



PROPOSED POULTRY FARM
2412 GINGIN BROOK ROAD
NEERGABBY
SHIRE OF GINGIN

Prepared for: Longarrow Pty Ltd
Prepared by: Allerding and Associates

OCTOBER 2014

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CONTENTS

1.0	INTRODUCTION	2
1.1	BACKGROUND	2
2.0	SUBJECT SITE	3
2.1	LAND TITLE	3
2.2	THE SUBJECT SITE	3
2.3	SITE CONTEXT & SURROUNDING DEVELOPMENT	3
3.0	PLANNING FRAMEWORK	5
3.1	STATE PLANNING POLICY POULTRY FARM (SPP 4.3)	5
3.2	ENVIRONMENTAL PROTECTION AUTHORITY GUIDANCE STATEMENT FOR SEPARATION DISTANCES	5
3.3	ENVIRONMENTAL CODE OF PRACTICE FOR POULTRY FARMS IN WESTERN AUSTRALIA	6
3.4	SHIRE OF GINGIN DEVELOPMENT STRATEGY (NOVEMBER 2002)	7
3.5	SHIRE OF GINGIN DRAFT LOCAL PLANNING STRATEGY (NOVEMBER 2010)	8
3.6	SHIRE OF GINGIN LOCAL PLANNING SCHEME NO. 9	10
	Aims of the Scheme	10
	Zoning	10
	Land Use	11
4.0	PROPOSAL	12
4.1	POULTRY SHEDS AND PADDOCK AREA	12
4.2	OTHER DEVELOPMENT	12
4.3	FENCING	12
4.4	VEHICLE ACCESS	13
4.5	INFORMATION REQUIREMENTS OF SPP4.3	13
5.0	MANAGEMENT PLANS AND PRACTICES	15
6.0	CONSIDERATION OF THE PROPOSAL	16
6.1	STATE PLANNING POLICY 4.3 POULTRY FARMS (SPP4.3)	16
6.2	EPA SEPARATION DISTANCES	16
6.3	ENVIRONMENTAL CODE OF PRACTICE FOR POULTRY FARMS	16
6.4	SHIRE OF GINGIN DEVELOPMENT STRATEGY	17
6.5	LOCAL PLANNING STRATEGY	17
6.6	ENVIRONMENTAL CONSIDERATIONS	18
6.7	LOCAL PLANNING SCHEME	18
7.0	CONCLUSION	20

ANNEXURE 1 – Certificate of Title and Survey Plan

ANNEXURE 2 – Location Plan

ANNEXURE 3 – Zoning Plan

ANNEXURE 4 – Contour Plan

ANNEXURE 5 – Development Plans

ANNEXURE 6 – Site Layout Plan

ANNEXURE 7 – Environmental Management Plans

1.0 INTRODUCTION

Allerding & Associates act on behalf of Longarrow Pty Ltd, the registered proprietor of No. 2412 Gingin Brook Road, Neergabby (subject site), Lot M 877 on Diagram 3103, in submitting this Application for Planning Approval within the Shire of Gingin for a proposed Poultry Farm.

The Application is for a use designated “Animal Husbandry – Intensive” as per the Shire of Gingin Local Planning Scheme No.9 (LPS9).

1.1 Background

This application seeks approval for the construction of 10 free range poultry sheds, as well as the conversion of two (2) existing structures for the rearing and processing of birds on site. This application forms Stage 1 of a two stage project which is intended to ultimately house 100,000 chickens on site across 20 sheds. It is intended that Stage 1 will establish the necessary processing operations and site infrastructure for the poultry farm to enable future expansion based on demand.

This report provides the proposal background and rationale, planning context and details, including the merits of this Proposal, in light of the adopted planning framework, for Council’s consideration. We respectfully seek Council’s Approval of this Application, the basis for which is provided herein.

2.0 SUBJECT SITE

2.1 Land Title

The subject site is located on the northern side of Gingin Brook Road, at No. 2412 Gingin Brook Road, Neergabby in the Shire of Gingin.

The property subject of this application is formally described as follows:

Lot M877 on Diagram 3103; Certificate of Title: Volume 337, and Folio 175A;

A copy of the relevant Certificate of Title and Survey are included as **Annexure 1**.

2.2 The Subject Site

The subject site has an area of 153.17 hectares. It contains an existing residence and outbuildings approximately 100m from the southern boundary of the lot.

Road access/egress is directly from Gingin Brook Road at two locations along the site's frontage, one in the eastern corner of the site and the other approximately 750m west of the eastern site boundary. Access to the proposed Poultry Farm is proposed via the eastern access point.

The land features a slightly undulating topography, is largely cleared with some isolated vegetation scattered throughout the property.

The site is serviced with power.

2.3 Site Context & Surrounding Development

The subject site is located the rural area of Neergabby approximately 26.5 kilometres west of the Gingin town site. In a broader context, the site is located approximately 76 kilometres north of the Perth Central Business District (**CBD**).

The closest intersecting roads are Telephone Road which is located approximately 1km to the west of the site and Cowalla Road which is located approximately 2.3km to the east of the site. Gingin Brook Road intersects with Indian Ocean Drive approximately 4km west of the site.

The majority of the land surrounding the site is zoned General Rural, and surrounding development being rural in nature. Immediately adjoining land includes General Rural landholdings to the east and west. Land opposite the site, on the southern side of Gingin Brook Road, also includes General Rural zoned landholdings.

Three existing dwellings on surrounding lots are located within 1 kilometre of the site. This includes dwellings to the east, west and south. The proposed poultry sheds and free range paddock have been positioned to be located outside of the 1 kilometre radius of these surrounding dwellings.

The adjoining property to the west of the site, which contains one of the three surrounding dwellings, currently operates as a Poultry Farm.

Refer **Annexure 2** for a Location Plan identifying the subject land. A Zoning Plan is included as **Annexure 3**. **Annexure 4** contains a contour plan. **Annexure 5** contains the proposed development plans. **Annexure 6** contains the Site Layout Plan and **Annexure 7** contains the management plans.

3.0 PLANNING FRAMEWORK

The following provides an outline of the statutory and strategic planning context applying to the proposed development and the site.

3.1 State Planning Policy Poultry Farm (SPP 4.3)

SPP 4.3 provides guidance on matters to be considered when considering applications for land in the vicinity of poultry farms and matters to be taken into account in determining proposals for new and existing poultry farms.

The policy lists a number of objectives and these include:

- To ensure that new poultry farms are established in locations suitable to their operational requirements;
- To minimise the impact of poultry farms on residential, rural residential and other potentially incompatible land uses;

The policy also outlines appropriate setbacks of poultry sheds to rural residential and the boundary of the poultry farm. Minimum buffer distances for new poultry sheds and neighbouring land are as follows:

- 500 metres from any existing or future residential zone;
- 300 metres from any existing or future rural-residential zone; and
- 100 metres from the boundary of the Poultry Farm.

In this application, the distance to the closest house is more than 1,000 metres from the proposed poultry sheds and no development is proposed within 100m of a boundary. As such there are no requirements for an Odour Management Plan to be developed and approved by the Shire of Gingin.

3.2 Environmental Protection Authority Guidance Statement for Separation Distances

In June 2004 the Environmental Protection Authority (EPA) released Guidance No. 3: Statement for Separation Distances for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitivity Land Uses.

The EPA preferred hierarchy for the management of industrial emissions is:

- Avoidance of impacts;
- Minimise the creation of discharge of waste by implementing best practice; or

- Ensure environmental impacts from industrial emissions are acceptable and meet the relevant regulations and health criteria beyond the boundary of the site, industrial estate or buffer area.

Section 4.2 of the statement outlines that the generic separation distances data is helpful “to provide general guidance on separation distances in the absence of site-specific technical studies, or, where only an estimation of the area that could be subject to land use conflict is required.”

The generic separation distance for poultry industry (intensive farming) from a sensitive land use is 300m – 1,000m, depending on size. A sensitive land use is defined as “a land use sensitive to emissions from industry and infrastructure. Sensitive land uses include residential development, hospitals, hotels, hotels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, play grounds and some public buildings.”

In this application, the distance to the closest house is more than 1,000 metres from the proposed free range poultry sheds and paddocks.

Section 3.1 of the Guidance Statement details the relationship of the separation distances to codes of practice and management guidelines. A number of environmental codes of practice issued by State Government agencies provide advice on separation distances between specific industries. In this instance the *Environmental Code of Practice for Poultry Farms in Western Australia* provides guidelines and management practices for poultry farms. The Guidance Statement therefore attempts to incorporate advice relating to separation distances from the various codes and guidelines to provide a comprehensive overview.

The *Environmental Code of Practice for Poultry Farms in Western Australia* contains more detailed information on buffers and should be applied in conjunction with the Guidance Statement.

3.3 Environmental Code of Practice for Poultry Farms in Western Australia

In 2004, the Poultry Farm Industry in Western Australia published the *Environmental Code of Practice for Poultry Farms in Western Australia*, a collaborative effort with multiple State Departments and Local Governments, including the Shire of Gingin. The Code covers planning considerations, best management practices and environmental management practices for the development of Poultry Farms.

Clause 2.1 – Siting and Buffers is as follows:

2.1 Siting and buffers

As Poultry Farms require ready access to feed suppliers and processors, rural land within a suitable distance of the metropolitan area should be sought.

