

We write to express concerns about the proposal to expand the piggery at 3140 Midland Highway, Lethbridge. It is our understanding that the proponent has applied to remove some of the conditions in the original permit in order to expand and further intensify the current operation and to dispose of effluent by spreading it on the land at 3140 Midland Highway.



covers an area of nearly 2000 square kilometres extending west from the urban edge of Geelong. Our organisation brings people together to share knowledge, build community and achieve on-ground environmental improvements. We coordinate a broad range of activities with individuals and organisations working collaboratively on projects to improve ecological health and agricultural sustainability at a local and regional scale.

Waterways are often referred to as the lifeblood of the landscape. Major waterways such as the Moorabool River are critical natural assets, and as such form the focus of many landcare projects. Our activities include fencing and protecting waterways, protecting remnant vegetation, revegetation with native species, and treatment of invasive weeds and pest animals. The goal of our projects is to create healthy ecological linkages between urban areas, farms and remnant vegetation, and to promote integrated catchment management.



two of which are situated in the catchment of the Moorabool River: the Maude and District Landcare Group; and the Batesford Fyansford Stonehaven Landcare Group.

Objections to proposed expansion of piggery

Intensive agriculture is best located in areas where the environmental risks are minimal. We are aware that the Shire has designated a particular precinct in Lethbridge for intensive agriculture and there has been significant Government investment to establish this

OBJ (51)

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 28 MAR 2018

precinct. We note that the piggery at 3140 Midland Highway is not located within this precinct.

The Victorian Government is making significant investments into the environmental health of the Moorabool River, with a focus on the section of river from She Oaks downstream to the confluence with the Barwon River at Fyansford. This section of the River is designated as a 'high priority reach', which is the highest level priority given to waterways (*Corangamite Waterway Strategy 2014-2022*, Corangamite Catchment Management Authority).

Under the Victorian Government's Water Plan, a major project 'The Living Moorabool' was announced last year, with over \$2m to be invested. We understand that a key focus of this investment will be improving the riparian environment of the Moorabool River Valley from She Oaks to Fyansford.

The Victorian Government also has significant investment in the ongoing 'Waterway Protection Program' to improve the riparian environment of the Moorabool River. This program is administered and implemented by the Corangamite Catchment Management Authority in partnership with our Landcare Network. Through this program, in recent years the Government and landholders have invested money in projects on three properties in the immediate vicinity of the piggery to fence-off the waterway from livestock access, control invasive plant and animal species, and revegetate with indigenous native species.

To state the obvious, the use of land within the catchment of a river has enormous influence on the health of the waterway. The land in the immediate vicinity of the waterway has an even greater impact on the health of the waterway. We believe that we need to take a precautionary approach by having a very low threshold of tolerance for environmental risks in the immediate riparian zone. This is particularly the case for a major waterway such as the Moorabool River which is already stressed due to over-allocation, and is formally recognised as a high priority natural asset at both the regional and State level.

[Redacted signature block]

Yours Sincerely,

[Redacted signature block]

PLANNING
28 MAR 2017

Mr Eric Braslis
CEO Golden Plains Shire
2 Pope st, Bannockburn, 3331
25/4/2018

Golden Plains Shire Council	
BluePoint	
File No:	3A600135
3 MAY 2018	
Owner	
Manager	
Resident	
Phone	

PROCESSED

Dear Sir

Re Planning Permit P02-102A

The Geelong Environment Council committee wishes to register an objection to the above application to increase the size of the piggery

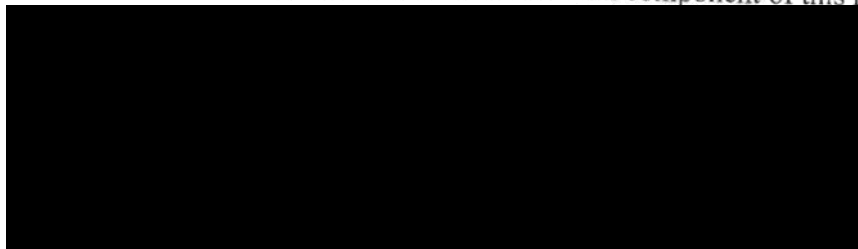
We express opposition and concern to the increase in animal numbers and to the dispersal of effluent from the piggery onto the property.

The Moorabool River is one of the most important, (and stressed), rivers in Victoria. The fact that the piggery property is within the catchment of the river with drainage from the farm slopes, and inadequate vegetation to mitigate storm or even normal drainage to the river presents a major problem.

GEC was involved in the planning issue in 2003. We do not support any of the VCAT requirements being removed or modified.

The VCAT conditions are continued to be supported which we consider will minimize risk to the Moorabool River. It appears the proponents now wish to return to their original proposal. This is unacceptable.

GEC understands that the Shire and State and Federal Governments have created a buffered intensive agricultural precinct at Lethbridge. We urge Council not to risk the pollution or increased degradation of the Moorabool River which is a significant and beautiful component of this region.



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WITHDRAWAL OF AN OBJECTION TO A PLANNING APPLICATION

Planning and Environment Act 1987 – Section 57

YOUR DETAILS:

N
 F
 C

DETAILS OF THE PERMIT APPLICATION YOU ARE RESPONDING TO:

Application Number: P02-102

Address of Subject Land: 3140 Midland Highway, Uthbridge

Description of Proposal: Piggery - spread effluent on land + increase number of cows.

BASIS OF WITHDRAWAL: *(State reason/s for withdrawing your objection)*

My main concern related to the management of effluent. As the applicant has amended the application and intends to ^{continue} removing effluent from site, I think this is a reasonable compromise.

Signed:  Date: 1/11/19.

