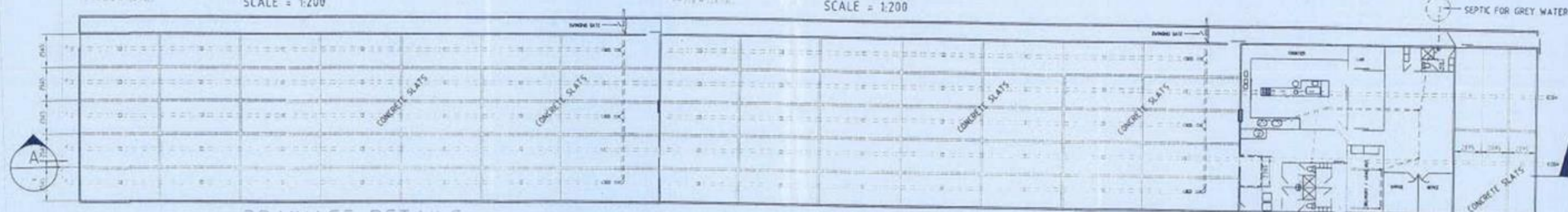


PLAN VIEW
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PLAN VIEW
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DRAINAGE DETAILS
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DRAINAGE DETAILS
SCALE = 1:200



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

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VIEW	DESCRIPTION	REVISIONS
1	PLAN VIEW	1
PROJECT: AI STATION		PLANNING
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SITE PLAN
Scale 1:1,500



REVISIONS
A Delete Lagoon 08/04/2019

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Contractors must verify all dimensions at
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Written dimensions take precedence
over scale

Agribiz Engineering
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LOCATION PLAN
Scale 1:10,000



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A Delete lagoon	08/04/2018

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PLANNING PERMIT

Permit No
Planning Scheme

P02-102
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 & 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.

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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 Environmental 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;

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- (j) detailed designs of the tanks and associated piping for effluent waste from the piggery to demonstrate that seepage and overflow of waste does not occur and that odours are prevented from escaping during vacuum extraction and transfer of effluent to waste collection vehicles;
 - (k) auditing as part of the piggery's ISO9000 accreditation;
 - (l) identification of the disposal technique for dead animals, and if burial is proposed, the siting based on the determination of the water table level and prevention of contamination to surface and groundwaters.
- 12 The number of pigs kept on the site at any one time shall not exceed 200. The operation shall otherwise accord with the requirements of a piggery having an R-value of 500 as set out in the Code of Practice – Piggeries – 1992.
- 13 All trees and shrubs included in the approved Landscaping Plan shall be planted within six (6) months of the completion of the development hereby permitted (or within 6 months of the commencement of the use, whichever shall occur first) and shall thereafter be maintained in a healthy condition to the satisfaction of the Responsible Authority and any dead or diseased trees shall be replaced as soon as possible.
- 14 Prior to commencement of the use hereby permitted the operator shall acknowledge and endorse the contents of the Environment Management Plan and shall undertake to conduct the use in accordance with the matters contained in that document. The Environment Management Plan is deemed to be part of this permit and compliance with each of the provisions contained therein is a condition of this permit.
- 15 The use of the land for the piggery shall at all times be conducted in accordance with the endorsed development plan and environment management plan as provided with the planning application and conditions of this planning permit.
- 16 The piggery shall at all times be established and operated in accordance with the Code of Practice – Piggeries, Revised 1992, (or any subsequent revisions), to the satisfaction of the responsible authority. If there are any inconsistencies between the conditions of the permit and the Code of Practice, the conditions of this permit and the Code of Practice, the conditions of the permit prevail.
- 17 The use must be conducted to the satisfaction of the responsible authority so that the amenity of the area is not detrimentally affected by the use, through the:
- (a) Transportation of materials, goods or commodities to or from the land
 - (b) Appearance of any buildings, works or materials.
 - (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil.
 - (d) Presence of vermin;
- 18 Top Soil stripped from the site shall be spread on any exposed batters and exposed soils will be revegetated with perennial grasses and appropriate indigenous vegetation as soon as possible after construction.