At the time of preparing the Code, the following Perth regions were identified as possible future localities for Poultry Farming – Wanneroo, Bullsbrook, Muchea, Gingin, Mundijong, Chittering, Serpentine and Baldivis.

Statement of Planning Policy 4.3 - Poultry Farms Policy (1998) provides guidelines for the siting and location of new Poultry Farms and expansion of existing farms. Applicants should refer to and incorporate the requirements of SPP 4.3 into their applications. An extract from the guideline follows.

New Poultry Farms should avoid:

- existing or proposed residential areas and land identified for future residential development in current planning strategies or town planning schemes; and*
- existing or proposed rural-residential areas identified in current planning strategies or town planning schemes.”*

Whilst it is unlikely that a Poultry Farm would be sited within or next to a commercial or industrial zone, the same criteria applicable to rural zoning applies, i.e. an internal clearance of 100m from the shed to each boundary would need to be maintained and a minimum distance of 500m to the nearest residential zone would be required. In addition, approval would be subject to the discretionary power of the local council.

The proposed free range poultry sheds and paddocks are compliant with the above codes of practice having achieved a 100m separation distance from the property boundary.

3.4 Shire of Gingin Development Strategy (November 2002)

The Shire has adopted the Shire of Gingin Development Strategy to guide development within the Shire to the year 2015, and beyond. The Strategy identifies the Council’s objectives in relation to development, the issues that are impacting upon the district, and the appropriate implementation strategies in order to achieve a number of aims, including:

- Generating employment opportunities through the accommodation of new commercial and industrial (light, service and other) development...
- Strategically planning infrastructure and service provision.

The Strategy states the following objective for agriculture:

Agriculture

Encouraging a viable, sustainable and diversified agricultural industry that retains its important role in the local economy.

The Shire's vision for the district is to encourage:

- An expanding industrial and commercial base that will generate increasing employment growth;
- A viable and sustainable agricultural industry that retains its important role in the local economy, whilst maintaining its rural landscape. Value-adding to the Shire's diverse range of agricultural products will be encouraged;

Related strategies include ensuring that agricultural land is put to a viable and sustainable use and to recognise the Shire's diverse land resource and its suitability and capability for a range of agricultural and other rural activities.

3.5 Shire of Gingin Draft Local Planning Strategy (November 2010)

The Shire's draft Local Planning Strategy (LPS) was adopted by the Shire in November 2010 and is currently with the Minister for Planning. It outlines strategies which were developed to guide land use and development within the Shire over a period of around 10 to 15 years.

The strategies are based upon the following vision:

The vision for Gingin Shire is that of a prosperous growing community that is built on existing towns and services, having a diversified local based economy integrated with a sustainable and productive natural resource base. The Shire's natural environment should be carefully managed and its natural and built assets protected from inappropriate development that would prejudice the diverse agricultural, coastal, visual, heritage and urban attributes of the Shire.

The vision reflects the Shire's characteristics, some of which are relevant to this Proposal, including:

- *the Shire's strategic location adjacent to the Perth Metropolitan Region;*
- *the importance of agricultural land use;*
- *strengthening of the economy through continued investment in diversified agriculture, fishing, tourism and industry, and in promotion of State and community infrastructure needs;*

The long term strategic view recognises:

- *diversified agriculture will be a major strength to the local economy;*

The Strategy identifies the following relevant Key Issues:

- *The protection of quality agricultural land is important to ensure the long-term sustainability of agricultural land use as an important economic and employment base for the Shire within its regional context.*
- *To ensure the rural economy remains responsive and versatile, it is important to promote expansion and diversification of the rural economy into areas such as farm forestry, viticulture, agricultural diversity, aquaculture or intensive rural industries.*
- *There is a need to increase local resident employment opportunities and reduce the need for residents to leave the Shire for work.*

Page 8 of the Strategy is relevant, and states:

- *Continued dependence on agriculture will require increased management and control, particularly given the numerous constraints, including water availability, land clearing limitations, land fragmentation, off-site impacts on non-compatible uses and use of poultry manure for horticulture causing problems for the livestock industry given its propensity to breed stable flies.*

It is further noted that:

The hinterland surrounding the Shire's townsite ...is the rural land of the Shire. Rural land is a finite resource in the Shire of Gingin and represents the only land available for diverse, sustainable rural activities... The ability of rural land to sustain its primary function and utility is threatened... The fragmentation of rural land undermines the resource in terms of its ability to sustain changing agricultural and other rural uses and provide potential for growth and development in the long term.

Strategies are provided for 'settlement' and 'infrastructure' matters, as well as economic and environmental considerations, on a local and regional level. One of the Shire's strategies for its economy is to support industry and the diversification of local industry to strengthen opportunities on a regional level.

One of the objectives provided in particular include:

- *Facilitate more intensive and diversified use of rural land for higher value products, including – intensive animal husbandry – which are compatible with land capability attributes and surrounding farming practices.*
- *Ensure that the use and development of rural land is both compatible and complementary to agricultural activities.*
- *Promote the establishment of – value adding industries in the Shire.*

One of the related strategies is to:

- *Support the appropriate placement of rural industries – within the rural zone.*

The applicable statutory planning framework is considered further in this report.

3.6 Shire of Gingin Local Planning Scheme No. 9

The applicable statutory scheme is the Shire of Gingin Local Planning Scheme No. 9 (District Zoning Scheme) (**LPS9 or Scheme**).

Aims of the Scheme

The relevant aims of LPS9 per clause 1.6 include the following:

- (h) Facilitate more intensive and diversified use of rural land for higher value products, including horticulture, intensive animal husbandry and farm forestry, which are compatible with surrounding farming practices.*
- (i) Ensure that the use and development of rural land is both compatible and complementary to traditional livestock, grazing and agricultural activities.*
- (l) Promote processing and value adding industries to be located within the Shire.*
- (o) Promote Gingin Shire as an opportune location for regional development of industry, infrastructure and other specialised regional facilities.*

Zoning

Under the provisions of the Shire of Gingin LPS9, the subject site is zoned 'General Rural'. A relevant extract of the LPS9 Zoning Map depicting the site's zoning and that of surrounding land is included as **Annexure 3**.

The objectives of the General Rural Zone are to:

- (a) Manage land use changes so that the specific local rural character of the zone is maintained or enhanced;*
- (b) encourage and protect broad acre agricultural activities such as grazing and more intensive agricultural activities such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use;*
- (c) maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage; and*
- (d) Provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the General Rural zone.*

Land Use

The purpose of the proposed development is to establish a Poultry Farm. The proposed land use can be defined under Council's Scheme per the use class 'Animal Husbandry – Intensive' which is defined under Schedule 1(2) of the Scheme in the following terms:

Means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots.

The use class 'Animal Husbandry – Intensive' is an "A" use under LPS9 in the General Rural Zone, meaning that the land use is not permitted, unless Council has exercised its discretion to approve subject to advertising in accordance with clause 9.4 of the Scheme.

4.0 PROPOSAL

The Application for Planning Approval for Council's consideration is for 10 free range sheds and an associated free range paddock for a proposed Poultry Farm at the site (**the Proposal**). There are three types of poultry farms; laying birds (egg laying operation), broiler (meat production) and pullet growing (rearing of chickens) operations. The purpose of this Poultry Farm is to accommodate free range egg laying chickens and for the rearing of chickens for egg laying.

In addition to the proposed free range sheds and paddock, two (2) existing sheds are intended to be converted and utilised for the Poultry Farm operations. One shed will be used as an incubator for the rearing of new chicks and the other will be used as an egg packaging and cool room storage facility.

Refer **Annexure 5** which provide floor plans and elevations of the proposed free range sheds. A detailed site layout of existing and proposed development at the site is included at **Annexure 6**. The following provides an outline, operational details and pertaining to the proposed Poultry Farm establishment.

4.1 Poultry Sheds and Paddock Area

This application proposes 10 free range poultry sheds and associated paddock area such that the site will allow for the accommodation of up to 50,000 free range chickens with approximately 5,000 chickens within each shed. A paddock and grazing area of 15 hectares is proposed to the east of the shed area.

The shed construction would be concrete floors with open wire mesh walls and metal roofing. The sheds will be open-air construction to enable ventilation throughout the structures.

The storage and packaging shed and rearing shed is currently constructed with metals walls and roofing. It is proposed that these sheds will be upgraded with new roofs, flooring and internal modifications to accommodate the proposed use.

4.2 Other development

The existing dwelling is proposed to be retained in its current form as part of this proposal.

4.3 Fencing

1.8 metre high chicken fencing is proposed around the free range paddock and shed area. Entry to the free range paddock and shed area will be via a controlled access point to the north of the site.

4.4 Vehicle Access

A new internal driveway is proposed to be constructed to connect the existing residence and shed area to the proposed free range shed to the north of the site. This driveway is proposed to be constructed with a compacted base.

4.5 Information requirements of SPP4.3

State Planning Policy 4.3 Poultry Farms identifies information requirements for applications for new poultry farms. The following is provided in response to that list.