IMPORTANT NOTES ABOUT WITHDRAWING AN OBJECTION

Once an objection is withdrawn, Council will not notify you of its decision to issue or refuse the planning permit application.

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obj ⑨

PLANNING 13/11/2019

ECM Captured
 File No: 34600135
 ECM Ref: W19/77D 7A1B61D
 Initials: MI Date: 18/10/2019



GOLDEN PLAINS SHIRE
 Golden Plains Shire Council
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WITHDRAWAL OF AN OBJECTION TO A PLANNING APPLICATION

Planning and Environment Act 1987 – Section 57

YOUR DETAILS:

DETAILS OF THE PERMIT APPLICATION YOU ARE RESPONDING TO:

Application Number: P02-102A

Address of Subject Land: 3140 MIDLAND HWY, LETHBRIDGE 3332

Description of Proposal: WASTE MANAGMENT SYSTEM FOR PIG EFFLUENT

BASIS OF WITHDRAWAL: *(State reason/s for withdrawing your objection)*

AS THE APPLICANT HAS AMENDED THE APPLICATION NOT TO PROCEED WITH THE WASTE MANAGEMENT SYSTEM, I HAVE NO OBJECTION TO THEM INCREASING THE NUMBER OF PIGS FROM 200 TO 400

Signed: Date: 15.10.19

IMPORTANT NOTES ABOUT WITHDRAWING AN OBJECTION

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Obj (25)



Agenda

File Number:	P02-102A
Author:	Peter O'Brien, Town Planner
Authoriser:	Phil Josipovic, Director Infrastructure & Development
Applicant:	Chris Richards
Owner:	Chris Richards
Proposal:	Amend permit to allow a piggery shed extension and an increase in the number of pigs (increase from 200 to 400 boar piggery)
Location:	3140 Midland Highway, Lethbridge
Attachments:	Nil

RECOMMENDATION

That Council resolves to issue a Notice of Decision to Amend Planning Permit P02-102 for an artificial insemination laboratory and 200 boar piggery at 3140 Midland Highway, Lethbridge subject to the amendments set out in the attachment to this report.

EXECUTIVE SUMMARY

This report relates to an application to amend Planning Permit P02-102 for a piggery expansion at 3140 Midland Highway, Lethbridge. This report provides a background to the application and a summary of the relevant planning considerations.

PURPOSE

The application has been referred to the Council Meeting for determination because there are objections to the application.

CONFLICT OF INTEREST

In accordance with Section 80B of the *Local Government Act 1989*, the Officers preparing this report declare no conflict of interest in regard to this matter.

COUNCIL PLAN

Managing natural and built environments.

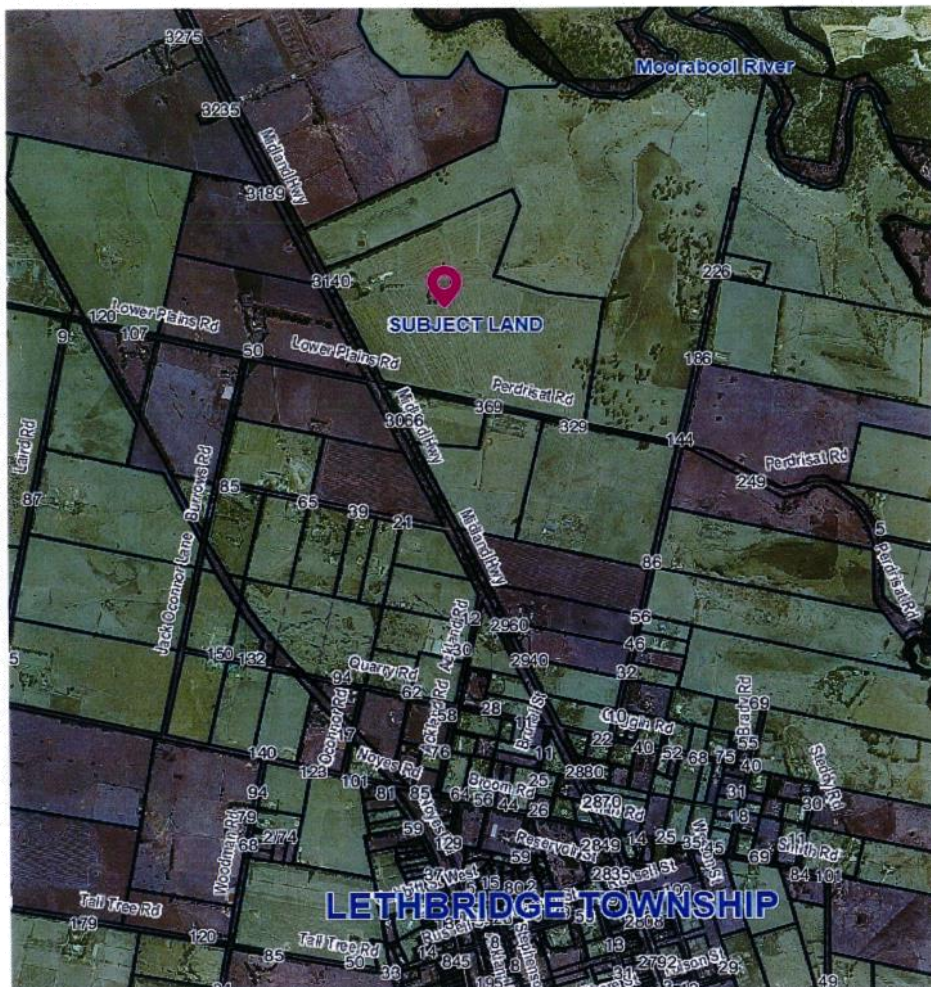
BACKGROUND INFORMATION

Site description

The subject land is situated at 3140 Midland Highway, Lethbridge and is formally known as Lot 2 on Plan of Subdivision 130617. The land has a total area of 78.01ha and contains an existing piggery and artificial insemination laboratory, dwelling and sheds. The land is undulating and cleared except for exotic trees. There is existing vehicle access to the site from the Midland Highway. The land is not affected by any restrictive covenants. The site is located in a farming area to the north of the Lethbridge township.