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- 19 The use shall be operated as a 200 Boar Piggery and associated Laboratory only and the provision for the collection and disposal of solid wastes and for the collection, treatment and disposal of any wastes arising from the development and use hereby permitted shall be in accordance with the requirements of the Environment and Protection Act 1970, the Health Act 1958, or any like subsequent statutory provisions, subject always to the conditions attached to this permit.
- 20 If the Responsible Authority determines that the amenity of nearby residents is adversely affected in the emission of an unreasonable level of odour from the piggery the operators must immediately take actions and/or undertake works to rectify the emission of offensive odour.
- 21 All wastes from the piggery must be contained within the piggery compound and/or transported off site and must not result in run-off of contaminated water into surface waters or contaminate any groundwater.
- 22 The loading and unloading of vehicles and the delivery of goods to and from the premises must at all times be carried on entirely within the site and be so conducted as to cause minimum interference with other traffic.
- 23 The surface of the car parking and loading areas and access lanes must be constructed and maintained to the satisfaction of the Responsible Authority to prevent dust and drainage run-off causing a loss of amenity to the area.
- 24 No external floodlighting shall be installed without the written permission of the Responsible Authority.
- 25 All vehicles used in the pick-up and transportation of pigs during the night time hours shall be to the satisfaction of the Responsible Authority and the permit holder shall use its best endeavours to ensure that such activities do not cause any detriment to the amenity by noise or excessive vehicle movements.
- 26 All walls of the buildings hereby permitted that will be exposed to general view shall be well maintained to the satisfaction of the Responsible Authority.
- 27 All goods and materials must be stored out of view or so as not to be unsightly when viewed from nearby roads to the satisfaction of the Responsible Authority.
- 28 A minimum of 10,000 litres on site static storage of stormwater collected from the roof of the building shall be provided. Such water supply shall be used as a supplementary water supply for the use of the land for a piggery and for fire fighting purposes.
- 29 Water Supply will be 'by agreement' as the property is not fronted by a gazetted water main.
- 30 Barwon Water reserves the right to restrict storage tank filling times. If Barwon Water considers that supply to existing/future users is adversely affected.
- 31 Any works and service charges deemed necessary for the development by Barwon Water will be required to be funded by the developer.

Note: The Developer should contact our Lonsdale Street office to apply to Barwon Water for details relating to the water supply by Agreement.

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Note: Based upon the water demands as detailed in 3.7 of Pork Storks Planning Application, water supply could be provided to the proposed development from the existing 150mm diameter main that runs along the Midland highway to the west of the property. Due to the relatively small water demand of the proposed development there should be no need to impose any restrictions on the times at this stage.

- 32 Uncontaminated stormwater/roof runoff must be separated from the effluent system, and collected within the plant.
- 33 Contaminated storm water must be directed to the sump. If the effluent collection sump cannot handle the volume, then the plant must be designed to allow for the separate collections of contaminated stormwater.
- 34 Areas where accidental spillage of effluent could occur must be adequately bunded or sloped to drains and directed to storage or effluent collection sump.
- 35 All polluted runoff be contained and prevented from entering the waterways at all times.
- 36 There must be no removal of native vegetation for the development of the piggery.
- 37 Any proposed revegetation work or buffer planting must be established with local indigenous species as identified in the Trees and Shrubs of the West Port Phillip Region (Zone 19 Leigh, Barwon and Moorabool Rivers and Zone 20 Western Basalt Plains).
- 38 All stormwater and run off must be intercepted and redirected away from the catchment areas of the sump and any effluent collection channels.
- 39 There must be no irrigation of wastewater on saturated soils or during rainfall events.
- 40 There must not be effluent reuse within 200 metres of the Moorabool River and 200 metres of any tributary.
- 41 Before the use and development starts a waste management plan for the disposal of piggery effluent must be prepared in consultation with the Environment Protection Authority, to the satisfaction of the Department of Sustainability and Environment.
- 42 Any wastes arising from the piggery must be managed so that there is no discharge of pig effluent from the land, or intrusion into waterways passing near or through the premises. EPA Publication 660 'What solid wastes can I dispose of on my farm' should be referred to as a guide for solid waste disposal.
- 43 That in the absence of a sewer disposal system, permits for buildings with the potential to generate effluent shall require that the site is capable of containing an appropriate water treatment system and that the setback distance for the disposal of septic tank effluent in accordance with EPA's Code of Practice – Septic Tanks 1996 (publication 451).
- 44 The piggery must not be established on land prone to flooding as defined by 100 year Annual Recurrence Interval (ARI) flood.

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- 45 The effluent treatment system and reuse of effluent to the land must not cause detriment to the beneficial use of town water. The effluent treatment system must not be located within 20 metres of a ground water bore and 800 metres from a ground water bore that is used as potable water supply by a regional water authority.
- 46 In accordance of recent changes to the Water Act 1989 'Farm Dam Bill', if any works will impact on a waterway or ground water or will include the use of water from a dam, it will be necessary for the applicant to apply to Southern Rural Water for a licence in accordance with Section 51 or 67 of the Water Act 1989, noting that the proposed water supply will include the use of water from dams and possibly from the Moorabool River.

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