- The site plan included in **Annexure 6** identifies the location and extent of the site, the location and size of all existing, approved and proposed buildings. A contour plan showing any significant drainage features is provided in **Annexure 4**.
- Profile and materials of construction of the free range poultry sheds is detailed in **Annexure 5**. By way of clarification the proposed free range poultry sheds for the free range will be metal framed and clad with wire mesh.
- The development in the vicinity of the site is shown in **Annexure 6** which shows the 1 kilometre radius from the nearby houses. All other surrounding land is used for rural purposes.
- The separation distance from the closest residence is more than 1 kilometre and there are no residential or rural residential zones within 1 kilometre of the proposed poultry sheds.
- Vehicular access to the site is to be to Gingin Brook Road, which is a sealed double lane road which runs along the southern boundary of the subject property.
- Circulation areas within the site are identified on the Shed Layout Plan at **Annexure 5** and Site Layout Plan at **Annexure 6**.
- Vehicle movements associated with the poultry farm operations are as follows:
 - i. One (1) incoming feed truck deliveries per week.
 - ii. One (1) outgoing egg deliveries per day.
 - iii. One (1) outgoing poultry meat deliveries per week.
 - iv. Two (2) outgoing truck movements per week to remove manure from the site.

- It is proposed that a tractor and detachable trailer will transport all eggs from the sheds to the coolroom.
- Vehicle movements per week required for the removal of dead birds will be dependent on the approved method of disposal as directed by the Shire.
- Farm Operations:
 - i. At the commencement of operations, it is envisaged that the poultry farm will have five (5) staff and two (2) drivers.
 - ii. This Application is for approximately 50,000 free range birds in 10 sheds.
 - iii. Separate effluent disposal is not required for the poultry sheds as all poultry manure is to be taken off site (see attached Manure and Waste Management Plan). No other significant development is proposed as part of this operation. There will be minimal staff on site, with the toilet amenities for staff expected to be connected to a septic tank and leach drain system or effluent disposal system as approved by the Shire of Gingin.
 - iv. Sales to the public are not proposed at this time.
 - v. In regard to hours of operation, a poultry farm is a 24 hour a day, 7 days a week operation, however it is intended that the majority of activity would occur 7am – 5pm daily. It is not intended to carry out any night time activities unless in the event of an emergency.
 - vi. The property, having been used for grazing purposes does not contain vegetation other than some existing trees surrounding the existing residence. All existing vegetation is proposed to be retained.
 - vii. Existing uses on site are the existing residence and grazing.

5.0 MANAGEMENT PLANS AND PRACTICES

- Landscape Management
- Facilities Standards Management
- Traffic Management
- Feed, Water and Electricity Supply Management
- Noise Management
- Odour Management
- Dust Management
- Chemicals Management
- Bird Management
- Manure Management
- Pest Management
- Community Participation Management

Annexure 7 contains the Management Plans prepared for the proposed Poultry Farm.

6.0 CONSIDERATION OF THE PROPOSAL

The following sections outline the proposed development in light of the applicable planning framework stipulated above.

6.1 State Planning Policy 4.3 Poultry Farms (SPP4.3)

The poultry farm is located on land that is in accordance with policy provision 5.1 of SPP4.3 in that:

- The land is zoned General Rural and the poultry farm is therefore located on rural zoned land.
- The poultry farm is not located in a Priority 1 surface or ground water catchment.
- The property is not located in proximity to existing or proposed rural residential areas.
- The proposed poultry sheds are located more than 500m from any existing or future residential zone, more than 300m to any existing or future rural residential zone and more than 100 metres from the boundary of the poultry farm.

In regard to the information requirements relating to SPP 4.3, detail has been provided in this report.

6.2 EPA Separation Distances

The Environmental Protection Authority (EPA) released Guidance No. 3: Statement for Separation Distances for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitivity Land Uses (EPA Separation Distances). This identifies that the generic separation distance for poultry industry (intensive farming) from a sensitive land use is 300m – 1,000m, depending on size. The proposed free range sheds and paddock achieves a separation distance of more than 1,000m to the closest sensitive premise (house) and therefore complies with this distance. On this basis, an odour assessment has not been carried out.

6.3 Environmental Code of Practice for Poultry Farms

The proposal complies with the siting and buffer requirements of the Code of Practice.

The poultry shed design and management, management of stock feed, water, waste products and all other aspects of poultry farm operations will comply with the management guidelines set out in the Environmental Code of Practice.

In regard to Table 1 of the Environmental Code of Practice for Poultry Farms in WA, the following detail is provided:

- It is noted that the buffer for free range sheds on the same farm operator starts 20 metres outward from the shed and there is a minimum buffer of 20 metres. The proposed free range sheds will meet the 20 metre buffer separation distance.
- There is no existing or future residential zone within 500 metres of this proposed poultry farm.
- There is no existing or future rural residential zone within 300 metres of this proposed poultry farm.
- The proposed free range paddock and sheds are located more than 100 metres from any boundaries of the property.
- There are no water supply bores within 50 metres of the proposed poultry sheds or free range area.
- The proposed free range sheds and paddock achieve a buffer of 50 metres to wetlands, waterways and floodways.
- Historic records from monitoring bores in the locality suggest that there is between 2 to 5 metres separation from natural ground level to the water table.

The subject site neighbours an existing poultry farm at Lot M908 Gingin Brook Road. The proposed poultry sheds and free range paddocks are located within 1,000 metres of the existing poultry sheds on this neighbouring site. A bio-security management plan may be required by the Shire as part of any subsequent approval to address any potential or unforeseen off-site impacts associated with the proposed poultry farm.

6.4 Shire of Gingin Development Strategy

The development assists to achieve the objectives of the Shire of Gingin Development Strategy in that it assists to achieve a viable and sustainable agricultural industry.

6.5 Local Planning Strategy

The development proposal is consistent with the aims, objectives and vision of the Shire's draft Local Planning Strategy. One of the objectives is to:

Facilitate more intensive and diversified use of rural land for higher value products, including – intensive animal husbandry – which are compatible with land capability attributes and surrounding farming practices.

The site is located near another poultry farm and other cattle and sheep grazing activities. It is considered that the use is compatible with the surrounding land uses. There are no houses within 1 kilometre of the proposed free range sheds and paddock.

This poultry farm will also assist to address key issues identified in the Shire's draft Local Planning Strategy in that it will assist to ensure that the rural economy remains responsive and versatile and will expand and diversify the rural economy with an intensive rural activity.

6.6 Environmental Considerations

In terms of wetlands, the property contains:

- Palusplain Multiple Use;
- Dampland Resource Enhancement;
- Sumpland Resource Enhancement; and
- Sumpland Conservation.

The free range paddocks and the free range sheds proposed in this application are not located within any wetland areas. A 50m separation distance between proposed development and any existing wetlands has been achieved. Furthermore, the site has been totally cleared and used for grazing for many years.

Based on historic data obtained from the Department of Water's (DoW's) Water Information Monitoring Database, the proposed free range areas (sheds and paddock areas) exceed the minimum requirements in regard to the separation distance to the water table/ground water and range from between 2 to 5 metres below natural ground level.

The soils in the area are characterised as sand plains with mainly eolian deposits.

6.7 Local Planning Scheme

This proposal meets the aims of the Scheme and specifically:

- facilitates more intensive and diversified use of the property (rural land) for higher value products being intensive animal husbandry;
- ensures that the use and development of the property (rural land) is compatible and complementary to traditional livestock, grazing and agricultural activities.

In regard to the General Rural zone, the development meets the site requirements of Table 2 – Site Requirements and is an "A" use or discretionary use under the provisions of Table 1 – Zoning Table. The objectives of the General Rural Zone are to:

- (a) manage land use changes so that the specific local rural character of the zone is maintained or enhanced;*

- (b) encourage and protect broad acre agricultural activities such as grazing and more intensive agricultural activities such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use;*
- (c) maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage; and*
- (d) provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the General Rural zone.*

The proposed poultry farm is consistent with the objectives of the General Rural zone as it seeks to introduce a low intensity poultry operation onto the site which will enable the continued existing grazing activities to occur.

7.0 CONCLUSION

This is an ideal location for a proposed poultry farm in that there are other intensive agricultural activities in the locality and all surrounding dwellings are located more than 1 kilometre away from the proposed free range sheds and paddock area.

The application seeks Shire approval for a small scale free range poultry farm operation which will result in only a modest development footprint on the subject site and enable the existing rural activities to occur in conjunction with the proposed use.

This farm will operate to best practice and will continue to review its processes to ensure that it is maintained to best practice.

The development is consistent with the aims and objectives of all the relevant Shire strategic plans and statutory planning framework.

Accordingly, planning approval is respectfully sought for this development application.

ANNEXURE 1

Certificate of Title

WESTERN



AUSTRALIA

REGISTER NUMBER M877/D3103	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 8/7/2005

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
337

FOLIO
175A

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT M 877 ON DIAGRAM 3103

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

LONGARROW PTY LTD OF 5 LEONARD PLACE, BULL CREEK
(T M446838) REGISTERED 30 OCTOBER 2013

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

- EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 6557/1926.
- *M446839 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 30.10.2013.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 337-175A (M 877/D3103).
PREVIOUS TITLE: 931-142.
PROPERTY STREET ADDRESS: 2412 GINGIN BROOK RD, NEERGABBY.
LOCAL GOVERNMENT AREA: SHIRE OF GINGIN.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING M446839

DIAGRAM

OF LOT M877 BEING PART OF SWAN LOC^o 137A.