Agenda

Site map



The proposal

The application proposes to amend Planning Permit P02-102 to allow a piggery shed extension and an increase in the number of pigs (increase from 200 to 400 boar piggery). A copy of the application and plans is attached.

Planning permit P02-102 was issued on 17 June 2003 and allows the use and development of the land for an artificial insemination laboratory and 200 boar piggery. The permit was issued following mediation at VCAT between the applicant and objectors in particular it was agreed that conditions be placed on the permit requiring the storage and removal of piggery effluent off site and prohibiting the application of piggery effluent to the land.

The application proposes to amend the permit as follows:

- Amend the permit preamble ('what the permit allows') and condition numbers 12 & 19 to allow an increase in the capacity of the piggery from 200 to 400 boars.
- Amend the plans endorsed under the permit to provide for an extension to the piggery shed. The proposed extension is to the rear (east end) of the existing shed. The shed extension has

Agenda

dimensions of 44m length, 14.2m width and 6.1m overall height. The total floor area of the extension is 624.8m². The shed extension will contain pens for 200 boars.

The application originally proposed to amend the permit to allow the construction of a waste treatment lagoon and the application of treated waste to the land however in response to concerns raised by objectors the applicant decided not to change the current waste management arrangements (storage and removal off site).

CONSULTATION

Notice of the application was given in accordance with Section 52(1)(a) & (d) of the Planning and Environment Act 1987 ('the Act'). Notice was sent by mail to adjoining and neighbouring owners and occupiers within 1km of the site. Notice was also provided by placing a sign on the site and a notice in the Geelong Advertiser newspaper.

As a result of the public notice, 52 objections were received. A copy of the objections is attached.

The main concern of objectors was odour and environmental impacts resulting from the proposal to amend permit conditions to allow the construction of a waste treatment lagoon and the application of treated waste to the land. The majority of objectors stated that they had no objection to the proposed piggery expansion provided that the applicant maintained the current waste management arrangements for storage and removal off site. In response to the objections the applicant decided not to proceed with the proposed lagoon and application of waste to the land and will continue with the current waste management arrangements. The objectors were notified of the changes to the application on 7 October 2019 and as a result two objections were withdrawn.

There were no consultation or mediation meetings held for this application.

ASSESSMENT

Processing of the application

The application was submitted on 12 January 2018. After the application was advertised the application was placed on hold while the applicant considered whether to amend the application to address the concerns of objectors. On 2 September 2019 the application was formally amended by removing the proposed waste treatment lagoon and application of treated waste to the land.

There are no referral authorities specified in the planning scheme for an application of this type however Council sought the advice of the EPA, Corangamite Catchment Management Authority (CCMA) & VicRoads regarding the proposal. These authorities had no objection to the amendment of the permit.

Planning Scheme

Planning Policy Framework (PPF)

Clause 13.07-1S Land use compatibility

The objective of this clause is:

- To safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.

Strategies:

- To ensure the compatibility of a use or development as appropriate to the land use functions and character of the area by:
- Directing land uses to appropriate locations
- Using a range of building design, urban design, operational and land use separation measures

Agenda

Clause 14.01 Agriculture

The objective of this clause is:

- To protect the state's agricultural base by preserving productive farmland

Strategies include:

- Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors
- Prevent inappropriately dispersed urban activities in rural areas
- Protect strategically important agricultural and primary production land from incompatible uses

Clause 14.01-2S Sustainable agricultural land use

The objective of this clause is:

- To encourage sustainable agricultural land use.

Strategies include:

- Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices
- Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing
- Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes
- Facilitate the establishment and expansion of cattle feedlots, piggeries, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment

Clause 17.01-1S Diversified economy

The objective of this clause is:

- To strengthen and diversify the economy

Strategies include:

- Support rural economies to grow and diversity

Clause 17.01-1R2 Diversified economy – Geelong G21

Strategies include:

- Build on the region's competitive strengths, including tourism and agricultural land resources and economic, social and natural assets
- Support industries that utilise skills within the region

Local Planning Policy Framework (LPPF)

Clause 21 Municipal Strategic Statement

The Municipal Strategic Statement (MSS) recognises maintaining and encouraging viable agricultural industries and supporting the transition from agriculture to modern farming techniques and technology as key land use and planning issues for the Shire (Clause 21.01-2). The Shire is characterised by agricultural land used predominantly for grazing and cropping as well as other activities including intensive animal industries and wind farms. The Vision and Strategic Framework Plan (Clause 21.03) seeks to sustainably manage land use and development, protect the natural environment and grow the local economy, particularly in township development, farming and rural

Agenda

based industries. The Golden Plains Strategic Framework Plan (Figure 21.01-1A) shows the subject land on the edge of the Food Production Precinct.

Clause 21.05-1 Agriculture

The local policy for agriculture (Clause 21.05-1) emphasises the economic importance of agricultural industries to the Shire and recognises that an important land use management issue is the potential for conflict between sensitive uses and agricultural practices. The agriculture policy seeks to ensure that the use and development of rural land is both compatible and complementary to agricultural activities and to encourage agricultural diversity and promote opportunities for new farming enterprises.