Scale : 1:15840

John Ewing

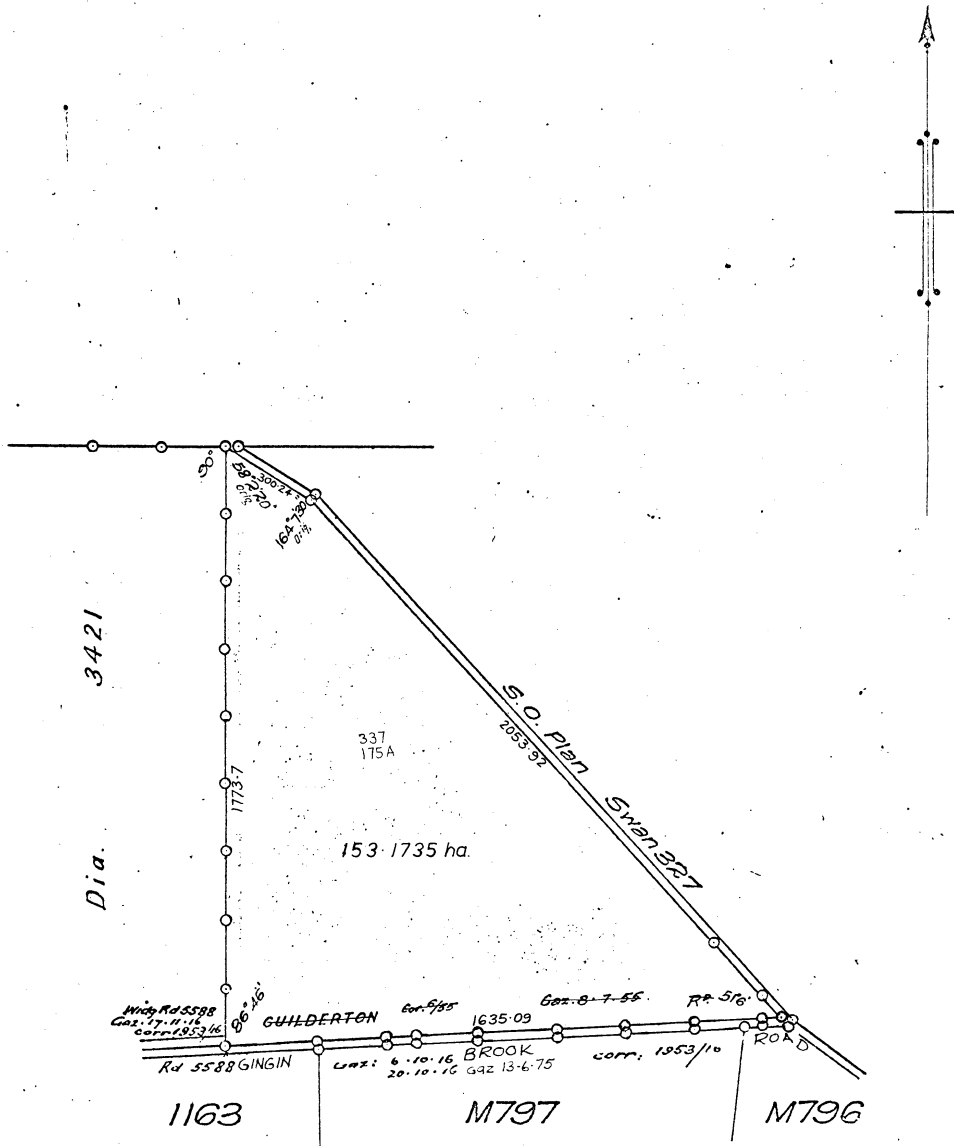
Surveyor

Field Book 4669

Registered 24/5/10.

APPROVED 8-9-1910

On Index Plan 3142



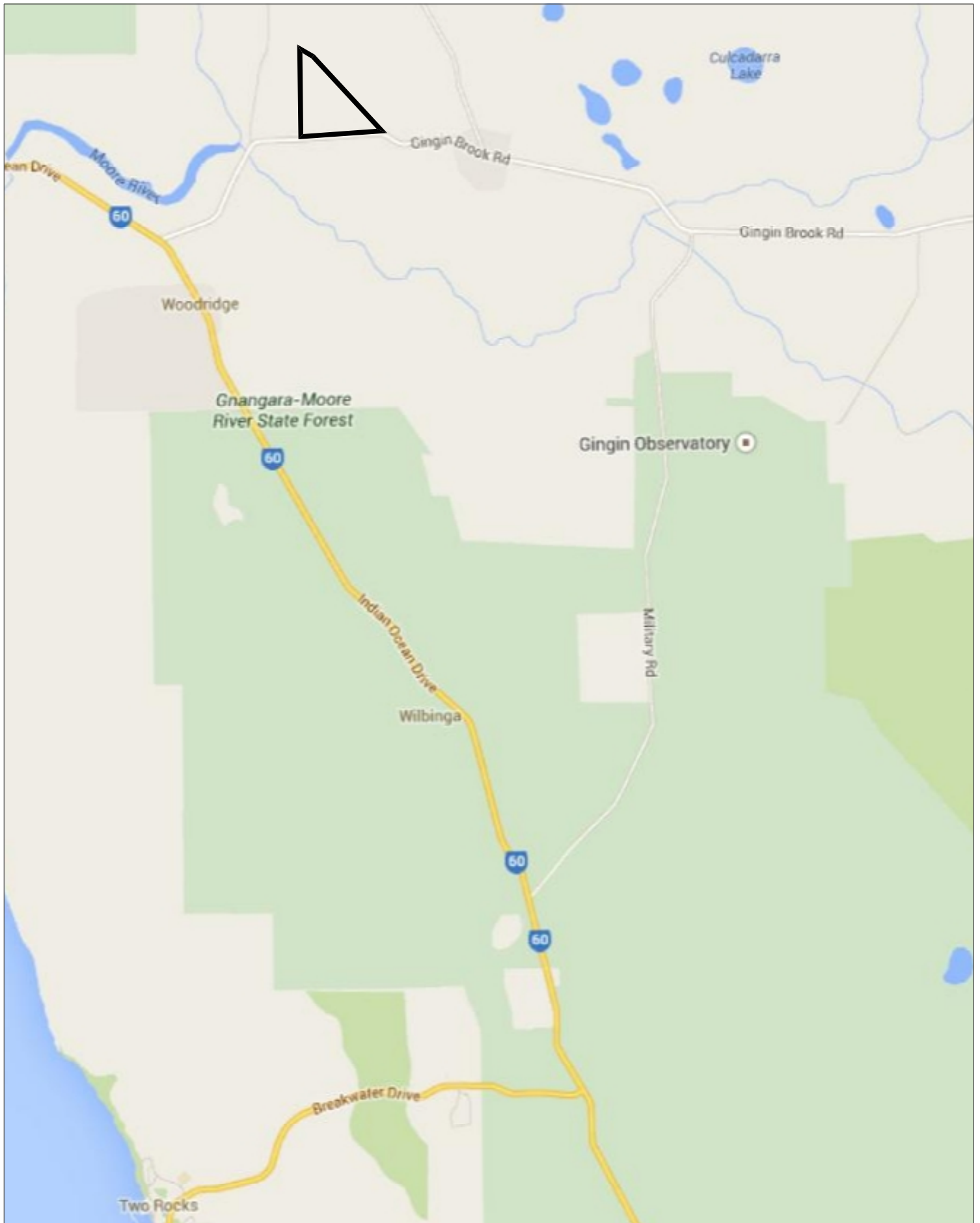
DIA 3103



3103

ANNEXURE 2

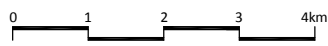
Location Plan



LOCATION PLAN

M877 (No. 2412) GINGIN BROOK ROAD
NEERGABBY

SHIRE OF GINGIN



SCALE: 1:100 000
ORIGINAL PLAN SIZE: A4

JOB CODE:
ONG GIN DA

DATE:
26.08.2014



LEGEND:

SUBJECT LAND - 

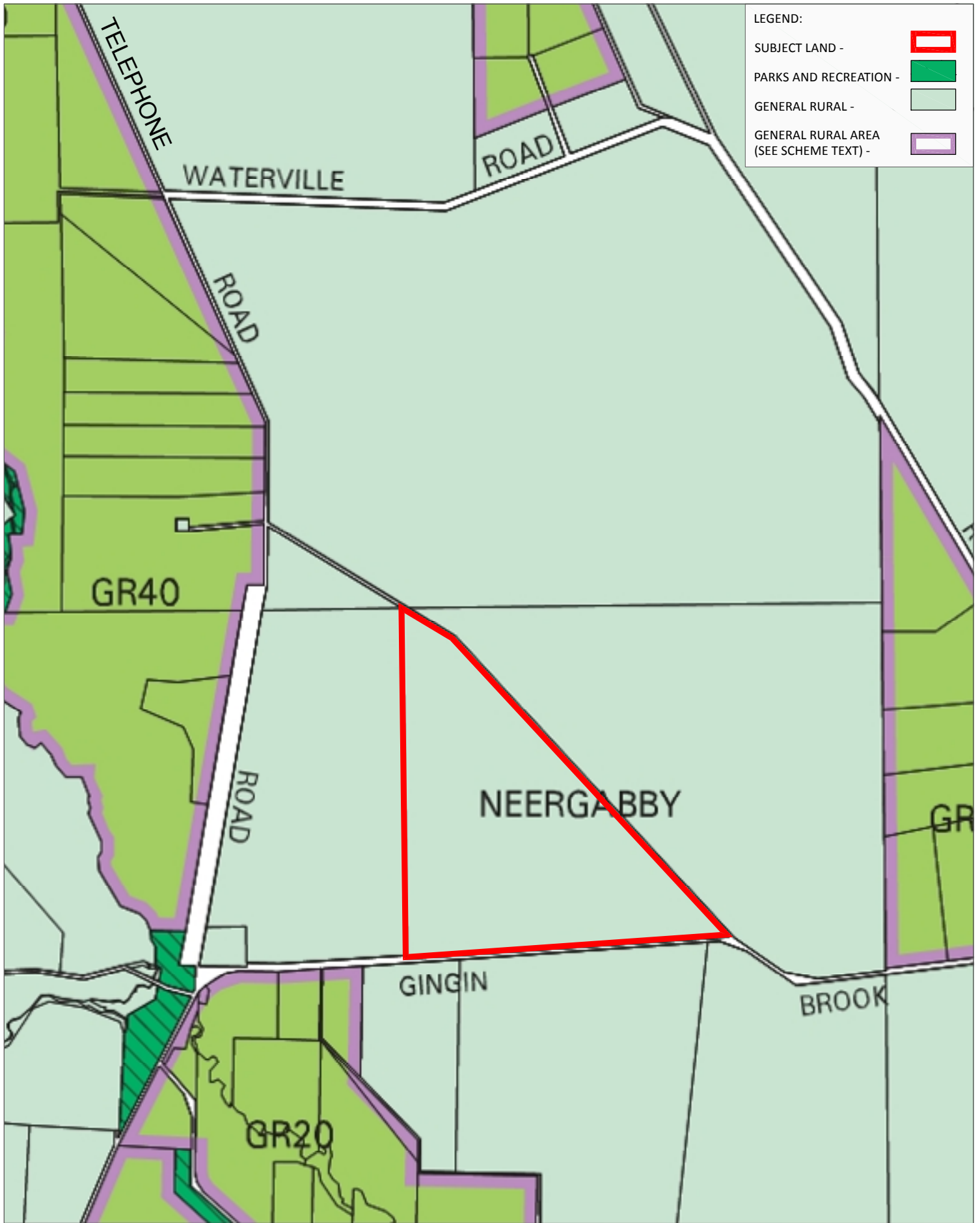
**Allerding
& Associates**

Town Planners, Advocates
and Subdivision Designers

ANNEXURE 3

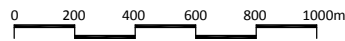
Zoning Plan

(LPS9 Map Extract)



LOCAL PLANNING SCHEME

M877 (No. 2412) GINGIN BROOK ROAD
 NEERGABBY
 SHIRE OF GINGIN



SCALE: 1:25 000
 ORIGINAL PLAN SIZE: A4

JOB CODE:
 ONG GIN DA

DATE:
 26.08.2014

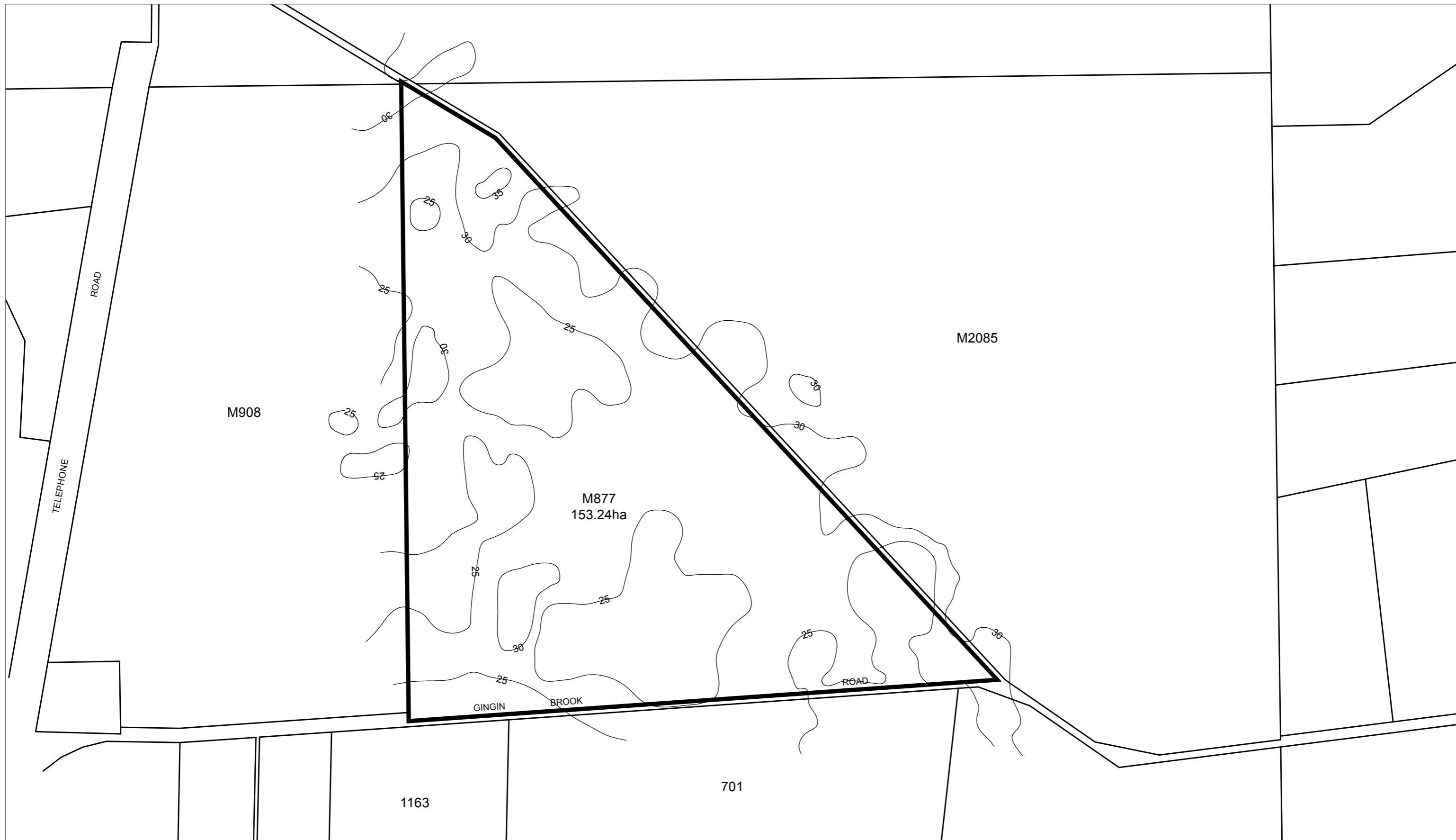


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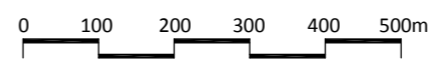
ANNEXURE 4

Contour Plan



SITE PLAN

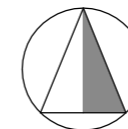
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 NEERGABBY
 SHIRE OF GINGIN



SCALE: 1:10 000
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JOB CODE:
 ONG GIN DA