Clause 21.08 Local areas – small towns

Clause 21.08 contains town structure plans for most settlements which establish a basis for future strategic planning decisions in each town. The subject land is located outside the area shown on the Lethbridge Structure Plan (Clause 21.08-5) however the plan shows the extent of the piggery buffer on the northern edge of the township. The Structure Plan includes strategies to support and protect farming enterprises around the township and encourage value adding businesses and enterprises related to these activities and actions to provide a strong town boundary to ensure an appropriate buffer between residential and farming activities.

Clause 22.03 Intensive animal husbandry

This policy applies to application for the use and development of land for intensive animal husbandry that are not covered by a Code of Practice incorporated into the planning scheme. The policy recognises that the proper siting and design of intensive animal husbandry is needed to ensure residential amenity and environmental quality is protected. This is to be achieved through the use of buffer distances to neighbouring dwellings (500m) and watercourses (200m), waste management measures and landscaping.

Zone and overlay provisions

Rural Activity Zone – Schedule 2

The site is in a Rural Activity Zone – Schedule 2 (RAZ2). Surrounding land is also in a RAZ2 except for land to the west which is in a Farming Zone (FZ). The purpose of the RAZ is, among other things, to provide for the use of land for agriculture; to provide for other development, in appropriate locations, which is compatible with agriculture and the environmental and landscape characteristics of the area; and to ensure that development does not adversely affect surrounding land uses. Animal production (pig farm) is a "Section 2 (Permit required) Use" in the RAZ2 and any buildings and works associated with a Section 2 use requires a permit. Schedule 2 of the RAZ applies to the Moorabool Valley and seeks to achieve a planned mix of small agricultural holdings used for horticulture, rural industries, tourism and recreation facilities that are compatible with, among other things, the area's dominant landscape features in particular the enclosed river valleys.

Environmental Significance Overlay – Schedule 3

The subject land is partly affected by an Environmental Significance Overlay – Schedule 3 (ESO3) however the proposed buildings and works are not located within the area affected by the overlay. Therefore a permit is not required under the ESO3 and the provisions of the ESO3 do not apply.

Agenda

Particular provisions

Clause 53.16 Pig farm

The purpose of Clause 53.16 of the planning scheme is to facilitate the establishment and expansion of pig farms in a manner that is consistent with orderly and proper planning and the protection of the environment. While Clause 53.09 contains no specific requirements applying to a pig farm of this type Council is required to consider the decision guidelines at Clause 53.16-3 which includes the following matters:

- The purpose of the relevant zone.
- The design, height, setback and appearance of the proposed buildings and works.
- The need to protect amenity of existing uses on adjoining land.
- The impact of the use of the land on the surrounding area, including from the emission of noise, light, vibration, odour, dust, or waste products.
- The impact of the proposal on any wetlands, waterways or water bodies.
- The likely environmental impact on the natural physical features and biodiversity of the land, including consideration of any Nutrient Management Plan submitted with the application.
- Whether the development will support and enhance agricultural production.

General provisions

Before deciding on an application Council must consider the decision guidelines set out in Clause 65 including:

- The matters set out in Section 60 of the Act.
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.

DISCUSSION

Planning Scheme

The application is considered to satisfy the provisions of the State and Local Planning Policy Frameworks, Rural Activity Zone – Schedule 2, Clause 53.16 (Pig farm) and Clause 65 of the Victoria Planning Provisions. The proposal is supported by the MSS (Clause 21) and the local policy for Agriculture (Clause 21.05-1) which seek to grow the local economy through farming and rural based industries, encourage agricultural diversity and promote opportunities for new farming enterprises.

The proposal is consistent with state and local agriculture policies which seek to facilitate the expansion of intensive animal industries in suitable locations. The subject land is located in the Food Production Precinct which is an area of the Shire identified for intensive animal industries. The application also satisfies the recommended buffer distances to watercourses (200m) and neighbouring dwellings (500m) set out in the local policy for Intensive Animal Husbandry (Clause 22.03). The proposed development is located more than 1km from the Moorabool River and 600m from the nearest neighbouring dwelling.

Agenda

Objectors' concerns

The main concern of objectors was odour and environmental impacts resulting from the proposal to amend permit conditions to allow the construction of a waste treatment lagoon and the application of treated waste to the land. Most objectors stated that they had no objection to the proposed piggery expansion provided that the applicant maintained the current waste management arrangements for storage and removal off site. As stated previously in response to concerns raised by the objectors the applicant has decided not to proceed with the proposed lagoon and application of waste to the land and will continue with the current waste management arrangements.

The proposal is for a relatively small (400 pigs) and controlled (indoor piggery with waste stored and regularly removed) operation and has previously operated for over 15 years under the current permit conditions with no history of complaints or non-compliance issues. It is therefore considered that the expansion of the piggery under the same set of strict conditions as the existing operation will address the concerns raised by objectors and ensure there is no adverse effect on the amenity of the area or the environment.

CULTURAL HERITAGE IMPLICATIONS

This proposal does not require the preparation of a Cultural Heritage Management Plan under the *Aboriginal Heritage Regulations 2007*.

CONCLUSION

The application satisfies State and Local planning policies, the Rural Activity Zone – Schedule 2, Clause 53.16 (Pig Farm) and the decision guidelines of the Planning Scheme (Clause 65). The application complies with the requirements of the Local Policy for Intensive Animal Husbandry (Clause 22.03) and there is suitable separation between the development and sensitive land uses. The application will facilitate the expansion of an important and productive agricultural industry in a manner that is consistent with orderly and proper planning and the protection of the environment. It is considered that the grant of a permit will not cause material detriment to any person.



Planning Enquiries
 Phone: (03) 5220 7111
 Email: enquiries@gplains.vic.gov.au
 Web: 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.

Applicant and Owner Details **1**

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

Applicant *

The person who wants the permit.

Name: Title: First Name: Chris Surname: Richards

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: 3140 St. Name: Midlands Highway

Suburb/Locality: Lethbridge State: Vic Postcode: 3332

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone: 0427345883 Email: farran@vic.chariot.net.au

Mobile phone: 0427345883 Fax:

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

Contact person's details*

Name: Same as applicant

Title: First Name: Ian Surname: Farran

Organisation (if applicable): Agribiz Engineering

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: 4 St. No.: 10 St. Name: Carramar Court

Suburb/Locality: Highton State: Vic Postcode: 3216

Owner *

The person or organisation who owns the land

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

Name: Same as applicant

Title: First Name: Chris Surname: Richards

Organisation (if applicable):

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: 3140 St. Name: Midlands Highway

Suburb/Locality: Lethbridge State: Vic Postcode: 3332

Owner's Signature (Optional): Date:

day / month / year

Declaration **1**

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 to APPLICANT & OWNER

Need help with the Application? **1**

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 planning.vic.gov.au. 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

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

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

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 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
12 JAN 2018 - 1 SEP 2017

Delivered by LANDATA®. Land Victoria timestamp 01/03/2017 14:19 Page 1 of 1
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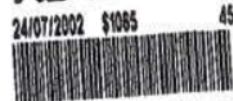
TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: NATIONAL AUSTRALIA BANK LIMITED 9E
Name: ROBERTSON EYRETS
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: 14/10/2002

Execution and attestation:

Signed by JOHN MCDONALD MOHR in the presence of:

Jan Mohr

Signed by JANINE MOHR in the presence of:

Jan Mohr

Signed by CHRISTOPHER IRWIN RICHARDS in the presence of:

Clare Capicchiano

Clare Capicchiano

ASSIGNED
19 FEB 2003
With consent of
Current Practitioner for
parties
J.



Approval No: 1765018A

ORDER TO REGISTER
Please register and issue title to

T1



Signed

Cust. Code:

*Law Perfect Pty Ltd

eat 14/11/02

STAMP DUTY USE ONLY
VICTORIAN STAMP DUTY
\$ 19,437
TRANSACTION NUMBER 815987579/b
DATE 28/6/02
ASSESSED: *A*
DUTIES ACT 2000
AP NO. 161
NATIONAL AUSTRALIA BANK
PLANNING

THE BACK OF THIS FORM MUST NOT BE USED

12 JAN 2013 -1 SEP 2017

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LP130617
EDITION 1
APPROVED 5 / 9 / 179

CS 848

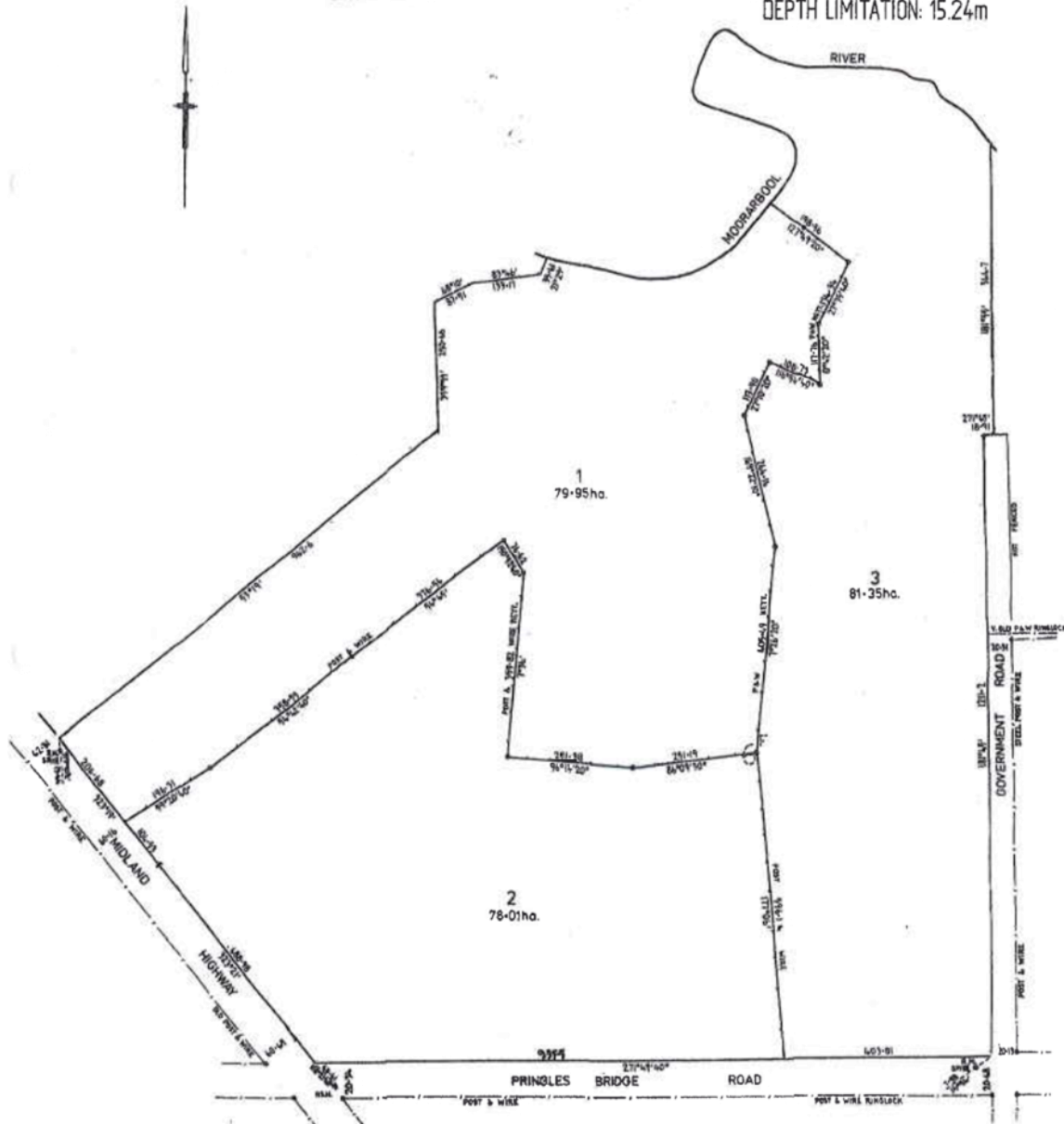
PLAN OF SUBDIVISION OF
CROWN ALLOTMENT 6F
PARISH OF COOLEBARGHURK
COUNTY OF GRANT