DATE:
 26.08.2014



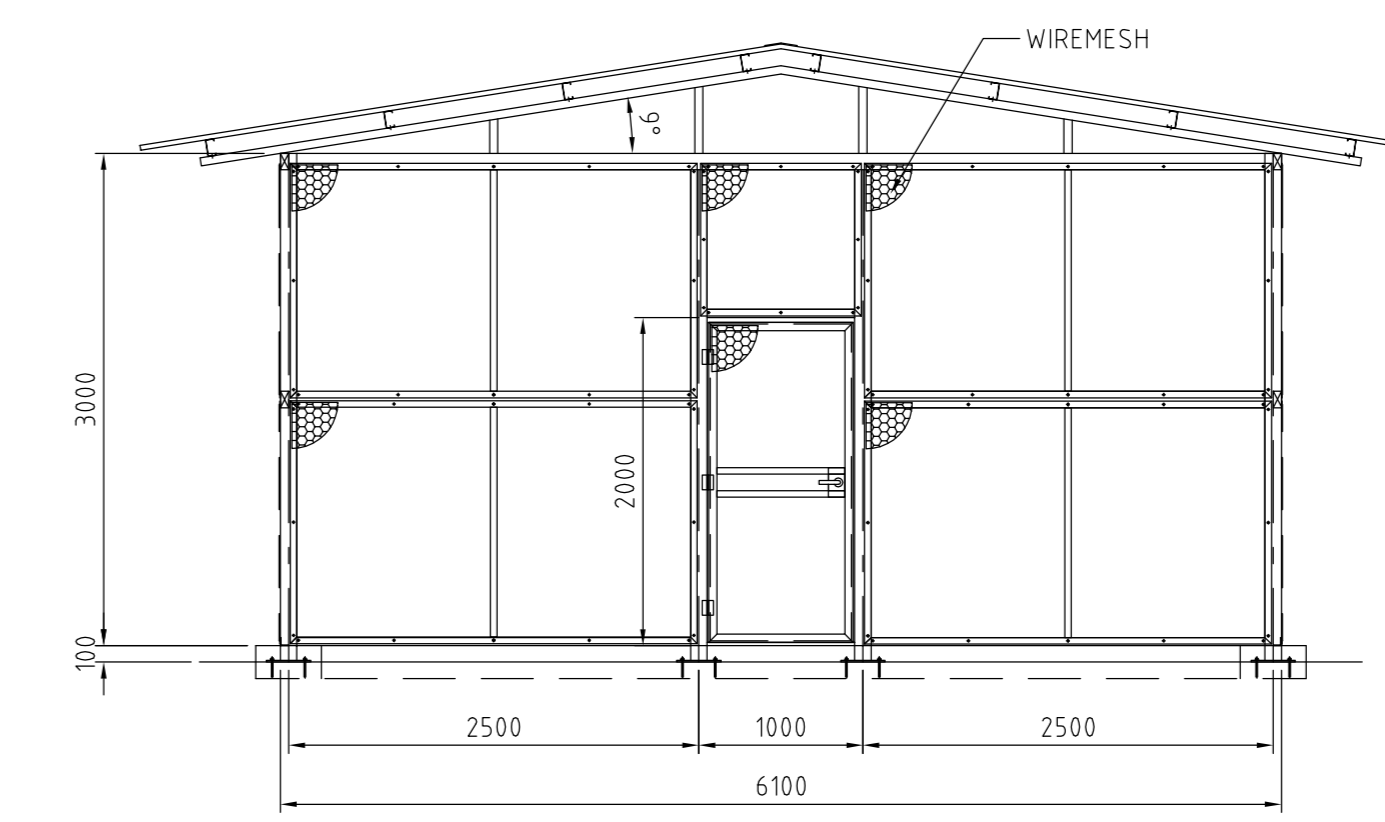
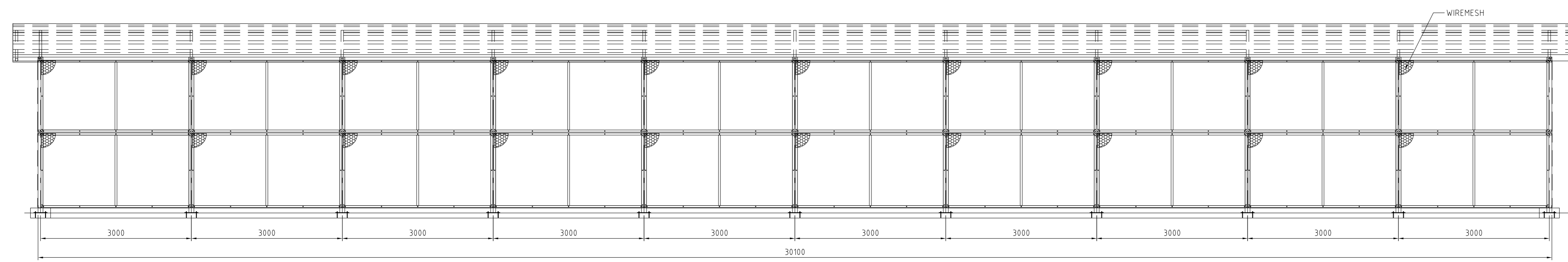
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SUBJECT LAND - 

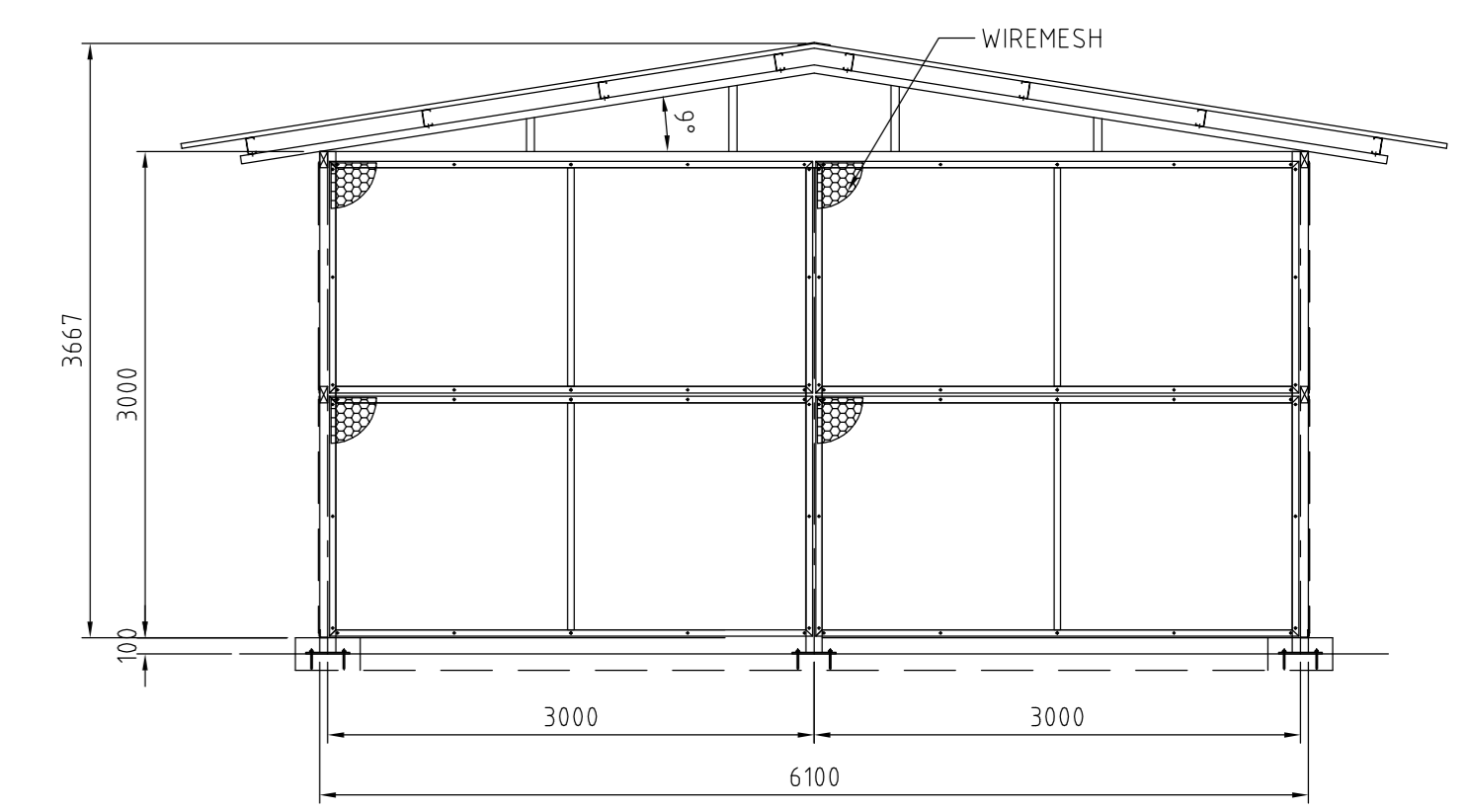
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ANNEXURE 5