LENGTHS ARE IN METRES

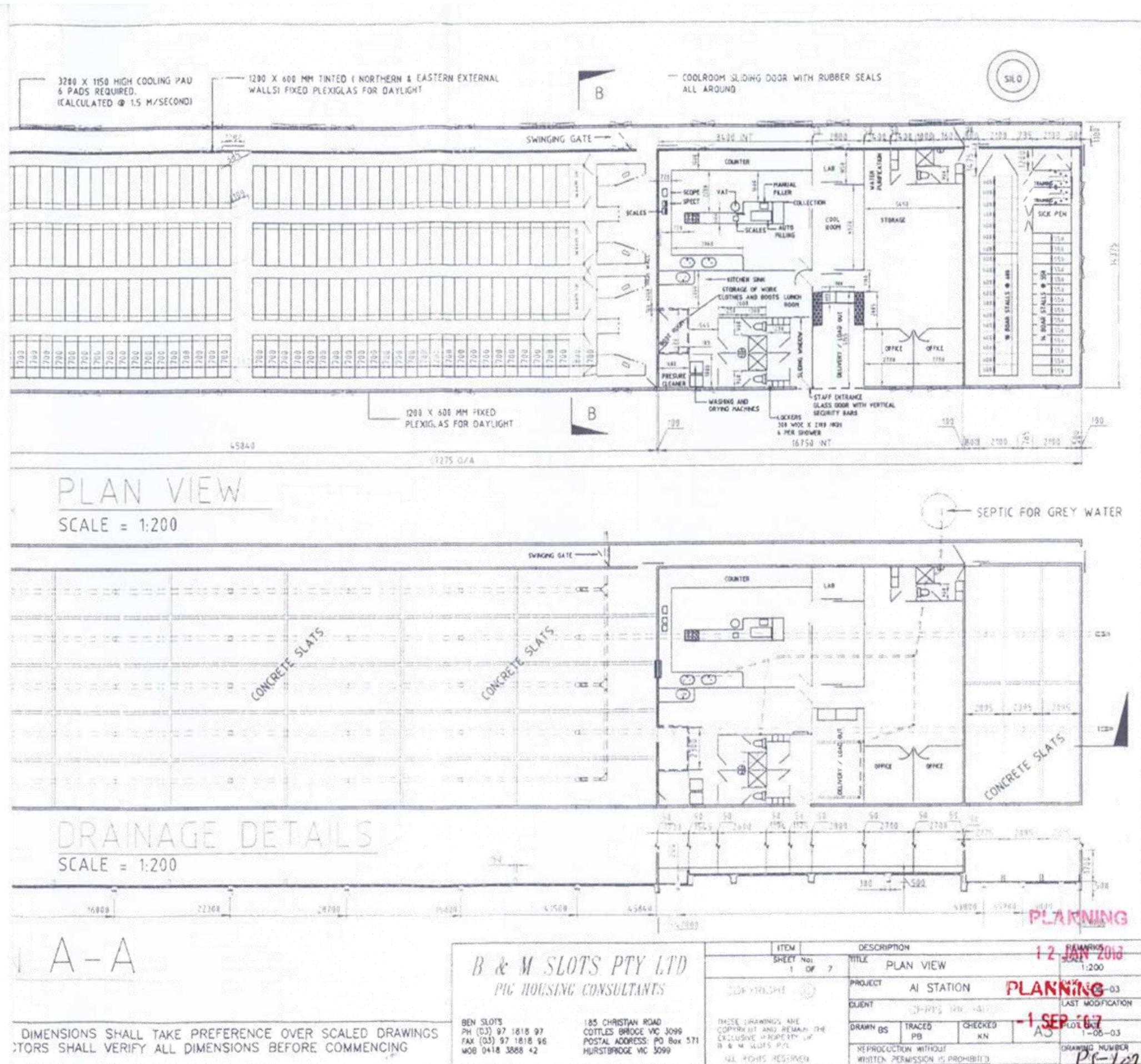
Vol. 9332 Fol. 65b

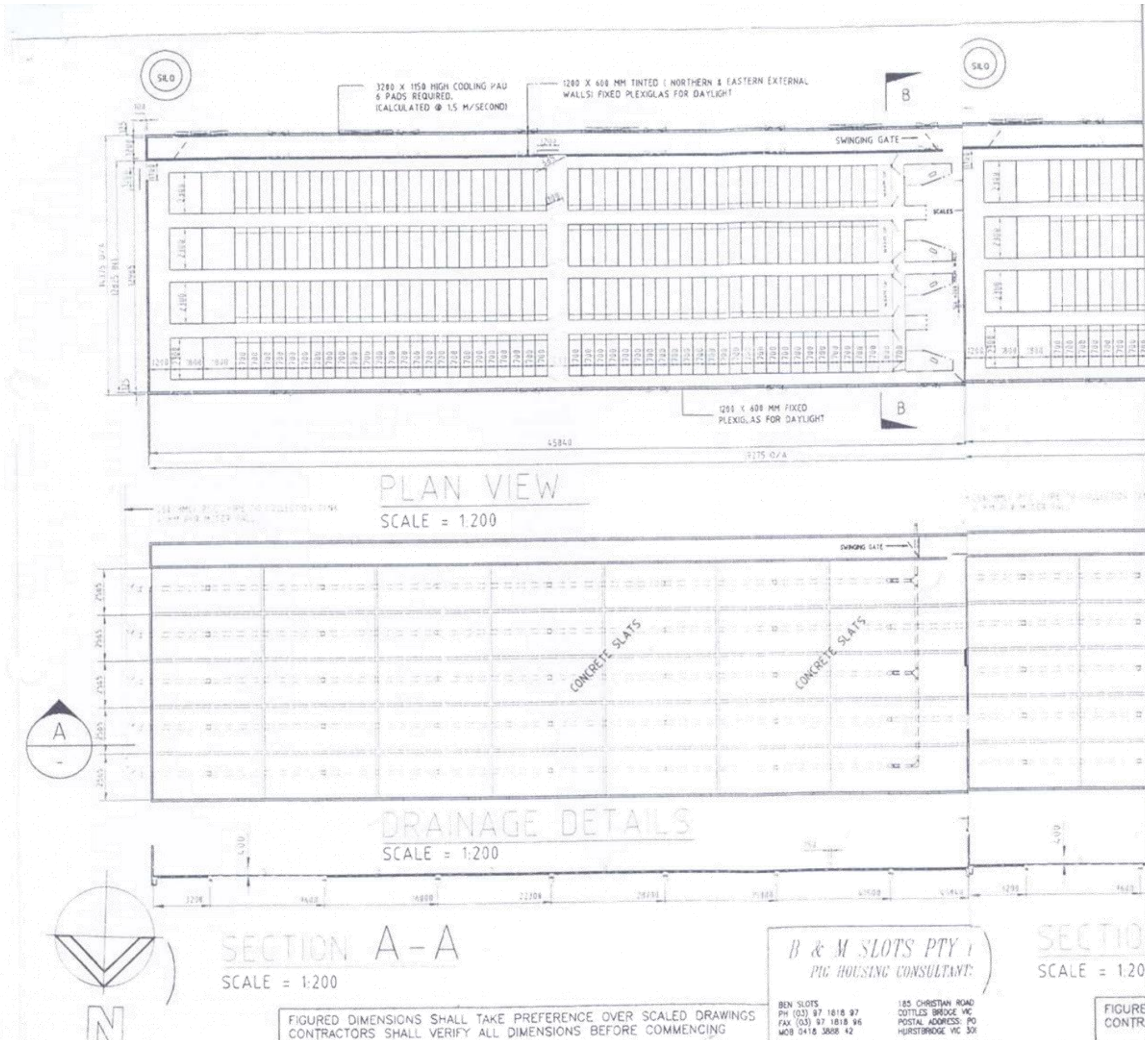
APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS

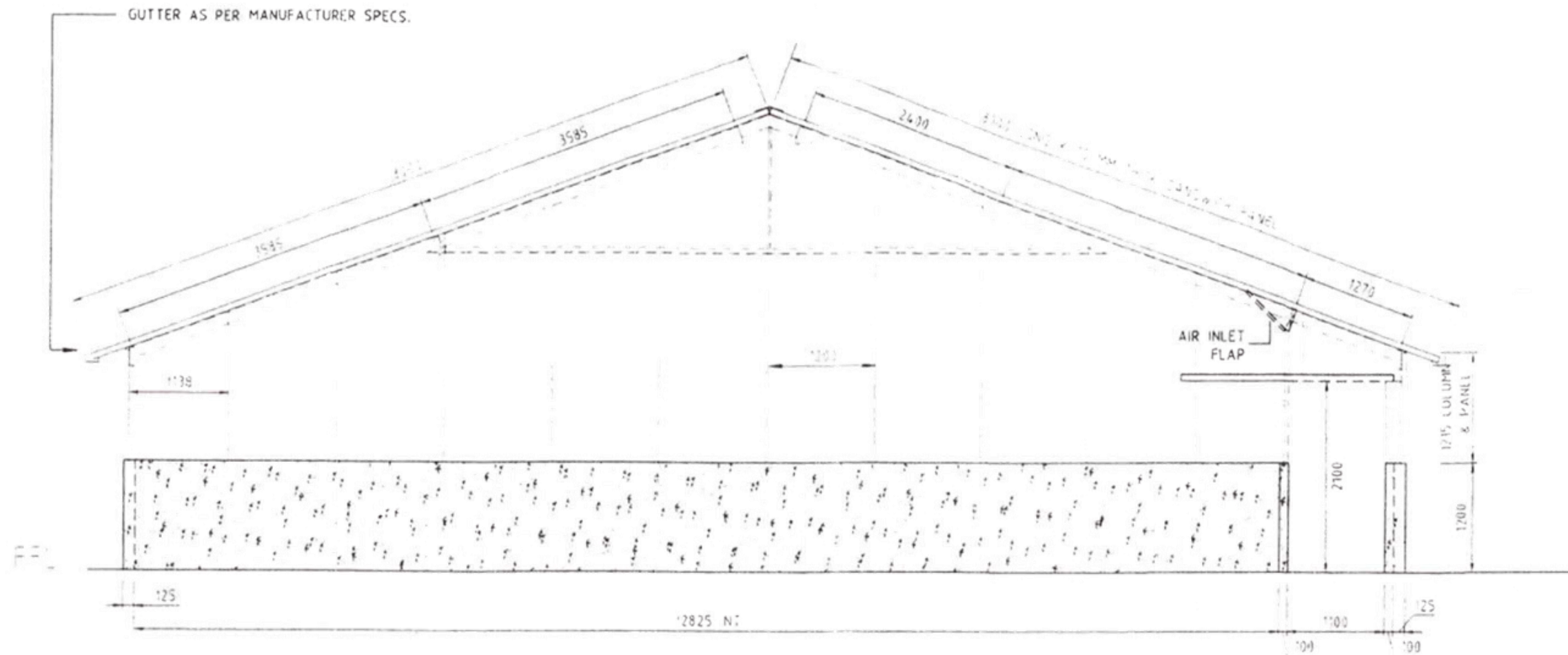
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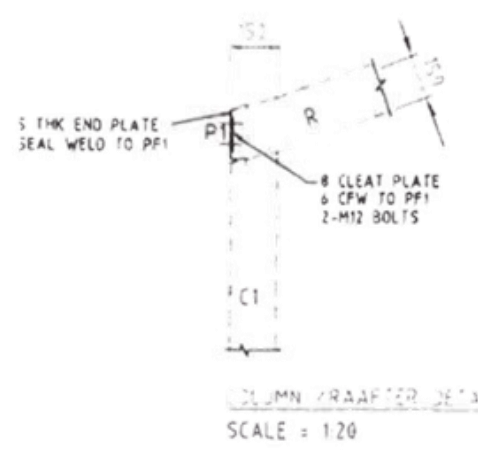
PLANNING PLANNING
12 JAN 2018 1 SEP 2017