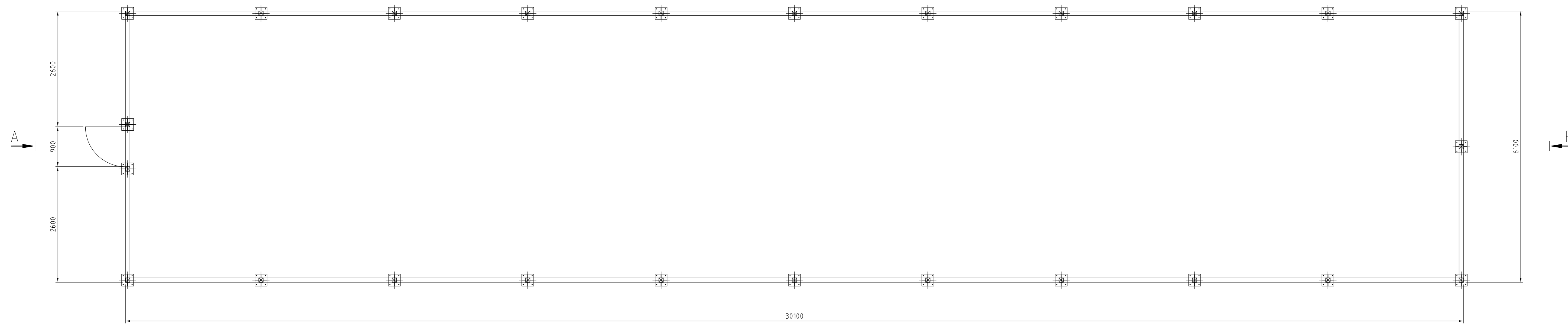
Development Application Plans

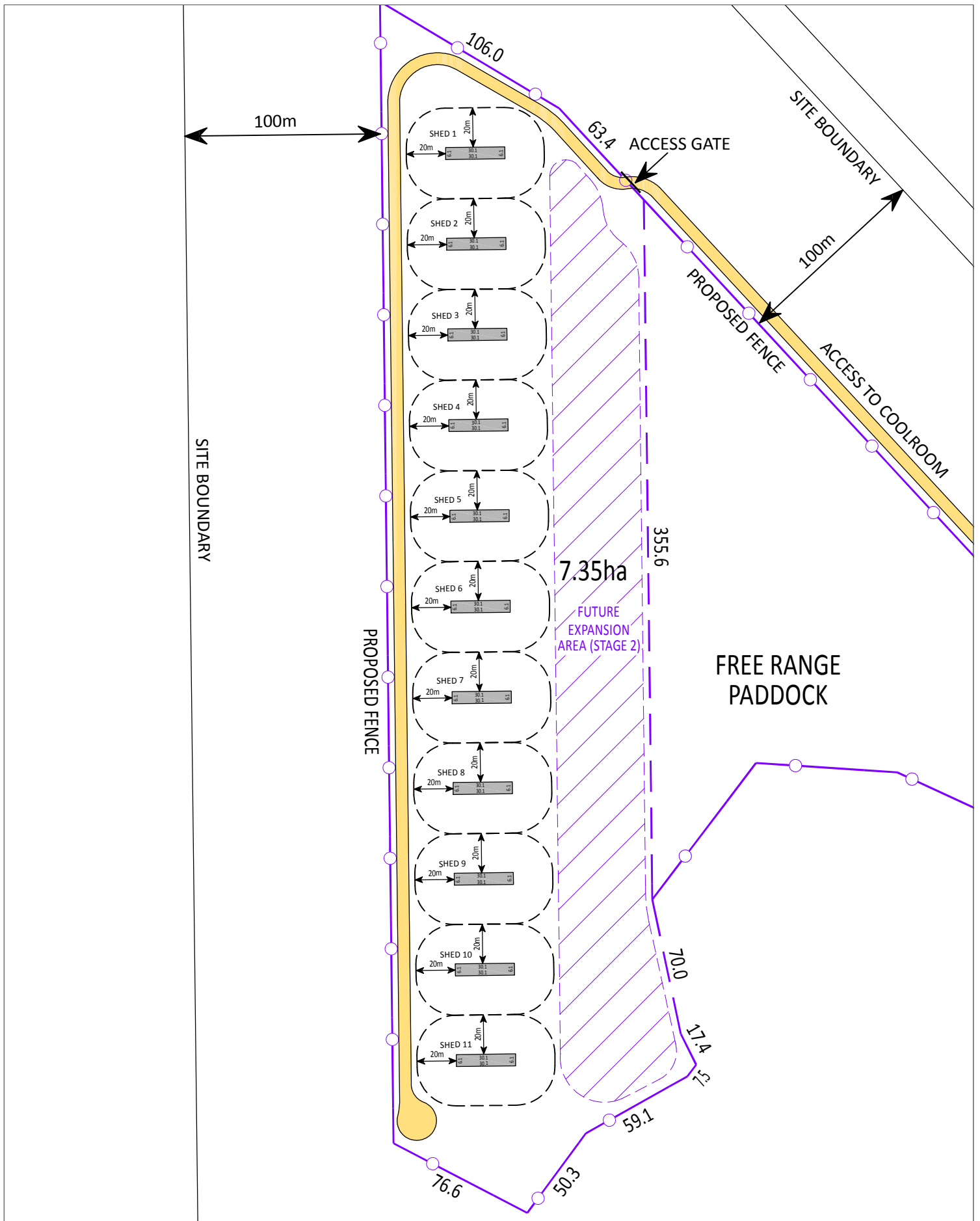


VIEW 'A'
SCALE 1:50



VIEW 'B'
SCALE 1:50

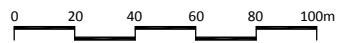




SHED LAYOUT PLAN

M877 (No. 2412) GINGIN BROOK ROAD
 NEERGABBY
 SHIRE OF GINGIN

DRAFT



SCALE: 1:2500
 ORIGINAL PLAN SIZE: A4

JOB CODE:
 ONG GIN DA

DATE:
 24.09.2014

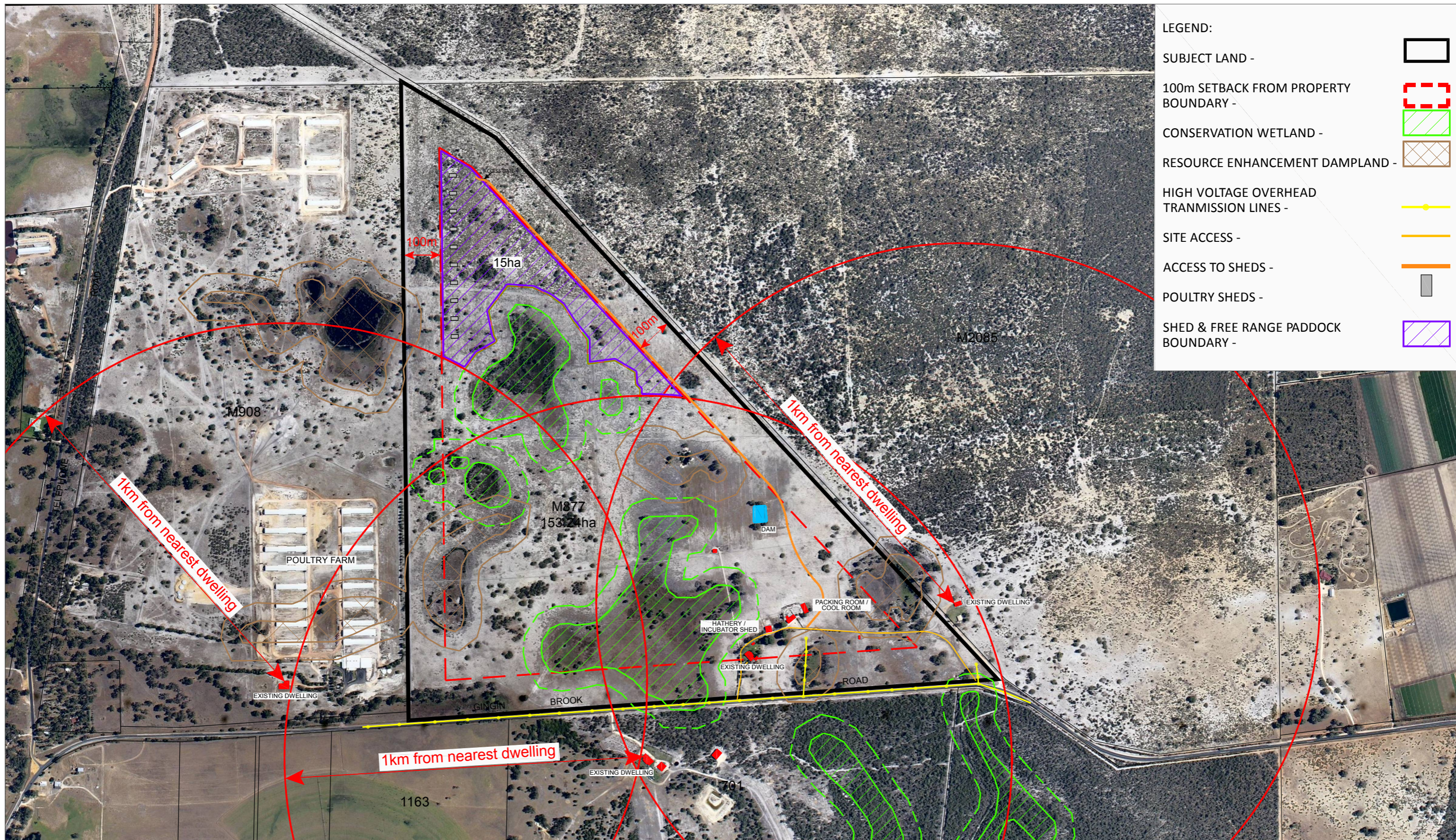


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ANNEXURE 6

Site Layout Plan



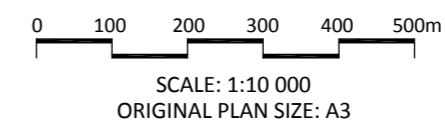
LEGEND:

- SUBJECT LAND -
- 100m SETBACK FROM PROPERTY BOUNDARY -
- CONSERVATION WETLAND -
- RESOURCE ENHANCEMENT DAMPLAND -
- HIGH VOLTAGE OVERHEAD TRANSMISSION LINES -
- SITE ACCESS -
- ACCESS TO SHEDS -
- POULTRY SHEDS -
- SHED & FREE RANGE PADDOCK BOUNDARY -

PROPOSED FREE RANGE POULTRY FARM

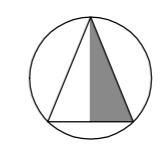
M877 (No. 2412) GINGIN BROOK ROAD
NEERGABBY
SHIRE OF GINGIN

DRAFT



JOB CODE:
ONG GIN DA

DATE:
09.09.2014



Allerding & Associates
Town Planners, Advocates
and Subdivision Designers

ANNEXURE 7

Environmental Management Plans

LONGARROW FARM

ENVIRONMENTAL MANAGEMENT PLAN

Prepared by Allerding & Associates for Longarrow Farm
Lot M877 (2412) Gingin Brook Road, Neergabby
September 2014

CONTENTS:

Introduction	2
Landscaping Management Plan	3
Facilities Standards Management Plan	4
Traffic Management Plan	5
Feed, Water and Electricity Supply Management Plan	6
Noise Management Plan	7
Odour Management Plan	8
Dust Management Plan	9
Chemicals Management Plan	10
Bird Management Plan	11
Manure Management Plan	12
Community Participation Management Plan	13

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Introduction

This is an environmental management plan for the operations of the egg laying facility at 2412 Gingin Brook Road, Neergabby.