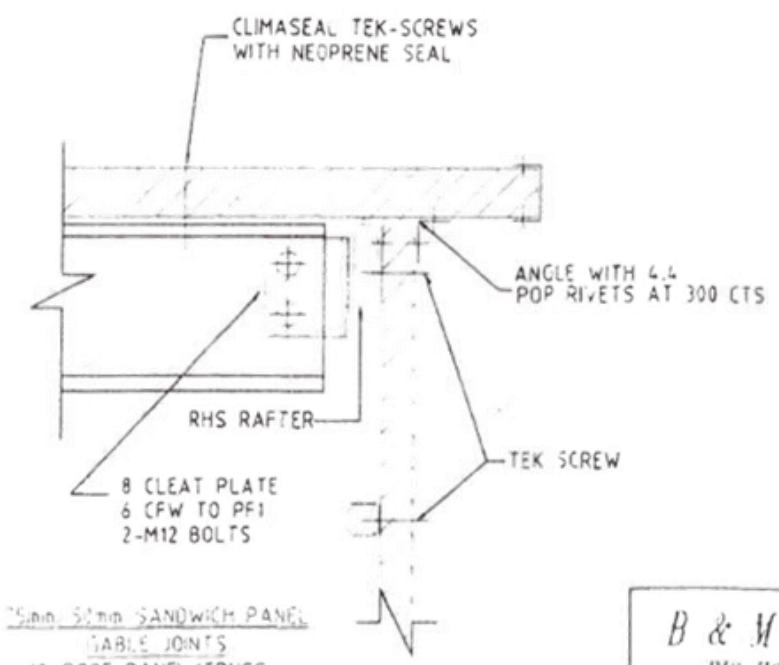




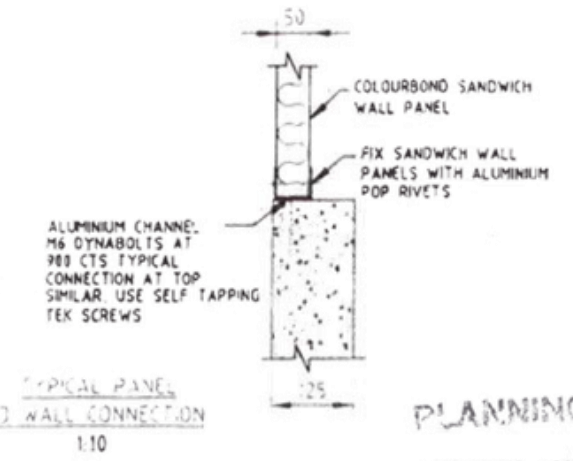
EAST ELEVATION
SCALE = 1:50



COLUMN/RAFTER DETAIL
SCALE = 1:20



50mm SANDWICH PANEL
TABLE JOINTS
(8 ROOF PANEL/TRUSS
INTERMEDIATE JOINTS)



TYPICAL PANEL WALL CONNECTION
1:10

PLANNING
12 JAN 2018

FIGURED DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DRAWINGS
CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE COMMENCING

B & M SLOTS PTY LTD
PIG HOUSING CONSULTANTS

BEN SLOTS
PH (03) 97 1818 97
FAX (03) 97 1818 96
MOB 0418 3868 42

185 CHRISTIAN ROAD
COTTLES BROOGE VIC 3099
POSTAL ADDRESS: PO Box 571
HURSTBRIDGE VIC 3099

ITEM SHEET NO. OF 7	DESCRIPTION	REMARKS
1	ELEVATION & DETAILS	SCALE AS NOTED
2	PROJECT	AJ STATION
3	CLIENT	JAMES RICHARDS +1 SEP 2017
4	DRAWN BY	TRACED PB
5	CHECKED	KN
6	DATE	1-05-03
7	REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED	PLANNING 17 APR 2018

**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

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 tappings 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)	¹ 200	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)

¹ 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)		<u>2160</u>
		<u>5537</u> l/day

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.

10. ENVIRONMENT PROTECTION AUTHORITY

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.