This management plan supports the philosophy at Longarrow Farm that best management practices are adopted.

The management plan is intended to minimise the risk of any adverse event with potential to impact on the environment or the surrounding residents.

All management plans are to be reviewed annually.

This material has been prepared exclusively for the use of Longarrow Farm and any use of this material other than its intended purposes is not permitted.

Landscaping Management Plan

Objective – *To maintain and enhance the landscaping, visual screening and other environmental management systems as specified in the planning approval.*

The following is to be implemented by Longarrow Farm:

1. The landscape plan approved by the Shire to screen sheds and assist with odour and noise dispersion is implemented.
2. Workplans and timelines for further stages of the landscaping plan are established.
3. Landscaping is well maintained with:
 - Watering system or other arrangements implemented.
 - Dead/diseased plants regularly replaced; and
 - Dust/soil erosion controlled.
4. Plant replacements to be consistent with the approved landscaping plan and have regard to seasonal and weather conditions requirements.

Facilities Standards Management Plan

Objective – *To maintain and enhance buildings, site drainage and equipment in order to minimise off-site impacts and maximise operational efficiency and safety.*

The following is to be implemented by Longarrow Farm:

1. Sheds and associated areas are maintained to best practice specifications and to meet the requirements of the planning approval.
2. Equipment and structures are in place and maintained to enable odour, dust and noise control as required in the planning approval.
3. Best practice equipment for monitoring and control of temperature, ventilation, cooling and water consumption is implemented, maintained to manufacturer's specifications and used.
4. Drainage to soil or waterways is not impaired or unduly contaminated by shed or farm operations.
5. Stormwater systems are maintained in accordance with planning approval requirements to ensure no pollution of surface or groundwater.
6. All stormwater runoff shall be retained on the property.

Traffic Management Plan

Objective – *To maintain and enhance roads, gates and turning areas in good condition and in accordance with the planning approval in order to prevent interference with other traffic or the generation of unreasonable off-site noise or dust.*

The following is to be implemented by Longarrow Farm:

1. The surface of vehicle crossovers, access roads, loading areas and car parking spaces as required by the planning approval are maintained to allow safe entry, all weather access and minimise generation of dust.
2. Road drains, stormwater runoff areas and culverts are maintained and all requirements specified in the planning approval are implemented.
3. All vehicles and machinery, including that used by contractors servicing the farm, are maintained to ensure that noise or emissions do not exceed the manufacturer's specification and meet limits for country and metropolitan areas.
4. Farm layout and standing instructions to transport contractors ensure that all vehicles leave the property in a forward direction.
5. Bird pick-up contractors are instructed and supervised to ensure bird pick-up and associated activities completed during the night are undertaken with care to reduce the generation of noise.
6. A 5km/per hour speed limit throughout the farm is identified and sign posted to limit noise and dust levels.
7. Contract transport drivers are aware of their responsibilities and are familiar with their transport accident emergency plan.

Feed, Water and Electricity Supply Management Plan

Objective – *To ensure the quality and continuity of feed, water and shed ambient conditions in order to protect animal welfare and prevent environmental impacts.*

The following is to be implemented by Longarrow Farm:

1. Feed trough systems are installed in order to provide fresh and wholesome feed without any contamination or generation of dust. Feed trough systems are to be cleaned weekly or as required.
2. Wild-bird proofing on sheds are installed and maintained, and vermin and rodents are controlled by targeted and environmentally safe baiting, using substances and protocols that meet regulatory requirements. Shed are constructed with small link mesh which is electrified with low voltage current for vermin and rodent control.
3. Equipment and procedures for clean-up of feed spills are available and any such spills are removed daily.
4. Potable water is provided by way of a water trough system. Water troughs are to be cleaned weekly or as required. Water troughs are to be automatically filled with a cistern mechanism to ensure that a constant water supply is available. Water to be sourced from a bore and appropriately sanitised as required.

Noise Management Plan

Objective – *To ensure that farm operations control transmission of unreasonable noise by using appropriate design, maintenance and operating procedures.*

The following is to be implemented by Longarrow Farm:

1. Operation of all mechanical equipment, including shed fans, feed systems and other equipment minimises the offsite transmission of mechanical noise or vibration.
2. Equipment is installed, operated and maintained according to manufacturer's requirements.
3. Where vehicles have audible beepers for reversing, vehicle reversing is minimised and/or visual alarms are used where practicable.
4. Ventilation fans, tractors, farm vehicles, transport vehicles and other equipment are maintained, repaired and operate to the manufacturer's requirements.
5. Feed deliveries do not take place before 7.00am or after 10.00pm except with the formal consent of the Shire or in emergencies.
6. Farm noise levels to comply with the noise criteria specified in the Environmental Protection (Noise) Regulations.
7. Where off-site noise problems persist that do not comply with the Environmental Protection (Noise) Regulations, the poultry farm manager will initiate advice from a noise consultant.
8. All physical noise barriers specified in the planning approval are maintained in effective condition.

Odour Management Plan

Objective – *To ensure that farm operations do not produce odours that unreasonably impact on neighbours.*

The following is to be implemented by Longarrow Farm:

1. A log of key conditions and activities with potential to affect odour generation is implemented, maintained and periodically reviewed as the basis for minimisation and control of odours. It addresses relevant factors including feed, drinker, climate conditions and flock age.
2. Feed is sourced only from legitimate stock-feed suppliers to ensure an output of assured quality.
3. The prevailing weather conditions and forecasts are taken into account when scheduling and planning farm operations in order to minimise offsite impacts.
4. The collection of dead birds from within the sheds and paddocks occurs on a daily basis or more frequently should conditions require.

Dust Management Plan

Objective – *To minimise dust generation with potential for off-site impact and to ensure that no land or water contamination occurs.*

The following is to be implemented by Longarrow Farm:

1. In the event that an unacceptable level of dust is generated due to vehicular movement on unsealed access areas on site, those areas shall be wet down or other appropriate action taken in order to reduce the potential for dust generation.
2. If dust is visible on site with potential for off-site impact, action is taken to control the level of dust emissions.
3. Any landscaping that is installed which assists with reducing dust impact to adjacent properties shall be maintained with a watering system/arrangement in place and any dead or diseased plants being regularly replaced.
4. Equipment and structures are in place and maintained to minimise the potential for dust nuisance to neighbouring properties.

Chemicals Management Plan

Objective – *To identify all environmental and safety hazards associated with chemicals and fuels used on the farm, to ensure systems are in place to handle accidents and to prevent on-site and off-site impacts.*

The following is to be implemented by Longarrow Farm:

1. All agricultural chemicals used in poultry facilities are registered and approved for the intended use.
2. Storage of farm chemicals prevents contamination of soil or stormwater and prevents uncontrolled reactions in routine operations or through spills.
3. LPG and other fuels storage and handling complies with legal requirements and supplier guidelines.

Bird Management Plan

Objective – *To provide a safe and healthy environment for birds that is appropriate for their physical and behavioural needs and for control of odour.*

The following is to be implemented by Longarrow Farm:

1. Monitoring is provided at least daily and more often (3 to 4 times daily) in hot weather to feed availability, water availability and temperature.
2. Any maldigestion of feed or observable increase in shed odour or moisture content of droppings is reported to the operator for review, bird removal, adjustment of feed formulation or treatment for poor health.
3. Records of daily bird mortality and reporting of any abnormal losses or trends to be undertaken by way of a daily head count by farm staff.
4. The collection of dead birds from within the sheds occurs on a daily basis, or more frequently should conditions so require.
5. Disposal of dead birds is in accordance with the planning approval. It utilises a freezer, composter or other approved method and occurs on a daily basis.
6. Birds will be vaccinated at 1 day of age to protect from paralysis and will be treated at 1 to 2 weeks of age to protect from blindness.
7. A veterinarian will be engaged on a regular basis to administer vaccination and treatments and as required to address illness. Contact details of the farm veterinarian to be kept by the farm operator at all times.

Manure Management Plan:

Objective – *To ensure that the potential for off site impacts in regard to waste is minimised.*

The following is to be implemented by Longarrow Farm:

1. No untreated poultry manure (other than that being collected in the poultry sheds and that which is within the free range paddocks) are to be stored on the property.
2. Manure from the poultry sheds shall not be spread on the property.
3. Manure shall be collected from the free range sheds at the time that birds are removed off site and shall be disposed of offsite.
4. The shed floors shall be built up above adjacent surface levels.
5. Regular shed inspections are to be undertaken daily to ensure major water leakages are detected and acted upon as soon as practicable.

Community Participation Management Plan

Objective – *To provide processes for consultation with farm neighbours and the Shire so that their concerns and expectations are understood and met.*

The following is to be implemented by Longarrow Farm:

1. All involved company and farm staff members demonstrate commitment to openness and two-way dialogue with all interested parties.
2. All complaints received are viewed as opportunities for improvement and addressed in a positive and cooperative manner.
3. A log of complaints received including their type, complainant details and actions taken is maintained. The log is periodically reviewed to identify and remedy recurring causes where possible.
4. Regular liaison with the Shire takes place over complaints received and on upset conditions that occur with potential to impact nearby residents.
5. Complaints resolution using the Shire and industry processes are followed where required.
6. The results of complaints, corrective actions, complaint resolution activities and audits are available to Shire and to neighbours.